



HARTMERE

EDDEVA PARK, CAMBRIDGE

A COLLECTION OF 3, 4, 5 & 6 BEDROOM HOMES



HARTMERE  
EDDEVA PARK, CAMBRIDGE



Computer generated image is indicative only and represents plots 16-20.

Nestled on the edge of historic Cambridge,  
Hartmere at Eddeva Park is a place where  
timeless elegance meets modern design.

Here, contemporary architecture, tree-lined streets and open green  
spaces come together to create a sense of calm and belonging,  
a community designed for life well lived.

Each home at Hartmere is crafted with care, built to Hill's trusting  
standards, and ready to embrace the rhythm of today's lifestyles.



# CONSIDERED CRAFTED CONTEMPORARY



Each of these beautifully crafted houses is finished to an impeccable standard. Every element, from the variety of external finishes to the smallest detail of the elevated specification has been carefully considered.

Inside, flowing layouts, abundant light from oversized windows and large bi-fold doors, and refined practicality create spaces made for modern living. Outside, landscaped greens, play spaces, a linear park, mews courts and a welcoming central square provide room to pause, connect and breathe.





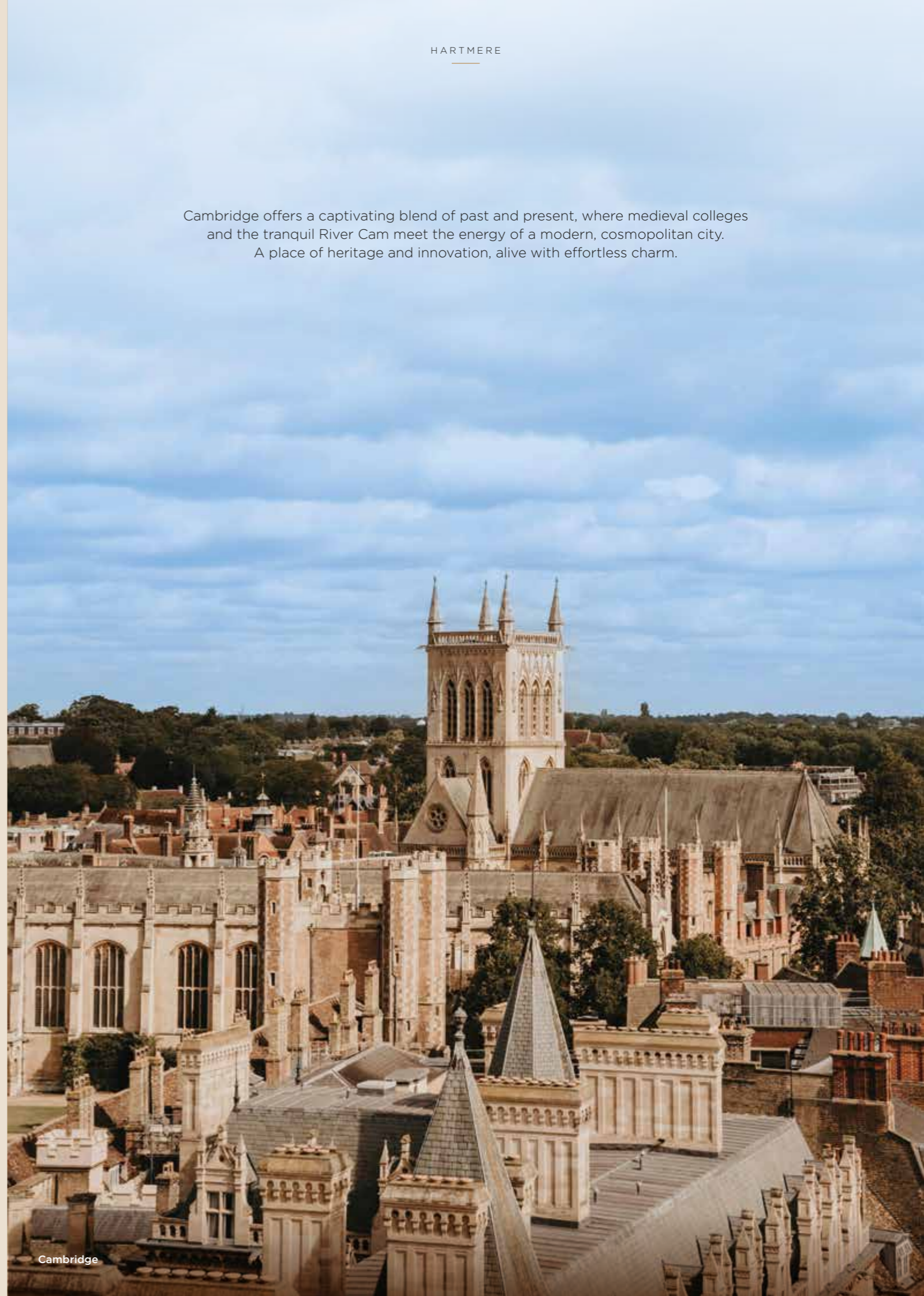
## A TIMELESS PRESENCE

Architecture of quiet confidence and enduring character.  
A place where classic materials and inviting frontages  
combine in perfect harmony.

# CITY



Cambridge offers a captivating blend of past and present, where medieval colleges and the tranquil River Cam meet the energy of a modern, cosmopolitan city. A place of heritage and innovation, alive with effortless charm.

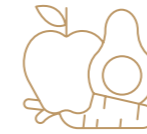


# LIFE

# ON YOUR DOORSTEP



Hartmere is surrounded by inviting walks, welcoming local culture and a variety of amenities, creating a perfectly balanced lifestyle shaped by nature, community and effortless modern living.



### THE GOG FARM SHOP & CAFÉ

An award-winning local butcher and deli with seasonal produce.

1.4 miles



### WANDLEBURY COUNTRY PARK

Chalk grassland walks, ancient woodland and panoramic city views.

1.5 miles



### GREAT SHELFORD VILLAGE

Independent cafés, local pubs and train station with excellent transport links.

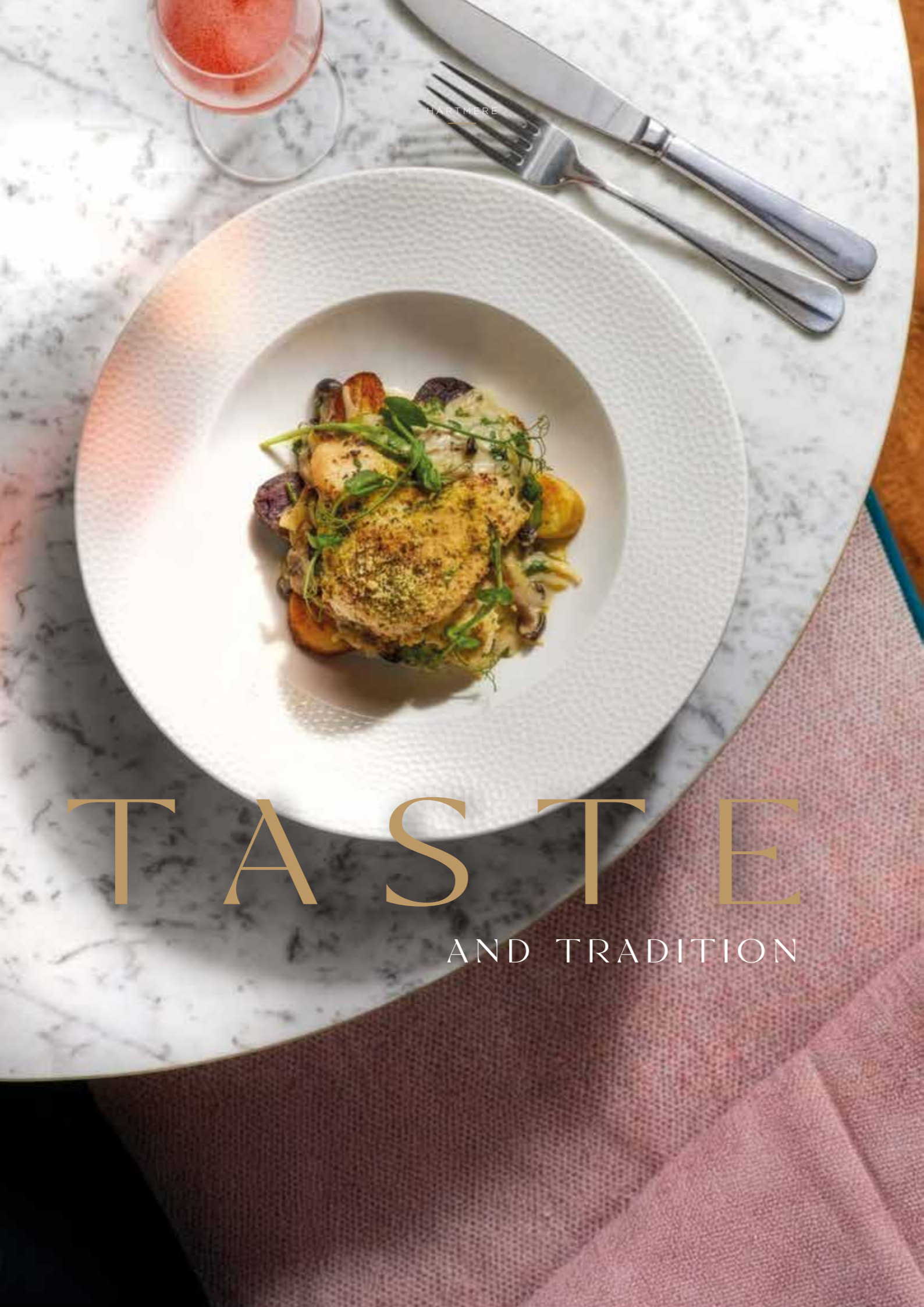
2.3 miles



### CHERRY HINTON VILLAGE

Local amenities nearby such as Cherry Hinton Library, Tesco Superstore and Village Leisure Centre.

2.5 miles



# TASTE

AND TRADITION



## STICKS'N'SUSHI

Stylish Japanese grill and sushi serving sharing plates, cocktails and a great atmosphere.

**2 Wheeler Street CB2 3QJ**  
sticksnsushi.com

🚗 14 minutes

🚲 14 minutes



## BROWNS CAMBRIDGE

Delightful all-day selection of classic brasserie dishes from breakfast through to lunch, afternoon tea and dinner.

**23 Trumpington Street CB2 1QA**  
browns-restaurants.co.uk

🚗 11 minutes

🚲 14 minutes



## ROBIN HOOD

This family-friendly pub offers a blend of comforting and delicious dishes as well as a relaxing beer garden.

**1 Fulbourn Road CB1 9JL**  
greeneking.co.uk

🚗 6 minutes

🚲 9 minutes



## TRADIZIONI

An authentic Italian restaurant serving popular dishes, from pizza and pasta, to fresh fish and meat.

**18 The Broadway CB1 3AH**  
tradizionirestaurant.co.uk

🚗 9 minutes

🚲 13 minutes



Rose Crescent, Cambridge

## CAMBRIDGE

### CAFÉS ON ROSE CRESCENT

Cosy cafés on a picturesque lane, perfect for pastries, people-watching and mid-shop breaks.

### DESIGNER BRANDS AT GRAND ARCADE

Flagship fashion, beauty and lifestyle brands along with cafés, restaurants and a cinema, all under one roof.

### INDEPENDENT SHOPS ON TRINITY STREET

Boutiques and booksellers beside ancient colleges, selling thoughtful gifts and rare finds.

### HIDDEN TREASURES IN MARKET SQUARE

Lively stalls filled with flowers, crafts, fresh produce and street food in Cambridge's historic heart.

### FILM & SPOKEN WORD

Arts Picturehouse curates international cinema and holds the popular Cambridge Film Festival. Furthermore, Cambridge Literary Festival draws acclaimed authors for discussions throughout spring and autumn.

### RIVER LIFE

Take a chauffeured punt on the River Cam, drifting beneath the Bridge of Sighs and past the immaculate lawns and striking architecture of the college backs. A timeless Cambridge ritual that rewards in every season.



The Fitzwilliam Museum, Trumpington Street

### ART & HISTORY

Admire world-class art and antiquities at the Fitzwilliam Museum, from Egyptian artefacts to artistic masterworks. Alternatively, Kettle's Yard hosts a vibrant modern-art collection within curator and art collector Jim Ede's quietly poetic house.

