



Crest
NICHOLSON



MITCHAMS PARK, CAMBRIDGE CB4



INDEPENDENT THINKING

Mitchams Park, Crest Nicholson's innovative development of homes and apartments in Cambridge, challenges the norms about modern living.

It combines strikingly modern architecture with a verdant setting, in an up-and-coming neighbourly location that's also within walking distance of the city centre.

This is the ideal choice if you don't want to rely on the car or public transport to get to places for work or play. You'll love the location if you prefer taking your custom to independent shops, pubs and restaurants whose personal service ensures a loyal local clientele.

Mitchams Park is also for you if you want all the city delights of Cambridge yet still yearn for the peace of the countryside surrounding Cambridge.

It's a testament that there are still fresh new ideas about city living.

FORWARD

“Design should be just as much about tomorrow as today.”

The whole of Mitchams Park has been designed to give an uplift to the entire Mitchams Corner neighbourhood.

It's an exciting regeneration of the former Cambridge City Football Club grounds and pays homage to the beautiful game in some of the landscape features, such as the central, pitch-like green and the planted 'players tunnel' linking two of the garden areas.

Mitchams Park is a far-sighted mix of 1 & 2 bedroom apartments, 2 & 3 bedroom houses and 4 & 5 bedroom townhouses that ensure the establishment of a genuine community of all kinds of homeowners. The name itself is inspired by the old drapers store that once occupied the corner of Chesterton Road and Victoria Avenue.

Award-winning Formation Architects, responsible for some of the most original residential schemes in the UK, have designed the buildings. The practice's bold approach uses a high quality palette of materials to reflect the contemporary nature of the scheme. All the homes have private outdoor space, car and cycle parking, while most also have visitor parking and a large part of Mitchams Park is set aside as open space for all to enjoy.

As well as the central square, there are tree lined avenues, pocket gardens, play facilities and intriguing public art integrated throughout to leverage the footballing history.



THINKING



Digital illustration is indicative only



“A developer who really understands what modern living is about. That’s good.”

