



CITY CB1 **REACH**

Discover a new chapter

OF CITY LIVING IN CAMBRIDGE

TAKE YOUR LIFESTYLE FURTHER AT CITY REACH.

City Reach is a collection of contemporary homes set within a leafy neighbourhood, with selected homes offering views overlooking Coleridge Recreation Ground. It is a calm, connected place to call home, with the city centre just moments away.

One and two bedroom apartments and three bedroom houses are set among landscaped surroundings, green open spaces and footpaths, enabling an active and sustainable lifestyle through energy-efficient design.

From here, all of Cambridge is within easy reach. Walk or cycle to Cambridge train station, or vibrant cafés and restaurants in the heart of the city centre and popular Mill Road. Supermarkets including Sainsbury's and Waitrose are a short drive away.



Tranquil surroundings,

MOMENTS FROM THE CITY BUZZ





Getting around is straightforward, with Cambridge Station a 16-minute walk away, and the M11 a 16-minute drive. Bus services run from nearby Hills Road and Cherry Hinton Road, connecting you to the city and surrounding areas. For international travel, Stansted Airport is easily accessible by train or car.

Explore

THE NEIGHBOURHOOD AND BEYOND

DESPISE ITS LEAFY SETTING, CITY REACH IS REMARKABLY CLOSE TO THE ACTION.

For a morning coffee and tasty breakfast, head to Stir on Cherry Hinton Road, or treat your palette to some wine-tasting at Cambridge Wine Merchants. Buzzy Mill Road is perfect for an evening out with friends, or pick up ingredients for dinner from its independent shops.

When the weather calls for indoor fun, head to Cambridge Leisure Park, only a 10 minute walk from City Reach. Enjoy a game of tenpin bowling, sing your heart out in the karaoke pods, catch the latest films at The Light cinema, or work out at PureGym. Performance venue Cambridge Junction runs an eclectic programme of theatre, dance, live music, family events, comedy and clubs. And when it's time for a bite to eat, choose from a range of popular dining spots such as Wagamama and Five Guys.

For fun in the fresh air, Coleridge Recreation Ground is immediately next to City Reach, with tennis courts, sports field, outdoor exercise equipment and a children's playground. You can easily walk or cycle to some of Cambridge's most beautiful green spaces too, such as the Botanic Gardens, or head out to Grantchester Meadows for strolls along the River Cam.



BY FOOT

COLERIDGE RECREATION GROUND

2 minutes

CHERRY HINTON ROAD

7 minutes

CAMBRIDGE LEISURE PARK

10 minutes

MILL ROAD

14 minutes

CAMBRIDGE STATION

16 minutes

CAMBRIDGE UNIVERSITY BOTANIC GARDEN

19 minutes



BY BICYCLE

HILL'S ROAD SPORTS AND TENNIS CENTRE

5 minutes

PARKER'S PIECE

7 minutes

DAVID LLOYD CAMBRIDGE

8 minutes

GRAND ARCADE

9 minutes

CAMBRIDGE MARKET SQUARE

11 minutes

GRANTCHESTER MEADOWS

14 minutes



BY CAR

SAINSBURY'S SUPERSTORE

7 minutes

WANDLEBURY COUNTRY PARK

10 minutes

M11

16 minutes

SAFFRON WALDEN

26 minutes

LONDON STANSTED AIRPORT

38 minutes



BY TRAIN

From Cambridge Station

LONDON STANSTED AIRPORT

30 minutes

BURY ST EDMUNDS

38 minutes

LONDON KING'S CROSS

48 minutes

PETERBOROUGH

49 minutes

NORWICH

1 hour 14 minutes

Enhance YOUR LIFESTYLE

ENJOY EVERYTHING CENTRAL CAMBRIDGE HAS TO OFFER FROM CITY REACH, JUST AN EIGHT MINUTE BIKE RIDE AWAY.

Cambridge is a city like no other: forward-thinking with a world-class knowledge, science and tech economy; home to one of the world's oldest and most celebrated universities; and a city of architectural splendour.

