

— 125 —

CAMBRIDGE ROAD

G R E A T S H E L F O R D



WELCOME TO 125 CAMBRIDGE ROAD

Set in the quintessential village of Great Shelford, on the outskirts of the cultural city of Cambridge, 125 Cambridge Road offers an exclusive collection of just eight residences by award winning developer Hill.

Offering a selection of traditionally designed two to four bedroom homes surrounded by mature lime trees and attractive landscaping, this enclave of beautiful homes is ideal for modern living. Each residence has been meticulously designed to provide light and welcoming open spaces completed to a high specification.

With a warm community ambience and many hidden gems to explore in Great Shelford and the surrounding villages, 125 Cambridge Road is also perfectly positioned to enjoy the expansive array of cultural, educational and recreational delights available within the easily accessible city centre.



AN UNRIVALLED LOCATION

The village of Great Shelford is one of the most sought-after in Cambridgeshire – with good reason. From Shelford Deli, Café and Bistro which supports local producers, NYWines shop and wine bar to its bakery, library, hairdressers and building society – not to mention many great local pubs – everything you could want is not far from your door. A haven for those with green fingers, the much-loved Scotsdales Garden Centre, with food hall and café is directly opposite your new home. The village even boasts its own train station, with an award-winning Indian restaurant attached - very handy after a commute home!

Not surprisingly, Great Shelford has a thriving, connected community. Your home backs onto Great Shelford Rugby Club and regular Country Markets are held at the village hall and recreation ground.

Families are well-served by a good range of pre-schools, primary and secondary schools including Sawston Village College, which is rated as good by Ofsted.

Trains from Great Shelford run hourly into Cambridge, taking less than ten minutes and the famous DNA cycle path links to Addenbrookes Hospital and the Cambridge Biomedical Campus and Trumpington Park and Ride is less than a mile away and will take you into the centre of Cambridge. With so much on your doorstep, it's easy to see why 125 Cambridge Road is the perfect address for you.



Right: High Street, Great Shelford Top centre: Scotsdales Garden Centre, Great Shelford Top left: NYWines, Great Shelford Top right: The Deli, Great Shelford



DISCOVER THE CITY, UNEARTH THE COUNTRYSIDE

All that Cambridge city centre has to offer for a day or evening out is less than four miles away and accessible by train, bus or bike. There are so many hidden gems, cobbled lanes, iconic views, culture, shopping and dining experiences here that you can discover a different side to the city every time you visit.

When it comes to work, the world-leading teaching hospital, Addenbrookes and the Cambridge Biomedical Campus; the base for innovative and global organisations such as Cancer Research UK and AstraZeneca, is less than three miles away.

When school and work are done or you're just ready to blow away those cobwebs, Wandlebury Country Park and the Gog Magog Hills are just under four miles away. Here you can enjoy wildflower meadows, breath-taking views, spot highland cattle and take home local produce from the farm shop. The Imperial War Museum, Duxford, just five miles away, is Europe's largest air museum and holds regular events for all ages.

When work (or pleasure) takes you further afield, you couldn't be better positioned.

Trains run from Great Shelford station directly to London Liverpool Street or to Cambridge station where you can board services to London Kings Cross, Stansted Airport, Norwich and Stevenage which links to the North. If you are driving, the M11 is just three minutes away by car, while the A10 and A14 are all within easy reach taking you directly to London and the East.



SITE PLAN

- 2 BEDROOM TERRACED HOUSE
- 3 BEDROOM SEMI-DETACHED HOUSE
- 3 BEDROOM DETACHED HOUSE
- 4 BEDROOM DETACHED HOUSE

KEY

- 1.8m high close boarded timber fence
- 1.8m high brick wall
- 0.9m high timber post and rail fence with mesh to lower half

Site plan is indicative only and may be subject to change.



