



# EMERSON PARK

G R E A T A B I N G T O N

PROUDLY DEVELOPED BY



TO REGISTER YOUR INTEREST PLEASE CONTACT THE SOLE AGENTS



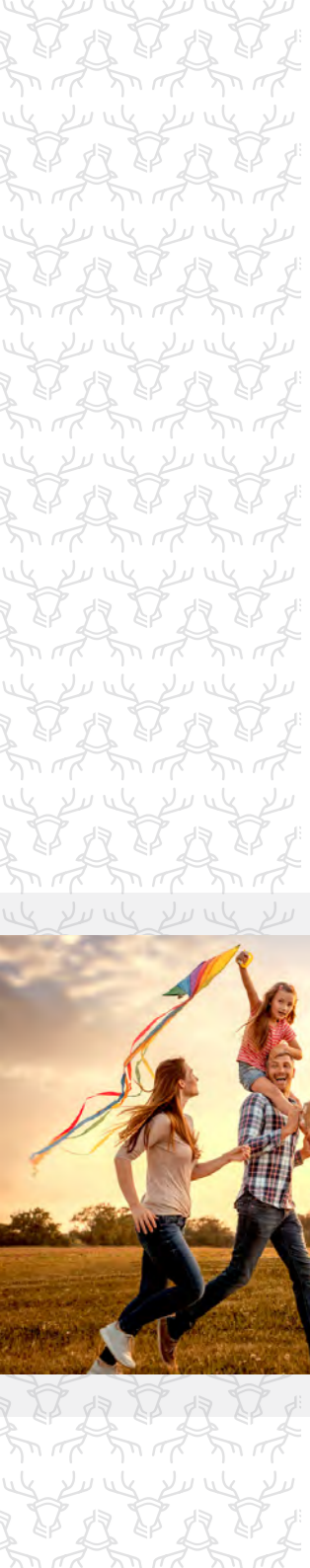
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# EMERSON PARK

G R E A T A B I N G T O N



# Luxury living in the heart of the Cambridgeshire countryside



Perfectly positioned in the highly-desirable village of Great Abington, overlooking picturesque parkland and the historic Abington Lodge, Emerson Park blends seamlessly with the charm and character of its surroundings to present a stunning place to live.

Each beautifully bespoke home is expertly built to the highest standards, combining traditional elegance and contemporary design for luxurious living at its finest, with excellent amenities and superb commuter links in an idyllic setting just seven miles from the world-class city of Cambridge.

**OUTSTANDING NEW HOMES OVERLOOKING PICTURESQUE PARKLAND IN CAMBRIDGESHIRE.**



# 15 stunning luxury homes IN A beautiful natural setting

Emerson Park's select development includes four £100K Homes. Laragh is proud to be part of this ground breaking new initiative, working alongside Cambridgeshire and Peterborough Combined Authority to provide an affordable step onto the housing ladder for those who live or work in the area.



THE THREE TUNS FREE HOUSE

## Countryside life...

Secluded in South Cambridgeshire's sweeping landscapes with the River Granta running through it, Great Abington provides a rare lifestyle balance merging quintessential village life with vibrant modern living.

One glimpse of Great Abington reveals that it is not only Emerson Park's magnificent homes which make this a perfect place to live and thrive, but also everything that surrounds it.

A beautiful sought-after village set among pretty thatched cottages with an historic church and 16th century inn, Great Abington's flourishing community has many amenities, including nursery and primary schools, shop, post office and local pub.

At the heart of this friendly village is The Abington Institute hall, with café, meeting space and event room overlooking the cricket pitch. Great Abington is hugely attractive for its character, accessibility and community spirit, providing a host of clubs, teams and social activities for all generations.

Here is where you can enjoy the great outdoors, peaceful woodland walks or cycling in beautiful open countryside, followed by a welcoming drink at the Three Tuns and an afternoon on the village green listening to the sound of leather on willow.



LOCAL VILLAGE LIFE



GRAND ARCADE SHOPPING CENTRE

## ...to City central



PUNTING ON THE CAMS

Great Abington is uniquely positioned within the Cambridge Science Cluster and benefits from excellent access to global innovation parks.

Just a five-minute drive takes you to **Granta Park**, the internationally-renowned business hub for future world technologies, while ten minutes away is the prestigious **Babraham Research Campus**, with 60 bioscience enterprises situated on the eminent Babraham Estate. Other world-class organisations located nearby include **Huawei's** brand-new UK Research Centre at Sawston, the **Wellcome Genome Campus**, **Sanger Institute**, and **Chesterford Research Park**.

