

*Knights Park*  
EDDINGTON  
CAMBRIDGE

**ATHENA**

*A new way of life*



EXCEPTIONAL HOMES DESIGNED

*for every lifestyle*

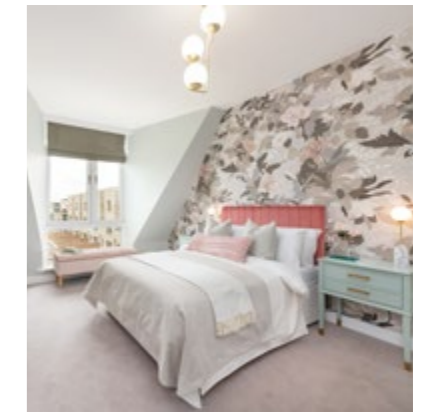
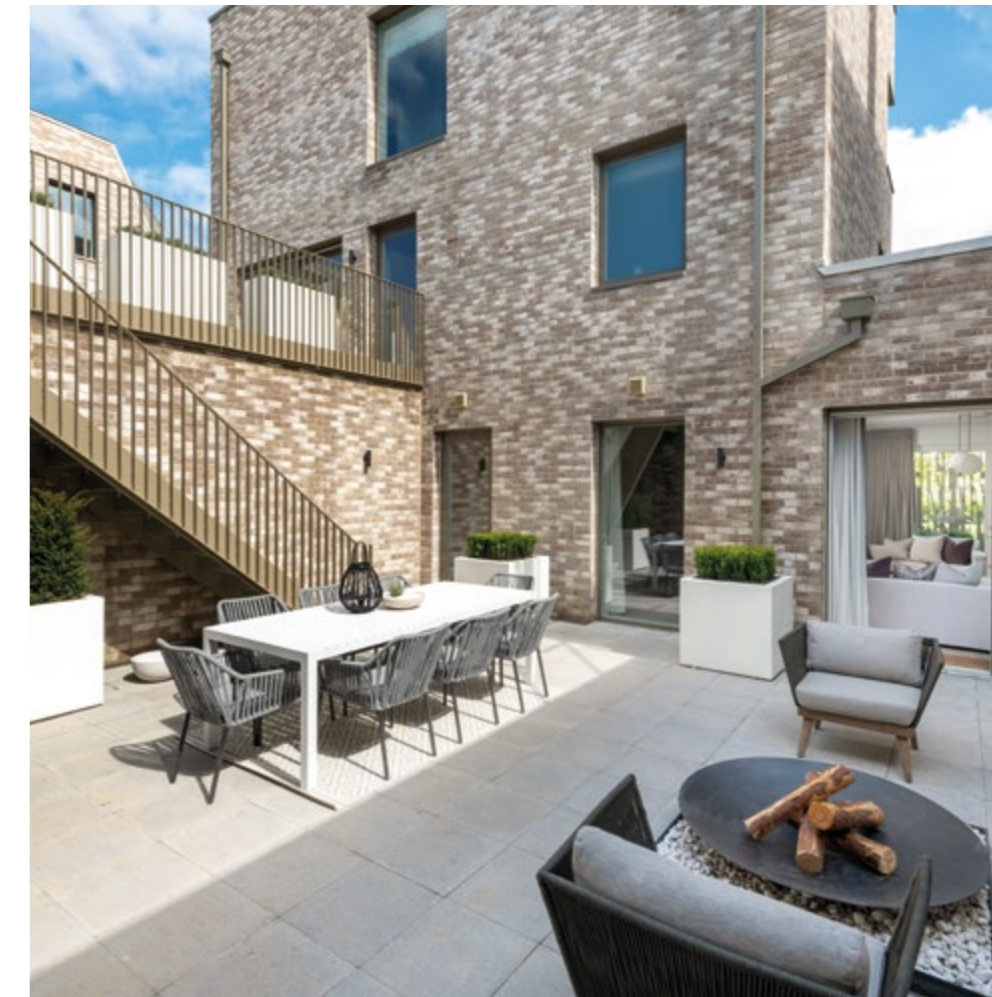


ATHENA OFFERS AN EXCEPTIONAL LIFESTYLE, WITH A BEAUTIFUL COLLECTION OF CONTEMPORARY HOMES SUPERBLY LOCATED IN THE HEART OF KNIGHTS PARK.



Attractive tree-lined streets welcome you to this flourishing community, while the striking architecture, high quality materials and carefully crafted features make a stunning first impression.

The 3 and 4 bedroom homes come in a versatile mix of styles and layouts, all with their own private outdoor space - perfect for unwinding outside or socialising with friends and neighbours. Cleverly designed and highly energy efficient, they offer the best in modern living in a convivial and welcoming neighbourhood.



Indicative image of The Chadwick house type



SUPERB QUALITY

*in every detail*



#### KITCHEN

- Contemporary matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand
- Induction hob with built in extractor
- Integrated single oven
- Integrated combi oven/microwave
- Integrated warming drawer
- Integrated fridge and freezer (or fridge/freezer dependent on layout)
- Integrated wine cooler
- Integrated dishwasher
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

#### UTILITY ROOM

- Contemporary matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap

- Freestanding washing machine
- Freestanding condenser dryer
- Freestanding washer/dryer in utility cupboard where no utility room

#### EN-SUITES

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

#### MAIN BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Feature mirror with LED lighting (where layout allows)
- 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 and second bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

#### FLOOR FINISHES

- Engineered timber flooring throughout ground floor and to upper floor living room
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

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



#### DOORS AND WINDOWS

- Glazed front door with multi-point locking system
- High efficiency triple glazed aluminium timber composite windows, with matching patio doors
- Skylights to all plots
- Electrically controlled up and over garage door to The Marlowe houses, colour to match front door

#### HEATING AND WATER

- Underfloor heating throughout
- Heated chrome towel rails to bathroom and en-suites
- Heating and hot water via district heating, metered to each property

#### ELECTRICAL

- Downlights to entrance hall, kitchen/dining room, bathroom, en-suites, WC, 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, BT and data points to selected locations
- BT, Virgin & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own SkyQ connection
- External lighting to front and rear of property
- Light and power to garage (where applicable)
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Provision for future electric car charging points to The Marlowe houses, charging points available in basement parking area for The Morgan houses

#### EXTERNAL FINISHES

- Paved and landscaped courtyard gardens
- Decking to terraces
- Cycle storage space to garage or within courtyard garden
- External tap and power socket

#### WARRANTY

- 10 year NHBC warranty

#### CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor construction
- Exterior treatments are a combination of buff facing bricks, with metal cladding to selected areas
- Aluminium rain-water goods
- PV panels to all plots

A Building Management Company has been formed at Knights Park and will be responsible for the management and maintenance of communal areas and shared facilities. All homeowners will become members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

Estate Management services at Knights Park will be provided by the University of Cambridge's own estate management company Portal Estate Management. Portal's services cover the management and maintenance of the external communal areas for the wider estate including the estate roads, landscaped areas, site wide drainage, play equipment and lighting on the estate. A separate estate charge will be payable to Portal for their estate management services.

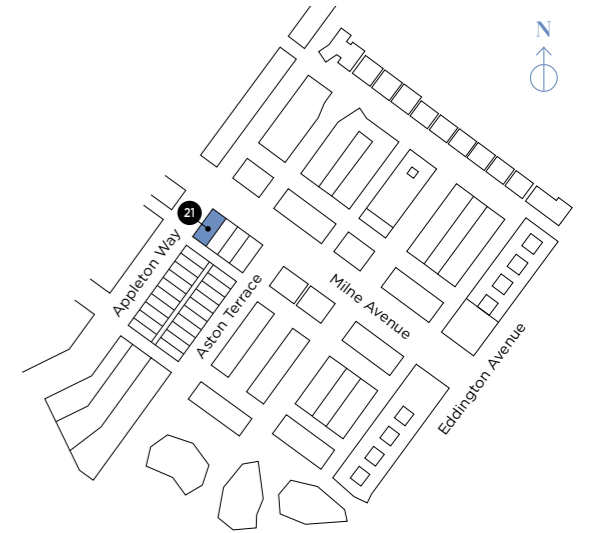
We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.





