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### Cambridge Office

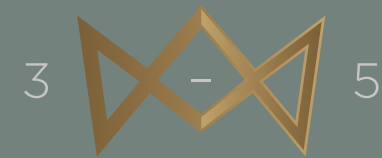
Dukes Court, 54-64 Newmarket Road,  
Cambridge CB5 8DZ

### Great Shelford Office

30 Woollards Lane, Great Shelford,  
Cambridge CB22 5LZ

01223 800860 | newhomes@rah.co.uk

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# Queen Ediths Way

C A M B R I D G E

C B 1 7 B W



# Luxury Living Awaits

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Nestled within one of Cambridge's most sought-after areas, this niche development on Queen Ediths Way offers luxury living with a difference. The six exclusive 5-bedroom homes join modern aesthetics with striking design features, both inside and out.

From first approach, the development exudes a lavish look with its 3 storey dwellings offering a light and open feel to welcome you home. Created by Gibson Developments Ltd, the remarkable design continues as you step through the front door with high specification finishes and carefully crafted designs throughout.

Bringing comfortable and open-plan living into these city homes, every possible space is filled with natural light. The ground to second floor gallery entrance hall and landings with glass balustrade form the centre of these homes.

Stunning by design and finish, with large kitchen islands encouraging spaces in which to entertain, whilst walnut finished staircases provide yet another focal point in their own right.

Outside, each property benefits from garaging and either driveway parking or carport, whilst benefitting from easy access to the centre of Cambridge and local amenities.





# Queen Ediths Way

Sophisticated, luxury living has arrived at Queen Ediths Way thanks to this new development, blending modern and contemporary designs within one of the City's most sought-after locations.

Just south of the City centre, homeowners will enjoy easy access to the railway station with services to Liverpool Street, and Kings Cross in under an hour. Closer to home, cycle routes and bus services to central Cambridge provide exceptional transport options, together with easy access to the A11 / M11 by car.

Adjoining Queen Ediths Way, Hills Road offers a wealth of facilities, including a number of shops, a sports centre with indoor and outdoor tennis courts, and Cambridge Leisure Park, where you'll find a cinema complex, supermarkets, restaurants and entertainment venues.

Neighbouring the internationally-renowned Addenbrookes Hospital and Biomedical Campus, Queen Ediths Way

offers a vibrant well connected location in which to call home.

There are numerous state and independent schools found within close proximity to the development, including Queen Edith's Community Primary School, Netherhall Sixth Form College and The Perse. Further education is nearby in the form of Hills Road and Long Road Sixth Form Colleges. Cambridge University, the second oldest university in the English-speaking world, also lays in wait a little further into the City, presenting 31 constituent colleges and 100 academic departments throughout the City.

Surrounded by the charm of Cambridge, this development sits perfectly within the unique nature of the City. With Art Deco dwellings mixed with heritage styles and modern additions, the area offers a plethora of interests for the discerning buyer.

# Cambridge & the Local Area

The university City of Cambridge is without doubt one of the most renowned cities in the world. Steeped in history, ground-breaking research facilities and a thriving cosmopolitan culture, the mix of interests and attractions presents a city like no other.

Located approximately 50 miles north of the capital, Cambridge's high technology pursuits have seen it placed in the heart of Silicon Fen, housing software, bioscience and many start-up businesses. The Cambridge Biomedical Campus, one of the largest biomedical research clusters in the world, resides here along with Royal Papworth and AstraZeneca are coming.

As a place to live, the City offers plenty of recreational activities and social opportunities all connected by an extensive network of footpaths, cycle paths, bus routes and train links.

A choice of eateries lay across the landscape with independent restaurants and high quality cafés sitting alongside many high street favourites. Shopping facilities are also excellent with the Grand Arcade and recently renovated Grafton Centre. The City also hosts an exceptional entertainment scene, with music and arts festivals regularly taking place on one of the many open spaces.

The River Cam presents one of Cambridge's favourite past time. With trips available all year-round, visitors and local residents can observe the magnificent university buildings from the water.

Offering every possible taste, need or opportunity desired, Cambridge continues to grow and develop leading the way in the East of England. With beauty, both inside the city and in the villages that surround, Cambridge is simply a city of grace, character and prestige.



