





## DISCOVER MERIDIAN FIELDS

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Bordering open countryside, Meridian Fields is designed to combine the rural serenity of village life with modern homes. Located just five miles west of the vibrant city of Cambridge, Hardwick is a convenient location for all stages of life.

Meridian Fields, so called due to the new homes' proximity to Earth's meridian line; is a development of 98 homes ranging from two-bedroom houses and bungalows to large detached five-bedroom houses.

Open green spaces, a play area and allotment gardens combined with traditional courtyard arrangements of homes, black timber weatherboarding, brick facades and pitched roofs; Meridian Fields brings you a simpler way of life that's in keeping with village tradition.

With far reaching countryside views to the south, conservation areas and open spaces on your doorstep, the cultural city of Cambridge within easy reach, Meridian Fields is the perfect middle ground in which to make a home.



# HARDWICK VILLAGE

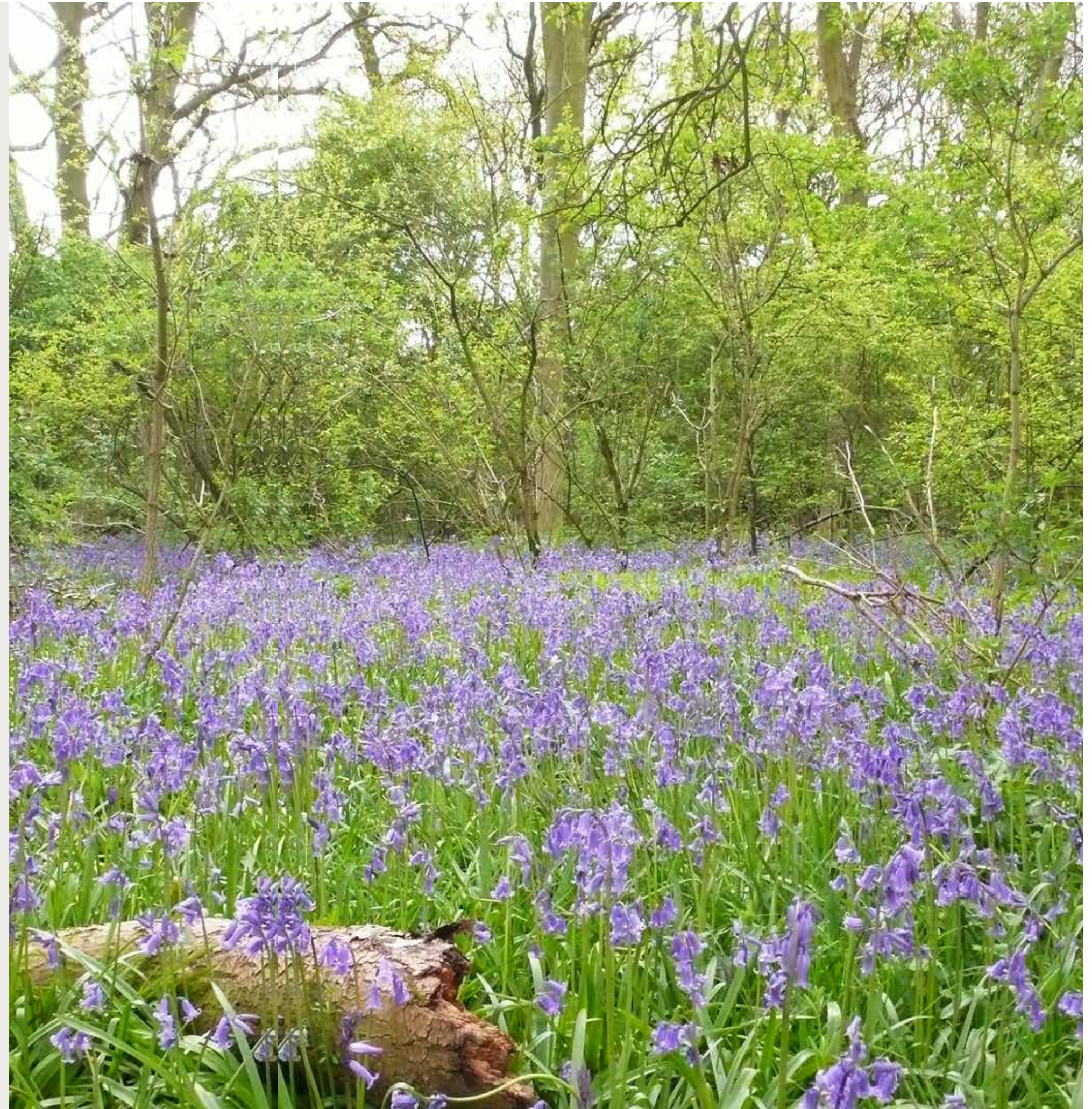


Meridian Fields was designed not only with the existing community in mind, but with their input. From public consultations, working with local primary school children to find out what they want from play areas, to helping fund a new Community Centre for the village; Hill has worked in partnership with the Hardwick community.

Hardwick has a rich history dating back to the Domesday Book and beyond. St Mary's Church has been central to village life since the beginnings of life in Hardwick. Today, St Mary's has a thriving congregation and hosts regular community fundraising events, activities and festivals.

