

The background features a dark teal color with several large, overlapping, stylized leaf shapes in a slightly lighter shade of teal. The leaves are arranged in a way that they appear to be part of a larger, flowing pattern.

Marleigh  
CAMBRIDGE Park

Jubilee Central

A collection of 2, 3, 4 and 5 bedroom houses

# Welcome to Marleigh Park

Jubilee Central is a collection of 2, 3, 4  
and 5 bedroom houses, with selected homes  
bordering Kingsley Wood and Kingsley Park.

These homes have been created with modern living in mind, seamlessly  
combining well-designed and flexible layouts, exceptional on-site  
amenities, and green spaces with the convenience of city living.



# Where life meets exceptional living

Vibrant, connected and shaped by a distinctive architectural vision, Marleigh Park is a welcoming new destination for Cambridge.

This award-winning community enjoys a prime location within easy reach of the historic city centre. With a range of beautifully finished homes designed for a variety of lifestyles, it is a home for all stages of life, creating an organic community where different generations can flourish.

Marleigh Park also offers a wealth of amenities, giving residents the opportunity to enjoy a rich and fulfilling lifestyle, all within a short walk of home. It is more than just a place to live – it is a place to belong, thrive and make cherished memories.

Photography represents homes bordering Gregory Park



Photography represents homes bordering Gregory Park



Photography represents Marleigh Park show home

## Forward-thinking design for your contemporary lifestyle

Finding your new home has never been easier with a diverse selection of exceptional houses to choose from. Each home is thoughtfully designed for the ultimate in comfort and functionality, featuring expansive and light-filled open-plan layouts.

# The spirit of togetherness, the essence of community



Marleigh Park is a place that is full of character and encourages people to come together, share experiences and feel connected to everything around them.

At the heart of this flourishing community is Jubilee Square, where everyone can gather and friendships blossom. Everything you need is within easy reach: ingredients for that impromptu invitation to friends; a place that makes your coffee just how you like it. These may be simple pleasures, but they are the ones that help to enrich every day.

Family life is well cared for here, with the Monkey Puzzle Nursery and Marleigh Primary Academy already established and thriving. Walking or cycling to school provides precious moments together, and the chance for children and parents to strengthen new connections. When it's time to focus on you,

the expert-led classes at R3FORM Pilates studio are there to boost your fitness and wellbeing, while the Co-op food store means shopping is fresh and convenient. And for a taste of Italy's finest flavours just a short walk from home, Salento is the place to indulge with family, friends, or dinner for two.

In addition to these amenities, Marleigh Park has its own community centre. This welcoming and vibrant hub offers a dynamic space for residents to connect with friends, meet new neighbours, and take part in a variety of weekly activities such as yoga, Pilates and badminton.

Jubilee Square, Marleigh Park





People need nature. Communities need open spaces. That is why the outside environment at Marleigh Park has been given as much attention and care as the homes and amenities it surrounds.

Invigorate your morning with a stroll or run alongside Gregory Park. Reeds rustle gently amid the grasses, while wildflowers create a dazzling display of colour. A selection of homes offers undisturbed views over this inspiring landscape.

Marleigh Park's extensive green space for play and relaxation also includes The Titch and Kingsley Park, which are attractively and sustainably planted with native species to help wildlife thrive.

In the future, there will be sports pitches and multi-use games areas, and for a taste of the good life, allotments will give you the opportunity to grow your own produce. There's nothing quite so satisfying as unearthing from the rich soil a crop of vegetables you have planted and nurtured yourself.

Maintaining and protecting the 57 acres of open space at Marleigh Park is national charity the Land Trust. Responsible for over 70 sites across the UK, the Land Trust is proud to be

custodian of some of the country's most glorious parks, meadows and nature reserves.

For longer rambles, hikes and bike rides, make your way through Kingsley Woods, which borders the northern edge of Marleigh Park.

Stretching out for miles from here are fields and countryside, the wide open skies of Cambridgeshire and the unique landscapes of the Fens. Living here, you will enjoy that perennially sought-after balance of city and country.

## Uplifting and natural surroundings



# Academic excellence

Cambridge is justly renowned for its superb education, from first steps to higher education.

Closest to home is Marleigh Primary Academy, a 420-place school and 52-place nursery with an innovative design, generous classrooms and extensive facilities for sport and outdoor learning. Part of the Anglian Learning multi-academy trust, it has a particular focus on STEM subjects – science, technology, engineering and mathematics – reflecting Cambridge’s strength in these areas.

There are further primary and secondary schools in the local area, plus a range of independent schools so every child can find their place to learn. These include The Perse School, a leading mixed independent school; King’s College School, which dates back to the 15th century; and St John’s College School, the winner of Pre-Prep School of the Year Award 2024.

Cambridge is, of course, most famous for its university. These ancient colleges are an integral part of the city, growing over the years to include new, state-of-the-art facilities to accompany the historic buildings. Living at Marleigh Park, students can easily cycle to this wonderful institution for study and social activities.

## Primary education

**Marleigh Primary Academy**  
At Marleigh Park  
Not yet OFSTED rated

**Teversham C of E Primary School**  
OFSTED: Good  
22 mins on foot, 1.1 miles

**Fen Ditton Community Primary School**  
OFSTED: Good  
22 mins on foot, 1.1 miles

**Ridgefield Primary School**  
OFSTED: Good  
7 mins by car, 2.3 miles

## Secondary education

**Parkside Community College**  
OFSTED: Outstanding  
14 mins by bike, 2.7 miles

**Saint Bede’s Inter-Church School**  
OFSTED: Outstanding  
15 mins by bike, 2.9 miles

**Netherhall School**  
OFSTED: Good  
17 mins by bike, 3.2 miles

**North Cambridge Academy**  
OFSTED: Good  
19 mins by bike, 3.5 miles

## Independent schools

**St Mary’s School**  
Girls, ages 3–18  
17 mins by bike, 3.1 miles

**The Leys School**  
Co-ed, ages 11–18  
19 mins by bike, 3.3 miles

**St John’s College School**  
Co-ed, ages 4–13  
22 mins by bike, 3.7 miles

**King’s College School**  
Co-ed, ages 4–13  
21 mins by bike, 3.8 miles

**The Perse School**  
Co-ed, ages 4–18  
22 mins by bike, 3.9 miles

## University of Cambridge colleges

**Christ’s College**  
Co-ed, ages 18+  
16 mins by bike, 3.1 miles

**Pembroke College**  
Co-ed, ages 18+  
16 mins by bike, 3.1 miles

**Peterhouse College**  
Co-ed, ages 18+  
16 mins by bike, 3.1 miles

**Trinity College**  
Co-ed, ages 18+  
18 mins by bike, 3.4 miles

**Queens’ College**  
Co-ed, ages 18+  
18 mins by bike, 3.4 miles



OFSTED ratings correct as of December 2024. All travel times and distances are approximate and taken from Google Maps.

# Connect seamlessly with Cambridge – and beyond

As well as all the Marleigh Park amenities, Cambridge and everything this dynamic city has to offer is also within easy reach.

Transform travel into a joy with National Cycle Route 51, a traffic-free route that takes you into the city via Ditton Meadows and the River Cam, or along one of the enhanced walking trails. There are also regular bus services from just outside Marleigh Park into central Cambridge.

You can connect quickly with other cities, including London, thanks to Cambridge's direct rail links, while fast access to the A14 means you can reach the motorway network easily. And for weekends away, Stansted Airport is just half an hour away by train, or 40 minutes by car.



Cambridge city centre



London King's Cross Station



## By bike from Marleigh Park



- Cambridge North Rail Station  
**11 mins / 2 miles**
- Grand Arcade Shopping Centre  
**16 mins / 2.9 miles**
- Cambridge Rail Station  
**16 mins / 3 miles**
- Cambridge Business Park  
**16 mins / 3 miles**
- Cambridge Market Square  
**16 mins / 3 miles**
- Cambridge Science Park  
**17 mins / 3.1 miles**

## By car from Marleigh Park



- A14 (access to M11)  
**4 mins / 1.5 miles**
- Cambridge Rail Station  
**10 mins / 3.2 miles**
- Addenbrooke's Hospital  
**10 mins / 3.7 miles**
- Cambridge Biomedical Campus  
**12 mins / 4.4 miles**
- Cambridge Research Park  
**16 mins / 9.7 miles**

## By train from Cambridge Rail Station



- Stansted Airport  
**30 mins**
- London King's Cross  
**48 mins**
- Peterborough  
**49 mins**
- King's Lynn  
**53 mins**
- London Liverpool Street  
**1hr 12 mins**
- Norwich  
**1 hr 18 mins**

All travel times and distances are approximate and taken from National Rail and Google Maps.



# A beautifully designed new neighbourhood

With inspiring new homes and numerous facilities, Marleigh Park has so much to offer.

The abundance of green spaces creates a natural playground with plenty of opportunities to pause and take in the fresh air.

This is life as it should be.

- 1 Marleigh Park Sales Suite
- 2 The Hangar
- 3 Jubilee Square
- 4 Marleigh Primary Academy
- 5 The Avenue – now all sold
- 6 Gregory Park
- 7 Woodside – now all sold
- 8 Greenways – now all sold
- 9 Kingsley Park
- 10 Jubilee Central
- 11 Kingsley View
- 12 Kingsley Woods
- 13 Allotments and Allotment Building (coming soon)
- 14 The Plains – sports pitches and pavilion (coming soon)
- 15 Newmarket Road Park & Ride
- 16 Cambridge Ice Arena
- 17 M&S Food and BP Petrol Station
- 18 The Franklin Building
- 19 The Kestrel Building
- 20 The Cleveland Building
- 21 The Olympus Building
- 22 Beaumont Gardens
- 23 Phase 3 (coming soon)
- 24 Cambridge City Airport (to be relocated)

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 road, drives, paths and patios plus trees and landscaping are indicative only and may vary.





Photography represents homes bordering Kingsley Park



# Site plan

- The Cherry**  
Two bedroom house  
Plots 394, 395, 396, 397, 398 & 399
- The Willow**  
Three bedroom house  
Plots 364, 365, 367, 368, 369, 370, 371, 372, 374, 375, 383, 384, 404, 413 & 414
- The Boxwood**  
Three bedroom house  
Plots 407, 410, 417 & 420
- The Oak**  
Three bedroom house  
Plots 334, 335, 336, 337, 338, 339, 340, 341 & 342
- The Alder**  
Four bedroom house  
Plots 325, 327, 329 & 331

- The Beech**  
Four bedroom house  
Plots 328, 330 & 332
- The Cedar**  
Four bedroom house  
Plots 326 & 333
- The Mulberry**  
Four bedroom house  
Plots 363, 366, 376, 377, 378, 379, 380, 381, 382, 393, 405, 412, 415 & 416
- The Sycamore**  
Four bedroom house  
Plots 373, 392, 406, 411, 421 & 422
- The Lime**  
Five bedroom house  
Plots 400, 408, 409, 418 & 419

- The Holly**  
Five bedroom house  
Plots 385, 388, 391, 401 & 403
- The Lavender**  
Five bedroom house  
Plots 386, 387, 389, 390 & 402
- Affordable Housing with Clarion**



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Exterior brick colour varies along with roof tiles. Computer generated image of Plots 395 and 396 is indicative only.