Culture and entertainment abound, with museums, galleries, theatres, cinemas and performance venues offering everything from the classic to the contemporary.

Shopping ranges from big brand names and high street favourites in Grand Arcade and Lion Yard to fresh produce and crafts at Cambridge Market, and smart boutiques and independent stores along historic streets such as Rose Crescent. The city's dining scene is equally varied, from Michelin-starred restaurants and traditional pubs to cafés, dim sum bars and bakeries.

Cambridge is also famed for its many beautiful parks and gardens, including The Backs, where the University college grounds meet the River Cam – ideal for walks, cycling and punting. With regular events and festivals on open spaces such as Midsummer Common, there is always something new to explore and enjoy.

Journey times are approximate only. Source: Google Maps.



King's College Chapel, Cambridge



Cambridge city centre



When Libby and Jiten Patel purchased their new house at Marleigh Park in Cambridge, they had no idea they were buying more than just a home for their family. Initially drawn there due to the superb location, house layout and finish, they soon realised,

"It's an incredibly special place and we feel really connected to everyone living here."



Ely Cathedral



Gog Magog Hills



Audley End House and Gardens

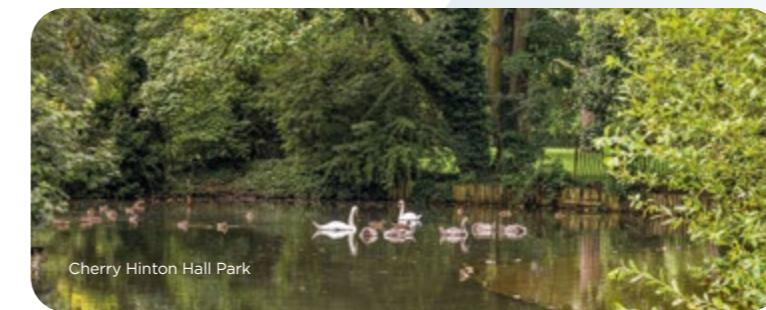
Take in THE WIDER SURROUNDINGS

**FROM COUNTRY WALKS TO RIVERSIDE STROLLS,
THE CAMBRIDGESHIRE COUNTRYSIDE OFFERS
AN IDYLLIC RANGE OF OUTINGS,
EASILY ACCESSED FROM CITY REACH.**

Explore Wandlebury Country Park, the Gog Magog Hills, or Wicken Fen, each boasting unique landscapes and a wealth of wildlife.

Anglesey Abbey, a Jacobean-style house with its year-round garden, 18th Century watermill and woodland play area is a National Trust treasure just 6.5 miles away, with Wimpole Estate a little further afield. Audley End House offers a glimpse into grand country living, while its gardens, parkland and adventure playground make it a perfect family day out.

For charming day trips, all within 40 minutes of City Reach, visit towns such as Saffron Walden with its colourful historic houses, Newmarket, home to horseracing and fascinating museums, or Ely, where the 900-year-old cathedral, riverside walks and historic houses await.



Cherry Hinton Hall Park

Journey times are approximate only. Source: Google Maps.

Commute

WITH EASE

AT CITY REACH, YOU'RE WELL PLACED TO BENEFIT FROM CAMBRIDGE'S THRIVING ECONOMY AND EXCEPTIONAL EMPLOYMENT OPPORTUNITIES.

Known as Silicon Fen, the region is Europe's largest technology cluster, home to over 5,000 companies, from agile start-ups to global leaders like Arm, Apple, AstraZeneca and GSK. Many are based in the city itself, while others operate from the area's 25 cutting-edge science and business parks, creating an unrivalled hub for innovation and enterprise.



BY BICYCLE

ADDENBROOKE'S HOSPITAL	10 minutes
PETERHOUSE TECHNOLOGY PARK	11 minutes
CAMBRIDGE BIOMEDICAL CAMPUS	12 minutes
CAPITAL PARK	13 minutes



BY CAR

BABRAHAM RESEARCH CAMPUS	14 minutes
ST JOHN'S INNOVATION PARK	16 minutes
CAMBRIDGE BUSINESS PARK	16 minutes
CAMBRIDGE SCIENCE PARK	16 minutes
GRANTA PARK	20 minutes



Reach higher

WITH EXCELLENT EDUCATION

AS YOU'D EXPECT FROM AN INTERNATIONALLY RENOWNED UNIVERSITY CITY, CAMBRIDGE OFFERS A SUPERB CHOICE OF SCHOOLS FOR ALL AGES - SEVERAL WITHIN WALKING DISTANCE OF CITY REACH.

