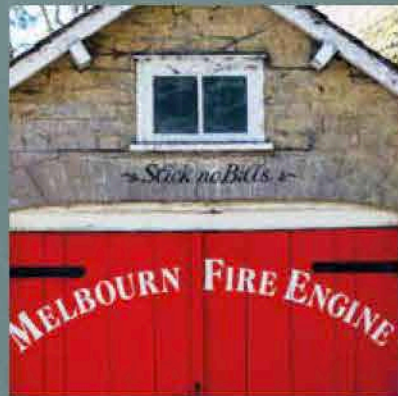




HOPKINS
HOMES



KINGLEY GROVE

Melbourn • Cambridgeshire

Traditionally designed 2, 3, 4 & 5 bedroom homes

WELCOME TO
KINGLEY GROVE
by Hopkins Homes



Computer generated image of properties at Kingley Grove. Indicative only.



Photographs depicts previous Hopkins Homes development.



Hopkins Homes are delighted to welcome you to Kingley Grove, perfectly placed in the charming Cambridgeshire village of Melbourn.

This is a sublime collection of homes ranging from charming two bedroom cottages and stylish apartments up to lavish five bedroom family homes. With such a varied mix, Kingley Grove is the ideal place to call home whether you are a busy professional, have a growing young family or are looking to downsize.

James Hopkins

Executive Chairman and founder of Hopkins Homes

"Hopkins Homes' ability to create award-winning homes is due in no small part to the highly talented and experienced team."
East Anglian Daily Times

"With a Hopkins home, you can be sure that each home has been designed and built to last."
UK Construction Magazine

Our portfolio of success



"Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them."
Eastern Daily Press



"Skilled craftsmanship was used to restore the period heritage of the original building."
Hot Property



KINGLEY GROVE by HOPKINS HOMES

Photographs depict previous Hopkins Homes developments.



Unsurpassed quality

An award-winning housebuilder with over 25 years experience in the industry, Hopkins Homes are committed to the quality, style and enduring nature of our properties.



Hopkins Homes craft each home with you in mind; fusing traditional build methods with modern technologies. This helps us ensure that our properties are well appointed, intelligently laid out and beautifully finished. Our happy customers frequently attest to this passion and attention to detail, which allows them to swiftly settle into the home of their dreams.

Meanwhile, we always make certain that our apartments and houses blend in seamlessly to the landscape, with local materials used wherever possible to enhance their authenticity and sympathetic nature.

Photograph depicts previous Hopkins Homes development.



Melbourn Hub



Sheene Mill, Melbourn



Meldreth Train Station



The Dolphin, Melbourn



Grand Arcade, Cambridge



Melbourn

A fantastic quality of life awaits

Kingley Grove is set in a truly fine location, just a 10 minute walk from the centre of the quintessentially English village of Melbourn.

Here, you'll find all the amenities you'll need for day to day living, from GP and dental surgeries to a Co-operative supermarket and a Post Office. Elsewhere, you can indulge in a drink or two at The Black Horse and Dolphin pubs, or treat yourself to a meal at the Sheene Mill.

Much of local life takes place in the Melbourn Hub on the high street, which features a café, a library access point and meeting rooms, often the venue for many community activities. Melbourn is well served for education with two nurseries, a primary school and the Village College, which takes pupils up to the age of 16.

Just four miles away is the popular town of Royston, which has a superb range of independent retailers including

boutiques, art galleries, antique and local traders. The town's Market Hill comes alive on Wednesdays and Saturdays, offering a wide variety of fresh local produce.

For retail, history and leisure options on a much wider scale, the world-renowned city of Cambridge can be reached in half an hour by car. Shop at the Grand Arcade offering an abundance of shopping, high street retailers and independent boutiques, take in a show at the Cambridge Arts Theatre or enjoy a leisurely walk along the River Cam – the opportunities are endless in this glorious city.

From Kingley Grove, the M11 motorway is just ten minutes in the car, linking you to Cambridge to the north and London to the south. Meldreth Train Station is a six minute drive, with destinations including Cambridge (16 minutes) and London Kings Cross (1 hour and 8 minutes). Stansted Airport is around 40 minutes away for international travel.

Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with 60 national and local awards won to date.

2018

- Sunday Times Grant Thornton Top Track 250
- London Stock Exchange Group 1000 companies to Inspire Britain

2017

- What House? Gold Award Best Medium Housebuilder
- What House? Silver Award Best Regeneration Prospect Place, Framlingham
- Broadland Design Award, Certificate of Merit St George's Place, Sprowston

2016

- NHBC Seal of Excellence Award Oliver's Grove, Stanway
- NHBC Pride in the Job Award Grove Park, Barrow & Oliver's Grove, Stanway

2015

- Sunday Times British Homes Awards Best Development St Michael's Place & Bure Place, Aylsham
- Housebuilder Awards Best Refurbishment Bure Place, Aylsham
- What House? Awards Best Development St Michael's Place & Bure Place, Aylsham
- LABC Building Excellence Awards The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award Grove Park, Barrow

2014

- NHBC Seal of Excellence Award St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone
- Building Excellence Awards Best New Housing Development Scholars' Quarter, Norwich, Finalist

2013

- NHBC Pride in the Job Award Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone

2012

- Housing Design Awards Completed Project Winner Tibby's Triangle, Southwold
- NHBC Pride in the Job Award Scholars' Quarter, Norwich
- NHBC Pride in the Job Award The Martellos, Felixstowe
- NHBC Pride in the Job Award Miller's Tye, Soham

2011

- What House? Gold Award Best Brownfield Development Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Fairfield Park, Costessey
- Norwich Society Design Award Scholars' Quarter, Norwich

2010

- NHBC Seal of Excellence Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Albany Place, Ipswich

2009

- What House? Bronze Award
- What House? Bronze Award Best Renovation
- NHBC Seal of Excellence Award

2008

- Housing Design Awards Best Project
- NHBC Pride in the Job Award
- NHBC Eastern Regional Award Medium Sized Builder
- What House? Bronze Award
- What House? Bronze Award Best Development

2007

- Ernst & Young Arts and Business East Employees Award
- NHBC Pride in the Job Award
- Norwich Society Commendation
- Norwich Society Honourable Mention



A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and cooker hood fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range to certain plots*
- Choice of granite worktop with granite upstands to certain plots*
- Choice of floor tiles from our selected range*

Electrical

- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms
- Downlights to kitchen, bathroom and en-suites to selected housetypes

Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

Ceilings

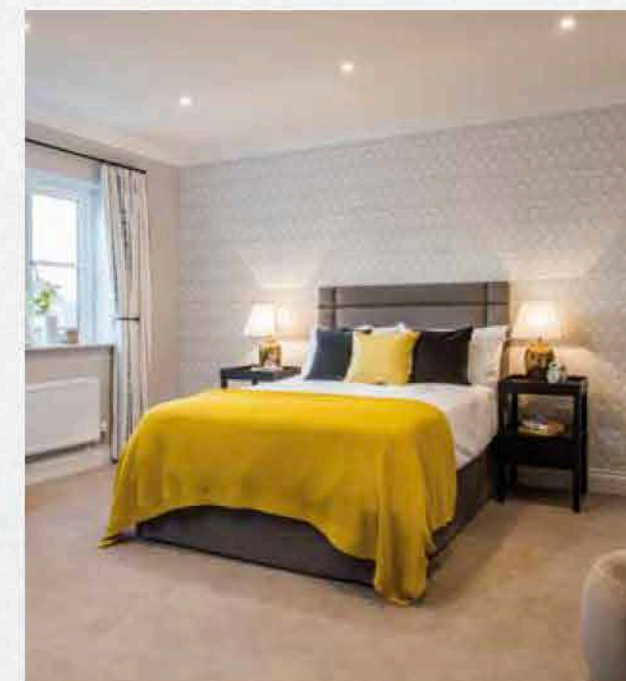
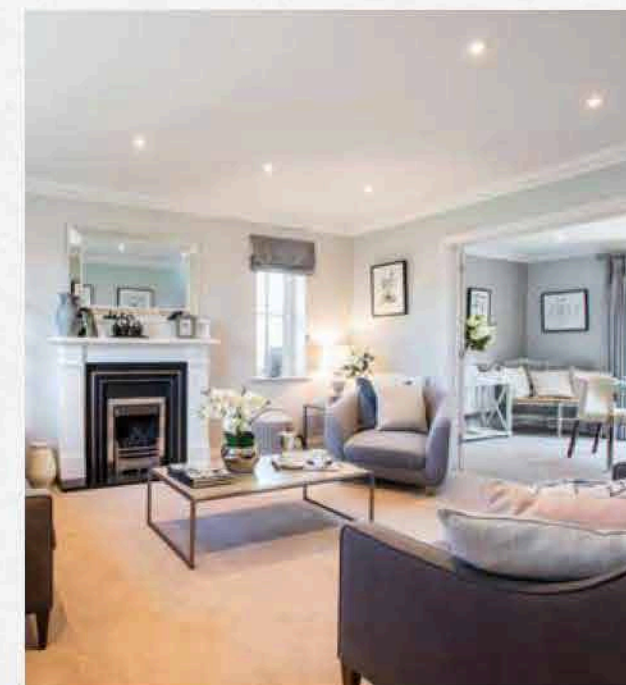
- Ceilings smooth throughout with coved cornicing where possible

Wall tiling

- Kitchen - between worktop and wall cupboards*
- Bathroom - half-height all round*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable*
- En-Suite with bath full height to shower cubicle and half height all round
- Cloakroom - splashback to hand basin and tiled window sill where applicable*

Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- Bi-fold doors to certain plots



* Choice available subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for further details. Photographs depict previous Hopkins Homes developments.

