

THE
HAWTHORNS

THE
JUNIPER
BUILDING



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 houses and one and two-bedroom apartments by award-winning housebuilder, Hill.

Each new home has been designed with every detail in mind – from contemporary bespoke kitchens and stylish bathrooms, to private balconies or patios and 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.



A COLLECTION OF 1 & 2 BEDROOM APARTMENTS

Comprising fifteen apartments over four floors, The Juniper Building is made up of a collection of one and two bedroom apartments that have been designed and built to the highest standard.

Each apartment features a spacious open plan kitchen/living/dining room that is ideal for entertaining. French doors allow natural light to flood through and lead to either a private balcony or patio, offering the perfect spot to enjoy a morning or afternoon cup of tea.



SITE PLAN

- PRIVATE SALE APARTMENTS
- ▲ Parking reserved for Juniper Building residents
- PRIVATE SALE HOUSES
- Homes and apartments available through South Cambridgeshire Council

- Brick wall
- Timber fence
- - - Timber knee rail
- Bollards
- Substation
- ▲ Visitor parking

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

SPECIFICATION

KITCHEN

- Gloss finish kitchen units with soft close to doors and drawers
- Laminate worktop with matching upstand
- Ceramic hob with stainless steel splashback
- Integrated oven
- Integrated dishwasher
- Integrated fridge/freezer or fridge with freezer compartment below counter top
- Integrated cooker hood
- Stainless steel sink with contemporary mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in store cupboard)

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

BATHROOM

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



EN-SUITE

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

DECORATIVE FINISHES

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed UPVC windows
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to bedroom one
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to hall and kitchen/living/dining room
- Carpet to bedrooms
- Large format tiles to bathroom and en-suite

HEATING AND WATER

- Radiators throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Gas fired combi boiler

ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to hall 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 Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony
- Hard-wired smoke, heat and carbon monoxide detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Porcelain tiles to balcony
- Paved terrace to ground floor apartments

COMMUNAL AREAS

- Fob controlled access system to communal entrance hall
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance hall

PARKING

- Allocated private parking space

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff facing bricks and wood effect cladding
- Grey concrete roof tiles
- uPVC rain-water goods

GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

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.

GROUND FLOOR



PLOT 129

ONE BEDROOM APARTMENT

Kitchen / Living / Dining Room	4.10m x 7.97m	13'5" x 26'1"
Bedroom	3.27m x 3.32m	10'8" x 10'10"

PLOT 130

ONE BEDROOM APARTMENT

Kitchen / Living / Dining Room	4.10m x 7.97m	13'5" x 26'1"
Bedroom	3.27m x 3.32m	10'8" x 10'10"

PLOT 131

ONE BEDROOM APARTMENT

Kitchen / Living / Dining Room	4.77m x 6.14m	15'7" x 20'1"
Bedroom	3.06m x 4.04m	10'0" x 13'3"

PLOT 132

TWO BEDROOM APARTMENT

Kitchen / Living / Dining Room	4.35m x 6.14m	14'3" x 20'1"
Bedroom 1	3.53m x 4.51m	11'6" x 14'9"
Bedroom 2	2.68m x 4.51m	8'9" x 14'9"

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.

- 1 BEDROOM

- 2 BEDROOM

ST - STORAGE CUPBOARD W - WARDROBE W/D - WASHER DRYER B - BOILER FF - FRIDGE FREEZER F - UNDERCOUNTER FRIDGE

FIRST FLOOR



PLOT 133				PLOT 134				PLOT 135				PLOT 136			
ONE BEDROOM APARTMENT				ONE BEDROOM APARTMENT				TWO BEDROOM APARTMENT				TWO BEDROOM APARTMENT			
Kitchen / Living / Dining Room		4.10m x 7.97m	13'5" x 26'1"	Kitchen / Living / Dining Room		4.10m x 7.97m	13'5" x 26'1"	Kitchen / Living / Dining Room		4.76m x 6.14m	15'7" x 20'1"	Kitchen / Living / Dining Room		4.35m x 6.14m	14'3" x 20'1"
Bedroom		4.77m x 3.32m	15'7" x 10'10"	Bedroom		3.27m x 3.32m	10'8" x 10'10"	Bedroom 1		3.05m x 4.77m	10'0" x 15'7"	Bedroom 1		3.53m x 4.51m	11'6" x 14'9"
								Bedroom 2		3.96m x 2.79m	12'11" x 9'1"	Bedroom 2		2.68m x 4.51m	8'9" x 14'9"

