



Marleigh
CAMBRIDGE Park

Beaumont Gardens

A collection of 3 and 4 bedroom homes

Welcome to Marleigh Park

Beaumont Gardens is a collection of 2, 3 and 4 bedroom houses, with selected homes bordering the natural open space of Gregory 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.



Photography represents homes bordering Gregory Park

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 Kingsley 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





Uplifting and natural surroundings

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.



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

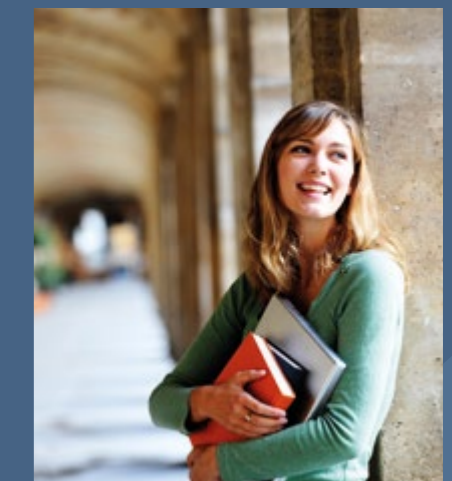
Christ’s College
Co-ed, ages 18+
16 mins by bike, 3.1 miles

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.



Site plan



-  Garage
-  Carport
-  Single Allocated Parking
-  Visitor Parking

The Merewether
Two bedroom house
Plots 33, 34, 75, 76, 77, 78 & 79

The Perrin
Three bedroom house
Plots 29, 32, 51, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 68 & 69

The Ellis
Three bedroom house
Plots 30, 31, 52, 66 & 70

The Foxley
Three bedroom house
Plots 8, 9, 23, 24, 39, 40, 71, 72, 73, 74, 80, 81 & 82

The Hazel
Four bedroom house
Plots 1, 2, 3, 4, 5, 6 & 7

The Hemingway
Four bedroom house
Plots 25, 26, 27, 28, 47, 48, 49, 50, 53, 54 & 55

The Aaron
Four bedroom house
Plot 38

The Allard
Four bedroom house
Plots 35, 36 & 37

The Gibson
Four bedroom house
Plots 41, 42, 43 & 44

The Sharland
Four bedroom house
Plots 45 & 46

The Clarence
Four bedroom house
Plots 87 & 88

Shared Ownership with L&Q



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

The Perrin

THREE BEDROOM HOUSE

CARPORT

Detached: Plots 29*, 32 & 51*

Semi-detached: Plots 56, 57, 58, 59, 60*, 61*, 62*, 63*, 64*, 65*, 67, 68 & 69

Ground Floor

Kitchen/Living/Dining Room
8.23m x 5.06m 27'0" x 16'7"

First Floor

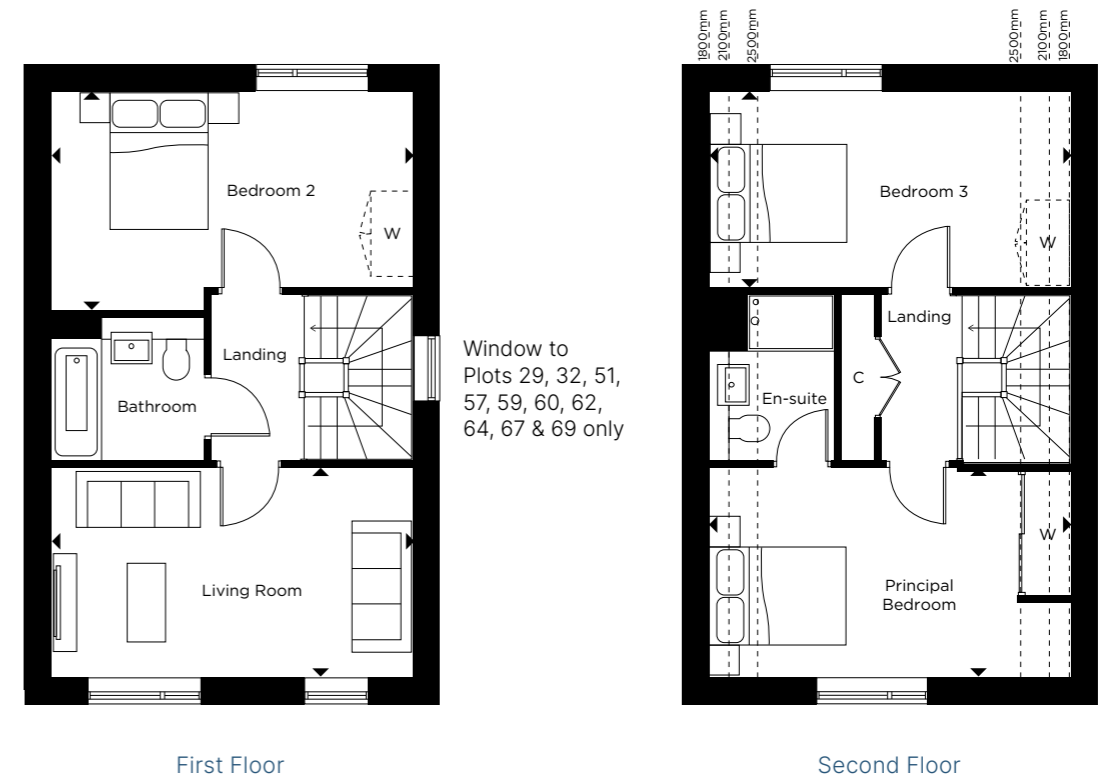
Living Room
5.06m x 2.94m 16'7" x 9'7"

