

CHATSWORTH
PLACE
I M P I N G T O N

CHATSWORTH PLACE – SPACE TO GROW



Chatsworth Place is an exclusive collection of just 16 new private homes by award-winning five star housebuilder, Hill. These stunning two, three, four and five bedroom homes are contemporary in style and make the most of natural light. Situated in the heart of the thriving local community of Impington, Chatsworth Place is just five miles from the centre of Cambridge, with exceptional links to the city and beyond.

Impington and neighbouring Histon share a proud history of home-grown businesses. Chatsworth Place was previously the original site of Unwins Seeds which is now a household name, made famous by its sweet peas. Today the area remains a hub of entrepreneurial makers and producers, schools receive glowing reports and eateries are top-rated. This thriving community, along with the peaceful haven of your neighbourhood, makes Chatsworth Place the perfect space to grow.

TWO THRIVING VILLAGES, ONE GREAT COMMUNITY

From the character of the buildings that line the approach to Chatsworth Place, it is clear that Impington and Histon are villages steeped in history. Both are mentioned in the Domesday Book with some lanes being dated as prehistoric.

When it comes to taking a stroll through the villages themselves, there are all the amenities you need plus many hidden gems. For culinary delights, The Boot in Histon, whose menus are devised from chef patron Raymond Blanc, strikes a beautiful balance between family pub and somewhere special to celebrate, offering seasonal menus, cosy but contemporary décor, a great wine cellar and receiving outstanding reviews. For an independent community café, you can't get much better than The Geographer – which offers eat-in or take-away freshly-made drinks, meals and snacks – as well as a vast array of sustainable and eco-friendly gifts and treats made by other local businesses.

All schools receive glowing Ofsted reviews, with Histon and Impington Junior School having a proud history of Outstanding ratings. The iconic Impington Village College is not only highly rated by Ofsted for its secondary education, but also serves the community with adult education classes, sports centre and swimming pool. When it comes to extra-curricular pastimes, there is a highly active community which organises events and activities such as Farmers Markets and charity runs; while Histon Football Club plays both non-league and in the Southern Football League and the recreation ground is home to a group of football clubs for children as well as Histon Cricket Club.

And when city-life calls, whether for commuting, shopping or an evening out, all that Cambridge has to offer can be easily reached by bus, car or indeed bicycle – via the cities network of cycle routes.



Top Left: The Boot, Histon Cambridgeshire; Centre Left: Guided Busway, Cambridge; Bottom Left: Histon Football Club, Histon, Cambridge; Right: Histon, Cambridgeshire



Left: Kings College, Cambridge City Centre; Top Right: Rose Crescent, Cambridge City Centre; Centre Right: Cambridge University Botanic Garden; Bottom Right: Milton Country Park, Cambridge

LOSE YOURSELF IN THE CITY, FIND YOURSELF IN THE COUNTRYSIDE

In addition to its iconic architecture and culture, Cambridge offers world-class shopping, entertainment and leisure.

From the historic open-air market to boutique shops and cafés down cobbled lanes to Michelin star restaurants and every major brand you can think of, you can while away a day, afternoon or evening.

Getting around is easy too as there are plenty of bus stops within easy walking distance of your home and buses into Cambridge run every few minutes, whether via the traditional bus service or the guided busway. Alternatively, you can take a leisurely bike ride and find yourself in the heart of the city within 20 minutes.

The world-renowned Science and Business parks and Cambridge city centre are home to many of the UK's major employers such as AstraZeneca and Apple. If work takes you further afield, Cambridge North Train Station runs services to London Kings Cross, Stansted Airport, London Liverpool Street, Norwich and Stevenage which links to the North. For road links, you are well served for road links to A14, M11 and A10 all just minutes away.

For day trips with friends or family, Europe's largest air museum, the Imperial War Museum Duxford is less than 14 miles away. For nature lovers, the Botanic Gardens are less than 5 miles away offering a beautiful collection of over 8,000 plant species from all over the world. When it comes to blowing out the cobwebs, Milton Country Park is less than 4 miles away - with 95-acres of woodland, lakes for fishing and a popular café - it's the perfect place to watch the seasons change.

SITE PLAN

- 2 BEDROOM SEMI-DETACHED HOUSE
- 2 BEDROOM DETACHED HOUSE
- 4 BEDROOM LINK-DETACHED HOUSE
- 4 BEDROOM DETACHED HOUSE
- 5 BEDROOM LINK-DETACHED HOUSE
- 5 BEDROOM DETACHED HOUSE
- CUSTOMISED PROPERTY
(Please ask the sales team for more information)
- Affordable homes available through
South Cambridgeshire Council

- Brick wall
- Timber fence
- P

Pumping station

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



PLOTS 2 & 3*

2 BEDROOM SEMI-DETACHED HOUSE



GROUND FLOOR

Kitchen
3.05m x 3.85m 10'0" x 12'6"

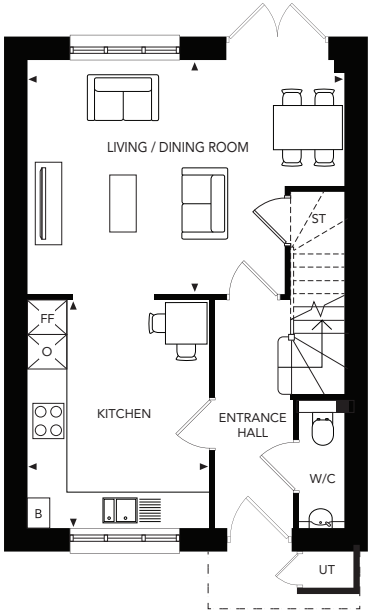
Living / Dining Room
5.45m x 3.95m 17'9" x 13'0"

FIRST FLOOR

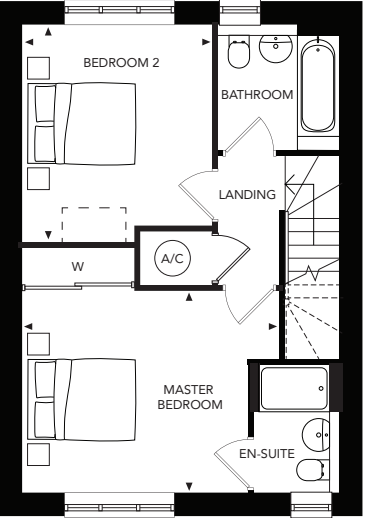
Master Bedroom
3.85m x 3.45m 12'6" x 11'3"

Bedroom 2
3.25m x 3.70m 10'7" x 12'1"

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.



