CALA HOMES AT
GREAT KNEIGHTON
CAMBRIDGE
A mere three miles south of Cambridge city centre, the blossoming community of Great Kneighton is where you will discover our intimate collection of 29 high quality homes, ranging from contemporary 2 bedroom apartments to light and spacious 3, 4 and 5 bedroom family homes.

Driven by the needs and aspirations of the people who come to live here, these homes have been designed around a series of distinct neighbourhoods, with some homes designed to the Lifestyle Homes standard for adapting to future lifestyle changes.

Complete with a host of exclusive amenities and schools, as well as a new 120-acre country park and improved transport connections, CALA Homes at Great Kneighton is a great place to call home.
Famed for its majestic University colleges and wooden punts, Cambridge is regarded as one of the UK’s most beautiful cities. Surrounded by picturesque fens, it has been voted the number one place to work in the country and become an international employment hub through the renowned Science and Research Park, Cambridge Biochemical Campus and Addenbrooke’s Hospital.

The city boasts an abundance of retail delights from daily markets to high street stores, independent shops and designer boutiques. There are also fantastic places to eat and drink, whether it’s a stylish brasserie, Michelin-starred dining experience or quaint country village pub.

At the heart of Great Kneighton is the attractively designed Hobson Square, which will boast a new community health centre, library, shop, café, offices and transport hub, together with views across rainwater gardens and an open plaza. Allotments and children’s play areas are nearby, while the all-new 120-acre country park covers four times the area of Parker’s Piece in central Cambridge and is already a haven for wildlife and other protected species, which enjoy the woodland, balancing ponds and bird reserve.

In addition to many leading educational establishments, the new Trumpington Community College will provide a state-of-the-art facility, offering a specialism in science and an SEN/Autism centre; community sports facilities will include an all-weather pitch, gymnasium, fitness studio and additional playing fields situated within the country park opposite the school. Meanwhile, Fawcett Primary School is being extended to increase available places, along with plans for another new primary school for Great Kneighton.
Hobson Square provides an interchange for the Cambridgeshire Guided Bus and a network of footpaths and cycle routes, which will connect the country park to the rest of Great Kneighton, Addenbrooke’s Hospital, the Cambridge Biomedical Campus and city centre. The Trumpington Park and Ride station entrance is located over a mile away on the A1309, Hauxton Road and has 1,340 parking spaces.

London commuters can get straight onto the M11 to access the M25, while there is a half hourly rail service from Cambridge to London King’s Cross in around 55 minutes and London Liverpool Street in about an hour and 20 minutes. Or to take flight, London Stansted Airport is around 25 miles via the M11.

Journey times taken from www.thetrainline.com
AN IMPECCABLE PEDIGREE

It’s a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you’ll find just as much character and personality on the inside. Generous flowing spaces are more inviting, while the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you’re bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.

Photography from a previous development
Photography from previous development.
Photography from a previous development
PERFECTLY LOCATED

CALA Homes at Great Kneighton, Hobson Avenue, Trumpington, Cambridge, CB2 9BE
SUPERBLY CONNECTED

ON FOOT

- Cambridge Guided Bus Route – 50 metres
- Hobson Square – 50 metres
- 120 Acre Park – 75 metres
- Trumpington Community College – 120 metres
- Fawcett Primary School – 0.2 miles
- Cambridge Biochemical Campus – 0.2 miles
- Waitrose – 1 mile
- The Perse Independent School – 1.1 miles
- Trumpington Park and Ride – 1.1 miles
- The Leys Independent School – 1.1 miles

BY CAR

- St Mary’s Independent Girls’ School – 1.8 miles
- Addenbrooke’s Hospital – 2 miles
- M11 (JCT11) – 2 miles
- St Faith’s Independent Prep School – 2 miles
- Cambridge University Botanic Gardens – 2.6 miles
- Our Lady and English Martyrs Church – 3 miles
- Cherry Hinton Water Play Area – 3 miles
- Sedgwick Museum of Earth and Science – 3.2 miles
- King’s College Chapel – 3.2 miles
- The Grand Arcade – 3.6 miles
- The Grafton Centre – 4 miles
- St John’s College Chapel – 4.5 miles
- Cambridge University Library – 6 miles
- The Backs – 6.1 miles
- Museum of Cambridge – 7.2 miles
- Jesus Green Pool – 7.6 miles
- Si5 Spy Missions – 9.9 miles

BY RAIL

- Cambridge Station to London King’s Cross – 55 minutes
- Cambridge Station to London Liverpool Street – 1 hour 20 minutes

Distances and journey times are approximate and sourced from thetrainline.com, AA.com and Google Maps.
CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest, environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.
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