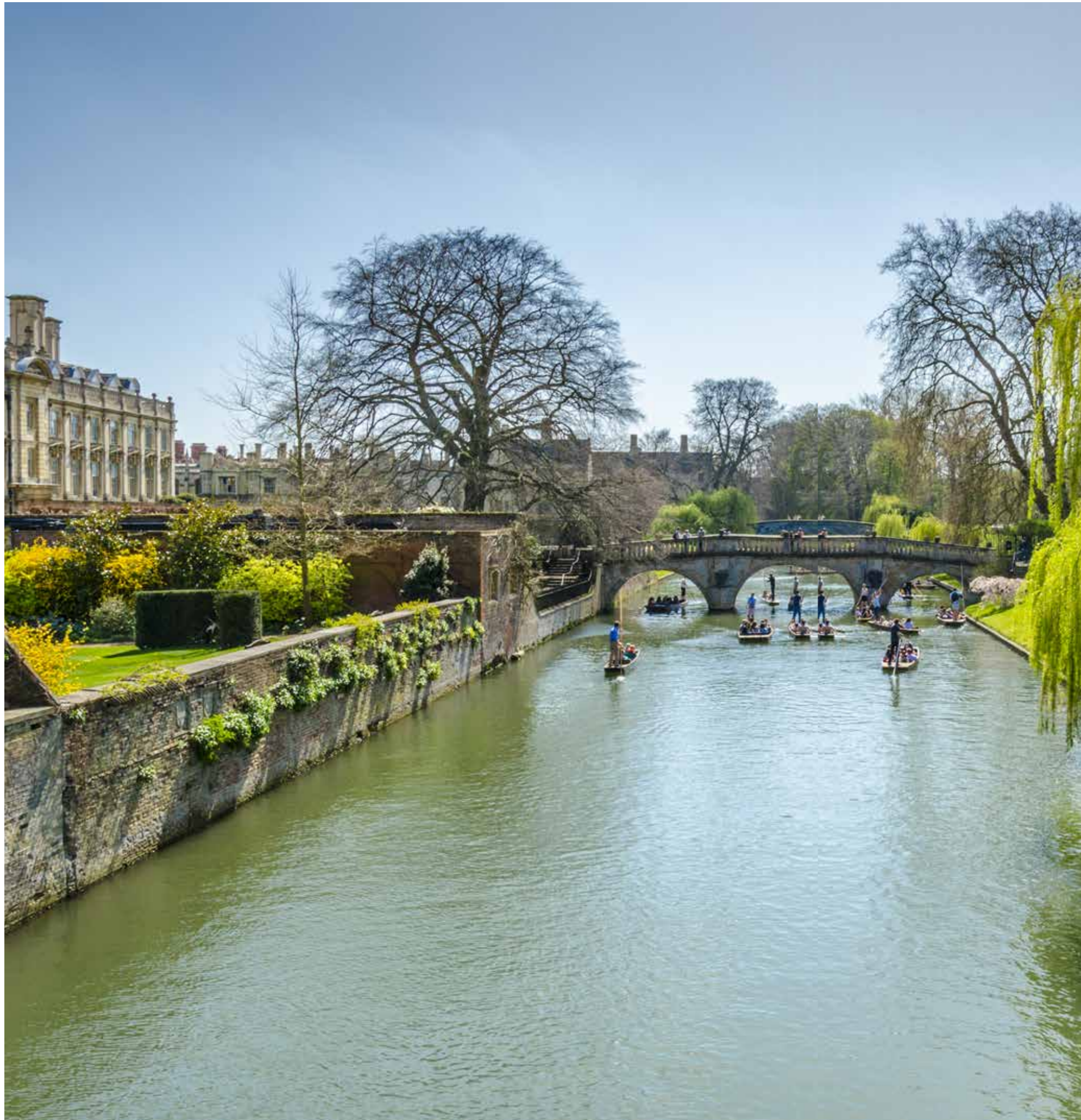
Hardwick's pub, The Blue Lion, has been trading since 1737 and runs events such as fêtes and local celebrations, as well as offering an informal setting in which to catch up with friends, family and neighbours. If you are planning your own celebration, the village social club is available for hire and often hosts live music, fundraising and themed evenings.

Schooling is available within walking or cycling distance of your new home. Hardwick Pre-School is rated 'Outstanding' by Ofsted and Hardwick Community Primary School is rated as 'Good'. Children of secondary school age usually attend nearby Comberton Village College but there is of course a wide range of innovative and reputable schools for children of all ages available in the local area.



Left to right: St Mary's Church (© Kim Fyson); Bourn Golf Club; The Blue Lion pub; Hardwick Wood (© Tim Regan).





## CENTRALLY LOCATED



Hardwick links to the Cambridge cycle route network and public transport is available to take you to Cambridge city centre or the surrounding towns and villages. For rail, Cambridge station is just over seven miles away, with direct services into London every 20 minutes and fast trains taking less than an hour. By car, Hardwick village is only four miles from the M11 which links to London and the North.

Cambridge city centre itself, with its range of shops, places to eat and internationally-renowned architecture and culture, is approximately five miles from home – making Meridian Fields the perfect distance for easy days or evenings out, or indeed commuting to and from work.

There are several walks and footpaths around the woodland and countryside of Hardwick and golfers will be pleased to know that there are three golf courses nearby in the neighbouring villages Bourn, Girton and Toft.

National Trust owned Wimpole Estate is less than ten miles away for great days out for the whole family, Burwash Manor in Barton is only a short distance from home and is a great place to browse the independent shops, farm shop and tea room in a charming setting. Nearby there are plenty of places to entertain the kids – the Coton Countryside Reserve, Shepreth Wildlife Park or the numerous museums in Cambridge.

*Left to right: River Cam, Cambridge; Wimpole House; Corpus Christi College; Grand Arcade.*





# SITE PLAN

- 2 BEDROOM HOUSE
- 3 BEDROOM HOUSE
- 4 BEDROOM HOUSE
- 5 BEDROOM HOUSE
- Homes available through South Cambridgeshire Council

- Brick wall
- Metal railing
- Timber fence
- 450mm high knee rail
- P Pumping station

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



Computer generated image depicts plots 81 & 82

## PLOTS 81 & 82\*

### 2 BEDROOM SEMI-DETACHED HOUSE

#### GROUND FLOOR

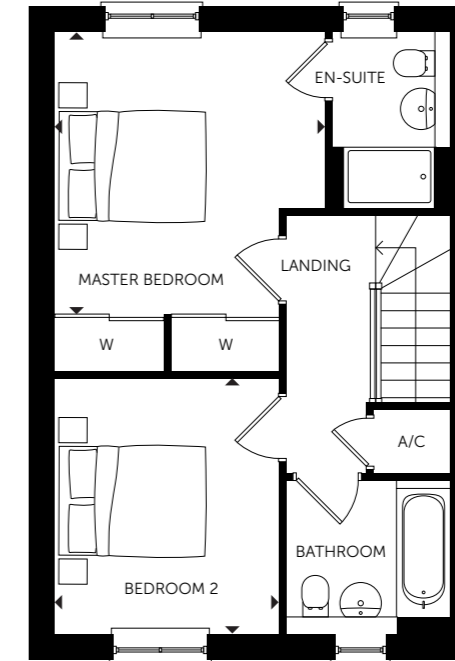
Kitchen	2.85m x 3.35m	9'4" x 11'0"
Living / Dining Room	5.15m x 4.40m	16'10" x 14'5"

#### FIRST FLOOR

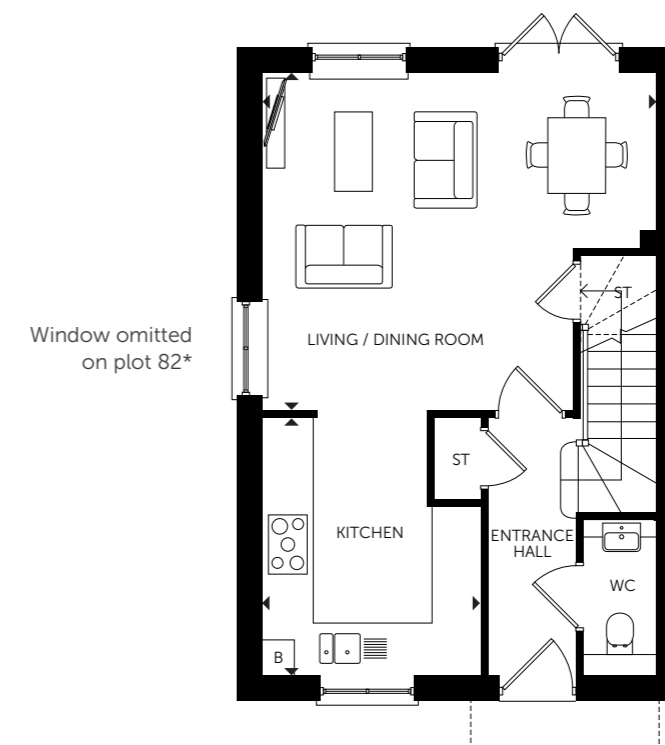
Master Bedroom	3.50m x 3.70m	11'5" x 12'1"
Bedroom 2	2.90m x 3.50m	9'6" x 11'5"

\* Plot 82 is handed to floor plans shown.