PRIMARY SCHOOLS

Morley Memorial Primary School	Coleridge Community College
Blinco Grove, Cambridge CB1 7TX	Radegund Road, Cambridge CB1 3RJ
12 minutes on foot	12 minutes on foot
Ridgefield Primary School	Hills Road Sixth Form College

St Philip's C of E Primary School	Saint Bede's Inter-Church School
2 Vinery Way, Cambridge CB1 3DR	Birdwood Road, Cambridge CB1 3TD
23 minutes on foot	22 minutes on foot

Chesterton Community College	Abbey College
Gilbert Road, Cambridge CB4 3NY	(boarding available)
17 minutes by bicycle	For boys and girls aged 13-18 Homerton Gardens, Cambridge CB2 8EB 20 minutes by bicycle

The Perse School Upper School
For boys and girls aged 11 - 18 Hills Road, Cambridge CB2 8QF 22 minutes by bicycle

SECONDARY SCHOOLS

Coleridge Community College
Radegund Road, Cambridge CB1 3RJ
12 minutes on foot

Hills Road Sixth Form College
Hills Road, Cambridge CB2 8PE
15 minutes on foot

Saint Bede's Inter-Church School
Birdwood Road, Cambridge CB1 3TD
22 minutes on foot

Chesterton Community College
Gilbert Road, Cambridge CB4 3NY
17 minutes by bicycle

Abbey College
(boarding available)
For boys and girls aged 13-18 Homerton Gardens, Cambridge CB2 8EB 20 minutes by bicycle

