

# SHELBOURNE

– ESTATES –

– The Orchards –

# Welcome to The Orchards

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Shelbourne Estates are proud to present  
The Orchards. Our carefully curated homes and attractive  
landscaping have been designed for the very best of English  
village living with a strikingly modern edge. You'll discover  
our dedication to beautiful architectural styles and keen  
attention to detail.

In the following pages you'll uncover our commitment  
to quality, passion for elegant interiors, and of course  
what makes The Orchards your ideal new home. We think  
you'll love it just as much as we do.

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## Carefully crafted homes in a picturesque village setting

Discover an outstanding collection of 2, 3, 4 & 5 bedroom homes nestling on the fringe of the village of Fulbourn.

The Orchards enjoys an idyllic parkland setting and borders open fields and countryside for that perfect blend of community, convenience and natural surroundings.

With an elegant selection of traditional and contemporary architectural styles, each home is crafted to ensure maximum natural light together with all the practical and lifestyle benefits of a brand new home including the latest insulation and pristine decor.

With all this on the doorstep and Cambridge just four miles away, you're perfectly placed to enjoy the best of both city and country.





## The beauty of nature is all around

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Enjoy miles of countryside walks at nearby Wandlebury Country Park where you can explore mature woodland and wildflower meadows to watch the wildlife, enjoy a picnic or simply take in the wonders of nature through the seasons.

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The Wildlife Trust looks after the grasslands and old meadows of Fulbourn Fen, a site of special scientific interest. Fulbourn Fen, less than two miles from The Orchards, is at its finest in early spring and summer when all the orchids are in bloom.

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These days Fulbourn offers all that makes village life so attractive, including a thriving community, great schools, sports and local shops. For a meal out with friends or family, local restaurants offer a choice of cuisine or sample the traditional fayre at one of the nearby country pubs. For a wider selection of venues, the stunning city of Cambridge is just a few miles away.

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# All the right connections

The heart of Cambridge, just four miles away, has an international reputation for its excellent university but there's much more to this wonderful city. With everything from magnificent architecture to science parks, Cambridge offers scenic walks along The Backs and punting on The Cam. Cobbled streets form the backdrop for the latest shops and restaurants, along with cinemas, theatres and sports.

Cambridge to London Kings Cross by rail is just 54 minutes, and direct services also go to Liverpool Street or St Pancras International. The A14 (J35) and the A11 both within four miles provide easy access to the road network. And for when you're travelling further afield, London Stansted Airport is just 29 miles away.

## Get out and explore further...



Central  
London

54 miles



Cambridge  
City Centre

4 miles



Bury  
St Edmunds

27 miles

# Closer to home

Fulbourn village has local shops for everyday needs including a nearby Tesco Superstore. Three doctors' surgeries are within a mile of The Orchards, as well as a library, and an excellent range of schools from pre-school to secondary.

Sports facilities within the 16 acres of Fulbourn Recreation Ground include football, cricket, bowls and netball. The neighbouring Fulbourn Centre offers a range of activities from toddler groups to Bridge. Or, serve up an ace at Fulbourn Tennis Club which welcomes all ages and abilities to its four all-weather courts.

Ten minutes away is the David Lloyd Club, Cambridge with its recent addition of a Spa Retreat adding to the racquets facilities, gym, exercise classes and indoor & outdoor pools. At Cambridge Lakes Golf Course you can improve your skills or start from scratch at this 9 hole course in 20 acres.





The Orchards. A place to belong.

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Every part of the  
home has a story.