Computer generated image depicts plots 4,5,6 & 7

THE ACORN PLOTS 4,5*,6 & 7* 2 BEDROOM TERRACED HOUSE

GROUND FLOOR

Kitchen
2.05m x 3.60m 6'9" x 11'9"

Living / Dining Room
4.25m x 5.50m 13'11" x 18'0"

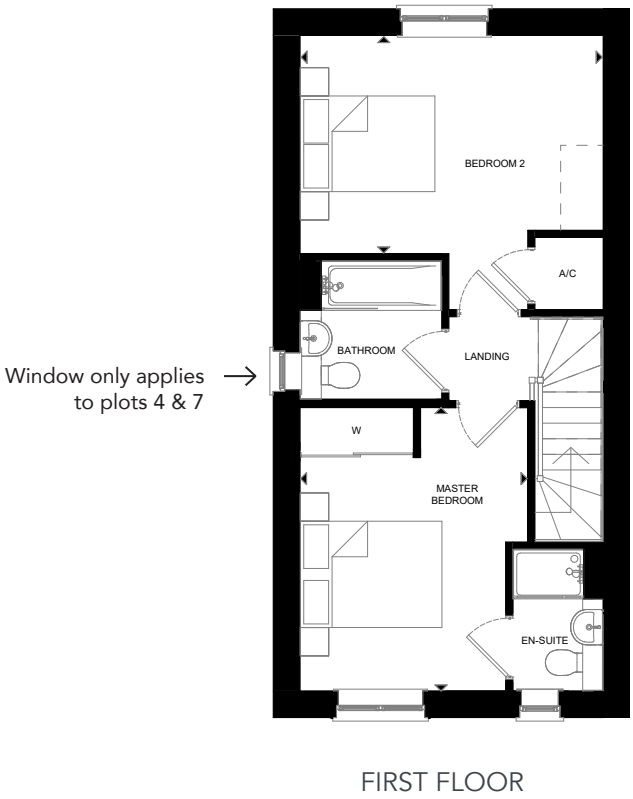
FIRST FLOOR

Master Bedroom
3.20m x 4.00m 10'6" x 13'1"

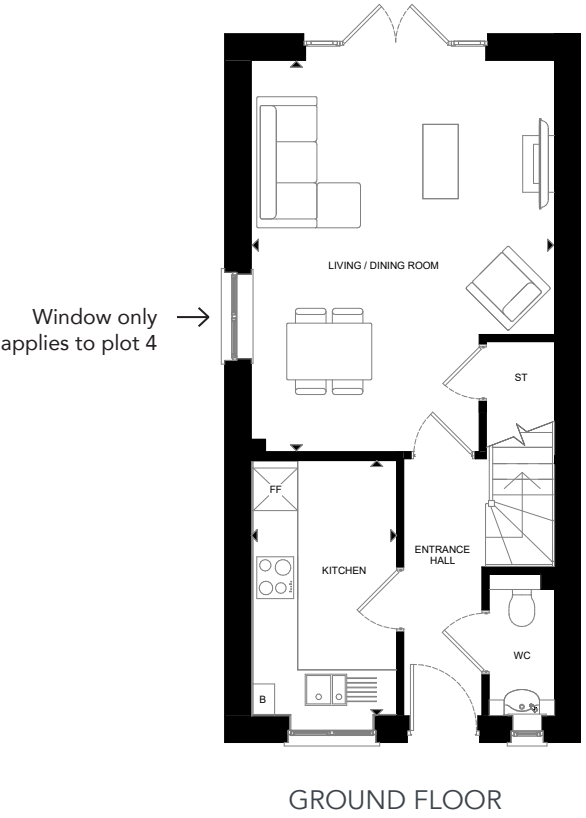
Bedroom 2
4.25m x 3.05m 13'11" x 10'0"

Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

*Plots 5 & 7 are handed to floor plan shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - BUILT IN WARDROBE B - BOILER FF - FRIDGE/FREEZER A/C - AIRING CUPBOARD
- - - - - INDICATIVE WARDROBE LOCATION



THE HAZEL

PLOTS 3 & 2*

3 BEDROOM SEMI-DETACHED HOUSE

GROUND FLOOR

Kitchen
3.10m x 3.05m 10'2" x 10'0"

Living / Dining Room
5.35m x 6.65m 17'6" x 21'9"

