DYASON DEVELOPMENTS

A NEW COLLECTION OF FOUR HOMES

The Meadow

BOURN · CAMBRIDGESHIRE

It's a rare gem — surrounded by nature,
where discerning architectural design
meets a truly unique setting.



Four luxury barn-style homes
designed for life, without compromise.

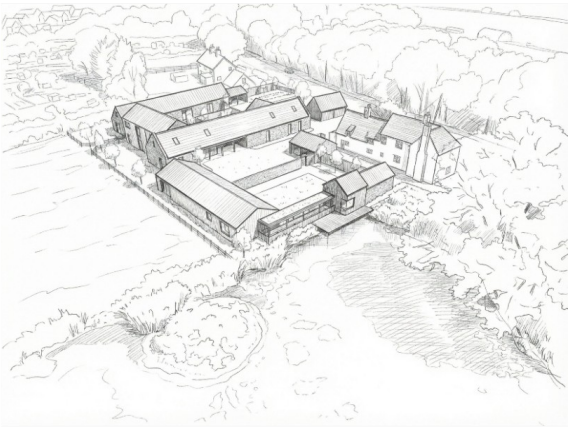
3 & 4 BEDROOM HOMES
1,429 – 2,799 SQ FT

AN EXCEPTIONAL RURAL ADDRESS

It's a rare gem, surrounded by nature.

This stunning, innovative regeneration of a former farmyard combines discerning architectural design with a truly unique setting.

It presents a fantastic opportunity to experience the finest in rural living, seamlessly blended with contemporary luxury. We have created four new luxury barn-style homes with a difference — designed for life and without compromise, each with its own unique character.



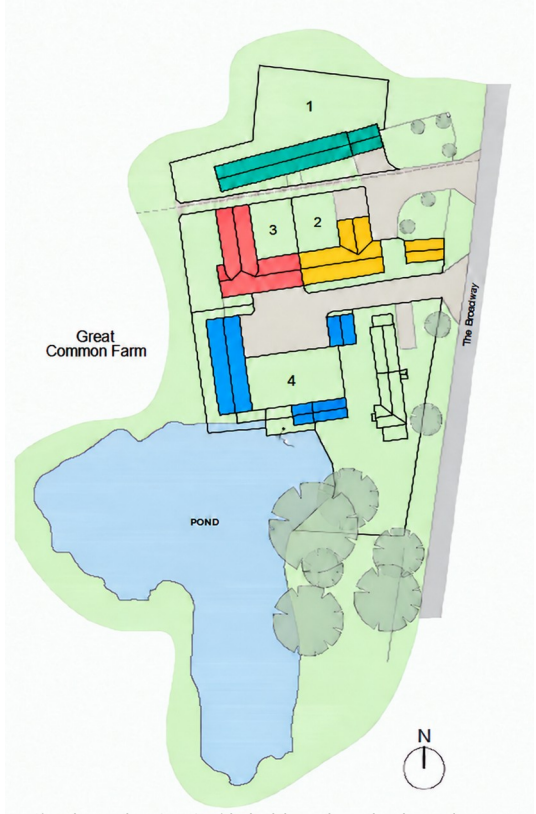
Indicative site layout — for identification only.

PLOT	BEDS	BATHS	SQ FT	SQ M
1 · Summerdale Barn	3	2	1,429	132.8
2 · Papaver Barn and annexe	4	3	2,308	214.4
3 · Pimpinella Barn	4	4	2,799	260.1
4 · Lakeside Barn and annexe	3/4	2	1,685	156.5

Accommodation figures are approximate gross internal areas, taken from the architect's drawings, and are for guidance only.

Boasting views across the meadow to the rear and the lovely wildlife lake, these new homes also benefit from a convenient public footpath passing through the development, providing safe and easy access to Cambourne and all the facilities this has to offer — shops, schools and much more, plus a network of pleasant walking routes beyond.

