

Knights Park
EDDINGTON
CAMBRIDGE

ATHENA

A new way of life



EXCEPTIONAL HOMES DESIGNED
for your lifestyle



The Appleton

ATHENA OFFERS AN EXCEPTIONAL LIFESTYLE, WITH A BEAUTIFUL COLLECTION OF CONTEMPORARY HOMES SUPERBLY LOCATED IN THE HEART OF KNIGHTS PARK.



Attractive tree-lined streets welcome you to this flourishing community, while the striking architecture, high quality materials and carefully crafted features make a stunning first impression.

The 3 and 4 bedroom homes come in a versatile mix of styles and layouts, all with their own private outdoor space - perfect for unwinding outside or socialising with friends and neighbours. Cleverly designed and highly energy efficient, they offer the best in modern living in a convivial and welcoming neighbourhood.



The Milne Townhouse





SUPERB QUALITY

in every detail



KITCHEN

- Matt finish kitchen units with soft close to doors and drawers
- Quartz worktops and matching upstands
- Siemens induction hob with glass splashback where applicable
- Siemens integrated single oven
- Siemens integrated combi oven/microwave
- Siemens integrated warming drawer
- Bosch integrated fridge and freezer (or fridge/freezer dependent on layout)
- Integrated wine cooler
- Bosch integrated dishwasher
- Cooker hood – integrated or ceiling hood as applicable
- Blanco stainless steel undermounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units

UTILITY ROOM

- Units and worktops to complement kitchen
- Blanco stainless steel undermounted sink with Blanco mixer tap
- Bosch washing machine and condenser dryer (or washer/dryer if no utility)

MASTER EN-SUITE

- Duravit sanitary ware
- Hansgrohe taps and showers
- Mirrored cabinet with LED lighting* and matching vanity tops
- Low profile shower tray with glass shower screen
- Recessed shower shelf
- Bath with panel to match vanity tops and LED lighting where shown on plans
- Large format wall and floor tiles
- Heated chrome towel rails

BATHROOM AND SECONDARY EN-SUITES

- Duravit sanitary ware
- Hansgrohe taps and showers
- Bath with shower over and glass screen to bathroom (or separate shower enclosure dependent on layout)
- Low profile shower tray with glass shower screen to en-suites
- Wood effect vanity tops
- Framed mirror* with matching bath panel to bathroom, both featuring discreet LED lighting
- Large format wall and floor tiles
- Heated chrome towel rails

DECORATIVE FINISHES

- Contemporary white painted timber staircase
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in wardrobe with fully lined interior and LED light recessed into shelf to master and second bedrooms where shown on floor plans
- Square cut skirting and architrave painted white
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Engineered wood flooring to ground floor and first floor living rooms
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

*Excludes secondary en-suites and where layouts allow. Kitchen and Utility room designs and layouts vary; please speak to our Sales Executives for further information.



DOORS AND WINDOWS

- Aluminium clad or glazed front door with multipoint locking system
- High efficiency triple glazed aluminium/timber composite windows and doors, finished white inside
- Roof lights, where shown on floor plans are finished white internally and grey externally
- Electrically controlled sectional garage door where applicable

HEATING AND WATER

- Underfloor heating throughout
- Heated chrome towel rails to bathroom and en-suites
- Heating and hot water via district heating, metered to each property
- Mechanical ventilation and heat recovery

ELECTRICAL

- Downlights to selected locations including kitchen, bathroom, en-suites, WC and utility room
- Pendant fittings to selected locations including entrance hall, living room 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-suites
- TV, BT and data points to selected locations
- Wiring for customer's own connection to super-fast broadband, up to 100MB**
- Pre-wired for customer's own SkyQ connection
- External lighting to front and rear of property

- Light and power to garages where applicable
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Solar photovoltaic panels

EXTERNAL FINISHES

- Landscaping to front garden where applicable
- Turf and paved patio to rear garden or paved courtyard garden
- Paving or decking to balconies and terraces
- Timber or brick divisional and boundary fencing
- External tap and power socket

WARRANTY

- 10 year NHBC warranty

**Broadband speed information provided by BT / Virgin.

Facilities shared between the homes at Knights Park and the wider Eddington neighbourhood, such as cycling and foot paths, landscaping, street lighting, waste and recycling facilities, swales and attenuation ponds, any non-adopted private roads, plus the energy centre and any treatment plants, will all be looked after and maintained by a dedicated estate management company. An estate charge will be payable by every homeowner for these services.

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.

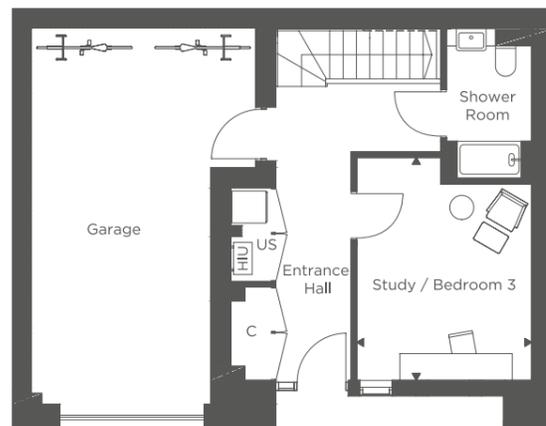


Walton Mews

3 BEDROOM TERRACE
PLOTS 35*, 36 & 37

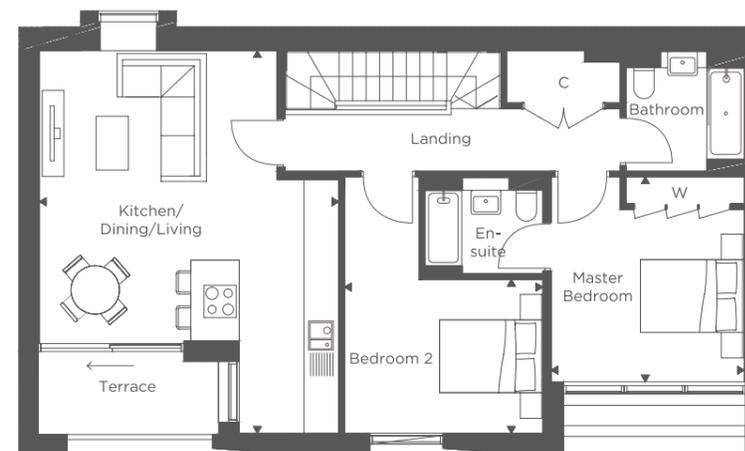


Photograph depicts Walton Mews



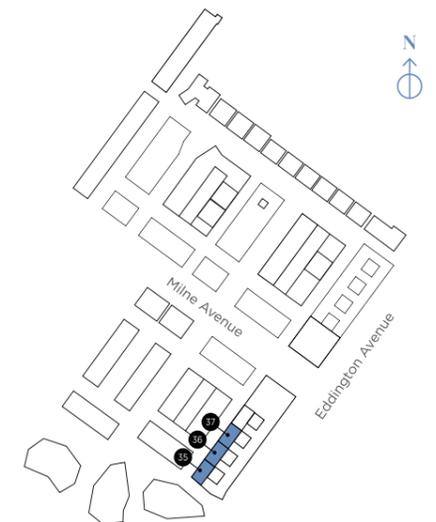
GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Study/Bedroom 3 | 3.25m x 4.15m | 10'8" x 13'7" |
|-----------------|---------------|---------------|



FIRST FLOOR

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 5.55m x 7.10m | 18'3" x 23'4" |
| Master Bedroom | 3.65m x 3.80m | 12'0" x 12'6" |
| Bedroom 2 | 3.65m x 2.85m | 12'0" x 9'4" |



* Denotes end of terrace house.

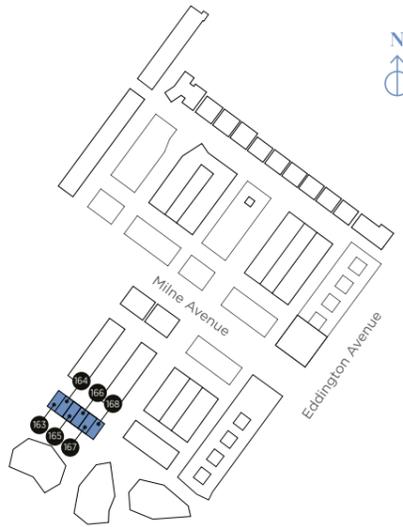
Plot 35 has variations to the floorplan shown, - see Sales Consultant for more information.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard

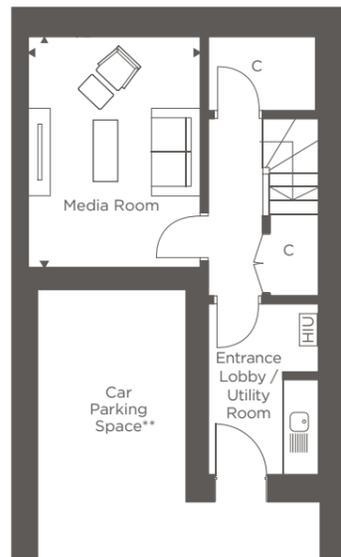


The Kendrew

4 BEDROOM TERRACE
PLOTS 163*, 164, 165, 166, 167 & 168*

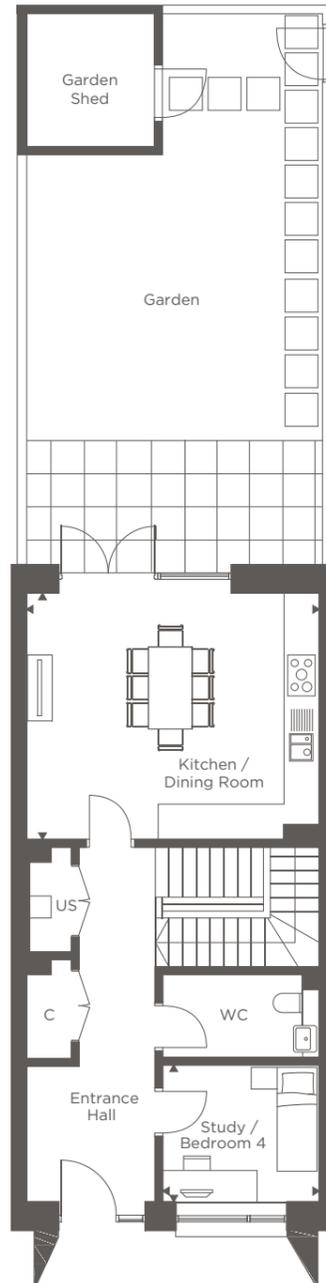


Computer generated image of The Kendrew



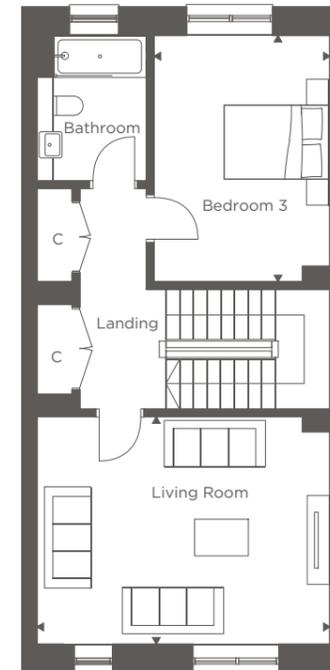
LOWER GROUND FLOOR

| | | |
|------------|---------------|---------------|
| Media Room | 3.15m x 4.20m | 10'4" x 13'9" |
|------------|---------------|---------------|



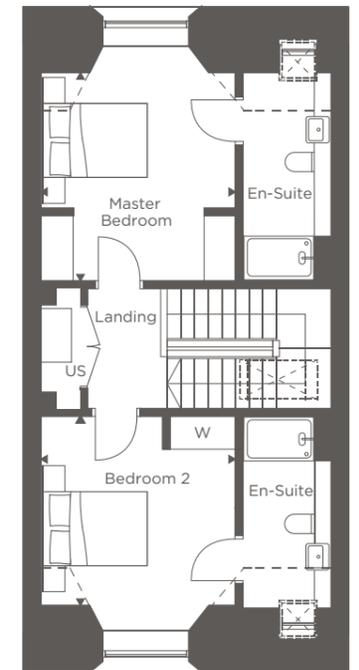
GROUND FLOOR

| | | |
|---------------------|---------------|---------------|
| Kitchen/Dining Room | 4.50m x 5.35m | 14'9" x 17'7" |
| Study/Bedroom 4 | 2.50m x 2.85m | 8'2" x 9'4" |



FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 4.15m x 5.35m | 13'7" x 17'7" |
| Bedroom 3 | 3.20m x 4.50m | 10'6" x 14'9" |



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.55m x 3.80m | 11'8" x 12'6" |
| Bedroom 2 | 3.45m x 3.55m | 11'4" x 11'8" |

* Denotes end of terrace house. ** Excluding plot 163 which has an enlarged Media Room. Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard [Rooflight symbol] = Rooflight [Dotted line symbol] = Reduced ceiling height

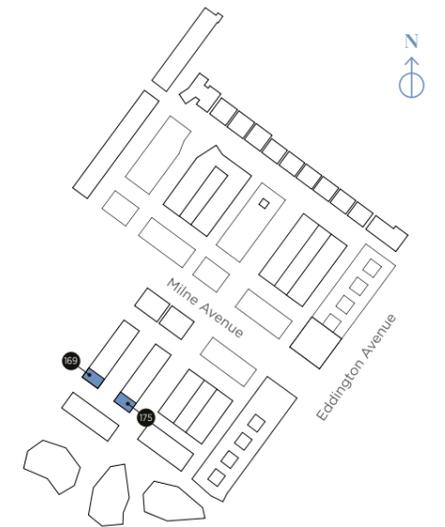
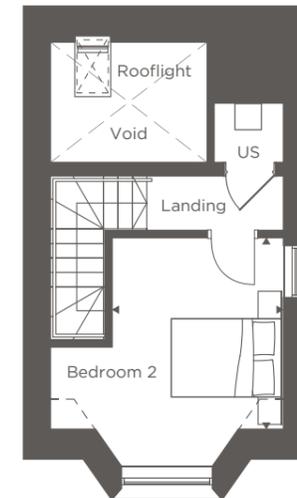
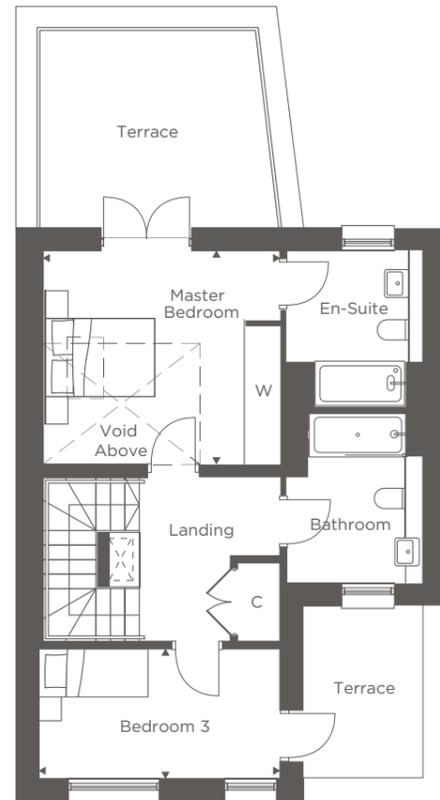
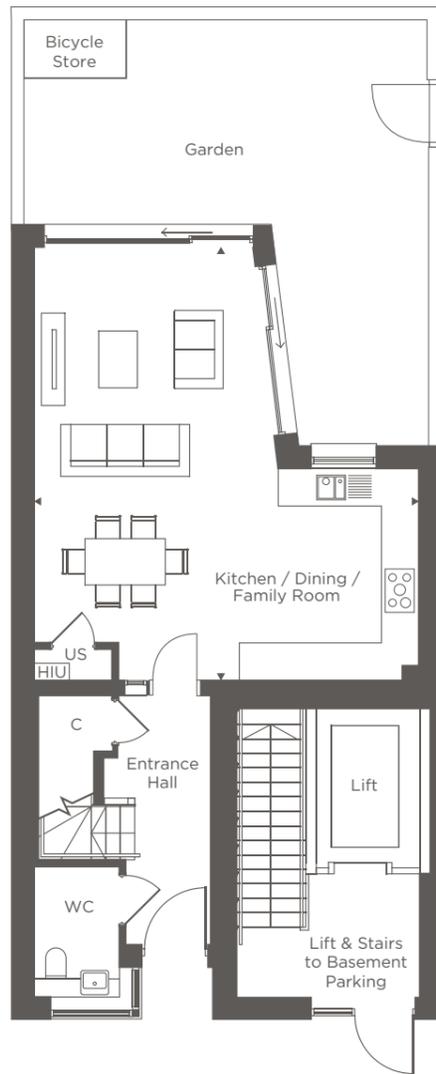


The Huxley (A)

3 BEDROOM END OF TERRACE
PLOTS 169 & 175†



Computer-generated image of The Huxley



GROUND FLOOR

Kitchen/Dining/Family Room 6.65m x 7.50m 21'10" x 24'7"

FIRST FLOOR

Master Bedroom 3.65m x 4.15m 12'0" x 13'7"

Bedroom 3 2.25m x 4.15m 7'5" x 13'7"

SECOND FLOOR

Bedroom 2 2.95m x 3.30m 9'8" x 10'10"

† Denotes handed to floorplan shown.
Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard [dotted] = Rooflight [dashed] = Reduced ceiling height