Bedroom 2
5.06m x 3.08m 16'7" x 10'1"

Second Floor

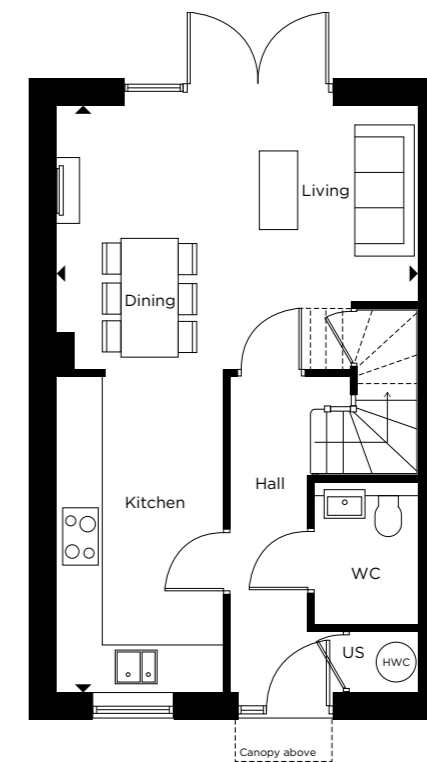
Principal Bedroom
5.06m x 2.94m 16'7" x 9'7"

Bedroom 3
5.06m x 2.75m 16'7" x 9'0"



First Floor

Second Floor



Ground Floor

*Plots 29, 51, 60, 61, 62, 63, 64 and 65 are handed to the floorplan shown

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder



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

The Ellis

THREE BEDROOM HOUSE

CARPORT

Detached: Plots 30*, 31, 52 & 70

Semi-detached: Plot 66*

Ground Floor

Kitchen/Dining Room
5.08m x 4.67m 16'8" x 15'3"

Study
3.45m x 2.35m 11'3" x 7'8"