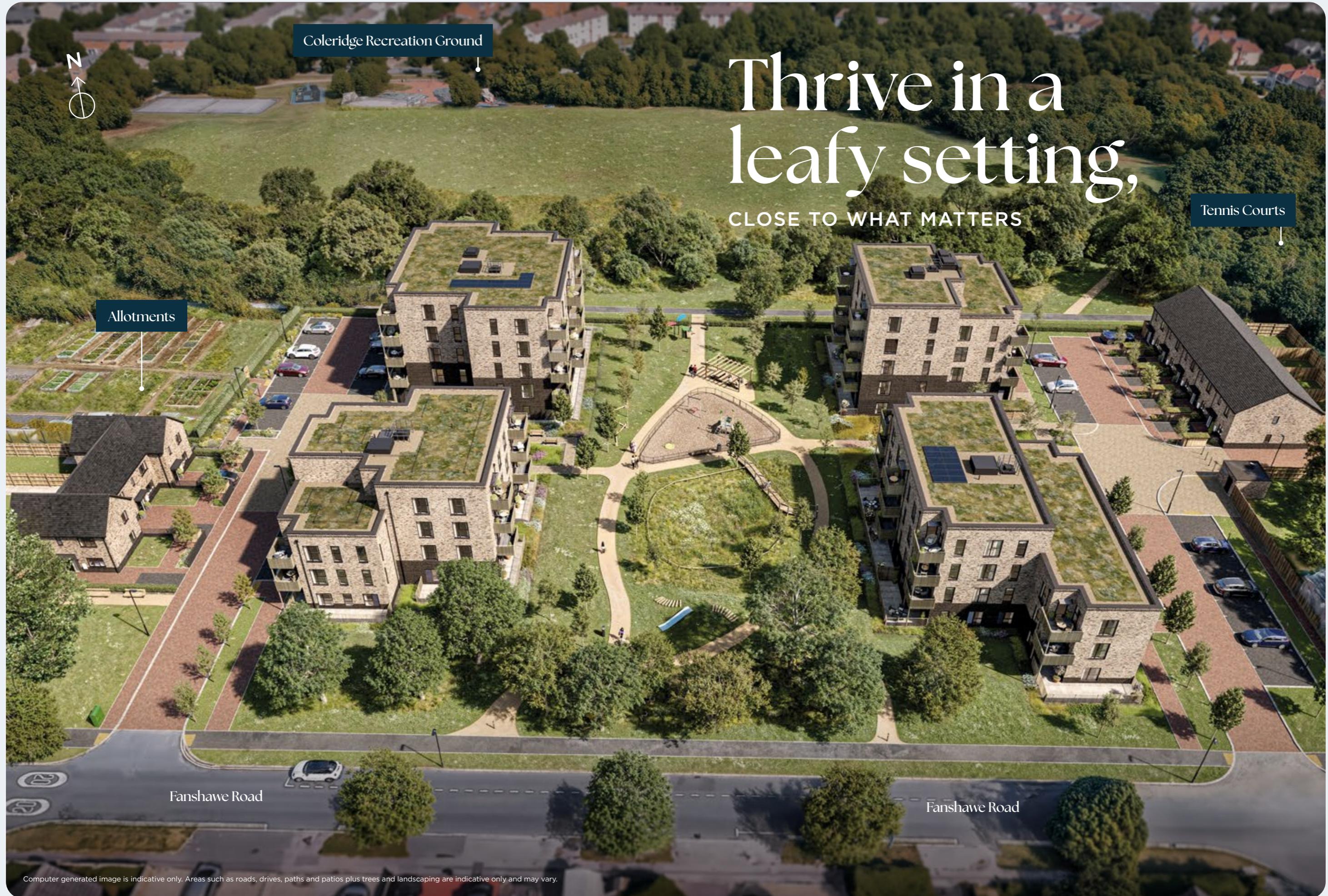
INDEPENDENT SCHOOLS

King's College School
For boys and girls aged 4 - 13 West Road, Cambridge CB3 9DN
15 minutes by bicycle

St John's College School
For boys and girls aged 4 - 13 73 Grange Road, Cambridge CB3 9AB
16 minutes by bicycle

Abbey College
(boarding available)
For boys and girls aged 13-18 Homerton Gardens, Cambridge CB2 8EB 20 minutes by bicycle

The Perse School Upper School
For boys and girls aged 11 - 18 Hills Road, Cambridge CB2 8QF 22 minutes by bicycle



Thrive in a leafy setting,

CLOSE TO WHAT MATTERS

Site plan

CITY REACH SEAMLESSLY BLENDS WELL-DESIGNED HOMES AND LANDSCAPED GREEN SPACE WITH THEIR SURROUNDING ENVIRONMENT, CREATING A PLACE THAT FEELS PART OF THE LOCAL COMMUNITY.



*Parking available to purchase to certain apartments plots. 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.

Arrive in style

FROM THE MOMENT YOU STEP INSIDE, YOU'LL FEEL AT HOME AT CITY REACH. EACH APARTMENT AND HOUSE COMBINES MODERN DESIGN, ENERGY EFFICIENCY AND CLEVER USE OF SPACE TO CREATE A HOME THAT IS FLEXIBLE AND COMFORTABLE.



Interior photograph represents a similar Hill show home. Specification varies.

Houses specification

KITCHEN

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops 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

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

EN-SUITE

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

DECORATIVE FINISHES

- 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, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency triple glazed aluminium timber composite 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
- Mechanical ventilation with heat recovery

ELECTRICAL

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suite and WC
- Pendant fittings to separate living room, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- High level TV point to kitchen/dining/living room
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket
- 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 patios
- External tap
- Private parking space to each property
- Dedicated cycle store to front of each property

CONSTRUCTION

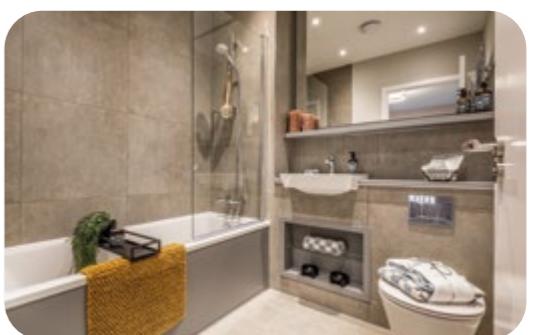
- Traditionally constructed brick and block outer walls, and full fill cavity walls
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff and black facing bricks, with grey roof tiles
- uPVC rain-water goods

WARRANTY

- 10 year NHBC warranty

Facilities shared between the homes at City Reach such as any non-adopted private roads and landscaping, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of City Reach once all homes have been sold and conveyed.