GROUND FLOOR



FIRST FLOOR

* Plot 3 is handed to floor plans shown.
Measurements are maximum dimensions.

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD UT - UTILITIES CUPBOARD FF - FRIDGE FREEZER O - OVEN - - - - - INDICATIVE WARDROBE LOCATION

PLOT 16

2 BEDROOM DETACHED HOUSE



Computer generated image depicts plot 16

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GROUND FLOOR

Kitchen / Dining Room
3.25m x 3.50m 10'7" x 11'5"

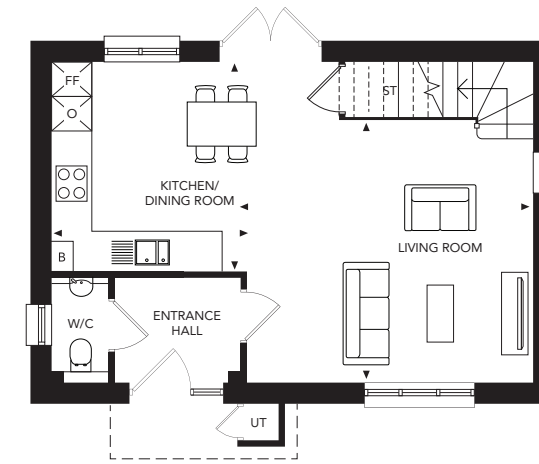
Living Room
4.80m x 4.45m 15'7" x 14'6"

FIRST FLOOR

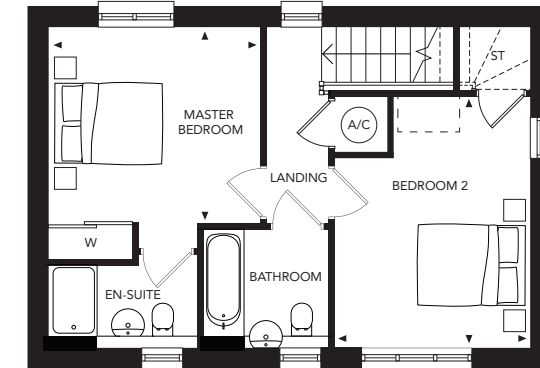
Master Bedroom
3.55m x 3.90m 11'6" x 12'8"

Bedroom 2
3.30m x 4.30m 10'8" x 14'1"

Measurements are maximum dimensions.



GROUND FLOOR



FIRST FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD UT - UTILITIES CUPBOARD FF - FRIDGE FREEZER O - OVEN - - - - - INDICATIVE WARDROBE LOCATION

PLOTS 4 & 5*

4 BEDROOM LINK-DETACHED HOUSE



Computer generated image depicts plot 4 & 5

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GROUND FLOOR

Kitchen
2.95m x 2.65m 9'7" x 8'7"

Dining / Family Room
2.90m x 6.20m 9'5" x 20'3"

Living Room
3.75m x 4.20m 12'3" x 13'8"

Utility Room
2.90m x 1.80m 9'5" x 5'9"

FIRST FLOOR

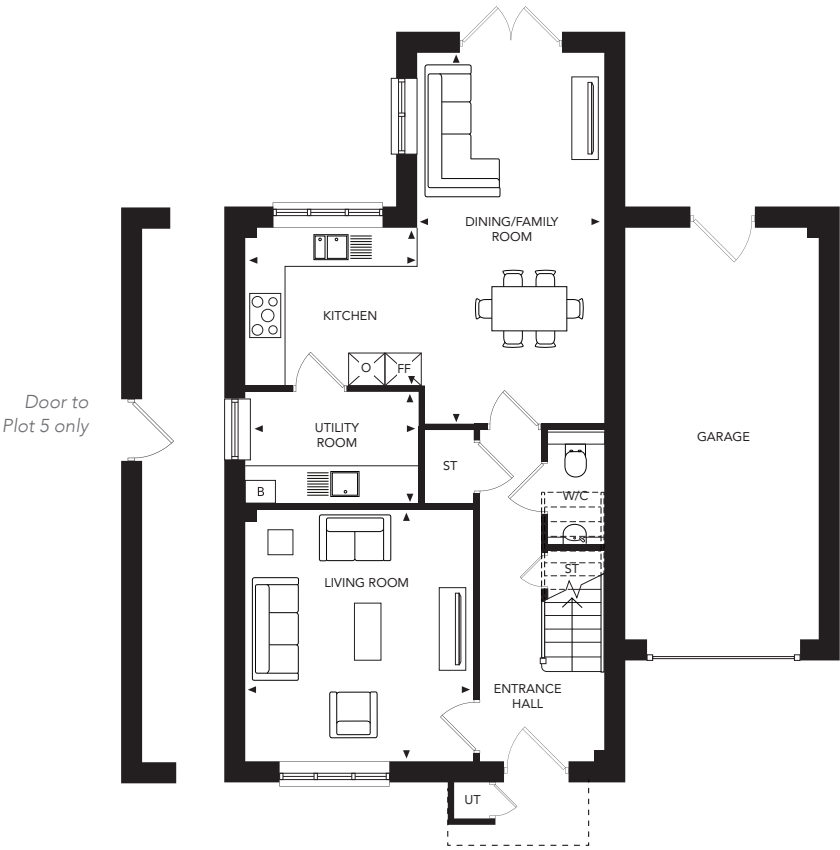
Master Bedroom
4.80m x 3.35m 15'7" x 11'0"

Bedroom 2
3.25m x 3.15m 10'7" x 10'3"

