



# MARLEIGH

Newmarket Road, Cambridge

## Woodside Floorplans



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Newmarket Road, Cambridge

## Introducing Woodside



This phase of new homes includes a collection of 47 private homes comprised of 3 bedroom, 4 bedroom and 5 bedroom houses, with a number of homes bordering Gregory Park with enviable views across the open landscape and others bordering Kingsley Woods.

Clever landscaping, careful planting of new trees and beautiful street scenes all come together to make this a special place to be and call home.





## Woodside Site Plan Houses at Woodside

### **The Willow**

Three bedroom house  
Plots 197, 198, 207, 208, 210, 217, 218,  
220 & 221

### **The Boxwood**

Three bedroom house  
Plots 201, 204, 212 & 215

### **The Hornbeam**

Three bedroom house  
Plot 183

### **The Oak**

Three bedroom house  
Plots 176 & 182

### **The Redwood**

Three bedroom house  
Plots 178 & 180

### **The Yew**

Three bedroom house  
Plots 177, 179 & 181

### **The Alder**

Four bedroom house  
Plots 153, 155, 157 & 161

### **The Pine**

Four bedroom house  
Plot 163

### **The Acer**

Four bedroom house  
Plots 151 & 159

### **The Beech**

Four bedroom house  
Plots 152, 154, 156, 158 & 162

### **The Cedar**

Four bedroom house  
Plot 160

### **The Mulberry**

Four bedroom house  
Plots 199, 206, 209, 211, 216, 219 & 222

### **The Sycamore**

Four bedroom house  
Plots 200 & 205

### **The Lime**

Five bedroom house  
Plots 202, 203, 213 & 214

### **Shared Ownership with L&Q**

**Rented**





# The Willow

THREE BEDROOM HOUSE

Detached: Plot 210  
Semi-detached: Plots 197, 198, 207, 208, 217, 218, 220 & 221

### Ground Floor

Living / Kitchen / Dining Room  
6.05m x 8.90m 19' 10" x 29' 2"

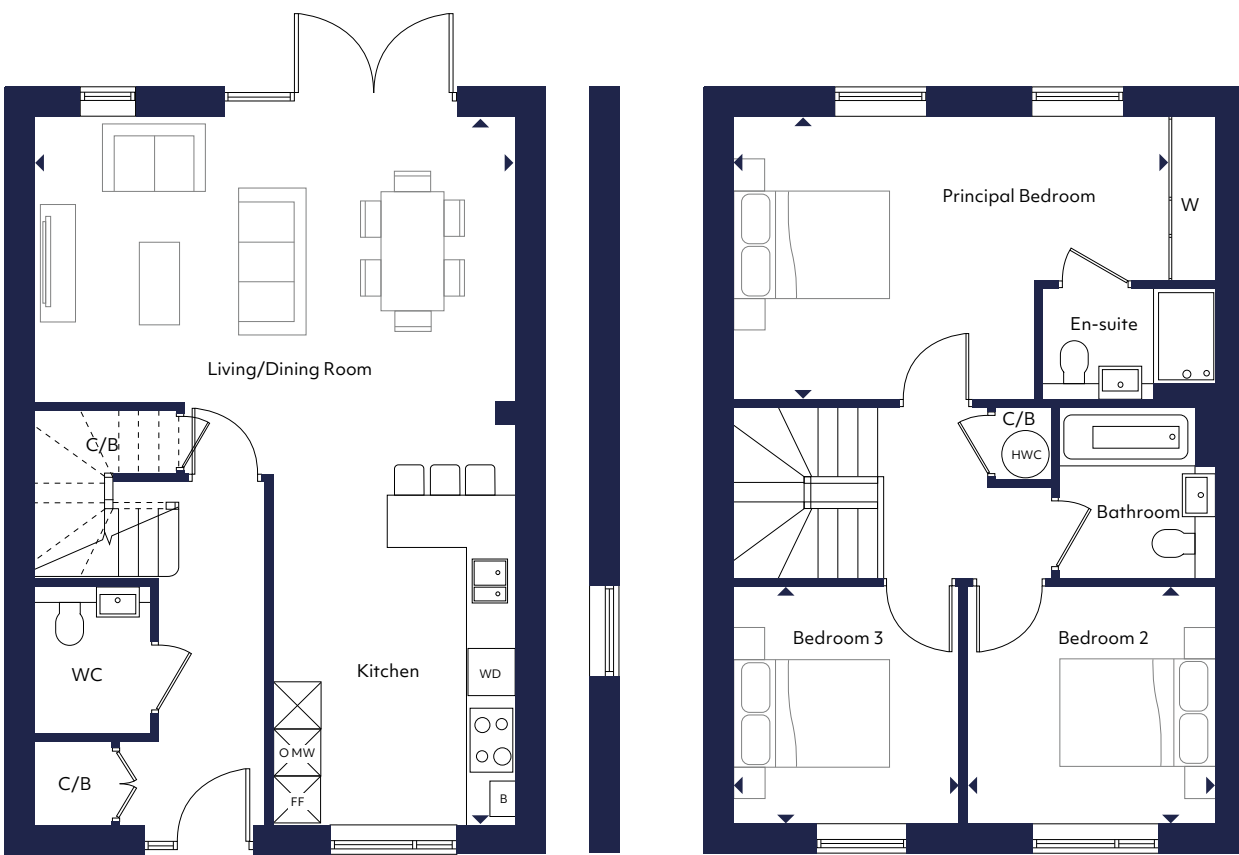
### First Floor

Principal Bedroom  
6.05m x 3.55m 19' 10" x 11' 8"

Bedroom 2  
3.10m x 3.00m 10' 2" x 9' 10"

Bedroom 2 (Plot 210)  
3.15m x 3.00m 10' 4" x 9' 10"

Bedroom 3  
2.80m x 3.00m 9' 2" x 9' 10"



Ground Floor

First Floor

Plots 218 and 210 have window to kitchen

Plots 197, 207, 210, 220, 217 - Boiler positioned in utility store  
Plots 198, 208, 221, 218 - Boiler positioned in kitchen

W Wardrobe WD Washer/Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler

All floorplans are not to scale.  
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.





# The Boxwood

THREE BEDROOM DETACHED HOUSE

Plots 201, 204, 212 & 215

## Ground Floor

Living / Kitchen / Dining Room  
8.90m x 6.05m 29' 2" x 19' 10"

## First Floor

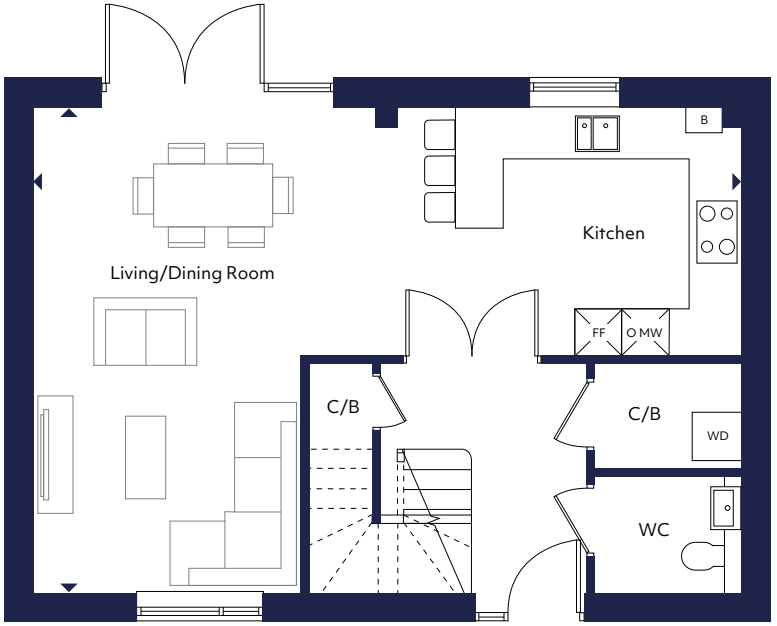
Principal Bedroom  
3.25m x 6.05m 10' 8" x 19' 10"

Bedroom 2  
3.25m x 3.10m 10' 8" x 10' 2"

Bedroom 3  
3.25m x 2.85m 10' 8" x 9' 4"



First Floor



Ground Floor

W Wardrobe WD Washer/Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler





# The Hornbeam

THREE BEDROOM DETACHED HOUSE

Plot 183

## Ground Floor

Living / Kitchen / Dining Room  
5.95m x 7.75m 19' 6" x 25' 5"

