



TIMBER — WORKS

CROMWELL ROAD - ROMSEY CB1



A COLLECTION OF CONTEMPORARY 2, 3 AND 4 BEDROOM HOUSES SET AROUND A LANDSCAPED CENTRAL PARK

At Timber Works our modern homes have been designed around a central park and provide flexible living with room to grow for you and your family.

Our interiors are designed to be fresh and simple with clean lines and quality finishes. Our kitchens and bathrooms come equipped with all of the fixtures and fittings you need for stylish contemporary living.

The central park provides a green open space for all to enjoy and socialise in. There is also a children's nursery offering a great space for learning and making new friends.

Located within a few minutes bike ride of the bustling Mill Road, Coldham Common and the historic city centre, Timber Works is a great place to put down roots whether you are looking for a pied-a-terre, space to grow the family or be located closer to all that this great city has to offer.

Come and see what makes Timber Works a cut above.





Computer generated image of Timber Works



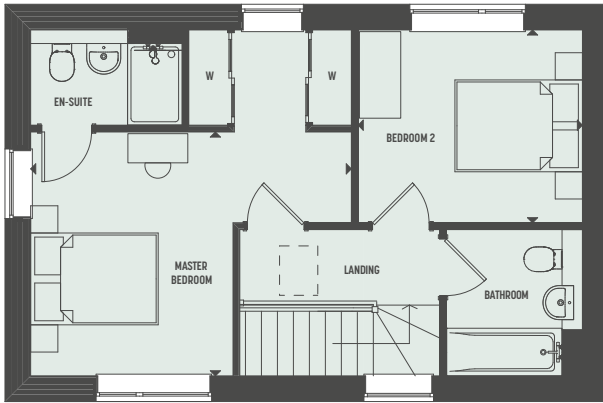
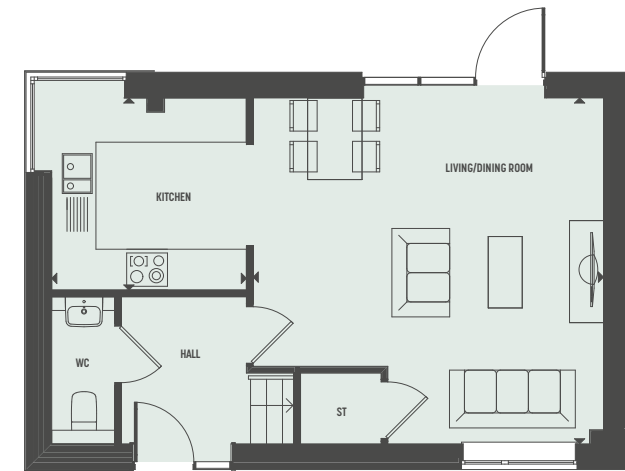


**TIMBER
WORKS**
MASTERPLAN

THE MAPLE

PLOT 74

2 BEDROOMS



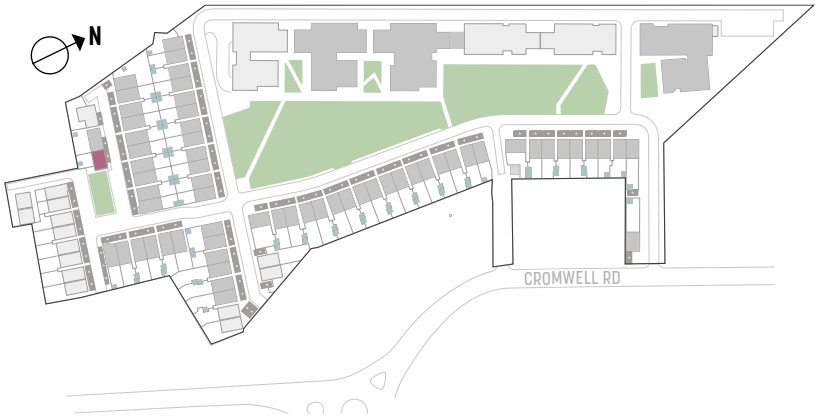
GROUND FLOOR

KITCHEN	2.85m x 2.80m	9'3" x 9'1"
LIVING/DINING ROOM	5.15m x 5.05m	16'8" x 16'5"

FIRST FLOOR

MASTER BEDROOM	4.70m x 3.55m	15'4" x 11'6"
BEDROOM 2	3.25m x 2.80m	10'6" x 9'1"

W = WARDROBE **ST** = STORAGE **▶** = MEASURING POINTS **□** = LOFT HATCH



THIS TWO BEDROOM, SEMI DETACHED HOME FEATURES A THE LARGE KITCHEN, LIVING DINING ROOM FOR RELAXING, COOKING AND ENTERTAINING WITH DOORS LEADING OUT ONTO THE GARDEN TO FURTHER EXTEND THIS FLEXIBLE SPACE.

UPSTAIRS IS THE SPACIOUS MASTER BEDROOM WITH A GENEROUS WARDROBE AREA AND EN-SUITE. A SECOND DOUBLE BEDROOM AND FAMILY BATHROOM COMPLETE THIS SMART NEW HOME.

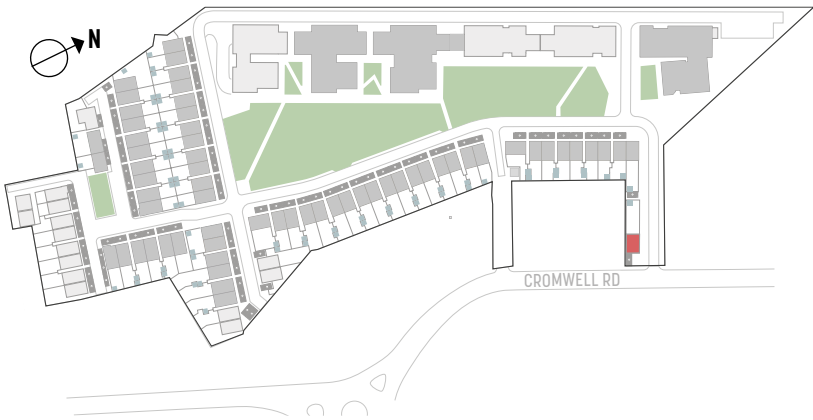
THE LARCH

PLOT 1

3 BEDROOMS



Computer generated image of plot 1



THE GROUND FLOOR OF THIS CONTEMPORARY HOME IS DEDICATED TO RELAXED, OPEN PLAN LIVING. THE SLEEK KITCHEN IS TUCKED AROUND THE CORNER TO HELP CHEFS STAY CONNECTED TO THE ACTION WHILST COOKING UP A FEAST. DOORS OPEN ONTO A PRIVATE GARDEN THAT MAKES IT AS EASY TO ENTERTAIN OUTSIDE.

LOCATED ON THE FIRST FLOOR THE SEPARATE LIVING ROOM IS A LIGHT AIRY RETREAT THANKS TO ITS FEATURE CORNER WINDOW, A PERFECT PLACE TO CURL UP WITH A BOOK OR A BOX SET. THERE IS ALSO A LARGE DOUBLE BEDROOM AND LUXURIOUS BATHROOM.

ON THE SECOND FLOOR IS THE MASTER BEDROOM WITH ITS OWN EN-SUITE SHOWER ROOM AND BUILT IN WARDROBES AND A FURTHER DOUBLE BEDROOM.



