

THE
HAWTHORNS



DISCOVER THE HAWTHORNS

Surrounded by countryside, on the edge of the historic village of Sawston, The Hawthorns is a new community of one, two, three and four-bedroom homes by award-winning house builder, Hill. Each new home has been designed with every detail in mind – from private gardens and stylish bathrooms to timeless, understated exteriors which seamlessly complement the surrounding area. The materials selected for each home are inspired by the historic buildings throughout Sawston, classed as a rural centre due to its unrivalled amenities. You have everything you could possibly need on your doorstep but when you want to venture further, you are perfectly positioned for links to Cambridge, London and beyond. Discover peaceful countryside living and a thriving local community with all the convenience of the city nearby – discover The Hawthorns.

EVERYTHING YOU COULD POSSIBLY WANT... JUST A STROLL AWAY



Sawston is a thriving village with a fascinating history and an exciting future.

Pretty lanes lined with flint walls lead you around this village, dating as far back as the Bronze Age, and take you past sights such as the Grade I listed 16th Century manor house, Sawston Hall and the Grade II listed 18th Century Brooklands building. In fact, there are 71 listed buildings in the village and Sawton's history society is, understandably, very popular. When it comes to outdoor spaces there are parks, children's play areas, outdoor sports areas, allotments and Sawston's best kept secret; a walled garden with two acres of trees and flowers known as Mary Challis Garden.

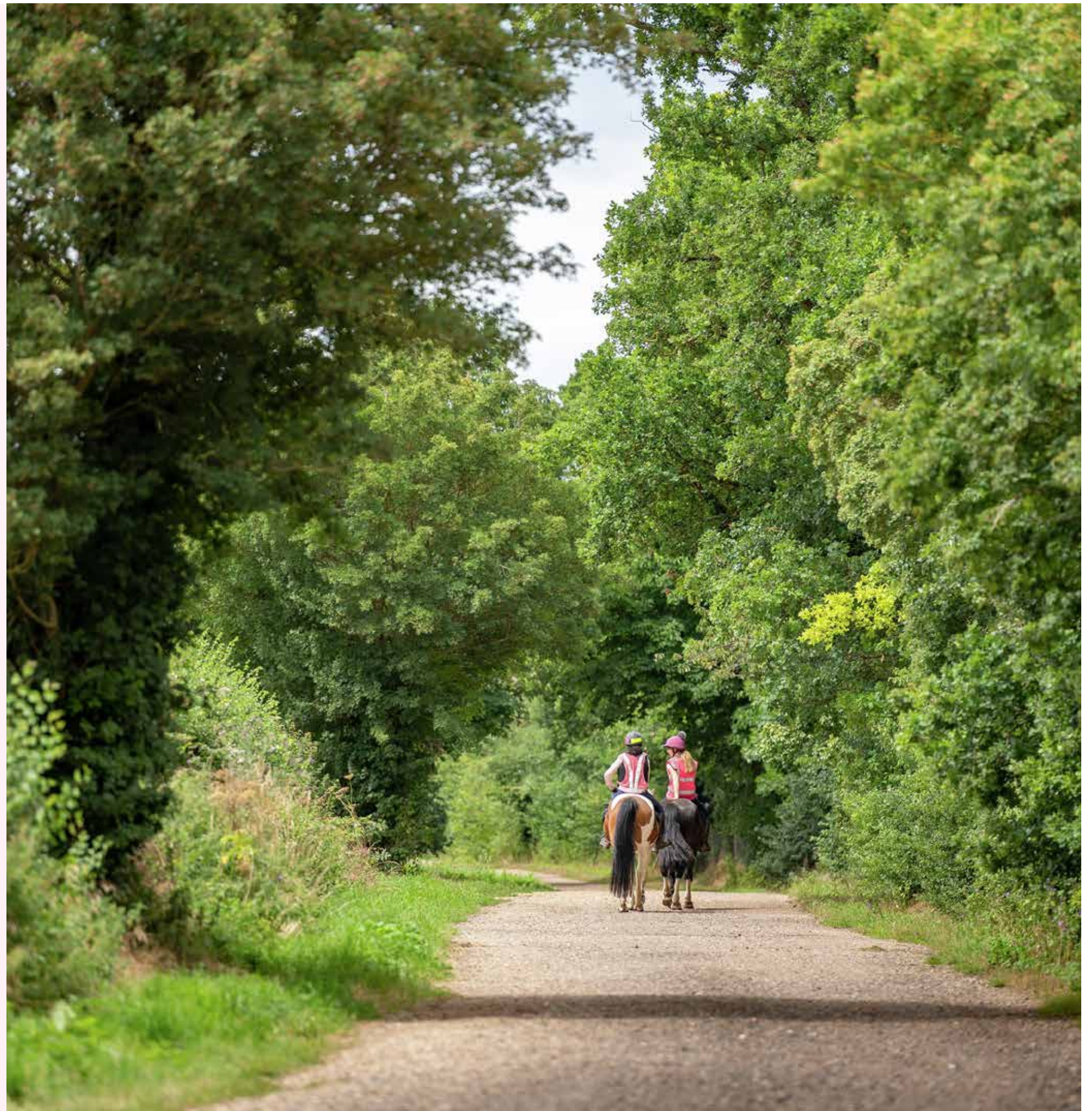
The impressive range of amenities in the village – such as grocery stores, cafés, pubs, takeaways, hairdressers, building societies, a library, a medical centre and a pharmacy – has led to it being categorised as a rural centre.

Sawston's trade park is being redeveloped, creating 1400 new jobs and bringing further investment to the village – and permission has been granted for a new 3000-capacity Cambridge City Football Club stadium which will add to the already impressive sports facilities for the community.

Sawston's three schools – Sawston Village College (the first of its kind founded by Henry Morris in 1930, then Chief Education Officer for Cambridgeshire), The Bellbird Primary School and Icknield Primary School all receive glowing reports and are rated as good by Ofsted. There are also numerous nursery and pre-school groups here, along with many youth and community groups and events, including a community cinema and annual music festival.

With all of this on your doorstep, you have everything you could possibly need just a stroll away. However, when you want to venture further, the cultural city of Cambridge is just seven miles away.

Left to right: Footpath next to The Hawthorns; Sawston War Memorial; Kings Head; Rowley Lane, Babraham.





CITY LIFE, COMMUTING AND DAYS OUT FROM YOUR DOORSTEP



From Sawston there are regular bus services providing links to Cambridge and the surrounding area every 15 to 30 minutes, while Whittlesford and Great Shelford railway stations are both just over two miles away. Sawston is situated less than three miles from the A11 and less than four miles from the M11.

However you decide to travel, Cambridge is a city full of iconic sights, culture, arts and architecture, unrivalled leisure and shopping opportunities, as well as hidden gems such as boutique stores, artisan market stalls and award-winning cafés tucked away down cobbled streets.

The charming, medieval market town of Saffron Walden less than 10 miles away with its museum housing an eclectic array of exhibits ranging from natural history, treasures of the ancient world and objects of local historical significance.

Saffron Walden is also home to multiple gardens and open spaces including Audley End House, one of the largest mansions in England and now in the care of English Heritage, and Audley End Miniature Railway; a 1.5 mile long, 2.6 gauge railway ride through woodland next to Audley End House. Additionally, Bridge End Garden is registered Grade II* by Historic England and it is home to the Fry Art Gallery and a hedge maze; a favourite with locals and visitors alike.

For days out with family and friends, the spectacular American Air Museum and IWM Duxford are less than five miles away. While Wandlebury Country Park, nestled in the Gog Magog Hills, with its woods, wildflowers and highland cattle is just four miles away. Each attraction organises regular special events for all ages.

With so much on your doorstep and in the surrounding area, discovering your new home is an activity that could last a lifetime ...