FIRST FLOOR

Master Bedroom
3.20m x 3.80m 10'6" x 12'5"

Bedroom 2
2.75m x 4.40m 9'0" x 14'5"

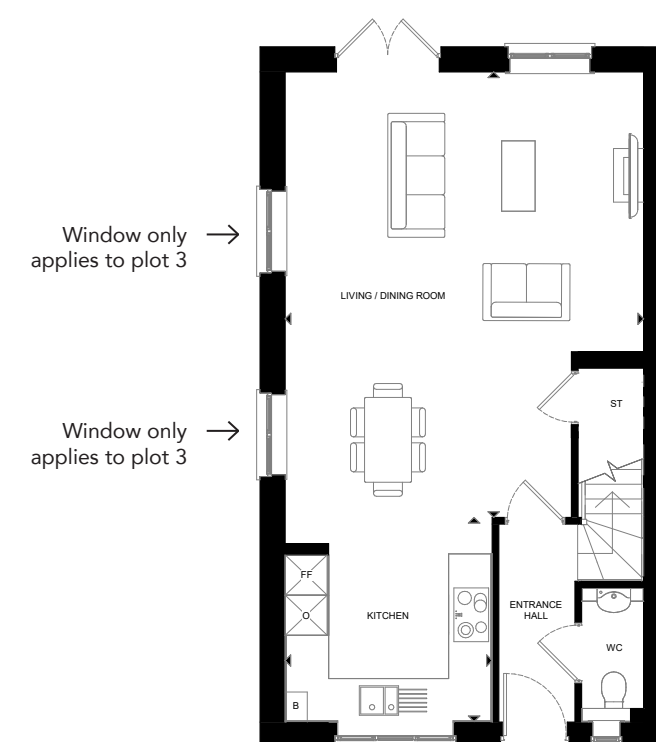
Bedroom 3
2.50m x 3.20m 8'2" x 10'6"

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*Plot 2 is handed to floor plan shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - BUILT IN WARDROBE B - BOILER FF - FRIDGE/FREEZER O - OVEN IN TALL UNIT A/C - AIRING CUPBOARD
- - - - - INDICATIVE WARDROBE LOCATION



Computer generated image depicts plot 8

THE CHESTNUT

PLOT 8

3 BEDROOM DETACHED HOUSE

GROUND FLOOR

Kitchen
3.10m x 3.05m 10'2" x 10'0"

Living / Dining Room
5.40m x 6.65m 17'8" x 21'9"

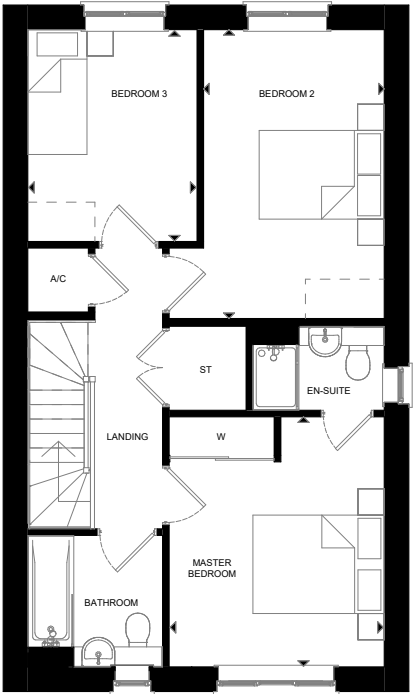
FIRST FLOOR

Master Bedroom
3.25m x 3.80m 10'8" x 12'5"

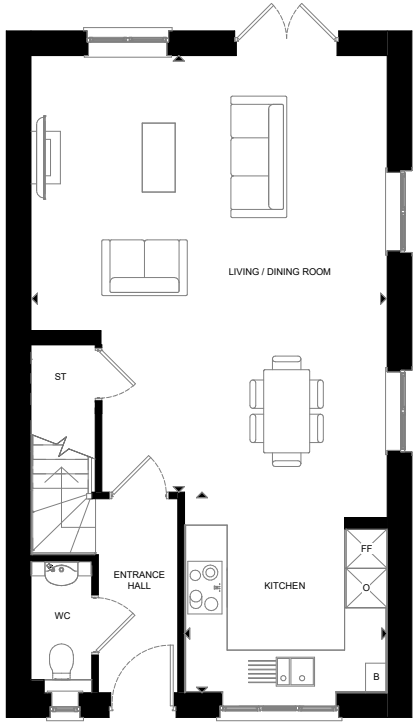
Bedroom 2
2.75m x 4.40m 9'0" x 14'5"