Nestled just 9 miles west of Cambridge, Bourn offers the perfect balance of idyllic village living and exceptional connectivity. Enjoy swift access to the city centre and effortless commuting to London via nearby high-speed rail links and the M11. With major road networks like the A428 on your doorstep



Site plan — plots 1 to 4, with the lake and meadow beyond.

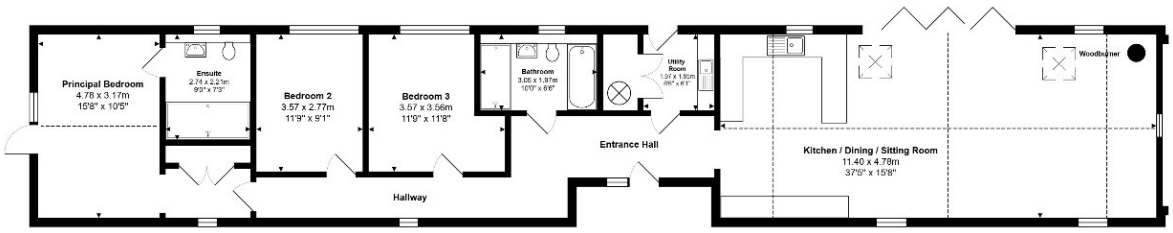
Summerdale Barn

Luxury living, conveniently all on one level

1



SINGLE STOREY



Small in stature, bursting with character



This lovely three bedroom, two bathroom single storey property provides 1,429 sq ft of accommodation. Vaulted ceilings with feature timber beams add character to the open plan lounge, kitchen and dining area, and a quirkiness to the master bedroom.

Lovely glazed bi-fold doors lead to a large rear garden.

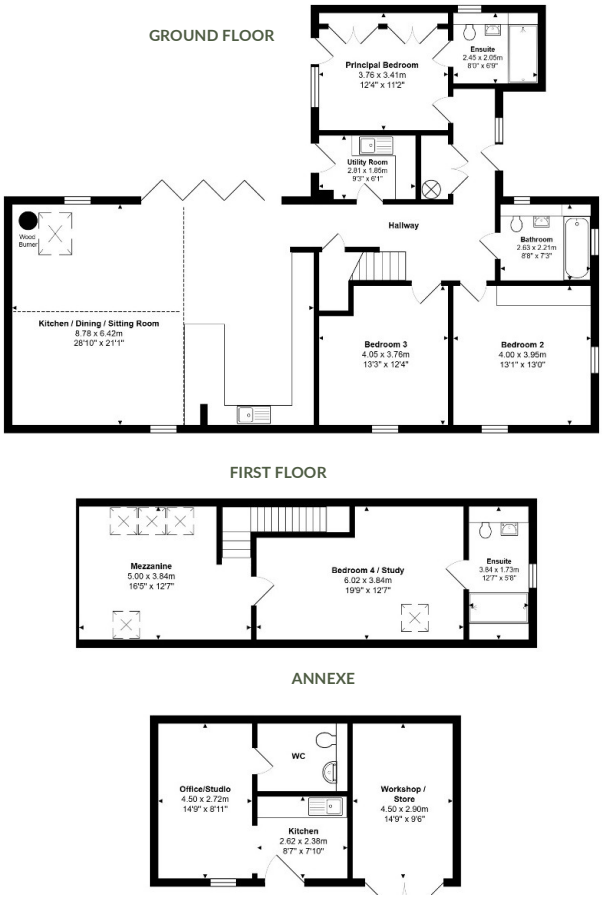
BEDROOMS	BATHROOMS	ACCOMMODATION	TYPE	PARKING
3	2	1,429 sq ft 132.8 m²	Detached · Single storey	Large oversized single carport

Papaver Barn

A heritage building at the heart of The Meadow

2





Four bedrooms, and a studio of your own

A four bedroom link-detached 1.5 storey home providing 2,308 sq ft of accommodation, with a lovely walled courtyard garden.

Conveniently providing three bedrooms and two bathrooms at ground level, upstairs is an adorable mezzanine area offering a second comfortable seating area, with views through a metal balustrade down to the living area — plus a fourth bedroom or home study complete with its own en-suite.

