

*Knights Park*  
EDDINGTON  
CAMBRIDGE

**THE VILLAS**

*A new way of life*





A STUNNING COLLECTION  
*of family homes*



THE VILLAS IS THE MOST  
PRESTIGIOUS COLLECTION  
OF HOMES AT KNIGHTS PARK,  
OFFERING THE VERY BEST IN  
LUXURIOUS MODERN LIVING.

The bespoke design and exceptional craftsmanship of these five bedroom detached houses is unmatched; this is an opportunity to live somewhere truly remarkable.

Generously proportioned rooms are finished with stunning, individually designed kitchens, elegant bathrooms and spacious, light-filled bedrooms. Beautifully crafted balconies, terraces and private gardens create relaxing sanctuaries to enjoy the outdoors – perfect for socialising in the warmer months.

Together with exceptional energy efficiency, these houses offer an outstanding lifestyle and an experience of home that is peerless in its refinement.







BEAUTIFULLY DESIGNED  
*for luxury living*



Computer generated image of The Villas, indicative only





## SUPERB QUALITY *in every detail*



Computer generated images of The Villas, indicative only

### KITCHEN

- Matt finish kitchen units with soft close to doors and drawers
- Quartz worktops and matching upstands
- Siemens induction hob with glass splashback where applicable
- Siemens integrated single oven
- Siemens integrated combi oven/microwave
- Siemens integrated warming drawer
- Bosch integrated fridge and freezer (or fridge/freezer dependent on layout)
- Integrated wine cooler
- Bosch integrated dishwasher

- Cooker hood – integrated or ceiling hood as applicable
- Blanco stainless steel undermounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units

### UTILITY ROOM

- Units and worktops to complement kitchen
- Blanco stainless steel undermounted sink with Blanco mixer tap
- Bosch washing machine and condenser dryer (or washer/dryer if no utility)

### MASTER EN-SUITE

- Duravit sanitary ware
- Hansgrohe taps and showers
- Mirrored cabinet with LED lighting\* and matching vanity tops
- Low profile shower tray with glass shower screen
- Recessed shower shelf
- Bath with panel to match vanity tops and LED lighting where shown on plans
- Large format wall and floor tiles
- Heated chrome towel rails

\*where layouts allow.

### BATHROOM AND SECONDARY EN-SUITES

- Duravit sanitary ware
- Hansgrohe taps and showers
- Bath with shower above and glass shower screen (to bathroom)
- Low profile shower tray with glass shower screen (to en-suite)
- Wood effect vanity tops
- Framed mirror\* with matching bath panel to bathroom, both featuring discreet LED lighting
- Large format wall and floor tiles
- Heated chrome towel rails







Computer generated images of The Villas, indicative only

## DECORATIVE FINISHES

- Contemporary white painted timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in wardrobe with fully lined interior and LED light recessed into shelf to master and second bedrooms where shown on floor plans
- Square cut skirting and architrave painted white
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Engineered wood flooring to ground floor and first floor living rooms
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

## DOORS AND WINDOWS

- Aluminium clad or glazed front door with multipoint locking system
- High efficiency triple glazed aluminium/timber composite windows and doors, finished white inside

- Roof lights, where shown on floor plans are finished white internally and grey externally
- Electrically controlled up and over garage door where applicable

## HEATING AND WATER

- Underfloor heating throughout
- Heated chrome towel rails to bathroom and en-suites
- Heating and hot water via district heating, metered to each property
- Mechanical ventilation and heat recovery

## ELECTRICAL

- Downlights to selected locations including kitchen, bathroom, en-suites, WC and utility room
- Pendant fittings to selected locations including entrance hall, living room and all bedrooms
- LED feature lighting to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some sockets with integrated USB port
- Shaver sockets to bathroom and en-suites

- TV, BT and data points to selected locations
- Wiring for customer's own connection to super-fast broadband, up to 100MB\*\*
- Pre-wired for customer's own SkyQ connection
- External lighting to front and rear of property
- Light and power to garages where applicable
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

## EXTERNAL FINISHES

- Landscaping to front garden where applicable
- Turf and paved patio to rear garden or paved courtyard garden
- Paving or decking to balconies and terraces
- Timber or brick divisional and boundary fencing
- External tap and power socket

## WARRANTY

- 10 year NHBC warranty



Kitchen and Utility room designs and layouts vary; please speak to our Sales Executives for further information. \*\*Broadband speed information provided by BT/Virgin.

