

The background of the entire image is a dark teal color with a repeating pattern of stylized, light teal leaves. The leaves are of various shapes, some resembling oak leaves and others more rounded, creating a dense, organic texture.

# FAREHURST PARK

FULBOURN, CAMBRIDGE

# *Live* IN HARMONY



DISCOVER IDYLIC VILLAGE LIVING AT  
FAREHURST PARK, A BEAUTIFUL NEW COLLECTION  
OF HOMES IN THE SOUGHT-AFTER COMMUNITY OF  
FULBOURN, JUST FOUR MILES FROM CAMBRIDGE.

With a variety of homes available from two bedroom  
apartments and two to five bedroom houses, there's a  
home to suit all stages of life, creating a welcoming new  
neighbourhood for this sociable village.

Leafy streets, a tranquil pond, and the green open spaces  
of Meadow Park and Linear Park create an idyllic setting for  
all to enjoy and connect with nature right on the doorstep.  
Together with easy access to transport links to Cambridge's  
historic centre and beyond, Farehurst Park offers the  
perfect balance of rural tranquillity and city vibrancy.

Distance is approximate. Source: Google Maps



# Meadow Park



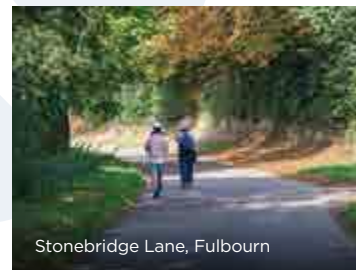
Computer generated image of Meadow Park is indicative only. Playground equipment and layout shown is subject to change.



# Enjoy A WELCOMING VILLAGE COMMUNITY



Tesco Superstore



Stonebridge Lane, Fulbourn



Stir Bakery



The White Hart pub

Just an 11 minute walk from Farehurst Park is Fulbourn village centre. With its range of amenities, including a butcher, bakery, convenience store and greengrocers, coffee shop, pubs, library and health centre, the village is a thriving community with everything you need day to day. Enjoy a morning coffee and delicious pastry from Stir Bakery, or evening drinks and a tasty meal at The White Hart, all just a short walk from home. Conveniently, there is also a Tesco superstore a five minute drive away.

Journey times are approximate. Source: Google Maps



Fulbourn High Street



## Delight IN THE LOCAL AREA

Fulbourn has a large recreation ground, with a children's play area and facilities for football, cricket, tennis, bowls and netball – plenty of opportunities for the whole family to get active. The Fulbourn Centre hosts regular film screenings, badminton, table tennis, bridge sessions and playgroups for young children. You can also take part in Pilates, bingo, carpet bowls and exercise classes at The Swifts, a community hub in the heart of the village.

Surrounded by the expansive Cambridgeshire countryside, Fulbourn is perfectly positioned for walking, cycling and exploring this diverse landscape, and stopping off at local village gastropubs such as The Carpenters Arms in Great Wilbraham (just 13 minutes cycle away).

Fulbourn Fen is an ancient grassland, full of flowers and wildlife – and an easy 20 minute walk through the village from Farehurst Park. Or head a little further to Cherry Hinton Hall (7 minutes away by car) with its play areas, paddling pools, ponds and grassy open areas, while the beautiful Wandlebury Country Park (9 minutes away by car) offers miles of walks through woodland and meadows.

Journey times are approximate. Source: Google Maps



Cherry Hinton Hall



Fulbourn Recreation Ground



The Carpenters Arms



Wandlebury Country Park





River Cam



Gog Magog Golf Course



Audley End House and Gardens



Petty Cury, Cambridge

## Discover A VIBRANT LIFESTYLE

THANKS TO ITS SETTING AND CONVENIENT LOCATION, YOU CAN ENJOY OPEN COUNTRYSIDE, LAID-BACK VILLAGE LIFESTYLE AND THE RICH CULTURAL HERITAGE OF THE CITY FROM FAREHURST PARK.

Cambridge's historic centre is an easy 15 minute drive or a 20 minute bike ride away. Here you have a wealth of dining choices nestled amongst the wonderful architecture; museums, galleries, theatres and music venues; and shopping for every style, including three shopping centres for high street favourites and leading brands, independent stores and boutiques, and Cambridge's famous market for one-off finds. There are also extensive career opportunities thanks to the thriving local economy, world-leading science and technology sector, and the famous University of Cambridge.

For outdoor leisure and activity, there are the many beautiful parks, gardens and open green spaces of the city and the colleges, while the River Cam is the perfect setting for watersports, or relaxed riverside walks. David Lloyd Cambridge is on the eastern edge of the city, a 10 minute drive from Fulbourn, with its impressive fitness facilities including pools, tennis courts, a gym and spa. There are also four golf courses within 10 miles of Farehurst Park, including Gog Magog Golf Club, just a 13 minute drive away.

For days out, there are charming towns and villages to explore, such as Saffron Walden, Newmarket and Grantchester, the spectacular Ickworth Estate and Audley End House and Gardens.

Journey times are approximate. Source: Google Maps



# Leap AHEAD WITH CAREER OPPORTUNITIES



Addenbrooke's Hospital



Capital Park

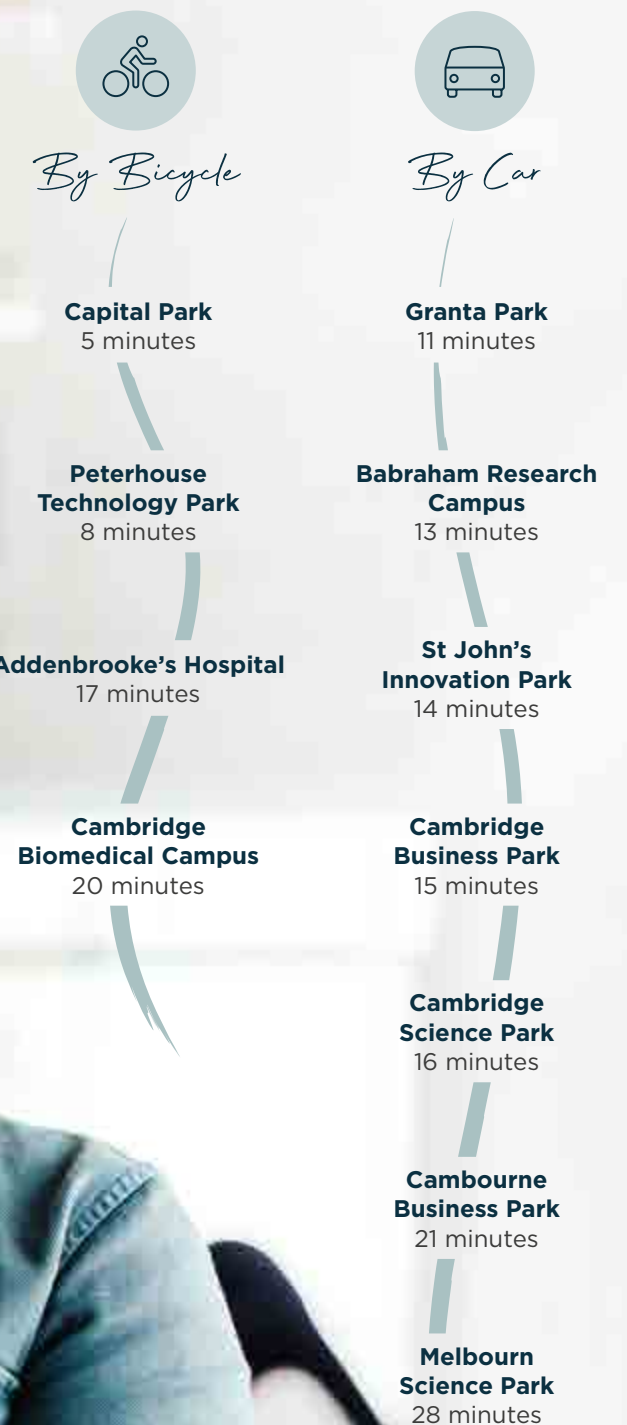
WHEN IT COMES TO CAREERS AND EMPLOYMENT,  
FAREHURST PARK ENJOYS AN ADVANTAGEOUS POSITION.

Cambridge and the surrounding region, known as Silicon Fen\*, is Europe's largest technology cluster with more than 5,000 firms. These range from exciting new start-ups with just a few staff, to companies such as AstraZeneca, Arm, Apple and GSK with thousands of employees locally.

Some companies are located in Cambridge itself, but the majority are based at one of the 25 science and business parks within the area, which offer state-of-the-art facilities and high quality working environments. Many of these parks are a quick journey from Farehurst Park, giving you a wealth of career opportunities within an easy commute. Addenbrooke's Hospital, a major teaching hospital and research centre with strong affiliations to the University of Cambridge, is also just a short distance away.

\*Source: [www.jbs.cam.ac.uk/2023/from-silicon-fen-to-world-leading-networks/](https://www.jbs.cam.ac.uk/2023/from-silicon-fen-to-world-leading-networks/);  
[https://en.wikipedia.org/wiki/Silicon\\_Fen](https://en.wikipedia.org/wiki/Silicon_Fen)

## Journey time from FAREHURST PARK



Journey times are approximate. Source: Google Maps



# Progress WITH CONFIDENCE

FROM FIRST STEPS TO FURTHER EDUCATION, THERE IS AN EXCELLENT RANGE OF NURSERIES, SCHOOLS AND COLLEGES CLOSE TO FAREHURST PARK.

Fulbourn Primary School and Fulbourn Preschool are in the village itself and a 16 minute walk from Farehurst Park. There is also Fulbourn Day Nursery, a five minute drive away. For older children, there is a great choice of state secondary schools in Cambridge, including the Ofsted rated Outstanding Bottisham Village College.