# Plot One & Two

## Site Plan & Measurements

## Ground Floor

## First Floor

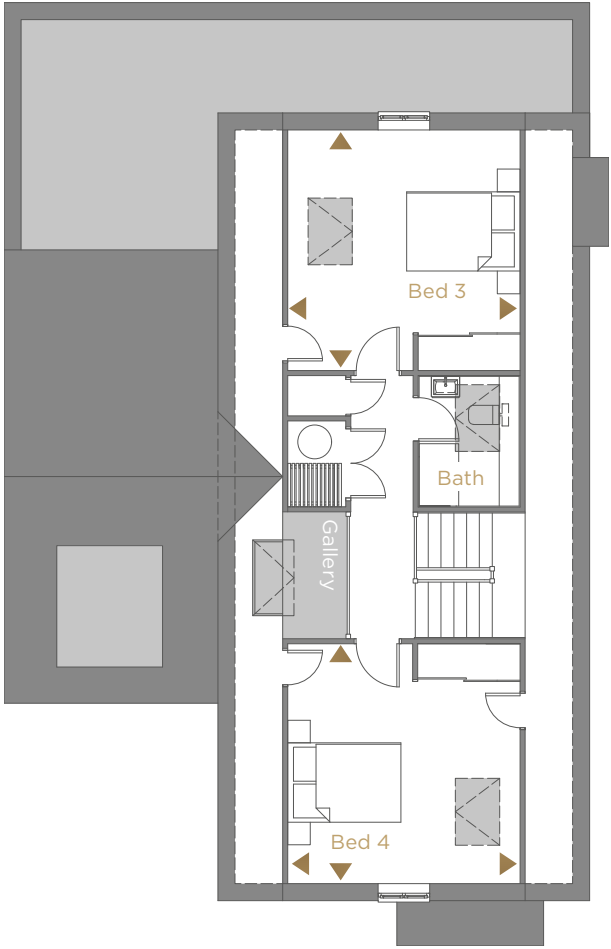
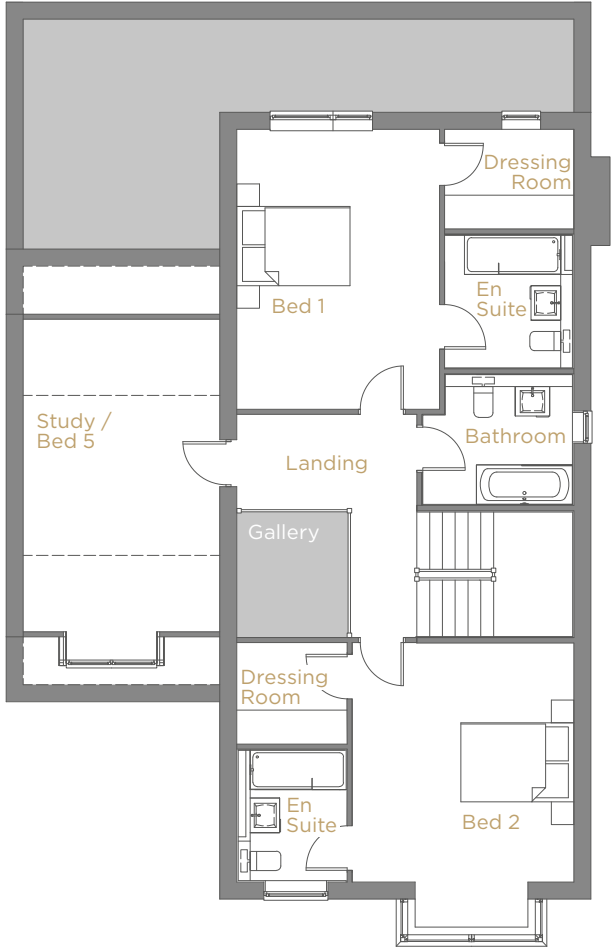
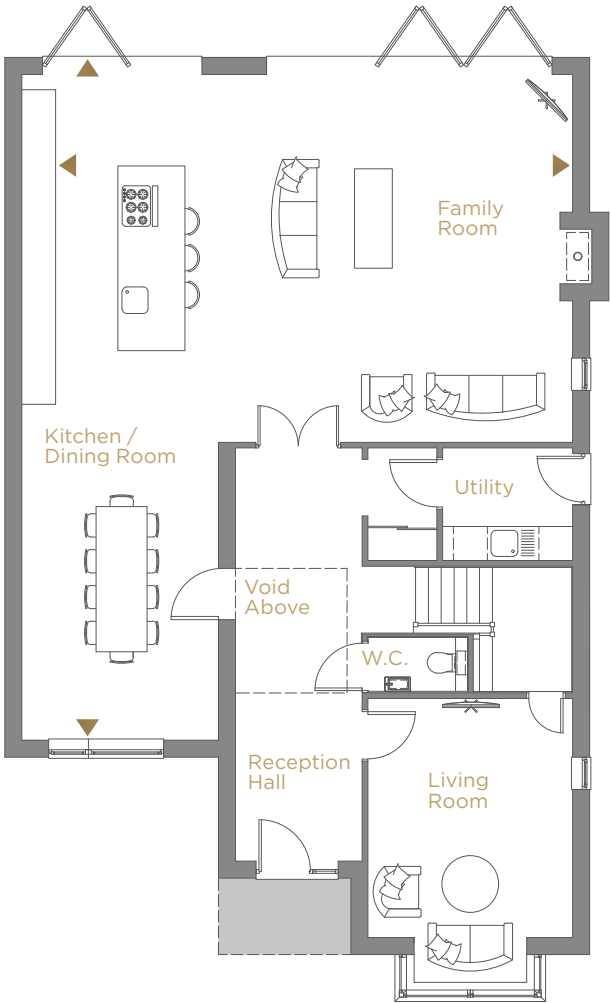
## Second Floor



