



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

The Cherry

TWO BEDROOM HOUSE

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

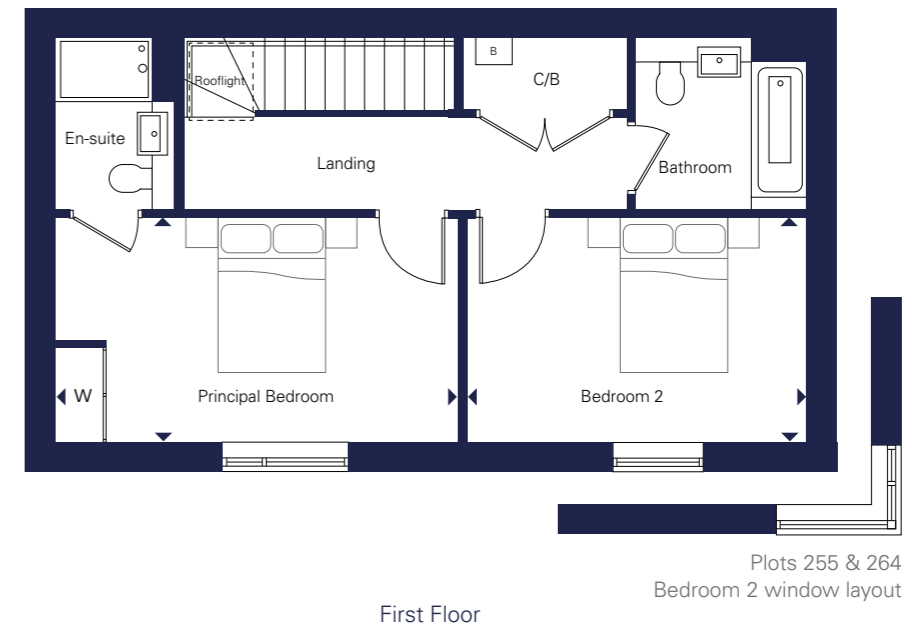
Ground Floor

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.

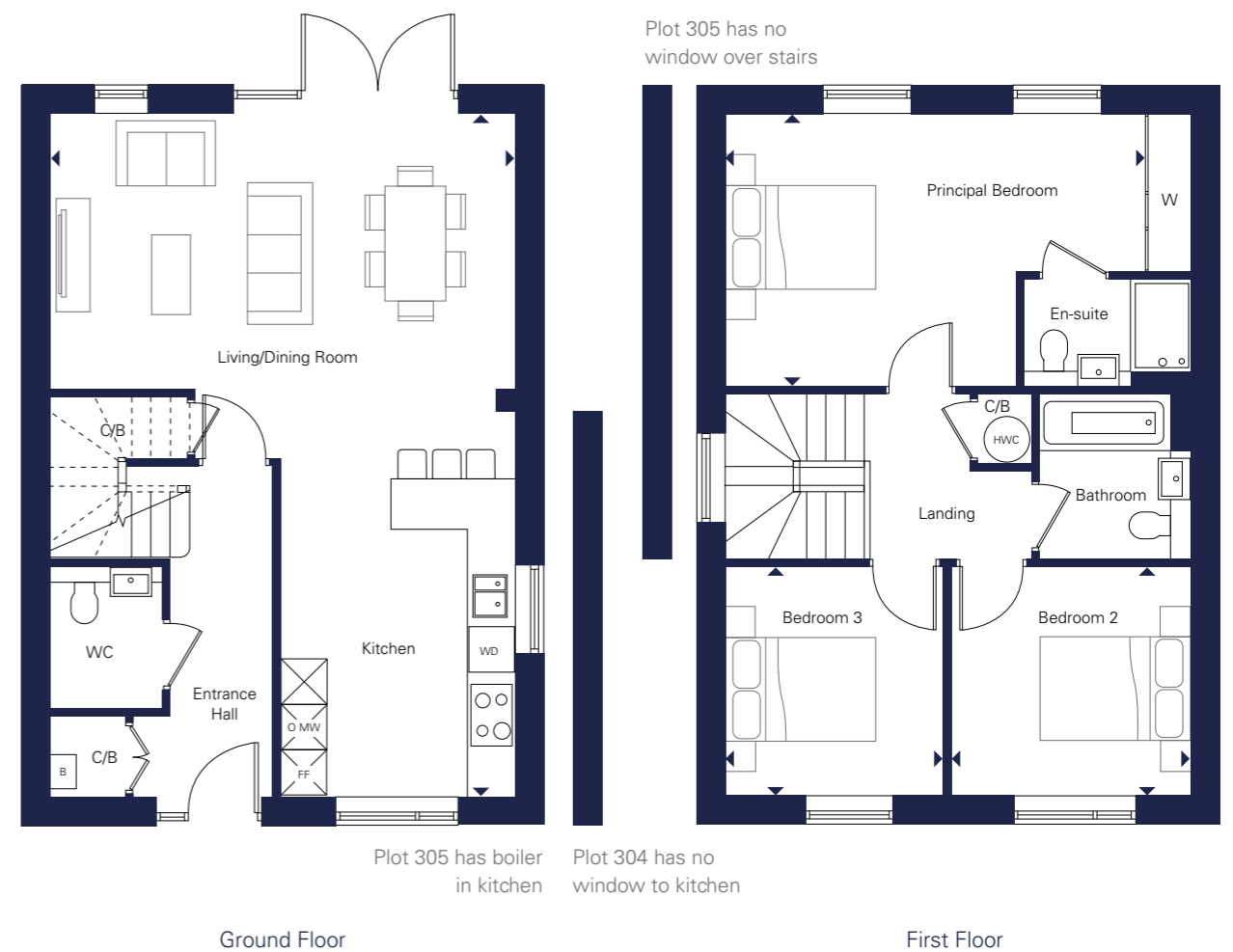


Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Willow

THREE BEDROOM HOUSE

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



Ground Floor

First Floor

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

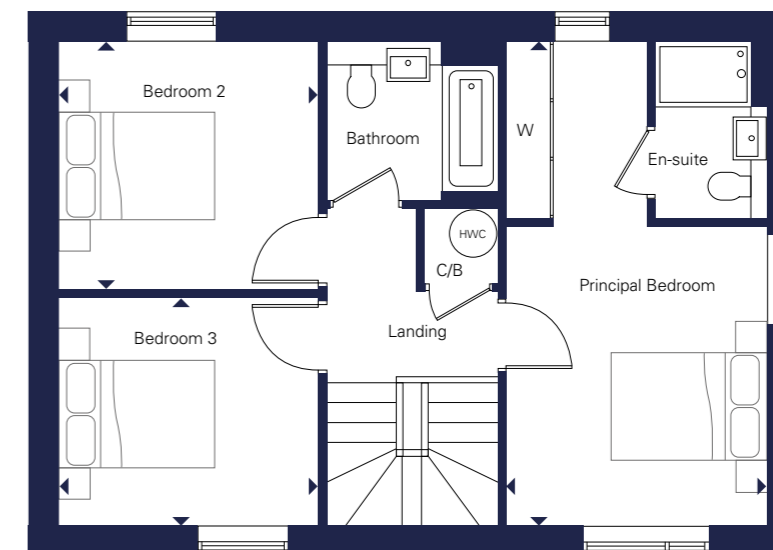
Kitchen/Living/Dining Room
8.90m x 6.05m 29'2" x 19'10"

