

RAYNERS  
GREEN

FORDHAM



## RAYNERS GREEN: THE PERFECT PLACE TO GROW

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From the green open spaces which greet you at the entrance to Rayners Green, to its boundaries of mature trees and views of rural Cambridgeshire's iconic big skies, it is clear that this is a community with an emphasis on landscaping and nature. Rayners Green is a proud collaboration between Hill – the award-winning developers known for creating homes and communities in harmony with their surroundings – and Scotsdales, the local leading garden centre and plant experts.

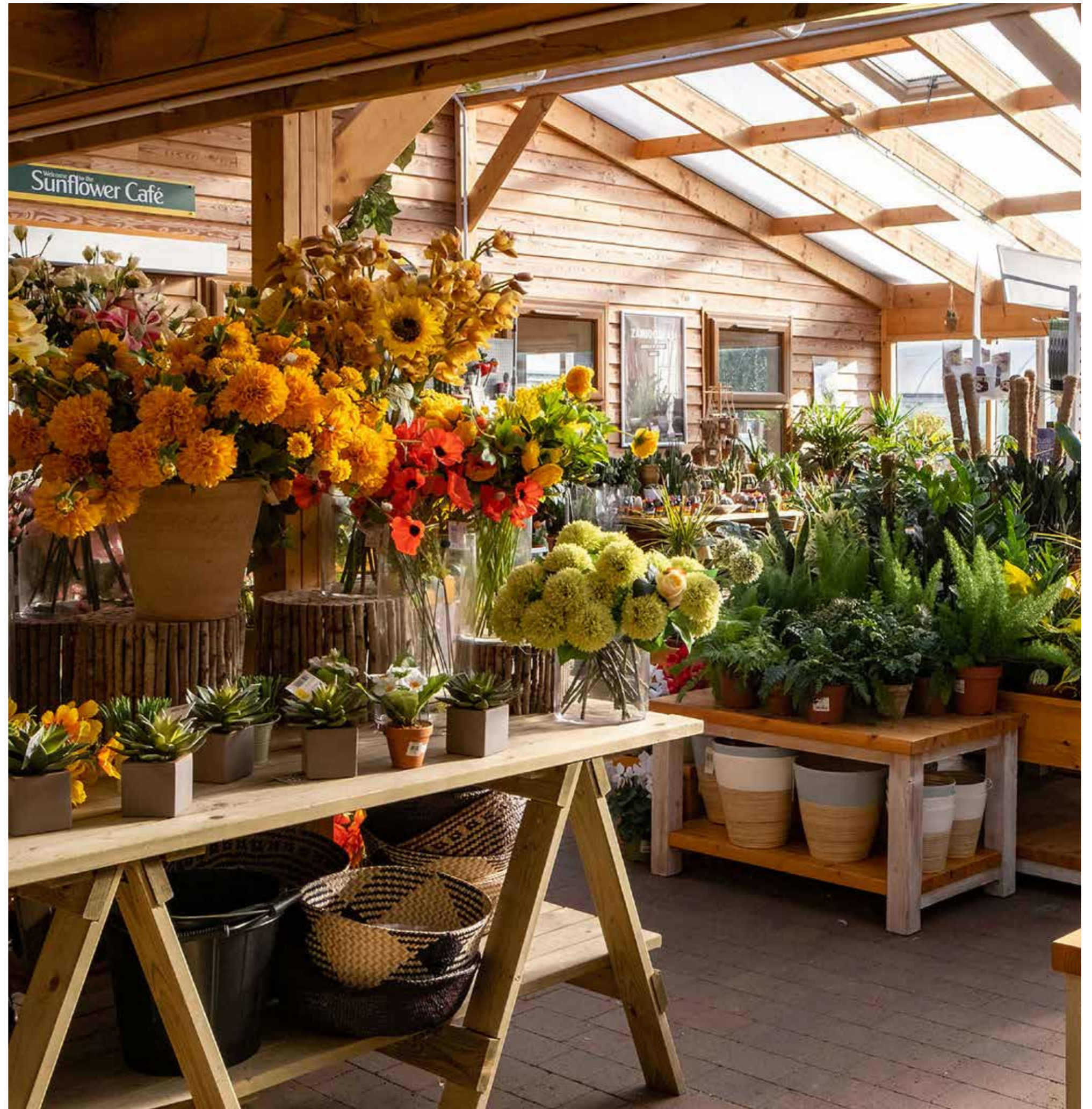
All 82 two, three and four-bedroom homes, which includes 16 new homes in this new phase, have been designed to complement the existing architecture in the historic, thriving village of Fordham. The unique location and environment has inspired this community – from the leafy shared streets to your home and garden with its sense of space, and character-touches such as bay windows and pitched roofs. The village of Fordham has everything you need day-to-day but should you wish to venture further afield you have an array of superb rail and road links in all directions for days out and comfortable commuting. All of this, plus gardening experts on your doorstep, makes Rayners Green the perfect place for you to grow.

# A THRIVING COMMUNITY OF MAKERS, CREATORS AND EDUCATORS



At first glance, Fordham is the quintessential Cambridgeshire village, with its pretty thatched cottages, duck pond and historic public houses. It is also home to a thriving community and some of the region's lesser-known treasures – such as Fordham primary school – rated Outstanding by Ofsted, an award-winning restaurant and the boutique Hat Shop, perfect for browsing for that special event at the world-famous Newmarket racecourse. There are weekly events for all ages at Fordham's Victoria Hall, a Georgian manor house and gardens. Fordham Abbey is also home to the UK's first Sake brewery and centre for Japanese Culture, while Fordham Woods are a designated biological site of special interest due to the rare flora and fauna there. Everything you need is on your doorstep, from the local Co-op to the traditional butchers. When you don't want the hassle of cooking, or want an impromptu evening out, local pubs The Crown and The Chequers provide traditional pub food – the latter also providing takeaway Indian meals – and both run regular community events. For special occasions, The White Pheasant – featured in the Good Food Guide and Michelin Guide – is well known in the region for fine dining using local seasonal ingredients. And of course, Scotsdales Garden Centre is literally on your doorstep, with its beautiful arrangements of plants, flowers and gifts as well as its Sunflower café. When you need to venture further afield, you couldn't be better placed...