### STAGES & PERFORMANCE

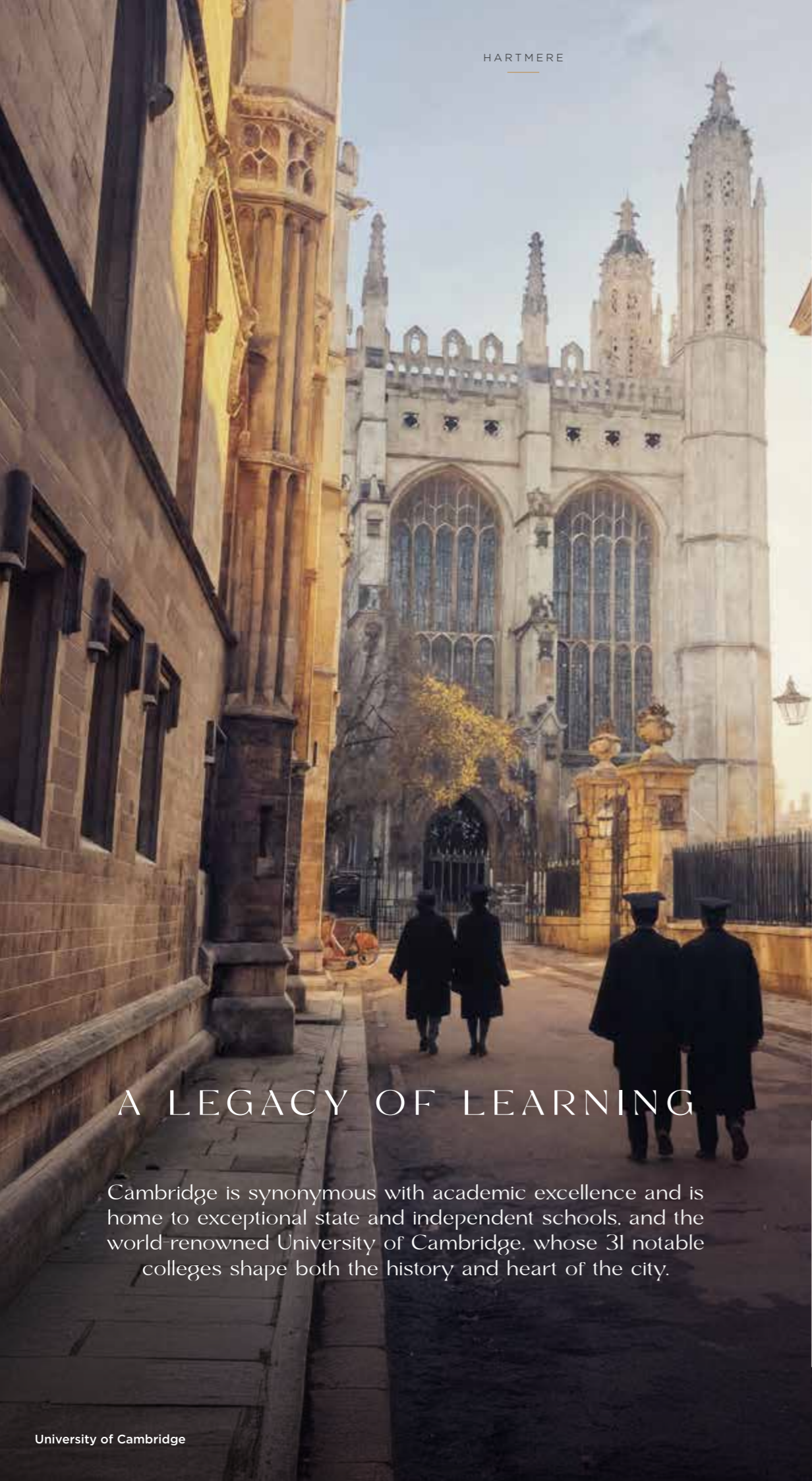
The Cambridge Arts Theatre welcomes leading drama, dance and opera; the Corn Exchange hosts major concerts and comedy; and the University's ADC Theatre nurtures new talent with student productions.

### ARCHITECTURE & HERITAGE

Climb the tower of Great St Mary's Church for city-wide views, admire the largest fan vaulting in Europe at Trinity College or take in the medieval beauty of the extraordinary Trinity Lane.

### GARDENS & GREEN ESCAPE

40 acres of planting at the Cambridge University Botanic Garden offer year-round colour and clever horticulture with over 8,000 species from around the world – a welcome escape from busy modern life.



**STATE PRIMARY**

**Queen Edith Primary**  
 Godwin Way  
 CB1 8QP  
 Ages: 4-11  
 OFSTED: Good  
 🚗 5 minutes  
 🚲 6 minutes  
 🚶 22 minutes

**Babraham C of E Primary School**  
 High Street  
 CB22 3AG  
 Ages: 4-11  
 OFSTED: Good  
 🚗 7 minutes  
 🚲 20 minutes

**STATE SECONDARY & SIXTH FORM**

**Parkside Community College**  
 Parkside  
 CB1 1EH  
 Ages: 11-16  
 OFSTED: Outstanding  
 🚗 12 minutes  
 🚲 13 minutes

**The Netherhall School**  
 Queen Edith's Way  
 CB1 8NN  
 Ages: 11-18  
 OFSTED: Good  
 🚗 5 minutes  
 🚲 7 minutes  
 🚶 25 minutes

**Long Road Sixth Form**  
 Long Road  
 CB2 8PX  
 Ages: 16-19  
 OFSTED: Good  
 🚲 5 minutes  
 🚗 6 minutes  
 🚶 21 minutes

**Hills Road Sixth Form**  
 Hills Road  
 CB2 8PE  
 Ages: 16-19  
 OFSTED: Outstanding  
 🚗 5 minutes  
 🚲 7 minutes  
 🚶 29 minutes

**The Oakes College**  
 Queen Edith's Way  
 CB1 8NN  
 Ages: 16-19  
 OFSTED: Good  
 🚗 7 minutes  
 🚲 8 minutes  
 🚶 28 minutes

**INDEPENDENT PRIMARY, SECONDARY & SIXTH FORM**

**St Faith's School**  
 6 Trumpington Road  
 CB2 8AG  
 Ages: 3-13  
 ISI: All Standards Met  
 🚗 8 minutes  
 🚲 11 minutes

**King's College School**  
 West Road  
 CB3 9DN  
 Ages: 4-13  
 ISI: All Standards Met  
 🚗 13 minutes  
 🚲 18 minutes

**Sancton Wood**  
 2 St Paul's Road  
 CB1 2EZ  
 Ages: 1-16  
 ISI: All Standards Met  
 🚗 8 minutes  
 🚲 11 minutes

**The Stephen Perse Foundation**  
 Union Road  
 CB2 1HF  
 Ages: 1-18  
 ISI: All Standards Met  
 🚗 10 minutes  
 🚲 11 minutes

**The Perse School**  
 Hills Road  
 CB2 8QF  
 Ages: 3-18  
 ISI: All Standards Met  
 🚗 5 minutes  
 🚲 5 minutes  
 🚶 19 minutes

**St Mary's School**  
 Bateman Street  
 CB2 1LY  
 Ages: 3-18 (girls only)  
 ISI: All Standards Met  
 🚗 10 minutes  
 🚲 11 minutes

**The Leys School**  
 Trumpington Road  
 CB2 7AD  
 Ages: 11-19  
 ISI: All Standards Met  
 🚗 13 minutes  
 🚲 14 minutes

**UNIVERSITY**

**University of Cambridge**  
 One of the world's oldest and most prestigious universities, renowned for its academic excellence.  
 🚗 10 minutes  
 🚲 13 minutes

**Anglia Ruskin University**  
 A large, modern university offering a wide range of undergraduate and postgraduate programs.  
 🚗 12 minutes  
 🚲 14 minutes

A LEGACY OF LEARNING

Cambridge is synonymous with academic excellence and is home to exceptional state and independent schools, and the world-renowned University of Cambridge, whose 31 notable colleges shape both the history and heart of the city.

# EASY CONNECTIONS



## BY BUS

Cambridge's dedicated busway provides traffic-free routes into the city centre for complete convenience.

**Cambridge Station 16 minutes**  
**Cambridge City Centre 25 minutes**  
**Cambridge North Station 30 minutes**



## BY TRAIN

Cambridge and Cambridge North stations offer services to London King's Cross and Liverpool Street. And Cambridge South, a new station beside the Biomedical Campus, is scheduled to open in 2026.

**London King's Cross 50 minutes\***  
**London Liverpool Street 1 hour 16 minutes\***



## BY ROAD

Swift access to the M11, A14 and A11 provide straightforward links to London, Peterborough and beyond.

**Peterborough 46 miles**  
**London 59 miles**



## BY BIKE

Miles of local paths and new segregated cycleways make it easy to take a direct route into the city.

**Cambridge Station 12 minutes**  
**Cambridge City Centre 14 minutes**

\*via Cambridge Station.

Travel times are approximate. Taken from Trainline, Google Maps & Cambridgeshire and Peterborough Transport.

# WHERE INNOVATION LIVES

Cambridge stands at the forefront of global innovation, a city celebrated for pioneering research and world-leading expertise in science and technology.



Computer generated image is indicative.

# A CITY OF IDEAS



## CAMBRIDGE BIOMEDICAL CAMPUS

The largest world-leading centre in Europe for healthcare, research and innovation.

**Francis Crick Ave, Trumpington CB2 0SL**  
[cambridge-biomedical.com](http://cambridge-biomedical.com)

🚲 6 minutes 🚗 7 minutes  
🚶 22 minutes

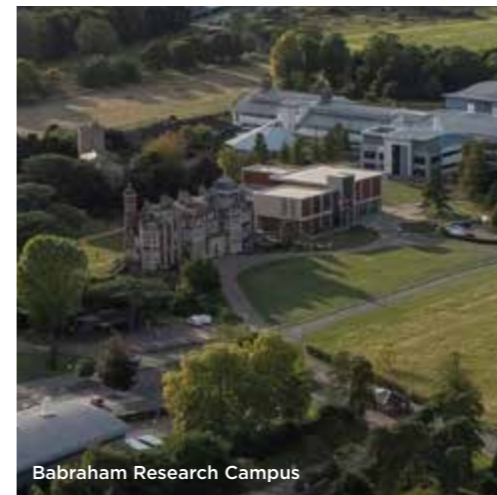


## CAMBRIDGE SCIENCE PARK

The UK's original science park, home to pioneering tech and deep-science businesses.

**Milton Road CB4 0GQ**  
[cambridgesciencepark.co.uk](http://cambridgesciencepark.co.uk)

🚗 20 minutes 🚲 27 minutes



## BABRAHAM RESEARCH CAMPUS

A 430-acre life-science community accelerating discovery and enterprise.

**Babraham Hall House, Babraham CB22 3AT**  
[babraham.com](http://babraham.com)

🚗 7 minutes 🚲 19 minutes

HARTMERE

HARTMERE

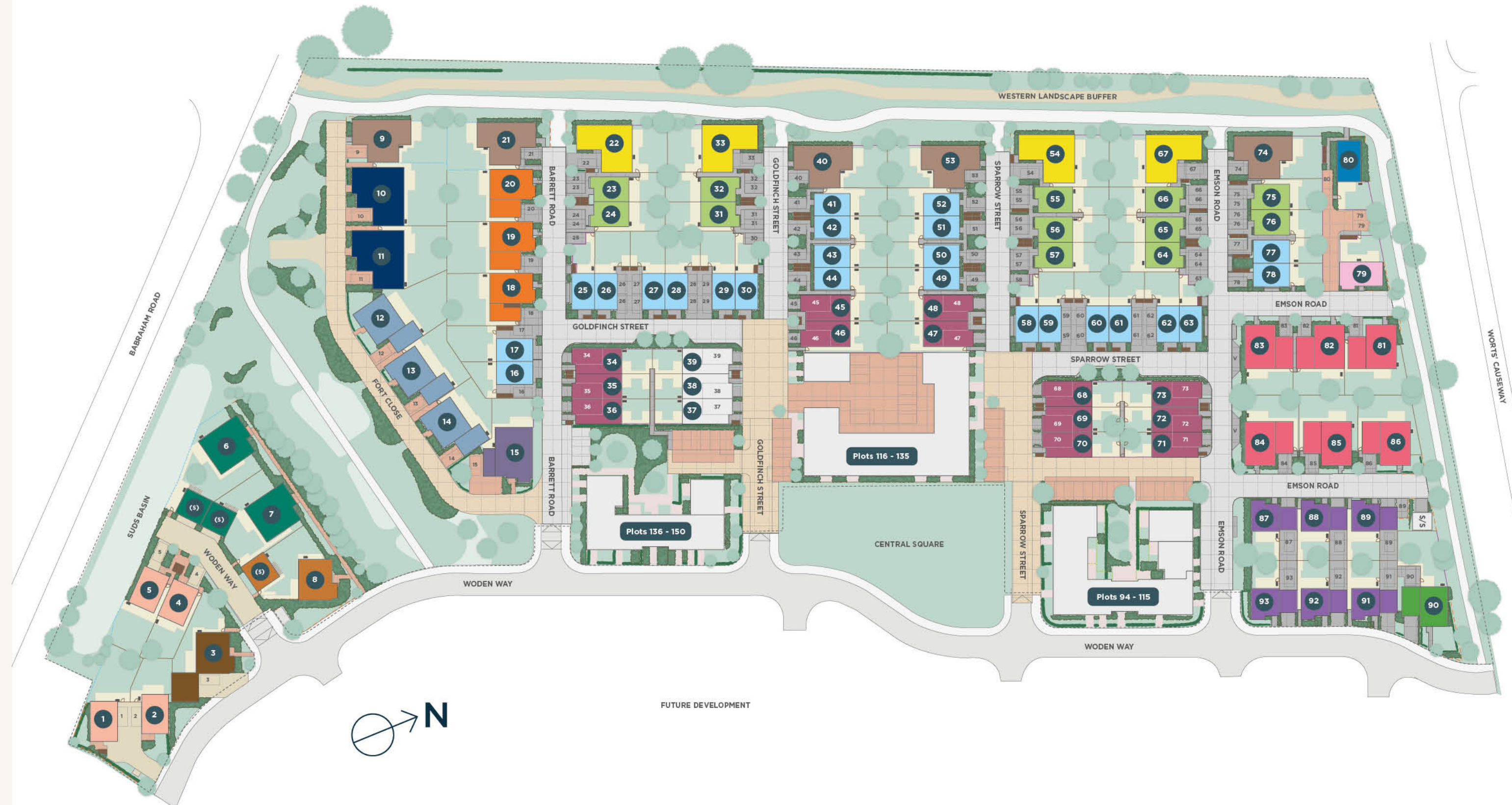
SPACE TO  
SWITCH OFF

FROM SUNRISE RUNS  
TO UNRUSHED SUNDAYS,  
TIME AT HARTMERE  
IS PRECIOUS.

# PERFECTLY PLACED. CONNECTED BY GREEN SPACE.

Hartmere has been carefully planned to bring homes, green spaces and community areas together in a natural flow. Generous landscaped zones, safe walking routes and easy access throughout the neighbourhood ensure every home enjoys a calm, connected setting.

