



Marleigh CAMBRIDGE Park

Kingsley View

A collection of 2, 3, 4 and 5 bedroom houses

Welcome to Marleigh Park

Kingsley View is a collection of 2, 3, 4 and 5 bedroom houses, with selected homes bordering Kingsley Wood and Kingsley 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 Gregory 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 features expansive, light-filled open-plan layouts designed for comfort and functionality.

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.

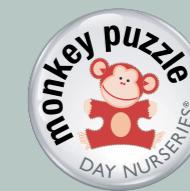
At the heart of this flourishing community is Jubilee Square, where everyone can gather and friendships blossom. Everything you need is within easy reach: ingredients for that impromptu invitation to friends; a place that makes your coffee just how you like it. These may be simple pleasures, but they 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 offer 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 tennis courts, 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 46 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 leisurely 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 train 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.



By bike from Marleigh Park

Cambridge North Train Station	11 mins / 2 miles
Grand Arcade Shopping Centre	16 mins / 2.9 miles
Cambridge Train 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 Train 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 Train 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.



Kingsley View

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 Marshall Land
- 25 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

The Cherry
Two bedroom house
Plots 455, 456, 457 & 458

The Willow
Three bedroom house
Plots 467, 468, 469, 470, 471, 472, 473, 477, 479, 480, 483, 484, 487, 488, 491, 492, 493, 494, 508, 509, 518, 519, 522, 523, 527, 536, 537 & 546

The Boxwood
Three bedroom house
Plots 454, 475, 525, 530, 533, 540, 543 & 547

The Oak
Three bedroom house
Plots 451, 452 & 453

The Alder
Four bedroom house
Plots 447 & 449

The Beech
Four bedroom house
Plots 448 & 450

The Mulberry
Four bedroom house
Plots 466, 474, 476, 478, 507, 510, 511, 512, 513, 514, 515, 516, 520, 524, 526, 528, 534, 535, 538 & 545

The Sycamore
Four bedroom house
Plots 481, 482, 485, 486, 489, 490, 517, 521, 529, 539 & 544

The Lime
Five bedroom house
Plots 531, 532, 541 & 542

Homes available through
affordable housing provider



- Garage
- Car Port
- Estate/Knee Rails
- Timber Fence
- Timber Fence with Concrete
Gravel Board
- Timber Fence with Brick
Retaining Wall
- Garden Brick Wall
- Bike Store/Shed
- ASHP (Air Source Heat Pump)
- V Visitor Parking
- Blue Badge Parking

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The Cherry

TWO BEDROOM TERRACED HOUSE BAY PARKING TO THE FRONT

Plots 456, 457 & 458

TWO BEDROOM END OF TERRACE HOUSE PARKING SPACE TO REAR

Plot 455*

Ground Floor

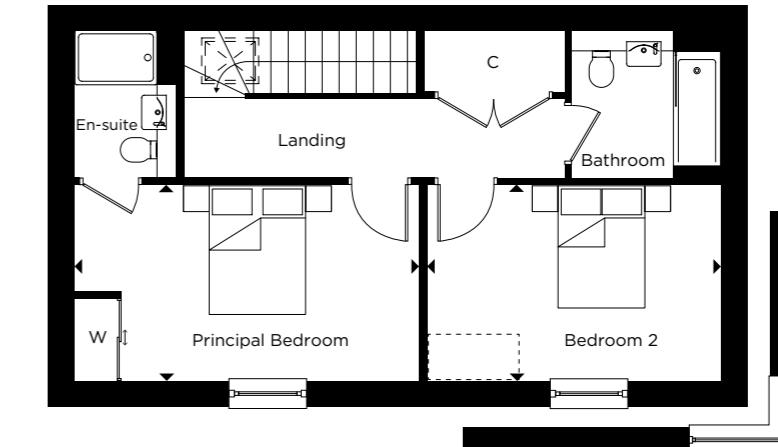
Kitchen/Dining/Living
7.30m x 5.05m 23'11" x 16'6"

First Floor

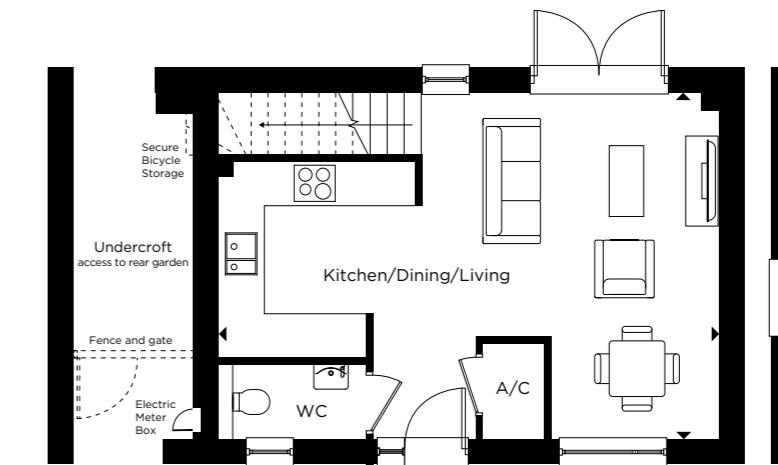
Principal Bedroom
5.05m x 2.85m 16'6" x 9'4"

Bedroom 2
4.25m x 2.85m 13'11" x 9'4"

Bedroom 2 – Plot 455
4.35m x 2.85m 14'3" x 9'4"



First Floor



Ground Floor

*Plot 455 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position ☀ Skylight

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.



The Willow A

THREE BEDROOM SEMI-DETACHED HOUSE SINGLE CAR PORT
Plots 469*, 473*, 493*, 509*, 518, 522 & 537*

Ground Floor

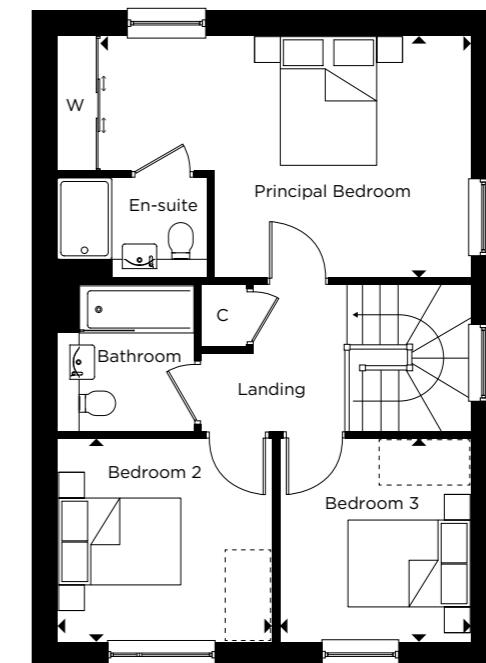
Kitchen/Dining/Living
6.05m x 8.90m 19'10" x 29'2"

First Floor

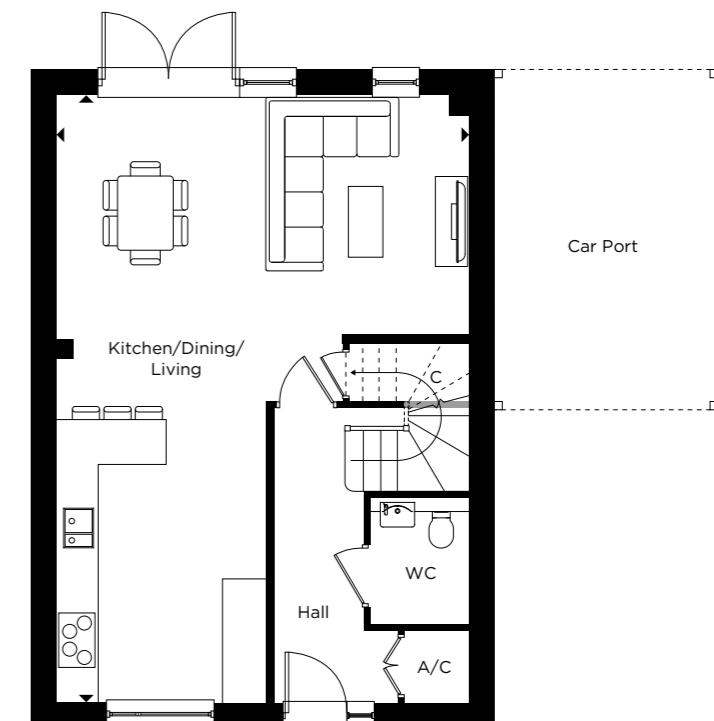
Principal Bedroom
5.45m x 3.50m 17'10" x 11'5"

Bedroom 2
3.10m x 3.00m 10'2" x 9'10"

Bedroom 3
2.80m x 3.00m 9'2" x 9'10"



First Floor



Ground Floor

*Plots 469, 473, 493, 509 & 537 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



The Willow B

THREE BEDROOM SEMI-DETACHED HOUSE SINGLE CAR PORT

Plots 468*, 472*, 483, 484, 487*, 488*, 492*, 508*, 519, 523 & 536*

THREE BEDROOM DETACHED HOUSE SINGLE CAR PORT

Plots 467 & 546*

Ground Floor

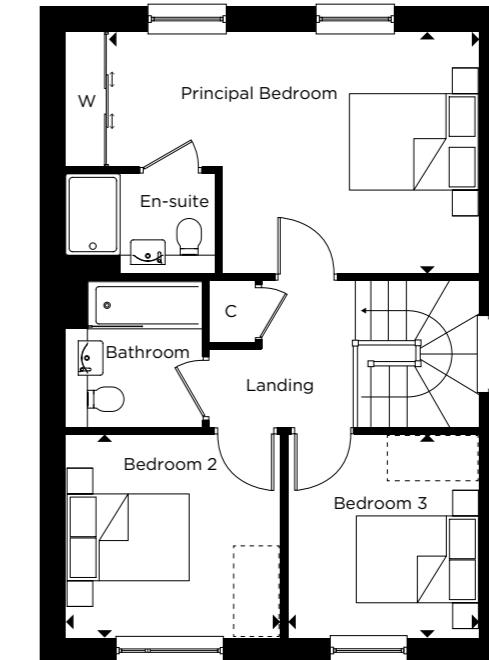
Kitchen/Dining/Living
6.05m x 8.90m 19'10" x 29'2"

First Floor

Principal Bedroom
5.45m x 3.50m 17'10" x 11'5"

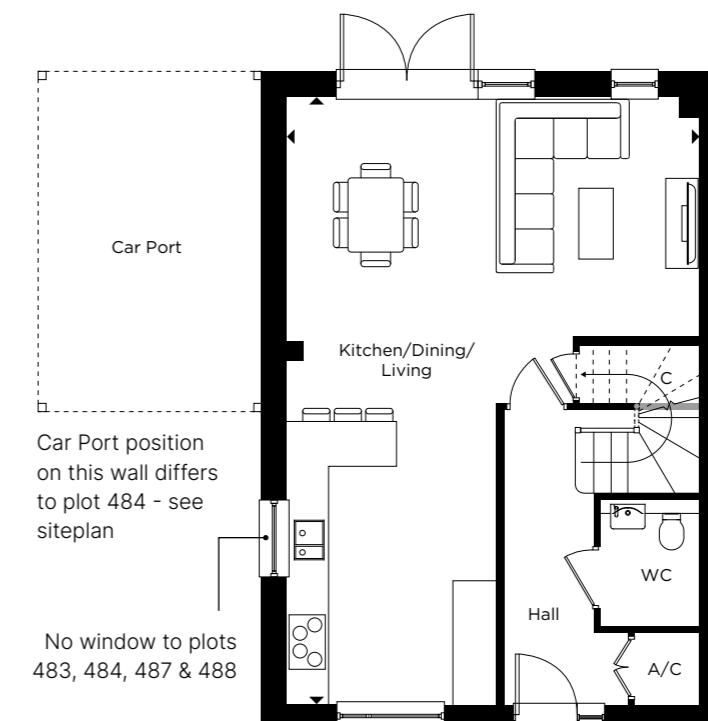
Bedroom 2
3.10m x 3.00m 10'2" x 9'10"