LEFT TO RIGHT: The White Pheasant, Fordham village sign, Bridge over River Snail, Scotsdales Garden Centre





## FROM A DAY AT THE RACES TO YOUR DAILY COMMUTE



From a day at the races to your daily commute, your new home at Rayners Green could not be more perfectly positioned.

Newmarket is under five miles away with its thriving town, its world-famous racecourse and its train station where you can catch regular railway services to Cambridge, Stansted Airport, Norwich, London King's Cross, Peterborough and Ipswich. Ely is less than 10 miles away, with its iconic cathedral, pretty scenery and numerous shops and eateries.

The beautiful architecture and world-class shopping, culture and leisure facilities of Cambridge are less than 20 miles away – perfect for days out or daily commuting. The Park and Ride on Newmarket Road takes the hassle of parking away and makes visiting this wonderful city even easier. Cambridge is also home to major employers, such as Addenbrooke's Hospital and the Cambridge Biomedical Campus, occupied by organisations such as AstraZeneca, GSK, Abcam and CRUK.

When you need the car, the A14 (approximately three miles) and the A11 (approximately six miles) are all within easy reach of Fordham, taking you directly north, south, east or west. Fordham also has shared cycle routes which link to national routes taking you into Cambridge, Ely and the wider network.









For days out further afield, Thetford Forest is just over 20 miles away with its excellent walking and bike trails, and the brilliant shopping and eateries of Bury St Edmunds are also less than 20 miles from your door.

Rayners Green offers you the peace of village life with an abundance of things to do when you are ready for a change of pace. It is the perfect place to grow.

*Distances are courtesy of Google Maps, are approximate only and are not necessarily direct routes  
LEFT TO RIGHT: Newmarket Training Grounds; Ely Cathedral; Thetford Forest; River Cam, Cambridge*

# SITE PLAN

- 2 BEDROOM SEMI-DETACHED HOUSE
- 3 BEDROOM SEMI-DETACHED HOUSE
- 3 BEDROOM DETACHED HOUSE
- 4 BEDROOM SEMI-DETACHED HOUSE
- 4 BEDROOM DETACHED HOUSE
- Homes available through East Cambridgeshire Council

-  Brick wall
-  Chain-link fence
-  Timber fence
-  Post and rail fence
-  Bollards
-  Substation
-  Pumping station
-  Visitor parking

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



# THE WILLOW A

## PLOTS 11\* & 12

2 BEDROOM SEMI-DETACHED HOUSE



Computer generated image depicts The Willow

### GROUND FLOOR

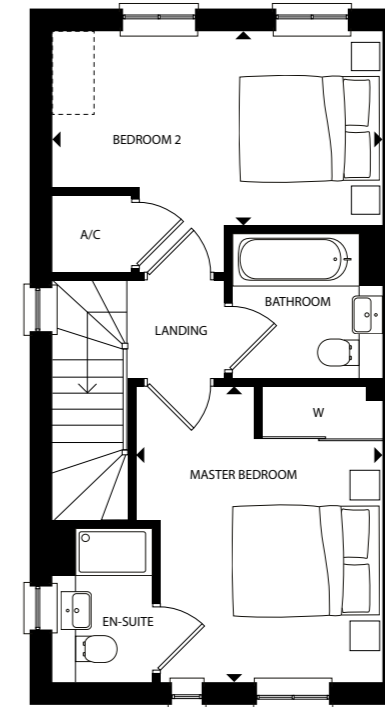
Kitchen	3.70m x 2.05m	12'1" x 6'7"
Living / Dining Room	4.30m x 4.75m	14'1" x 15'6"

### FIRST FLOOR

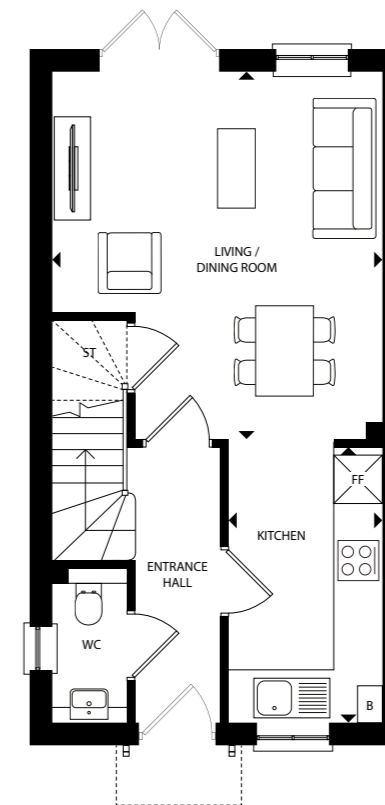
Master Bedroom	3.20m x 3.85m	10'5" x 12'6"
Bedroom 2	4.30m x 2.55m	14'1" x 8'4"

\*Plot 11 is handed to floor plans shown. \*\*Parking is to the front of the plots 11 & 12. Measurements are maximum dimensions

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 B - BOILER A/C - AIRING CUPBOARD FF - FRIDGE FREEZER [Dotted Box] - INDICATIVE WARDROBE LOCATION