Bedroom 3
2.55m x 3.20m 8'4" x 10'6"

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - BUILT IN WARDROBE B - BOILER FF - FRIDGE/FREEZER O - OVEN IN TALL UNIT A/C - AIRING CUPBOARD
- - - - - INDICATIVE WARDROBE LOCATION



SPECIFICATION

PLOTS 2,3,4,5,6,7 & 8

KITCHEN

- Gloss kitchen units with soft close to doors and drawers
- Caesarstone worktops
- Ceramic hob with glass splashback
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

Kitchen designs and layouts vary; please speak to our Sales Executives for further information



MASTER EN-SUITE

- Low profile shower tray with glass shower door
- Dark wood effect feature mirror with LED lighting and matching vanity top
- Large format wall and floor tiles
- Heated chrome towel rails

BATHROOM

- Bath with shower over and glass screen
- Dark wood effect vanity tops with matching bath panel
- Large format wall and floor tiles
- Heated chrome towel rails

DECORATIVE FINISHES

- White painted timber staircase with carpeted treads and risers
- White painted internal doors with contemporary brushed stainless steel ironmongery



- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen and open plan kitchen/living/dining areas
- Carpet to separate living/dining rooms, stairs, landings and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- Steel front door with multi-point locking system
- High efficiency double glazed UPVC windows with matching patio doors, finished white inside

HEATING AND WATER

- Radiators throughout
- Heated chrome towel rails to bathroom and en-suite
- Gas fired boiler
- Hot water storage tank

ELECTRICAL

- Downlights to selected locations including kitchen, bathroom, en-suite and WC
- Pendant fittings to selected locations including entrance hall, living/dining room and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are buff facing bricks and grey concrete roof tiles
- UPVC rain-water goods
- PV panels

WARRANTY

- 10-year NHBC warranty

A management company has been formed for 125 Cambridge Road and will be responsible for the management and maintenance of any unadopted roads, footpaths and landscaping. All homeowners will automatically be made members of the management company when they purchase a home at 125 Cambridge Road and will be required to pay a contribution towards the upkeep, repair and maintenance of these areas.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



Computer generated image depicts plot 1

THE WALNUT
PLOT 1
4 BEDROOM DETACHED HOUSE

GROUND FLOOR

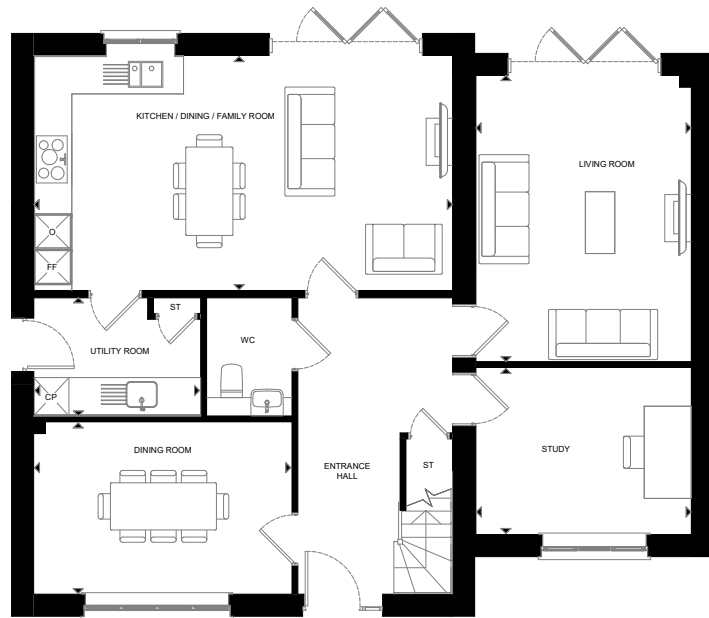
- Kitchen / Dining / Family Room
7.10m x 3.95m 23'3" x 12'11"
- Living Room
3.65m x 4.85m 11'11" x 15'10"
- Dining Room
4.35m x 2.90m 14'3" x 9'6"
- Study
3.65m x 2.80m 11'11" x 9'2"
- Utility Room
2.80m x 2.00m 9'2" x 6'6"

