



Orbit Homes at Cherrywood Place

Soham



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Development Layout



Shared Ownership

- **Cooper**
2 bedroom house
- **Asher**
3 bedroom house
- **Private Sale**
- **Affordable Rent**

Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



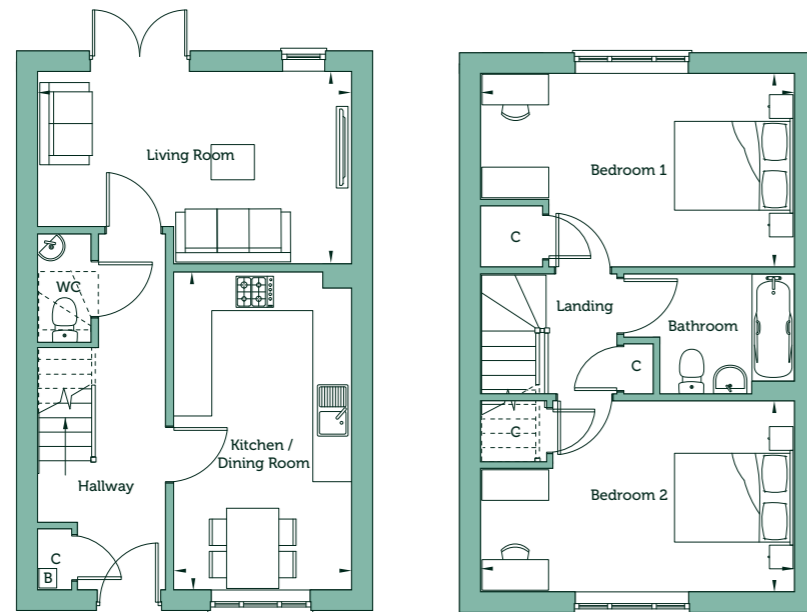
Cooper

Two Bedroom House

Plots 10, 14, 15, 27, 68, 69, 190 and 191



CGI depicts plots 190-191



Ground Floor

Living Room	9'10"max x 16'3"max	3.00m x 4.96m
Kitchen / Dining Room	16'4" x 9'3"	4.98m x 2.83m

Key

C Cupboard B Boiler

First Floor

Bedroom 1	9'11"max x 16'3"max	3.03m x 4.96m
Bedroom 2	9'9"max x 16'3"max	2.98m x 4.96m

Gross Internal Area	861 sq ft	80.0 sq m
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Handed Plots 15, 27, 69 and 191

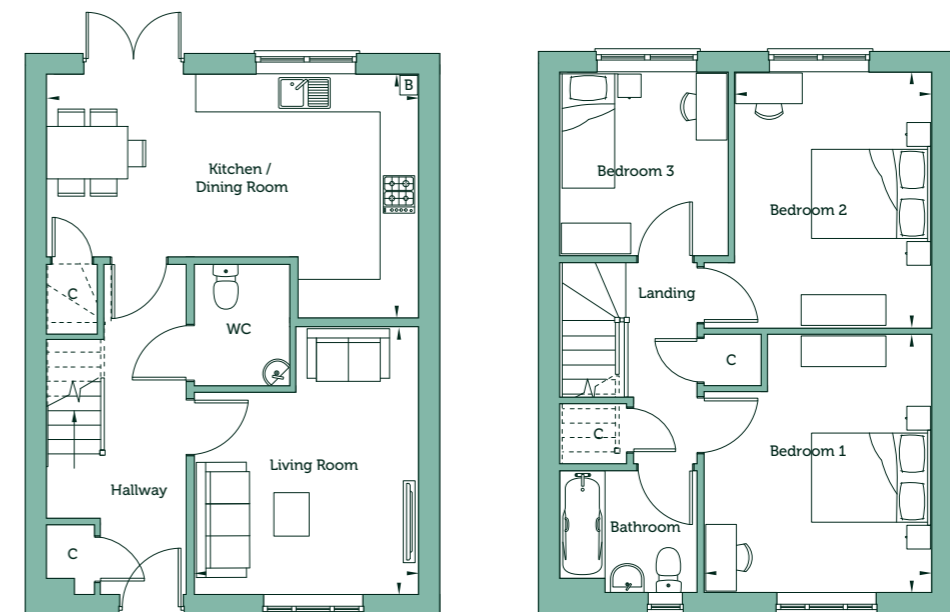
Asher

Three Bedroom House

Plots 11, 28, 70, 71, 72 and 73



CGI depicts plots 70-71



Ground Floor

Living Room	13'9"max x 11'8"max	4.18m x 3.55m
Kitchen / Dining Room	12'5"max x 19'3"	3.79m x 5.86m

Key

C Cupboard B Boiler

First Floor

Bedroom 1	13'2"max x 11'11"max	4.01m x 3.62m
Bedroom 2	13'1" x 10'4"	3.99m x 3.14m
Bedroom 3	9'5" x 8'7"	2.86m x 2.61m

Gross Internal Area	1,018 sq ft	94.60 sq m
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Handed Plots 11, 28, 71 and 73

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.



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Specification

Kitchen

- Fully-fitted kitchen with a range of soft close wall and base units
- Laminate worktops with matching upstand
- Stainless steel sink with mixer tap
- Stainless steel electric oven, gas hob and stainless steel cooker hood
- Fridge/freezer
- Dishwasher
- Plumbing and space for washing machine

Bathroom and cloakroom

- Contemporary white sanitaryware with chrome-finished fittings
- Thermostatically controlled shower over bath with glass shower screen
- Extractor fan to bathroom
- Splashbacks to basin in WC
- Splashback to sanitaryware walls in bathroom
- Full height wall tiling to bath sides
- Heated towel rail
- Lockable mirror fronted cabinet to bathroom
- Shaver point to bathroom

Plumbing

- Gas-fired central heating with combination boiler
- Thermostatically controlled radiators to main rooms

Electrical

- Media plate TV and telecommunications point to living room
- TV point to bedroom one
- Lighting bar with four spotlights and under pelmet lighting to kitchen
- Bulkhead low energy light fittings to all other rooms
- Mains-wired smoke and heat detector
- Carbon monoxide detector
- Double electrical sockets to all main rooms
- USB sockets to living room, kitchen and bedroom one
- External light to front and rear
- Doorbell
- Fused spur for alarm

Windows and doors

- PVCu double-glazed E-glass lockable windows (excluding escape windows)
- GRP-skinned external doors with three-point locking
- French doors to garden with three-point locking

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white
- White internal doors
- Staircase handrails in white
- Vinyl flooring to kitchen, bathroom and cloakroom
- Carpets to all remaining areas

General

- All homes rated EPC B
- EV charger
- 1.8m fence to rear gardens
- Shed to rear
- Landscaping to front garden
- Turf to rear garden
- External tap
- 10-year NHBC Buildmark warranty





Orbit Homes at Cherrywood Place
Fordham Road
Soham
Cambridgeshire
CB7 5AH



orbithomes.org.uk

☎ 01353 882 225

✉ Sales.CherrywoodPlace@orbit.org.uk

Head Office: Orbit Homes, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU. Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

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