KINGLEY GROVE

Melbourn • Cambridgeshire



- | | | | | | |
|--|--|--|--|--|--|
| <p>The Buckthorn
Plots 2, 3(h), 9(h), 23, 179, 180(h), 192 & 193(h)</p> <p>The Birch
Plots 8, 24(h), 117, 120(h), 139(h) & 190</p> <p>The Rowan
Plots 4, 15, 16(h), 17, 84 & 199(h)</p> <p>The Pine
Plots 5, 72, 169(h) & 198(h)</p> <p>The Poplar
Plots 6 & 167(h)</p> | <p>The Maple
Plots 10, 22(h), 115(h), 116 & 187(h)</p> <p>The Willow
Plots 11, 12(h), 18, 19(h), 20, 21(h), 87(h), 186(h) & 188</p> <p>The Hornbeam
Plots 70, 86, 157 & 189</p> <p>The Osier
Plots 71, 113(h), 114, 128(h), 136(h), 137, 158(h), 159(h) & 178</p> <p>The Evergreen
Plots 14, 74(h), 75, 76(h), 77, 78, 82(h) & 166(h)</p> | <p>The Whitebeam
Plots 55, 56, 58 & 59</p> <p>The Elm
Plots 73 & 168(h)</p> <p>The Elder
Plots 79, 80 & 81</p> <p>The Aspen
Plots 57, 83, 85, 181 & 197(h)</p> <p>The Cedar
Plots 118, 119(h), 138(h) & 191</p> | <p>The Beech
Plots 129, 135(h), 156 & 185</p> <p>The Blackthorn
Plot 140</p> <p>The Hazel
Plots 130 & 133(h)</p> <p>The Holly
Plots 131, 132(h), 182(h), 184, 194(h) & 196</p> <p>The Walnut
Plots 183 & 195(h)</p> | <p>The Juniper
Plots 134 & 176(h)</p> <p>The Hawthorn
Plots 1, 7(h) & 13</p> <p>The Mulberry
Plots 147, 148, 149, 152, 154 & 155</p> <p>The Sycamore
Plots 150 & 153</p> <p>The Chestnut
Plot 151</p> | <p>The Alder
Plots 160, 161 & 163(h)</p> <p>The Yew
Plot 162</p> <p>The Spindle
Plots 164, 165(h) & 177(h)</p> <p>The Linden
Plots 141, 142, 143 & 144</p> <p>Affordable Housing</p> <p>CCP - Car Club Parking</p> <p>S/S - Sub Station</p> |
|--|--|--|--|--|--|

The Buckthorn

Plots 2, 3(h), 9(h), 23, 179, 180(h), 192, 193(h)



Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.395m x 2.820m	17'9" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.978m x 3.330m	13'1" x 10'11"
Bedroom 2	4.642m x 3.110m	15'3" x 10'3"
Bedroom 3	2.927m x 2.823m	9'7" x 9'3"

— Indicates reduced head height
--- Indicates reduced head height below 1.5m
☒ Velux Window
* Window to Plot 193 only.



First Floor



Ground Floor



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Birch

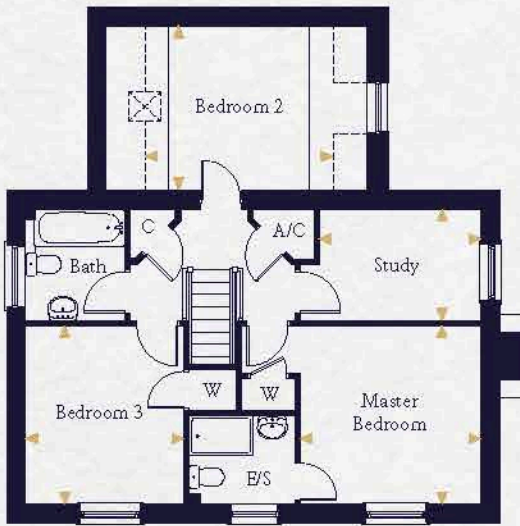
Plots 8, 24(h), 117, 120(h), 139(h) & 190



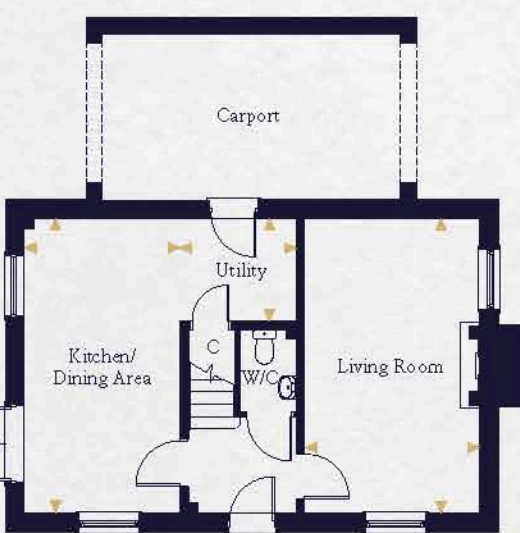
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.572m x 2.950m	18'4" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.309m	18'4" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	4.044m x 3.110m	13'3" x 10'3"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Study	3.061m x 2.102m	10'1" x 6'11"

— Indicates reduced head height
--- Indicates reduced head height below 1.5m
☒ Velux Window



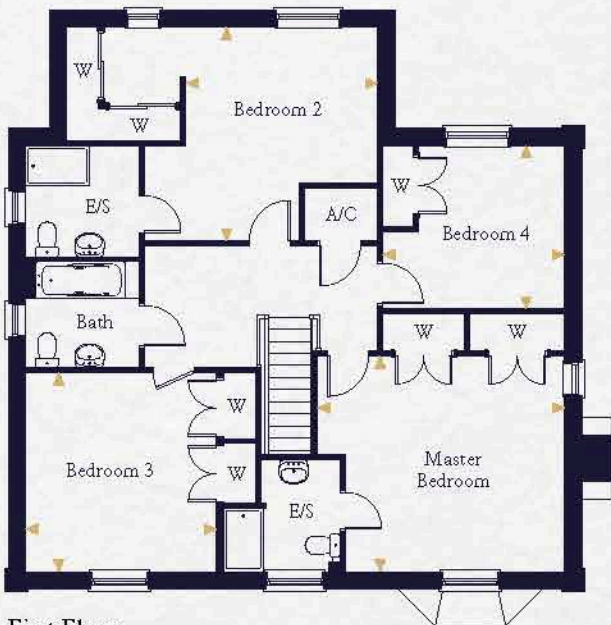
First Floor



Ground Floor



Ground Floor



First Floor

The Rowan

Plots 4, 15, 16(h), 17, 84, 199(h)

Kitchen/Dining Area	6.653m x 5.315m	21'10" x 17'5"
Family Area	3.532m x 3.075m	11'7" x 10'1"
Utility	2.432m x 2.110m	8'0" x 6'11"
Living Room	4.822m x 4.692m	15'10" x 15'5"
Study	3.355m x 2.942m	11'0" x 9'8"

Master Bedroom	4.670m x 4.075m	15'4" x 13'5"
Bedroom 2	4.038m x 3.627m	13'3" x 11'11"
Bedroom 3	3.760m x 3.610m	12'4" x 11'10"
Bedroom 4	3.437m x 3.082m	11'3" x 10'1"