First Floor

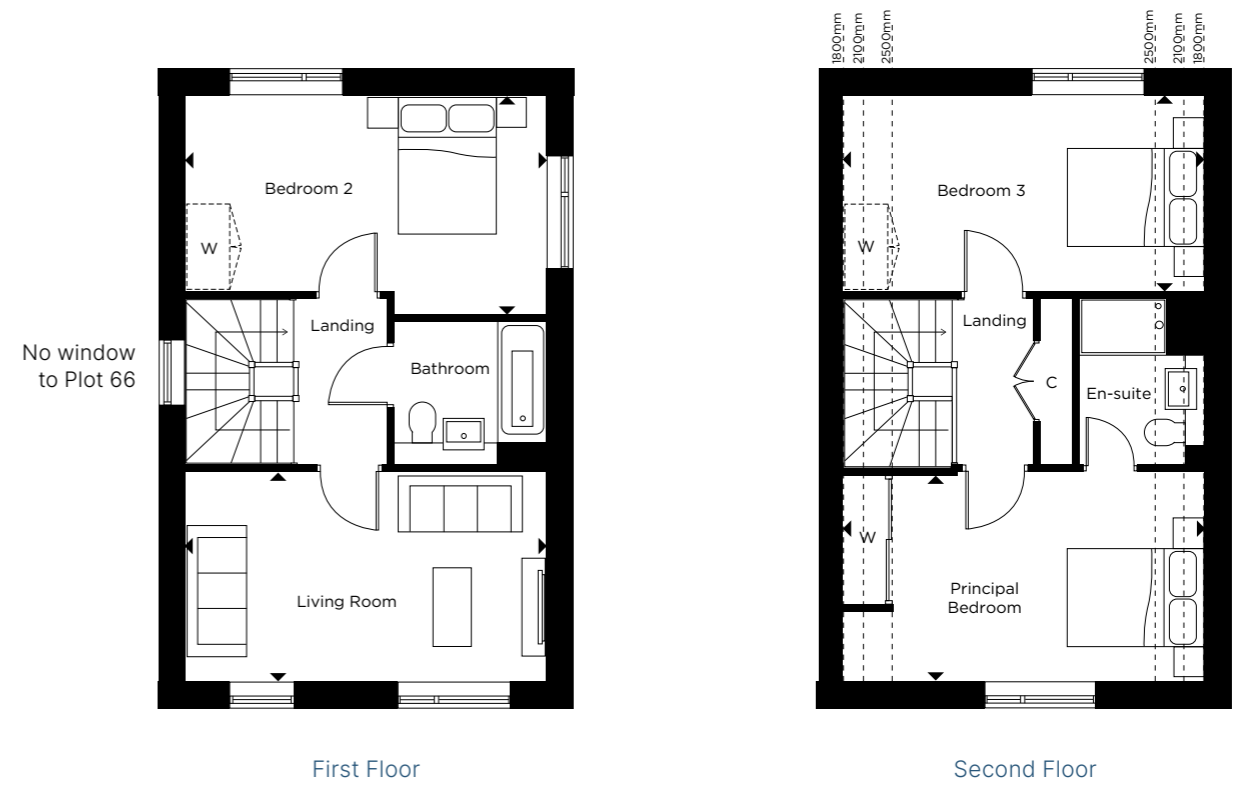
Living Room
5.08m x 2.94m 16'8" x 9'7"

Bedroom 2
5.08m x 3.08m 16'8" x 10'1"

Second Floor

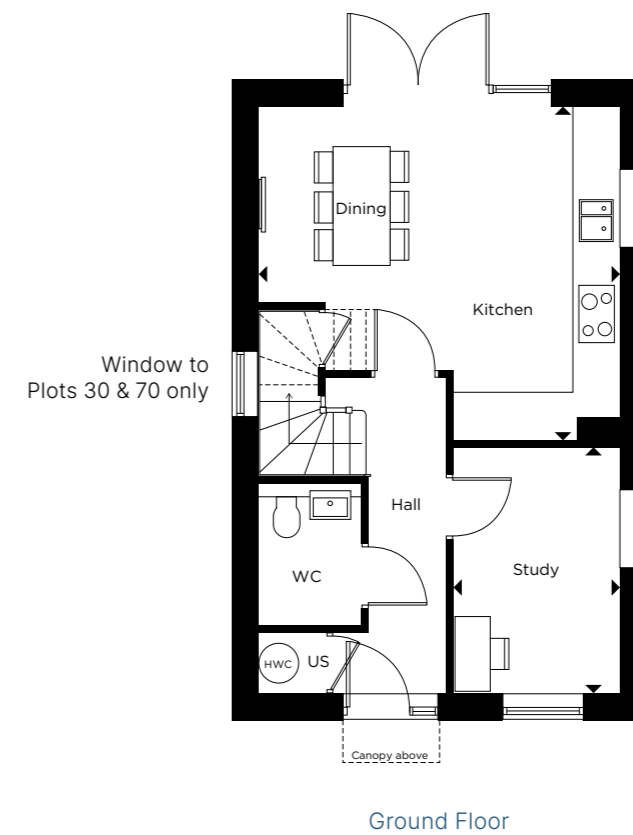
Principal Bedroom
5.08m x 2.94m 16'8" x 9'7"