First Floor

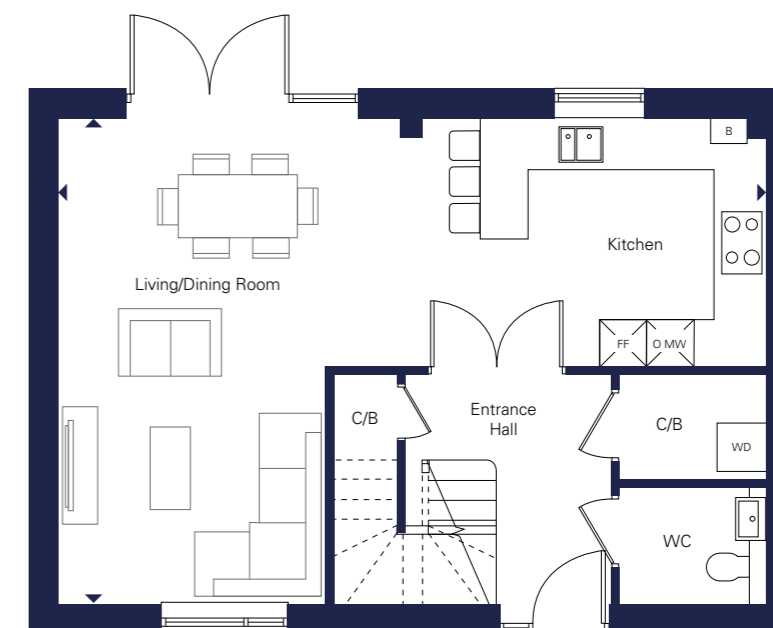
Principal Bedroom
3.25m x 6.05m 10'8" x 19'10"

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

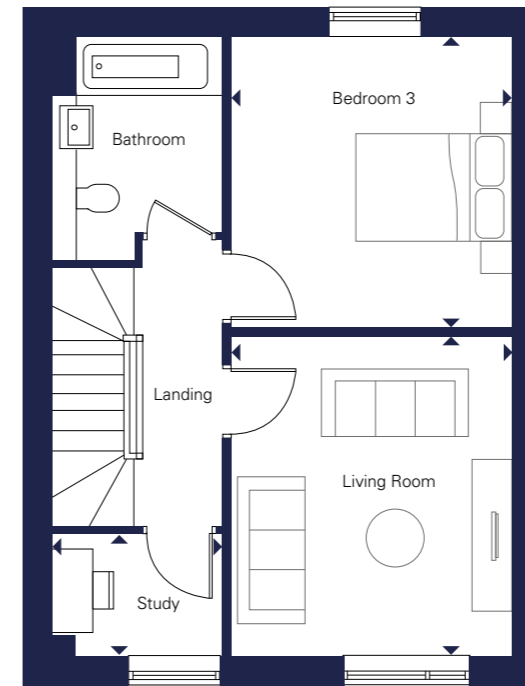


Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

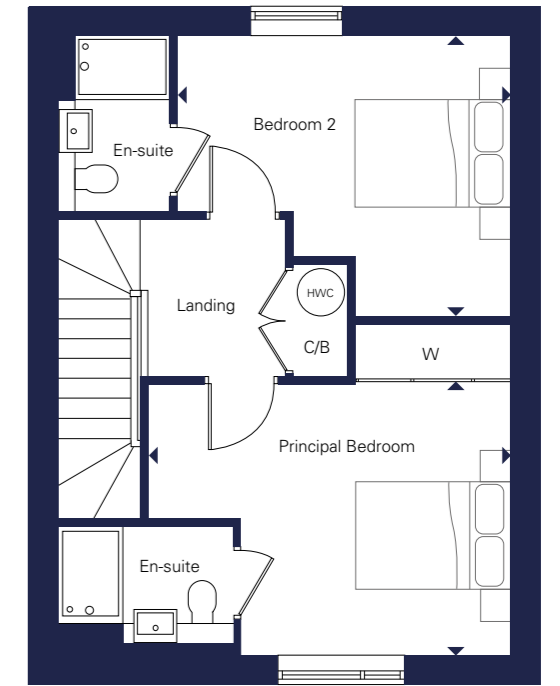
The Hornbeam

THREE BEDROOM SEMI-DETACHED HOUSE

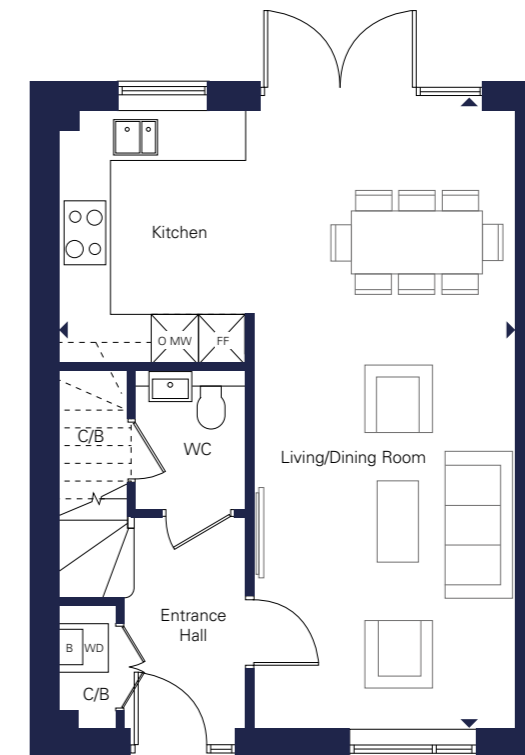
Plots 266, 267, 268, 269, 270, 271, 272 & 273



First Floor



Second Floor



Ground Floor

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"

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"

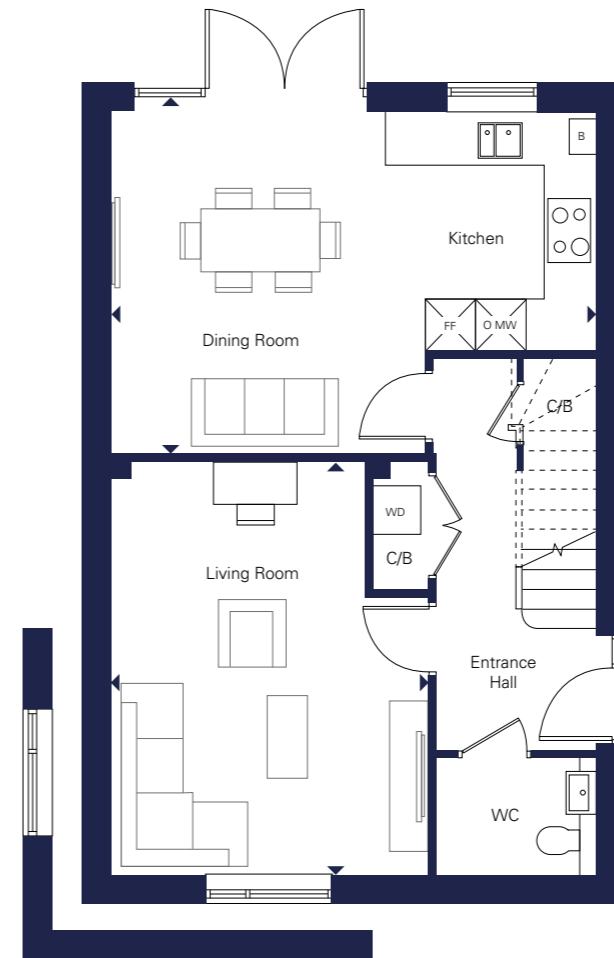
Living Room
3.95m x 5.15m 13'0" x 16'11"