Gross Internal Area  
3131 sq. ft (291 Sq m)\*

Ground Floor		
Reception Hall	7'1x23'8	(2.16x7.21m)
Living Room	11'7x16'11	(3.56x5.16m)
Kitchen/Family/Dining	38'3x31'8	(11.66x9.65m)
Utility	7'3x6'3	(2.2x1.91m)
First Floor		
Bedroom 1	11'6x16'0	(3.51x4.9m)
Dressing Room 1	7'4x5'6	(2.24x1.69m)
Bedroom 2	12'7x16'11	(3.84x5.16m)
Dressing Room 2	6'4x5'9	(1.93x1.75m)
Study/Bedroom 5	11'1x20'7	(3.38x6.27m)
Second Floor		
Bedroom 3	13'3x13'8	(4.05x4.17m)
Bedroom 4	13'5x13'7	(4.09x4.14m)

\*GIA's taken from architects plans



# Plot Three

## Site Plan & Measurements



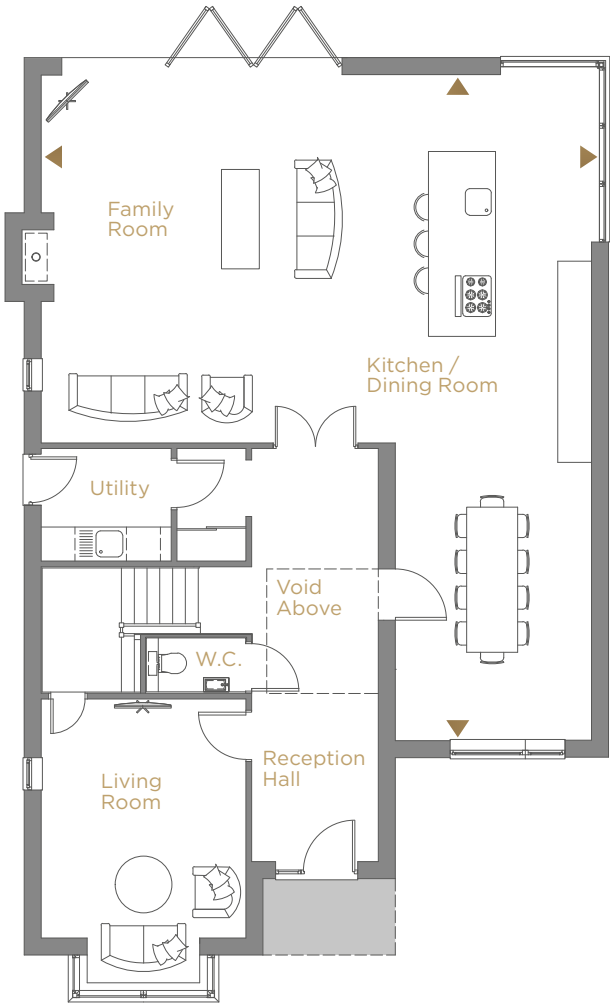
Gross Internal Area  
3131 sq. ft (291 Sq m)\*