Facilities shared between the homes at Knights Park and the wider Eddington neighbourhood, such as cycling and foot paths, landscaping, street lighting, waste and recycling facilities, swales and attenuation ponds, any non-adopted private roads, plus the energy centre and any treatment plants, will all be looked after and maintained by a management team. A service charge will be payable by every homeowner for these services.

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 Pembroke

THE PEMBROKE IS PERFECTLY FORMED,  
WITH CLEVER DESIGN MAKING THE MOST  
OF EVERY SPACE.

A welcoming entrance hall leads you down to the kitchen diner, with double doors opening out onto the garden. A useful utility room and cloakroom are off to the side, while doors can either open up to or close off the family room at the front of the house. Upstairs, four bathrooms (three en-suite), five bedrooms, a living room and a large private terrace offer a luxurious amount of space to retreat to.



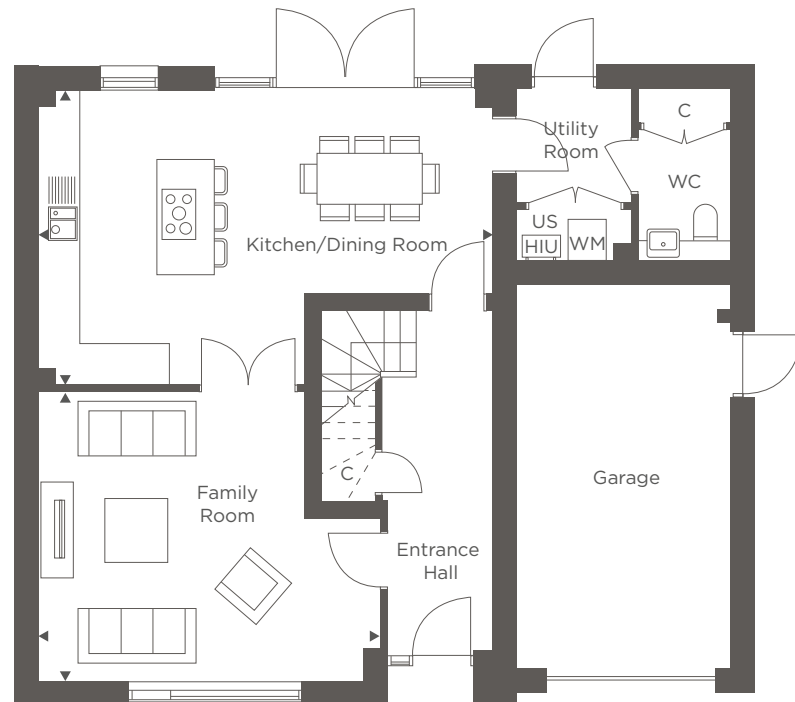




# The Pembroke

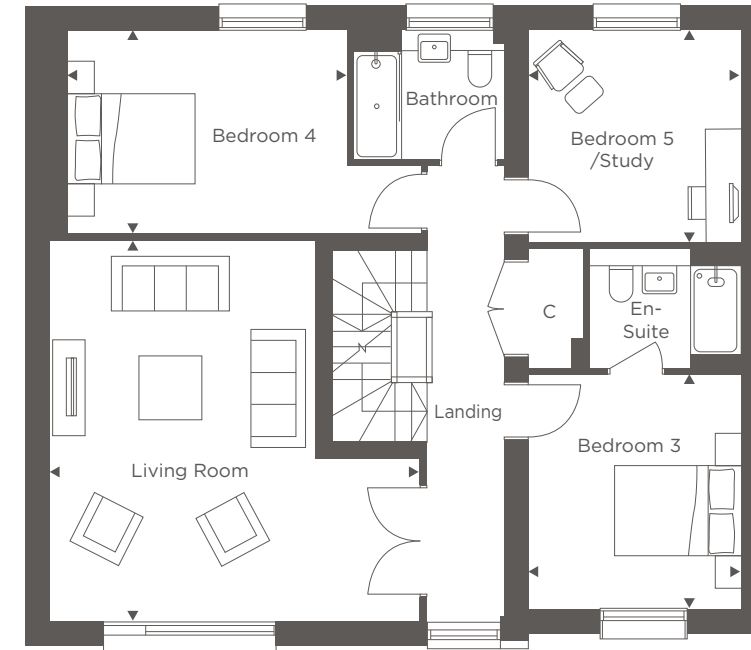
## 5 BEDROOM DETACHED HOUSE

PLOTS 243 & 244



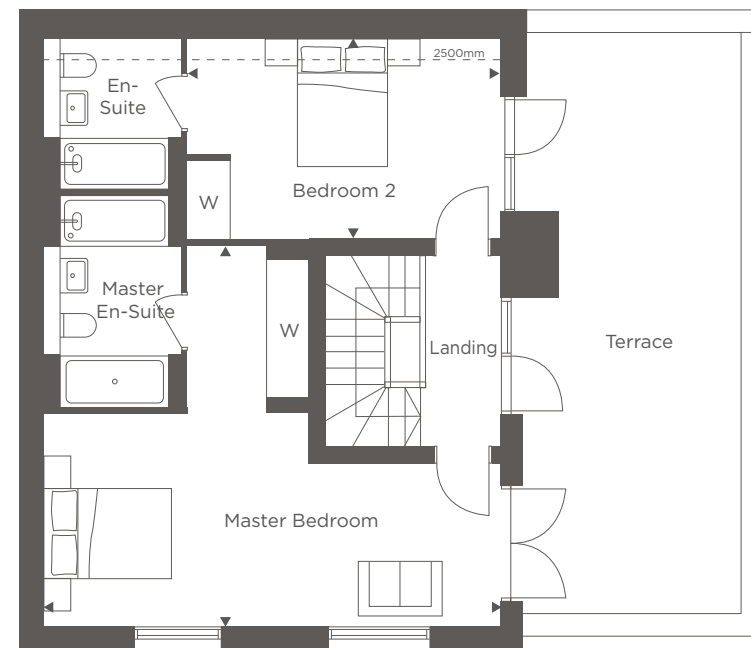
