



**THE CHERRY BLOSSOM**

# **TIMBER — WORKS**

**CROMWELL ROAD - ROMSEY CB1**



## A COLLECTION OF BEAUTIFULLY CRAFTED APARTMENTS SET AROUND A LANDSCAPED CENTRAL PARK.

Timber Works is a collection of contemporary homes located close to the vibrant community of Mill Road, alive with independent shops, cafes and restaurants, and a short bike ride from Cambridge city centre and major rail networks.

Set around a beautifully landscaped central park, Timber Works is designed to provide a unique space for you and your family to thrive in. The new children's nursery and communal outdoor space gives residents a wide variety of places to meet and enjoy time with friends and neighbours.

Bold architectural features and the use of striking materials give the apartments at Timber Works a light, modern and spacious feel. Attention to details such as sleek appliances and elegant fixtures and fittings complement the clean lines of the interior design producing contemporary, energy efficient homes.

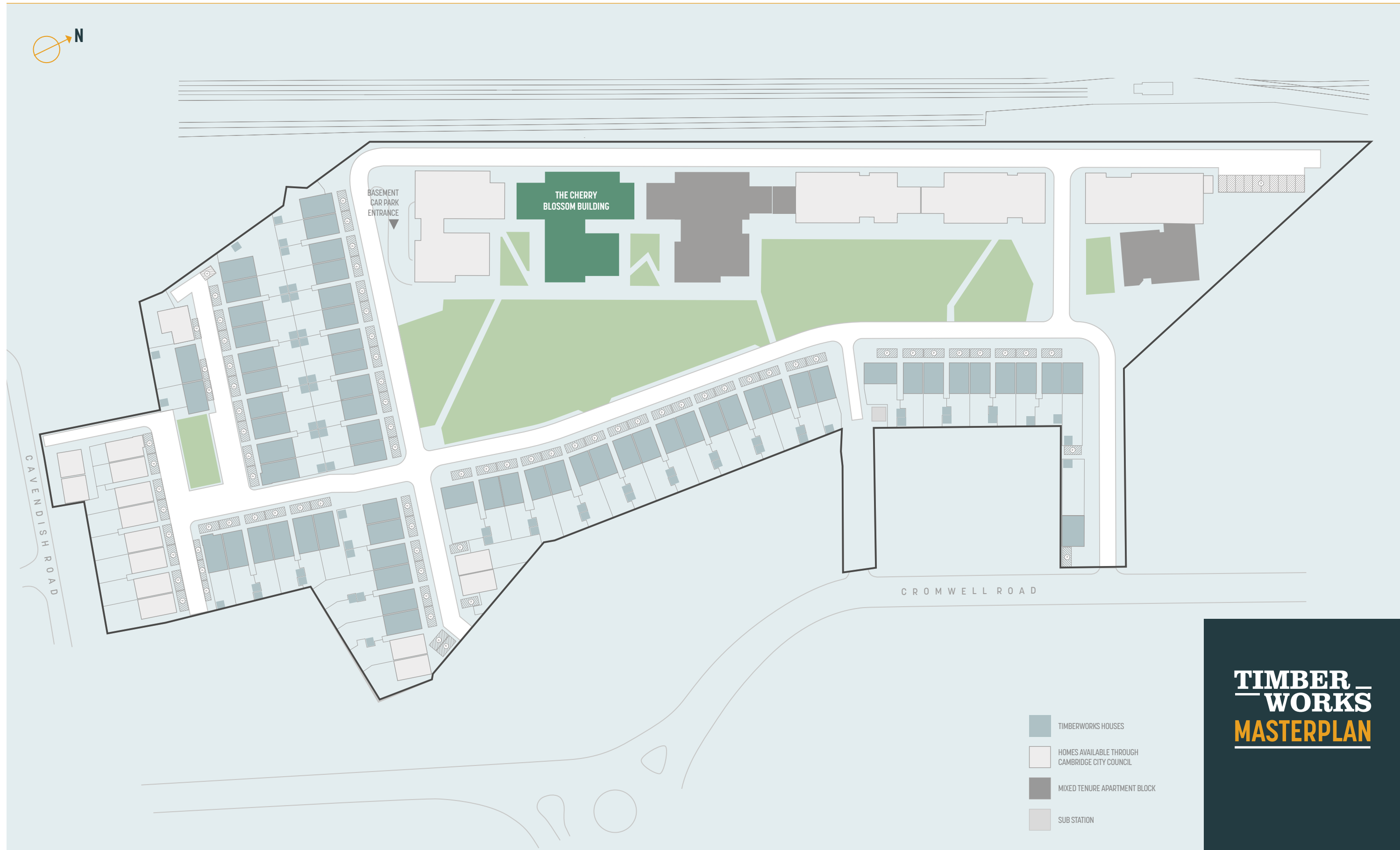
Above all Timber Works is designed to be a great place to put down roots in a beautiful home with room to grow.