There are also several independent schools close by, including the Landmark International School and The Perse School, founded in the 17th century.

And of course, there is the University of Cambridge for the next stage in their studies. One of the world's leading academic institutions, it is made up of 31 colleges spread throughout the city.

Journey times are approximate. Source: Google Maps.  
Ofsted rating correct at time of going to print.

## PRESCHOOLS AND PRIMARY SCHOOLS

### Fulbourn Day Nursery and Preschool

Capital Park, Fulbourn CB21 5XG

🚲 6 minutes by bicycle

Ofsted rated: Outstanding

### Fulbourn Preschool

School Lane, Fulbourn CB21 5BH

🚶 16 minutes on foot

### Fulbourn Primary School

School Lane, Fulbourn CB21 5BH

🚶 16 minutes on foot

Ofsted rated Good

## SECONDARY SCHOOLS

### The Netherhall School

Queen Edith's Way, Cambridge CB1 8NN

🚗 8 minutes by car

### Bottisham Village College

Lode Road, Bottisham CB25 9DL

🚗 13 minutes by car

### North Cambridge Academy

Arbury Road, Cambridge CB4 2JF

🚗 19 minutes by car

### Chesterton Community College

Gilbert Road, Cambridge CB4 3NY

🚗 20 minutes by car

## INDEPENDENT SCHOOLS

### Cambridge Steiner School

Hinton Road, Fulbourn CB21 5DZ

For boys and girls aged 2-16

🚶 8 minutes on foot

### Landmark International School

The Old Rectory, 9 Church Lane, Fulbourn CB21 5E

For boys and girls aged 4-16

🚶 15 minutes on foot

### The Perse School

For boys and girls aged 3-18

### Pelican School (Nursery - Year 2)

Northwold House, 92 Glebe Road, Cambridge CB1 7TD

🚗 11 minutes by car

### Preparatory School (Years 3-6)

Trumpington Road, Cambridge CB2 8EX

🚗 18 minutes by car

### Upper School (Years 7-13)

Hills Road, Cambridge CB2 8QF

🚗 13 minutes by car

### King's College School

For boys and girls aged 4-13

West Road, Cambridge CB3 9DN

🚗 23 minutes by car

### St John's College School

For boys and girls aged 4-13

73 Grange Road, Cambridge CB3 9AB

🚗 24 minutes by car



Fulbourn Day Nursery and Preschool



Bottisham Village College



# Explore FURTHER AFIELD WITH EASE

FULBOURN COMBINES A FRIENDLY VILLAGE LIFESTYLE WITH EXCELLENT CONNECTIONS SO YOU CAN ENJOY THE BEST OF TOWN AND COUNTRY LIVING.

For fast train links, Cambridge Station is a 14 minute drive or 22 minute bike ride away. From here you can take direct services to central London in just 49 minutes, as well as other destinations such as Newmarket, King's Lynn and Norwich for days out, career opportunities, shopping and dining.

Situated within easy reach of the A11 and A14, Fulbourn is well placed to explore the towns and cities of Cambridgeshire, as well as the motorway network for travel around the country. Stansted Airport is just over half an hour away by car, a convenient distance for travel abroad.



Cambridge Station



Journey times are approximate.  
Source: Google Maps and nationalrail.co.uk



*On Foot*

**Co-op Food Store  
& Post Office**  
12 minutes

**The Swifts  
Community Centre**  
12 minutes

**Stir Bakery**  
13 minutes

**Fulbourn  
Recreation Ground**  
20 minutes



*By Bicycle*

**Fulbourn Fen**  
6 minutes

**Cherry Hinton Hall**  
12 minutes

**David Lloyd  
Leisure Centre**  
13 minutes

**Addenbrooke's Hospital**  
17 minutes

**Cambridge  
City Centre**  
20 minutes

**Cambridge  
Train Station**  
22 minutes



*By Car*

**Tesco Superstore**  
8 minutes

**Wandlebury  
Country Park**  
10 minutes

**Anglesey Abbey**  
13 minutes

**Cambridge  
Train Station**  
14 minutes

**Newmarket**  
19 minutes

**London Stansted  
Airport**  
36 minutes



*By Train*

From Cambridge Station

**Bury St Edmunds**  
38 minutes

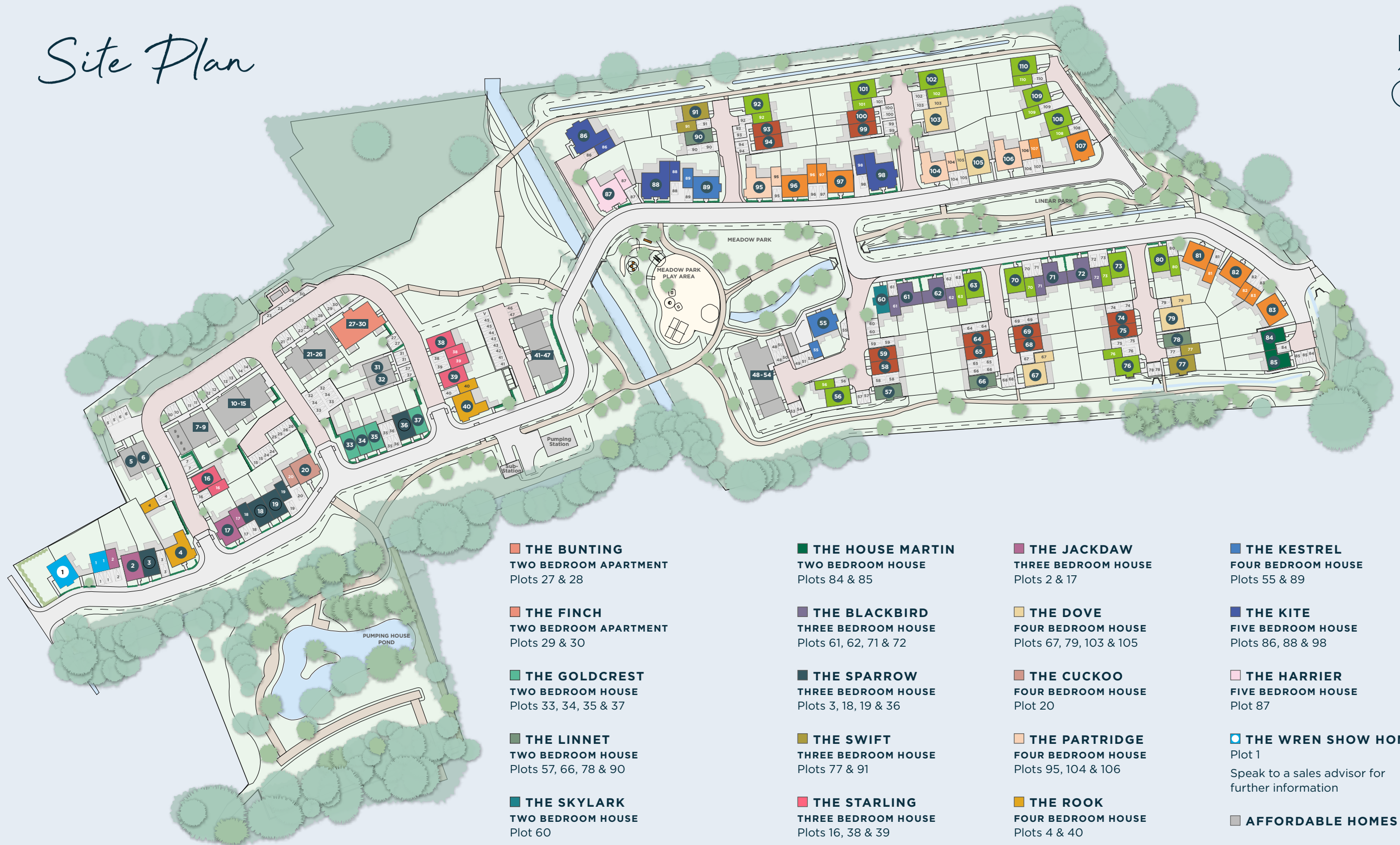
**Peterborough**  
49 minutes

**London King's Cross**  
49 minutes

**Norwich**  
1 hour 14 minutes



# Site Plan



**THE BUNTING**  
TWO BEDROOM APARTMENT  
Plots 27 & 28

**THE FINCH**  
TWO BEDROOM APARTMENT  
Plots 29 & 30

**THE GOLDCREST**  
TWO BEDROOM HOUSE  
Plots 33, 34, 35 & 37

**THE LINNET**  
TWO BEDROOM HOUSE  
Plots 57, 66, 78 & 90

**THE SKYLARK**  
TWO BEDROOM HOUSE  
Plot 60

**THE ROBIN**  
TWO BEDROOM HOUSE  
Plots 58, 59, 64, 65, 68, 69,  
74, 75, 93, 94, 99 & 100

**THE HOUSE MARTIN**  
TWO BEDROOM HOUSE  
Plots 84 & 85

**THE BLACKBIRD**  
THREE BEDROOM HOUSE  
Plots 61, 62, 71 & 72

**THE SPARROW**  
THREE BEDROOM HOUSE  
Plots 3, 18, 19 & 36

**THE SWIFT**  
THREE BEDROOM HOUSE  
Plots 77 & 91

**THE STARLING**  
THREE BEDROOM HOUSE  
Plots 16, 38 & 39

**THE JAY**  
THREE BEDROOM HOUSE  
Plots 56, 63, 70, 73, 76, 80,  
92, 101, 102, 108, 109 & 110

**THE JACKDAW**  
THREE BEDROOM HOUSE  
Plots 2 & 17

**THE DOVE**  
FOUR BEDROOM HOUSE  
Plots 67, 79, 103 & 105

**THE CUCKOO**  
FOUR BEDROOM HOUSE  
Plot 20

**THE PARTRIDGE**  
FOUR BEDROOM HOUSE  
Plots 95, 104 & 106

**THE ROOK**  
FOUR BEDROOM HOUSE  
Plots 4 & 40

**THE OWL**  
FOUR BEDROOM HOUSE  
Plots 81, 82, 83, 96, 97 & 107

**THE KESTREL**  
FOUR BEDROOM HOUSE  
Plots 55 & 89

**THE KITE**  
FIVE BEDROOM HOUSE  
Plots 86, 88 & 98

**THE HARRIER**  
FIVE BEDROOM HOUSE  
Plot 87

**THE WREN SHOW HOME**  
Plot 1  
Speak to a sales advisor for  
further information

**AFFORDABLE HOMES**

V - Visitor Parking



# The Apartments



Computer generated image of The Bunting and The Finch, plots 27 to 30 is indicative only.



