FITZWILLIAM GATE

CAMBRIDGE



Computer generated image of Plots 32-33 is indicative only. External finishes may vary.

Live the city. Love the landscape.

LIFE WITH CONVENIENCE AND COMMUNITY AT ITS HEART

Fitzwilliam Gate is a collection of contemporary homes where countryside tranquillity meets the vibrant culture and connectivity of Cambridge.

Located on Histon Road, these thoughtfully designed three and four-bedroom homes offer modern layouts, energy-efficient integrated appliances, and high-quality finishes throughout. Selected homes enjoy a desirable outlook over Histon Road Recreation Ground, bringing the beauty of open green space to your doorstep.

Perfect for families, professionals, and first-time buyers alike, everything Cambridge has to offer is within easy reach. With Histon Road Recreation Ground next door, residents can enjoy leafy woodland walks, family play areas and generous green space just moments from home.

With local shops just a short walk away and frequent buses reaching the city centre in around 11 minutes, convenience comes naturally. Cambridge station is just a 15-minute cycle away, placing the city's vibrant cafés, restaurants, markets, and cultural attractions within easy reach.

Discover a parkland neighbourhood close to Cambridge, where green open spaces, community, convenience, and contemporary living come together.

Tranquil surroundings

MOMENTS FROM THE BUZZ OF THE CITY



Explore

THE NEIGHBOURHOOD & BEYOND


Cambridge Station

You don't have far to go to find your next adventure. Cambridge Train Station is just a 15 minute bike ride, connecting you with trains to Stansted airport and London's Kings Cross. The A14 is a five minute drive while bus services from Histon Road easily connect you with the city and surrounding areas.

CLOSE TO THE CITY WITH TRANQUIL SURROUNDINGS ON YOUR DOORSTEP

Fitzwilliam Gate places you close to the energy of Cambridge while surrounded by space to unwind. Start your day with a walk to Kettle's Yard for contemporary art and coffee, or enjoy the open green space of Histon Road Recreation Ground right on your doorstep.

For staying active, you're within easy reach of Histon Tennis Club and Chesterton Sports Centre, offering everything from courts and swimming to gym sessions and classes.

When it's time to head into the city, a vibrant mix of restaurants, cafés, and bars awaits, alongside cinemas, markets, and cultural attractions. Explore Cambridge's renowned museums and galleries, browse independent boutiques and artisan shops, or spend an afternoon at Cambridge Market Square.

With year-round events, live music, and festivals, Fitzwilliam Gate offers a lifestyle where there's always something new to enjoy.


Histon Road Recreation Ground

BY FOOT

HISTON ROAD RECREATION GROUND
2 minutes

ALDI SUPERMARKET
5 minutes

KETTLE'S YARD (ART GALLERY)
13 minutes

CHESTERTON SPORTS CENTRE
17 minutes

JESUS GREEN LIDO
19 minutes

THE GRAND ARCADE
27 minutes

BY BICYCLE

CAMBRIDGE MARKET SQUARE
8 minutes

ARTS PICTUREHOUSE (ST ANDREW'S STREET)
9 minutes

JESUS GREEN
11 minutes

THE FITZWILLIAM MUSEUM
11 minutes

CAMBRIDGE STATION
15 minutes

HISTON GREEN PLAY AREAS, IMPINGTON
16 minutes

BY CAR

A14 ROAD
5 minutes

IMPINGTON SPORTS CENTRE
8 minutes

TESCO SUPERSTORE
10 minutes

MANSELL WOODS, OAKINGTON
14 minutes

NEWMARKET
23 minutes

LONDON STANSTED AIRPORT
39 minutes

BY TRAIN

From Cambridge Station

ELY
14 minutes

LONDON STANSTED AIRPORT
30 minutes

LONDON KING'S CROSS
48 minutes

PETERBOROUGH
49 minutes

IPSWICH
1hour 12 minutes

NORWICH
1 hour 14 minutes

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

Enhance

YOUR LIFESTYLE

CENTRAL CAMBRIDGE, JUST MOMENTS AWAY

Cambridge is a city like no other, where world-leading innovation meets timeless architecture and heritage. From Fitzwilliam Gate, the heart of the city is just a short bike ride away, placing its culture, shopping, and dining within easy reach.

Discover a vibrant mix of museums, galleries, theatres, and live venues, or enjoy a relaxed day exploring the Grand Arcade, Lion Yard, and independent boutiques along Rose Crescent.

A short journey brings you to an exceptional food scene, from Michelin-starred dining and traditional pubs to cafés, street food, and artisan bakeries.

For time outdoors, stroll along The Backs beside the River Cam, or unwind in green open spaces that host events and festivals throughout the year.