GROUND FLOOR

KITCHEN	2.45m x 4.30m	8'0" x 14'1"
DINING/FAMILY ROOM	5.15m x 3.25m	16'8" x 10'6"

FIRST FLOOR

LIVING ROOM	5.15m x 3.10m	16'8" x 10'1"
BEDROOM 2	5.15m x 2.55m	16'8" x 8'3"

SECOND FLOOR

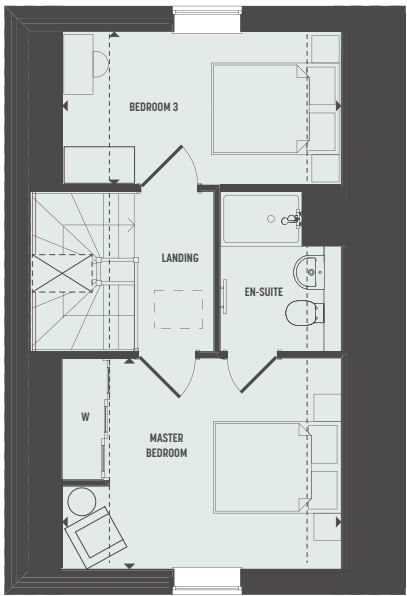
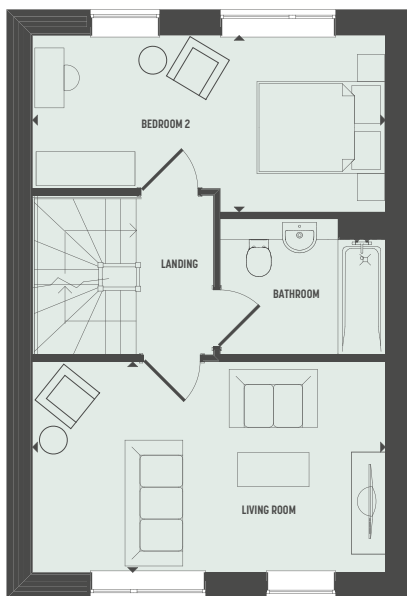
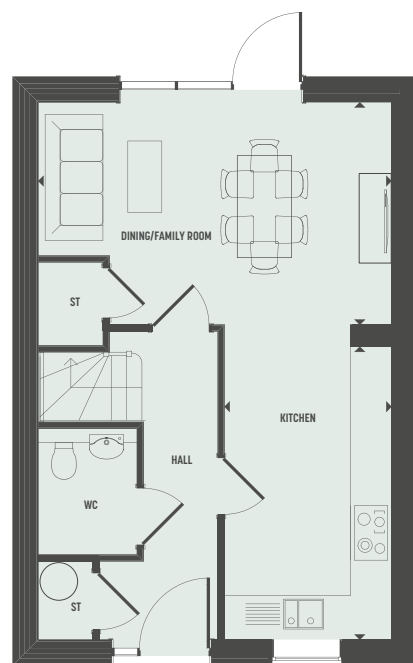
MASTER BEDROOM	4.10m x 3.10m	13'4" x 10'1"
BEDROOM 3	4.10m x 2.25m	13'4" x 7'3"

W = WARDROBE ST = STORAGE ► = MEASURING POINTS ▤ = LOFT HATCH ▦ = ROOF LIGHT = 2100MM CEILING HEIGHT

THE OAK

LOTS 2, 4, 6, 8, 13, 15, 17, 19, 21, 23, 25, 40, 42, 44, 46 & 48

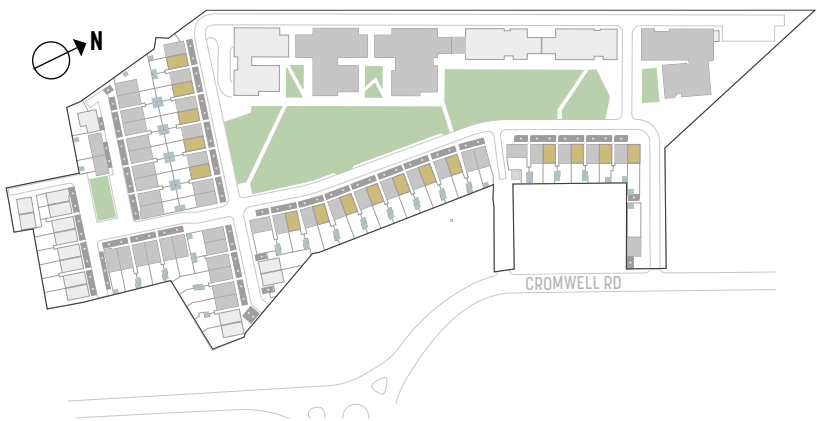
3 BEDROOMS



GROUND FLOOR				FIRST FLOOR				SECOND FLOOR			
KITCHEN	2.45m x 4.30m	8'0" x 14'1"		LIVING ROOM	5.15m x 3.10m	16'8" x 10'1"		MASTER BEDROOM	4.10m x 3.10m	13'4" x 10'1"	
DINING/FAMILY ROOM	5.15m x 3.25m	16'8" x 10'6"		BEDROOM 2	5.15m x 2.55m	16'8" x 8'3"		BEDROOM 3	4.10m x 2.25m	13'4" x 7'3"	



Computer generated image of plots 4 - 8



EACH OF THESE THREE BEDROOM HOMES FEATURES AN OPEN PLAN KITCHEN DINING FAMILY ROOM ON THE GROUND FLOOR WITH DOORS ONTO A PRIVATE GARDEN. THE KITCHEN IS FITTED WITH SLEEK, ENERGY EFFICIENT APPLIANCES AND LOCATED AT THE FRONT OF THE HOUSE WHILE STILL CONNECTING YOU SEAMLESSLY TO THE LIVING SPACE.

THE LIVING ROOM ON THE FIRST FLOOR IS PERFECT FOR RELAXING AWAY FROM THE HUSTLE OF EVERY DAY LIFE. FROM HERE YOU CAN ENJOY THE VIEWS OVER THE LANDSCAPED CENTRAL PARK. THERE IS ALSO A LARGE DOUBLE BEDROOM AND THE FAMILY BATHROOM ON THIS FLOOR.

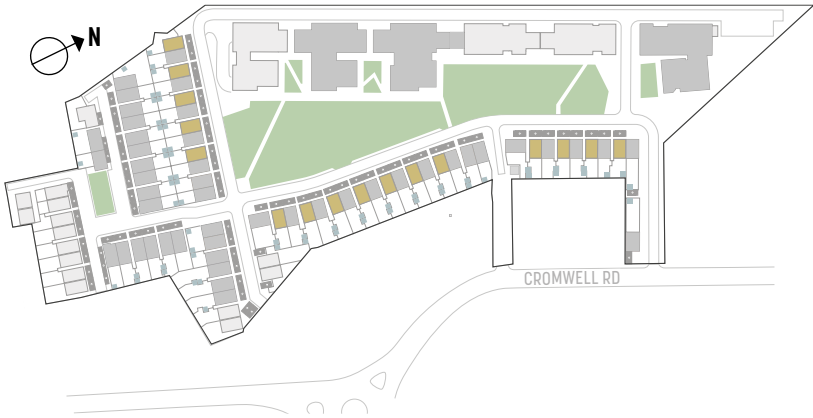
ON THE SECOND FLOOR THERE IS A FURTHER DOUBLE BEDROOM AND THE MASTER BEDROOM, WITH ITS OWN EN-SUITE SHOWER ROOM AND BUILT IN WARDROBE.