- **THE FORSTER**  
3 BEDROOM  
Plots 1, 2, 4\*, 5
  - **THE DARWIN**  
3 BEDROOM  
Plots 34, 35\*, 36, 45, 46\*, 47, 48\*, 68, 69\*, 70, 71\*, 72, 73\*
  - **THE ERNEST**  
3 BEDROOM  
Plots 16\*, 17, 25\*, 26, 27\*, 28, 29\*, 30, 41\*, 42, 43\*, 44, 49\*, 50, 51\*, 52, 58\*, 59, 60\*, 61, 62\*, 63, 77\*, 78
  - **THE HAWKING**  
3 BEDROOM  
Plot 80
  - **THE MAYNARD**  
3 BEDROOM  
Plots 87, 88, 89, 91\*, 92\*, 93\*
  - **THE ROSALIND**  
4 BEDROOM  
Plots 23, 24\*, 31, 32\*, 55, 56, 57\*, 64, 65\*, 66\*, 75\*, 76
  - **THE NEWTON**  
4 BEDROOM  
Plot 90
  - **THE WORDSWORTH**  
4 BEDROOM  
Plot 3
  - **THE GEORGE**  
4 BEDROOM  
Plot 79
  - **THE BYRON**  
4 BEDROOM  
Plot 8
  - **THE CRANMER**  
4 BEDROOM  
Plots 22, 33\*, 54, 67\*
  - **THE CROMWELL**  
5 BEDROOM  
Plots 9, 21\*, 40, 53\*, 74
  - **THE SYLVIA**  
5 BEDROOM  
Plots 81, 82, 83\*, 84, 85\*, 86\*
  - **THE MILNE**  
5 BEDROOM  
Plots 6, 7
  - **THE MALLORY**  
5 BEDROOM  
Plots 12, 13, 14
  - **THE HERRING**  
5 BEDROOM  
Plots 18, 19, 20
  - **THE MEYER**  
5 BEDROOM  
Plot 15
  - **THE LEWIS**  
6 BEDROOM  
Plots 10, 11
  - AFFORDABLE HOMES**
- Site Boundary
  - Timber Fence
  - Acoustic Fence
  - Retaining Brick Wall
  - Acoustic Brick Wall
  - Boundary Brick Wall
  - Timber Post and Rail Fence
  - Knee Rail
  - Retaining Log Roll
  - (s) Studios above garage
  - Air Source Heat Pump
  - Cycle Store



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. Affordable housing is indicative and can be moved. \*Handed.

# THE FORSTER

## 3 BEDROOM HOME

Plots 1, 2, 4\*, 5

### DEVELOPMENT LAYOUT



Computer generated image is indicative only and represents The Forster.

#### GROUND FLOOR

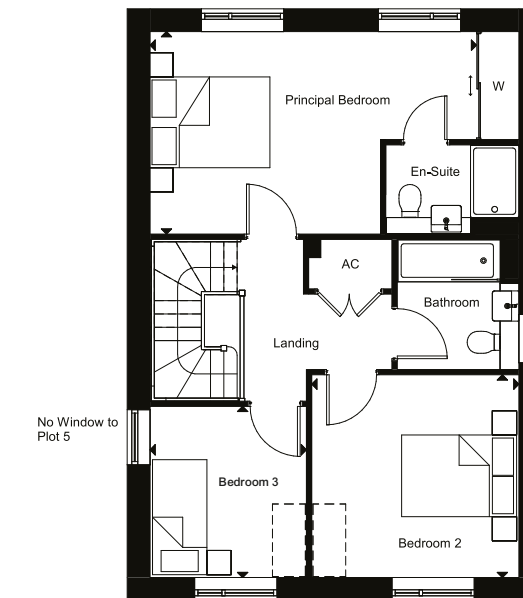
<b>Kitchen/Dining</b>	3.1m x 5.7m	10'0" x 18'9"
<b>Living Room</b>	6.1m x 3.3m	20'0" x 10'8"

#### FIRST FLOOR

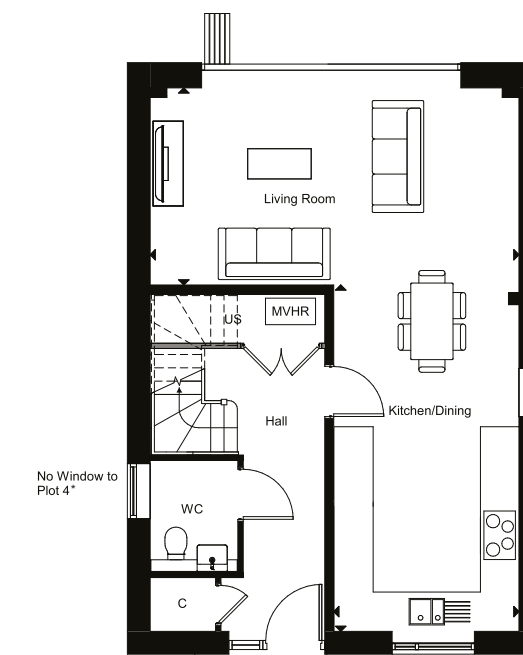
<b>Principal Bedroom</b>	5.4m x 3.3m	17'6" x 11'0"
<b>Bedroom 2</b>	3.4m x 3.3m	11'0" x 11'0"
<b>Bedroom 3</b>	2.6m x 2.8m	8'6" x 9'3"

TOTAL INTERNAL AREA - 110 SQ M/1,184 SQ FT

Floorplan layouts are not to scale, 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.



FIRST FLOOR



GROUND FLOOR

US Utility Store AC Airing Cupboard (Cupboard Containing Hot Water Cylinder) C Cupboard W Wardrobe  
 MVHR Mechanical Ventilation with Heat Recovery [ ] Indicative wardrobe position \*Handed plots

# THE DARWIN

## 3 BEDROOM HOME

Plots 34, 35\*, 36, 45, 46\*, 47, 48\*, 68, 69\*, 70, 71\*, 72, 73\*



Computer generated image is indicative only and represents The Darwin.

### GROUND FLOOR

<b>Kitchen/Dining</b>	5.8m x 2.9m	19'0" x 9'6"
<b>Utility</b>	1.7m x 1.4m	5'6" x 4'9"
<b>Garage</b>	3.3m x 6.9m	11'0" x 22'9"

### FIRST FLOOR

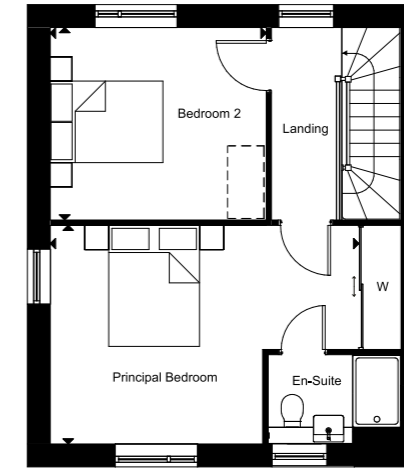
<b>Living Room</b>	3.6m x 3.7m	11'6" x 12'3"
<b>Bedroom 3</b>	3.6m x 3.1m	11'6" x 10'0"

### SECOND FLOOR

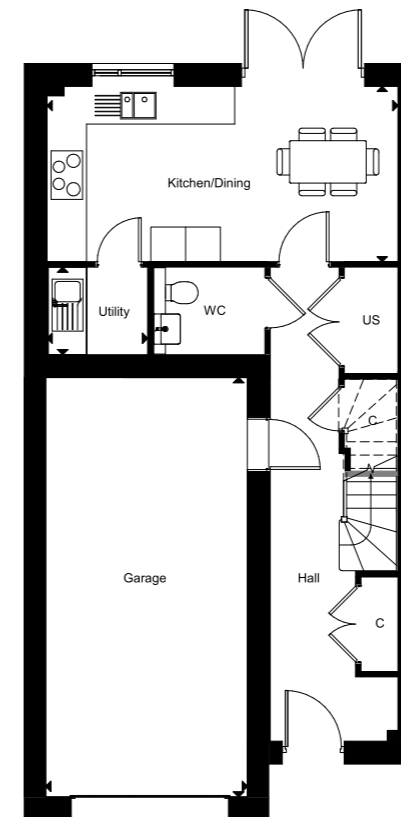
<b>Principal Bedroom</b>	5.1m x 3.6m	16'6" x 11'10"
<b>Bedroom 2</b>	3.6m x 3.2m	11'6" x 10'5"

TOTAL INTERNAL AREA - 121 SQ M/1,306 SQ FT

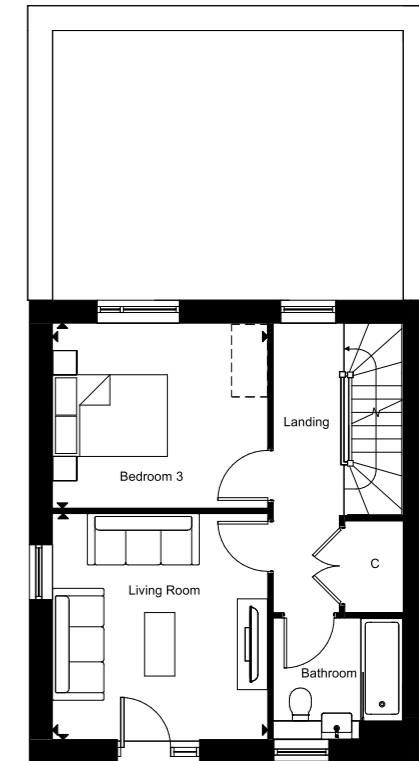
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

US Utility Store C Cupboard W Wardrobe [ ] Indicative wardrobe position \*Handed plots

# THE ERNEST

## 3 BEDROOM HOME

Plots 16\*, 17, 25\*, 26, 27\*, 28, 29\*, 30, 41\*, 42, 43\*, 44, 49\*, 50, 51\*, 52, 58\*, 59, 60\*, 61, 62\*, 63, 77\*, 78



Computer generated image is indicative only and represents The Ernest.

### GROUND FLOOR

<b>Dining/Living</b>	5.1m x 3.5m	17'0" x 11'7"
<b>Kitchen</b>	2.4m x 4.7m	8'0" x 15'6"

### FIRST FLOOR

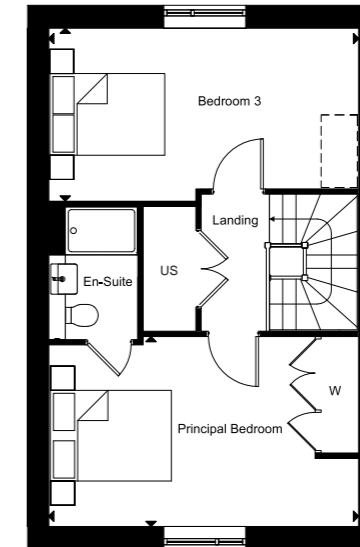
<b>Family Room</b>	5.1m x 3.1m	17'0" x 10'4"
<b>Bedroom 2</b>	5.1m x 2.9m	17'0" x 9'7"

### SECOND FLOOR

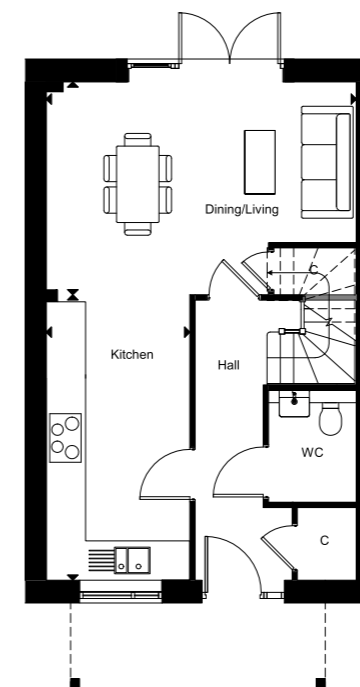
<b>Principal Bedroom</b>	5.1m x 3.1m	17'0" x 10'4"
<b>Bedroom 3</b>	5.1m x 2.9m	17'0" x 9'5"

TOTAL INTERNAL AREA - 129 SQ M/1,384 SQ FT

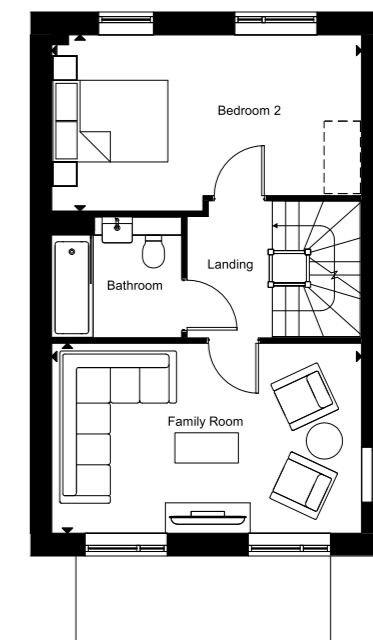
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

No Window to Plots 16\*, 17, 26, 27\*, 28, 29\*, 41\*, 42, 43\*, 44, 49\*, 50, 51\*, 52, 59, 60\*, 61, 62\*, 77\*, 78

# THE HAWKING

## 3 BEDROOM HOME

Plot 80



Computer generated image is indicative only and represents The Hawking.

