

COBTHORNE PLACE

Where Heritage and Home Flourish

PHASE ONE AT A GLANCE

Eight detached residences

Available autumn 2026

Choice of two house types

The Elmstead and The Farmhouse

Open-plan kitchen / family room

Bespoke cabinetry, integrated NEFF
appliances, stone worksurfaces

Bespoke oak staircases

Considered interior finishes throughout

Underfloor heating

To the ground floor

Landscaped gardens

Mature hedging and attractive street scenes

Private driveway and garage

To every home

Highly energy efficient

Low running costs

Village setting

Access to market towns, schools and commuter routes

Traditional architecture

With contemporary interiors

FURTHER EIGHT HOMES COMING IN PHASE TWO

MODERN VILLAGE LIFE READY FOR AUTUMN

Cobthorne Place is an exclusive new development of just sixteen homes, positioned within the Cambridgeshire village of Elm. Phase One introduces the first eight homes to be released, comprising substantial detached houses across two individual house types, The Elmstead and The Farmhouse, combining traditional architecture with thoughtfully designed layouts suited to modern family living.

The homes have been carefully planned to create a sense of space throughout, with attractive street scenes, generous proportions and versatile accommodation designed for both everyday life and entertaining. Open-plan kitchen and dining spaces form the heart of the homes, complemented by separate reception rooms, utility areas and well-balanced bedroom accommodation, with multiple en-suite facilities and walk-in wardrobes across each house type.

A strong emphasis has been placed on both design and craftsmanship throughout, reflecting the developer's commitment to creating homes that are as beautiful as they are practical. Every element has been carefully considered, from the bespoke oak staircases and NEFF integrated kitchen appliances to the stone work surfaces and underfloor heating to the ground floor, powered by energy-efficient air source heat pumps. Externally, mature landscaping, private gardens, driveway parking and garages have been thoughtfully integrated to complement the architecture, creating a development that feels established, distinctive and closely connected to its surroundings.

Elm remains a popular village setting for buyers seeking a balance between countryside surroundings and convenient access to nearby market towns, schooling and commuter routes. Cobthorne Place offers an opportunity to enjoy modern living within a thoughtfully designed and exclusive development, with the first homes anticipated to be ready for occupation in autumn 2026.





A WELL-CONNECTED FENLAND VILLAGE RICH IN CHARACTER

Situated on the edge of the historic market town of Wisbech, Elm is a highly regarded village that offers an attractive balance between countryside surroundings and everyday convenience. Rich in character and community spirit, Elm has become an increasingly popular choice for families, professionals and those seeking a more relaxed village lifestyle, while remaining well connected to nearby towns and transport routes.

The village benefits from a strong range of local amenities, including a well-regarded primary school, village shop, traditional public houses, takeaway facilities, sports and recreational clubs, and a number of community groups that contribute to its welcoming atmosphere. Elm also offers convenient access to nearby supermarkets, independent retailers and leisure facilities within Wisbech, ensuring residents have everything needed for modern-day living close at hand.

At the heart of the village stands the impressive Church of St Peter, a striking historic landmark often referred to as the “Cathedral of the Fens”, reflecting the area’s rich heritage and architectural character. The surrounding Fenland countryside provides opportunities for walking, cycling and enjoying the open landscape, further enhancing Elm’s appeal for those who appreciate outdoor living and a quieter pace of life.

Despite its peaceful setting, Elm remains exceptionally well placed for connectivity, with easy access to neighbouring Cambridgeshire and Norfolk villages, nearby market towns including March and King’s Lynn, and rail services offering routes towards Cambridge, Peterborough and London. This combination of community, convenience and countryside character continues to make Elm a desirable village setting.



