The Osiers

MANEA



An Elegant Collection of
2, 3 & 4 Bedroom Homes

More than a *home*

More than a *home*

At Arkwood Living we are proud to build quality homes that are valued by communities and our exciting new development is no exception.

The Osiers is an elegant collection of 2-bedroom bungalows and 2, 3 and 4 bedroom houses set in the charming village of Manea, nestled in the heart of the Fenland countryside. With local amenities on your doorstep, a primary school and rail connections, moving to The Osiers is the perfect opportunity to join an established community, enjoying rural tranquility while still being well connected to nearby towns and cities.

Simply choose, The Osiers.

Reserve early and open up a whole world of choices to personalise your new home!



WHY ARKWOOD?

We take pride in the homes we build in your communities.

Our homes are designed with you in mind. Built to an excellent build quality, they also come with a 10 year new build warranty giving you peace of mind.

Our energy efficient homes come with a very high specification as standard and a range of further exciting personalisation options.

Many of our homes are designed with a flexible living space that can be tailored to suit your individual needs.

Customer service sits at the core of everything we do and so we strive to make the whole customer journey an exceptional experience.

Our Core Values

We take a holistic approach to building new homes and have a purpose beyond profit. Whilst profit is important, it is never made at the expense of our customers. Quality and service is of paramount importance to us and our aim is to leave a positive legacy wherever we build. Our core values which set us apart from other housebuilders are;

LOCAL RESPONSIBILITY

We are proud to support and grow local communities. Being a small business that's here for the long term means our reputation is extremely important to us. The way we do business is defined by our exemplary ethics and wherever possible we aim to invest in the local economy by employing local businesses and people to help us build.

DEPENDABLE QUALITY

The quality of an Arkwood Living home is much more than the exceptional level of specification we offer. Our energy efficient houses are constructed to outstanding quality standards and great care is taken to make sure everything is built properly - including the things you can't see.

BETTER BY DESIGN

The quality of our homes is driven by design excellence. We take pride in designing homes that actually work, where families can live comfortably and safely. We do this by understanding what people actually want rather than what's best for us. We take care to understand what's important to our customers and incorporate these features into our homes.



Arkwood LIVING

More than a *home*

MORE THAN A HOME

Our developments are much more than a home, they're a place to live where communities can thrive. We believe that people and their aspirations are unique and therefore the homes we build can be personalised to meet individual needs. By engaging with our customers and the community to understand what they really need, we make sure the places we build are where people are proud to live.

WE CARE

Making sure our customers are happy is a priority for everyone at Arkwood Living. We believe that buying a new home is a life changing experience and our purpose is to make it better.

Our exceptional customer service is underpinned by our ten stage customer journey which makes you a priority in every step of moving into your new home. Our service doesn't end once you've moved in. We also provide an extensive aftercare service backed up by a 10 year new build warranty.



The Osiers
MANEA

An Elegant Collection of Contemporary Homes

Whether you're looking to take your first steps onto the property ladder, moving up, or downsizing, The Osiers has something for everyone.

Our traditional homes with a contemporary feel include two-bedroom bungalows ideal for those looking to down-size, 2 bed properties for first-time buyers and a range of 3 and 4 bedroom homes perfect for growing families.

There is also an executive 4 bedroom home with double garage and annexe, for those looking for a truly special place to call home.

Arkwood Living strives to create the perfect home for you. To achieve this, we understand that it is more than just a home.

We understand that the location of your new home is an important factor in choosing where you want to live and often that final decision can be a compromise against your list of key 'must haves'.

We also recognise that many of us lead busy lives and living in a peaceful location can be a real benefit to making sure you can relax and enjoy some important quality time.

At Arkwood Living we believe we have found your perfect solution and are excited to introduce The Osiers. A location which offers you a contemporary home with a village lifestyle in the heart of the countryside, but with the convenience of road and rail networks keeping you well connected.

This new community of high-quality homes will complement this village steeped in English heritage. Those moving to Manea will also benefit from fishing, walking and cycling opportunities along with the RSPB Welches Dam Nature Reserve on their doorstep.

COMMUTE BY TRAIN

PETERBOROUGH IN
*29 mins**

CAMBRIDGE IN
*31 mins**

LONDON IN
*1 hour 28 mins**

*Travel times may vary

Convenience Without Compromise



KEY FEATURES

- A village shop, post office, pub and takeaways on your doorstep
- GP Surgery
- Fire Station
- Village Hall and Manea Royal British Legion Club
- Train station just a 4-minute drive away
- A great primary school just an 8 minute walk
- Garden centre and café just an 8 minute drive



Local Amenities

Supermarket	7.3 miles	14 minutes*
Dentist	7 miles	12 minutes*
GP Surgery	0.3 miles	6 minute walk
Pharmacy	6.3 miles	12 minutes*
Hospital	6.9 miles	13 minutes*
Vets	6.6 miles	13 minutes*
Post Office	0.1 mile	2 minute walk
Pub	0 miles	On your doorstep
Primary School	0.4 miles	8 minute walk
Secondary School	6.8 miles	11 minutes*
Train Station	1.3 miles	20 minute walk

* Estimated drive time

Local Area and Amenities

Discover the charm of Manea, a quaint village nestled in the heart of the Fenland countryside. Combining the tranquility of rural life with a strong sense of community, Manea offers a unique blend of history, nature, and modern conveniences.

