



# MARLEIGH

Newmarket Road, Cambridge

## Greenways Floorplans



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Newmarket Road, Cambridge

## Introducing Greenways



This phase of new homes includes a collection of 83 private homes, with a mix of 2 bedroom, 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 call home.





The abundance of green open space creates a natural playground and there's plenty of opportunity to pause and take a breath.

# Life with everything on your doorstep

With up to 1,300 homes and numerous facilities, there's so much planned for Marleigh. It's all building towards making it a place that is welcoming, enables people to thrive and inspires a healthier way of life in natural surroundings.

- 1 Jubilee Square
- 2 The Hangar Community Centre
- 3 Marleigh Primary Academy
- 4 Gregory Park
- 5 Kingsley Woods
- 6 The Avenue
- 7 Woodside
- 8 Greenways
- 9 Jubilee Central
- 10 Kingsley View
- 11 Allotments
- 12 The Plains – Sports Pitches
- 13 Newmarket Road Park & Ride
- 14 Cambridge Ice Arena
- 15 M&S Food and BP Petrol Station
- 16 Phase 2
- 17 Phase 3 (subject to planning)
- 18 Cambridge City Airport (to be relocated)

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. Areas such as road, drives, paths and patios plus trees and landscaping are indicative only and may vary.





Interior image represents The Beech show home

# Greenways Site Plan Houses at Greenways

- The Cherry

Two bedroom house

Plots 255, 256, 257, 258, 259, 260, 261, 262, 263 & 264
- The Willow

Three bedroom house

Plots 280, 291, 303, 304, 305, 314, 315 & 316
- The Boxwood

Three bedroom house

Plots 308, 311, 318 & 321
- The Hornbeam

Three bedroom house

Plots 266, 267, 268, 269, 270, 271, 272 & 273
- The Oak

Three bedroom house

Plots 247, 248, 250, 252, 253, 254, 293, 294, 295, 296, 297 & 302
- The Redwood

Three bedroom house

Plots 249 & 251
- The Alder

Four bedroom house

Plots 240, 242 & 244
- The Pine

Four bedroom house

Plot 246
- The Beech

Four bedroom house

Plots 241, 243 & 245
- The Cedar

Four bedroom house

Plot 239
- The Mulberry

Four bedroom house

Plots 278, 279, 292, 298, 299, 300, 301, 306, 307, 317, 323 & 324
- The Sycamore

Four bedroom house

Plots 312, 313 & 322



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# The Cherry

TWO BEDROOM HOUSE

Terraced: Plots 256, 257, 258, 259, 260, 261, 262 & 263  
End of terrace: Plots 255 & 264\*

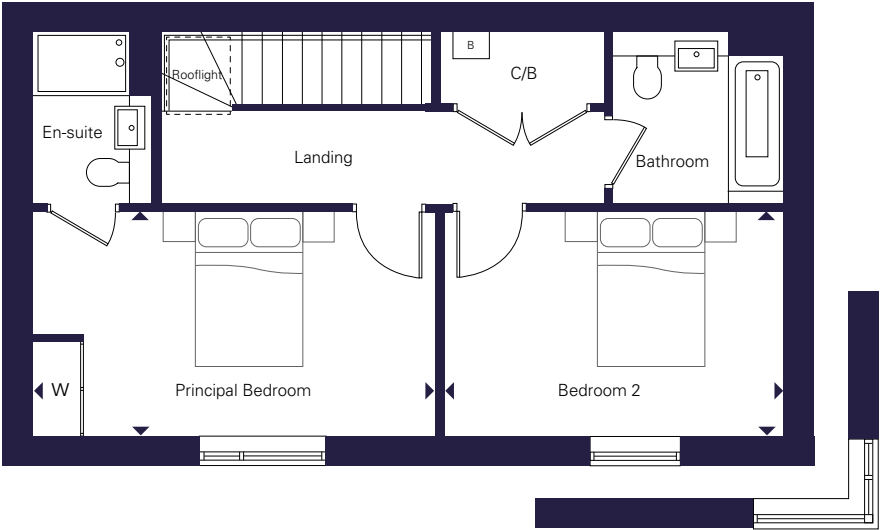
## Ground Floor

Kitchen/Living/Dining Room  
5.08m x 7.27m 16'8" x 23'10"

## First Floor

Principal Bedroom  
5.05m x 2.83m 16'7" x 9'3"

Bedroom 2  
4.26m x 2.83m 14'0" x 9'3"



First Floor

Plots 255 & 264  
Bedroom 2 window layout



Ground Floor

\*Plot 264 handed to floorplan shown

W Wardrobe WD Washer/Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard 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.





Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

# The Willow

THREE BEDROOM HOUSE

Detached: Plots 280\*, 291\*, 303, 314\*, 315 & 316  
Semi-detached: Plots 304 & 305

## Ground Floor

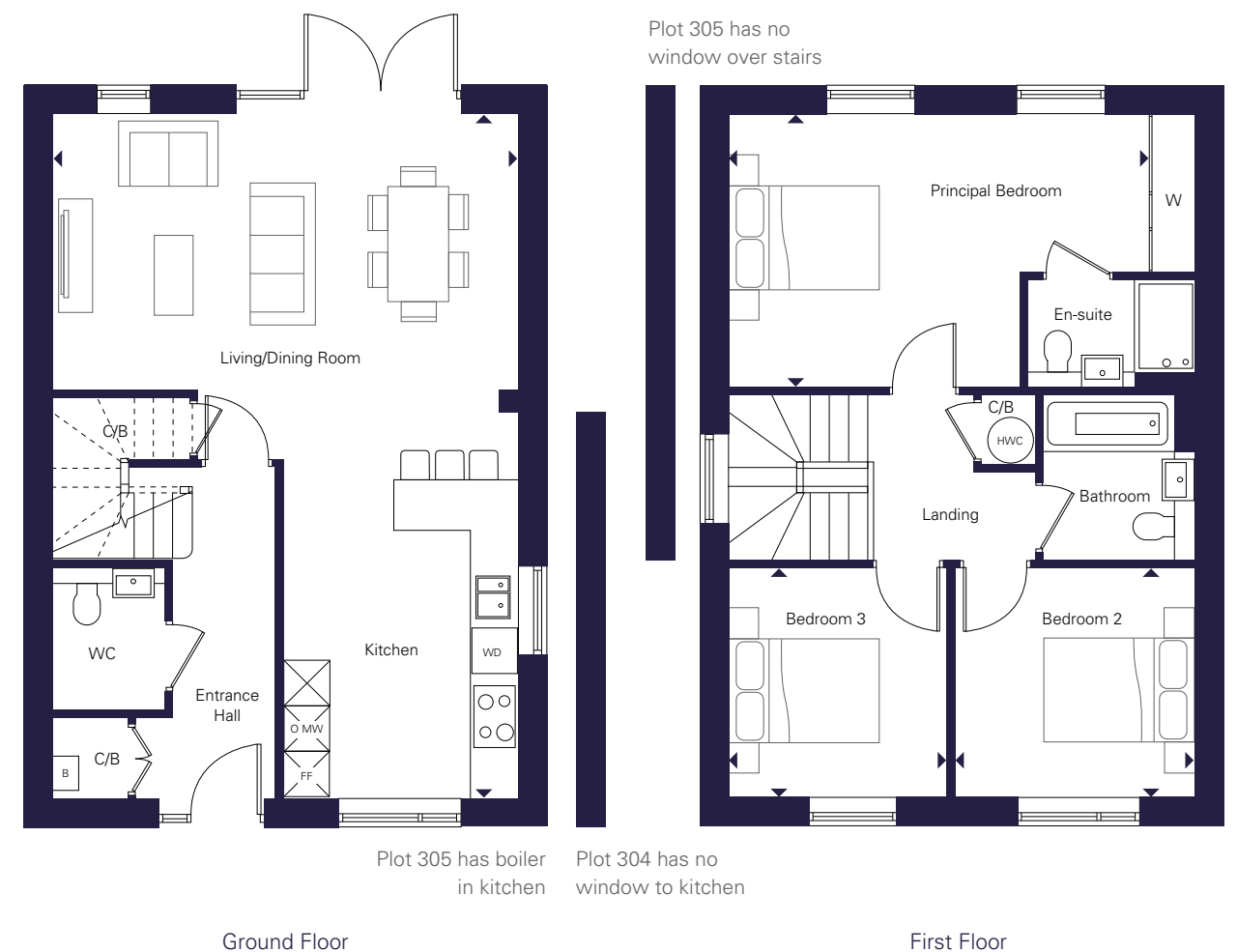
Kitchen/Living/Dining Room  
6.05m x 8.90m 19'10" x 29'2"