# Specification

## 2 BEDROOM APARTMENTS

### PLOTS 27 - 30

#### KITCHEN

- Matt finish shaker-style units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary brushed steel 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.

#### EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

#### BATHROOM

- Bath with shower over and glass screen
- Feature framed mirror with shelf
- Bath panel to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

#### DECORATIVE FINISHES

- Composite front entrance door with multi-point locking system
- High efficiency double glazed uPVC windows
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

#### FLOOR FINISHES

- Amtico flooring to entrance hall and kitchen/dining/living room
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

#### HEATING AND WATER

- Underfloor heating via electric boiler throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Hot water supplied by air source heat pump, with hot water storage tank

#### ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to landing and bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

#### EXTERNAL FINISHES

- Paved terrace to ground floor apartments, porcelain tiles to upper floor balcony

#### PARKING

- Allocated private parking space
- Electric car charging points

#### CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff facing bricks with wood effect cladding and red roof tiles
- uPVC rain-water goods

#### GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

A Management Company has been formed at Farehurst Park and will be responsible for the management and maintenance of the shared services and external communal areas of the of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Farehurst Park. A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities.

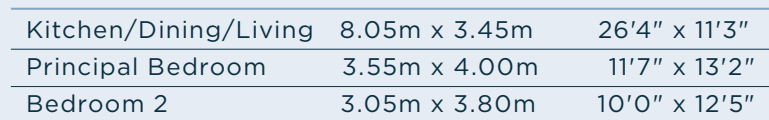
All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

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.



Images are indicative only – taken from a similar Hill home.

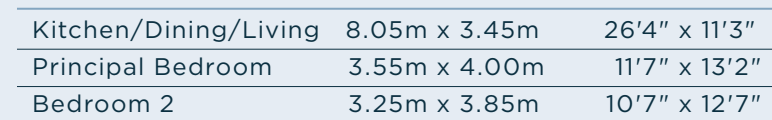
2 BEDROOM APARTMENT  
GROUND FLOOR - PLOTS 27 & 28\*



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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.

## 2 BEDROOM APARTMENT

### FIRST FLOOR - PLOTS 29 & 30\*



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# The Houses



Computer generated image of The Owl, plots 81 to 83 is indicative only.



# Specification

## 2, 3 AND 4 BEDROOM HOUSES

PLOTS 1 - 4, 16 - 20, 33 - 40, 55 - 85, 89 - 97 and 99 - 110

### KITCHEN

- Matt finish shaker-style units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob (where applicable)
- Induction hob (with built in extractor or ceiling hood where on peninsula)
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood (where applicable)
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer (where no utility room)

### UTILITY ROOM

- Matt finish shaker-style units with soft close to doors
- Slimline laminate worktop with matching upstand
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer

Kitchen and utility room design and layouts vary; please speak to our Sales Executives for further information.

### EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top
- Large format wall and floor tiles
- Heated towel rail

### BATHROOM

- Bath with shower over and glass screen or separate shower enclosure
- Low profile shower tray with glass shower door (where applicable)
- Bath panel to match vanity top
- Framed feature mirror with shelf
- Large format wall and floor tiles
- Heated towel rail

### DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built in mirrored wardrobe with sliding doors 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, landing and bedrooms
- Large format tiles to bathroom and en-suite

### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors
- Up and over garage door, colour to match front door

### HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

### ELECTRICAL

- Downlights to entrance hall, kitchen/dining room, open plan kitchen/dining/living area, bathroom, en-suite, WC and utility room
- Pendant fittings to separate living room, snug, study, landing and bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point to all properties

### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Garden shed where no garage present

### 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 wood effect cladding or render to selected plots and grey or red roof tiles
- uPVC rain-water goods

### WARRANTY

- 10 year NHBC warranty

A Management Company has been formed at Farehurst Park and will be responsible for the management and maintenance of the shared services and external communal areas of the of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Farehurst Park. A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

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.



Images are indicative only – taken from a similar Hill home.



# THE GOLDCREST

2 BEDROOM HOUSE  
PLOTS 33\*, 34, 35 & 37



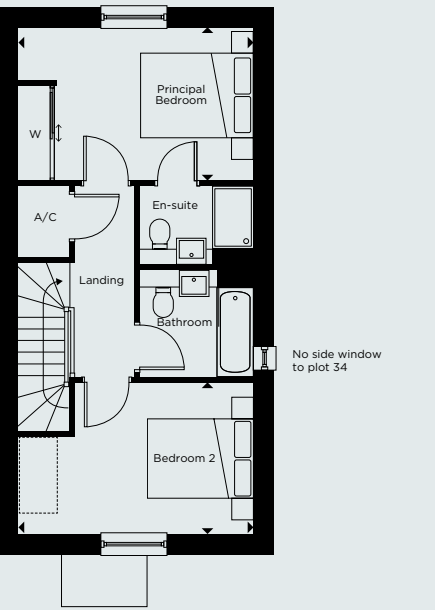
## GROUND FLOOR

Kitchen/Dining/Living	4.45m x 9.55m	14'7" x 31'3"
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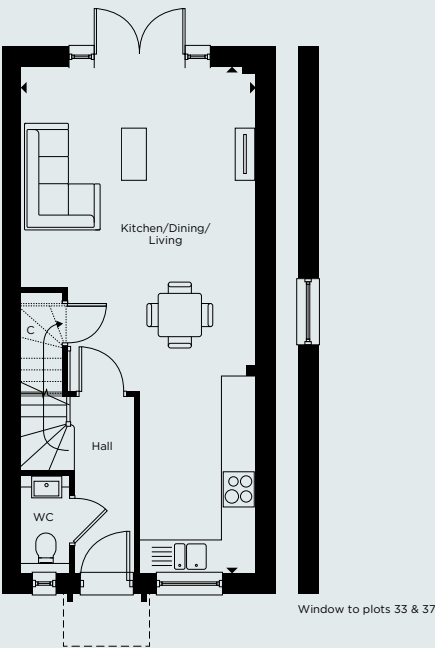
## FIRST FLOOR

Principal Bedroom	4.45m x 2.90m	14'7" x 9'6"
Bedroom 2	4.45m x 2.85m	14'7" x 9'4"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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# THE LINNET

2 BEDROOM HOUSE  
PLOTS 57, 66\*, 78 & 90\*



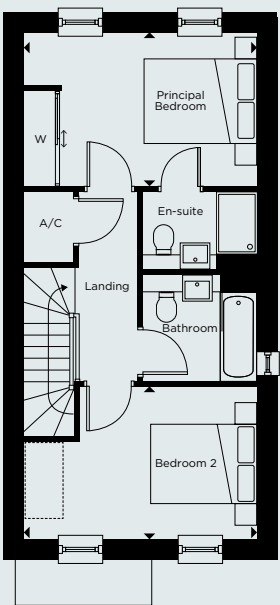
## GROUND FLOOR

Kitchen/Dining/Living	4.40m x 9.55m	14'5" x 31'3"
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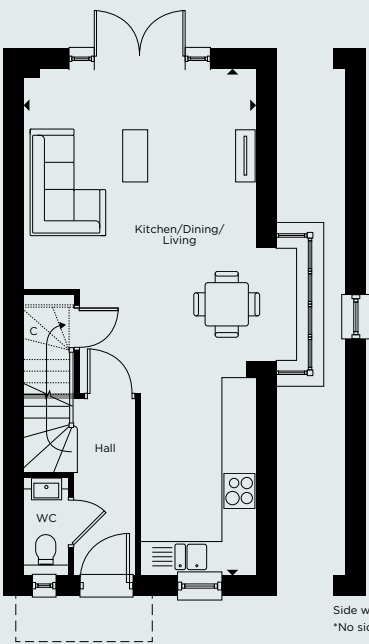
## FIRST FLOOR

Principal Bedroom	4.40m x 2.90m	14'5" x 9'6"
Bedroom 2	4.40m x 2.85m	14'5" x 9'4"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 SKYLARK

2 BEDROOM HOUSE  
PLOT 60



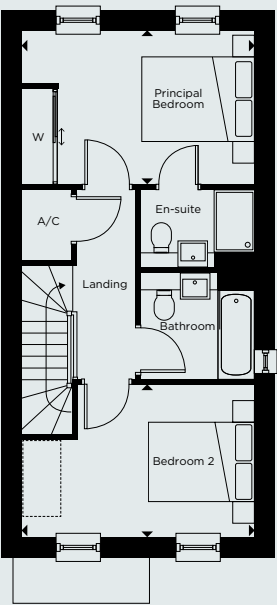
Computer generated image of plot 60 is indicative only.