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.



Interior photography is indicative only and represents a similar Hill development, specification varies.

The Parker

3 BEDROOM HOUSE
PLOT 1



GROUND FLOOR

Kitchen/Dining/Living 9.55m x 5.40m 31'4" x 17'9"

TOTAL INTERNAL AREA

104 sq m / 1,119 sq ft

FIRST FLOOR

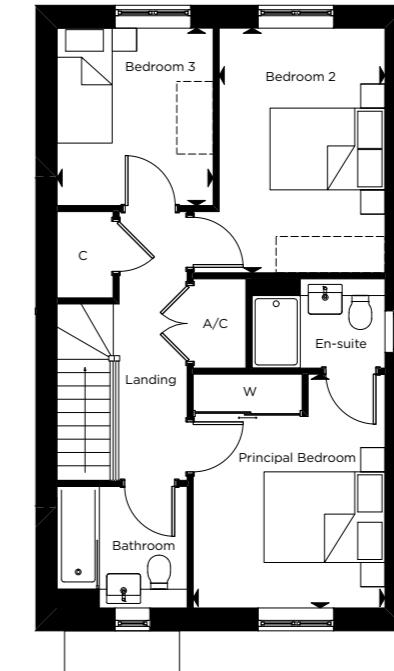
Principal Bedroom 3.85m x 3.15m 12'8" x 10'4"

GARDEN

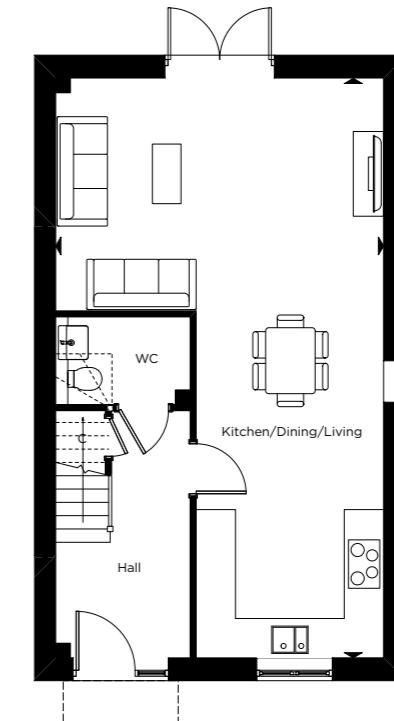
Bedroom 2 4.00m x 2.70m 13'1" x 8'10"

108 sq m / 1,162 sq ft

Bedroom 3 2.90m x 2.55m 9'6" x 8'4"



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. Garden sizes are approximate only.

The Riverside

3 BEDROOM HOUSE PLOT 2



GROUND FLOOR

Living Room	5.40m x 3.20m	17'9" x 10'6"
Kitchen/Dining	5.40m x 3.50m	17'9" x 11'6"

