

Capstone
Fields HARDWICK



A new outlook

A stunning collection of 2, 3, 4 & 5 bedroom houses set within the picturesque village of Hardwick, surrounded by beautiful countryside and just 7 miles from Cambridge city centre.



Computer generated image is for indicative purposes only.



No stone *unturned*

A proud collaboration between Latimer by Clarion Housing Group and The Hill Group. This beautiful development has been designed to create a desirable community that complements its surroundings.

Built using quality materials to not only offer energy efficiency, but also reflect the existing local character, each of these homes enjoys space, comfort and charm in equal measure.

Computer generated images are for indicative purposes only.

Internal living areas provide a light and welcoming environment, whether you're arriving home from a hard day's work or hosting guests for dinner. When you combine this with large private gardens offering access to valuable outdoor space and off-road parking for absolute convenience, you have a space that is perfect for real life.



All this is complemented by a luxurious internal specification, which includes:

- Matt finish shaker style kitchen units with integrated premium brand appliances
- Caesarstone worktops
- Underfloor heating to ground floor
- Contemporary bathrooms and en-suites with heated towel radiators and large format tiles
- Built in wardrobe to principal bedrooms
- Carpet, Amtico and tiled flooring included



Hardwick Wood

Take the scenic route

The historic village of Hardwick provides everything you could need for day-to-day life.

A village shop and post office can supply the essentials, while the popular Blue Lion pub and restaurant serves up a range of delicious food, with a focus on fresh fish.

Just 3 miles away is the medieval woodland Hardwick Wood, a perfect place to visit for peace and tranquillity.

The nearby sports and social club is a great place to get together with the friendly local community for regular village events. Combine this with the adjacent football pitch, cricket ground, tennis courts and children's play area, and Hardwick makes a fantastic hub for all the family.

The easiest way to enjoy Cambridge is to use the Madingley Road Park & Ride, just an 8-minute drive, 15-minute bus ride or a 17-minute cycle from Capstone Fields.



1 mile

Blue Lion Pub
A family friendly pub offering freshly prepared meals.



5 miles

Cambridge Country Club
An 18-hole parkland golf course with a gym, swimming pool and sauna.



6 miles

Grantchester Meadows
Stroll the famous meadows before treats at Orchard Tea Garden.

Education in your area

Hardwick Pre-School

A friendly community-based pre-school rated Outstanding by Ofsted.

1 mile

Hardwick Community Primary School

Rated Good by Ofsted and focused on making a positive difference.

1 mile

Comberton Village College

A vibrant and successful secondary school rated Outstanding by Ofsted.

4 miles



Cambridge

A selection of the country's leading independent schools in a city that is built around academic excellence.

The Leys School
Boys & girls aged 11–18 yrs 7 miles

The Stephen Perse Foundation
Boys & girls aged 1–18 yrs 7 miles

The Perse School
Boys & girls aged 3–18 yrs 8 miles



Stephen Perse Foundation, Learning & Sports building

Distances and times taken from google.co.uk/maps and are approximate only. Ofsted ratings are correct at time of going to print, September 2021.

A stone's throw from the city

Just 7 miles from Capstone Fields is the spectacular heart of Cambridge.

Made famous by its renowned university, this city is steeped in history and brimming with culture.

Whether you're strolling along The Backs, visiting the beautiful botanic gardens, touring the many museums and galleries, punting along the River Cam or simply losing yourself along cobbled streets lined with stunning architecture, this remarkable place never ceases to amaze.