At Fitzwilliam Gate, city living comes naturally, offering something new to enjoy every day.

Views of the River Cam



The Fitzwilliam Museum

Perfectly positioned

FOR CITY AND COUNTRY

FROM RIVERS AND GARDENS TO HISTORY AND HERITAGE, THE SURROUNDING AREA AND FURTHER AFIELD TO FITZWILLIAM GATE OFFERS DAYS OUT FOR EVERYONE

Discover nearby Ely, home to its striking cathedral and riverside walks, or explore the peaceful landscapes of Wicken Fen, where nature trails and wildlife await.

History and culture are never far, from the elegant grounds and watermill at Anglesey Abbey to the immersive aircraft exhibitions at the Imperial War Museum, Duxford. For a more relaxed pace, Burwash Manor offers a charming mix of independent boutiques, artisan shops, and café culture.

Closer to home, enjoy local heritage sites and family-friendly attractions, or explore the world-renowned University of Cambridge and the city's celebrated museums, including The Fitzwilliam Museum, with its exceptional collections of art and antiquities. Wherever you choose to go, there's always something new to discover.


University of Cambridge

Connected

COMMUTING

AT FITZWILLIAM GATE, YOU ARE PERFECTLY POSITIONED TO BENEFIT FROM CAMBRIDGE'S THRIVING ECONOMY AND EXCEPTIONAL EMPLOYMENT OPPORTUNITIES

Known as Silicon Fen, this vibrant region stands as Europe's largest technology cluster, creating an unrivalled hub for innovation and enterprise right on your doorstep.

Living here provides you with access to a world-class professional landscape. Join a dynamic workforce of over 5,000 companies, ranging from agile tech start-ups to global giants like Arm, Apple Research, AstraZeneca, and GSK. Commute in just minutes to the many businesses based in the heart of Cambridge.

BY BICYCLE

CAMBRIDGE BUSINESS PARK
15 minutes

ST JOHN'S INNOVATION PARK
17 minutes

CAMBRIDGE SCIENCE PARK
17 minutes

HOMERTON COLLEGE
19 minutes

ARM LIMITED
26 minutes

BY CAR

APPLE RESEARCH
19 minutes

GSK
23 minutes

CAMBRIDGE BIOMEDICAL CAMPUS
23 minutes

GRANTA PARK
26 minutes

BABRAHAM RESEARCH CAMPUS
27 minutes

Journey times are approximate only. Source: Google Maps.



Reach

HIGHER WITH EXCELLENT EDUCATION

Close to Fitzwilliam Gate are several highly regarded schools with Outstanding or Good ratings. As you would expect from Cambridge, the area is an inspiring learning environment where children of all ages can thrive.

PRIMARY SCHOOLS

Mayfield Primary School
Warwick Rd,
Cambridge CB4 3HN
8 minutes on foot

St Luke's C of E Primary School
French's Rd, Arbury,
Cambridge CB4 3JZ
8 minutes on foot

Arbury Primary School
Carlton Way, Cambridge CB4 2DE
15 minutes on foot

Park Street C of E Primary School
Lower Park St, Cambridge CB5 8AR
20 minutes on foot

SECONDARY SCHOOLS

North Cambridge Academy
Arbury Rd, Cambridge CB4 2JF
9 minutes by bicycle

Parkside Community College
Parkside, Cambridge CB1 1EH
11 minutes by bicycle

Chesterton Community College
Gilbert Rd,
Cambridge CB4 3NY
17 minutes on foot

Castle School, Courtney Way
Cambridge CB4 2EE
(Specialist school for boys and girls aged 2 – 19)
17 minutes on foot

INDEPENDENT SCHOOLS

King's College School
West Rd, Cambridge CB3 9DN
(For boys and girls aged 4 - 14)
10 minutes by bicycle

Cambridge Arts & Sciences (CATS & CSVPA)
1 High Street, Chesterton,
Cambridge CB4 1NQ
(Mixed school from age 14 +)
11 minutes by bicycle

The Leys School
The Fen Causeway, Cambridge
CB2 7AD
(For boys and girls aged 11 - 19)
11 minutes by bicycle

St John's College School
73 Grange Rd, Cambridge CB3 9AB
(For boys and girls aged 4 - 13)
20 minutes on foot

UNIVERSITY OF CAMBRIDGE

The Old Schools, Trinity Lane
Cambridge CB2 1TN
8 minutes by bicycle

Thrive in a natural setting

CLOSE TO WHAT MATTERS

Views of the River Cam

Site plan

AN ATTRACTIVE COLLECTION OF 3 AND 4 BEDROOM HOMES, WITH A SELECTION OVERLOOKING THE OPEN GREEN SPACE OF HISTON ROAD RECREATION GROUND.