W = WARDROBE ST = STORAGE ► = MEASURING POINTS □ = LOFT HATCH ☒ = ROOF LIGHT - - - = 2100MM CEILING HEIGHT

THE OAK

PLOTS 3, 5, 7, 9, 14, 16, 18, 20, 22, 24, 26, 41, 43, 45, 47 & 49

3 BEDROOMS



EACH OF THESE THREE BEDROOM HOMES FEATURES AN OPEN PLAN KITCHEN DINING FAMILY ROOM ON THE GROUND FLOOR WITH DOORS ONTO A PRIVATE GARDEN. THE KITCHEN IS FITTED WITH SLEEK, ENERGY EFFICIENT APPLIANCES AND LOCATED AT THE FRONT OF THE HOUSE WHILE STILL CONNECTING YOU SEAMLESSLY TO THE LIVING SPACE.

THE LIVING ROOM ON THE FIRST FLOOR IS PERFECT FOR RELAXING AWAY FROM THE HUSTLE OF EVERY DAY LIFE. FROM HERE YOU CAN ENJOY THE VIEWS OVER THE LANDSCAPED CENTRAL PARK. THERE IS ALSO A LARGE DOUBLE BEDROOM AND THE FAMILY BATHROOM ON THIS FLOOR.

ON THE SECOND FLOOR THERE IS A FURTHER DOUBLE BEDROOM AND THE MASTER BEDROOM, WITH ITS OWN EN-SUITE SHOWER ROOM AND BUILT IN WARDROBE.



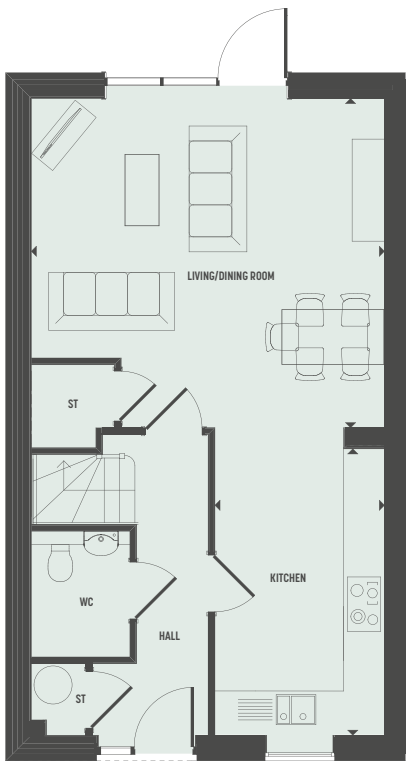
GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
KITCHEN	2.45m x 4.30m	8'0" x 14'1"	LIVING ROOM	5.15m x 3.10m	16'8" x 10'1"	MASTER BEDROOM	4.10m x 3.10m	13'4" x 10'1"
DINING/FAMILY ROOM	5.15m x 3.25m	16'8" x 10'6"	BEDROOM 2	5.15m x 2.55m	16'8" x 8'3"	BEDROOM 3	4.10m x 2.25m	13'4" x 7'3"

W = WARDROBE
 ST = STORAGE
 ▶ = MEASURING POINTS
 □ = LOFT HATCH
 ⊗ = ROOF LIGHT
 ---- = 2100MM CEILING HEIGHT

THE ALDER

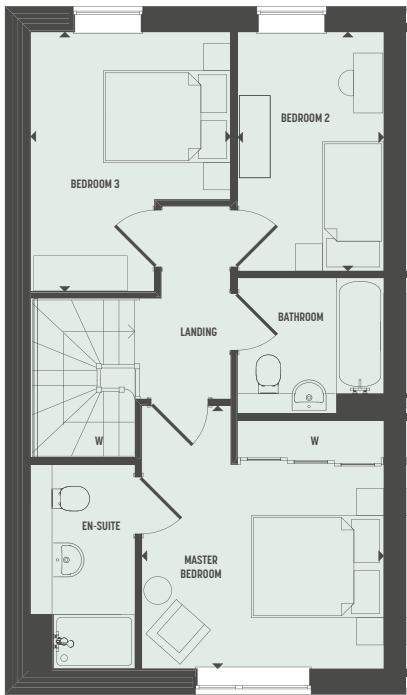
PLOTS 32, 34, 50, 52, 54, 56, 58, 60, 62 & 64

3 BEDROOMS



GROUND FLOOR

KITCHEN	2.45m x 4.20m	8'0" x 13'7"
LIVING/DINING ROOM	5.15m x 4.80m	16'8" x 15'7"



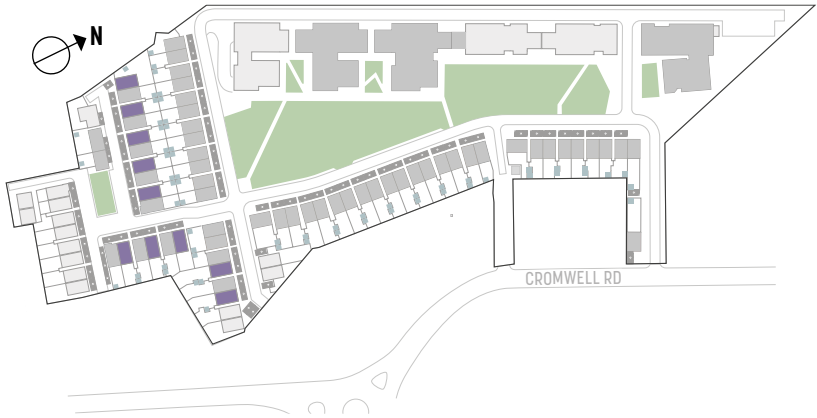
FIRST FLOOR

MASTER BEDROOM	3.55m x 3.85m	11'6" x 12'6"
BEDROOM 2	2.90m x 3.80m	9'5" x 12'4"
BEDROOM 3	2.15m x 3.50m	7'0" x 11'4"

W = WARDROBE **ST** = STORAGE **▶** = MEASURING POINTS



Computer generated image of plots 32 - 35



THE ENTRANCE HALL OF THESE CONTEMPORARY THREE BEDROOM HOMES OPENS ONTO THE LARGE, OPEN PLAN KITCHEN, LIVING DINING AREA. THE KITCHEN IS FITTED WITH ENERGY EFFICIENT APPLIANCES THAT HELP YOU TO COOK UP A FEAST WHILST STAYING CONNECTED TO THE LIVING SPACE. DOORS OPEN ONTO THE PRIVATE GARDEN MAKING IT JUST AS EASY TO ENTERTAIN OUTDOORS.

TO THE FIRST FLOOR IS THE MASTER BEDROOM WITH ITS BUILT IN WARDROBE AND EN-SUITE SHOWER ROOM. THERE IS ALSO A FURTHER DOUBLE BEDROOM, A SINGLE BEDROOM AND A LUXURIOUS FAMILY BATHROOM.