Bedroom 3
2.80m x 3.00m 9'2" x 9'10"



Window to plots
483 & 488 only

First Floor



Car Ports to plots
483 & 488 are
positioned on
this wall

Ground Floor

*Plots 468, 472, 487, 488, 492, 508, 536 & 546 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



The Willow C

THREE BEDROOM DETACHED HOUSE SINGLE CAR PORT

Plots 491, 494* & 527

THREE BEDROOM DETACHED HOUSE SINGLE GARAGE**

Plot 477

Ground Floor

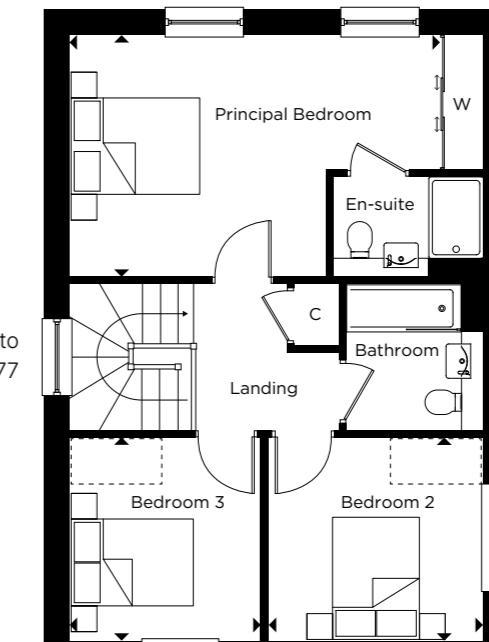
Kitchen/Dining/Living
6.10m x 8.90m 20'0" x 29'2"

First Floor

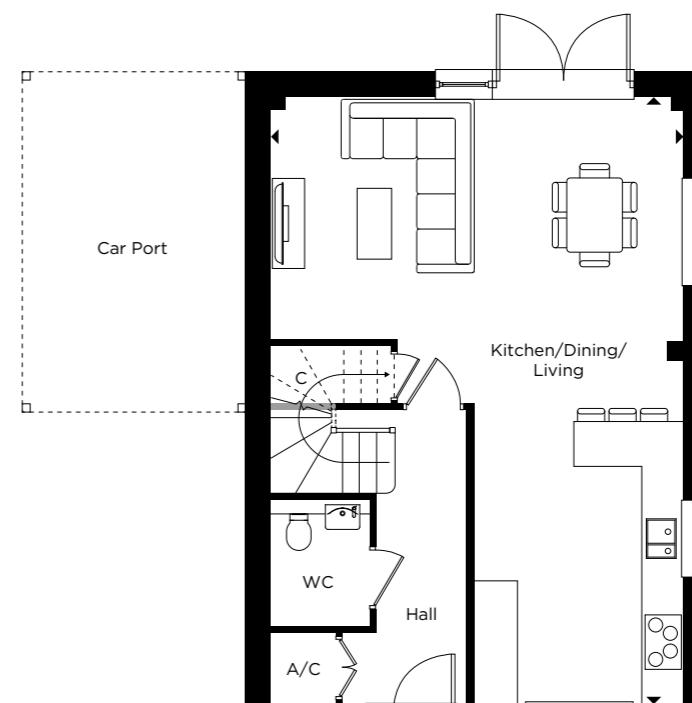
Principal Bedroom
5.50m x 3.50m 18'0" x 11'5"

Bedroom 2
3.15m x 2.95m 10'4" x 9'8"

Bedroom 3
2.80m x 2.95m 9'2" x 9'8"



First Floor



Ground Floor

*Plot 494 handed to floorplan shown. **See siteplan for garage location

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



The Willow D

An Exemplar Home**

THREE BEDROOM SEMI-DETACHED HOUSE SINGLE CAR PORT

Plots 470*, 479 & 480

Ground Floor

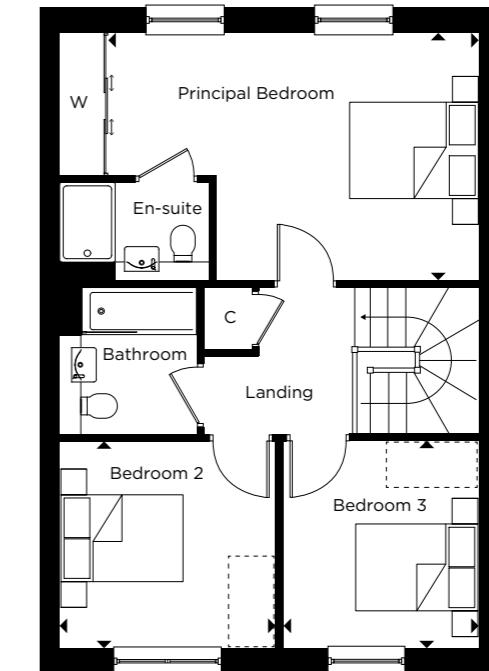
Kitchen/Dining/Living
6.10m x 8.95m 20'0" x 29'4"

First Floor

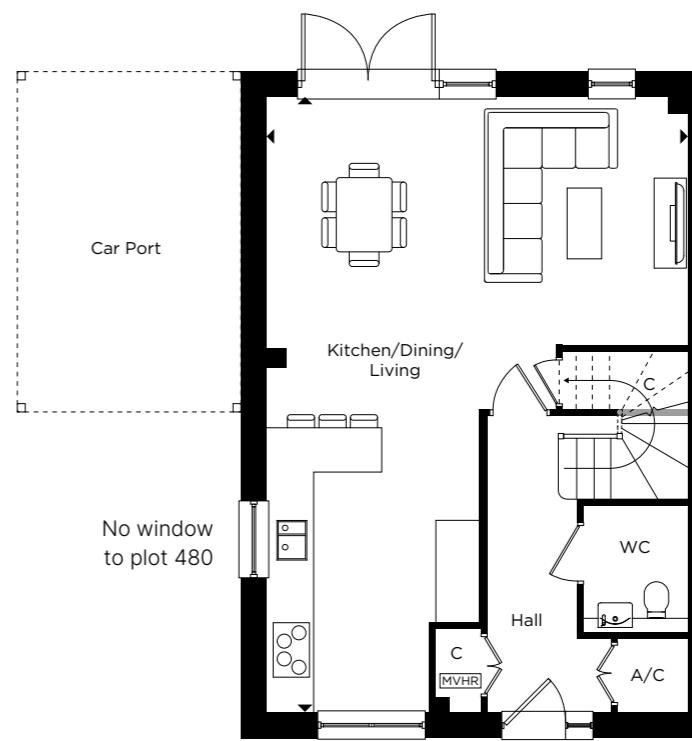
Principal Bedroom
5.50m x 3.55m 18'0" x 11'7"

Bedroom 2
3.15m x 3.00m 10'4" x 9'10"

Bedroom 3
2.80m x 3.00m 9'2" x 9'10"



First Floor



Ground Floor

EXEMPLAR HOMES** FEATURE

- Improved u-values (reduced heat loss) to wall, floor and roof
- Improved air tightness
- Increased insulation
- Triple glazing
- Mechanical Ventilation with Heat Recovery system (MVHR)
- PV panels

**These three exemplar homes will be monitored for 12 months (air temperature, humidity, CO₂ energy use) and the residents interviewed at 3-month and 12-month occupation for post occupancy evaluation research purposes

*Plot 470 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard MVHR Mechanical Ventilation with Heat Recovery [] Indicative wardrobe position



The Willow E

An Exemplar Home**

THREE BEDROOM SEMI-DETACHED HOUSE SINGLE CAR PORT

Plot 471

Ground Floor

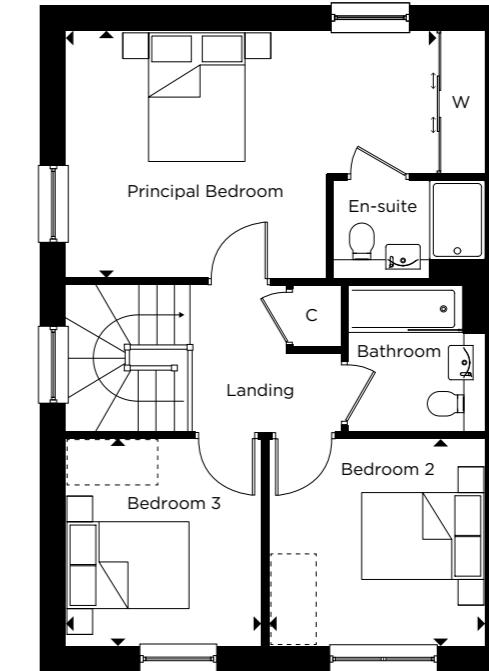
Kitchen/Dining/Living
6.10m x 8.95m 20'0" x 29'4"

First Floor

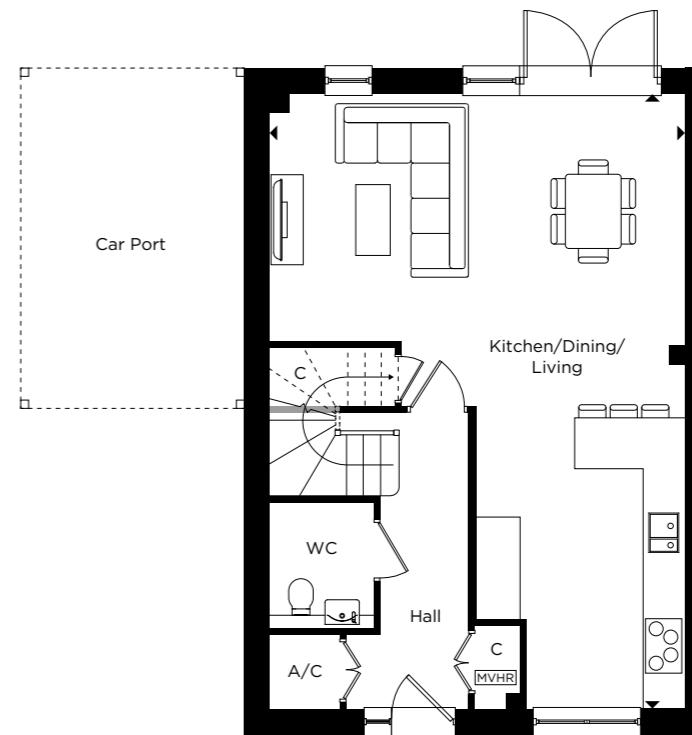
Principal Bedroom
5.50m x 3.55m 18'0" x 11'7"

Bedroom 2
3.15m x 3.00m 10'4" x 9'10"

Bedroom 3
2.80m x 3.00m 9'2" x 9'10"



First Floor



Ground Floor

EXEMPLAR HOME** FEATURES

- Improved u-values (reduced heat loss) to wall, floor and roof
- Improved air tightness
- Increased insulation
- Triple glazing
- Mechanical Ventilation with Heat Recovery system (MVHR)
- PV panels

**This exemplar home will be monitored for 12 months (air temperature, humidity, CO₂ energy use) and the residents interviewed at 3-month and 12-month occupation for post occupancy evaluation research purposes