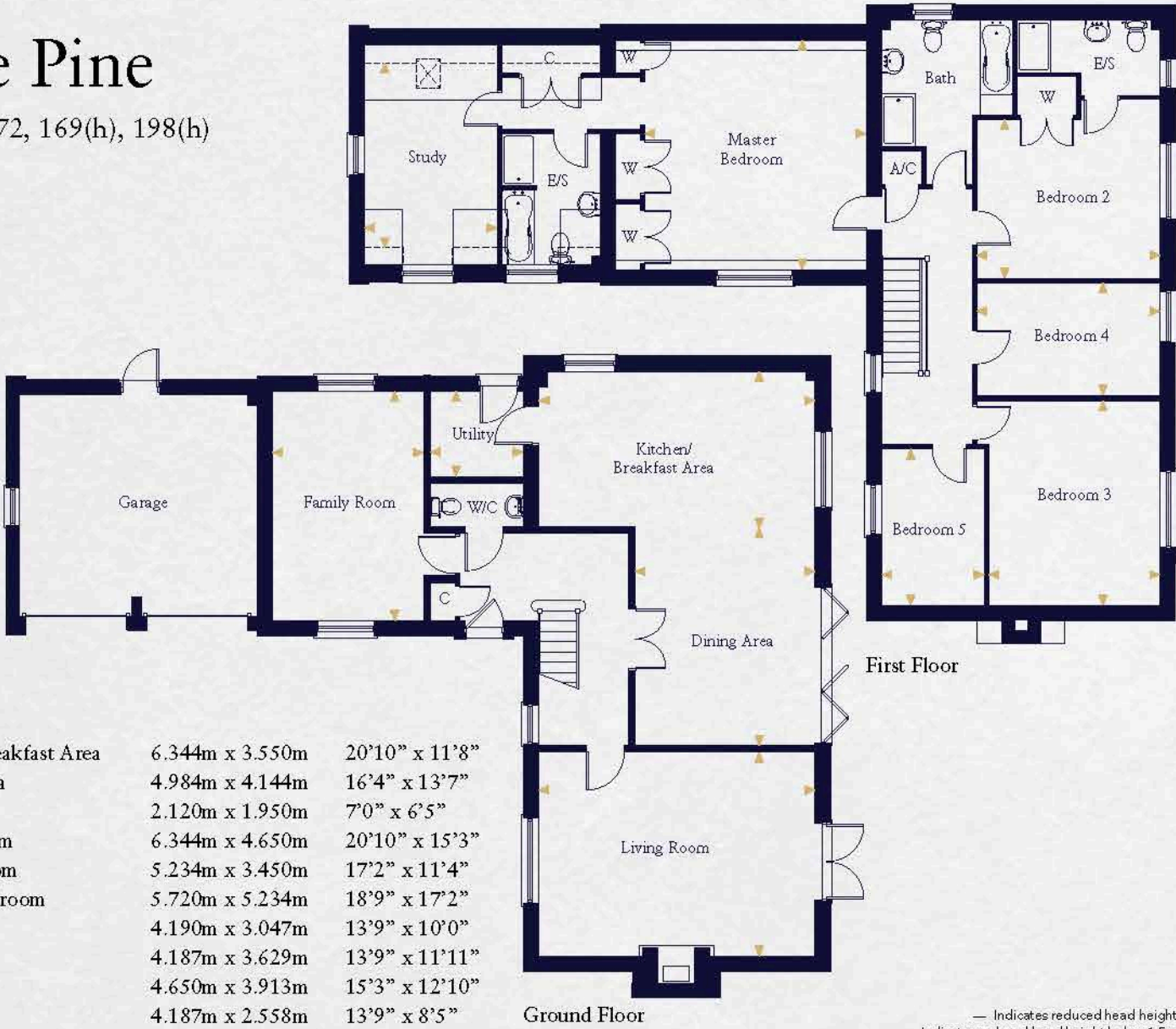
* No bay window to plots 15 & 84.
** No projecting porch to plots 4, 16, 17 & 199.



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Pine

Plots 5, 72, 169(h), 198(h)



Kitchen/Breakfast Area	6.344m x 3.550m	20'10" x 11'8"
Dining Area	4.984m x 4.144m	16'4" x 13'7"
Utility	2.120m x 1.950m	7'0" x 6'5"
Living Room	6.344m x 4.650m	20'10" x 15'3"
Family Room	5.234m x 3.450m	17'2" x 11'4"
Master Bedroom	5.720m x 5.234m	18'9" x 17'2"
Study	4.190m x 3.047m	13'9" x 10'0"
Bedroom 2	4.187m x 3.629m	13'9" x 11'11"
Bedroom 3	4.650m x 3.913m	15'3" x 12'10"
Bedroom 4	4.187m x 2.558m	13'9" x 8'5"
Bedroom 5	3.562m x 2.316m	11'8" x 7'8"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 ☒ Velux Window

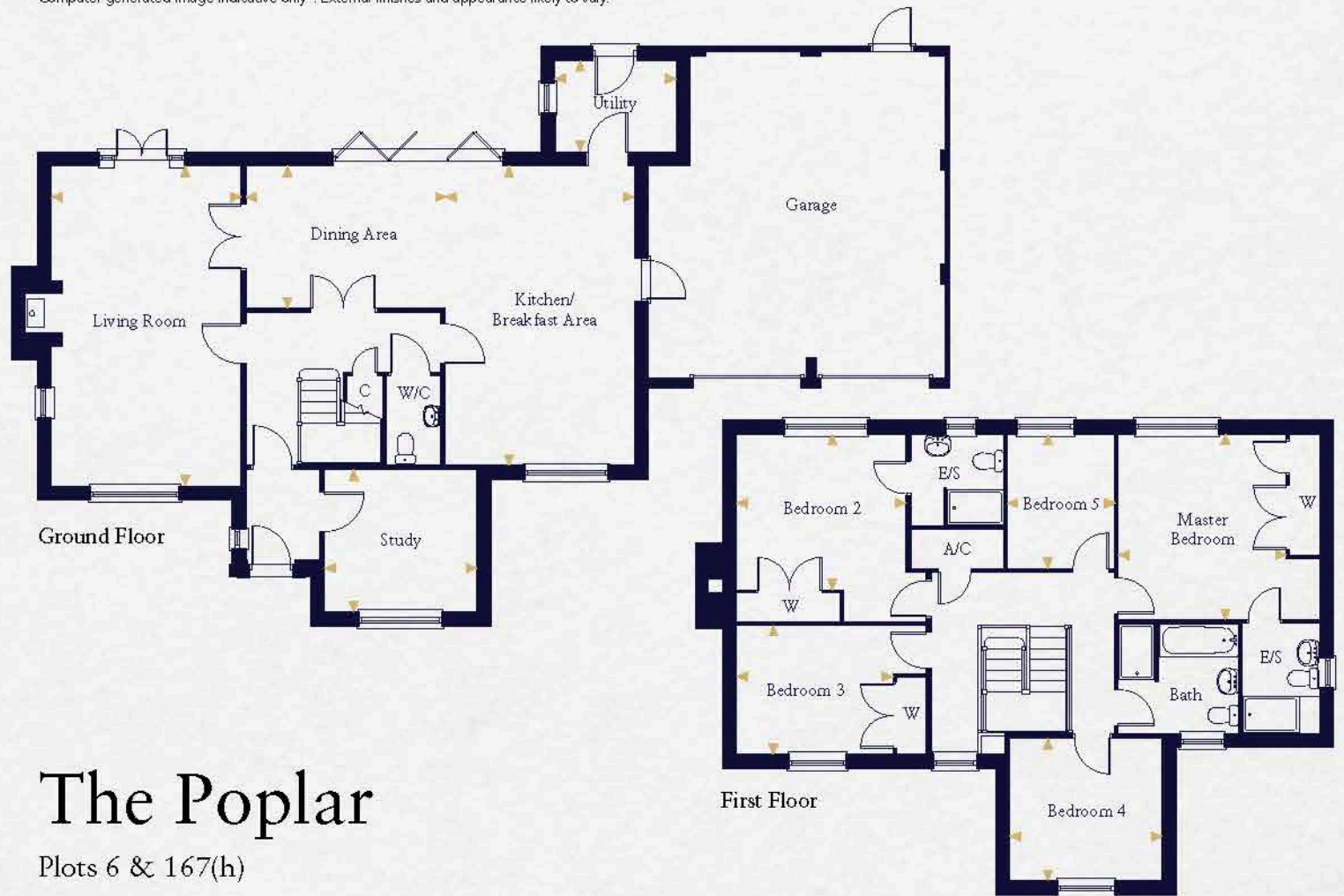
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Computer generated image indicative only*. External finishes and appearance likely to vary.