Great Abington's superb connections are set to be further enhanced by pioneering plans for a sustainable transport network via the **Cambridgeshire Autonomous Metro**. This new travel hub will incorporate South East Cambridge links for Great Abington with proposed off-road routes and an adjacent framework for walkways, cycle paths and horse riding.

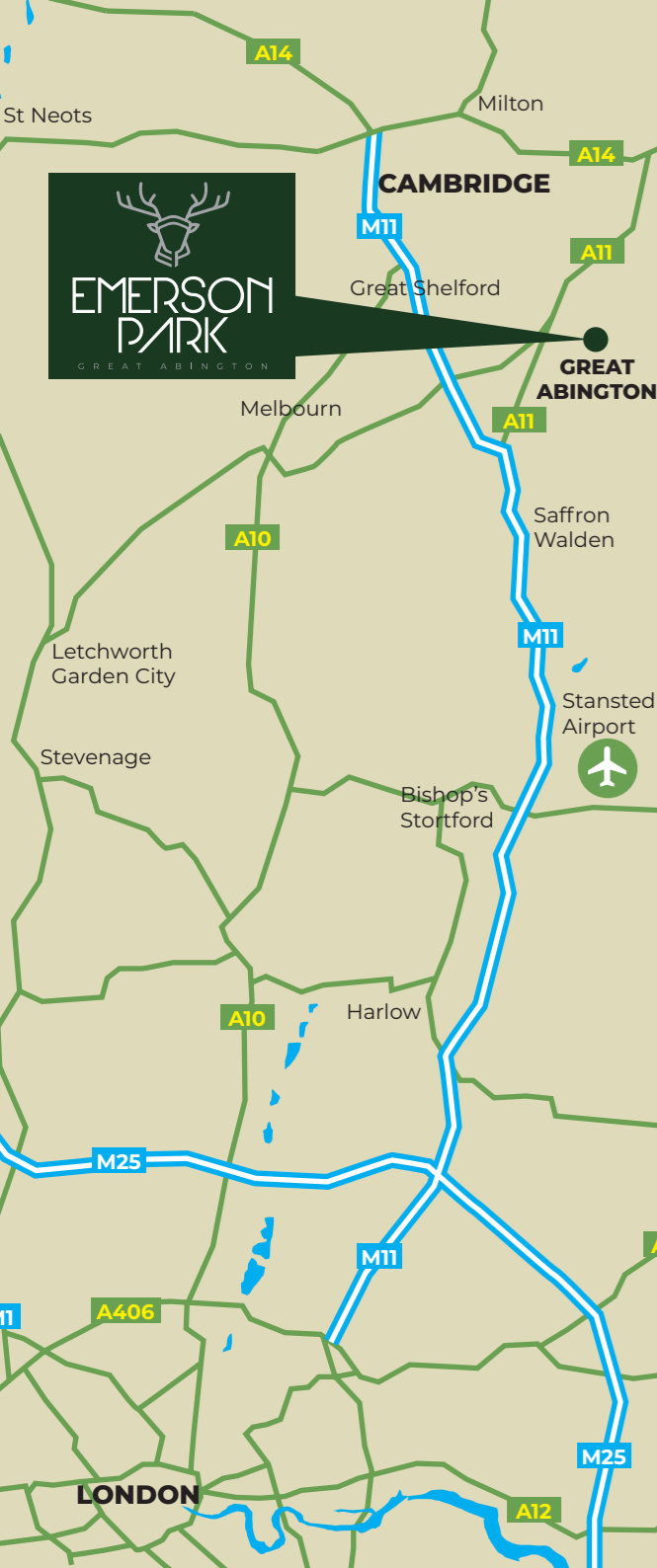
Together with the exciting cultural city of Cambridge on your doorstep, you'll also discover some amazing places to visit nearby, including **Audley End House**, **Saffron Hall**, **Duxford Imperial War Museum**, and so much more.

Celebrated for its rich heritage, academic excellence and wealth of global enterprise, Cambridge is set among historic city spires and cobbled streets, where residents relax on the famous college backs, go punting along the **River Cam**, or simply stroll among its spectacular architecture and soak up the ambience.

The spirit of Cambridge is alive with opportunities, amenities and activities. From leading independent business and bespoke boutiques to international brands and exciting entertainment, Cambridge combines amazing museums, music venues, galleries and restaurants with clubs, cinemas, theatres and traditional pubs to create an extraordinary city that embraces people at its heart.