### GROUND FLOOR

Kitchen/Dining Room	4.55m x 7.05m	14'9" x 23'1"
Family Room	4.50m x 5.35m	14'8" x 17'5"



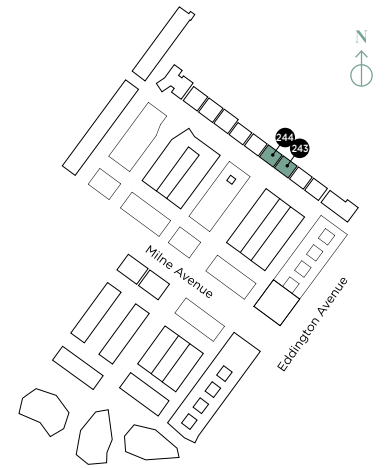
### FIRST FLOOR

Living Room	5.75m x 5.90m	18'9" x 19'4"
Bedroom 3	3.30m x 3.65m	10'8" x 12'0"
Bedroom 4	3.20m x 4.35m	10'5" x 14'3"
Bedroom 5/Study	3.30m x 3.30m	10'8" x 10'8"



### SECOND FLOOR

Master Bedroom	5.95m x 7.15m	19'5" x 23'5"
Bedroom 2	3.10m x 4.85m	10'2" x 15'9"



[US] = Utilities Store [HIU] = Heat Interface Unit [W] = Wardrobe [C] = Cupboard [WM] = Washing Machine ..... = Reduced ceiling height

House 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.





# The Cavendish

THE CAVENDISH IS IDEAL FOR AN ACTIVE AND SOCIABLE FAMILY LIFESTYLE, WITH ITS KITCHEN DINER FEATURING A LARGE ISLAND AND FLEXIBLE LAYOUT, INCLUDING AN UPSTAIRS LIVING ROOM AND FIVE GENEROUS DOUBLE BEDROOMS.

Lots of storage, as well as an integral garage, downstairs utility room and cloakroom, keep everything in its place. Doors lead from the kitchen diner to the private garden so you can connect easily with the outside. On the second floor, the master suite is a wonderful retreat, complete with dressing room, en-suite bathroom and its own balcony.