INTELLIGENT DESIGN

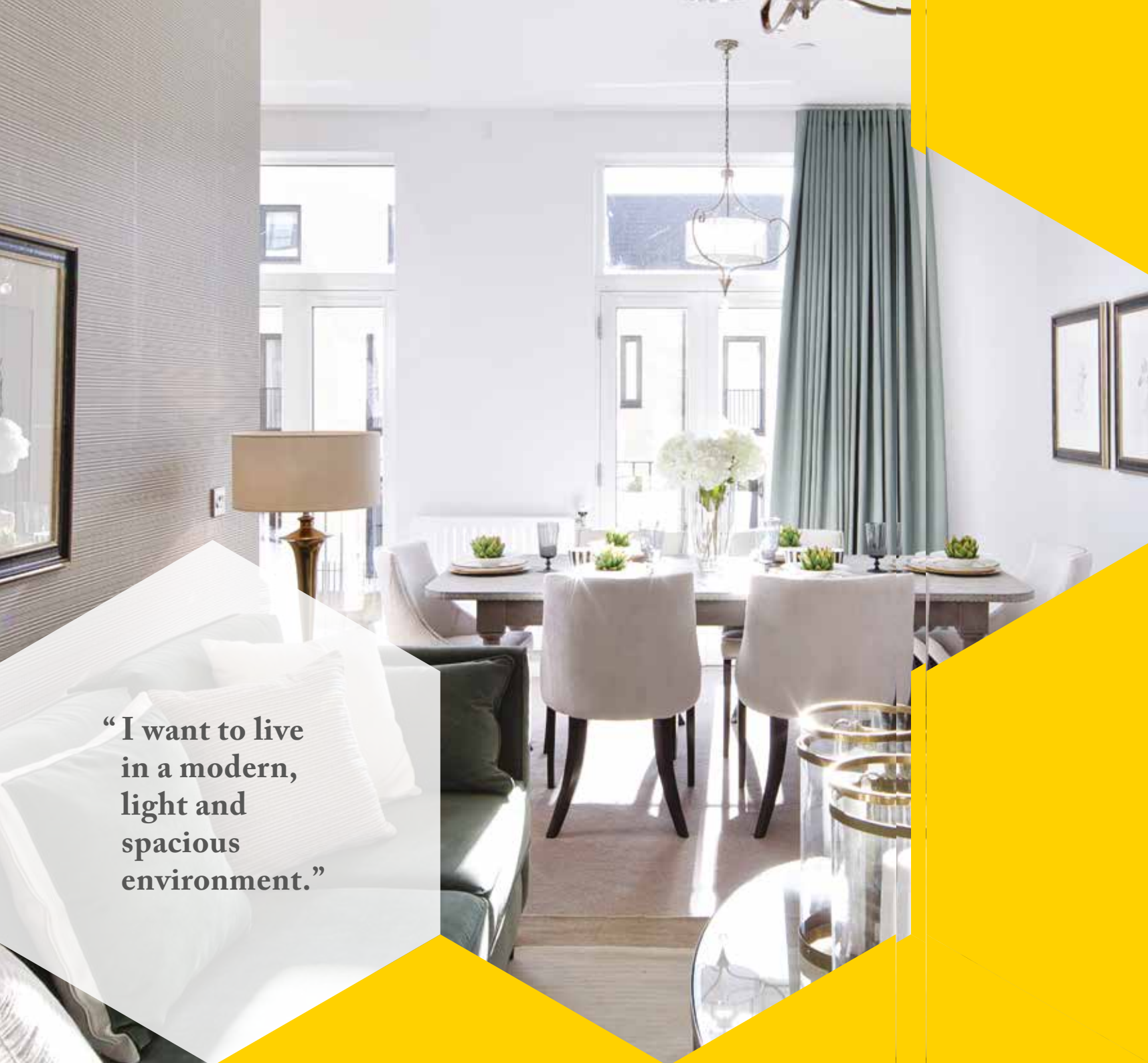


The extensive range of houses and apartments at Mitchams Park ably demonstrates Crest Nicholson’s skill in spatial planning.

Whether you choose a one bedroom apartment or one of the five bedroom townhouses, your home’s interior will be generous in size and imaginatively laid out.

All the properties have their own external space. This could be a balcony, or, in the case of the larger houses, a garden, terrace or roof terrace. There are open plan kitchen/ dining rooms and kitchen/living rooms to suit an informal contemporary lifestyle.

Some of the properties also have a study, and all have higher than average ceilings and tall windows, adding to the sense of light and space.



“I want to live in a modern, light and spacious environment.”



With high ceilings, full height windows that maximise solar gain, as well as open plan layouts, the homes at Mitchams Park are the perfect place for a family to grow, a professional couple to enjoy their own space and low maintenance for those looking to downsize.

Whatever your stage of life, Mitchams Park certainly is a lifestyle choice.



The homes at Mitchams Park enjoy a high level of interior specification, as well as a 10 year NHBC warranty.

THE HOUSES

Kitchen & utility room

A high specification Wellmann by The Alno Group kitchen with soft close doors and drawers and quality Wellmann range stone worktops with glass splashbacks

SMEG mirror fronted appliances in brushed stainless steel:

Single electric oven and combination microwave oven to all houses

A++ rated integrated fridge freezer

Five burner gas hob

Integrated dishwasher

Stainless steel one and half bowl sink with Hansgrohe mono block mixer tap

Concealed LED lighting

Bathroom & en suite

Fully fitted Roca Gap bathroom suite with double ended bath in white

Chrome Hansgrohe taps and shower fittings

Co-ordinated wall tiles from Porcelanosa.