# THE YEW A

## PLOTS 5 & 6\*

3 BEDROOM SEMI-DETACHED HOUSE



Computer generated image depicts The Yew

### GROUND FLOOR

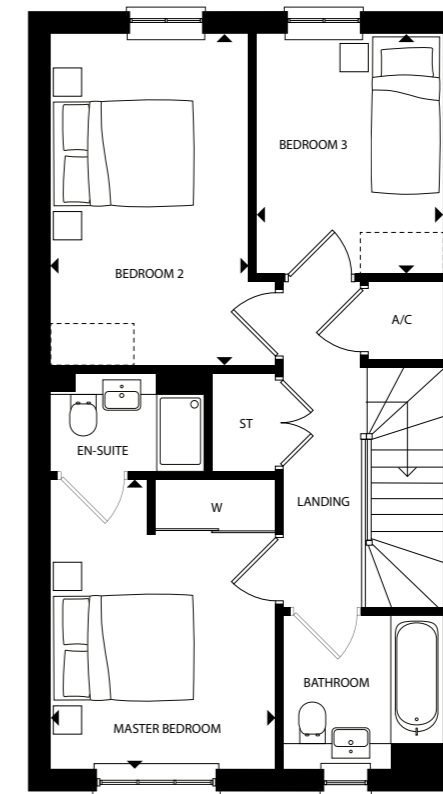
Kitchen / Dining Room	2.75m x 5.40m	9'0" x 17'7"
Living Room	5.05m x 4.25m	16'6" x 13'9"

### FIRST FLOOR

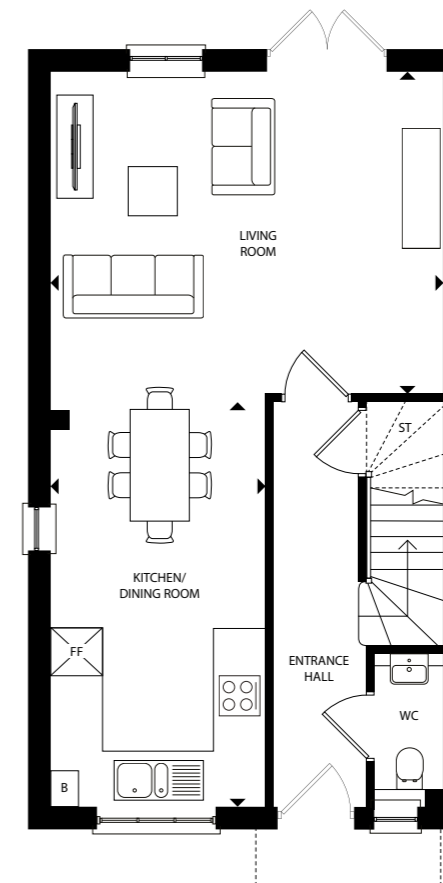
Master Bedroom	2.90m x 3.80m	9'5" x 12'5"
Bedroom 2	2.60m x 4.40m	8'5" x 14'4"
Bedroom 3	2.35m x 3.20m	7'7" x 10'5"

\*Plot 6 is handed to floor plans shown. Measurements are maximum dimensions

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD FF - FRIDGE FREEZER [Dashed Box] - INDICATIVE WARDROBE LOCATION

# THE ROWAN A

## PLOTS 8\* & 9

3 BEDROOM SEMI-DETACHED HOUSE



Computer generated image depicts The Rowan

### GROUND FLOOR

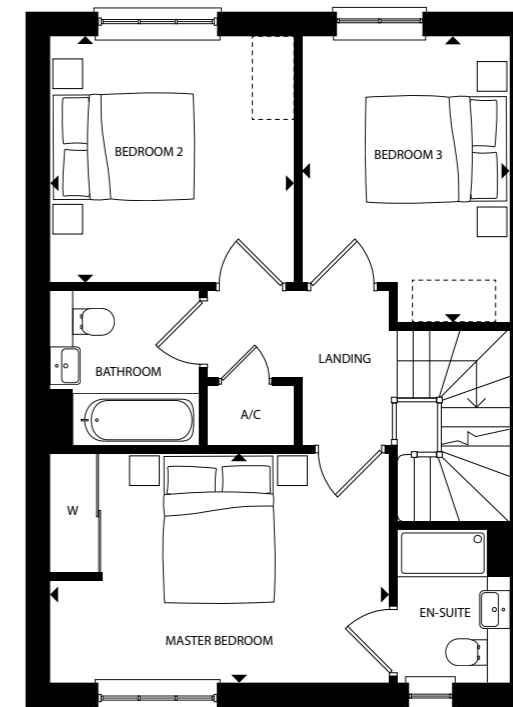
Kitchen / Dining Room	3.55m x 4.90m	11'7" x 16'0"
Living Room	6.10m x 3.85m	20'0" x 12'7"

### FIRST FLOOR

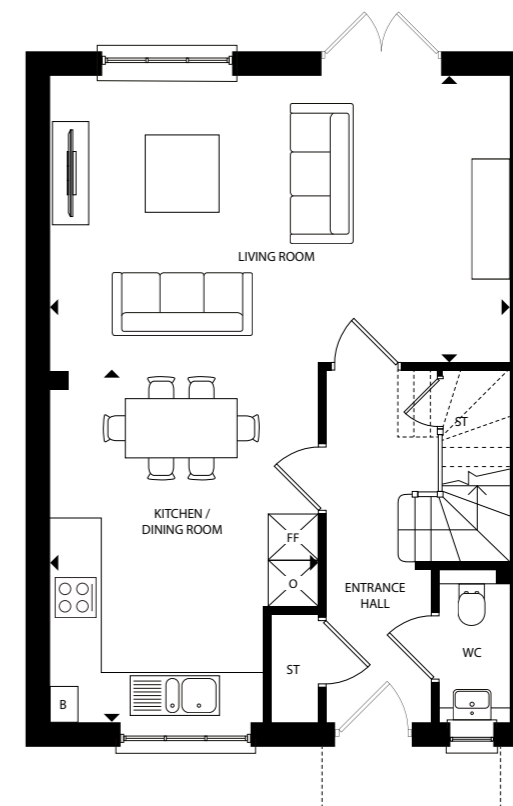
Master Bedroom	4.55m x 3.15m	14'11" x 10'4"
Bedroom 2	3.25m x 3.30m	10'7" x 10'9"
Bedroom 3	2.75m x 3.90m	9'0" x 12'9"