### GROUND FLOOR

<b>Kitchen/Dining</b>	2.4m x 6.1m	8'0" x 19'10"
<b>Living Room</b>	5.1m x 3.5m	16'6" x 11'7"

### FIRST FLOOR

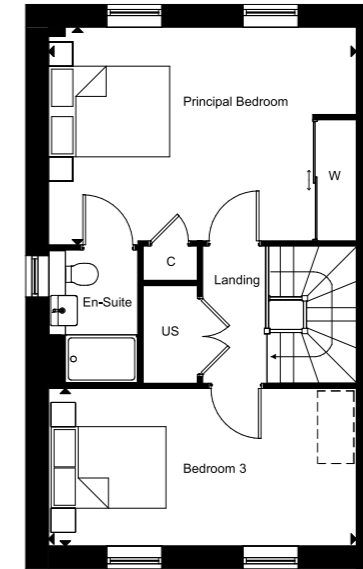
<b>Family Room</b>	5.1m x 3.5m	16'6" x 11'7"
<b>Bedroom 2</b>	5.1m x 2.6m	16'6" x 8'6"

### SECOND FLOOR

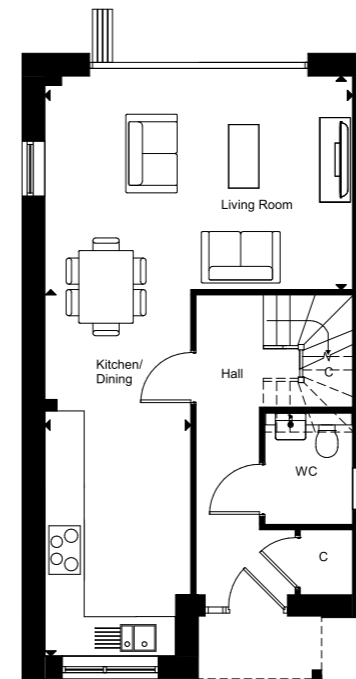
<b>Principal Bedroom</b>	5.1m x 3.6m	16'6" x 11'10"
<b>Bedroom 3</b>	5.1m x 2.6m	16'6" x 8'6"

TOTAL INTERNAL AREA - 135 SQ M/1,457 SQ FT

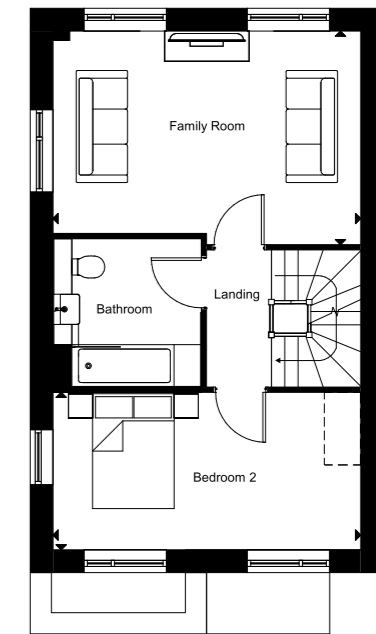
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

US Utility Store C Cupboard W Wardrobe [ ] Indicative wardrobe position

# THE MAYNARD

## 3 BEDROOM HOME

Plots 87, 88, 89, 91\*, 92\*, 93\*



Computer generated image is indicative only and represents The Maynard.

### GROUND FLOOR

<b>Kitchen/Dining/Living</b>	5.2m x 6.9m	17'0" x 22'7"
<b>Carport</b>	4.0m x 5.2m	13'0" x 17'3"

### FIRST FLOOR

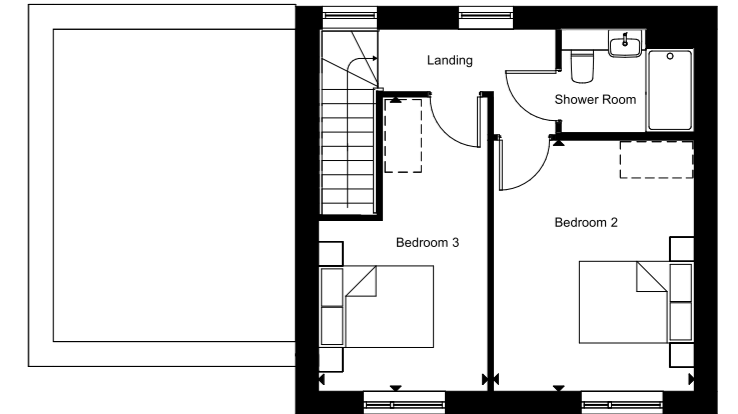
<b>Family Room</b>	4.0m x 5.2m	13'0" x 17'1"
<b>Principal Bedroom</b>	4.0m x 3.7m	13'0" x 12'2"

### SECOND FLOOR

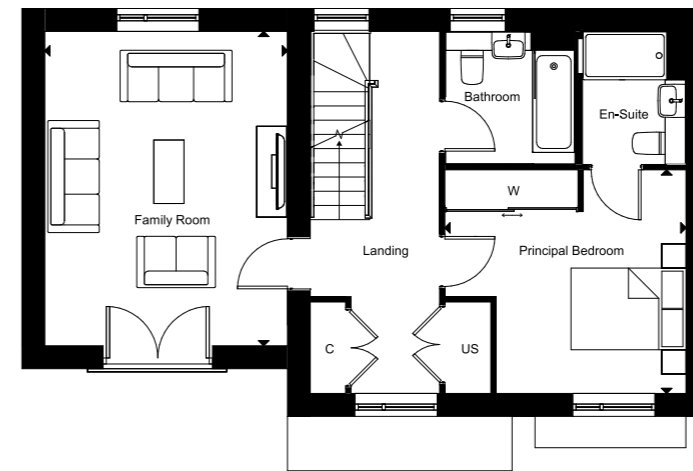
<b>Bedroom 2</b>	3.3m x 4.2m	11'0" x 13'7"
<b>Bedroom 3</b>	2.8m x 4.9m	9'0" x 15'11"

TOTAL INTERNAL AREA - 139 SQ M/1,494 SQ FT

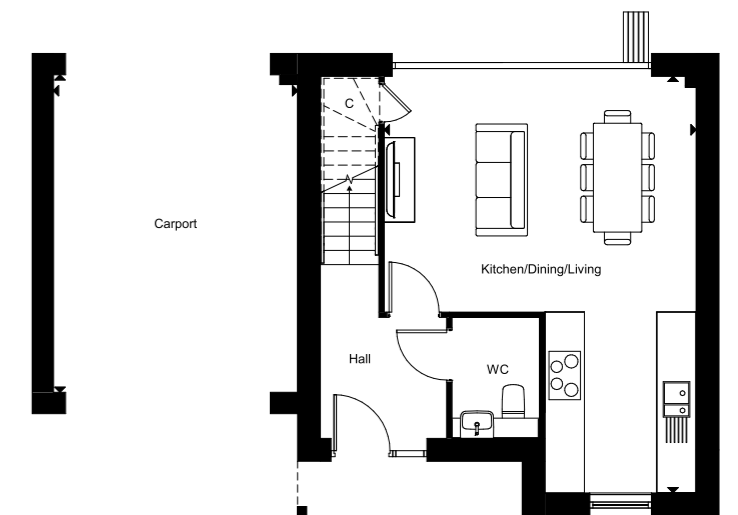
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

US Utility Store C Cupboard W Wardrobe [ ] Indicative wardrobe position \*Handed plots

# THE ROSALIND

## 4 BEDROOM HOME

Plots 23, 24\*, 31, 32\*, 55, 56, 57\*, 64, 65\*, 66\*, 75\*, 76



Computer generated image is indicative only and represents The Rosalind.

### GROUND FLOOR

<b>Kitchen/Dining</b>	5.6m x 3.4m	18'6" x 11'2"
<b>Snug</b>	2.5m x 3.0m	8'0" x 9'8"
<b>Utility</b>	2.0m x 1.6m	6'6" x 5'1"

### FIRST FLOOR

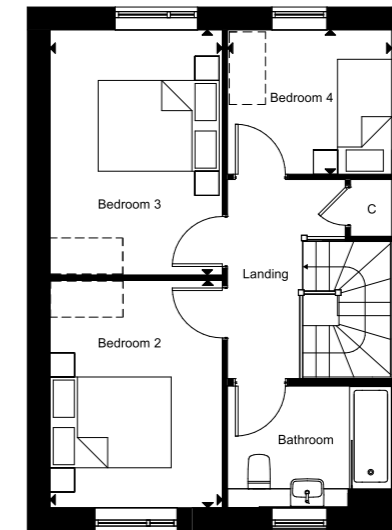
<b>Living Room</b>	5.1m x 4.0m	16'6" x 13'0"
<b>Principal Bedroom</b>	4.9m x 3.4m	16'0" x 11'2"

### SECOND FLOOR

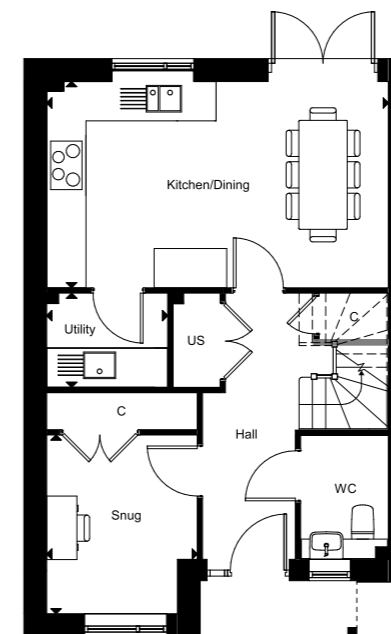
<b>Bedroom 2</b>	2.8m x 3.8m	9'6" x 12'4"
<b>Bedroom 3</b>	2.8m x 4.0m	9'6" x 13'3"
<b>Bedroom 4</b>	2.7m x 2.4m	9'0" x 7'10"

**TOTAL INTERNAL AREA - 138 SQ M/1,484 SQ FT**

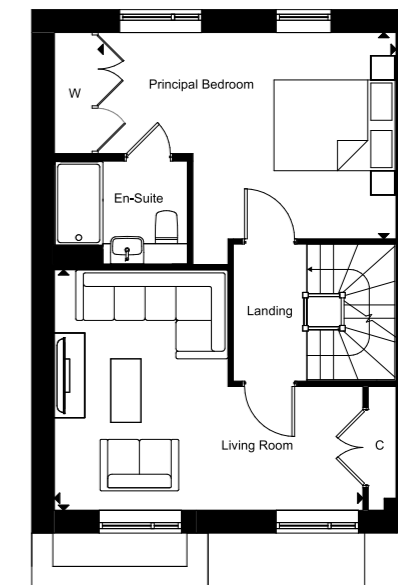
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

US Utility Store C Cupboard W Wardrobe [ ] Indicative wardrobe position \*Handed plots

# THE NEWTON

## 4 BEDROOM HOME

Plot 90



Computer generated image is indicative only and represents The Newton.

### GROUND FLOOR

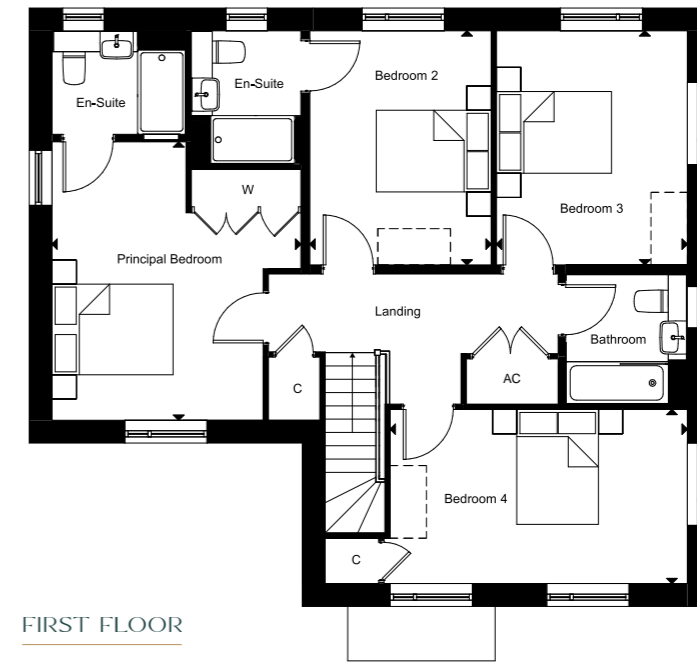
<b>Kitchen/Dining</b>	6.0m x 3.9m	19'6" x 12'8"
<b>Living Room</b>	3.1m x 5.1m	10'0" x 16'9"
<b>Carport</b>	4.1m x 6.5m	13'6" x 21'3"

### FIRST FLOOR

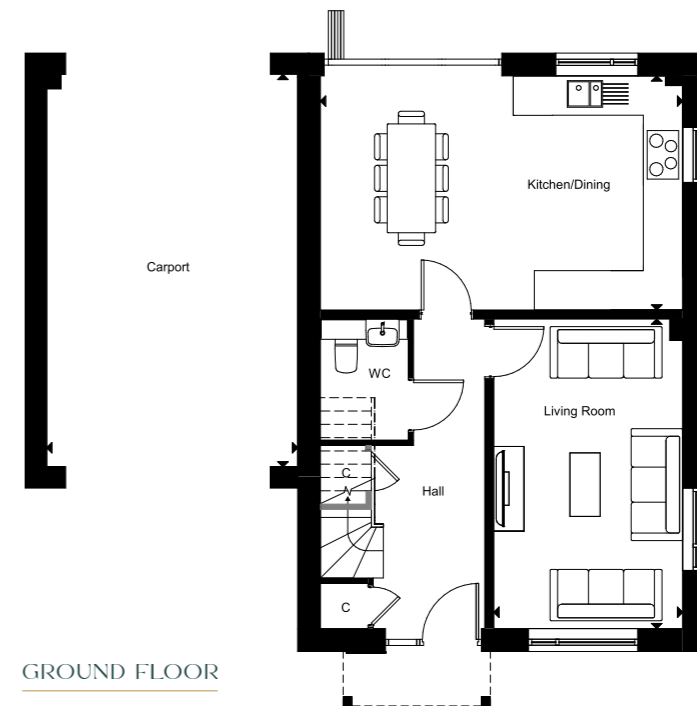
<b>Principal Bedroom</b>	4.1m x 4.6m	13'6" x 15'1"
<b>Bedroom 2</b>	3.0m x 3.9m	10'0" x 12'8"
<b>Bedroom 3</b>	3.2m x 3.9m	10'6" x 12'8"
<b>Bedroom 4</b>	4.9m x 2.9m	16'0" x 9'5"

TOTAL INTERNAL AREA - 140 SQ M/1,509 SQ FT

Floorplan layouts are not to scale, 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.