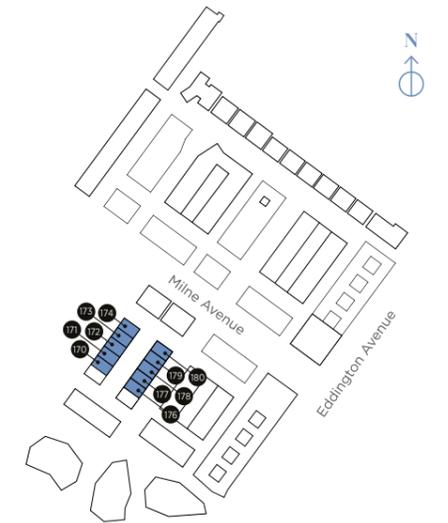
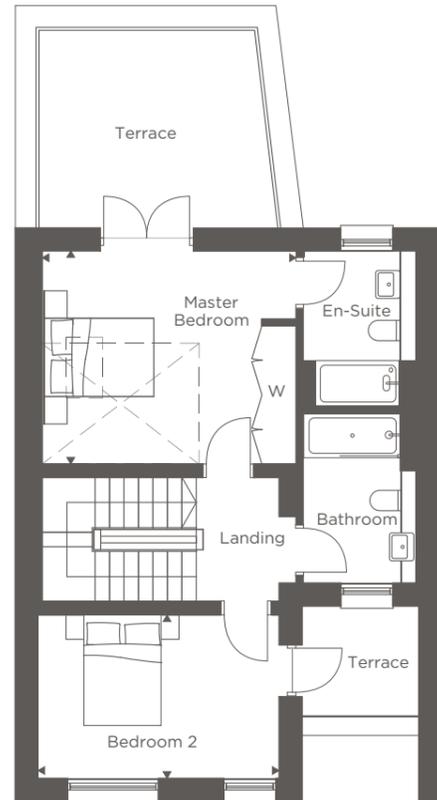
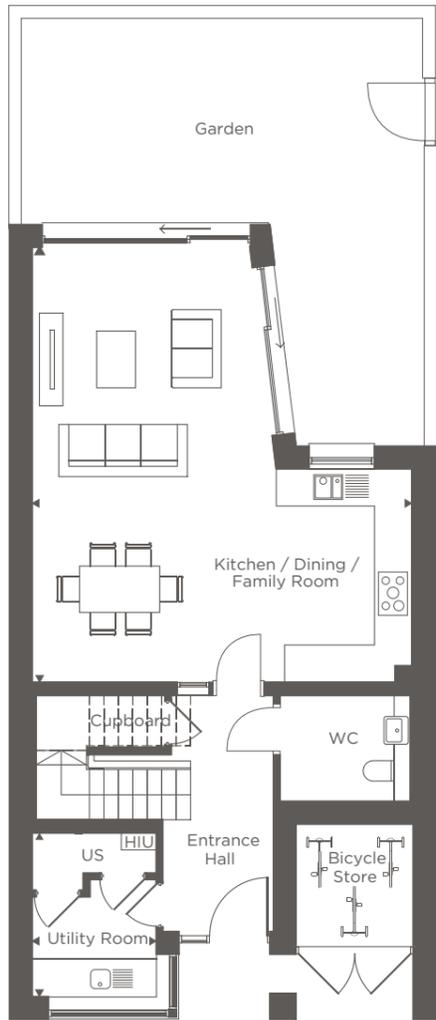
The Huxley B

3 BEDROOM TERRACE

PLOTS 170, 171, 172, 173, 174*, 176†, 177†, 178†, 179† & 180*†



Computer generated image of The Huxley



GROUND FLOOR

Kitchen/Dining/Family Room 6.55m x 7.50m 21'6" x 24'7"

FIRST FLOOR

Master Bedroom 3.65m x 4.40m 12'0" x 14'5"

Bedroom 2 2.80m x 4.15m 9'2" x 13'7"

SECOND FLOOR

Bedroom 3 2.10m x 4.00m 6'11" x 13'1"

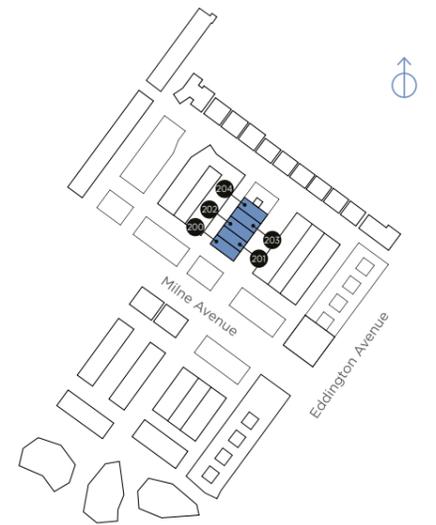
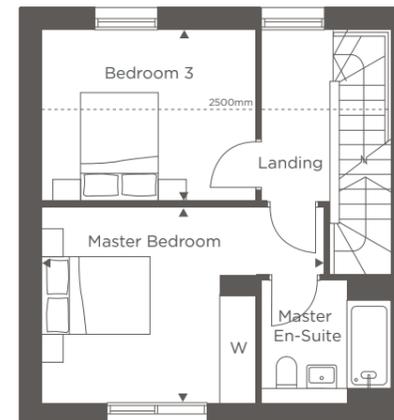
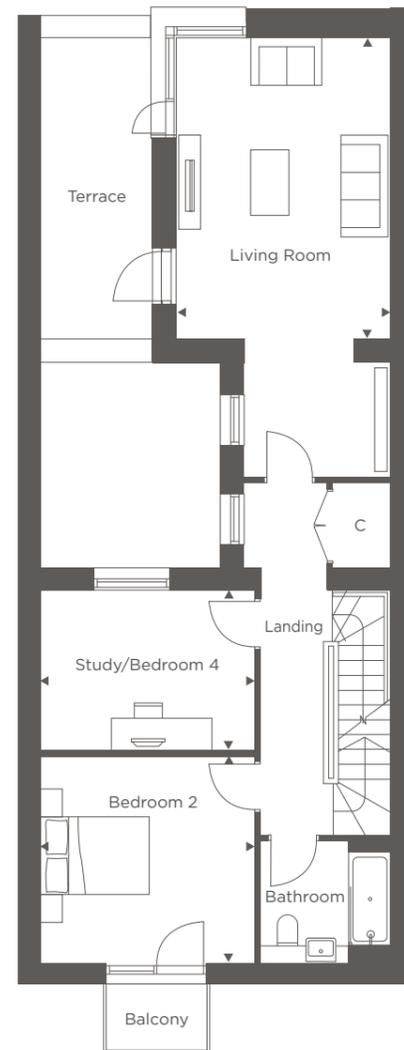
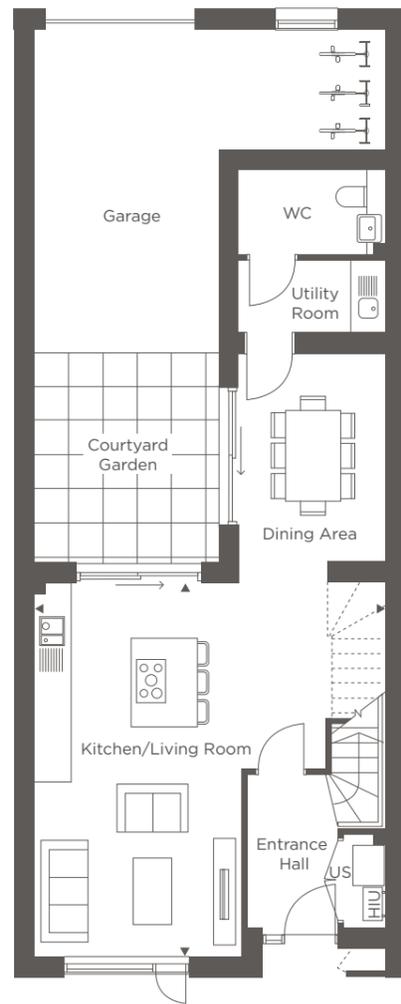
* Denotes end of terrace house. † Denotes handed to floorplan shown. Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard ☒ = Rooflight = Reduced ceiling height



The Courtyard

4 BEDROOM TERRACE
PLOTS 200*, 201, 202, 203 & 204



GROUND FLOOR

| | | |
|---------------------|---------------|---------------|
| Kitchen/Living Room | 6.30m x 6.70m | 20'7" x 22'0" |
| Dining Area | 2.60m x 3.70m | 8'5" x 12'1" |

FIRST FLOOR

| | | |
|-----------------|---------------|---------------|
| Living Room | 3.80m x 5.40m | 12'5" x 17'7" |
| Study/Bedroom 4 | 2.90m x 3.90m | 9'5" x 12'8" |
| Bedroom 2 | 3.70m x 3.90m | 12'1" x 12'8" |

SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.50m x 5.10m | 11'5" x 16'7" |
| Bedroom 3 | 3.10m x 3.90m | 10'2" x 12'8" |