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



GROUND FLOOR

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





Computer generated image depicts plots 96 & 97

## PLOTS 78\*, 79, 96\* & 97

### 3 BEDROOM SEMI-DETACHED HOUSE

#### GROUND FLOOR

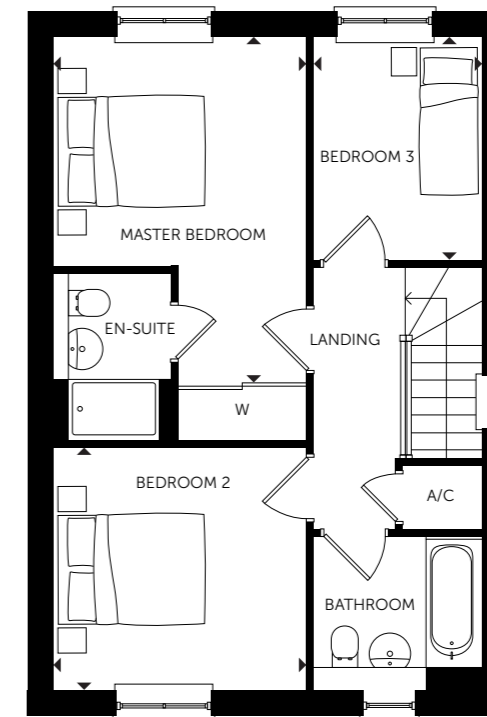
Kitchen	3.25m x 4.20m	10'7" x 13'9"
Living / Dining Room	5.60m x 4.25m	18'4" x 13'11"

#### FIRST FLOOR

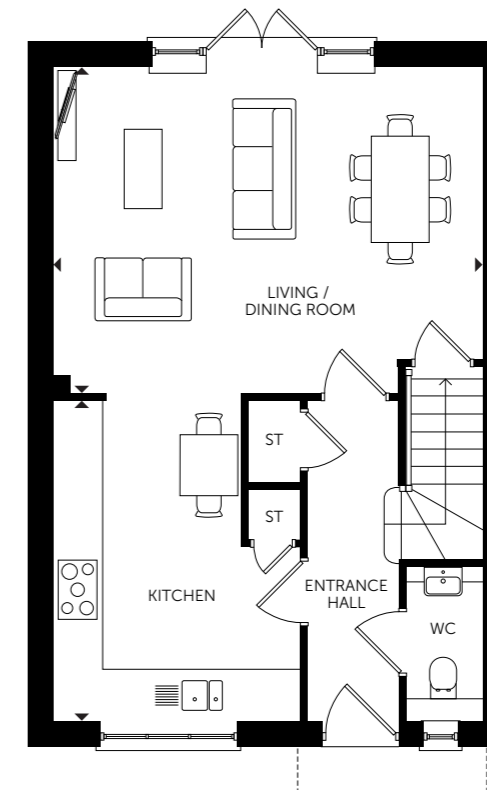
Master Bedroom	3.30m x 4.55m	10'9" x 14'11"
Bedroom 2	3.30m x 3.15m	10'9" x 10'4"
Bedroom 3	2.15m x 2.90m	7'0" x 9'6"

\* Plots 78 and 96 are handed to floor plans shown.  
External materials and garage layouts vary between plots. Please speak to our sales team for more information.

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD BOILER LOCATED IN GARAGE



Computer generated image depicts plot 85

## PLOT 85

### 3 BEDROOM DETACHED HOUSE

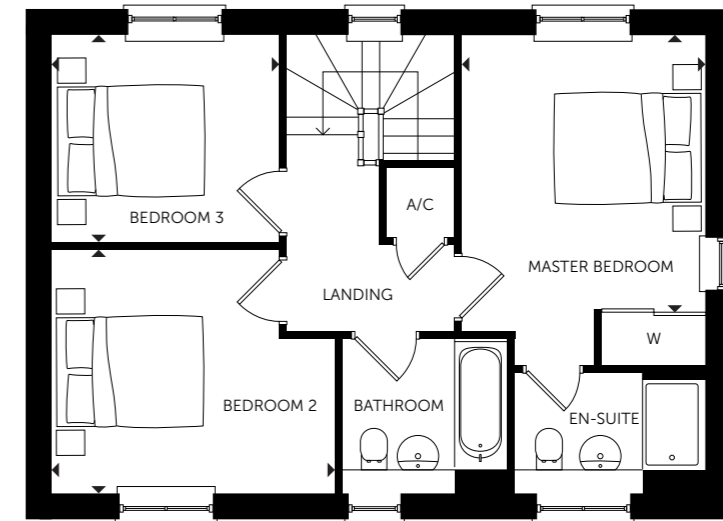
#### GROUND FLOOR

Kitchen / Dining Room	2.90m x 5.95m	9'6" x 19'6"
Living Room	3.10m x 5.95m	10'2" x 19'6"

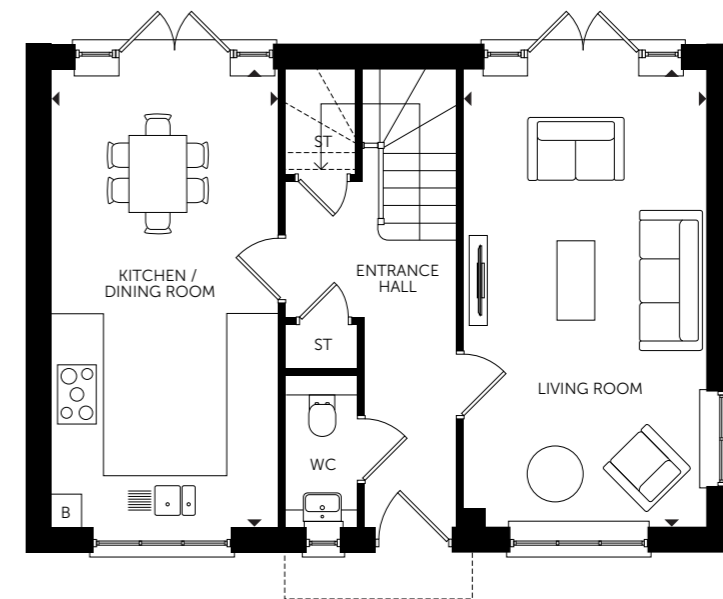
#### FIRST FLOOR

Master Bedroom	3.15m x 3.55m	10'4" x 11'7"
Bedroom 2	3.70m x 3.15m	12'1" x 10'4"
Bedroom 3	2.95m x 2.70m	9'8" x 8'10"