\*Plot 8 is handed to floor plans shown. Measurements are maximum dimensions

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD  
 FF - FRIDGE FREEZER O - OVEN - INDICATIVE WARDROBE LOCATION



# THE ELM

## PLOTS 93

3 BEDROOM DETACHED HOUSE



Computer generated image depicts The Elm, plot 93

### GROUND FLOOR

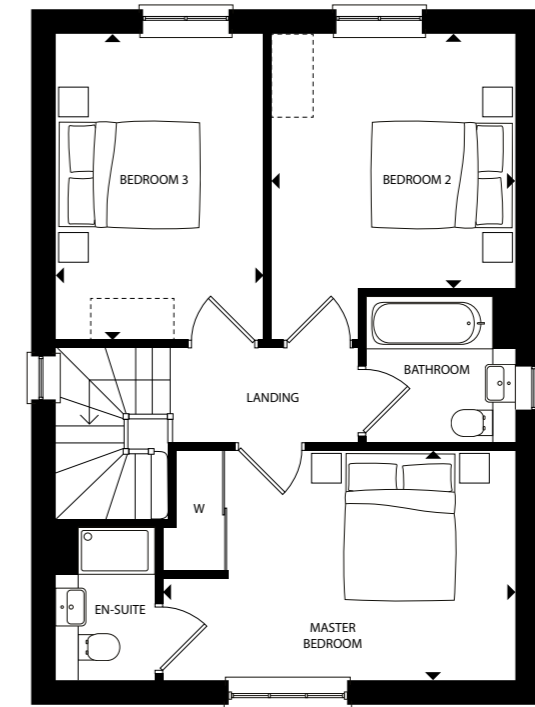
Kitchen / Breakfast Room	3.45m x 4.35m	11'3" x 14'3"
Living / Dining Room	6.00m x 4.00m	19'7" x 13'1"

### FIRST FLOOR

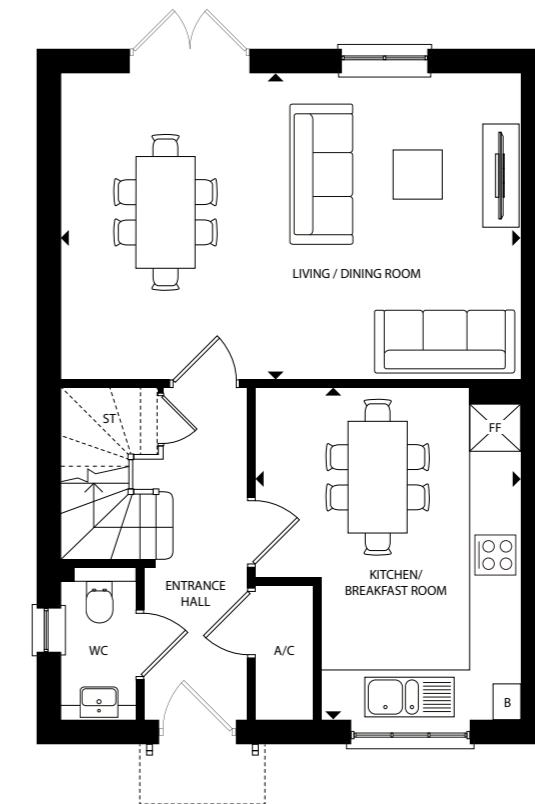
Master Bedroom	4.65m x 3.00m	15'3" x 9'8"
Bedroom 2	3.15m x 3.30m	10'3" x 10'8"
Bedroom 3	2.75m x 4.05m	9'0" x 13'3"

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD FF - FRIDGE FREEZER - - INDICATIVE WARDROBE LOCATION

# THE ELM A

## PLOTS 7\* & 10

3 BEDROOM DETACHED HOUSE



Computer generated image depicts The Elm

### GROUND FLOOR

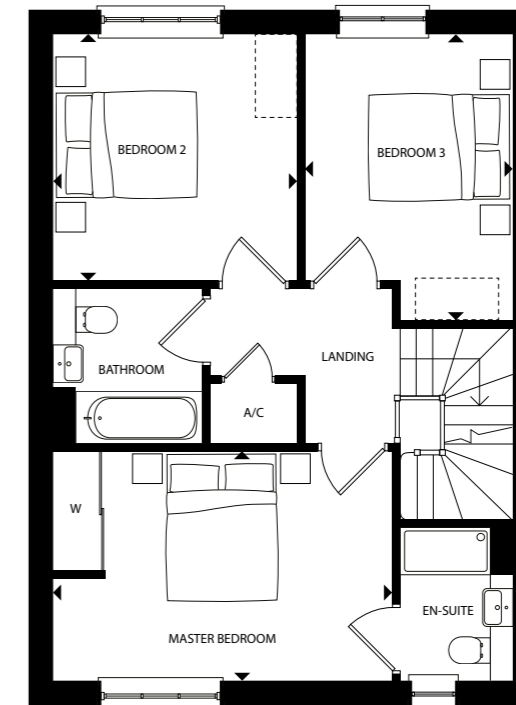
Kitchen / Dining Room	3.55m x 4.90m	11'7" x 16'0"
Living Room	6.10m x 3.85m	20'0" x 12'7"