Left to right: Rose Crescent, Cambridge; Wandlebury Country Park; Duxford Imperial War Museum; Hay bales at sunset, Stapleford



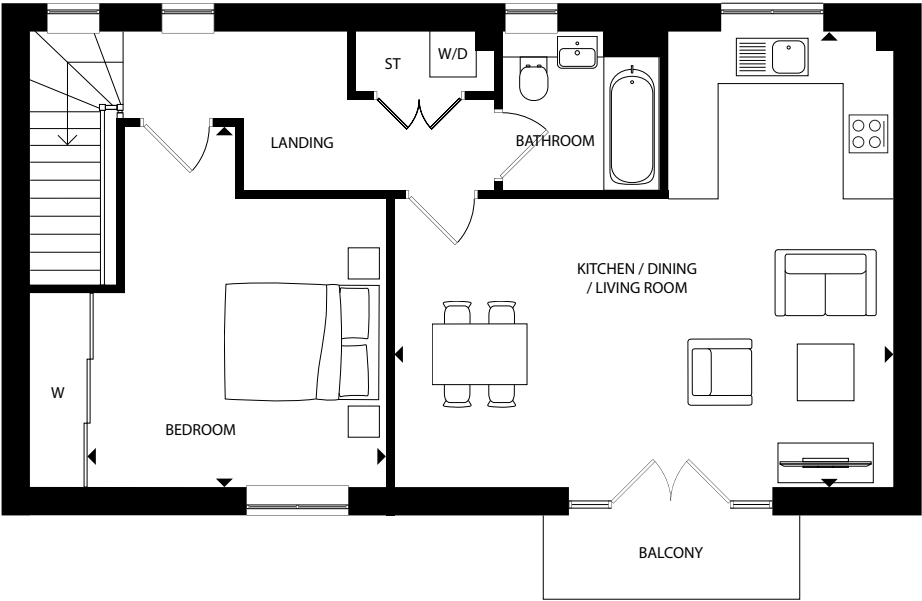
Computer generated image depicts plot 78

THE FOXGLOVE
PLOTS 78, 90 & 110
1 BEDROOM MAISONETTE

FIRST FLOOR		
Kitchen / Dining / Living Room	6.20m x 5.65m	20'4" x 18'6"
Bedroom	3.70m x 4.50m	12'1" x 14'9"

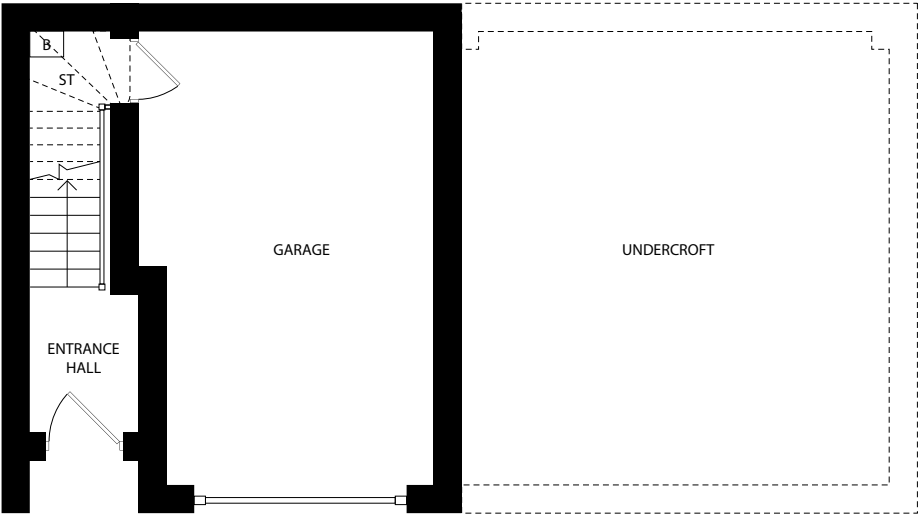
Measurements are maximum dimensions.

External materials vary between plots. Please speak to our sales team for more information. 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.



FIRST FLOOR

Door to courtyard
garden for plots
78 & 110 only



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER W/D - WASHER/DRYER



Computer generated image depicts plot 113

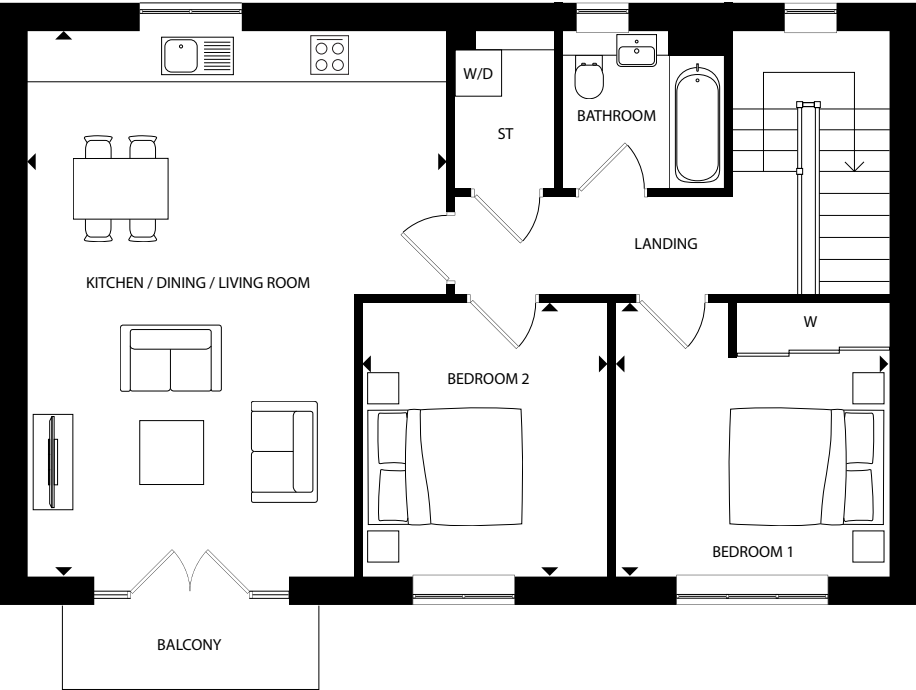
THE BLUEBELL
PLOT 113
2 BEDROOM MAISONETTE

FIRST FLOOR

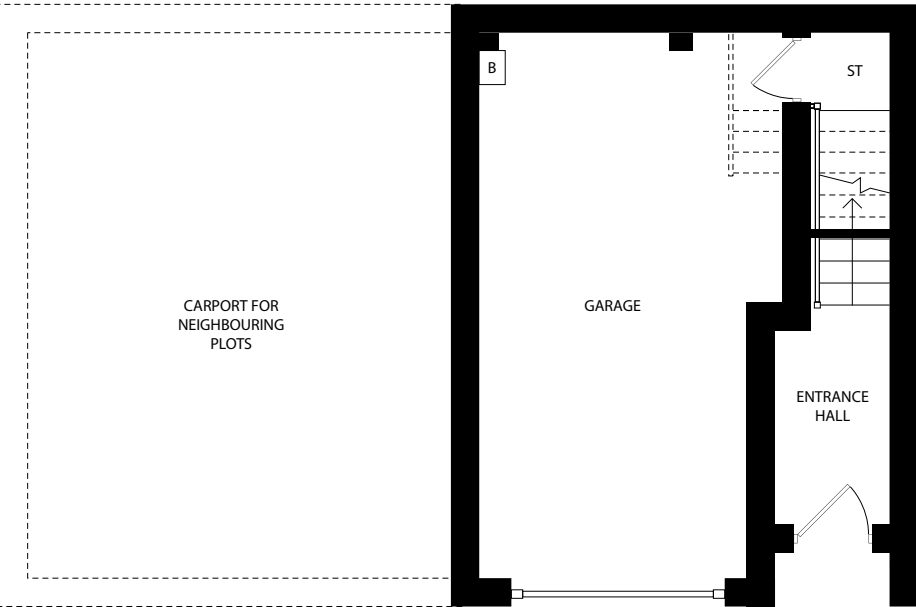
Kitchen / Dining / Living Room	5.25m x 6.80m	17'2" x 22'3"
Bedroom 1	3.35m x 3.40m	10'11" x 11'1"
Bedroom 2	3.05m x 3.40m	10'0" x 11'1"

Measurements are maximum dimensions.

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER W/D - WASHER/DRYER



Computer generated image depicts plots 117, 116, 115 & 114 – INSET: Computer generated image depicts plots 111 & 112

THE HONEYSUCKLE

PLOTS 111*, 112, 114, 115*, 116 & 117*

2 BEDROOM HOUSE**

GROUND FLOOR

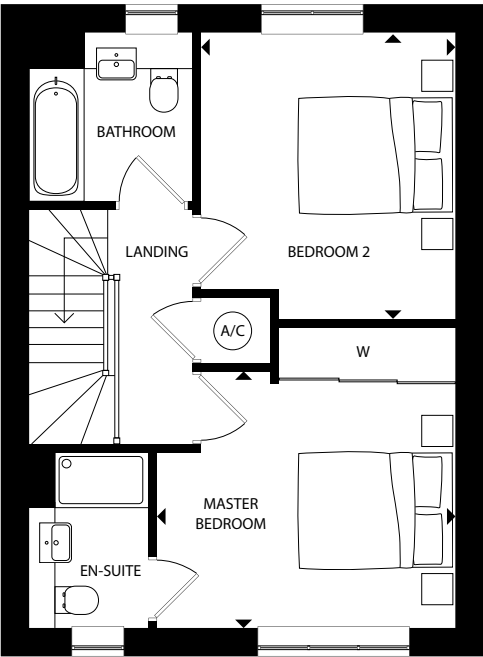
Kitchen	3.00m x 3.25m	9'10" x 10'8"
Living / Dining Room	5.35m x 4.10m	17'6" x 13'5"