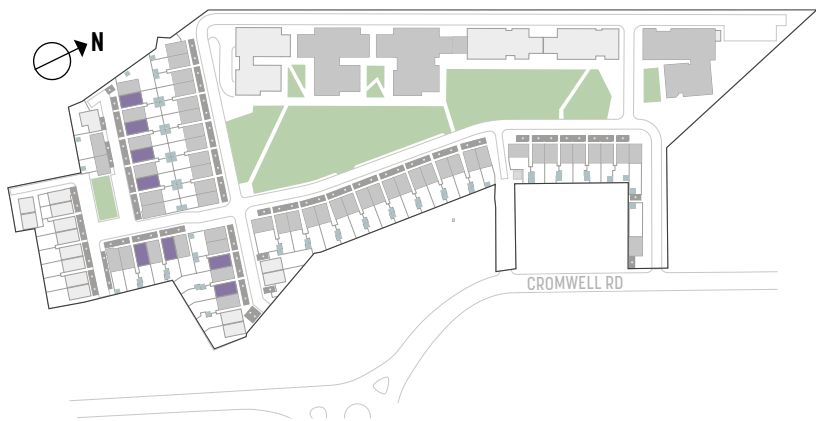
THE ALDER

PLOTS 33, 35, 51, 53, 55, 57, 61 & 63

3 BEDROOMS

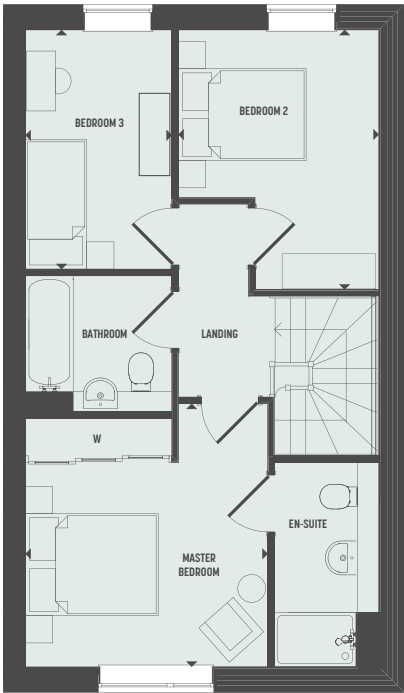
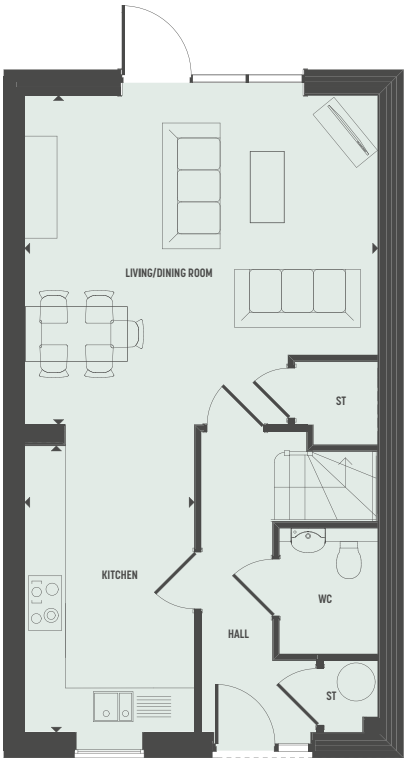


Computer-generated image of plots 54 - 59



THE ENTRANCE HALL OF THESE CONTEMPORARY THREE BEDROOM HOMES OPENS ONTO THE LARGE, OPEN PLAN KITCHEN, LIVING DINING AREA. THE KITCHEN IS FITTED WITH ENERGY EFFICIENT APPLIANCES THAT HELP YOU TO COOK UP A FEAST WHILST STAYING CONNECTED TO THE LIVING SPACE. DOORS OPEN ONTO THE PRIVATE GARDEN MAKING IT JUST AS EASY TO ENTERTAIN OUTDOORS.

TO THE FIRST FLOOR IS THE MASTER BEDROOM WITH ITS BUILT IN WARDROBE AND EN-SUITE SHOWER ROOM. THERE IS ALSO A FURTHER DOUBLE BEDROOM, A SINGLE BEDROOM AND A LUXURIOUS FAMILY BATHROOM.



GROUND FLOOR

KITCHEN	2.45m x 4.20m	8'0" x 13'7"
LIVING/DINING ROOM	5.15m x 4.80m	16'8" x 15'7"

FIRST FLOOR

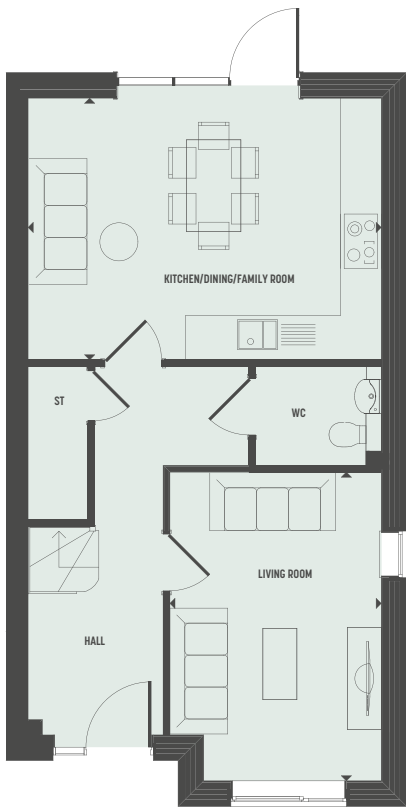
MASTER BEDROOM	3.55m x 3.85m	11'6" x 12'6"
BEDROOM 2	2.90m x 3.80m	9'5" x 12'4"
BEDROOM 3	2.15m x 3.50m	7'0" x 11'4"

W = WARDROBE ST = STORAGE ▶ = MEASURING POINTS

THE JUNE BERRY

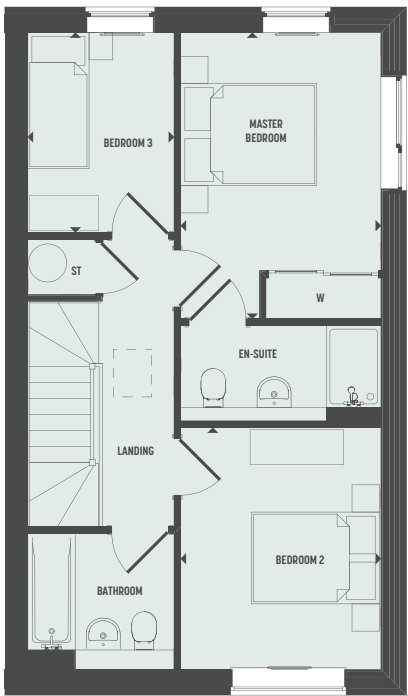
Plots 59 & 65

3 BEDROOMS



GROUND FLOOR

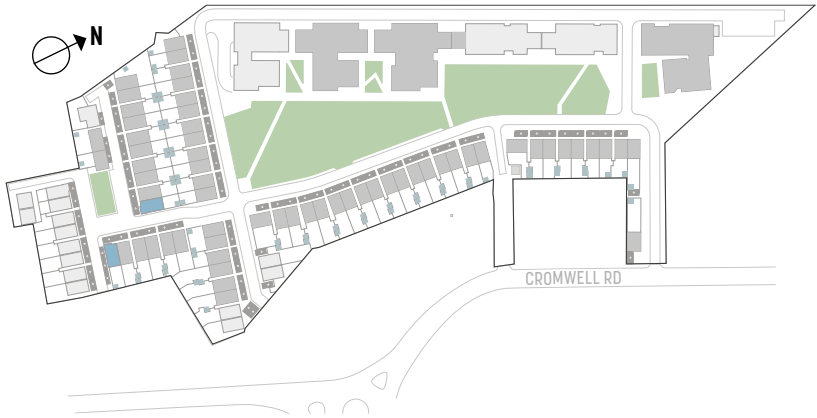
LIVING ROOM	3.10m x 4.50m	10'1" x 14'7"
KITCHEN/DINING/FAMILY	5.15m x 3.80m	16'8" x 12'4"



FIRST FLOOR

MASTER BEDROOM	2.90m x 4.20m	9'5" x 13'7"
BEDROOM 2	2.90m x 3.55m	9'5" x 11'6"
BEDROOM 3	2.15m x 2.90m	7'0" x 9'5"

W = WARDROBE ST = STORAGE ► = MEASURING POINTS



THESE SEMI-DETACHED THREE BEDROOM HOMES COMBINE CONTEMPORARY, FLEXIBLE LIVING SPACE WITH ELEGANT INTERIOR FINISHES.