### GROUND FLOOR

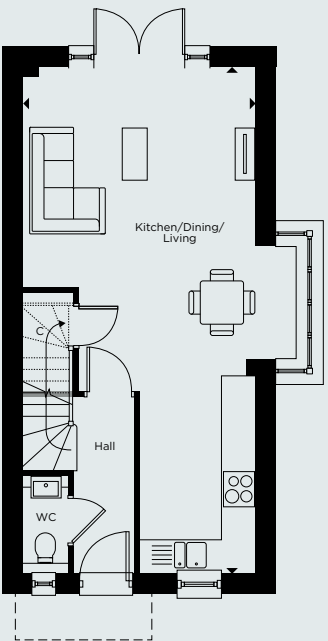
Kitchen/Dining/Living	4.40m x 9.55m	14'5" x 31'3"
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### FIRST FLOOR

Principal Bedroom	4.40m x 2.90m	14'5" x 9'6"
Bedroom 2	4.40m x 2.85m	14'5" x 9'4"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

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# THE ROBIN

## 2 BEDROOM HOUSE

PLOTS 58\*, 59, 64\*, 65, 68\*, 69, 74\*, 75, 93, 94\*, 99 & 100\*



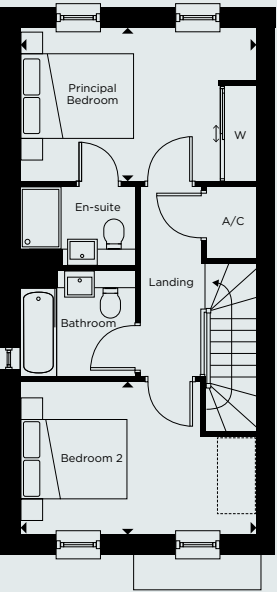
### GROUND FLOOR

Kitchen/Dining/Living	4.45m x 9.55m	14'7" x 31'3"
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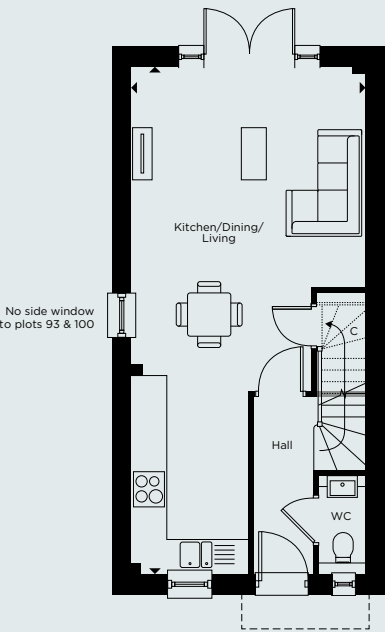
### FIRST FLOOR

Principal Bedroom	4.45m x 2.90m	14'7" x 9'6"
Bedroom 2	4.45m x 2.85m	14'7" x 9'4"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD   W - WARDROBE   A/C - AIRING CUPBOARD   [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 HOUSE MARTIN

2 BEDROOM HOUSE  
PLOTS 84\* & 85



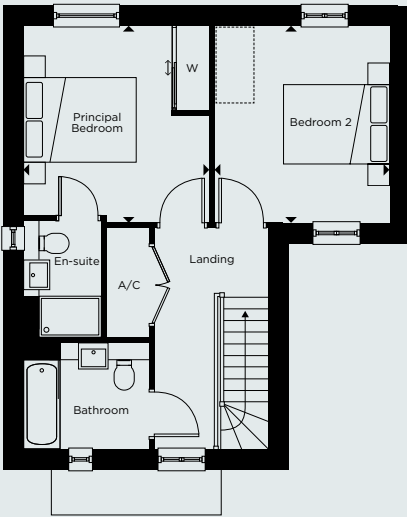
## GROUND FLOOR

Kitchen/Dining/Living	6.90m x 6.45m	22'7" x 21'1"
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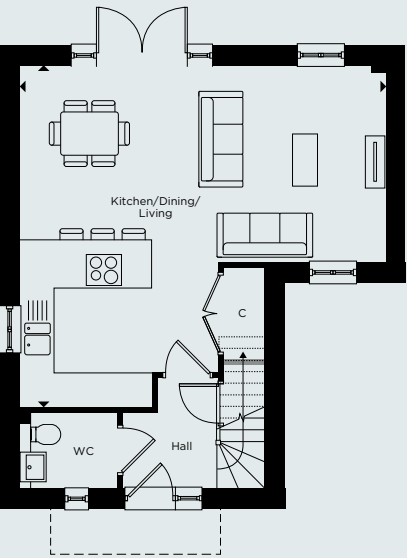
## FIRST FLOOR

Principal Bedroom	3.50m x 3.70m	11'5" x 12'1"
Bedroom 2	3.30m x 3.70m	10'9" x 12'1"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 BLACKBIRD

3 BEDROOM HOUSE  
PLOTS 61\*, 62, 71\* & 72



Computer generated image of plots 61 and 62 is indicative only. External finishes may vary.

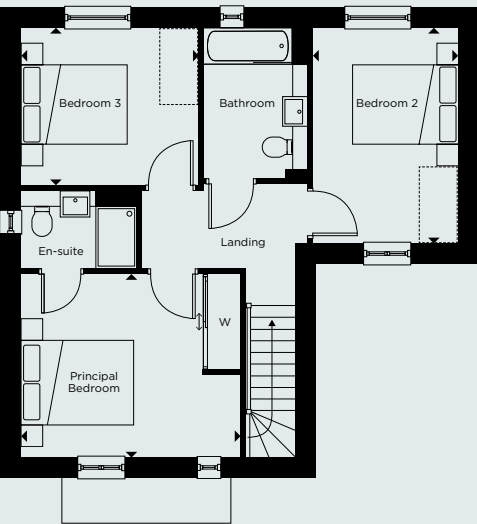
**GROUND FLOOR**

Kitchen/Dining/Living	8.25m x 6.55m	27'0" x 21'5"
Garage	3.55m x 6.85m	11'7" x 22'5"

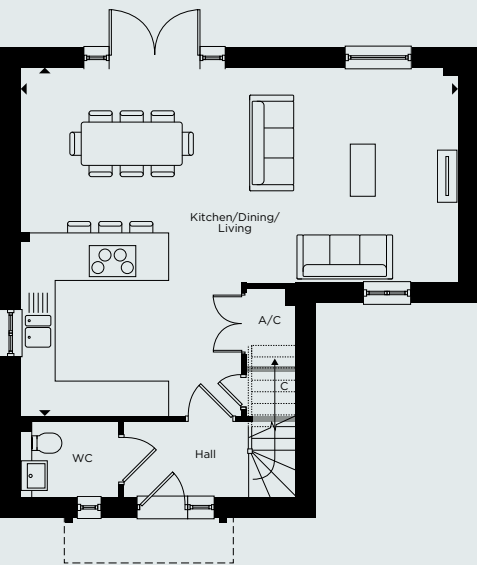
**FIRST FLOOR**

Principal Bedroom	4.10m x 3.45m	13'5" x 11'3"
Bedroom 2	2.70m x 4.05m	8'10" x 13'3"
Bedroom 3	3.35m x 2.95m	10'11" x 9'8"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 SPARROW

3 BEDROOM HOUSE  
PLOTS 3\*, 18, 19\* & 36



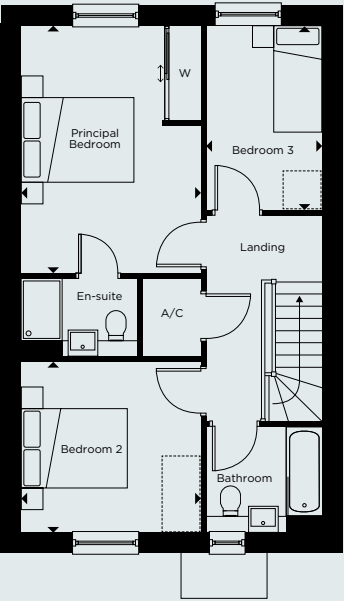
**GROUND FLOOR**

Kitchen/Dining/Living	5.70m x 9.25m	18'8" x 30'4"
Garage†	3.55m x 6.85m	11'7" x 22'5"

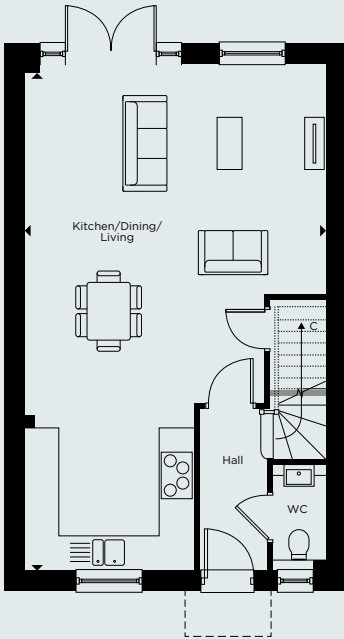
**FIRST FLOOR**

Principal Bedroom	3.35m x 4.30m	10'11" x 14'1"
Bedroom 2	3.35m x 3.20m	10'11" x 10'5"
Bedroom 3	2.20m x 3.15m	7'2" x 10'4"

\*Handed to floorplan shown. †Only to plots 18 & 19.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [---] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 SWIFT