The Poplar

Plots 6 & 167(h)



Kitchen/Breakfast Area	6.359m x 3.997m	20'11" x 13'1"
Dining Area	4.274m x 2.985m	14'0" x 9'10"
Utility	2.546m x 1.895m	8'4" x 6'3"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Study	3.208m x 3.000m	10'6" x 9'10"

Master Bedroom	3.936m x 3.561m	12'11" x 11'8"
Bedroom 2	3.578m x 3.291m	11'9" x 10'10"
Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.840m x 2.275m	9'4" x 7'6"

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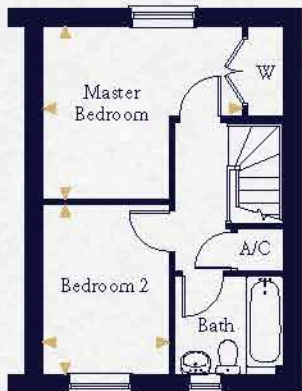
The Maple

Plots 10, 22(h), 115(h), 116 & 187(h)

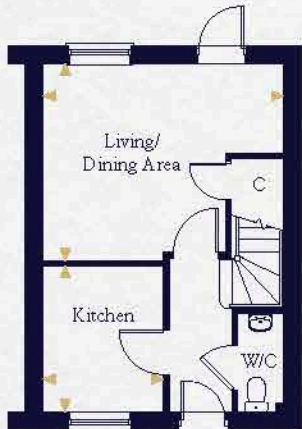


Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.550m x 3.731m	14'11" x 12'3"
Master Bedroom	3.749m x 3.271m	12'4" x 10'9"
Bedroom 2	2.393m x 3.213m	10'7" x 7'10"



First Floor



Ground Floor

The Willow

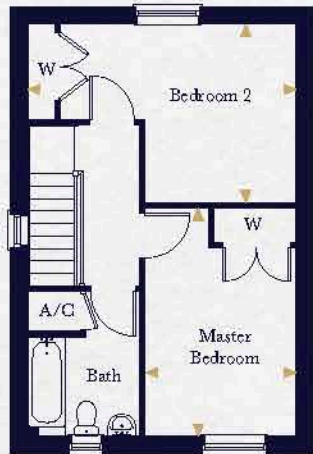
Plots 11, 12(h), 18, 19(h), 20, 21(h), 87(h), 186(h) & 188



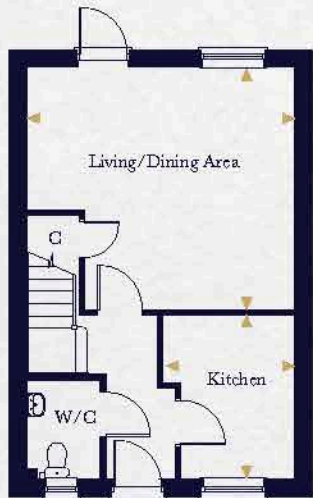
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	3.100m x 2.500m	10'2" x 8'2"
Living/Dining Area	5.059m x 4.580m	16'7" x 15'0"
Master Bedroom	3.560m x 2.845m	11'8" x 9'4"
Bedroom 2	4.445m x 3.370m	14'7" x 11'11"

* No window to plots 12, 18 & 188.



First Floor



Ground Floor

The Hornbeam

Plots 70, 86, 157, 189

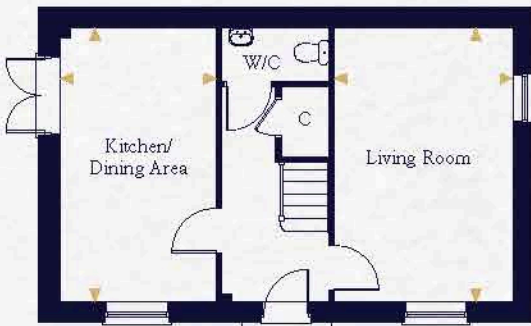


Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.171m x 2.948m	17'0" x 9'8"
Living Room	5.171m x 3.364m	17'0" x 11'1"
Master Bedroom	5.171m x 3.364m	17'0" x 11'1"
Bedroom 2	3.198m x 2.948m	10'6" x 9'8"



First Floor



Ground Floor

The Osier

Plots 71, 113(h), 114, 128(h), 136(h), 137, 158(h), 159(h), 178



Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.395m x 2.805m	17'9" x 9'3"
Living Room	4.697m x 3.330m	15'5" x 10'11"
Master Bedroom	3.627m x 3.136m	11'11" x 10'4"
Bedroom 2	3.136m x 2.904m	10'4" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

* No window plot 128, 158 & 159.
** Window to plot 128 only.



First Floor



Ground Floor



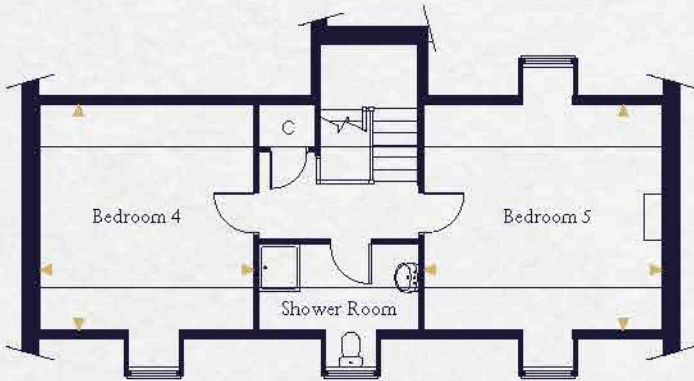
Computer generated image indicative only*. External finishes and appearance likely to vary.

The Evergreen

Plots 14, 74(h), 75, 76(h), 77, 78, 82(h), 166(h)

Kitchen/Breakfast Area	6.300m x 4.200m	20'8" x 13'9"
Utility	2.843m x 2.153m	9'4" x 7'1"
Living Room	6.560m x 4.450m	21'6" x 14'7"
Dining Room	4.313m x 4.000m	14'2" x 13'2"
Study	3.015m x 2.663m	9'11" x 8'9"
Master Bedroom	4.450m x 3.793m	14'7" x 12'5"
Bedroom 2	4.342m x 4.200m	14'3" x 13'9"
Bedroom 3	4.313m x 4.000m	14'2" x 13'2"
Bedroom 4	4.311m x 4.107m	14'2" x 13'6"
Bedroom 5	4.480m x 4.311m	14'9" x 14'2"

— Indicates reduced head height



Second Floor



Ground Floor



First Floor

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Computer generated image indicative only*. External finishes and appearance likely to vary.

The Whitebeam

Plots 55, 56, 58, 59

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"	Master Bedroom	4.260m x 3.175m	14'0" x 10'5"
Utility	2.654m x 1.663m	8'9" x 5'6"	Bedroom 2	2.912m x 2.851m	9'7" x 9'4"
Living Room	4.698m x 3.872m	15'5" x 12'9"	Bedroom 3	3.300m x 2.743m	10'10" x 9'0"
Dining Room	3.029m x 2.700m	9'11" x 8'10"	Bedroom 4	3.037m x 2.473m	9'11" x 9'10"

* Window to plot 59 only.
** Window to plot 55 only.
*** Chimney to plots 55 & 59 only.



Ground Floor



First Floor

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Computer generated image indicative only*. External finishes and appearance likely to vary.



The Elm

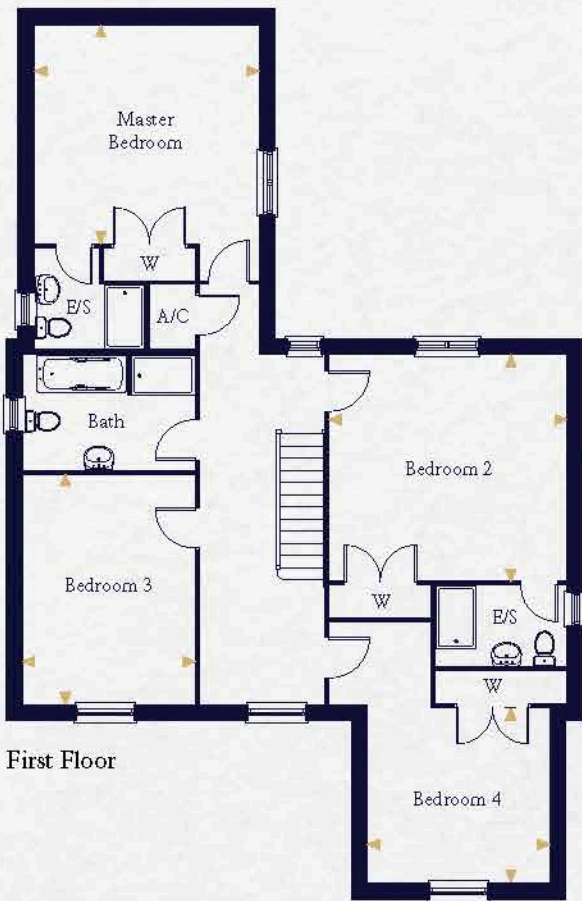
Plots 73, 168(h)

Kitchen/Breakfast Area	6.359m x 3.997m	20'11" x 13'1"	Master Bedroom	3.935m x 3.561m	12'11" x 11'8"
Utility	4.955m x 1.745m	16'3" x 5'9"	Bedroom 2	3.578m x 3.291m	11'9" x 10'10"
Dining Area	4.274m x 2.985m	14'0" x 9'10"	Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Living Room	6.809m x 4.013m	22'4" x 13'2"	Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Study	3.208m x 3.000m	10'6" x 9'10"	Bedroom 5	2.840m x 2.275m	9'4" x 7'6"

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Computer generated image indicative only*. External finishes and appearance likely to vary.