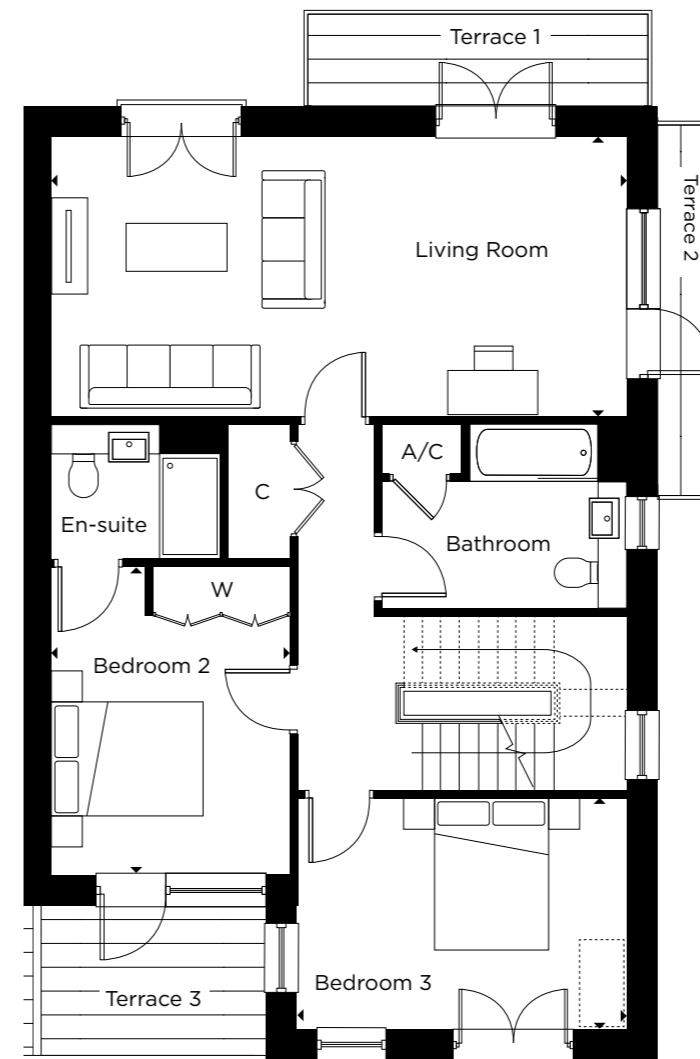
# The Marlowe A

## 4 BEDROOM END OF TERRACE PLOT 21



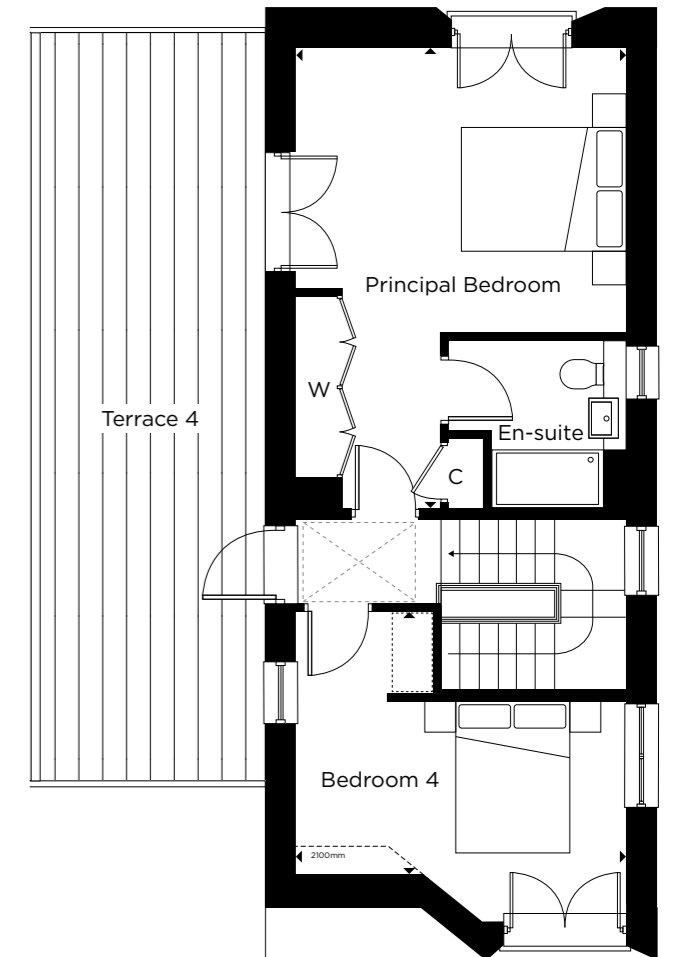
### GROUND FLOOR

Kitchen/Dining	4.90m x 6.05m	16'1" x 19'10"
Study	3.10m x 4.10m	10'3" x 13'5"
Garage	3.30m x 6.70m	10'11" x 21'11"



### FIRST FLOOR

Living Room	7.60m x 3.70m	25'0" x 12'1"
Bedroom 2	3.15m x 4.05m	10'4" x 13'4"
Bedroom 3	4.35m x 3.00m	14'3" x 9'11"



### SECOND FLOOR

Principal Bedroom	4.35m x 6.05m	14'3" x 19'10"
Bedroom 4	4.35m x 3.45m	14'3" x 11'3"

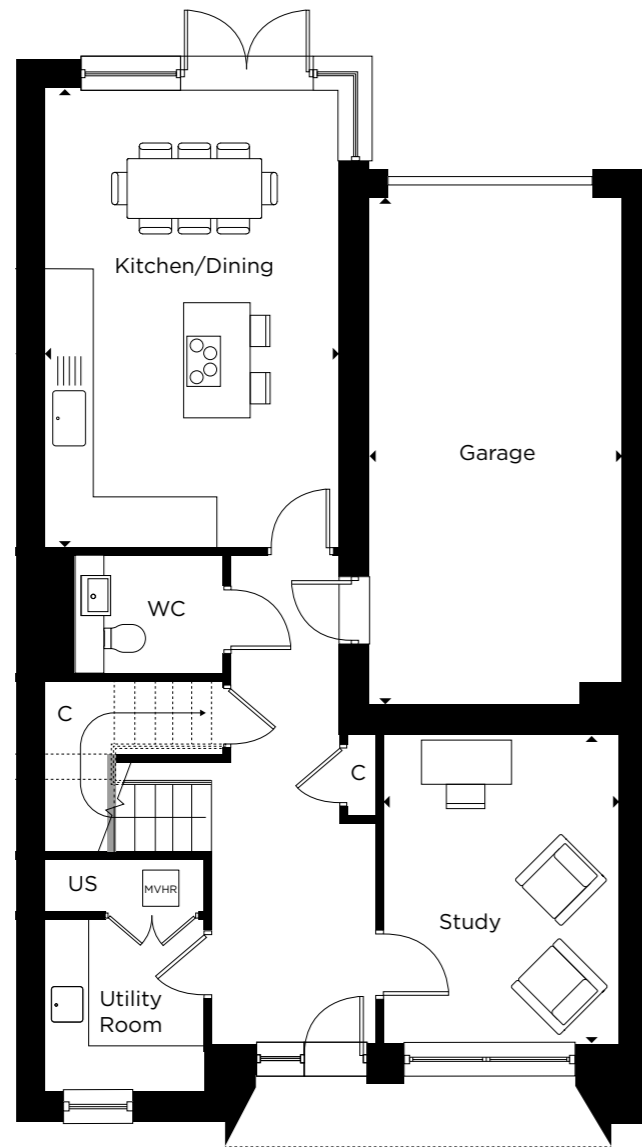
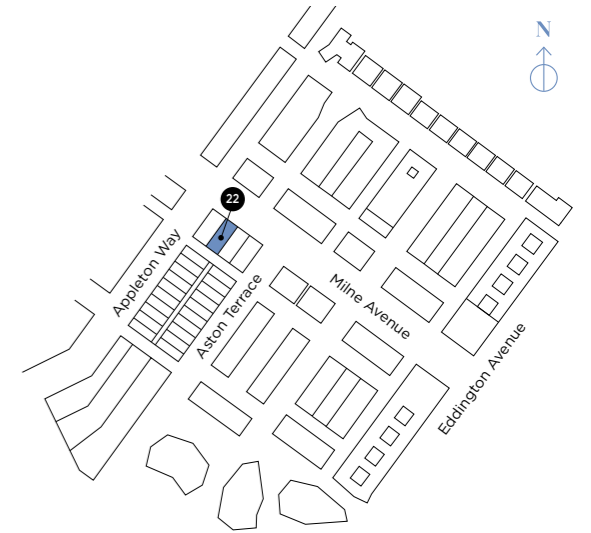
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 ☐ = Indicative wardrobe position - - - = Restricted head height (mm)