3 BEDROOM HOUSE  
PLOTS 77 & 91

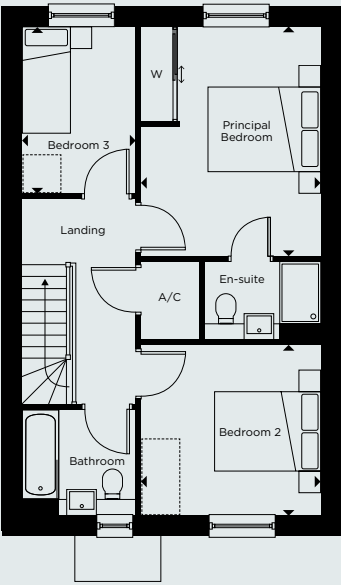


### GROUND FLOOR

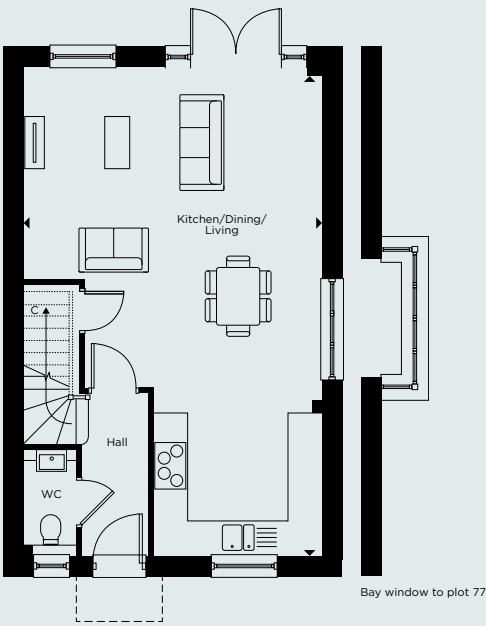
Kitchen/Dining/Living	5.65m x 9.25m	18'6" x 30'4"
Garage	3.55m x 6.85m	11'7" x 22'5"

### FIRST FLOOR

Principal Bedroom	3.30m x 4.30m	10'9" x 14'1"
Bedroom 2	3.30m x 3.20m	10'9" x 10'5"
Bedroom 3	2.20m x 3.15m	7'2" x 10'4"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 STARLING

3 BEDROOM HOUSE  
PLOTS 16, 38 & 39



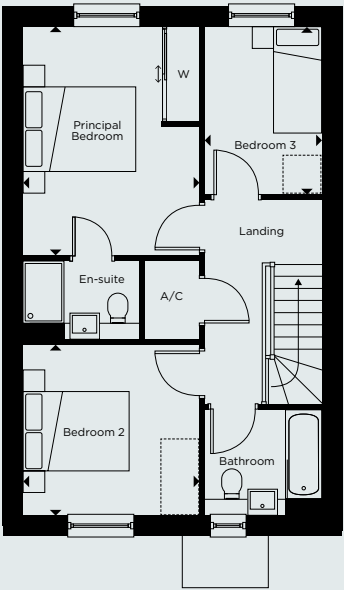
Computer generated image of plots 38 and 39 is indicative only. External finishes may vary.

## GROUND FLOOR

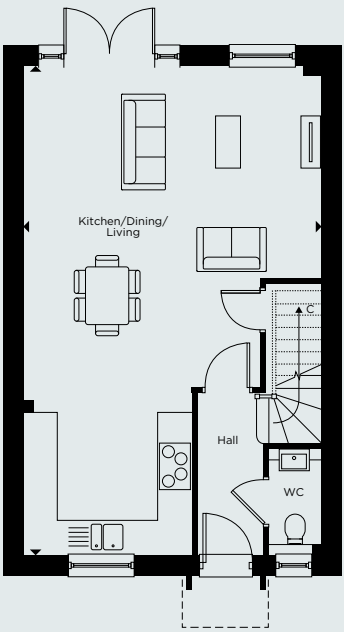
Kitchen/Dining/Living	5.65m x 9.25m	18'6" x 30'4"
Garage	3.55m x 6.85m	11'7" x 22'5"

## FIRST FLOOR

Principal Bedroom	3.30m x 4.30m	10'9" x 14'1"
Bedroom 2	3.30m x 3.20m	10'9" x 10'5"
Bedroom 3	2.20m x 3.15m	7'2" x 10'4"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 JAY

## 3 BEDROOM HOUSE

PLOTS 56, 63, 70\*, 73, 76, 80\*, 92, 101\*, 102, 108\*, 109\* & 110\*



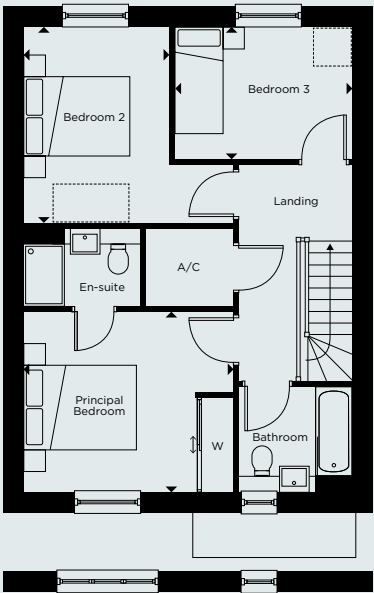
### GROUND FLOOR

Kitchen/Dining/Living	6.20m x 6.90m	20'4" x 22'7"
Study	3.40m x 1.75m	11'1" x 5'8"
Garage	3.55m x 6.85m <sup>†</sup>	11'7" x 22'5"

### FIRST FLOOR

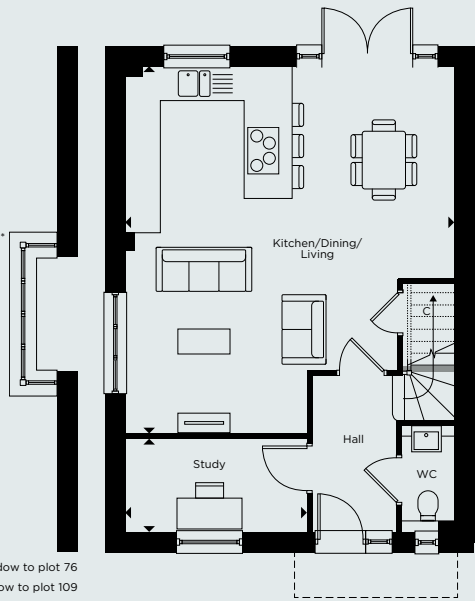
Principal Bedroom	3.90m x 3.40m	12'9" x 11'1"
Bedroom 2	2.75m x 3.75m	9'0" x 12'3"
Bedroom 3	3.35m x 2.50m	10'11" x 8'2"

\*Handed to floorplan shown. <sup>†</sup>Plot 109 has garage length of 6m.



Larger window to plots 63, 70, 73 & 80

### FIRST FLOOR



Bay window to plot 76  
\*No side window to plot 109

### GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 JACKDAW

3 BEDROOM HOUSE  
PLOTS 2 & 17

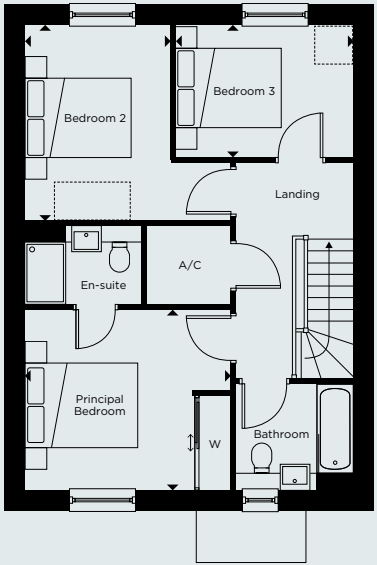


## GROUND FLOOR

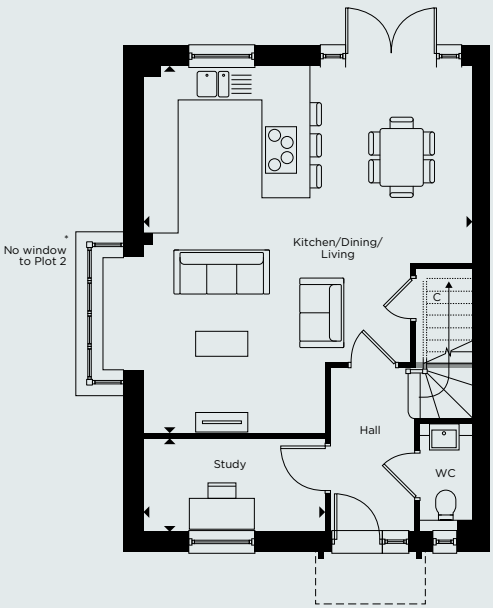
Kitchen/Dining/Living	6.20m x 6.90m	20'4" x 22'7"
Study	3.40m x 1.75m	11'1" x 5'8"
Garage	3.55m x 6.85m	11'7" x 22'5"

## FIRST FLOOR

Principal Bedroom	3.90m x 3.40m	12'9" x 11'1"
Bedroom 2	2.75m x 3.75m	9'0" x 12'3"
Bedroom 3	3.35m x 2.50m	10'11" x 8'2"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 DOVE

4 BEDROOM HOUSE  
PLOTS 67, 79, 103 & 105



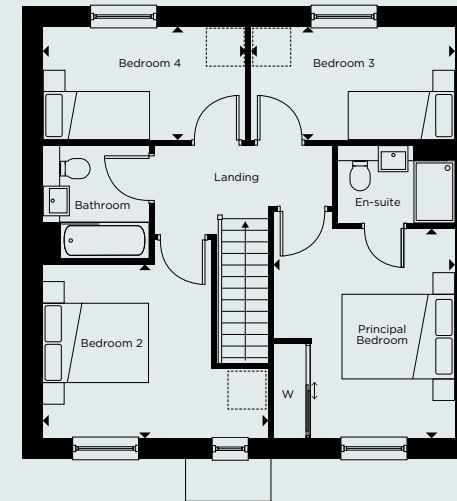
Computer generated image of plot 105 is indicative only. External finishes may vary.