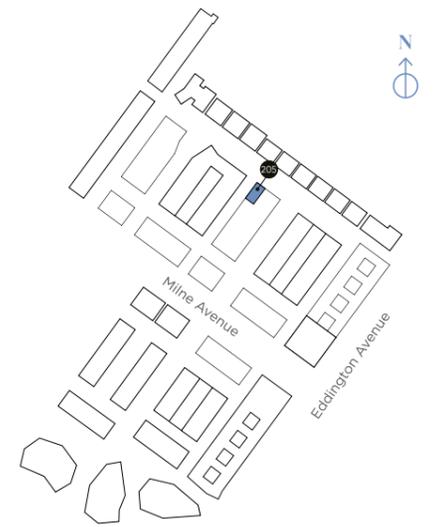
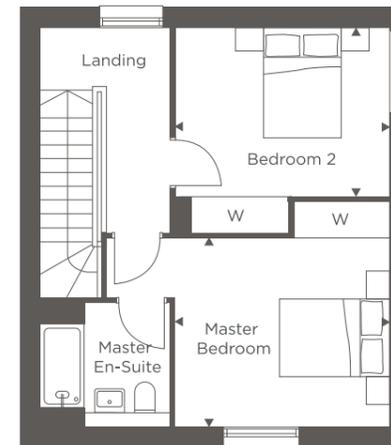
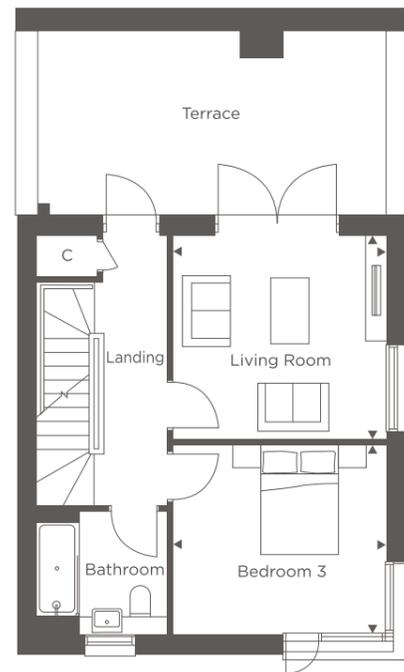
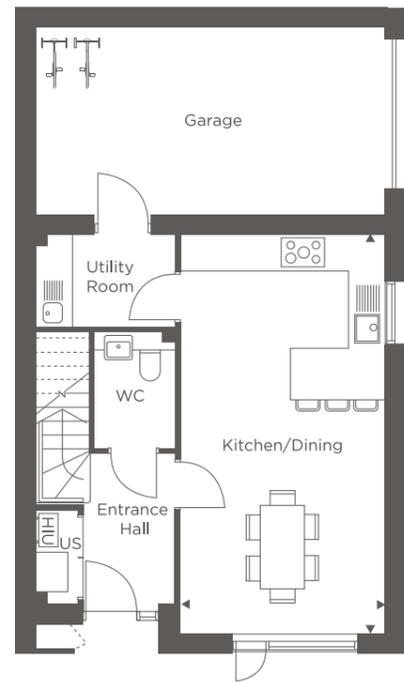
* Denotes end of terrace house.
Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



The Clemetson

3 BEDROOM END OF TERRACE
PLOT 205



GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 3.50m x 7.20m | 11'5" x 23'6" |
|----------------|---------------|---------------|

FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 3.70m x 3.80m | 12'1" x 12'5" |
| Bedroom 3 | 3.40m x 3.80m | 11'2" x 12'5" |

SECOND FLOOR

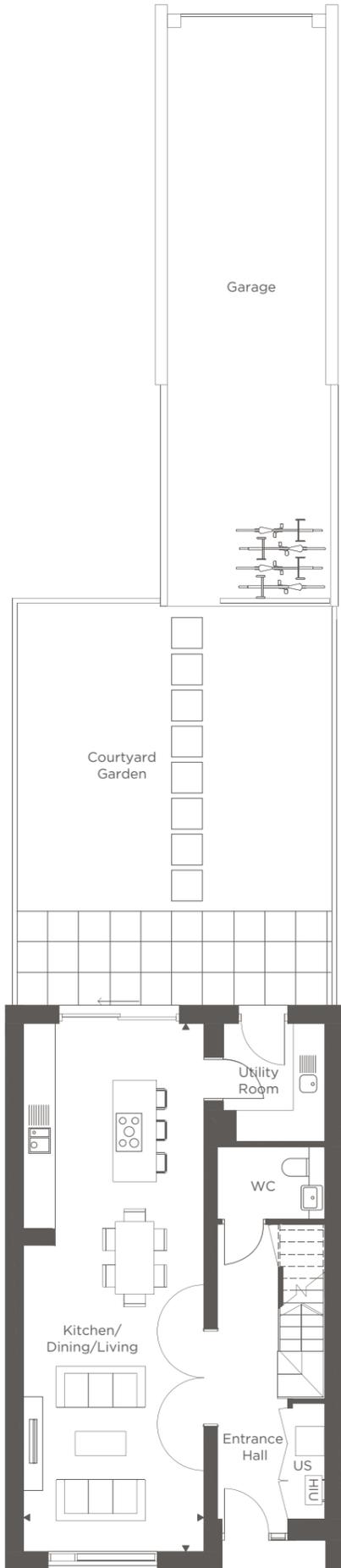
| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.40m x 3.80m | 11'2" x 12'5" |
| Bedroom 2 | 3.00m x 3.80m | 9'8" x 12'5" |

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard



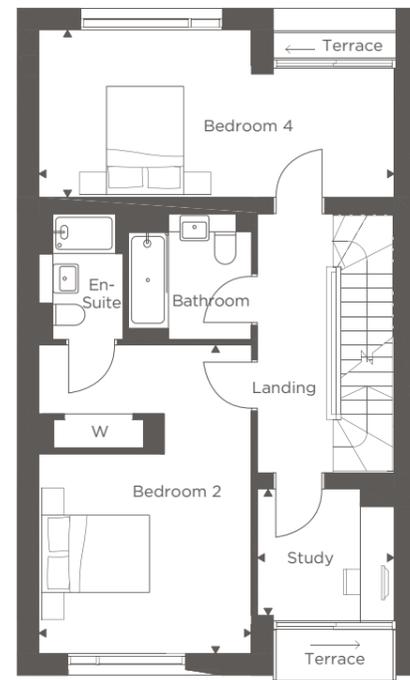
The Milne

4 BEDROOM TERRACE
PLOTS 44, 45, 46, 47, 48,
49*, 62, 63, 64 & 65*



GROUND FLOOR

Kitchen/Dining/Living 3.70m x 10.90m 12'1" x 35'10"



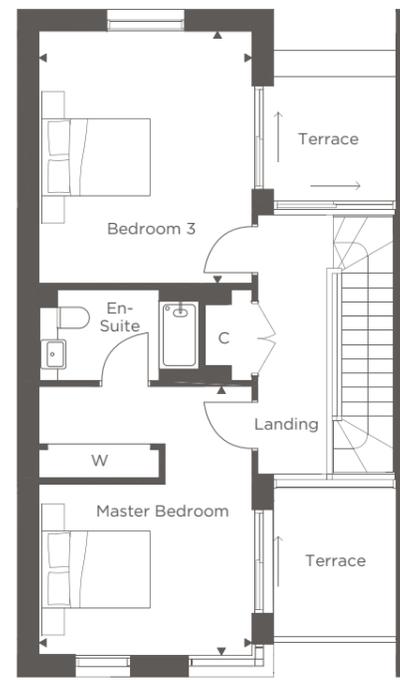
FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 2 | 3.70m x 5.40m | 12'1" x 17'9" |
| Bedroom 4 | 2.90m x 6.20m | 9'6" x 20'4" |
| Study | 2.20m x 2.35m | 7'3" x 7'9" |

* Denotes end of terrace house.
Window variations apply to some plots - see Sales Consultant for details.



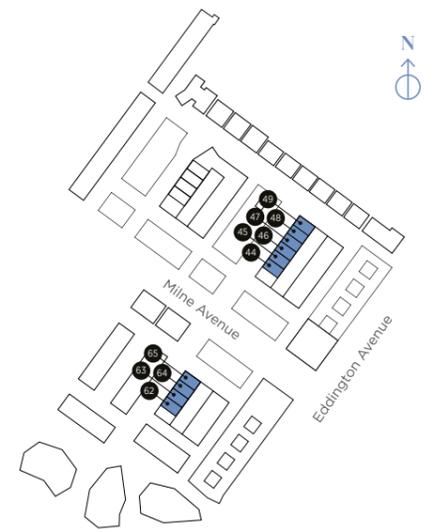
Computer generated image of The Milne



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.70m x 4.70m | 12'1" x 15'5" |
| Bedroom 3 | 3.70m x 4.40m | 12'1" x 14'5" |