The Elder

Plots 79, 80 & 81

Kitchen/Dining Area	5.880m x 4.200m	19'4" x 13'9"	Master Bedroom	4.200m x 4.105m	13'9" x 13'6"
Living Room	5.207m x 4.404m	17'1" x 14'6"	Bedroom 2	4.459m x 4.246m	14'8" x 13'11"
Study	3.390m x 3.280m	11'2" x 10'9"	Bedroom 3	4.313m x 3.235m	14'2" x 10'7"
			Bedroom 4	3.390m x 3.280m	11'2" x 10'9"

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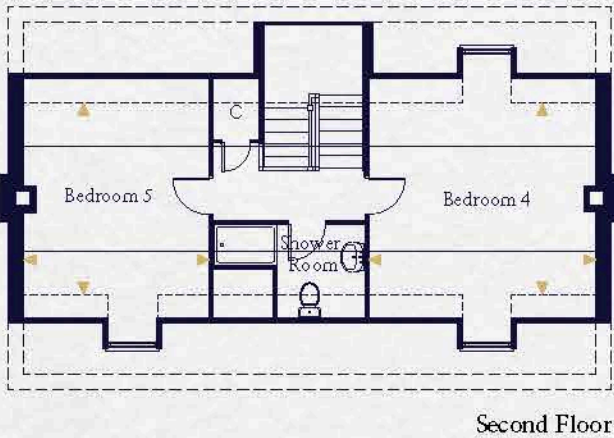
Computer generated image indicative only*. External finishes and appearance likely to vary.

The Aspen

Plots 57, 83, 85, 181 & 197(h)

Kitchen/Breakfast Area	6.060m x 4.221m	19'11" x 13'10"
Utility	2.133m x 2.130m	7'0" x 7'0"
Living Room	6.584m x 4.196m	21'7" x 13'9"
Dining Room	4.354m x 3.300m	14'4" x 10'10"
Master Bedroom	4.561m x 4.236m	15'0" x 13'11"
Bedroom 2	4.221m x 4.016m	13'10" x 13'2"
Bedroom 3	4.341m x 3.278m	14'3" x 10'9"
Bedroom 4	4.250m x 3.623m	13'11" x 11'11"
Bedroom 5	3.623m x 3.465m	11'11" x 11'5"

— Indicates reduced head height
--- Indicates reduced head height below 1.5m



KINGLEY GROVE by HOPKINS HOMES

Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



The Cedar

Plots 118, 119(h), 138(h), 191

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"	Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Utility	2.654m x 1.667m	8'9" x 5'6"	Bedroom 2	4.062m x 3.111m	13'4" x 10'3"
Living Room	4.697m x 3.872m	15'5" x 12'9"	Bedroom 3	3.017m x 2.730m	9'11" x 9'0"
Dining Room	3.029m x 2.700m	9'11" x 8'10"	Bedroom 4	2.982m x 2.850m	9'9" x 9'4"

— Indicates reduced head height
--- Indicates reduced head height below 1.5m
⊠ Velux Window
▲ Dimensions taken from 1.5m head height

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The Beech

Plots 129, 135(h), 156, 185



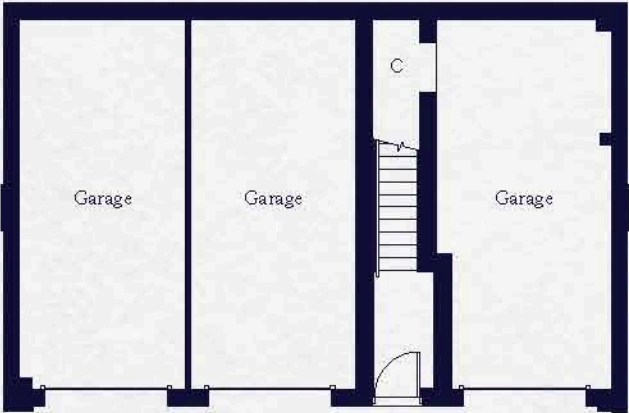
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	4.140m x 3.482m	13'7" x 11'5"
Living/Dining Area	5.185m x 3.468m	17'0" x 11'5"
Master Bedroom	3.518m x 3.345m	11'7" x 11'0"
Bedroom 2	3.357m x 2.287m	11'0" x 7'6"

— Indicates reduced head height
⊠ Velux Window



First Floor



Ground Floor



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Blackthorn

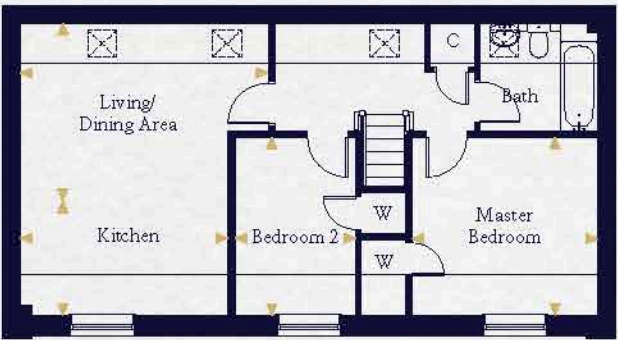
Plot 140



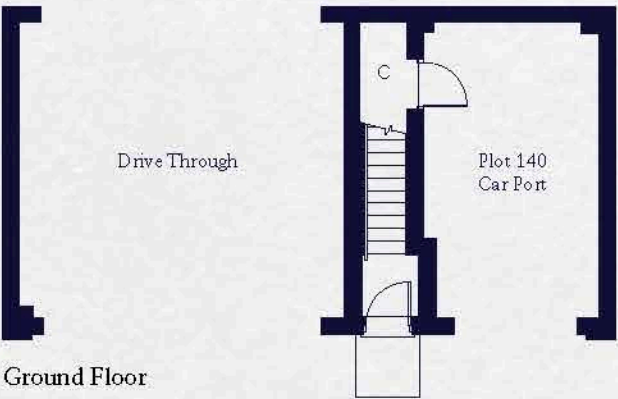
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	3.931m x 2.025m	12'11" x 6'8"
Living/Dining Area	4.691m x 3.505m	15'5" x 11'6"
Master Bedroom	3.514m x 3.375m	11'6" x 11'1"
Bedroom 2	3.375m x 2.287m	11'1" x 7'6"

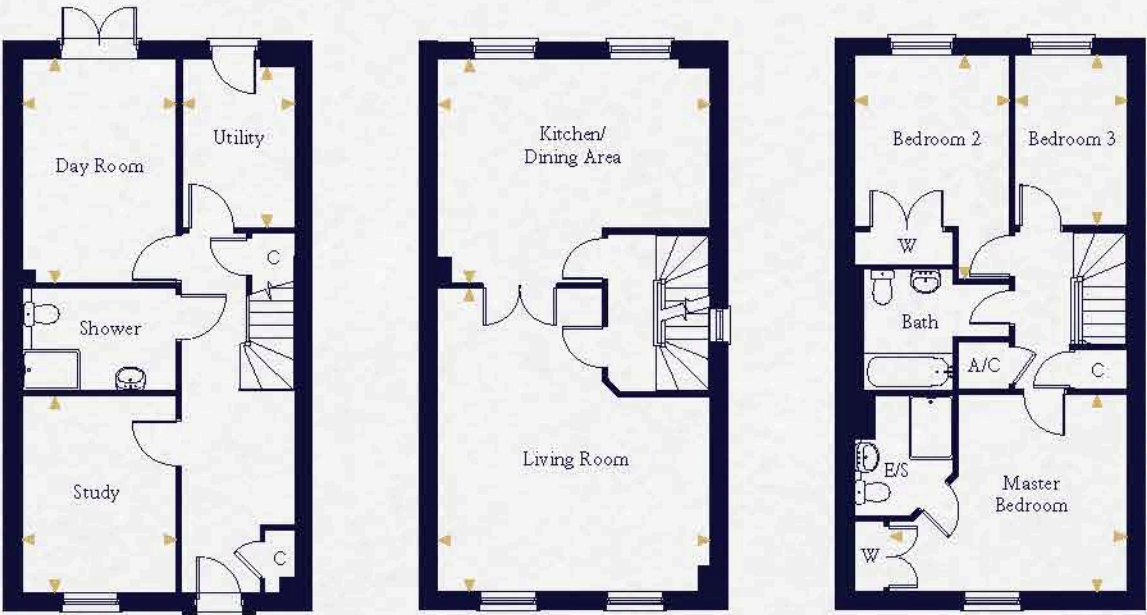
— Indicates reduced head height
⊠ Velux Window