FIRST FLOOR

- Master Bedroom
3.65m x 4.90m 11'11" x 16'1"
- Bedroom 2
3.20m x 4.25m 10'6" x 13'11"
- Bedroom 3
3.80m x 3.80m 12'5" x 12'5"
- Bedroom 4
4.50m x 2.75m 14'9" x 9'0"



FIRST FLOOR



GROUND FLOOR

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ST - STORAGE CUPBOARD W - BUILT IN WARDROBE CP - FULL HEIGHT CUPBOARD (BOILER LOCATION) FF - FRIDGE/FREEZER O - OVEN IN TALL UNIT
A/C - AIRING CUPBOARD - - - - - INDICATIVE WARDROBE LOCATION - - - - - 2.1M HEAD HEIGHT - - - - - ROOF LIGHT



SPECIFICATION

PLOT 1

KITCHEN

- Gloss finish handleless kitchen units with soft close to doors and drawers
- Induction hob with glass splashback
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary mixer tap
- LED feature lighting to wall units

UTILITY ROOM

- Units and worktops to complement kitchen
- Stainless steel under mounted sink with mixer tap
- Integrated washing machine
- Freestanding condenser dryer

MASTER EN-SUITE

- Low profile shower tray with glass shower door
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath and separate shower enclosure
- Low profile shower tray with glass shower door
- Dark wood effect vanity top with matching bath panel
- Large format wall and floor tiles
- Heated chrome towel rail



DECORATIVE FINISHES

- White painted timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless-steel ironmongery
- Built in sliding wardrobe with LED lighting to master bedroom and second bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen/living/dining room and utility room
- Carpet to separate living room, dining room, study, stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- Steel front door with multi-point locking system
- High efficiency UPVC windows finished white inside
- Folding aluminium patio doors
- Roof lights, where shown on floor plans, finished white internally and grey externally
- Electrically controlled up and over garage door, colour to match front door

HEATING AND WATER

- Radiators throughout
- Heated chrome towel rails to bathroom and en-suite
- Gas fired boiler
- Hot water storage tank

ELECTRICAL

- Downlights to selected locations including kitchen, bathroom, en-suite, WC and utility room
- Pendant fittings to selected locations including entrance hall, living room, dining room, study and all bedrooms

- LED feature lighting to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some sockets with integrated USB port
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patio
- External tap and power socket

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete ground floors, timber upper floors
- Exterior treatments are buff facing bricks with grey concrete roof tiles
- UPVC rain-water goods
- PV panels

WARRANTY

- 10-year NHBC warranty

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THE HILL STORY

Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019 & 2020.

Hill has won over 450 industry awards in the past 20 years, recently including the prestigious Housebuilder of the Year, Best Medium Housebuilder and Best Development at the WhatHouse? awards in 2020. Hill, with joint-venture partners Peabody, also received the coveted Grand Prix at the Evening Standard New Homes Awards in 2020, the respected ceremony's highest honour.

With a staff of over 650, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey.