Grand Arcade

This leading shopping destination features a long list of designer brands, from fashion to fine art.

grandarcade.co.uk

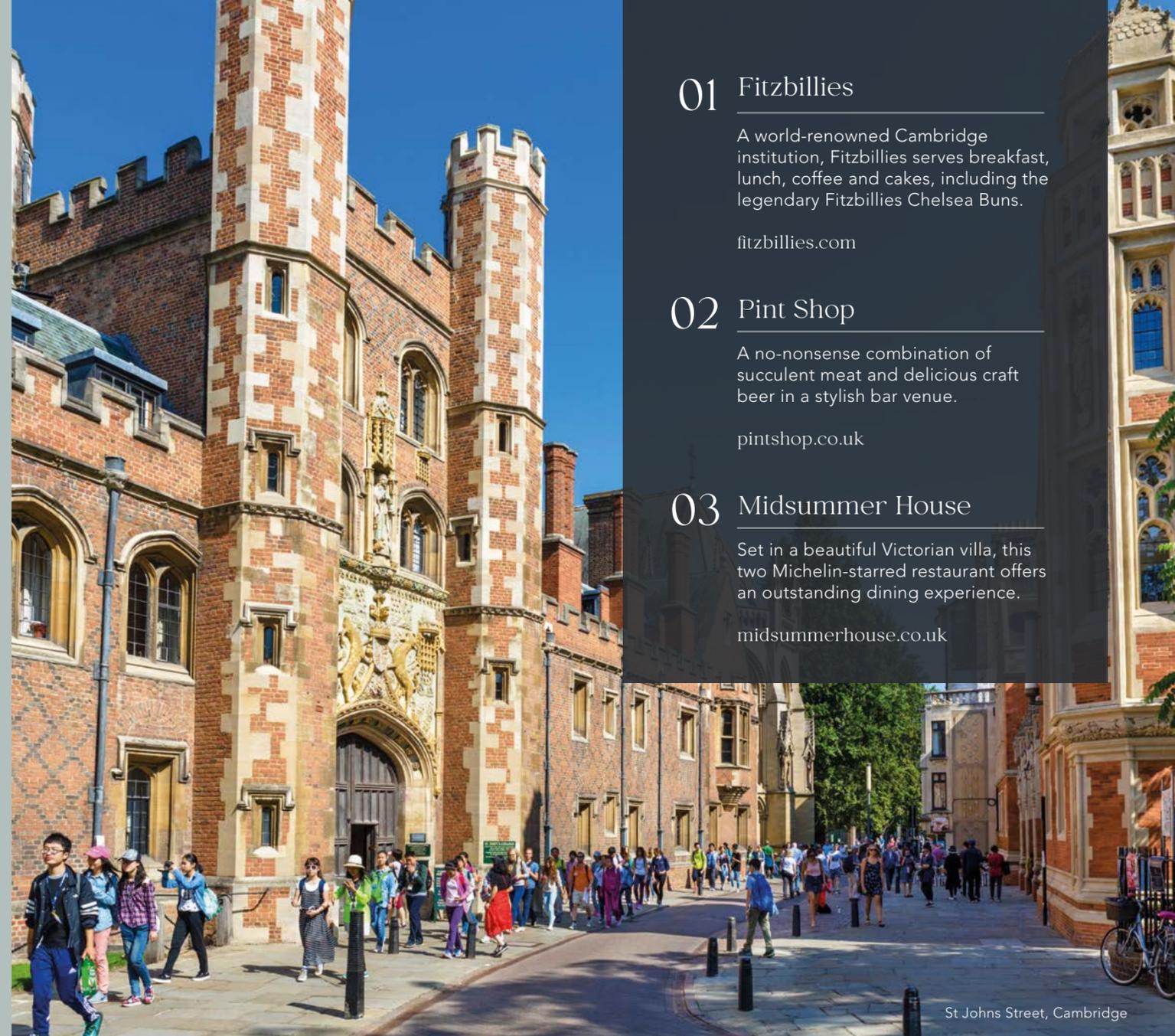


AND COUNTRY LIFE • ENJOY THE BEST OF CITY

Cambridge University Botanic Garden

The perfect place to visit with family, one of the most beautiful green spaces in the heart of Cambridge city centre.

botanic.cam.ac.uk



St John's Street, Cambridge

01 Fitzbillies

A world-renowned Cambridge institution, Fitzbillies serves breakfast, lunch, coffee and cakes, including the legendary Fitzbillies Chelsea Buns.