FIRST FLOOR

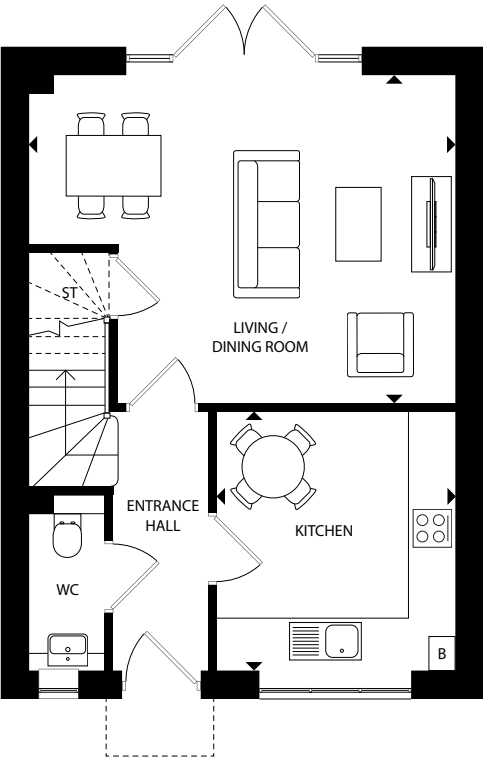
Master Bedroom	3.75m x 3.25m	12'3" x 10'8"
Bedroom 2	3.20m x 3.60m	10'6" x 11'9"

* Plots 111, 115 & 117 are handed to floor plans shown. Measurements are maximum dimensions.
** Plots 111* & 112 are semi-detached. Plots 114, 115*, 116 & 117* are terraced

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD



Computer generated image depicts plot 40 – INSET: Computer generated image depicts plot 91

THE PRIMROSE
PLOTS 40, 41* & 91
2 BEDROOM HOUSE**

GROUND FLOOR

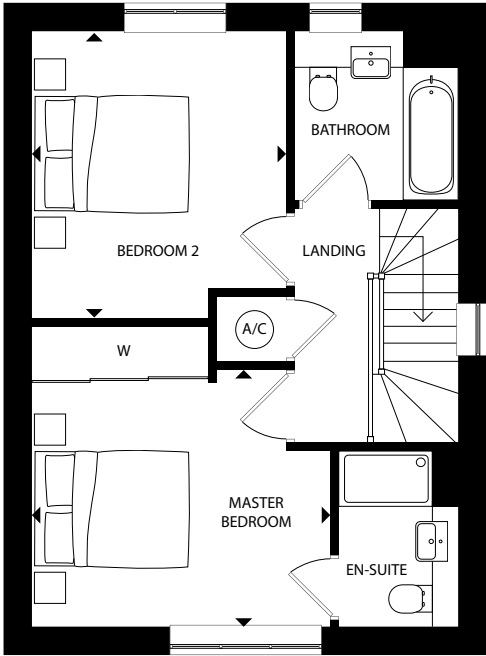
Kitchen	3.00m x 3.25m	9'10" x 10'8"
Living / Dining Room	5.35m x 4.10m	17'6" x 13'5"

FIRST FLOOR

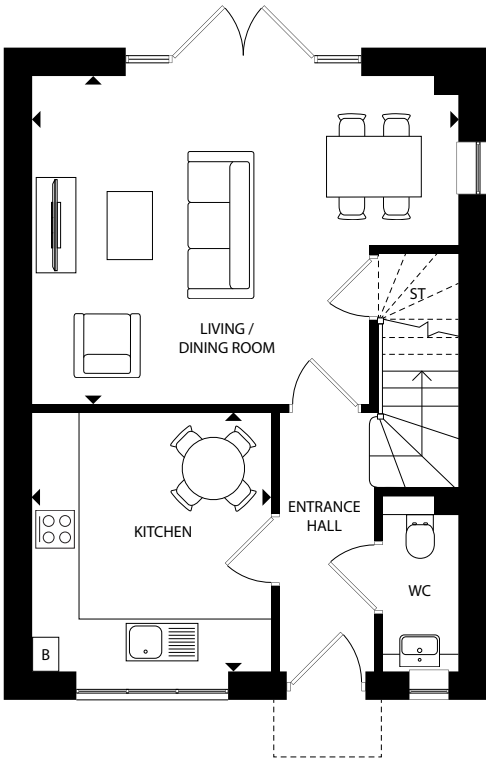
Master Bedroom	3.75m x 3.25m	12'3" x 10'8"
Bedroom 2	3.20m x 3.60m	10'6" x 11'9"

* Plot 41 is handed to floor plans shown. Measurements are maximum dimensions.
** Plots 40 & 41* are detached. Plot 91 is semi-detached

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD



Computer generated image depicts plots plots 82 & 81

THE CORNFLOWER

PLOTS 10, 11*, 14, 15*, 28*, 29, 34, 39*, 76*, 77, 81*, 82, 89*, 107, 108, 109*, 121*, 122*, 123 & 124

3 BEDROOM HOUSE**

GROUND FLOOR

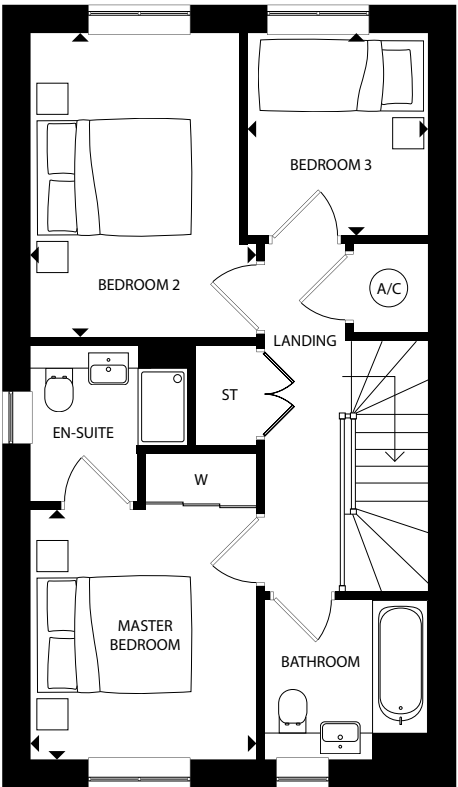
Kitchen / Dining Room	3.85m x 5.40m	12'7" x 17'8"
Living Room	5.00m x 3.80m	16'4" x 12'5"

FIRST FLOOR

Master Bedroom	2.85m x 3.15m	9'4" x 10'4"
Bedroom 2	2.85m x 3.80m	9'4" x 12'5"
Bedroom 3	2.05m x 2.00m	6'8" x 6'6"

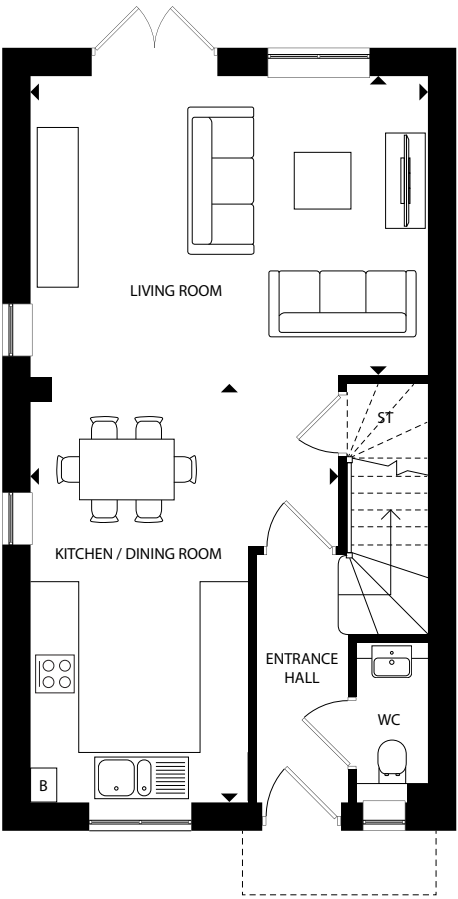
* Plots 11, 15, 28, 39, 76, 81, 89, 109, 121 & 122 are handed to floor plans shown. Measurements are maximum dimensions.
** Plots 121*, 122*, 123 & 124 are terraced. Plots 10, 11*, 14, 15*, 28*, 29, 34, 39*, 76*, 77, 81*, 82, 89*, 108 & 109* are semi-detached. Plot 107 is detached.