PHASE ONE SITE PLAN



THE ELMSTEAD
PLOTS 1, 2, 6, 7 & 8

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Open-Plan Kitchen/Family Room
Designed for Modern Living

Generous Dining and Sitting
Room, Ideal for Entertaining

Separate Snug Offering Flexible
Additional Reception Space

Cloakroom or Optional Study
on the Ground Floor

Principal Bedroom with Walk-In
Wardrobe and En-Suite Bathroom

Secondary Bedroom Also Benefits
from En-Suite Bathroom

Private Rear Garden, Driveway
Parking and Integral Garage



First Floor



Ground Floor

GROUND FLOOR

Dining/Sitting Room	29'9" x 17'5" (9.07m x 5.31m)
Kitchen/Family Room	26'10" x 13'7" (8.17m x 4.14m)
Snug	13'10" x 9'7" (4.23m x 2.91m)
Garage	17'1" x 9'1" (5.21m x 2.78m)

FIRST FLOOR

Bedroom 1	17'2" x 14'8" (5.23m x 4.46m)
Bedroom 2	14'2" x 11'3" (4.31m x 3.43m)
Dressing Room	9'11" x 9'2" (3.02m x 2.78m)
Bedroom 3	14'2" x 10'10" (4.31m x 3.29m)
Bedroom 4	14'2" x 8'6" (4.31m x 2.59m)

Accommodation extending to 2,705 sq. ft. including garage.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2026 | www.houseviz.com

THE FARMHOUSE
PLOTS 3, 4 & 5

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- Open-Plan Kitchen and Dining Area,
Ideal for Modern Family Living
- Utility Room with External Access
- Separate Sitting Room with
Versatile Study/Snug
- Four Generously Proportioned
Bedrooms Across the First Floor
- Principal Bedroom with Walk-In
Wardrobe and En-Suite Bathroom
- Second Bedroom Also Benefiting
from En-Suite Bathroom
- Private Rear Garden, Driveway
Parking and Detached Garage



First Floor



Ground Floor

GROUND FLOOR

Sitting Room	28'9" x 15'11" (8.77m x 4.85m)
Kitchen/Dining Room	26'1" x 15'4" (7.95m x 4.68m)
Study/Snug	15'4" x 10'4" (4.68m x 3.15m)

FIRST FLOOR

Bedroom 1	16'1" x 13'5" (4.90m x 4.09m)
Bedroom 2	15'11" x 10'4" (4.85m x 3.16m)
Bedroom 3	15'11" x 10'4" (4.85m x 3.16m)
Bedroom 4	15'4" x 11'2" (4.68m x 3.40m)

Accommodation extending to 2,560 sq. ft. excluding double garage.

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THE SPECIFICATION

Careful consideration has been given to both the design and specification of the homes at Cobthorne Place, creating a collection of properties that combine traditional character with the practicalities and efficiencies expected of modern living.

From bespoke interior finishes and thoughtfully designed kitchens through to landscaped gardens and energy-conscious heating systems, each home has been finished with quality, comfort and everyday functionality in mind. Specification details may vary between plots and are subject to final build stages.



Please note an annual service charge of approximately £450 per property is anticipated, covering the routine maintenance and management of the development, including landscaping and administration. Importantly, the management company will be controlled by the homeowners, ensuring residents collectively retain control over the future management of the development.

CONSTRUCTION & EXTERIOR

- Traditional construction with attractive architectural styling
- Selected plots finished in distinctive tumbled “Farmhouse” brickwork for a more characterful appearance
- Anthracite roof tiles
- Double-glazed cream external casement windows with white internal finish
- Composite entrance doors in a range of heritage-inspired colours
- Anthracite bi-fold doors opening onto rear terraces
- Electric sectional garage doors
- Block-paved driveways and tarmac driveways
- Landscaped gardens with mature hedging and trees
- External lighting, including porch lighting, up/down wall lights and garage security lighting
- EV charging capability

HEATING & ENERGY EFFICIENCY

- Samsung air source heat pump systems
- Underfloor heating throughout the ground floor
- Electric radiators to the first floor
- Double-glazed windows throughout