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.

Making Your House a Home

STEP INTO A BEAUTIFULLY-CRAFTED SANCTUARY THAT YOU WILL BE PROUD TO CALL HOME. BOASTING A STRIKING MODERN DESIGN AND CLEVERLY PROPORTIONED LIVING SPACES, YOUR NEW HOME OFFERS THE PERFECT BLEND OF FLEXIBILITY AND EXCEPTIONAL COMFORT TO SUIT YOUR IDEAL LIFESTYLE.

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

THREE BEDROOM HOMES

Specification

The Marlowe | The Carlton | The Meridian | The Eldon





KITCHEN

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob (with built in extractor where on island)
- 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 or freestanding where in cupboard

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 door
- 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, landings, upper floor living room, study and bedrooms
- Large format tiles to bathroom, en-suite and first floor WC

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows with matching doors to patio and terrace where applicable
- Bifold doors where shown on plan
- Electrically operated roller garage door where applicable

HEATING AND WATER

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

ELECTRICAL

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suite and WCs
- Pendant fittings to separate living room, study, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV 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

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Porcelain tiles to terrace where applicable
- Dedicated cycle store to each property

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 grey or red facing bricks, with wood effect cladding to selected plots and grey or red roof tiles
- Aluminium rain-water goods

WARRANTY

- Every home is covered by a 10-year NHBC warranty, giving you long-term peace of mind. In the first 2 years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.

Facilities shared between the homes at Fitzwilliam Gate 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 Fitzwilliam Gate 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.

The Marlowe

3 BEDROOM HOUSE

PLOTS 15*, 19*, 20, 21, 43*, 44*, 45

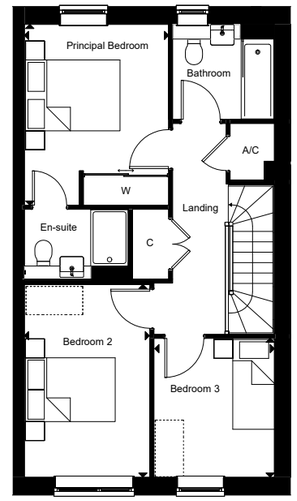


Computer generated image of Plots 19-21 is indicative only. External finishes may vary.

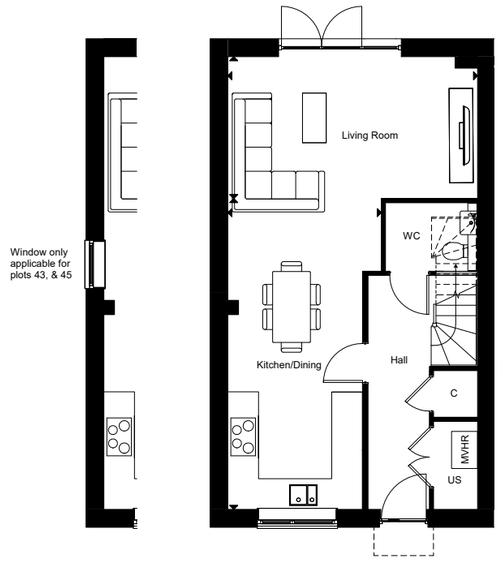
GROUND FLOOR		
Living Room	3.0 x 5.3m	10'0" x 17'4"
Kitchen/Dining	6.6 x 3.2m	21'6" x 10'8"

FIRST FLOOR		
Principal Bedroom	3.8 x 3.0m	12'6" x 10'0"
Bedroom 2	4.1 x 2.6m	13'6" x 8'8"
Bedroom 3	2.9 x 2.5m	9'6" x 8'3"

TOTAL INTERNAL AREA
101 sq m / 1,090 sq ft



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD **W** - WARDROBE **A/C** - AIRING CUPBOARD **US** - UTILITY STORE ⬚ - INDICATIVE WARDROBE POSITION * HANDED PLOTS