First Floor



Ground Floor



Ground Floor

First Floor

Second Floor

The Hazel

Plots 130 & 133(h)

Day Room	4.246m x 2.917m	13'11" x 9'7"	Living Room	5.731m x 5.150m	18'10" x 16'11"
Study	3.686m x 2.917m	12'1" x 9'7"	Master Bedroom	4.461m x 3.686m	14'8" x 12'1"
Utility	3.221m x 2.138m	10'7" x 7'0"	Bedroom 2	4.221m x 2.933m	13'10" x 9'8"
Kitchen/Dining Area	5.150m x 4.246m	16'11" x 13'11"	Bedroom 3	3.221m x 2.122m	10'7" x 7'0"



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Holly

Plots 131, 132(h), 182(h), 184, 194(h), 196

Day Room	4.251m x 2.917m	14'0" x 9'7"	Living Room	5.160m x 5.150m	16'11" x 16'11"
Study	3.116m x 2.918m	10'3" x 9'7"	Master Bedroom	4.492m x 3.116m	14'9" x 10'3"
Utility	3.117m x 2.138m	10'3" x 7'0"	Bedroom 2	4.116m x 2.933m	13'6" x 9'8"
Kitchen/Dining Area	5.150m x 4.141m	16'11" x 13'7"	Bedroom 3	3.116m x 2.123m	10'3" x 7'0"

* Window to plots 182 & 194 only.
** Window to plots 184 & 196 only.

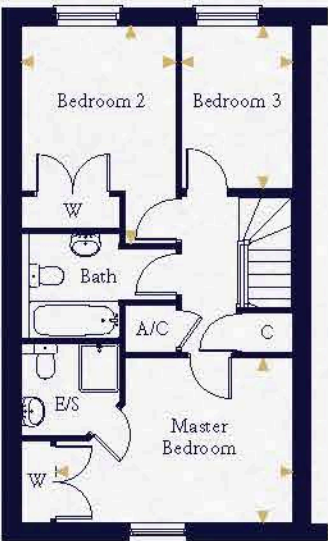
The Walnut

Plots 183 & 195(h)

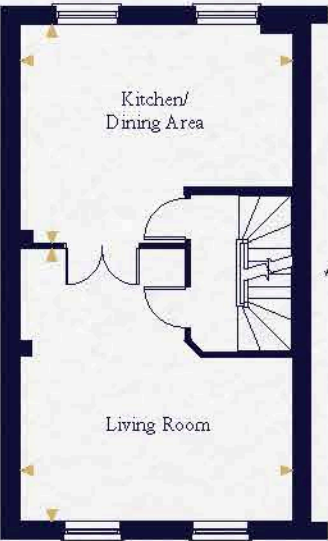
Day Room	4.246m x 2.917m	13'11" x 9'7"	Living Room	5.765m x 5.150m	18'11" x 16'11"
Study	3.686m x 2.918m	12'1" x 9'7"	Master Bedroom	4.461m x 3.785m	14'8" x 12'5"
Utility	3.221m x 2.138m	10'7" x 7'0"	Bedroom 2	4.122m x 2.933m	13'6" x 9'8"
Kitchen/Dining Area	5.150m x 4.212m	16'11" x 13'10"	Bedroom 3	3.122m x 2.122m	10'3" x 7'0"

Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision

The Holly



Second Floor

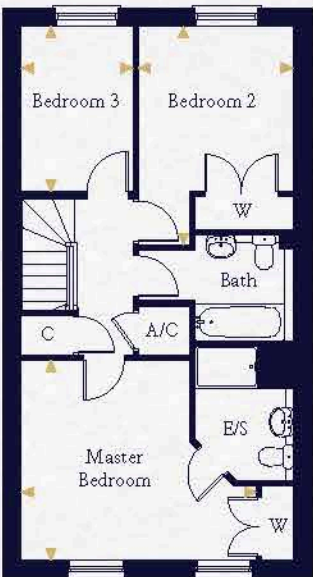


First Floor

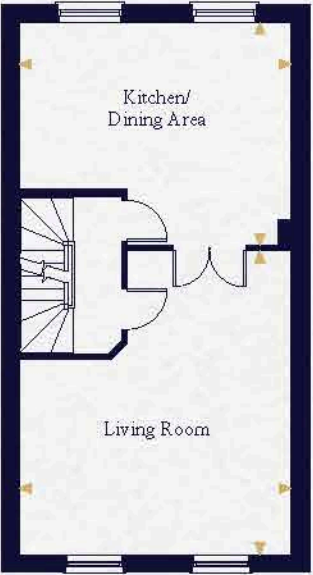


Ground Floor

The Walnut



Second Floor



First Floor



Ground Floor

Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



The Juniper

Plots 134 & 176(h)

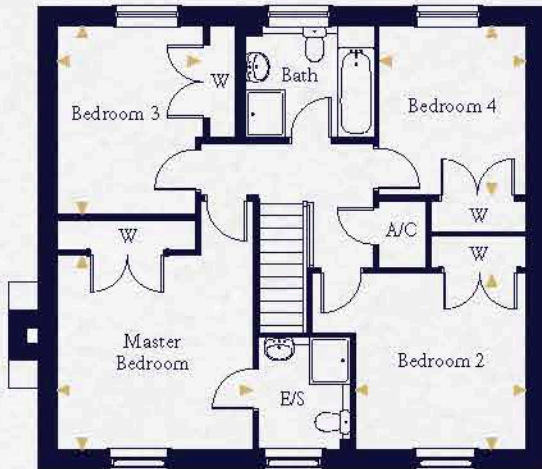
Kitchen/Dining Area	6.735m x 4.015m	22'1" x 13'2"	Master Bedroom	4.015m x 3.912m	13'2" x 12'10"
Living Room	4.730m x 4.595m	15'6" x 15'1"	Bedroom 2	4.595m x 3.042m	15'1" x 10'0"
Study	3.174m x 2.988m	10'5" x 9'10"	Bedroom 3	3.174m x 2.609m	10'5" x 8'7"
			Bedroom 4	2.707m x 2.434m	8'11" x 8'0"

— Indicates reduced head height

Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



The Hawthorn

Plots 1, 7(h), 13

Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"	Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"	Bedroom 2	3.348m x 3.262m	11'0" x 10'9"
Living Room	4.698m x 3.716m	15'5" x 12'2"	Bedroom 3	3.572m x 2.785m	11'9" x 9'2"
Study	2.987m x 2.949m	9'10" x 9'8"	Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Mulberry

Plots 147, 148, 149, 152, 154 & 155

Day Room	3.245m x 2.615m	10'6" x 6'8"	Living Room	5.385m x 4.983m	17'8" x 16'4"
Utility	2.080m x 2.050m	6'10" x 6'9"	Master Bedroom	4.725m x 3.087m	15'6" x 10'2"
Kitchen	3.087m x 2.060m	10'2" x 6'9"	Bedroom 2	3.125m x 3.087m	10'3" x 10'2"
Dining Area	4.260m x 3.325m	14'0" x 10'11"	Bedroom 3	3.087m x 2.160m	10'2" x 7'1"

* Window to plot 147 only
** Window to plot 155 only

The Sycamore

Plots 150 & 153

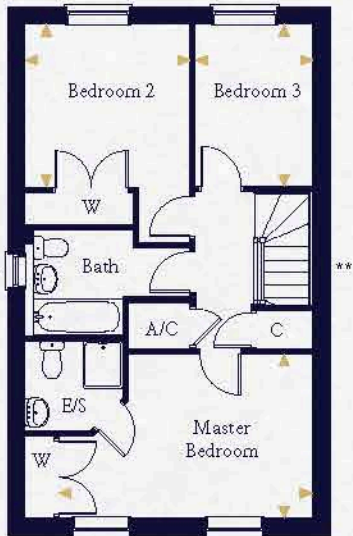
Day Room	3.245m x 2.615m	10'6" x 6'8"	Living Room	6.890m x 4.893m	22'7" x 16'4"
Utility	2.080m x 2.050m	6'10" x 6'9"	Master Bedroom	6.230m x 3.087m	20'5" x 10'2"
Kitchen	3.087m x 2.060m	10'2" x 6'9"	Bedroom 2	4.630m x 3.087m	15'2" x 10'2"
Dining Area	4.830m x 4.260m	15'10" x 14'0"	Bedroom 3	3.087m x 2.160m	10'2" x 7'1"