TOTAL INTERNAL AREA

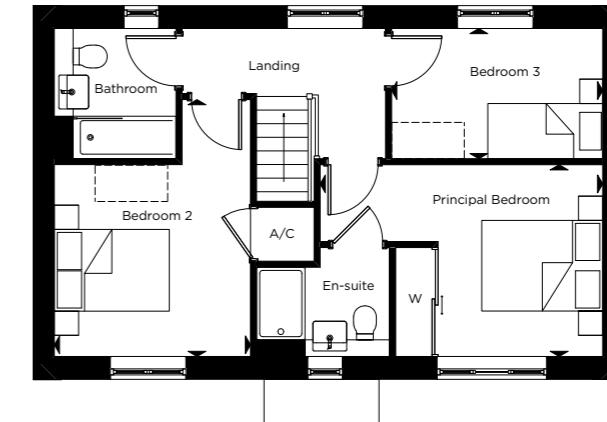
98 sq m / 1,054 sq ft

FIRST FLOOR

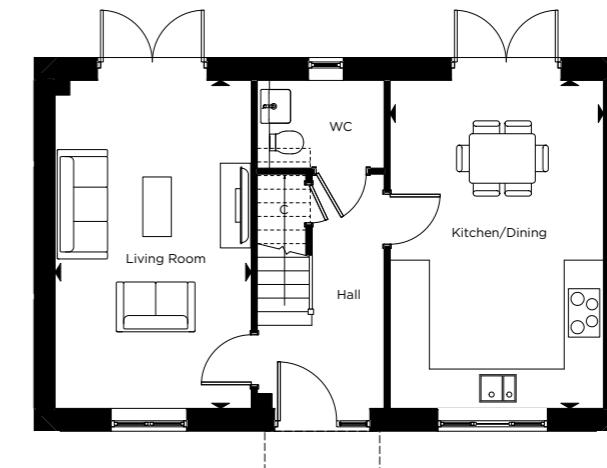
Principal Bedroom	4.65m x 3.15m	15'3" x 10'4"
Bedroom 2	4.20m x 3.20m	13'9" x 10'6"
Bedroom 3	3.45m x 2.15m	11'4" x 7'1"

GARDEN

198 sq m / 2,131 sq ft



FIRST FLOOR



GROUND FLOOR

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

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The Mill

3 BEDROOM HOUSE
PLOT 3



GROUND FLOOR

Living Room	5.40m x 3.20m	17'9" x 10'6"
Kitchen/Dining	5.40m x 3.45m	17'9" x 11'4"

TOTAL INTERNAL AREA

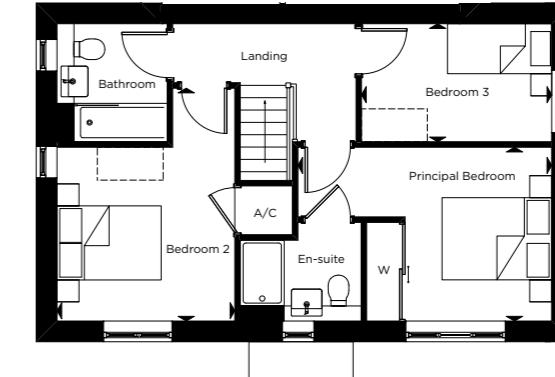
98 sq m / 1,054 sq ft

FIRST FLOOR

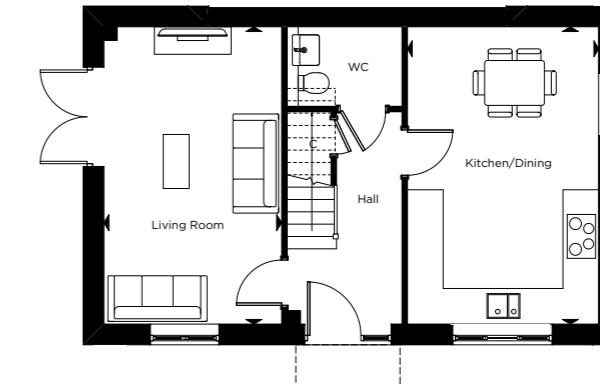
Principal Bedroom	4.60m x 3.15m	15'1" x 10'4"
Bedroom 2	4.20m x 3.20m	13'9" x 10'6"
Bedroom 3	3.45m x 2.15m	11'4" x 7'1"

GARDEN

133 sq m / 1,431 sq ft



FIRST FLOOR



GROUND FLOOR

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The Coleridge

3 BEDROOM HOUSE
PLOTS 80, 81, 82, 83 & 84



GROUND FLOOR

Kitchen/Dining/Living 9.80m x 5.30m 32'2" x 17'5"