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 Carlton

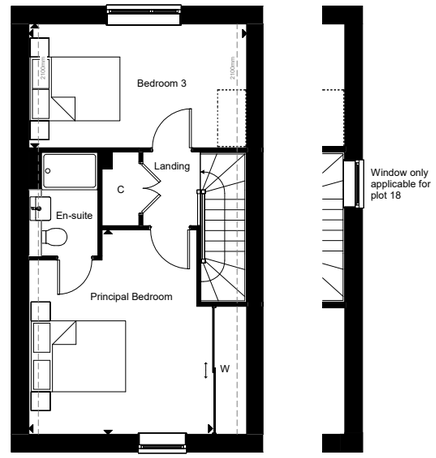
3 BEDROOM HOUSE WITH STUDY

PLOTS 1, 2*, 3, 4*, 5, 9, 10*, 11, 12*, 16, 17*, 18

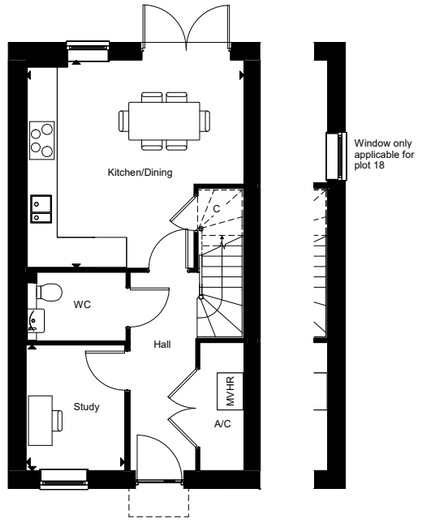


Computer generated image of Plots 9-12 is indicative only. External finishes may vary.

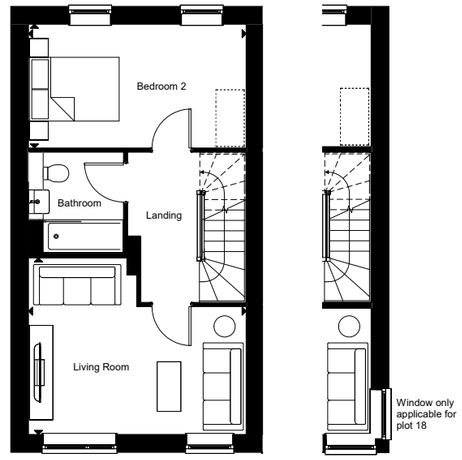
GROUND FLOOR		
Kitchen/Dining	4.4 x 4.6m	14’6” x 15’1”
Study	2.7 x 2.1m	8'6" x 6'10"
FIRST FLOOR		
Living Room	3.7 x 4.6m	12’6” x 15’1”
Bedroom 2	2.6 x 4.6m	8'6" x 15'1"
SECOND FLOOR		
Principal Bedroom	4.3 x 3.9m	14'0" x 12'9"
Bedroom 3	2.6 x 4.6m	8'6" x 15'1"
TOTAL INTERNAL AREA		
120 sq m / 1,292 sq ft		



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

C - CUPBOARD **W** - WARDROBE **A/C** - AIRING CUPBOARD **US** - UTILITY STORE - INDICATIVE WARDROBE POSITION * HANDED PLOTS

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The Meridian

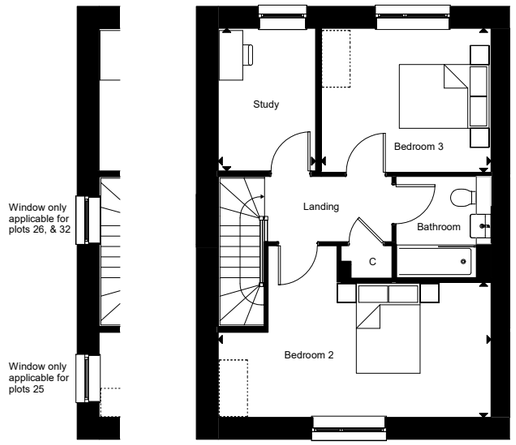
3 BEDROOM HOUSE WITH STUDY

PLOTS 24, 25, 26*, 27*, 31, 32, 34*, 41

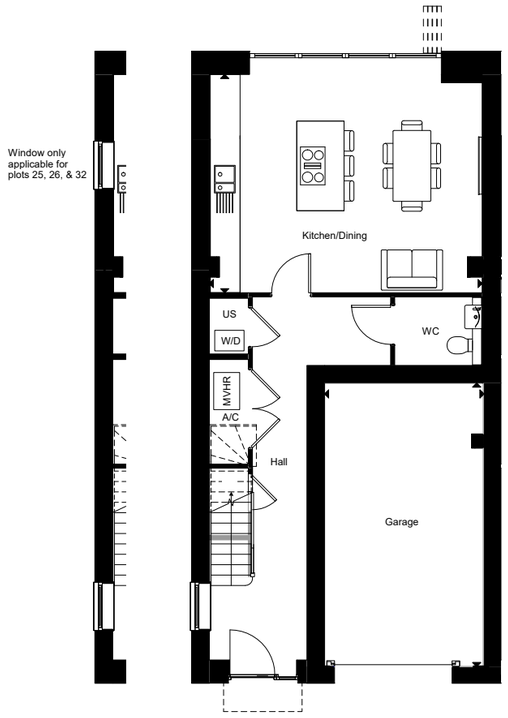


Computer generated image of Plots 24-25 is indicative only. External finishes may vary.

