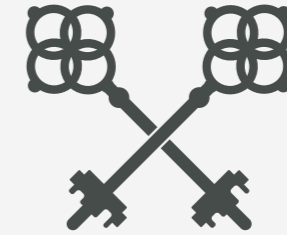


TRINITY GATE

CAMBRIDGE CB3



TRINITY GATE

A CLASS OF ITS OWN

Award-winning housebuilder Hill is proud to present Trinity Gate, a superb collection of high quality family homes in the west of Cambridge. These unique two-, three-, four-, and five-bedroom houses are nestled in a secluded setting just off Madingley Road, one of Cambridge's most desirable areas – giving fantastic access to both the M11 and the historic city centre. Offering luxurious modern living with a perfect blend of city life and leafy tranquillity, Trinity Gate is in a class of its own.



Computer generated image of Trinity Gate



TOWN & GOWN

Discover Cambridge's vibrant culture and timeless beauty

Eclectic art galleries, top-flight theatres and enticing eateries line the cobbled streets of Cambridge, just minutes from your doorstep. With Trinity Gate as your base, making your way around is easy. The heart of the city centre is a breezy ten-minute cycle, or simple and convenient bus journey – and once there, there's plenty to explore.

Those seeking a splash of culture are spoiled for choice, with world-class venues including the Arts Theatre, ADC and Corn Exchange to visit. The Fitzwilliam Museum, The Heong Gallery and Kettle's Yard also glitter with talent.

The historical open-air market at Cambridge's heart boasts handmade crafts and culinary offerings from around the globe, while the city's main shopping centre, The Grand Arcade, brims with major brands. Those in search of good food and drink can choose between options ranging from Michelin-starred Midsummer House to a thriving street food scene, artisan bakeries, microbreweries, cocktail bars and many wonderful gastropubs.



"THE HISTORICAL OPEN-AIR MARKET AT CAMBRIDGE'S HEART BOASTS HANDMADE CRAFTS AND CULINARY OFFERINGS FROM AROUND THE GLOBE"

Peruse the streets and you will find pockets of parks and green spaces, providing sanctuary away from the city: Jesus Green, Christ's Pieces and Midsummer Common are all favourites for picnics. The Botanic Gardens, meanwhile, hold an impressive collection of over 8,000 plant species from all over the world – as well as a great cafe. At Trinity Gate, you're perfectly placed to access all Cambridgeshire has to offer. ☘

1. KING'S PARADE 2. THE MILL POND 3. TOWN & GOWN THEATRE 4. BENETS CAFE 5. PUNTERS ON THE CAM 6. KING'S PARADE



MEET THE NEIGHBOURS

Delightful villages, rolling countryside and a host of excellent nearby amenities

Surrounded by tennis lawns, sports fields and open green space, Trinity Gate offers residents a breath of fresh air. The bustle of Cambridge city centre is only around a 25-minute walk, but there's much to enjoy in your immediate neighbourhood as well.

The university's Institute of Astronomy is less than a minute's stroll – so you're perfectly placed to take advantage of the public talks and stargazing events at this impressive facility. You can also indulge in Cambridge's finest street food nearby – thanks to foodPark – with Sri Lankan delicacies, filled bao, gourmet burgers and more, just down the road from Trinity Gate at the West Cambridge site.

You're also not far from Eddington, the University of Cambridge's ambitious new eco neighbourhood, with a range of excellent amenities. Pay a visit to artisan

bakery Dulcedo, luxurious dining spot KOTA, cocktail bar Dutch, and Storey's Field, a community and arts space. If you enjoy a brisk jog on a Saturday morning, check out Eddington's thriving Parkrun, which gathers at 9am for a 5k race, before decamping to the local coffee shop.

For a taste of rural Cambridgeshire charm, Trinity Gate is under a 10-minute drive from numerous historic villages. Most famous is Grantchester, offering rolling meadows, fabulous pubs and its own gin distillery: its riverbanks are the perfect spot for an idyllic picnic during summer. Madingley, meanwhile, boasts The Three Horseshoes – one of the county's favourite country pubs – as well as the 16th century Madingley Hall, a grand country house with gardens designed by Capability Brown, that hosts outdoor cinema screenings in the warmer months. ❧



1

"FOR A TASTE OF RURAL CAMBRIDGESHIRE CHARM, TRINITY GATE IS UNDER A 10-MINUTE DRIVE FROM NUMEROUS HISTORIC VILLAGES"



2



3

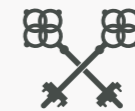


4



5

1. EDDINGTON MARKET SQUARE 2. GREEN SPACE AT EDDINGTON 3. GRANTCHESTER 4. FOODPARK 5. MADINGLEY HALL.



AN EDUCATED CHOICE

The city is a venerated seat of learning – but the university isn't Cambridge's only educational asset

Cambridge is known for its unparalleled educational establishments – chiefly the University of Cambridge, which has long been at the forefront of global innovation across the arts and sciences. Consistently ranked as one of the world's five leading universities, it has played host to great minds including Stephen Hawking, Isaac Newton and Alan Turing over the centuries.

But high academia isn't the city's only educational asset: it also boasts a number of exceptional schools, nurseries and sixth form colleges.

Less than one mile from Trinity Gate on Grange Road, you'll find St John's College School, a recent winner of the national Best Prep School award. Equally inspirational is the University of Cambridge Primary School, a pioneering centre of learning, which utilises the latest research to formulate cutting-edge teaching. Located on Eddington Avenue, it's a 15-minute walk from Trinity Gate. For younger children, nearby nurseries include

the highly regarded Monkey Puzzle Day Nursery (1.3 miles away), and the Wolfson Court Nursery and Preschool (0.7 miles), rated Outstanding by Ofsted.

For older students, meanwhile, Cambridge Regional College and Hills Road Sixth Form College are both leading further and higher education providers. Adult learners can dip into the Institute of Continuing Education, based at nearby Madingley Hall, which offers everything from creative writing to history of art courses. With so much on offer in this venerated seat of learning, it will be difficult to resist. ❖

"THE CITY ALSO BOASTS A NUMBER OF EXCEPTIONAL SCHOOLS, NURSERIES AND SIXTH FORM COLLEGES"



1

1. KING'S COLLEGE 2. ST JOHN'S COLLEGE SCHOOL 3. UNIVERSITY OF CAMBRIDGE PRIMARY SCHOOL



2



3



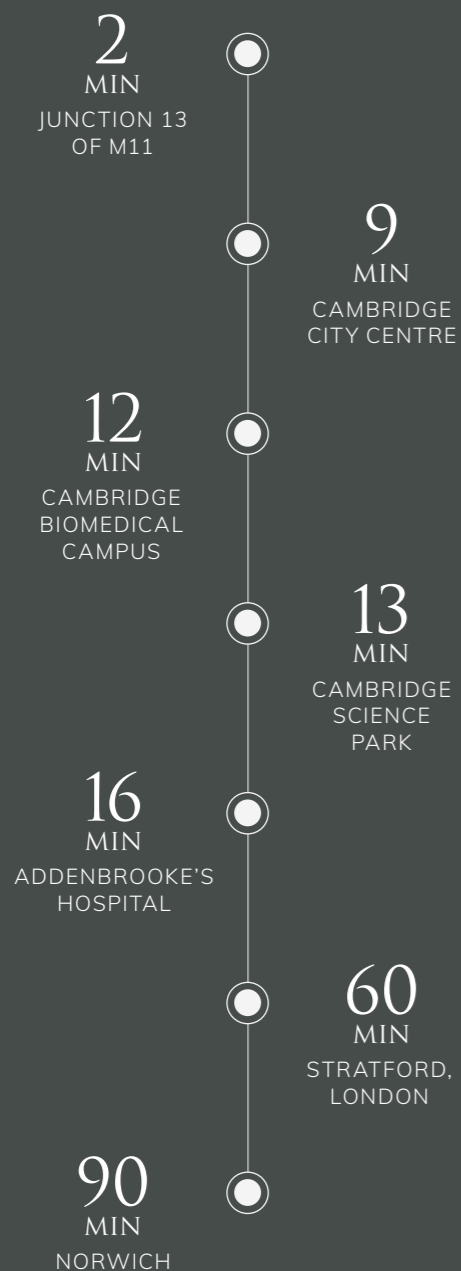
TRANSPORT

Easy access to the M11, a nearby Park & Ride – and London King's Cross just 49 minutes away by train