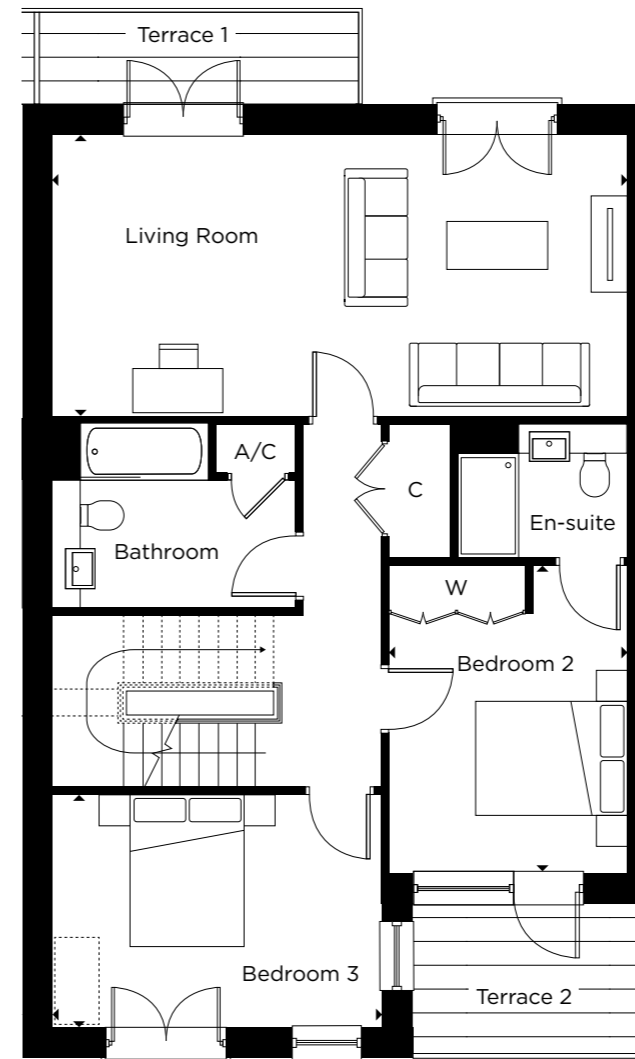
# The Marlowe B

## 4 BEDROOM TERRACED PLOT 22



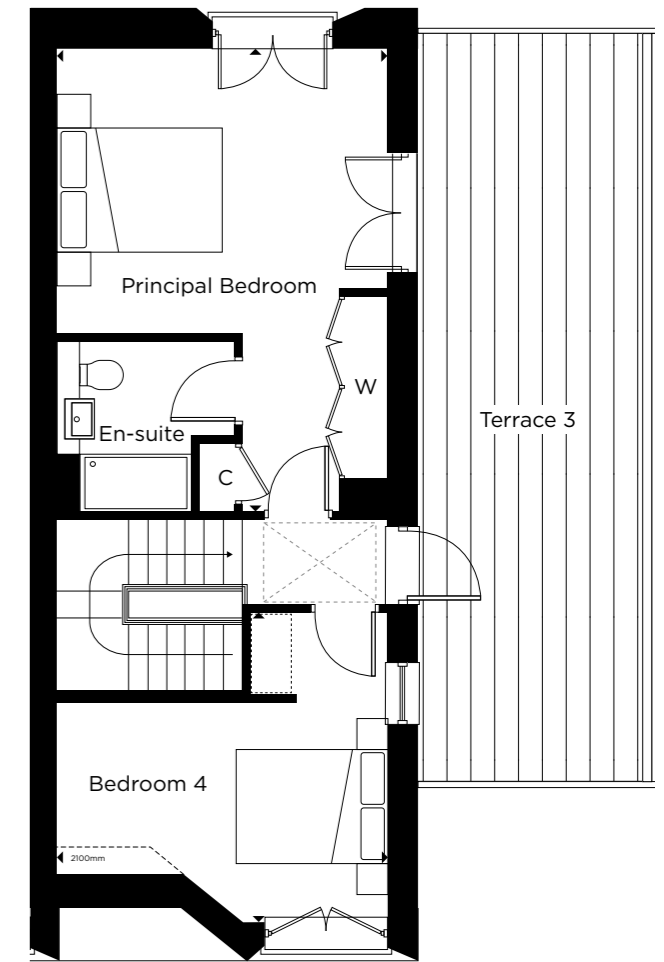
### GROUND FLOOR

Kitchen/Dining	3.90m x 6.05m	12'10" x 19'10"
Study	3.10m x 4.10m	10'3" x 13'5"
Garage	3.30m x 6.70m	10'11" x 21'11"



### FIRST FLOOR

Living Room	7.60m x 3.70m	24'11" x 12'1"
Bedroom 2	3.15m x 4.05m	10'4" x 13'4"
Bedroom 3	4.35m x 3.00m	14'3" x 9'11"



### SECOND FLOOR

Principal Bedroom	4.35m x 6.05m	14'3" x 19'10"
Bedroom 4	4.35m x 4.15m	14'3" x 13'7"

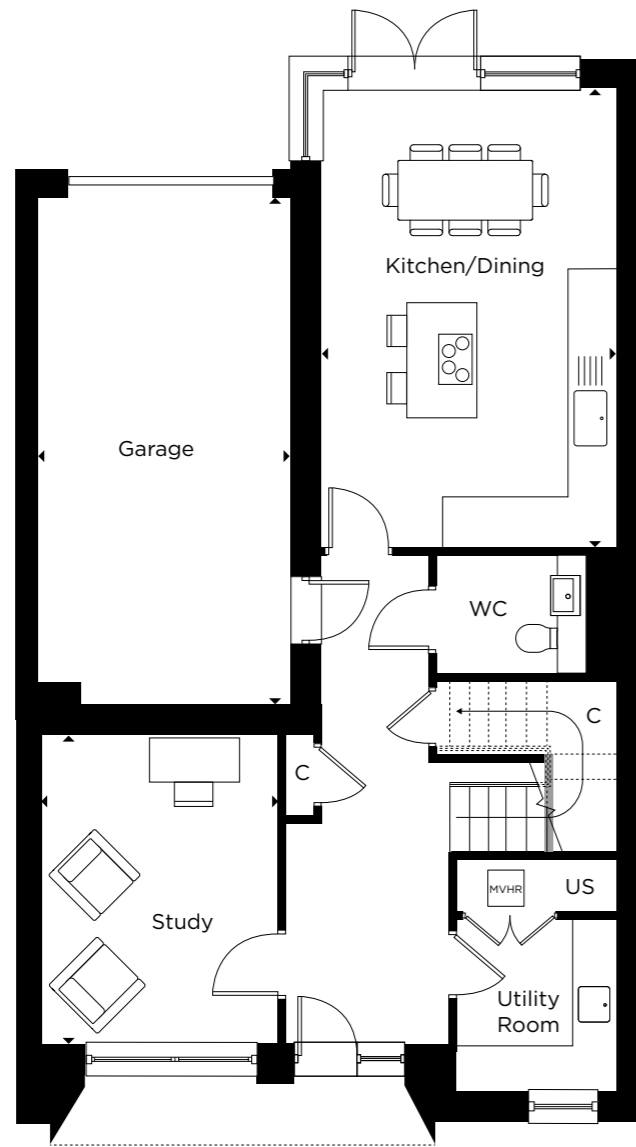
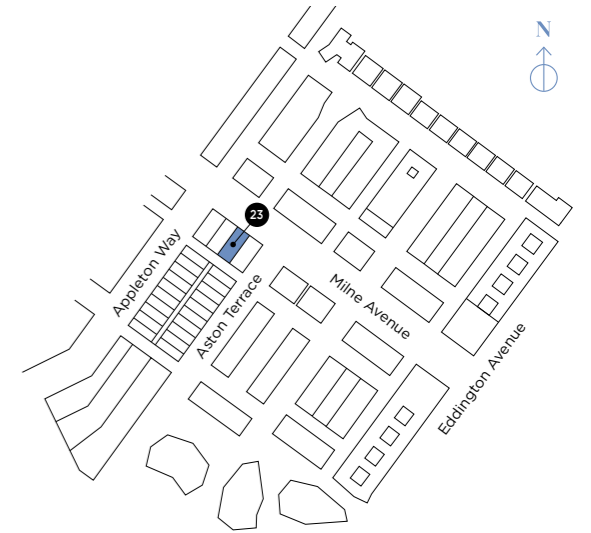
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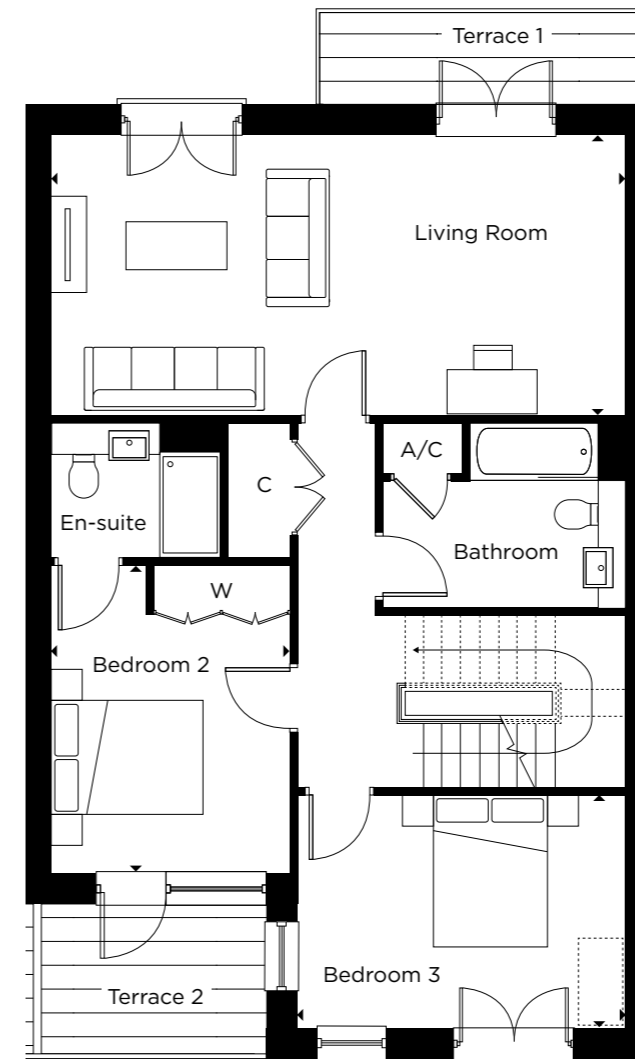
# The Marlowe C