Computer generated image is indicative only





# TIMBERWORKS MASTERPLAN



# THE CHERRY BLOSSOM BUILDING

TIMBER  
WORKS



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# THE CHERRY BLOSSOM BUILDING

## GROUND FLOOR PLOTS E1, E2, E3, E4 & E5



PLOT E1 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	3.80 X 6.56	12'5 X 21'6
BEDROOM 1	3.44 X 4.34	11'3 X 14'2
BEDROOM 2	3.69 X 4.34	12'1 X 14'2

PLOT E2 - 1 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	3.59 X 6.87	11'9 X 22'10
BEDROOM 1	2.75 X 4.38	9'0 X 14'4

PLOT E3 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	6.59 X 4.51	21'7 X 14'9
BEDROOM 1	3.16 X 3.87	10'4 X 12'8
BEDROOM 2	5.41 X 2.86	17'8 X 9'4

PLOT E4 - 1 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	4.16 X 7.14	13'7 X 23'5
BEDROOM 1	3.19 X 3.90	10'19 X 12'9

PLOT E5 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	4.38 X 7.14	14'4 X 13'5
BEDROOM 1	2.75 X 5.65	9'0 X 18'6
BEDROOM 2	3.42 X 3.90	11'2 X 12'9

W = WARDROBE   W/D = WASHER DRYER   ST = STORAGE   ► = MEASURING POINTS   FF = FRIDGE FREEZER   1 BED   2 BED

THE CHERRY BLOSSOM BUILDING

FIRST FLOOR PLOTS E6, E7, E8, E9, E10, E11, E12 & E13



THE CHERRY BLOSSOM BUILDING

SECOND FLOOR PLOTS E14, E15, E16, E17, E18, E19, E20 & E21



PLOT E14 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	3.80 X 6.56	12'5 X 21'6
BEDROOM 1	3.44 X 4.34	11'3 X 14'2
BEDROOM 2	3.69 X 4.34	12'1 X 14'2

PLOT E15 - 1 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	3.59 X 6.87	11'9 X 22'10
BEDROOM 1	2.75 X 4.38	9'0 X 14'4

PLOT E16 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	6.59 X 4.51	21'7 X 14'9
BEDROOM 1	3.16 X 3.87	10'4 X 12'8
BEDROOM 2	5.41 X 2.86	17'8 X 9'4

PLOT E17 - 1 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	7.90 X 3.35	25'11 X 10'11
BEDROOM 1	4.46 X 2.86	14'7 X 9'4

PLOT E18 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	7.77 X 5.07	25'5 X 16'7
BEDROOM 1	3.06 X 4.27	10'0 X 14'0
BEDROOM 2	3.06 X 4.27	10'0 X 14'0

PLOT E19 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	3.89 X 6.72	12'9 X 22'0
BEDROOM 1	2.95 X 6.72	9'8 X 22'0
BEDROOM 2	2.75 X 5.42	9'0 X 17'9

PLOT E20 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	3.89 X 6.72	12'9 X 22'0
BEDROOM 1	2.95 X 6.72	9'8 X 22'0
BEDROOM 2	2.75 X 5.42	9'0 X 17'9

PLOT E21 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	7.77 X 5.07	25'5 X 16'7
BEDROOM 1	3.06 X 4.27	10'0 X 14'0
BEDROOM 2	3.06 X 4.27	10'0 X 14'0