Bedroom 3
5.08m x 2.75m 16'8" x 9'0"



First Floor

Second Floor



Ground Floor

*Plots 30 and 66 are handed to floorplan shown

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder



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

The Clarence

FOUR BEDROOM HOUSE

SINGLE GARAGE

Semi-detached: Plots 87 & 88

Ground Floor

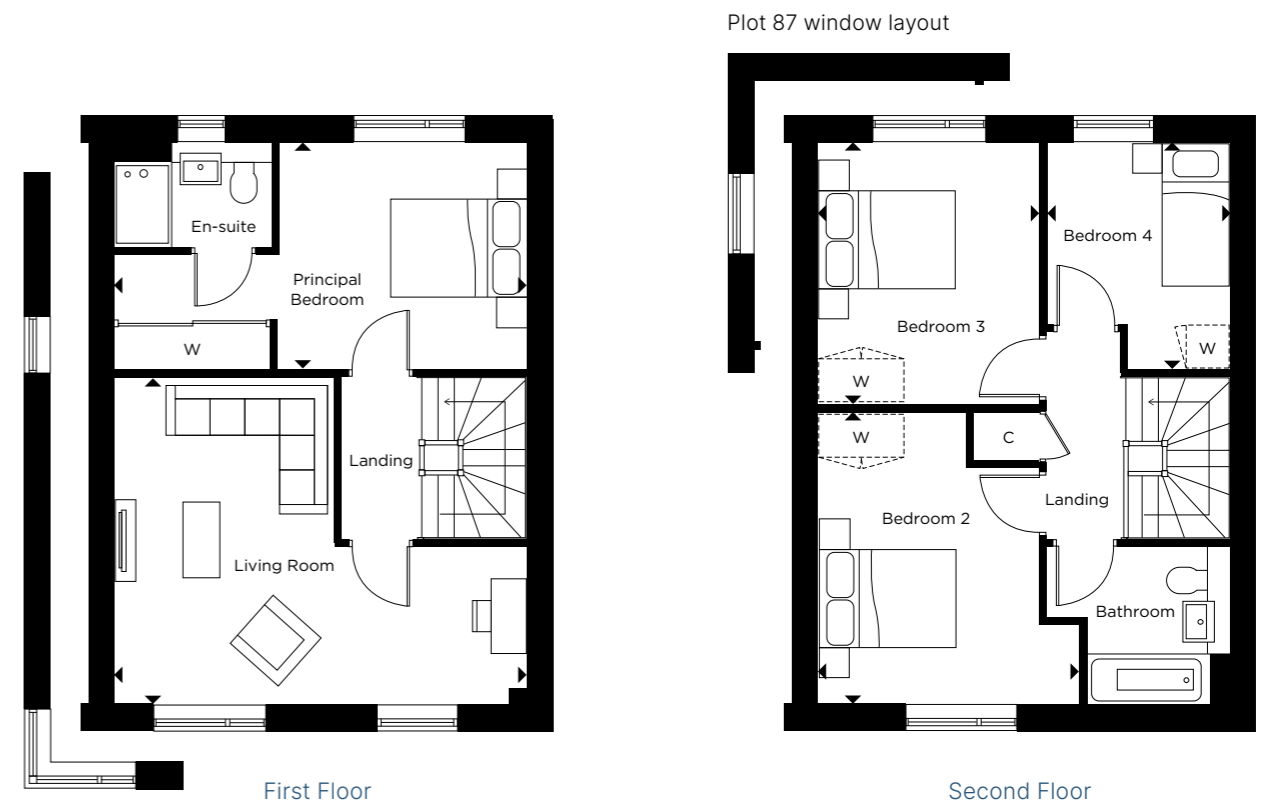
- Kitchen/Dining Room
5.79m x 3.42m 18'11" x 11'2"
- Study (Plot 87)
2.65m x 2.42m 8'8" x 7'11"
- Study (Plot 88)
3.65m x 2.65m 11'11" x 8'8"
- Utility
2.66m x 1.85m 19'9" x 6'0"