## GROUND FLOOR

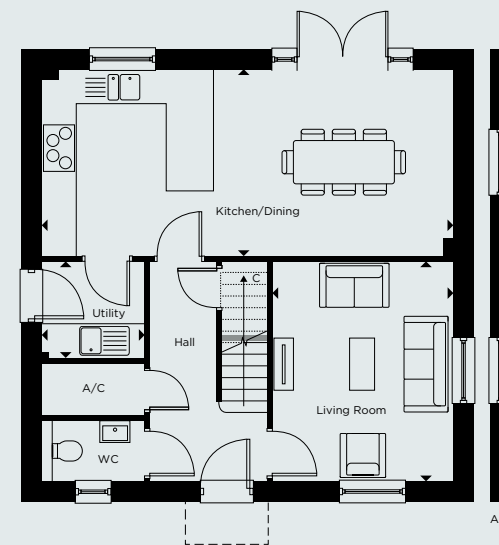
Kitchen/Dining	7.75m x 3.50m	25'5" x 11'5"
Living Room	3.40m x 4.10m	11'1" x 13'5"
Utility	1.95m x 1.80m	6'4" x 5'10"
Garage	3.55m x 6.85m	11'7" x 22'5"

## FIRST FLOOR

Principal Bedroom	3.40m x 3.95m	11'1" x 12'11"
Bedroom 2	4.25m x 3.25m	13'11" x 10'7"
Bedroom 3	3.85m x 2.15m	12'7" x 7'0"
Bedroom 4	3.85m x 2.15m	12'7" x 7'0"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 CUCKOO

4 BEDROOM HOUSE  
PLOT 20



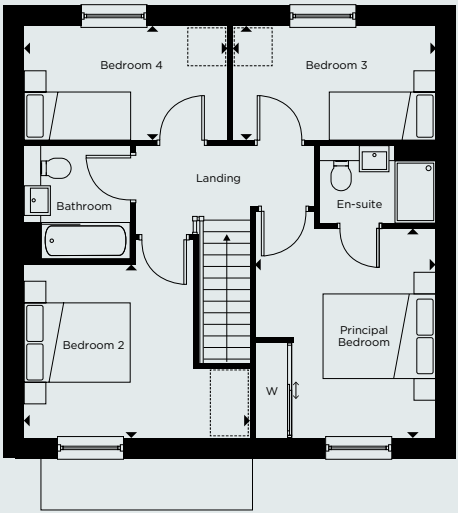
Computer generated image of plot 20 is indicative only.

## GROUND FLOOR

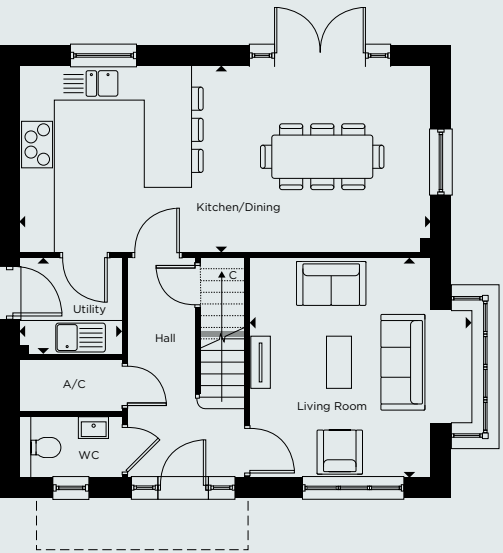
Kitchen/Dining	7.75m x 3.50m	25'5" x 11'5"
Living Room	4.15m x 4.10m	13'7" x 13'5"
Utility	1.95m x 1.80m	6'4" x 5'10"
Garage	3.55m x 6.85m	11'7" x 22'5"

## FIRST FLOOR

Principal Bedroom	3.40m x 3.95m	11'1" x 12'11"
Bedroom 2	4.25m x 3.25m	13'11" x 10'7"
Bedroom 3	3.85m x 2.15m	12'7" x 7'0"
Bedroom 4	3.85m x 2.15m	12'7" x 7'0"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 PARTRIDGE

4 BEDROOM HOUSE  
PLOTS 95, 104 & 106

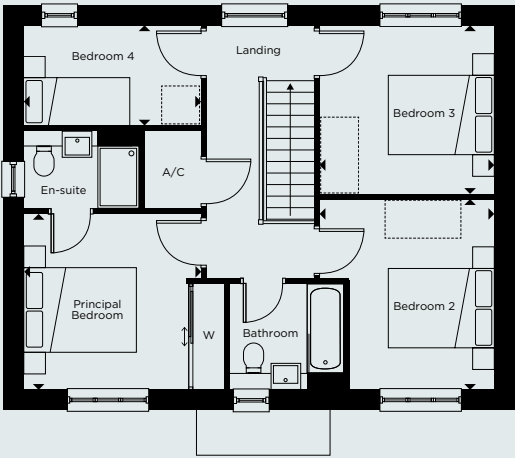


## GROUND FLOOR

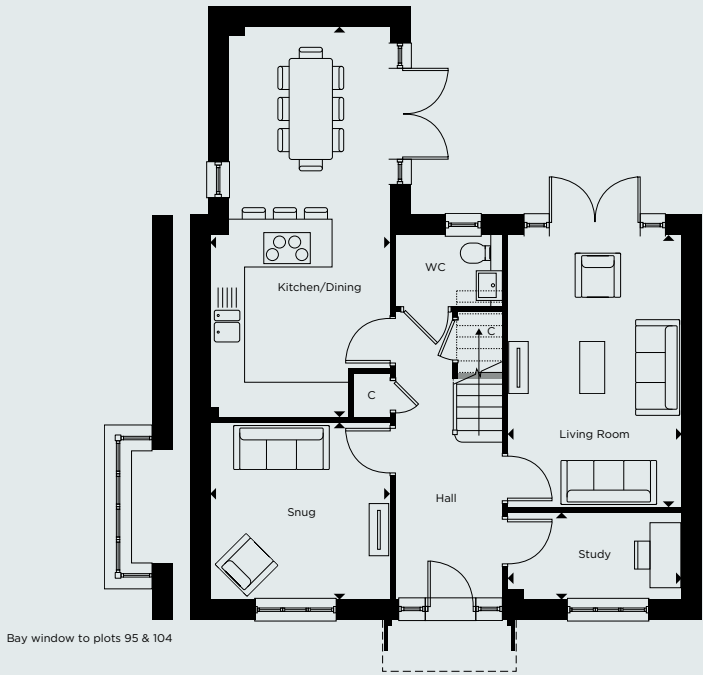
Kitchen/Dining	3.40m x 9.45m	11'1" x 31'0"
Living Room	3.25m x 5.10m	10'7" x 16'8"
Snug	3.40m x 3.20m	11'1" x 10'5"
Study	3.25m x 1.65m	10'7" x 5'4"
Garage	3.55m x 6.85m	11'7" x 22'5"

## FIRST FLOOR

Principal Bedroom	3.35m x 3.30m	10'11" x 10'9"
Bedroom 2	3.30m x 3.60m	10'9" x 11'9"
Bedroom 3	3.30m x 3.15m	10'9" x 10'4"
Bedroom 4	3.35m x 2.15m	10'11" x 7'0"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 ROOK

4 BEDROOM HOUSE  
PLOTS 4 & 40



Computer generated image of plot 40 is indicative only. External finishes may vary.

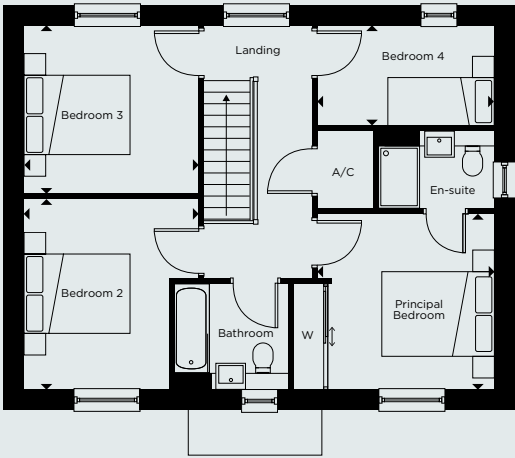
GROUND FLOOR

Kitchen/Dining	3.40m x 9.45m	11'1" x 31'0"
Living Room	3.25m x 5.10m	10'7" x 16'8"
Snug	4.15m x 3.20m	13'7" x 10'5"
Study	3.25m x 1.65m	10'7" x 5'4"
Garage	3.55m x 6.85m <sup>†</sup>	11'7" x 22'5"

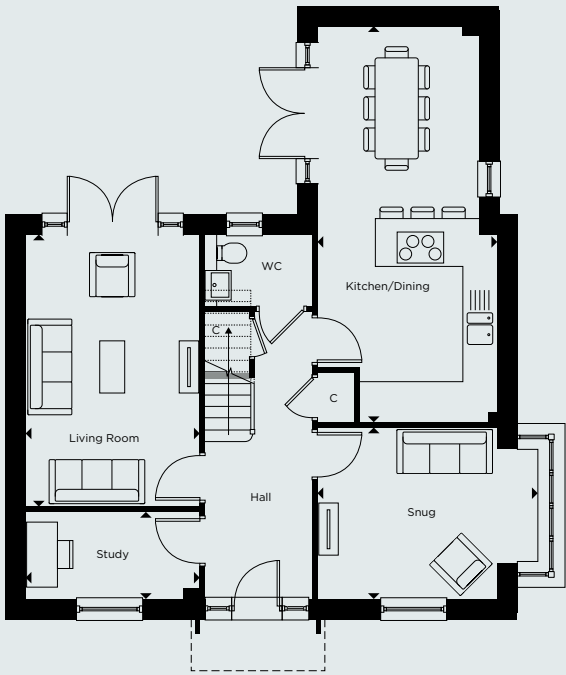
FIRST FLOOR

Principal Bedroom	3.35m x 3.30m	10'11" x 10'9"
Bedroom 2	3.30m x 3.60m	10'9" x 11'9"
Bedroom 3	3.30m x 3.15m	10'9" x 10'4"
Bedroom 4	3.35m x 2.15m	10'11" x 7'0"

<sup>†</sup>Plot 4 has garage length of 6m.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 OWL

4 BEDROOM HOUSE  
PLOTS 81, 82\*, 83\* 96\*, 97 & 107



Computer generated image of plots 81 and 82 is indicative only. External finishes may vary.

