

# MARLEIGH

Newmarket Road, Cambridge

Beaumont Gardens



**MARLEIGH**

Newmarket Road, Cambridge

# Introducing Beaumont Gardens



A collection of 2, 3 and 4 bedroom houses are available in Beaumont Gardens. With Gregory Park to the north and Jubilee Square to the east, these homes are conveniently located for Marleigh's many amenities.

Leafy walkways and streets weave around the homes, while beautiful landscaped gardens and green spaces are the perfect place for residents to relax, meet and for children to play.

With water flowing through Gregory Park, it is a tranquil retreat to unwind in.

The abundance of green open space creates a natural playground and there's plenty of opportunity to pause and take a breath.

# Life with everything on your doorstep

With inspiring new homes and numerous facilities, Marleigh has so much to offer. Jubilee Square sits at the heart of the community and is already home to **Marleigh Primary Academy**, **Monkey Puzzle Nursery**, **R3FORM pilates**, **Co-op supermarket** and **Signorellis' deli**. There is also **The Hangar**, a welcoming community centre with a varied programme of events and activities for all ages.

Marleigh is a vibrant and sociable community that you will want to become part of and enjoy for years to come.

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



Computer generated image is indicative only and represents The Merwether.

# Site Plan at Beaumont Gardens



- Garage
- Carport
- Single Allocated Parking
- Visitor Parking

## The Merwether

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 Merewether

**TWO BEDROOM HOUSE**  
**SINGLE ALLOCATED PARKING**

Semi-detached: Plots 33 & 34\*  
 Terraced: Plots 76\*, 77 & 78\*  
 End of terrace: Plots 75 & 79

## Ground Floor

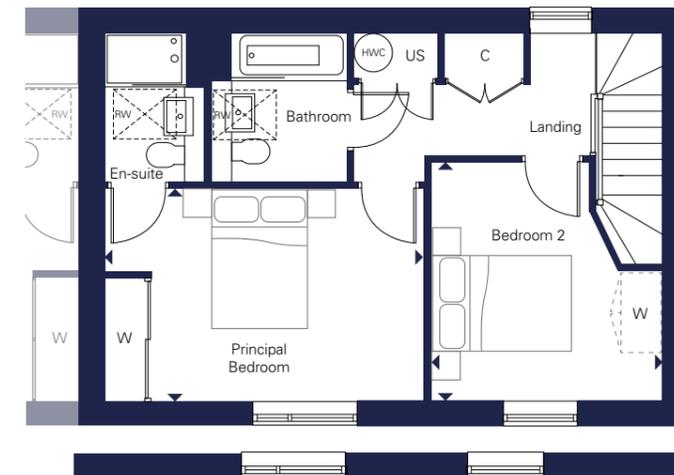
Kitchen/Living/Dining Room  
 6.33m x 5.42m 20'9" x 17'9"

Kitchen/Living/Dining Room (Plot 75)  
 7.16m x 5.42m 23'5" x 17'9"

## First Floor

Principal Bedroom  
 4.71m x 3.12m 15'5" x 10'2"

Bedroom 2  
 3.51m x 3.43m 11'6" x 11'3"



Window layout to Plots 75, 76 & 78

First Floor



Window layout to Plots 77 & 79

Ground Floor

\*Plots 34, 76 and 78 are handed to floorplan shown

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

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.



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# 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

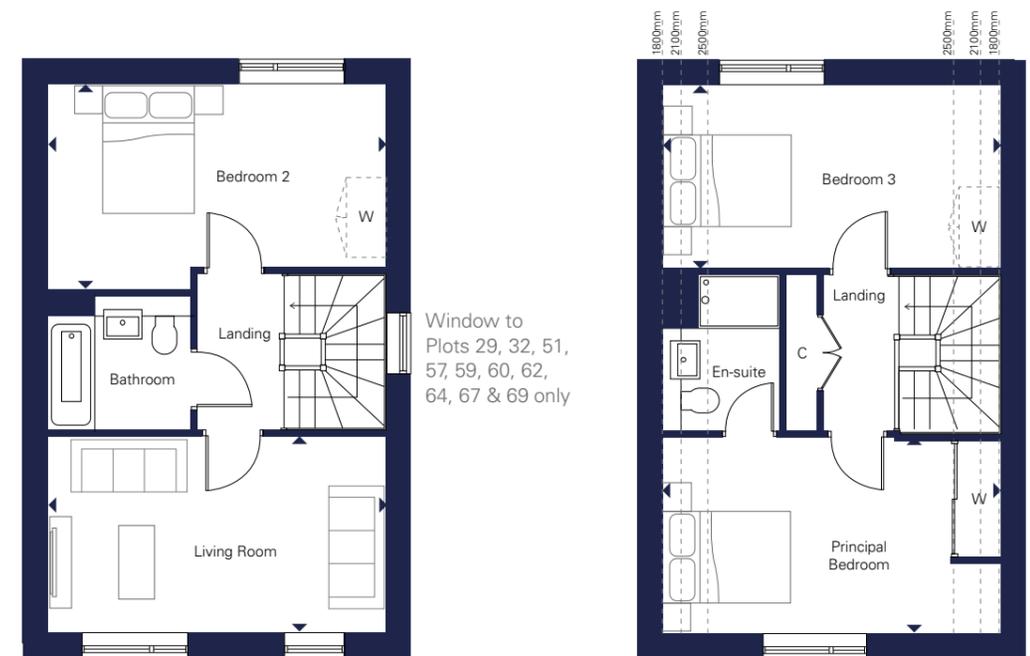
Living Room  
 5.06m x 2.94m 16'7" x 9'7"