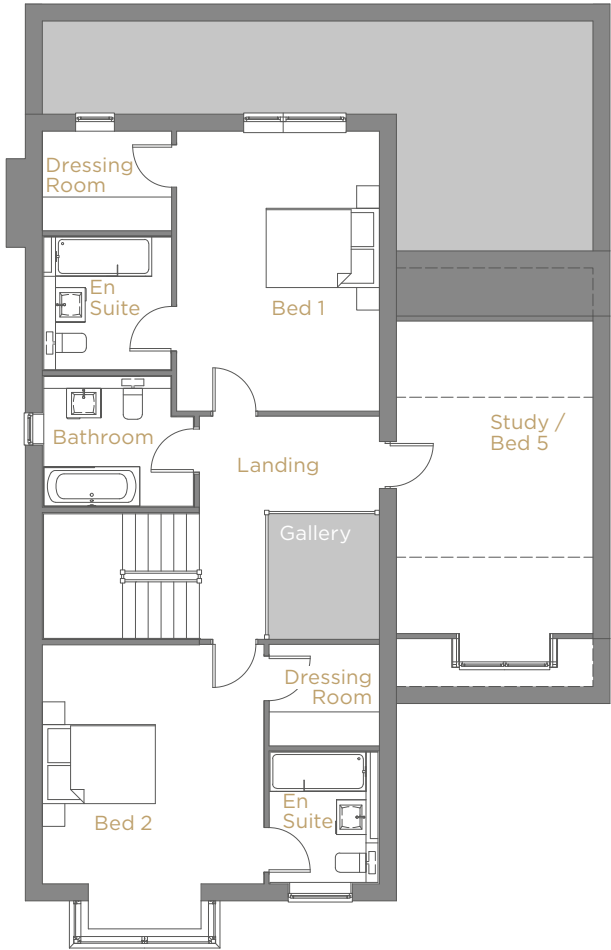
<b>Ground Floor</b>		
Reception Hall	7'1x23'8	(2.16x7.21m)
Living Room	11'7x16'10	(3.53x5.13m)
Kitchen/Family/Dining	38'3x32'3	(11.66x9.83m)
Utility	7'4x6'4	(2.24x1.93m)
<b>First Floor</b>		
Bedroom 1	11'6 x 16'1	(3.51x4.9m)
Dressing Room 1	7'3 x 5'4	(2.21x1.63m)
Bedroom 2	12'6 x 16'10	(3.81x5.13m)
Dressing Room 2	6'3 x 5'7	(1.91x1.7m)
Study/Bedroom 5	11'1 x 20'2	(3.38x6.15m)
<b>Second Floor</b>		
Bedroom 3	13'5x13'7	(4.08x4.14m)
Bedroom 4	13'5x13'6	(4.08x4.11m)