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FIRST FLOOR



GROUND FLOOR

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





Computer generated image depicts plot 5 (on the right) and plot 6 (on the left)

## PLOTS 69, 77, 80\*, 83\*, 84, 87\* & 88

### 3 BEDROOM DETACHED HOUSE

#### GROUND FLOOR

Kitchen	3.60m x 4.20m	11'9" x 13'9"
Living / Dining Room	5.95m x 4.25m	19'6" x 13'11"

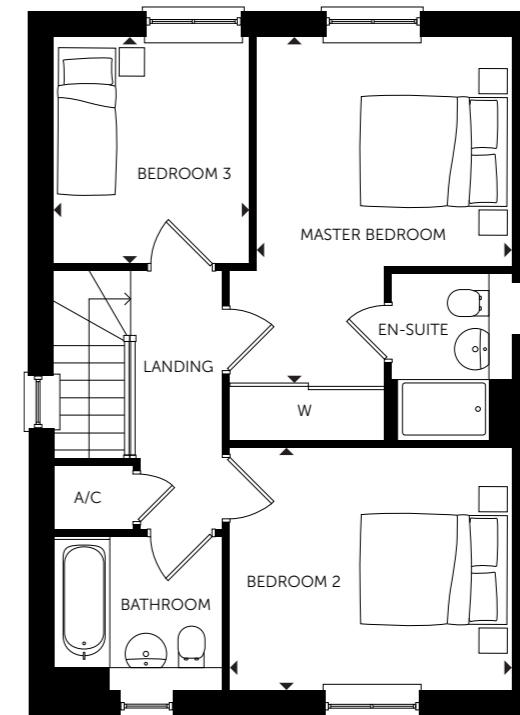
#### FIRST FLOOR

Master Bedroom	3.30m x 4.55m	10'9" x 14'11"
Bedroom 2	3.65m x 3.15m	11'11" x 10'4"
Bedroom 3	2.55m x 2.95m	8'4" x 9'8"

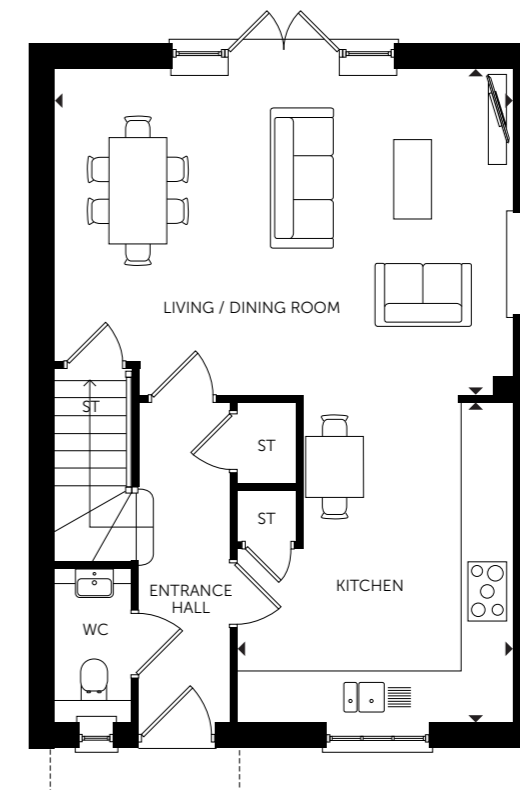
\* Plots 80, 83, 87 are handed to floor plans shown.

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

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FIRST FLOOR



Window applies to plots 69, 83\* & 87\*

GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD BOILER LOCATED IN GARAGE





Images of plots 49 and 48 from phase one at Meridian Fields.





Computer generated image depicts plot 71

## PLOTS 70 & 71

### 4 BEDROOM DETACHED HOUSE

#### GROUND FLOOR

Kitchen / Dining Room	3.60m x 6.10m	11'8" x 20'0"
Living Room	3.85m x 6.10m	12'7" x 20'0"

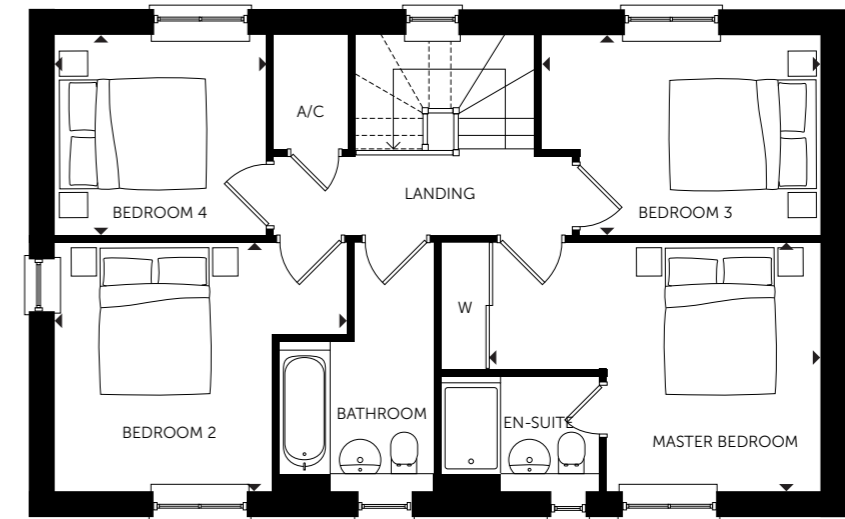
#### FIRST FLOOR

Master Bedroom	4.35m x 3.35m	14'2" x 10'9"
Bedroom 2	3.85m x 3.35m	12'7" x 10'9"
Bedroom 3	3.65m x 2.60m	11'9" x 8'5"
Bedroom 4	2.75m x 2.60m	9'0" x 8'5"