BY CAR

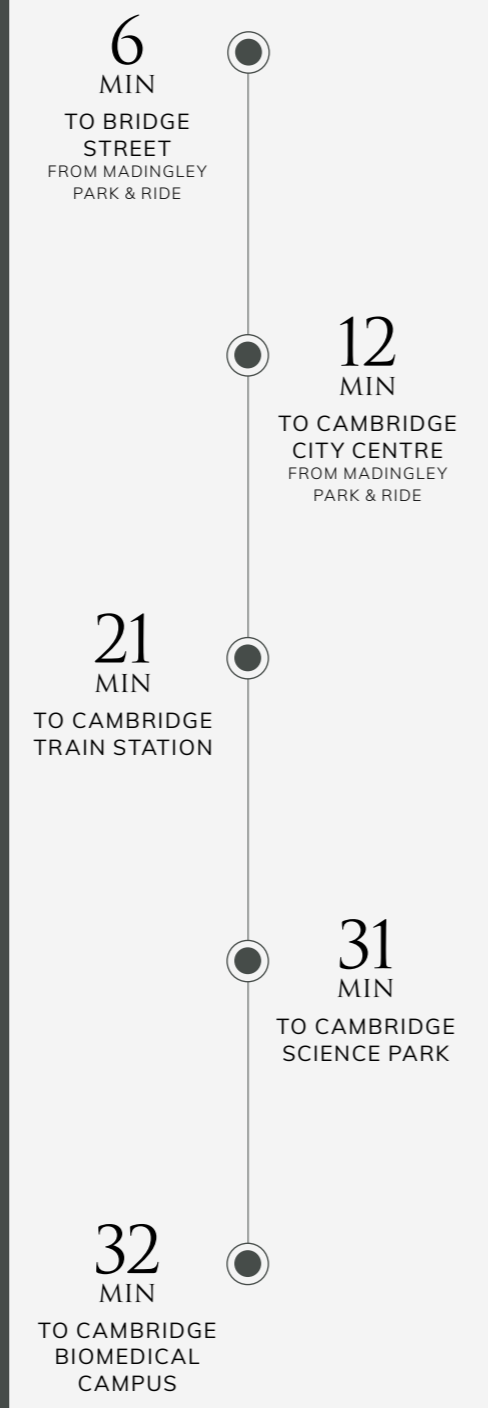
Positioned just off Madingley Road, Trinity Gate benefits from a uniquely well-connected location.



All times shown from Clerk Maxwell Road. Source: Google Maps.



BY BUS

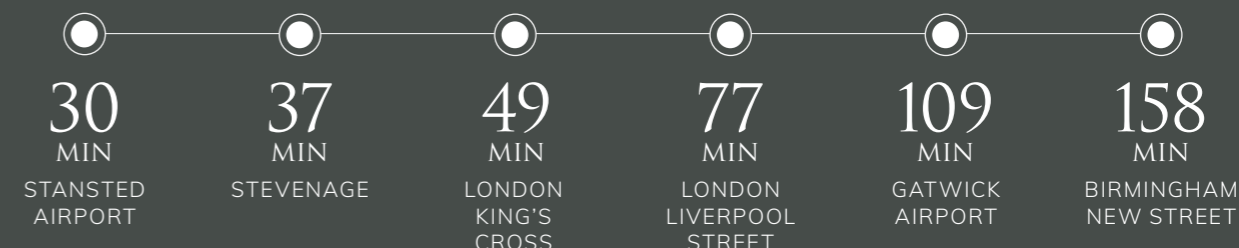


Times are from Bulstrode Gardens unless specified otherwise. Source: Google Maps.



BY TRAIN

Cambridge is well connected to the rest of the UK via regular train services



All times shown from Cambridge Train Station. Source: Trainline.



BY BICYCLE

Cambridge is the cycling capital of the UK, with around 55% of residents making a journey by bike at least once per week. From Trinity Gate, you're around a 10-minute cycle into the centre of Cambridge, or just a six-minute ride from The Backs, a picturesque stretch featuring views of some of the city's most spectacular architecture.

Also within a 15-minute cycle is the lush countryside of Grantchester and the neighbouring village of Madingley – both of

which are perfect for exploring on two wheels.

Commuting on bike to Cambridge Science Park would take around 20 minutes, while Addenbrooke's Hospital is just 25 minutes. Cambridge Biomedical Campus, home to huge employers such as AstraZeneca and GlaxoSmithKline, is just a 23-minute cycle. Cambridge is a compact city with an extensive cycle route network, and virtually every point can be reached on bicycle within under half an hour. 🚲

1. LONDON KING'S CROSS



SPECIFICATION TWO AND THREE BEDROOM HOUSES

KITCHEN

- Shaker-style matt finish kitchen units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

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

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITE

- Low-profile shower tray with glass shower screen/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 single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

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

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Gas fired boiler
- Hot-water storage tank where applicable

ELECTRICAL

- Downlights to entrance hall, kitchen, bathroom, en-suite and WC
- Pendant fittings to separate living/dining room, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel
- Electric vehicle charging point

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap

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 and grey facing bricks, some plots with tile hanging, and red roof tiles
- Aluminium rainwater goods
- PV panels to selected plots

WARRANTY

- Ten-year NHBC warranty

A Management Company has been formed at Trinity Gate and will be responsible for the management and maintenance of the external communal areas and all the shared facilities on the development. This includes any non-adopted private roads, landscaping and any treatment plants. All homeowners will become members of the Management Company when they purchase their property at Trinity Gate. A managing agent has been appointed to take on the maintenance responsibilities and an Estate charge will be payable by each homeowner for the services provided.

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

Images shown are from previous Hill show homes of a similar specification and are for indicative purposes only



SPECIFICATION FOUR AND FIVE BEDROOM HOUSES

KITCHEN

- Shaker-style matt finish units with soft close 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 compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood (except where hob on island)
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer (where no utility)

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

UTILITY ROOM

- Shaker-style matt finish units with soft close 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

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 (where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rails

EN-SUITE & SHOWER ROOM

- 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 chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded 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 and bedrooms
- Large format tiles to bathroom, en-suite and shower room

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High-efficiency double glazed composite windows, with matching patio doors
- Roof lights where shown on floor plans
- Electrically controlled up and over garage door, colour to match front door

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom, en-suite and shower room
- Gas-fired boiler
- Hot-water storage tank

ELECTRICAL

- Downlights to entrance hall, kitchen, open-plan kitchen/dining/family room, bathroom, en-suite, shower room, WC, utility room and principal bedroom
- Pendant fittings to separate living room, living/dining room, landings and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom, en-suite and shower room
- TV, BT and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel
- Electric vehicle charging point

EXTERNAL FINISHES

- Turf to rear garden
- Paved patios
- External tap and power socket
- Decking to terrace

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 and grey facing bricks, some plots with tile hanging or metal cladding, with red roof tiles
- Aluminium rainwater goods
- PV panels to selected plots

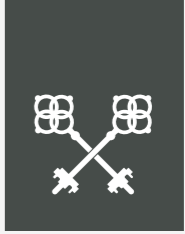
WARRANTY

- Ten-year NHBC warranty

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Images shown are from previous Hill show homes of a similar specification and are for indicative purposes only



SITE PLAN

- **THE NEWTON**
Two bedroom semi-detached
- **THE WREN**
Three bedroom semi-detached
- **THE NEVILLE**
Three bedroom semi-detached
- **THE BYRON**
Three bedroom semi-detached
- **THE MILNE**
Three bedroom detached
- **THE RUTHERFORD**
Three bedroom detached
- **THE PORTLAND**
Four bedroom semi-detached
- **THE GASKELL**
Four bedroom semi-detached
- **THE TENNYSON**
Four bedroom semi-detached
- **THE MAXWELL**
Four bedroom detached
- **THE THACKERY**
Four bedroom detached
- **THE SIDGWICK**
Five bedroom semi-detached
- **AFFORDABLE HOMES AVAILABLE FROM
CAMBRIDGE CITY COUNCIL**

 **BIKE STORE**
  **PARKING SPACE**
  **GREEN ROOF**

Site plan is indicative only and may be subject to change.



THE NEWTON

TWO BEDROOM SEMI-DETACHED HOUSE

Plots 15 & 16*



Computer generated image of plots 15 & 16

GROUND FLOOR

KITCHEN

2.95m x 4.00m (9'8" x 13'1")

LIVING / DINING ROOM

5.35m x 4.20m (17'7" x 13'9")

FIRST FLOOR

PRINCIPAL BEDROOM

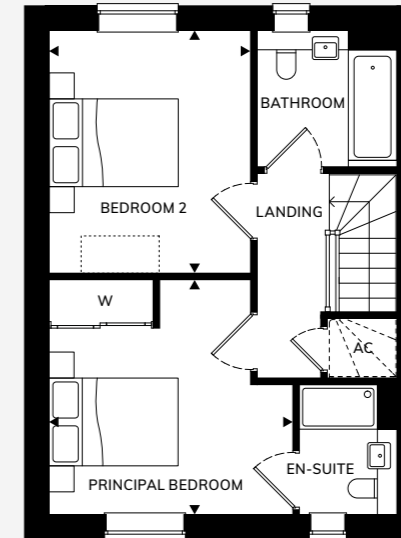
3.75m x 3.60m (12'4" x 11'10")

BEDROOM 2

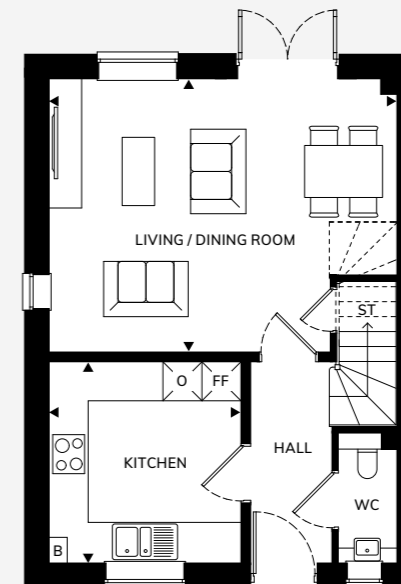
3.10m x 3.75m (10'2" x 12'4")

*Plot 16 is handed (mirrored) to floor plans shown. Measurements are maximum dimensions.