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ST - STORAGE CUPBOARD W - WARDROBE W/D - WASHER DRYER B - BOILER FF - FRIDGE FREEZER F - UNDERCOUNTER FRIDGE

■ - 1 BEDROOM ■ - 2 BEDROOM

SECOND FLOOR



PLOT 137

ONE BEDROOM APARTMENT

Kitchen / Living / Dining Room	4.10m x 7.97m	13'5" x 26'1"
Bedroom	4.77m x 3.32m	15'7" x 10'10"

PLOT 138

ONE BEDROOM APARTMENT

Kitchen / Living / Dining Room	4.10m x 7.97m	13'5" x 26'1"
Bedroom	3.27m x 3.32m	10'8" x 10'10"

PLOT 139

TWO BEDROOM APARTMENT

Kitchen / Living / Dining Room	4.76m x 6.14m	15'7" x 20'1"
Bedroom 1	3.05m x 4.77m	10'0" x 15'7"
Bedroom 2	3.96m x 2.79m	12'11" x 9'1"

PLOT 140

TWO BEDROOM APARTMENT

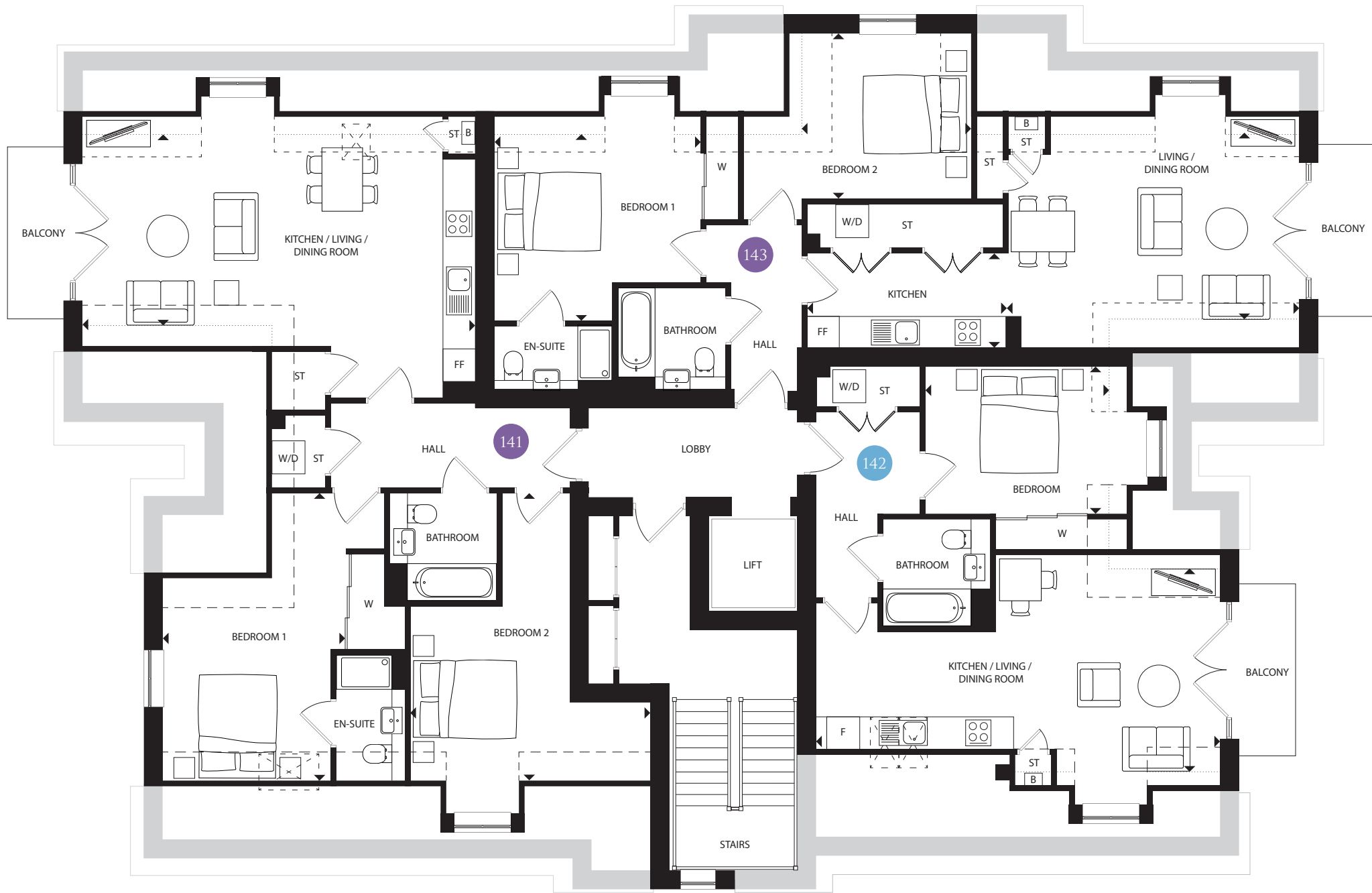
Kitchen / Living / Dining Room	4.35m x 6.14m	14'3" x 20'1"
Bedroom 1	3.53m x 4.51m	11'6" x 14'9"
Bedroom 2	2.68m x 4.51m	8'9" x 14'9"