The Boxwood A

THREE BEDROOM DETACHED HOUSE | DETACHED SINGLE GARAGE**

Plots 530, 533*, 540 & 543*

Ground Floor

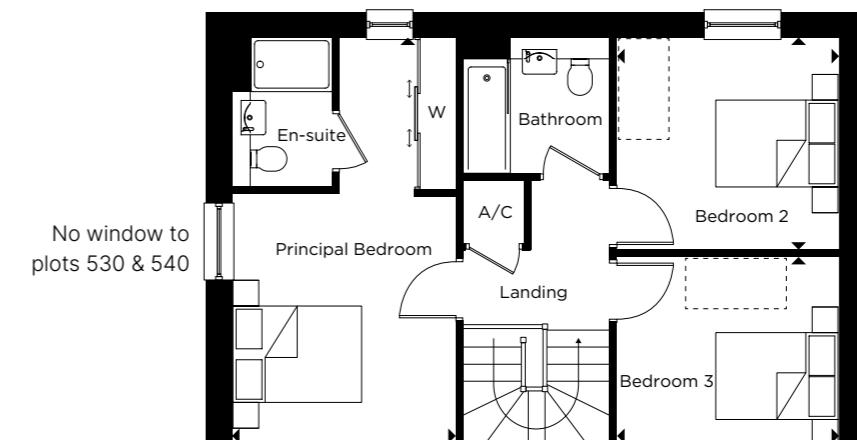
Kitchen/Dining/Living
8.90m x 6.10m 29'2" x 20'0"

First Floor

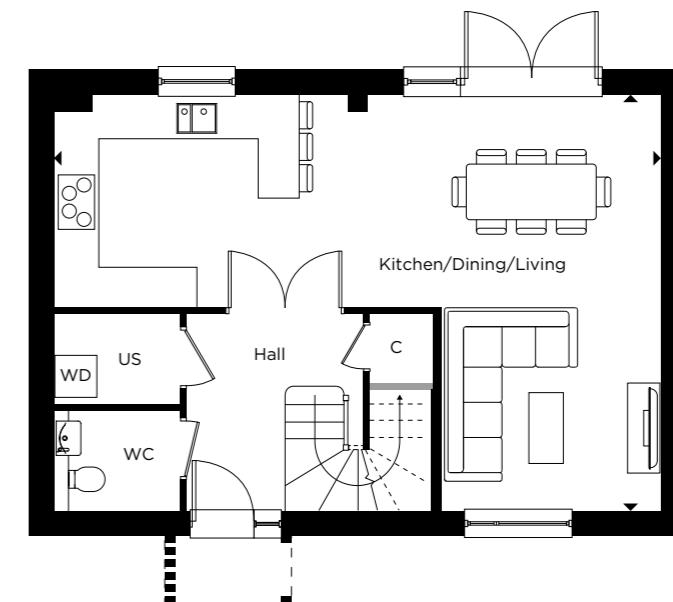
Principal Bedroom
3.20m x 6.10m 10'5" x 20'0"

Bedroom 2
3.20m x 3.10m 10'5" x 10'2"

Bedroom 3
3.20m x 2.85m 10'5" x 9'4"



First Floor



Ground Floor

*Plot 533 & 543 handed to floorplan shown. **See siteplan for garage location

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [] Indicative wardrobe position



The Boxwood B

THREE BEDROOM DETACHED HOUSE | DETACHED SINGLE CAR PORT**

Plots 475 & 525

Ground Floor

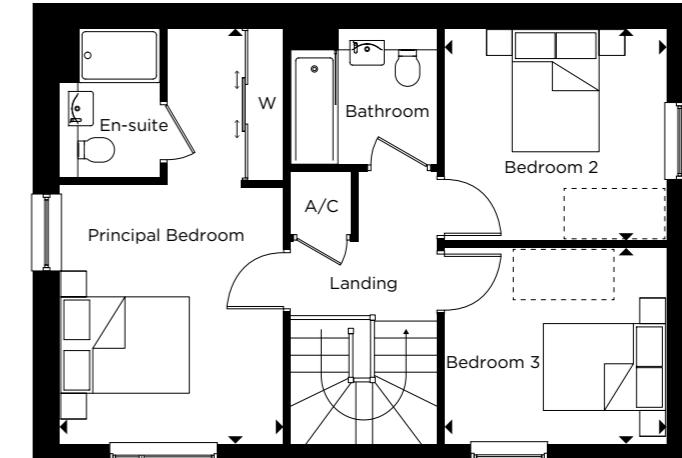
Kitchen/Dining/Living
8.90m x 6.10m 29'2" x 20'0"

First Floor

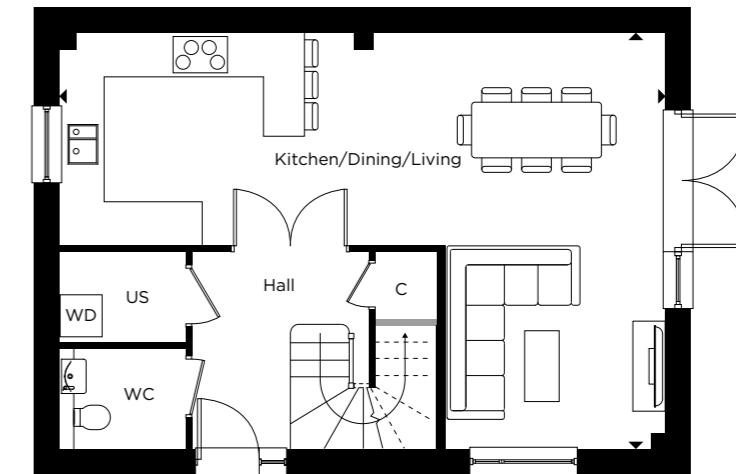
Principal Bedroom
3.20m x 6.10m 10'5" x 20'0"

Bedroom 2
3.20m x 3.10m 10'5" x 10'2"

Bedroom 3
3.20m x 2.85m 10'5" x 9'4"



First Floor



Ground Floor

**See siteplan for car port location

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [] Indicative wardrobe position



The Boxwood C

THREE BEDROOM DETACHED HOUSE SINGLE GARAGE

Plot 454

Ground Floor

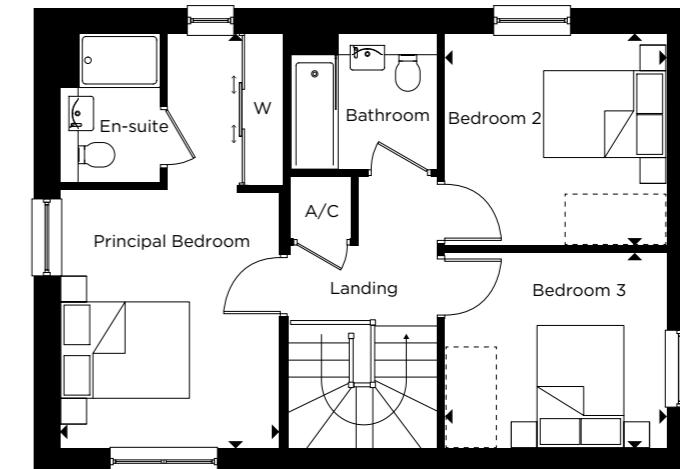
Kitchen/Dining/Living
8.90m x 6.10m 29'2" x 20'0"

First Floor

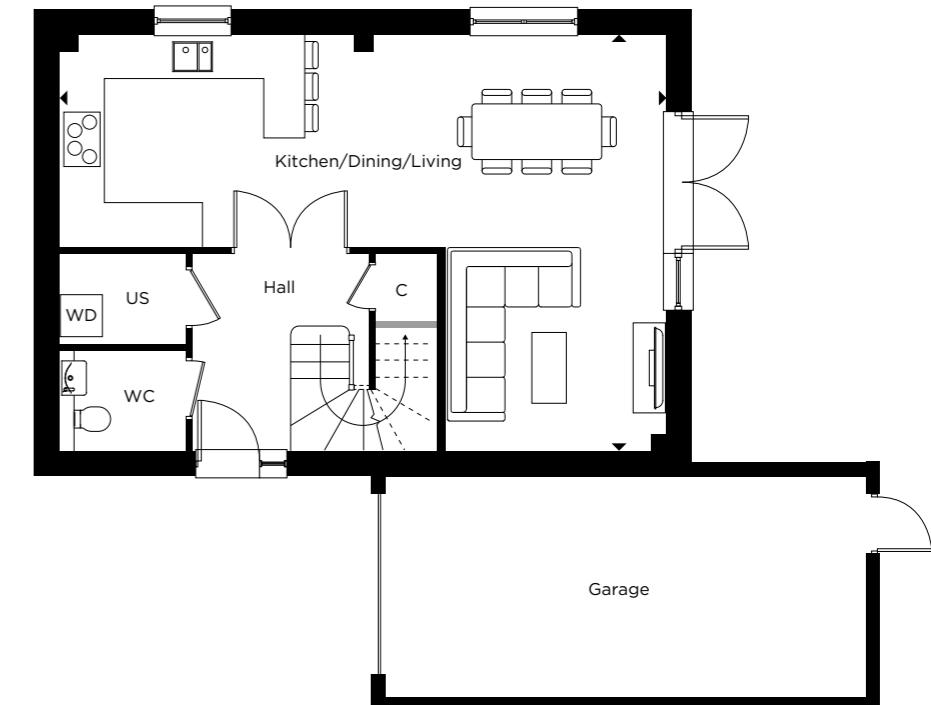
Principal Bedroom
3.20m x 6.10m 10'5" x 20'0"

Bedroom 2
3.20m x 3.10m 10'5" x 10'2"

Bedroom 3
3.20m x 2.85m 10'5" x 9'4"



First Floor



Ground Floor

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [] Indicative wardrobe position



The Boxwood D

THREE BEDROOM DETACHED HOUSE | SINGLE CAR PORT

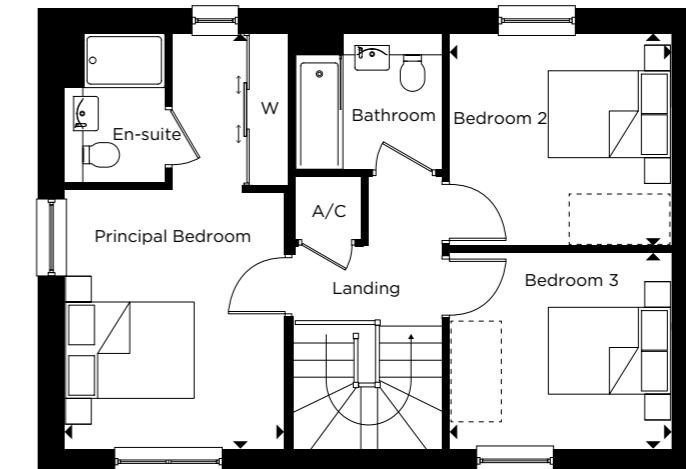
Plot 547

Ground Floor
Kitchen/Dining/Living
8.90m x 6.10m 29'2" x 20'0"

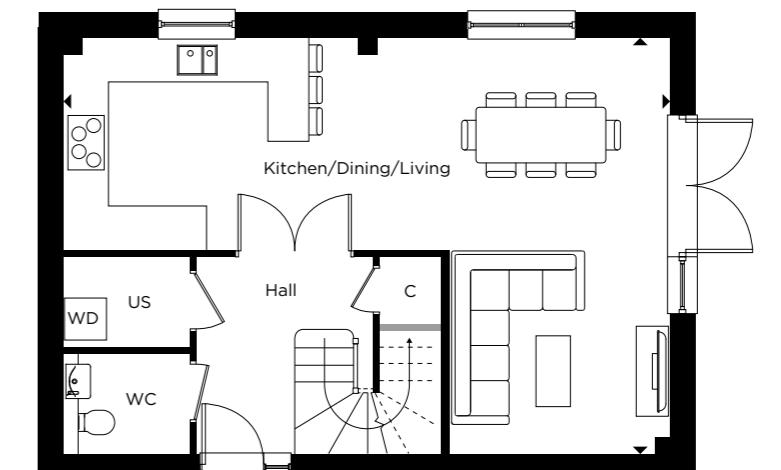
First Floor
Principal Bedroom
3.20m x 6.10m 10'5" x 20'0"