\*GIA's taken from architects plans

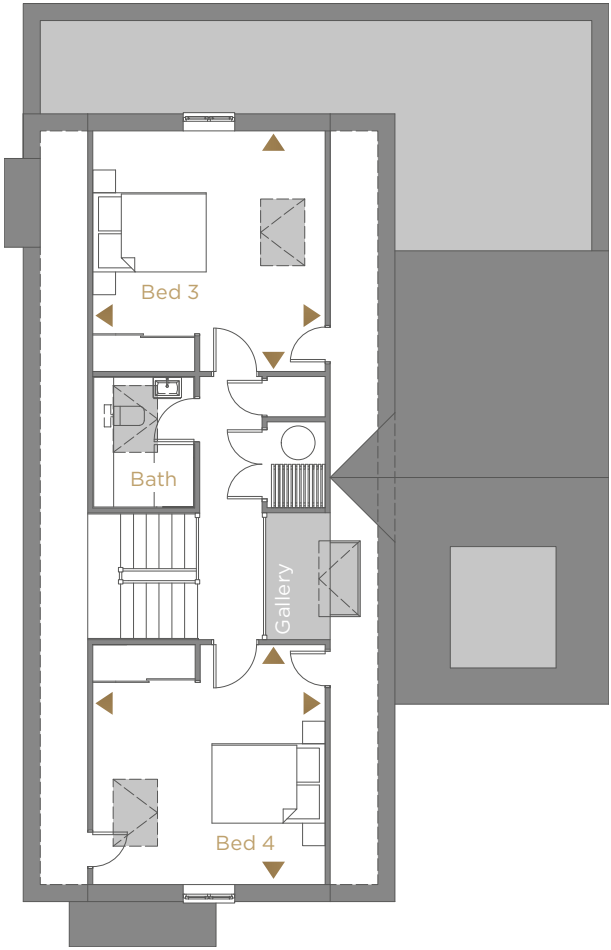
## Ground Floor



## First Floor



## Second Floor





# Plot Four & Five

## Site Plan & Measurements

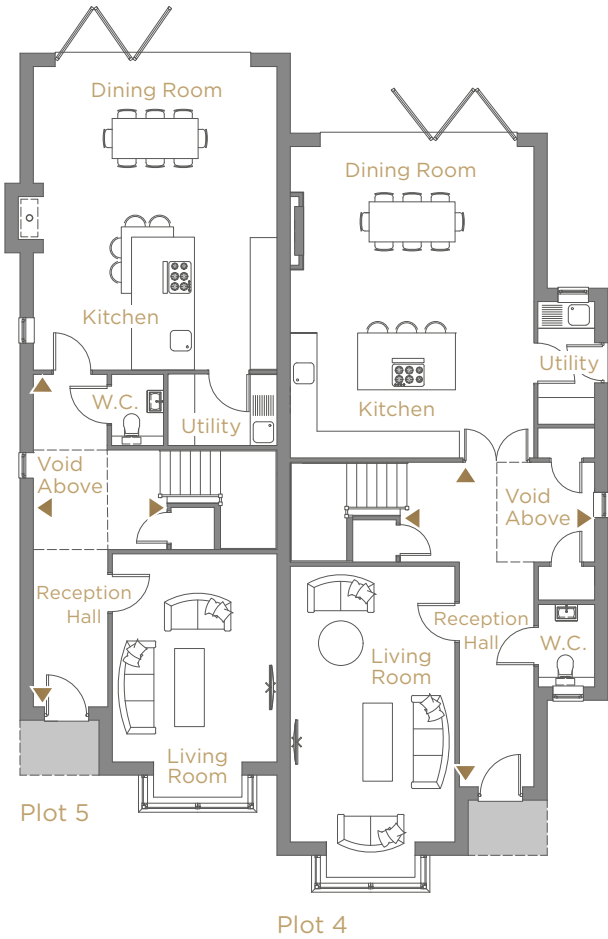


Gross Internal Area  
Plot 4: 2583 sq. ft (240 Sq m)  
Plot 5: 2341 sq. ft (217 sq m)\*

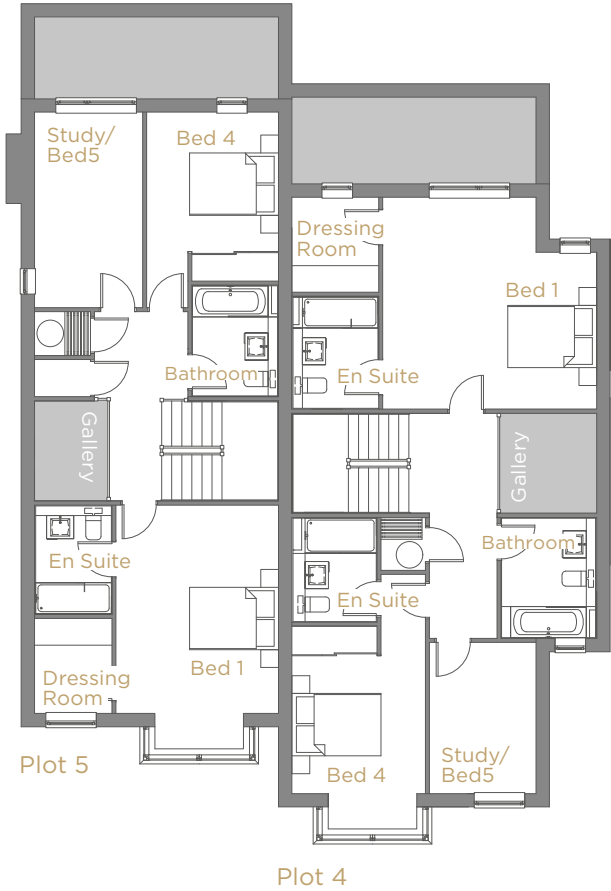
Ground Floor	Plot 4	Plot 5
Reception Hall	14'11x23'8 (4.55x7.21m)	9'10x24'4 (2.99x7.41m)
Living Room	11'11x22'9 (3.63x6.93m)	11'11x18'5 (3.63x5.48m)
Kitchen/Dining Room	17'9x22'9 (5.41x6.93m)	17'9x22'2 (5.4 x 6.77m)
Utility	4'0x8'9 (1.2x2.67m)	7'7x5'11 (2.31x1.8m)
First Floor	Plot 4	Plot 5
Bedroom 1	15'7x15'4 (4.75x4.67m)	11'9x18'5 (3.58x5.61m)
Dressing Room 1	6'3x6'9 (1.9x2.05m)	5'7x6'9 (1.7x2.0m)
Bedroom 4	9'8x13'6 (2.95x4.11m)	9'9x10'3 (2.97x3.12m)
Study/Bedroom 5	7'8x11'0 (2.34x3.35m)	7'6x14'3 (2.29x4.34m)
Second Floor	Plot 4	Plot 5
Bedroom 2	13'4x11'8 (4.06x3.56m)	13'4x12'4 (4.06x3.66m)
Bedroom 3	13'4x9'2 (4.06x2.79m)	13'4x9'4 (4.06x2.84m)

