



SADLER'S YARD

CAMBRIDGE • CB1



Experience A BETTER QUALITY OF LIFE

SADLER'S YARD IS AN EXCLUSIVE COLLECTION OF JUST EIGHT HOMES, LOCATED IN A LEAFY ENCLAVE JUST OUTSIDE OF CAMBRIDGE'S HISTORIC CENTRE.

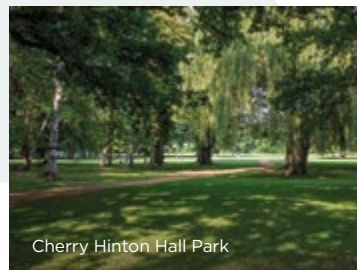
Thoughtfully crafted and beautifully finished, this selection of three, four and five bedroom houses has been designed to enable more environmentally friendly living and sustainable commuting thanks to its proximity to amenities and transport links.

With easy access to the city's rich social and cultural life, the career opportunities of this booming local economy, and the expansive Cambridgeshire countryside, Sadler's Yard is ideally positioned to enjoy a fulfilling lifestyle.



Computer generated image of The Fisher, The Wyatt, The Perry and The Glynn is indicative only.

Explore YOUR NEW NEIGHBOURHOOD



Cherry Hinton Hall Park



The Gog Farm Shop



Cherry Hinton Chalk Pits

SITUATED TO THE SOUTH-EAST OF CENTRAL
CAMBRIDGE, SADLER'S YARD OFFERS PLENTY
OF AMENITIES IN ITS IMMEDIATE AREA.

Walks can be enjoyed in the nearby Cherry Hinton Chalk Pits Nature Reserve and Cherry Hinton Hall Park. With its paddling pool, ponds, playground and tennis court, this much-loved park is perfect for a family outing.

The location is also hard to beat for day-to-day convenience with a Tesco Superstore, medical centre, several schools, and Gog Magog Golf Club just a short distance away.

Addenbrooke's Hospital and Cambridge Biomedical Campus are just over a mile away, offering the opportunity of a quick and easy commute.

Local pubs the Queen Edith and Robin Hood serve a range of classic dishes for a relaxed meal out, while family-run The Gog Farm Shop offers delicious breakfasts, snacks and lunches, as well as selling a wonderful range of local produce.





River Cam



Cambridge



Cambridge Market



Wimpole Hall

Live LIFE TO THE FULL

IF YOU APPRECIATE A VIBRANT SOCIAL SCENE, INCREDIBLE ARCHITECTURE, FASCINATING CULTURAL ATTRACTIONS AND EXTENSIVE SHOPPING AND DINING, THEN LOOK NO FURTHER.

Sadler's Yard is positioned within just a 16-minute bike ride from central Cambridge, so you can enjoy all the excitement and diversity of the city whenever you want.

Find something to suit every style with three shopping centres, unique independent stores and boutiques, and Cambridge's famous market. Eating out is an adventure too, with options ranging from street food, tapas and Dim Sum to Michelin-starred dining and traditional tea rooms.

Cambridge's stunning period architecture is justly revered, and its natural landscapes are equally impressive. The Botanic Gardens, Midsummer Common and the numerous gardens of the University of Cambridge colleges are beautiful settings for a stroll or picnic, while the River Cam is ideal for watersports including punting, rowing, kayaking and paddleboarding. There are also five golf clubs and seven tennis clubs within 10 miles of Sadler's Yard.

For when you want a change of pace, head out of the city into the countryside and explore Cambridgeshire's fens, charming towns and villages such as Saffron Walden, Newmarket and Grantchester, and historic destinations such as Anglesey Abbey and the Wimpole Estate.

Journey times and distances are approximate. Source: Google Maps

Broaden YOUR OPPORTUNITIES



Cambridge Biomedical Campus



Capital Park

As well as its famous university, employing over 12,000 staff*, Cambridge and the surrounding area is home to a thriving science, research and innovation sector. Known as Silicon Fen[^], it is Europe's largest technology cluster with more than 5,000 firms, ranging from exciting new start-ups to major companies such as AstraZeneca, Arm, Apple and GSK.

Addenbrooke's Hospital, a major teaching hospital and research centre with strong affiliations to the University of Cambridge, is within easy reach just over a mile from Sadler's Yard. Next to the hospital is the Cambridge Biomedical Campus, another hub of employment. In total, there are 25 science and business parks in and around Cambridge, giving you a wealth of career opportunities within an easy commute.

*www.cam.ac.uk/about-the-university/how-the-university-and-colleges-work
[^]Source: www.jbs.cam.ac.uk/2023/from-silicon-fen-to-world-leading-networks

Journey times from SADLER'S YARD



By Bicycle

Peterhouse Technology Park
4 minutes

Capital Park
6 minutes

Addenbrooke's Hospital
7 minutes

Cambridge Biomedical Campus
10 minutes



By Car

Granta Park
10 minutes

Babraham Research Campus
10 minutes

St John's Innovation Park
14 minutes

Cambridge Business Park
14 minutes

Cambridge Science Park
16 minutes

Cambourne Business Park
22 minutes

Melbourn Science Park
23 minutes

Journey times are approximate. Source: Google Maps



Love
TO LEARN

CAMBRIDGE IS FAMOUS FOR ITS UNIVERSITY COLLEGES,
BUT IT IS ALSO HOME TO AN EXCELLENT RANGE OF
SCHOOLS FOR CHILDREN OF ALL AGES.

A number of nurseries are conveniently located between Sadler’s Yard and the city centre or business parks, helping to make combining work and family life easier. There are four primary schools within a 20 minute walk, all rated Good by Ofsted, and several secondary schools within easy reach, many of which are rated Outstanding.

The independent sector is also well represented, with The Leys School ranked as East Anglia’s Independent Secondary School of the Year 2024 by The Sunday Times. The Perse School, founded in the 17th century, has three locations across the city for each stage of education.