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■ - 1 BEDROOM ■ - 2 BEDROOM

ST - STORAGE CUPBOARD W - WARDROBE W/D - WASHER DRYER B - BOILER FF - FRIDGE FREEZER F - UNDERCOUNTER FRIDGE

THIRD FLOOR



PLOT 141 TWO BEDROOM APARTMENT

Kitchen / Living / Dining Room	7.32m x 3.80m	24'0" x 12'5"
Bedroom 1	3.35m x 5.35m	10'11" x 17'6"
Bedroom 2	4.47m x 5.35m	14'7" x 17'6"

PLOT 142 ONE BEDROOM APARTMENT

Kitchen / Living / Dining Room	7.52m x 3.80m	24'8" x 12'5"
Bedroom	3.65 x 2.83m	11'11" x 9'3"

PLOT 143 TWO BEDROOM APARTMENT

Kitchen	3.73m x 1.86m	12'2" x 6'1"
Living / Dining Room	5.41m x 3.80m	17'8" x 12'5"
Bedroom 1	3.95m x 3.60m	12'11" x 11'9"
Bedroom 2	3.14m x 3.04m	10'3" x 9'11"

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ST - 1 BEDROOM ST - 2 BEDROOM --- 2.1m CEILING HEIGHT 1.5m CEILING HEIGHT ☼ - ROOF LIGHT
ST - STORAGE CUPBOARD W - WARDROBE W/D - WASHER DRYER B - BOILER FF - FRIDGE FREEZER F - UNDERCOUNTER FRIDGE

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.

Now in its 21st year, 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 in rural communities.

With staff numbers over 700, the company operates from six strategically located offices across the South-east, with its head office based in Waltham Abbey.

Hill builds around 2,400 homes a year, with 9,900 homes currently under construction and a pipeline of more than 14,000 homes. Around half of the development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnerships with government, local authorities, housing associations and private clients.

Hill has won over 450 industry awards in the past 20 years, including the prestigious Housebuilder of the Year, Best Medium Housebuilder and Best Development at the WhatHouse? awards 2020. Hill, with joint-venture partners Peabody, also received the Grand Prix at the Evening Standard New Homes Awards 2020, the respected ceremony's highest honour. Hill has been awarded 5 star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past four years.

The Hill Group is donating 200 fully equipped modular homes over the next five years to single homeless people as part of a £15m pledge through its Foundation 200 programme, launched last year to mark Hill's 20th anniversary.

Follow us on Facebook and Instagram

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For more information contact The Oracle Group
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THE ORCHARDS - GREAT ABINGTON



MERIDIAN FIELDS - HARDWICK



NINEWELLS - CAMBRIDGE



MOSAICS - OXFORD



RAYNERS GREEN - FORDHAM



KNIGHTS PARK - EDDINGTON

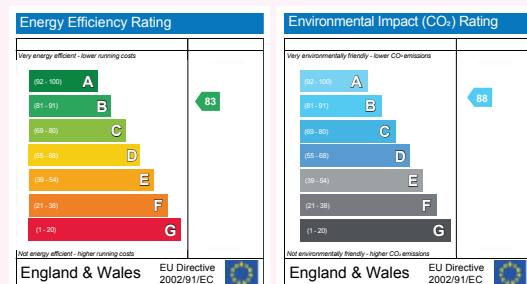


FARRIERS YARD - BALSHAM

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 with the preparation of this brochure. The details, descriptions and measurements 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. Site layouts, specifications and measurements are taken from drawings which were correct at the time of print and are not drawn to scale. Computer generated images and landscaping may have been enhanced and are therefore representative only. Interior images represent the show house. Details correct at time of going to print November 2021.

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