### FIRST FLOOR

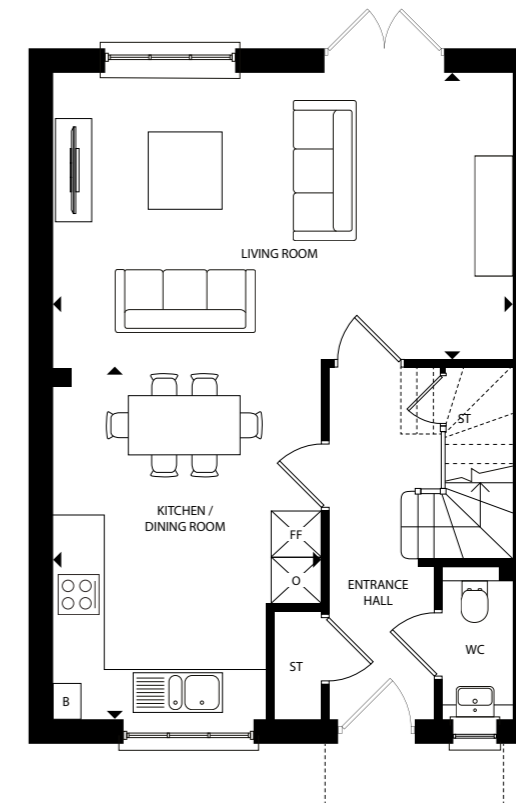
Master Bedroom	4.50m x 3.15m	14'9" x 10'4"
Bedroom 2	3.25m x 3.30m	10'7" x 10'9"
Bedroom 3	2.75m x 3.90m	9'0" x 12'9"

\*Plot 93 is handed to floor plans shown. Measurements are maximum dimensions

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD  
 FF - FRIDGE FREEZER O - OVEN - INDICATIVE WARDROBE LOCATION

# THE MAPLE

## PLOTS 91\* & 92

4 BEDROOM SEMI-DETACHED HOUSE



Computer generated image depicts The Maple, plot 92

### GROUND FLOOR

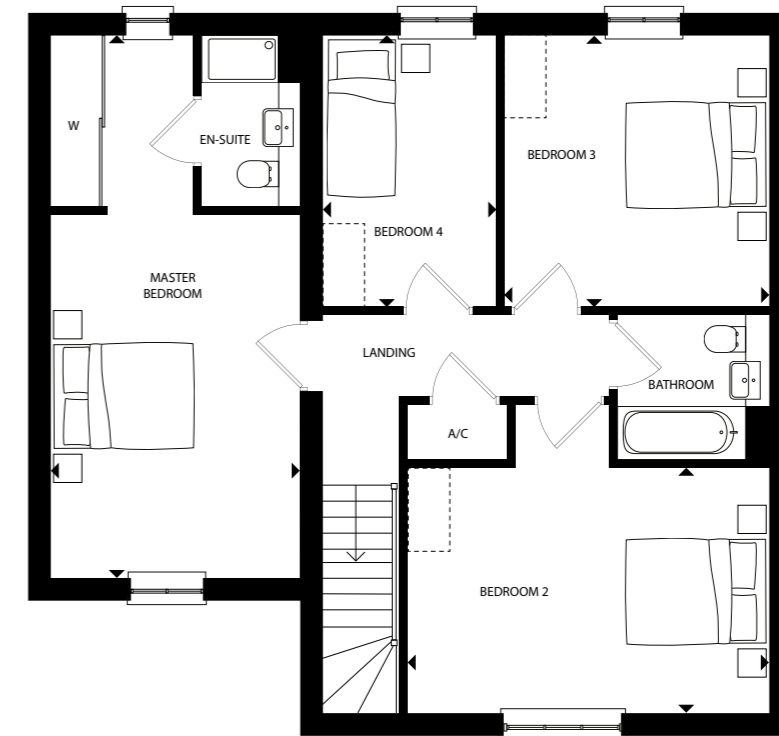
Kitchen / Breakfast Room	3.60m x 4.35m	11'8" x 14'3"
Living / Dining Room	5.80m x 4.35m	19'0" x 14'3"

### FIRST FLOOR

Master Bedroom	3.20m x 7.05m	10'5" x 23'1"
Bedroom 2	4.70m x 3.15m	15'4" x 10'3"
Bedroom 3	3.45m x 3.50m	11'3" x 11'5"
Bedroom 4	2.25m x 3.50m	7'4" x 11'5"

\*Plot 91 is handed to floor plans shown. Measurements are maximum dimensions

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD FF - FRIDGE FREEZER - INDICATIVE WARDROBE LOCATION

# THE BEECH

## PLOT 90

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Beech

### GROUND FLOOR

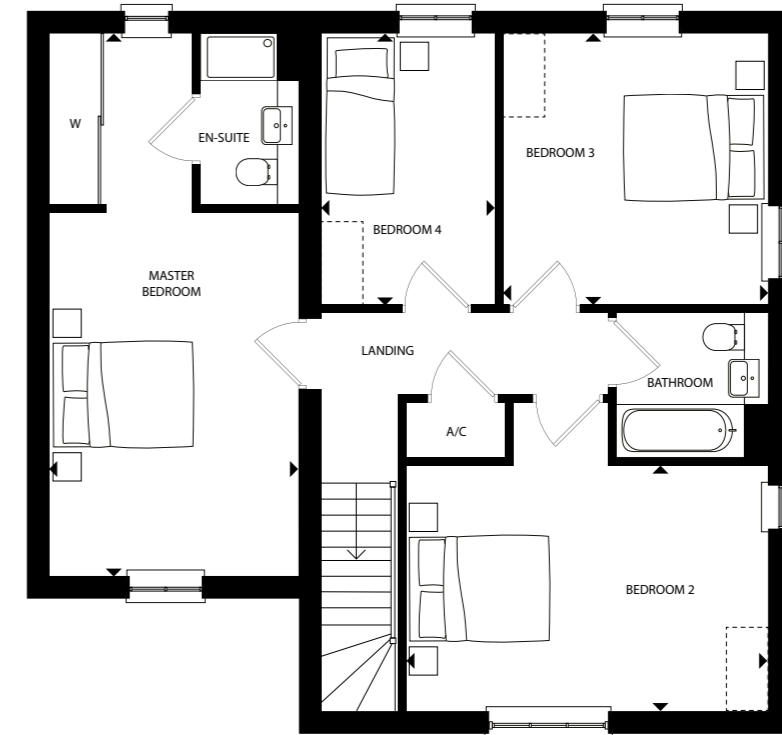
Kitchen / Breakfast Room	3.60m x 4.35m	11'8" x 14'3"
Living / Dining Room	5.80m x 4.35m	19'0" x 14'3"