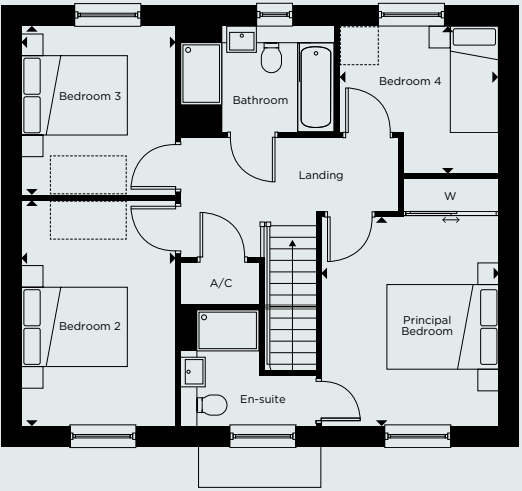
### GROUND FLOOR

Kitchen/Dining	3.30m x 7.55m	10'9" x 24'9"
Living Room	3.30m x 5.20m	10'9" x 17'0"
Study	3.30m x 2.25m	10'9" x 7'4"
Utility	2.10m x 1.75m	6'10" x 5'8"
Garage	3.55m x 6.85m†	11'7" x 22'5"

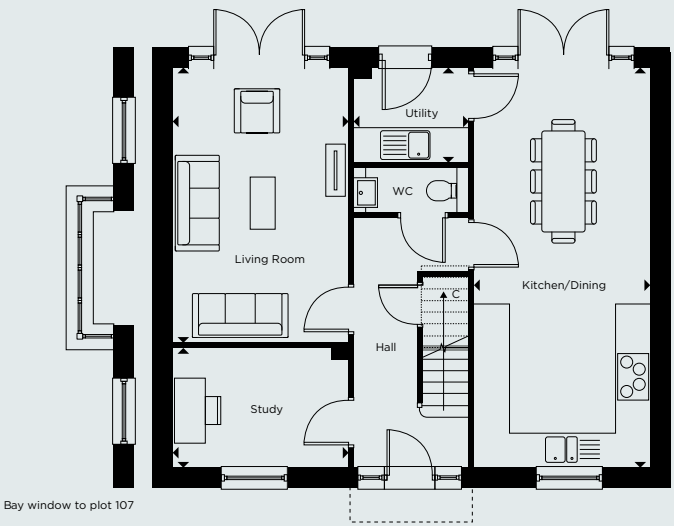
### FIRST FLOOR

Principal Bedroom	3.35m x 3.95m	10'11" x 12'11"
Bedroom 2	2.90m x 4.25m	9'6" x 13'11"
Bedroom 3	2.90m x 3.20m	9'6" x 10'5"
Bedroom 4	3.00m x 2.80m	9'10" x 9'2"

\*Handed to floorplan shown. †Plots 82 & 83 have garage length of 6m.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 KESTREL

4 BEDROOM HOUSE  
PLOTS 55 & 89\*



Computer generated image of plot 55 is indicative only. External finishes may vary.

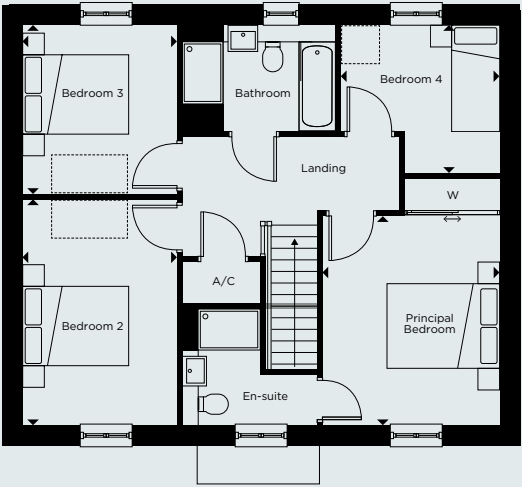
### GROUND FLOOR

Kitchen/Dining	3.30m x 7.55m	10'9" x 24'9"
Living Room	4.05m x 5.20m	13'3" x 17'0"
Study	3.30m x 2.25m	10'9" x 7'4"
Utility	2.10m x 1.75m	6'10" x 5'8"
Garage	3.55m x 6.85m <sup>†</sup>	11'7" x 22'5"

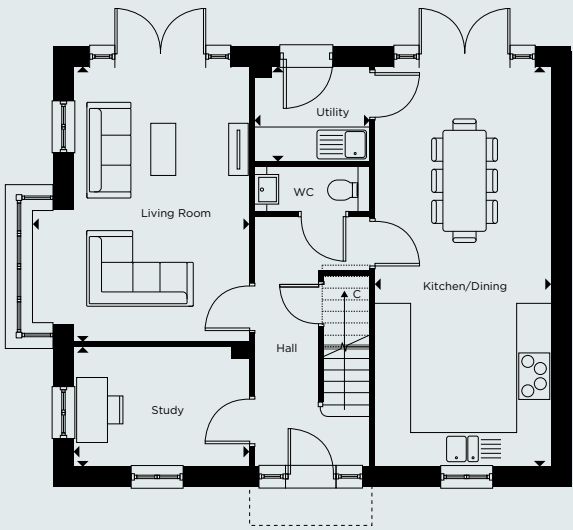
### FIRST FLOOR

Principal Bedroom	3.35m x 3.95m	10'11" x 12'11"
Bedroom 2	2.90m x 4.25m	9'6" x 13'11"
Bedroom 3	2.90m x 3.20m	9'6" x 10'5"
Bedroom 4	3.00m x 2.80m	9'10" x 9'2"

\*Handed to floorplan shown. <sup>†</sup>Plot 55 has garage length of 6m.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.



# Specification

## 5 BEDROOM HOUSES

### PLOTS 86, 87, 88 and 98

#### KITCHEN

- Matt finish shaker-style units with soft close to doors and drawers
- Caesarstone worktops with matching upstand
- Induction hob with integrated extractor
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

#### UTILITY ROOM

- Matt finish shaker-style units with soft close to doors
- Caesarstone worktops with matching upstand
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

Kitchen and utility room design and layouts vary; please speak to our Sales Executives for further information.

#### EN-SUITE

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated towel rail

#### MAIN BATHROOM

- Bath with shower over and glass shower screen
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated towel rail

#### DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built in hinged wardrobe with 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, landing and bedrooms
- Large format tiles to bathroom and en-suite

#### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors
- Electrically controlled up and over garage door, colour to match front door

#### HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

#### ELECTRICAL

- Downlights to entrance hall, kitchen/dining room, bathroom, en-suite, WC, utility room and principal bedroom
- Pendant fittings to separate living room, family room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

#### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patio
- External tap and power socket

#### 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 facing bricks, with render and grey roof tiles
- uPVC rain-water goods

#### WARRANTY

- 10 year NHBC warranty

A Management Company has been formed at Farehurst Park and will be responsible for the management and maintenance of the shared services and external communal areas of the of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Farehurst Park. A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

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.



Images are indicative only – taken from a similar Hill home.

# THE KITE

5 BEDROOM HOUSE  
PLOTS 86, 88 & 98\*



Computer generated image of plot 88 is indicative only. External finishes may vary.

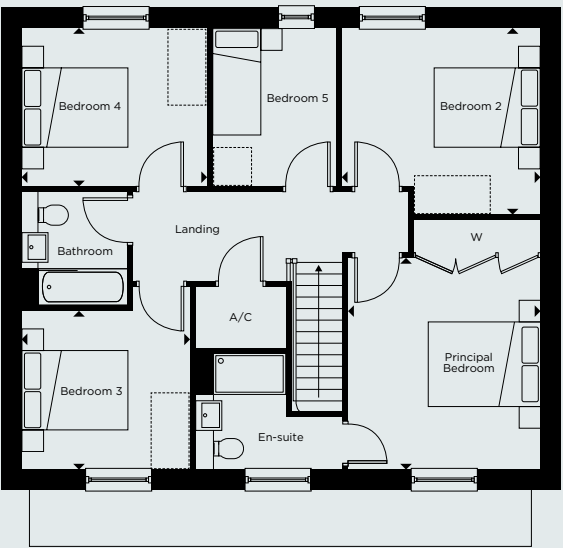
### GROUND FLOOR

Kitchen/Dining	3.60m x 8.60m	11'9" x 28'2"
Living Room	3.70m x 6.05m	12'1" x 19'10"
Family Room	3.60m x 4.50m	11'9" x 14'9"
Study	3.70m x 2.95m	12'1" x 9'8"
Utility	2.20m x 1.95m	7'2" x 6'4"
Garage	3.55m x 6.85m	11'7" x 22'5"