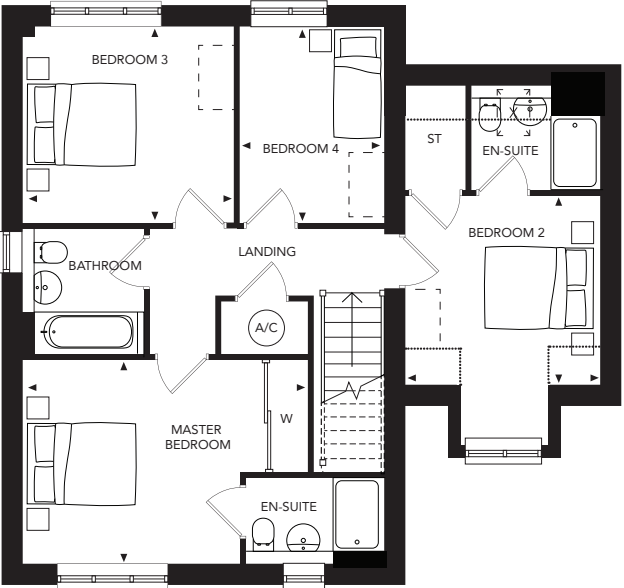
Bedroom 3
3.45m x 3.30m 11'3" x 10'8"

Bedroom 4
2.15m x 3.30m 7'1" x 10'8"

* Plot 5 is handed to floor plans shown.
Measurements are maximum dimensions.



GROUND FLOOR



FIRST FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD UT - UTILITIES CUPBOARD FF - FRIDGE FREEZER O - OVEN - - - - - INDICATIVE WARDROBE LOCATION

..... - 2.1M CEILING HEIGHT
X I - ROOF LIGHT

PLOTS 9 & 8*

5 BEDROOM LINK-DETACHED HOUSE



Computer generated image depicts plot 9 & 8

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GROUND FLOOR

Kitchen
2.85m x 2.65m 9'4" x 8'7"

Dining / Family Room
3.05m x 5.60m 10'0" x 18'4"

Living Room
3.85m x 4.20m 12'6" x 13'8"

Utility Room
2.90m x 1.80m 9'5" x 5'9"

FIRST FLOOR

Bedroom 2
3.25m x 5.25m 10'7" x 17'2"

Bedroom 3
5.95m x 3.35m 19'5" x 11'0"

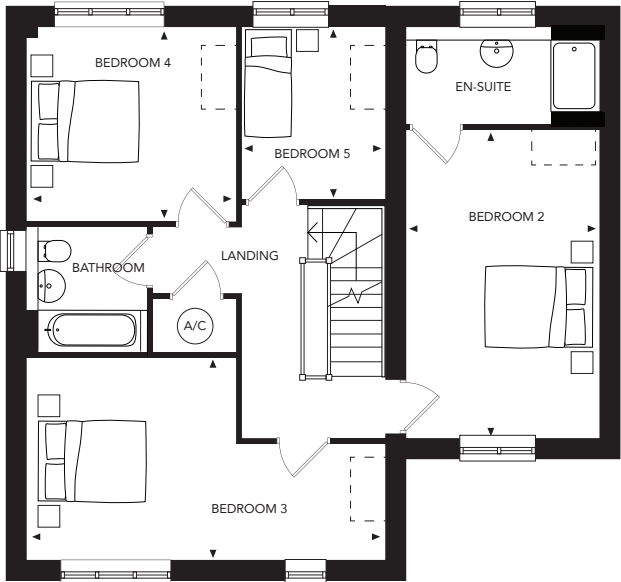
Bedroom 4
3.50m x 3.30m 11'5" x 10'8"

Bedroom 5
2.30m x 2.95m 7'5" x 9'7"

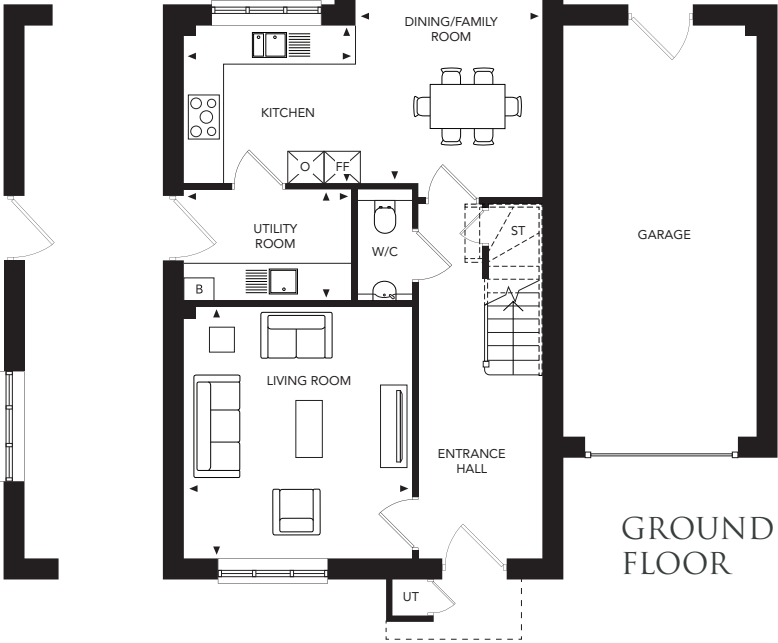
SECOND FLOOR

Master Bedroom
2.90m x 5.95m 9'5" x 19'5"

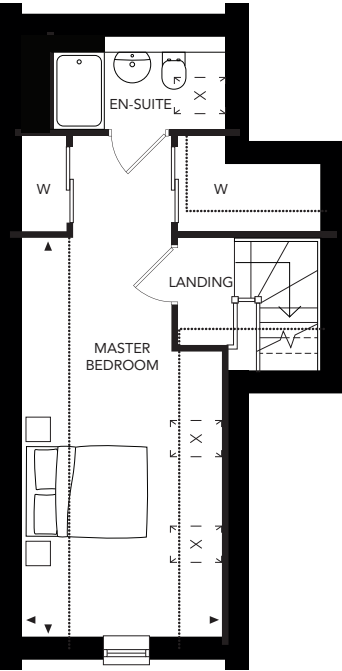
* Plot 8 is handed to floor plans shown.
Measurements are maximum dimensions.