TOTAL INTERNAL AREA

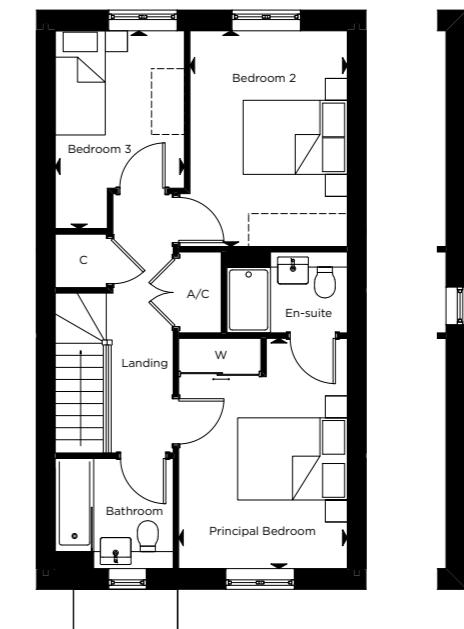
104 sq m / 1,119 sq ft

FIRST FLOOR

Principal Bedroom	4.15m x 3.05m	13'7" x 10'0"
Bedroom 2	3.90m x 2.85m	12'10" x 9'4"
Bedroom 3	3.60m x 2.35m	11'10" x 7'9"

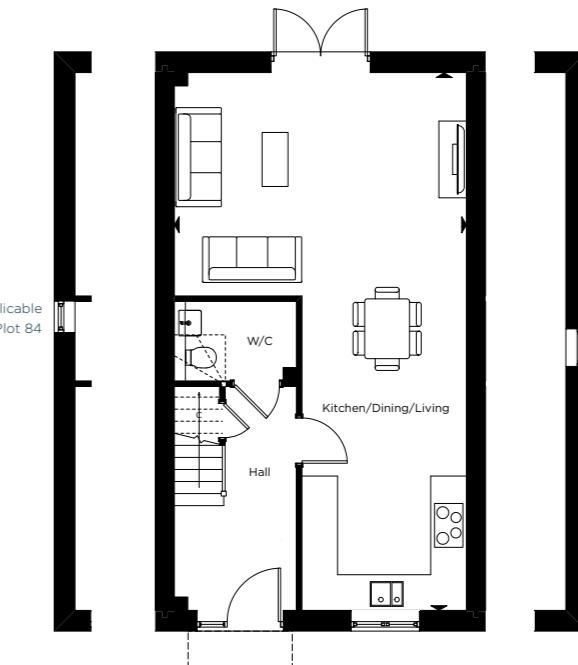
GARDEN

Plot 80 - 47 sq m / 505 sq ft
Plot 81 - 53 sq m / 570 sq ft
Plot 82 - 53 sq m / 570 sq ft
Plot 83 - 64 sq m / 688 sq ft
Plot 84 - 100 sq m / 1,076 sq ft



Window only applicable to Plot 80

FIRST FLOOR



Window only applicable to Plot 84

Window only applicable to Plot 80

GROUND FLOOR

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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 26th year, this family-run 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 980 people, the company operates from five 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 more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. 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, Canalside Quarter won Gold for Best House, and Hollymead Square won Gold for Best Sustainable Development at the 2025 WhatHouse? Awards.

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. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.9 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

In addition, 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.

*The Hill Group was listed within the top 10 of the Top 50 Housebuilders published by Housing Today in December 2025.

Follow us on Instagram @createdbyhill



Fitzwilliam Gate, Cambridge
Computer generated image is indicative only.



Hartmere, Cambridge
Computer generated image is indicative only.