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

## Second Floor

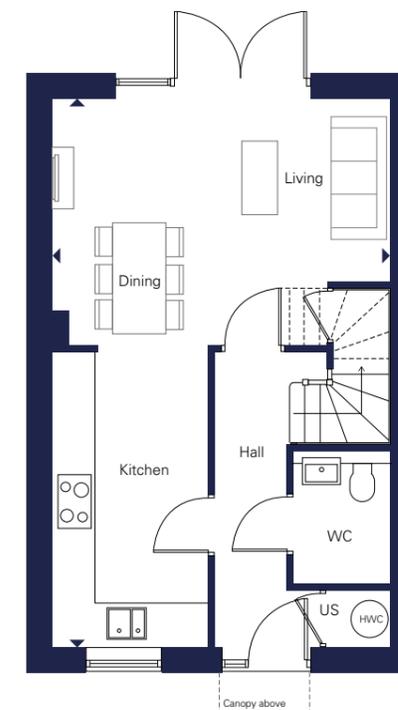
Principal Bedroom  
 5.06m x 2.94m 16'7" x 9'7"

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



# 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"



\*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 Foxley

THREE BEDROOM HOUSE

CARPOR TO SELECTED HOMES

Detached: Plots 39\*, 40\*, 71, 74 & 82  
 Semi-detached: Plots 8\*, 9\*, 23, 24, 72, 73, 80 & 81



### Ground Floor

Kitchen/Living/Dining Room  
 9.58m x 5.19m 31'5" x 17'0"

### First Floor

Principal Bedroom  
 3.96m x 2.92m 12'11" x 9'6"

Bedroom 2  
 3.92m x 2.65m 12'10" x 8'8"

Bedroom 3  
 2.77m x 2.42m 9'1" x 7'11"

\*Plots 8, 9, 39 and 40 are handed to floorplan shown

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



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

# The Hazel

FOUR BEDROOM HOUSE

SINGLE GARAGE

Detached: Plots 1, 2, 3, 4, 5, 6 & 7

## Ground Floor

Kitchen/Dining Room  
6.54m x 4.81m 21'5" x 15'9"

Living Room  
4.85m x 3.36m 15'10" x 11'0"

## First Floor

Bedroom 2  
6.54m x 3.91m 21'5" x 12'9"

Bedroom 3  
3.63m x 3.50m 11'10" x 11'5"

## Second Floor

Principal Bedroom  
6.54m x 3.46m 21'5" x 11'4"

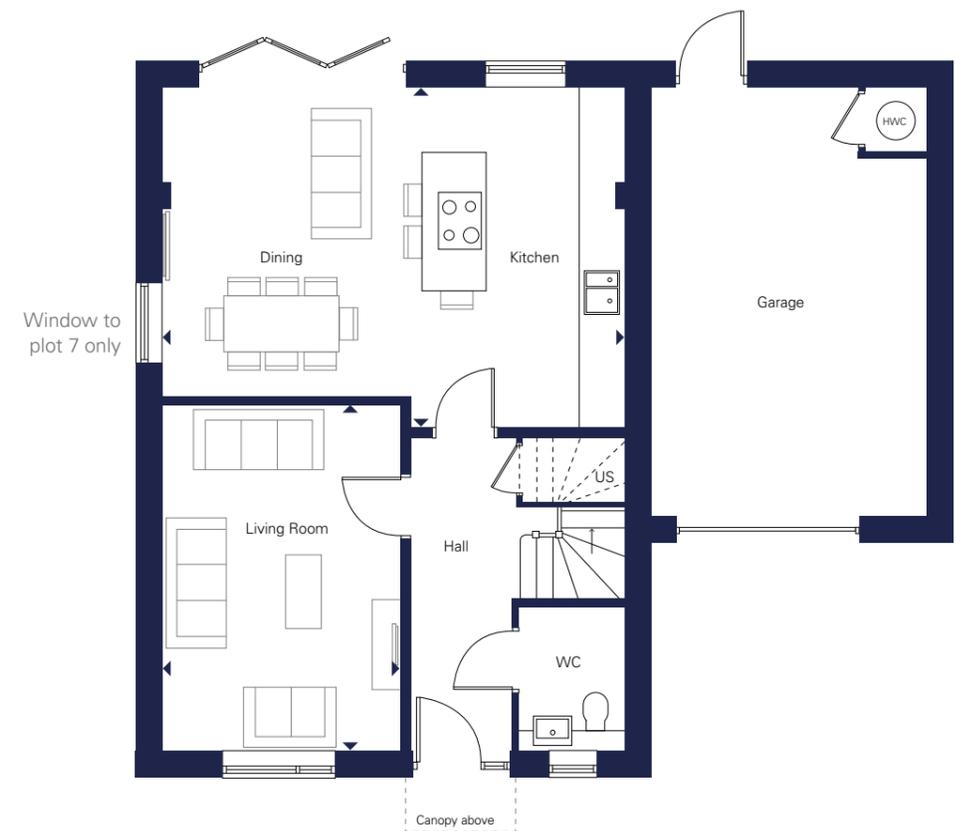
Bedroom 4  
3.52m x 3.38m 11'6" x 11'1"