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 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.



FIRST FLOOR



GROUND FLOOR

- FF FRIDGE FREEZER
- O OVEN
- B BOILER
- ST STORAGE CUPBOARD
- AC AIRING CUPBOARD
- W WARDROBE
- INDICATIVE WARDROBE LOCATION



THE WREN

THREE BEDROOM SEMI-DETACHED HOUSE

Plots 17 & 18*



Computer generated image of plots 17 & 18

GROUND FLOOR

KITCHEN

3.30m x 4.30m (10'10" x 14'1")

LIVING / DINING ROOM

6.05m x 4.00m (19'10" x 13'1")

FIRST FLOOR

PRINCIPAL BEDROOM

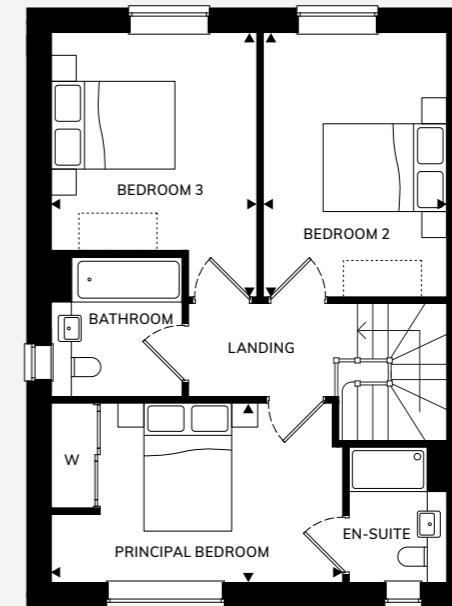
4.45m x 2.75m (14'7" x 9')

BEDROOM 2

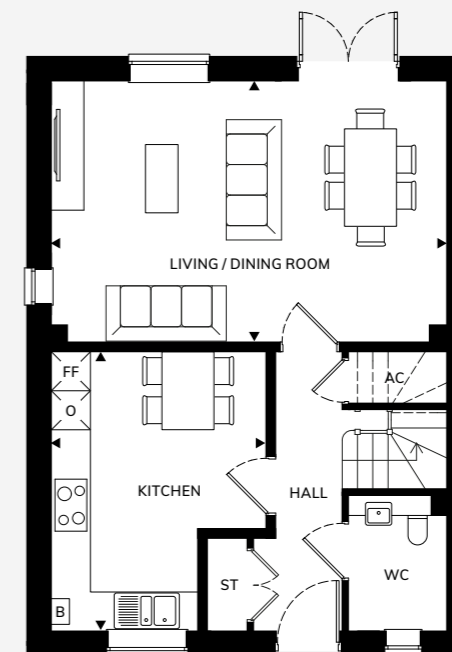
2.80m x 4.05m (9'2" x 13'3")

BEDROOM 3

3.15m x 4.05m (10'4" x 13'3")



FIRST FLOOR



GROUND FLOOR

*Plot 18 is handed (mirrored) to floor plans shown. Measurements are maximum dimensions.

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- FF FRIDGE FREEZER
 - O OVEN
 - B BOILER
 - ST STORAGE CUPBOARD
 - AC AIRING CUPBOARD
 - W WARDROBE
- INDICATIVE WARDROBE LOCATION



THE NEVILE

THREE BEDROOM SEMI-DETACHED HOUSE

Plots 20 & 21*



Computer generated image of plots 20 & 21

GROUND FLOOR

KITCHEN

3.30m x 4.30m (10'10" x 14'1")

LIVING / DINING ROOM

6.05m x 4.00m (19'10" x 13'1")

FIRST FLOOR

PRINCIPAL BEDROOM

4.45m x 2.75m (14'7" x 9')

BEDROOM 2

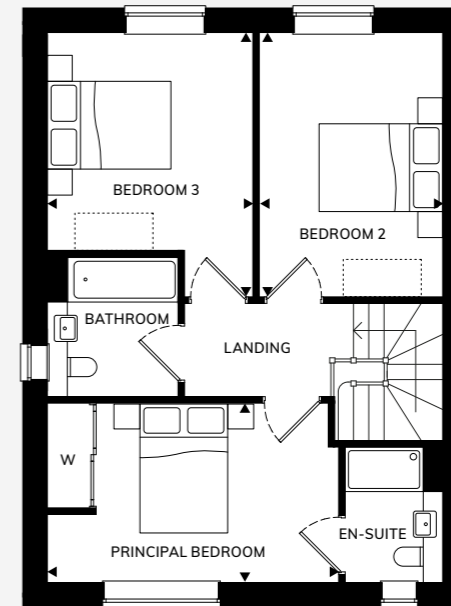
2.80m x 4.05m (9'2" x 13'3")

BEDROOM 3

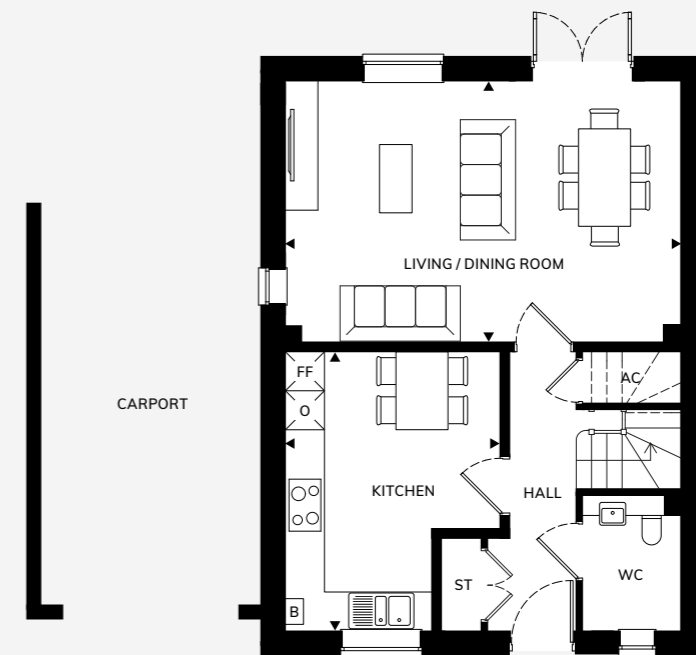
3.15m x 4.05m (10'4" x 13'3")

*Plot 21 is handed (mirrored) to floor plans shown. Measurements are maximum dimensions.

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 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.



FIRST FLOOR



GROUND FLOOR

- FF FRIDGE FREEZER
 - O OVEN
 - B BOILER
 - ST STORAGE CUPBOARD
 - AC AIRING CUPBOARD
 - W WARDROBE
- INDICATIVE WARDROBE LOCATION



THE BYRON

THREE BEDROOM SEMI-DETACHED HOUSE

Plots 27*† & 28‡



Computer generated image of plots 27 & 28

GROUND FLOOR

KITCHEN

3.30m x 4.30m (10'10" x 14'1")

LIVING / DINING ROOM

6.05m x 4.00m (19'10" x 13'1")

FIRST FLOOR

PRINCIPAL BEDROOM

4.45m x 2.75m (14'7" x 9')

BEDROOM 2

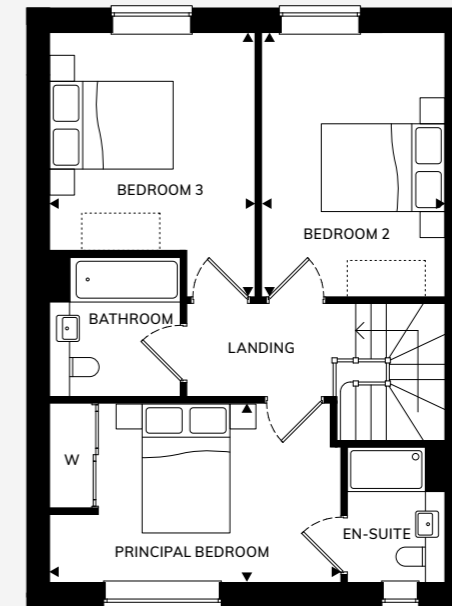
2.80m x 4.05m (9'2" x 13'3")