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Window for plots 34, 76*, 107 & 121* only

FIRST FLOOR



Window for plots 76*, 107 & 121* only

Window omitted from plots 10, 77, 89*, 109*, 122*, 123 & 124

GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD



Computer generated image depicts plot 16 & 17– INSET: Computer generated image depicts plots 33 & 32

THE POPPY
PLOTS 3, 4*, 16*, 17, 32, 33*, 68, 69*, 74 & 75*
3 BEDROOM LINK DETACHED HOUSE

GROUND FLOOR

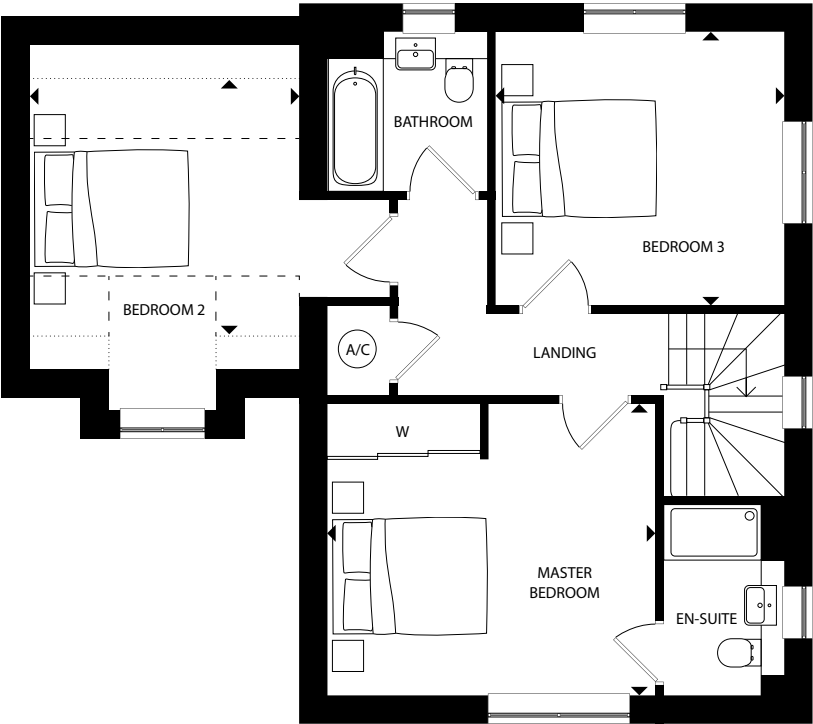
Kitchen	3.10m x 3.75m	10'2" x 12'3"
Living / Dining Room	5.65m x 4.35m	18'6" x 14'3"

FIRST FLOOR

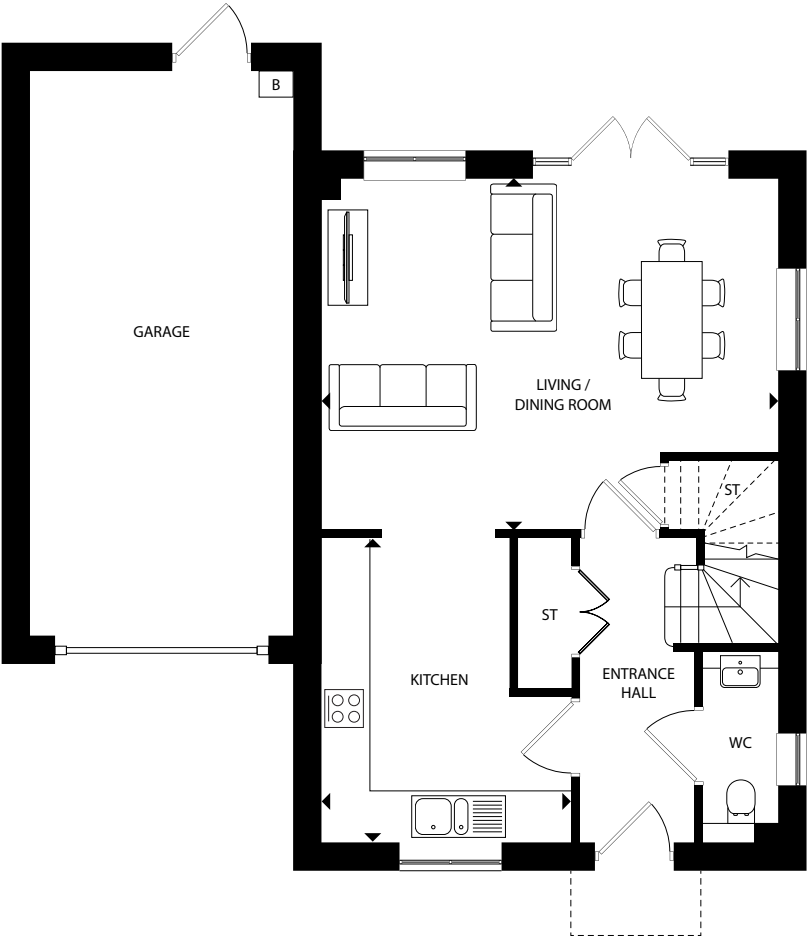
Master Bedroom	4.05m x 3.65m	13'3" x 11'11"
Bedroom 2	3.30m x 3.30m	10'9" x 10'9"
Bedroom 3	3.55m x 3.45m	11'7" x 11'3"

* Plots 4, 16, 33, 69 & 75 are handed to floor plans shown. Measurements are maximum dimensions.

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD - - - 2.1m CEILING HEIGHT 1.5m CEILING HEIGHT



Computer generated image depicts plot 5 – INSET: Computer generated image depicts plot 20 & 19

THE COWSLIP
PLOTS 5, 19 & 20
3 BEDROOM DETACHED HOUSE

GROUND FLOOR

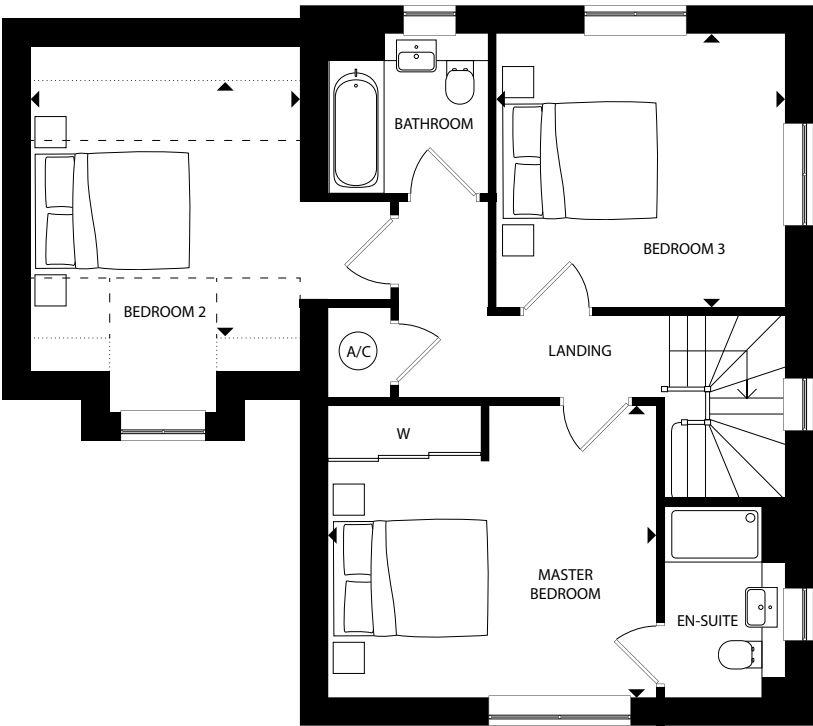
Kitchen	3.10m x 3.75m	10'2" x 12'3"
Living / Dining Room	5.65m x 4.35m	18'6" x 14'3"