# The Cherry

TWO BEDROOM TERRACED HOUSE

Plots 395, 396, 397 & 398

TWO BEDROOM END OF TERRACE HOUSE

Plots 394\* & 399

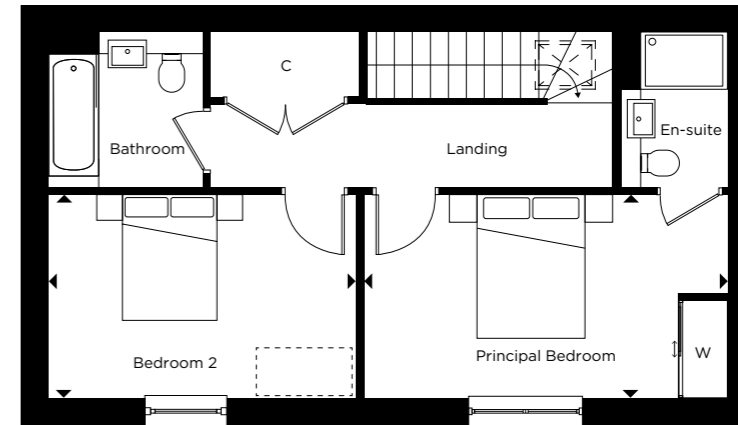
## Ground Floor

Kitchen/Dining/Living  
7.30m x 5.05m 23'11" x 16'6"

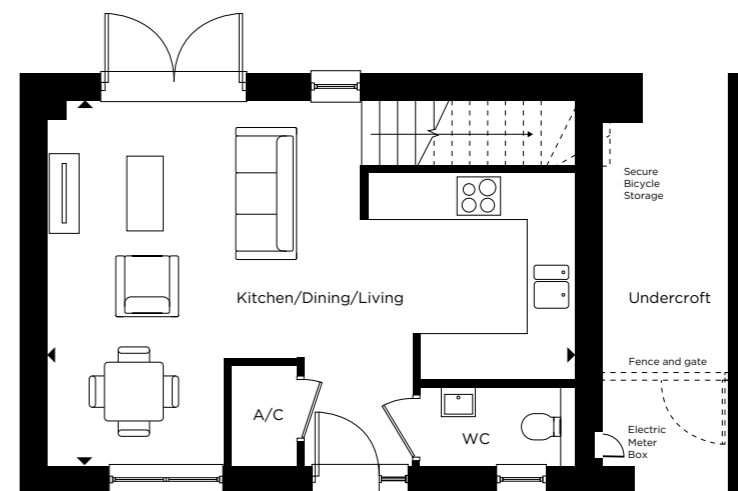
## First Floor

Principal Bedroom  
5.05m x 2.80m 16'6" x 9'2"

Bedroom 2  
4.25m x 2.80m 13'11" x 9'2"



First Floor



Ground Floor

\*Plot 394 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position [ ] Skylight

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 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.



Exterior brick colour varies along with roof tiles. Computer generated image of Plots 367 and 368 is indicative only.

# The Willow A

THREE BEDROOM DETACHED HOUSE SINGLE CAR PORT

Plots 383\*, 384\* & 404\*

THREE BEDROOM SEMI-DETACHED HOUSE SINGLE CAR PORT

Plots 364\*, 365\*, 367, 368, 371, 372, 374 & 375

## Ground Floor

Kitchen/Dining/Living  
6.05m x 8.90m 19'10" x 29'2"

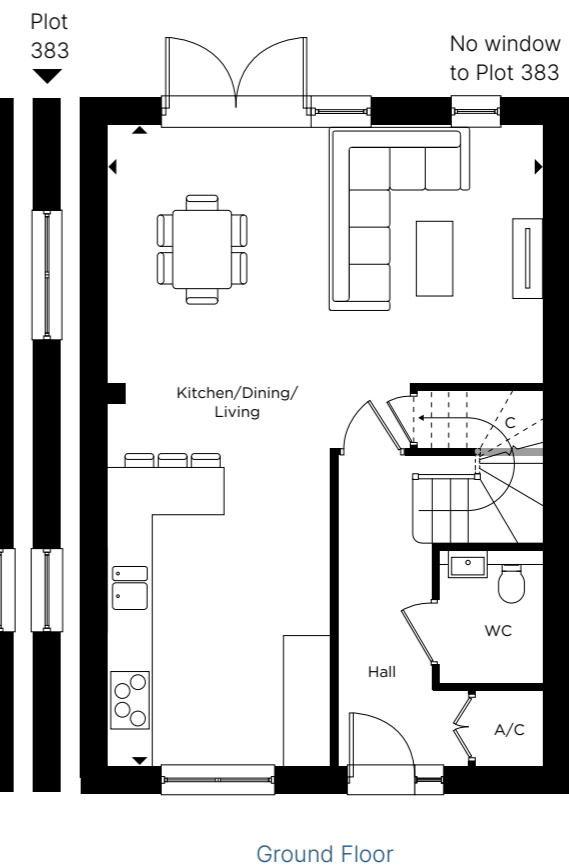
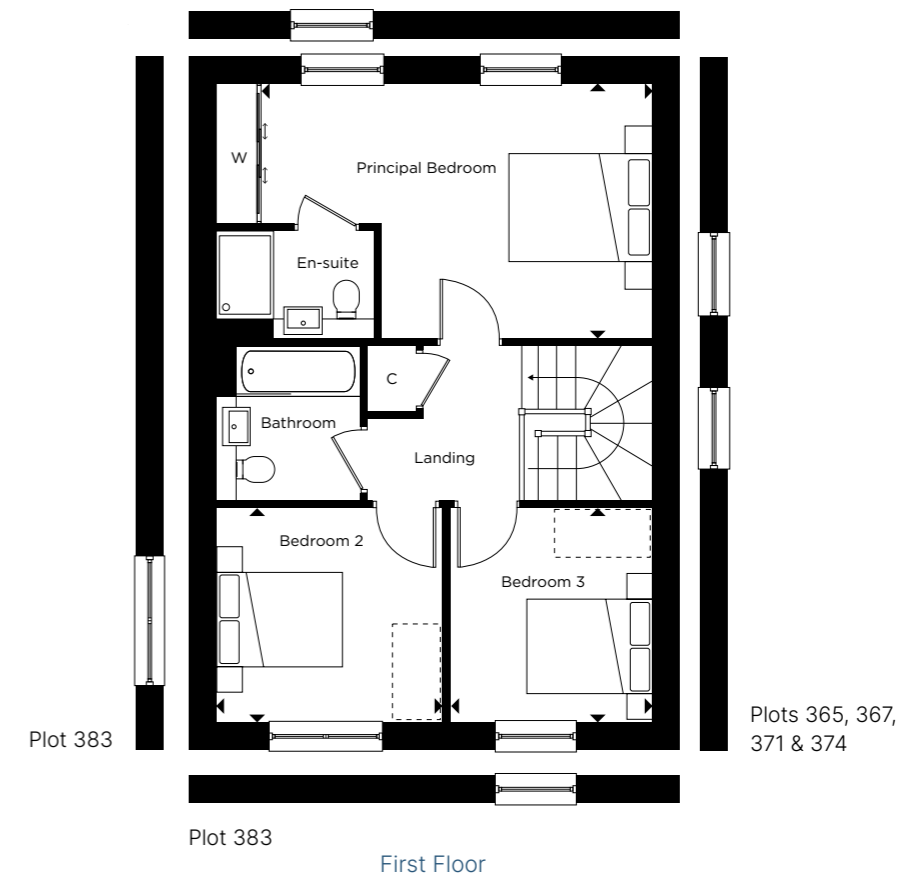
## First Floor

Principal Bedroom  
5.45m x 3.55m 17'10" x 11'7"

Bedroom 2  
3.10m x 2.95m 10'2" x 9'8"

Bedroom 3  
2.80m x 2.95m 9'2" x 9'8"

Plots 365, 367,  
371 & 374



\*Plots 364, 365, 383, 384 & 404 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plots 413 and 414 is indicative only.

# The Willow B

THREE BEDROOM SEMI-DETACHED HOUSE SINGLE CAR PORT

Plots 369\*, 370\*, 413 & 414

### Ground Floor

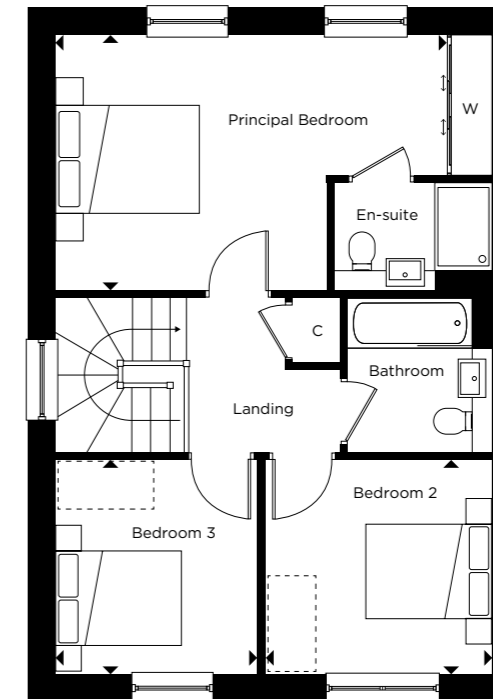
Kitchen/Dining/Living  
6.05m x 8.90m 19'10" x 29'2"

### First Floor

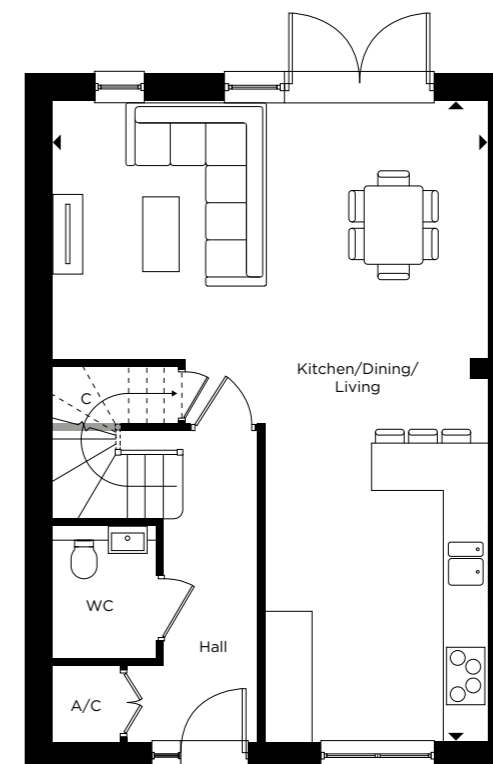
Principal Bedroom  
5.45m x 3.55m 17'10" x 11'7"

Bedroom 2  
3.10m x 2.95m 10'2" x 9'8"

Bedroom 3  
2.80m x 2.95m 9'2" x 9'8"



First Floor



Ground Floor

\*Plots 369 & 370 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 410 is indicative only.