BEDROOM 3

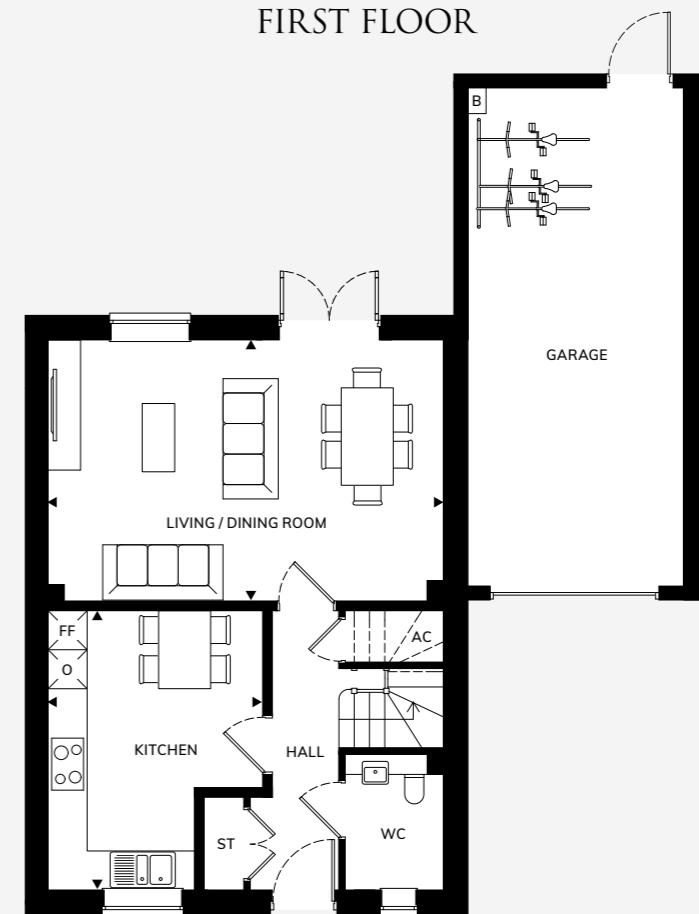
3.15m x 4.05m (10'4" x 13'3")

*Plot 27 is handed (mirrored) to floor plans shown. Measurements are maximum dimensions.

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 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. Boiler location may vary.



FIRST FLOOR



‡Garage to plot 28 only

†Boiler located in kitchen in plot 27

GROUND FLOOR

- FF FRIDGE FREEZER
 - O OVEN
 - B BOILER
 - ST STORAGE CUPBOARD
 - AC AIRING CUPBOARD
 - W WARDROBE
- INDICATIVE WARDROBE LOCATION



THE MILNE THREE BEDROOM DETACHED HOUSE

Plots 29 & 30



Computer generated image of plot 29

GROUND FLOOR

KITCHEN

2.95m x 4.30m (9'8" x 14'1")

LIVING / DINING ROOM

6.05m x 4.00m (19'10" x 13'1")

FIRST FLOOR

PRINCIPAL BEDROOM

4.45m x 2.75m (14'7" x 9')

BEDROOM 2

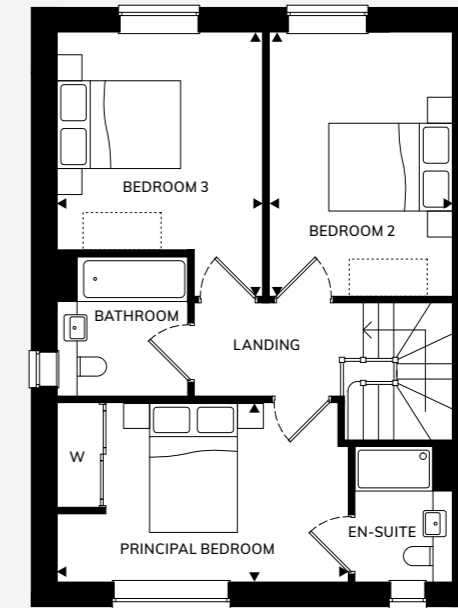
2.80m x 4.05m (9'2" x 13'3")

BEDROOM 3

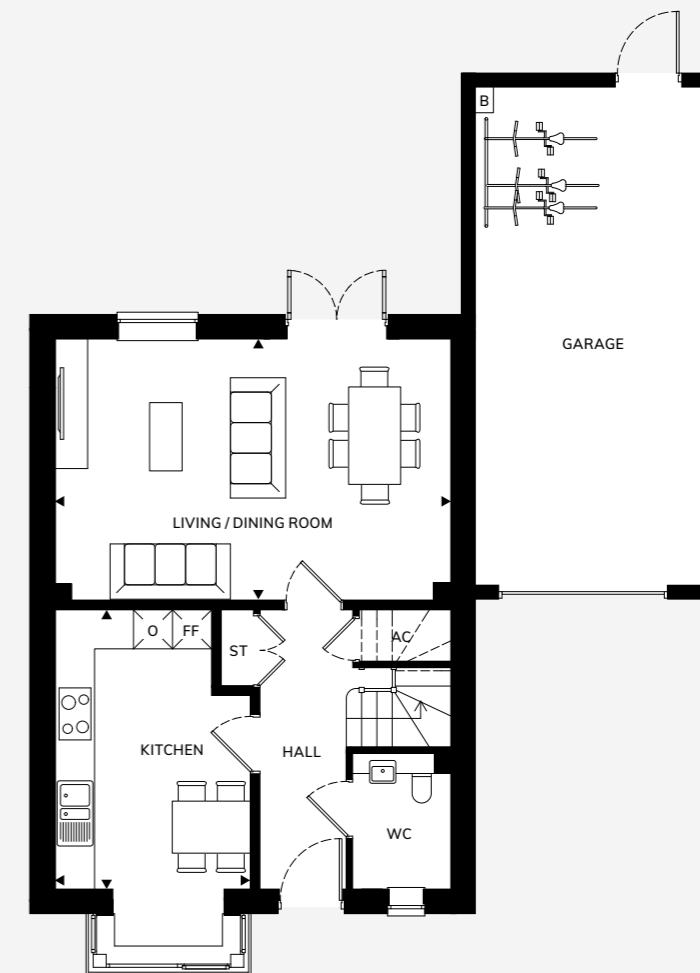
3.15m x 4.05m (10'4" x 13'3")

Measurements are maximum dimensions.

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 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.



FIRST FLOOR



Please note no bay window to plot 30 and kitchen arrangement varies. Speak to a member of the sales team for more information.

GROUND FLOOR

- FF FRIDGE FREEZER
 - O OVEN
 - B BOILER
 - ST STORAGE CUPBOARD
 - AC AIRING CUPBOARD
 - W WARDROBE
- INDICATIVE WARDROBE LOCATION



THE RUTHERFORD

THREE BEDROOM DETACHED HOUSE

Plot 31



Computer generated image of plot 31

GROUND FLOOR

KITCHEN

3.30m x 4.30m (10'10" x 14'1")

LIVING / DINING ROOM

6.05m x 4.00m (19'10" x 13'1")

FIRST FLOOR

PRINCIPAL BEDROOM

4.45m x 2.75m (14'7" x 9')

BEDROOM 2

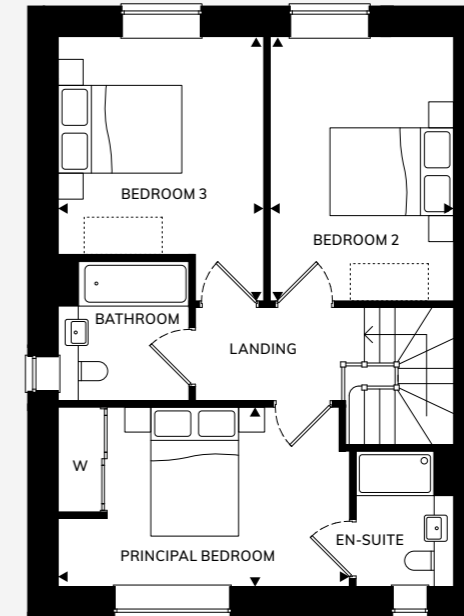
2.80m x 4.05m (9'2" x 13'3")

BEDROOM 3

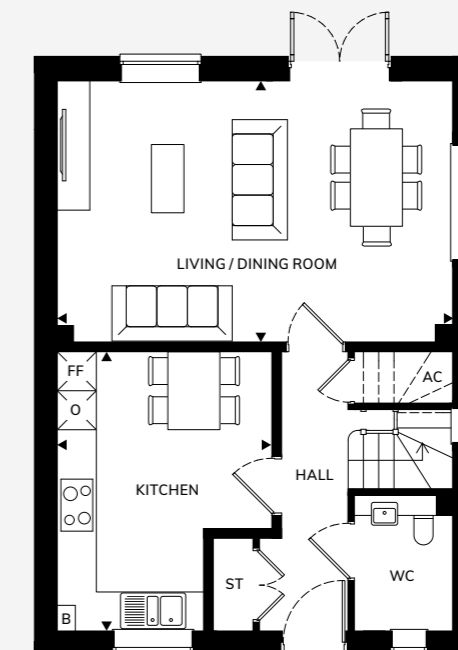
3.15m x 4.05m (10'4" x 13'3")

Measurements are maximum dimensions.