\*GIA's taken from architects plans

## Ground Floor



## First Floor

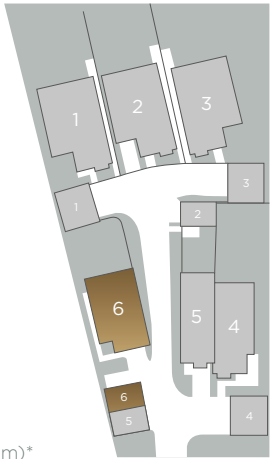


## Second Floor



# Plot Six

## Site Plan & Measurements

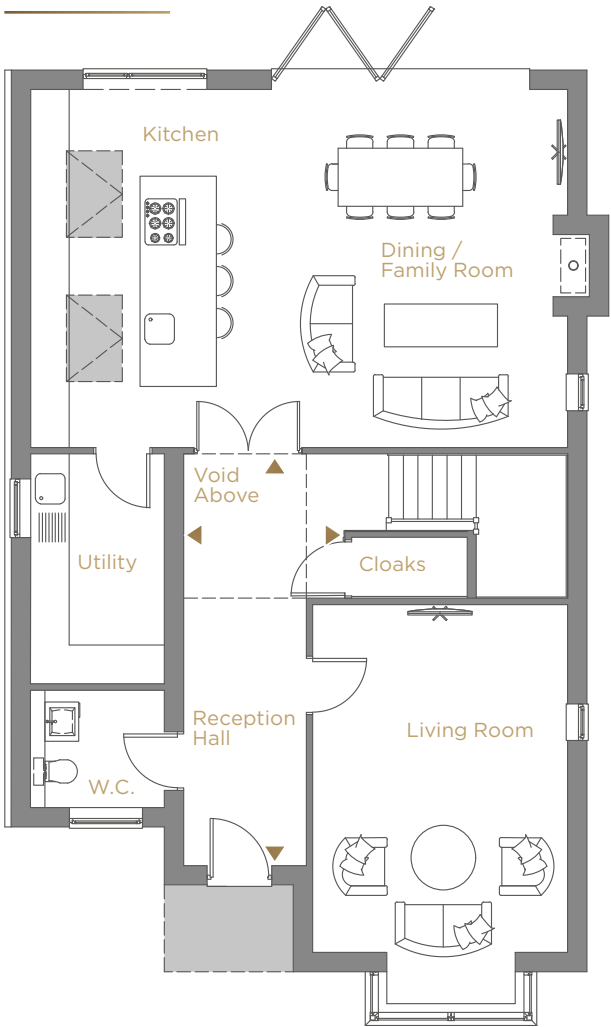


Gross Internal Area  
2625 sq. ft (244 Sq m)\*

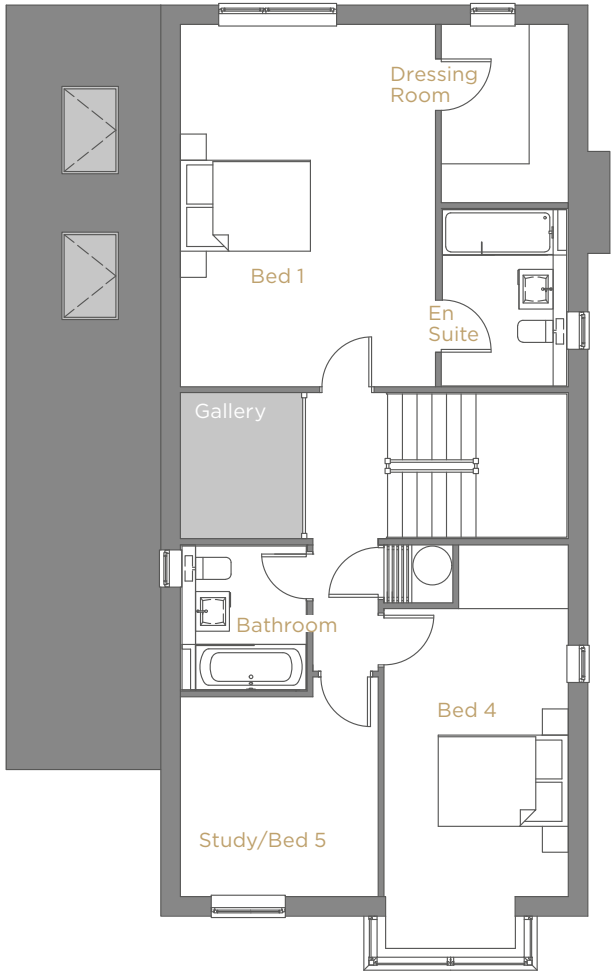
Ground Floor		
Reception Hall	10'8x20'9	(3.25x6.32m)
Living Room	12'8x20'1	(3.86x6.12m)
Kitchen/Family/Dining Room	27'1x18'0	(8.26x5.49m)
Utility	6'7x11'5	(2.0x3.18m)
First Floor		
Bedroom 1	12'6x17'11	(3.81x5.46m)
Dressing Room 1	6'3x8'8	(1.9x2.6m)
Bedroom 4	9'0x20'10	(2.74x6.35m)
Study/Bedroom 5	9'10x9'7	(2.99x2.92m)
Second Floor		
Bedroom 2	13'9x10'5	(4.19x3.17m)
Bedroom 3	13'9x10'9	(4.19x3.28m)