# The Boxwood

THREE BEDROOM DETACHED HOUSE SINGLE GARAGE

Plots 407\*, 410, 417\* & 420

## Ground Floor

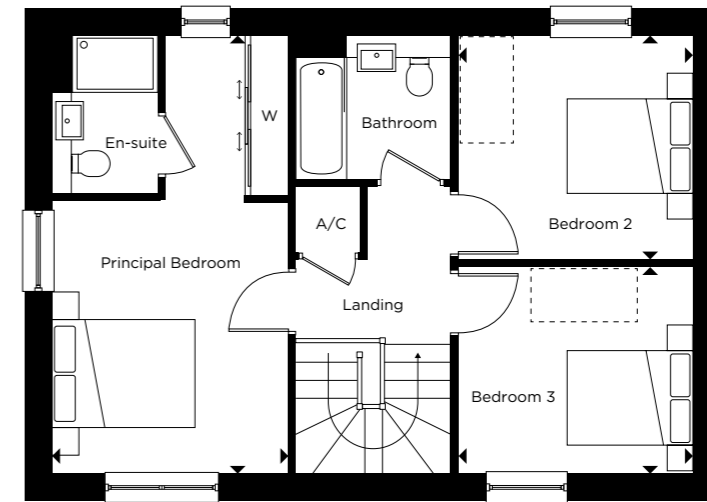
Kitchen/Dining/Living  
8.90m x 6.05m 29'2" x 19'10"

## First Floor

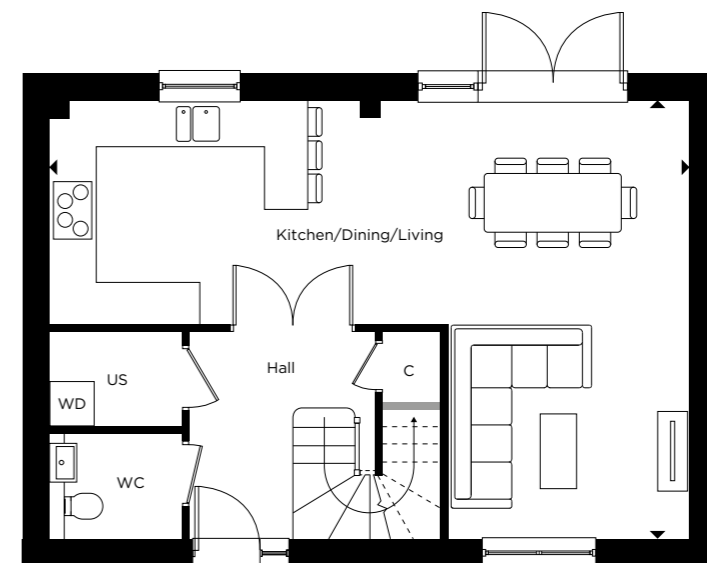
Principal Bedroom  
3.25m x 6.05m 10'8" x 19'10"

Bedroom 2  
3.25m x 3.10m 10'8" x 10'2"

Bedroom 3  
3.25m x 2.85m 10'8" x 9'4"



First Floor



Ground Floor

\*Plots 407 & 417 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [ ] Indicative wardrobe position

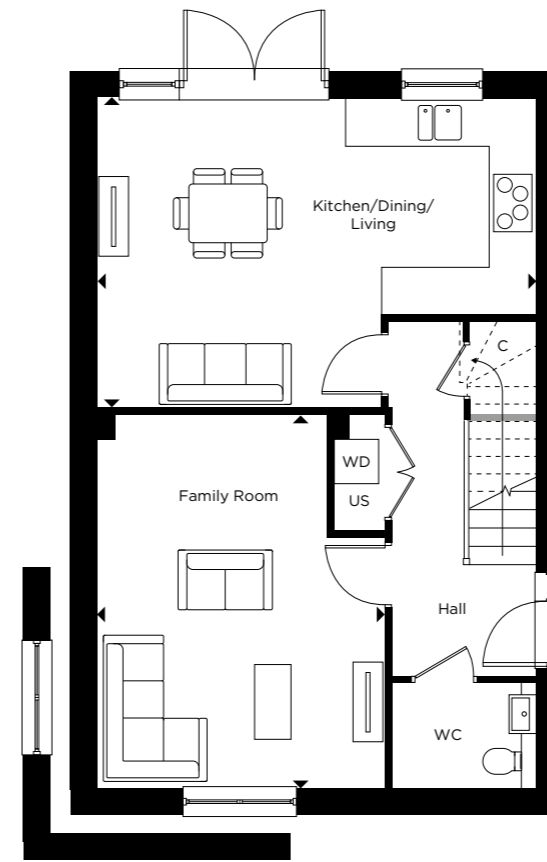


Exterior brick colour varies along with roof tiles. Computer generated image of Plot 337 is indicative only.

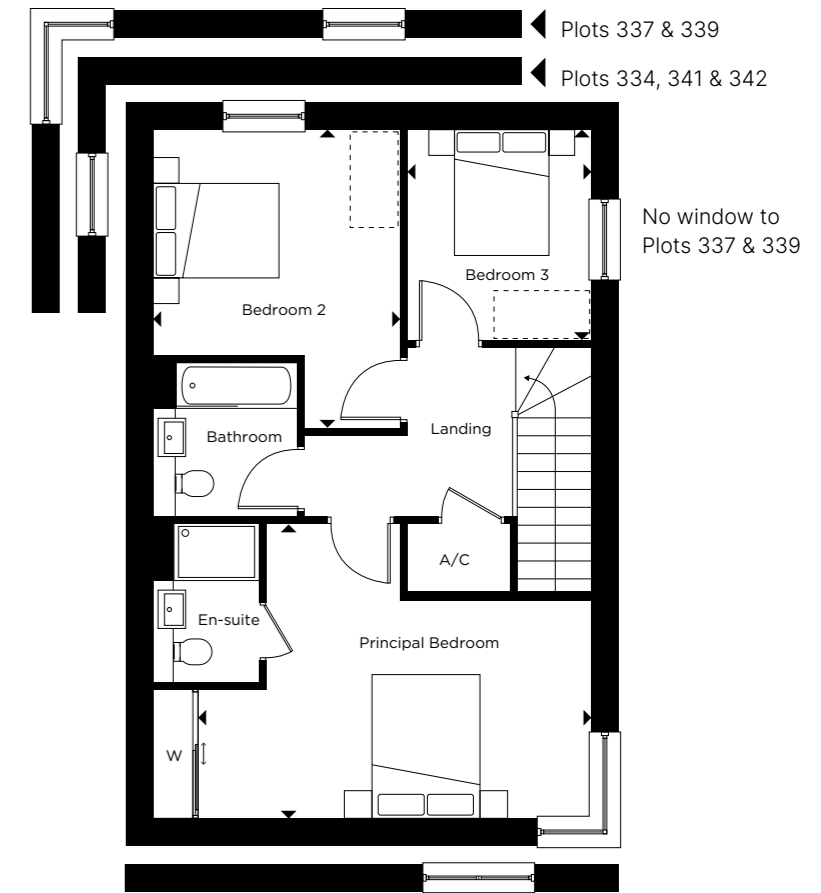
# The Oak

THREE BEDROOM DETACHED HOUSE SINGLE GARAGE

Plots 334\*, 335, 336, 337, 338, 339, 340, 341 & 342\*



Plots 341 & 334  
Ground Floor



Plots 337 & 339  
First Floor

### Ground Floor

Kitchen/Dining/Living  
6.00m x 4.25m 19'8" x 13'11"

Family Room  
3.95m x 5.15m 12'11" x 16'10"

### First Floor

Principal Bedroom  
5.45m x 4.10m 17'10" x 13'5"

Bedroom 2  
3.40m x 4.15m 11'1" x 13'7"

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

\*Plots 334 & 342 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [ ] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 327 is indicative only.

# The Alder

FOUR BEDROOM DETACHED HOUSE DOUBLE GARAGE

Plot 325

FOUR BEDROOM SEMI-DETACHED HOUSE DOUBLE GARAGE

Plots 327, 329 & 331

### Ground Floor

Kitchen/Dining/Living (Plot 325)  
5.00m x 5.75m 16'4" x 18'10"

Kitchen/Dining/Living  
4.85m x 5.75m 15'10" x 18'10"

Family Room  
4.15m x 5.75m 13'7" x 18'10"

### First Floor

Bedroom 3  
3.55m x 3.50m 11'7" x 11'5"

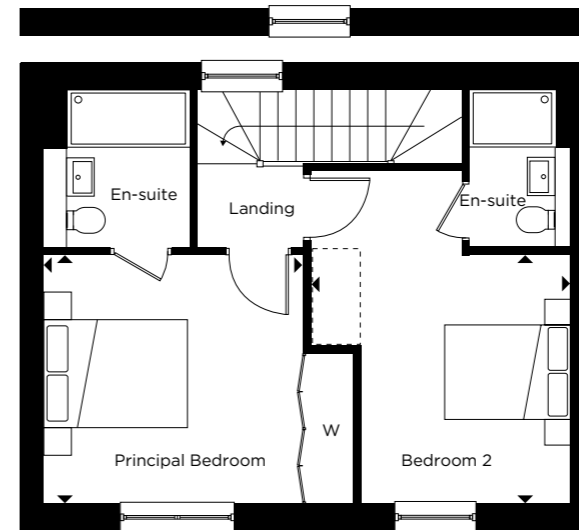
Bedroom 4  
3.55m x 3.50m 11'7" x 11'5"