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"

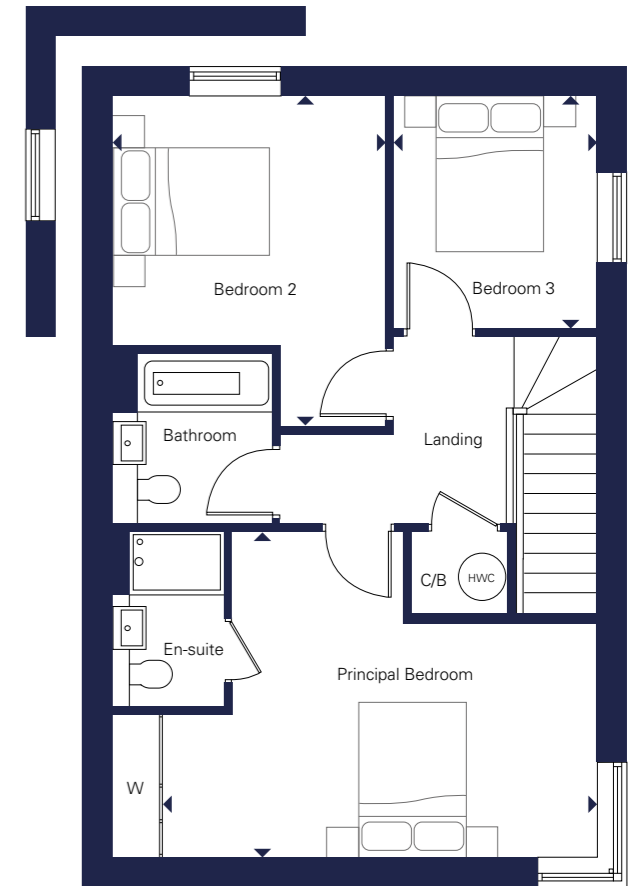
Bedroom 3
2.57m x 2.97m 8'4" x 9'6"



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

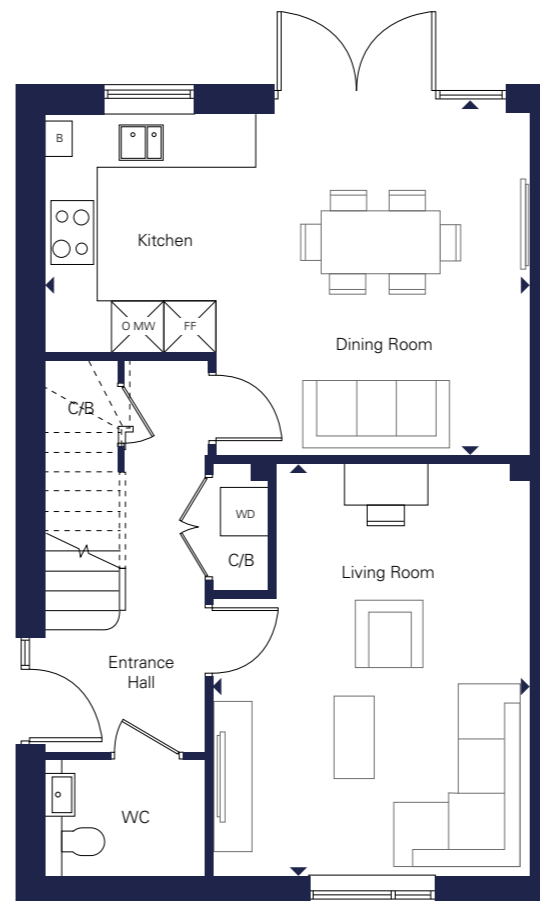


Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

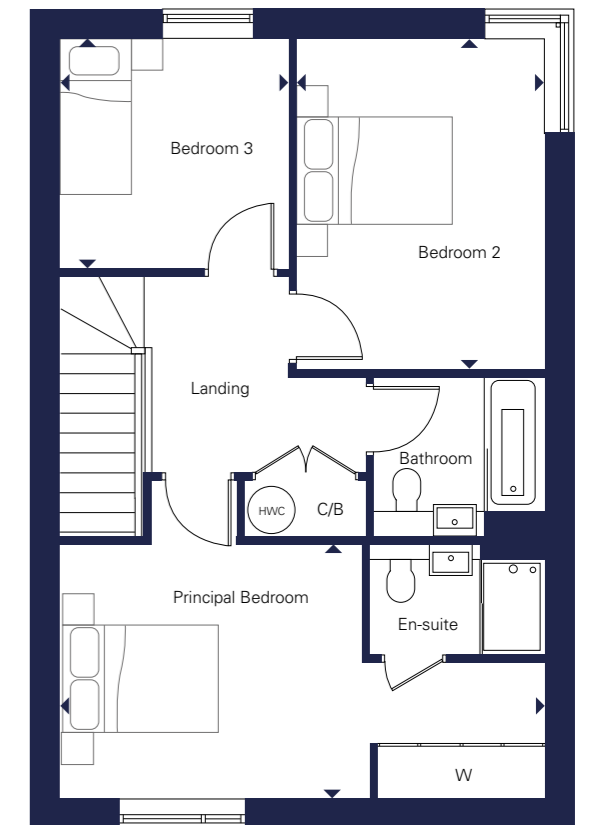
The Redwood

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



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

The Alder

FOUR BEDROOM SEMI-DETACHED HOUSE

Plots 240, 242 & 244

Ground Floor

Kitchen/Dining Room
4.85m x 5.75m 15'11" x 18'10"

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

First Floor

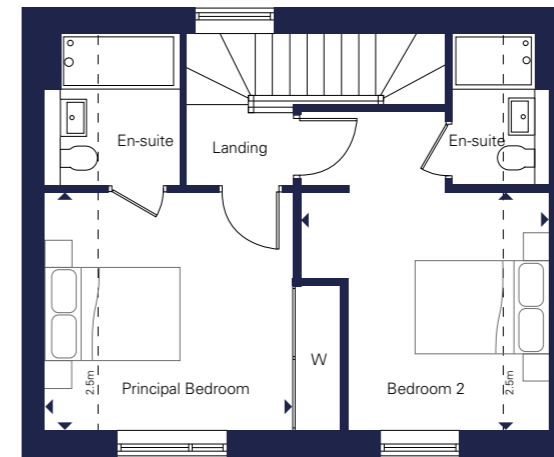
Bedroom 3
3.55m x 3.50m 11'8" x 11'6"