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 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.



FIRST FLOOR



GROUND FLOOR

- FF FRIDGE FREEZER
- O OVEN
- B BOILER
- ST STORAGE CUPBOARD
- AC AIRING CUPBOARD
- W WARDROBE
- INDICATIVE WARDROBE LOCATION



THE PORTLAND

FOUR BEDROOM SEMI-DETACHED HOUSE

Plots 23 & 24†



Computer generated image of plots 23 & 24

GROUND FLOOR

KITCHEN

3.10m x 4.55m (10'2" x 14'11")

LIVING / DINING ROOM

5.85m x 3.90m (19'2" x 12'10")

FIRST FLOOR

PRINCIPAL BEDROOM

4.00m x 4.00m (13'1" x 13'1")

BEDROOM 2

3.50m x 3.30m (11'6" x 10'10")

BEDROOM 3

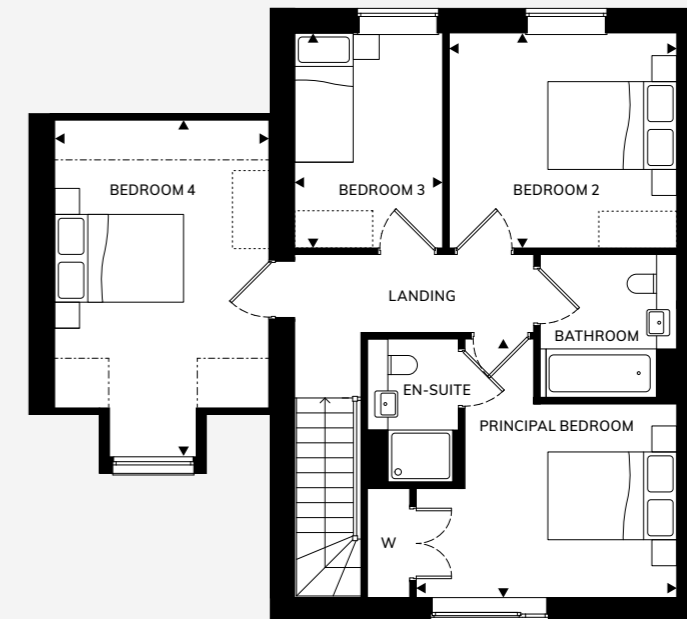
2.30m x 3.30m (7'7" x 10'10")

BEDROOM 4

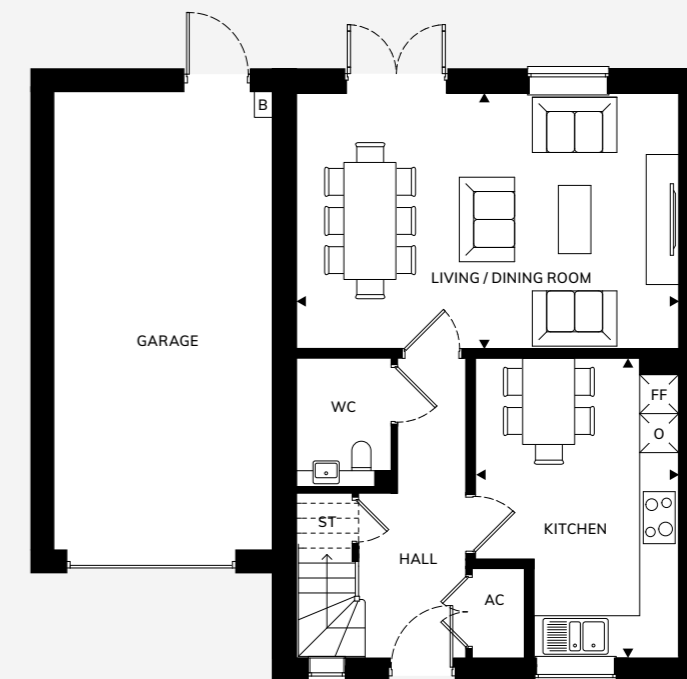
3.30m x 5.20m (10'10" x 17'1")

Measurements are maximum dimensions.

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 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.



FIRST FLOOR



GROUND FLOOR

†Please note plot 24 has a bay window and kitchen arrangement varies. Speak to a member of the sales team for more information

- FF FRIDGE FREEZER
 - O OVEN
 - B BOILER
 - ST STORAGE CUPBOARD
 - AC AIRING CUPBOARD
 - W WARDROBE
- - - - - INDICATIVE WARDROBE LOCATION
- - - - - 2.1 CEILING HEIGHT



THE GASKELL

FOUR BEDROOM SEMI-DETACHED HOUSE

Plots 25 & 26*†



Computer generated image of plots 25 & 26

GROUND FLOOR

KITCHEN

3.10m x 4.55m (10'2" x 14'11")

LIVING / DINING ROOM

5.85m x 3.90m (19'2" x 12'10")

FIRST FLOOR

PRINCIPAL BEDROOM

4.00m x 4.00m (13'1" x 13'1")

BEDROOM 2

3.50m x 3.30m (11'6" x 10'10")

BEDROOM 3

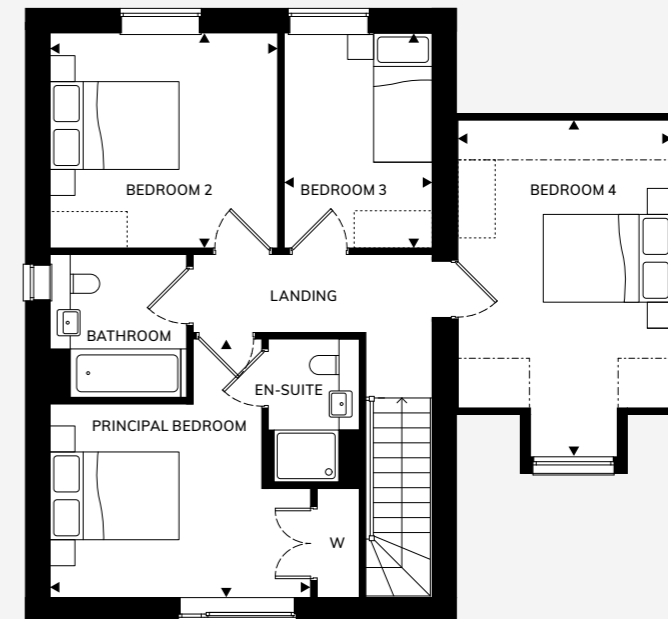
2.30m x 3.30m (7'7" x 10'10")

BEDROOM 4

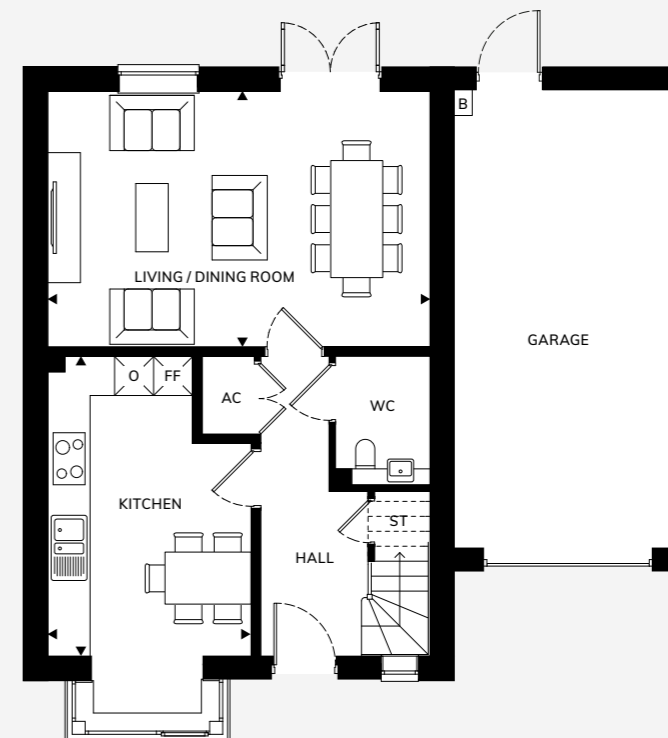
3.30m x 5.20m (10'10" x 17'1")

*Plot 26 is handed (mirrored) to floor plans shown. Measurements are maximum dimensions.

