



# Ellison Gardens

WEST CAMBOURNE, CAMBRIDESHIRE

An exciting collection of three, four and five bedroom homes located in West Cambourne. Set only 9 miles from the beautiful city of Cambridge.

**Taylor**  
**Wimpey**

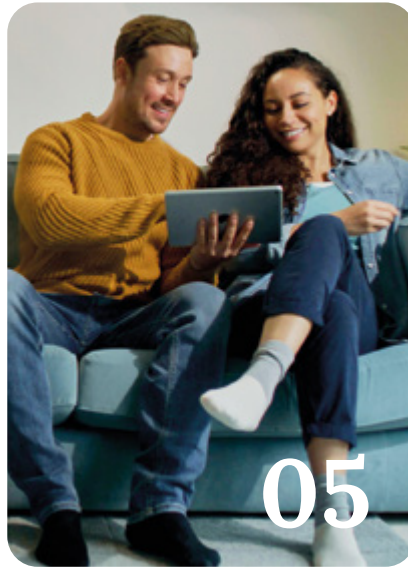
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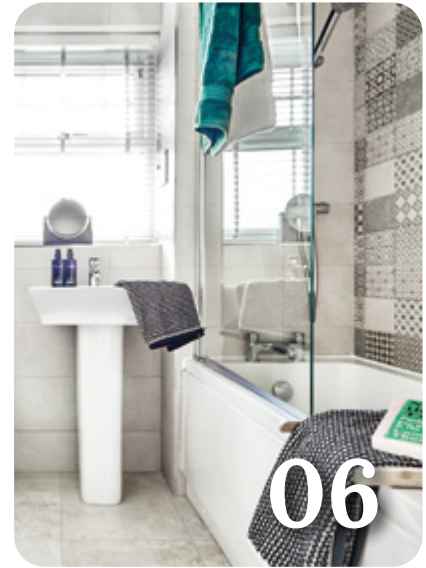
→ **Welcome to Ellison Gardens**



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# Welcome to Ellison Gardens

Set on the outskirts of the city of Cambridge, Ellison Gardens at West Cambourne is a brand-new addition to this thriving community of high quality homes.

The development offers a well-balanced landscape of homes with green open spaces on your doorstep. The homes have modern designs and interior layouts to suit a variety of needs.



[→ View the site plan](#)

# Love town life

Cambourne boasts plenty of green space to enjoy, including the nature reserve and orchards for you to explore. There is an excellent range of amenities, including a Morrisons and a Co-operative close to home, and a selection of local schools to choose from. Plus, with Cambridge less than 13 miles away\*, you couldn't be wanting for more.

For those commuting, you will be close to the A428 which gives you access to the A14, plus links to the M11, A1 and A11. St Neots train station is 16 minutes away\*, offering a direct route to London King's Cross in only 44 minutes\*.

Local countryside



Cambourne Sports Pavilion



Cambridge



**Watch development video**

Distances and travel times taken from google.co.uk/maps



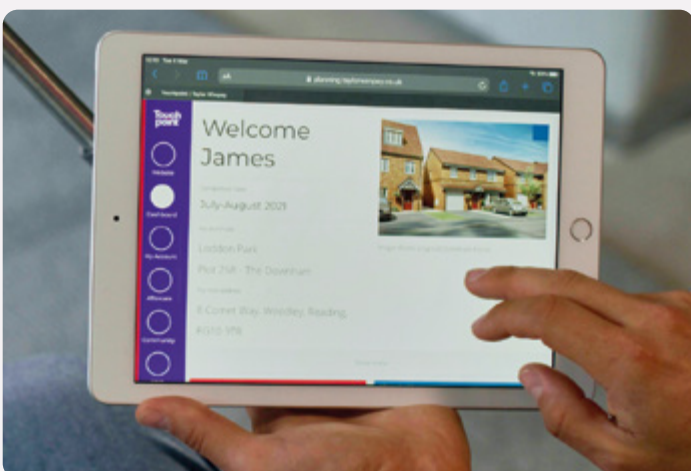
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops, and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in gas hob, an integrated hood and extractor fan too.

## Utility rooms\*

If your home has a utility room, units will be fitted to match your chosen kitchen style.



## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps, give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms, which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose<sup>†</sup> from to make your bathroom and en suite stand out from the crowd.



## Garden\*

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.  
\* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.

# Our homes

→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# The Braxton Special

3 BEDROOM HOME, TOTAL 1,092 sq. ft. / 101.45 sq. m.



## GROUND FLOOR

**Kitchen/Dining Area max.**

4.25m × 2.71m      14'0" × 8'11"

**Living Room**

4.72m × 2.44m min.  
15'6" × 8'0" min.



## FIRST FLOOR

**Bedroom 2**

4.25m max. × 2.82m min.  
14'0" max. × 9'3" min.