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1 BED 2 BED



THE CHERRY BLOSSOM BUILDING

THIRD FLOOR PLOTS E22, E23, E24, E25, E26, E27, E28 & E29



PLOT E22 - 2 BEDROOM		
M		FT
KITCHEN/DINING/LIVING ROOM	3.80 X 6.56	12'5 X 21'6
BEDROOM 1	3.44 X 4.34	11'3 X 14'2
BEDROOM 2	3.69 X 4.34	12'1 X 14'2

PLOT E23 - 1 BEDROOM		
M		FT
KITCHEN/DINING/LIVING ROOM	3.59 X 6.87	11'9 X 22'10
BEDROOM 1	2.75 X 4.38	9'0 X 14'4

PLOT E24 - 2 BEDROOM		
M		FT
KITCHEN/DINING/LIVING ROOM	6.59 X 4.51	21'7 X 14'9
BEDROOM 1	3.16 X 3.87	10'4 X 12'8
BEDROOM 2	5.41 X 2.86	17'8 X 9'4

PLOT E25 - 1 BEDROOM		
M		FT
KITCHEN/DINING/LIVING ROOM	7.90 X 3.35	25'11 X 10'11
BEDROOM 1	4.46 X 2.86	14'7 X 9'4

PLOT E26 - 2 BEDROOM		
M		FT
KITCHEN/DINING/LIVING ROOM	6.58 X 3.58	21'7 X 11'8
BEDROOM 1	3.14 X 3.86	10'3 X 12'7
BEDROOM 2	5.38 X 3.15	17'7 X 10'4

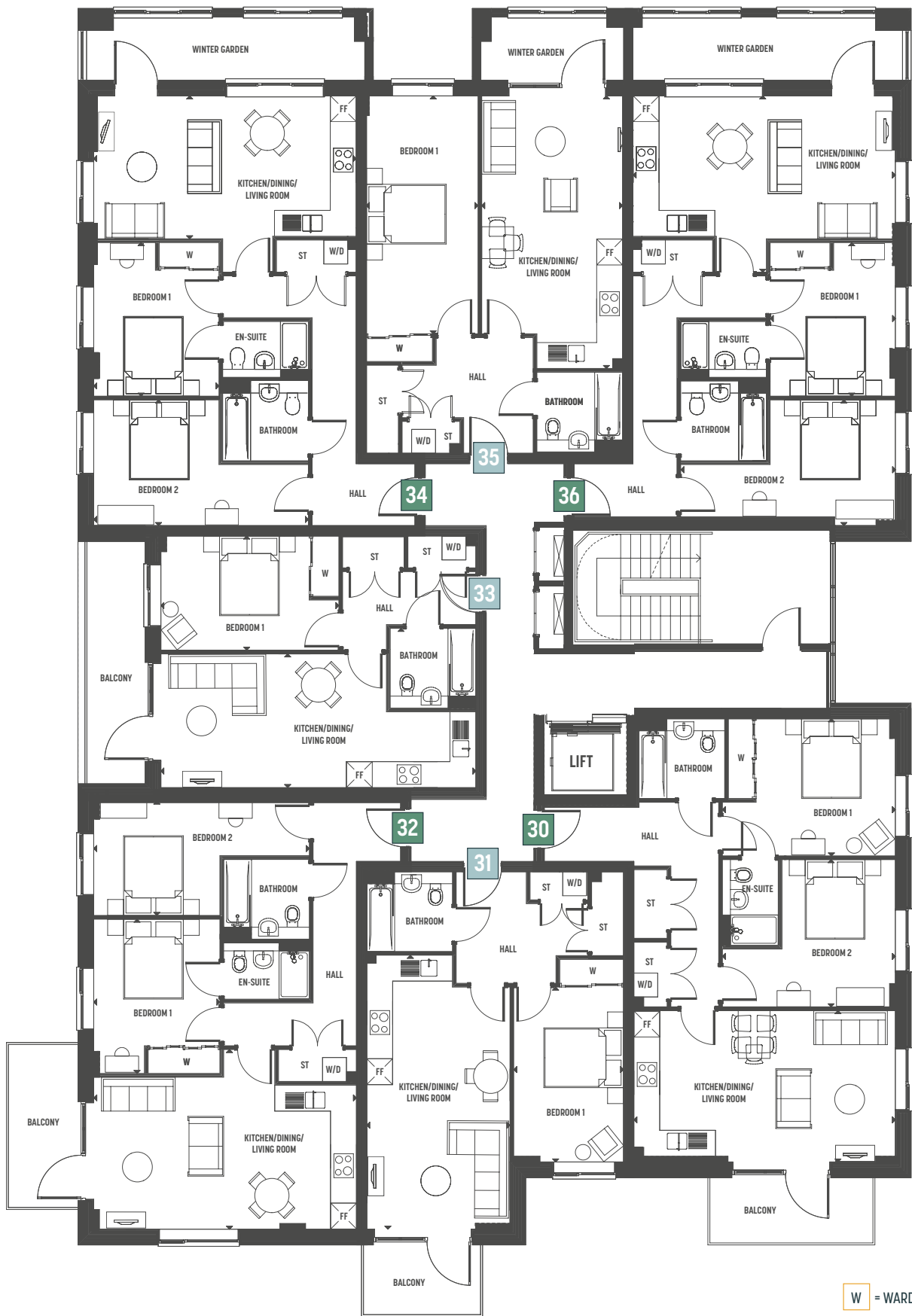
PLOT E27 - 1 BEDROOM		
M		FT
KITCHEN/DINING/LIVING ROOM	3.53 X 6.84	11'6 X 22'5
BEDROOM 1	2.80 X 5.97	9'2 X 19'7