Chrome towel rail to bathroom and en suites

Inset mirror to tiling

Downlighters to both bathroom and en suite

Spacia flooring from the Amtico range

SPRICKLE OVERVIEW



THE APARTMENTS

Kitchen

A high specification Alno kitchen with soft close doors and drawers and quality Wellman by the Alno Group range stone worktops with glass splashbacks

SMEG mirror fronted appliances in brushed stainless steel:

Single electric oven

A++ rated integrated fridge and freezer

Four ring ceramic hob

Integrated dishwasher

Integrated washer/dryer

Stainless steel sink with Hansgrohe mono block mixer tap

Concealed LED downlighters

Bathroom & en suite

Fully fitted Roca Gap bathroom suite with double ended bath in white

Chrome Hansgrohe taps and shower fittings

Co-ordinated wall tiles from Porcelanosa range

Chrome towel rail to bathroom and en suites where applicable

Inset mirror to tiling

Downlighters to both bathroom and en suite

Spacia flooring from the Amtico range



SUSTAINABILITY

Typical Crest Nicholson interior

“I care about style but I also care about living sustainably.”

Kitchen chemistry

Designer fitted kitchens from Wellmann by The Alno Group with a full range of integrated SMEG appliances make everyday cooking and entertaining a real pleasure. In the interests of energy efficiency and low running costs, all appliances are A++ rated. You will also have a Smart Meter to monitor consumption.

White is right

Relax in your pure white Roca bathroom or en suite, perfectly partnered by smart contemporary taps and fittings by Hansgrohe.



Lighter bills

All lighting is low energy including the external lights. Good for the environment, good for your household budget.

Warm thoughts

Your home has highly insulated walls and roofs, and underfloor heating throughout to keep heat in and cold out, as well as providing good soundproofing. Gas central heating is powered by an energy efficient, A-rated condensing boiler and the latest double glazing technology also helps to keep the house cool in the summer and warm in the winter.

Go with the flow

All water appliances are aerated. You won't notice the difference in use other than a more voluminous flow due to the addition of air, but you will in your water bills.

MITCHAMS PARK  CAMBRIDGE CB4



KNOWLEDGE
LOCAL



MITCHAMS PARK

CAMBRIDGE CB4



LOCAL KNOWLEDGE

- 1** The Old Spring Public House
8 minutes walk
- 2** Restaurant 22
7 minutes walk
- 3** Radmore Farm Shop
7 minutes walk
- 4** Trumpington Gallery
7 minutes walk
- 5** University Cycles
6 minutes walk
- 6** Cambridge Flower Shop
8 minutes walk
- 7** Bread and Butter Cafe
4 minutes walk
- 8** A Waller & Son Butchers
6 minutes walk
- 9** Light Blue Cycle Company
8 minutes walk
- 10** Barkers Bakery
8 minutes walk

* Not to scale
Walking times taken from
Google Maps

BUSINESSES MILTON

Since Mitcham's Drapers opened for business in 1909, Mitchams Corner has always been a neighbourhood of independent shops and businesses, and this trend continues.

It means that you are only a few minutes walk from an array of convenient and enjoyable places to spend time and money. Sadly, Mitcham's Drapers is there no more, but ranged along and around Milton Road you'll find banks, hairdressers, doctors' surgeries, restaurants, pubs, a farm shop, bike shops, and a Co-Op store. You'll also have some of the city's best independents on the doorstep.

For example, Midsummer House restaurant has Michelin star status and The Old Spring is known as one of the best pubs in Cambridge. It all adds up to a lovely community feeling.

Mitchams Park is also within the catchment area of some of the leading schools in Cambridge, which are within walking distance.

📍 *8 minutes walk - Turn right onto Milton Road then keep left and continue onto Chesterton Road. Take 1st right onto Ferry Path and The Old Spring is a short distance down on the right.*

THE OLD SPRING



Steve Murphy took on The Old Spring in 2004 and has made it all a neighbourhood pub should be, pleasing customers with great service, drink and food in a traditional setting - think deep leather armchairs, a roaring fire, and in summer a flower-decked garden.

The classic pub menu uses as many locally-sourced ingredients as possible, and the drinks include six real ales on tap and an international wine list.

www.theoldspring.co.uk

RADMORE FARM SHOP


 *7 minutes walk - Turn right onto Milton Road and keep going straight across Victoria Road and right onto Chesterton Road and you will find them at number 30.*

Ben opened the Cambridge shop with his wife Vicky in 2006, with the aim of “bringing the countryside into the city”.