FIRST FLOOR



SECOND FLOOR



ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD UT - UTILITIES CUPBOARD FF - FRIDGE FREEZER O - OVEN - - - - - INDICATIVE WARDROBE LOCATION

..... - 2.1M CEILING HEIGHT I X I - ROOF LIGHT

PLOTS 11 & 10*

5 BEDROOM LINK-DETACHED HOUSE



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GROUND FLOOR

Kitchen
2.85m x 2.65m 9'4" x 8'7"

Dining / Family Room
3.05m x 5.60m 10'0" x 18'4"

Living Room
3.85m x 4.20m 12'6" x 13'8"

Utility Room
2.90m x 1.80m 9'5" x 5'9"

FIRST FLOOR

Bedroom 2
3.25m x 5.25m 10'7" x 17'2"

Bedroom 3
5.95m x 3.35m 19'5" x 11'0"

Bedroom 4
3.50m x 3.30m 11'5" x 10'8"

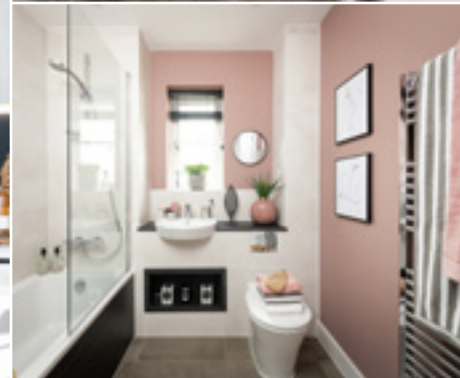
Bedroom 5
2.30m x 2.95m 7'5" x 9'7"

SECOND FLOOR

Master Bedroom
2.90m x 5.95m 9'5" x 19'5"

* Plot 10 is handed to floor plans shown.
Measurements are maximum dimensions.





SPECIFICATION

PLOTS 2-5, 8-11 & 16

KITCHEN

- Gloss kitchen units with soft close to doors and drawers
- Caesarstone worktops
- Ceramic hob with glass splashback
- Integrated single oven
- Integrated microwave or 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
- Integrated washer/dryer (in kitchen where no utility)

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

UTILITY ROOM (WHERE APPLICABLE)

- Units and worktops to complement kitchen
- Stainless steel under mounted sink with mixer tap
- Integrated washer/dryer

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

BATHROOM AND EN-SUITES

- Bath with shower over and glass screen to bathroom
- Low profile shower tray with glass shower door to en-suites
- Dark wood effect vanity top and matching bath panel where applicable
- 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/dining/living room, kitchen/dining/family room and utility room
- Carpet to separate living room, study, stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

DOORS & WINDOWS

- GRP front door with multi-point locking system
- High efficiency double glazed UPVC windows with matching patio doors, finished white inside
- Roof lights, where shown on floor plans are finished white internally and grey externally
- Up and over garage door where applicable

HEATING & WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- Gas fired boiler
- Hot water storage tank

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
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suites
- 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 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 a combination of buff bricks and wood effect cladding or render dependent on house type
- Plain slate grey concrete roof tiles
- PVC rain-water goods

WARRANTY

- 10 year NHBC warranty

A Management Company has been formed for Chatsworth Place 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 Chatsworth Place and will be required to pay a contribution towards the upkeep, repair and maintenance of these areas in the form of an annual estate charge.

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.

PLOTS 7 & 12*

4 BEDROOM DETACHED HOUSE



Computer generated image depicts plot 7

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GROUND FLOOR

Kitchen / Dining Room
6.55m x 3.60m 21'5" x 11'8"

Family Room
3.50m x 3.65m 11'5" x 12'0"

Living Room
4.35m x 4.50m 14'3" x 14'8"

Utility Room
3.30m x 1.85m 10'8" x 6'1"

FIRST FLOOR

Master Bedroom
3.75m x 4.75m 12'3" x 15'6"