### FIRST FLOOR

Master Bedroom	3.20m x 7.05m	10'5" x 23'1"
Bedroom 2	4.70m x 3.15m	15'4" x 10'3"
Bedroom 3	3.45m x 3.50m	11'3" x 11'5"
Bedroom 4	2.20m x 3.50m	7'2" x 11'5"

Measurements are maximum dimensions

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD FF - FRIDGE FREEZER - - INDICATIVE WARDROBE LOCATION

# THE BEECH A

## PLOTS 2, 3 & 4

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Beech

### GROUND FLOOR

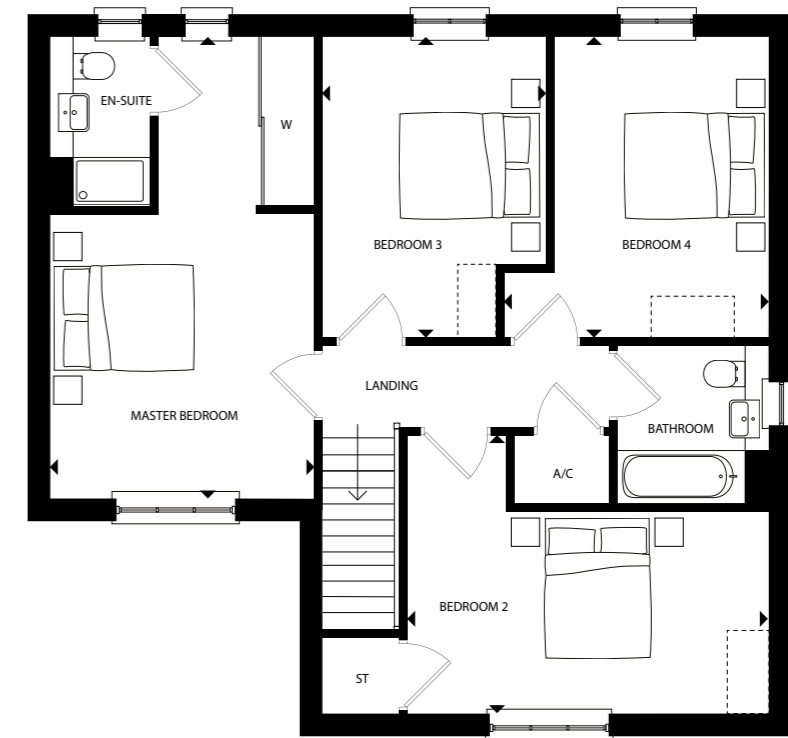
Kitchen / Dining Room	5.65m x 3.70m	18'6" x 12'1"
Living Room	3.30m x 5.25m	10'9" x 17'2"

### FIRST FLOOR

Master Bedroom	3.55m x 6.20m	11'7" x 20'4"
Bedroom 2	4.55m x 3.80m	14'11" x 12'5"
Bedroom 3	2.90m x 4.00m	9'6" x 13'1"
Bedroom 4	3.15m x 3.95m	10'4" x 12'11"

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD    W - WARDROBE    B - BOILER    A/C - AIRING CUPBOARD  
 FF - FRIDGE FREEZER    O - OVEN    - - - - - INDICATIVE WARDROBE LOCATION

# THE HORNBEAM

## PLOT 96

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Hornbeam

### GROUND FLOOR

Kitchen / Breakfast Room	5.50m x 4.10m	18'0" x 13'5"
Living / Dining Room	3.40m x 7.45m	11'2" x 24'4"
Study	2.45m x 3.20m	8'0" x 10'5"

### FIRST FLOOR

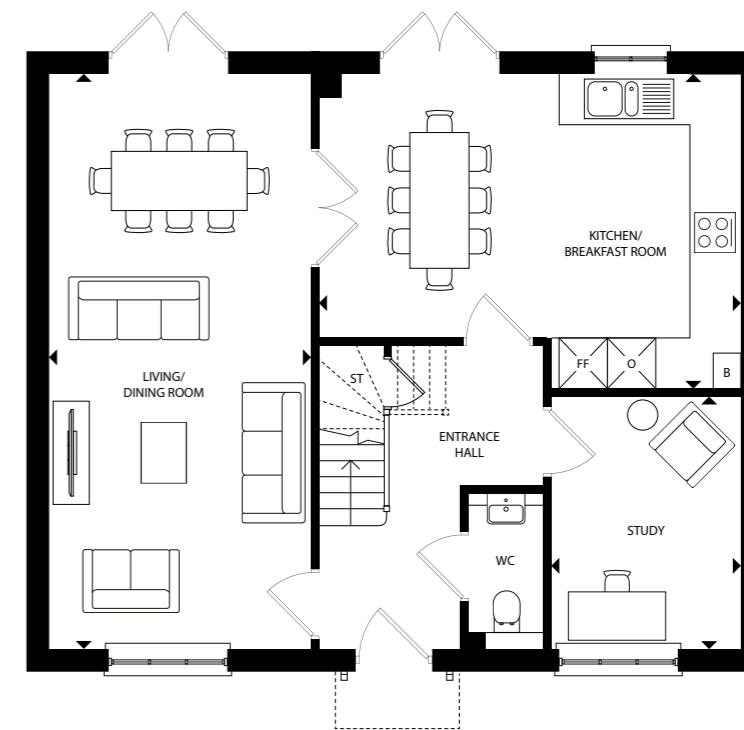
Master Bedroom	3.45m x 3.90m	11'3" x 12'8"
Bedroom 2	3.25m x 3.90m	10'7" x 12'8"
Bedroom 3	3.45m x 3.45m	11'3" x 11'3"
Bedroom 4	2.75m x 3.45m	9'0" x 11'3"