Study  
3.58m x 2.00m 11'8" x 6'6"



First Floor

Second Floor



Ground Floor

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 Hemingway

FOUR BEDROOM HOUSE

SINGLE GARAGE

Detached: Plots 25, 26, 27, 28, 47, 48, 49, 50, 53, 54 & 55

## Ground Floor

Kitchen/Dining Room  
5.64m x 3.42m 18'6" x 11'2"

Study  
3.20m x 2.50m 10'5" x 8'2"

Utility  
2.51m x 1.85m 8'2" x 6'0"

## First Floor

Living Room  
5.64m x 4.59m 18'6" x 15'0"

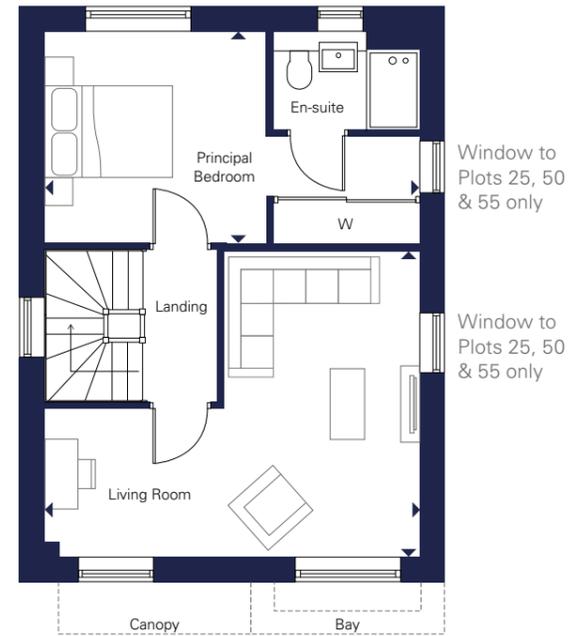
Principal Bedroom  
5.64m x 3.18m 18'6" x 10'5"

## Second Floor

Bedroom 2  
4.10m x 3.51m 13'5" x 11'6"

Bedroom 3  
3.67m x 2.95m 12'0" x 9'8"

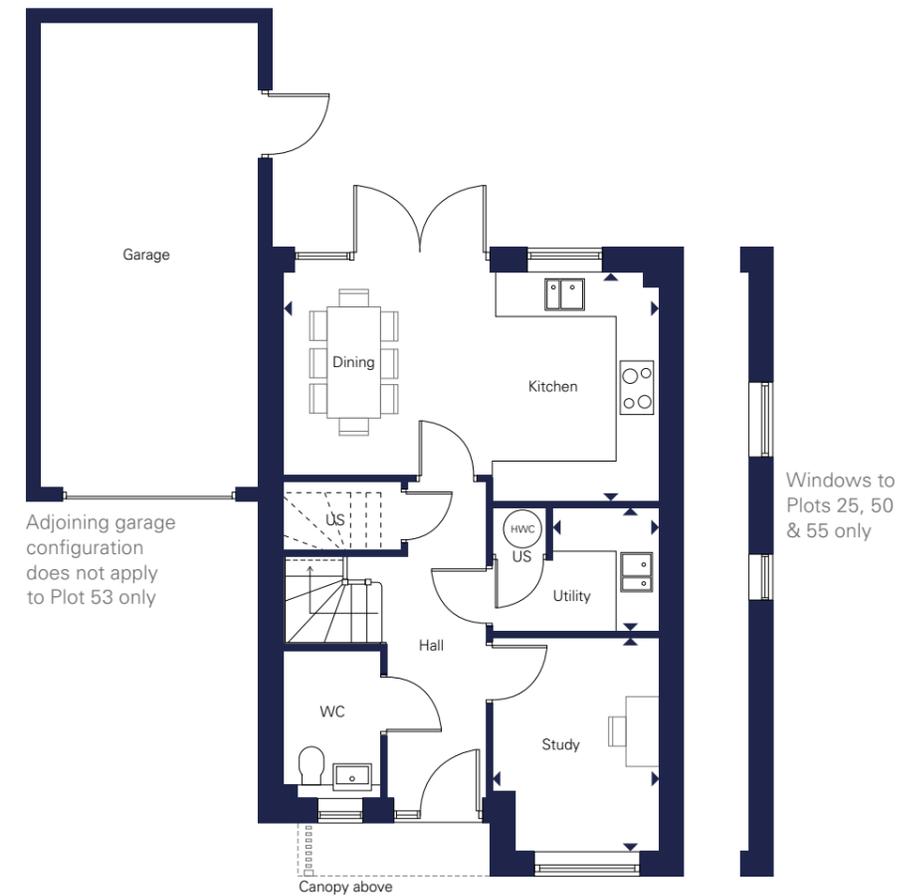
Bedroom 4  
3.18m x 2.56m 10'5" x 8'4"