## First Floor

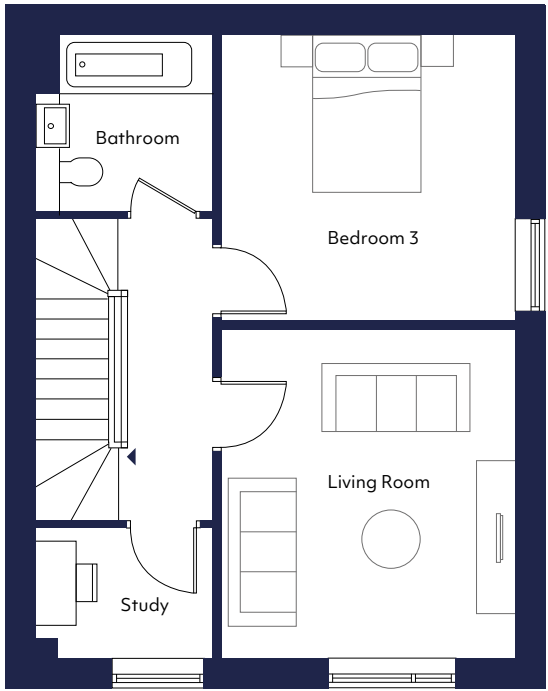
Living Room  
3.65m x 4.10m 12' 0" x 13' 5"

Bedroom 3  
3.65m x 3.55m 12' 0" x 11' 8"

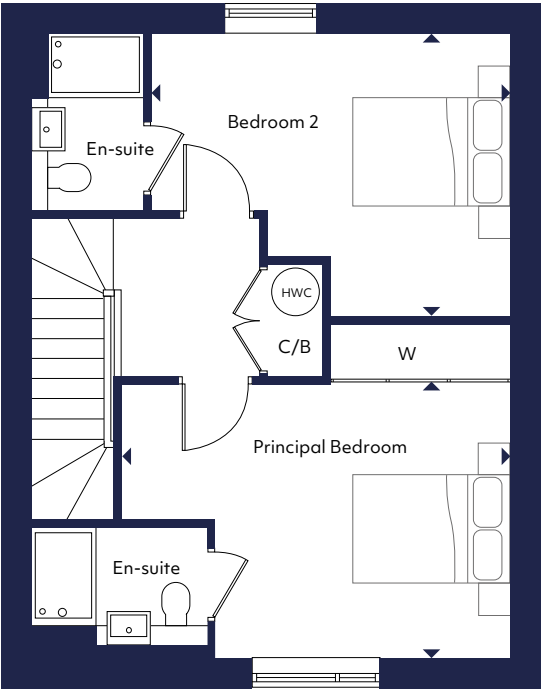
## Second Floor

Principal Bedroom  
4.85m x 3.40m 15' 11" x 11' 2"

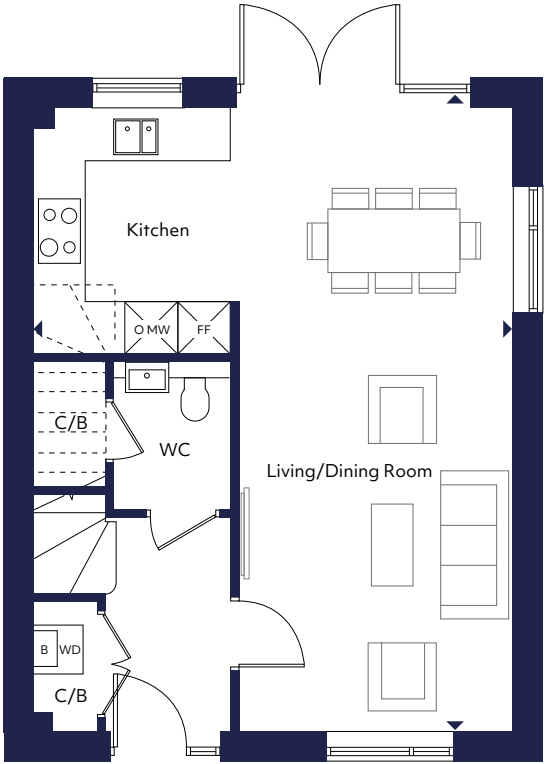
Bedroom 2  
4.45m x 3.50m 14' 7" x 11' 6"



First Floor



Second Floor



Ground Floor

W Wardrobe WD Washer/Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler

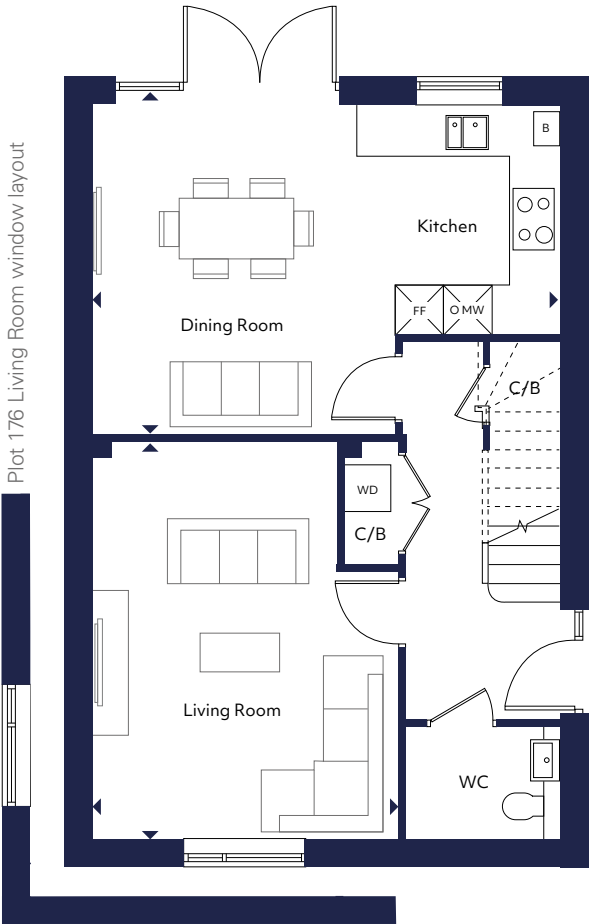




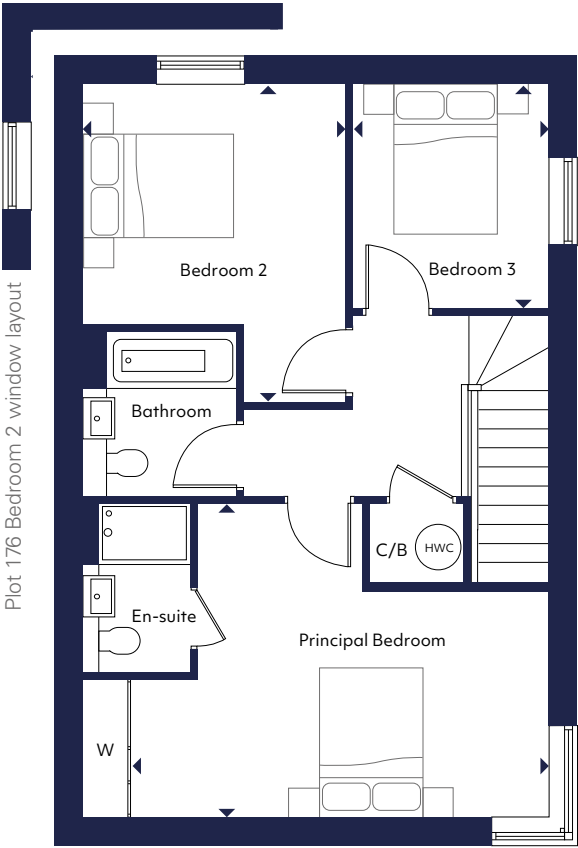
# The Oak

THREE BEDROOM DETACHED HOUSE

Plots 176 & 182



Ground Floor



First Floor

## Ground Floor

Kitchen / Dining Room  
6.00m x 4.30m 19' 8" x 14' 1"

Living Room  
3.95m x 5.15m 13' 0" x 16' 11"

## First Floor

Principal Bedroom  
6.05m x 4.10m 19' 10" x 13' 5"

Bedroom 2  
3.40m x 4.15m 11' 2" x 13' 7"

Bedroom 3  
2.57m x 2.97m 8' 4" x 9' 6"