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FIRST FLOOR



GROUND FLOOR

**Please note plot 26 has no bay window and kitchen arrangement varies. Speak to a member of the sales team for more information*

- FF FRIDGE FREEZER
 - O OVEN
 - B BOILER
 - ST STORAGE CUPBOARD
 - AC AIRING CUPBOARD
 - W WARDROBE
- INDICATIVE WARDROBE LOCATION
 2.1 CEILING HEIGHT



THE TENNYSON

FOUR BEDROOM SEMI-DETACHED HOUSE

Plots 33* & 34



Computer generated image of plot 34

GROUND FLOOR

KITCHEN

3.10m x 4.50m (10'2" x 14'9")

LIVING / DINING ROOM

5.90m x 3.90m (19'4" x 12'10")

FIRST FLOOR

PRINCIPAL BEDROOM

4.00m x 4.00m (13'1" x 13'1")

BEDROOM 2

3.50m x 3.30m (11'6" x 10'10")

BEDROOM 3

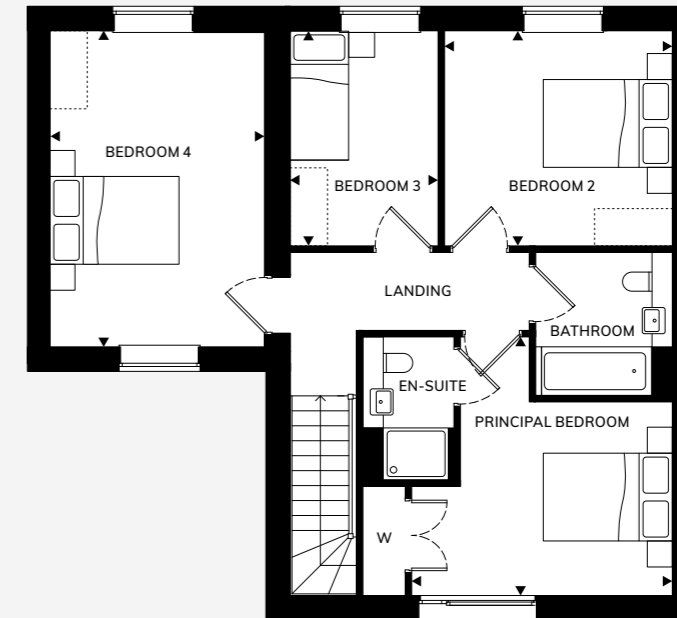
2.30m x 3.30m (7'7" x 10'10")

BEDROOM 4

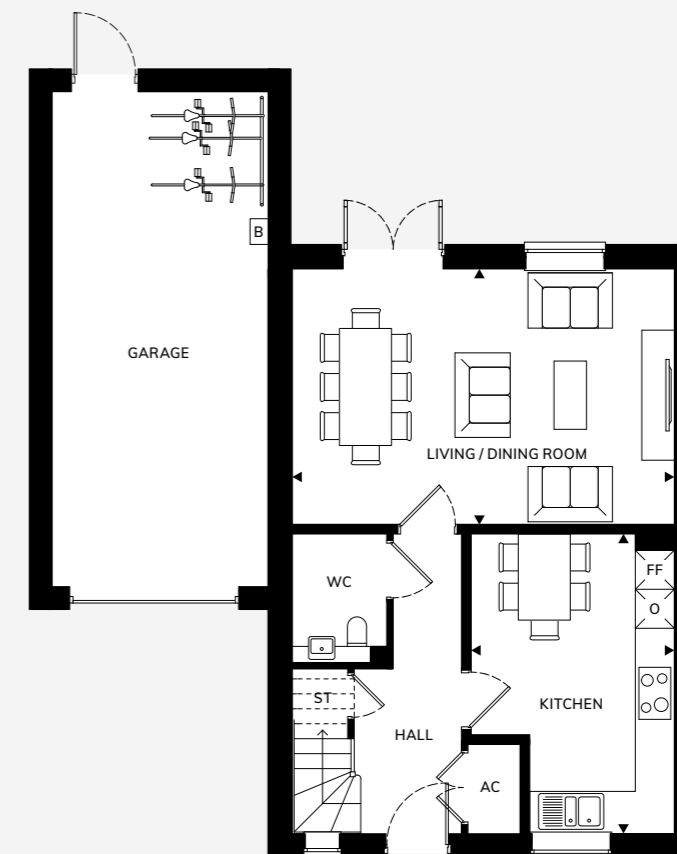
3.30m x 4.90m (10'10" x 16'1")

*Plot 33 is handed (mirrored) to floor plans shown. Measurements are maximum dimensions.

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FIRST FLOOR



GROUND FLOOR

- FF FRIDGE FREEZER
 - O OVEN
 - B BOILER
 - ST STORAGE CUPBOARD
 - AC AIRING CUPBOARD
 - W WARDROBE
- INDICATIVE WARDROBE LOCATION



THE MAXWELL

FOUR BEDROOM DETACHED HOUSE

Plot 19



Computer generated image of plot 19

GROUND FLOOR

**KITCHEN / DINING /
FAMILY ROOM**
3.60m x 9.40m (11'10" x 30'10")

LIVING ROOM
3.60m x 5.20m (11'10" x 17'1")

FIRST FLOOR

PRINCIPAL BEDROOM
3.60m x 6.10m (11'10" x 20')

BEDROOM 2
3.60m x 5.20m (11'10" x 17'1")

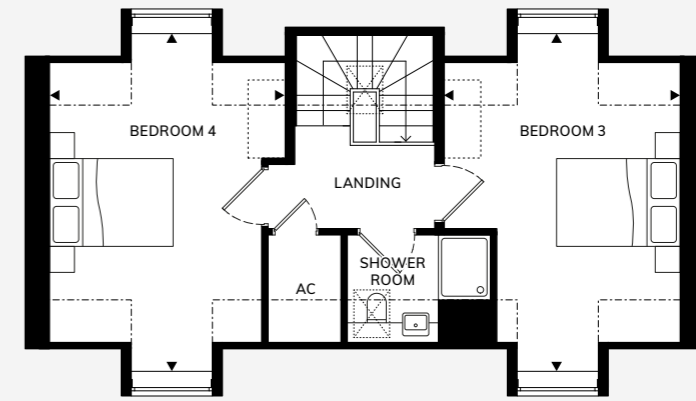
SECOND FLOOR

BEDROOM 3
3.60m x 5.20m (11'10" x 17'1")

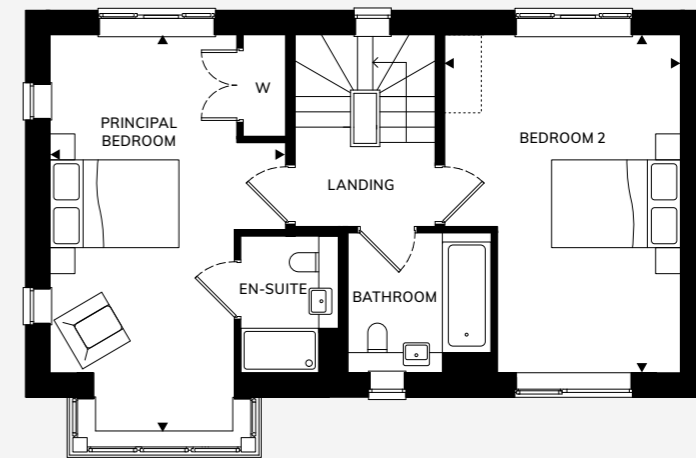
BEDROOM 4
3.25m x 5.20m (10'8" x 17'1")

Measurements are maximum dimensions.

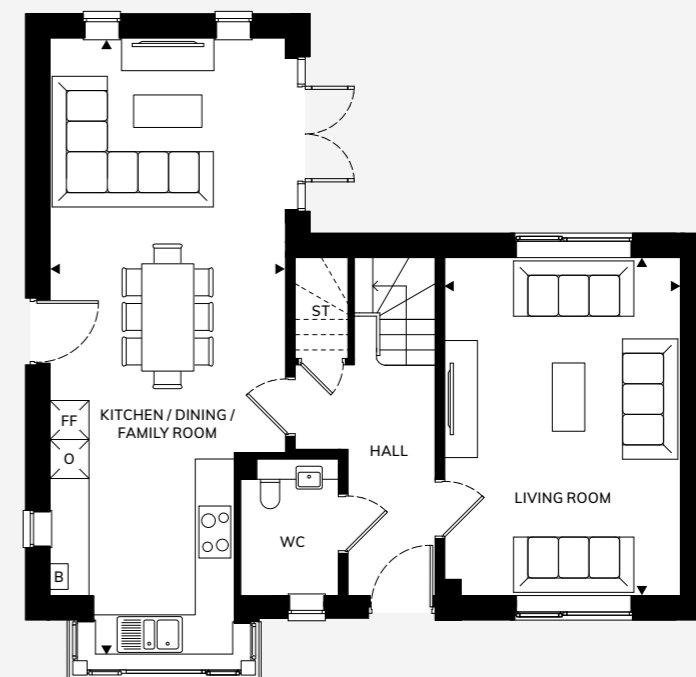
Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The 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.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- FF FRIDGE FREEZER
- O OVEN
- B BOILER
- ST STORAGE CUPBOARD
- AC AIRING CUPBOARD
- W WARDROBE
- - - - - INDICATIVE WARDROBE LOCATION
- - - - - 2.1 CEILING HEIGHT
- ☒ ROOF LIGHTS



THE THACKERY

FOUR BEDROOM DETACHED HOUSE

Plot 22



Computer generated image of plot 22

GROUND FLOOR

**KITCHEN / DINING /
FAMILY ROOM**
3.60m x 8.55m (11'10" x 28'1")

LIVING ROOM
3.60m x 6.10m (11'10" x 20')