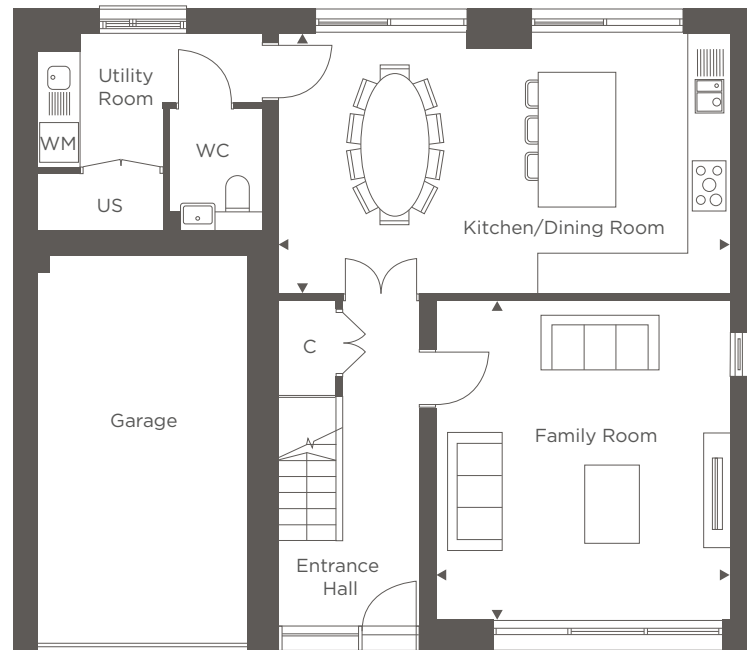




# The Cavendish

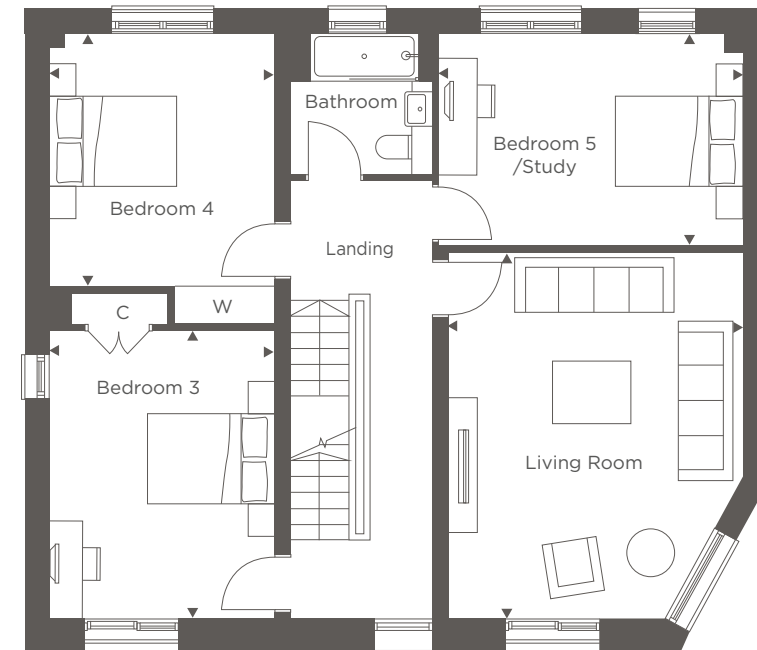
## 5 BEDROOM DETACHED HOUSE

PLOTS 241, 242, 245 & 246



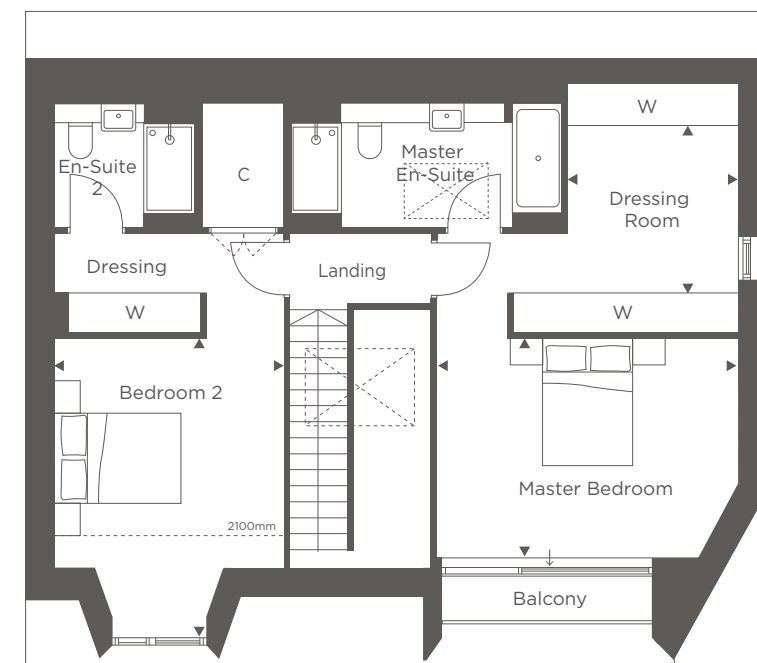
### GROUND FLOOR

Kitchen/Dining Room	7.00m x 4.05m	22'11" x 13'3"
Family Room	4.55m x 4.95m	14'11" x 16'2"



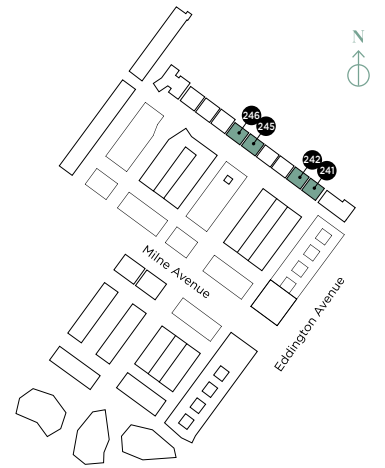
### FIRST FLOOR

Living Room	4.60m x 5.70m	15'1" x 18'8"
Bedroom 3	3.45m x 4.50m	11'3" x 14'9"
Bedroom 4	3.45m x 3.90m	11'3" x 12'9"
Bedroom 5/Study	4.70m x 3.30m	15'4" x 10'8"



### SECOND FLOOR

Master Bedroom	4.60m x 3.40m	15'1" x 11'2"
Dressing Room	2.65m x 2.60m	8'8" x 8'6"
Bedroom 2	3.55m x 4.60m	11'7" x 15'1"



US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard WM = Washing Machine = Rooflight ..... = Reduced ceiling height

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# The Trinity

## THE TRINITY OFFERS EXCEPTIONAL ACCOMMODATION ACROSS THREE FLOORS.

The large family room at the front of the house is the perfect space for everyone to gather, leading into the stunning kitchen diner with its island and double doors opening onto the garden.

On the first floor is another generous living room and three double bedrooms, one of which features a dressing room and en-suite bathroom.

The second floor is truly luxurious, with two double bedroom suites opening out onto a spectacular terrace, the ideal spot for a morning coffee or evening drink.