W Wardrobe WD Washer/Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler

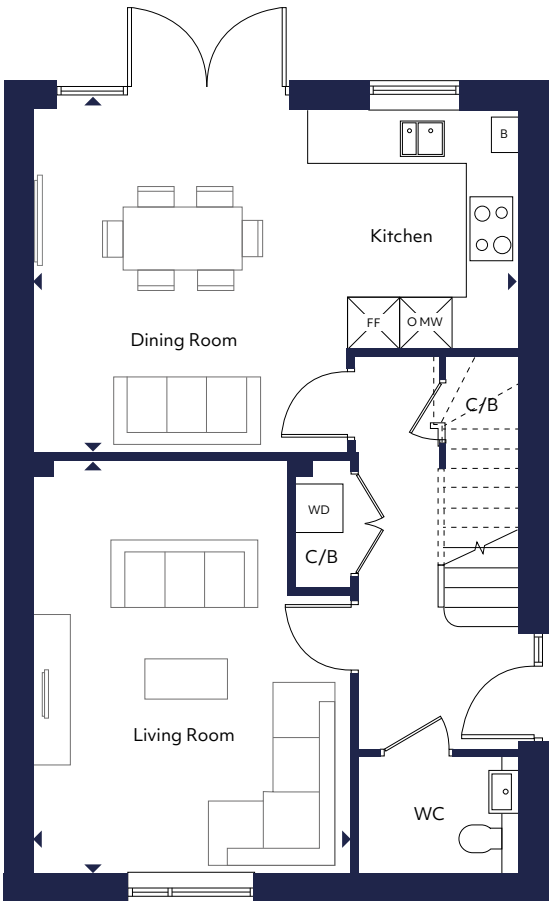




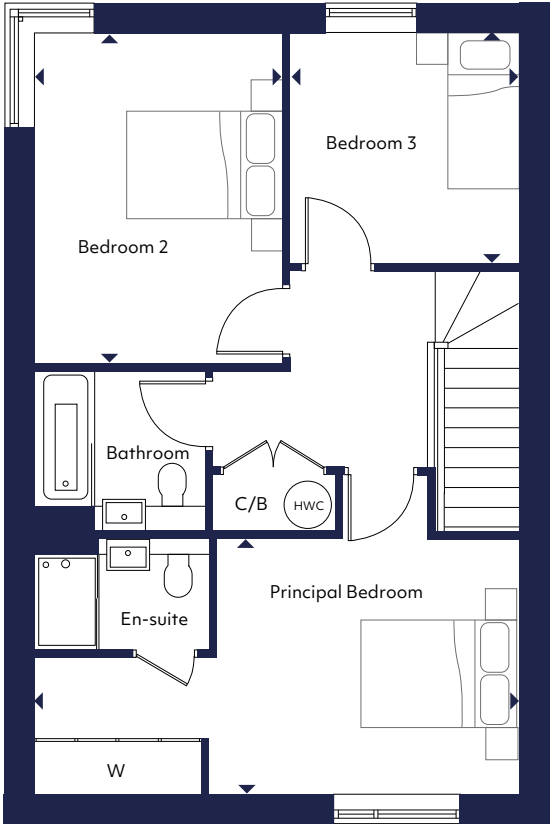
# The Redwood

THREE BEDROOM DETACHED HOUSE

Plots 178 & 180



Ground Floor



First Floor

## Ground Floor

Kitchen / Dining Room  
6.00m x 4.30m 19' 8" x 14' 1"

Living Room  
3.95m x 5.15m 13' 0" x 16' 11"

## First Floor

Principal Bedroom  
6.05m x 3.20m 19' 10" x 10' 6"

Bedroom 2  
3.10m x 4.15m 10' 2" x 13' 7"

Bedroom 3  
2.85m x 2.90m 9' 4" x 9' 6"

W Wardrobe WD Washer/Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler



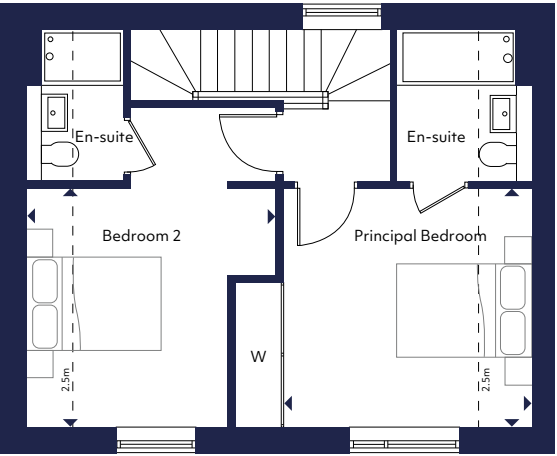


# The Alder

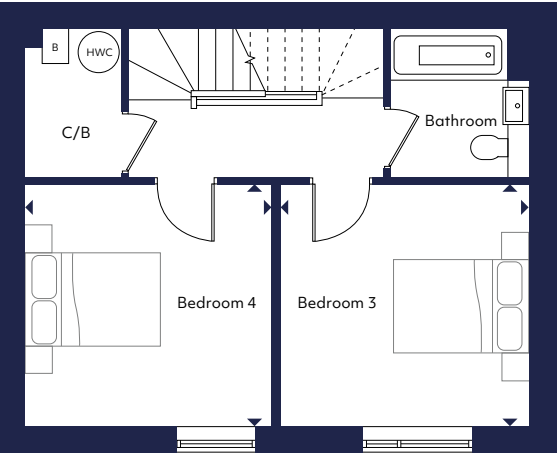
FOUR BEDROOM SEMI-DETACHED HOUSE

Plots 153, 155, 157 & 161\*

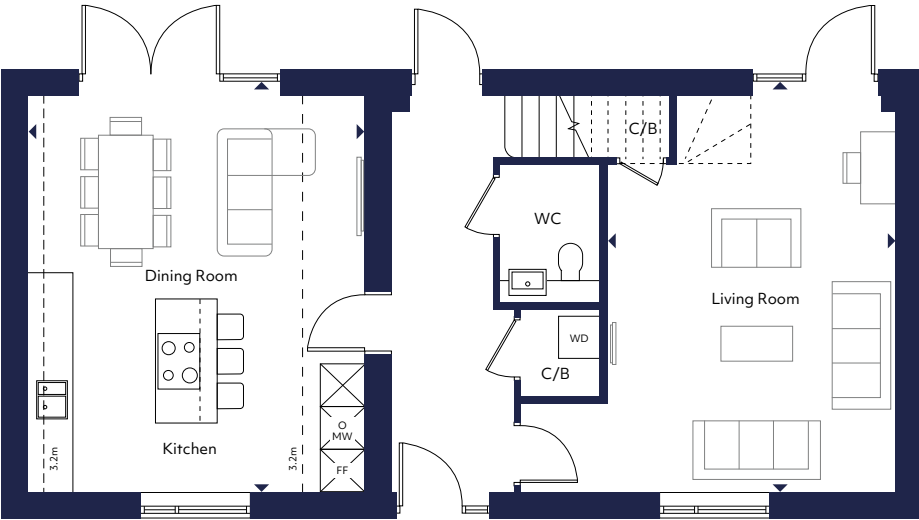
Ground Floor	First Floor	Second Floor
Kitchen / Dining Room 4.85m x 5.75m    15' 11" x 18' 10"	Bedroom 3 3.55m x 3.50m    11' 8" x 11' 6"	Principal Bedroom 3.55m x 3.45m    11' 8" x 11' 4"
Living Room 4.15m x 5.75m    13' 7" x 18' 10"	Bedroom 4 3.55m x 3.50m    11' 8" x 11' 6"	Bedroom 2 2.90m x 3.45m    9' 6" x 11' 4"