\*GIA's taken from architects plans

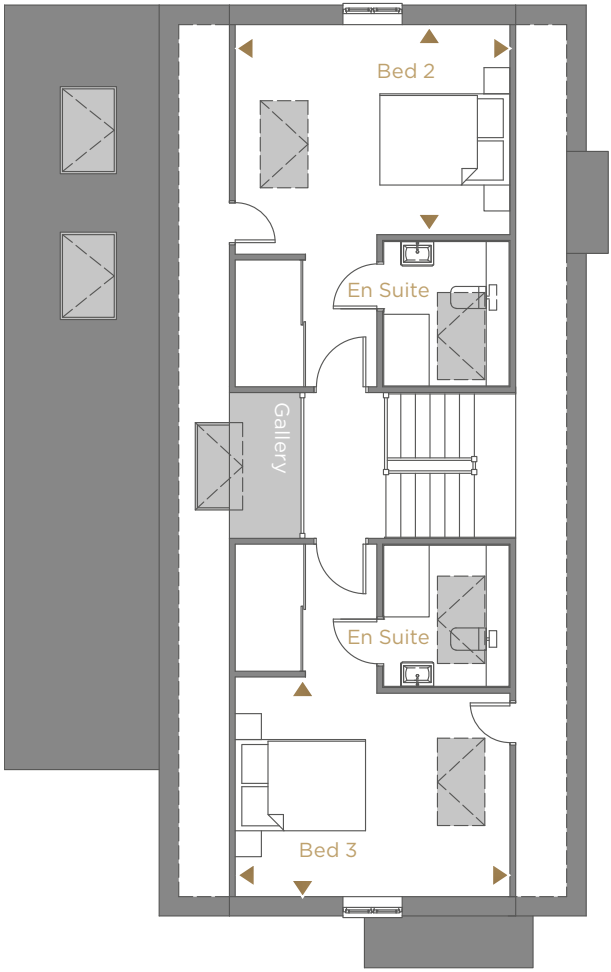
## Ground Floor



## First Floor



## Second Floor





# Specification



## Kitchen Fittings

- Bespoke luxury handleless contemporary kitchen by Ballerina
- Silestone work surfaces
- Stainless steel 1 ½ bowl Blanco under mounted sink
- Quooker mixer tap with boiling water facility
- Integrated Miele appliances including: induction hob, electric fan assisted oven, combination microwave oven, multi-function steam oven, full height fridge, full height freezer, dishwasher, two warming drawers, CDA wine fridge, downdraft extractor
- LED under worktop lighting
- Evoline flip worktop sockets

## Utility Room

- Contemporary units and square edge work surfaces
- Tiled splashbacks
- Blanco sink and drainer
- Chrome mixer tap

## Heating and Water System

- Concealed Valliant high efficiency pressurised gas fired condensing boiler
- Underfloor heating to ground floor
- Independent zoned thermostat's
- Radiators to first and second floor
- High capacity Megaflow pressurised hot water cylinders
- HWAM Intelligent heat woodburner to plots 1- 3, 5 and 6
- Electric fireplace with stone surround to plot 4
- Outside tap

## Bathroom, Shower Room and Cloakroom

- Contemporary white Villeroy & Boch sanitaryware
- Grohe chrome mixer taps and shower fittings
- Bath with mains pressure shower over and glass screen to family bathroom
- Walk in Grohe thermostatic showers with dual head
- Vanity units
- Heated towel rails
- Large fitted mirrors/mirrored vanity cupboards (plot specific)
- Electric mat underfloor heating
- Full porcelain wall tiling