## 4 BEDROOM TERRACED PLOT 23



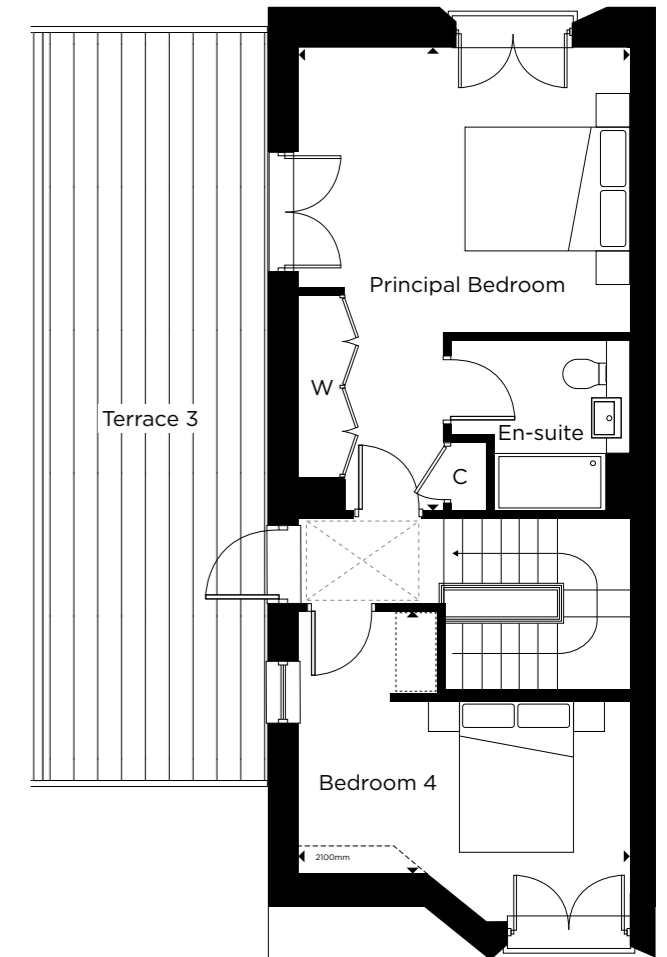
### GROUND FLOOR

Kitchen/Dining	3.90m x 6.05m	12'10" x 19'10"
Study	3.10m x 4.10m	10'3" x 13'5"
Garage	3.30m x 6.70m	10'11" x 21'11"



### FIRST FLOOR

Living Room	7.60m x 3.70m	24'11" x 12'1"
Bedroom 2	3.15m x 4.05m	10'4" x 13'4"
Bedroom 3	4.35m x 3.00m	14'3" x 9'11"



### SECOND FLOOR

Principal Bedroom	4.35m x 6.05m	14'3" x 19'10"
Bedroom 4	4.35m x 3.50m	14'3" x 11'6"

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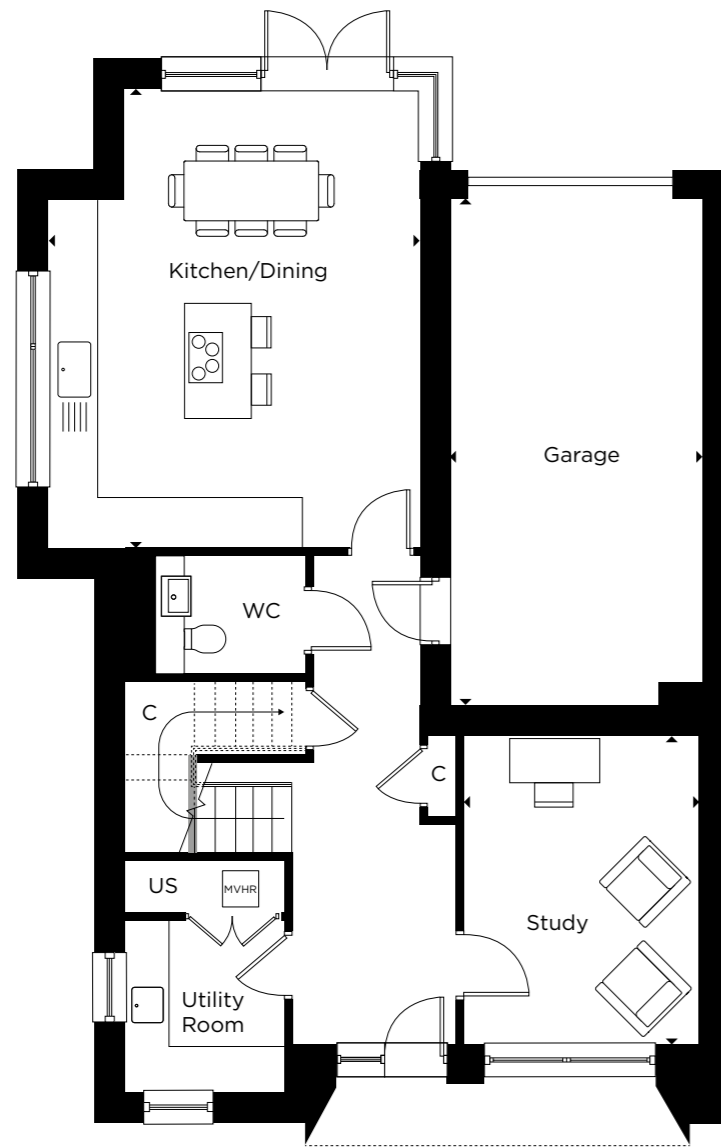
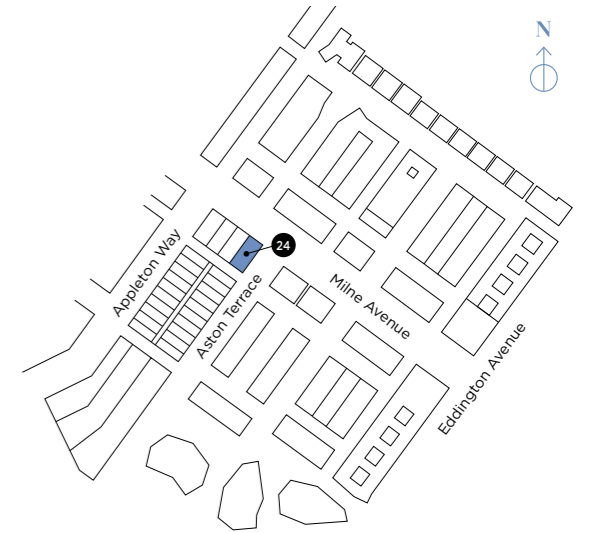
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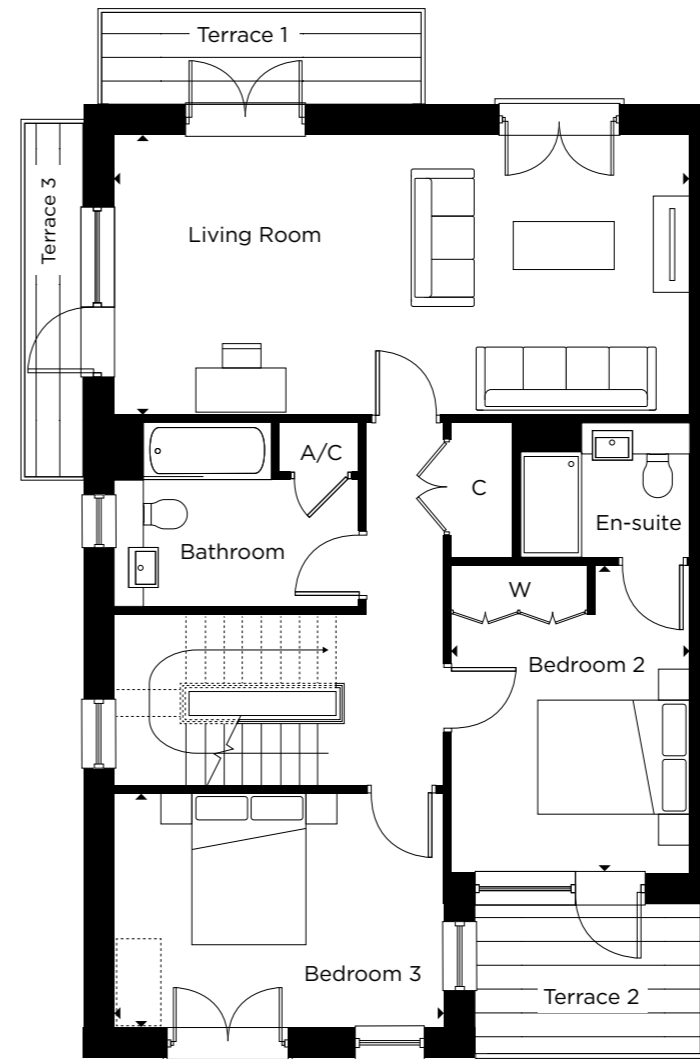
# The Marlowe D

## 4 BEDROOM END OF TERRACE PLOT 24



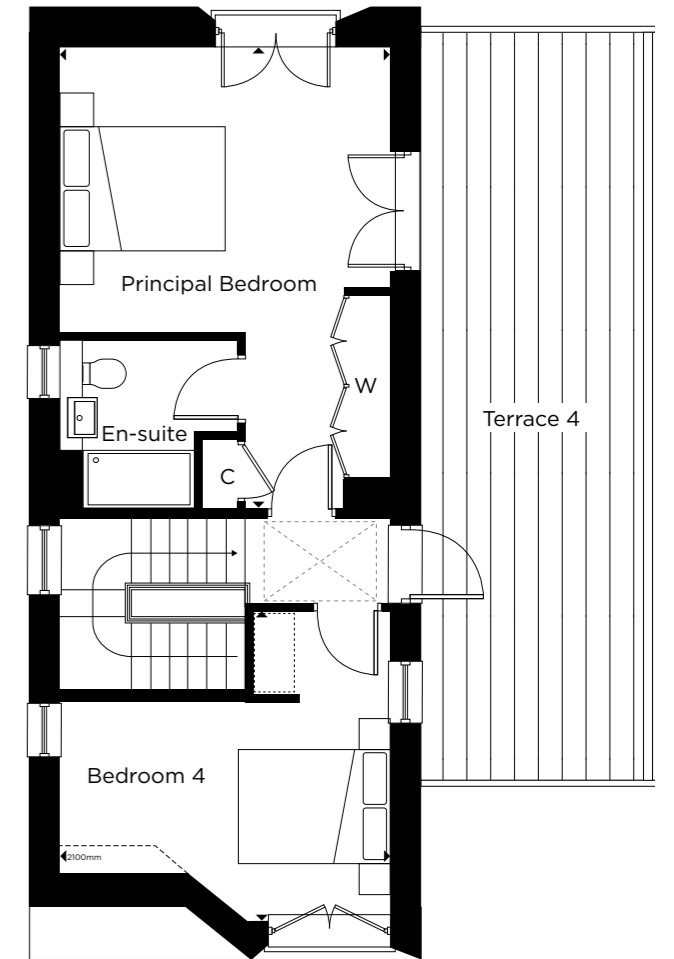
### GROUND FLOOR

Kitchen/Dining	4.90m x 6.05m	16'1" x 19'10"
Study	3.10m x 4.10m	10'3" x 13'5"
Garage	3.30m x 6.70m	10'11" x 21'11"