A PARTNERSHIP SHAPING CAMBRIDGE'S FUTURE

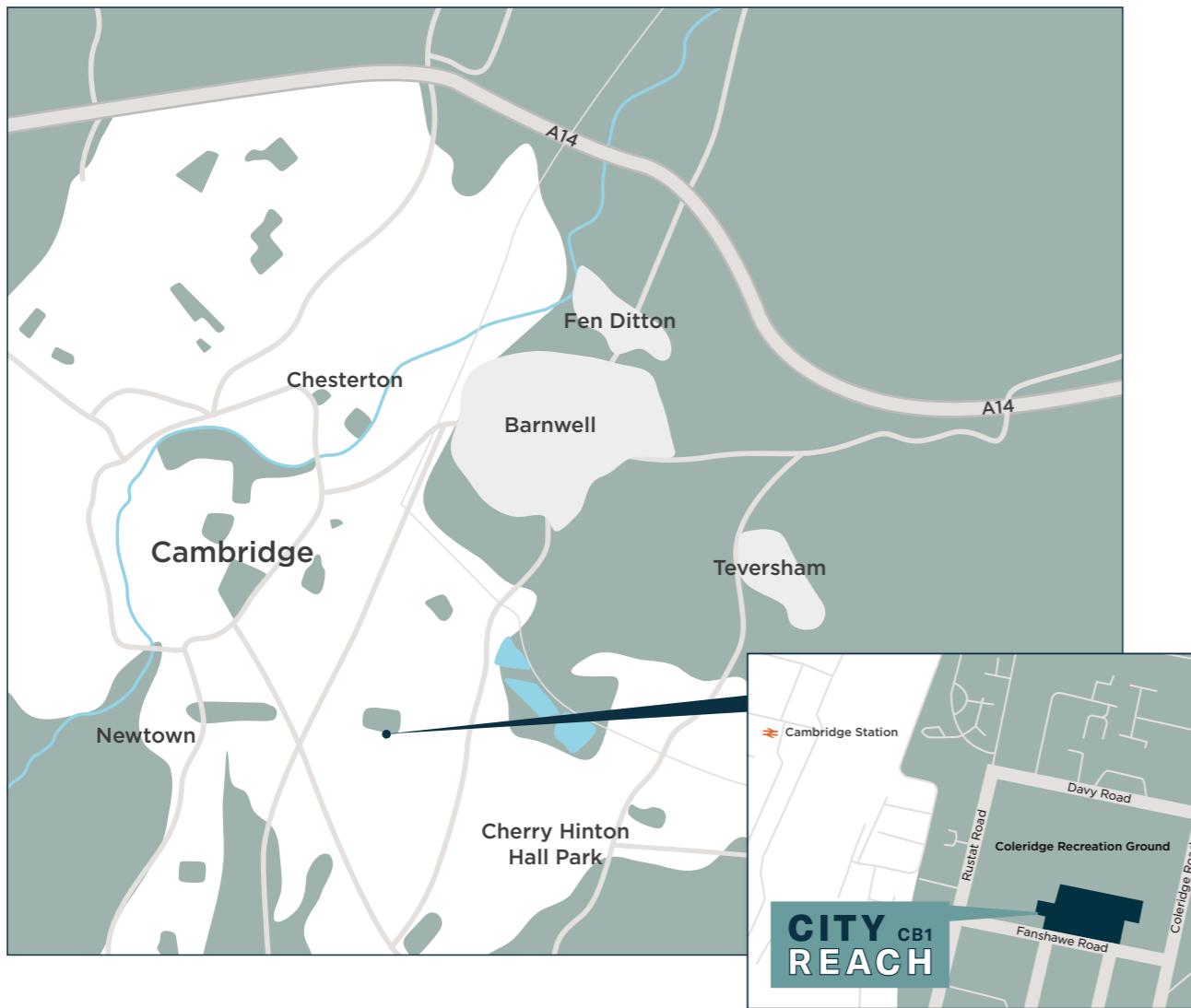
Cambridge Investment Partnership (CIP) is a partnership between Cambridge City Council and The Hill Group, formed in 2017. Having delivered over 1,000 homes across 23 developments, alongside community facilities, green open spaces and play areas

designed to support biodiversity and wellbeing, CIP is committed to delivering a further 2,000 homes by 2030, including 1,000 new council homes, creating safe, warm and inclusive places for Cambridge residents.



Timber Works, Cambridge

How to find us



City Reach

Fanshawe Road, Cambridge, Cambridgeshire, CB1 3QY

01223 657364 | cityreach@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.



Cambridge
Investment
Partnership