THE OPEN PLAN KITCHEN DINING FAMILY ROOM HAS DOORS THAT LEAD ONTO THE GARDEN, PROVIDING PLENTY OF SPACE FOR RELAXING, WORKING OR ENTERTAINING. ALSO ACCESSED FROM THE ENTRANCE HALL IS A SEPARATE LIVING ROOM WITH A FEATURE BAY WINDOW.

TO THE FIRST FLOOR IS THE MASTER BEDROOM WITH ITS OWN BUILT IN WARDROBE AND EN-SUITE SHOWER ROOM, AS WELL AS A FURTHER TWO BEDROOMS AND THE FAMILY BATHROOM.

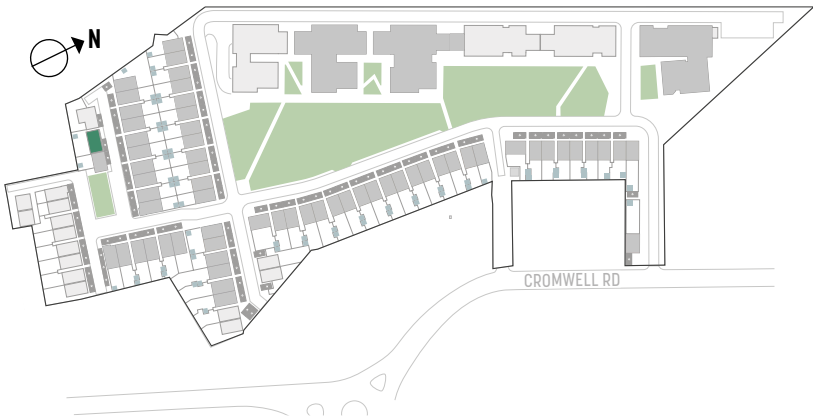
THE WILLOW

PLOT 75

3 BEDROOMS

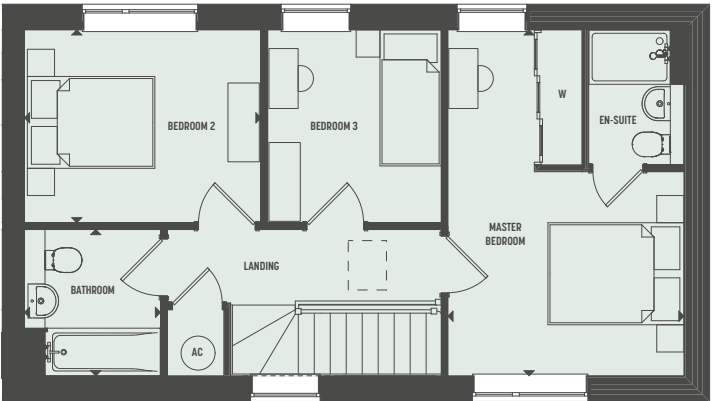


Computer generated image of plots 74 - 75



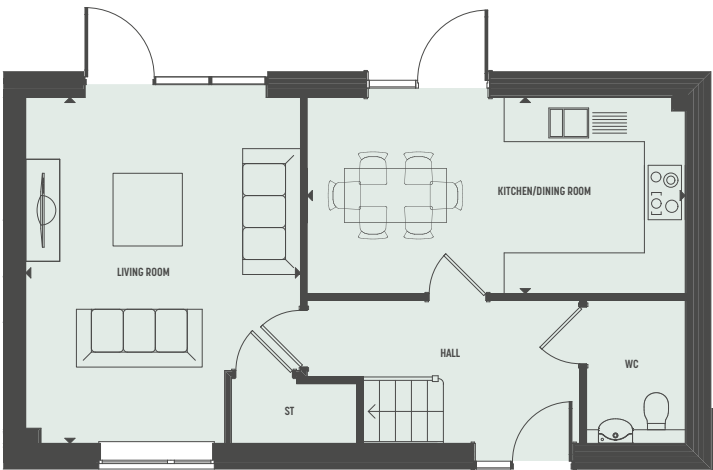
THIS THREE BEDROOM, SEMI DETACHED HOME HAS BEEN DESIGNED TO PROVIDE FLEXIBLE CONTEMPORARY LIVING SPACE ACROSS TWO FLOORS. THE KITCHEN DINING ROOM FEATURES SLEEK, ENERGY EFFICIENT KITCHEN APPLIANCES AND DOORS TO THE PRIVATE GARDEN. ALSO ACCESSED FROM THE ENTRANCE HALL IS THE SPACIOUS DUAL ASPECT LIVING ROOM, AGAIN WITH DOORS ONTO THE GARDEN MAKING FOR AN EXCELLENT ENTERTAINING SPACE.

UPSTAIRS YOU WILL FIND THE MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND BUILT IN WARDROBES. THERE IS ALSO A FURTHER DOUBLE BEDROOM, A SINGLE BEDROOM AND LUXURIOUS BATHROOM.



FIRST FLOOR

MASTER BEDROOM	3.45m x 5.05m	11'3" x 16'5"
BEDROOM 2	3.45m x 2.80m	11'3" x 9'8"
BEDROOM 3	2.55m x 2.80m	8'3" x 9'8"



GROUND FLOOR

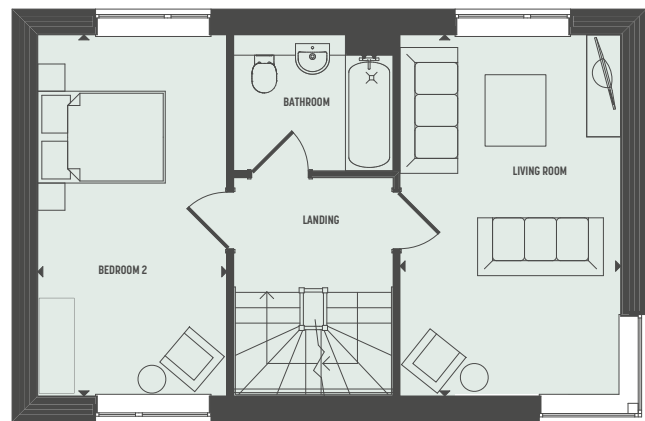
LIVING ROOM	4.00m x 5.05m	13'1" x 16'5"
KITCHEN/DINING	5.55m x 2.85m	18'2" x 9'3"