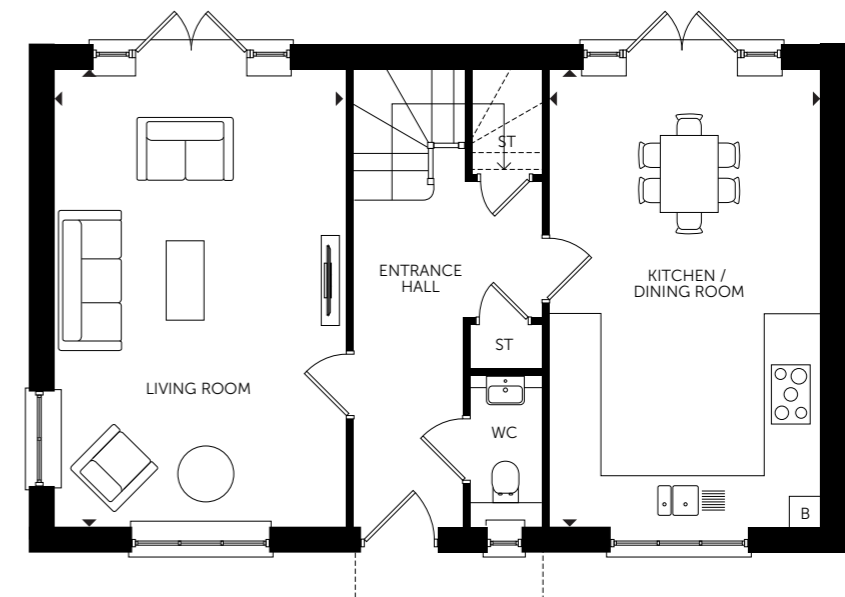
*Measurements are maximum dimensions.*

*External materials and garage layouts vary between plots. Please speak to our sales team for more information.*

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FIRST FLOOR



Window applies to plot 71

GROUND FLOOR

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





Computer generated image depicts plot 68

## PLOTS 68\*, 86 & 98

### 4 BEDROOM DETACHED HOUSE

#### GROUND FLOOR

Kitchen / Family Room	4.15m x 6.75m	13'7" x 22'1"
Living Room	3.85m x 6.10m	12'9" x 20'0"
Dining Room	3.65m x 2.95m	11'10" x 9'8"

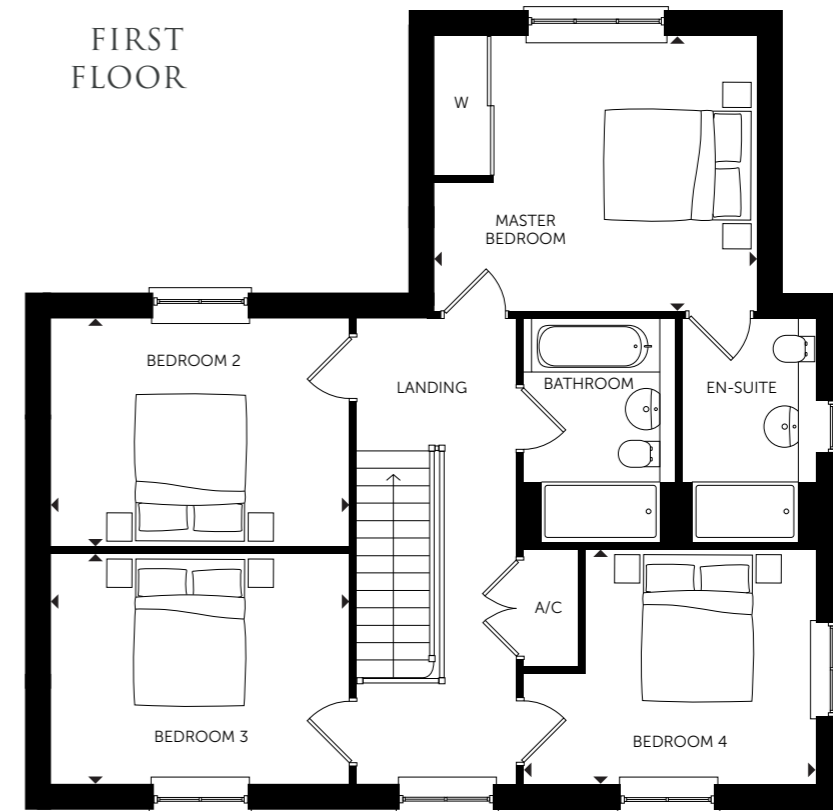
#### FIRST FLOOR

Master Bedroom	4.15m x 3.60m	13'7" x 11'9"
Bedroom 2	3.90m x 3.00m	12'9" x 9'10"
Bedroom 3	3.90m x 3.00m	12'9" x 9'10"
Bedroom 4	3.80m x 3.05m	12'5" x 10'0"

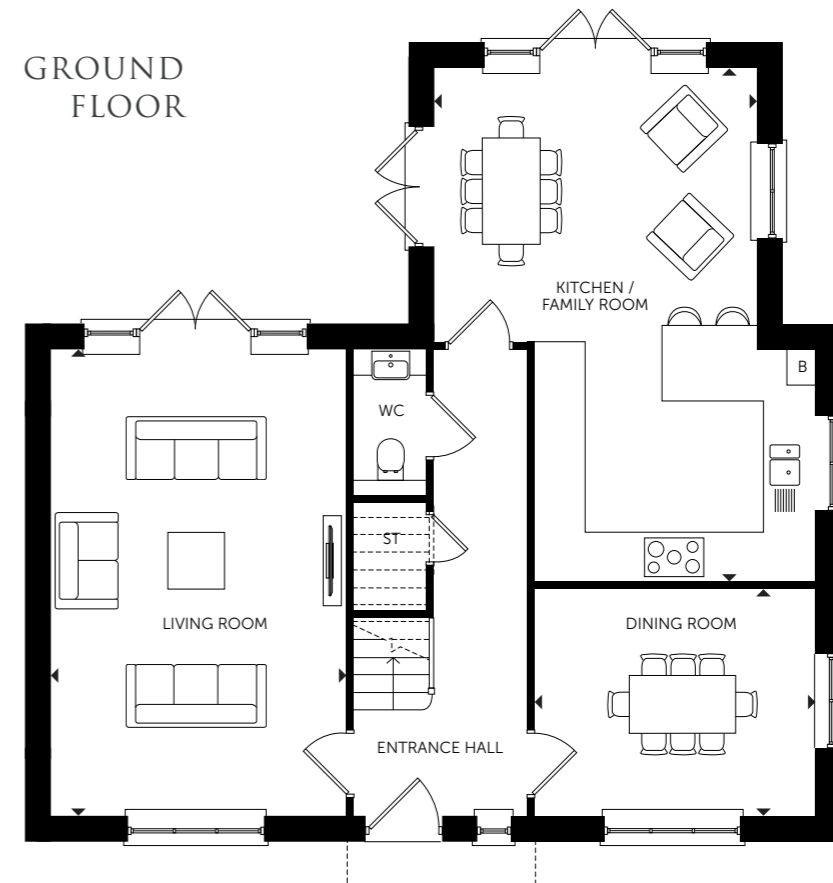
\* Plot 68 is handed to floor plans shown.  
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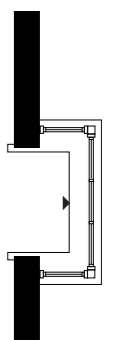
#### FIRST FLOOR