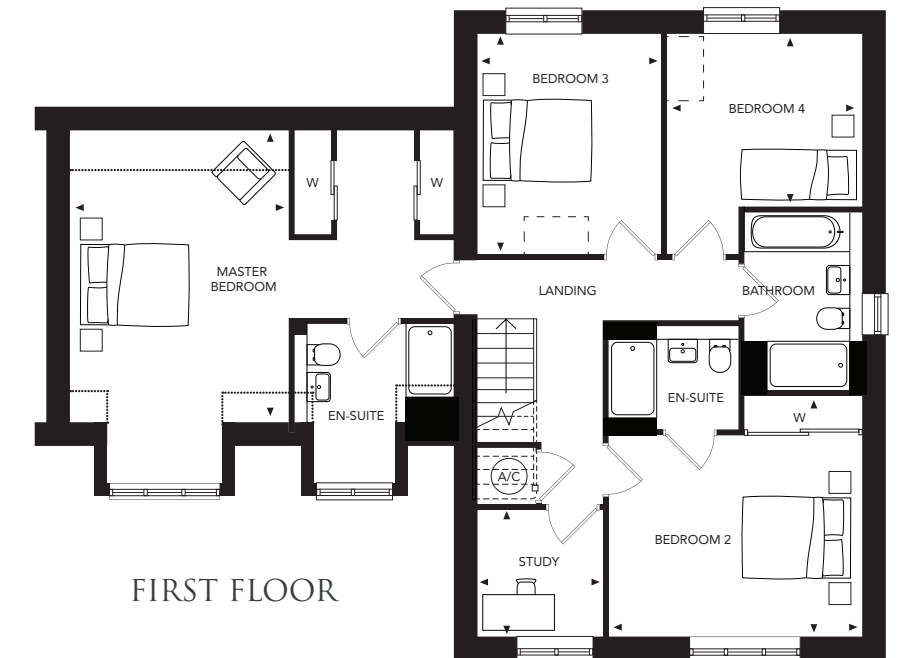
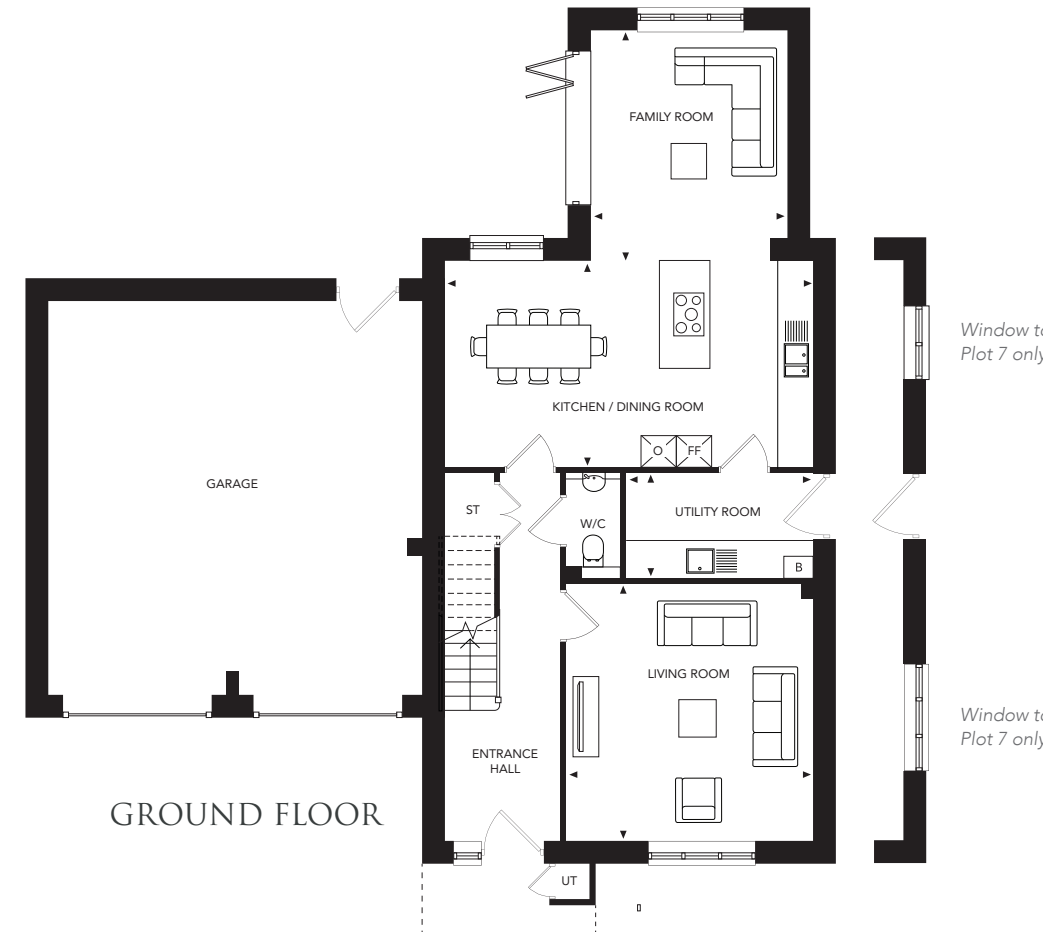
Bedroom 2
3.35m x 4.25m 11'0" x 13'9"

Bedroom 3
3.10m x 3.70m 10'2" x 12'1"

Bedroom 4
3.25m x 2.95m 10'7" x 9'7"

Study
2.10m x 2.10m 6'9" x 6'9"

* Plot 12 is handed to floor plans shown.
Measurements are maximum dimensions.



ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD UT - UTILITIES CUPBOARD FF - FRIDGE FREEZER O - OVEN - - - - - INDICATIVE WARDROBE LOCATION

..... - 2.1M CEILING HEIGHT

PLOT 13

4 BEDROOM DETACHED HOUSE



Computer generated image depicts plot 13

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GROUND FLOOR

Kitchen / Dining Room
6.55m x 3.60m 21'5" x 11'8"

Family Room
3.50m x 3.65m 11'5" x 12'0"

Living Room
4.35m x 4.50m 14'3" x 14'8"

Utility Room
3.30m x 1.85m 10'8" x 6'1"

FIRST FLOOR

Master Bedroom
3.75m x 4.75m 12'3" x 15'6"

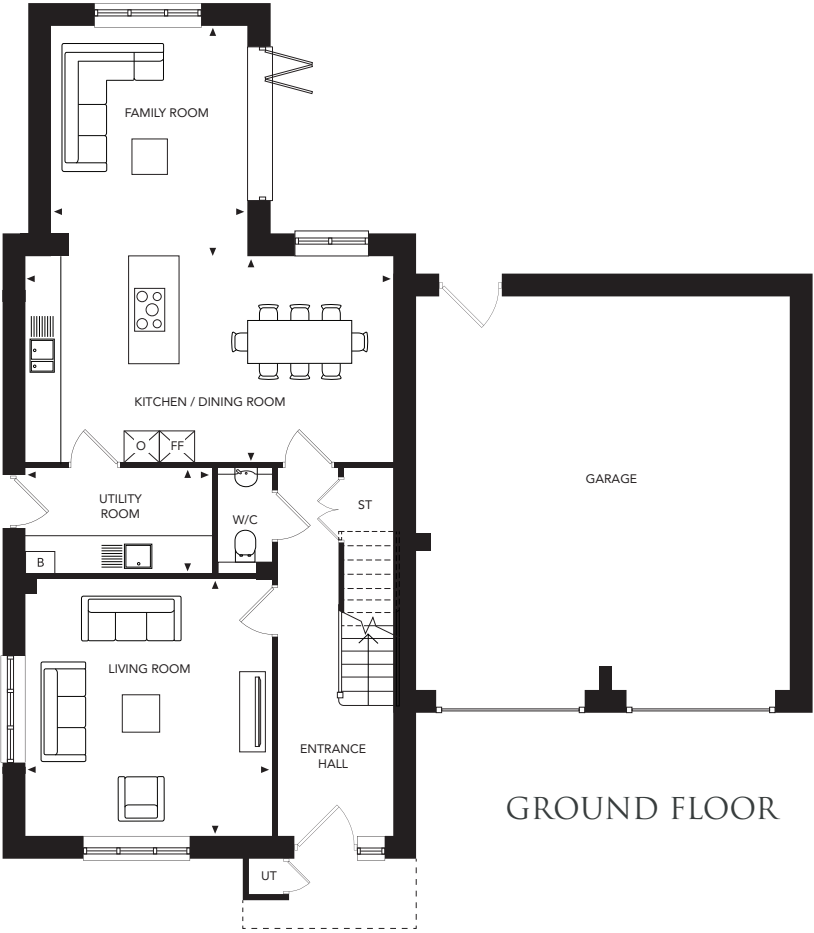
Bedroom 2
3.35m x 4.25m 11'0" x 13'9"

Bedroom 3
3.10m x 3.70m 10'2" x 12'1"

Bedroom 4
3.25m x 2.95m 10'7" x 9'7"

Study
2.10m x 2.10m 6'9" x 6'9"

Measurements are maximum dimensions.



ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD UT - UTILITIES CUPBOARD FF - FRIDGE FREEZER O - OVEN - - - - - INDICATIVE WARDROBE LOCATION

..... - 2.1M CEILING HEIGHT

PLOTS 6 & 15*

5 BEDROOM DETACHED HOUSE



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GROUND FLOOR

Kitchen / Dining Room
3.85m x 8.20m 12'6" x 26'9"

Family Room
3.50m x 3.85m 11'5" x 12'6"

Living Room
4.15m x 5.10m 13'6" x 16'7"

Study
2.90m x 2.95m 9'5" x 9'7"

Utility Room
2.50m x 2.15m 8'2" x 7'1"

FIRST FLOOR

Master Bedroom
3.75m x 5.20m 12'3" x 17'1"

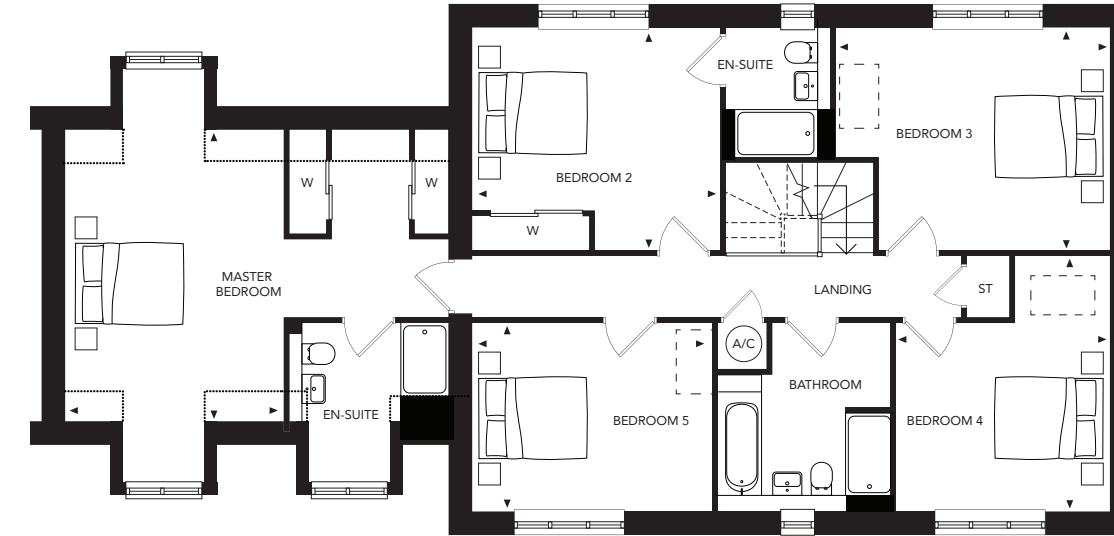
Bedroom 2
4.15m x 3.75m 13'6" x 12'3"

Bedroom 3
4.65m x 3.75m 15'3" x 12'3"

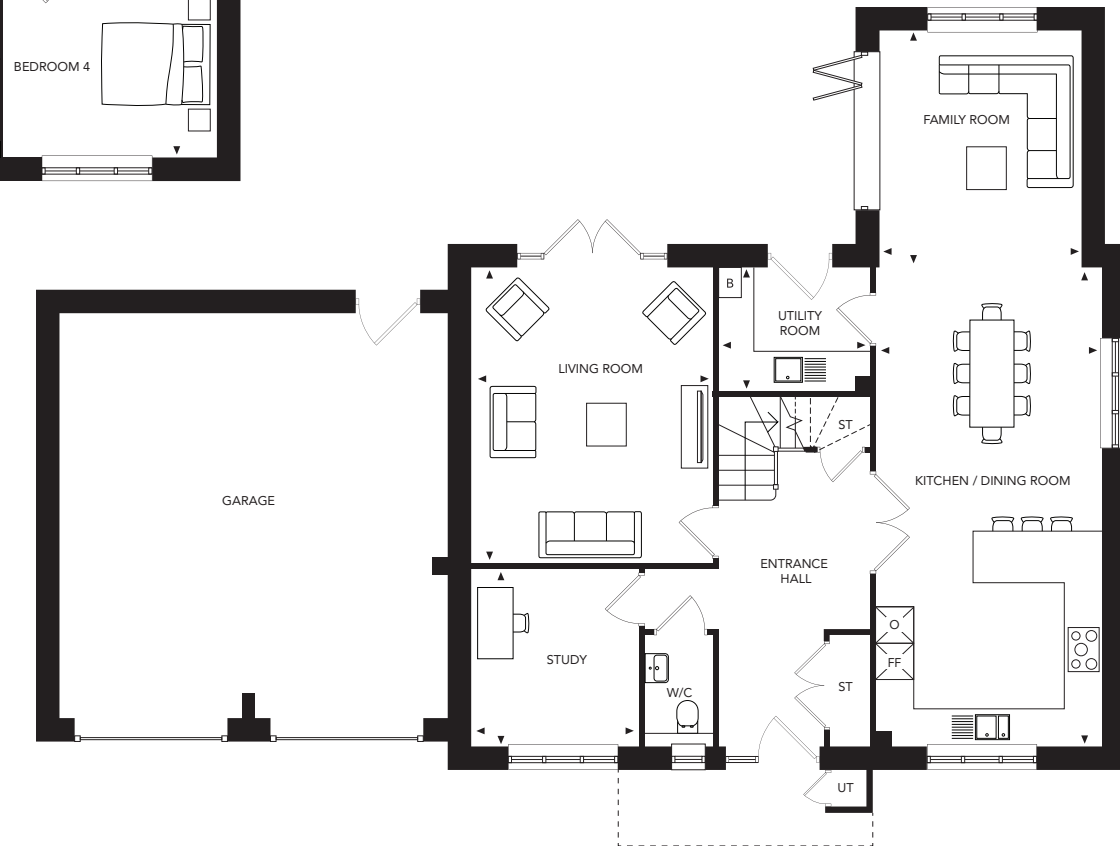
Bedroom 4
3.55m x 4.30m 11'6" x 14'1"