Second Floor



First Floor



Ground Floor

\*Plot 161 Handed to floorplan shown



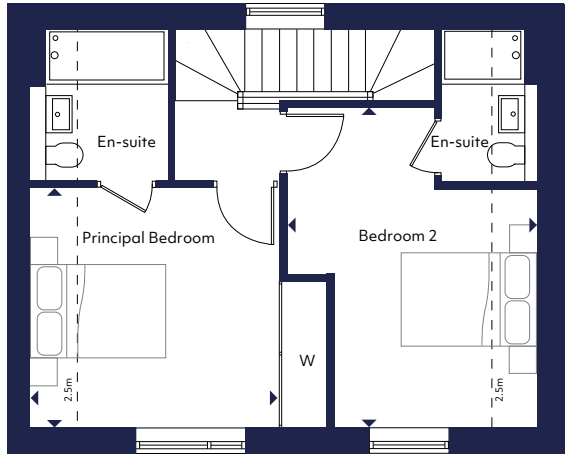


# The Pine

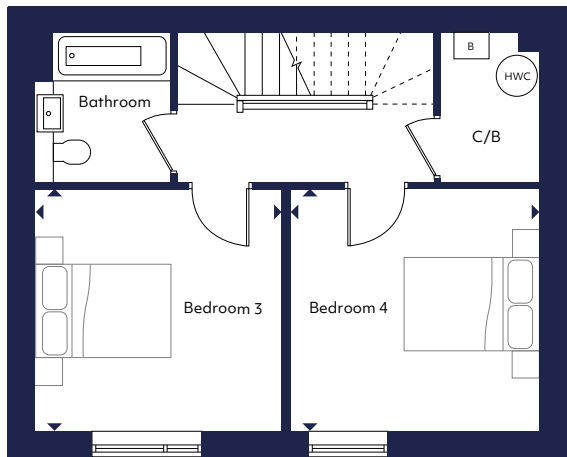
FOUR BEDROOM DETACHED HOUSE

Plot 163

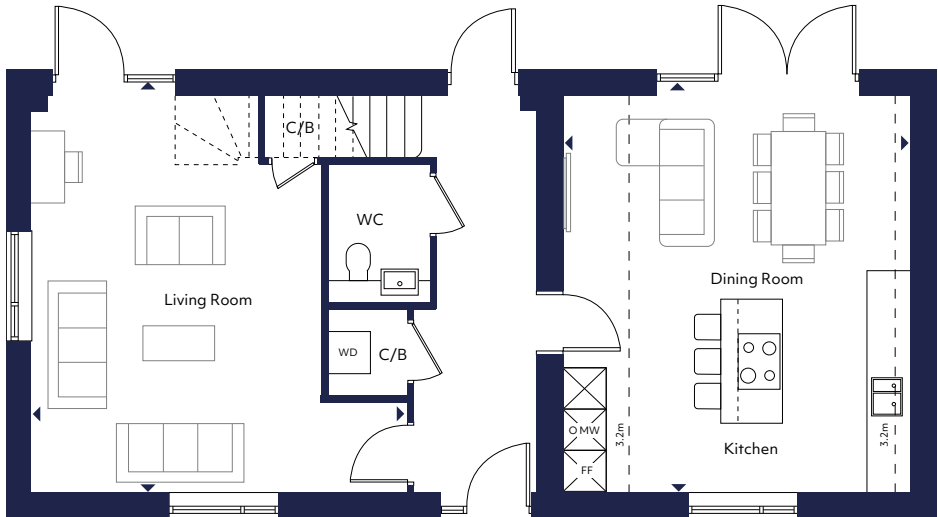
Ground Floor	First Floor	Second Floor
Kitchen / Dining Room 5.00m x 5.75m    16' 5" x 18' 10"	Bedroom 3 3.55m x 3.50m    11' 8" x 11' 6"	Principal Bedroom 3.55m x 3.45m    11' 8" x 11' 4"
Living Room 4.15m x 5.75m    13' 7" x 18' 10"	Bedroom 4 3.60m x 3.50m    11' 10" x 11' 6"	Bedroom 2 2.90m x 3.45m    9' 6" x 11' 4"



Second Floor



First Floor



Ground Floor

W Wardrobe    WD Washer/Dryer    O MW Oven/Microwave    FF Fridge Freezer    C/B Cupboard    HWC Hot Water Cylinder    B Boiler    --- Vaulted ceiling height





# The Beech

FOUR BEDROOM HOUSE

Detached: Plot 158  
Semi-detached: Plots 152, 154, 156, 162\*

## Ground Floor

Kitchen / Dining Room  
4.15m x 6.10m 13' 7" x 20' 0"

Living Room  
4.20m x 5.75m 13' 9" x 18' 10"

Utility Room  
2.48m x 1.97m 9' 1" x 6' 5"

## First Floor

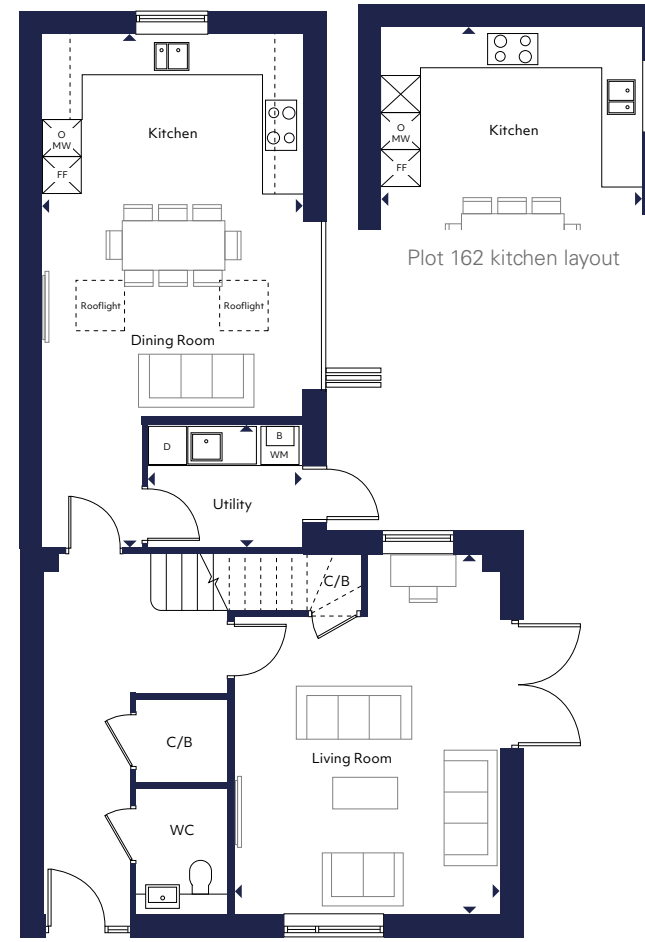
Bedroom 3  
3.60m x 3.50m 11' 10" x 11' 6"

Bedroom 4  
3.55m x 3.50m 11' 8" x 11' 6"

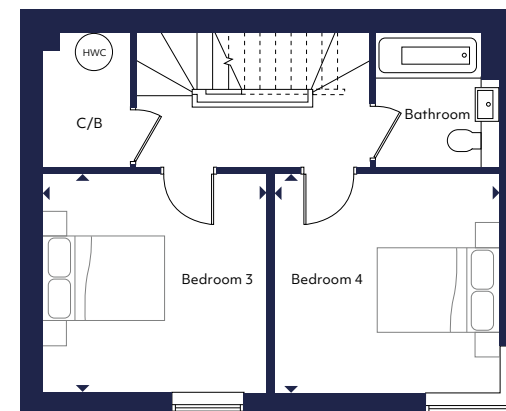
## Second Floor

Principal Bedroom  
3.85m x 4.60m 12' 8" x 15' 1"

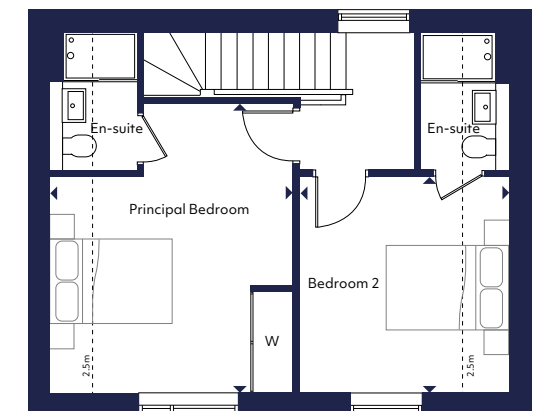
Bedroom 2  
3.30m x 3.45m 10' 10" x 11' 4"



Ground Floor



First Floor



Second Floor

\*Plot 162 Handed to floorplan shown

W Wardrobe WM Washing Machine D Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler --- Vaulted ceiling height





# The Cedar

FOUR BEDROOM DETACHED HOUSE

Plot 160

## Ground Floor

Kitchen / Dining Room  
7.20m x 5.75m 23' 7" x 18' 10"

Living Room  
4.15m x 5.15m 13' 7" x 16' 11"

Utility Room  
2.25m x 1.77m 7' 4" x 5' 8"

## First Floor

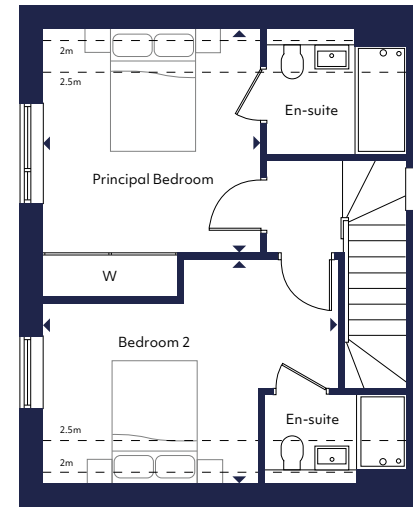
Bedroom 3  
3.40m x 3.85m 11' 2" x 12' 8"