FIRST FLOOR



GROUND FLOOR

# THE WORDSWORTH

## 4 BEDROOM HOME

Plot 3



Computer generated image is indicative only and represents The Wordsworth.

### GROUND FLOOR

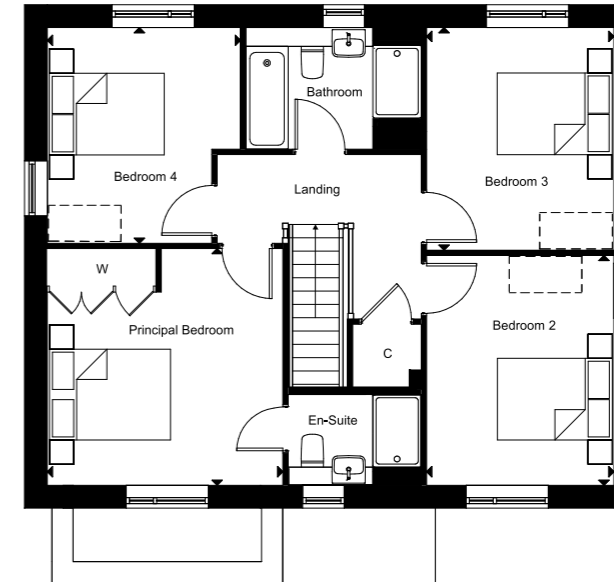
<b>Kitchen/Dining/Living</b>	9.4m x 3.2m	30'6" x 10'7"
<b>Family Room</b>	3.8m x 5.4m	12'6" x 17'8"
<b>Study</b>	3.3m x 2.1m	11'0" x 6'9"
<b>Utility</b>	1.8m x 2.0m	5'9" x 6'5"

### FIRST FLOOR

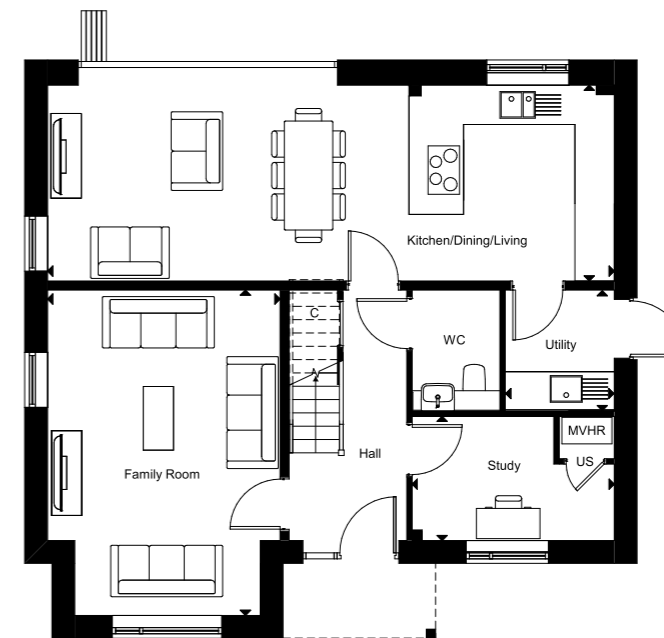
<b>Principal Bedroom</b>	3.9m x 3.9m	13'0" x 13'0"
<b>Bedroom 2</b>	3.1m x 3.8m	10'0" x 12'6"
<b>Bedroom 3</b>	3.1m x 3.7m	10'0" x 12'1"
<b>Bedroom 4</b>	3.2m x 3.6m	10'6" x 11'8"

TOTAL INTERNAL AREA - 145 SQ M/1,565 SQ FT

Floorplan layouts are not to scale, 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.



FIRST FLOOR



GROUND FLOOR

# THE GEORGE

## 4 BEDROOM HOME

Plot 79



Computer generated image is indicative only and represents The George.

### GROUND FLOOR

<b>Kitchen/Dining</b>	4.2m x 5.2m	13'6" x 17'1"
<b>Living Room</b>	3.6m x 6.1m	12'0" x 20'0"

### FIRST FLOOR

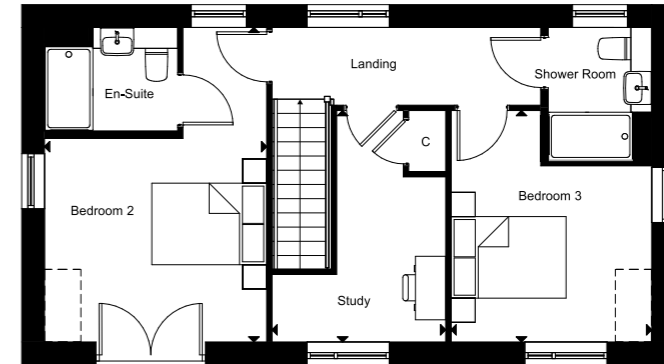
<b>Principal Bedroom</b>	3.7m x 5.2m	12'0" x 17'1"
<b>Bedroom 4</b>	4.2m x 3.0m	13'6" x 9'9"

### SECOND FLOOR

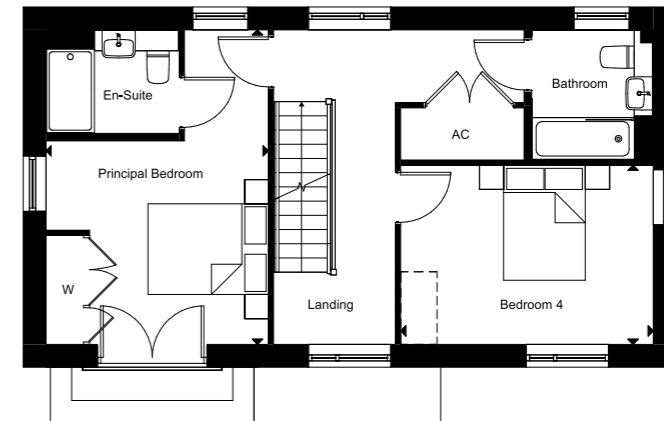
<b>Bedroom 2</b>	3.7m x 5.2m	12'0" x 17'1"
<b>Bedroom 3</b>	3.3m x 3.8m	11'0" x 12'7"
<b>Study</b>	2.9m x 3.8m	9'6" x 12'7"

**TOTAL INTERNAL AREA - 161 SQ M/1,737 SQ FT**

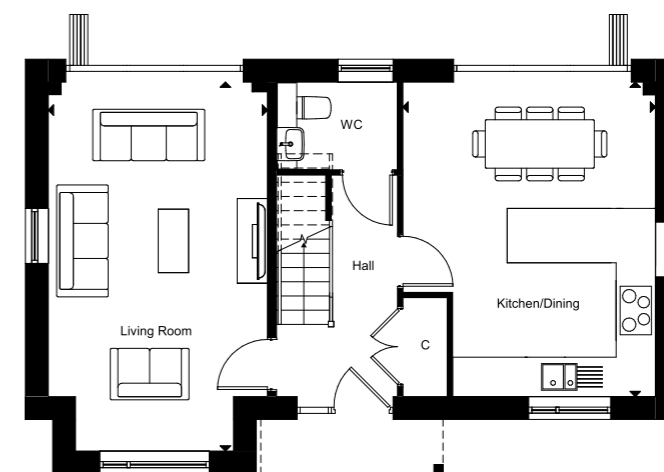
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

# THE BYRON

4 BEDROOM HOME (WITH SEPARATE STUDIO)

Plot 8



Computer generated image is indicative only and represents The Byron.

**GROUND FLOOR**

<b>Kitchen/Dining/Living</b>	9.4m x 3.2m	30'6" x 10'7"
<b>Family Room</b>	3.8m x 5.4m	12'6" x 17'8"
<b>Study</b>	3.3m x 2.1m	11'0" x 6'9"
<b>Utility</b>	1.8m x 2.0m	5'9" x 6'5"

**FIRST FLOOR**

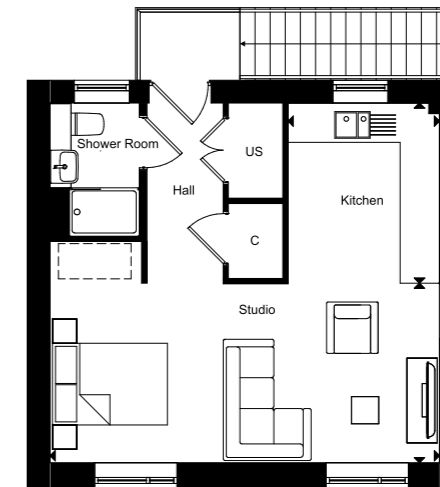
<b>Principal Bedroom</b>	3.9m x 3.9m	13'0" x 13'0"
<b>Bedroom 2</b>	3.1m x 3.8m	10'0" x 12'6"
<b>Bedroom 3</b>	3.1m x 3.7m	10'0" x 12'1"
<b>Bedroom 4</b>	3.2m x 3.6m	10'6" x 11'8"

**FIRST FLOOR (STUDIO)**

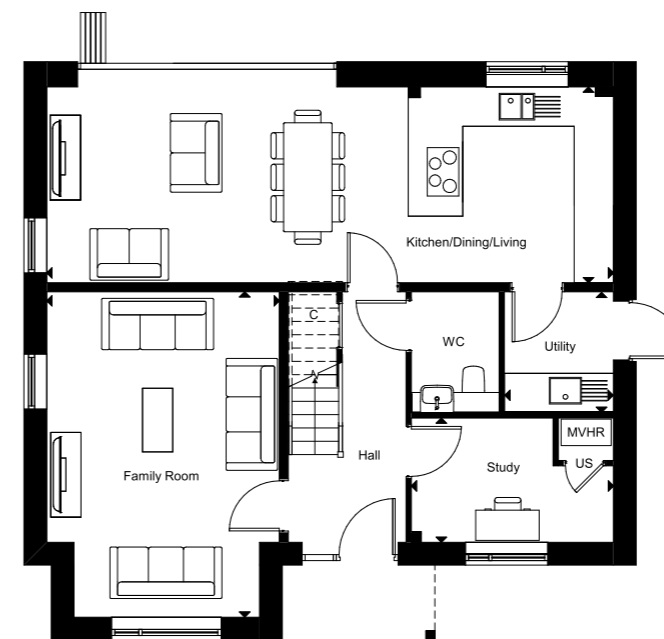
<b>Studio</b>	6.4m x 3.0m	21'0" x 9'9"
<b>Kitchen</b>	2.5m x 3.0m	8'0" x 9'9"

TOTAL INTERNAL AREA (HOUSE) - 145 SQ M/1,565 SQ FT  
 TOTAL INTERNAL AREA (STUDIO) - 39 SQ M/420 SQ FT

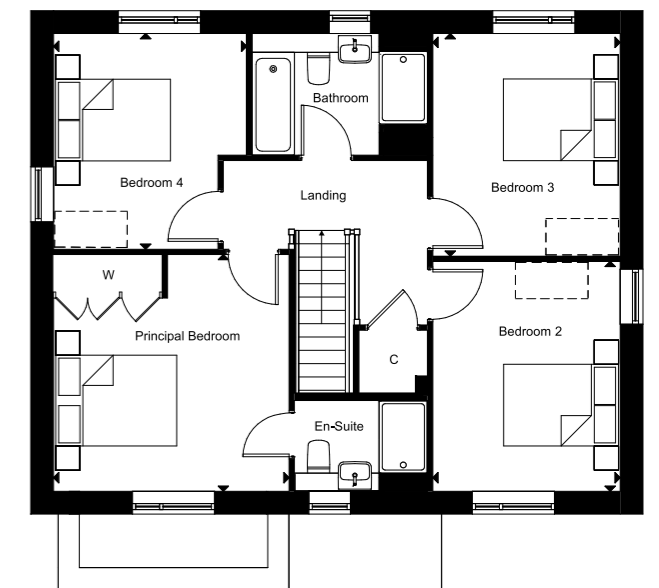
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



FIRST FLOOR (STUDIO)



GROUND FLOOR



FIRST FLOOR

# THE CRANMER

## 4 BEDROOM HOME

Plots 22, 33\*, 54, 67\*



Computer generated image is indicative only and represents The Cranmer.