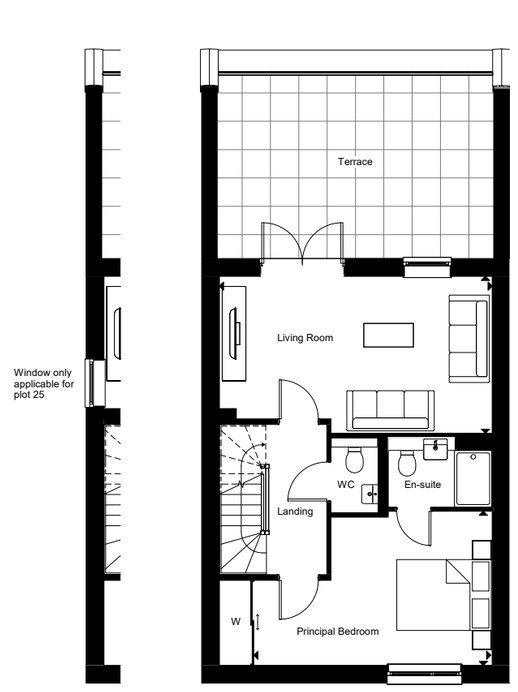
GROUND FLOOR		
Kitchen/Dining	4.6 x 5.8m	15'0" x 18'11"
Garage	6.0 x 3.4m	19'6" x 11'1"
FIRST FLOOR		
Living Room	3.3 x 5.8m	11'0" x 18'11"
Principal Bedroom	3.3 x 5.0m	10'6" x 16'5"
SECOND FLOOR		
Bedroom 2	2.9 x 5.8m	9'6" x 18'11"
Bedroom 3	3.0 x 3.6m	10'0" x 11'10"
Study	3.0 x 2.1m	10'0" x 6'9"
TOTAL INTERNAL AREA		
140 sq m / 1,514 sq ft		



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

C - CUPBOARD **W** - WARDROBE **A/C** - AIRING CUPBOARD **US** - UTILITY STORE
- INDICATIVE WARDROBE POSITION * HANDED PLOTS **W/D** - WASHER/DRYER

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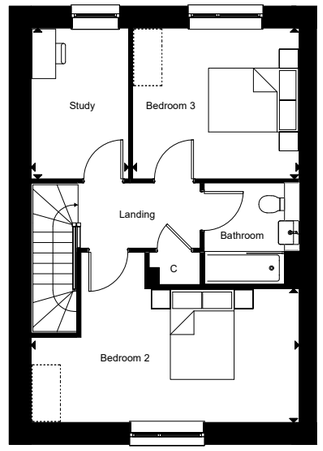
The Eldon

3 BEDROOM HOUSE WITH STUDY
PLOT 14

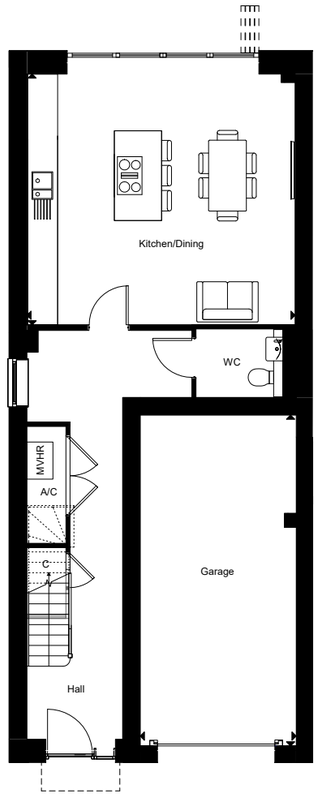


Computer generated image of Plots 13-14 is indicative only. External finishes may vary.

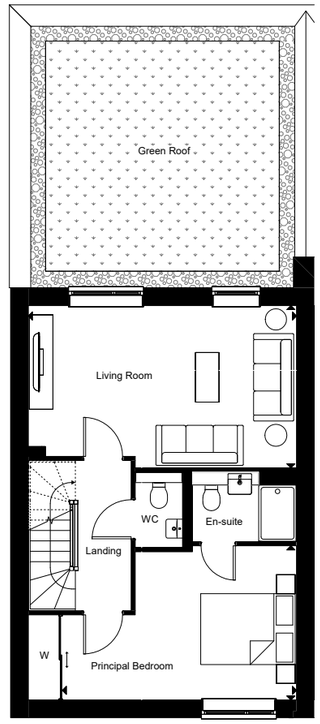
GROUND FLOOR		
Kitchen/Dining	5.3 x 5.7m	17'6" x 18'7"
Garage	7.0 x 3.3m	23'0" x 10'10"
FIRST FLOOR		
Living Room	3.3 x 5.7m	11'6" x 18'7"
Principal Bedroom	3.3 x 5.0m	10'6" x 16'3"
SECOND FLOOR		
Bedroom 2	2.8 x 5.7m	9'6" x 18'7"
Bedroom 3	3.2 x 3.5m	10'6" x 11'7"
Study	3.2 x 2.1m	10'6" x 6'9"
TOTAL INTERNAL AREA		
148 sq m / 1,595 sq ft		