Bedroom 2
3.20m x 3.10m 10'5" x 10'2"

Bedroom 3
3.20m x 2.85m 10'5" x 9'4"



First Floor



Ground Floor

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [] Indicative wardrobe position



The Oak A

THREE BEDROOM DETACHED HOUSE | SINGLE GARAGE

Plots 451 & 453

Ground Floor

Kitchen/Dining/Living

4.25m x 6.10m 13'11" x 20'0"

Family Room

5.15m x 4.00m 16'10" x 13'1"

First Floor

Principal Bedroom

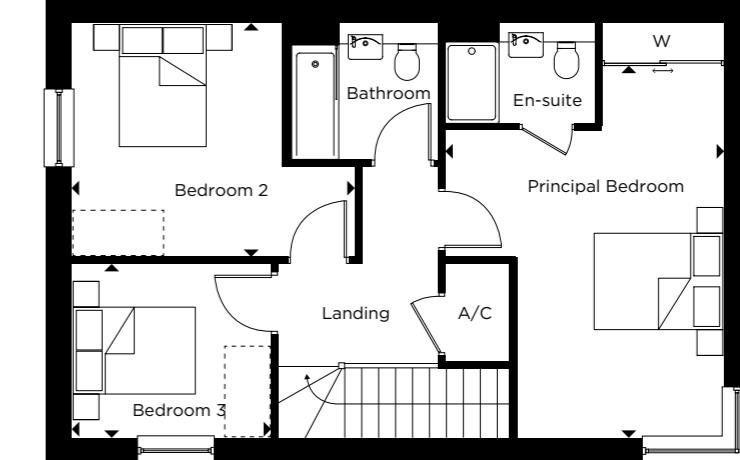
4.10m x 5.50m 13'5" x 18'0"

Bedroom 2

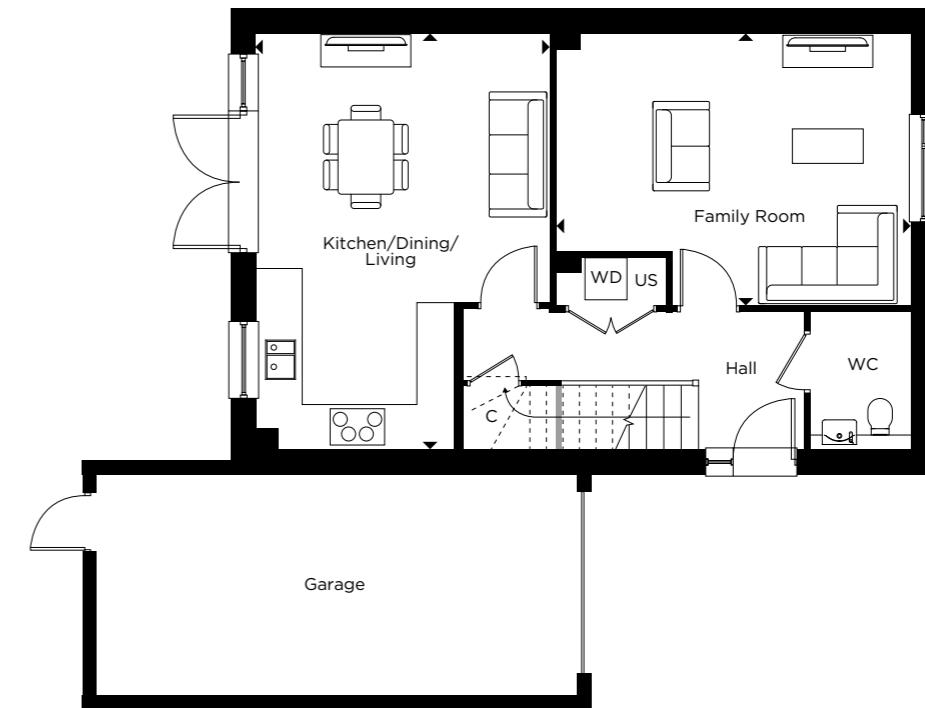
4.15m x 3.40m 13'7" x 11'1"

Bedroom 3

2.90m x 2.55m 9'6" x 8'4"



First Floor



Ground Floor

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [] Indicative wardrobe position



The Oak B

THREE BEDROOM DETACHED HOUSE | SINGLE GARAGE

Plot 452

Ground Floor

Kitchen/Dining/Living

4.25m x 6.10m 13'11" x 20'0"

Family Room

5.15m x 4.00m 16'10" x 13'1"

First Floor

Principal Bedroom

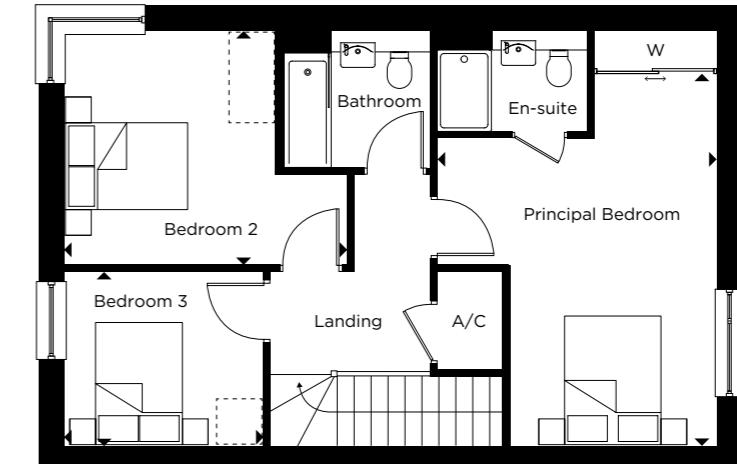
4.10m x 5.50m 13'5" x 18'0"

Bedroom 2

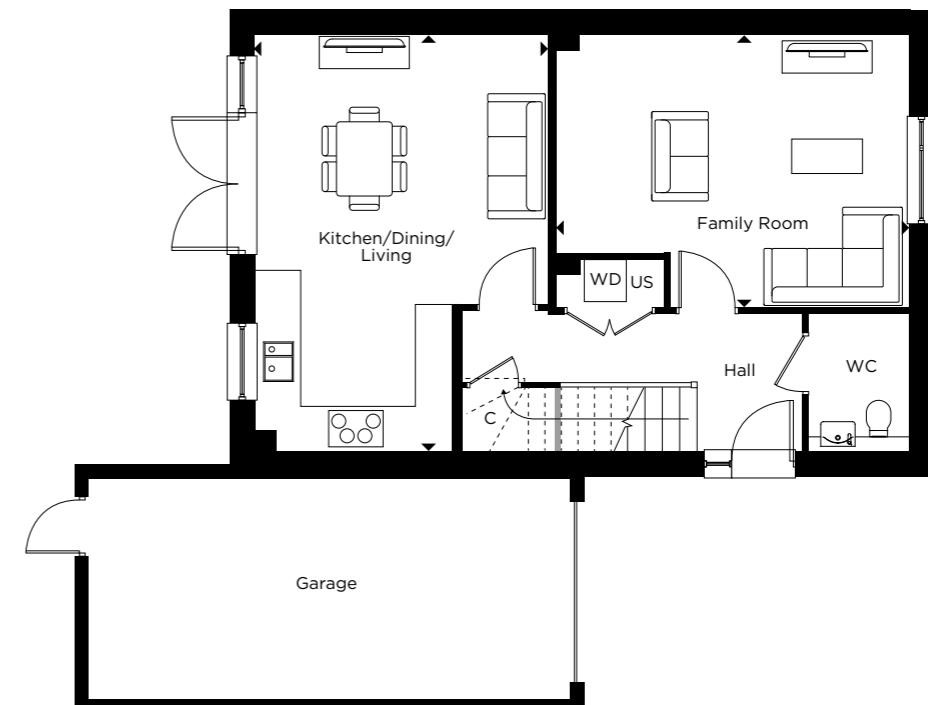
4.15m x 3.40m 13'7" x 11'1"

Bedroom 3

2.90m x 2.55m 9'6" x 8'4"



First Floor



Ground Floor

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [] Indicative wardrobe position



The Alder

FOUR BEDROOM SEMI-DETACHED HOUSE DETACHED DOUBLE GARAGE**

Plots 447 & 449

Ground Floor

Kitchen/Dining/Living
4.85m x 5.75m 15'10" x 18'10"

Family Room
4.20m x 5.75m 13'9" x 18'10"

First Floor

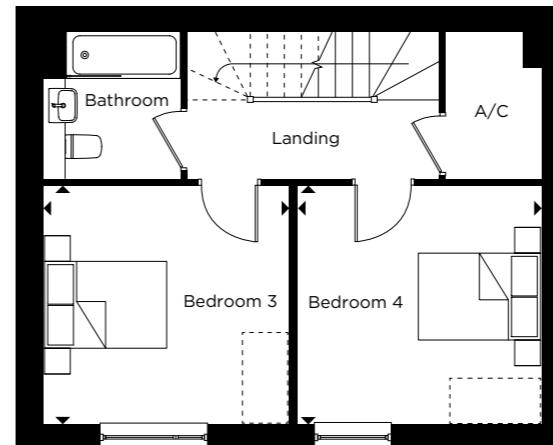
Bedroom 3
3.55m x 3.50m 11'7" x 11'5"

Bedroom 4
3.55m x 3.50m 11'7" x 11'5"

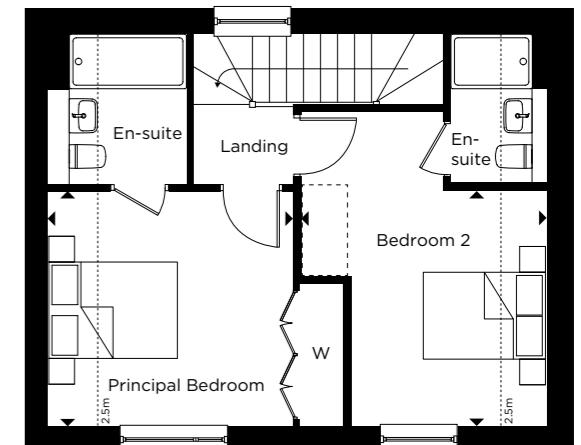
Second Floor

Principal Bedroom
3.55m x 3.45m 11'7" x 11'3"

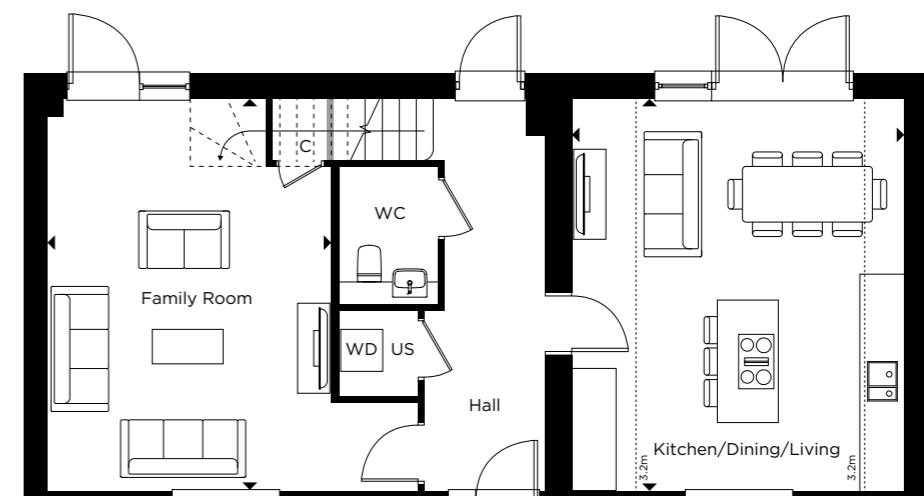
Bedroom 2
3.60m x 3.45m 11'9" x 11'3"