FIRST FLOOR

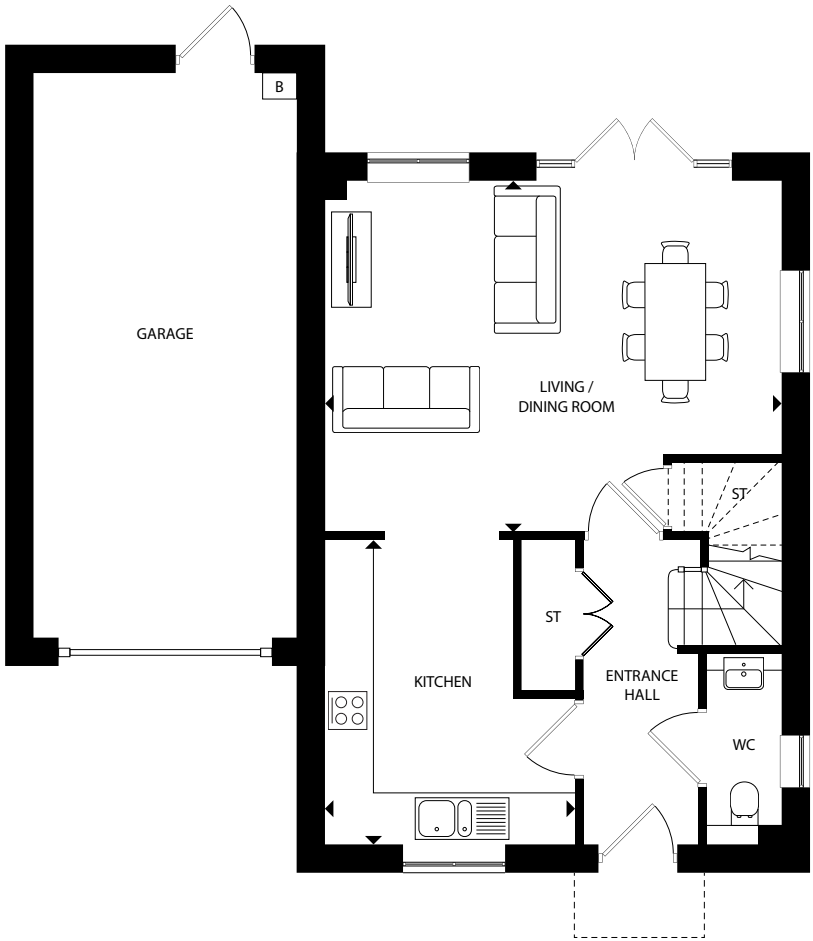
Master Bedroom	4.05m x 3.65m	13'3" x 11'11"
Bedroom 2	3.30m x 3.30m	10'9" x 10'9"
Bedroom 3	3.55m x 3.45m	11'7" x 11'3"

Measurements are maximum dimensions.

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD - - - 2.1m CEILING HEIGHT . . . 1.5m CEILING HEIGHT



Computer generated image depicts plots 80 & 79

THE LUPIN
PLOTS 79*, 80 & 88
4 BEDROOM SEMI-DETACHED HOUSE

GROUND FLOOR

Kitchen	3.30m x 2.70m	10'9" x 8'10"
Dining / Living Room	5.10m x 5.95m	16'8" x 19'6"

FIRST FLOOR

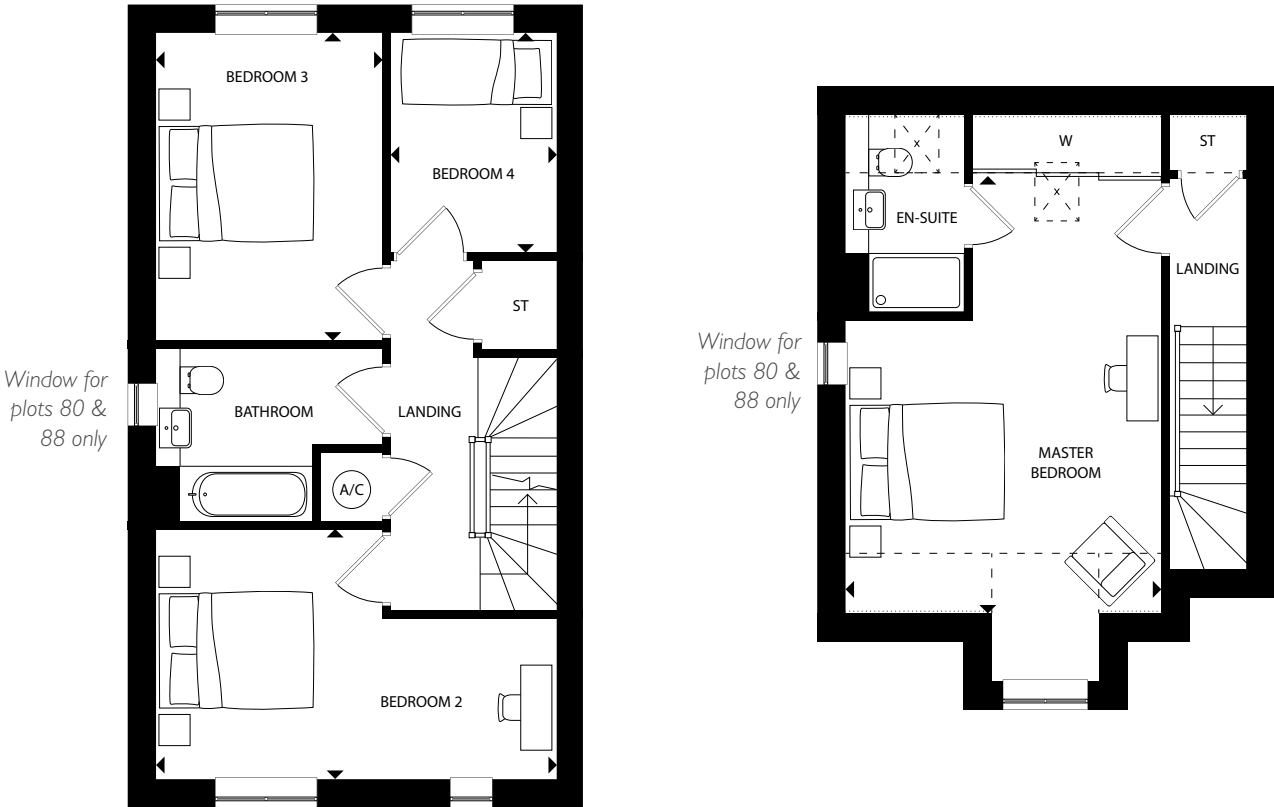
Bedroom 2	5.00m x 3.15m	16'6" x 10'4"
Bedroom 3	2.80m x 3.80m	9'2" x 12'5"
Bedroom 4	2.10m x 2.75m	6'10" x 9'0"

SECOND FLOOR

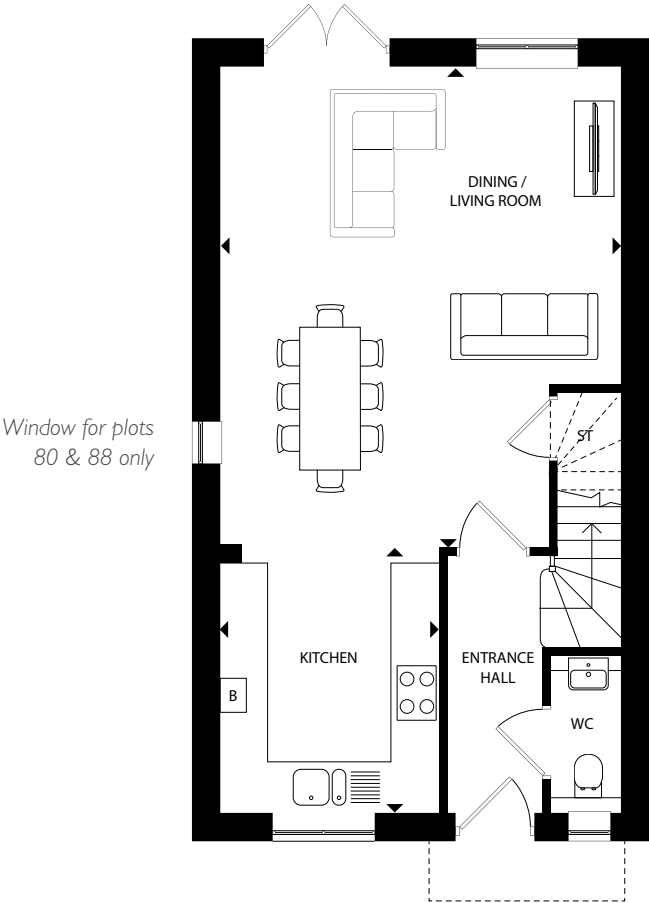
Master Bedroom	3.90m x 5.40m	12'9" x 17'9"
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* Plot 79 is handed to floor plans shown. Garages for plots 79 & 80 are detached. Garage to plot 88 attached to plot 87. Measurements are maximum dimensions.