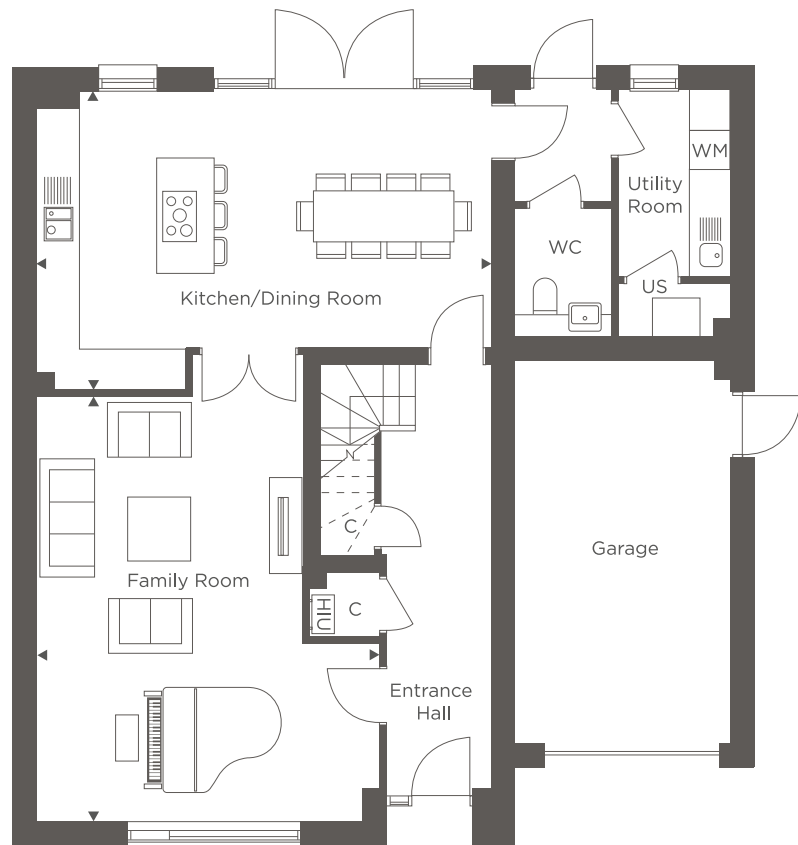




# The Trinity

## 5 BEDROOM DETACHED HOUSE

PLOTS 247, 248 & 249



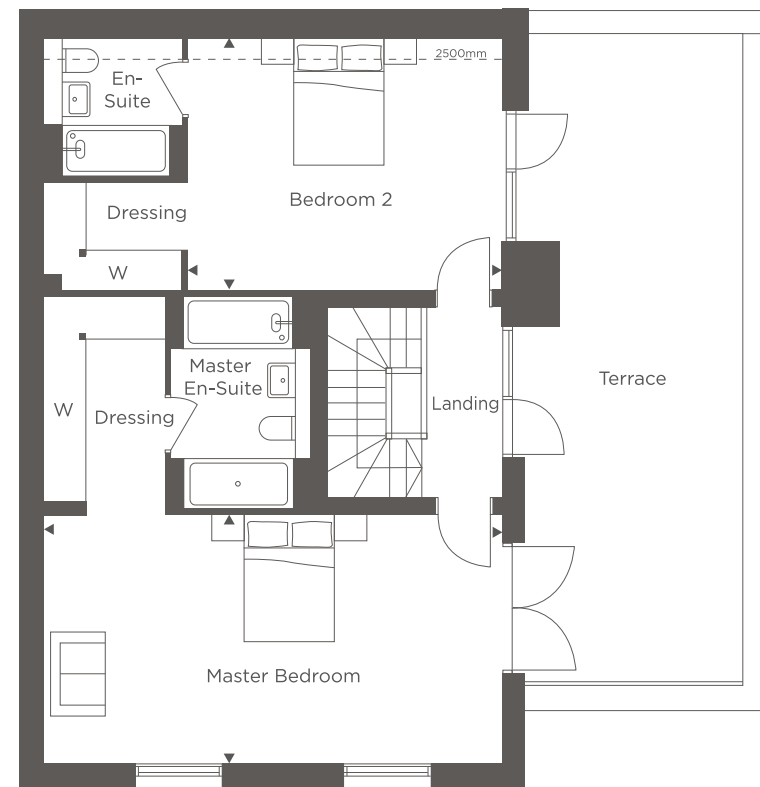
GROUND FLOOR		
Kitchen/Dining Room	7.10m x 4.65m	23'3" x 15'3"
Family Room	5.30m x 6.60m	17'4" x 21'6"

US = Utilities Store  
 HIU = Heat Interface Unit  
 W = Wardrobe  
 C = Cupboard  
 WM = Washing Machine  
 ..... = Reduced ceiling height

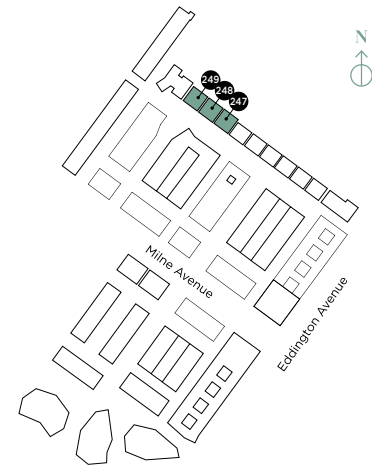
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FIRST FLOOR		
Living Room	5.35m x 7.25m	17'5" x 23'8"
Bedroom 3	4.80m x 4.00m	15'9" x 13'1"
Bedroom 4	3.30m x 4.15m	10'8" x 13'7"
Bedroom 5/Study	3.30m x 3.40m	10'8" x 11'2"



SECOND FLOOR		
Master Bedroom	7.10m x 3.85m	23'3" x 12'7"
Bedroom 2	4.85m x 3.90m	15'9" x 12'8"







PLANNED FOR SUSTAINABLE  
*modern living*



THE TRINITY  
VILLAS

THE CAVENDISH  
VILLAS

THE PEMBROKE  
VILLAS

THE CAVENDISH  
VILLAS





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