**Bedroom 3**

3.59m × 2.11m      11'10" × 6'11"



## SECOND FLOOR

**Bedroom 1**

6.27m × 2.75m min.  
20'7" × 9'0" min.

[→ Discover more about this development](#)

[→ View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 60499 / December 2024.





# The Easedale

3 BEDROOM HOME, TOTAL 917 sq. ft. / 85.19 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.10m x 2.95m      16'9" x 9'8"

### Living Room

5.10m x 3.02m      16'9" x 9'11"



## FIRST FLOOR

### Bedroom 1

3.81m x 3.08m      12'6" x 10'1"

### Bedroom 2

2.95m x 2.86m      9'8" x 9'5"

### Bedroom 3

2.95m x 2.15m      9'8" x 7'1"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Gosford

3 BEDROOM HOME, TOTAL 852 sq. ft. / 79.15 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.72m × 2.87m      15'6" × 9'5"

### Living Room max.

4.24m × 3.69m      13'11" × 12'1"



## FIRST FLOOR

### Bedroom 1 min.

2.96m × 2.83m      9'9" × 9'4"

### Bedroom 2

3.30m × 2.63m      10'10" × 8'8"

### Bedroom 3

3.55m × 2.00m      11'8" × 6'7"



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# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq. ft. / 85.19 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"

### Living Room

5.10m × 3.02m      16'9" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.81m × 3.08m      12'6" × 10'1"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

[→ Discover more about this home](#)

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# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq. ft. / 143.62 sq. m.



## GROUND FLOOR

### Kitchen

4.79m × 3.32m      15'9" × 10'11"

### Dining Room

3.91m × 3.26m      12'10" × 10'8"

### Living Room

4.74m × 3.91m      15'7" × 12'10"

### Family Room/Study

3.04m × 2.66m      10'0" × 8'9"



## FIRST FLOOR

### Bedroom 1

4.91m × 3.64m max.      16'2" × 12'0" max.

### Bedroom 2

4.00m × 3.32m      13'2" × 10'11"

### Bedroom 3 max.

4.72m × 3.23m      15'6" × 10'7"

### Bedroom 4

3.81m × 2.55m      12'6" × 8'4"



[Discover more about this home](#)



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# The Rossdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.89 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.09m x 3.58m max. 20'0" x 11'9" max.

### Living Room

6.09m x 3.46m 20'0" x 11'4"



## FIRST FLOOR

### Bedroom 1

3.74m max. x 3.52m 12'4" max. x 11'7"

### Bedroom 2

3.64m x 2.95m 11'11" x 9'8"

### Bedroom 3

3.05m x 2.51m 10'0" x 8'3"

### Bedroom 4

3.54m x 2.25m 11'7" x 7'5"



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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.89 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.09m x 3.58m max. 20'0" x 11'9" max.

### Living Room

6.09m x 3.46m 20'0" x 11'4"



## FIRST FLOOR

### Bedroom 1

3.74m max. x 3.52m 12'4" max. x 11'7"

### Bedroom 2

3.64m x 2.95m 11'11" x 9'8"

### Bedroom 3

3.05m x 2.51m 10'0" x 8'3"

### Bedroom 4

3.54m x 2.25m 11'7" x 7'5"



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# The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq. ft. / 141.67 sq. m.



## GROUND FLOOR

**Kitchen/Breakfast/Family Area**  
6.82m × 3.50m      22'5" × 11'6"

**Dining Room**  
3.05m × 2.89m      10'0" × 9'6"

**Living Room**  
4.62m × 4.47m      15'2" × 14'8"



## FIRST FLOOR

**Bedroom 1**  
3.77m min. × 3.50m max.      12'5" min. × 11'6" max.

**Bedroom 2**  
4.62m × 2.95m      15'2" × 9'8"

**Bedroom 3**  
3.05m × 2.89m      10'0" × 9'6"

**Bedroom 4**  
3.54m max. × 2.78m      11'8" max. × 9'2"

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq. ft. / 167.50 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

8.34m × 3.46m max.  
27'4" × 11'4" max.

### Living Room

4.74m × 3.34m      15'7" × 11'0"

### Family Room/Study

2.73m × 2.31m      9'0" × 7'7"

## FIRST FLOOR

### Bedroom 1

3.98m × 3.34m      13'1" × 11'0"

### Bedroom 4

3.62m × 2.75m      11'11" × 9'0"

### Bedroom 5

2.98m × 2.54m      9'9" × 8'4"

## SECOND FLOOR

### Bedroom 2

4.66m max. × 3.39m  
15'4" max. × 11'2"

### Bedroom 3

3.63m × 2.84m      11'11" × 9'4"



[Discover more about this home](#)



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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on **01954 380 179**.



Find out how we can get you moving with our buying schemes.



**Book an appointment**



**How to buy a home**



**ELLISON GARDENS** Dobbins Avenue, West Cambourne, Cambridgeshire, CB23 6LL

**CONTACT US ON 01954 380 179**

# Taylor Wimpey