Bedroom 4  
4.07m x 3.44m 13' 3" x 11' 2"

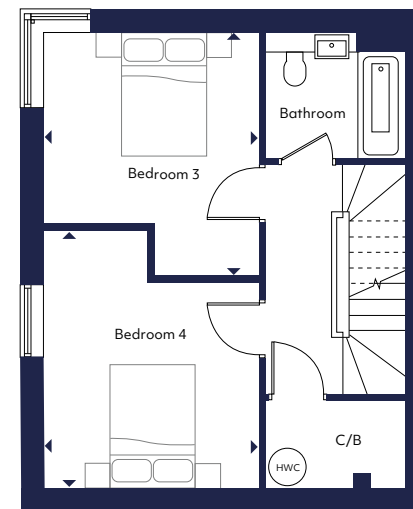
## Second Floor

Principal Bedroom  
3.45m x 3.55m 11' 4" x 11' 8"

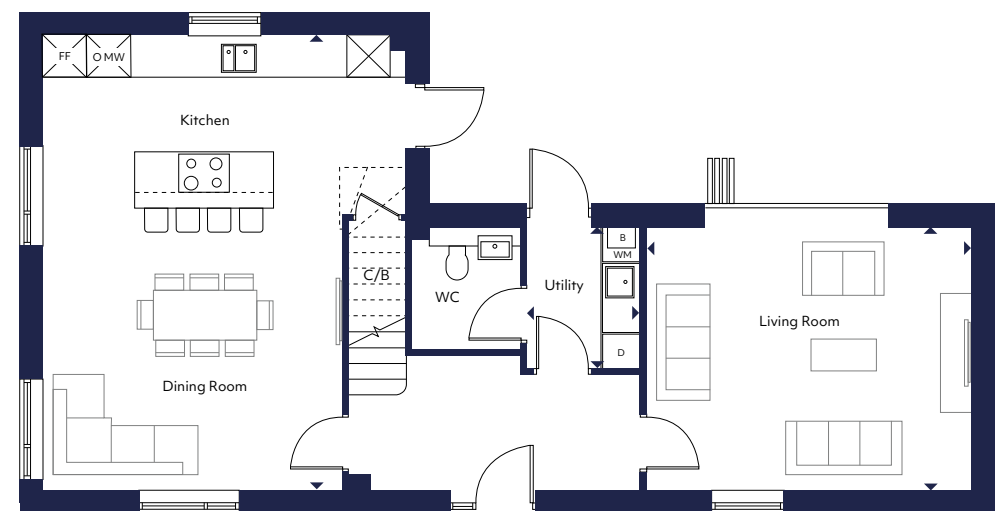
Bedroom 2  
4.65m x 2.80m 15' 3" x 9' 2"



Second Floor



First Floor



Ground Floor

W Wardrobe WM Washing Machine D Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler --- Vaulted ceiling height





# The Mulberry

FOUR BEDROOM DETACHED HOUSE

Plots 199, 206, 209, 211, 216, 219 & 222

### Ground Floor

Living / Kitchen / Dining Room  
5.95m x 8.10m 19' 6" x 26' 7"

### First Floor

Living Room  
3.65m x 4.20m 12' 0" x 13' 9"

Bedroom 2  
3.65m x 3.80m 12' 0" x 12' 6"

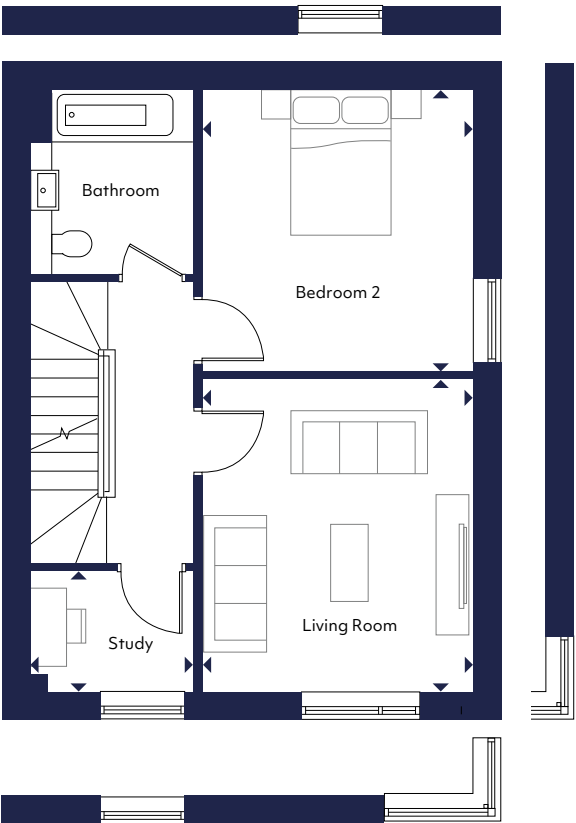
### Second Floor

Principal Bedroom  
4.85m x 3.50m 15' 11" x 11' 6"

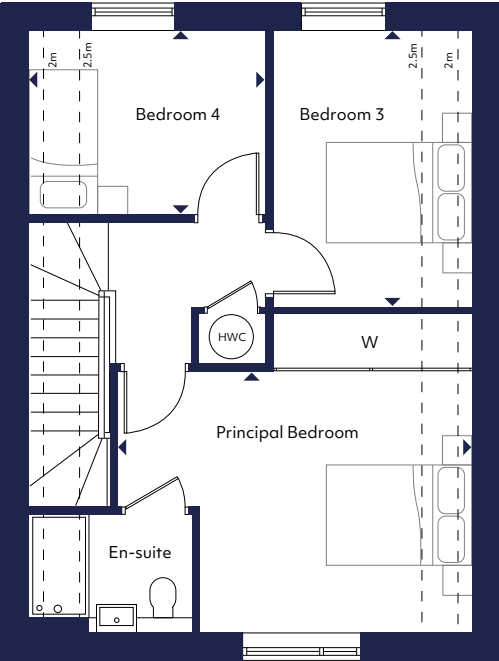
Bedroom 3  
2.65m x 3.70m 8' 8" x 12' 2"

Bedroom 4  
3.15m x 2.50m 10' 4" x 8' 2"

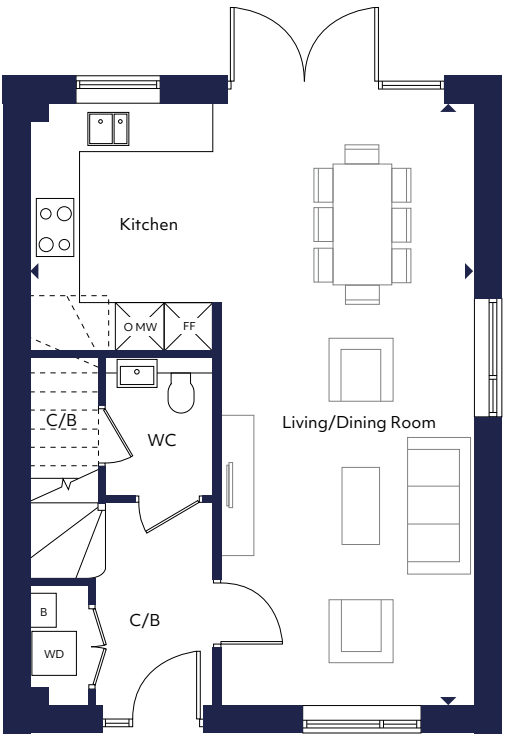
Plot 199 and 209 window variations



First Floor



Second Floor



Ground Floor

W Wardrobe WD Washer/Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler --- Vaulted ceiling height