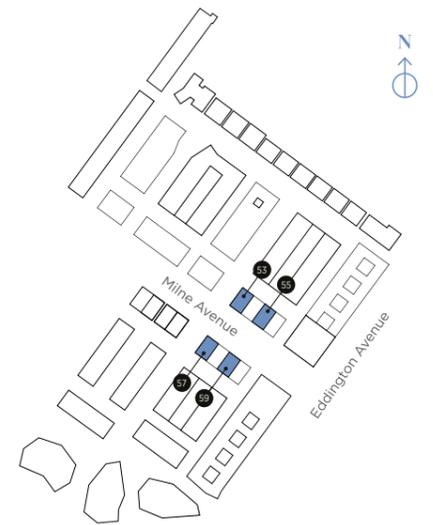
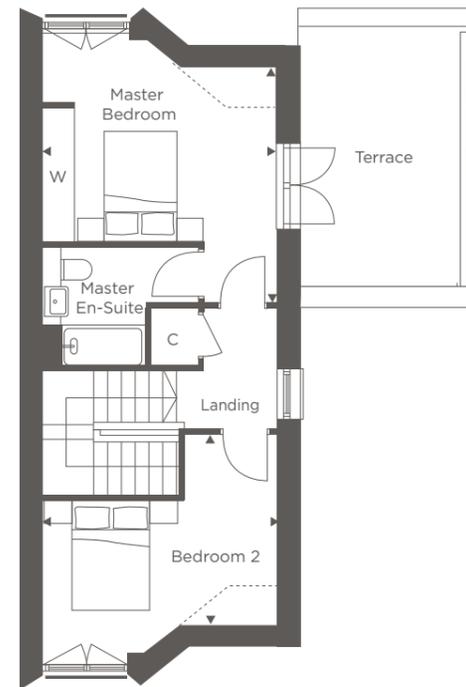
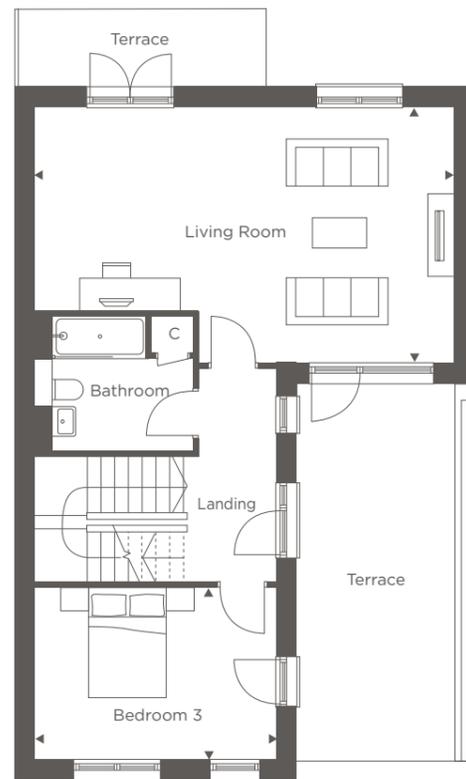
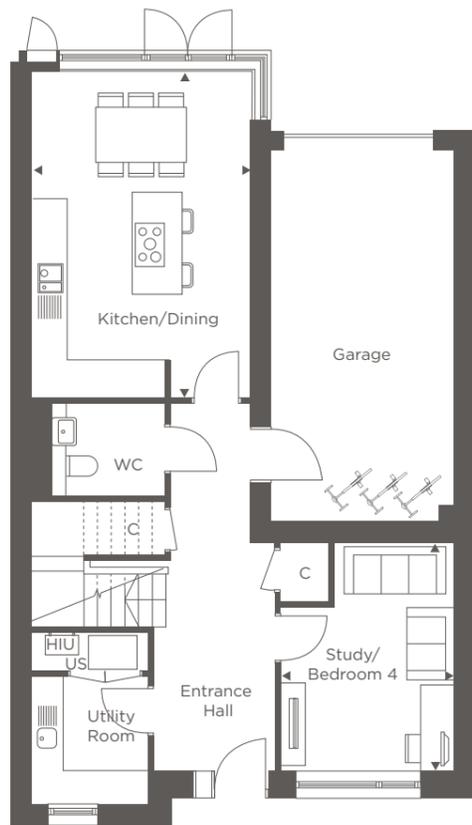
US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard





The Leys

4 BEDROOM TERRACE
53*, 55, 57*+ & 59+



GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Kitchen/Dining | 3.95m x 5.85m | 13'0" x 19'2" |
| Study/Bedroom 4 | 3.15m x 4.10m | 10'4" x 13'4" |

FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 4.60m x 7.65m | 15'1" x 25'1" |
| Bedroom 3 | 3.00m x 4.40m | 9'8" x 14'4" |

SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.20m x 4.40m | 13'9" x 14'4" |
| Bedroom 2 | 3.55m x 4.20m | 11'6" x 13'9" |

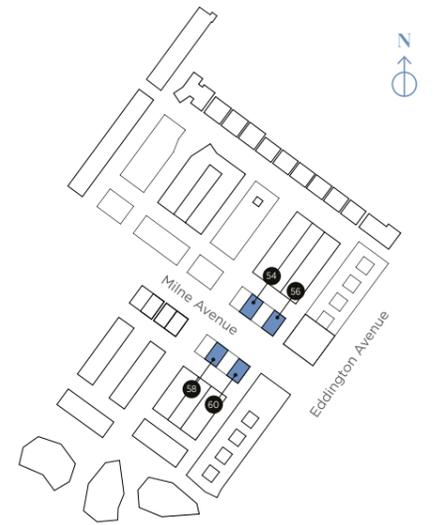
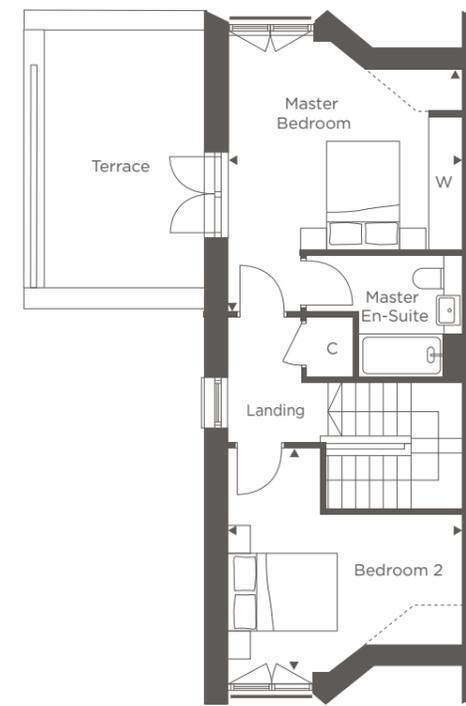
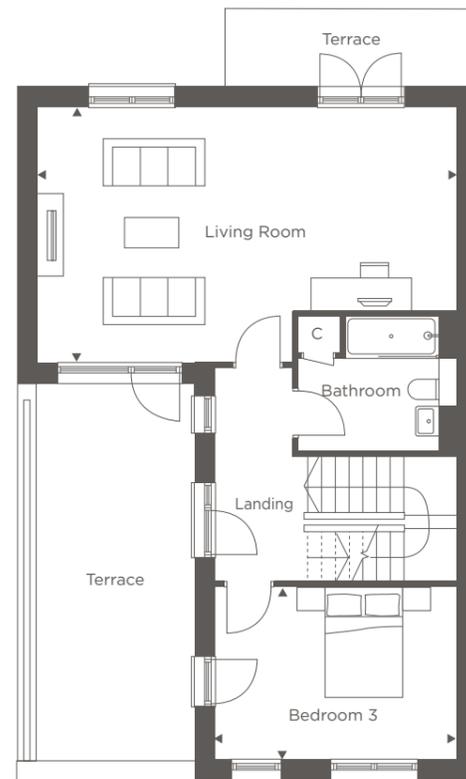
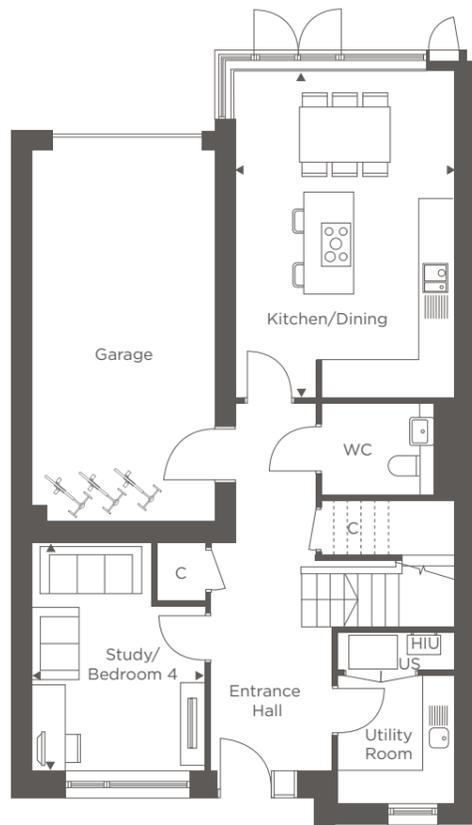
*Denotes end of terrace house. *Denotes handed to floorplan shown.
Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



The Garrod

4 BEDROOM TERRACE
54, 56*, 58† & 60*†



GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Kitchen/Dining | 3.95m x 5.85m | 13'0" x 19'2" |
| Study/Bedroom 4 | 3.15m x 4.10m | 10'4" x 13'4" |

FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 4.60m x 7.65m | 15'1" x 25'1" |
| Bedroom 3 | 3.00m x 4.40m | 9'8" x 14'4" |

SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.30m x 5.05m | 14'1" x 16'5" |
| Bedroom 2 | 4.20m x 4.30m | 13'9" x 14'1" |

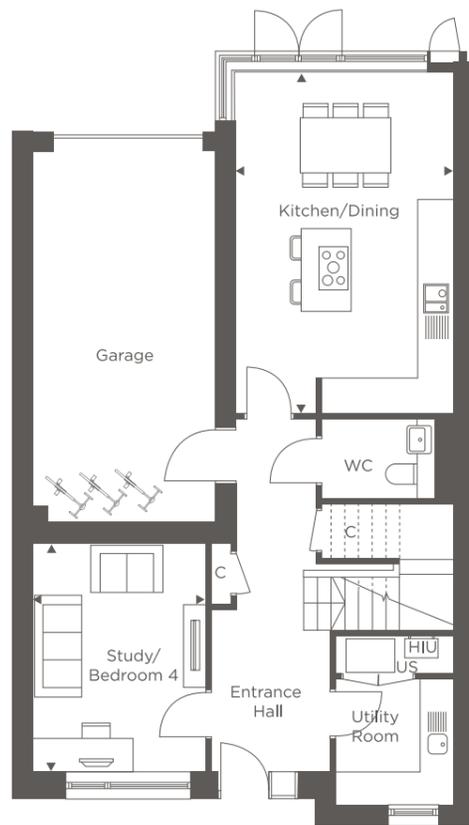
*Denotes end of terrace house. †Denotes handed to floorplan shown.
Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