### GROUND FLOOR

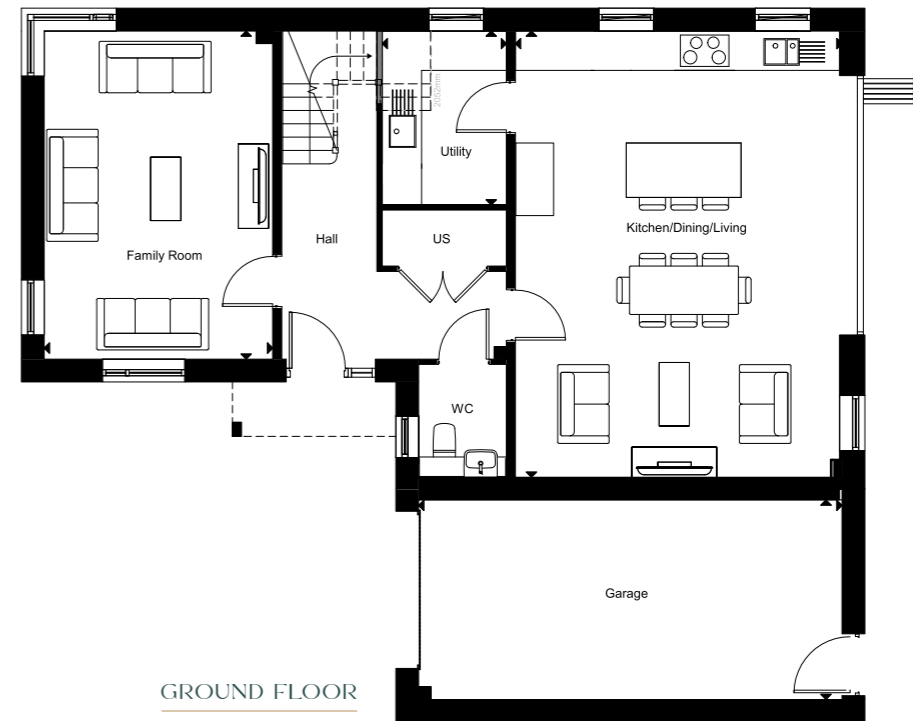
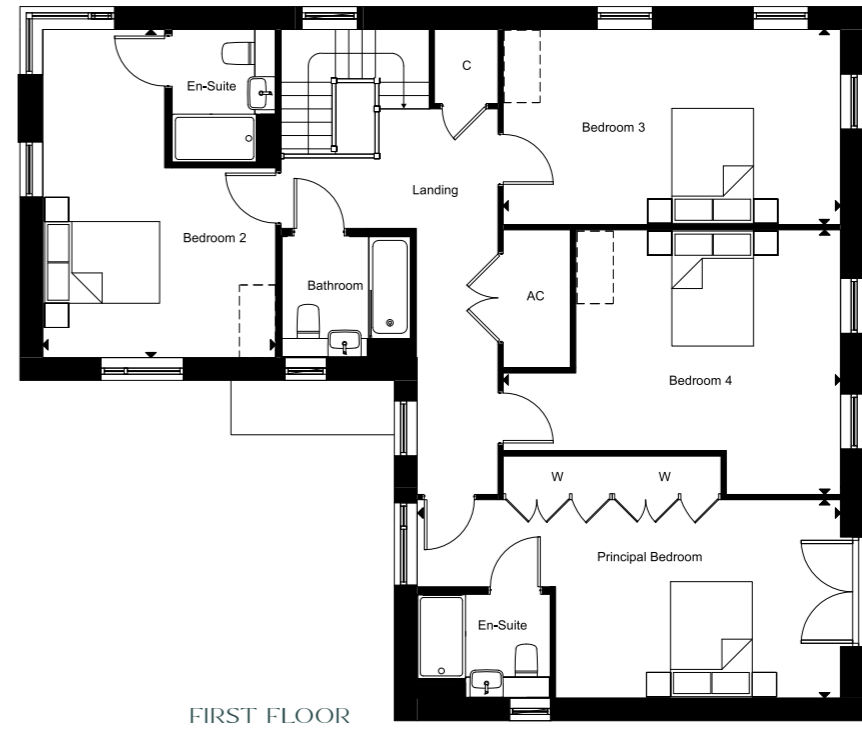
<b>Kitchen/Dining/Living</b>	5.4m x 7.4m	17'6" x 24'2"
<b>Family Room</b>	3.8m x 5.4m	12'6" x 17'9"
<b>Utility</b>	2.1m x 2.9m	6'6" x 9'5"
<b>Garage</b>	7.0m x 3.3m	23'0" x 10'10"

### FIRST FLOOR

<b>Principal Bedroom</b>	7.0m x 3.3m	23'0" x 10'9"
<b>Bedroom 2</b>	3.8m x 5.4m	12'6" x 17'9"
<b>Bedroom 3</b>	5.6m x 3.2m	18'6" x 10'7"
<b>Bedroom 4</b>	5.6m x 4.4m	18'6" x 14'4"

TOTAL INTERNAL AREA - 196 SQ M/2,110 SQ FT

Floorplan layouts are not to scale, 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.



AC Airing Cupboard (Cupboard Containing Hot Water Cylinder) US Utility Store C Cupboard W Wardrobe

[ ] Indicative wardrobe position \*Handed plots

# THE CROMWELL

**5 BEDROOM HOME**  
Plots 9, 21\*, 40, 53\*, 74



Computer generated image is indicative only and represents The Cromwell.

GROUND FLOOR

<b>Kitchen/Dining/Living</b>	5.3m x 6.5m	17'6" x 21'3"
<b>Family Room</b>	3.1m x 5.1m	10'6" x 16'11"
<b>Garage</b>	4.1m x 7.0m	13'6" x 23'1"
<b>Utility</b>	1.6m x 2.0m	5'2" x 6'5"

FIRST FLOOR

<b>Principal Bedroom</b>	4.1m x 7.0m	13'6" x 22'11"
<b>Bedroom 2</b>	3.1m x 3.8m	10'0" x 12'4"
<b>Bedroom 3</b>	3.1m x 4.2m	10'0" x 13'8"
<b>Bedroom 4</b>	2.5m x 3.0m	8'0" x 9'11"
<b>Bedroom 5</b>	3.1m x 1.8m	10'0" x 5'10"

**TOTAL INTERNAL AREA - 167 SQ M/1,801 SQ FT**

Floorplan layouts are not to scale, 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.



GROUND FLOOR

FIRST FLOOR

# THE SYLVIA

## 5 BEDROOM HOME

Plots 81, 82, 83\*, 84, 85\*, 86\*



Computer generated image is indicative only and represents The Sylvia.

### GROUND FLOOR

<b>Kitchen/Dining/Living</b>	6.5m x 5.5m	21'6" x 18'0"
<b>Family Room</b>	3.6m x 4.9m	11'6" x 16'1"
<b>Garage</b>	4.1m x 7.0m	13'6" x 22'11"

### FIRST FLOOR

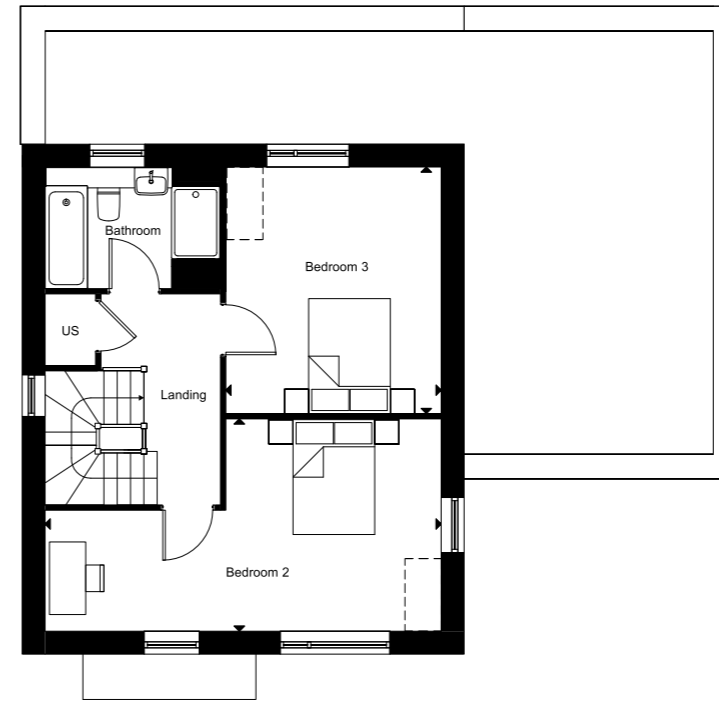
<b>Bedroom 2</b>	6.5m x 3.5m	21'6" x 11'6"
<b>Bedroom 3</b>	3.6m x 4.1m	11'6" x 13'4"

### SECOND FLOOR

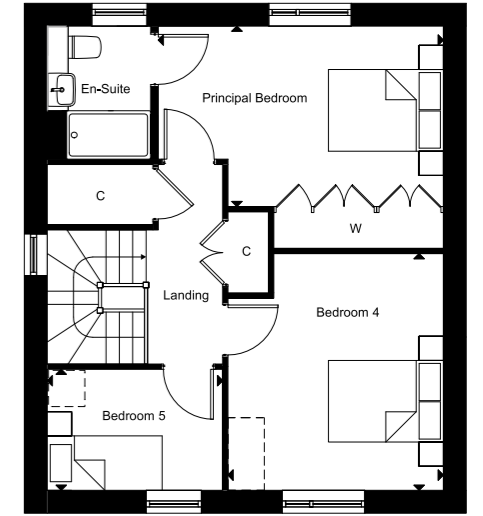
<b>Principal Bedroom</b>	4.7m x 3.0m	15'6" x 9'9"
<b>Bedroom 4</b>	3.6m x 3.9m	11'6" x 12'10"
<b>Bedroom 5</b>	2.9m x 2.0m	9'6" x 6'7"

TOTAL INTERNAL AREA - 168 SQ M/1,807 SQ FT

Floorplan layouts are not to scale, 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.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

US Utility Store C Cupboard W Wardrobe [ ] Indicative wardrobe position \*Handed plots

# THE MILNE

## 5 BEDROOM HOME (WITH SEPARATE STUDIO)

Plots 6, 7



Computer generated image is indicative only and represents The Milne.

### GROUND FLOOR

<b>Kitchen/Dining/Living</b>	9.4m x 4.9m	30'6" x 16'0"
<b>Family Room</b>	3.5m x 5.7m	11'6" x 18'10"
<b>Study</b>	3.3m x 2.4m	11'0" x 8'0"
<b>Utility</b>	1.8m x 2.0m	6'0" x 6'7"

### FIRST FLOOR

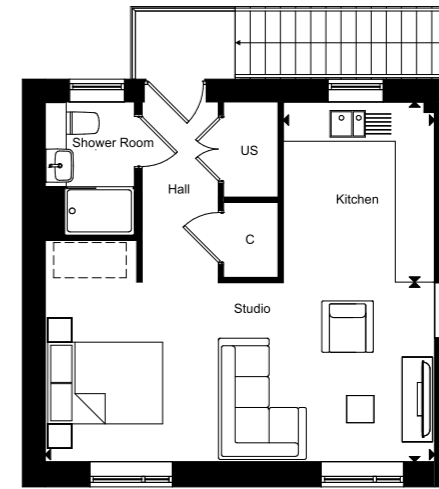
<b>Principal Bedroom</b>	3.5m x 4.3m	11'6" x 14'1"
<b>Bedroom 2</b>	3.3m x 4.5m	11'0" x 14'11"
<b>Bedroom 3</b>	3.4m x 3.5m	11'0" x 11'5"
<b>Bedroom 4</b>	3.3m x 3.7m	11'0" x 12'3"
<b>Bedroom 5</b>	2.5m x 3.5m	8'0" x 11'5"

### FIRST FLOOR (STUDIO)

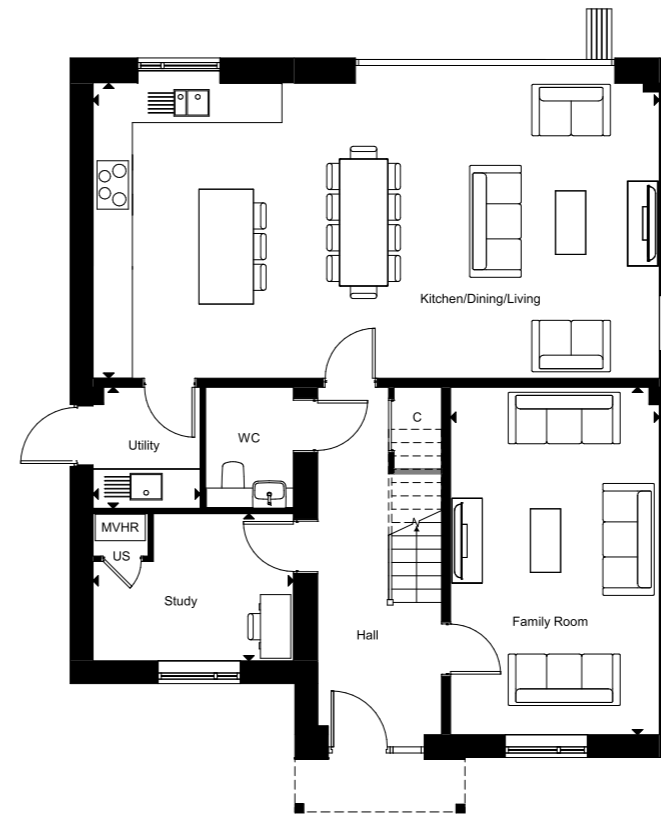
<b>Studio</b>	6.4m x 3.0m	21'0" x 9'9"
<b>Kitchen</b>	2.5m x 3.0m	8'0" x 9'9"

TOTAL INTERNAL AREA (HOUSE) - 194 SQ M/2,088 SQ FT  
 TOTAL INTERNAL AREA (STUDIO) - 39 SQ M/420 SQ FT

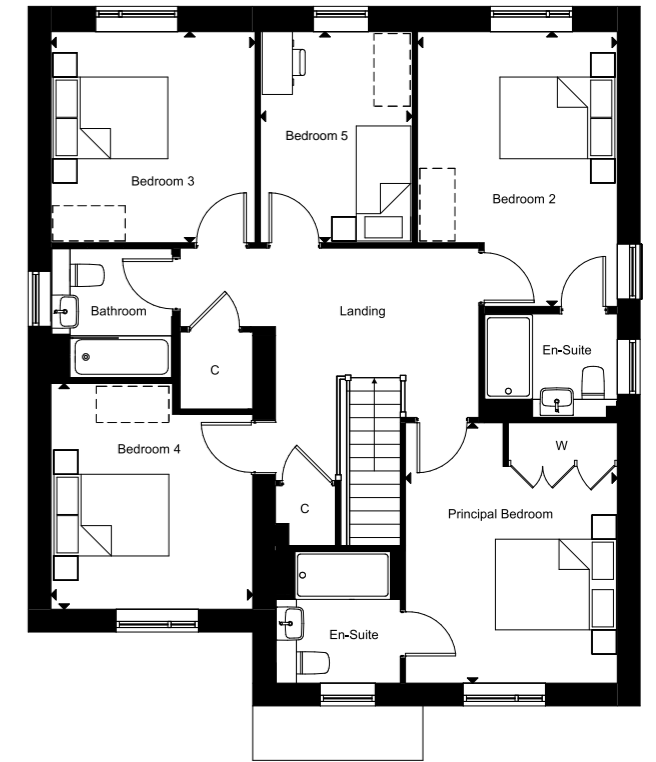
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



FIRST FLOOR (STUDIO)



GROUND FLOOR



FIRST FLOOR

# THE MALLORY

## 5 BEDROOM HOME

Plots 12, 13, 14



Computer generated image is indicative only and represents The Mallory.