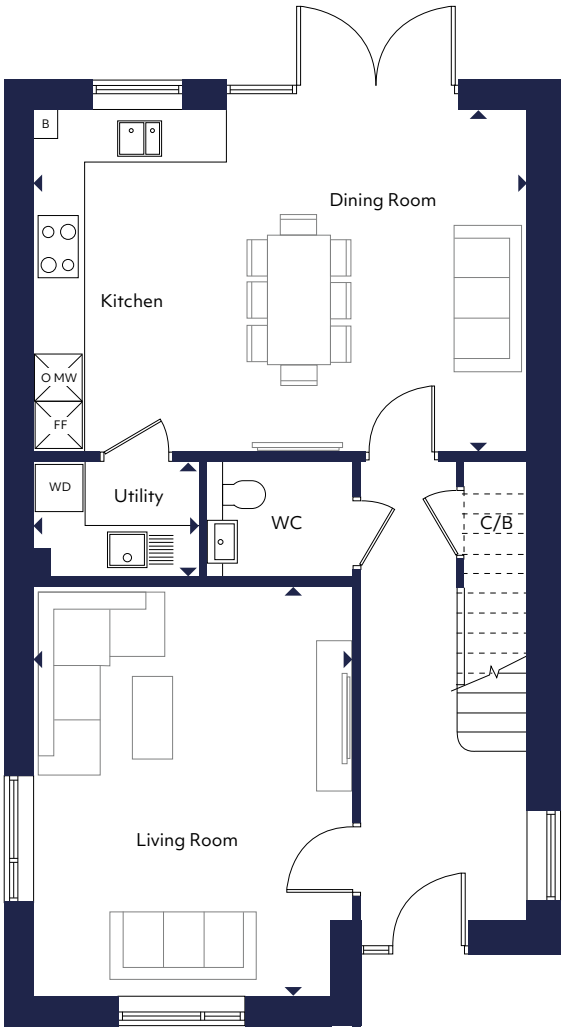




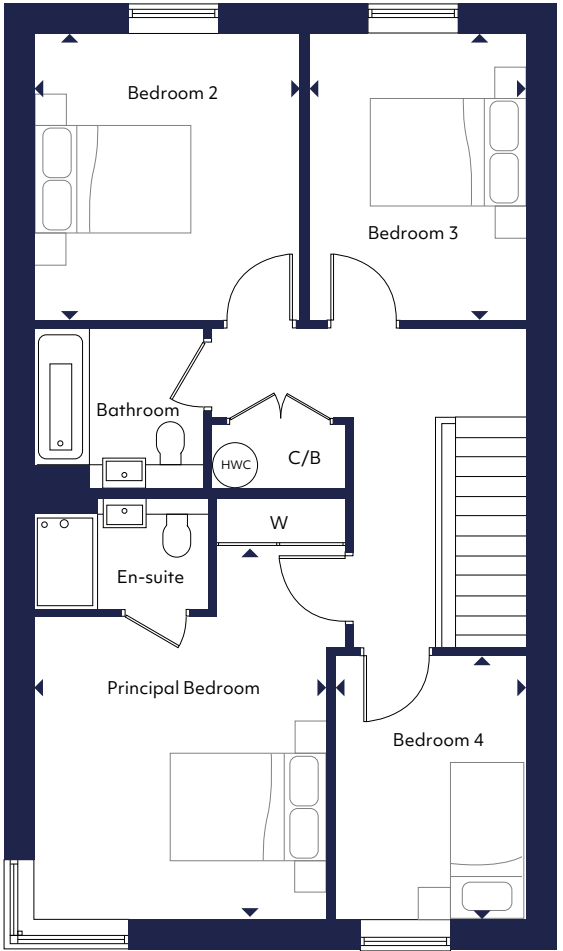
# The Sycamore

FOUR BEDROOM DETACHED HOUSE

Plots 200 & 205



Ground Floor



First Floor

## Ground Floor

Kitchen / Dining Room  
6.20m x 4.30m 20' 4" x 14' 1"

Living Room  
4.00m x 5.15m 13' 1" x 16' 11"

Utility Room  
2.07m x 1.45m 6' 8" x 4' 7"

## First Floor

Principal Bedroom  
3.65m x 4.70m 12' 0" x 15' 5"

Bedroom 2  
3.30m x 3.60m 10' 10" x 11' 10"

Bedroom 3  
2.70m x 3.60m 8' 10" x 11' 10"

Bedroom 4  
4.15m x 2.85m 13' 7" x 9' 4"

W Wardrobe WD Washer/Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler



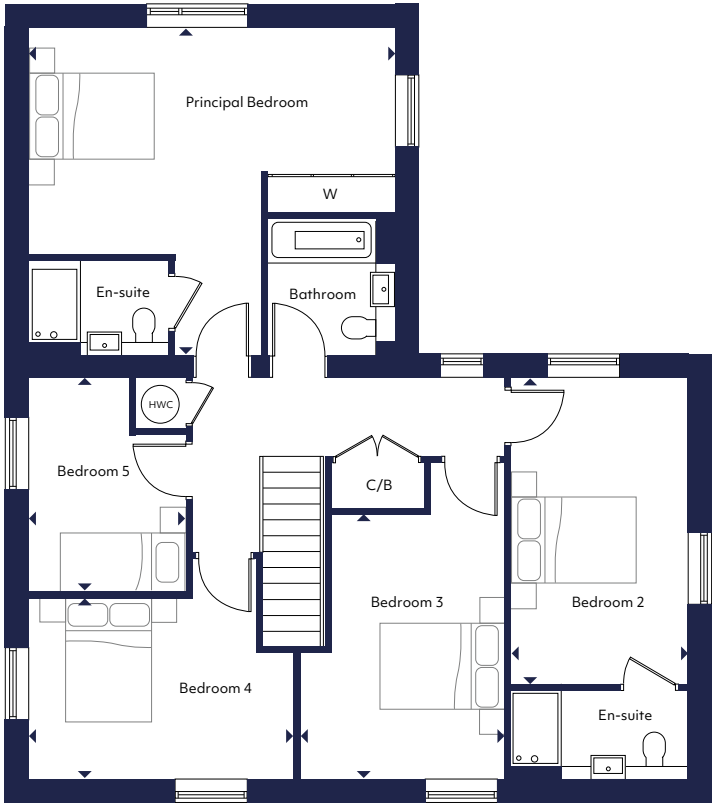


Computer generated image is indicative only

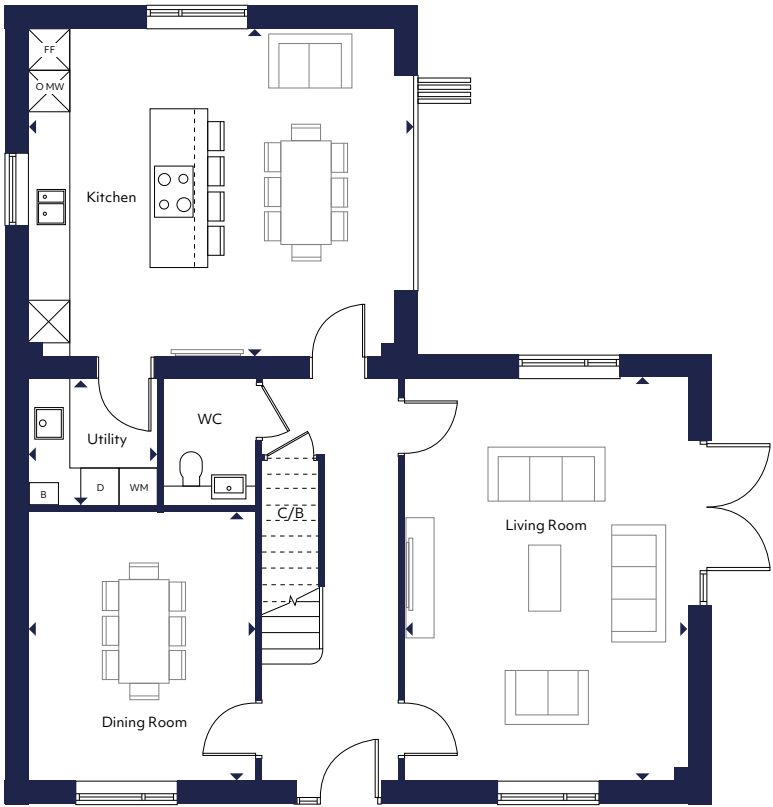
# The Lime

FIVE BEDROOM DETACHED HOUSE

Plots 202, 203, 213 & 214



First Floor



Ground Floor

## Ground Floor

Kitchen	5.75m x 5.15m	18' 10" x 16' 11"
Dining Room	3.55m x 4.20m	11' 8" x 13' 9"
Living Room	4.40m x 6.30m	14' 5" x 20' 8"
Utility Room	2.03m x 2.00m	6' 6" x 6' 6"

## First Floor

Principal Bedroom	5.75m x 5.15m	18' 10" x 16' 11"	Bedroom 4	4.15m x 2.85m	13' 7" x 9' 4"
Bedroom 2	2.75m x 4.80m	9' 0" x 15' 9"	Bedroom 5	2.45m x 3.35m	8' 0" x 11' 0"
Bedroom 3	3.20m x 4.15m	10' 6" x 13' 7"			

W Wardrobe WM Washing Machine D Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder B Boiler



Introducing our **Active Homes**

# Designed for more sustainable living

To ensure its success in delivering quality and desirable homes, sustainability has played an integral part in the design of Marleigh.