### FIRST FLOOR

Living Room	7.60m x 3.70m	25'0" x 12'1"
Bedroom 2	3.15m x 4.05m	10'4" x 13'4"
Bedroom 3	4.35m x 3.00m	14'3" x 9'11"



### SECOND FLOOR

Principal Bedroom	4.35m x 6.05m	14'3" x 19'10"
Bedroom 4	4.35m x 4.15m	14'3" x 13'7"

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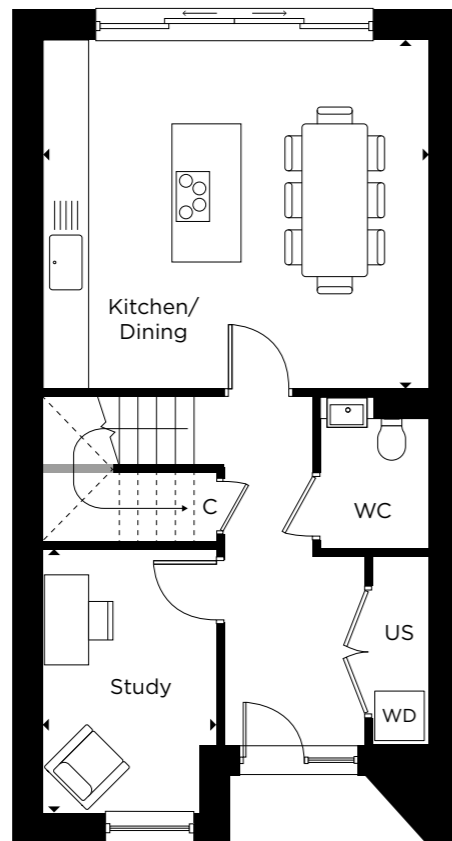
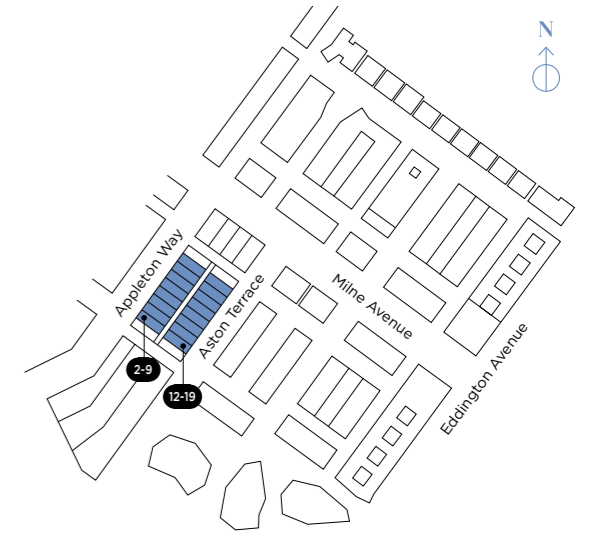
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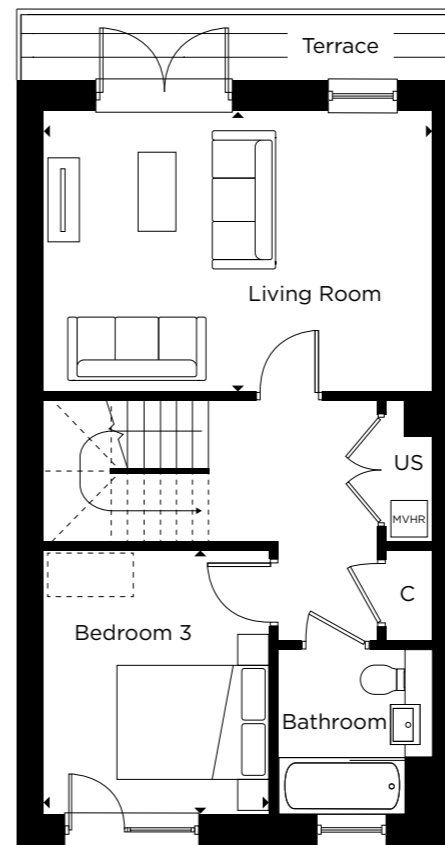
# The Morgan A

3 BEDROOM TERRACED  
PLOTS 2-9 & 12-19



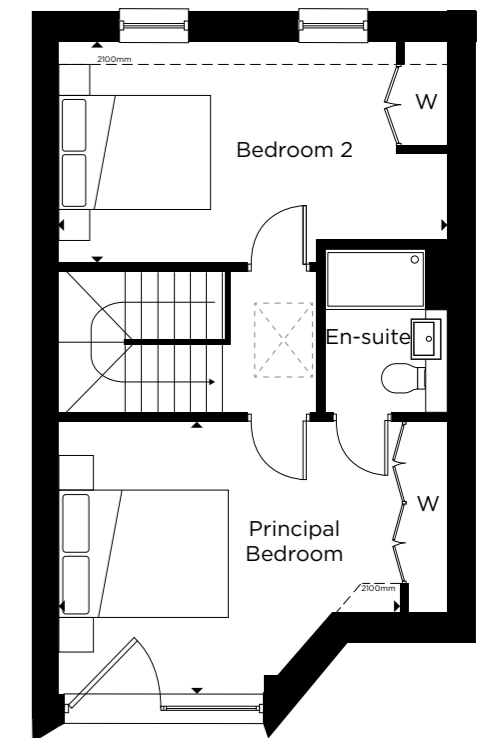
## GROUND FLOOR

Kitchen/Dining	5.10m x 4.60m	16'10" x 15'1"
Study	2.30m x 3.45m	7'7" x 11'5"



## FIRST FLOOR

Living Room	5.10m x 3.70m	16'10" x 12'2"
Bedroom 3	3.00m x 3.50m	9'10" x 11'5"



## SECOND FLOOR

Principal Bedroom	4.55m x 3.50m	14'11" x 11'6"
Bedroom 2	5.10m x 2.90m	16'9" x 9'7"

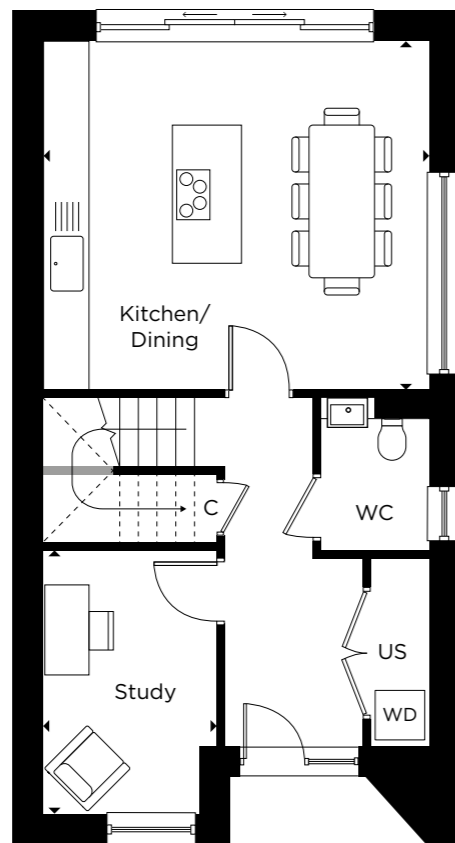
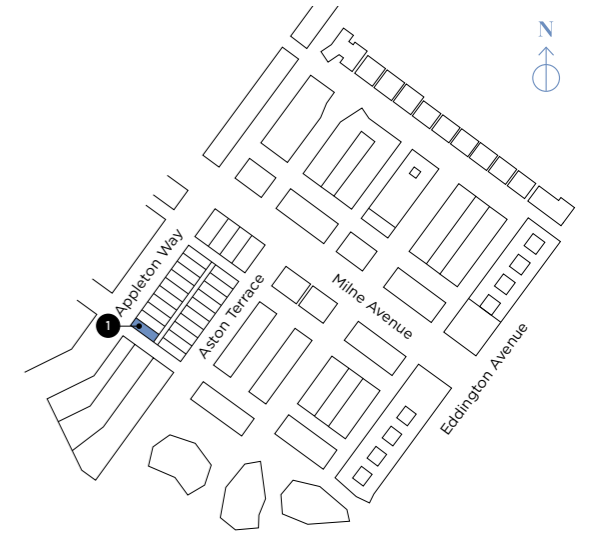
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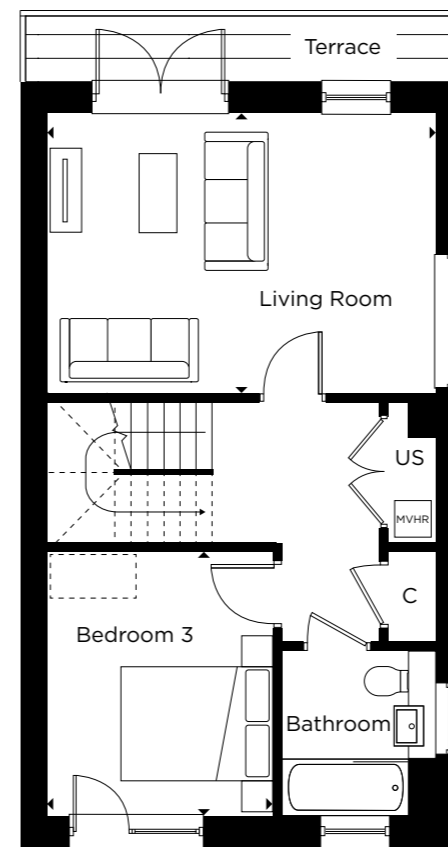
# The Morgan B