Bedroom 5
4.05m x 3.15m 13'3" x 10'3"

* Plot 15 is handed to floor plans shown.
Measurements are maximum dimensions.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD UT - UTILITIES CUPBOARD FF - FRIDGE FREEZER O - OVEN - - - - - INDICATIVE WARDROBE LOCATION

..... - 2.1M CEILING HEIGHT

PLOT 14

5 BEDROOM DETACHED HOUSE



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GROUND FLOOR

Kitchen / Dining Room
3.85m x 8.20m 12'6" x 26'9"

Family Room
3.50m x 3.85m 11'5" x 12'6"

Living Room
4.15m x 5.10m 13'6" x 16'7"

Study
2.90m x 3.00m 9'5" x 9'8"

Utility Room
2.50m x 1.95m 8'2" x 6'4"

FIRST FLOOR

Master Bedroom
5.95m x 4.20m 19'5" x 13'8"

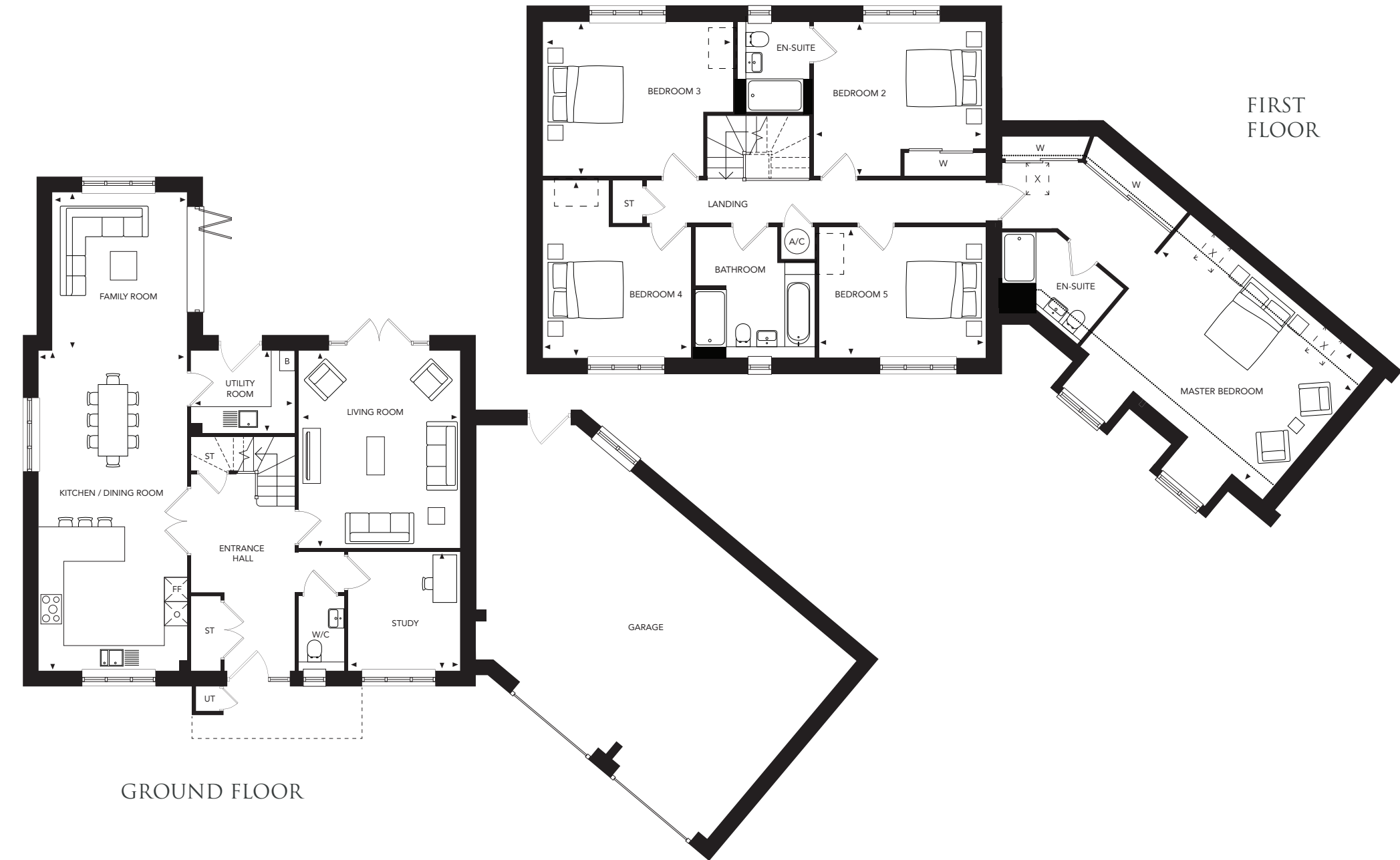
Bedroom 2
4.15m x 3.75m 13'6" x 12'3"

Bedroom 3
4.65m x 3.75m 15'3" x 12'3"

Bedroom 4
4.05m x 3.15m 13'3" x 10'3"

Bedroom 5
4.35m x 4.30m 14'3" x 14'1"

Measurements are maximum dimensions.



ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD UT - UTILITIES CUPBOARD FF - FRIDGE FREEZER O - OVEN - - - - - INDICATIVE WARDROBE LOCATION

..... - 2.1M CEILING HEIGHT
X I - ROOF LIGHT

SPECIFICATION

PLOTS 6, 7, 12-15

KITCHEN

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

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

UTILITY ROOM

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

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

BATHROOM AND EN-SUITES

- Low profile shower tray with glass shower screen
- Bath with dark wood effect panel to match vanity tops to bathroom
- Dark wood effect vanity tops
- 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 bedrooms
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

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

DOORS & WINDOWS

- GRP front door with multi-point locking system
- High efficiency double glazed UPVC windows and matching patio doors (where applicable), finished white inside
- Aluminium bifold doors, finished white inside
- Electrically controlled up and over garage door

HEATING & WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suites
- Gas fired boiler
- Hot water storage tank

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 broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- 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 and power socket

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete ground floors, timber upper floors
- Exterior treatments are a combination of buff bricks and wood effect cladding or render to some house types
- Plain slate grey concrete roof tiles
- UPVC rain-water goods

WARRANTY

- 10 year NHBC warranty

SPECIFICATION UPGRADES TO PLOTS 6, 14 AND 15 ONLY

- Matt finish Linear handleless kitchen units
- Premium appliances
- Wine cooler
- LED lighting to bath panel plinth
- Overhead shower with additional hand shower
- Recessed shower shelf
- Amtico in herringbone parquet effect
- Underfloor heating controllable via smartphone or tablet

A Management Company has been formed for Chatsworth Place 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 Chatsworth Place and will be required to pay a contribution towards the upkeep, repair and maintenance of these areas in the form of an annual estate charge.

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.



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 in excess of 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



KNIGHTS PARK - CAMBRIDGE



THE ORCHARDS - GREAT ABINGTON



NINEWELLS - CAMBRIDGE

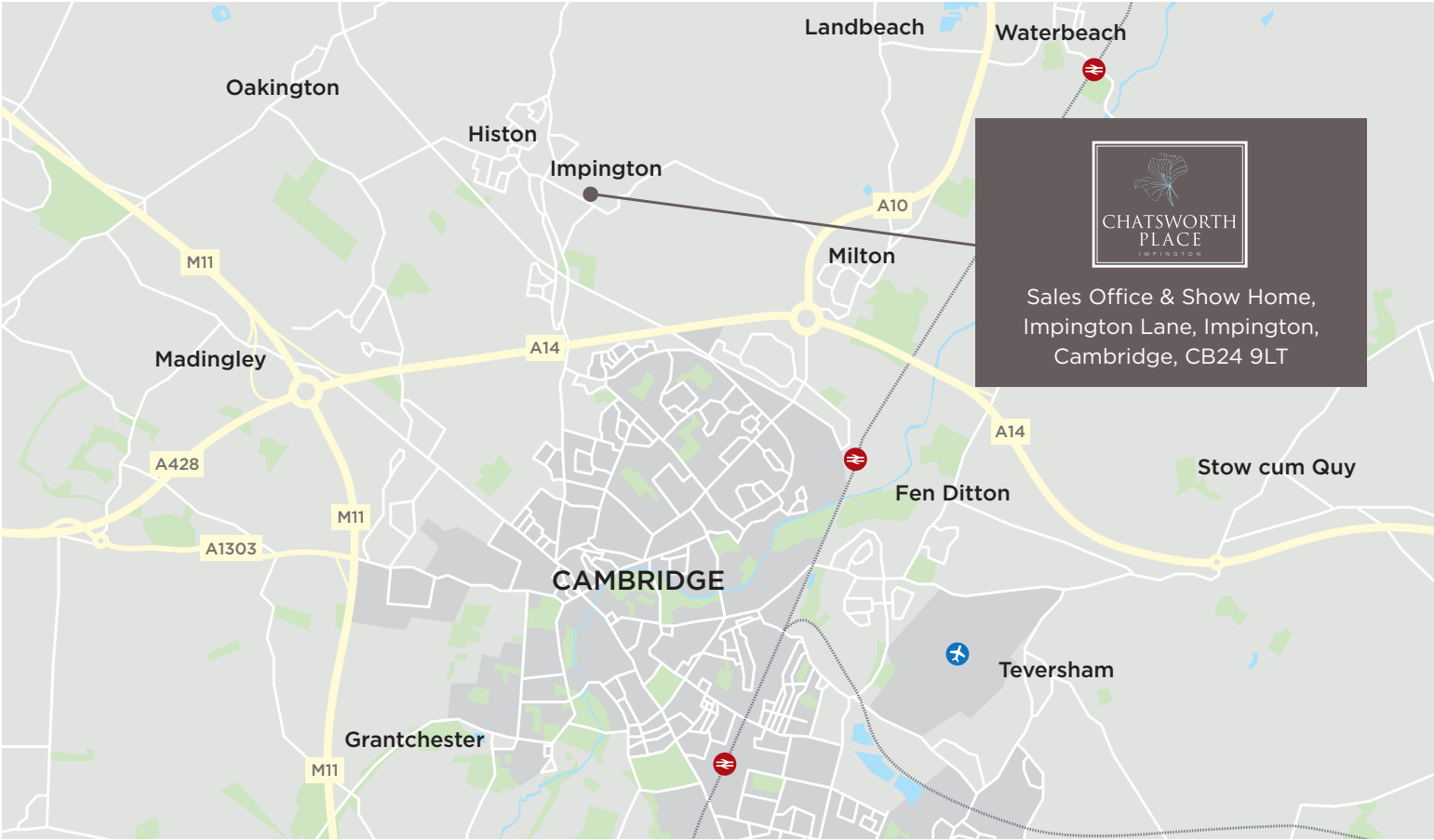


MOSAICS - OXFORD



FISH ISLAND VILLAGE - HACKNEY

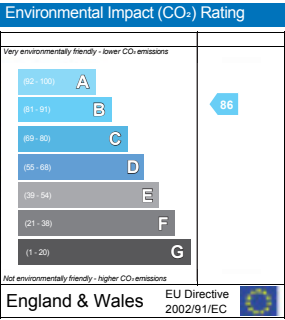
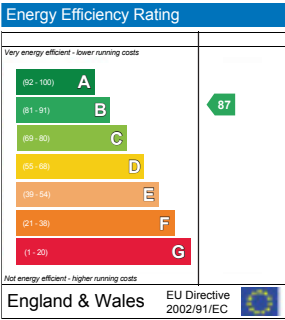
HOW TO FIND US



Every care has been taken in the preparation of this brochure. The details contained herein are for guidance only and should not be relied upon as exactly describing any of the particular materials illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All floorplans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained herein were taken from plans in metric measurements; imperial measurements are for guidance only. Computer generated images and photography used within this brochure are indicative only and landscaping may have been enhanced. Chatsworth Place is a marketing name and may not form part of the postal address for these properties. February 2021.

Design & production: wearehost.co.uk

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.



HILL.CO.UK