fitzbillies.com

02 Pint Shop

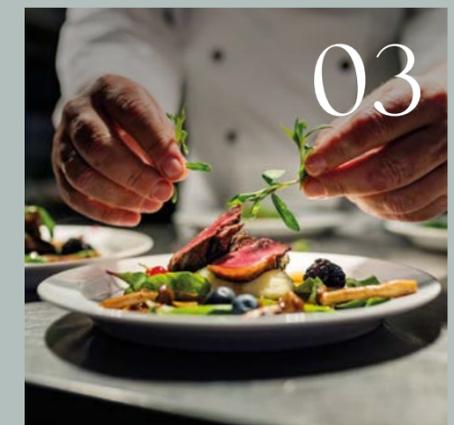
A no-nonsense combination of succulent meat and delicious craft beer in a stylish bar venue.

pintshop.co.uk

03 Midsummer House

Set in a beautiful Victorian villa, this two Michelin-starred restaurant offers an outstanding dining experience.

midsummerhouse.co.uk



Staying connected

Capstone Fields enjoys excellent transport links that make it easy to reach the capital, the country and the rest of the world. Cambridge Station offers a direct train line to both London and Birmingham, the M11, A14 and A1(M) open up the rest of the country by road and nearby Stansted Airport operates flights to hundreds of destinations around the globe. With these connections, there are very few places you can't reach.

LONDON IN 49 MINUTES

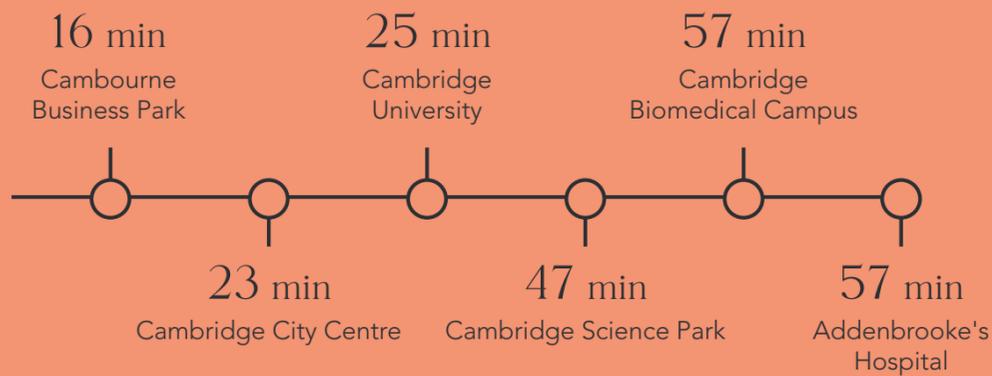


King's Cross, London

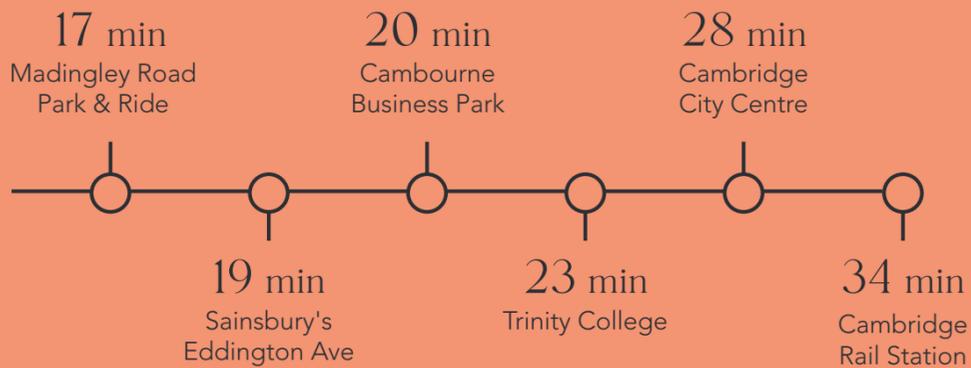
TRAIN TIMES FROM CAMBRIDGE



BUS TIMES FROM HARDWICK



CYCLE TIMES FROM HARDWICK



Cambridge Central

London

Cambridge Station operates regular direct services into London. Routes into a number of main terminals, including Liverpool Street and King's Cross St Pancras, make it just as easy to reach the commerce of the city or enjoy an evening out in the trendy East End as it is to connect to Europe.