Providing a separate annex office or studio room, what was formerly the stable, this heritage building has been lovingly restored, retaining its internal character with timbers dating back to 1887 and now provides an ideal space for those choosing to work from home.

BEDROOMS	BATHROOMS	ACCOMMODATION	TYPE	PARKING
4	3	2,308 sq ft 214.4 m²	Link-detached · 1.5 storey + annexe	Two car parking spaces plus additional car parking area serving the annexe

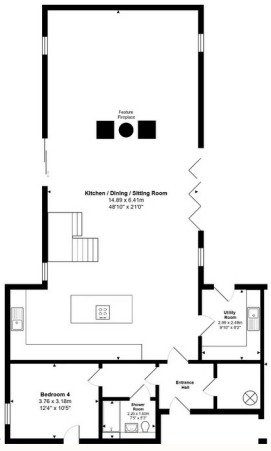
Pimpinella Barn

The tallest of the new homes, commanding respect

3



GROUND FLOOR



FIRST FLOOR





Four bedrooms across two impressive storeys

A four bedroom link-detached home of 2,799 sq ft arranged over two storeys. It boasts open plan living areas with a double sided woodburning stove set within an attractive feature brick surround, vaulted ceilings and dual aspect windows that showcase the stunning rural views across the rear meadow and to the internal private walled garden — an ideal entertaining space.

On the first floor, an impressive central gallery landing divides the master bedroom with en-suite and separate dressing room at one end, from the other two bedrooms and two bathrooms at the other. A fourth bedroom and bathroom is conveniently located on the ground floor. A separate snug area on the landing gives another opportunity for quiet space — a hobbies area, home study or reading spot — and the balustrades ensure no obstruction to the lovely outside views. A door leading from bedroom 2 provides access to a large loft-type area suitable for use as a dressing room or hobbies area.

BEDROOMS	BATHROOMS	ACCOMMODATION	TYPE	PARKING
4	4	2,799 sq ft 260.1 m²	Link-detached · 2 storey	Double carport

Lakeside Barn

Ideal for those seeking tranquillity

4

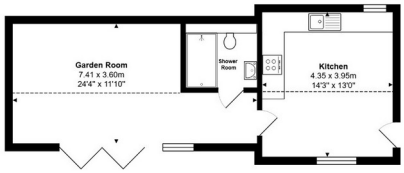


Surrounded by nature, on the water's edge

GROUND FLOOR



GARDEN ROOM ANNEXE











This is the perfect spot for nature lovers to enjoy unsurpassed views of the lake and its resident wildlife from the comfort of the lounge. With two feature windows overlooking the lake, this brings the quiet seclusion inside, so you will feel surrounded by nature.

A three/four bedroom detached single storey home comprising 1,685 sq ft of accommodation, with a fully walled garden providing a gardener's paradise and a separate annex building ideal for studio or office use. The annexe is accessed via an attractive walkway along the lakeside edge, with decking areas to sit and enjoy the waterside view.

The lounge, with its vaulted ceiling, also boasts a large picture window seat — a great spot to sit and enjoy the meadow view beyond — and a warming wood burning stove to ensure it is always comfy on the inside.

BEDROOMS	BATHROOMS	ACCOMMODATION	TYPE	PARKING
3/4	2	1,685 sq ft 156.5 m²	Detached · Single storey + annexe	Separate detached double carport

Specification highlights

Every decision, every material and every design element has been carefully considered and refined before it becomes part of your home.