First Floor



Second Floor



Ground Floor

**See siteplan for garage location

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer
 [] Indicative wardrobe position ----- Restricted head height



The Beech

FOUR BEDROOM SEMI-DETACHED HOUSE | DETACHED DOUBLE GARAGE**

Plots 448 & 450

Ground Floor

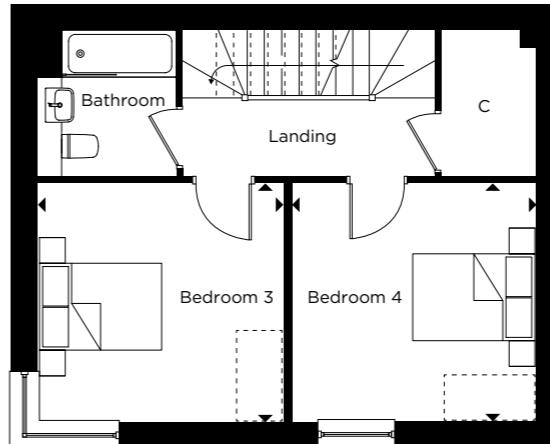
Kitchen/Dining/Living	4.15m x 7.90m	13'7" x 25'11"
Family Room	4.20m x 5.75m	13'9" x 18'10"
Utility	2.45m x 1.95m	8'0" x 6'4"

First Floor

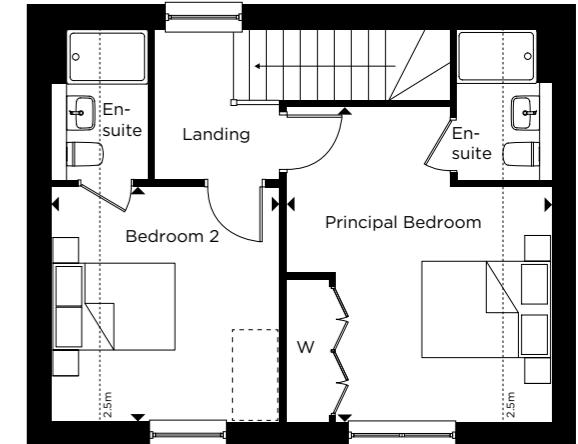
Bedroom 3	3.55m x 3.50m	11'7" x 11'5"
Bedroom 4	3.60m x 3.50m	11'9" x 11'5"

Second Floor

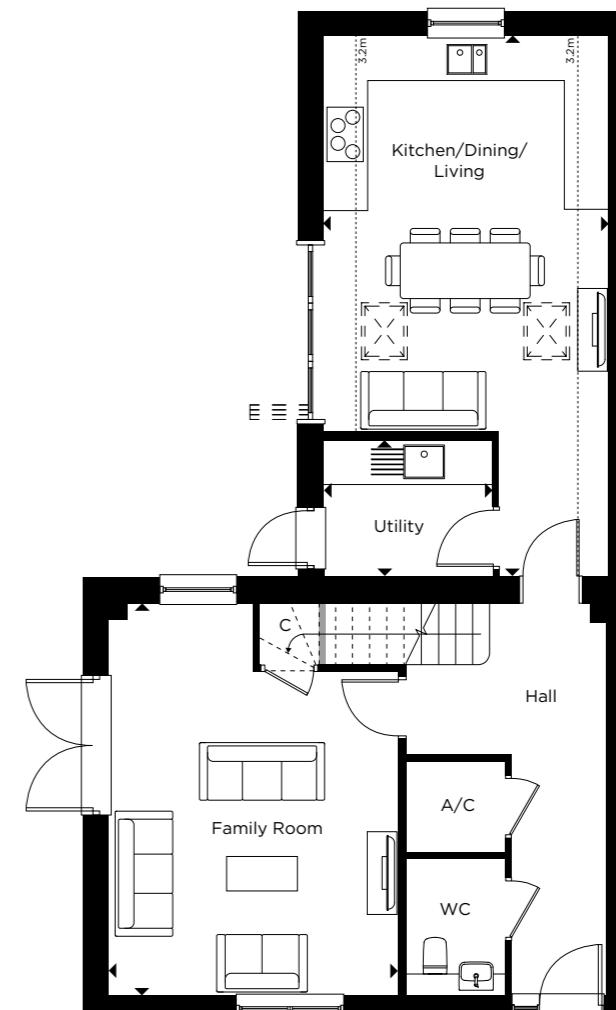
Principal Bedroom	3.85m x 4.60m	12'7" x 15'1"
Bedroom 2	3.30m x 3.45m	10'9" x 11'3"



First Floor



Second Floor



Ground Floor

**See siteplan for garage location

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position
 ----- Vaulted ceiling height ☀ Skylight

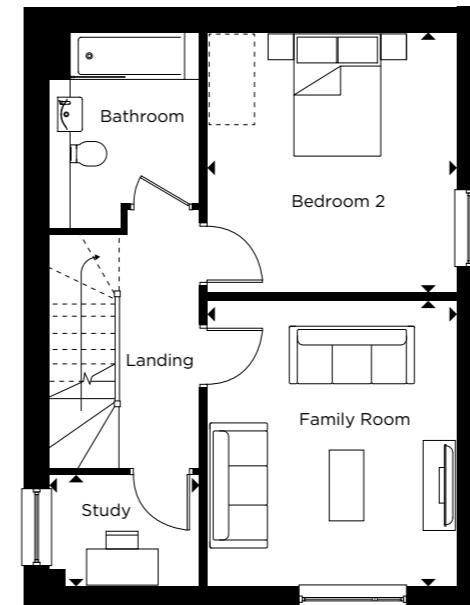


The Mulberry A

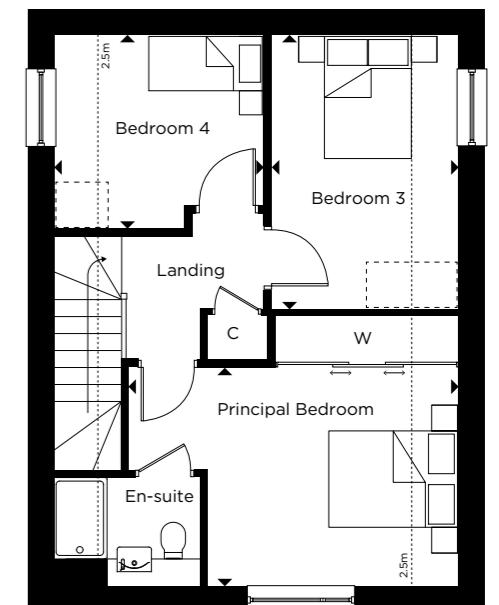
FOUR BEDROOM DETACHED HOUSE | DETACHED SINGLE GARAGE**

Plots 466, 520*, 524* & 538*

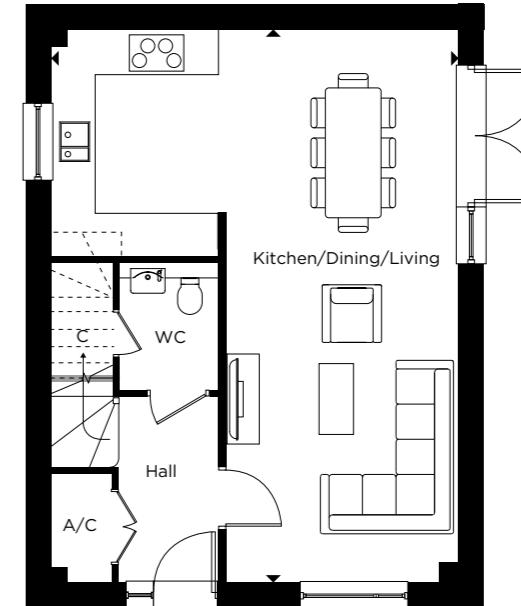
Ground Floor	First Floor	Second Floor
Kitchen/Dining/Living 5.95m x 8.10m 19'6" x 26'6"	Family Room 3.65m x 4.20m 11'11" x 13'9"	Principal Bedroom 4.85m x 3.20m 15'10" x 10'5"
	Bedroom 2 3.65m x 3.80m 11'11" x 12'5"	Bedroom 3 2.75m x 4.00m 9'0" x 13'1"
	Study 2.15m x 1.55m 7'0" x 5'1"	Bedroom 4 3.05m x 2.85m 10'0" x 9'4"



First Floor



Second Floor



Ground Floor

*Plots 520, 524 & 538 are handed to floorplan shown. **See siteplan for garage location

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position Restricted head height



The Mulberry B

FOUR BEDROOM DETACHED HOUSE | SINGLE GARAGE

Plots 474*, 476*, 507, 510*, 511, 526* & 545

Ground Floor

Kitchen/Dining/Living
5.95m x 8.10m 19'6" x 26'6"

First Floor

Family Room
3.65m x 4.20m 11'11" x 13'9"

Bedroom 2
3.65m x 3.80m 11'11" x 12'5"

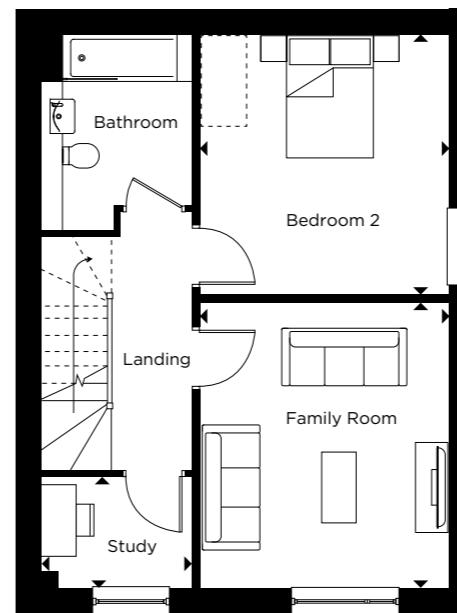
Study
2.15m x 1.55m 7'0" x 5'1"

Second Floor

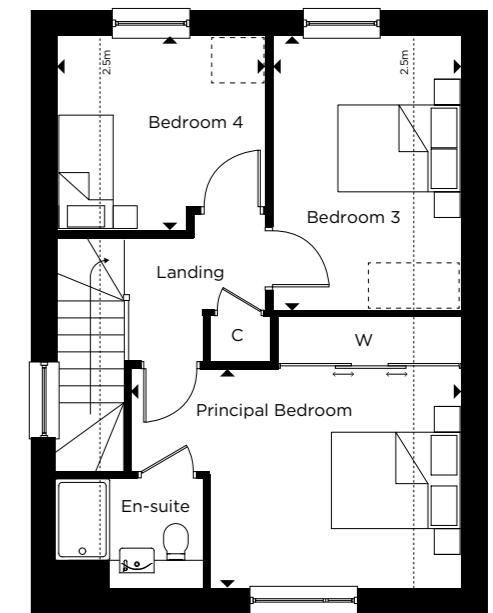
Principal Bedroom
4.85m x 3.20m 15'10" x 10'5"

Bedroom 3
2.75m x 4.00m 9'0" x 13'1"