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

C - CUPBOARD **W** - WARDROBE **A/C** - AIRING CUPBOARD ⬚ - INDICATIVE WARDROBE POSITION

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FOUR BEDROOM HOMES

Specification

The Belmont | The Orchard





KITCHEN

- Matt finish handleless units with contemporary black trim and 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
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

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
- 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

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

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
- Carpet to stairs, landings, upper floor family room, study and bedrooms
- Large format tiles to bathroom, en-suites and first floor WC

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows with matching doors to patio and terrace where applicable
- Bifold doors where shown on plan
- Electrically controlled roller garage door

HEATING AND WATER

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

ELECTRICAL

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

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Porcelain tiles to terrace where applicable
- Dedicated cycle store to each property

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 grey facing bricks, with wood effect cladding to selected plots and grey roof tiles
- Aluminium rain-water goods

WARRANTY

- Every home is covered by a 10-year NHBC warranty, giving you long-term peace of mind. In the first 2 years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.

Facilities shared between the homes at Fitzwilliam Gate 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 Fitzwilliam Gate once all homes have been sold and conveyed.

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The Belmont

4 BEDROOM HOUSE WITH STUDY

PLOTS 22*, 23*, 28*, 29, 30, 33*, 35*, 36, 37, 38*, 39, 40, 42



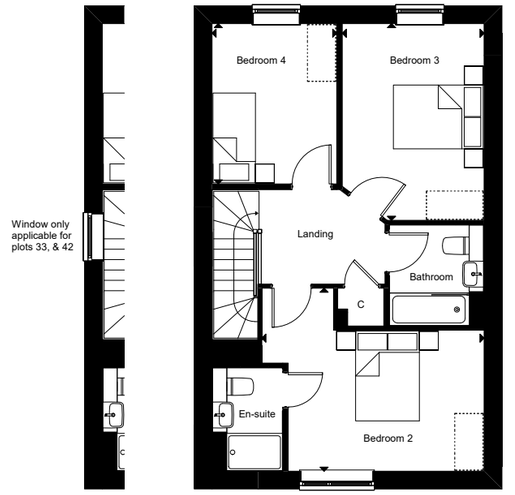
Computer generated image of Plots 28-30 is indicative only. External finishes may vary.

GROUND FLOOR		
Kitchen/Dining	4.6 x 5.8m	15'0" x 18'11"
Utility	2.0 x 1.9m	6'6" x 6'3"
Garage	6.0 x 3.4m	19'6" x 11'4"

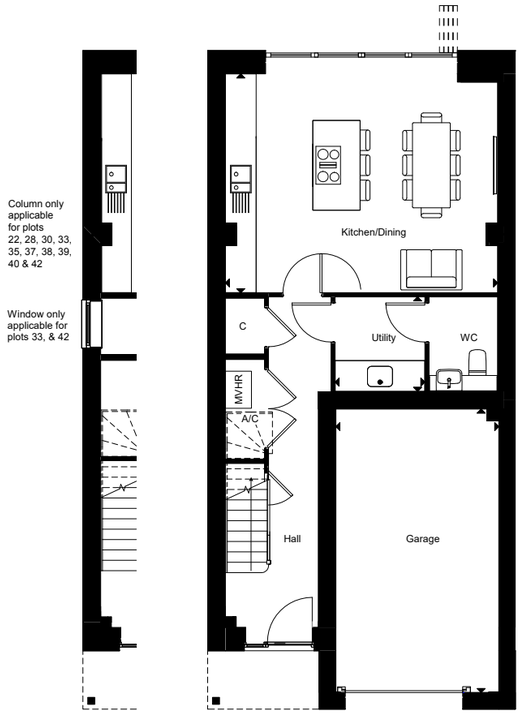
FIRST FLOOR		
Principal Bedroom	4.1 x 3.5m	13'6" x 11'6"
Living Room	3.4 x 5.8m	11'6" x 18'11"
Study	2.6 x 2.2m	8'6" x 7'1"