Measurements are maximum dimensions

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD    W - WARDROBE    B - BOILER    A/C - AIRING CUPBOARD  
 FF - FRIDGE FREEZER    O - OVEN    - - - - - INDICATIVE WARDROBE LOCATION

# THE HORNBEAM A

## PLOT 1

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Hornbeam

### GROUND FLOOR

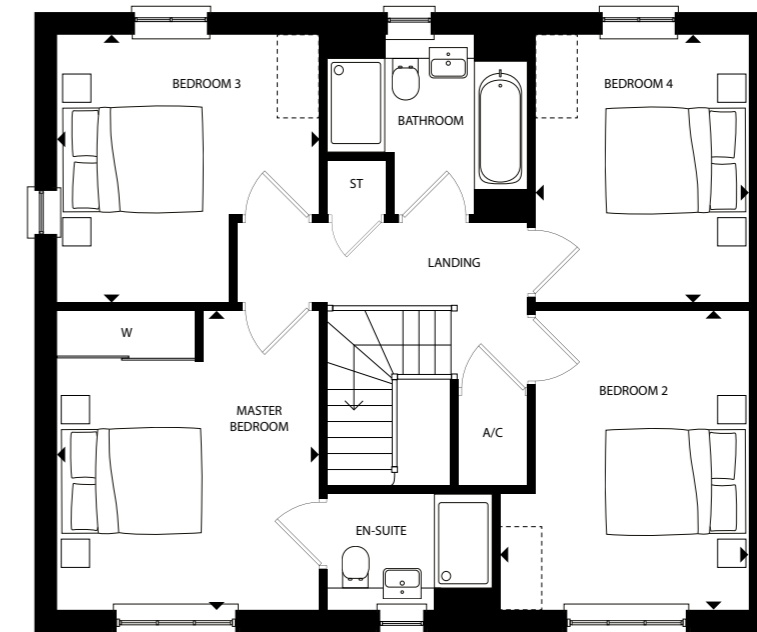
Kitchen / Dining / Family Room	9.00m x 4.15m	29'5" x 13'6"
Living Room	3.40m x 3.90m	11'2" x 12'8"
Study	2.45m x 3.20m	8'0" x 10'5"

### FIRST FLOOR

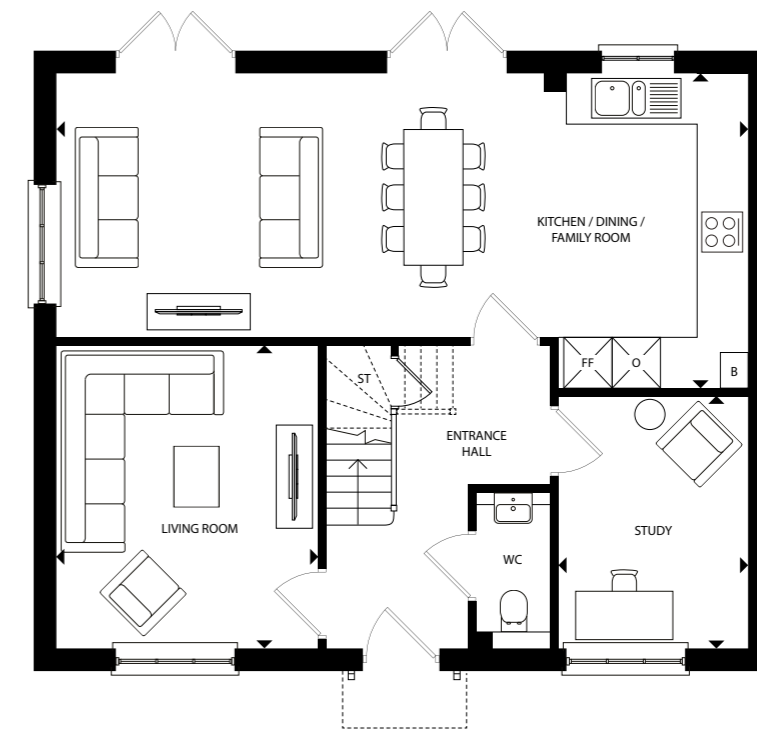
Master Bedroom	3.40m x 3.90m	11'2" x 12'8"
Bedroom 2	3.20m x 3.90m	10'5" x 12'8"
Bedroom 3	3.40m x 3.55m	11'2" x 11'6"
Bedroom 4	2.70m x 3.55m	8'9" x 11'6"

Measurements are maximum dimensions

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD    W - WARDROBE    B - BOILER    A/C - AIRING CUPBOARD  
 FF - FRIDGE FREEZER    O - OVEN    - - - - - INDICATIVE WARDROBE LOCATION

# THE CHESTNUT

## PLOT 95

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Chestnut, plot 95

### GROUND FLOOR

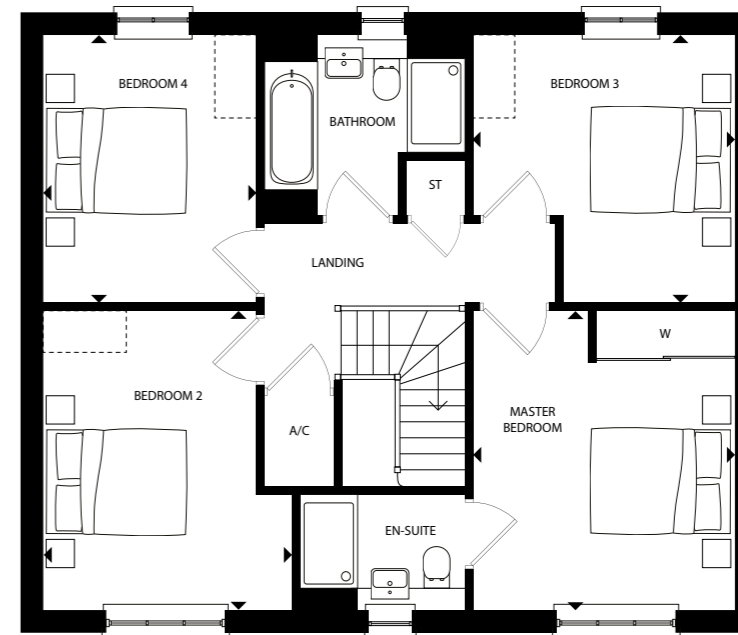
Kitchen / Breakfast Room	5.50m x 4.10m	18'0" x 13'5"
Living / Dining Room	3.40m x 7.45m	11'2" x 24'4"
Study	2.45m x 3.20m	8'0" x 10'5"