For older students there is, of course, the world-leading University of Cambridge. Its 31 colleges are located throughout the city and feature excellent research, teaching and sports facilities.

Journey times are approximate. Source: Google Maps.
Ofsted rating correct at time of going to print.
<https://www.thetimes.com/article/best-east-anglia-schools-league-table-8n2kcm6qq>

PRESCHOOLS AND
NURSERIES

Homerton Nursery School

Holbrook Road, Cambridge CB1 7ST
🚲 6 minutes

Bright Horizons Long Road
Day Nursery and Preschool

Robinson Way, Cambridge CB2 0SZ
🚲 8 minutes

Kids Planet Chris Abell Nursery

Harrison Drive, Cambridge CB2 8PH
🚲 10 minutes

PRIMARY
SCHOOLS

Queen Edith Primary School

Godwin Way, Cambridge CB1 8QP
🚶 11 minutes
Ofsted rated: Good

Queen Emma Primary School

Gunhild Way, Cambridge CB1 8QY
🚶 11 minutes
Ofsted rated: Good

Colville Primary School

Colville Road, Cherry Hinton,
Cambridge CB1 9EJ
🚶 15 minutes
Ofsted rated: Good

Cherry Hinton Church of
England Primary School

228 High Street, Cherry Hinton,
Cambridge CB1 9HH
🚶 19 minutes
Ofsted rated: Good

SECONDARY
SCHOOLS

The Netherhall School

Queen Edith’s Way, Cambridge CB1 8NN
🚶 2 minutes
Ofsted rated: Good

Saint Bede’s Inter-Church School

Birdwood Road, Cambridge CB1 3TD
🚲 6 minutes
Ofsted rated: Outstanding

Coleridge Community College

Radegund Road, Cambridge CB1 3RJ
🚲 8 minutes
Ofsted rated: Good

Parkside Community College

Parkside, Cambridge CB1 1EH
🚲 16 minutes
Ofsted rated: Outstanding

Chesterton Community College

Gilbert Road, Cambridge CB4 3NY
🚲 24 minutes
Ofsted rated: Outstanding

Bottisham Village College

Lode Road, Bottisham CB25 9DL
🚌 16 minutes
Ofsted rated: Outstanding

North Cambridge Academy

Arbury Road, Cambridge CB4 2JF
🚌 16 minutes
Ofsted rated: Good

INDEPENDENT
SCHOOLS

Cambridge International School

Cherry Hinton Hall, Cherry Hinton Road,
Cambridge CB1 8DW
For boys and girls aged 2-11
🚶 13 minutes

Cambridge Steiner School

Hinton Road, Fulbourn CB21 5DZ
For boys and girls aged 2-16
🚲 10 minutes

The Perse School

For boys and girls aged 3-18

Pelican School (Nursery - Year 2)

Northwold House, 92 Glebe Road,
Cambridge CB1 7TD
🚲 7 minutes

Preparatory School (Years 3-6)

Trumpington Road, Cambridge CB2 8EX
🚲 12 minutes

Upper School (Years 7-13)

Hills Road, Cambridge CB2 8QF
🚲 8 minutes

The Leys School

For boys and girls aged 11-18
The Fen Causeway, Cambridge CB2 7AD
🚲 17 minutes

King’s College School

For boys and girls aged 4-13
West Road, Cambridge CB3 9DN
🚲 22 minutes

St John’s College School

For boys and girls aged 4-13
73 Grange Road, Cambridge CB3 9AB
🚲 24 minutes



Connect WITH EASE

LIVING AT SADLER'S YARD GIVES YOU ACCESS TO BOTH CITY LIVING AND THE WIDE OPEN SPACES OF THE CAMBRIDGESHIRE COUNTRYSIDE.

Fast train links to London and other cities such as Norwich and Peterborough are available from Cambridge station, which is 12 minutes by bicycle from Sadler's Yard, or there is a regular bus service just a couple of minutes' walk from your front door.

Travel by car is also straightforward, with the A11 and A14 within easy reach for exploring the towns and cities of Cambridgeshire, as well as the M11 for travel around the country. Stansted Airport is just over half an hour away by car, so you can enjoy weekends abroad too.



Cambridge Station



Stansted Airport

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



On Foot

Cherry Hinton Chalk Pits Nature Reserve
6 minutes

Cherry Hinton Hall Park
10 minutes

Cherry Hinton Recreation Ground
10 minutes

Tesco Express
13 minutes

The Coffee House Cambridge
15 minutes



By Bicycle

Tesco Superstore
6 minutes

Addenbrooke's Hospital
7 minutes

David Lloyd Health Club Cambridge
9 minutes

Cambridge Biomedical Campus
10 minutes

Cambridge Train Station
12 minutes

Cambridge City Centre
16 minutes



By Car

Wandlebury Country Park
7 minutes

Anglesey Abbey
15 minutes

Newmarket
21 minutes

Saffron Walden
24 minutes

London Stansted Airport
34 minutes



By Train
From Cambridge Station

Ely
14 minutes

Bury St Edmunds
38 minutes

Peterborough
49 minutes

London King's Cross
49 minutes

Norwich
1 hour 14 minutes

Nestled
INTO THE LANDSCAPE



Computer Generated Image of Sadler's Yard is indicative only.

Discover

A TRANQUIL ENCLAVE

WITH JUST EIGHT THOUGHTFULLY CRAFTED HOMES, SADLER'S YARD IS A BESPOKE NEW COMMUNITY, ENCLOSED BY EXISTING HEDGEROWS AND TREES FOR A GREEN, LEAFY SETTING.

These low-carbon, gas-free homes combine a mix of materials with modern architectural design for a characterful yet contemporary style, while landscaping around the homes creates an attractive enclave.