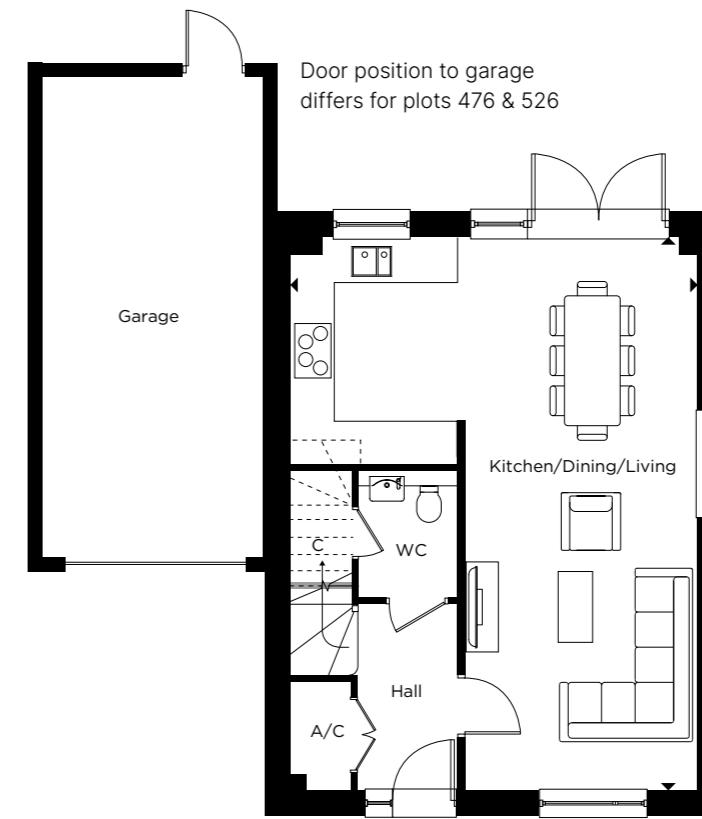
Bedroom 4
3.05m x 2.85m 10'0" x 9'4"



First Floor



Second Floor



Ground Floor

*Plots 474, 476, 510 & 526 are handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position ----- Restricted head height



The Mulberry C

FOUR BEDROOM DETACHED HOUSE | DETACHED SINGLE GARAGE**

Plots 478 & 528

Ground Floor

Kitchen/Dining/Living
5.95m x 8.10m 19'6" x 26'6"

First Floor

Family Room
3.65m x 4.20m 11'11" x 13'9"

Bedroom 2
3.65m x 3.80m 11'11" x 12'5"

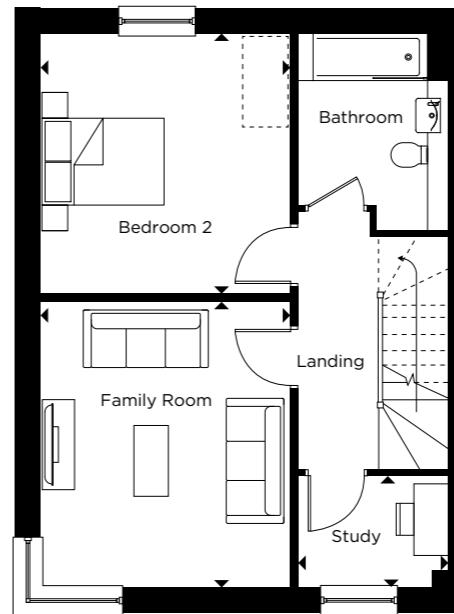
Study
2.15m x 1.55m 7'0" x 5'1"

Second Floor

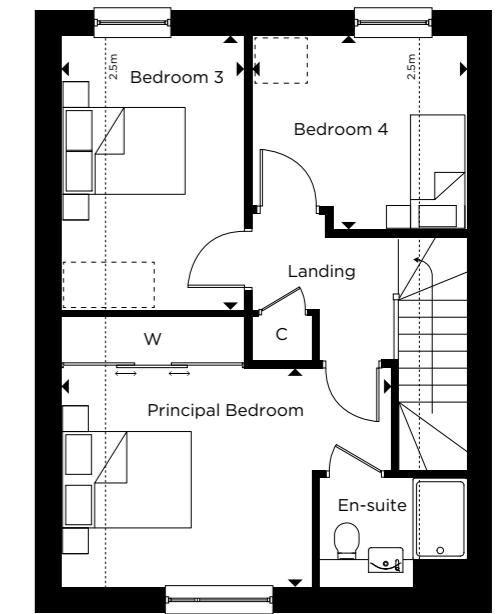
Principal Bedroom
4.85m x 3.20m 15'10" x 10'5"

Bedroom 3
2.75m x 4.00m 9'0" x 13'1"

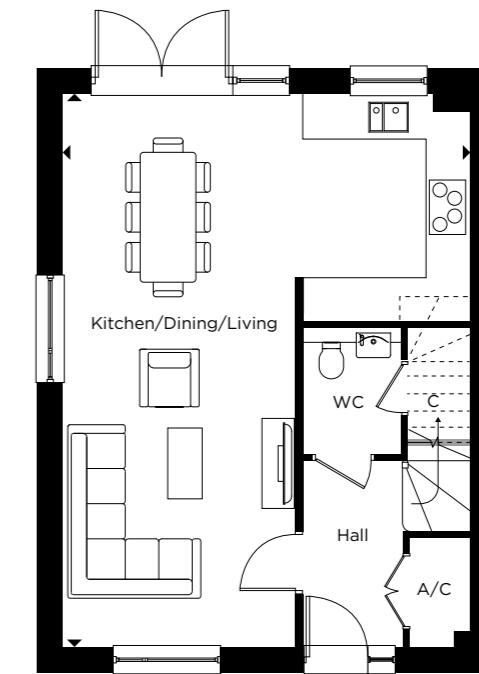
Bedroom 4
3.05m x 2.85m 10'0" x 9'4"



First Floor



Second Floor



Ground Floor

**See siteplan for garage location

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position ----- Restricted head height



The Mulberry D

FOUR BEDROOM SEMI-DETACHED HOUSE | SINGLE GARAGE

Plots 512*, 513, 514* & 515

FOUR BEDROOM DETACHED HOUSE | SINGLE GARAGE

Plots 516*, 534 & 535

Ground Floor

Kitchen/Dining/Living

5.95m x 8.10m 19'6" x 26'6"

First Floor

Family Room

3.65m x 4.20m 11'11" x 13'9"

Bedroom 2

3.65m x 3.80m 11'11" x 12'5"

Study

2.15m x 1.55m 7'0" x 5'1"

Second Floor

Principal Bedroom

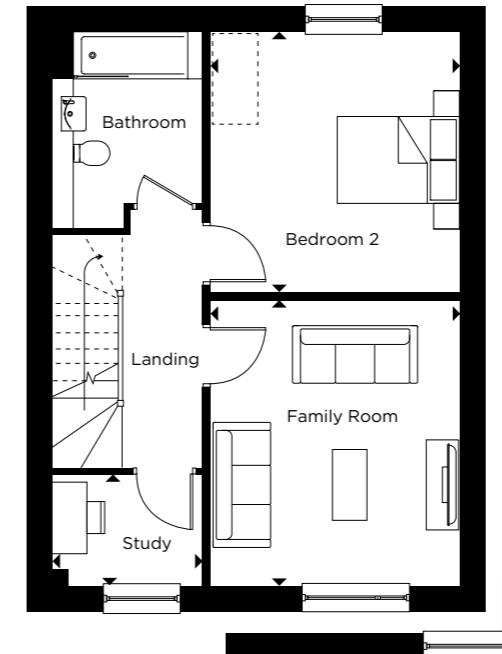
4.85m x 3.20m 15'10" x 10'5"

Bedroom 3

2.75m x 4.00m 9'0" x 13'1"

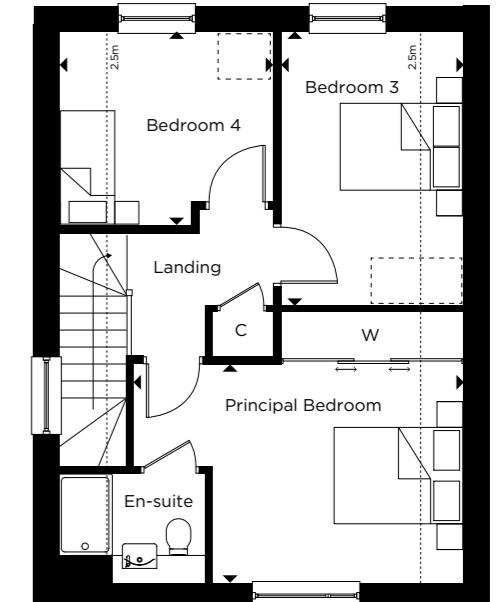
Bedroom 4

3.05m x 2.85m 10'0" x 9'4"

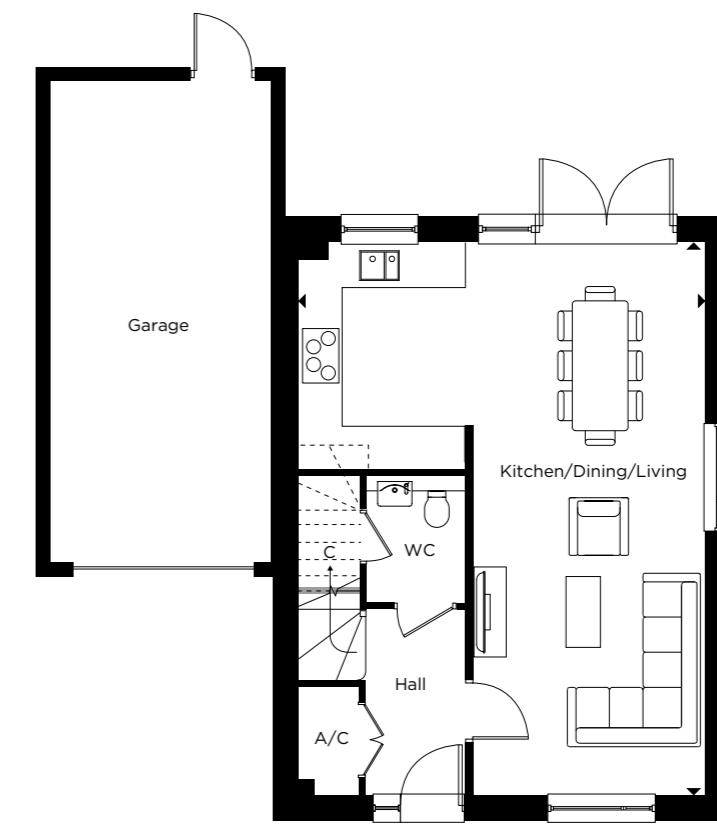


Window to plots
534 & 535

First Floor



Second Floor



Window to plots
534 & 535 only

Ground Floor

*Plots 512, 514 & 516 are handed to floorplan shown

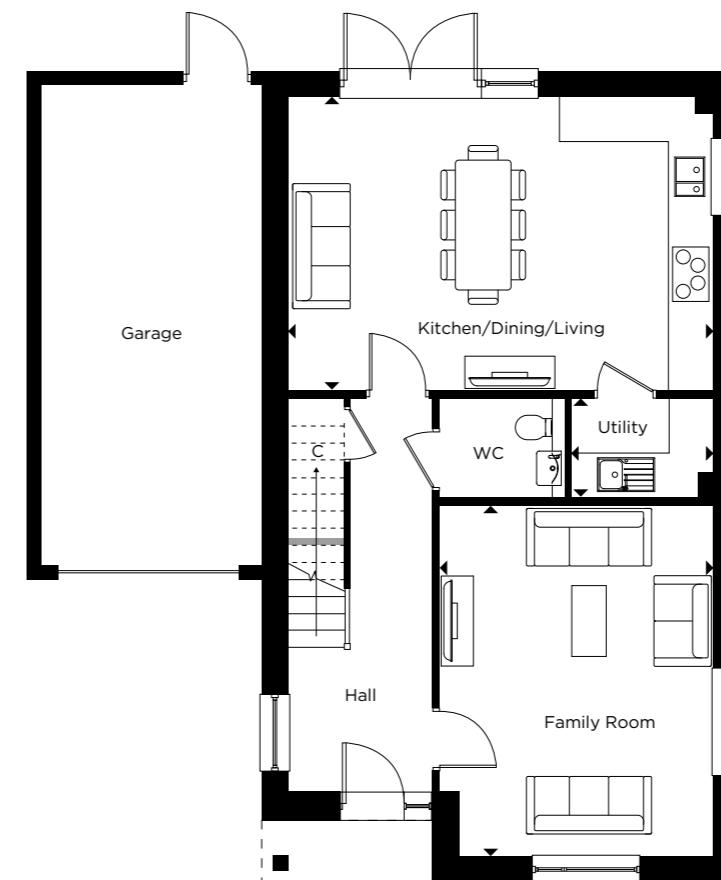
C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position Restricted head height