Manea boasts a rich historical background dating back to the 11th century. With its picturesque church, St. Nicholas, and historic buildings, the village is steeped in tradition. The local history is cherished by its residents, who take pride in preserving the character of this special place.

Surrounded by the stunning landscapes of the Fens, Manea is a haven for nature lovers. The nearby Manea Pit Nature Reserve is a sanctuary for wildlife, offering serene walking paths, birdwatching opportunities, and peaceful picnic spots. The expansive open spaces and waterways provide endless opportunities for outdoor activities, from cycling to fishing.

At the heart of Manea is its strong sense of community. The village is home to a variety of local clubs and societies, ensuring there's something for everyone. Whether you're interested in gardening, sports, or arts and crafts, you'll find a welcoming group ready to share your passion.

Despite its rural setting, Manea also offers a range of modern amenities. The village has a well-stocked convenience store, a cosy local pub, and a primary school. Excellent transport links, including the Manea railway station, connect residents to nearby towns and cities, making it an ideal location for commuters seeking the peace of countryside living.

Manea is also known for its vibrant local events that bring the community together. From summer fetes to Christmas markets, there's always something happening. The annual Manea Gala is a highlight, featuring live music, local crafts, and plenty of activities for the whole family.

The local primary school is well-regarded, and there are several secondary schools and further education colleges in the surrounding area. The proximity to Cambridge also means access to world-class educational institutions.

The Ouse Washes, located nearby, is a significant wetland area that attracts birdwatchers and nature lovers throughout the year. It is part of the Ouse Washes Landscape Partnership and offers various walking and cycling routes.

A 20-minute drive from Manea takes you to the historic city of Ely, home to the magnificent Ely Cathedral, also known as the "Ship of the Fens" due to its stunning silhouette against the flat landscape. Explore the cathedral, wander through the charming streets of Ely, and enjoy riverside walks along the Great Ouse. Ely also offers a variety of shops, cafes, and restaurants, making it a great day trip destination.

History buffs will appreciate a visit to the Cromwell Museum in nearby Huntingdon. Dedicated to the life and times of Oliver Cromwell, this museum offers a fascinating insight into one of England's most controversial historical figures. With exhibits ranging from portraits to personal artifacts, it's an enriching experience for anyone interested in English history.

These nearby attractions and leisure activities make Manea not just a great place to live, but also a gateway to exploring some of Cambridgeshire's most beautiful and exciting destinations. Whether you're seeking adventure, relaxation, or cultural enrichment, you'll find it all within easy reach of Manea.

ALL INCLUSIVE...PLUS

Bespoke Home Choice

Choose an Arkwood Living Home and you will immediately appreciate the thought and detail that has gone into designing our homes with you in mind. Add to this a well thought out and high base specification, all designed to make moving into your new home so simple and an experience to remember.

At Arkwood we also understand how important it is to put your own stamp on your home, which is why we offer a range of kitchen, flooring and electrical choices to help tailor your new home to your own personal specification.

To find out more about the range of choices you can make to tailor your home to your needs, just speak to our sales adviser.



Reserve early and open up a whole world of choices to personalise your new home!

HOWDENS

Included in Your New Home

At Arkwood Living we're proud to offer a high base specification all included in the price of your new home. So knowing that we've got you covered, you don't have to worry about the little things and can just look forward to selecting the colour choices that will personalise your home in your own style.

Kitchen and Utility

- The option of either contemporary or traditional 'Shaker' style unit door finishes
- A range of finishes and handles to choose from allowing you to tailor the kitchen to your individual taste
- Laminate worktop as standard to Kitchen and Utility
- Soft door and drawer closures
- Stainless steel 1.5 bowl sink
- LED downlights to the ceiling
- Under pelmet chrome LED downlights
- Chrome sockets where visible

White goods as standard including:

- Integrated Washer/Dryer
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated stainless steel double oven
- 4 ring ceramic hob to all properties with upgrade option available

A range of options to further customise your new kitchen are available. Please ask the sales adviser for more information.