### Second Floor

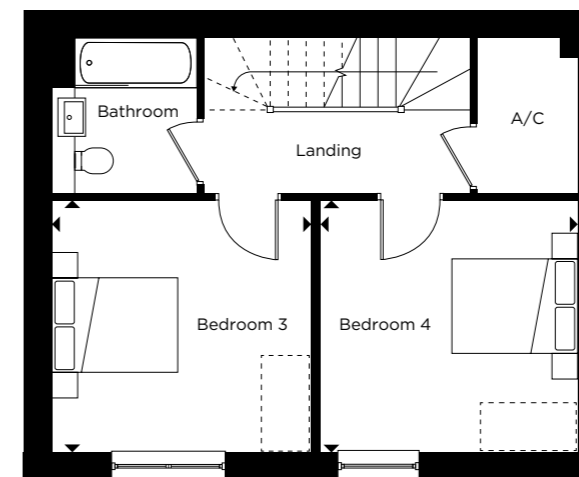
Principal Bedroom  
3.55m x 3.45m 11'7" x 11'3"

Bedroom 2  
3.60m x 3.45m 11'9" x 11'3"

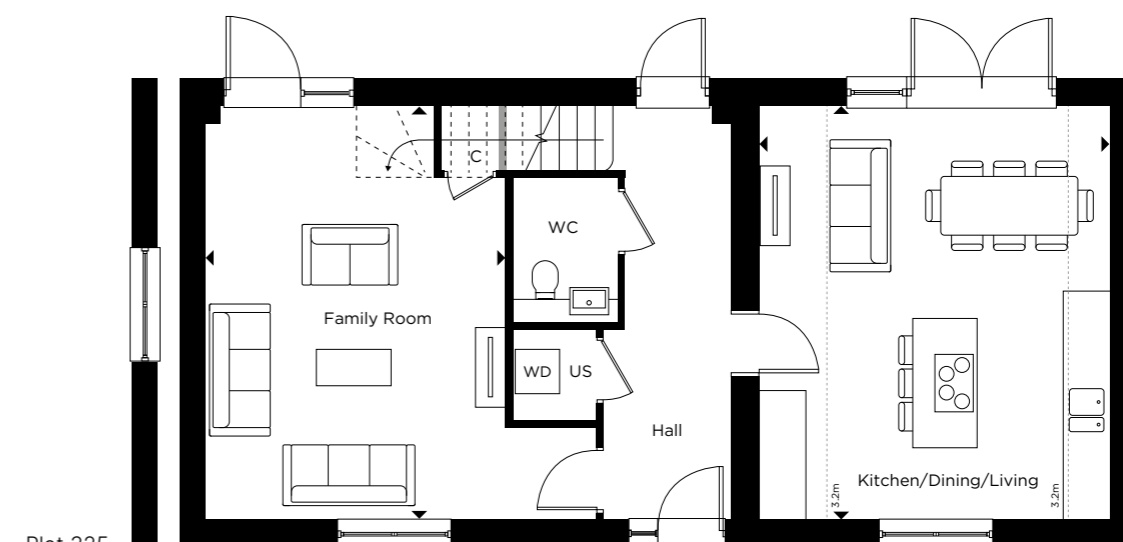
Plot 325



Second Floor



First Floor



Plot 325

Ground Floor

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer  
 [ ] Indicative wardrobe position [ ] Vaulted ceiling height

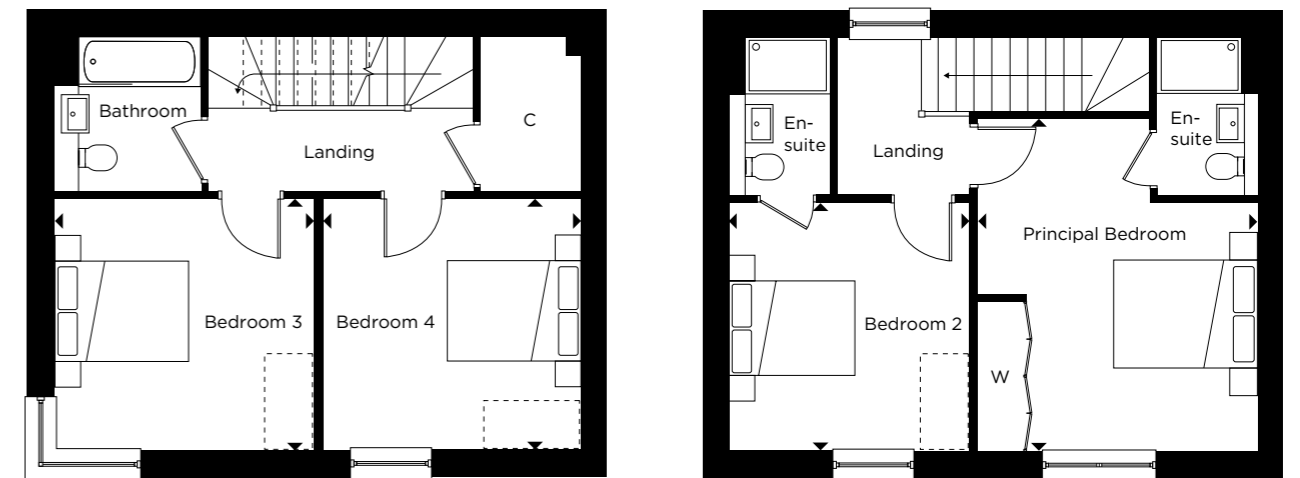




# The Beech

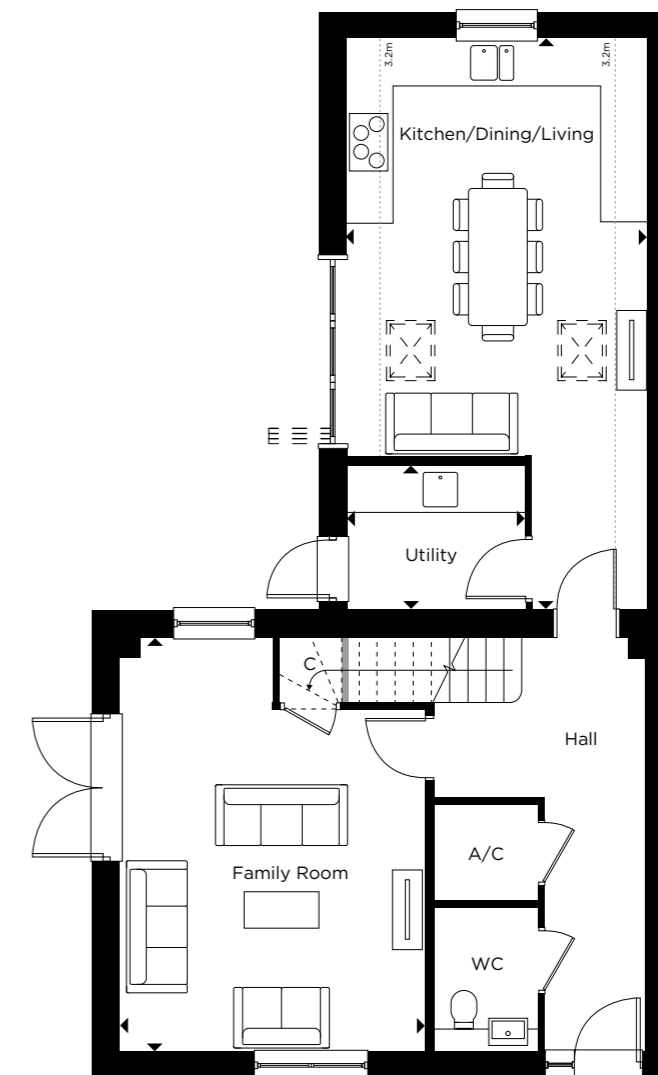
FOUR BEDROOM SEMI-DETACHED HOUSE DOUBLE GARAGE

Plots 328, 330 & 332



First Floor

Second Floor



Ground Floor

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position  
 ..... Vaulted ceiling height [ ] Skylight

### Ground Floor

Kitchen/Dining/Living  
 4.15m x 7.90m 13'7" x 25'11"

Family Room  
 4.20m x 5.75m 13'9" x 18'10"

Utility  
 2.45m x 1.95m 8'0" x 6'4"

### First Floor

Bedroom 3  
 3.60m x 3.50m 11'9" x 11'5"

Bedroom 4  
 3.55m x 3.50m 11'7" x 11'5"

### Second Floor

Principal Bedroom  
 3.90m x 4.60m 12'9" x 15'1"

Bedroom 2  
 3.30m x 3.45m 10'9" x 11'3"



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 326 is indicative only.

# The Cedar

FOUR BEDROOM DETACHED HOUSE DOUBLE GARAGE

Plots 326 & 333\*

### Ground Floor

Kitchen/Dining/Living  
5.75m x 7.20m 18'10" x 23'7"

Family Room  
5.15m x 4.15m 16'10" x 13'7"

Utility  
1.75m x 2.20m 5'8" x 7'2"

### First Floor

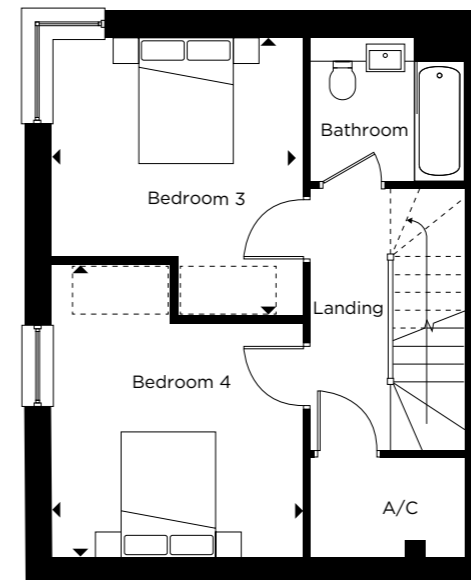
Bedroom 3  
3.50m x 3.85m 11'5" x 12'7"

Bedroom 4  
3.50m x 4.05m 11'5" x 13'3"

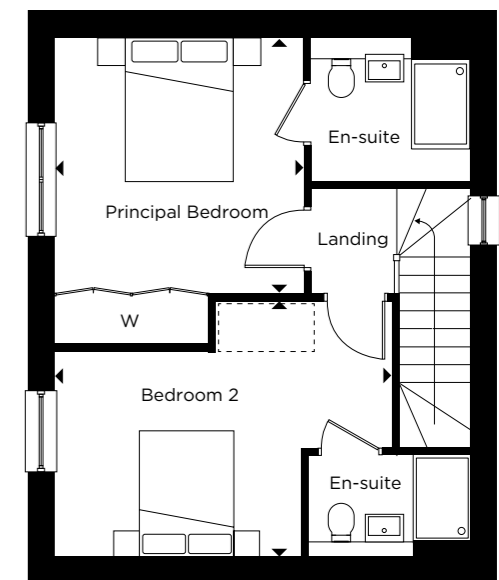
### Second Floor

Principal Bedroom  
3.45m x 3.55m 11'3" x 11'7"