First Floor



Second Floor



Ground Floor

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



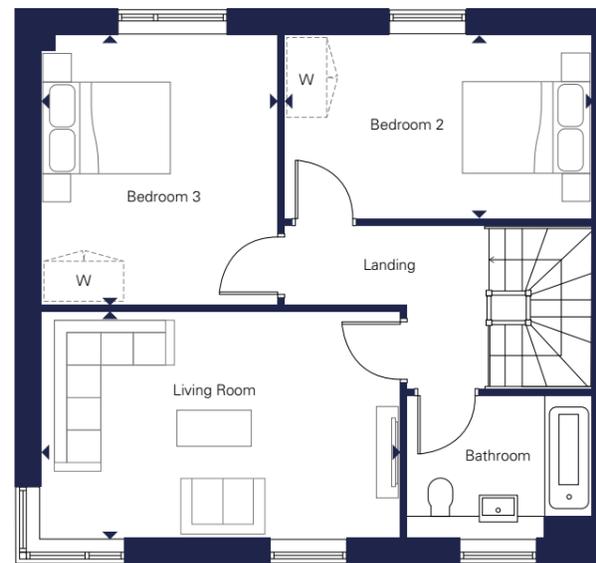
Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

# The Aaron

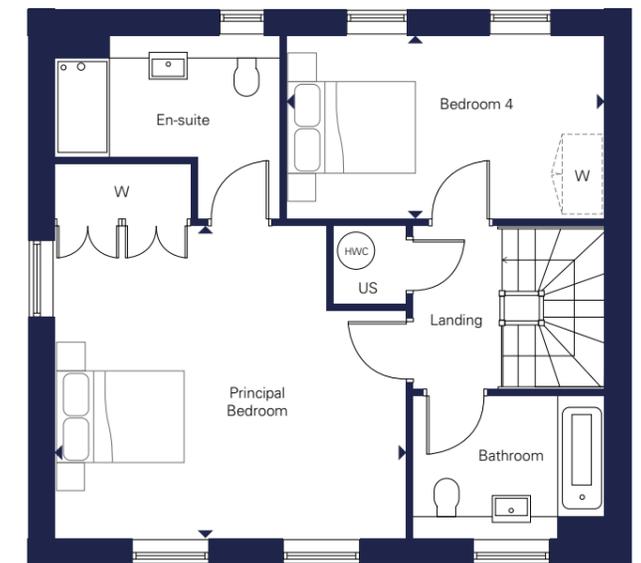
FOUR BEDROOM HOUSE

DOUBLE GARAGE

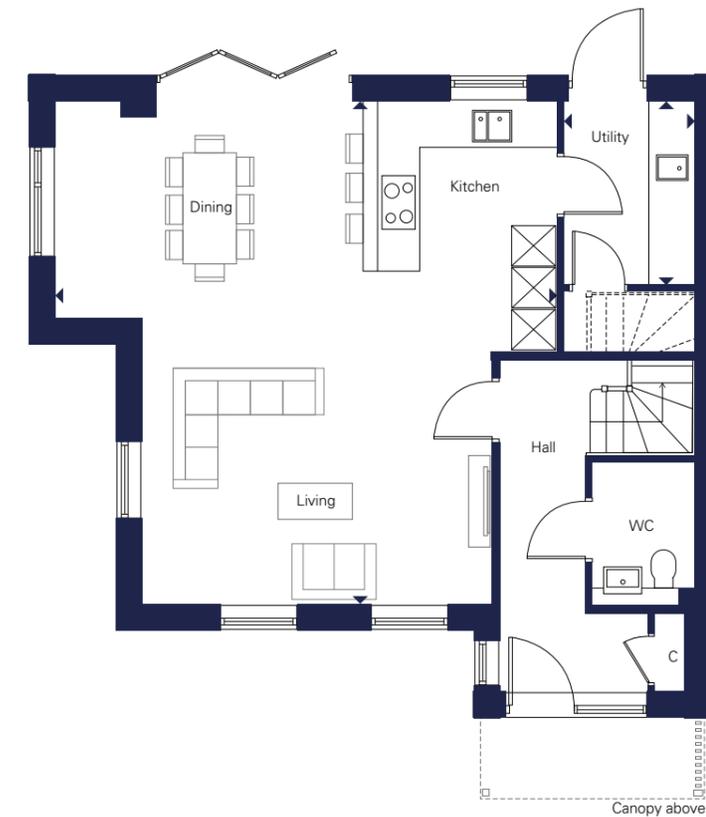
End of terrace: Plot 38



First Floor



Second Floor



Ground Floor

## Ground Floor

Kitchen/Living/Dining Room  
7.11m x 5.86m 23'3" x 19'2"