SECOND FLOOR		
Bedroom 2	3.9 x 4.7m	12'6" x 15'5"
Bedroom 3	4.2 x 3.0m	13'6" x 9'10"
Bedroom 4	3.6 x 2.6m	11'0" x 8'8"

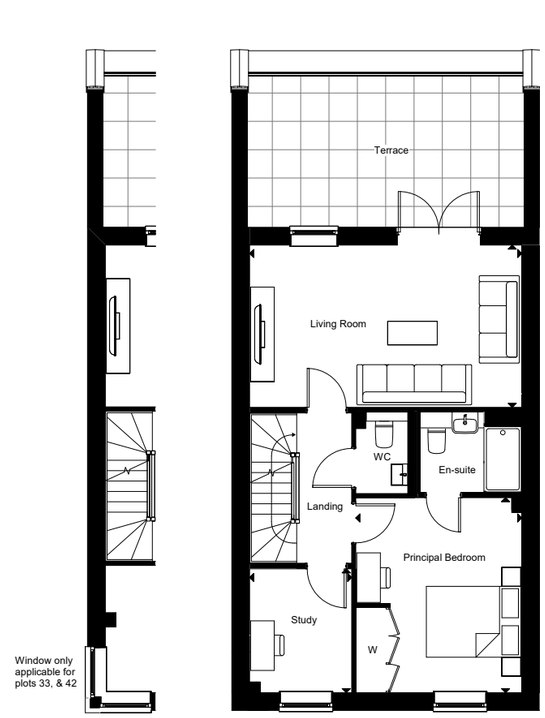
TOTAL INTERNAL AREA
157 sq m / 1,694 sq ft



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

C - CUPBOARD **W** - WARDROBE **A/C** - AIRING CUPBOARD **US** - UTILITY STORE ⬚ - INDICATIVE WARDROBE POSITION * HANDED PLOTS

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 Orchard

4 BEDROOM HOUSE WITH STUDY
PLOT 13



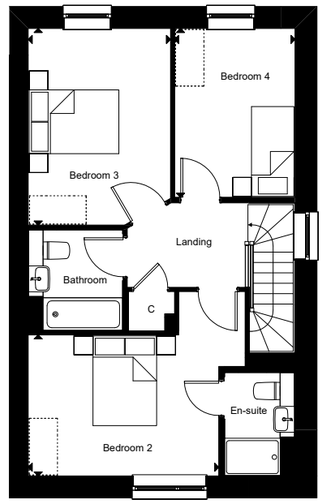
Computer generated image of Plots 13-14 is indicative only. External finishes may vary.

GROUND FLOOR		
Kitchen/Dining	5.3 x 5.6m	17’6” x 18’6”
Utility	2.0 x 1.9m	6’6” x 6’3”
Garage	7.0 x 3.3m	23'0" x 10'10"

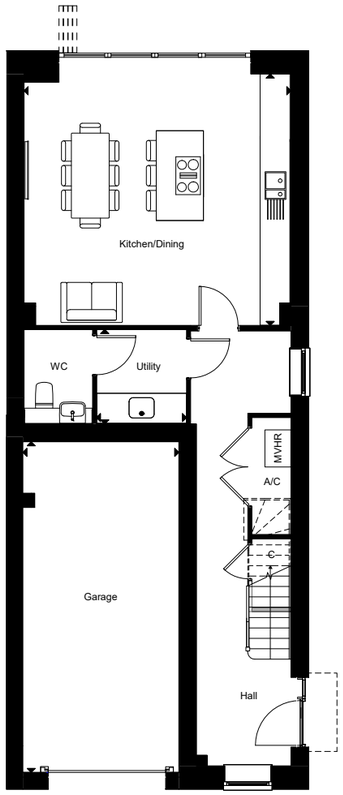
FIRST FLOOR		
Principal Bedroom	4.0 x 3.5m	10'6" x 16'3"
Living Room	3.6 x 5.6m	11'6" x 18'7"
Study	2.5 x 2.0m	8'0" x 6'9"

SECOND FLOOR		
Bedroom 2	3.0 x 4.0m	10'0" x 13'3"
Bedroom 3	4.2 x 3.0m	13'6" x 9'11"
Bedroom 4	3.6 x 2.5m	11'6" x 8'4"

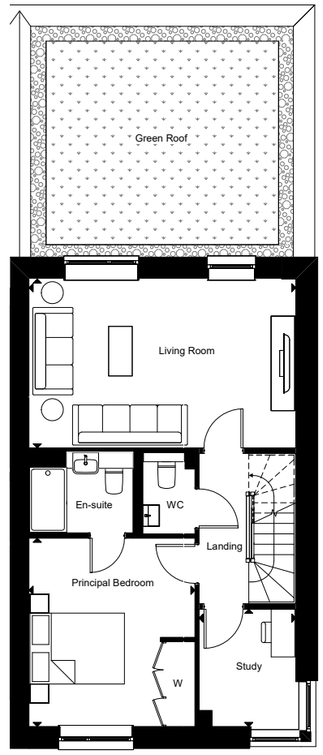
TOTAL INTERNAL AREA
163 sq m / 1,757 sq ft