FIRST FLOOR

PRINCIPAL BEDROOM
3.60m x 5.20m (11'10" x 17'1")

BEDROOM 2
3.60m x 5.20m (11'10" x 17'1")

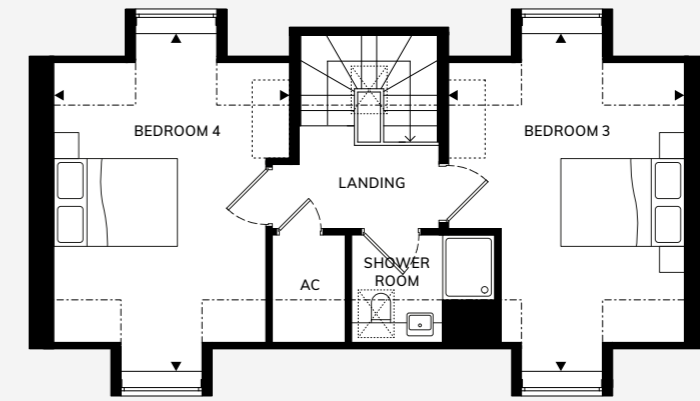
SECOND FLOOR

BEDROOM 3
3.60m x 5.20m (11'10" x 17'1")

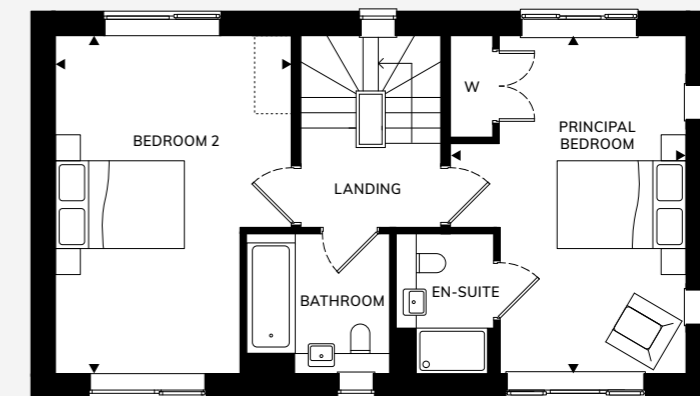
BEDROOM 4
3.60m x 5.20m (11'10" x 17'1")

Measurements are maximum dimensions.

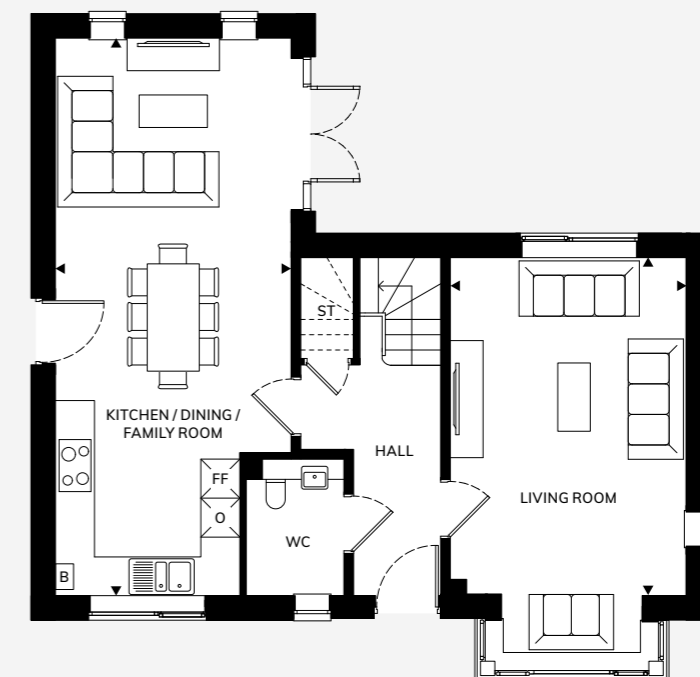
Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The 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.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- FF FRIDGE FREEZER
- O OVEN
- B BOILER
- ST STORAGE CUPBOARD
- AC AIRING CUPBOARD
- W WARDROBE
- - - - - INDICATIVE WARDROBE LOCATION
- - - - - 2.1 CEILING HEIGHT
- ☒ ROOF LIGHTS



THE SIDGWICK

FIVE BEDROOM SEMI-DETACHED HOUSE

Plots 32 & 35*



Computer generated image of plot 32

GROUND FLOOR

- KITCHEN / DINING ROOM**
6.70m x 3.90m (22' x 12'10")
- LIVING ROOM**
3.10m x 4.60m (10'2" x 15'1")
- FAMILY ROOM**
3.90m x 2.10m (12'7" x 6'11")
- UTILITY ROOM**
1.85m x 2.20m (6'1" x 7'3")

FIRST FLOOR

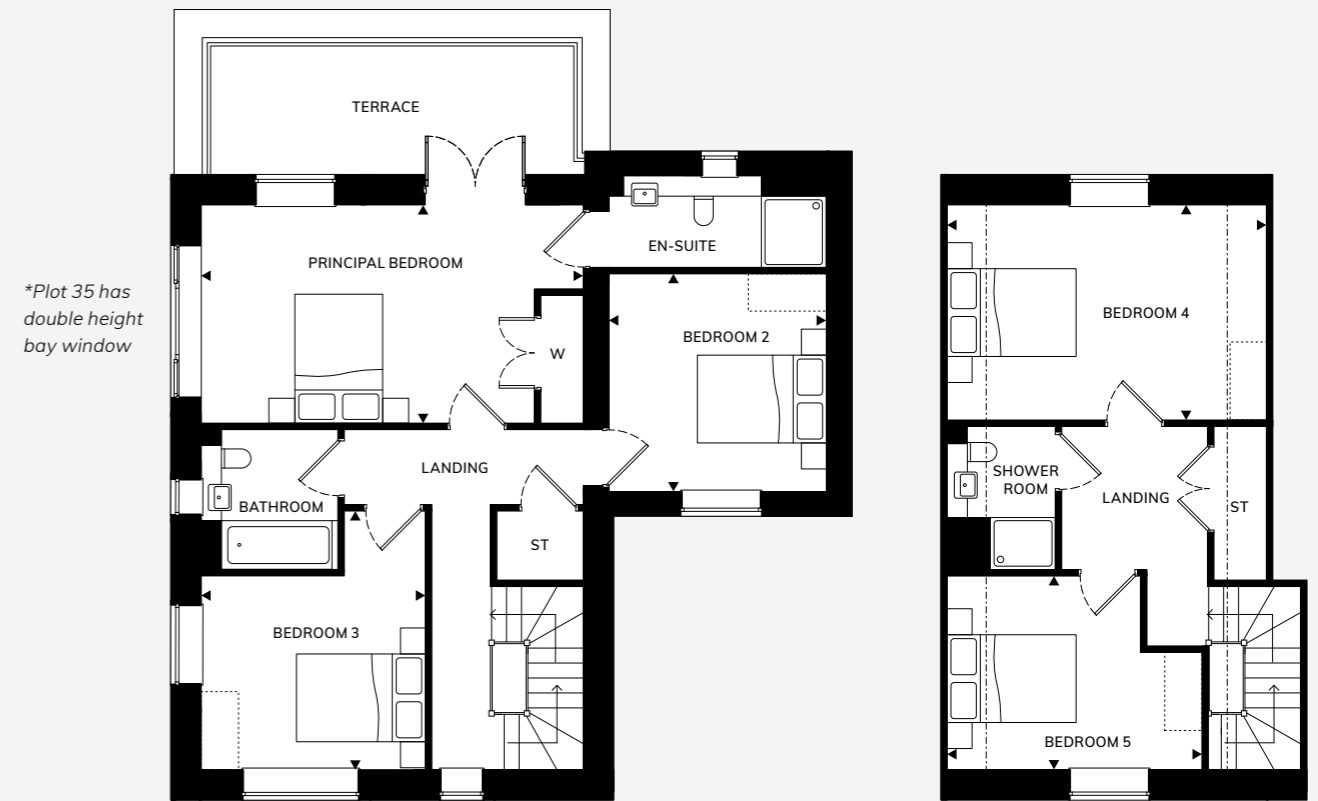
- PRINCIPAL BEDROOM**
5.90m x 3.40m (19'4" x 11'2")
- BEDROOM 2**
3.30m x 3.40m (10'10" x 11'2")
- BEDROOM 3**
3.40m x 4.00m (11'2" x 13'1")

SECOND FLOOR

- BEDROOM 4**
4.90m x 3.30m (16'1" x 10'10")
- BEDROOM 5**
3.90m x 3.00m (12'10" x 9'10")