### FIRST FLOOR

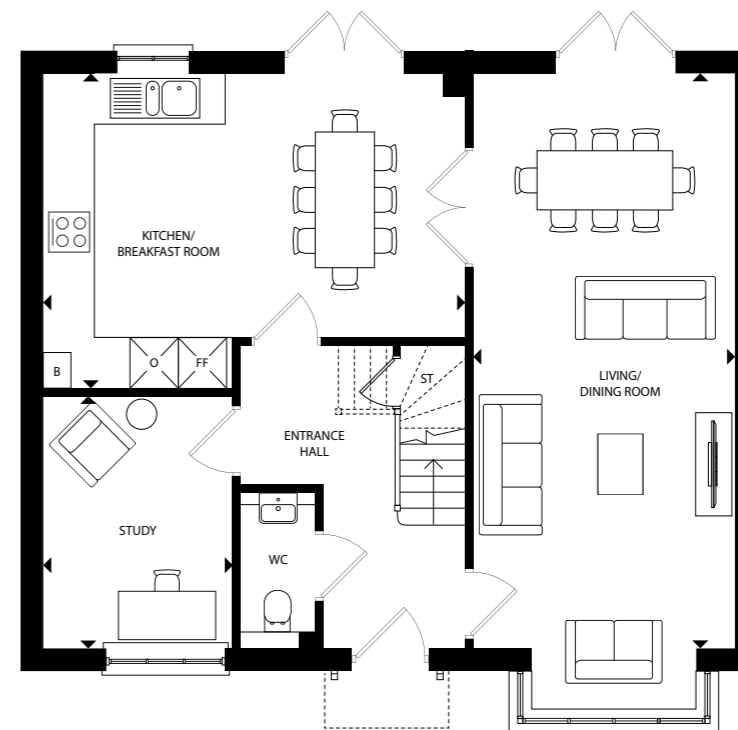
Master Bedroom	3.45m x 3.90m	11'3" x 12'8"
Bedroom 2	3.25m x 3.90m	10'7" x 12'8"
Bedroom 3	3.45m x 3.45m	11'3" x 11'3"
Bedroom 4	2.75m x 3.45m	9'0" x 11'3"

Measurements are maximum dimensions

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD    W - WARDROBE    B - BOILER    A/C - AIRING CUPBOARD  
 FF - FRIDGE FREEZER    O - OVEN    - - - - - INDICATIVE WARDROBE LOCATION





# SPECIFICATION

## KITCHEN

- High gloss kitchen units with soft close to doors and drawers
- Laminate worktop with matching upstands
- Ceramic hob with stainless steel splashback
- Integrated oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel 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
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rails

## BATHROOM

- Bath with shower over and glass screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rails

## DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush 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 entrance hall, WC and open plan kitchen/dining/living/family areas
- Carpet to separate living room, study, stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

## DOORS & WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed UPVC windows, with matching patio doors, finished white inside
- Up and over garage door where applicable, colour to match front door

## HEATING & WATER

- Radiators throughout
- Heated chrome towel rails to bathroom and en-suite
- Gas fired boiler
- Hot water storage tank

## ELECTRICAL

- Downlights to selected locations including kitchen, bathroom, en-suite and WC
- Pendant fittings to selected locations including entrance hall, living room, study 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 SkyQ 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 to front garden
- 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 floors
- Exterior treatments are a combination of buff and red facing bricks with grey or red roof tiles
- uPVC rain-water goods

## WARRANTY

- 10 year NHBC warranty

*For further details on the management of the estate roads and communal landscaped areas, please speak to the sales executive.*

*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 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 second-largest privately-owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes 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 & 2021.

Hill has won over 460 industry awards in the past 23 years, including Best Medium Housebuilder at the Housebuilder Awards in 2020 and 2021. Hill also won Best Home, Best Sustainable Development and Best Medium Housebuilder at the WhatHouse? Awards 2021 and has won Housebuilder of the Year twice. In conjunction with Building with Nature, Hill was awarded a 2021 Housing Design Award for its highly sustainable Knights Park development in Eddington, Cambridge.

With a staff of over 700, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey.

Hill builds around 2,400 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20th anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.

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@CreatedbyHill



CHATSWORTH PLACE - IMPINGTON



MERIDIAN FIELDS - HARDWICK



KNIGHTS PARK - EDDINGTON



MOSAICS - OXFORD



IRONWORKS - CAMBRIDGE



THE HAWTHORNS - SAWSTON



THE PAVILIONS - NEWPORT

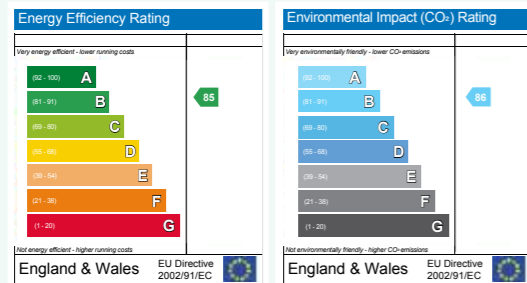


MARLEIGH - CAMBRIDGE

# 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 (CO<sub>2</sub>) 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. December 2021.

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