3 BEDROOM END OF TERRACE  
PLOT 1



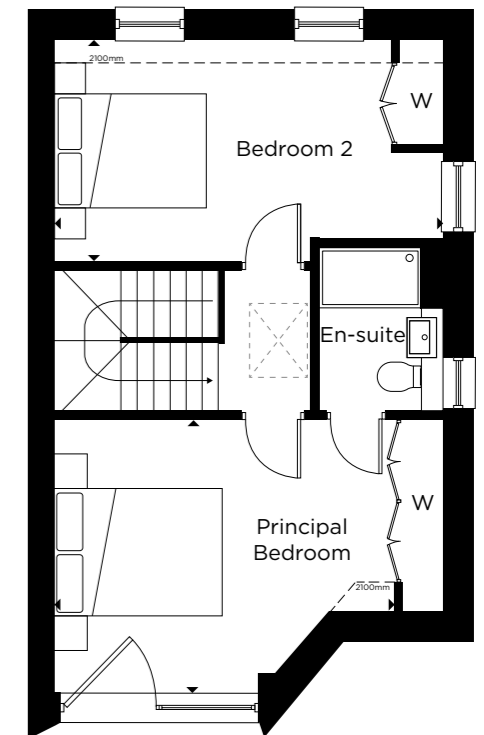
## GROUND FLOOR

Kitchen/Dining	5.10m x 4.60m	16'10" x 15'1"
Study	2.30m x 3.45m	7'7" x 11'5"



## FIRST FLOOR

Living Room	5.10m x 3.70m	16'10" x 12'2"
Bedroom 3	3.00m x 3.50m	9'10" x 11'5"



## SECOND FLOOR

Principal Bedroom	4.55m x 3.50m	14'11" x 11'6"
Bedroom 2	5.10m x 2.90m	16'9" x 9'7"

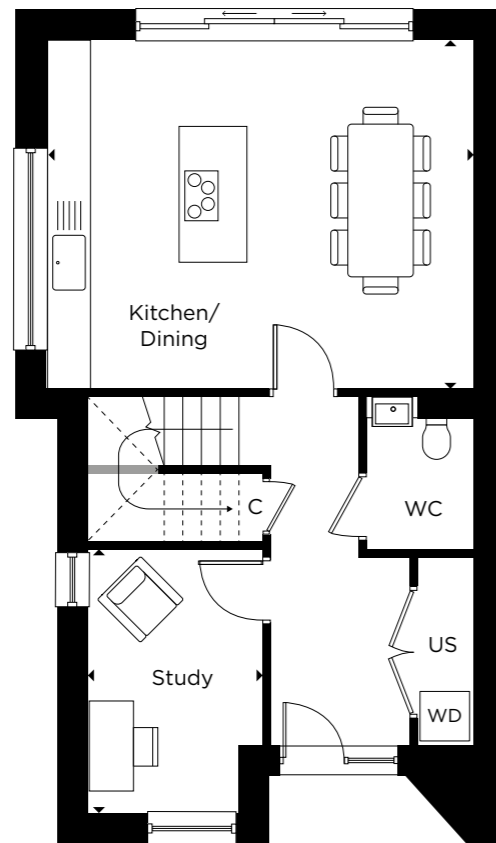
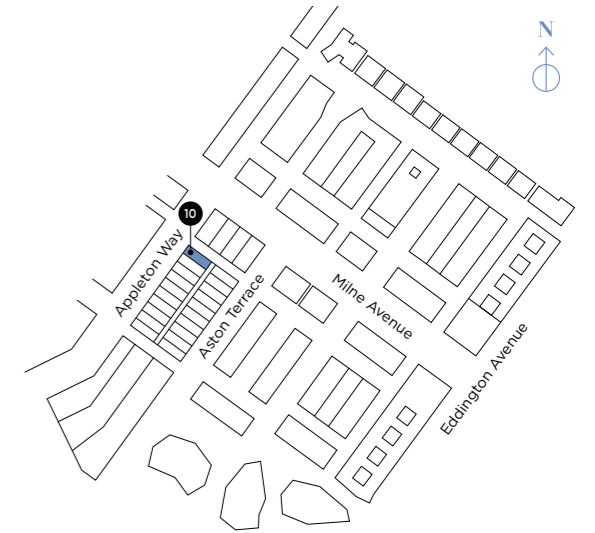
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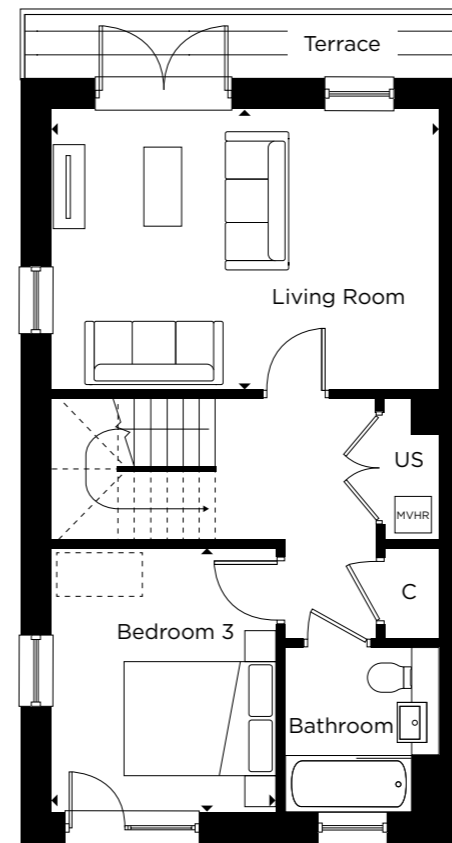
# The Morgan C

3 BEDROOM END OF TERRACE  
PLOT 10



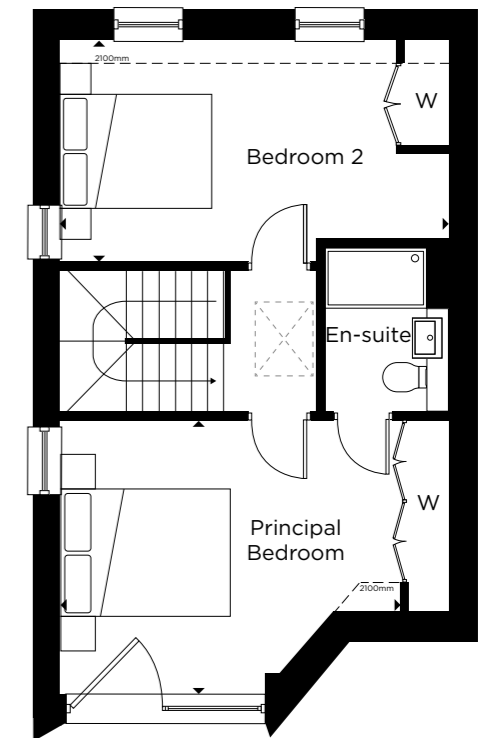
## GROUND FLOOR

Kitchen/Dining	5.65m x 4.60m	18'8" x 15'1"
Study	2.30m x 3.45m	7'7" x 11'5"



## FIRST FLOOR

Living Room	5.10m x 3.70m	16'10" x 12'2"
Bedroom 3	3.00m x 3.50m	9'10" x 11'5"



## SECOND FLOOR

Principal Bedroom	4.55m x 3.50m	14'11" x 11'6"
Bedroom 2	5.10m x 2.90m	16'9" x 9'7"