Its establishment as a walkable neighbourhood, with all the essentials close by, means that residents can access their everyday needs locally, without the use of a car. Good transport connections and improved cycling and walking routes extend these car-free options to travelling into and around Cambridge city centre.

As well as location, accessibility and facilities, the homes themselves are essential to Marleigh's sustainability strategy and commitment to improving build standards. To achieve this, a selection of Active Homes are being delivered in partnership with the Active Building Centre.


The Acer and The Yew will follow passive design principles to reduce the amount of energy required to run them. Energy efficient appliances, triple-glazed windows and high levels of insulation will ensure you have a comfortable, low-energy home that is better for the environment and can reduce running costs.

Active Homes also benefit from photovoltaic panels and electric car charging points, helping you to further reduce energy bills and lead a more conscious sustainable lifestyle.




**Building fabric and passive design**

to reduce the amount of energy required to run these homes and increase comfort for residents, through insulation and airtightness.



**Energy efficient systems**

for heating and hot water, and Passivhaus standard Mechanical Ventilation with Heat Recovery for improved ventilation.



**Energy Savings to meet demand**

through a battery system to manage different levels of energy demand.

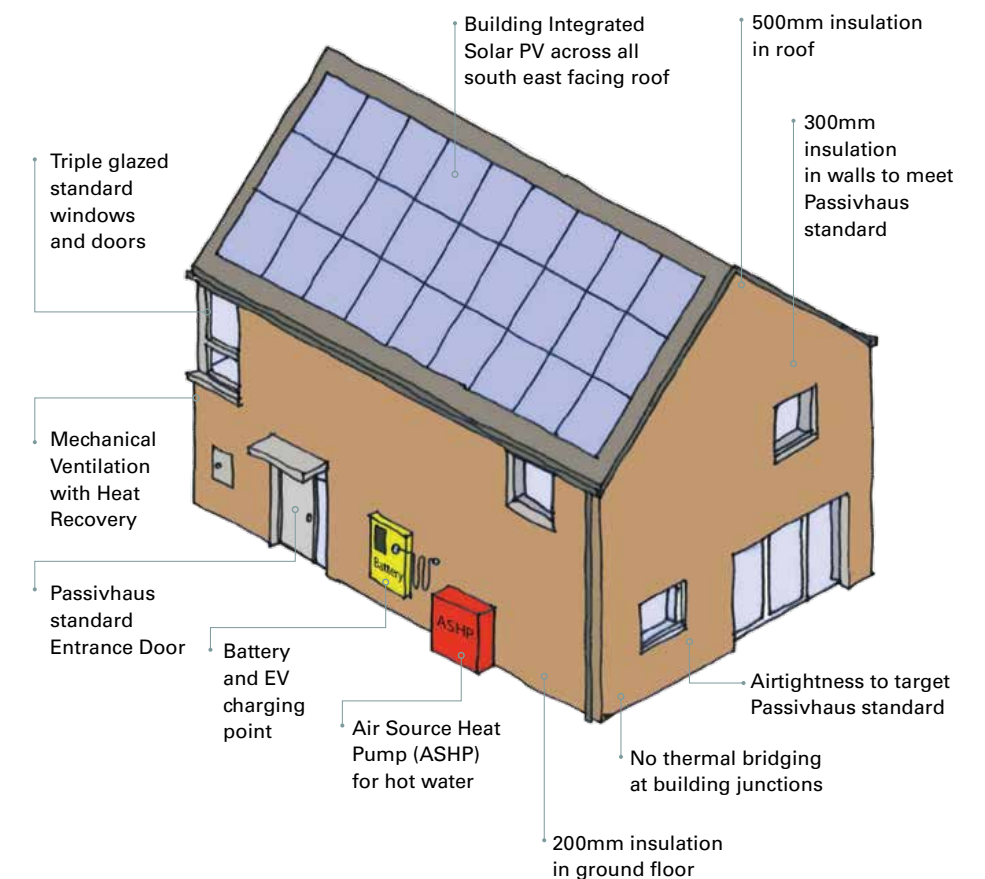

*"An Active Building supports the energy network by intelligently integrating renewable energy technologies for heat, power and transport."*

Active Building Centre




**Pollard Thomas Edwards**

Drawing shown is for illustrative purposes only. Number of PV panels to be confirmed.


**Energy management**

integration with micro-grids and national energy network so that energy can be exported, plus smart home energy management system.



**Electrical Vehicle integration**

intelligent EV charging built into each home.



**On-site renewable energy generation**

using solar PV panels.

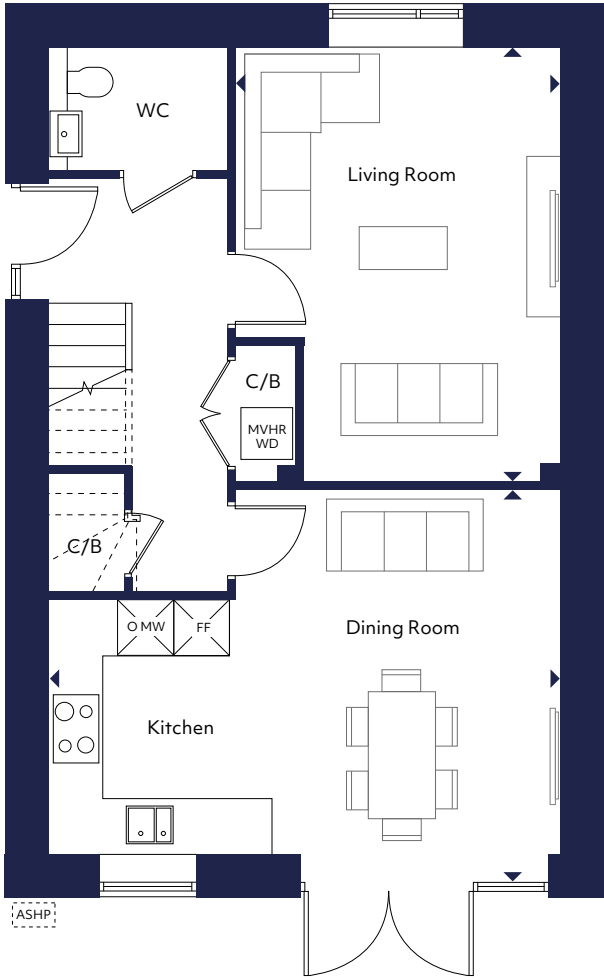




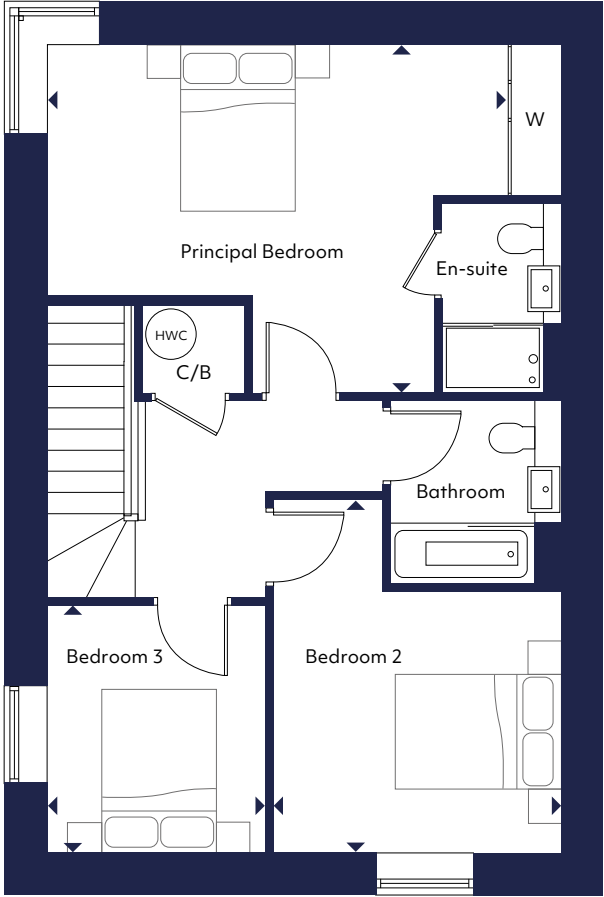
# The Yew

THREE BEDROOM DETACHED HOUSE

Plots 177, 179 & 181



Ground Floor



First Floor

**Ground Floor**

Kitchen / Dining Room  
6.00m x 4.30m    19' 8" x 14' 1"