Utility  
2.58m x 1.85m 8'5" x 6'0"

## First Floor

Living Room  
5.08m x 3.19m 16'8" x 10'5"

Bedroom 2  
4.34m x 2.59m 14'2" x 8'5"

Bedroom 3  
3.78m x 3.34m 12'4" x 10'11"

## Second Floor

Principal Bedroom  
4.98m x 4.42m 16'4" x 14'6"

Bedroom 4  
4.51m x 2.59m 14'9" x 8'5"

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 Allard

FOUR BEDROOM HOUSE

DOUBLE GARAGE

End of terrace: Plot 35\*

FOUR BEDROOM HOUSE

SINGLE GARAGE

Terraced: Plots 36\* & 37

## Ground Floor

Kitchen/Living/Dining Room  
7.11m x 7.10m 23'3" x 23'3"

Utility  
2.58m x 1.85m 8'5" x 6'0"

## First Floor

Living Room  
5.08m x 3.19m 16'8" x 10'5"

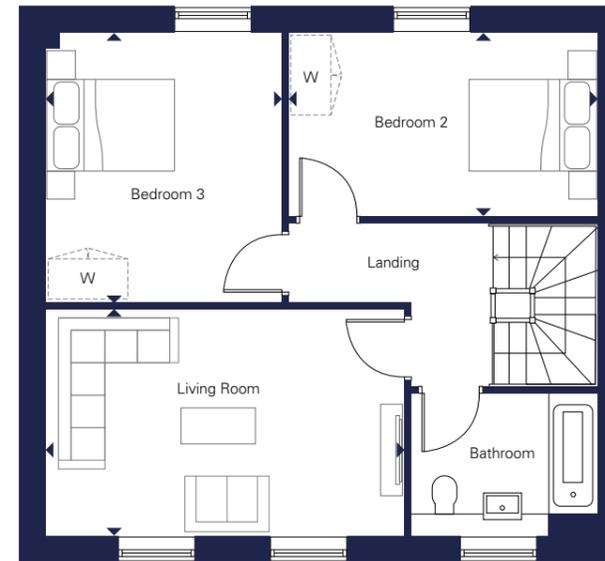
Bedroom 2  
4.34m x 2.59m 14'2" x 8'5"

Bedroom 3  
3.78m x 3.34m 12'4" x 10'11"

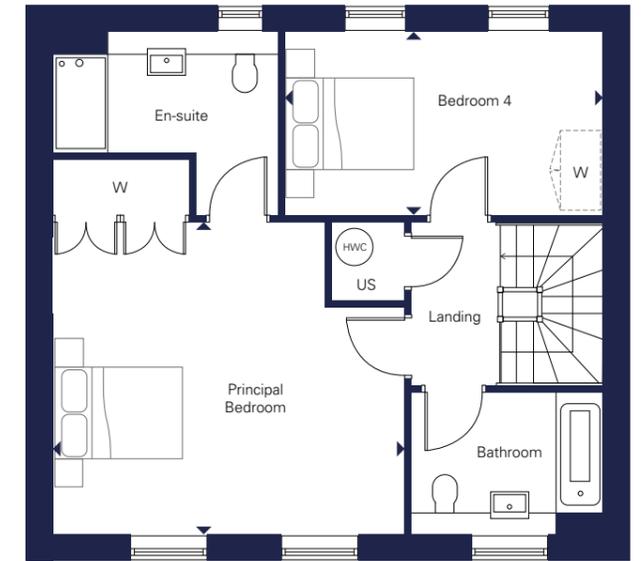
## Second Floor

Principal Bedroom  
4.98m x 4.42m 16'4" x 14'6"