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



\*Plots 280, 291 & 314 handed to floorplan shown

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





# The Boxwood

THREE BEDROOM DETACHED HOUSE

Plots 308, 311, 318 & 321\*

## Ground Floor

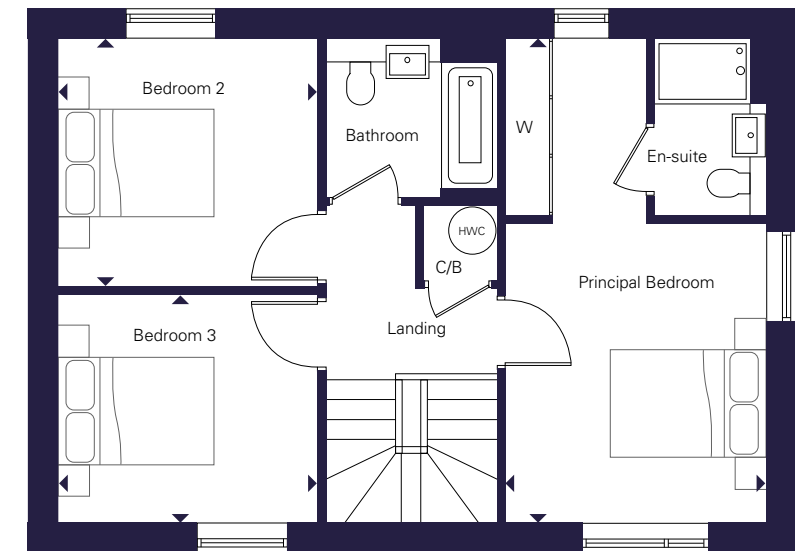
Kitchen/Living/Dining Room  
8.90m x 6.05m 29'2" x 19'10"

## First Floor

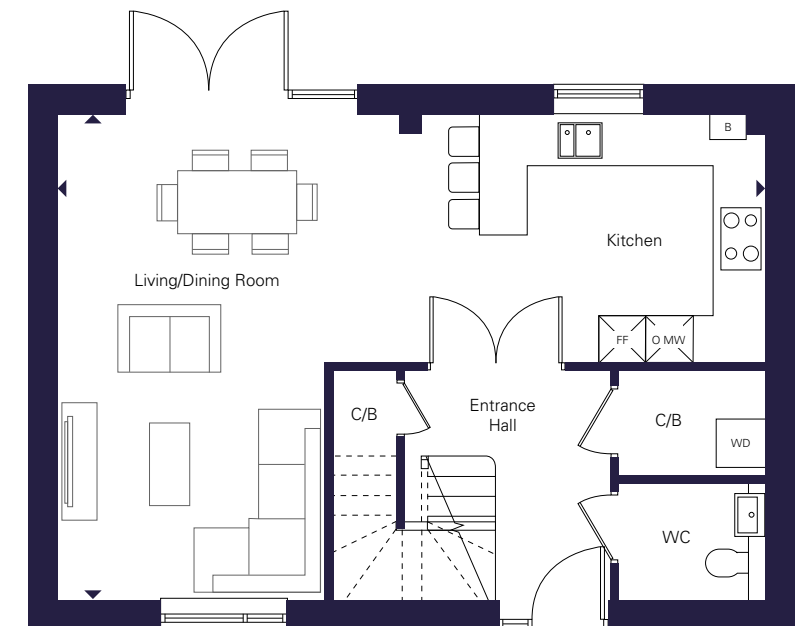
Principal Bedroom  
3.25m x 6.05m 10'8" x 19'10"

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

\*Plot 321 handed to floorplan shown

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 SEMI-DETACHED HOUSE

Plots 266, 267, 268, 269, 270, 271, 272 & 273

### Ground Floor

Kitchen/Living/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"

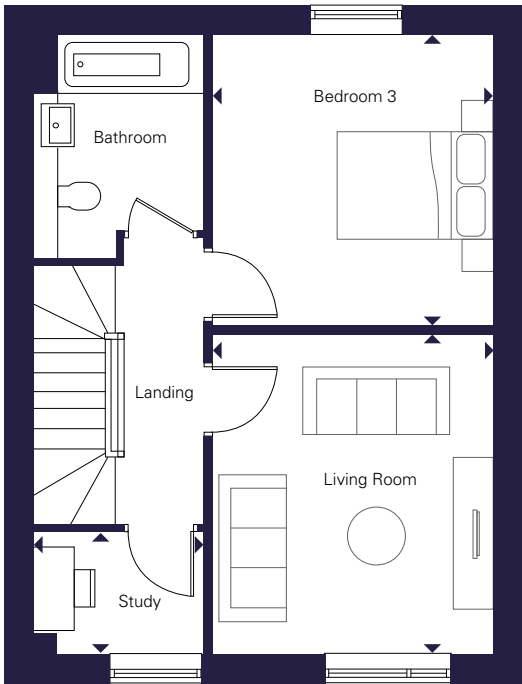
Bedroom 3  
3.65m x 3.55m 12'0" x 11'8"

Study  
2.20m x 1.63m 7'2" x 5'3"