### GROUND FLOOR

<b>Kitchen/Dining/Living</b>	5.2m x 8.6m	17'0" x 28'4"
<b>Family Room</b>	3.3m x 4.7m	11'0" x 15'5"
<b>Utility</b>	3.3m x 1.8m	11'0" x 5'11"
<b>Garage</b>	4.3m x 7.3m	14'0" x 24'0"

### FIRST FLOOR

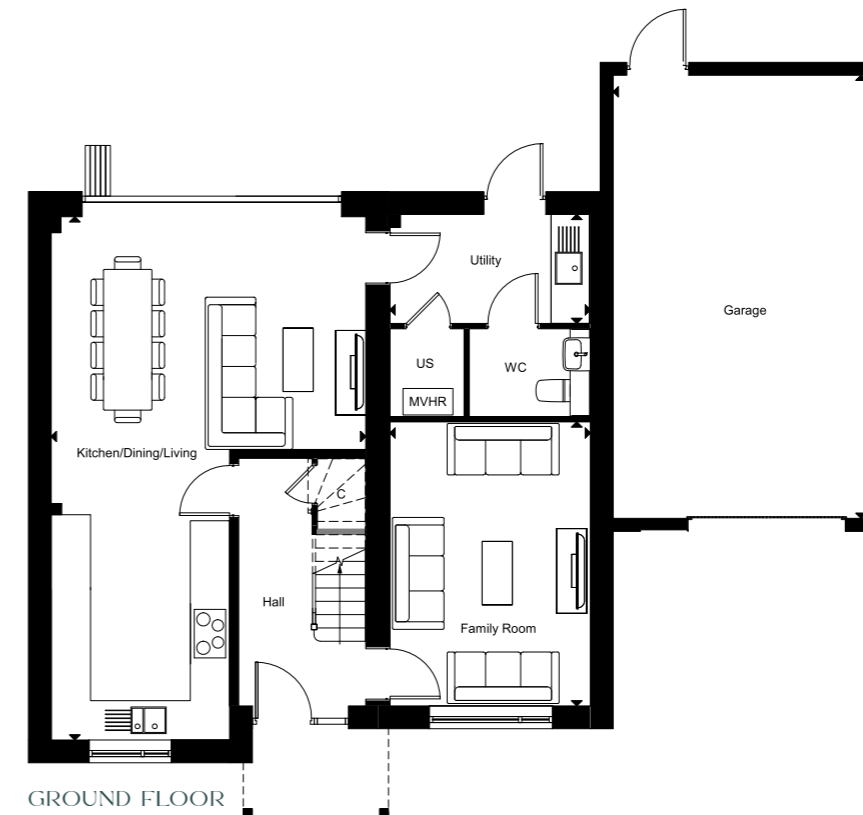
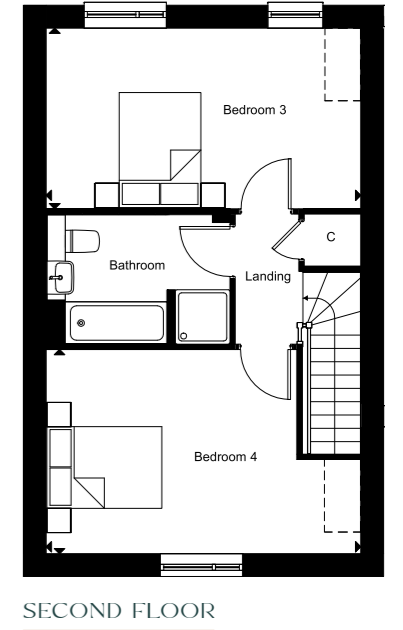
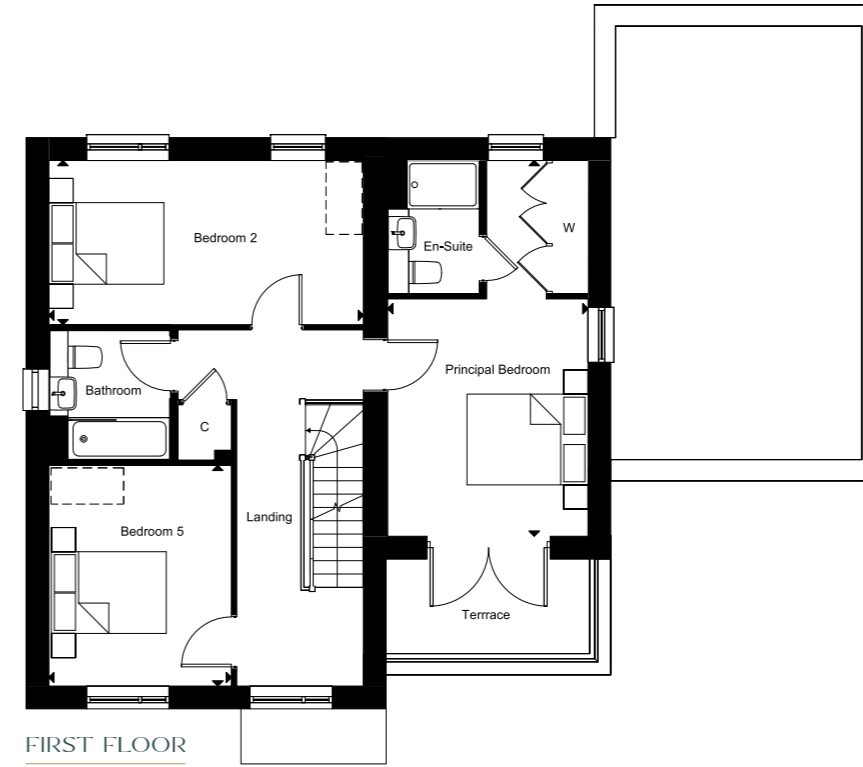
<b>Principal Bedroom</b>	3.3m x 6.2m	11'0" x 20'4"
<b>Bedroom 2</b>	5.2m x 2.7m	17'0" x 8'11"
<b>Bedroom 5</b>	3.0m x 3.6m	10'0" x 12'0"

### SECOND FLOOR

<b>Bedroom 3</b>	5.2m x 3.0m	17'0" x 9'10"
<b>Bedroom 4</b>	5.2m x 3.4m	17'0" x 11'1"

TOTAL INTERNAL AREA - 187 SQ M/2,017 SQ FT

Floorplan layouts are not to scale, 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 HERRING

## 5 BEDROOM HOME

Plots 18, 19, 20



Computer generated image is indicative only and represents The Herring.

### GROUND FLOOR

<b>Kitchen/Dining/Living</b>	6.5m x 5.4m	21'6" x 17'8"
<b>Family Room</b>	3.7m x 5.8m	12'0" x 19'0"
<b>Garage</b>	4.2m x 7.2m	13'6" x 23'8"

### FIRST FLOOR

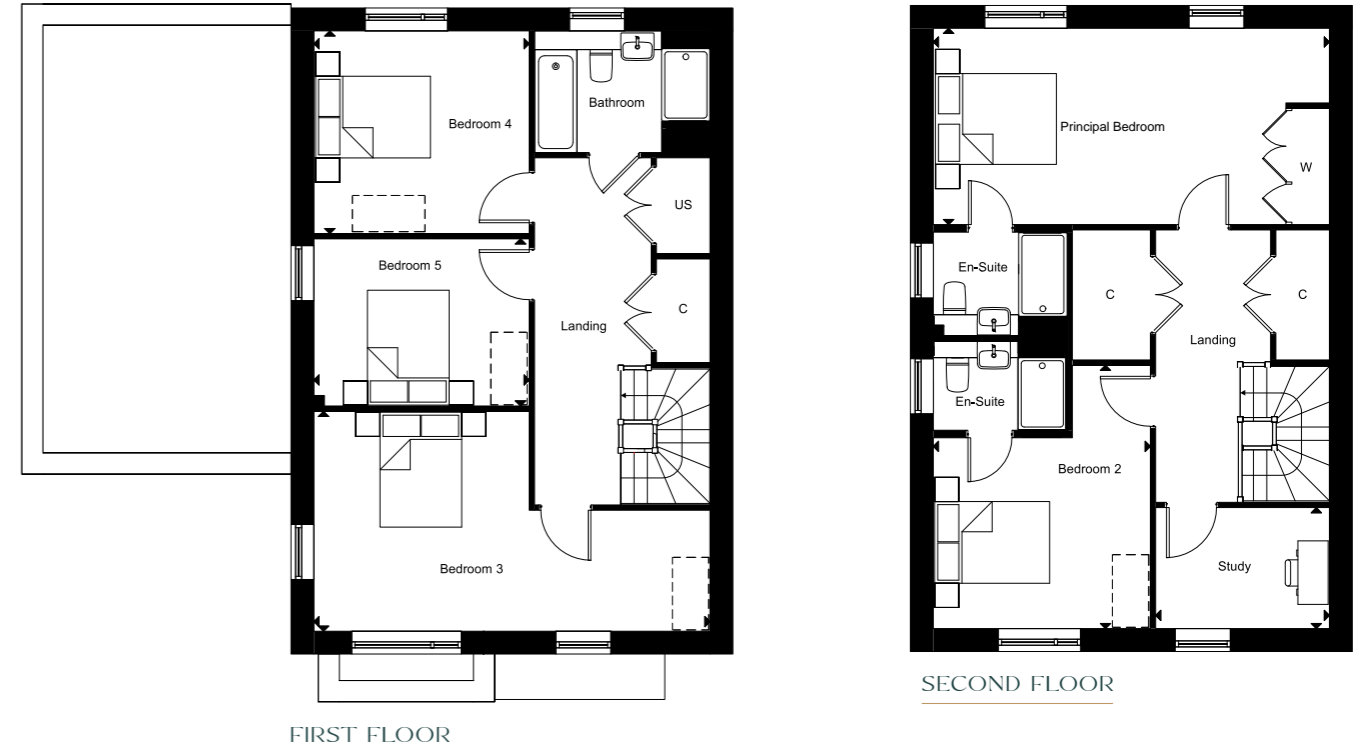
<b>Bedroom 3</b>	6.5m x 3.6m	21'6" x 11'11"
<b>Bedroom 4</b>	3.6m x 3.4m	11'6" x 11'0"
<b>Bedroom 5</b>	3.6m x 2.8m	11'6" x 9'1"

### SECOND FLOOR

<b>Principal Bedroom</b>	6.5m x 3.2m	21'6" x 10'8"
<b>Bedroom 2</b>	3.6m x 4.4m	12'0" x 14'3"
<b>Study</b>	2.9m x 2.0m	9'6" x 6'7"

TOTAL INTERNAL AREA - 197 SQ M/2,117 SQ FT

Floorplan layouts are not to scale, 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.



US Utility Store C Cupboard W Wardrobe [ ] Indicative wardrobe position

# THE MEYER

## 5 BEDROOM HOME

Plot 15



Computer generated image is indicative only and represents The Meyer.

### GROUND FLOOR

<b>Kitchen/Dining/Living</b>	5.9m x 6.3m	19'6" x 20'6"
<b>Family Room</b>	3.6m x 4.9m	12'0" x 16'1"
<b>Utility</b>	2.3m x 3.9m	7'6" x 12'11"
<b>Garage</b>	5.4m x 6.0m	17'6" x 19'8"

### FIRST FLOOR

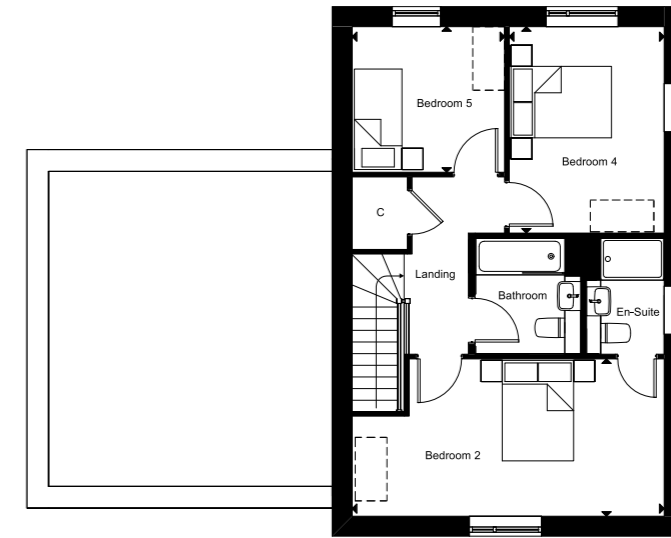
<b>Living Room</b>	5.3m x 5.9m	17'6" x 19'6"
<b>Principal Bedroom</b>	3.6m x 4.8m	12'0" x 15'8"
<b>Bedroom 3</b>	3.7m x 3.6m	12'0" x 11'8"