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FIRST FLOOR
SECOND FLOOR



GROUND FLOOR



Computer generated image depicts plots 36 & 37 – INSET: Computer generated image depicts plots 12 & 13

THE HELLEBORE
PLOTS 12*, 13, 35, 36*, 37, 38* & 87*
4 BEDROOM HOUSE**

GROUND FLOOR

Kitchen	2.70m x 3.30m	8'10" x 10'9"
Living / Dining Room	5.05m x 5.95m	16'6" x 19'6"

FIRST FLOOR

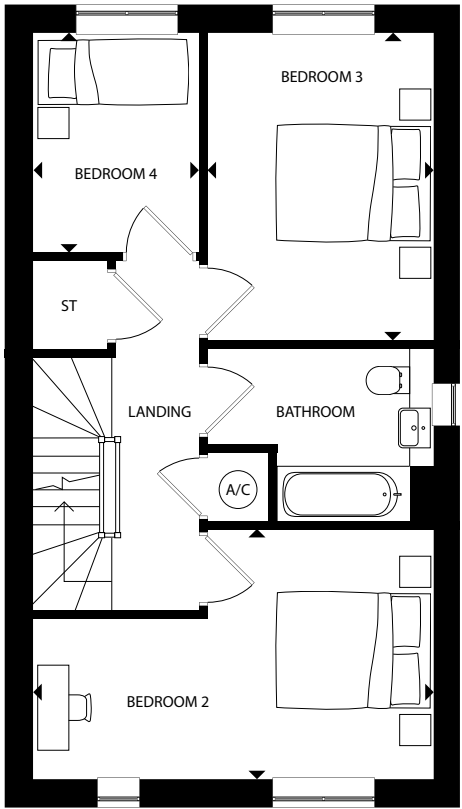
Bedroom 2	5.00m x 3.15m	16'4" x 10'4"
Bedroom 3	2.80m x 3.80m	9'2" x 12'5"
Bedroom 4	2.10m x 2.75m	6'10" x 9'0"

SECOND FLOOR

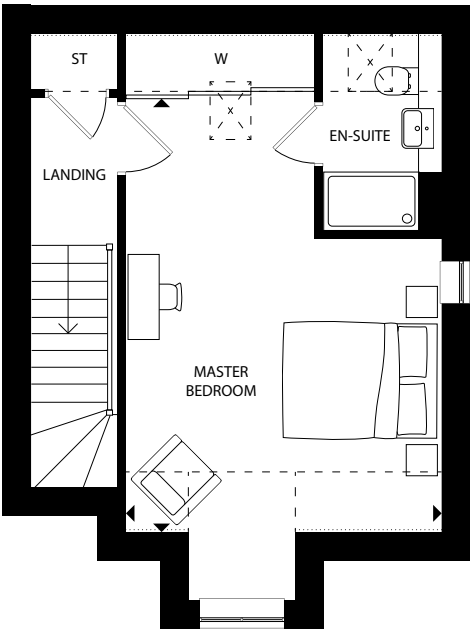
Master Bedroom	3.90m x 5.40m	12'9" x 17'9"
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* Plots 12, 36 & 38 are handed to floor plans shown. Plot 87 is handed to floor plans shown with garage to the right.
** Plots 12*, 13, 35, 36*, 37, 38* are semi-detached. Plot 87* is detached. Measurements are maximum dimensions.

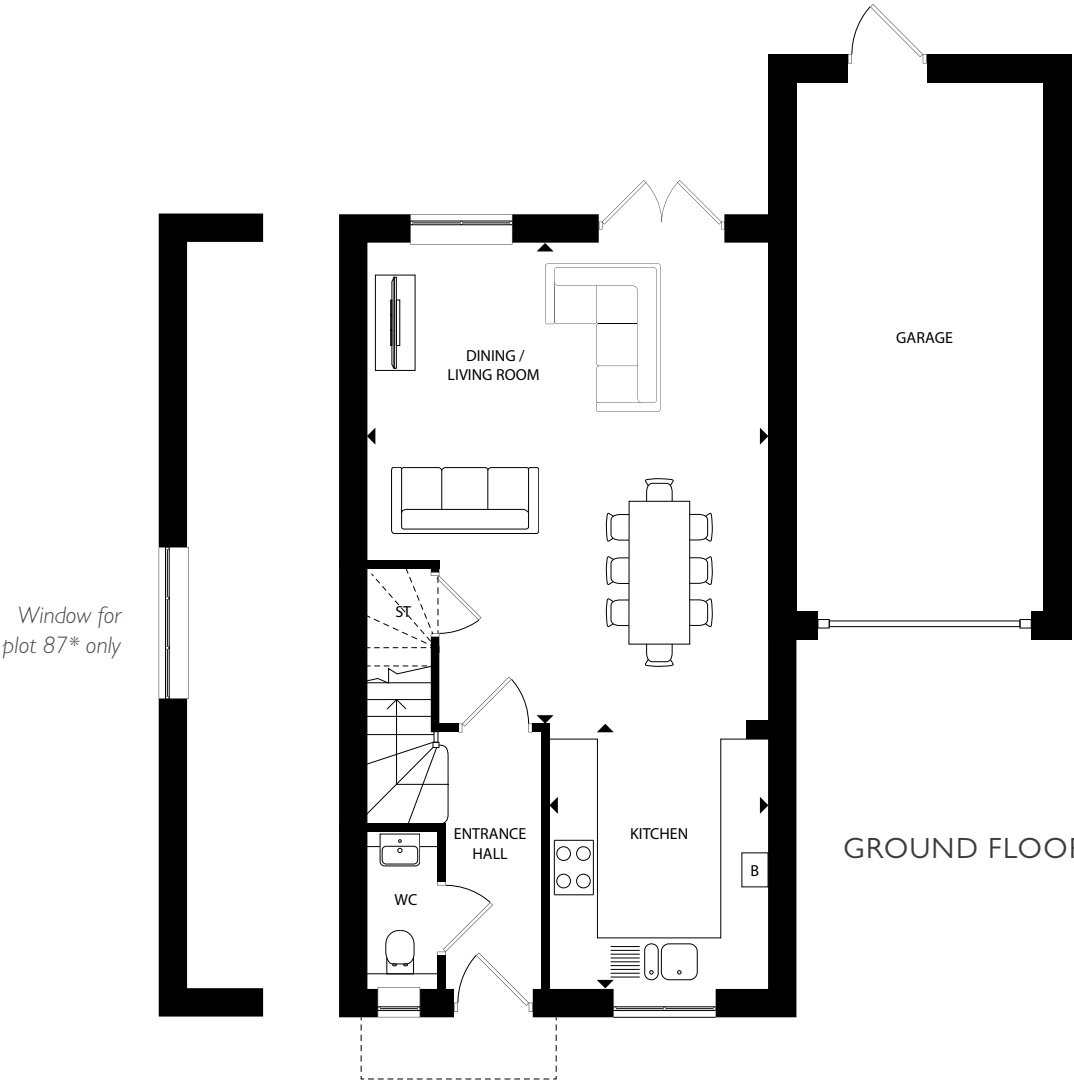
External materials vary between plots. Please speak to our sales team for more information. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window 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.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD - - - 2.1m CEILING HEIGHT . . . 1.5m CEILING HEIGHT - - - - - ROOF LIGHT



Computer generated image depicts plot 73

THE SNOWDROP
PLOTS 30, 31* & 73
4 BEDROOM DETACHED HOUSE

GROUND FLOOR

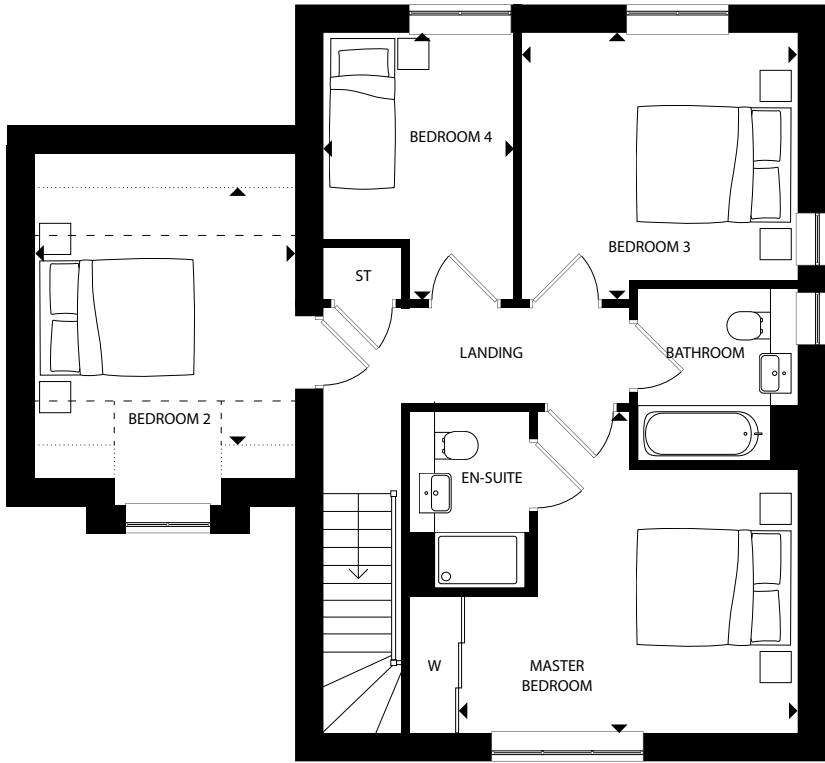
Kitchen	3.10m x 4.65m	10'2" x 15'3"
Living / Dining Room	5.90m x 3.90m	19'4" x 12'9"