#### GROUND FLOOR



Window arrangement to plot 98



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





Computer generated image depicts plot 76

## PLOT 76

### 4 BEDROOM DETACHED HOUSE

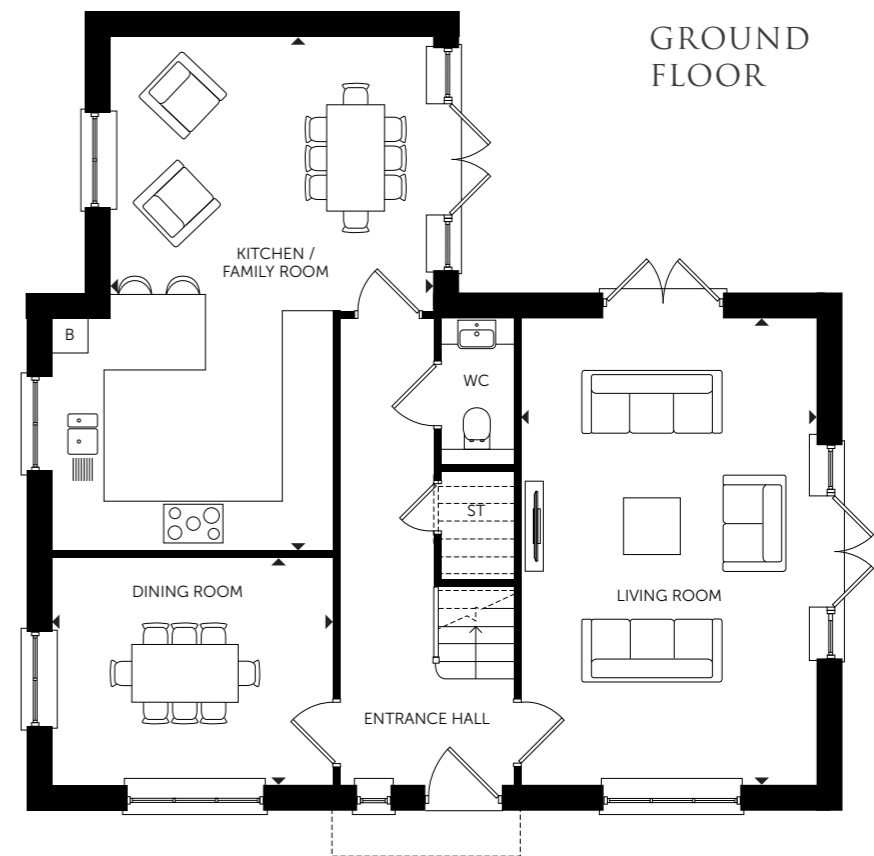
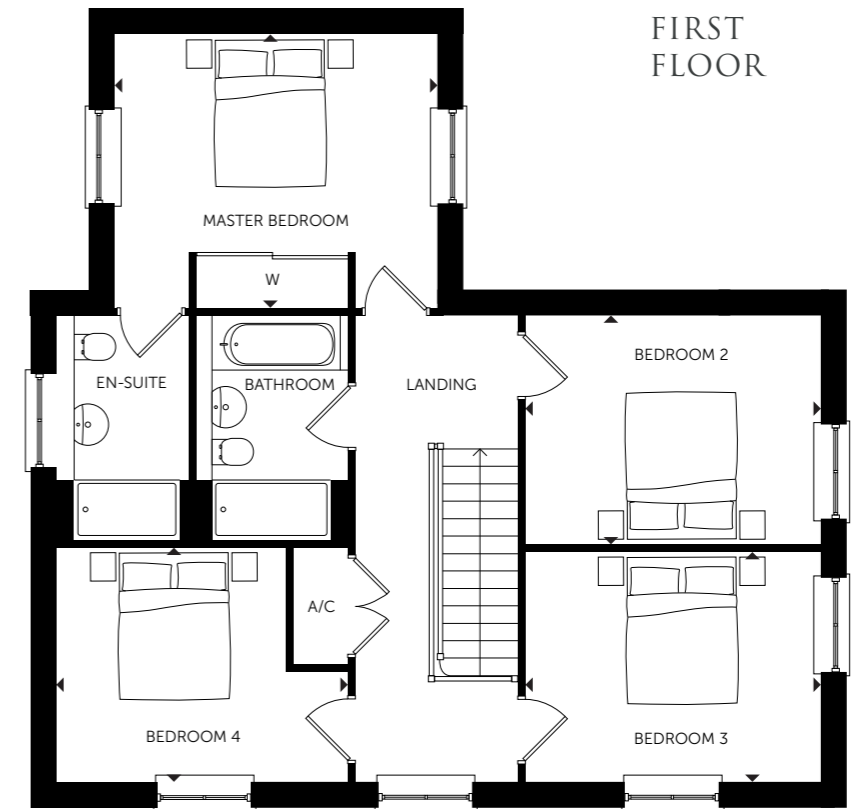
#### GROUND FLOOR

Kitchen / Family Room	4.15m x 6.75m	13'7" x 22'1"
Living Room	3.85m x 6.10m	12'7" x 20'0"
Dining Room	3.65m x 2.95m	11'10" x 9'8"

#### FIRST FLOOR

Master Bedroom	4.15m x 3.60m	13'7" x 11'9"
Bedroom 2	3.90m x 3.00m	12'9" x 9'10"
Bedroom 3	3.90m x 3.00m	12'9" x 9'10"
Bedroom 4	3.80m x 3.05m	12'5" x 10'0"