W = WARDROBE **ST** = STORAGE **▶** = MEASURING POINTS **---** = LOFT HATCH

THE WALNUT

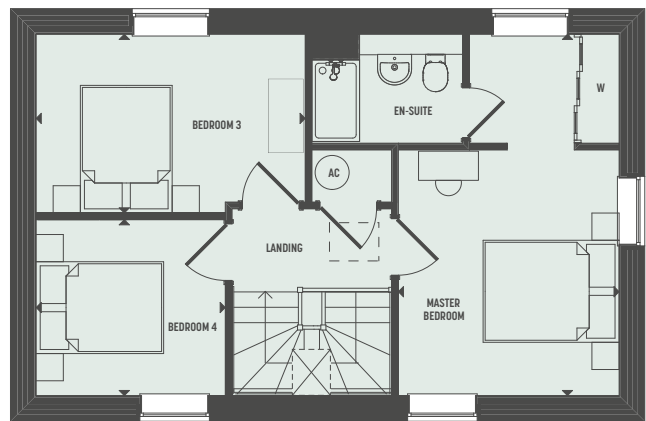
PLOTS 10 & 27

4 BEDROOMS



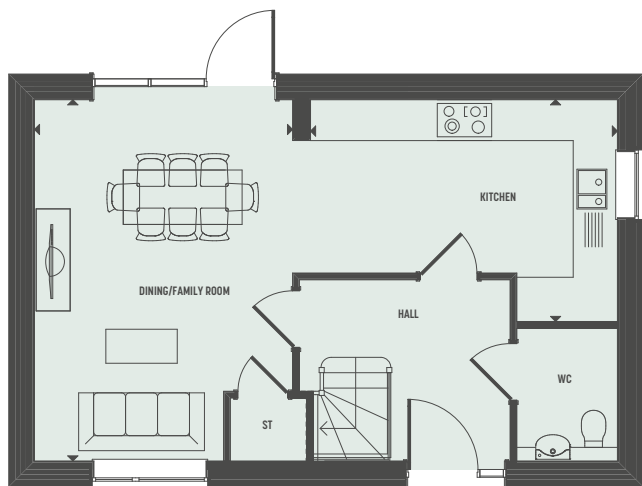
FIRST FLOOR

LIVING ROOM	5.30m x 3.20m	17'3" x 10'4"
BEDROOM 2	5.30m x 2.75m	17'3" x 9'0"



SECOND FLOOR

MASTER BEDROOM	5.30m x 3.20m	17'3" x 10'4"
BEDROOM 3	2.60m x 3.95m	8'5" x 12'9"
BEDROOM 4	2.55m x 2.75m	8'3" x 9'0"



GROUND FLOOR

KITCHEN	3.25m x 4.50m	10'6" x 14'7"
DINING/FAMILY ROOM	5.30m x 3.75m	17'3" x 12'3"

W = WARDROBE **ST** = STORAGE **▶** = MEASURING POINTS **□** = LOFT HATCH **⊗** = ROOF LIGHT



THESE TWO DETACHED FOUR BEDROOM PROPERTIES OFFER ELEGANT, FLEXIBLE LIVING SPACE. THE LARGE ENTRANCE HALL OPENS ONTO THE OPEN PLAN KITCHEN FAMILY ROOM WHICH FEATURES DOORS LEADING ONTO THE GARDEN. ON THE FIRST FLOOR THE LOUNGE IS A LIGHT FILLED ROOM WITH A STUNNING CORNER WINDOW PROVIDING A PEACEFUL RETREAT FOR A BOOK OR A BOX SET. THERE IS ALSO A LARGE DOUBLE BEDROOM WITH DUAL ASPECT WINDOWS AND A LUXURIOUS FAMILY BATHROOM.

TO THE SECOND FLOOR IS A MASTER BEDROOM WITH ITS OWN EN-SUITE SHOWER ROOM AND BUILT IN WARDROBE AND TWO FURTHER DOUBLE BEDROOMS ALLOWING EVERYONE IN THE FAMILY THEIR OWN PRIVATE SPACE.

THE MULBERRY

PLOTS 11 & 38

4 BEDROOMS

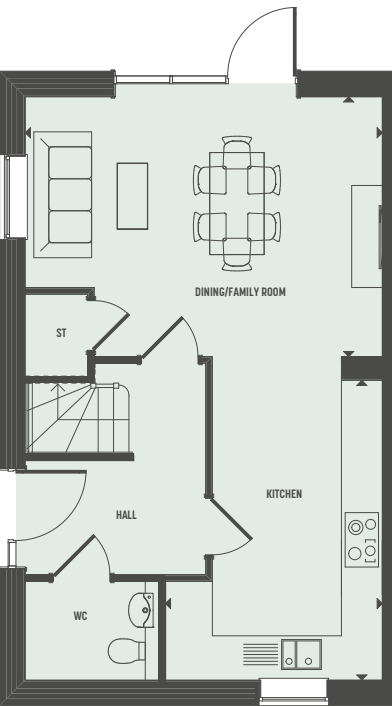


Computer generated image of plots 10 - 12

THIS FOUR BEDROOM, SEMI-DETACHED PROPERTY OFFERS FABULOUS OPEN PLAN LIVING WITH VIEWS OVER THE LANDSCAPED CENTRAL PARK. THE KITCHEN IS JUST FAR ENOUGH AWAY FROM THE LIVING AREA TO ENSURE THE CHEF CAN STILL BE PART OF THE PARTY. DOORS LEAD FROM THE DINING FAMILY AREA OUT TO THE GARDEN OFFERING A FABULOUS EXTENSION TO THIS MULTIFUNCTIONAL SPACE.

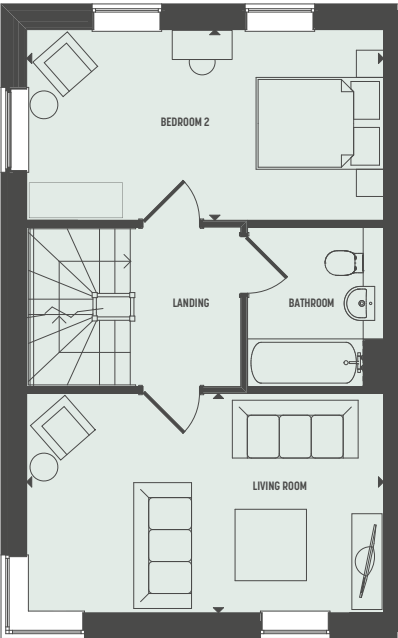
ON THE FIRST FLOOR THE LIVING ROOM FEATURES A STRIKING CORNER WINDOW THAT FLOODS THE ROOM WITH LIGHT AND VIEWS OF THE PARK. A LARGE DOUBLE BEDROOM AND LUXURIOUS BATHROOM ARE ALSO ON THE FIRST FLOOR.

THE SECOND FLOOR FEATURES THE MASTER BEDROOM COMPLETE WITH BUILT IN WARDROBES AND AN EN-SUITE SHOWER ROOM. A THIRD DOUBLE BEDROOM AND A SINGLE BEDROOM PROVIDE PLENTY OF PRIVATE SPACE FOR THE WHOLE FAMILY.



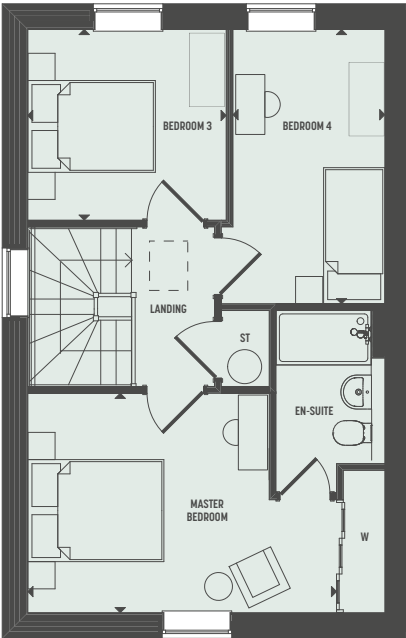
GROUND FLOOR

KITCHEN	3.15m x 4.40m	10'3" x 14'4"
DINING/FAMILY ROOM	5.20m x 3.80m	17'0" x 12'4"



FIRST FLOOR

LIVING ROOM	5.20 x 3.20m	17'0" x 10'4"
BEDROOM 2	5.20m x 2.80m	17'0" x 9'1"