FIRST FLOOR

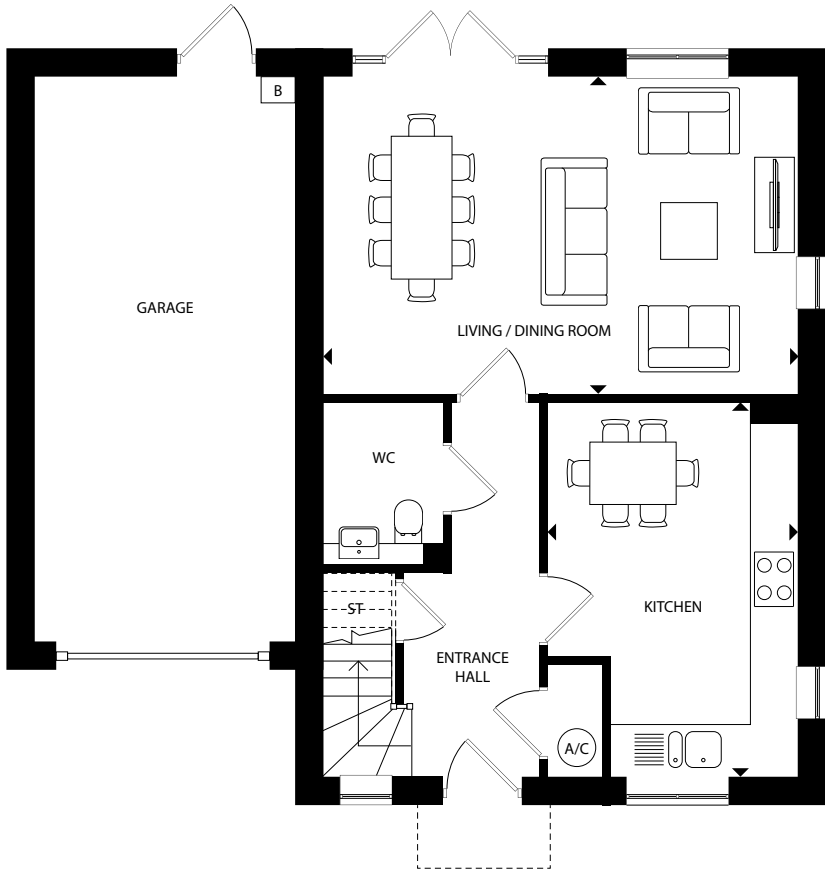
Master Bedroom	4.10m x 4.00m	13'5" x 13'1"
Bedroom 2	3.20m x 3.35m	10'9" x 10'10"
Bedroom 3	3.40m x 3.30m	11'1" x 10'9"
Bedroom 4	2.35m x 3.30m	7'8" x 10'9"

* Plot 31 is handed to floor plans shown. Measurements are maximum dimensions.

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD - - - 2.1m CEILING HEIGHT 1.5m CEILING HEIGHT



Computer generated image depicts plots 27 & 26 – INSET: Computer generated image depicts plot 72

THE HEATHER
PLOTS 26, 27*, 70, 71* & 72
4 BEDROOM DETACHED HOUSE

GROUND FLOOR

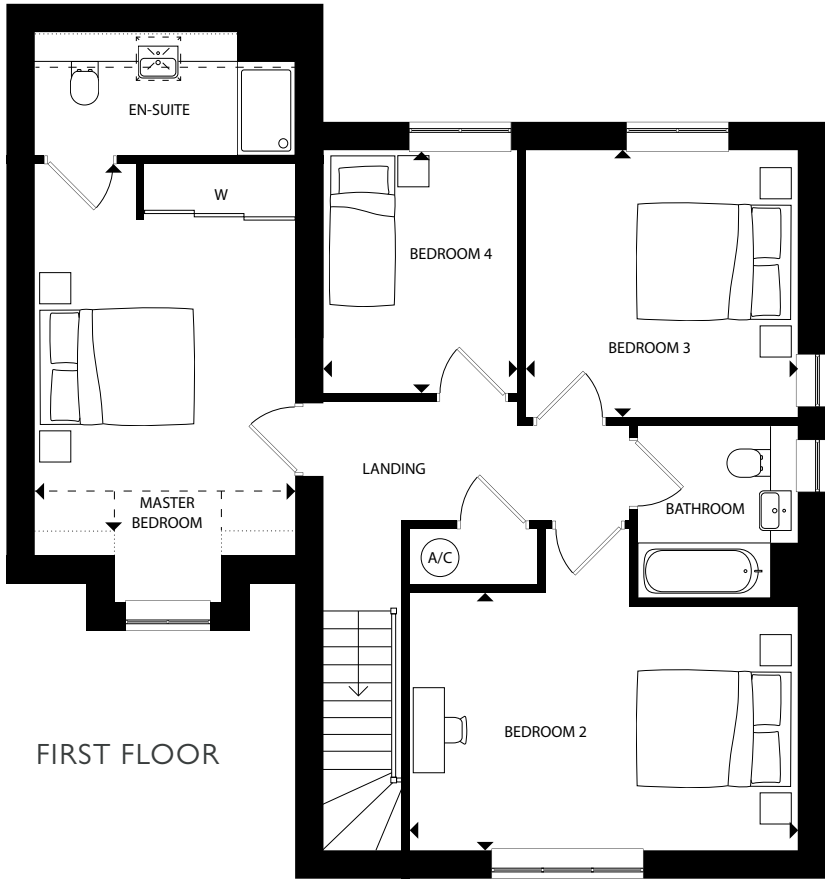
Kitchen	3.10m x 4.65m	10'2" x 15'3"
Living / Dining Room	5.90m x 3.90m	19'4" x 12'9"

FIRST FLOOR

Master Bedroom	3.20m x 4.60m	10'6" x 15'1"
Bedroom 2	4.80m x 3.20m	15'9" x 10'6"
Bedroom 3	3.40m x 3.30m	11'1" x 10'9"
Bedroom 4	2.35m x 3.00m	7'8" x 9'10"

* Plots 27 & 71 are handed to floor plans shown. Measurements are maximum dimensions.

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Windows for plots
26, 71* & 72 only



Window for plots
26, 71* & 72 only

Window for plots
26, 71* & 72 only



Computer generated image depicts plots 2 & 1 – INSET: Computer generated image depicts plot 24

THE HOLLY
PLOTS 1*, 2, 6, 7*, 8*, 9, 21*, 22, 23, 24* & 25
4 BEDROOM DETACHED HOUSE

GROUND FLOOR

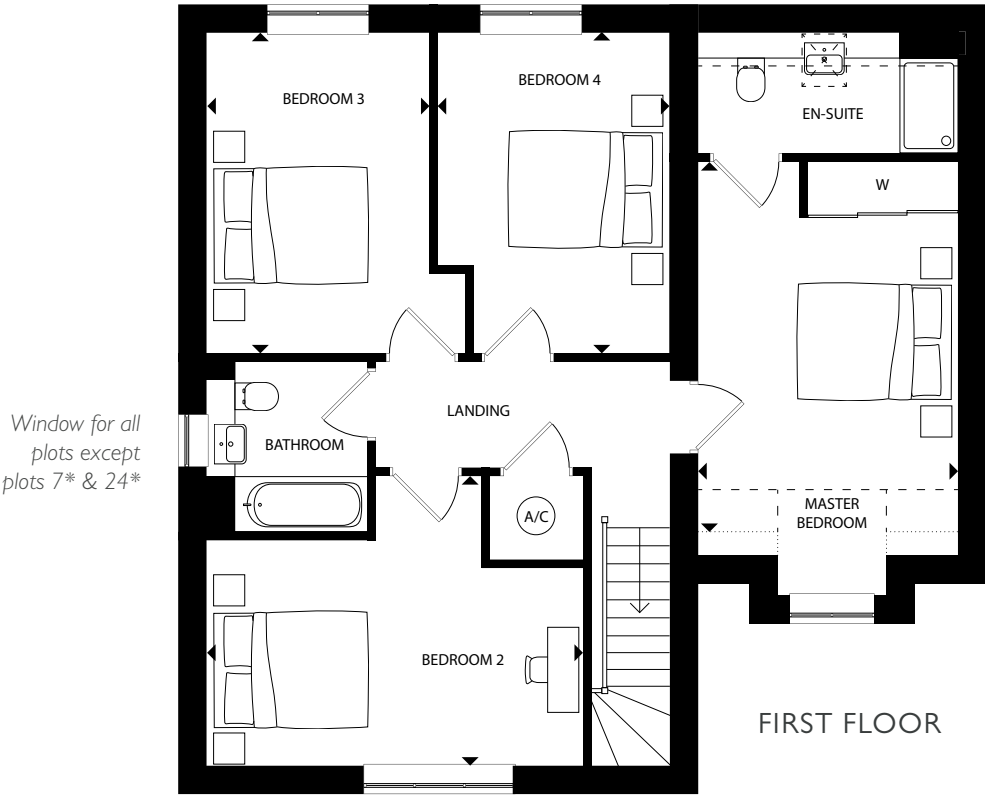
Kitchen / Dining Room	5.80m x 4.25m	19'0" x 13'11"
Living Room	3.10m x 4.75m	10'2" x 15'7"