Bathroom, en suite and WC

- White floor mounted contemporary bathroom suite with chrome fittings
- Full height tiling around baths and shower cubicles from a range of finishes
- Over Bath Shower
- White porcelain wash hand basin with Chrome taps
- Chrome heated towel rail to all bathrooms and en suites
- Chrome LED downlights to bathrooms and en suites
- Vanity Unit to family bathroom

Internal Finishes

- Light Oak veneer internal doors throughout
- High quality chrome electrical fittings throughout
- Square section contemporary white gloss finished skirting and architraves
- White matt emulsion to all walls

Floor Coverings

- Entrance matting included as standard to all hallways by the front entrance door
- Contemporary LVT flooring throughout the ground floor with a selection of wooden colour choices
- First floor areas and staircases will come fitted with our high quality carpets in a colour of your choosing from our selected range
- Bathrooms, en suites and WC's will have modern vinyl flooring with a range of colour choices

Electrical and Lighting

- Chrome sockets and switches where visible
- TV points and Sky Q connectivity to the living room
- Chime doorbell installed
- Contemporary external lighting included
- Florescent tube and power sockets to garages
- Dedicated EV charging point

Connectivity

- Multimedia points have been allowed for in your lounge and master bedroom including phone, digital aerial and Sky Q compatibility
- Subsequent bedrooms will have a tv point

Home Comfort

- Air Source Heat Pump with a supporting hot water cylinder
- Radiators installed to all rooms with thermostatic valves
- A programmable heating controller is also installed for convenience
- Low energy lighting is installed throughout, supporting reduced running costs
- A passive ventilation system is fitted to improve air circulation throughout the property and reduce the risk of condensation

Safety and Security Features

- Smoke, heat and carbon monoxide detectors installed to your new home
- Contemporary low energy external light to the front and rear elevation
- Mains Powered Intruder Alarm with LED keypad and bell box to each home
- All ground floor windows shall be fitted with key operated locks and anti-jemmy device and security restrictors
- Your front doors will be insulated and fitted with a multi-point locking system, door chain and spy hole

External Finishes

- A+ energy rating UPVC double glazed windows throughout
- Grass seeded to the rear garden and low level planting and/or turf to the front of the property and low level planting to the front of the property
- Paved patio
- Sliding doors and/or French doors dependent on house type
- High quality frost resistant facing brickwork in a range of finishes

KEY FEATURES

- Contemporary design
- High quality materials
- Exceptional choice of finishes
- Be involved through our 10 stage Customer Journey
- Good-sized bedrooms
- Safety and security measures as standard



Please note the standard specification may vary by house type and is subject to change. Images provided throughout this brochure are for illustrative and marketing purposes only and may not fully reflect the Arkwood Living specification.



Ways to Help you Buy a New Home

Whether you're a first time buyer or home mover, we understand that the idea of buying a new home can sometimes seem out of reach. So it's important to know that there are a few different ways to get you that step closer to securing your dream home today.



EASYMove

If you've already found your dream Arkwood Living home but haven't yet been able to sell your current property, we could help you and even pay your estate agent fees*.

*Available on selected plots only.



Part Exchange

If you want to take the stress and hassle out of selling your property then Part Exchange could be the scheme for you. Our Part Exchange partner could purchase your house, making you chain-free and able to move into your new Arkwood Living home as soon as it's ready.

Taking Good Care of You





1 RESERVING YOUR HOME

After payment of the reservation fee, we will confirm this to you in writing within 48 hours, which gives you the complete peace of mind that your new home has been reserved for 28 days.

2 ALL ABOUT YOUR NEW HOME

Within 10 days of reserving, you will have a review meeting with your sales adviser that will make sure you understand everything about your new home.



3 MEETING THE CONSTRUCTION TEAM

Your sales adviser will give you the opportunity to meet a representative from our Construction Team, reassuring you that quality is at the heart of everything we do.

4 CONFIRMING OUR BUILD PROGRAMME

Within 7 days of placing your reservation, we'll write to you confirming when your new home is programmed for completion, so you can get on with planning your move.



5 A MOMENT TO CHERISH

We know that it's not every day that you buy a brand new home and so we'll invite you on-site to create a moment to remember by laying a brick or placing a time capsule for generations to come.



6 ADDING THAT PERSONAL TOUCH

At Arkwood Living we offer you an impressive range of standard choices and additional items which, subject to the build stage, will allow you to make those personal choices that help to turn a new house into your new home.





7 QUALITY ASSURANCE – WITH EXTRA PRIDE

We take great pride in the construction of your new home and so not only will it be subject to rigorous quality checks and will meet with approved best practice and building regulations; but we'll also go that step further by ensuring that every single home is inspected by a member of the senior management team making sure that the build quality meets our exacting standards.

8 HANDOVER & DEMONSTRATION

On move in day you will be given a home demonstration of the appliances, heating and hot water systems and your sales adviser will also explain our 2-year customer care cover and your 10-year structural warranty.



9 SETTLING IN

Our customer care doesn't stop on the day you move in. Within 7 days of completion, a member of the team will visit you to check how you're settling in and will also help with any minor operational aspects of your home or remedial items that require our attention.



10 YOUR FEEDBACK

How you found your experience is incredibly important to us and we are always keen to listen and learn. Within 28 days of moving in we'll contact you to find out how well we did.



Arkwood
LIVING



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