First Floor

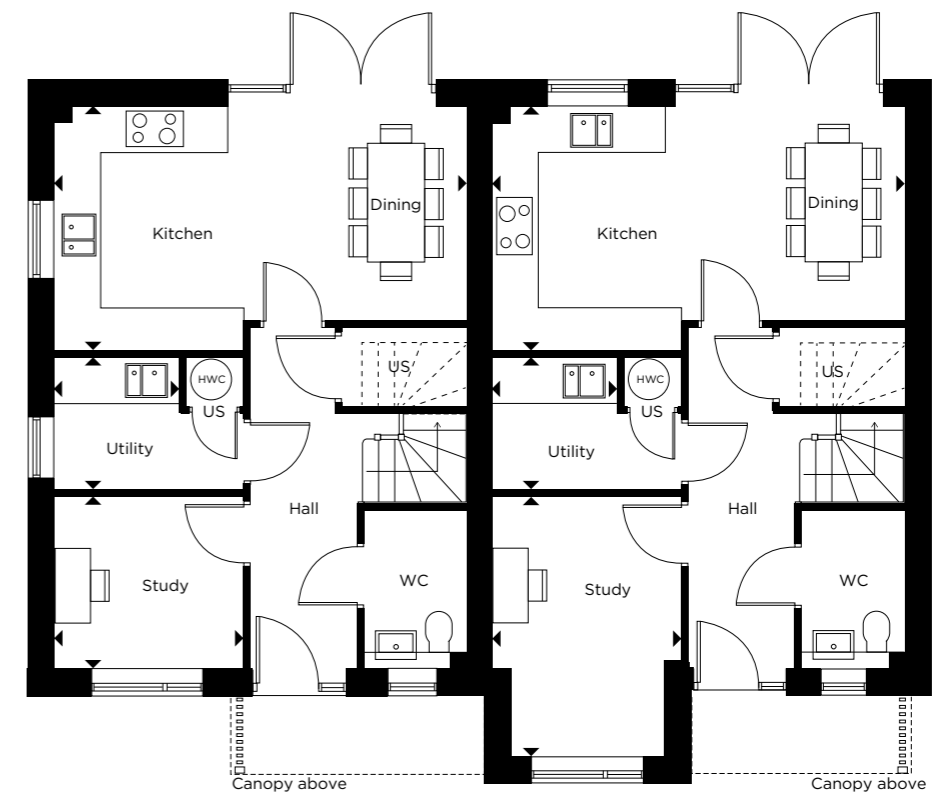
- Living Room
5.79m x 4.59m 18'11" x 15'0"
- Principal Bedroom
5.79m x 3.18m 18'11" x 10'5"

Second Floor

- Bedroom 2
4.10m x 3.66m 13'5" x 12'0"
- Bedroom 3
3.67m x 3.10m 12'0" x 10'2"
- Bedroom 4
3.18m x 2.56m 10'5" x 8'4"



Plot 87 Living and Bedroom window layout



Ground Floor - Plot 87

Ground Floor - Plot 88

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder

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, except Merewether Houses)
- 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 (or ceiling hood to Merewether Houses)
- Stainless steel undermounted 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 and drawers
- 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-suite

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

Bathroom

- Bath with shower over and glass screen
- Low rise shower tray with glass shower door (where applicable)
- Bath panel to match vanity tops
- Feature mirror with shelf (where layout allows)
- **Recessed shower shelf***
- 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 doors 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 living room, study, and all bedrooms
- Large format tiles to bathroom 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***
- Roof windows where shown on floorplan
- Up and over electrically controlled garage door where applicable, colour to match front door

Electrical

- Downlights to entrance hall, open plan kitchen/dining/living rooms, utility, WC, bathroom and en-suites
- **Additional downlights to principal bedroom***
- Pendant fittings to separate living room, study, 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, phone and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider
- 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
- Electric car charging point to all plots

Heating and water

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

External finishes

- Landscaping to front garden (where applicable)
- Turf to rear garden
- Paved patios
- External tap and power socket
- Garden shed where no garage present, as shown on siteplan layout

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments comprise a variety of facing bricks with grey or red roof tiles
- Aluminium rainwater goods
- PV panels to selected plots