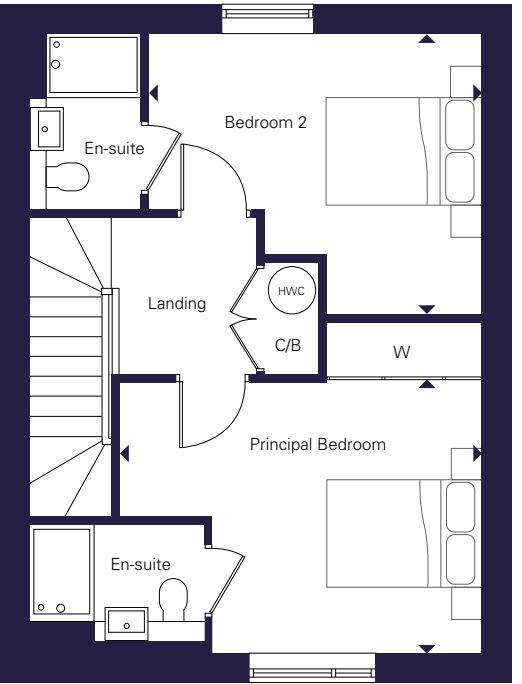
### Second Floor

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

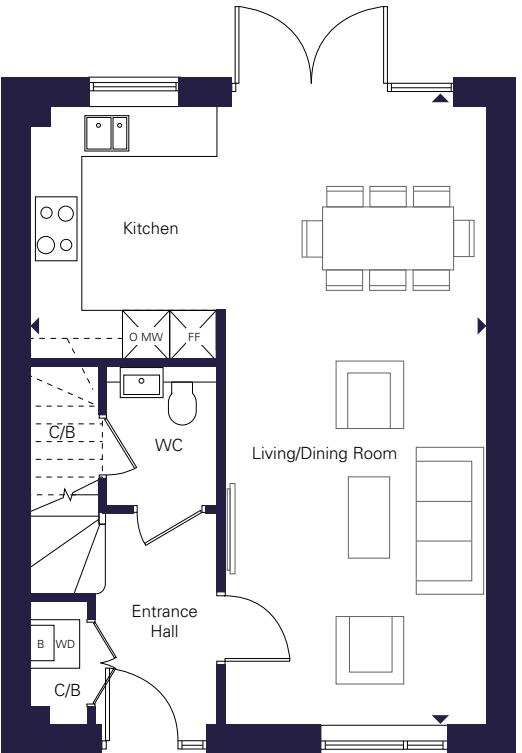
Bedroom 2  
4.45m x 3.50m 14'7" x 11'6"



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





Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

# The Oak

THREE BEDROOM DETACHED HOUSE

Plots 247\*, 248\*, 250\*, 252\*, 253\*, 254, 293, 294, 295, 296, 297 & 302\*

## 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"

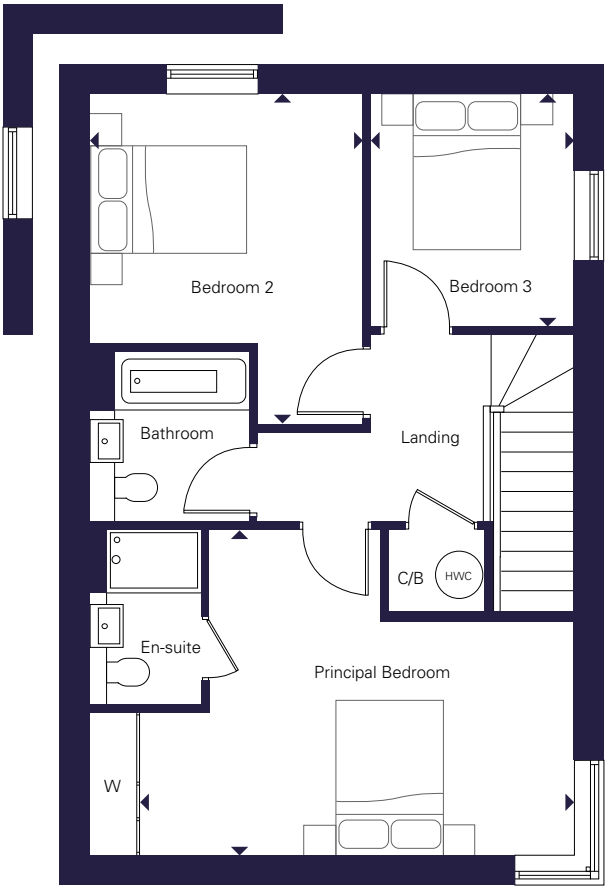
Bedroom 3  
2.57m x 2.97m    8'4" x 9'6"