PLOT E28 - 1 BEDROOM		
M		FT
KITCHEN/DINING/LIVING ROOM	3.50 X 6.72	11'5 X 22'0
BEDROOM 1	2.84 X 4.75	9'3 X 15'7

PLOT E29 - 2 BEDROOM		
M		FT
KITCHEN/DINING/LIVING ROOM	7.77 X 5.07	25'5 X 16'7
BEDROOM 1	3.06 X 4.27	10'0 X 14'0
BEDROOM 2	3.06 X 4.27	10'0 X 14'0

# THE CHERRY BLOSSOM BUILDING

# FOURTH FLOOR PLOTS E30, E31, E32, E33, E34, E35 & E36



PLOT E30 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.80 X 6.56	12'5 X 21'6
BEDROOM 1	3.44 X 4.34	11'3 X 14'2
BEDROOM 2	3.69 X 4.34	12'1 X 14'2

PLOT E31 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.59 X 6.87	11'9 X 22'10
BEDROOM 1	2.75 X 4.38	9'0 X 14'4

PLOT E32 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.59 X 4.51	21'7 X 14'9
BEDROOM 1	3.16 X 3.87	10'4 X 12'8
BEDROOM 2	5.41 X 2.86	17'8 X 9'4

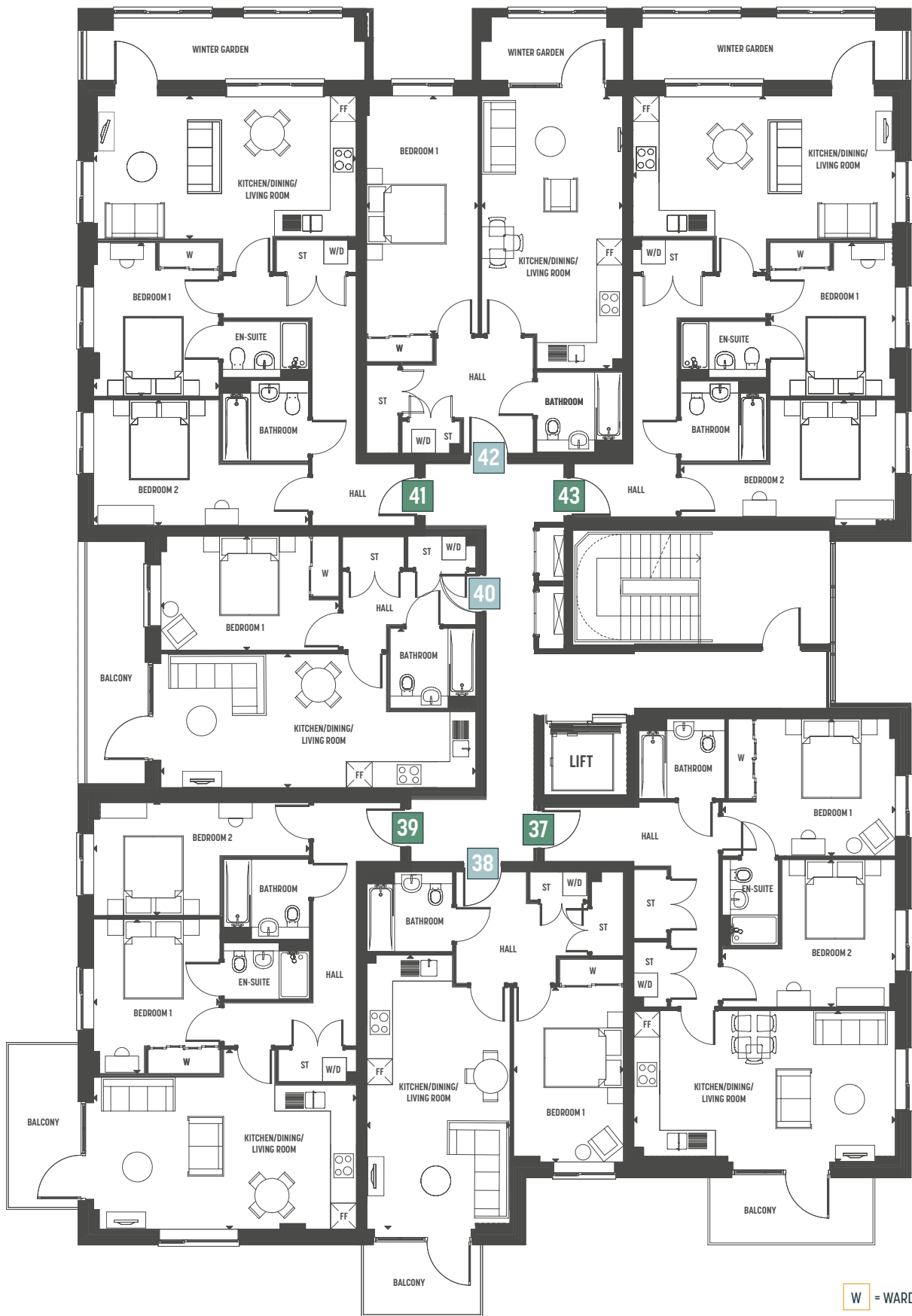
PLOT E33 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	7.90 X 3.35	25'11 X 10'11
BEDROOM 1	4.46 X 2.86	14'7 X 9'4

PLOT E34 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.58 X 3.58	21'7 X 11'8
BEDROOM 1	3.14 X 3.86	10'3 X 12'7
BEDROOM 2	5.38 X 3.15	17'7 X 10'4

PLOT E35 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.53 X 6.84	11'6 X 22'5
BEDROOM 1	2.80 X 5.97	9'2 X 19'7

PLOT E36 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.58 X 4.42	21'7 X 14'6
BEDROOM 1	3.14 X 3.84	10'3 X 12'7
BEDROOM 2	5.38 X 3.15	17'7 X 14'4





PLOT E37 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.80 X 6.56	12'5 X 21'6
BEDROOM 1	3.44 X 4.34	11'3 X 14'2
BEDROOM 2	3.69 X 4.34	12'1 X 14'2

PLOT E38 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.59 X 6.87	11'9 X 22'10
BEDROOM 1	2.75 X 4.38	9'0 X 14'4

PLOT E39 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.59 X 4.51	21'7 X 14'9
BEDROOM 1	3.16 X 3.87	10'4 X 12'8
BEDROOM 2	5.41 X 2.86	17'8 X 9'4

PLOT E40 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	7.90 X 3.35	25'11 X 10'11
BEDROOM 1	4.46 X 2.86	14'7 X 9'4