The Chestnut

Plot 151

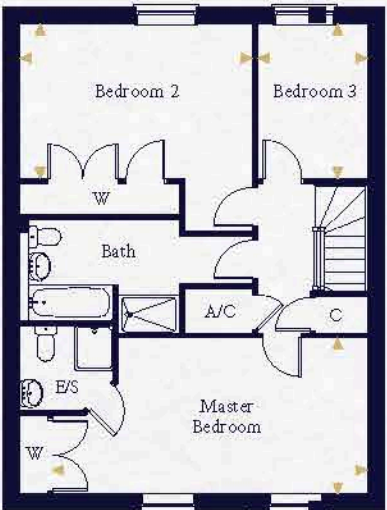
Day Room	3.245m x 3.055m	10'6" x 6'8"	Living Room	5.863m x 5.385m	19'3" x 17'8"
Utility	2.080m x 2.050m	6'10" x 6'9"	Master Bedroom	4.725m x 3.972m	15'6" x 13'0"
Kitchen	3.087m x 2.060m	10'2" x 6'9"	Bedroom 2	3.125m x 3.087m	10'3" x 10'2"
Dining Area	4.260m x 3.325m	14'0" x 10'11"	Bedroom 3	3.087m x 2.160m	10'2" x 7'1"

The Mulberry



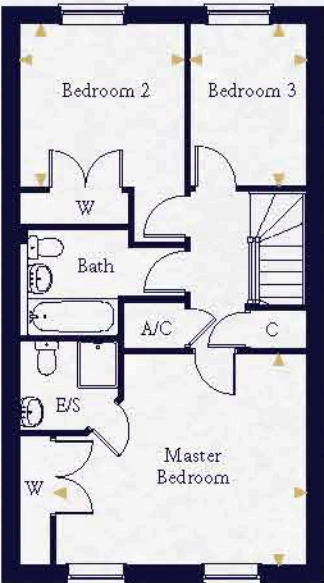
Second Floor

The Sycamore

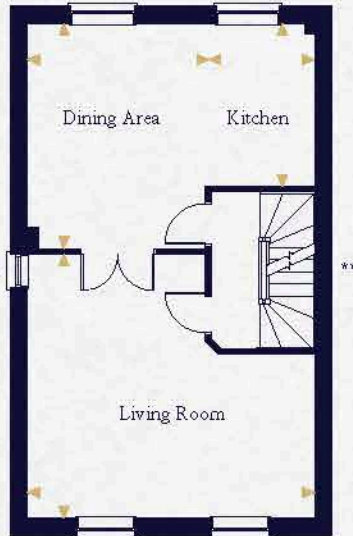


Second Floor

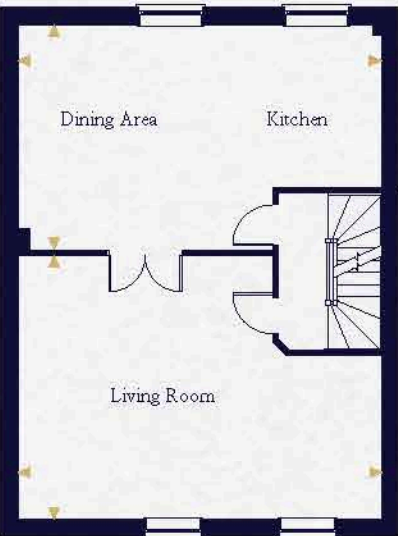
The Chestnut



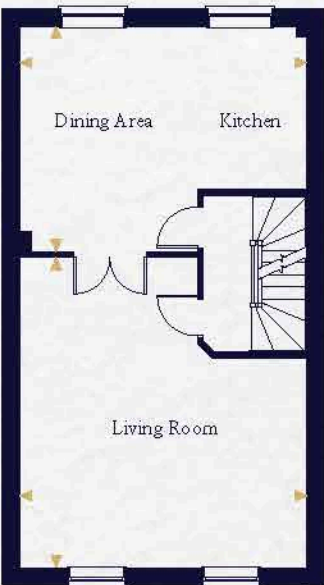
Second Floor



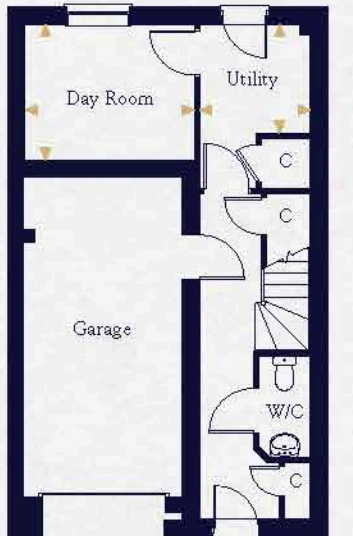
First Floor



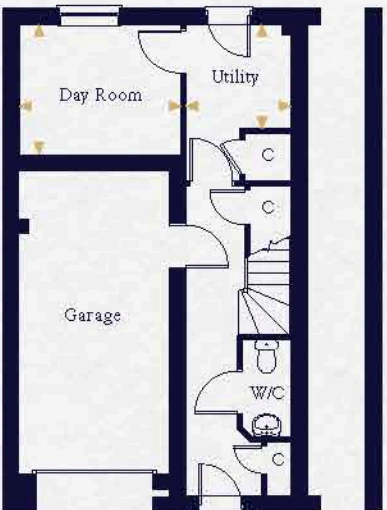
First Floor



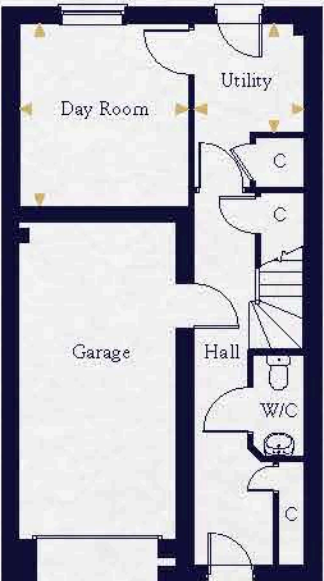
First Floor



Ground Floor



Ground Floor



Ground Floor



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Alder

Plots 160, 161 & 163(h)

Day Room	3.205m x 3.134m	10'6" x 10'3"	Living Room	5.209m x 5.200m	17'1" x 17'1"
Kitchen	3.161m x 2.045m	10'5" x 6'1"	Master Bedroom	4.097m x 3.232m	13'5" x 10'7"
Dining Area	4.338m x 3.742m	14'3" x 12'3"	Bedroom 2	3.364m x 3.068m	11'1" x 10'1"
	max max	max max	Bedroom 3	3.159m x 2.321m	10'4" x 7'7"

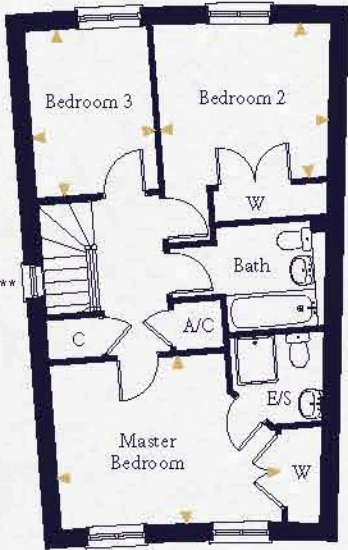
* Window to plots 160 & 163 only
** Window to plot 160 only

The Yew

Plot 162

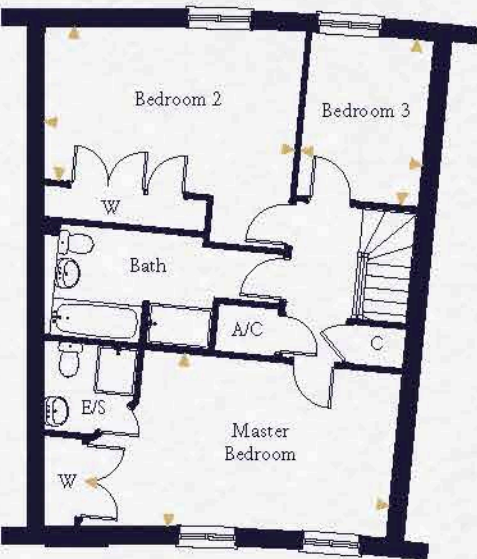
Day Room	3.205m x 3.134m	10'6" x 10'5"	Living Room	6.790m x 5.214m	22'4" x 17'1"
Kitchen	3.161m x 2.045m	10'5" x 6'9"	Master Bedroom	6.617m x 3.355m	21'9" x 11'0"
Dining Area	5.314m x 4.356m	17'5" x 14'4"	Bedroom 2	4.939m x 3.259m	16'3" x 10'8"
	max max	max max	Bedroom 3	3.159m x 2.321m	10'4" x 7'7"

The Alder



Second Floor

The Yew



Second Floor



First Floor



First Floor



Ground Floor



Ground Floor



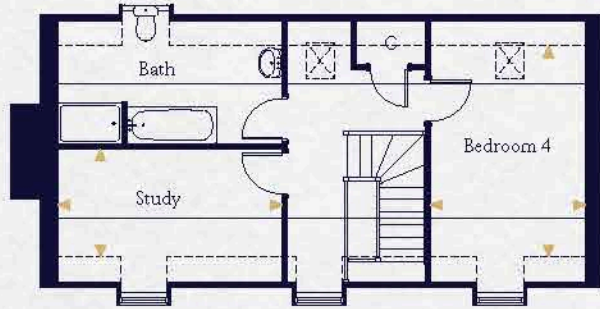
Computer generated image indicative only*. External finishes and appearance likely to vary.