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

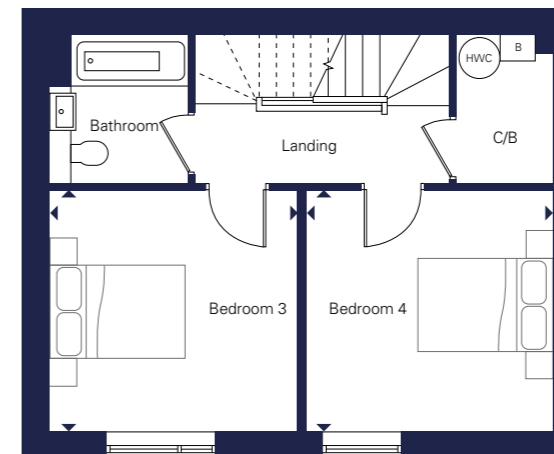
Second Floor

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

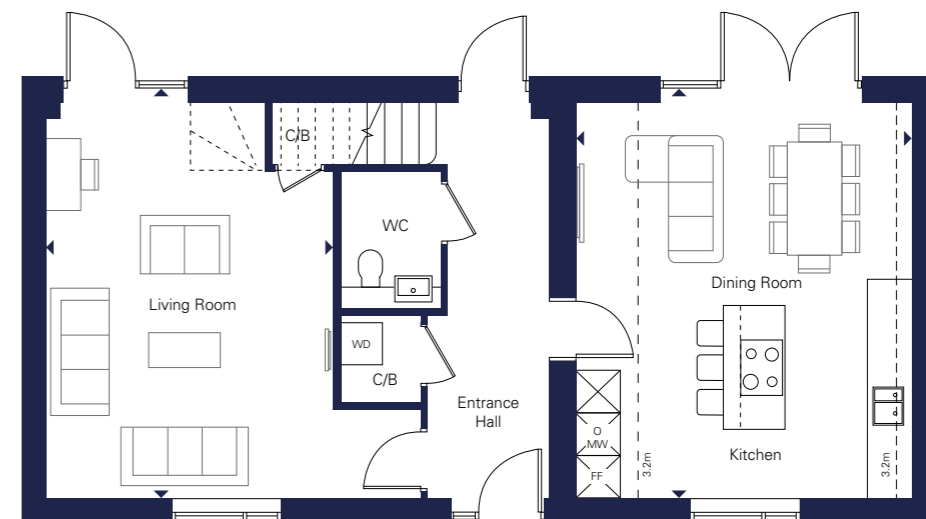
Bedroom 2
3.60m x 3.45m 11'8" x 11'4"



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



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

The Pine

FOUR BEDROOM DETACHED HOUSE

Plot 246

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

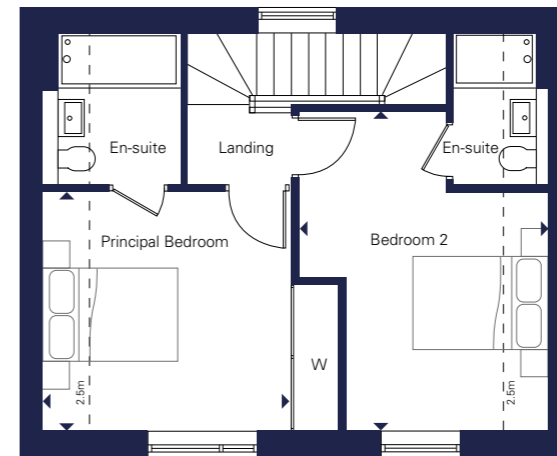
Bedroom 3
3.55m x 3.50m 11'8" x 11'6"

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

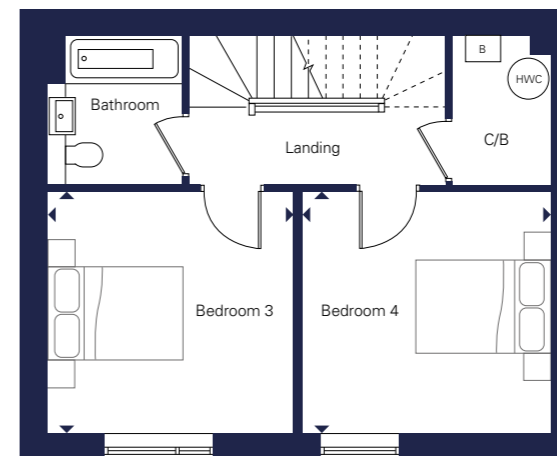
Second Floor

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

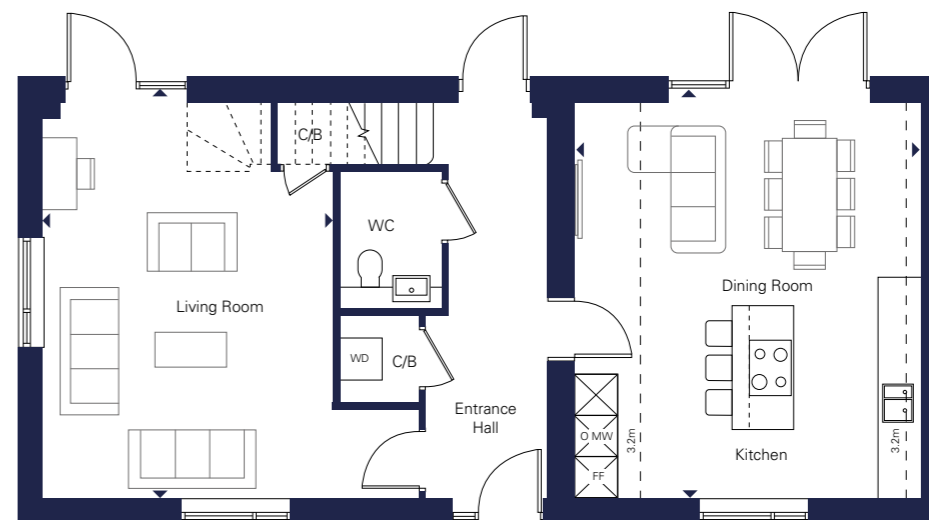
Bedroom 2
2.90m x 3.45m 9'6" x 11'4"



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



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

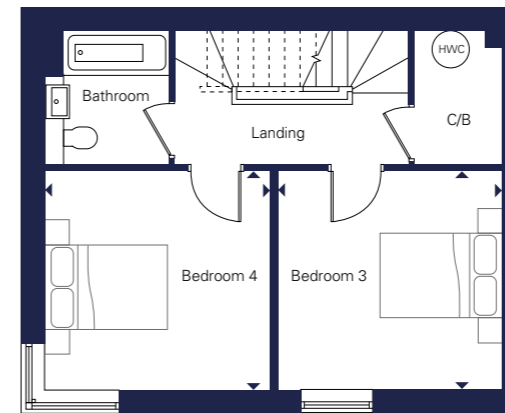
Bedroom 3
3.60m x 3.50m 11'10" x 11'6"