The Appleton

4 BEDROOM TERRACE 181* & 183



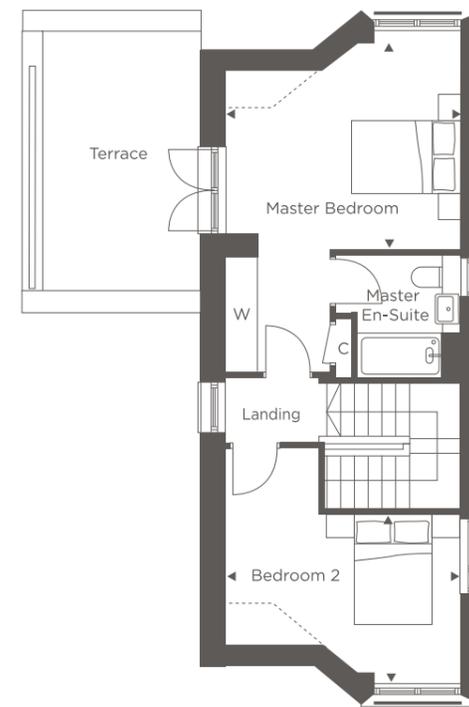
GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Kitchen/Dining | 3.95m x 5.95m | 13'0" x 19'5" |
| Study/Bedroom 4 | 3.10m x 4.10m | 10'2" x 13'4" |



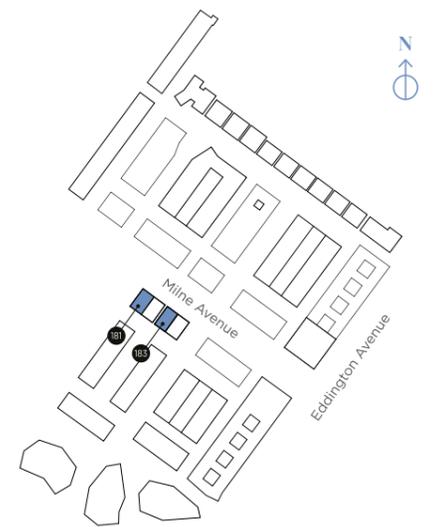
FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 4.60m x 7.60m | 15'1" x 24'9" |
| Bedroom 3 | 3.00m x 4.40m | 9'8" x 14'4" |



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.90m x 4.20m | 12'8" x 13'8" |
| Bedroom 2 | 3.00m x 4.20m | 9'8" x 13'8" |



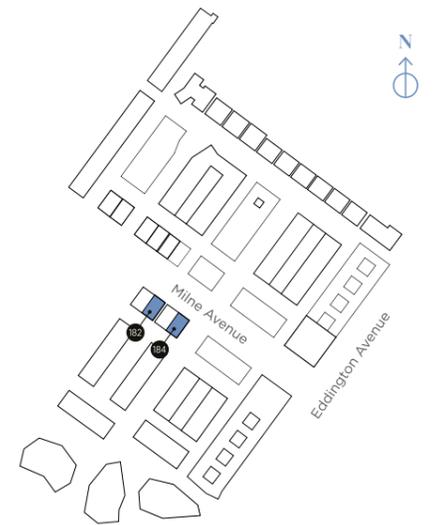
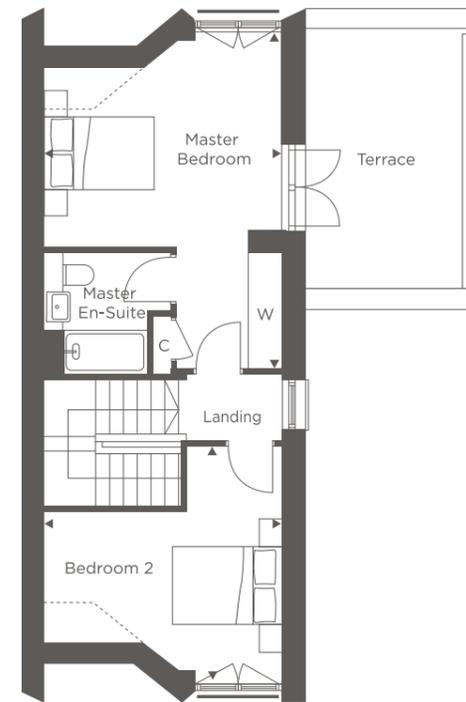
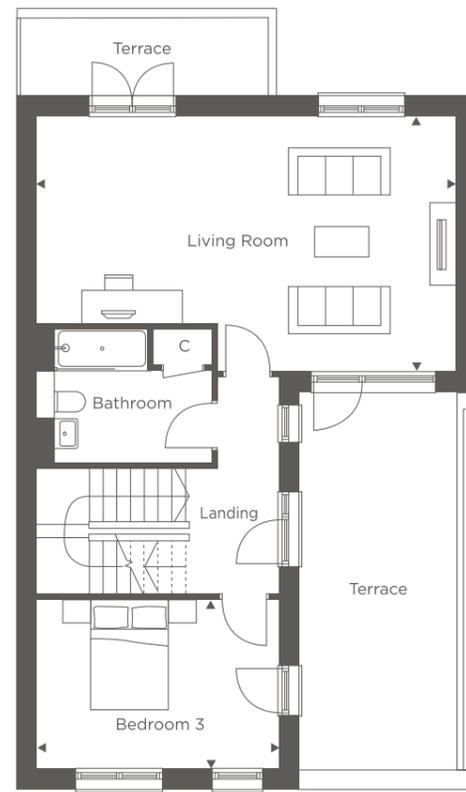
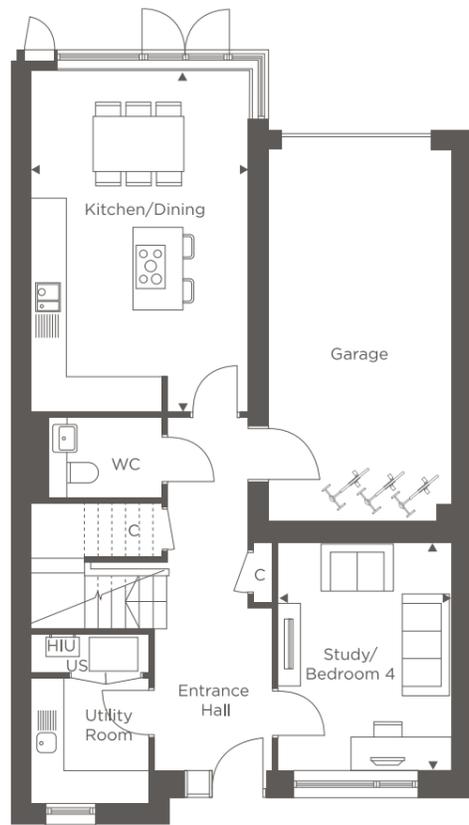
*End of terrace house.
Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



The Kendal

4 BEDROOM TERRACE PLOTS 182 & 184*



GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Kitchen/Dining | 3.95m x 5.95m | 13'0" x 19'5" |
| Study/Bedroom 4 | 3.10m x 4.10m | 10'2" x 13'4" |

FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 4.60m x 7.60m | 15'1" x 24'9" |
| Bedroom 3 | 3.00m x 4.40m | 9'8" x 14'4" |

SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.20m x 6.00m | 13'8" x 19'7" |
| Bedroom 2 | 4.20m x 4.20m | 13'8" x 13'8" |

*End of terrace house.

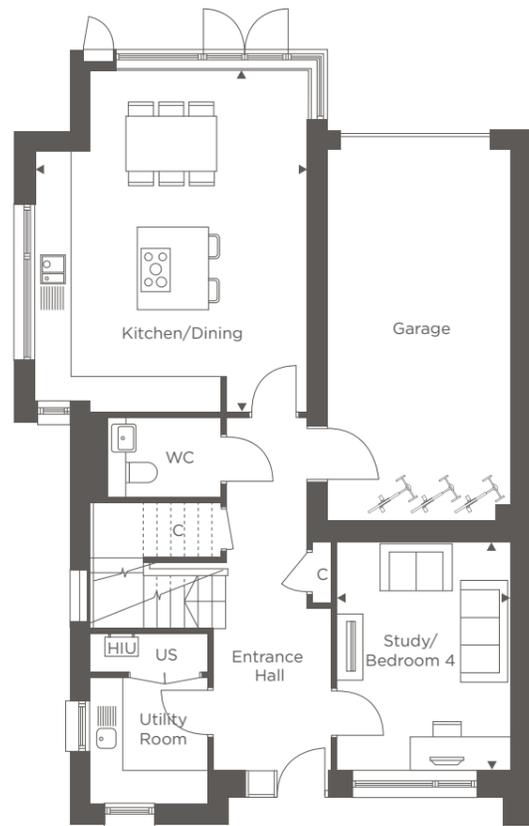
Window variations and minor layout changes apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