Cycling routes

Cambridge is well known for its bike-friendly infrastructure which includes a vast network of cycle routes across the city. When such practical design is combined with the welcoming attitude of the community, the result is a cleaner, greener and healthier place to be.

Train times taken from nationalrail.co.uk, bus and cycle times taken from google.co.uk/maps and are approximate only.



Mosaics, Oxford



Meridian Fields, Hardwick, Cambridge



The Hawthorns, Sawston, Cambridge



Ninewells, Cambridge

About Hill

Hill is an award-winning housebuilder and one of the leading developers in London and the South East, 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 and 2021.



T: 0808 178 9063

@CreatedbyHill

E: sales@hill.co.uk

@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



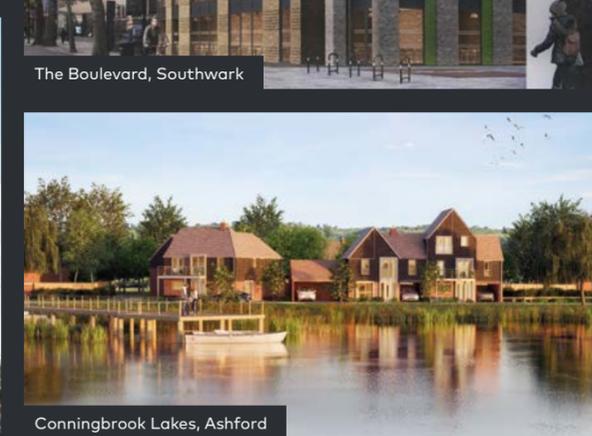
Media City, Salford



The Boulevard, Southwark



The Cocoa Works, York



Conningbrook Lakes, Ashford

About Latimer

Latimer builds homes for private and shared ownership, pushing the boundaries of what you would expect from a housing developer. Across the country we create communities and developments tailored to the needs of local people. We operate as a social business and invest all our surplus into helping support our existing residents and communities. We don't just deliver homes, we deliver social impact.

Latimer is part of Clarion Housing Group. The Group comprises Clarion Housing, a social landlord and the country's largest housing association. It provides quality, well-managed and sustainable homes. It also contains Clarion Futures, the charitable arm that gives Clarion residents more access to the support, services, and tools they need to make their goals a reality.

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 Capstone Fields properties are computer generated and the landscaping may have been enhanced. Details correct at time of going to print. September 2021.



www.consumercode.co.uk



LATIMER
by Clarion Housing Group

Finding us



Capstone Fields

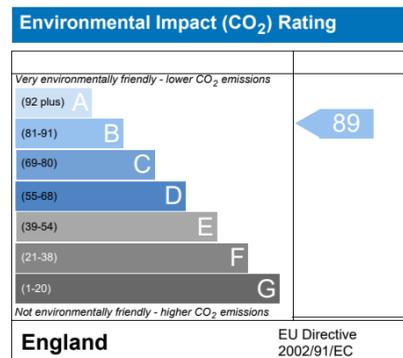
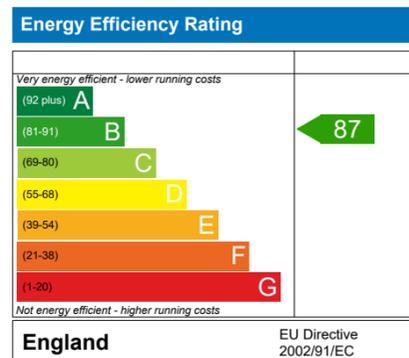
St Neots Road, Hardwick, Cambridge CB23 7QL

T: 01223 734 205

E: hello@capstonefields.co.uk

POCKET HERE FOR HT SHEETS

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 (CO₂) emissions. EPC shown is an average across all houses in Phase 2. Please consult your sales negotiator for plot specific ratings.

Take a closer look...

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, floorplans 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. Map not to scale. September 2021.

A PROUD COLLABORATION