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

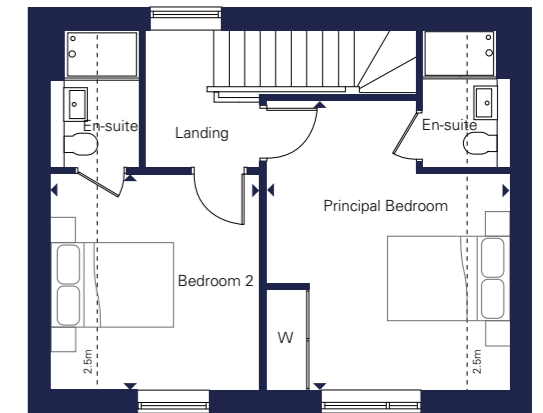
Second Floor

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

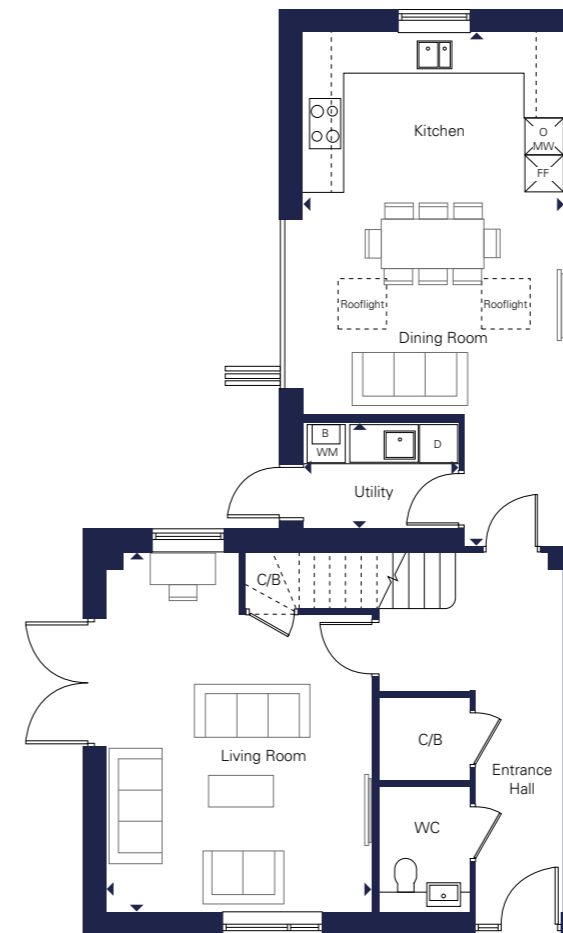
Bedroom 2
3.30m x 3.45m 10'10" x 11'4"



First Floor



Second 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



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

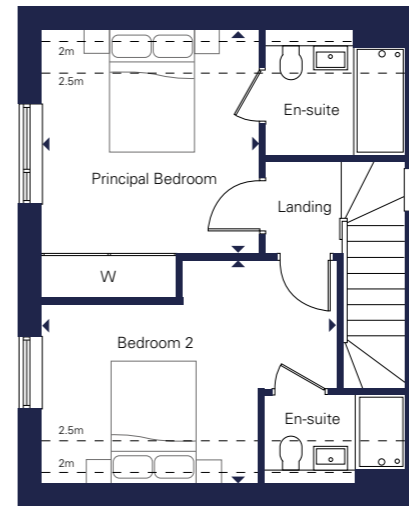
Bedroom 3
3.40m x 3.85m 11'2" x 12'8"

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

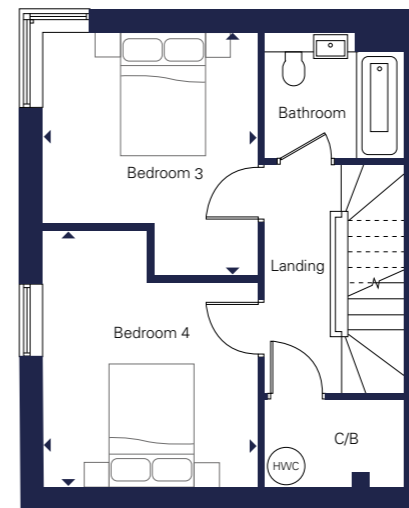
Second Floor

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

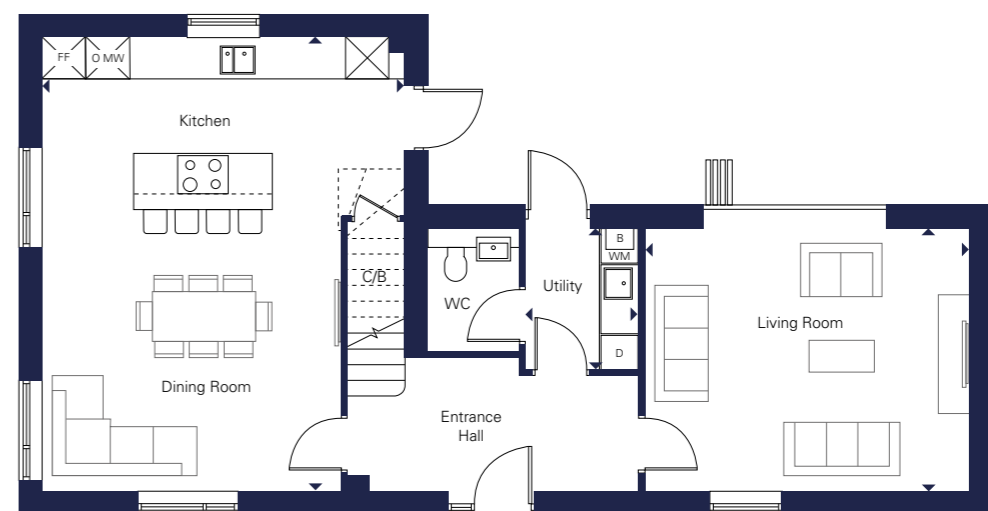
Bedroom 2
4.65m x 3.54m 15'3" x 11'6"