## Electrical

- Networked Cat6 data wiring to all main rooms
- Fully fitted intruder alarm
- Television points to all reception rooms and bedrooms
- Brushed steel plug sockets and light switches
- Contemporary wall lights to living area.
- Feature pendant lights to kitchen island
- LED downlighters throughout
- External lights
- Mains wired smoke alarms
- External socket.
- Provision of ducting for Virgin media
- Sky dish



## Construction and External Finishes

- High quality facing brickwork
- Clay tiled roof
- High specification double-glazed Velfac powder coated aluminium windows and doors
- Powder coated aluminium bi-fold doors
- Seamless low maintenance zinc pre-coloured rainwater goods
- Brick built single garage and carport (plot specific)

## Internal Finishes

- American black walnut internal contemporary doors
- Bespoke handmade American black walnut staircase with glass balustrading
- Brushed steel ironmongery
- Emulsion painted wall finishes
- Smooth plastered ceilings
- Bi-fold doors to rear
- Built in wardrobes to selected bedrooms



## Flooring

- Large format porcelain tiled flooring throughout the ground floor
- Porcelain tiling to all wet areas
- High quality wool twist carpet to remaining rooms

## Fixtures and Fittings

- Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.
- Specification is subject to change during construction and may vary between plots and from what is listed within this brochure

## Landscaping

- Tegula block paved driveway
- Extensive granite paved walkways and terraces
- Landscaped front garden
- Lawned rear garden



## Property Details

- **Warranty:** 10 year BLP structural warranty
- **Tenure:** Freehold
- **Services:** All mains services are connected to the property.
- The development has been designed to promote minimal external maintenance

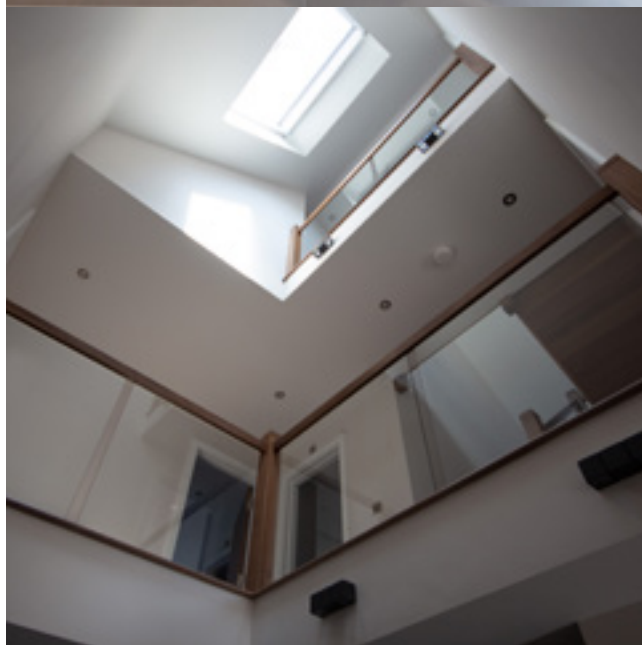
## Local Authority

- Cambridge City Council.

## Postal Address

1 to 6 Alfred Close  
Cambridge CB1 7BW





# Gibson Developments



Gibson Developments specialises in designing and constructing residential properties mainly in Cambridge and the surrounding area. Established in 1991, with a team of vastly experienced and highly qualified professionals, our approach has enabled the success of carefully planned growth within the property industry.

Each project we undertake is completed to the highest possible standard that guarantees customer satisfaction. We create innovative, sustainable properties that enhance our discerning customer's lives, whilst complementing the environment and offering great value for money. With a carefully planned design process, tailored to suit and complement the differing requirements of each project, our developments benefit not only our customers, but the community they live in as well.

## Vision and Values

At Gibson Developments, we constantly strive to achieve excellence in everything

we do. As an organisation, we are dynamic and discerning, innovative in the way that we work but traditional in the service we provide. In order to continue our success and growth, we are dedicated to the core values of our company:

- To be professional, personable, efficient and reliable.
- Provide innovative designs and utilise the latest construction techniques to provide dwellings that are built to last.
- Offer high-end and luxury developments that are great value for money.
- Minimise our impact on the environment and create sustainable developments.

We take pride in the fact that our philosophy is implemented throughout every aspect of the business at Gibson Developments. We are committed to commissioning designs to the highest of standards, showing care and meticulous attention to detail from initial conceptual appraisals, through to project completion.