Off-road parking and bike storage is provided for each home, helping to make life even more convenient.

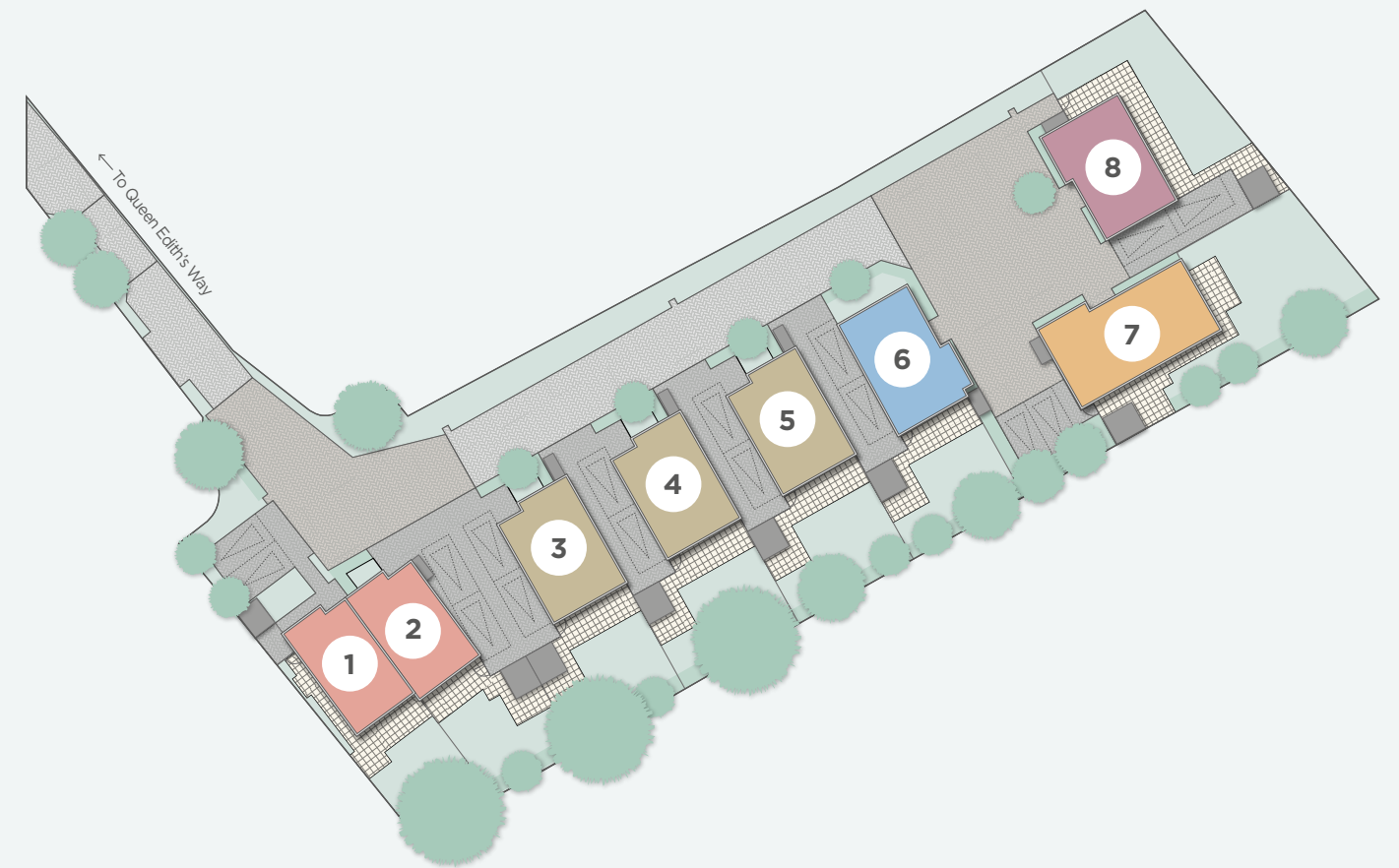
 **THE FISHER**
THREE BEDROOM HOUSE
Plots 1 & 2

 **THE WYATT**
FOUR BEDROOM HOUSE
Plots 3, 4 & 5

 **THE PERRY**
FOUR BEDROOM HOUSE
Plot 6

 **THE GLYNN**
FOUR BEDROOM HOUSE
Plot 8

 **THE THACKERAY**
FIVE BEDROOM HOUSE
Plot 7



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 roads, drives, paths and patios plus trees and landscaping are indicative only and may vary.

Picture YOUR NEW HOME

ENJOY A SUPERIOR STANDARD OF LIVING AT SADLER'S YARD,
WITH HOMES THAT ARE BEAUTIFULLY DESIGNED AND FINISHED.

Expansive glazing creates light-filled interiors, while layouts have been thoughtfully planned to maximise space for entertaining, relaxing, work and play. High levels of energy efficiency and insulation ensure these homes are comfortable as well as economical to run.

With a calming colour palette throughout, luxurious flooring and stylish fitted kitchens and bathrooms, these homes are welcoming retreats where you can unwind, or enjoy time with friends and family.