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

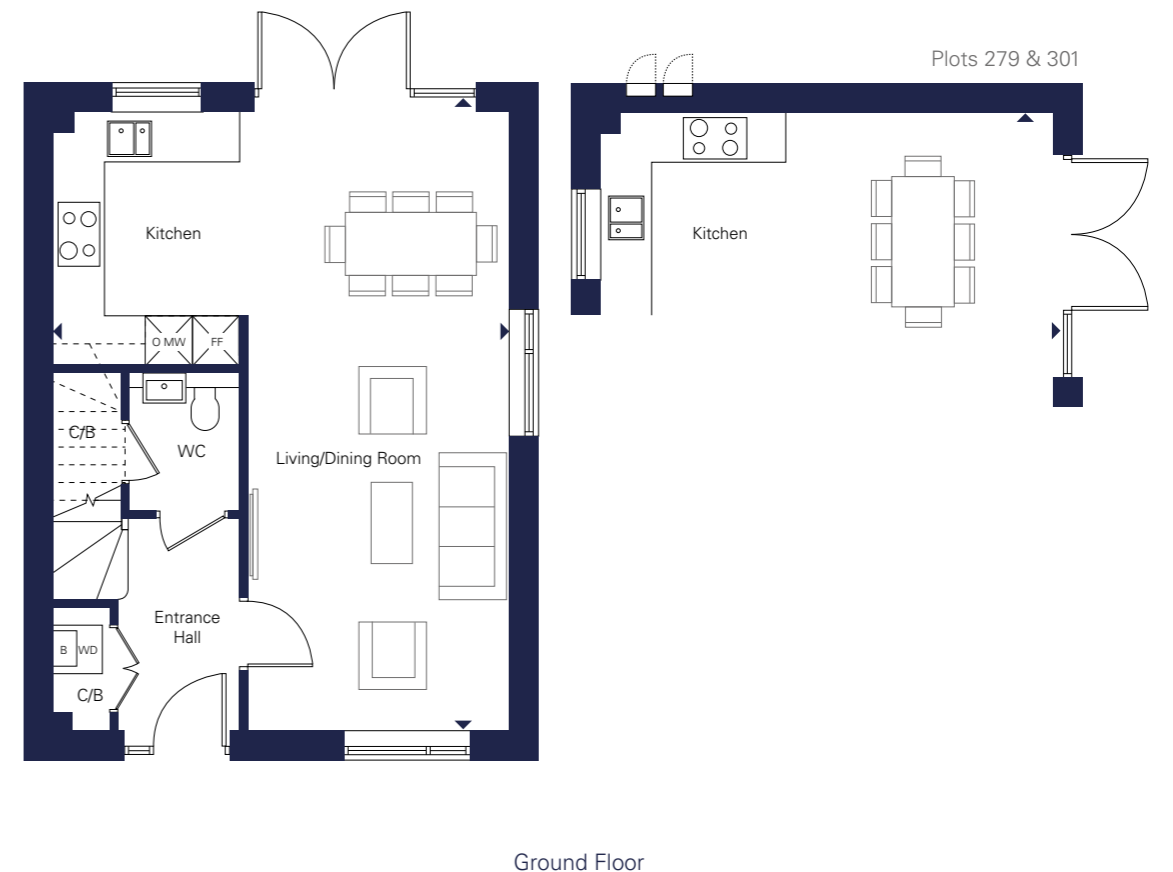


Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Mulberry

FOUR BEDROOM HOUSE

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



*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

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"