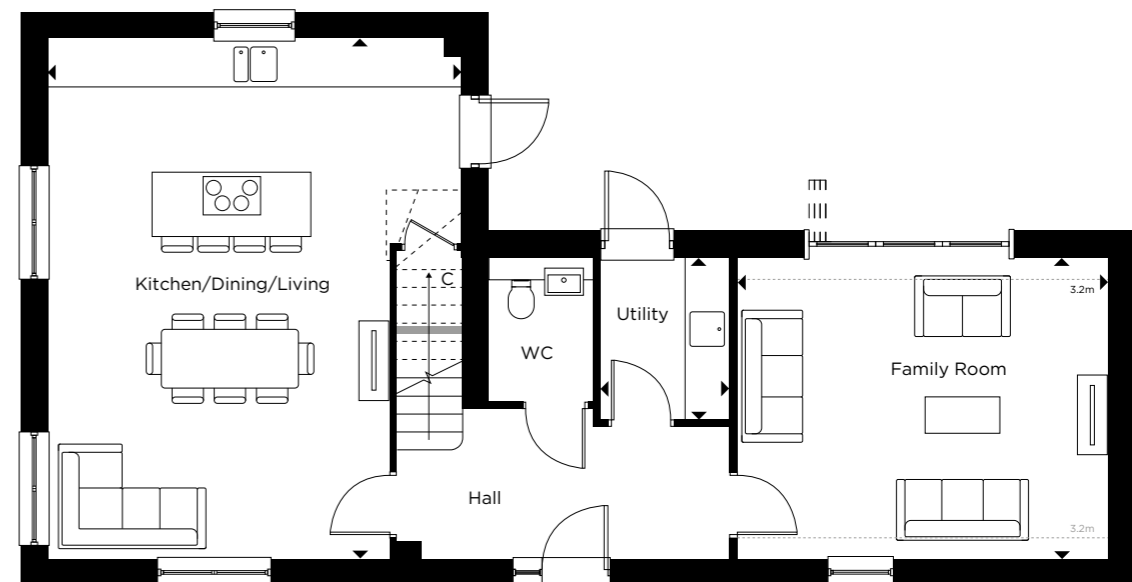
Bedroom 2  
4.65m x 3.50m 15'3" x 11'5"



First Floor



Second Floor



Ground Floor

\*Plot 333 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position - - - - Vaulted ceiling height



Exterior brick colour varies along with roof tiles. Computer generated image of Plots 379 (left) and 378 (right) is indicative only.

# The Mulberry A

FOUR BEDROOM SEMI-DETACHED HOUSE SINGLE GARAGE

Plots 378\*, 379, 380\* & 381

FOUR BEDROOM DETACHED HOUSE SINGLE GARAGE

Plots 366\*, 377, 382\*, 405, 415 & 416

### Ground Floor

Kitchen/Dining/Living  
5.95m x 8.10m 19'6" x 26'6"

### First Floor

Family Room  
3.65m x 4.20m 11'11" x 13'9"

Bedroom 2  
3.65m x 3.80m 11'11" x 12'5"

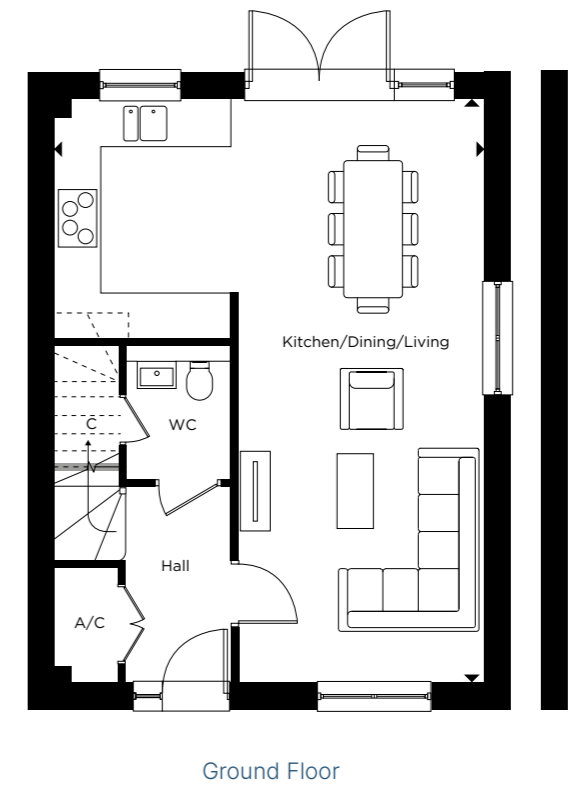
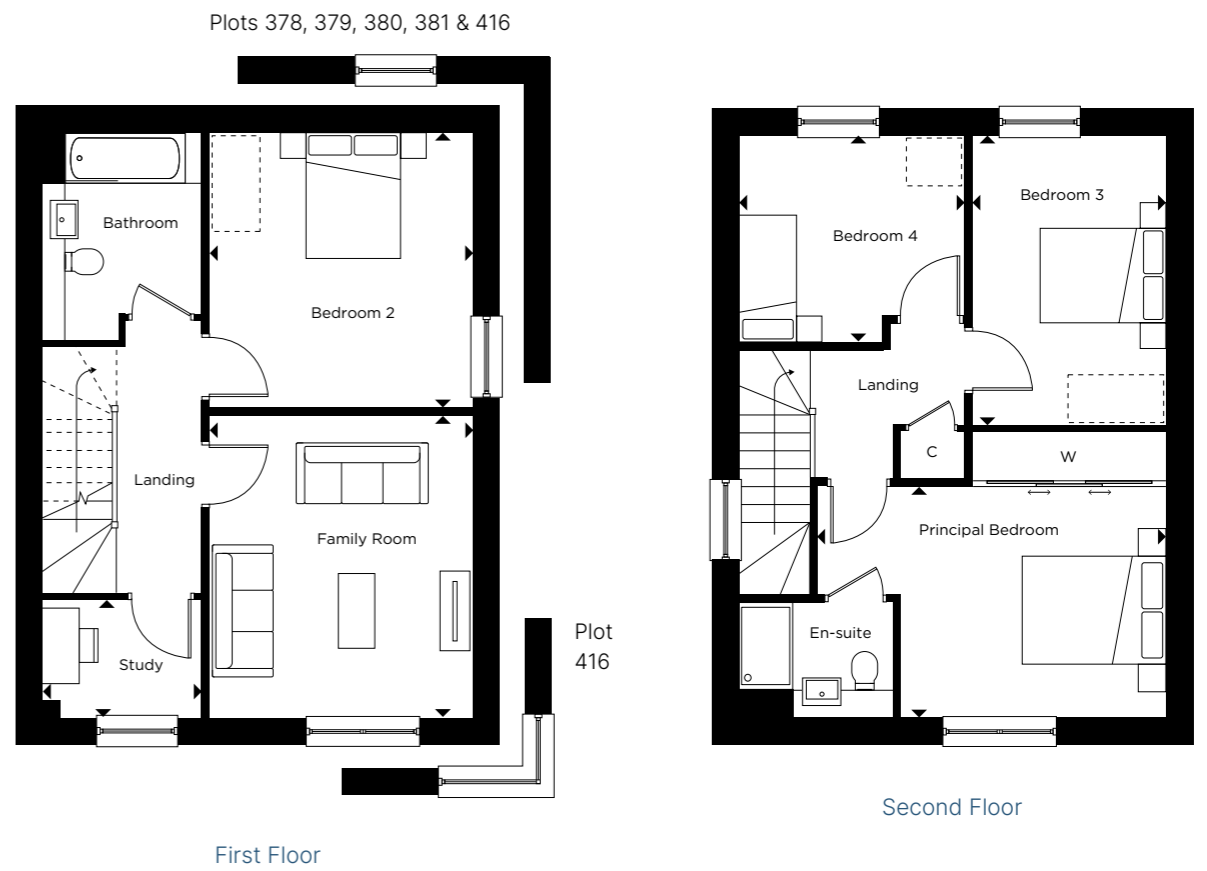
Study  
2.15m x 1.60m 7'0" x 5'2"

### Second Floor

Principal Bedroom  
4.85m x 3.20m 15'10" x 10'5"

Bedroom 3  
2.65m x 4.00m 8'8" x 13'1"

Bedroom 4  
3.15m x 2.85m 10'4" x 9'4"



\*Plots 366, 378, 380 & 382 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position

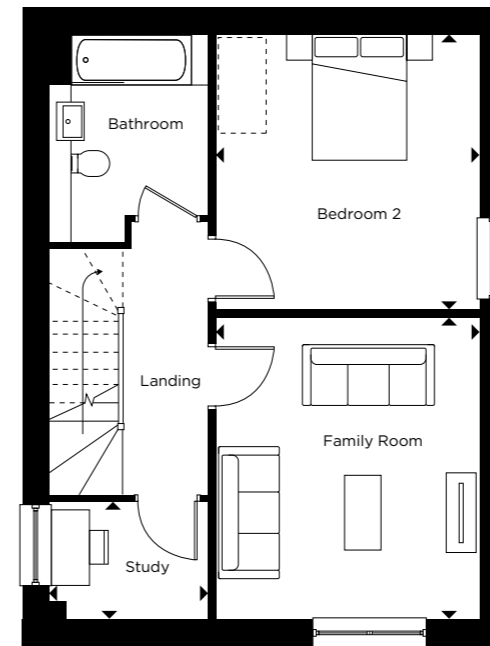


Exterior brick colour varies along with roof tiles. Computer generated image of Plots 379 (left) and 378 (right) is indicative only.