Plots 247 & 254 Living Room window layout

Ground Floor

Plots 247 & 254 Bedroom 2 window layout



First Floor

\*Plots 247, 248, 250, 252, 253 & 302 handed to floorplan shown

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

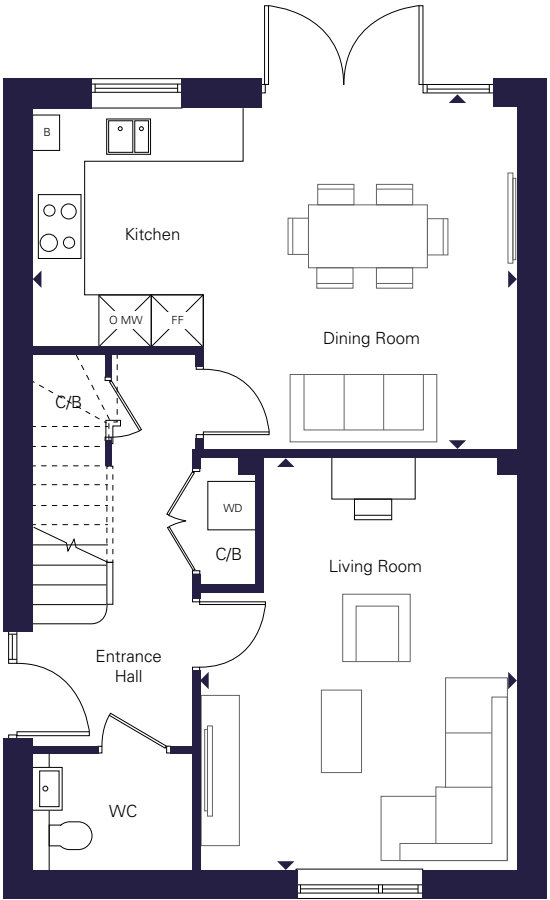




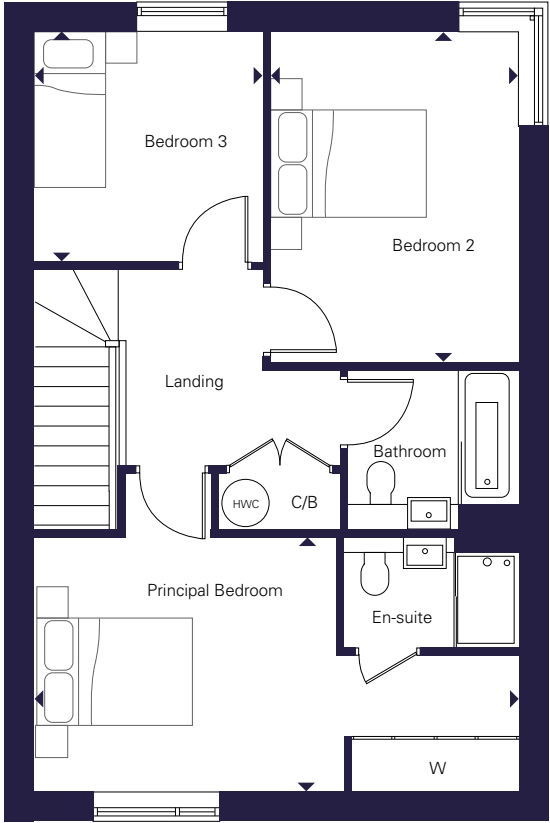
# The Redwood

THREE BEDROOM DETACHED HOUSE

Plots 249 & 251



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

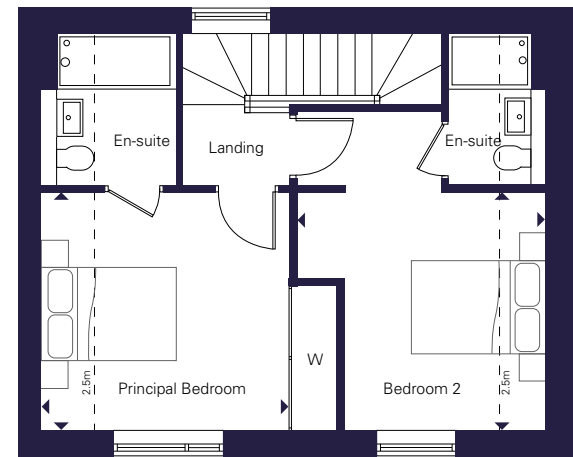




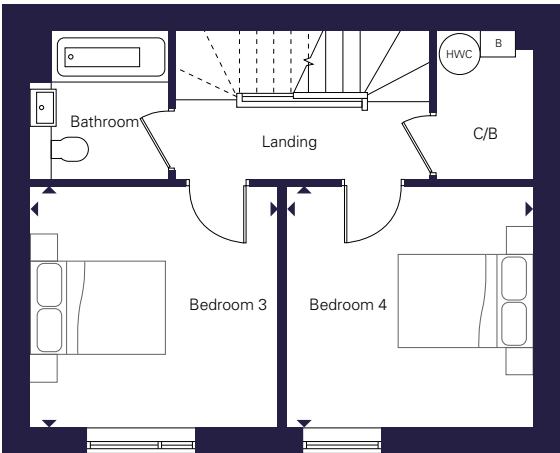
# The Alder

FOUR BEDROOM SEMI-DETACHED HOUSE

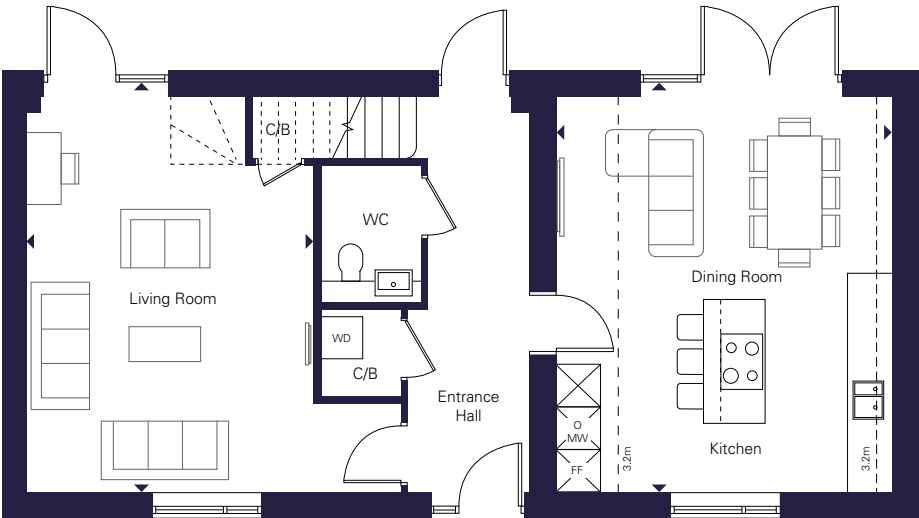
Plots 240, 242 & 244



Second Floor



First Floor



Ground Floor

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 3.60m x 3.45m    11'8" x 11'4"

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

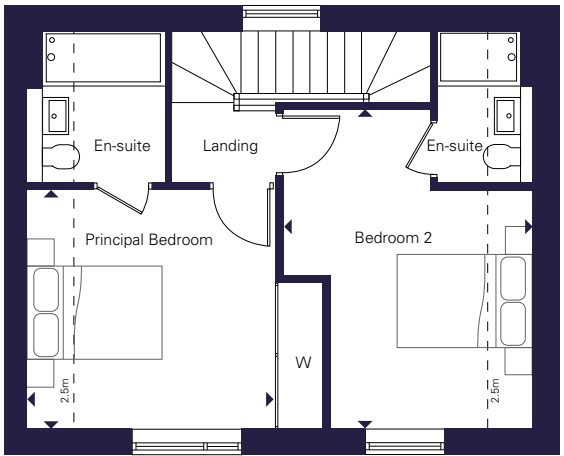




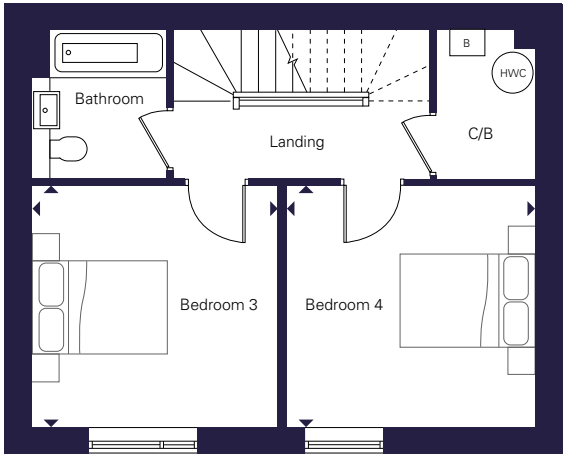
# The Pine

FOUR BEDROOM DETACHED HOUSE

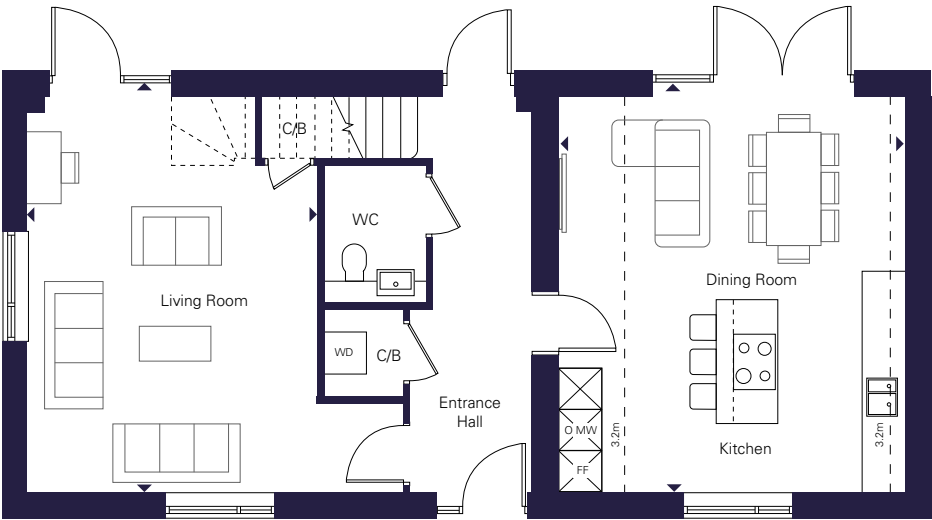
Plot 246



Second Floor



First Floor



Ground Floor

**Ground Floor**

Kitchen/Dining Room  
5.00m x 5.75m    16'5" x 18'10"