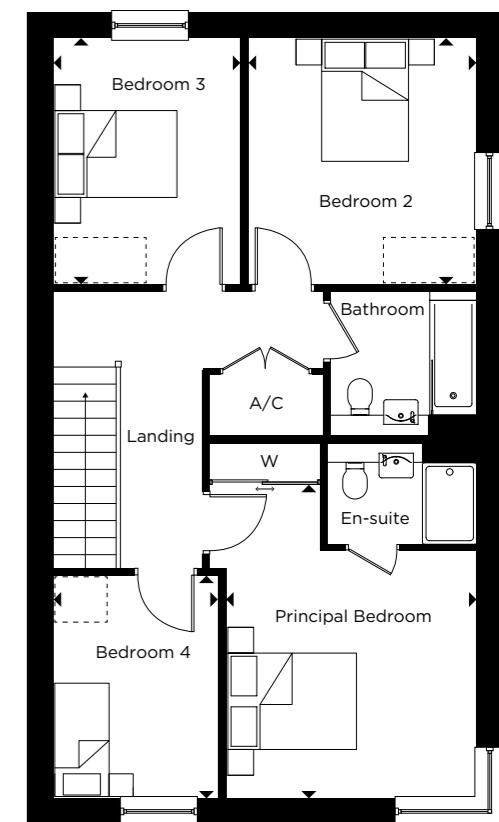
The Sycamore A

FOUR BEDROOM DETACHED HOUSE | SINGLE GARAGE

Plot 517



Ground Floor



First Floor

Ground Floor

Kitchen/Dining/Living
6.20m x 4.30m 20'4" x 14'1"

Family Room
4.00m x 5.15m 13'1" x 16'10"

First Floor

Principal Bedroom
3.65m x 4.60m 11'11" x 15'1"

Bedroom 2
3.35m x 3.65m 10'11" x 11'11"

Bedroom 3
2.70m x 3.60m 8'10" x 11'9"

Bedroom 4
2.40m x 3.25m 7'10" x 10'7"

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



The Sycamore B

FOUR BEDROOM DETACHED HOUSE SINGLE GARAGE

Plots 481, 482*, 485, 486*, 489, 490* & 539

FOUR BEDROOM DETACHED HOUSE SINGLE GARAGE

Plot 529*

Ground Floor

Kitchen/Dining/Living
6.20m x 4.30m 20'4" x 14'1"

Family Room
4.00m x 5.15m 13'1" x 16'10"

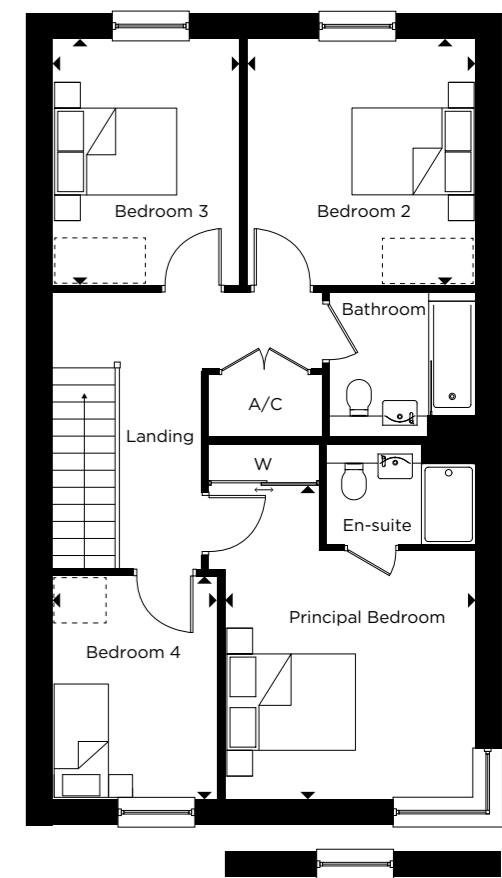
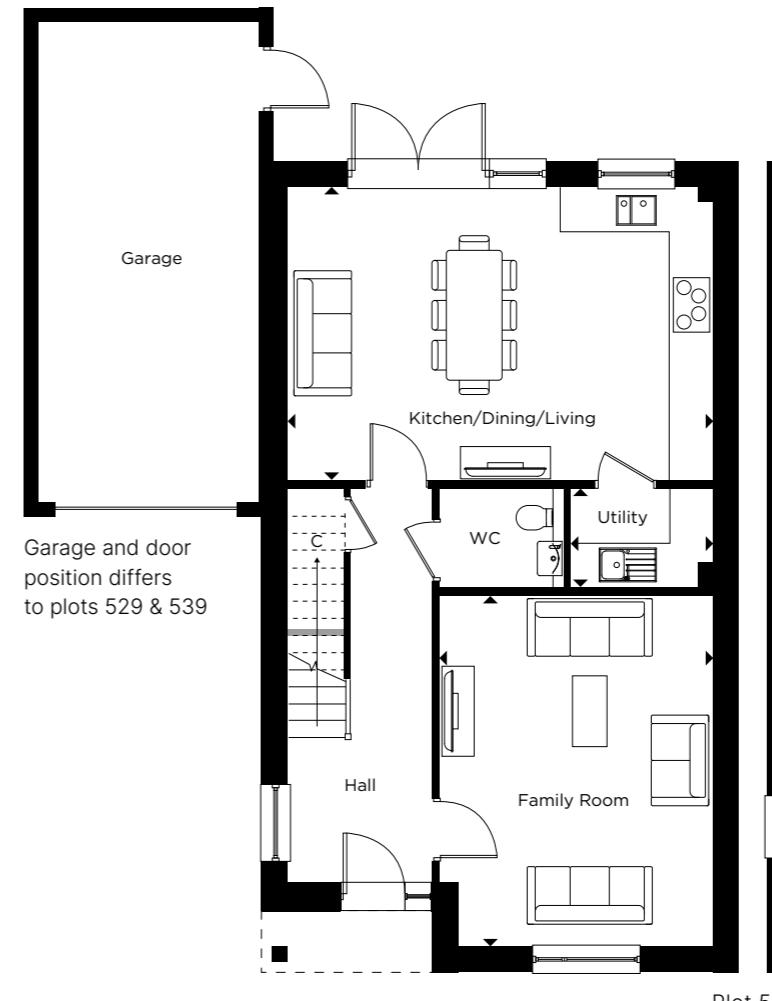
First Floor

Principal Bedroom
3.65m x 4.60m 11'11" x 15'1"

Bedroom 2
3.35m x 3.65m 10'11" x 11'11"

Bedroom 3
2.70m x 3.60m 8'10" x 11'9"

Bedroom 4
2.40m x 3.25m 7'10" x 10'7"



*Plots 482, 486, 490 & 529 handed to floorplan shown

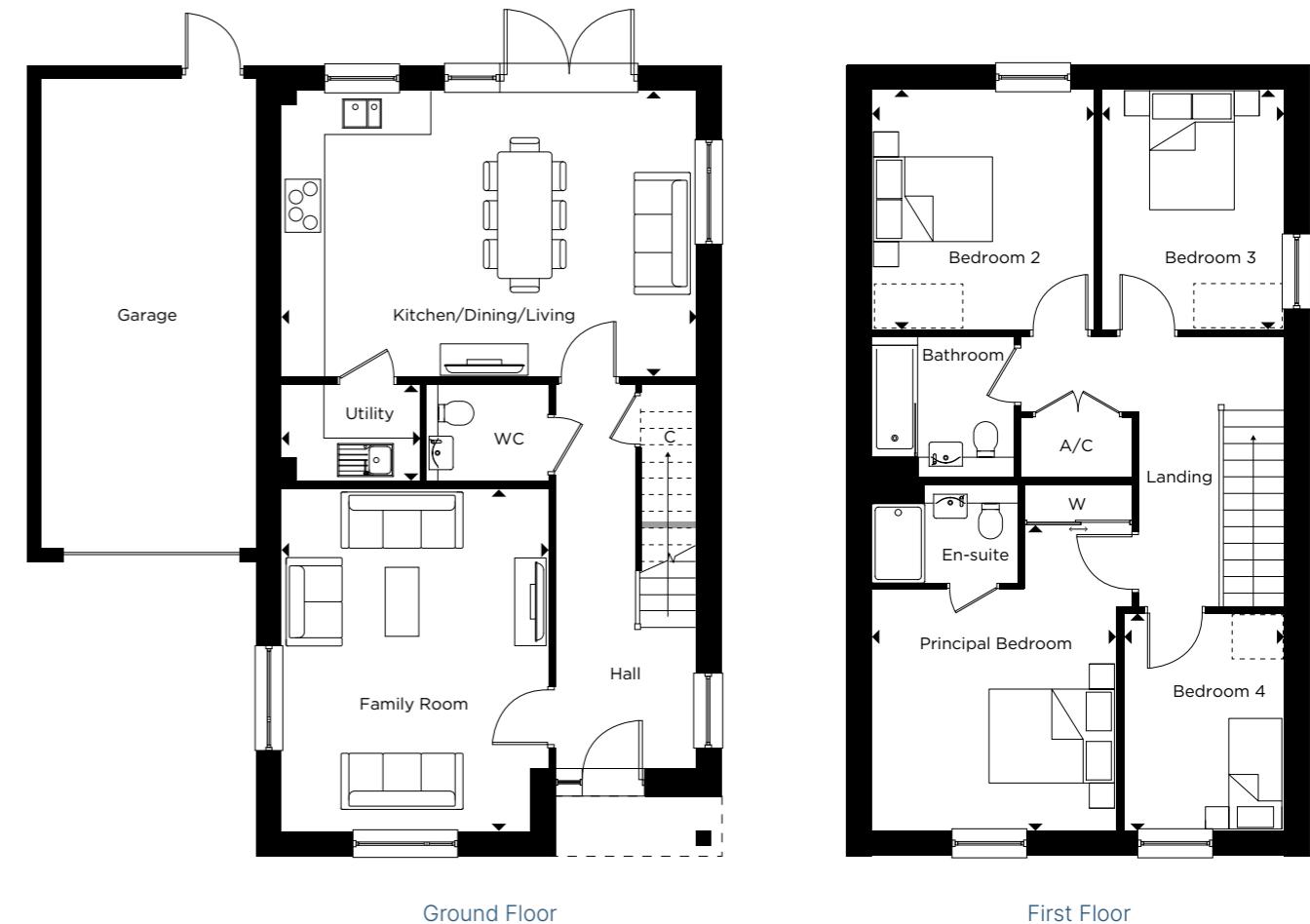
C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



The Sycamore C

FOUR BEDROOM DETACHED HOUSE SINGLE GARAGE

Plots 521 & 544



Ground Floor

Kitchen/Dining/Living
6.20m x 4.30m 20'4" x 14'1"