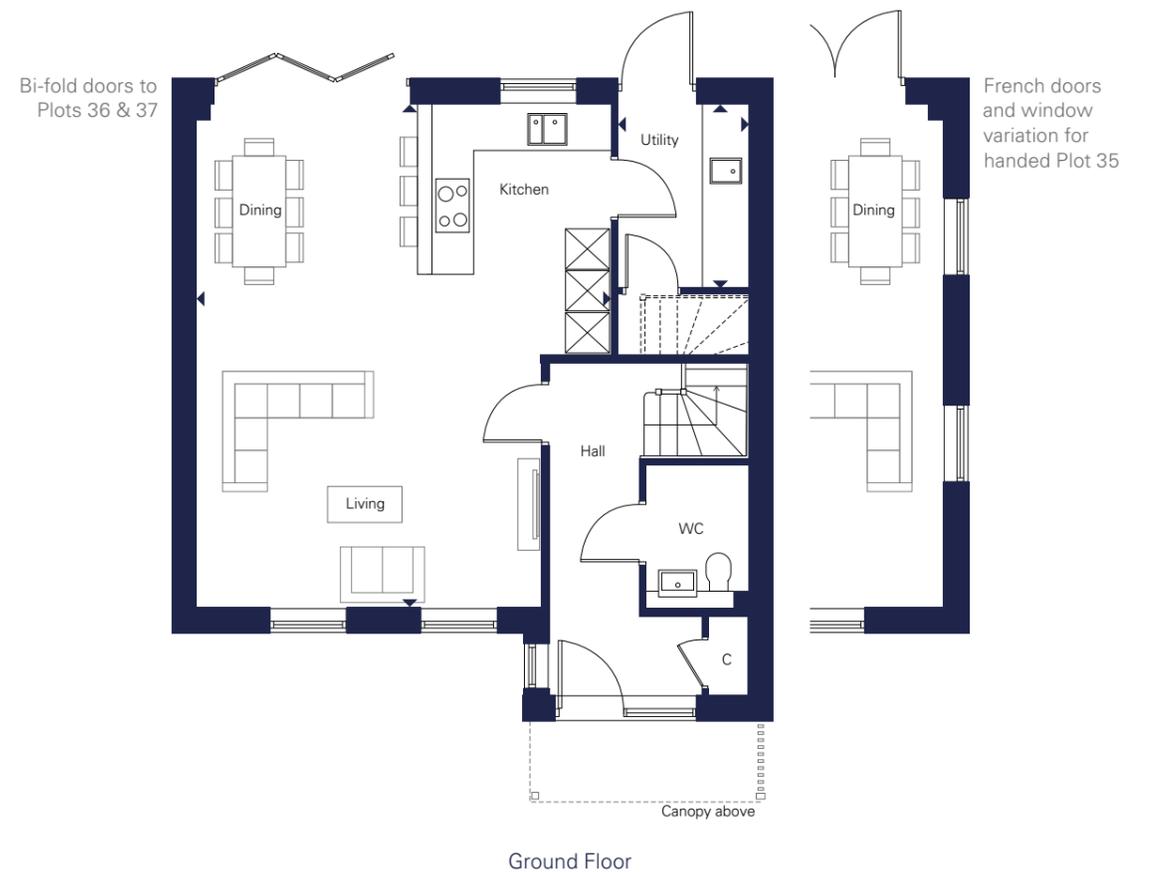
Bedroom 4  
4.51m x 2.59m 14'9" x 8'5"



First Floor



Second Floor



Ground Floor

\*Plots 35 and 36 are handed to floorplan shown

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



# The Gibson

FOUR BEDROOM HOUSE

CARPORT

Semi-detached: Plots 41, 42\*, 43 & 44\*

## Ground Floor

Kitchen/Dining Room  
5.40m x 5.03m 17'8" x 16'6"

Living Room  
5.08m x 3.29m 16'8" x 10'9"

Utility  
1.85m x 1.75m 6'0" x 5'9"

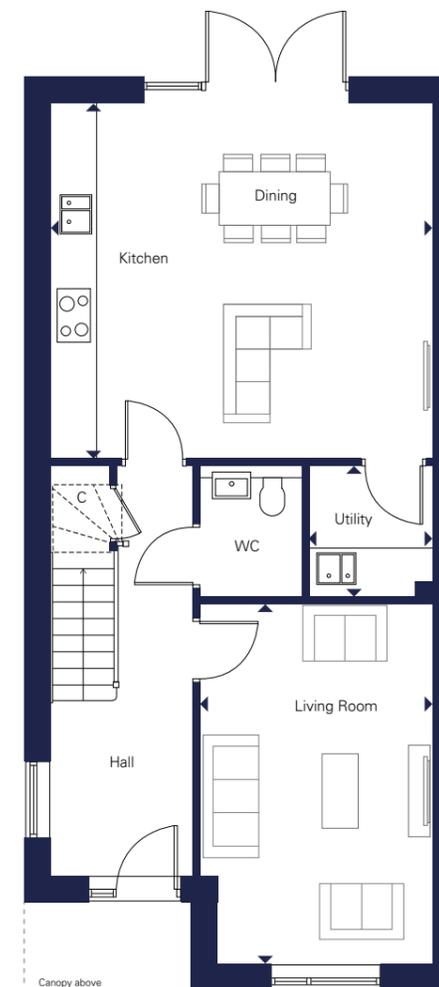
## First Floor

Principal Bedroom  
5.59m x 2.75m 18'4" x 9'0"