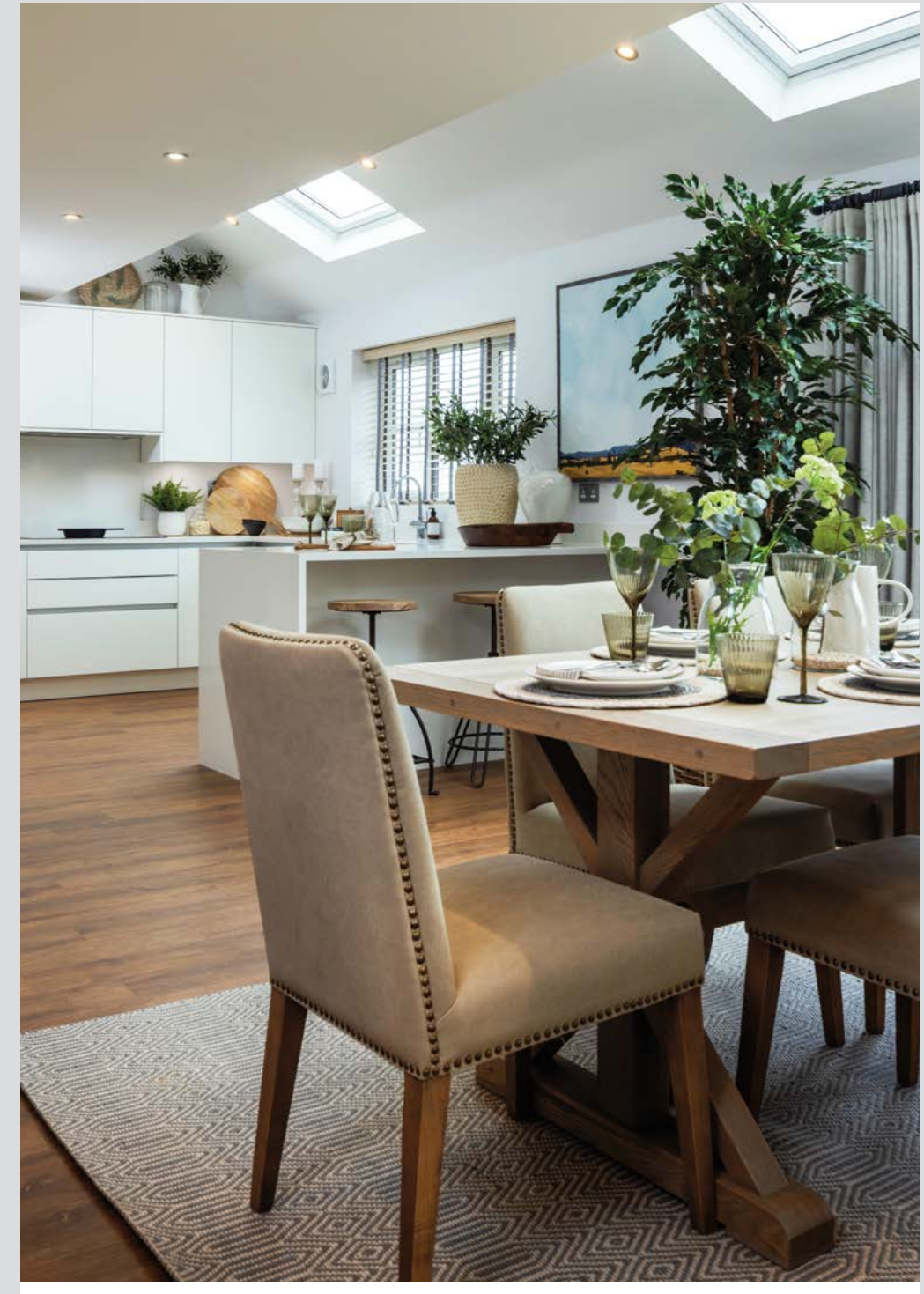
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We regard the people who make our homes as 'Thoughtful Creators', and they carefully consider every element, right down to the materials we choose and the suppliers we trust. We work with architects, designers and stylists to retain craftsmanship at the heart of everything we do; inside and out, all judged against two criteria – looks and longevity.

It means you can surround yourself with style in the knowledge that your home will continue to look beautiful for years to come.

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## Exacting standards, as standard.

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The unmistakable excellence of a Shelbourne home is evident everywhere you look, and our attention to detail results in a quality that you'll discover over and over again. A specification that is a cut above comes as standard, with fixtures and fittings from world-renowned brands.

Siemens appliances, plus Franke granite sinks and designer taps are eye-catching kitchen features, while we just love the concealed two-way thermostatic showers with Raindance Head by VADO.

But many find that it's the little touches – like chrome towel rails or traditional panelling – that go a long way to making their home well beyond the ordinary.

## Our partnered brands

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amtico



PORCELANOSA



SIEMENS

HAMMONDS  
THE FITTED FURNITURE COMPANY







# Every collection, expertly collated.

A Shelbourne home isn't so much a blank canvas; more like perfectly prepped to bring your own style, and we're here to help you express it.

You can choose from a curated collection of designs, finishes and flooring to make your mark across the kitchen, bathroom and bedroom.

## The Dulux Heritage Collection

We love the character and timeless style of the contemporary classic look. That's why we give customers a choice of five Dulux Heritage palate colours. Simply choose the one that matches your style, and we'll paint your house from top to bottom.



Chalk White



Flax Seed



China White



Chiltern White



Quartz Grey





## Make it exceptional.

We place a lot of time and expert consideration on the interior specification of our homes. But it's not about us; it's all about you. That's why we give you the option to elevate your interiors with a handpicked selection of extra special features.

Perhaps an integrated wine cooler, or granite worktops to complete your look. You can even choose an instant boiling water tap or filter tap that offers the ultimate in kitchen convenience.

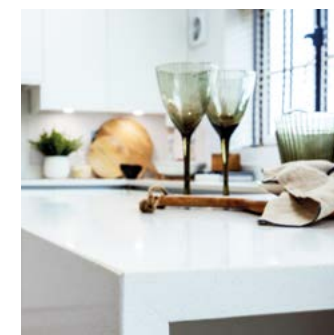
To discover the options you have to further personalise your home, speak to one of our experts at The Orchards.

## We've got you covered.

Every Shelbourne home has NHBC Warranty. This means that your home is structurally protected for ten years after legal completion.



A new home for your wine collection?



Choose an even more sublime surface.



Even the water can be upgraded.





## What next?

If the The Orchards lifestyle appeals to you, this is the perfect moment to take the next step.

Contact our experts to discuss the type of home and lifestyle you're looking for.

We'll then arrange a private appointment for you to visit The Orchards where you can discover everything this development has to offer, for today, tomorrow and always.

Call us on: 01223 614 001