The Spindle

Plots 164, 165(h), 177(h)

Kitchen/Dining Area	6.405m x 3.860m	21'0" x 12'8"
Utility	2.919m x 1.660m	9'7" x 5'5"
Living Room	6.355m x 4.200m	20'10" x 13'9"
Master Bedroom	4.095m x 2.885m	13'5" x 9'6"
Bedroom 2	4.230m x 3.127m	13'11" x 10'3"
Bedroom 3	4.230m x 3.127m	13'11" x 10'3"
Bedroom 4	4.002m x 2.935m	13'2" x 9'8"
Study	4.240m x 2.051m	13'10" x 6'9"

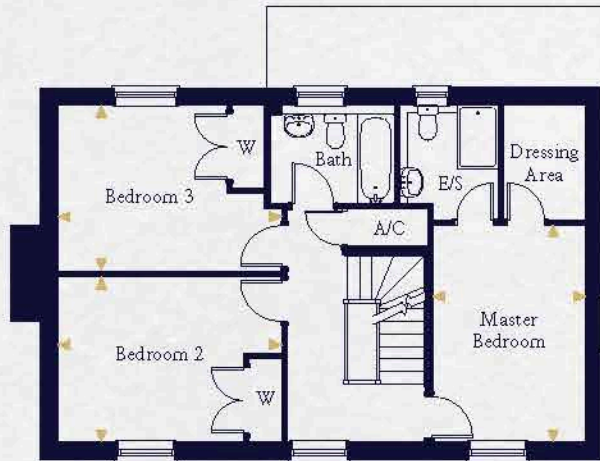
— Indicates reduced head height.
 --- Indicates reduced head height below 1.5m
 ☒ Velux window
 * Window to plot 164 only



Second Floor



Ground Floor



First Floor



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Linden Type 1

Plot 141 & 143

Kitchen	3.595m x 2.385m	11'10" x 7'10"
Living Room	3.920m x 3.595m	12'10" x 11'10"
Master Bedroom	3.445m x 2.968m	11'4" x 9'9"
Bedroom 2	2.445m x 2.365m	8'0" x 7'9"

* Door and balcony to plot 143 only. Replaced with window on plot 141.



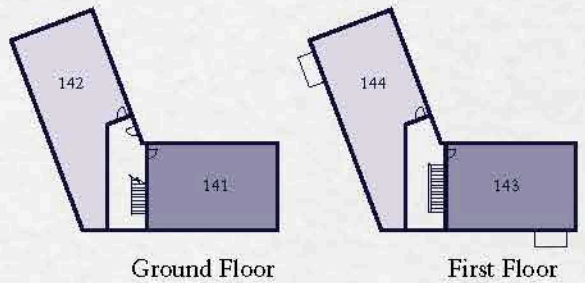
The Linden Type 2

Plot 142 & 144

Kitchen	3.607m x 1.950m	11'10" x 6'5"
Living Room	4.355m x 3.857m	14'3" x 12'8"
Master Bedroom	4.593m x 4.326m max	15'1" x 14'2" max
Bedroom 2	3.183m x 3.178m	10'5" x 10'5"

* Entrance to plot 142 only.
 ** Entrance to plot 144 only.
 † Door and balcony to plot 144 only. Replaced with window on plot 142.

■ The Linden Type 1
 ■ The Linden Type 2

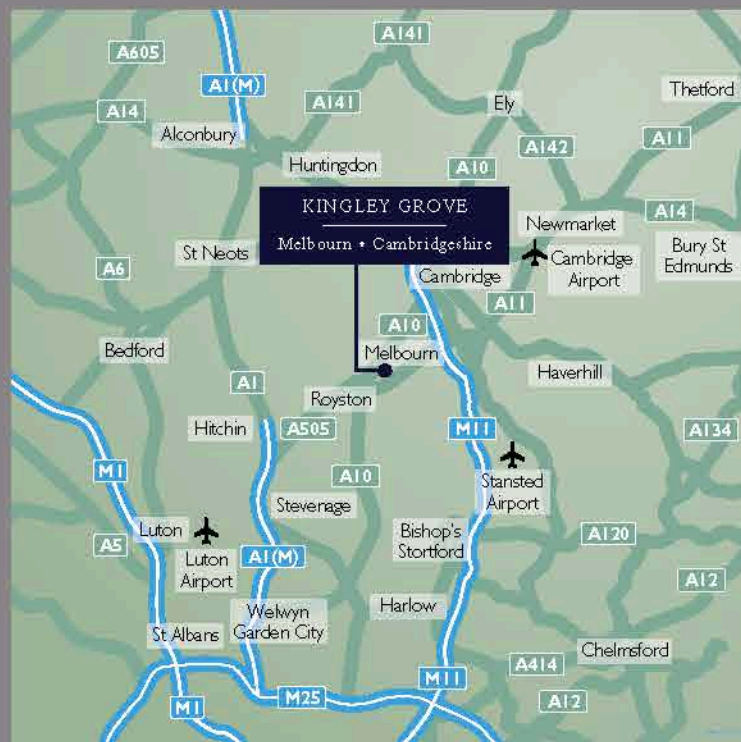


Ground Floor

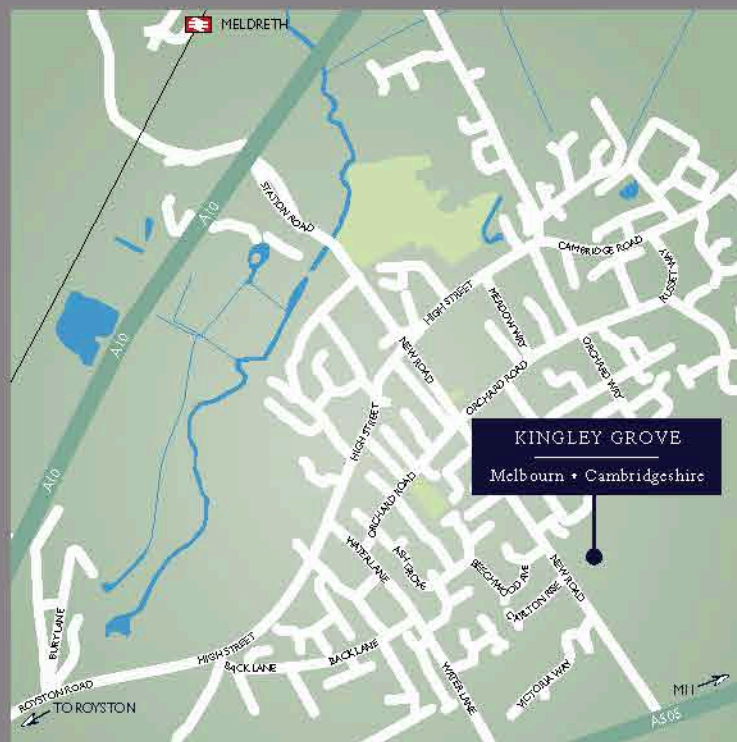
First Floor

KINGLEY GROVE

Melbourn • Cambridgeshire



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Meldreth Train Station	1.3 miles
Royston	4.4 miles
Cambridge	16.7 miles
Newmarket	22.2 miles
Stansted Airport	26.2 miles
Luton Airport	30.7 miles
Peterborough	44.1 miles

By rail to:

(from Meldreth train station)

Royston	5 mins
Cambridge	16 mins
Newmarket	52 mins
London Kings Cross	68 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Postcode for Sat Nav use: SG8 6FE

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