Kitchen & Appliances

- Kitchens from the Gaddesby range, proudly made in England — a modern in-frame painted style door finished with quartz stone worktops (some with a centre island featuring overhead lighting).
- A full range of high-end AEG integrated appliances including dishwasher, pyrolytic multifunction oven with AirFry, combination oven/microwave, warming drawer, induction hob with integrated extractor, tall larder fridge, tall larder freezer and a 46-bottle wine cooler
- Quooker boiling tap
- Water softener

Finishes & Joinery

- Oak statement front entrance doors
- Mandarin Stone porcelain floor tiles to entrance halls, kitchens, dining rooms and cloakrooms; attractive feature wall tiled areas to all bathrooms and en-suites
- Deanta Galway oak internal doors with Sparta matt satin black nickel handles, complemented by modern square edge skirting and architrave finished in white satinwood
- Bespoke oak staircase with oak treads, white risers and black metal spindles
- Wood burning stoves with slate hearths
- Carpeting to all bedroom areas in a loop style; matwells included within the entrance hall and utility.
- Internal decoration in Dulux Heritage Mallow White to ceilings and walls for a warm white finish

Bathrooms & En-suites

- Wall-hung sanitaryware and vanity units with Crosswater brassware
- Shower enclosures including Aqualisa Quartz Touch smart digital showers
- LED mirrors
- Colour complimentary heated towel warmers

Windows & Comfort

- Aluminium tilt and turn double glazed windows
- Underfloor heating to ground floor, radiators serving first floor.

External & Grounds

- Estate road in resin bound gravel; private parking and car ports in tumbled cobble style block paviours
- Car ports with sensor lights
- Gated side access leading to private enclosed garden areas, laid mainly to lawn with planting beds
- Kandla grey porcelain paving 600 × 900 to patio areas

Services & Security

- Wiring for customer installation of a CCTV system
- EV charging point to every home
- Solar panels & battery storage
- 10-year structural warranty by ICW

Estate Charge

All owners will be required to contribute equally to the upkeep and repairs of the communal roads and planting areas when required.

A level of quality which speaks for itself

Every home at The Meadow is finished to the specification described here, with a level of craft and detail rarely found in a new build. Materials, appliances and finishes are indicative of the standard provided and are subject to change in accordance with the developer's policy of continuous improvement and product availability. Plot-specific specification should be confirmed with the sales team at the point of reservation.

Building a brighter future

Dyason Developments are passionate about creating new homes with character, carefully designed around the needs of our customers. This is more than just a housing development — it is a testament to responsible construction and a brighter, greener future for you and your family.

Energy efficiency

Optimised by the very latest insulation standards and high quality glazing throughout.

EV charging point

Each home includes an EV charging point for electric vehicles.

Solar panels & battery storage

Capture the sun's energy and convert it into electricity, used immediately or stored for use in the evenings.

Air source heat pump

An energy efficient, gas free alternative to heating your home and hot water.

Peace of mind

New Home Warranty — each home benefits from a **10-year structural warranty by ICW**, offering peace of mind to the homeowner.

The lake — a restored wildlife haven

The beautiful lake has been carefully restored to its former glory, ensuring it remains a wildlife haven. Through new native planting, wild flowers and soft landscaping we will encourage a net gain in biodiversity across the site — ensuring the wildlife will also choose The Meadow, with the whole range of habitats we have provided.



Dyason Developments

We build your home as if it were our own.

Dyason Developments Ltd is a developer with a team that pride themselves in creating stunning developments in highly desirable locations, with beautiful properties that are full of character.

Our philosophy is simple: we build your home as if it were our own. This means paying attention to the details that matter most — thoughtful layouts, premium construction and timeless design, all tailored to suit your lifestyle. We strive to go above and beyond to deliver homes that stand the test of time.

We are passionate about what we do — every decision, every material and every design element is carefully considered and refined before it becomes part of your home. Our team takes a meticulous hands-on approach, ensuring that quality is never compromised from the foundations to the finishing touches.

SALES ENQUIRIES

BIDWELLS

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WARRANTY

10-year ICW structural warranty

Computer generated images, floor plans and site layouts are indicative and for identification purposes only. Dimensions and areas are approximate and should not be relied upon for carpet sizes, appliance spaces or items of furniture. Specification is subject to change in accordance with the developer's policy of continuous improvement. This brochure does not constitute an offer or contract, nor any part of one.