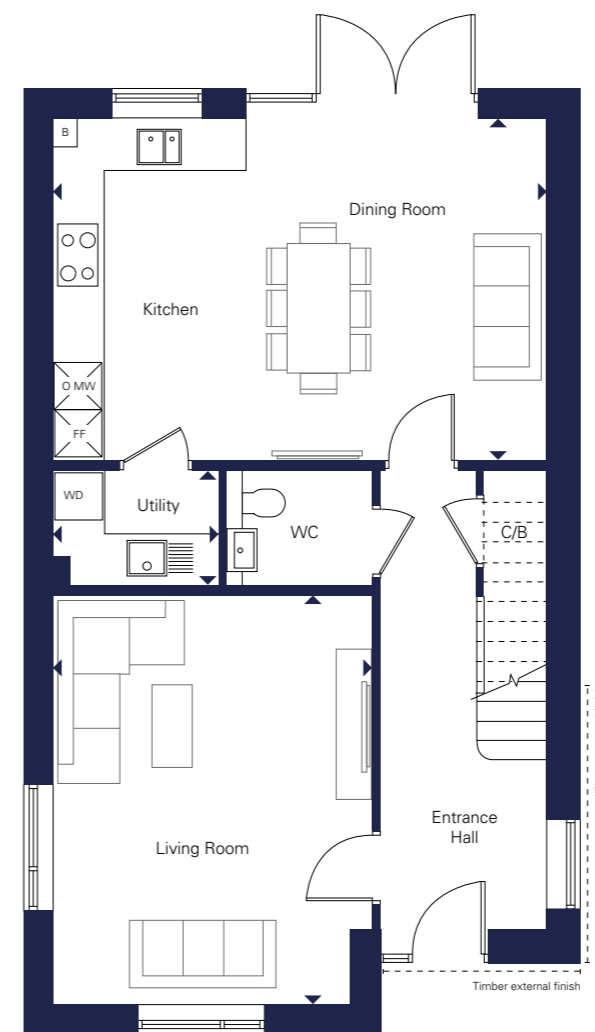


Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

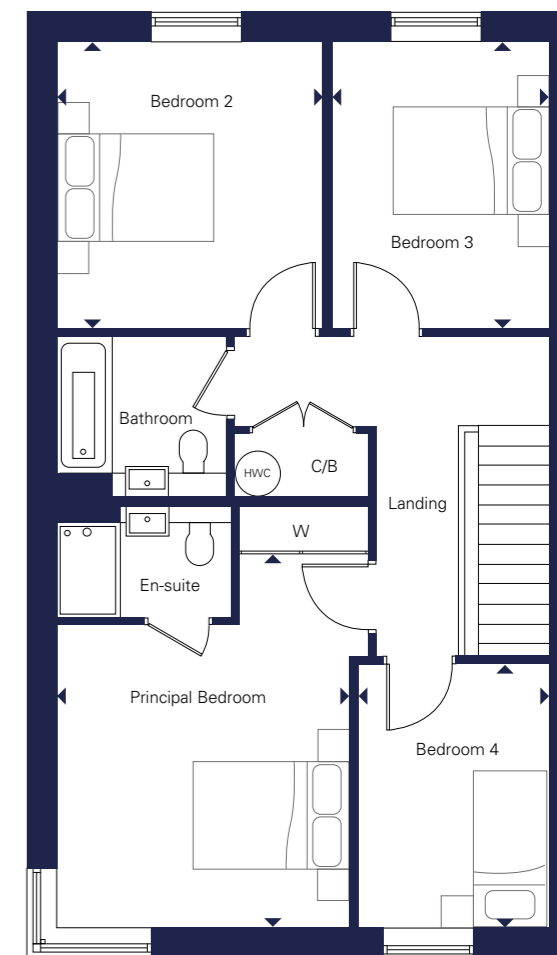
The Sycamore

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

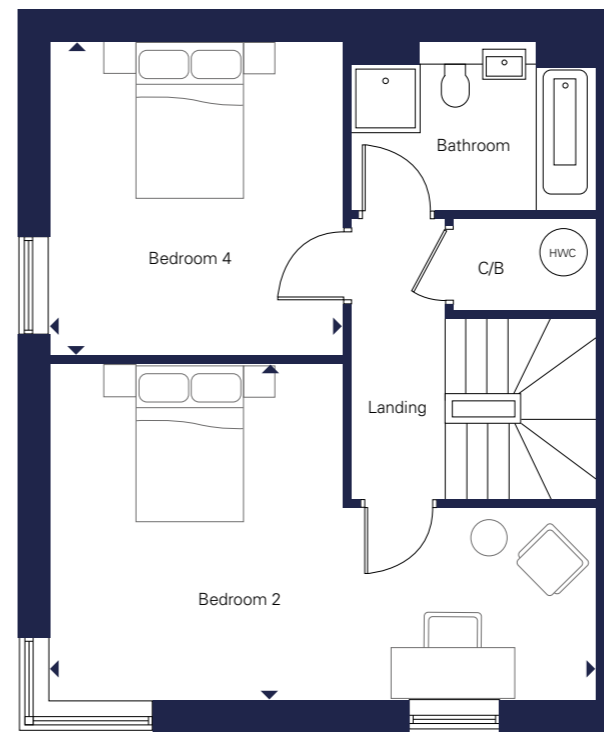


Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

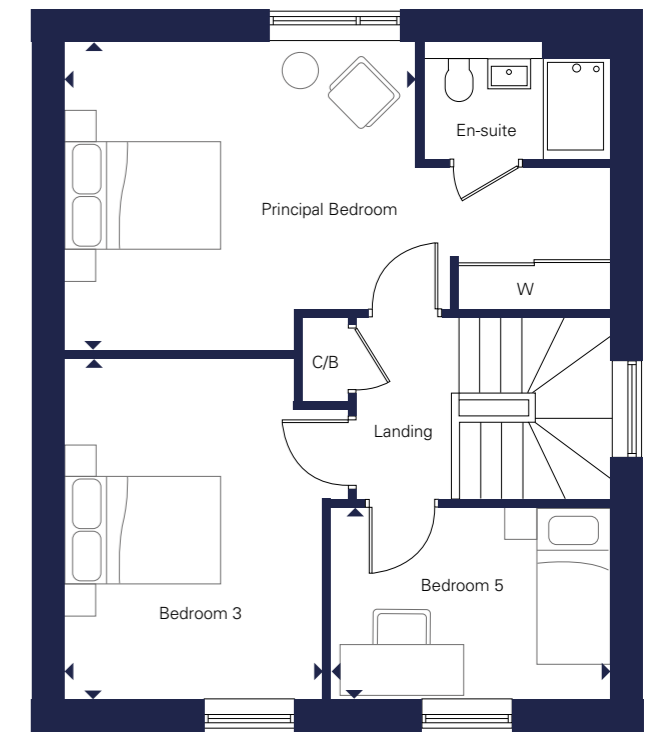
The Elm

FIVE BEDROOM DETACHED HOUSE

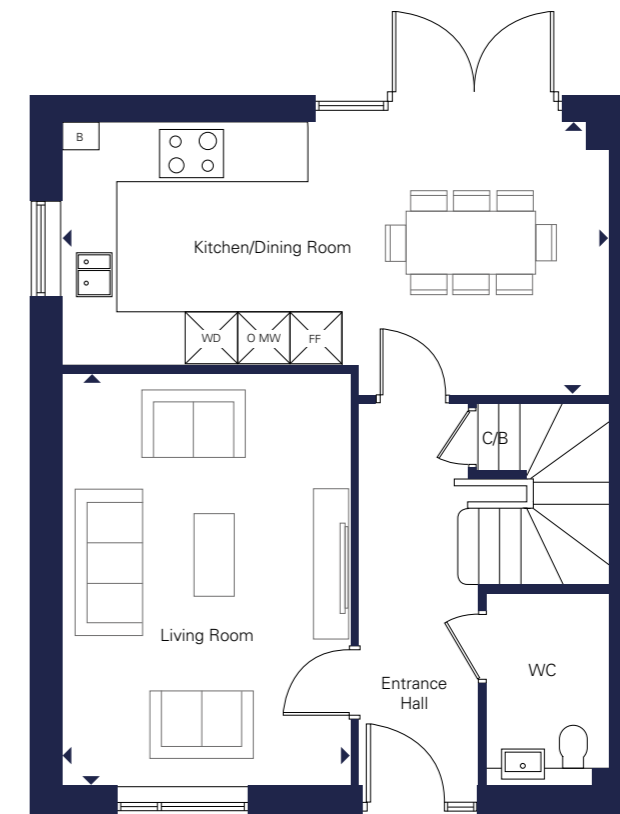
Plots 265* & 274



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

Ground Floor

Kitchen/Dining Room
6.55m x 2.80m 21'5" x 9'2"

Living Room
4.86m x 3.42m 15'9" x 11'2"

First Floor

Bedroom 2
3.96m x 6.55m 13'0" x 21'5"

Bedroom 4
3.55m x 3.70m 11'6" x 12'1"

Second Floor

Principal Bedroom
4.25m x 3.64m 13'9" x 11'9"

Bedroom 3
3.15m x 4.02m 10'3" x 13'2"

Bedroom 5
2.27m x 3.30m 7'4" x 10'8"



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

The Lime

FIVE BEDROOM DETACHED HOUSE

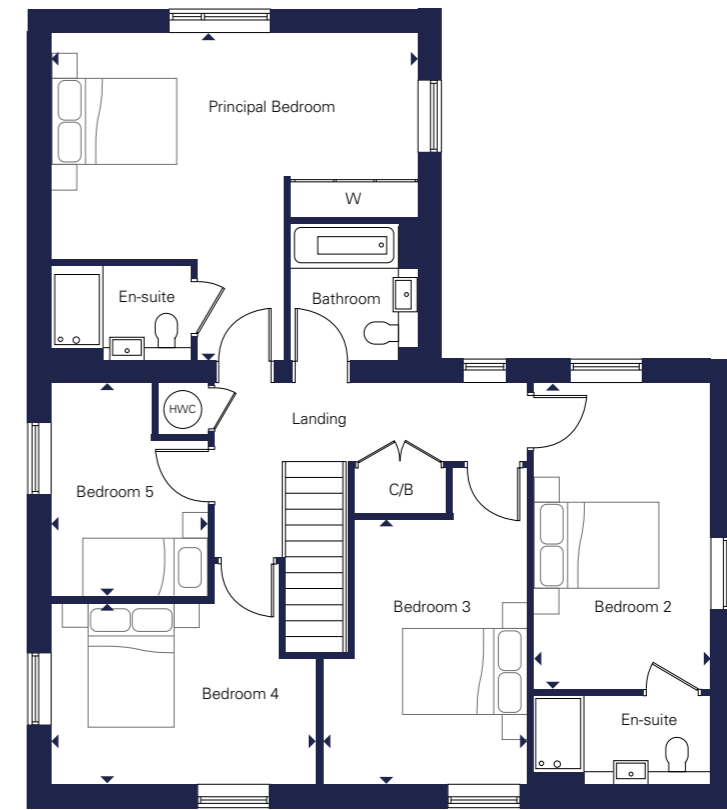
Plots 290*, 309*, 310, 319* & 320

Ground Floor

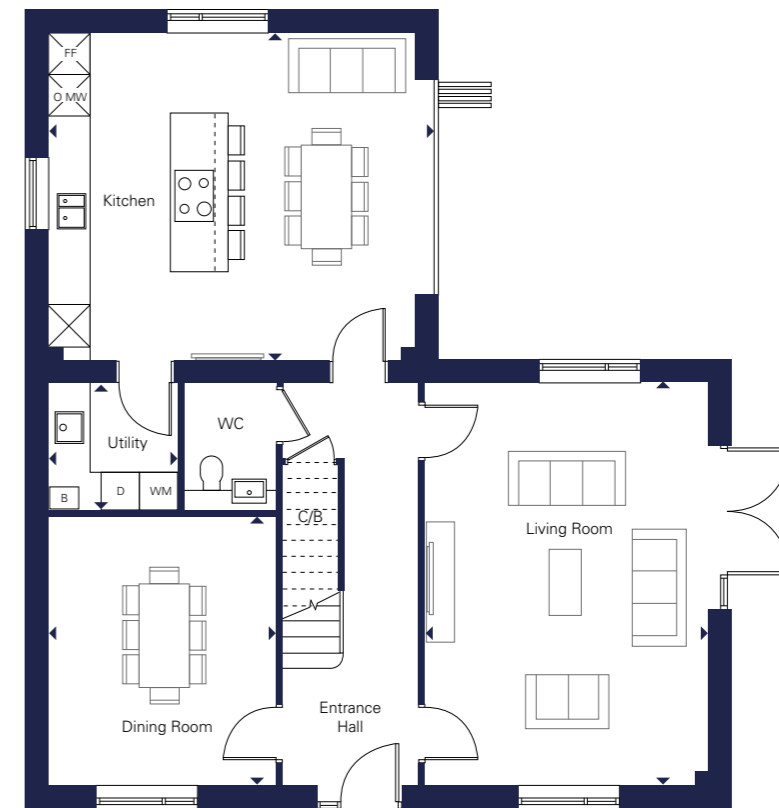
Kitchen	5.75m x 5.15m	18'10" x 16'11"
Dining Room	3.55m x 4.20m	11'8" x 13'9"
Living Room	4.40m x 6.30m	14'5" x 20'8"
Utility Room	2.03m x 2.00m	6'6" x 6'6"