Living Room  
4.15m x 5.75m    13'7" x 18'10"

**First Floor**

Bedroom 3  
3.55m x 3.50m    11'8" x 11'6"

Bedroom 4  
3.60m x 3.50m    11'10" x 11'6"

**Second Floor**

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

Bedroom 2  
2.90m x 3.45m    9'6" x 11'4"





Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

# The Beech

FOUR BEDROOM SEMI-DETACHED HOUSE

Plots 241, 243 & 245

### 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"

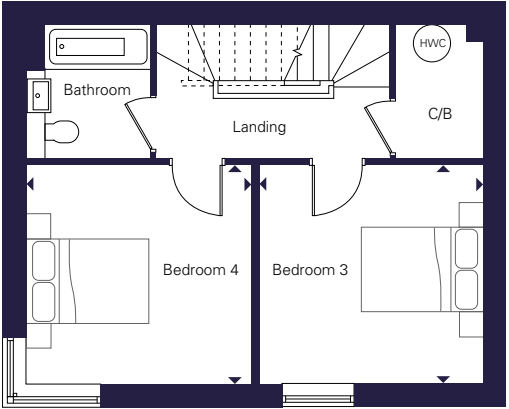
Bedroom 4  
3.55m x 3.50m 11'8" x 11'6"

### Second Floor

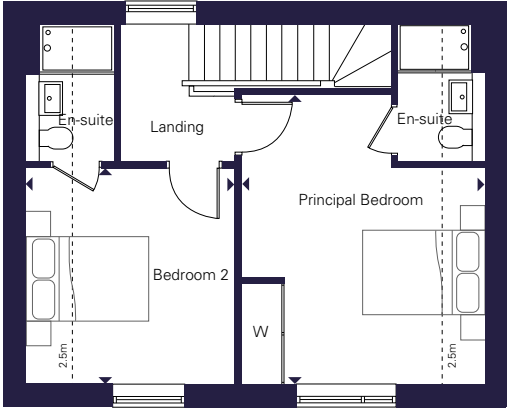
Principal Bedroom  
3.85m x 4.60m 12'8" x 15'1"

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

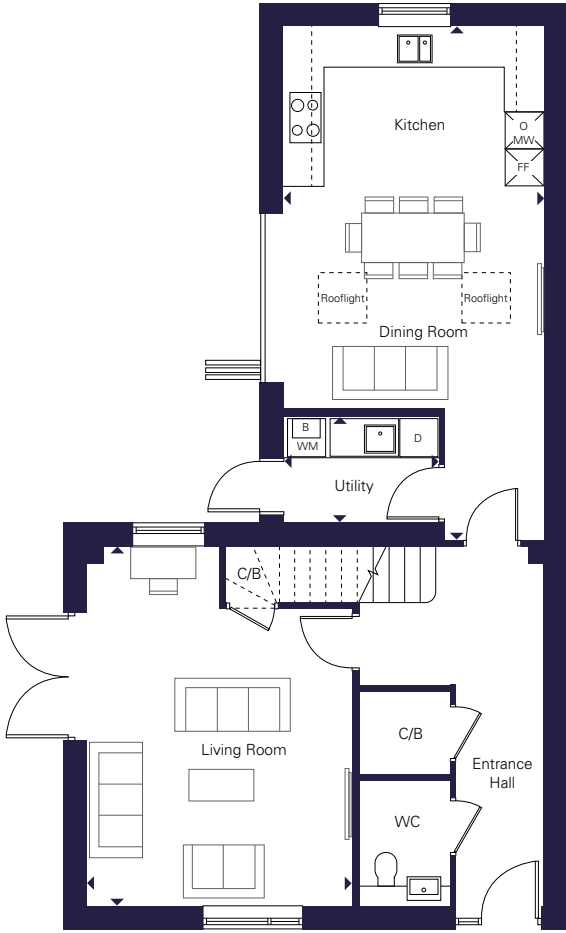
W Wardrobe WM Washing Machine D Dryer O MW Oven/Microwave FF Fridge Freezer C/B Cupboard HWC Hot Water Cylinder  
B Boiler --- Vaulted ceiling height



First Floor



Second Floor



Ground Floor





Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

# The Cedar

FOUR BEDROOM DETACHED HOUSE

Plot 239

## 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

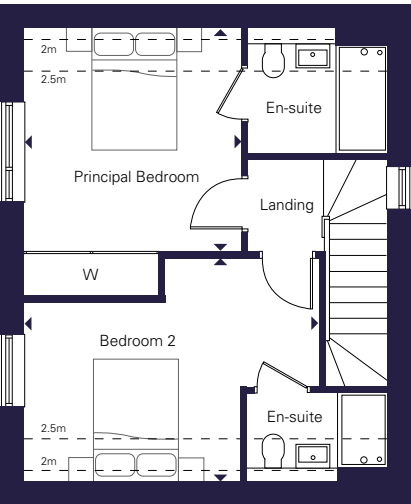
Bedroom 3  
3.40m x 3.85m 11'2" x 12'8"

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

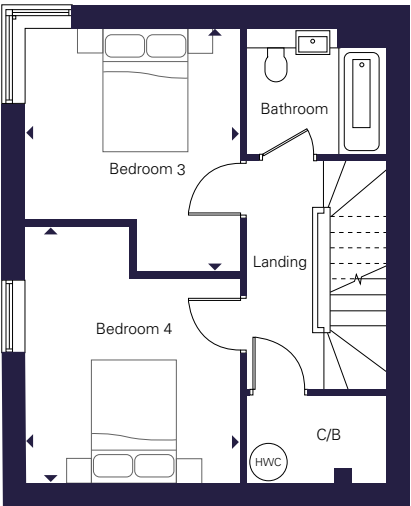
## Second Floor

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

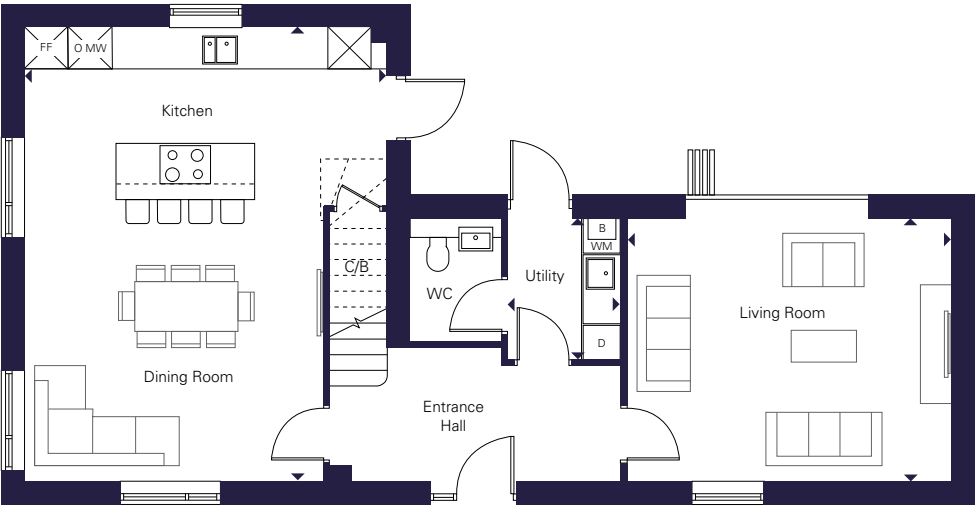
Bedroom 2  
4.65m x 3.54m 15'3" x 11'6"