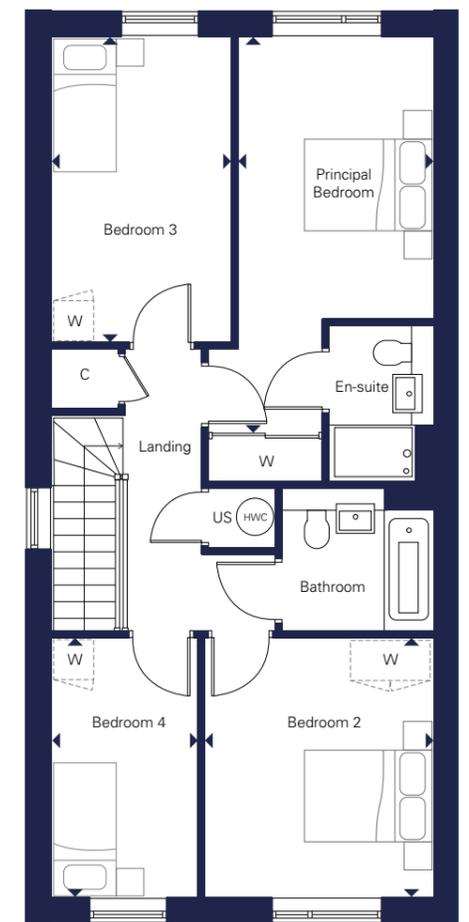
Bedroom 2  
3.66m x 3.23m 12'0" x 10'7"

Bedroom 3  
4.32m x 2.52m 14'2" x 8'3"

Bedroom 4  
3.64m x 2.05m 11'11" x 6'8"



Ground Floor



First Floor

\*Plots 42 & 44 are handed to floorplan shown

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

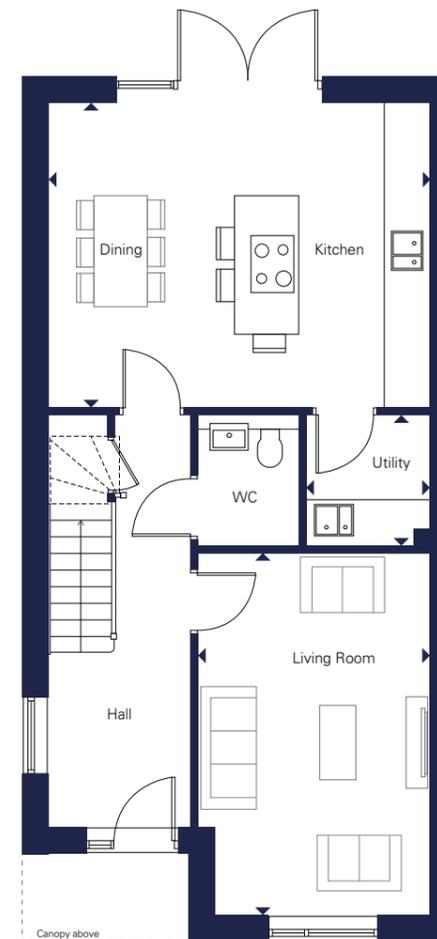


# The Sharland

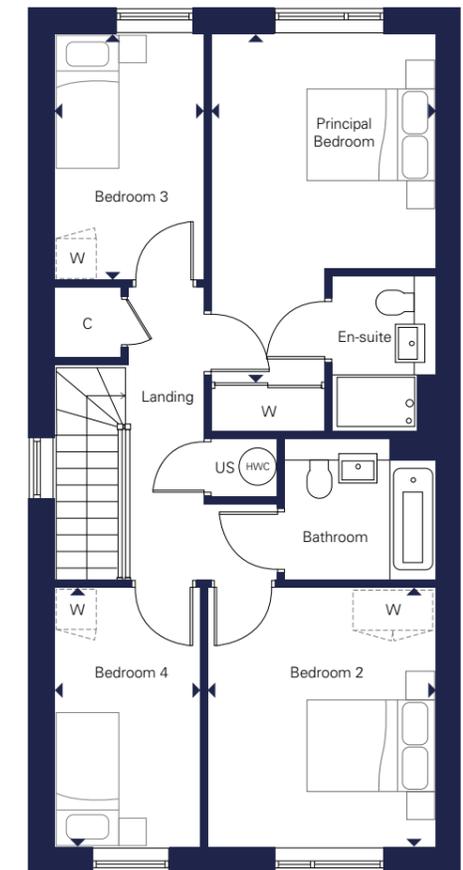
FOUR BEDROOM HOUSE

CARPORT

Semi-detached: Plots 45 & 46\*



Ground Floor



First Floor

## Ground Floor

Kitchen/Dining Room  
5.40m x 4.31m 17'8" x 14'1"

Living Room  
5.12m x 3.29m 16'9" x 10'9"

Utility  
1.85m x 1.75m 6'0" x 5'9"

## First Floor

Principal Bedroom  
4.92m x 3.18m 16'1" x 10'5"