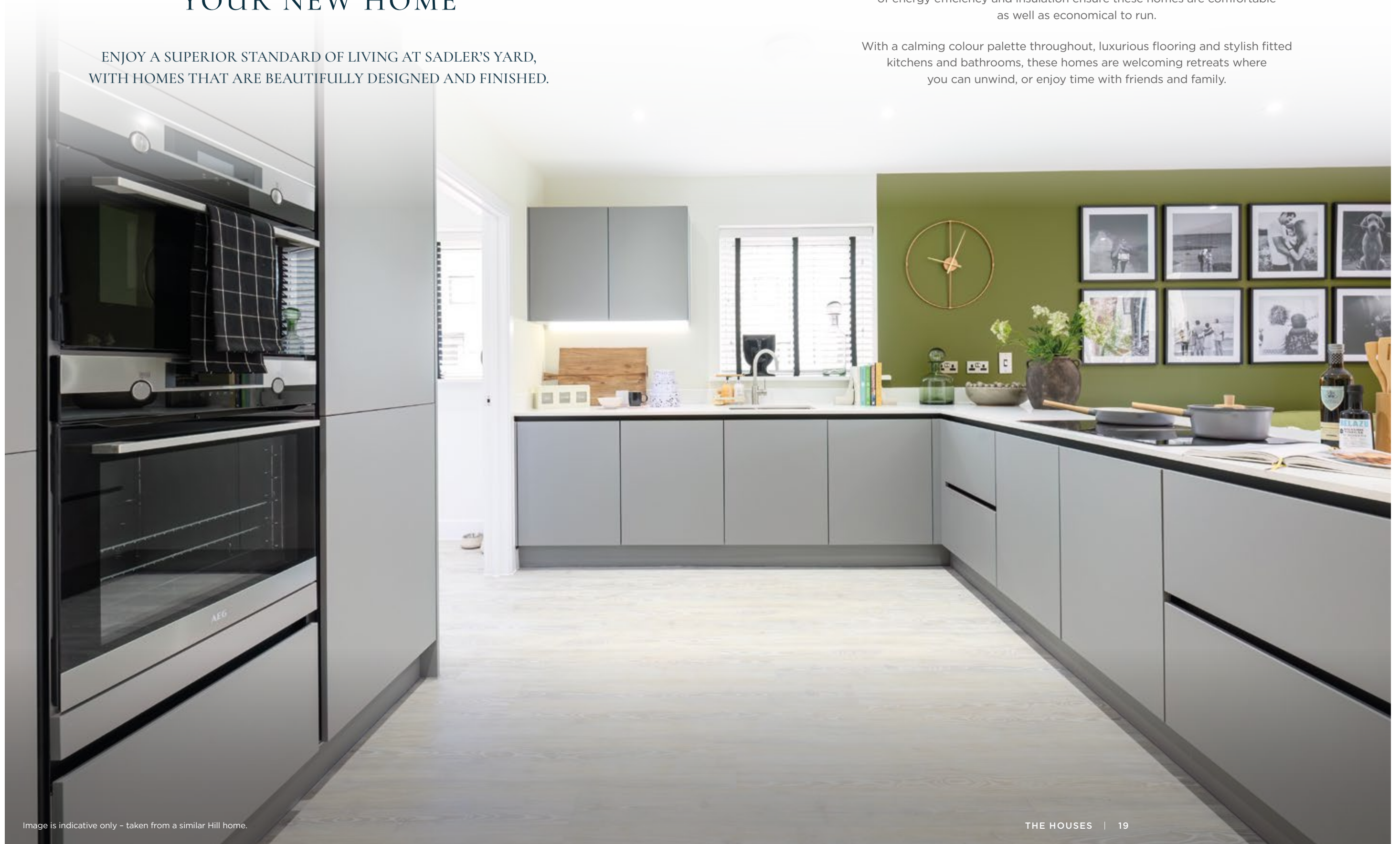


Image is indicative only - taken from a similar Hill home.

Specification

3 AND 4 BEDROOM HOUSES

PLOTS 1, 2, 3, 4, 5, 6, & 8

KITCHEN

- Matt finish handleless 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 fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted 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
- Bath panel to match vanity top
- Framed feature mirror with shelf
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Painted timber staircase with carpeted treads and risers
- White painted flush 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, landings, upper floor living room, study and bedrooms
- Large format tiles to bathroom, en-suite and upper floor WC (where applicable)

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors

HEATING AND WATER

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

ELECTRICAL

- Downlights to entrance hall, open plan kitchen/dining room, bathroom, en-suite and WC
- Pendant fittings to separate living room, snug, study, landings and all bedrooms
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- 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
- 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 patios
- External tap and power socket
- Garden shed and additional cycle store

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 black facing bricks, with wood effect cladding to selected plots and grey roof tiles
- uPVC rain-water goods
- PV Panels

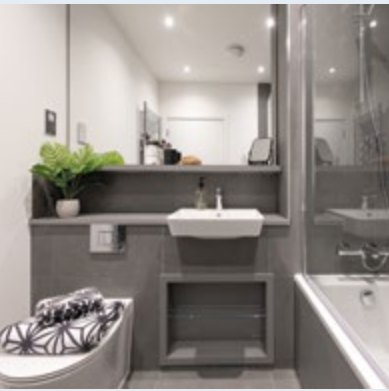
WARRANTY

- 10 year NHBC warranty

A Management Company has been formed at Sadler's Yard and will be responsible for the management and maintenance of the external communal areas of the of the development, including the landscaped areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Sadler's Yard.

All homeowners will be required to pay a contribution towards the maintenance of the development.

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 FISHER

3 BEDROOM SEMI-DETACHED HOUSE PLOTS 1 & 2



Computer generated image of The Fisher, plots 1 & 2 are indicative only.