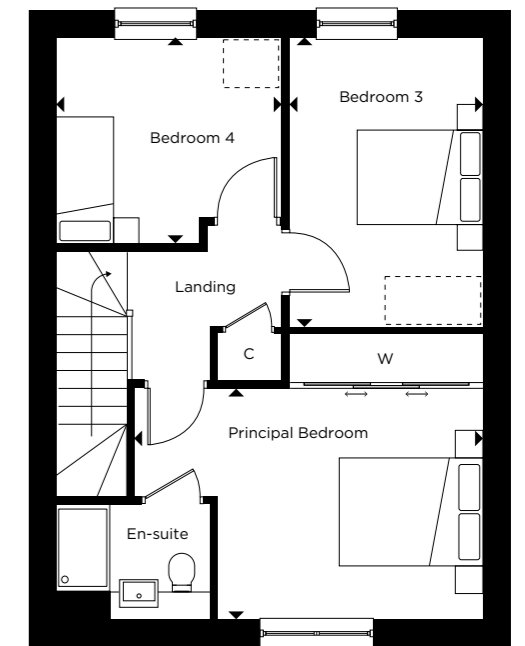
# The Mulberry B

FOUR BEDROOM DETACHED HOUSE SINGLE GARAGE

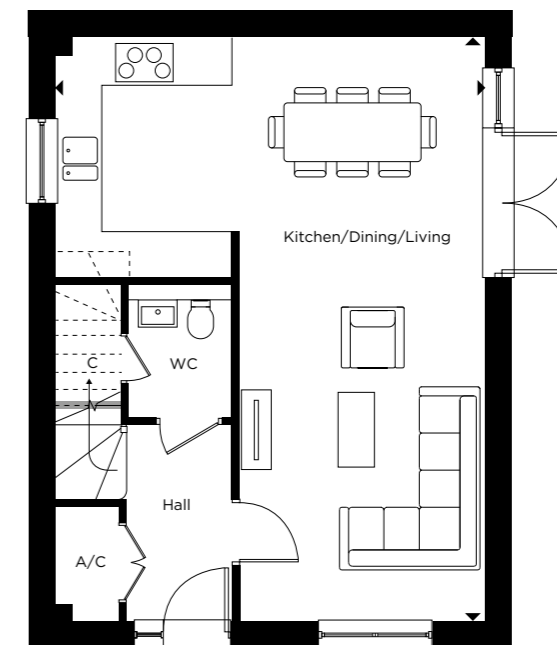
Plots 363, 376\*, 393\* & 412\*



First Floor



Second Floor



Ground Floor

### Ground Floor

Kitchen/Dining/Living  
5.95m x 8.10m 19'6" x 26'6"

### First Floor

Family Room  
3.65m x 4.20m 11'11" x 13'9"

Bedroom 2  
3.65m x 3.80m 11'11" x 12'5"

Study  
2.15m x 1.60m 7'0" x 5'2"

### Second Floor

Principal Bedroom  
4.85m x 3.20m 15'10" x 10'5"

Bedroom 3  
2.65m x 4.00m 8'8" x 13'1"

Bedroom 4  
3.15m x 2.85m 10'4" x 9'4"

\*Plots 376, 393 & 412 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 411 is indicative only.

# The Sycamore

FOUR BEDROOM DETACHED HOUSE SINGLE GARAGE

Plots 373\*, 392, 421\* & 422\*

FOUR BEDROOM DETACHED HOUSE SINGLE GARAGE

Plots 406 & 411

### Ground Floor

Kitchen/Dining/Living  
6.20m x 4.30m 20'4" x 14'1"

Family Room  
4.00m x 5.15m 13'1" x 16'10"

### First Floor

Principal Bedroom  
3.65m x 4.60m 11'11" x 15'1"

Bedroom 2  
3.30m x 3.60m 10'9" x 11'9"

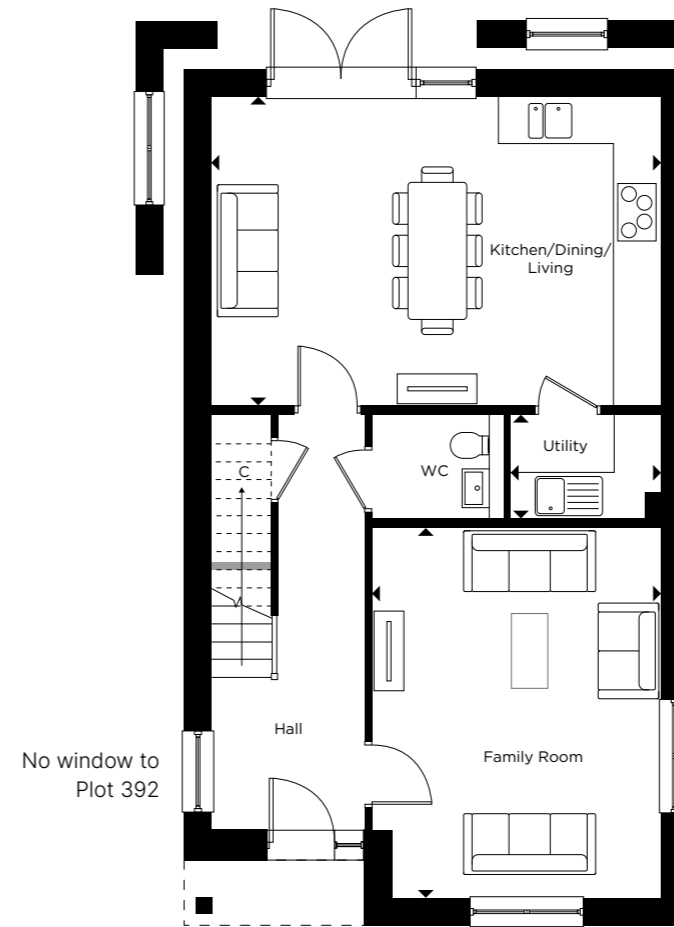
Bedroom 3  
2.70m x 3.60m 8'10" x 11'9"

Bedroom 4  
2.40m x 3.25m 7'10" x 10'7"

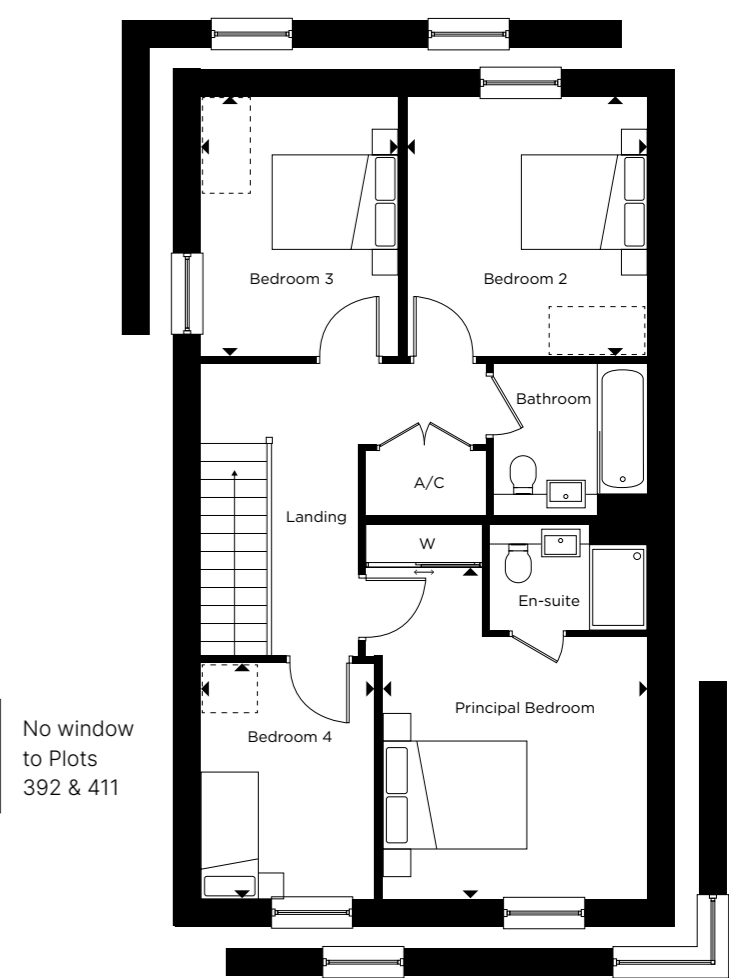
Plots 373 & 422

Plot 406

Plots 392, 406 & 411



Ground Floor



First Floor

Plot 406

\*Plots 373, 421 & 422 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 400 is indicative only.

# The Lime

FIVE BEDROOM DETACHED HOUSE DOUBLE GARAGE

Plots 400, 408\*, 409, 418\* & 419

### Ground Floor

Kitchen/Dining/Living  
5.75m x 5.15m 18'10" x 16'10"

Dining Room  
3.55m x 4.20m 11'7" x 13'9"

Family Room  
4.40m x 6.30m 14'5" x 20'8"

Utility  
2.00m x 2.00m 6'6" x 6'6"

### First Floor

Principal Bedroom  
5.75m x 5.15m 18'10" x 16'10"

Bedroom 2  
2.75m x 4.70m 9'0" x 15'5"

Bedroom 3  
3.20m x 4.00m 10'5" x 13'1"

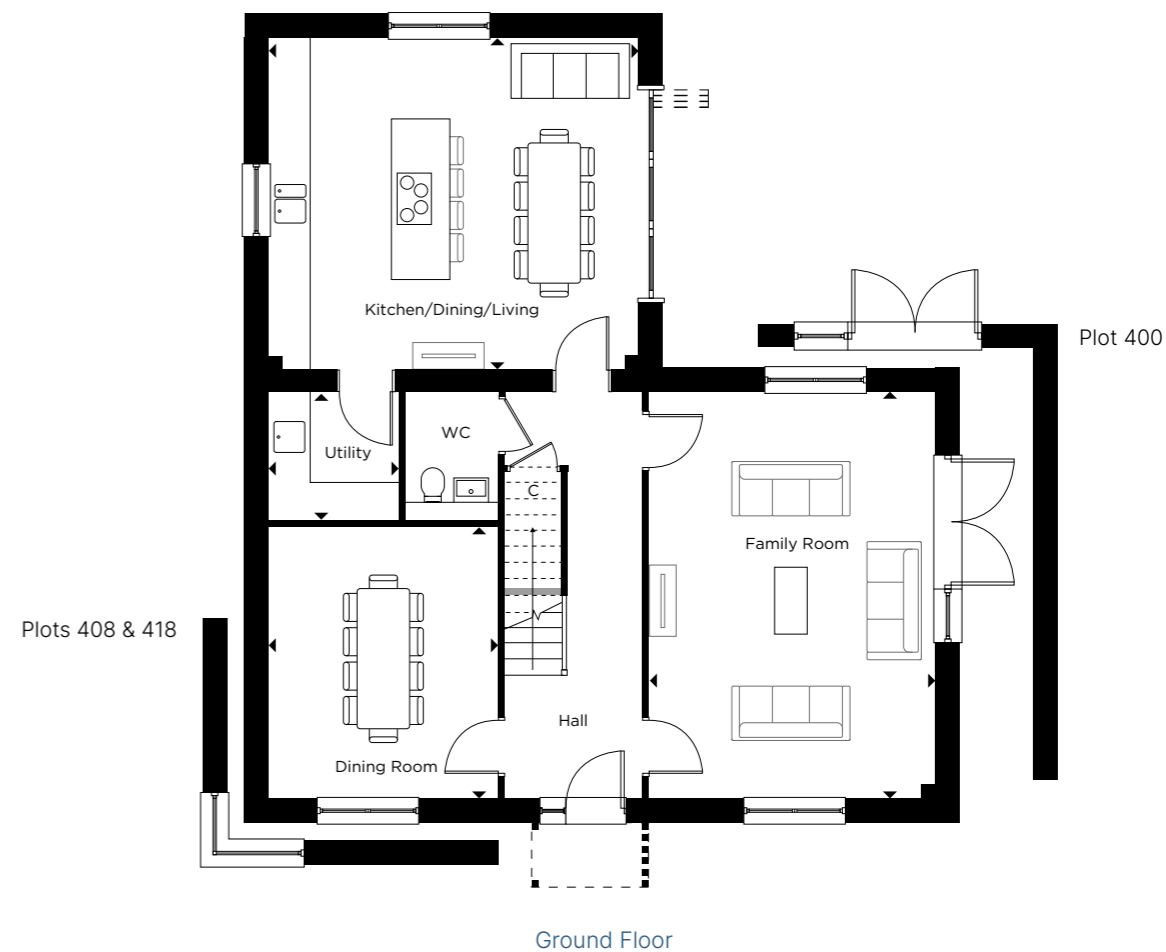
Bedroom 4  
4.15m x 2.80m 13'7" x 9'2"

Bedroom 5  
2.45m x 3.35m 8'0" x 10'11"



First Floor

Window to Plots  
400, 409 & 419



Ground Floor

\*Plots 408 & 418 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 391 is indicative only.