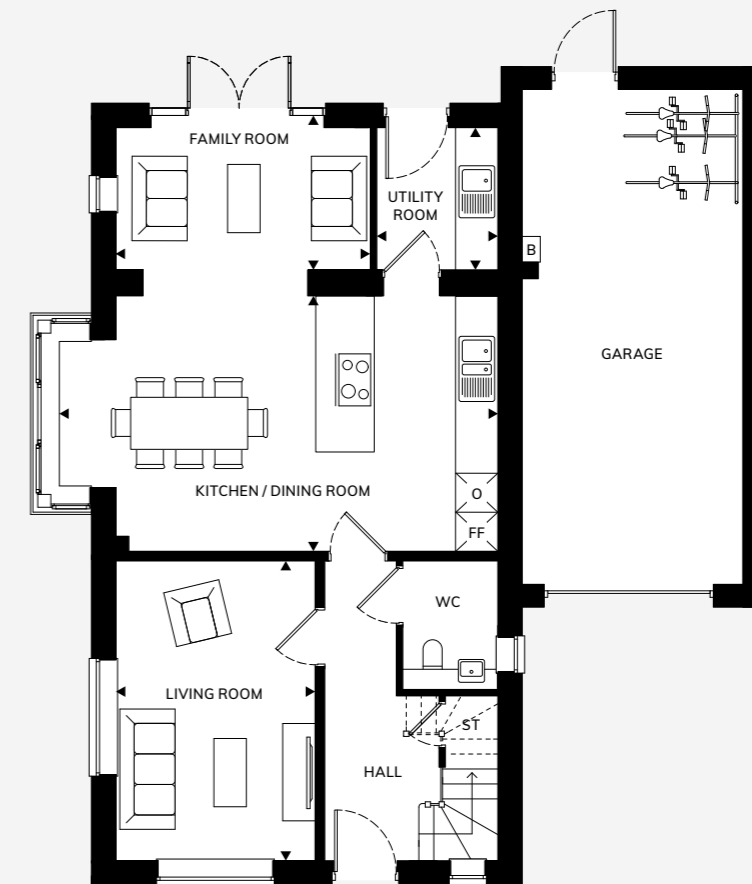
* Plot 35 is handed (mirrored) to floor plans shown. Measurements are maximum dimensions.

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FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

- FF FRIDGE FREEZER
- O OVEN
- B BOILER
- ST STORAGE CUPBOARD
- W WARDROBE
- INDICATIVE WARDROBE LOCATION
- 2.1 CEILING HEIGHT



ABOUT HILL

Hill is an award-winning housebuilder and one of the leading developers in London and the south-east of England, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder. It has an impressive and diverse portfolio, ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in idyllic rural countryside.

Hill prides itself on putting its customers first, and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5-star status from the Home Builders

Federation's annual Customer Satisfaction Survey for five consecutive years.

Hill has won over 460 industry awards in the past 23 years, including Best Medium Housebuilder at the Housebuilder Awards in 2020 and 2021. Hill also won Best Home, Best Sustainable Development and Best Medium Housebuilder at the WhatHouse? Awards 2021, and has won Housebuilder of the Year twice. In conjunction with Building with Nature, Hill was awarded a 2021 Housing Design Award for its highly sustainable Knights Park development in Eddington, Cambridge.

With a staff of over 730, the company operates from five strategically located offices across the south-east, with its head office based in Waltham Abbey.

Hill builds around 2,800 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20th anniversary and give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge, through its award-winning Foundation 200 social impact initiative. 🏠

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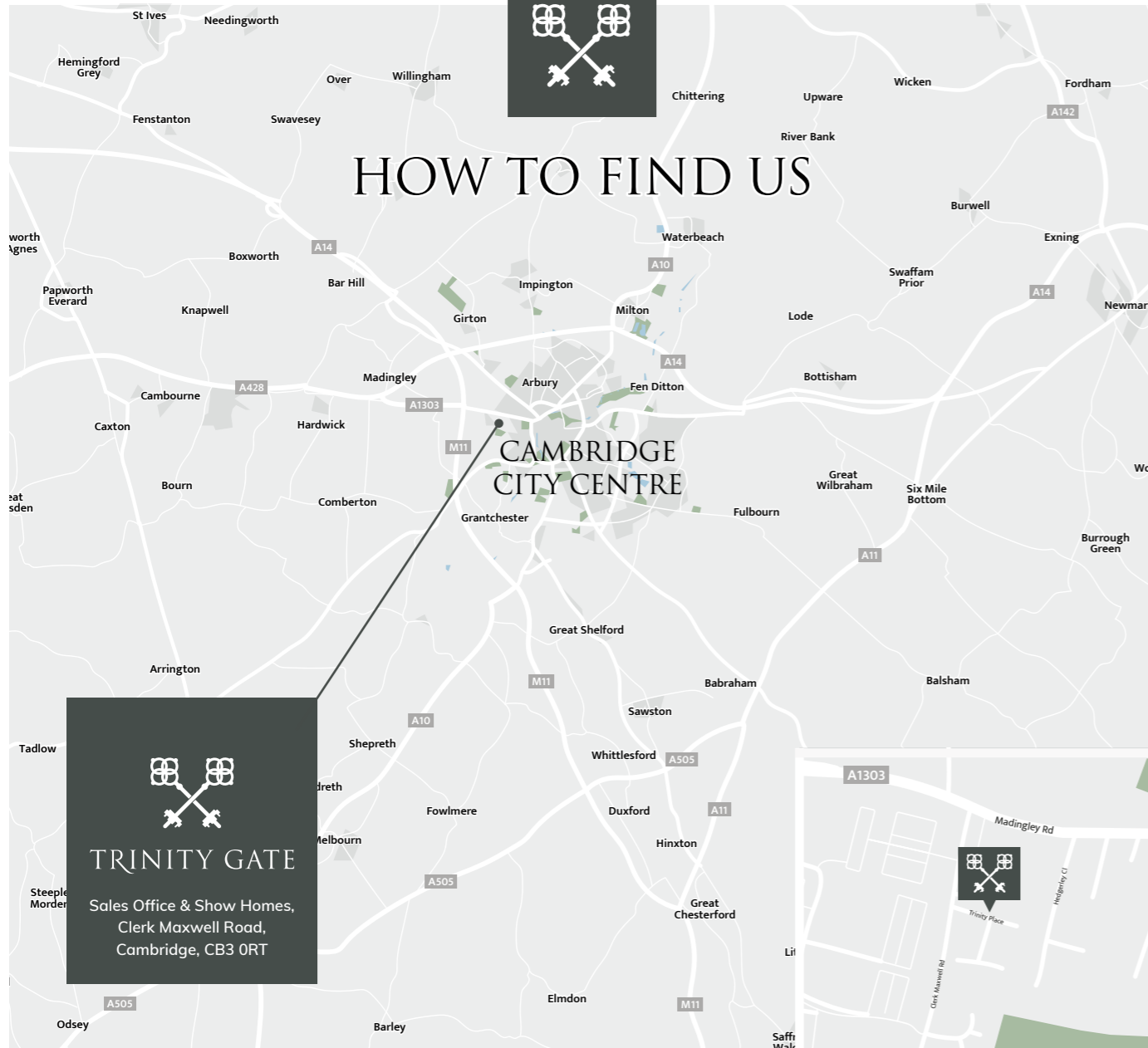
📍 @CreatedbyHill



1. MOSAICS, OXFORD 2. MARLEIGH, CAMBRIDGE 3. THE PAVILIONS, NEWPORT 4. FISH ISLAND VILLAGE, HACKNEY WICK, LONDON 5. KNIGHTS PARK, EDDINGTON 6. MERIDIAN FIELDS, HARDWICK

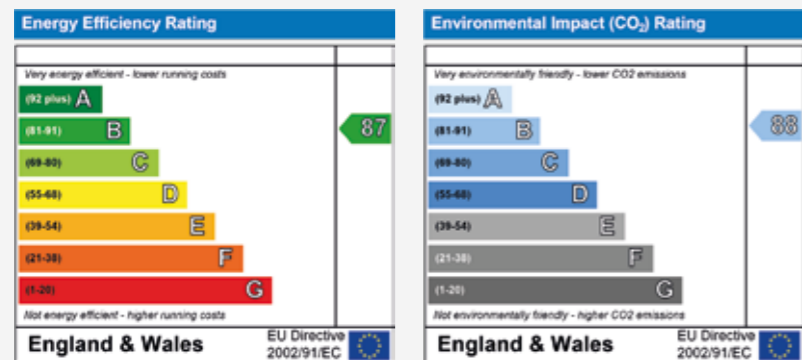


HOW TO FIND US



TRINITY GATE
 Sales Office & Show Homes,
 Clerk Maxwell Road,
 Cambridge, CB3 0RT

PREDICTED ENERGY ASSESSMENT CHARTS



Energy performance has been assessed using the SAP 2012 methodology, and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. EPC shown is an average across all houses. Please consult your sales negotiator for any plot-specific ratings.

Every care has been taken with the preparation of this brochure. The details, descriptions and measurements 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. Site layouts, specifications and measurements are taken from drawings which were correct at the time of print and are not drawn to scale. Computer-generated images and landscaping may have been enhanced and are therefore representative only. Interior images represent the show house. Details correct at time of going to print, May 2022.