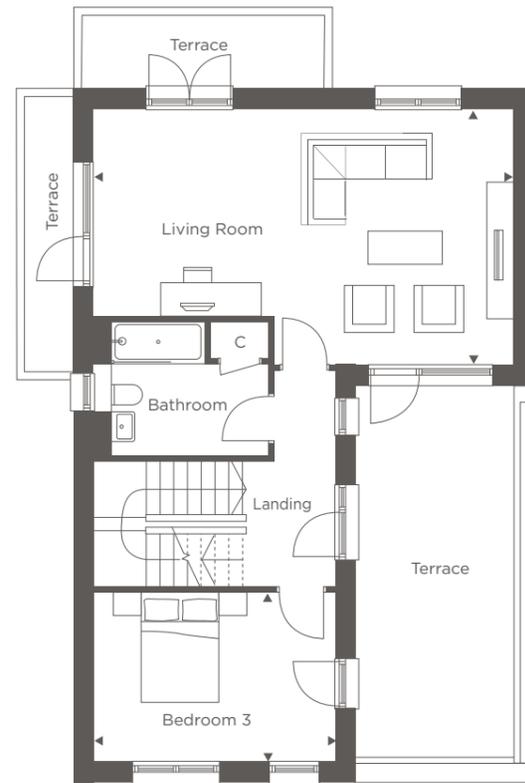
The Burkitt

4 BEDROOM SEMI-DETACHED
185



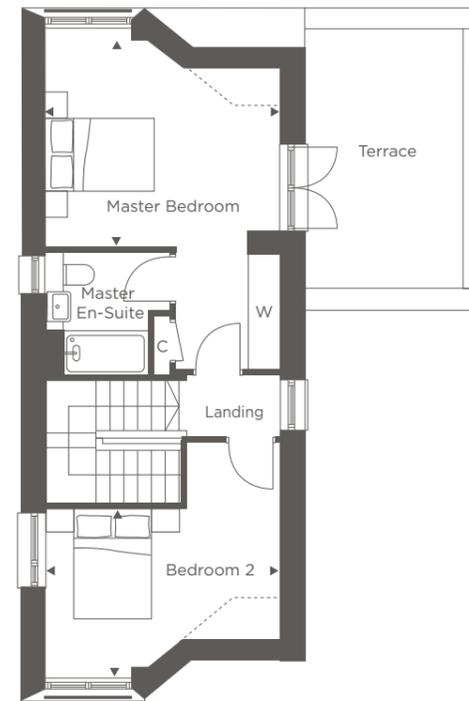
GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Kitchen/Dining | 4.95m x 6.20m | 16'2" x 19'7" |
| Study/Bedroom 4 | 3.15m x 4.10m | 10'4" x 13'4" |



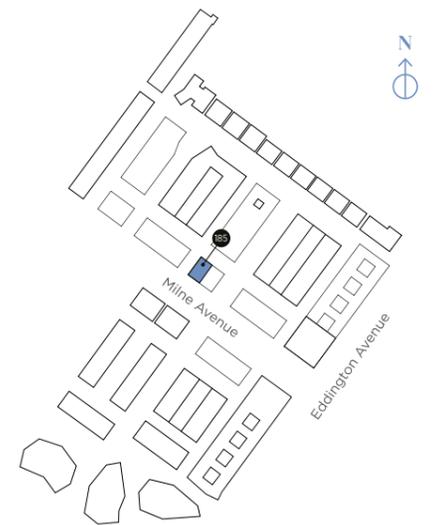
FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 4.60m x 7.65m | 15'1" x 25'1" |
| Bedroom 3 | 3.00m x 4.40m | 9'8" x 14'4" |



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.20m x 5.45m | 13'9" x 17'8" |
| Bedroom 2 | 3.55m x 4.20m | 11'6" x 13'9" |

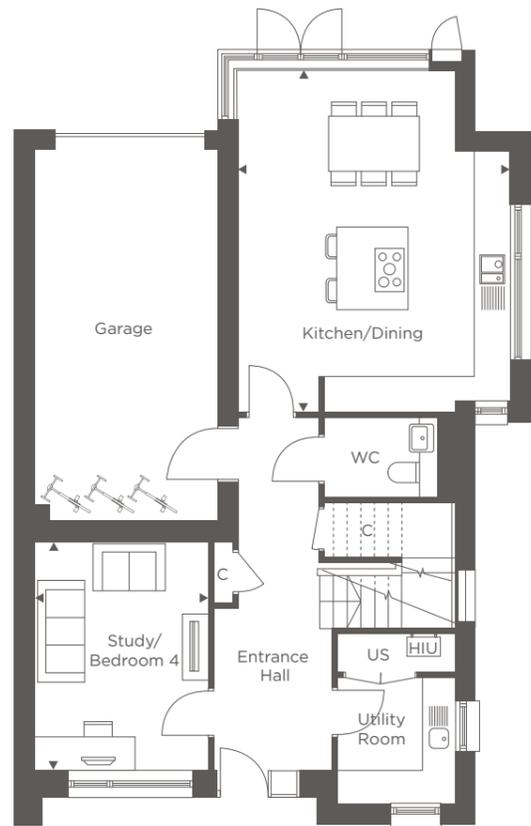


US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



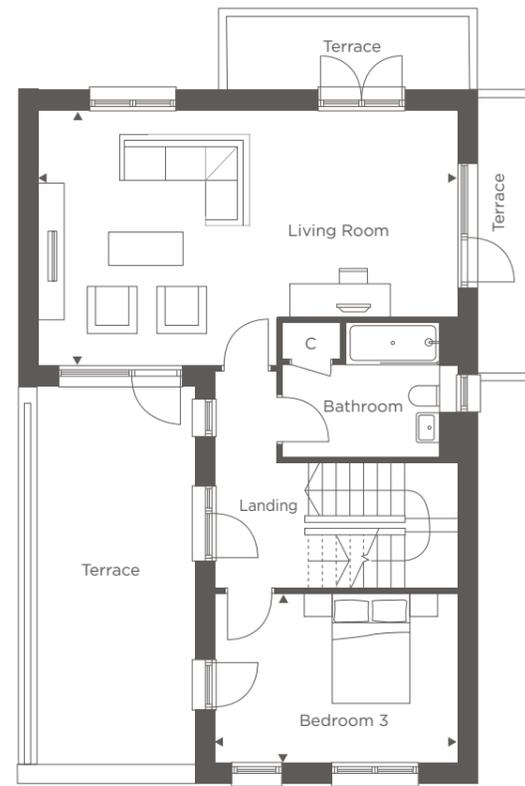
The Swirles

4 BEDROOM SEMI-DETACHED
186



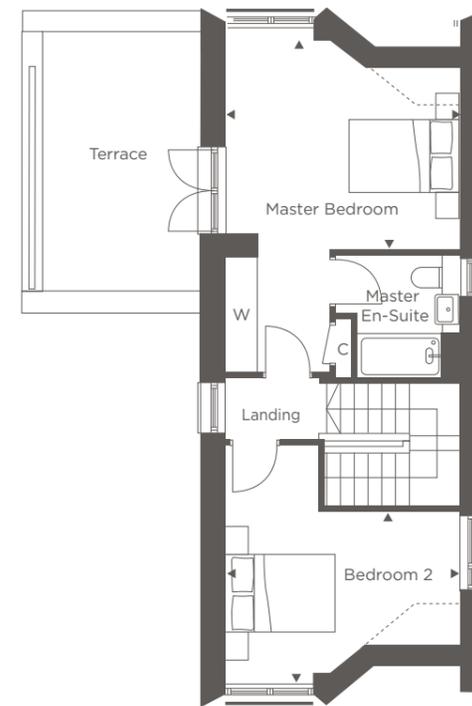
GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Kitchen/Dining | 4.95m x 6.20m | 16'2" x 19'7" |
| Study/Bedroom 4 | 3.15m x 4.10m | 10'4" x 13'4" |



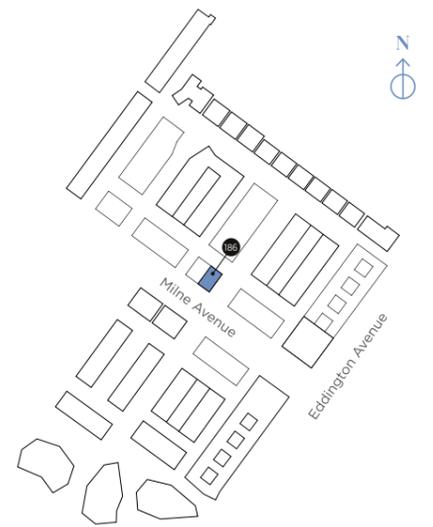
FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 4.60m x 7.65m | 15'1" x 25'1" |
| Bedroom 3 | 3.00m x 4.40m | 9'8" x 14'4" |



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.20m x 6.25m | 13'9" x 20'5" |
| Bedroom 2 | 4.20m x 4.25m | 13'9" x 13'9" |



US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height

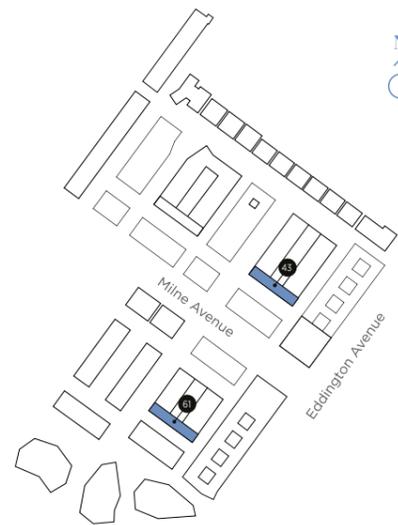


The Annex

4 BEDROOM END OF TERRACE PLOTS 43 & 61



Computer generated image of The Annex



GROUND FLOOR

| | | |
|-----------------|---------------|----------------|
| Kitchen/Dining | 4.85m x 5.00m | 15'11" x 16'5" |
| Study/Bedroom 4 | 2.45m x 3.90m | 8'0" x 12'10" |