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 HOUSE

Detached: Plots 278, 279\*, 292, 298\*, 301, 306, 307, 317, 323\* & 324\*  
Semi-detached: Plots 299 & 300

## Ground Floor

Kitchen/Living/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"

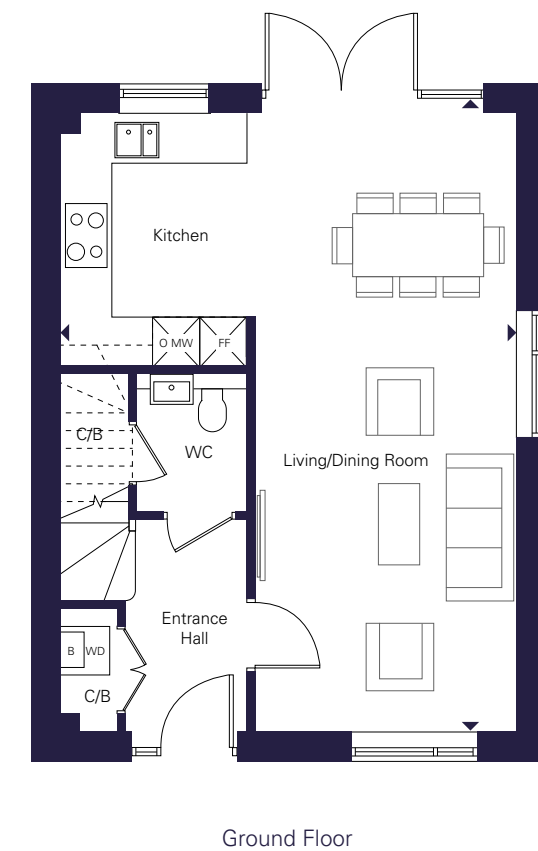
Study  
2.20m x 1.63m 7'2" x 5'3"

## 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"



\*Plots 279, 298, 323 & 324 handed to floorplan shown

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

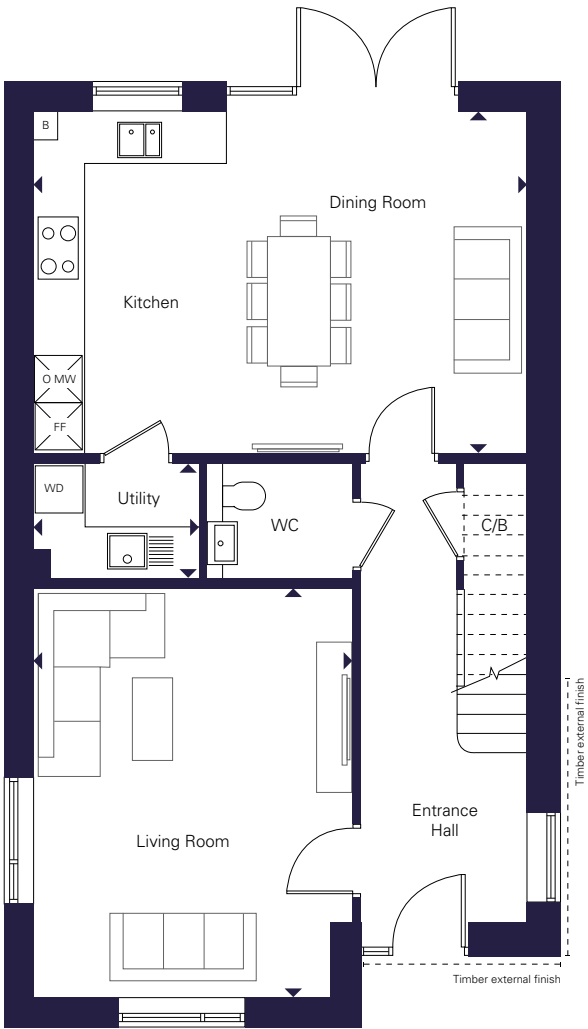




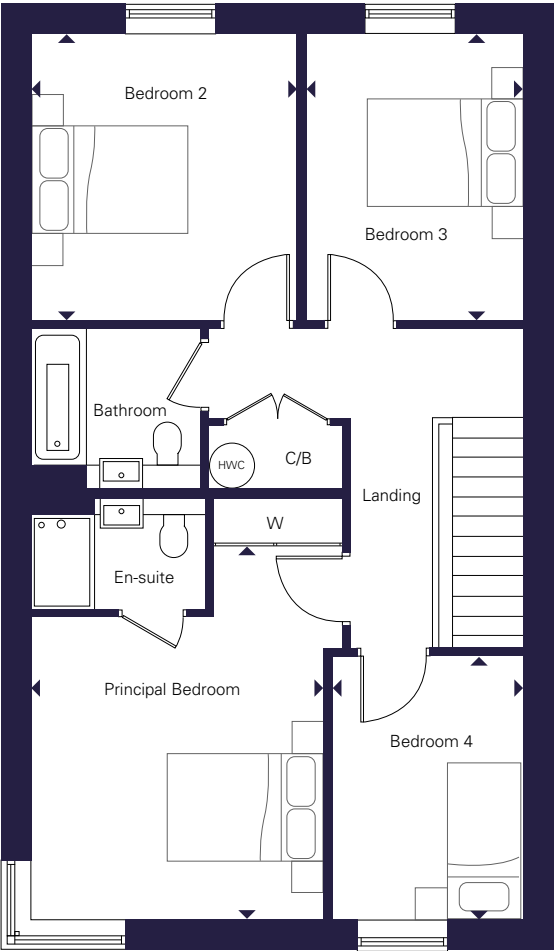
The  
Sycamore

FOUR BEDROOM DETACHED HOUSE

Plots 312, 313 & 322



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  
3.60m x 3.80m 11'10" x 12'6"