The focus is on local produce from independent suppliers. Meat from animals raised and butchered on their farm is a speciality, as are Vicky's delicious home-made cakes, which contain free range eggs from the farm and flour from a local mill. The shop sells produce from other suppliers and farming families in the neighbourhood, and local customers can shop online and have their food delivered fresh to their door.

www.radmorefarmshop.co.uk




7 minutes walk - Turn right onto Milton Road and follow around the corner bearing right onto Victoria Road and you will find the gallery within a delightful hidden courtyard.

Owner Jonathan Miles relocated to Mitchams Corner from Trumpington in 1991, taking on a building that had been a Victorian bakery.

He and his expert team serve a local art community with a range of services that encompass fine art conservation and restoration, frame restoration and the management of entire collections.

www.trumpingtongallery.co.uk

TRUMPINGTON GALLERY



BARKERS BAKERY



 *8 minutes walk - Turn right onto Milton Road and look around to the left onto Chesterton Road and you will find Barkers on the opposite side of the road.*

Barkers is a long established business which has been supplying Cambridgeshire communities with fresh bread and other baked goods since 1950.

It's an independent family firm currently owned by Richard Barker, son of founding partners George and Joan. As well as an extensive range of breads and old fashioned favourites such as jam doughnuts, Swiss rolls, Chelsea buns and apple turnovers, Barkers is the place to call on for wedding cakes and birthday cakes, and whatever you're buying, they never forget the importance of personal service.

www.barkers-bakery.co.uk



“We’re an independent restaurant, and people generally like that.”

Armando Tommaso, Proprietor

Restaurant 22 has been established for 35 years, and is regarded as one of Cambridge’s finest, with a well-deserved reputation for excellence. Yet, its loyal clientele guard this local gem quite possessively. Proprietor Armando Tommaso acknowledges this with amusement, saying: “Well, we do offer an intimate and personal dining experience, perhaps that’s what they mean.” At the same time, he observes that this ‘best kept secret’ status is good for business: people are keen to have what’s not easily available!

Armando comes from an Italian family, but was brought up in the area, as was his wife Sharon, who runs Restaurant 22 with him. The seasonal menu changes by the month and features modern European food beautifully executed by Head Chef Chris Kipping. “We do try to use local produce wherever possible. All of our meat is organic, and many of the wines are too,” says Armando.

During the week, diners tend to be mainly very local, but at the weekend they travel from all over the Cambridge area, and the restaurant gets a great deal of repeat business. Armando sums up the secret of their success thus: “It’s fine dining, reasonably priced, and I’m quite proud of that.”