PLOT E41 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.58 X 3.58	21'7 X 11'8
BEDROOM 1	3.14 X 3.86	10'3 X 12'7
BEDROOM 2	5.38 X 3.15	17'7 X 10'4

PLOT E42 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.53 X 6.84	11'6 X 22'5
BEDROOM 1	2.90 X 5.97	9'2 X 19'7

PLOT E43 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.58 X 4.42	21'7 X 14'6
BEDROOM 1	3.14 X 3.84	10'3 X 12'7
BEDROOM 2	5.38 X 3.15	17'7 X 14'4



PLOT E44 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.80 X 6.56	12'5 X 21'6
BEDROOM 1	3.44 X 4.34	11'3 X 14'2
BEDROOM 2	3.69 X 4.34	12'1 X 14'2

PLOT E45 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.59 X 6.87	11'9 X 22'10
BEDROOM 1	2.75 X 4.38	9'0 X 14'4

PLOT E46 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.59 X 4.51	21'7 X 14'9
BEDROOM 1	3.16 X 3.87	10'4 X 12'8
BEDROOM 2	5.41 X 2.86	17'8 X 9'4

PLOT E47 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	7.90 X 3.35	25'11 X 10'11
BEDROOM 1	4.46 X 2.86	14'7 X 9'4

PLOT E48 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.58 X 3.58	21'7 X 11'8
BEDROOM 1	3.14 X 3.86	10'3 X 12'7
BEDROOM 2	5.38 X 3.15	17'7 X 10'4

PLOT E49 - 1 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	3.53 X 6.84	11'6 X 22'5
BEDROOM 1	2.80 X 5.97	9'2 X 19'7

PLOT E50 - 2 BEDROOM		
	M	FT
KITCHEN/DINING/LIVING ROOM	6.58 X 4.42	21'7 X 14'6
BEDROOM 1	3.14 X 3.84	10'3 X 12'7
BEDROOM 2	5.38 X 3.15	17'7 X 10'4



# INTERIOR SPECIFICATION



Interior images represent our current show home at Timber Works

## KITCHEN

- Gloss kitchen units with soft close doors and drawers
- Caesarstone worktop
- Ceramic hob with glass splashback
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in utility store)

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

## MASTER EN-SUITE

- Low profile shower tray with glass shower door
- Contemporary grey feature mirror with LED lighting and matching vanity tops (mirror to bathroom if no en-suite)
- Large format ceramic wall tiles
- Heated chrome towel rail

## BATHROOM

- Bath with shower over and glass screen
- Contemporary grey vanity tops with matching bath panel where applicable
- Large format ceramic wall tiles
- Heated chrome towel rail

## DECORATIVE FINISHES

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- 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, kitchen/dining/living room, bathroom and en-suite
- Carpet to bedrooms

## HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal heating plant

## ELECTRICAL

- Downlights to kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to entrance 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/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel



## EXTERNAL FINISHES

- Paving to terraces, porcelain tiles to balconies and winter gardens

## COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby or at individual entrance where applicable.

## PARKING

- Car parking space available in basement car park to selected apartments
- Electric car charging points available in basement car park

*The basement car park for car parking and cycle parking is available to selected homes at Timber Works. Please speak to our Sales Team for further information.*



## GENERAL

- 10 year NHBC warranty
- 250 year lease

The communal areas of the apartment buildings, the basement car park and any non-adopted roads and green open spaces at Timber Works will be maintained by a Management Company of which every home owner will become member once they purchase a property at Timber Works.

A managing agent has been appointed to take on the maintenance responsibilities for these areas and a service charge will be payable by each home owner 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.





THE CHERRY BLOSSOM BUILDING

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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.

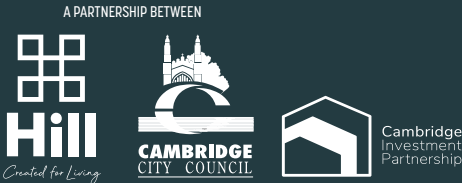
Hill builds around 2,400 homes a year, with 9,900 homes currently under construction and a pipeline of more than 14,000 homes. Around half of the development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnerships with government, local authorities, housing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

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