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

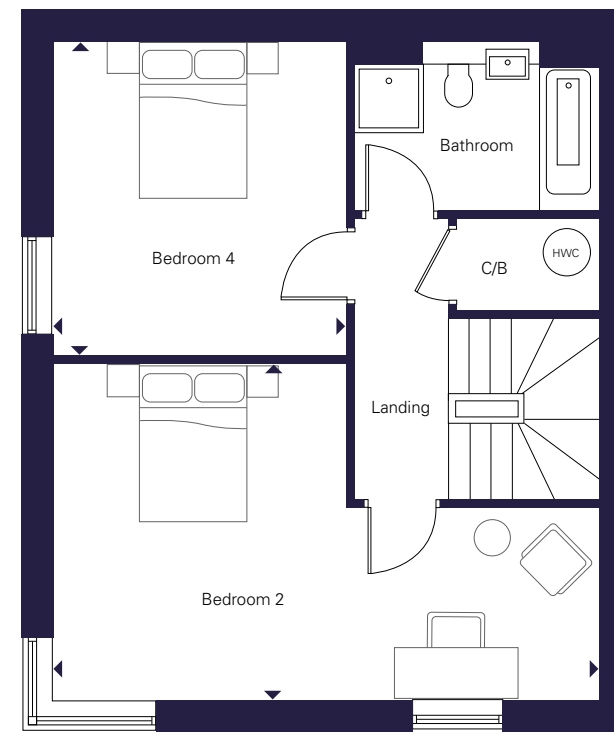




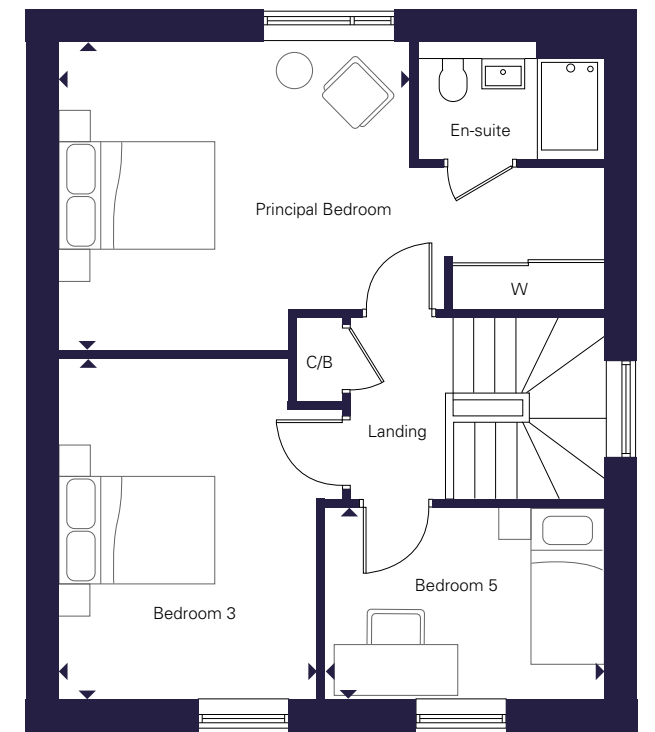
# The Elm

FIVE BEDROOM DETACHED HOUSE

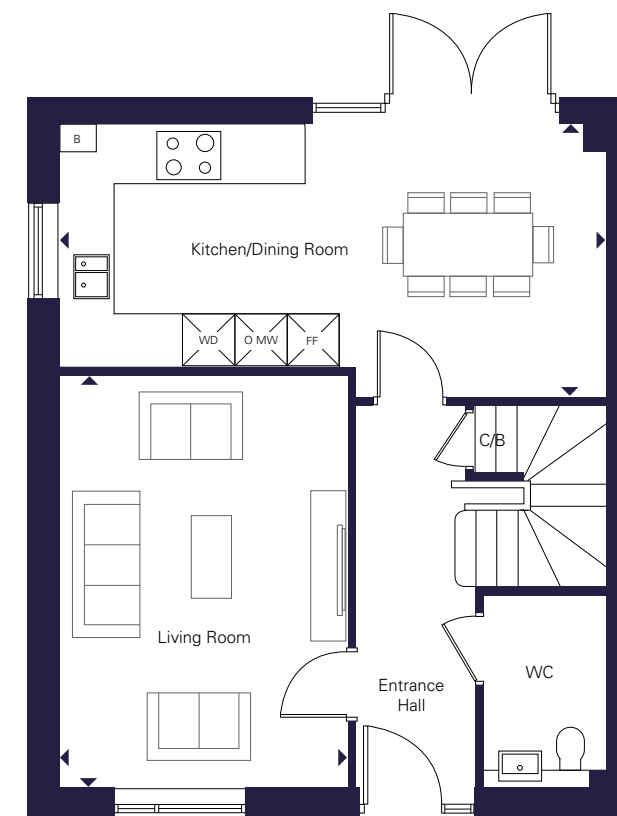
Plots 265\* & 274



First Floor



Second Floor



Ground Floor

\*Plot 265 handed to floorplan shown

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



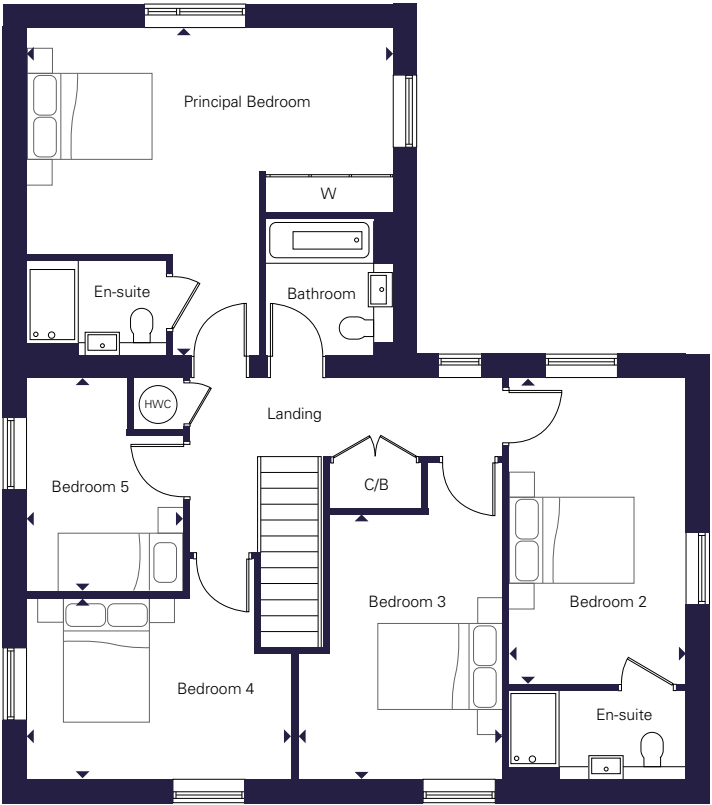


Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

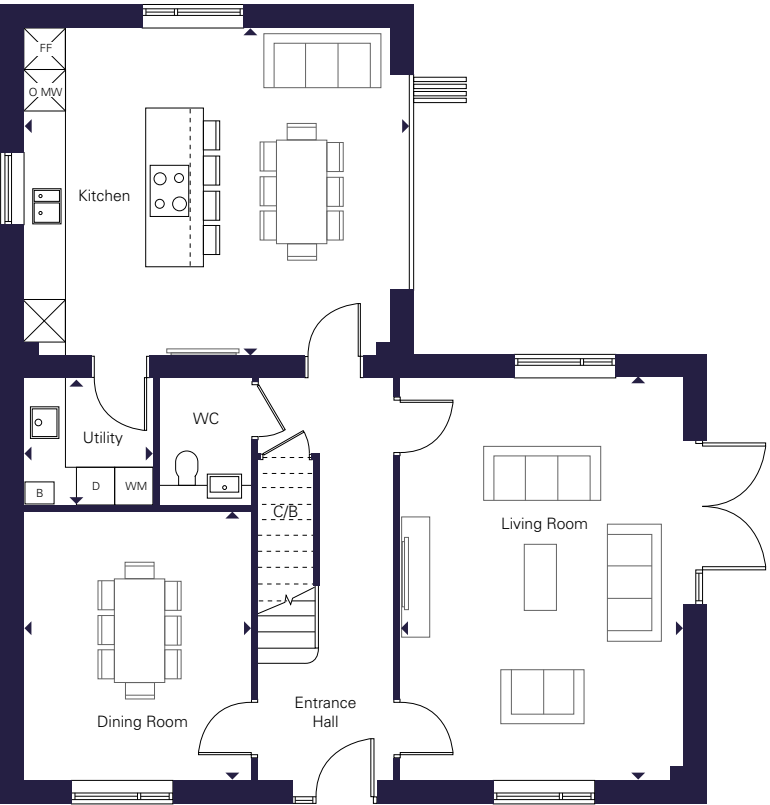
# The Lime

FIVE BEDROOM DETACHED HOUSE

Plots 290\*, 309\*, 310, 319\* & 320



First Floor



Ground Floor

\*Plots 290, 309 & 319 handed to floorplan shown

### 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





# The Holly

FIVE BEDROOM DETACHED HOUSE

Plots 281\*, 284, 286, 287\* & 289

### Ground Floor

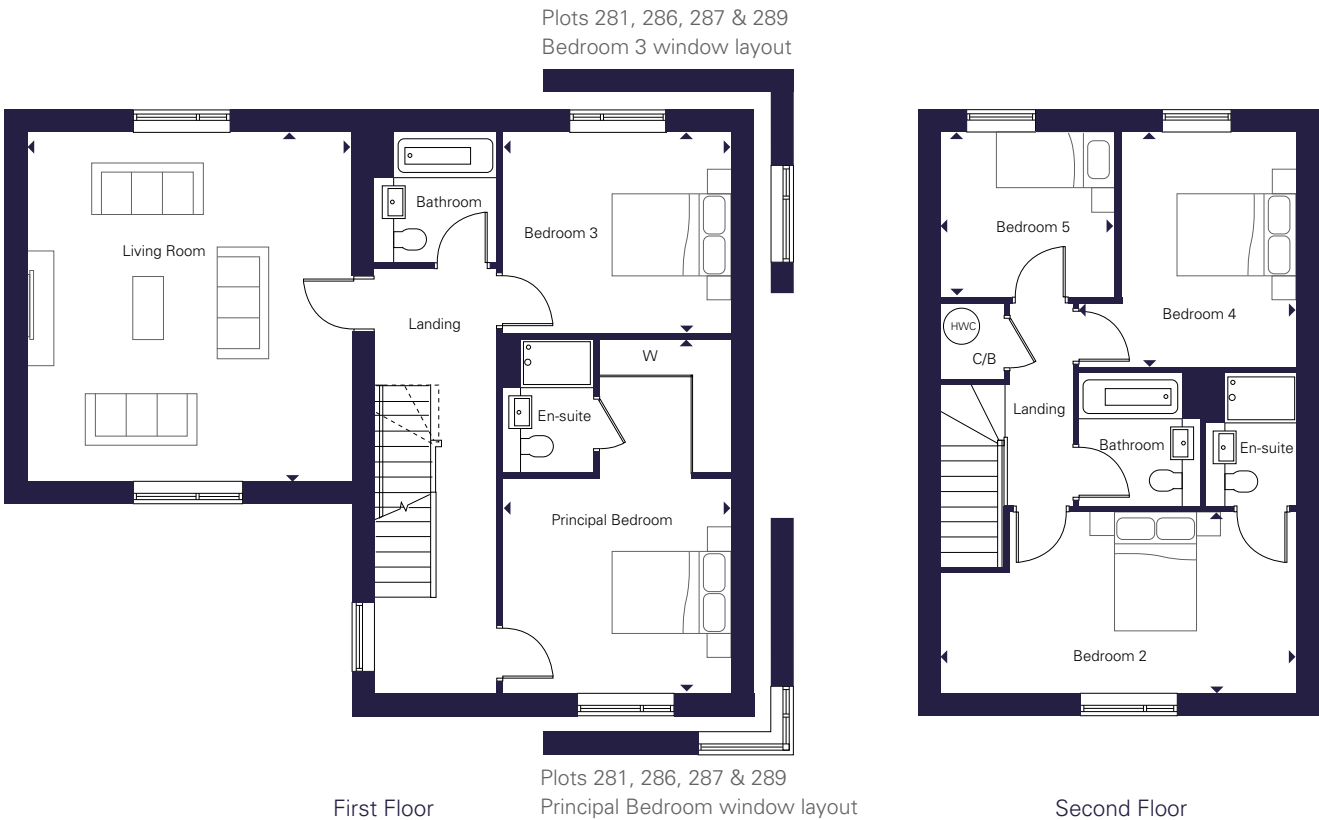
- Kitchen/Dining Room  
6.87m x 5.87m    22'5" x 19'3"
- Utility Room  
2.10m x 1.81m    6'9" x 5'9"
- Snug  
3.76m x 3.42m    12'3" x 11'2"

### First Floor

- Principal Bedroom  
5.21m x 3.77m    17'1" x 12'4"
- Living Room  
5.34m x 5.76m    17'5" x 18'9"
- Bedroom 3  
3.77m x 3.32m    12'4" x 10'9"

### Second Floor

- Bedroom 2  
5.87m x 2.98m    19'3" x 9'8"
- Bedroom 4  
3.87m x 2.89m    12'7" x 9'5"
- Bedroom 5  
2.86m x 2.71m    9'1" x 8'9"



\*Plots 281 & 287 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





Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

# The Lavender

FIVE BEDROOM DETACHED HOUSE

Plots 282\*, 283\*, 285 & 288\*



First Floor

Second Floor



Ground Floor

\*Plots 282, 283 & 288 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

### Ground Floor

Kitchen/Dining Room  
5.75m x 5.15m 18'9" x 16'9"

Utility Room  
2.10m x 1.81m 6'9" x 5'9"

Snug  
4.22m x 3.76m 13'8" x 12'3"

### First Floor

Principal Bedroom  
5.21m x 3.77m 17'1" x 12'4"

Living Room  
5.34m x 5.76m 17'5" x 18'9"

Bedroom 3  
3.77m x 3.32m 12'4" x 10'9"

### Second Floor

Bedroom 2  
5.87m x 2.98m 19'3" x 9'8"

Bedroom 4  
3.87m x 2.89m 12'7" x 9'5"

Bedroom 5  
2.86m x 2.71m 9'1" x 8'9"



# 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 where space allows\***

*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 or separate shower enclosure where shown on floorplan
- 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 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 throughout ground floor
- Carpet to stairs, landings, upper floor 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
- 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, snug, 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 sockets 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 (where applicable)

## 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 239-246, 281-290, 309, 310, 319 & 320.**

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In 2019, to mark the 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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Marshall is an independent UK company with a diverse portfolio of businesses and a shared commitment to keeping our customers moving forward.

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Headquartered in Cambridge, we currently employ around 2,000 people across locations in the UK, Northern Europe, North America, and the UAE.

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