Home to vast pioneering sectors, including the Cambridge Cluster, biomedical and technology giants, Cambridge University, Addenbrooke's Hospital and the Science Park, Cambridge has excellent network links connecting regional, UK and international travel to this affluent town, which has stood the test of time for centuries.

**EMERSON PARK MERGES MODERN LIVING WITH QUINTESSENTIAL VILLAGE LIFE.**



# Countrywide connections

Great Abington is superbly connected to excellent road, rail and airport travel. Located seven miles south east of Cambridge on the A1307, close to local villages and landmark towns with regional commuter connections and national transport links.



**BY CAR**  
The A11 provides easy access to the M11 motorway, joining the M25 south, via Stansted Airport and directly onto central London. Conveniently located with access to major routes, including the A505 leading to the A1 and A10 connecting major towns across the country, with just a twenty-minute drive to Cambridge going north and Royston going south.



**BY TRAIN**  
There is a choice of neighbouring train stations, including Whittlesford Parkway (2.6 miles), Great Chesterford (4.4 miles), Cambridge (7 miles) and Royston (13 miles) with fast and frequent train lines to Kings Cross, accessing London underground and the St Pancras Eurostar gateway to Europe.



**BY BUS**  
Travel between Great Abington and Cambridge takes just 15 minutes on the bus. With a good regular service operated by Stagecoach every day, the number 13 departs hourly from Linton Road and runs directly into Cambridge.

All times and distances are approximate.



CAMBRIDGE TRAIN STATION



STANSTED AIRPORT



**Laragh's** close collaboration with highly-acclaimed architects **Snell David** delivers forever homes. The award-winning architectural team has created inspired ideas for flexible living, with concepts that encompass all life stages, from expansive family properties to spacious ground floor homes.

The vision for **Emerson Park** is an exceptional one, with 15 unique properties and four stunning house styles encircling a landscaped green. Each three and four-bedroom high-specification home combines exquisite traditional features and impressive architectural concepts for modern-day living with timeless style.



HIGH-PERFORMANCE HOMES BUILT TO OUTSTANDING SPECIFICATION STANDARDS OVERLOOK EMERSON PARK'S PEACEFUL LANDSCAPE SCENE.

STUNNING BESPOKE DESIGNS INCORPORATE SLEEK INTERIORS WITH HANDCRAFTED FITTINGS AND FLAWLESS FINISHES THROUGHOUT



Naturally, as you would expect, **Laragh** have created a beautiful place of space and belonging.

Destined to become a prestigious Cambridgeshire address for professionals and growing families alike, the classic elegance of **Emerson Park** is met by impressive craftsmanship, luxuriously spacious design, highly-efficient energy credentials and a superior level of build excellence.

**EMERSON PARK IS DESTINED TO BECOME A PRESTIGIOUS CAMBRIDGESHIRE ADDRESS.**



# The Willow

4 BED DETACHED | PLOTS 1 & 2 | 2,239 SQ FT



GROUND FLOOR\* (PLOT 1)

## GROUND FLOOR

- Kitchen/Dining  
6.9 x 5.0m
- Living Room  
5.0 x 4.0m
- Study  
4.4 x 2.7m
- Entrance Hall  
1.8 x 4.7m
- Utility Room  
2.9 x 2.2m



## FIRST FLOOR

- Master Bedroom  
3.5 x 4.4m
- Bedroom 2  
4.6 x 4.6m
- Bedroom 3  
4.4 x 4.0m
- Bedroom 4  
3.6 x 3.2m