GROUND FLOOR

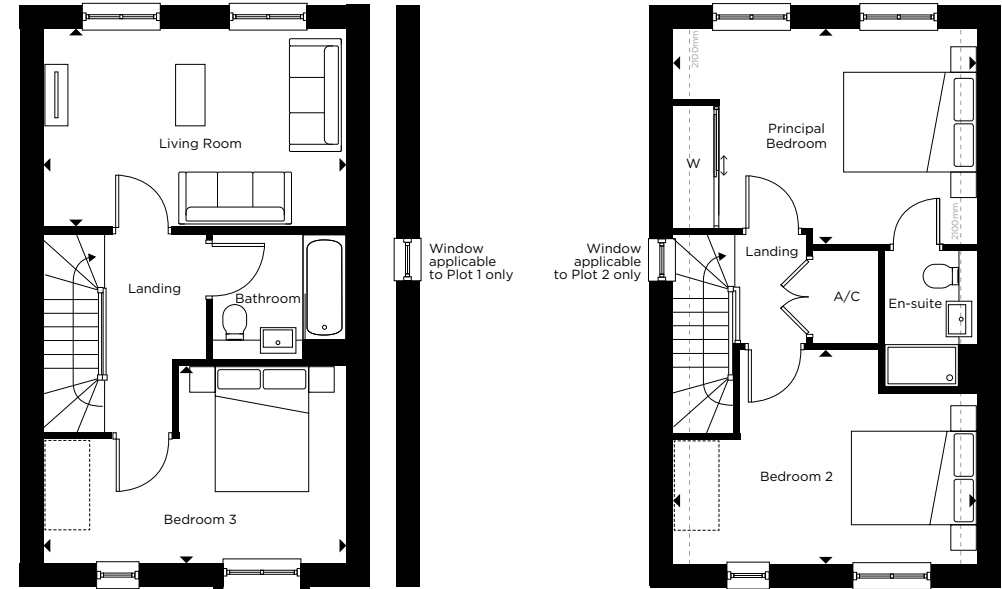
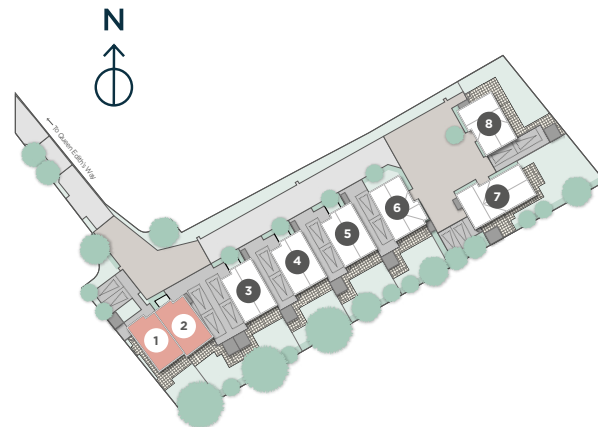
Kitchen/Dining	4.85m x 3.70m	15'10" x 12'1"
Study/Snug	2.70m x 3.20m	8'11" x 10'5"

FIRST FLOOR

Living Room	4.85m x 3.20m	15'10" x 10'5"
Bedroom 3	4.85m x 3.15m	15'10" x 10'4"

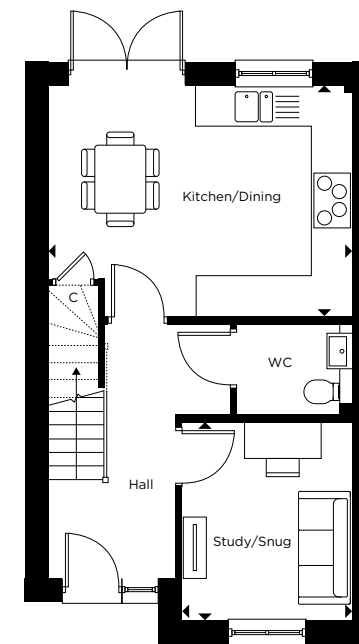
SECOND FLOOR

Principal Bedroom	4.85m x 3.45m	15'10" x 11'3"
Bedroom 2	4.85m x 3.40m	15'10" x 11'1"



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [] - INDICATIVE WARDROBE POSITION - - - - RESTRICTED HEAD HEIGHT (mm)

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements 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 convenience of the intending purchaser, the information herein is a preliminary guide only.

THE WYATT

4 BEDROOM DETACHED HOUSE PLOTS 3, 4 & 5



Computer generated image of The Wyatt, plots 4 & 5 are indicative only.

GROUND FLOOR

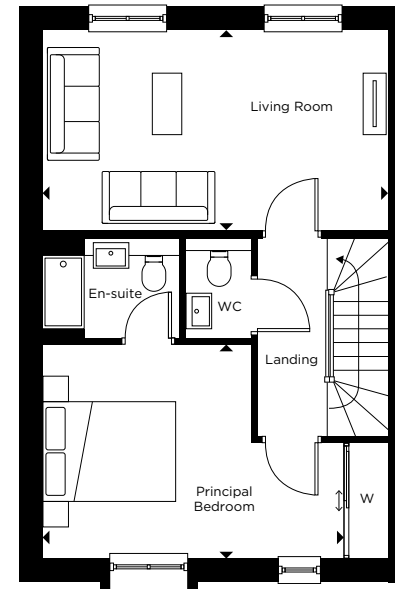
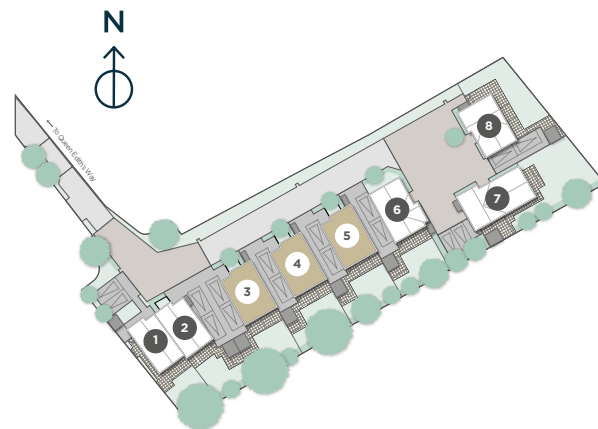
Kitchen/Dining	5.50m x 3.20m	18'0" x 10'5"
Study	3.50m x 2.45m	11'5" x 8'0"