SECOND FLOOR

MASTER BEDROOM	4.50m x 3.20m	14'7" x 10'4"
BEDROOM 3	2.90m x 2.80m	9'5" x 9'1"
BEDROOM 4	2.40m x 4.00m	7'8" x 13'1"



W = WARDROBE ST = STORAGE ► = MEASURING POINTS ◻ = LOFT HATCH

THE HAZEL

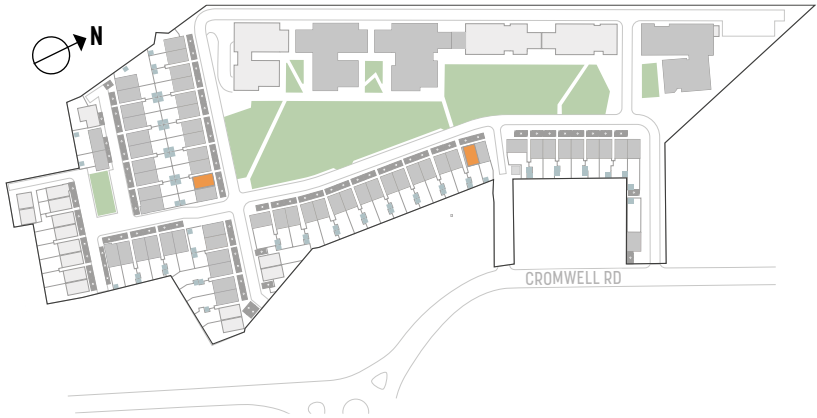
PLOTS 12 & 39

4 BEDROOMS



GROUND FLOOR				FIRST FLOOR				SECOND FLOOR			
KITCHEN	2.45m x 4.40m	8'0" x 14'4"		LIVING ROOM	5.20 x 3.20m	17'0" x 10'4"		MASTER BEDROOM	4.50m x 3.20m	14'7" x 10'4"	
FAMILY/DINING ROOM	5.20m x 3.80m	17'0" x 12'4"		BEDROOM 2	5.20m x 2.80m	17'0" x 9'1"		BEDROOM 3	2.90m x 2.80m	9'5" x 9'1"	
								BEDROOM 4	2.40m x 4.00m	7'8" x 13'1"	

W = WARDROBE ST = STORAGE ► = MEASURING POINTS [] = LOFT HATCH [X] = ROOF LIGHT



THIS FOUR BEDROOM, SEMI-DETACHED PROPERTY OFFERS THE PERFECT COMBINATION OF CONTEMPORARY ARCHITECTURE AND ELEGANT INTERIORS ACROSS THREE FLOORS.

THE KITCHEN FEATURES MODERN APPLIANCES AND DOORS TAKE YOU FROM THE DINING FAMILY ROOM INTO THE GARDEN OFFERING A FABULOUS EXTENSION TO THIS MULTI-FUNCTIONAL SPACE.

ON THE FIRST FLOOR THE LOUNGE FEATURES TALL WINDOWS THAT FLOOD THE ROOM WITH LIGHT AND VIEW OF THE PARK. THERE IS ALSO A LARGE DOUBLE BEDROOM AND LUXURIOUS BATHROOM ON THIS FLOOR.

THE SECOND FLOOR FEATURES THE MASTER BEDROOM COMPLETE WITH BUILT IN WARDROBES AND AN EN-SUITE SHOWER ROOM. A THIRD DOUBLE BEDROOM AND A SINGLE BEDROOM MEANS THERE IS PLENTY OF PRIVATE SPACE FOR ALL THE FAMILY.

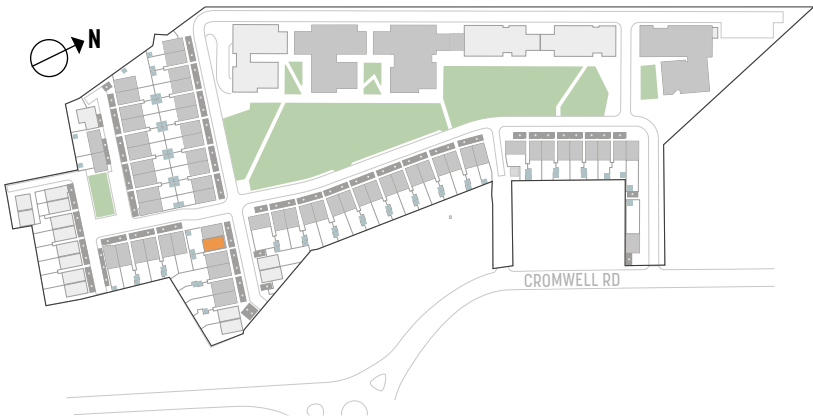
THE HAZEL

PLOT 36

4 BEDROOMS



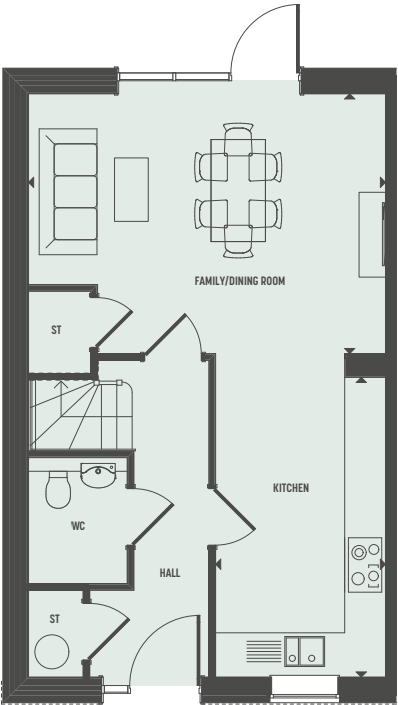
Computer generated image of plot 36



THIS FOUR BEDROOM, SEMI-DETACHED PROPERTY OFFERS THE PERFECT COMBINATION OF CONTEMPORARY ARCHITECTURE AND ELEGANT INTERIOR DESIGN ACROSS THREE FLOORS. THE KITCHEN AT THE FRONT OF THE HOUSE LEADS TO THE DINING FAMILY ROOM FROM WHERE A DOOR TAKES YOU TO THE GARDEN OFFERING A FABULOUS EXTENSION TO THIS MULTI-FUNCTIONAL SPACE.

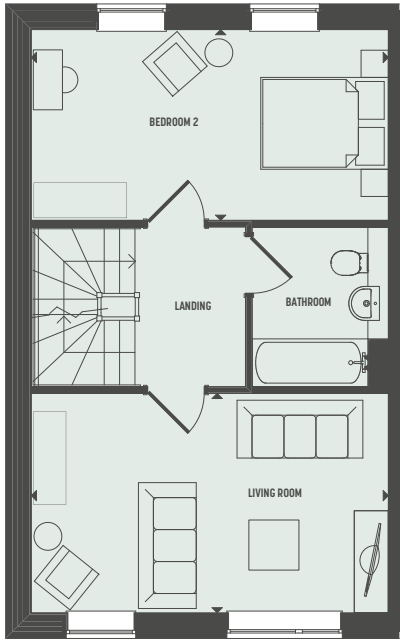
ON THE FIRST FLOOR THE LOUNGE FEATURES TALL WINDOWS THAT FLOOD THE ROOM WITH LIGHT. THERE IS ALSO A LARGE DOUBLE BEDROOM AND THE SMART FAMILY BATHROOM ON THIS FLOOR.

THE SECOND FLOOR FEATURES THE MASTER BEDROOM COMPLETE WITH BUILT IN WARDROBES AND AN EN-SUITE SHOWER ROOM. A THIRD DOUBLE BEDROOM AND A SINGLE BEDROOM.