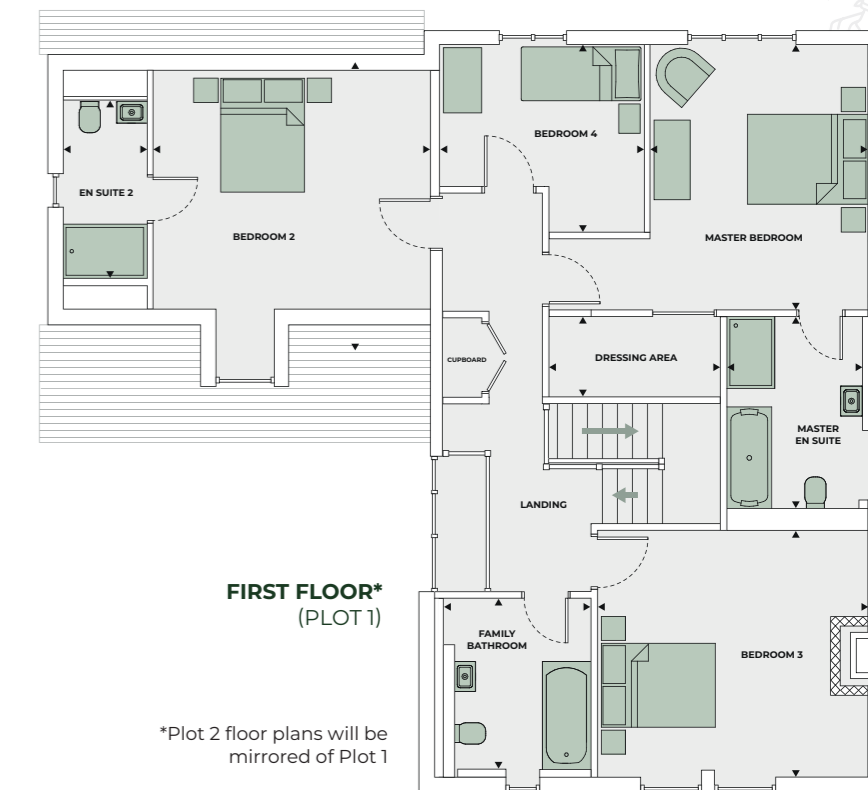
Energy Efficiency Rating  
VERY EFFICIENT - LOWER RUNNING COSTS  
(81-91) **B** 84

Environmental Impact (CO<sub>2</sub>) Rating  
VERY ENVIRONMENTALLY FRIENDLY - LOWER CO<sub>2</sub> EMISSIONS  
(81-91) **B** 85

Arrival at **The Willow** makes a lasting impression as you open the door to a magnificent vaulted entrance hall with double height windows filling the property in swathes of light.

On the spacious ground floor, a stunning shaker kitchen is enhanced by the designer dining area, built-in larder, utility room and access to the family study.

Triple French doors open onto the large back garden, while the luxurious living room features beautiful bay windows facing a green landscaped frontage, and additional outside space includes a garage and ample parking for several cars. Upstairs, all but one of the four generously designed bedrooms are doubles, including two elegant en suites with underfloor heating, a stylish family bathroom and well-appointed master bedroom with dressing area.



FIRST FLOOR\* (PLOT 1)