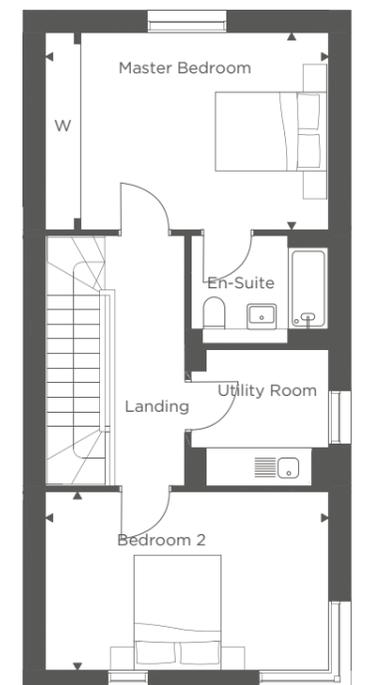
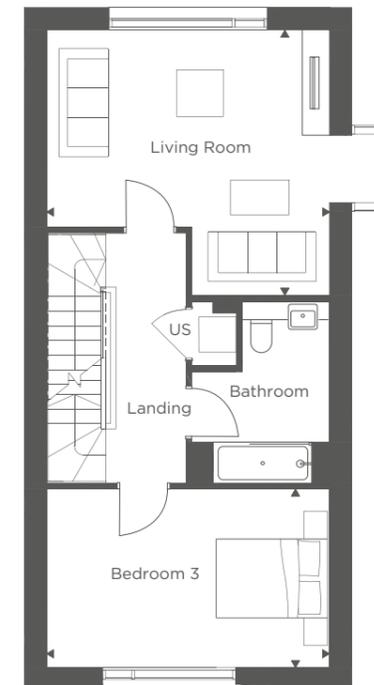
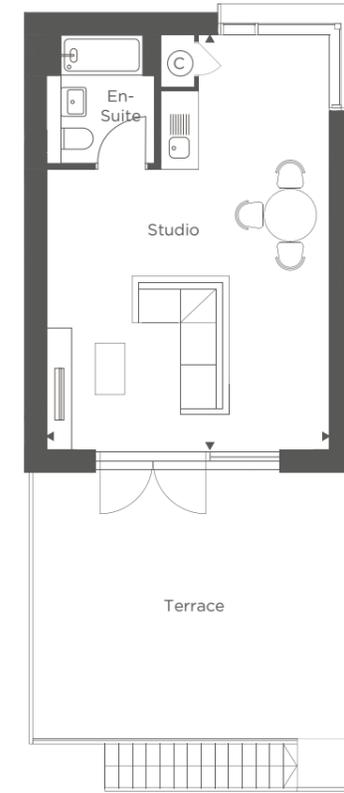
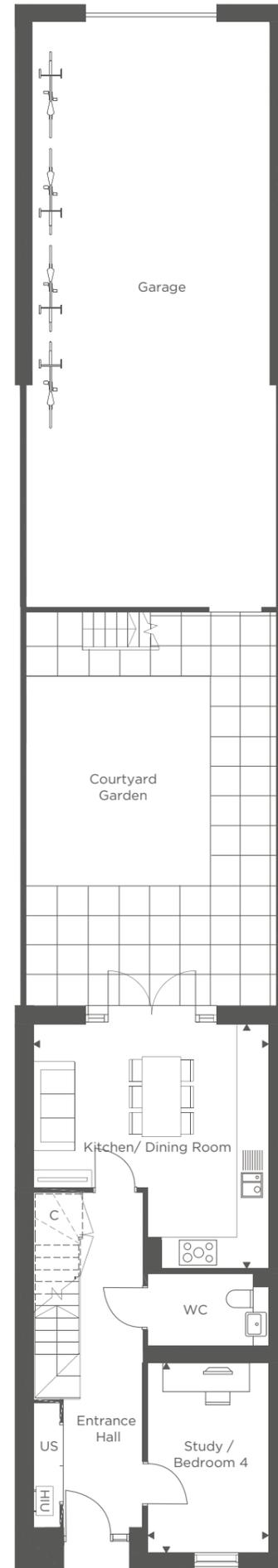
FIRST FLOOR

| | | |
|-------------|---------------|----------------|
| Living Room | 4.50m x 4.85m | 14'9" x 15'11" |
| Bedroom 3 | 3.00m x 4.85m | 9'10" x 15'11" |
| Studio | 4.85m x 7.10m | 15'11" x 23'4" |

SECOND FLOOR

| | | |
|----------------|---------------|----------------|
| Master Bedroom | 3.35m x 4.85m | 11'0" x 15'11" |
| Bedroom 2 | 3.00m x 4.85m | 9'10" x 15'11" |

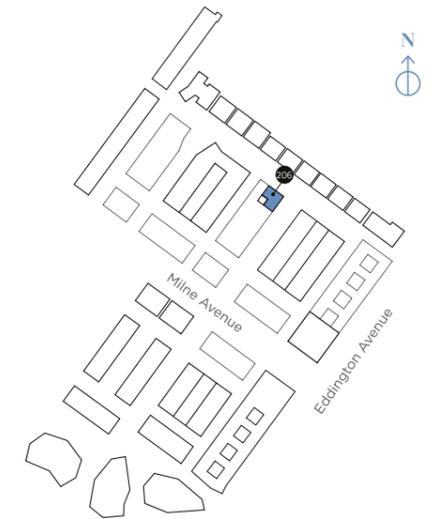
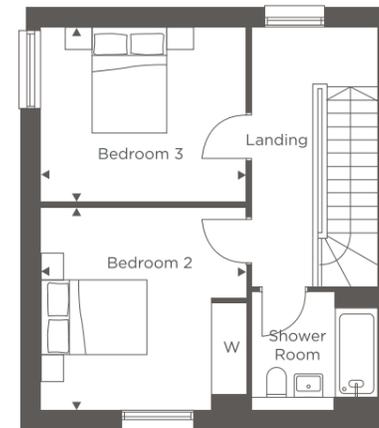
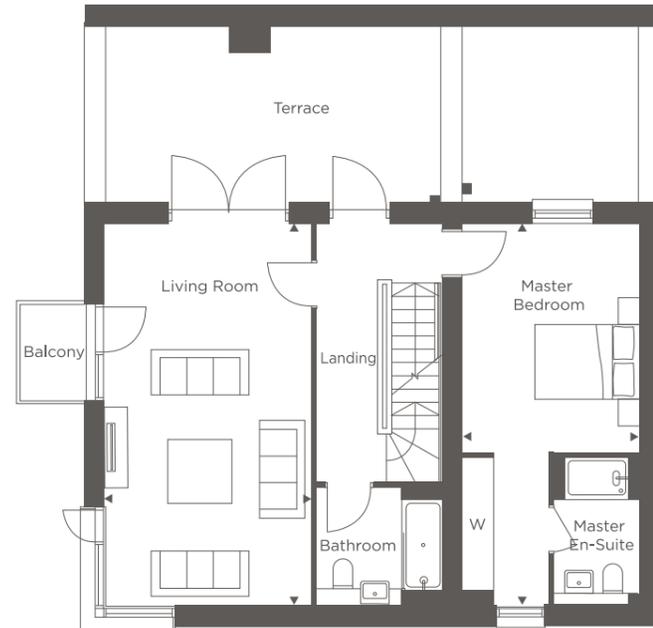
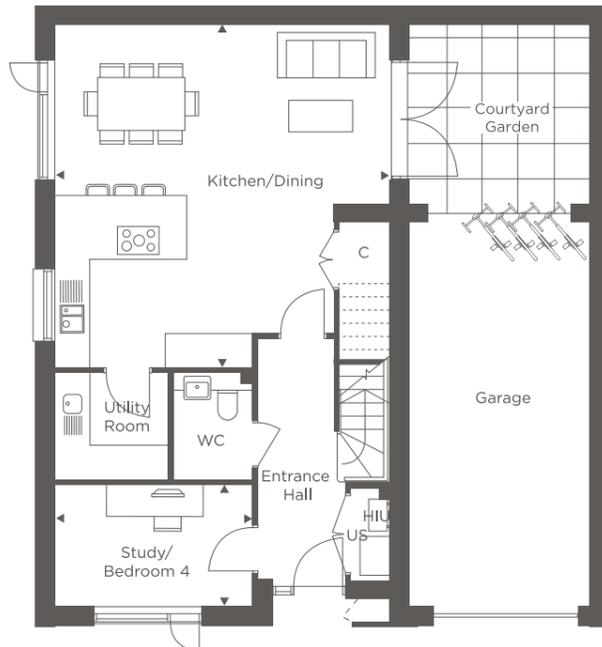
US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard C = Hot Water Cylinder





The Whittle

4 BEDROOM END OF TERRACE
PLOT 206



GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Kitchen/Dining | 6.40m x 6.30m | 21'0" x 20'7" |
| Study/Bedroom 4 | 2.20m x 3.70m | 7'2" x 12'1" |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Living | 7.20m x 3.90m | 23'6" x 12'8" |
| Master Bedroom | 7.20m x 3.30m | 23'6" x 10'8" |

SECOND FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 2 | 3.80m x 3.90m | 12'5" x 12'8" |
| Bedroom 3 | 3.30m x 3.90m | 10'8" x 12'8" |

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard



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