SECOND FLOOR



GROUND FLOOR



FIRST 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

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 27th 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 approximately 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 3,300 homes in the last financial year and has a development pipeline of over 42,000 homes, including 10,800 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 nine 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 has donated 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.

housebuilder AWARDS HIGHLY COMMENDED 2025

What House? AWARDS THREE TIMES HOUSEBUILDER OF THE YEAR

HBF Home Builders Federation ★★★★★ Customer Satisfaction 2026



City Reach, Cambridge
Computer generated image is indicative only.



Hartmere, Cambridge
Computer generated image is indicative only.

A PARTNERSHIP SHAPING CAMBRIDGE'S FUTURE

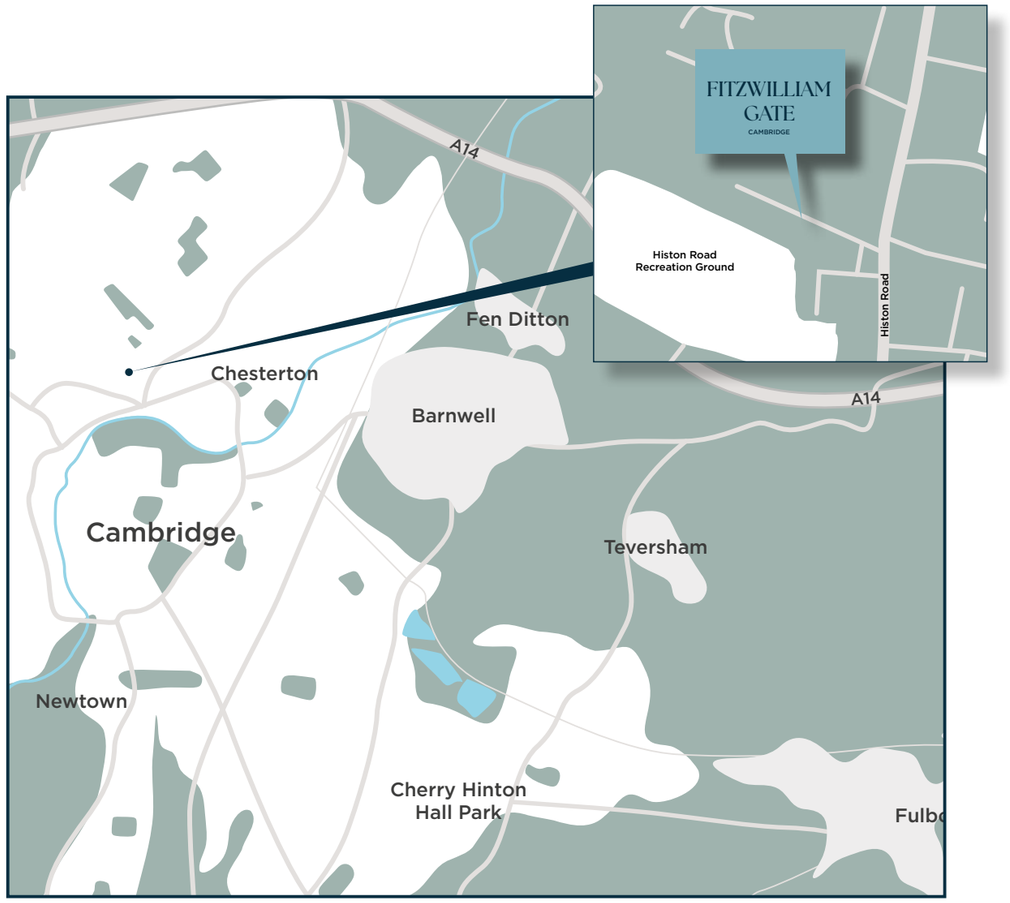
Cambridge Investment Partnership (CIP) is a partnership between Cambridge City Council and The Hill Group, formed in 2017. Having delivered over 1,000 homes across 24 developments, alongside community facilities, green open spaces and play areas designed to support biodiversity and wellbeing, CIP is 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.

Cambridge Investment Partnership · CAMBRIDGE CITY COUNCIL · Hill Created for Living



Timber Works, Cambridge

How to find us



Fitzwilliam Gate

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01223 607505 | fitzwilliamgate@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
CAMBRIDGE
CITY COUNCIL
Hill
Created for Living