KITCHENS & UTILITY ROOMS

- Contemporary shaker-style kitchen cabinetry in a selection of tones
- Stone work surfaces and matching waterfall islands
- NEFF integrated appliances, including ovens, fridge/freezer and dishwasher
- Integrated wine fridge
- Induction venting hob to The Elmstead only
- Induction hob and cooker hood to The Farmhouse
- Additional fitted cabinetry to utility rooms
- Traditional brushed chrome

BATHROOMS & EN-SUITES

- Contemporary branded sanitaryware
- Walk-in showers where layout allows
- Heated towel rails finished to complement bathroom fittings
- Tiled splashbacks, shower areas and flooring
- Shaver points to bathrooms

FLOORING, DÉCOR & INTERNAL FINISH

- Herringbone flooring seamless through hallway and kitchen
- Neutral carpets to reception rooms, bedrooms and landings
- Bespoke natural oak feature staircases
- Neutral tiling to bathrooms
- Neutral splashback tiling in kitchen
- Traditional-style skirting boards and architraves in white finish
- Feature fireplaces included
- Contemporary internal doors with matching chrome
- USB charging points and multiple television and broadband points throughout
- Fitted and walk-in wardrobes included within selected bedrooms

GARAGING & OUTSIDE SPACE

- Detached garages to The Farmhouse
- Integral garages to The Elmstead
- Private rear gardens with paved terraces designed for outdoor entertaining

GENERAL INFORMATION

- Mains water, electricity and drainage
- Heating via an air source heat pump with underfloor heating on the ground floor and radiators to the first
- Predicted EPC rating B
- Ultrafast fibre connection
- Build Secure 10 Year Warranty

THE VISION BEHIND THE DEVELOPMENT

Established in 2015, Grafton Ventures Ltd is a forward-thinking property developer dedicated to creating thoughtfully designed residential homes with quality, longevity and lifestyle at their core.

Since its inception, the company has built a reputation for delivering considered developments that combine modern living with timeless design, with each scheme carefully crafted to complement its surroundings. Their approach places emphasis on strong design, practical layouts and a high standard of finish, ensuring every home is created with both comfort and long-term value in mind.

With a meticulous approach to every stage of the development process, from early planning through to the final details, Grafton Ventures Ltd continues to create homes that offer enduring appeal and an exceptional standard of living.

Please note: Images shown include a previous development by Grafton Ventures Ltd in Wansford, Cambridgeshire, where the developer delivered three high-quality, stone-built family homes in 2024. These images are provided to illustrate the developer's previous work and are not of Cobthorne Place.

GRAFTON VENTURES

WHY CHOOSE A NEW HOME WITH US

- 10-year structural warranty: Added peace of mind from the moment you move in.
- Lower running costs: Modern construction and efficient design help to reduce everyday energy use.
- Minimal maintenance: A brand-new home means less upkeep and fewer unexpected repairs.
- No renovation required: Move straight in and enjoy a home that is ready from day one.
- Modern design & technology: Thoughtful layouts, finishes and practical features designed for today's living.
- Modern insulation: Built to current standards, helping to keep your home warmer and more efficient.
- Ultrafast fibre broadband: Stay connected with fast, reliable broadband ready for modern home life.
- Chain-free purchase: A simpler buying process, with no onward chain to wait for.
- Future-proofed: Designed with long-term comfort, efficiency and convenience in mind.



FIND YOUR HOME IN PHASE ONE

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Cambridgeshire PE14 0AT
What3words: ///ocean.fatherly.stamp



For all enquiries, contact

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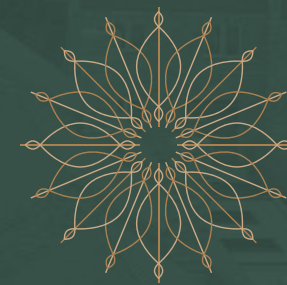
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