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





Computer generated image depicts plot 49

## PLOTS 72, 73, 74 & 75\*

### 5 BEDROOM DETACHED HOUSE

#### GROUND FLOOR

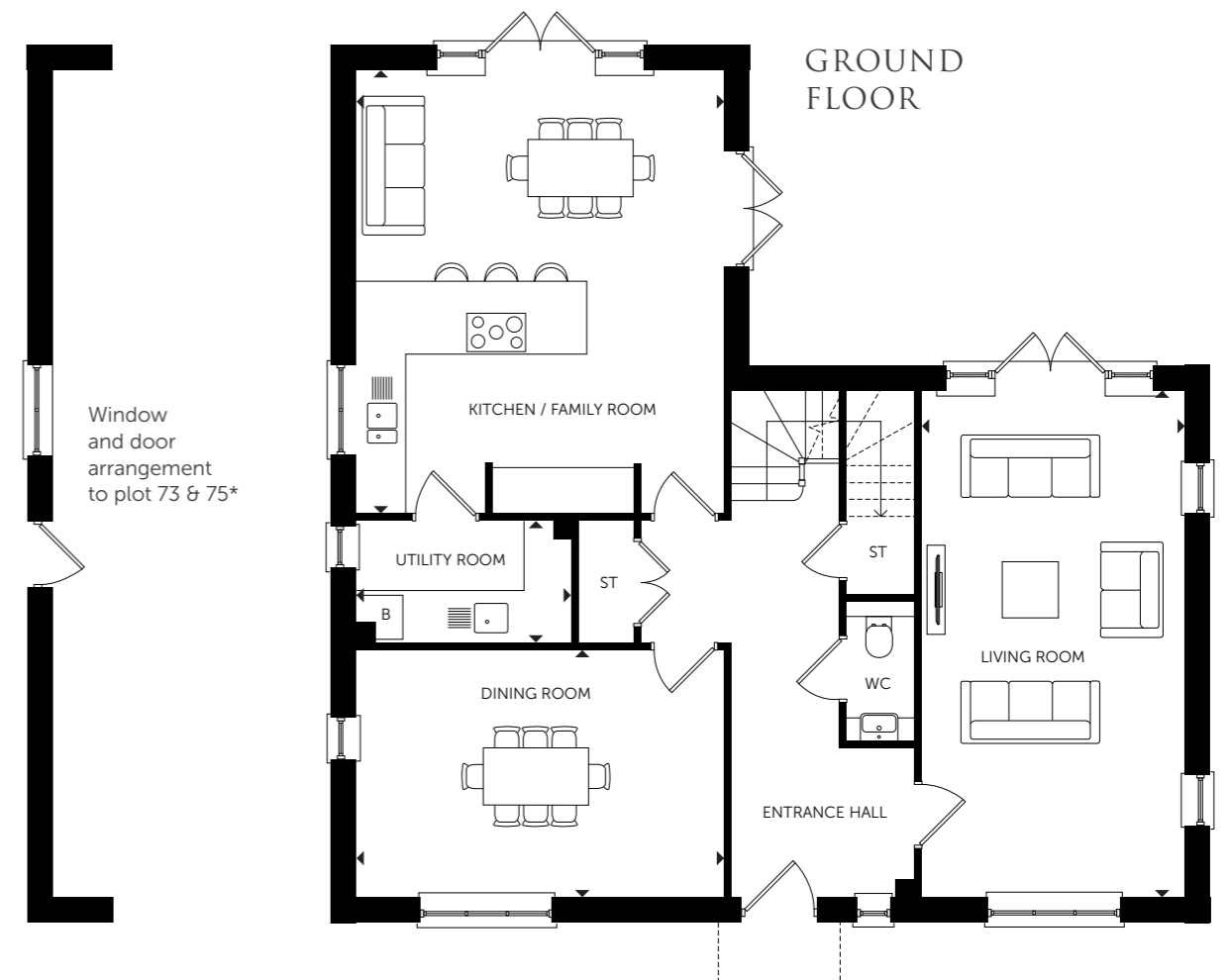
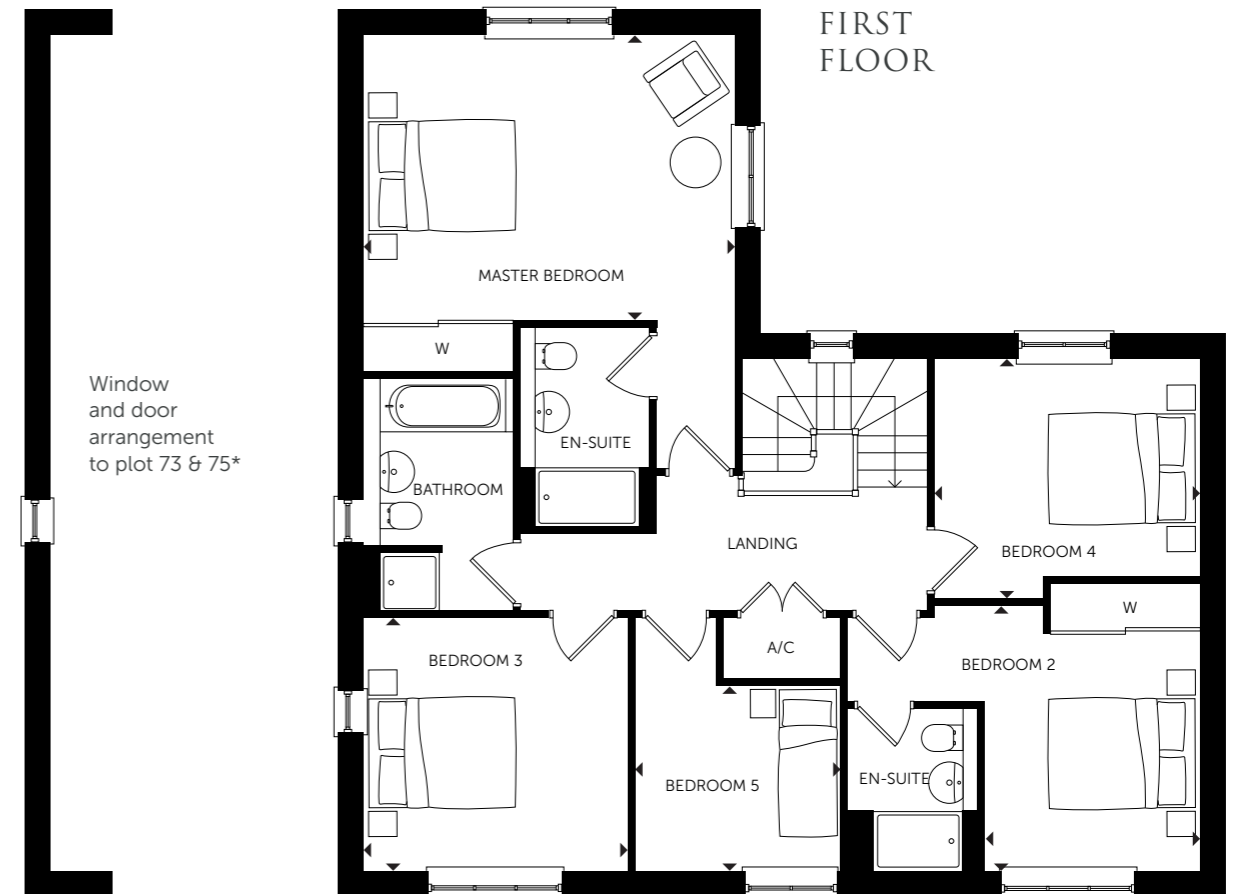
Kitchen / Family Room	4.95m x 6.05m	16'2" x 19'10"
Living Room	3.55m x 6.85m	11'7" x 22'5"
Dining Room	4.95m x 3.35m	16'2" x 10'11"
Utility Room	2.90m x 1.65m	9'6" x 5'4"

#### FIRST FLOOR

Master Bedroom	4.95m x 3.80m	16'2" x 12'5"
Bedroom 2	2.85m x 3.55m	9'4" x 11'7"
Bedroom 3	3.55m x 3.40m	11'7" x 11'1"
Bedroom 4	3.60m x 3.20m	11'9" x 10'5"
Bedroom 5	2.75m x 2.50m	9'0" x 8'2"

\* Plot 75 is handed to floor plans shown.