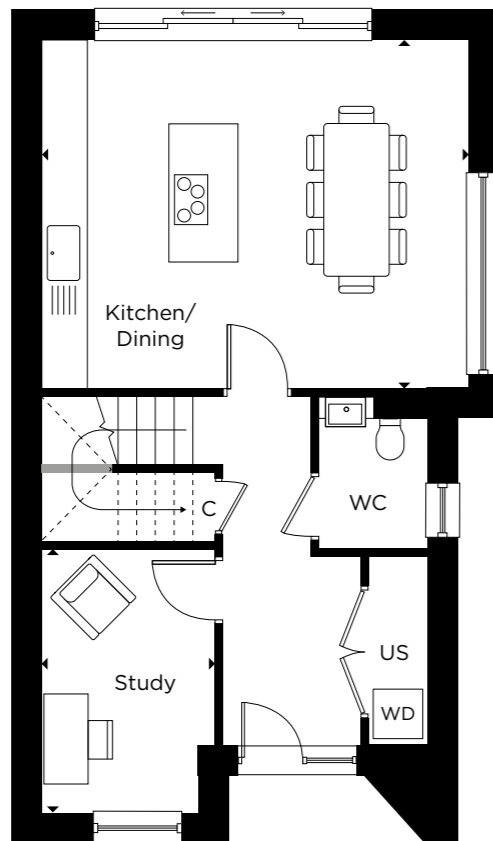
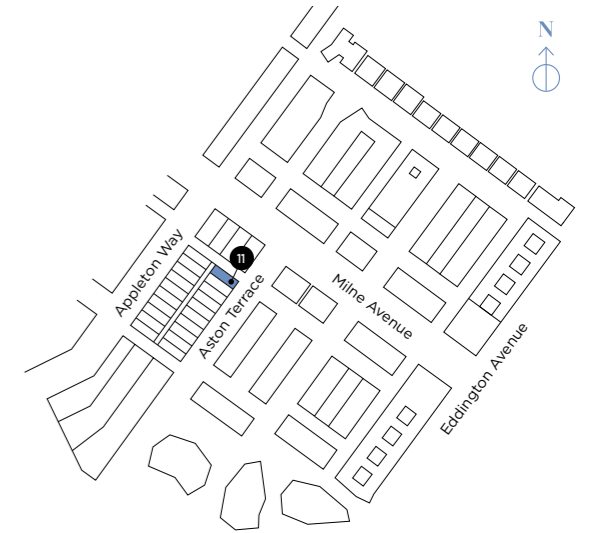
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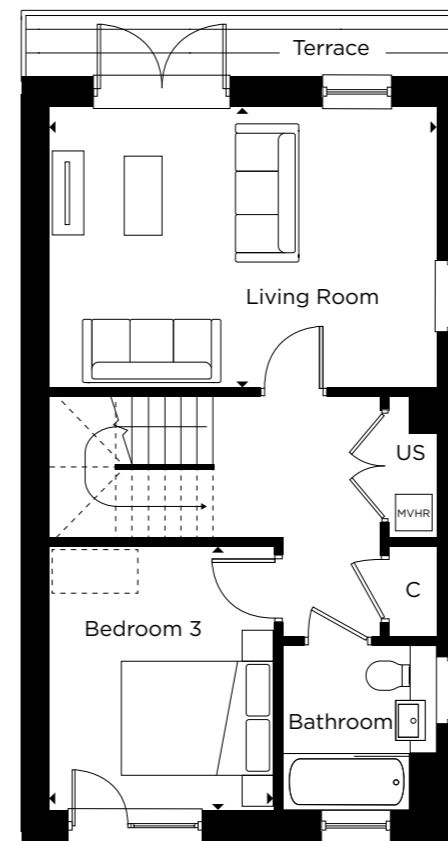
# The Morgan D

3 BEDROOM END OF TERRACE  
PLOT 11



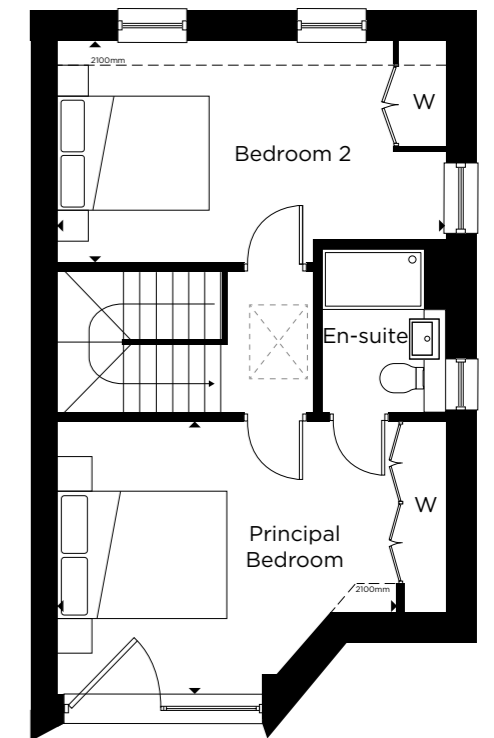
## GROUND FLOOR

Kitchen/Dining	5.65m x 4.60m	18'8" x 15'1"
Study	2.30m x 3.45m	7'7" x 11'5"



## FIRST FLOOR

Living Room	5.10m x 3.70m	16'10" x 12'2"
Bedroom 3	3.00m x 3.50m	9'10" x 11'5"



## SECOND FLOOR

Principal Bedroom	4.55m x 3.50m	14'11" x 11'6"
Bedroom 2	5.10m x 2.90m	16'9" x 9'7"

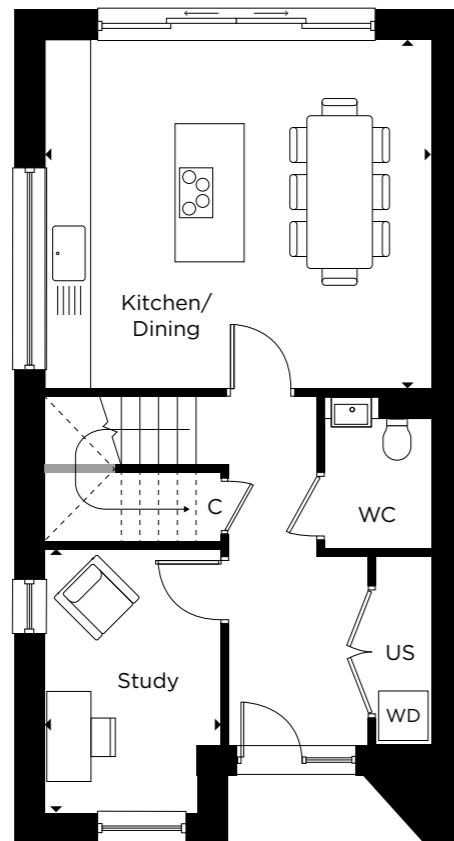
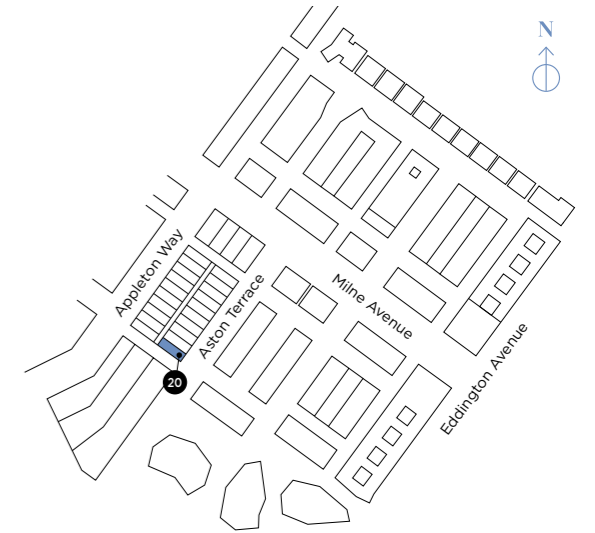
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 [Dashed Box] = Indicative wardrobe position - - - = Restricted head height (mm)



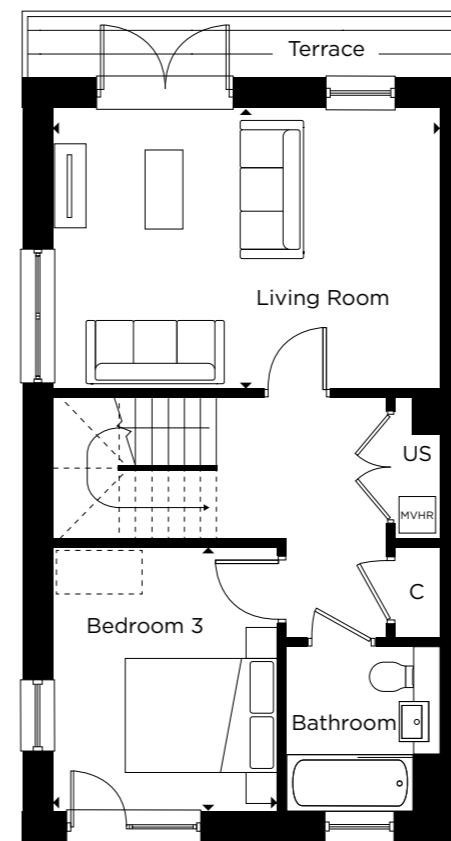
# The Morgan Estate

3 BEDROOM END OF TERRACE  
PLOT 20



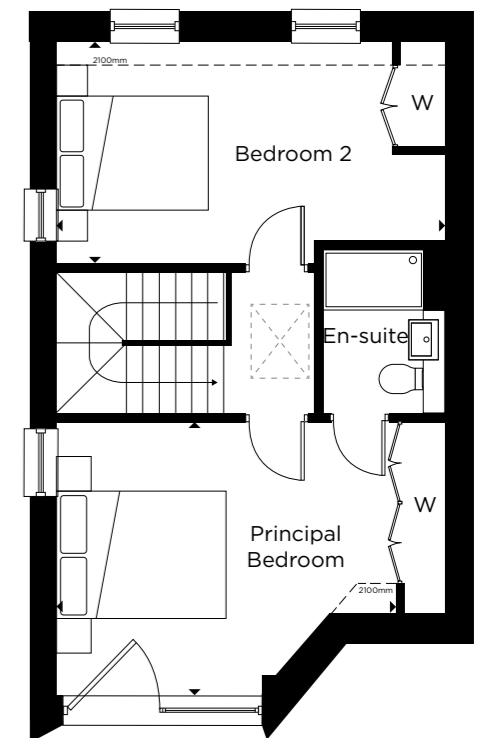
## GROUND FLOOR

Kitchen/Dining	5.10m x 4.60m	16'10" x 15'1"
Study	2.30m x 3.45m	7'7" x 11'5"