FIRST FLOOR

Master Bedroom	3.20m x 4.60m	10'6" x 15'1"
Bedroom 2	4.65m x 3.65m	15'3" x 11'11"
Bedroom 3	2.70m x 4.00m	8'10" x 13'1"
Bedroom 4	2.90m x 4.00m	9'6" x 13'1"

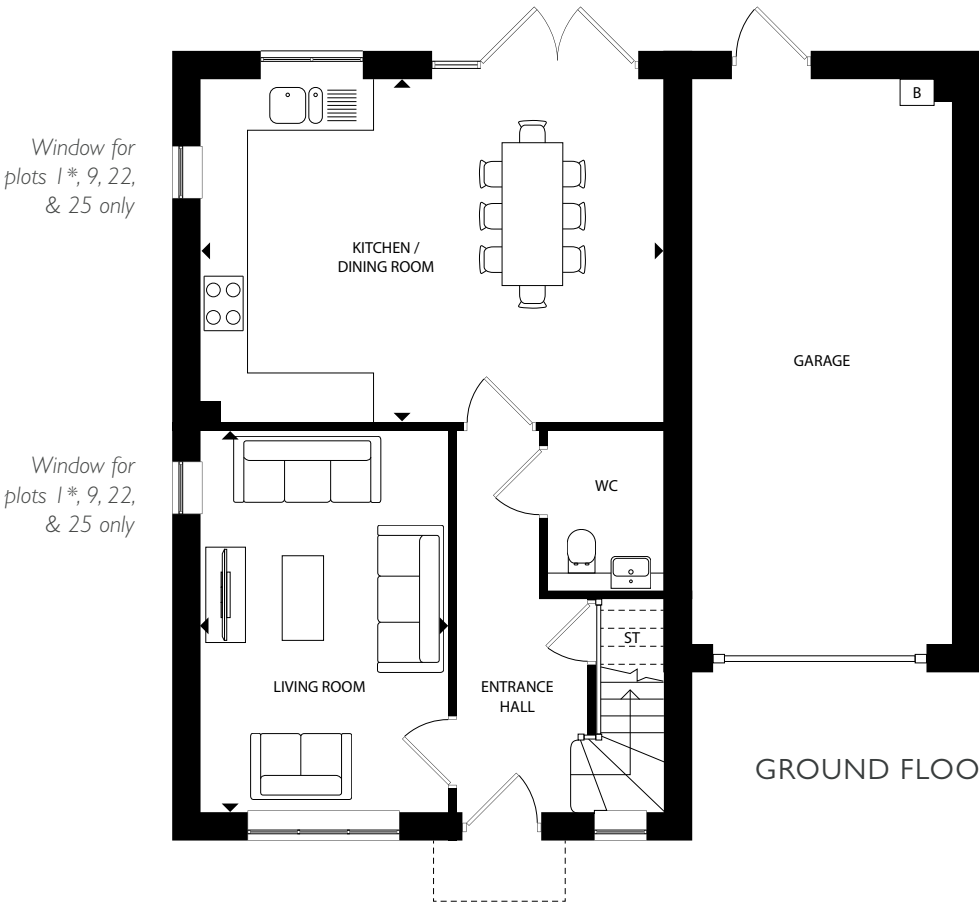
* Plots 1, 7, 8, 21 & 24 are handed to floor plans shown. Measurements are maximum dimensions.

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Window for all plots except plots 7* & 24*

FIRST FLOOR



Window for plots 1*, 9, 22, & 25 only

Window for plots 1*, 9, 22, & 25 only

GROUND FLOOR



SPECIFICATION

THE FOXGLOVE, THE BLUEBELL, THE HONEYSUCKLE,
THE PRIMROSE, THE CORNFLOWER, THE POPPY,
THE COWSLIP & THE BUTTERCUP

KITCHEN

Contemporary and stylish bespoke kitchens, each kitchen designed and specified for the individual house type and featuring high gloss doors and drawers with laminate worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchens.

- Zanussi ceramic hob with stainless steel splashback
- Zanussi integrated single oven
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Integrated cooker hood
- Blanco stainless steel sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Zanussi integrated washer/dryer*

* Free standing washer/dryer located in storage cupboard in hallway for The Foxglove and The Bluebell, as shown on floor plans.

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

MASTER EN-SUITE

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing taps and showers by Hansgrohe, with dark wood effect vanity tops adding a hint of sophistication.

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

BATHROOM

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and dark wood effect vanity tops add a touch of elegance to create stunning bathrooms.

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

DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- White painted timber staircase with carpeted treads and risers
- White painted flush 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, kitchen/dining room and open plan kitchen/dining/living areas
- Carpet to separate living room, living/dining room, stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS & WINDOWS

- Painted steel front door with multi-point locking system
- High efficiency double glazed UPVC windows with matching patio doors, finished white inside
- Up and over garage door, colour to match front door

HEATING & WATER

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

ELECTRICAL

- Downlights to selected locations including kitchen, kitchen/dining room, bathroom, en-suite and WC
- Pendant fittings to selected locations including entrance hall, living room, living/dining 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 SkyQ connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke, heat and CO detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patio
- Timber or brick divisional and boundary fencing
- 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 or red facing bricks with red tile hanging to selected properties and wood effect cladding to The Foxglove and The Bluebell.
- Plain concrete roof tiles in red or slate grey
- PVC rain-water goods

WARRANTY

- 10 year NHBC warranty

Management Companies have been formed at The Hawthorns and will be responsible for the management and maintenance of communal areas and facilities in the apartment blocks and all the shared facilities on the development. This includes any non-adopted private roads, landscaping swales and attenuation ponds plus any treatment plants. All homeowners will become members of the Management Companies when they purchase their property at The Hawthorns. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

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.



SPECIFICATION

THE LUPIN, THE HELLEBORE,
THE SNOWDROP, THE HEATHER
& THE HOLLY

KITCHEN

Contemporary and stylish bespoke kitchen designed for the individual house type and featuring high gloss doors and drawers with Caesarstone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch ceramic hob with glass splashback where applicable
- Bosch integrated single oven
- Bosch integrated compact combi oven/microwave
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Integrated cooker hood
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Zanussi integrated washer/dryer

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

MASTER EN-SUITE

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

BATHROOM

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and the dark wood effect vanity tops and matching bath panel add a touch of elegance to create stunning bathrooms.

- 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

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

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FLOOR FINISHES

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

DOORS & WINDOWS

- Painted steel 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, colour to match front door

HEATING & 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, kitchen/dining room, bathroom, en-suite and WC
- Pendant fittings to selected locations including entrance hall, living room, living/dining room and all bedrooms
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- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

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

CONSTRUCTION

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ABOUT HILL

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 have 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.

Since its inception, Hill has won over 450 industry awards, including Large Housebuilder of the Year at the Housebuilder Awards 2018 and Medium Housebuilder of the Year at the WhatHouse? Awards in 2018 and WhatHouse? Development of the Year for three years running.

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 Hill's development portfolio is in joint venture to deliver affordable homes, reflecting the company's commitment to partnering with government, local authorities and housing associations. In 2020, the company entered into a joint venture with Bioregional Homes to build zero-carbon, affordable homes to benefit local communities.

In 2019, to mark its 20 year anniversary and to give back to local communities, Hill Group donated 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



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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



THE ORCHARDS - GREAT ABINGTON



THE GLEBES - CAMBRIDGE



NINEWELLS - CAMBRIDGE



MOOREFIELD - GREAT ABINGTON



RAYNERS GREEN - FORDHAM



THE AVENUE - SAFFRON WALDEN

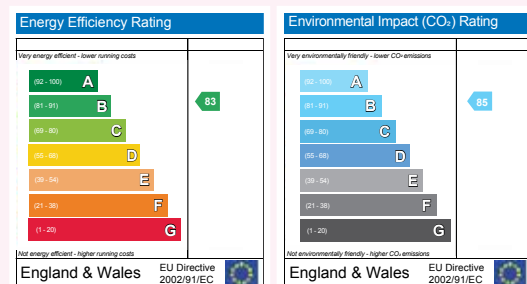


ANSTEY HALL BARN - TRUMPINGTON

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.

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. The Hawthorns is a marketing name and may not form part of the postal address for these properties.

September 2020

Design & production: wearehost.co.uk