# The Holly

FIVE BEDROOM DETACHED HOUSE DOUBLE GARAGE

Plots 385\*, 388, 391, 401 & 403\*

### Ground Floor

Kitchen/Dining/Living  
5.85m x 6.85m 19'2" x 22'5"

Utility  
1.65m x 2.05m 5'4" x 6'8"

Snug  
3.75m x 3.35m 12'3" x 10'11"

### First Floor

Principal Bedroom  
3.75m x 5.20m 12'3" x 17'0"

Family Room  
5.30m x 5.75m 17'4" x 18'10"

Bedroom 3  
3.75m x 3.25m 12'3" x 10'7"

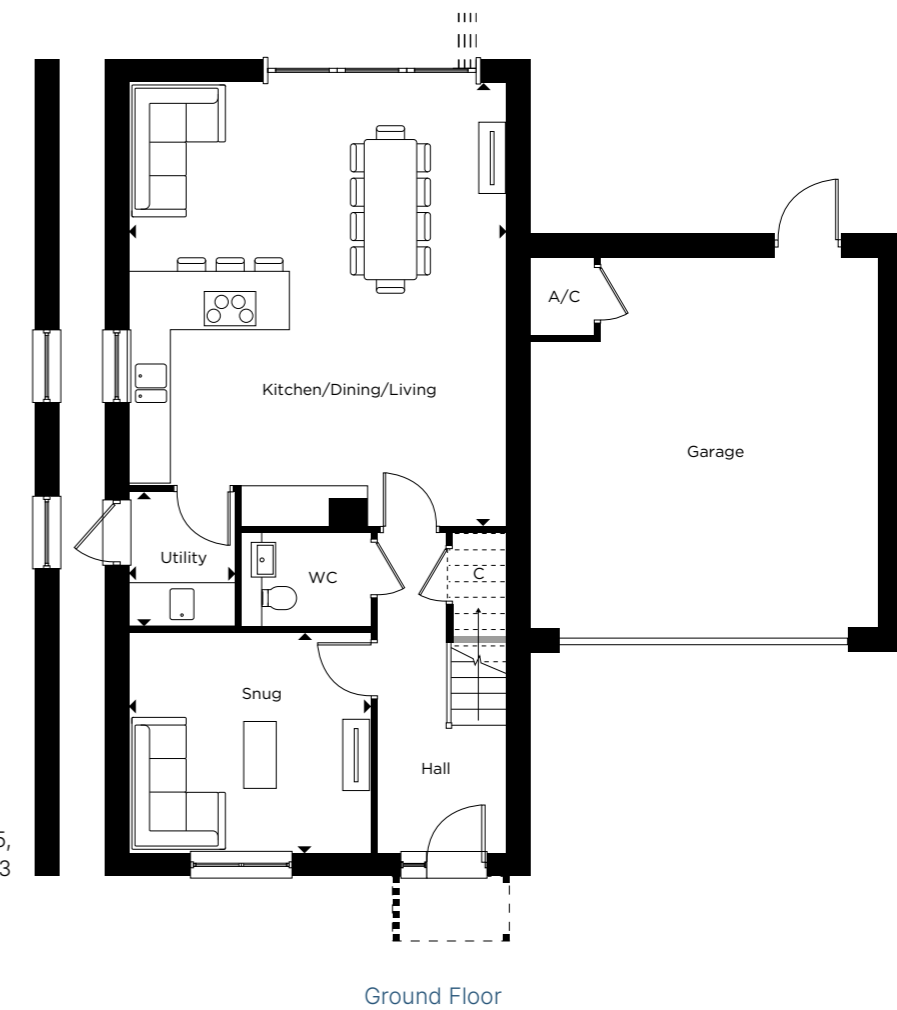
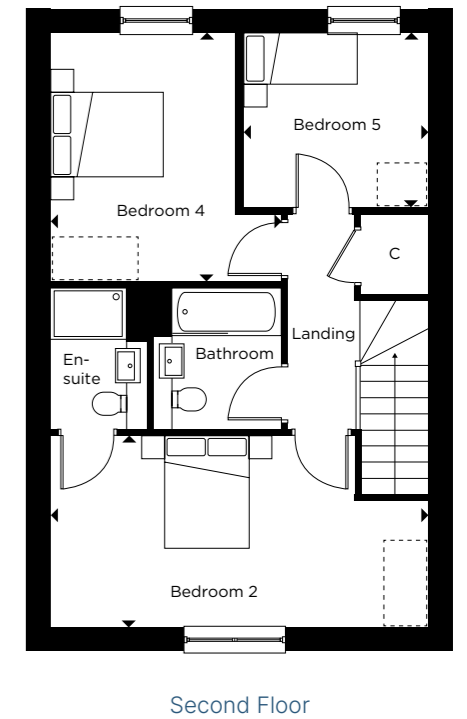
### Second Floor

Bedroom 2  
5.85m x 2.95m 19'2" x 9'8"

Bedroom 4  
3.60m x 3.80m 11'9" x 12'5"

Bedroom 5  
2.85m x 2.70m 9'4" x 8'10"

Plots 385, 391,  
401 & 403



Plots 385,  
391 & 403

\*Plots 385 & 403 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 402 is indicative only.

# The Lavender

FIVE BEDROOM DETACHED HOUSE DOUBLE GARAGE

Plots 386, 387\*, 389\*, 390\* & 402

### Ground Floor

Kitchen/Dining/Living  
5.85m x 6.85m 19'2" x 22'5"

Utility  
1.65m x 2.05m 5'4" x 6'8"

Snug  
3.75m x 3.35m 12'3" x 10'11"

### First Floor

Principal Bedroom  
3.75m x 5.20m 12'3" x 17'0"

Family Room  
5.30m x 5.75m 17'4" x 18'10"

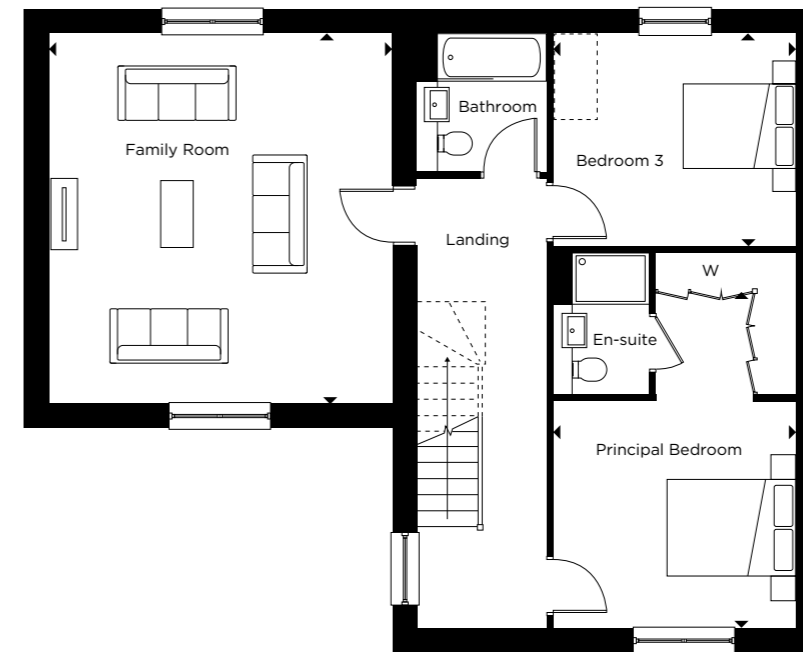
Bedroom 3  
3.75m x 3.25m 12'3" x 10'7"

### Second Floor

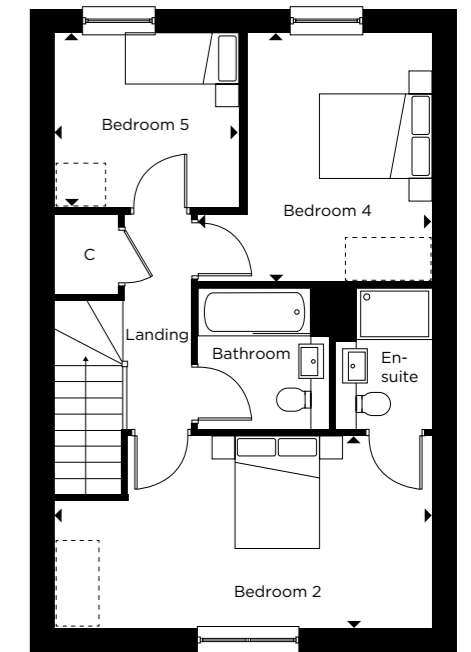
Bedroom 2  
5.85m x 2.95m 19'2" x 9'8"

Bedroom 4  
3.60m x 3.80m 11'9" x 12'5"