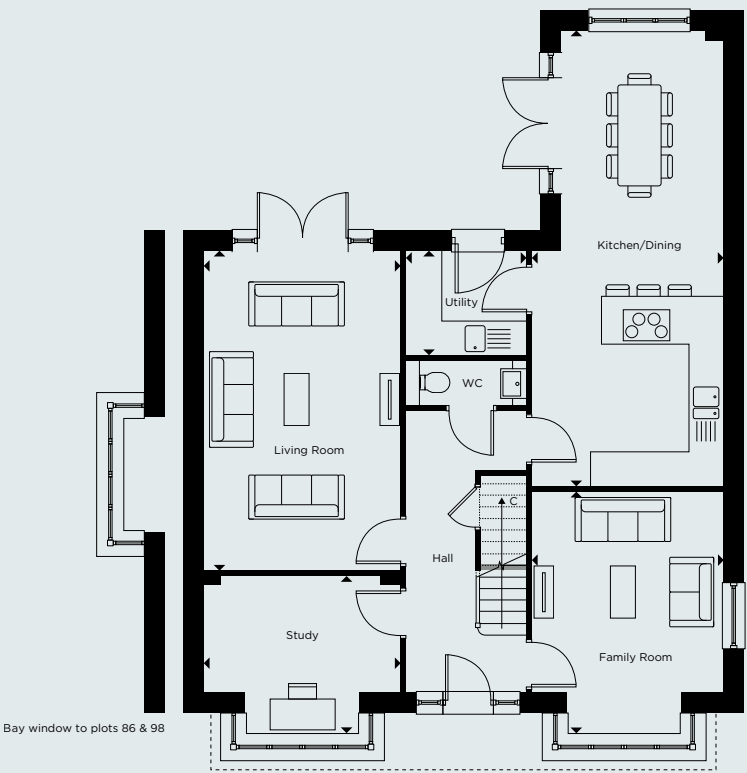
### FIRST FLOOR

Principal Bedroom	3.60m x 4.00m	11'9" x 13'1"
Bedroom 2	3.75m x 3.05m	12'3" x 10'0"
Bedroom 3	3.20m x 3.00m	10'5" x 9'10"
Bedroom 4	3.00m x 3.50m	9'10" x 11'5"
Bedroom 5	2.35m x 3.50m	7'8" x 11'5"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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# THE HARRIER

5 BEDROOM DETACHED HOUSE  
PLOT 87



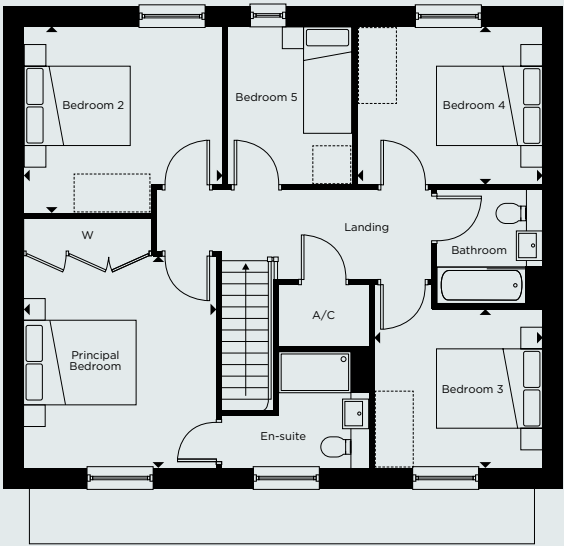
Computer generated image of plot 87 is indicative only.

### GROUND FLOOR

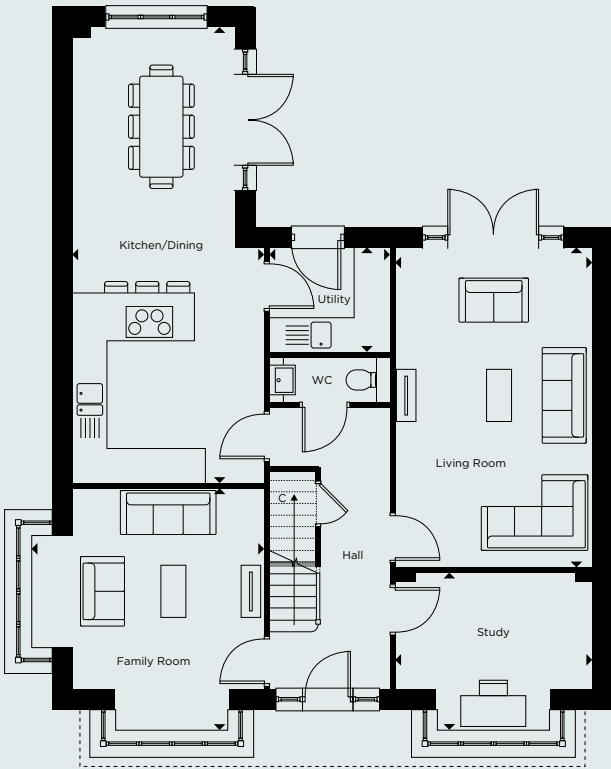
Kitchen/Dining	3.60m x 8.60m	11'9" x 28'2"
Living Room	3.70m x 6.05m	12'1" x 19'10"
Family Room	4.35m x 4.50m	14'3" x 14'9"
Study	3.70m x 2.75m	12'1" x 9'0"
Utility	2.20m x 1.95m	7'2" x 6'4"
Garage	3.55m x 6.85m	11'7" x 22'5"

### FIRST FLOOR

Principal Bedroom	3.60m x 4.00m	11'9" x 13'1"
Bedroom 2	3.75m x 3.05m	12'3" x 10'0"
Bedroom 3	3.20m x 3.00m	10'5" x 9'10"
Bedroom 4	3.00m x 3.50m	9'10" x 11'5"
Bedroom 5	2.35m x 3.50m	7'8" x 11'5"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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# Pumping House Pond



Computer generated image of the Pumping House Pond is indicative only.





## CREATING EXCEPTIONAL PLACES TO LIVE

The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on Instagram at [@CreatedbyHill](#)



\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024



Heartwood, Docking

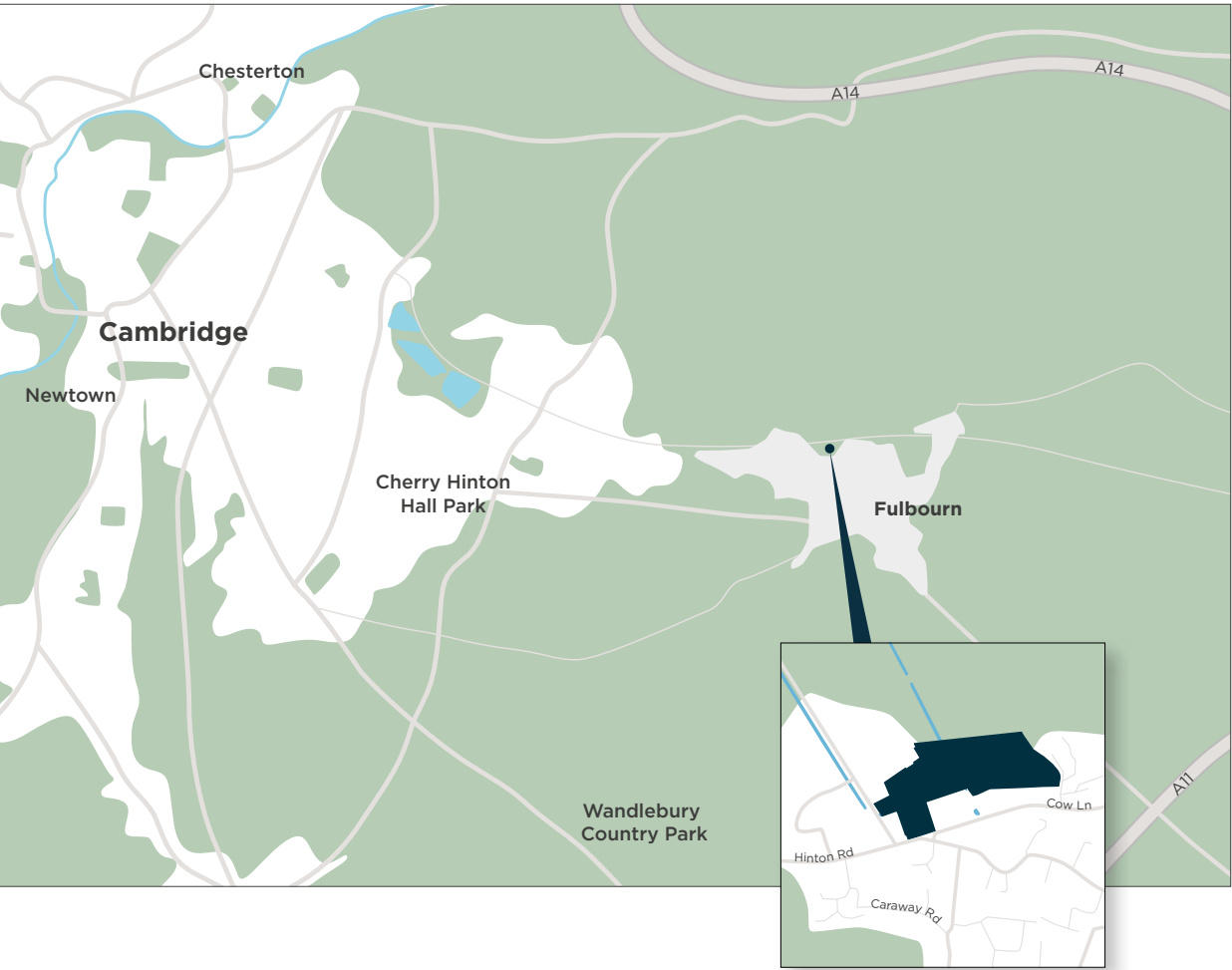


Millside Grange, Croxley Green



Marleigh, Cambridge

# HOW TO FIND US



## FAREHURST PARK

Teversham Road, Fulbourn, Cambridge CB21 5EB

01223 657349 | [farehurstpark@hill.co.uk](mailto:farehurstpark@hill.co.uk)



Every care has been taken with the preparation of this brochure. The details and descriptions 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. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print.