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"			



First Floor



Ground Floor

*Plots 290, 309 & 319 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

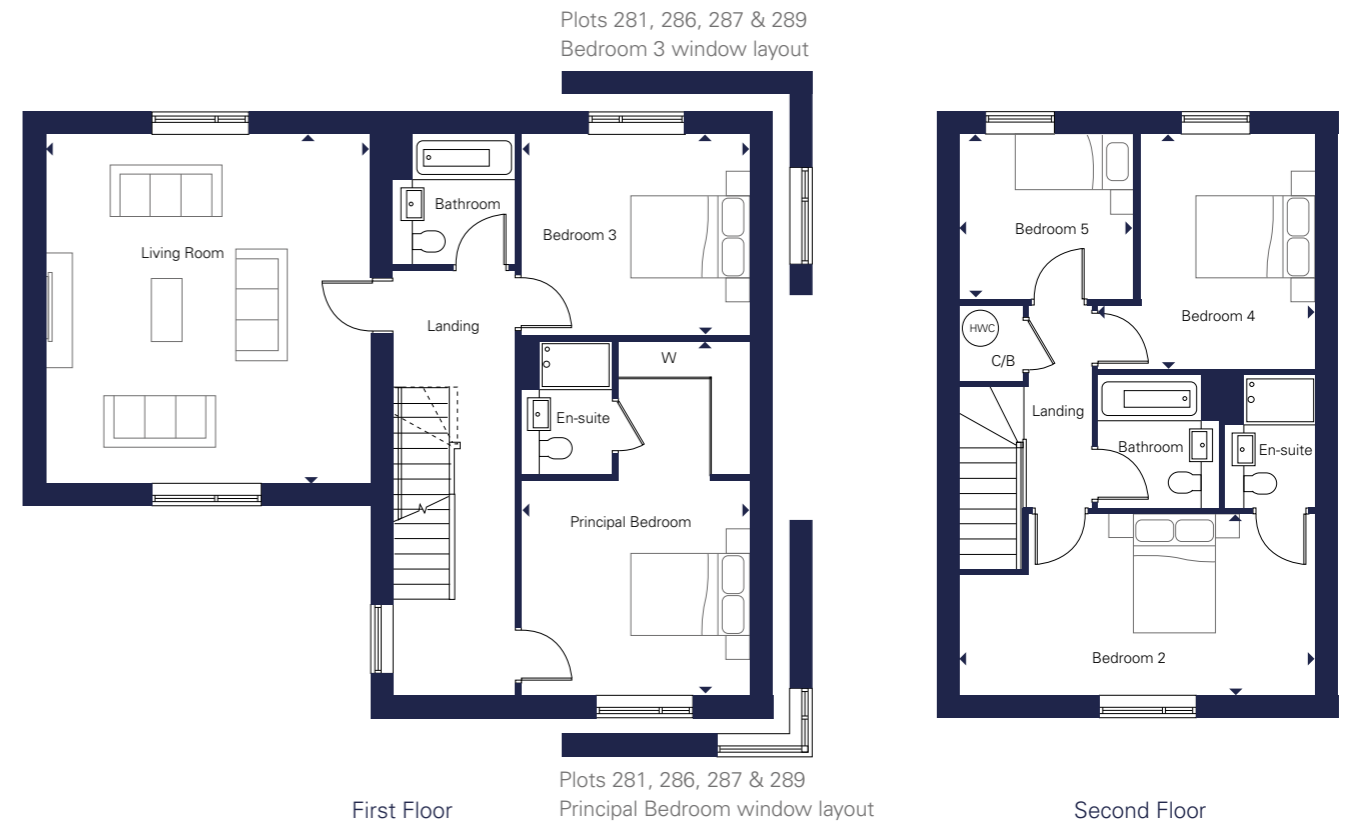


Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Holly

FIVE BEDROOM DETACHED HOUSE

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



*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

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"



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

The Lavender

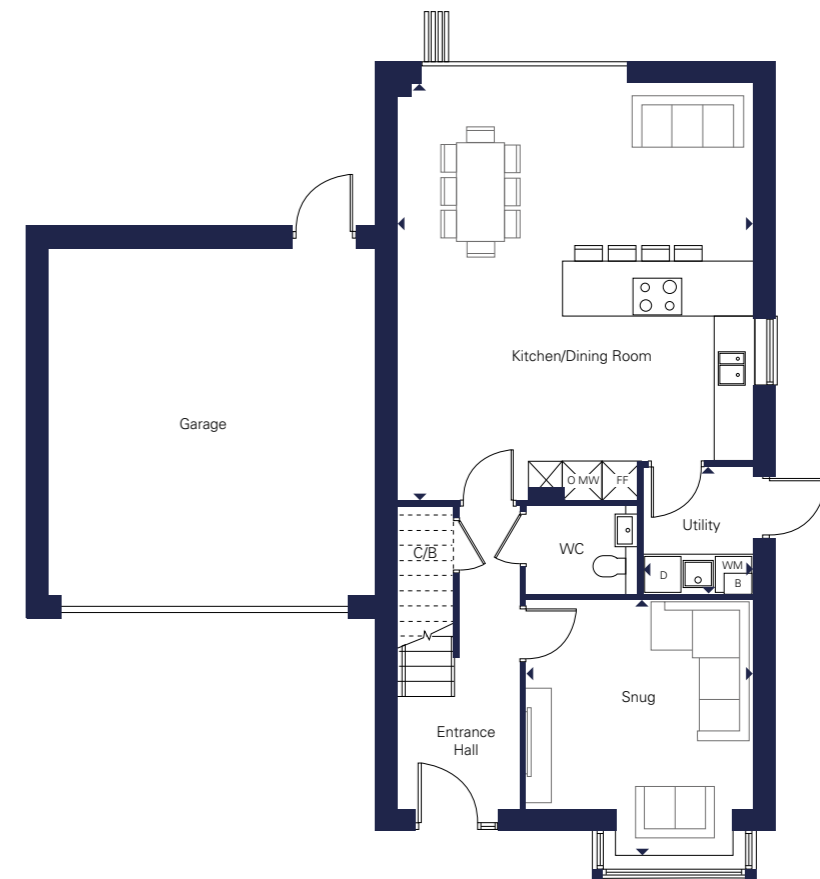
FIVE BEDROOM DETACHED HOUSE

Plots 282*, 283*, 285 & 288*



First Floor

Second Floor



Ground Floor

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"

*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

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.**

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.

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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 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 Federations annual Customer Satisfaction Survey for the past five consecutive years.

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.

Marshall

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

Whether that's supporting global armed forces to deliver mission-critical activities, keeping the UK distribution industry on the road, creating new, sustainable communities where people can live and thrive, or developing the next generations of industry talent – we are incredibly proud to have been building extraordinary futures since 1909.

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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