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





# SPECIFICATION

PLOTS 68-71, 76-88, 96-98

## 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
- Bosch integrated single oven to two and three bed houses, or double oven to four bed houses
- Bosch integrated 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
- Integrated pull out waste bin with recycling facility
- Zanussi integrated washer/dryer

*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 bespoke feature mirror with LED lighting and matching vanity tops adding a hint of sophistication.

- Low profile shower tray with glass shower door
- Dark wood effect feature mirror with LED lighting and matching vanity top (to selected plots dependent on layout. Located in bathroom to some plots)
- Large format wall and floor tiles
- Heated chrome towel rail

## 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 either shower over and glass screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- Dark wood effect vanity tops with matching bath panel
- Large format wall and floor tiles
- Heated chrome towel rail

## 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 internal doors with contemporary satin 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, open plan kitchen/living/dining areas and kitchen/family room
- Carpet to separate living room, dining room, stairs, landing and bedrooms
- Large format tiles to bathroom and en-suites

## DOORS AND WINDOWS

- Secure and thermal efficient front door with multi-point locking system
- High efficiency double glazed UPVC windows, with matching swing doors finished white inside
- Up and over garage door, colour to match front door

## HEATING AND WATER

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

## ELECTRICAL

- Downlights to kitchen, bathroom, en-suite, and WC
- Pendant fittings to entrance hall, living room, dining room, landing 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
- Phone, data and TV points 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 and turf to front garden
- Turf to rear garden
- Paved patios
- Timber or brick divisional boundary fencing
- External tap
- External power point in garden

## CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments include red or buff facing bricks and timber effect cladding (dependent on house type)
- Concrete plain roof tiles
- uPVC rain-water goods

## WARRANTY

- 10 year NHBC warranty

*A Management Company has been formed for Meridian Fields and will be responsible for the management and maintenance of any unadopted roads, footpaths, landscaping and attenuation pond. All homeowners will automatically be made members of the Management Company when they purchase a home at Meridian Fields 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.*



# PREMIUM SPECIFICATION

PLOTS 72-75

## KITCHEN

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

- Bosch induction hob
- Bosch integrated double oven
- Bosch integrated microwave
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Cooker hood – integrated into the ceiling bulkhead
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

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

## UTILITY ROOM

- Units and worktops to complement kitchen
- Blanco stainless steel undermounted sink with Blanco mixer tap
- Zanussi integrated washing machine
- Zanussi freestanding condenser dryer

*Utility room 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 Duravit sanitary ware and complementing taps and showers by Hansgrohe, with a bespoke feature mirror cabinet with LED lighting and matching vanity tops adding a hint of sophistication.

- Low profile shower tray with glass shower screen
- Dark wood effect feature mirror cabinet with LED lighting and matching vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

## BATHROOM AND SECONDARY EN-SUITES

Duravit 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 and en-suites.

- Bath with separate shower enclosure to bathroom
- Low profile shower trays with glass shower screen
- Dark wood effect vanity top with matching bath panel where applicable
- Large format wall and floor tiles
- Heated chrome towel rail

## 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 satin stainless steel ironmongery
- Built in sliding wardrobe with LED lighting to master 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, open plan kitchen/family room and utility room
- Carpet to separate living room, dining room, stairs, landing and bedrooms
- Large format tiles to bathroom and en-suites

## DOORS AND WINDOWS

- Secure and thermal efficient front door with multi-point locking system
- High efficiency uPVC windows with matching swing doors, finished white inside
- Electrically controlled up and over garage door, colour to match front door

## HEATING AND WATER

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

## ELECTRICAL

- Downlights to kitchen, bathroom, en-suites, WC and utility room
- Pendant fittings to entrance hall, living room, dining room, family room, landing 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
- Phone, data and TV points 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 and turf to front garden
- Turf to rear garden
- Paved patios
- Timber or brick divisional boundary fencing
- External tap and power socket

## 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 red facing bricks
- Concrete plain roof tiles
- uPVC rain-water goods

## WARRANTY

10 year NHBC warranty

*A Management Company has been formed for Meridian Fields and will be responsible for the management and maintenance of any unadopted roads, footpaths, landscaping and attenuation pond. All homeowners will automatically be made members of the Management Company when they purchase a home at Meridian Fields 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.*





# ABOUT HILL

Hill is one of the country's top housebuilders, specialising in developing distinctive new homes across London and the South East. We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

Our team includes:

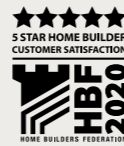
- Creative architects and designers
- Experienced planning and technical specialists
  - Efficient construction experts
- Effective sales and marketing professionals
  - A dedicated customer care team

Each Hill development is unique and each is designed to work in perfect harmony with its surroundings. A home is a personal space - and choosing a Hill property is the chance to buy a truly unique new home.

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



THE ORCHARDS - GREAT ABINGTON



THE GLEBES - CAMBRIDGE



NINEWELLS - CAMBRIDGE



MOOREFIELD - GREAT ABINGTON



GRANARY COURT - BOURN



THE AVENUE - SAFFRON WALDEN



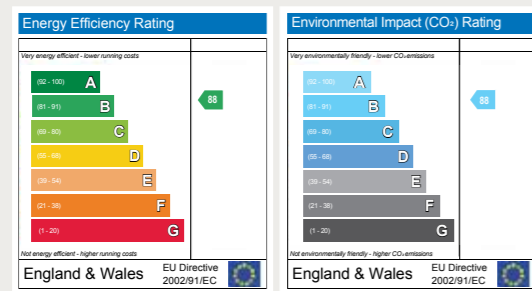
ANSTEY HALL BARNES - TRUMPINGTON



## HOW TO FIND US



## PREDICTED ENERGY ASSESSMENT CHARTS



Energy performance has been assessed using the SAP 2009 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 (CO<sub>2</sub>) emissions. EPC shown is an average across all houses in Phase 2. Please consult your sales negotiator for plot specific ratings.

Disclaimer: This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm and are not intended to be used for carpet sizes or items of furniture. Furniture layouts are indicative only. Kitchen layouts are indicative only. Please ask one of our Sales Executives for further information. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.

Computer generated images may show enhanced landscaping.

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