FIRST FLOOR

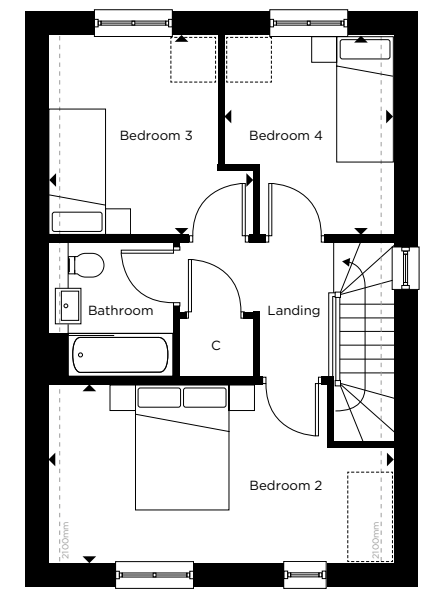
Living Room	5.50m x 3.20m	18'0" x 10'5"
Principal Bedroom	3.80m x 3.45m	12'5" x 11'3"

SECOND FLOOR

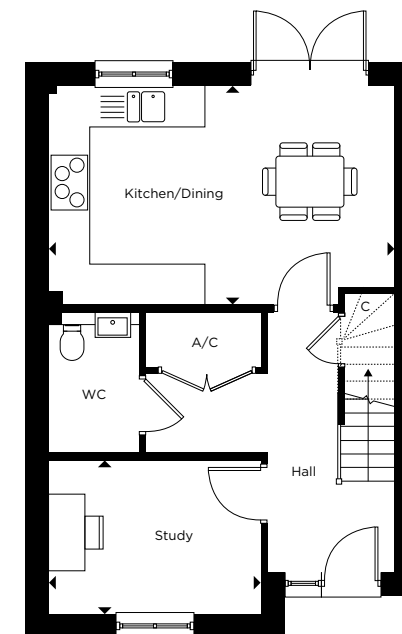
Bedroom 2	5.50m x 2.85m	18'0" x 9'4"
Bedroom 3	2.70m x 3.20m	8'10" x 10'5"
Bedroom 4	2.70m x 3.20m	8'10" x 10'5"



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION - - - - RESTRICTED HEAD HEIGHT (mm)

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THE PERRY

4 BEDROOM DETACHED HOUSE PLOT 6



Computer generated image of The Perry, plot 6 is indicative only.

GROUND FLOOR

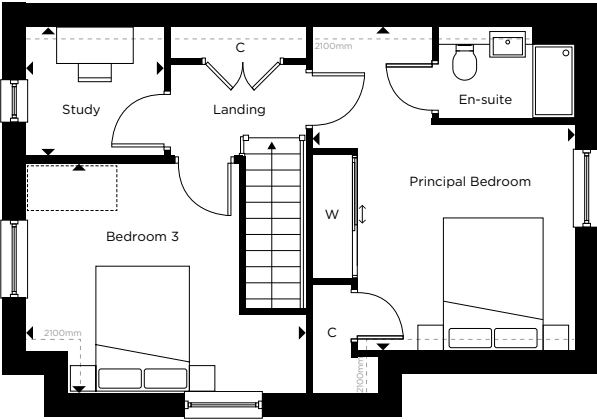
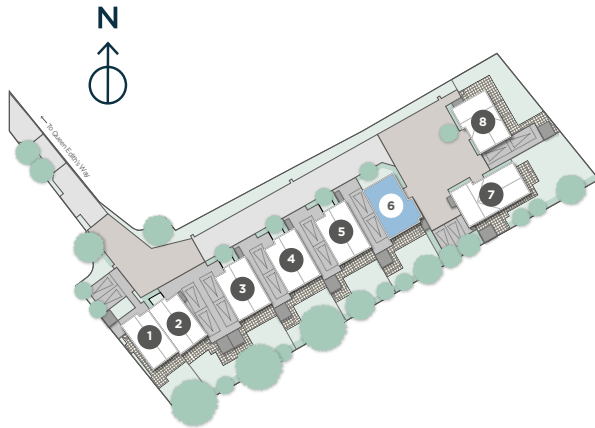
Kitchen/Dining	3.00m x 5.15m	9'10" x 16'10"
Living Room	3.45m x 5.80m	11'3" x 19'0"

FIRST FLOOR

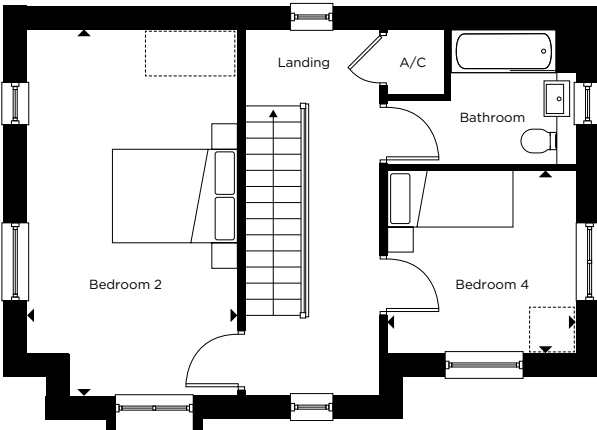
Study	2.20m x 2.10m	7'2" x 6'10"
Bedroom 2	5.80m x 3.40m	19'0" x 11'3"
Bedroom 4	2.95m x 3.00m	9'8" x 9'10"

SECOND FLOOR

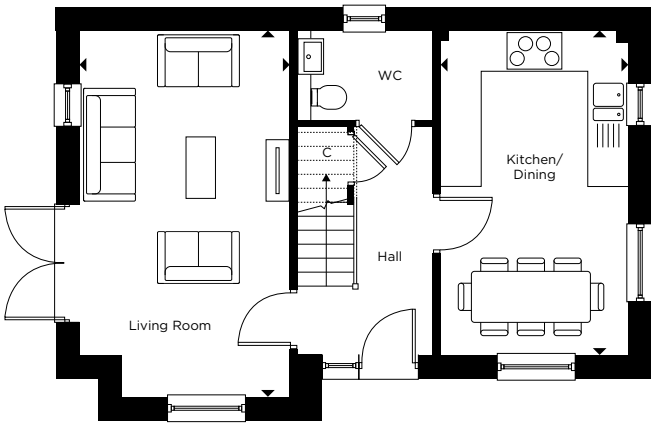
Principal Bedroom	3.45m x 3.60m	11'3" x 11'9"
Bedroom 3	3.40m x 3.70m	11'1" x 12'1"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION - - - - RESTRICTED HEAD HEIGHT (mm)

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THE GLYNN

4 BEDROOM DETACHED HOUSE PLOT 8



Computer generated image of The Glynn, plot 8 is indicative only.