Living Room  
3.80m x 5.10m    12' 6" x 16' 9"

**First Floor**

Principal Bedroom  
6.00m x 4.10m    19' 8" x 13' 5"

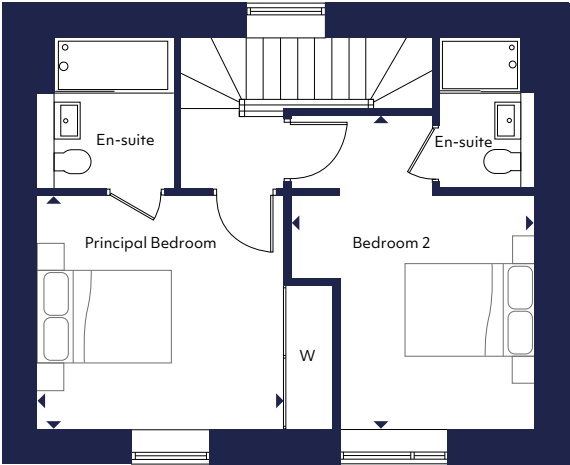
Bedroom 2  
3.35m x 4.15m    11' 0" x 13' 7"

Bedroom 3  
2.55m x 2.90m    8' 4" x 9' 6"

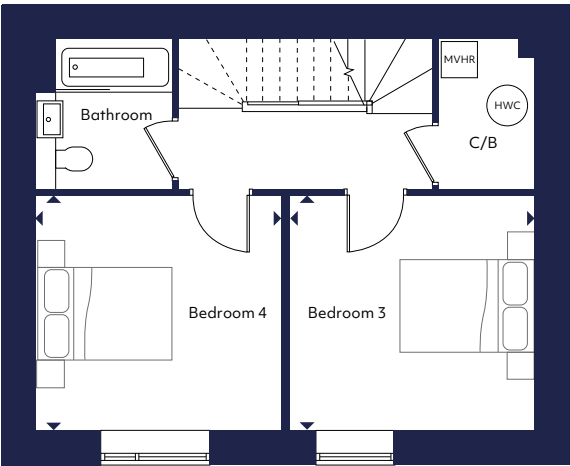
WD Washer/Dryer    O MW Oven Microwave    FF Fridge Freezer    W Wardrobe    C/B Cupboard    HWC Hot Water Cylinder

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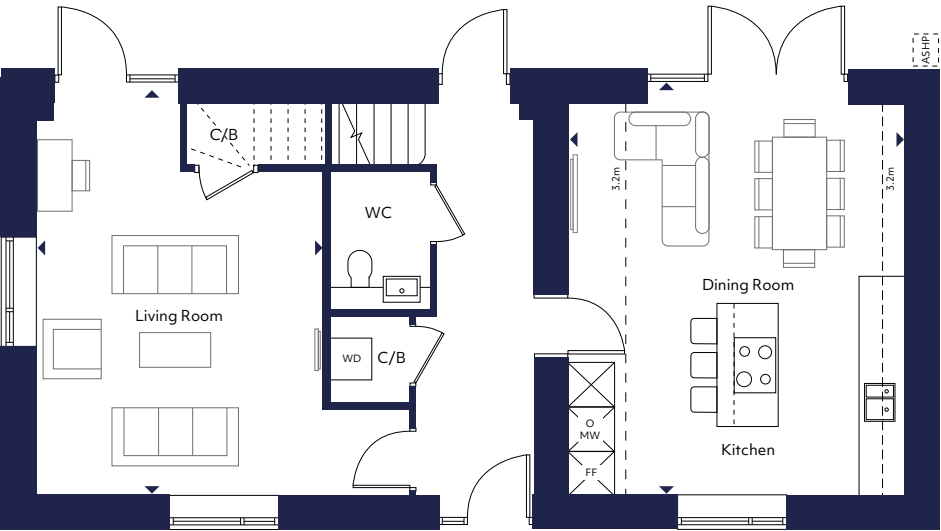




Second Floor



First Floor



Ground Floor

\*Plot 159 Handed to floorplan shown

# The Acer

FOUR BEDROOM DETACHED HOUSE

Plots 151 & 159\*

Ground Floor	First Floor	Second Floor
Kitchen / Dining Room 4.85m x 5.70m    15' 11" x 18' 8"	Bedroom 3 3.55m x 3.40m    11' 8" x 11' 2"	Principal Bedroom 3.60m x 3.40m    11' 10" x 11' 2"
Living Room 4.15m x 5.70m    13' 7" x 18' 8"	Bedroom 4 3.55m x 3.40m    11' 8" x 11' 2"	Bedroom 2 3.50m x 4.55m    11' 6" x 14' 11"



# Specification

## Kitchen

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob (where applicable)
- Induction hob (with integrated extractor where on island)
- Integrated single oven
- Integrated microwave
- **Integrated combi oven/microwave\***
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer where in kitchen or freestanding where in utility cupboard
- Integrated cooker hood (except where hob on island)
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

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

## Utility Room

- Matt finish handleless units with soft close hinges to doors and drawers
- Slimline laminate worktop with matching upstand
- **Caesarstone worktop with matching upstand\***
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer
- **Freestanding washing machine and condenser dryer\***

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

## En-suites

- Low profile shower tray with glass shower door
- Feature mirror with shelf (to principal en-suite only)
- **Feature mirror and cabinet with LED lighting (to principal en-suite only – where layouts allow)\***
- Large format wall and floor tiles
- Heated chrome towel rail

## Bathroom

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Feature mirror with shelf
- **Feature mirror, with shelf and cabinet with LED lighting\***
- Large format wall and floor tiles
- Heated chrome towel rail

## Decorative Finishes

- White painted timber staircase with carpeted treads and risers
- White flush internal doors with dual finish ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- **Built in wardrobe doors with hinged doors and LED lighting to principal bedroom\***
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## Floor Finishes

- Amtico flooring to entrance hall, kitchen, all ground floor reception rooms, utility room and WC
- Carpet to stairs, landings, living rooms and all bedrooms
- Large format tiles to bathrooms and en-suites

## Doors and Windows

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium/timber composite windows with matching patio doors finished white inside
- Bi-fold patio doors where shown on floorplan
- Roof lights where shown on floorplan
- Up and over garage door, colour to match front door
- **Electrically controlled garage door, colour to match front door\***
- Garages and carports are plot specific (see site layout for reference)

## Electrical

- Downlights to entrance hall, open plan kitchen/dining/living rooms, utility, WC, bathroom, en-suites
- **Additional downlights to principal bedroom\***
- Pendant fittings to separate living room, dining room, study, landings, and bedrooms (except principal bedroom to upgraded plots)
- LED feature lighting to wall units in kitchen
- **Electrical sockets with USB port to kitchen and principal bedroom\***
- Shaver sockers to bathroom and en-suites
- TV, BT and data points to selected locations
- Wiring for customer’s own broadband connection
- Pre-wired for customer’s own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke, heat and carbon monoxide detectors
- Spur for customer’s own installation of security alarm panel

## Heating and Water

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

## External Finishes

- Landscaping to front garden (where applicable)
- Turf to rear garden
- Paved patios
- External tap and power socket
- PV panels (to selected plots)

## Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior material treatments comprise a variety of coloured brick with grey or red roof tiles

## Warranty

- 10 year NHBC warranty

**Bold items are part of an upgraded specification:**  
**Plots 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 202, 203, 213, 214**

**\*Please note differences to the Active Homes specification outlined on page 31.**

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 images are indicative only.



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## 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 countryside.

Hill prides itself on putting its customers first and has been awarded a 5-star status from the Home Builders Federation's annual Customer Satisfaction Survey for the past four consecutive years. Hill has also won over 450 industry awards in the past 20 years, for developments such as Knights Park, Mosaics and Ironworks.

In 2019, to mark the 20 year anniversary and to give back to local communities, Hill Group committed to donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its Foundation 200 initiative.

## Marshall

As a Cambridge institution, Marshall is well known and respected in the city, and has been from the early 1900s to the modern day.

The company's rich history in the aviation and automotive industries dates back to 1909, and today it employs over 6,200 people in the local area and beyond.

Marshall prides itself on innovation and creativity, which it injects into all its ventures, and looks forward to bringing this to Marleigh.

Marshall is committed to delivering a place that adds to Cambridge's unique heritage, and leaves a lasting legacy of its own. People are at the heart of the company's success, so it is proud to be working with Hill to create a beautiful new location for the city to enjoy.



Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print.



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