Warranty

- 10 year NHBC warranty

***Bold items are part of an upgraded specification: Plots 1-7 and 35-38.**

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 Marleigh Park show home

Light-filled and beautifully finished open-plan living



Photography represents Marleigh Park 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 exceptional 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

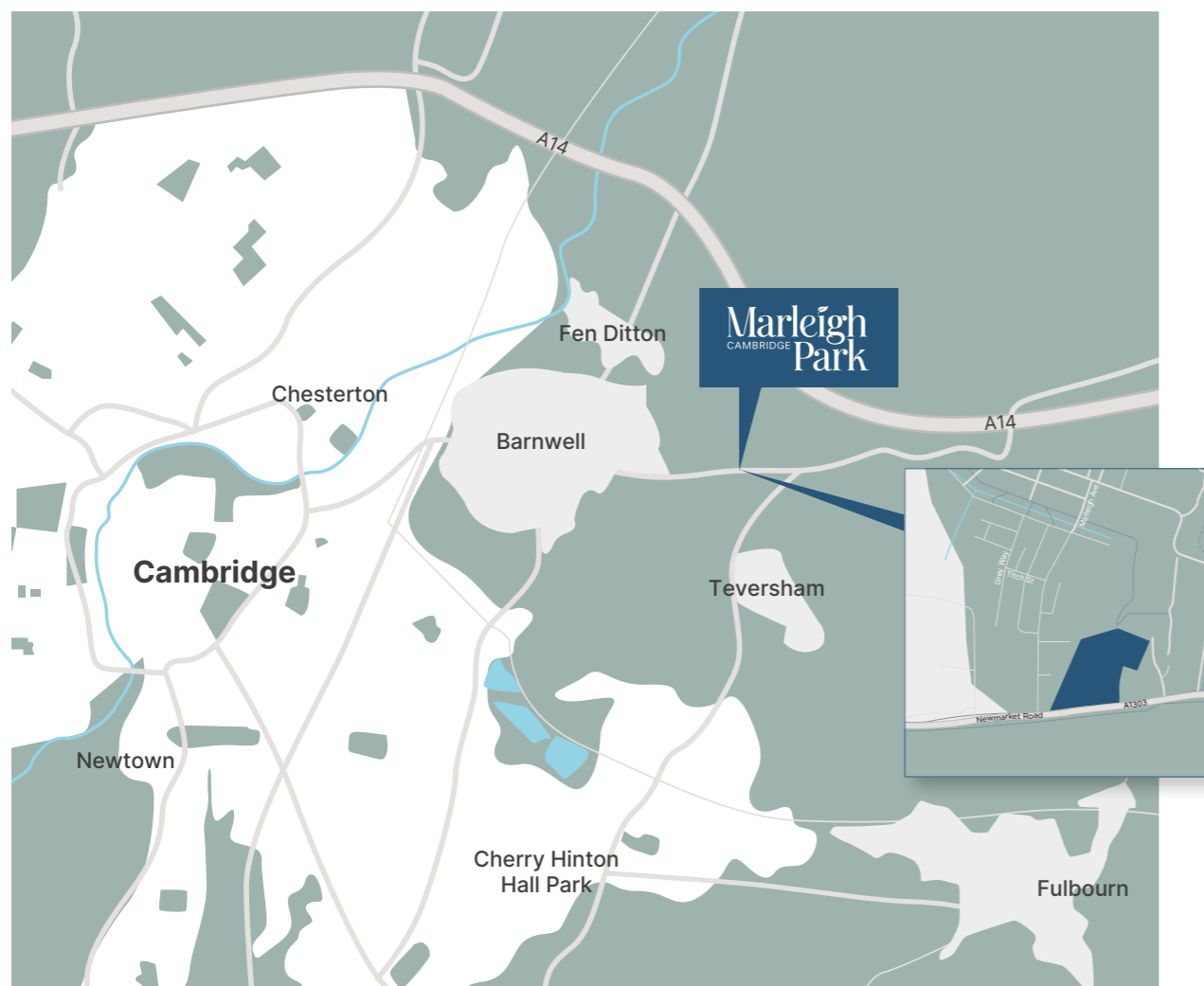
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marleighpark.co.uk