## FIRST FLOOR

Living Room	5.10m x 3.70m	16'10" x 12'2"
Bedroom 3	3.00m x 3.50m	9'10" x 11'5"



## SECOND FLOOR

Principal Bedroom	4.55m x 3.50m	14'11" x 11'6"
Bedroom 2	5.10m x 2.90m	16'9" x 9'7"

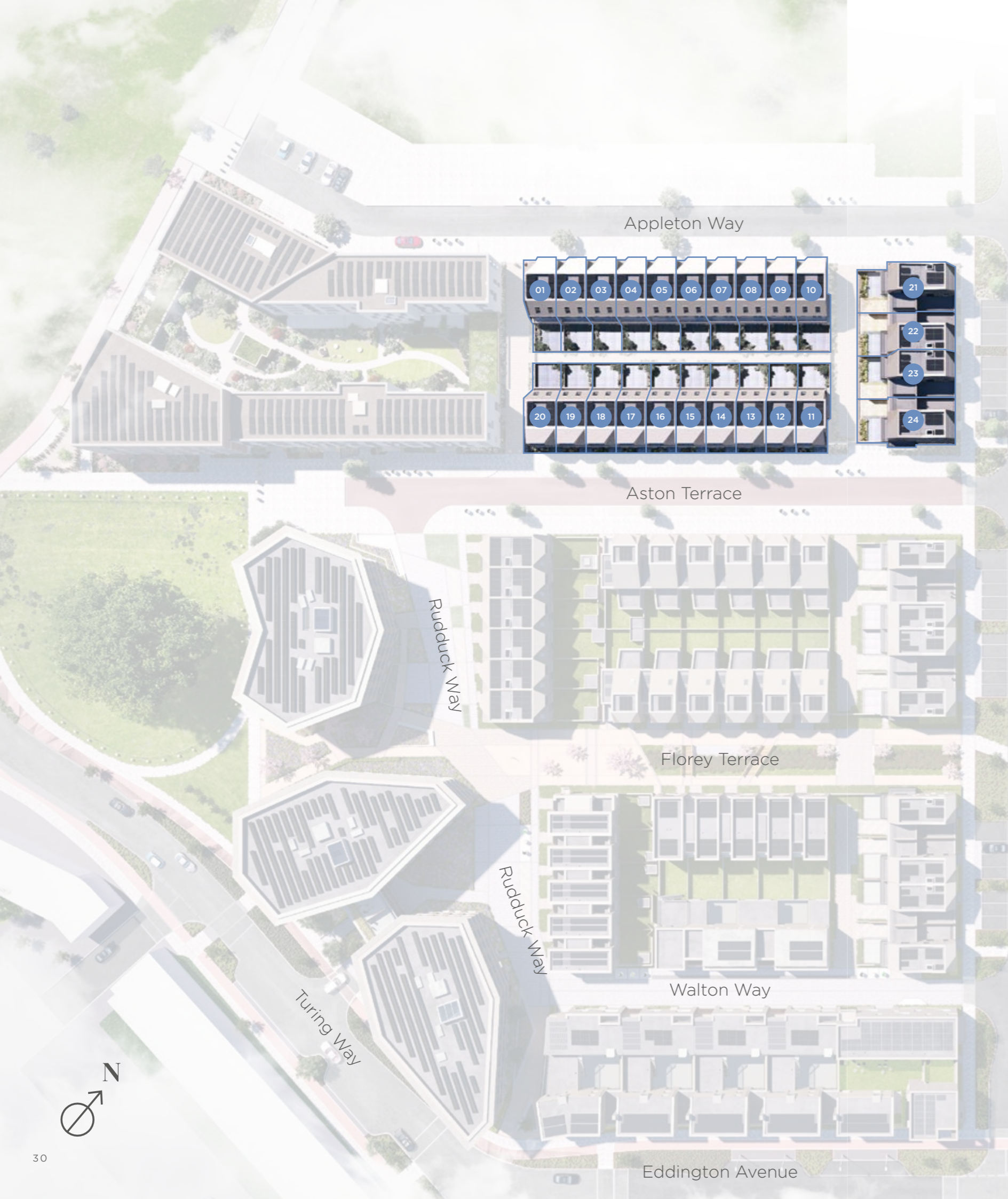
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PLANNED FOR SUSTAINABLE

*modern living*



SALES SUITE



# About Hill

Hill is an award-winning 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. It is now in the process of opening new regional offices to facilitate growth in the Midlands.

In its 24th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 800 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing over 3,000 homes by the close of its current financial year and has a controlled land bank with planning consent for over 8,500 units. 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 titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Rubicon, Hill's innovative and beautifully designed development at Knights Park in Eddington, Cambridge, has been recognised with four prestigious WhatHouse? Awards in 2023, including gold awards for Best Development and Best Exterior Design. Rubicon also won Best Design for Four Storeys or More at the 2023 Housebuilder Awards. The Beech, a stunning contemporary home at Marleigh, won the Best Family Home award at the Evening Standard New Homes Awards 2023 and silver in the Best House category at the WhatHouse? Awards in the same year.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past six years.

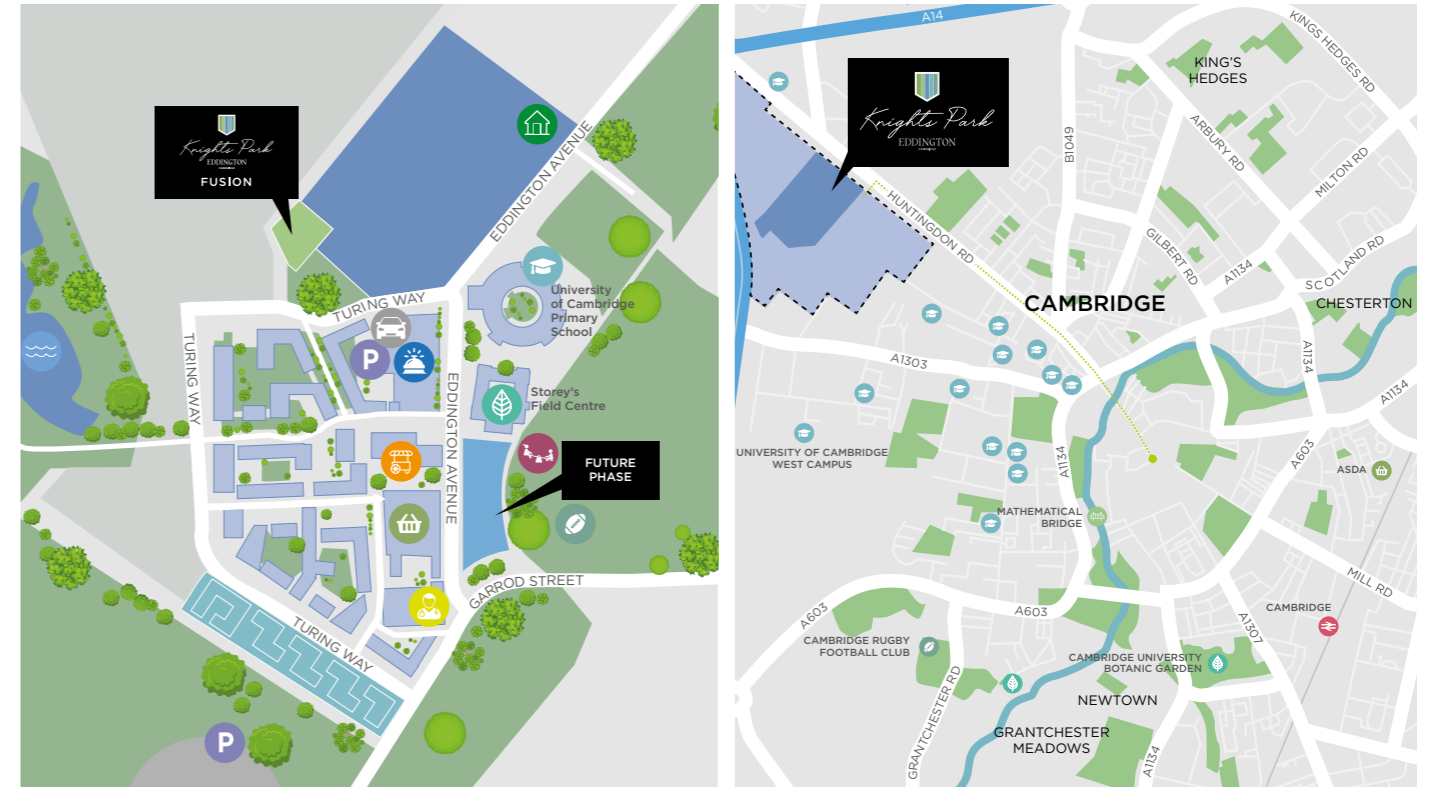
The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

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# How to find us



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