Family Room
4.00m x 5.15m 13'1" x 16'10"

First Floor

Principal Bedroom
3.65m x 4.60m 11'11" x 15'1"

Bedroom 2
3.35m x 3.65m 10'11" x 11'11"

Bedroom 3
2.70m x 3.60m 8'10" x 11'9"

Bedroom 4
2.40m x 3.25m 7'10" x 10'7"

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



The Lime

FIVE BEDROOM DETACHED HOUSE LARGER SINGLE DETACHED GARAGE**

Plots 531*, 532, 541* & 542

Ground Floor

Kitchen/Dining/Living
5.75m x 5.15m 18'10" x 16'10"

Dining Room
3.55m x 4.20m 11'7" x 13'9"

Family Room
4.45m x 6.30m 14'7" x 20'8"

Utility
2.05m x 2.00m 6'8" x 6'6"

First Floor

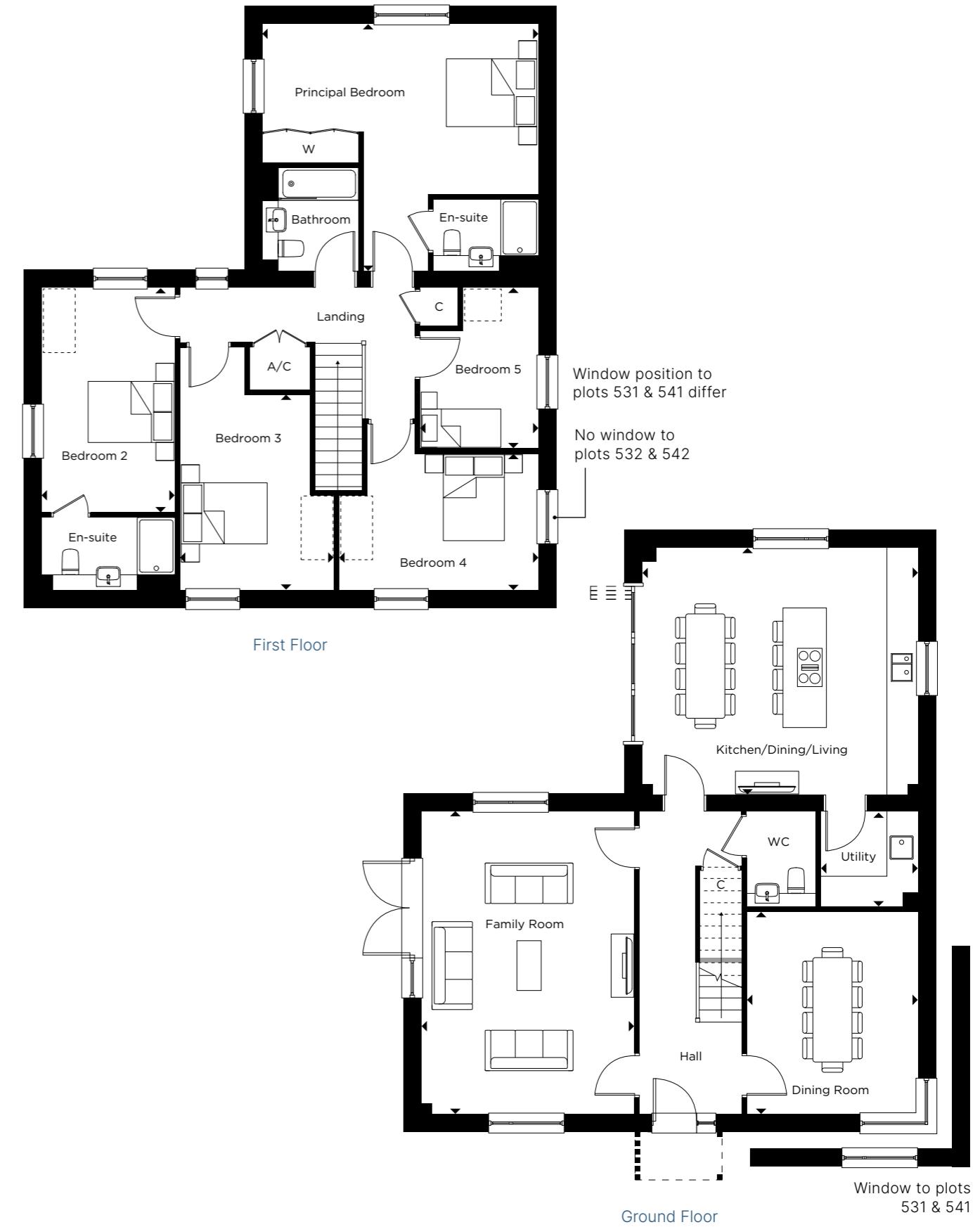
Principal Bedroom
5.75m x 5.15m 18'10" x 16'10"

Bedroom 2
2.75m x 4.70m 9'0" x 15'5"

Bedroom 3
3.20m x 4.05m 10'5" x 13'3"

Bedroom 4
4.10m x 2.80m 13'5" x 9'2"

Bedroom 5
2.45m x 3.30m 8'0" x 10'9"



*Plots 531 & 541 are handed to floorplan shown. **See siteplan for garage location

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position

Specification

The Cherry, The Willow, The Boxwood, The Oak, The Mulberry and The Sycamore

Kitchen

- Matt finish handless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer where in kitchen or freestanding where in utility cupboard
- Integrated cooker hood
- Stainless steel under mounted 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 handless units with soft close hinges to doors
- Laminate worktop with matching upstand
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/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
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Feature mirror with 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
- Square cut skirting and architrave
- Walls painted in white emulsion

Floor finishes

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor family room and study, and all bedrooms
- Large format tiles to bathroom and en-suite

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
- Skylights where shown on floorplan

Electrical

- Downlights to entrance hall, open plan kitchen/dining/living room, utility room, WC, bathroom and en-suite
- Pendant fittings to separate family room, study, landings, and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customers own broadband connection
- Pre-wired for customers own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages where applicable

- Hard-wired smoke and heat detectors
- Spur for customers own installation of security alarm panel

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
- PV panels to selected plots
- Garages and carports are plot specific (see site layout for reference)
- Garden shed to homes with car port only

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 coloured bricks with wood effect panelling to selected plots and grey or red roof tiles

Warranty

- 10 year NHBC warranty

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 an en-suite in Plot 413 show home

Premium Specification

The Alder, The Beech and The Lime

Kitchen

- Matt finish handless 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)
- Integrated single oven
- Integrated combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher

- Integrated cooker hood (except where hob on island)
- Stainless steel under mounted 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 handless units with soft close hinges to doors
- Caesarstone worktop with matching upstand
- Stainless steel sink with brushed steel mixer tap
- Freestanding washing machine and condenser dryer (or freestanding washer/dryer in utility cupboard where no utility room)

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 and cabinet with LED lighting (to principal en-suite only – where layouts allow)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Feature mirror, with shelf and cabinet with LED lighting
- 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 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 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 where shown on floorplan
- Skylights where shown on floor plan
- Electrically controlled garage door, colour to match front door

Electrical

- Downlights to entrance hall, open plan kitchen/dining/living room, utility room, WC, bathroom, en-suites and principal bedroom
- Pendant fittings to separate family room, dining room, landings, and other bedrooms
- LED feature lighting to wall units in kitchen
- Electrical sockets with USB port to kitchen and principal bedroom
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Wiring for customers own broadband connection
- Pre-wired for customers 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 customers own installation of security alarm panel

Heating and water

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- 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
- PV panels to selected plots

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 coloured bricks with tile hanging to selected plots and grey or red roof tiles

Warranty

- 10 year NHBC warranty

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.

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Photography represents the kitchen in Plot 281 show home

Proudly brought to you by Hill

The Hill Group is a top 10 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 26th 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 more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. 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? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

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 eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill 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, Finchingfield



Heartwood, Docking

Follow us on Instagram @MarleighParkCB5

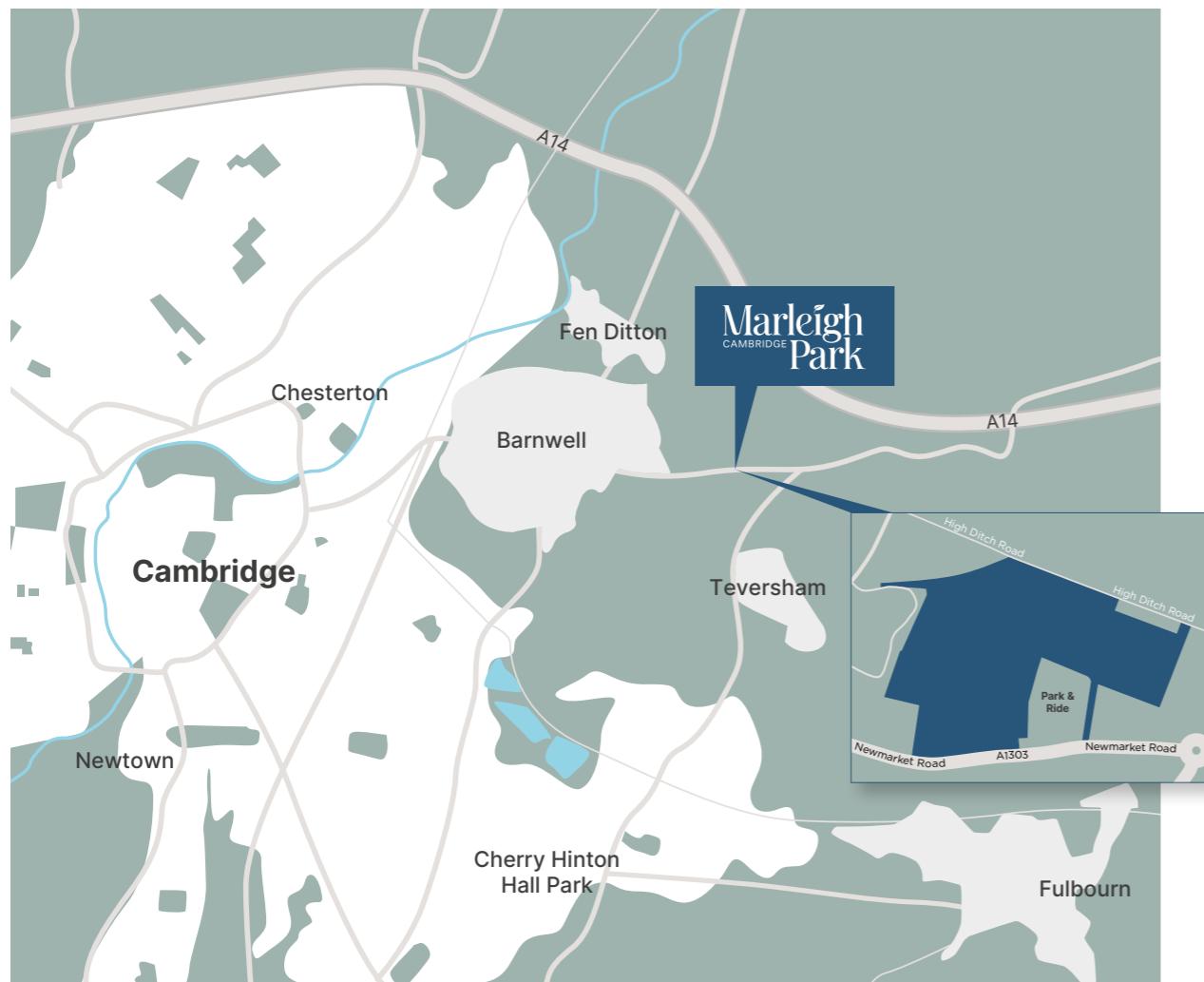


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Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, 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.

marleighpark.co.uk