### SECOND FLOOR

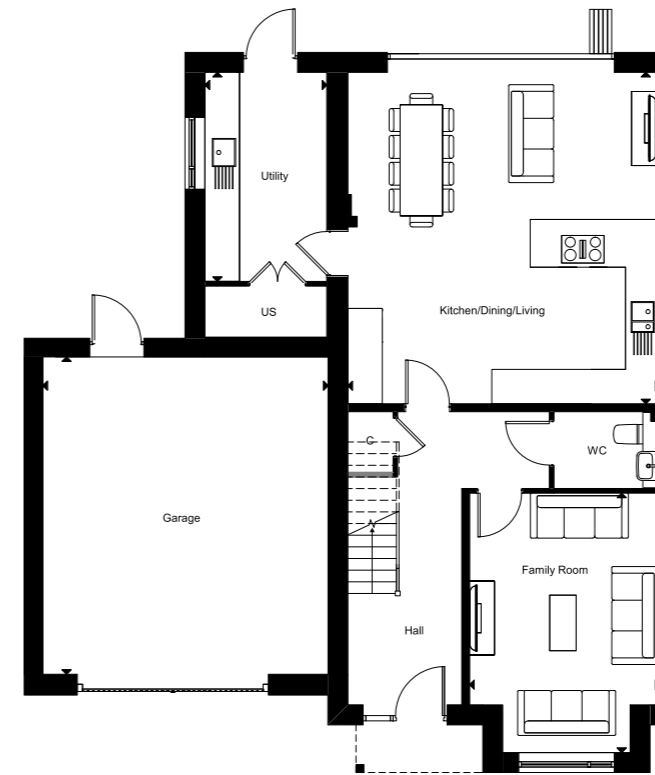
<b>Bedroom 2</b>	5.9m x 3.0m	19'6" x 9'9"
<b>Bedroom 4</b>	2.9m x 3.9m	9'6" x 12'10"
<b>Bedroom 5</b>	2.9m x 2.7m	9'6" x 9'0"

TOTAL INTERNAL AREA - 229 SQ M/2,465 SQ FT

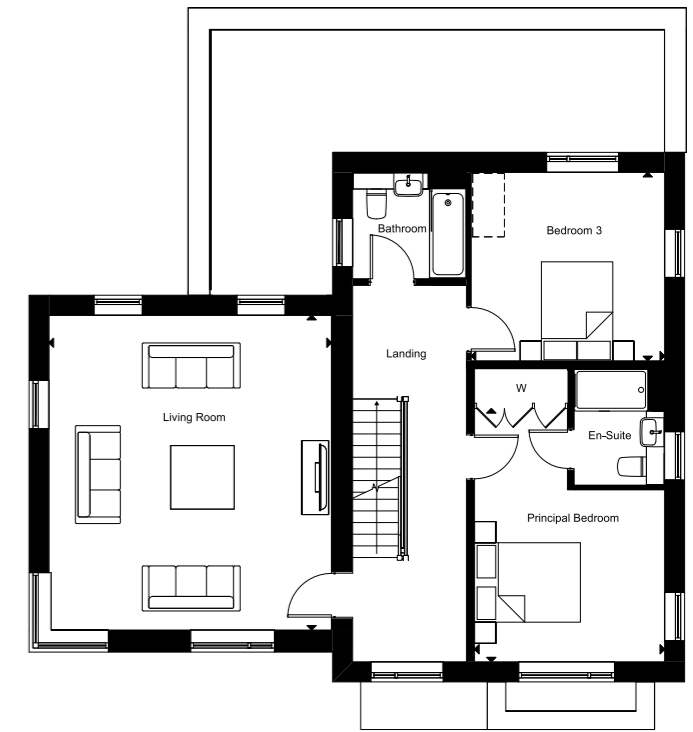
Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts 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.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

US Utility Store C Cupboard W Wardrobe [ ] Indicative wardrobe position

# THE LEWIS

## 6 BEDROOM HOME

Plots 10, 11



Computer generated image is indicative only and represents The Lewis.

### GROUND FLOOR

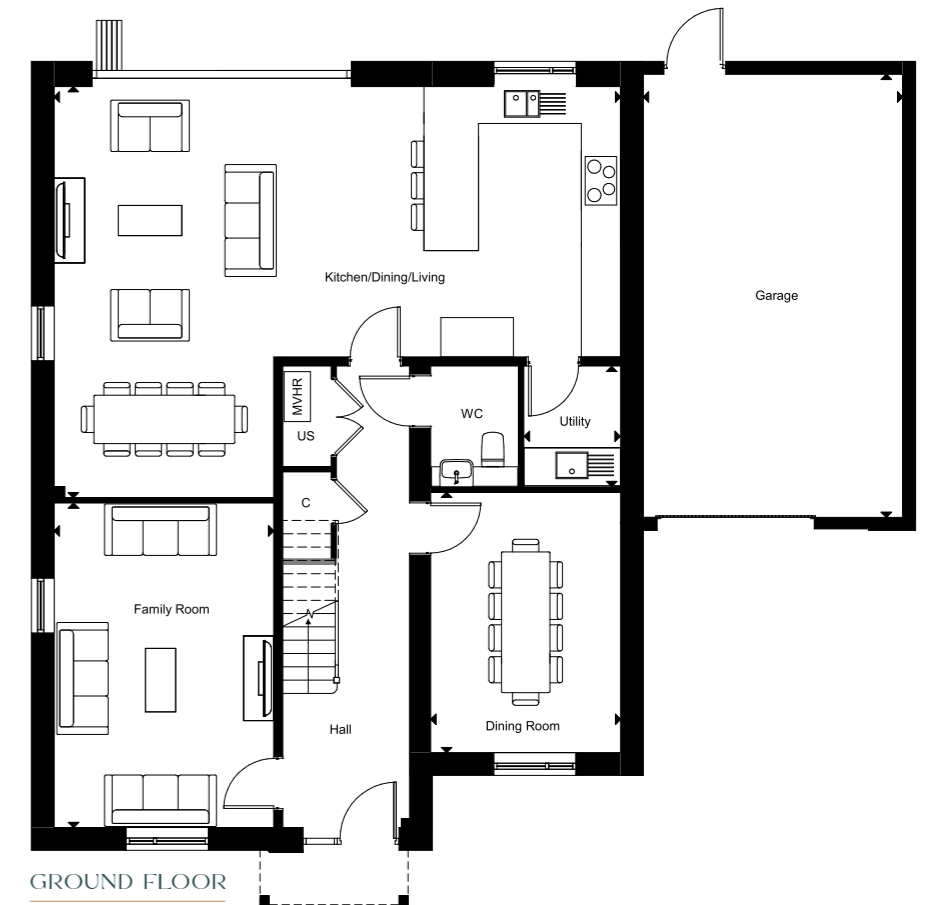
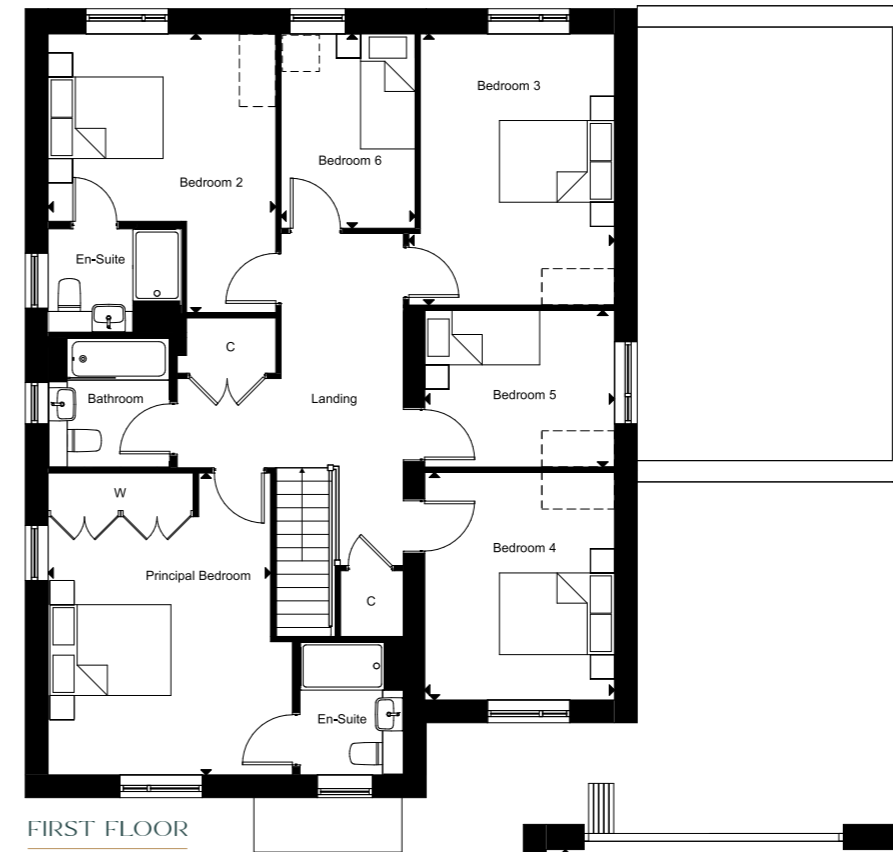
<b>Kitchen/Dining/Living</b>	9.4m x 6.8m	30'6" x 22'4"
<b>Family Room</b>	3.6m x 5.4m	12'0" x 17'7"
<b>Dining Room</b>	3.1m x 4.3m	10'6" x 14'1"
<b>Garage</b>	4.3m x 7.3m	14'0" x 24'0"
<b>Utility</b>	1.6m x 2.0m	5'2" x 6'5"

### FIRST FLOOR

<b>Principal Bedroom</b>	3.7m x 5.0m	12'0" x 16'4"
<b>Bedroom 2</b>	3.8m x 4.6m	12'6" x 15'1"
<b>Bedroom 3</b>	3.4m x 4.5m	11'0" x 14'8"
<b>Bedroom 4</b>	3.1m x 3.8m	10'6" x 12'4"
<b>Bedroom 5</b>	3.1m x 2.6m	10'6" x 8'6"
<b>Bedroom 6</b>	2.2m x 3.2m	7'6" x 10'6"

TOTAL INTERNAL AREA - 221 SQ M/2,383 SQ FT

Floorplan layouts are not to scale, 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.



# SPECIFICATION

THE FORSTER, THE DARWIN, THE ERNEST, THE HAWKING, THE MAYNARD

## KITCHEN

- Matt finish handleless units with contemporary black trim and 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 (where no utility)

## UTILITY ROOM

- Matt finish handleless units with soft close doors
  - Slimline laminate worktop with matching upstands
  - Stainless steel sink with brushed steel mixer tap
  - Freestanding washer/dryer
- Kitchen and utility room 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 (where layout allows)
- Large format wall and floor tiles
- Heated towel rail

## EN-SUITE & SHOWER ROOM

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top (to principal en-suite only, where layout allows)
- Large format wall and floor tiles
- Heated 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, landings, upper floor living/family room and bedrooms
- Large format tiles to bathroom, en-suite and shower room

## DOORS & WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows, with matching doors to patio (where applicable)
- Bi-fold doors where shown on plans
- Up and over garage door, colour to match front door (where applicable)



## ELECTRICAL

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suite, shower room, WC and utility room
- Pendant fittings to separate living/family room, landings and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom, en-suite and shower room
- TV, BT and data points to selected locations
- 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 (where applicable)
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

## HEATING & WATER

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

## EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Space for cycle storage either within garage (where present) or separate 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 red, grey or white facing bricks with grey roof tiles
- Aluminium rain-water goods
- PV panels to all plots

## WARRANTY

- 10-year NHBC warranty

Interior imagery represents a similar Hill development.

Facilities shared between the homes at Hartmere 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 Hartmere 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.

## PREMIUM SPECIFICATION

THE ROSALIND, THE NEWTON, THE WORDSWORTH, THE GEORGE, THE BYRON,  
THE CRANMER, THE CROMWELL, THE SYLVIA, THE MILNE, THE MALLORY,  
THE HERRING, THE MEYER, THE LEWIS

### KITCHEN

- Matt finish handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob (with built in extractor where on island or peninsula)
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated warming drawer to upgraded plots\*
- Integrated fridge/freezer or separate fridge and freezer to upgraded plots\*
- Integrated wine cooler to upgraded plots\*
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap or Quooker hot, cold & boiling tap to upgraded plots\*
- LED feature lighting to wall units
- Integrated washer/dryer (where no utility room)

### UTILITY ROOM

- Matt finish handleless units with contemporary black trim and soft close 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 designs and layouts vary; please speak to our Sales Executives for further information*

### BATHROOM

- Bath with shower over and glass shower screen or separate shower enclosure
- Low profile shower tray with glass shower door (where applicable)
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting (where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated towel rail

### EN-SUITES

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

### DECORATIVE FINISHES

- 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 - laid herringbone style to upgraded plots\*
- Carpet to stairs, landings, upper floor living room and study, and all bedrooms
- Large format tiles to bathroom and en-suite

### DOORS & WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows, with matching doors to patio (where applicable)
- Bi-fold doors where shown on plans
- Electrically controlled up and over garage door, colour to match front door



### ELECTRICAL

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

### HEATING & WATER

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

### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Space for cycle storage either within garage (where present) or separate cycle store

### CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- uPVC rain-water goods
- PV panels to all plots

### WARRANTY

- 10-year NHBC warranty

### STUDIOS TO PLOTS 6, 7 & 8

- Studio above garage with kitchenette and shower room
- Matt finish handleless kitchen units with soft close doors and drawers
- Integrated undercounter fridge with freezer section
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Low profile shower tray with glass shower screen
- Large format wall and floor tiles to shower room
- Amtico to living room/bedroom area
- Air source heat pump controls heating via radiators and hot water supply

\*Upgrades apply to The Cranmer, The Milne, The Mallory, The Herring, The Lewis and The Meyer house types.

Interior imagery represents a similar Hill development.

Facilities shared between the homes at Hartmere 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 Hartmere 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.

## 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 26<sup>th</sup> 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 nearly 1,000 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 4.8 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. Follow us on LinkedIn and Instagram @HillGroupUK

Follow us on Instagram at @CreatedbyHill



Farehurst Park, Cambridge



Marleigh Park, Cambridge

## 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 well-being, 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.



Canalside Quarter, Oxford

HARTMERE

## HOW TO FIND US



HARTMERE

Babraham Road, Cambridge, Cambridgeshire CB2 0BF

01223 656879 | [www.hill.co.uk/hartmere](http://www.hill.co.uk/hartmere)





Cambridge  
Investment  
Partnership



**CAMBRIDGE**  
CITY COUNCIL



**Hill**  
*Created for Living*