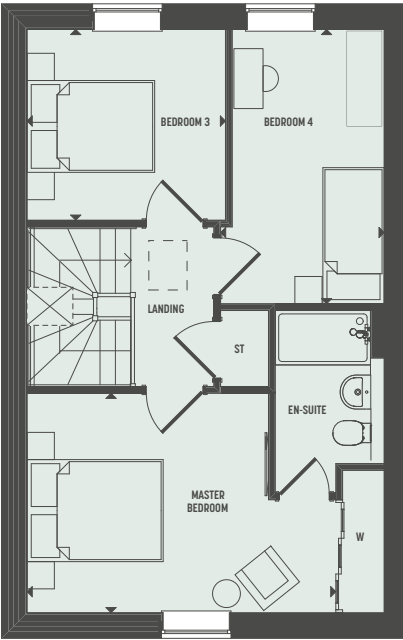
GROUND FLOOR

KITCHEN	2.45m x 4.40m	8'0" x 14'4"
FAMILY/DINING ROOM	5.20m x 3.80m	17'0" x 12'4"



FIRST FLOOR

LIVING ROOM	5.20 x 3.20m	17'0" x 10'4"
BEDROOM 2	5.20m x 2.80m	17'0" x 9'1"



SECOND FLOOR

MASTER BEDROOM	4.50m x 3.20m	14'7" x 10'4"
BEDROOM 3	2.90m x 2.80m	9'5" x 9'1"
BEDROOM 4	2.40m x 4.00m	7'8" x 13'1"

W = WARDROBE ST = STORAGE ► = MEASURING POINTS ▤ = LOFT HATCH ☒ = ROOF LIGHT

THE MULBERRY

PLOT 37

4 BEDROOMS

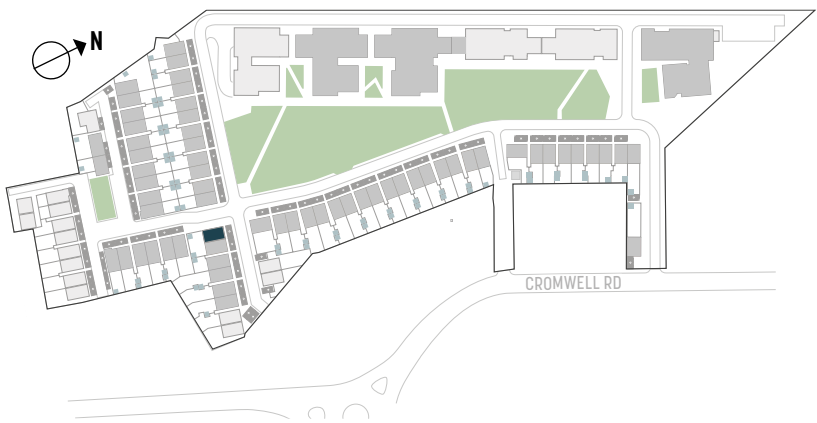


GROUND FLOOR				FIRST FLOOR			SECOND FLOOR		
KITCHEN	3.15m x 4.40m	10'3" x 14'4"		LIVING ROOM	5.20 x 3.20m	17'0" x 10'4"	MASTER BEDROOM	4.50m x 3.20m	14'7" x 10'4"
FAMILY/DINING ROOM	5.20m x 3.80m	17'0" x 12'4"		BEDROOM 2	5.20m x 2.80m	17'0" x 9'1"	BEDROOM 3	2.90m x 2.80m	9'5" x 9'1"
							BEDROOM 4	2.40m x 4.00m	7'8" x 13'1"

W = WARDROBE **ST** = STORAGE **▶** = MEASURING POINTS **□** = LOFT HATCH



Please note that plot 37 is a mirrored version of this computer generated image of plot 38.



THIS FOUR BEDROOM, SEMI-DETACHED PROPERTY OFFERS FABULOUS OPEN PLAN LIVING WITH VIEWS OVER THE BEAUTIFULLY LANDSCAPED CENTRAL PARK.

THE KITCHEN IS JUST FAR ENOUGH AWAY FROM THE LIVING AREA TO ENSURE THE CHEF CAN STILL BE PART OF THE PARTY. DOORS LEAD FROM THE LIVING AREA ONTO A PRIVATE GARDEN OFFERING A FABULOUS EXTENSION TO THIS MULTI-FUNCTIONAL SPACE.

ON THE FIRST FLOOR THE LOUNGE FEATURES A STRIKING CORNER WINDOW THAT FLOODS THE ROOM WITH LIGHT. A LARGE DOUBLE BEDROOM AND LUXURIOUS BATHROOM ARE ALSO ON THE FIRST FLOOR.

THE SECOND FLOOR FEATURES THE MASTER BEDROOM COMPLETE WITH BUILT IN WARDROBES AND AN EN-SUITE SHOWER ROOM. A THIRD DOUBLE BEDROOM AND A SINGLE BEDROOM PROVIDE PLENTY OF SPACE FOR THE WHOLE FAMILY.

INTERIOR SPECIFICATION



Interior images are from previous Hill developments and show similar products and colours to those at Timber Works

KITCHEN

- Gloss kitchen units with soft close doors and drawers
- Caesarstone worktops
- Ceramic hob with glass splashback
- Integrated single oven
- Integrated microwave to 2 and 3 beds, or compact combi oven/microwave to 4 beds
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

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

MASTER EN-SUITE

- Low profile shower tray with glass shower door
- Contemporary grey feature mirror with LED lighting and matching vanity top
- Large format ceramic wall tiles
- Heated chrome towel rails

BATHROOM

- Bath with shower over and glass screen
- Contemporary grey vanity tops with matching bath panel
- Large format ceramic wall tiles

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 hall, WC, kitchen/living/dining room, kitchen/dining/family room, bathroom and en-suite
- Carpet to separate living room, stairs, landings and bedrooms

DOORS AND WINDOWS

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

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Gas fired boiler
- Heated chrome towel rails to bathroom and en-suite

ELECTRICAL

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



EXTERNAL FINISHES

- 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 floor
- Fibre cement roof tiles
- Aluminium rain-water goods

WARRANTY

10 year NHBC warranty

Any non-adopted road and green open spaces at Timber Works will be maintained by a Management Company of which every home owner will become a member once they purchase a property at Timber Works. A managing agent has been appointed to take on the maintenance responsibilities for these areas and a service charge will be payable by each home owner 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.





Computer generated image

Timber Works is being delivered by the Cambridge Investment Partnership LLP (CIP), an equal partnership between Cambridge City Council and housebuilder Hill. CIP will support Cambridge City Council in the delivery of 500 new affordable homes across Cambridge by developing council-owned land and other sites, bringing much needed homes to the city. Built by Hill, the new homes are designed and constructed to the high standards Hill is known and recognised for.

As a 5 Star Home Builder, Hill receives many industry leading housing awards for design, quality and customer satisfaction, including the prestigious WhatHouse? Housebuilder of the Year.

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.

Since its inception, Hill has won over 450 industry awards, including Large Housebuilder of the Year at the Housebuilder Awards 2018 and Best Medium Housebuilder at the WhatHouse? Awards in 2018 and WhatHouse? Best Development 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 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 Instagram @TheWorksCB1

TIMBERWORKS-CAMBRIDGE.CO.UK



Cambridge
Investment
Partnership



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 always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of Timber Works are computer generated and the landscaping may have been enhanced. Design and production DS.Emotion. Details correct at time of going to print.



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Hill

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