GROUND FLOOR

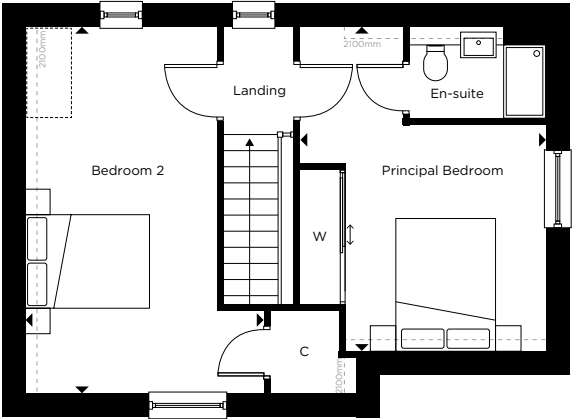
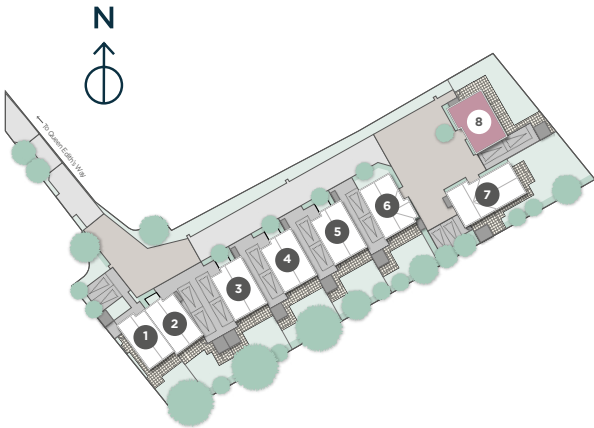
Kitchen/Dining	2.85m x 5.15m	9'4" x 16'10"
Living Room	3.05m x 5.90m	10'0" x 19'4"

FIRST FLOOR

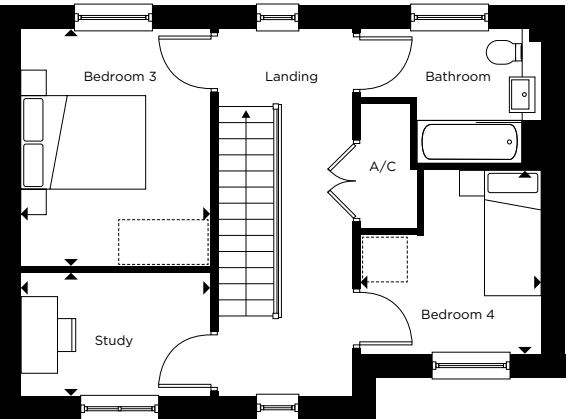
Study	3.00m x 1.95m	9'10" x 6'4"
Bedroom 3	3.00m x 3.80m	9'10" x 12'5"
Bedroom 4	2.85m x 2.95m	9'4" x 9'8"

SECOND FLOOR

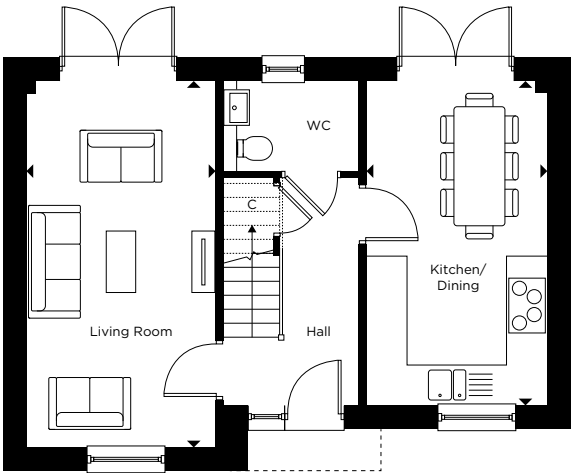
Principal Bedroom	3.20m x 3.60m	10'5" x 11'9"
Bedroom 2	3.05m x 5.85m	10'0" x 19'2"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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Specification

5 BEDROOM HOUSE

PLOT 7

KITCHEN

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand
- Induction hob with built-in extractor
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer
- 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 Executives for further information.

EN-SUITES

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

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 chrome towel rail

DECORATIVE FINISHES

- Painted timber staircase with carpeted treads and risers
- White painted flush 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, landings, study and bedrooms
- Large format tiles to bathrooms and en-suites

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows
- Bifold patio doors

HEATING AND WATER

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

ELECTRICAL

- Downlights to entrance hall, open plan kitchen/dining room, bathroom, en-suites, WC and principal bedroom
- Pendant fittings to separate living room, study, landings and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- 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
- 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 patios

- External tap and power socket
- Garden shed and additional cycle store

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 black facing bricks, with wood effect cladding and grey roof tiles
- uPVC rain-water goods
- PV Panels

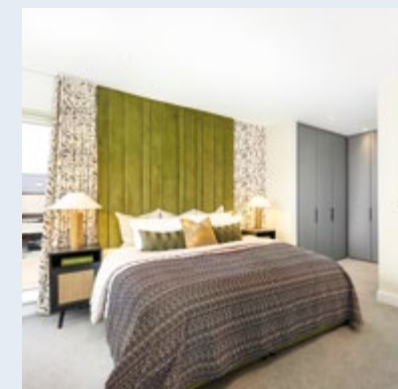
WARRANTY

- 10 year NHBC warranty

A Management Company has been formed at Sadler's Yard and will be responsible for the management and maintenance of the external communal areas of the of the development, including the landscaped areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Sadler's Yard.