Bedroom 2  
3.66m x 3.23m 12'0" x 10'7"

Bedroom 3  
3.48m x 2.09m 11'5" x 6'10"

Bedroom 4  
3.66m x 2.05m 12'0" x 6'8"

\*Plot 46 is handed to floorplan shown

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



# 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"

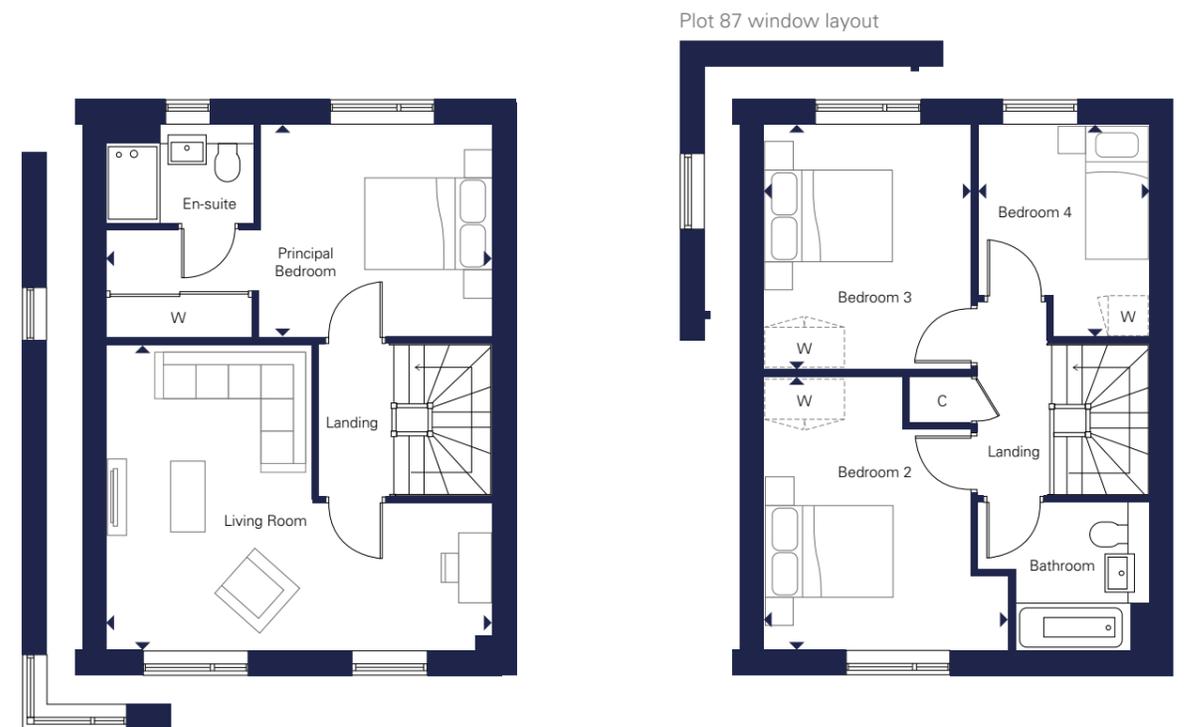
Principal Bedroom  
5.79m x 3.18m 18'11" x 10'5"

## 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

First Floor

Second Floor



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 Team 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 condensed dryer\***

*Utility room designs and layouts vary; please speak to our Sales Team 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, and 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
- **Bifold 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

### \*Upgraded specification – Plots 1-7 and 35-38

An Estate Management Company has been set up at Marleigh 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 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.

# Proudly brought to you by

## The Hill Group

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise. It is now in the process of opening new regional offices to facilitate growth in the Midlands.

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

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

Hill anticipates completing over 3,000 homes by the close of its current financial year and has a controlled land bank with planning consent for over 8,500 units. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Rubicon, Hill's innovative and beautifully designed development at Knights Park in Eddington, Cambridge, has been recognised with four prestigious WhatHouse? Awards in 2023, including

gold awards for Best Development and Best Exterior Design. Rubicon also won Best Design for Four Storeys or More at the 2023 Housebuilder Awards. The Beech, a stunning contemporary home at Marleigh, won the Best Family Home award at the Evening Standard New Homes Awards 2023 and silver in the Best House category at the WhatHouse? Awards in the same year.

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

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

## Marshall

Marshall is an independent UK company with a diverse portfolio of businesses and a shared commitment to keeping our customers moving forward.

Whether that's supporting global armed forces to deliver mission-critical activities, keeping the UK distribution industry on the road, creating new, sustainable communities where people can live and thrive, or developing the next generations of industry talent – we are incredibly proud to have been building extraordinary futures since 1909.

Headquartered in Cambridge, we currently employ around 2,000 people across locations in the UK, Northern Europe, North America, and the UAE.

  Follow us on social media for updates @marleighcb5



Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print.

[marleigh-cambridge.co.uk](http://marleigh-cambridge.co.uk)

 MARSHALL

 Hill  
*Created for Living*