Hill builds around 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20 year anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

Follow us on Facebook and Instagram @CreatedbyHill



Registered office address:

The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN

Company registration number: 4251718 Place of registration: England & Wales

For further information contact us on Tel: 0808 178 9063 or Email: sales@hill.co.uk



MOSAICS – OXFORD



KNIGHTS PARK – CAMBRIDGE



THE ORCHARDS – GREAT ABINGTON

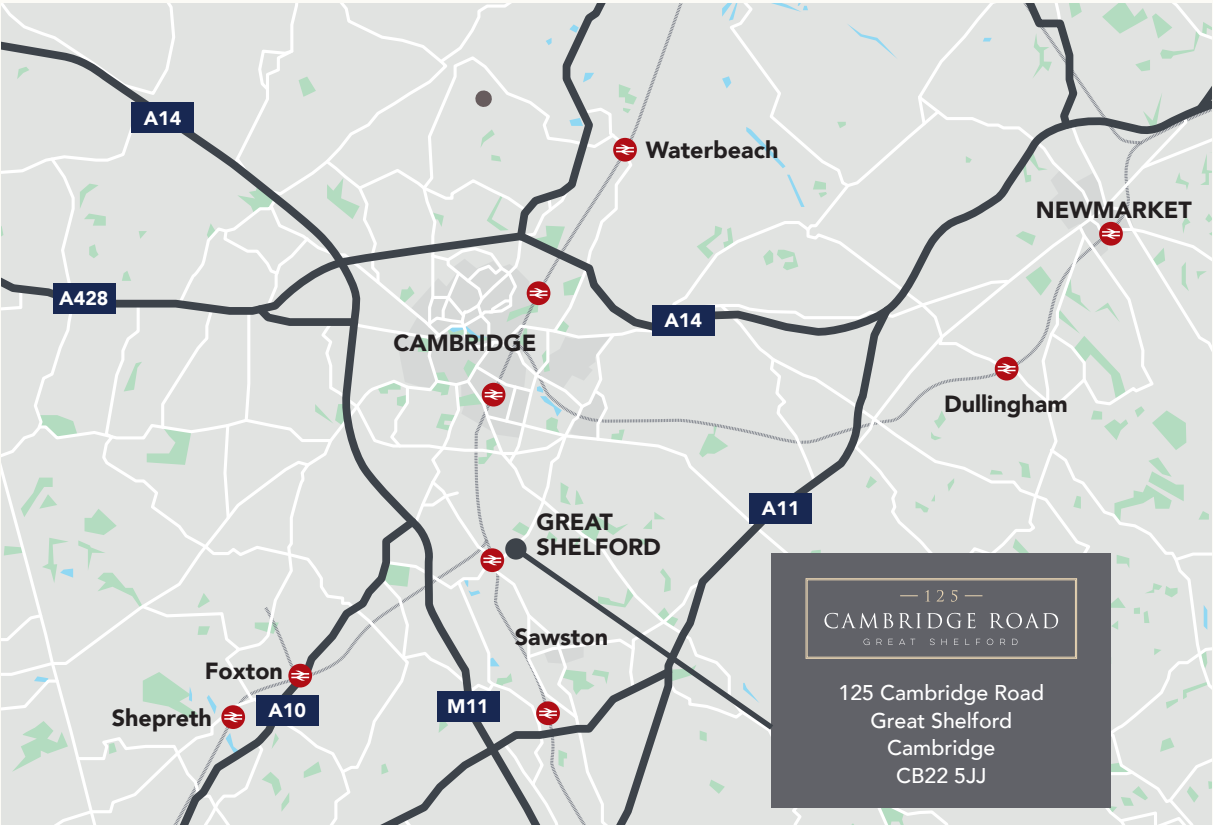


NINEWELLS – CAMBRIDGE

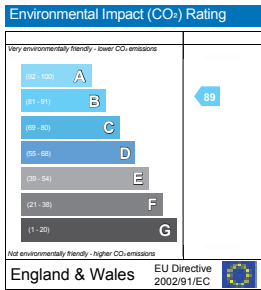
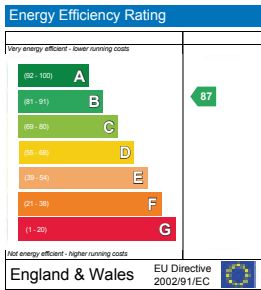


FISH ISLAND VILLAGE – HACKNEY

HOW TO FIND US



PREDICTED ENERGY ASSESSMENT CHARTS



Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. EPC shown is an average across all houses. Please consult your sales negotiator for plot specific ratings.

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