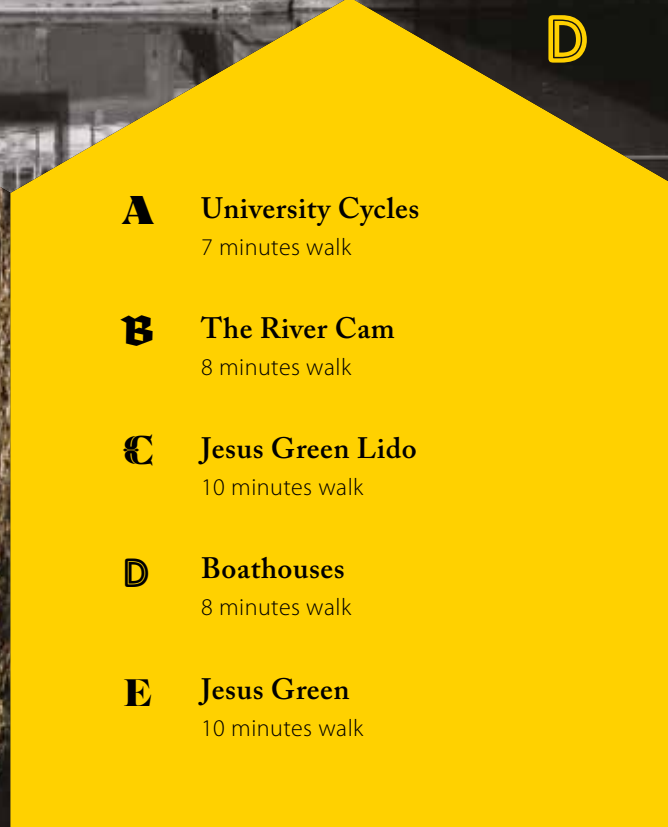
www.restaurant22.co.uk



RESTAURANT 22



 *7 minutes walk - Turn right onto Milton Road, straight across Victoria Road and onto Chesterton Road. Bear right and you will find this restaurant at number 22.*



- A** University Cycles
7 minutes walk
- B** The River Cam
8 minutes walk
- C** Jesus Green Lido
10 minutes walk
- D** Boathouses
8 minutes walk
- E** Jesus Green
10 minutes walk



Connectivity, your way.

**Travel by bus, road, rail, bicycle or just walk.
Mitchams Park is located for travel your way,
at your own pace.**

The development is situated within the Chesterton area of Cambridge, where a new station is set to open at the end of 2015 at the Science Park. This will provide a very convenient link to the main station in Cambridge, without having to cross through the centre, for destinations beyond the city.

From Cambridge's central station, London King's Cross can be reached in as little as 48 minutes, London Liverpool Street in 1 hour 11 minutes and Stansted Airport in 30 minutes.

Milton Road (A1134) is a major road link to the city centre and the A14, which takes you to the M11 at junction 14. The motorway is approximately 12 minutes by car.

Local buses are frequent and destinations include the city centre and Addenbrooke's Hospital. But with the centre of Cambridge only about 15 minutes away on foot, and 8 minutes by bicycle, and the Science Park and Business Park closer still, truly independent travel is a very realistic alternative.

Train times are taken from National Rail Enquiries.
Distances and walking times are taken from Google Maps.

Noble Park, Epsom



SEAL OF EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address

Bath Riverside, Bath



New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

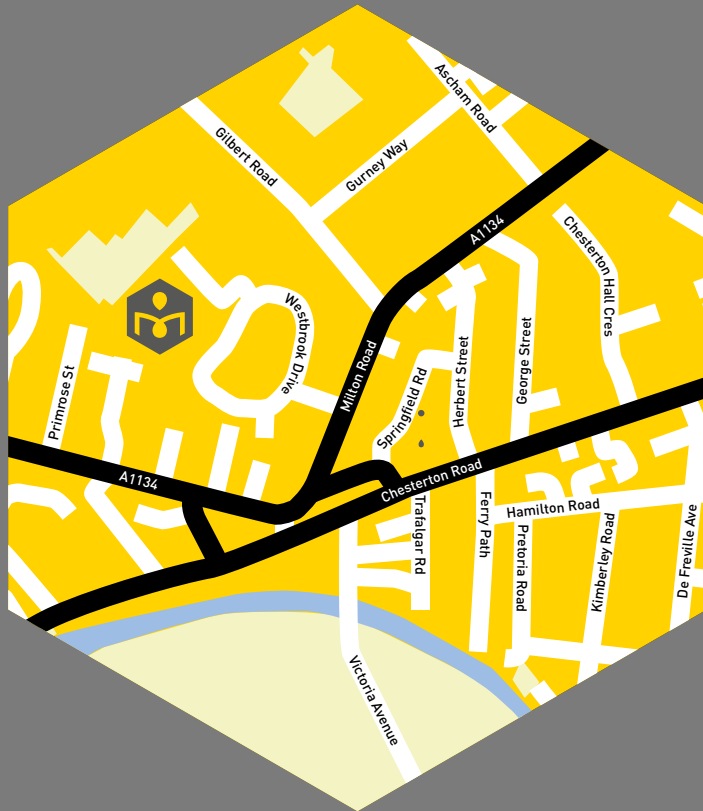
We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners' are happy to recommend our build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABI Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey



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