All homeowners will be required to pay a contribution towards the maintenance of the development.

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 THACKERAY

5 BEDROOM DETACHED HOUSE
PLOT 7



Computer generated image of The Thackeray, plot 7 is indicative only.

GROUND FLOOR

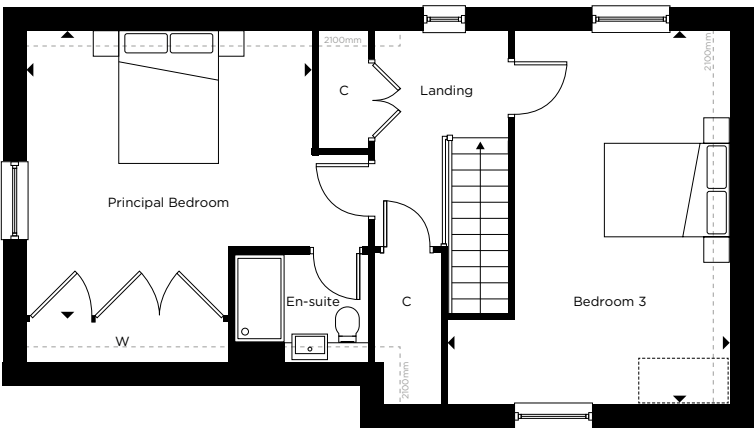
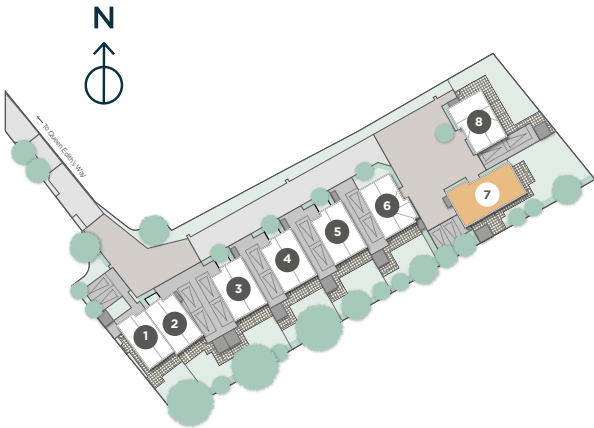
Kitchen/Dining	5.40m x 5.30m	17'8" x 17'4"
Living Room	3.40m x 5.95m	11'1" x 19'6"

FIRST FLOOR

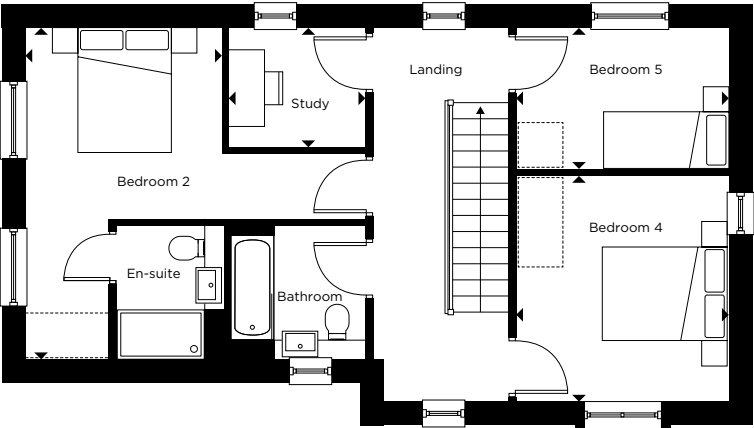
Study	2.20m x 1.90m	7'2" x 6'2"
Bedroom 2	3.15m x 5.30m	10'4" x 17'4"
Bedroom 4	3.45m x 3.60m	11'3" x 11'9"
Bedroom 5	3.45m x 2.25m	11'3" x 7'4"

SECOND FLOOR

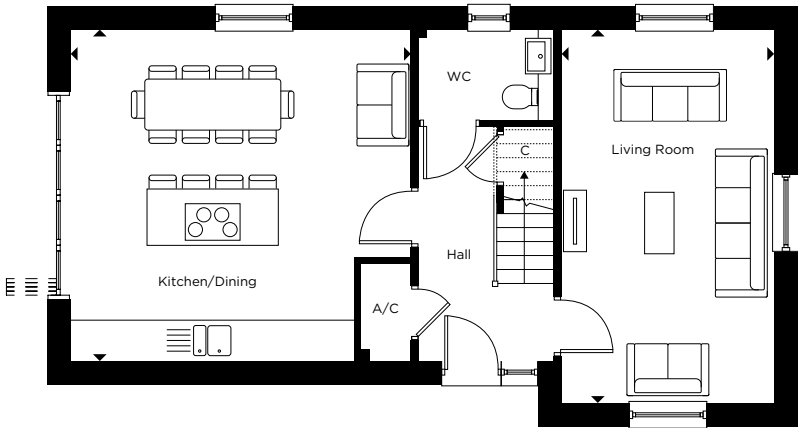
Principal Bedroom	4.55m x 4.55m	14'11" x 14'11"
Bedroom 3	3.40m x 5.95m	11'1" x 19'6"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION - - - - RESTRICTED HEAD HEIGHT (mm)

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements 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 convenience of the intending purchaser, the information herein is a preliminary guide 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 seven 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](https://www.instagram.com/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



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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.



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CITY COUNCIL



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