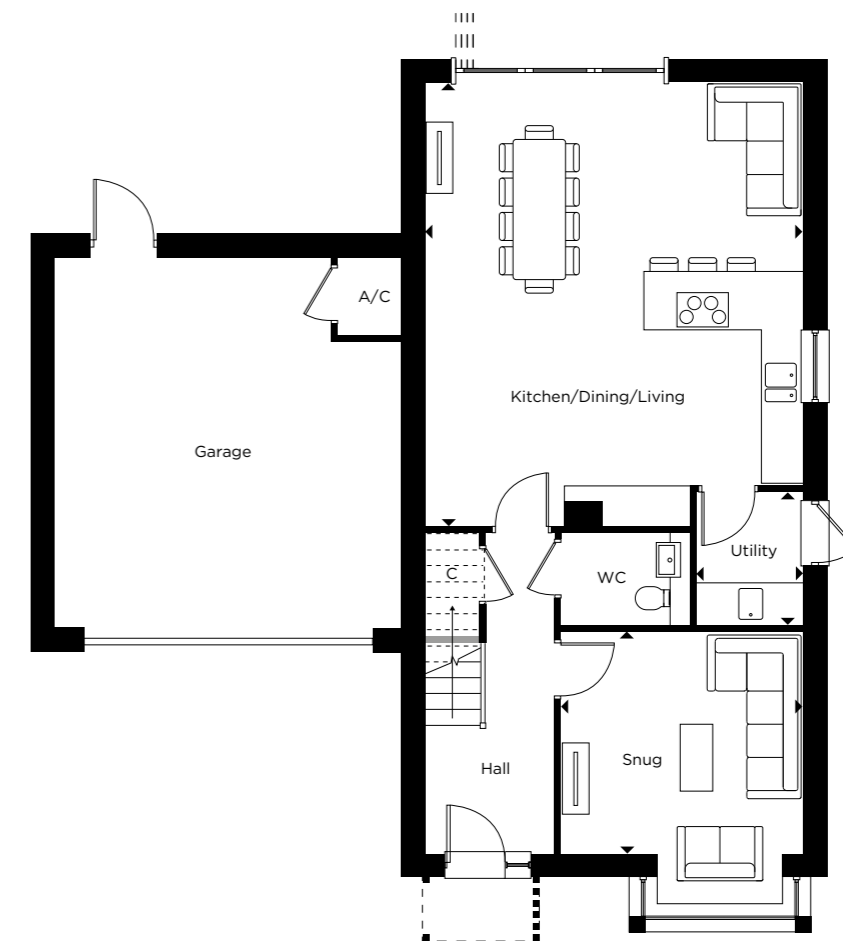
Bedroom 5  
2.85m x 2.70m 9'4" x 8'10"



First Floor



Second Floor



Ground Floor

\*Plots 387, 389 & 390 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [ ] Indicative wardrobe position



# Specification

## Kitchen

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob (where applicable)
- Induction hob (with integrated extractor where on island or peninsula)
- Integrated single oven
- Integrated microwave
- **Integrated combi oven/microwave\***
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer where in kitchen or freestanding where in utility cupboard
- Integrated cooker hood (except where hob on island or peninsula)
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

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

## Utility room

- Matt finish handleless units with soft close hinges to doors
- Slimline laminate worktop with matching upstand
- **Caesarstone worktop with matching upstand\***
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer
- **Freestanding washing machine and condenser dryer\***

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

## En-suites

- Low profile shower tray with glass shower door
- Feature mirror with shelf (to principal en-suite only)
- **Feature mirror and cabinet with LED lighting (to principal en-suite only – where layouts allow)\***
- Large format wall and floor tiles
- Heated chrome towel rail

## Bathroom

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Feature mirror with shelf
- **Feature mirror, with shelf and cabinet with LED lighting\***
- Large format wall and floor tiles
- Heated chrome towel rail

## Decorative finishes

- White painted timber staircase with carpeted treads and risers
- White flush internal doors with dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- **Built-in wardrobe with hinged doors and 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 rooms and all bedrooms
- Large format tiles to bathrooms and en-suites

## Doors and windows

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium/timber composite windows with matching patio doors finished white inside
- **Bi-fold patio doors where shown on floorplan\***
- Skylights where shown on floorplan
- **Electrically controlled garage door, colour to match front door\***
- Garages and carports are plot specific (see site layout for reference)

## Electrical

- Downlights to entrance hall, open plan kitchen/dining/living rooms, utility, WC, bathroom, en-suites
- **Additional downlights to principal bedroom\***
- Pendant fittings to separate family room, dining room, study, snug, landings, and bedrooms (except principal bedroom to upgraded plots)
- LED feature lighting to wall units in kitchen
- **Electrical sockets with USB port to kitchen, study and principal bedroom\***
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

## Heating and water

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

## External finishes

- Landscaping to front garden (where applicable)
- Garden shed to homes with car port only
- Turf to rear garden
- Paved patios
- External tap and power socket
- PV panels (to selected plots)

## Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior material treatments comprise a variety of coloured brick with tile hanging to selected plots and grey or red roof tiles

## Warranty

- 10 year NHBC warranty

**\*Bold items are part of an upgraded specification: Plots 325-333, 385-391, 400-403, 408, 409, 418 & 419.**

An Estate Management Company has been set up at Marleigh Park and will be responsible for the management and maintenance of the external communal areas on the estate, including the green open spaces, play areas, unadopted estate roads and footpaths.

The Land Trust have been appointed on behalf of the Estate Management Company to deliver the estate management service and all homeowners at Marleigh Park will be required to contribute an equal share towards the cost of the management and maintenance of the estate, which will be collected by the Land Trust in the form of an annual estate charge.

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.



Photography represents an en-suite in Plot 281 show home



“It was almost like it was meant to be when we visited – we reserved the following day.”

## Life at Marleigh Park

Meet Libby and Jiten Patel and discover their family journey to finding their dream home at Marleigh Park.

Initially drawn to the superb location, layout and finish of their exquisite five bedroom house, they soon realised that Marleigh Park’s community spirit was going to enhance their lives.

Libby explains: “As soon as we saw the Lime house type online, we had a good feeling. We booked an appointment for the following day and that was it. The houses surpassed anything else we had seen. The high ceilings, the bedroom sizes and the internal specification were very impressive... the whole house works perfectly for us.

“We already knew about Marleigh Park’s other strengths and the quality of the build. What we didn’t foresee was that we’d be part of such a wonderful neighbourhood and make so many new friends. It’s an incredibly special place and we feel really connected to everyone living here.”

With three-year-old Jack and three-month-old James, Libby likens daily life to “a scene from a movie. Marleigh Park has been designed with safe cycle paths, so Jack and his friends can ride to the Monkey Puzzle nursery school every day,” she says. “Everyone stops to chat and people wave when they drive past.”

The signs of this community spirit were all there as soon as the family moved in, with neighbours popping over to introduce themselves and Jack instantly making firm friends with the girl next door. Jiten adds: “The events and markets that have been hosted here in Jubilee Square were also a great opportunity to meet people and have really cemented the community.”

Next to beautiful woodland, close to Cambridge and with an easy commute, Libby and Jiten are very happy with their new home and community. “With Marleigh Primary Academy, the shops, restaurant and the Pilates studio R3FORM, it’s a fantastic place to live. We’re definitely here for the long-term.”



The Patel family, Marleigh Park residents

# Proudly brought to you by 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.

In its 25th 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 950 staff, the company operates from six 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 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. 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? Best Large Housebuilder of the Year in 2023 and most recently in 2024, the Evening Standard Homes & Property Best Commuter Home award for Millside Grange.

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 seven years. With a score of 4.9 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

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.

## Other Hill developments



Rubicon, Cambridge



Millside Grange, Croxley Green



Eden Green, Finchfield



Heartwood, Docking

Follow us on Instagram @MarleighParkCB5

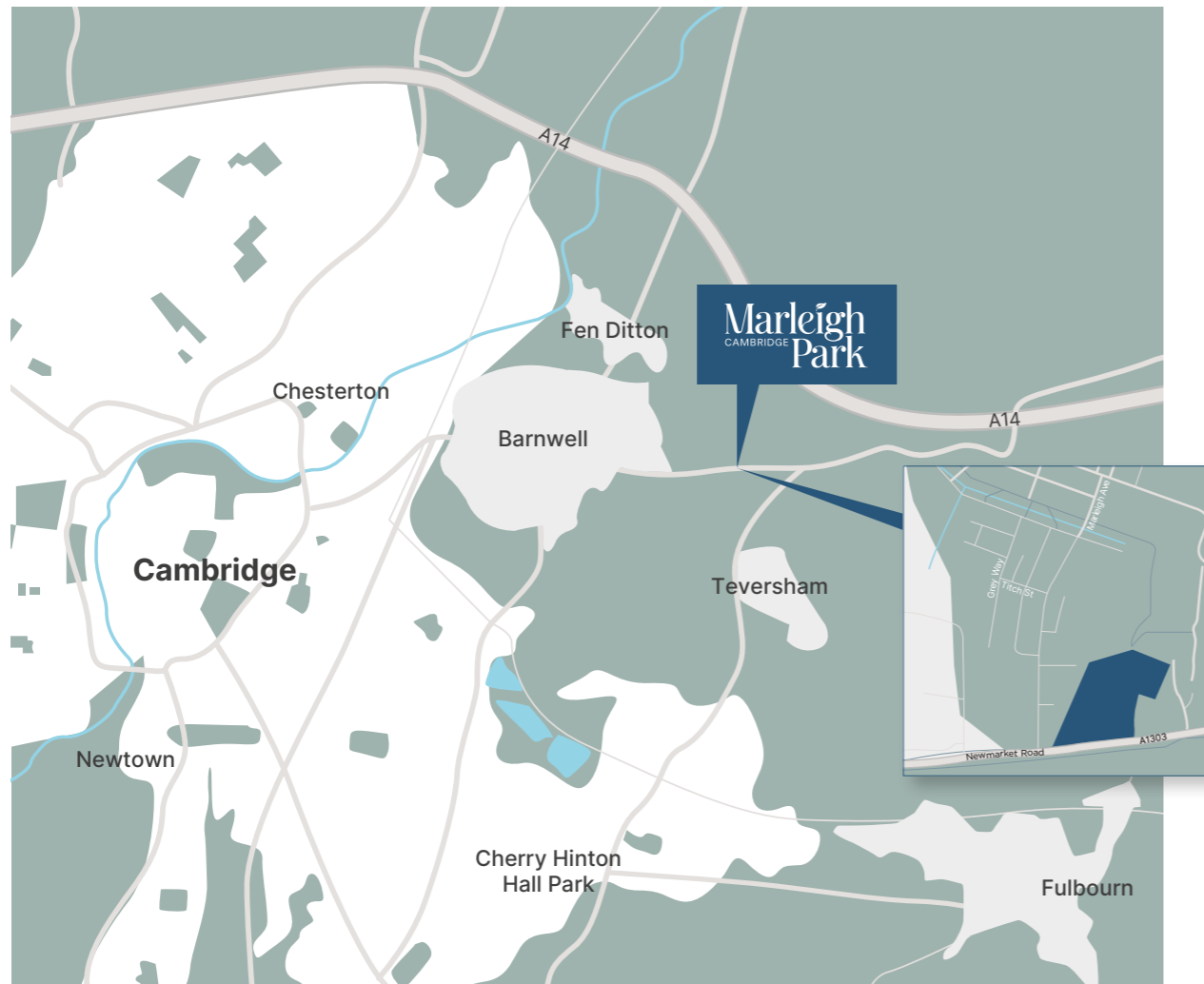


# How to find us

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[marleighpark.co.uk](http://marleighpark.co.uk)