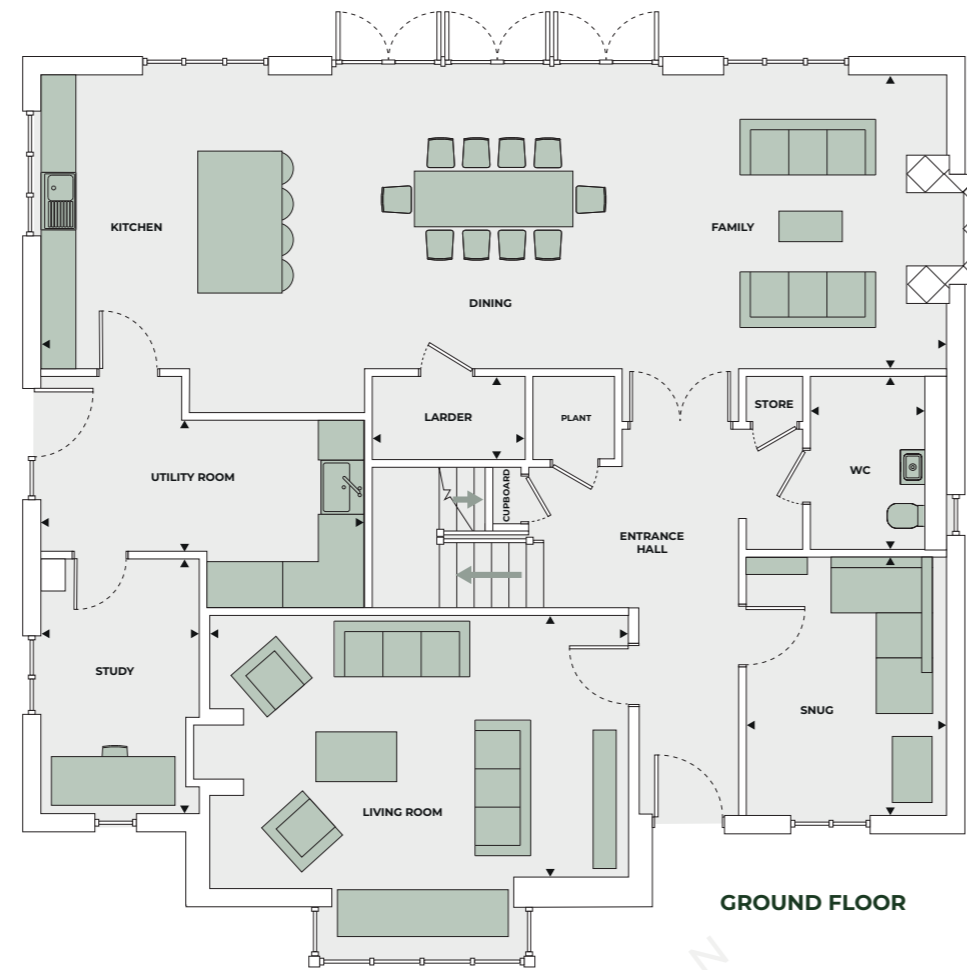
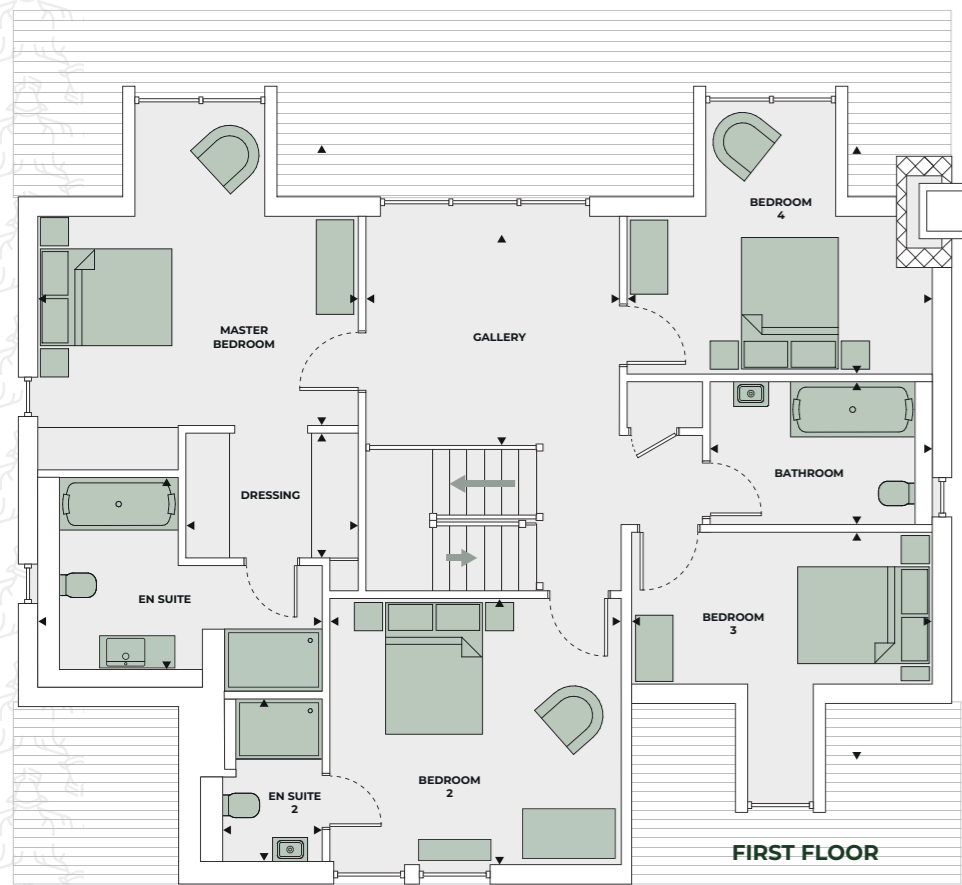
\*Plot 2 floor plans will be mirrored of Plot 1



Situated in a coveted corner setting, **The Laurel** elevates spacious living to a spectacular level with 2,670 sq ft of opulent open-plan style and cutting-edge design.

You are greeted by a grand galleryed entrance hall leading through to the expansive contemporary kitchen with built-in larder and sizeable utility room and impressive dining and seating area, complete with feature fireplace and big bay windows.

The ground floor of this distinguished home also presents essential family spaces, encompassing a snug, study and formal living room, while upstairs is equalled by four generous double bedrooms and two sleek en suites, with underfloor heating, and a fitted dressing room to the splendid master bedroom. Outside, the substantial garden enjoys a beautiful backdrop across surrounding natural parkland.



**GROUND FLOOR**

- Kitchen/Dining/Family  
12.9 x 4.2m
- Living Room  
6.0 x 3.8m
- Study  
3.6 x 2.2m
- Snug  
3.6 x 2.8m
- Utility Room  
4.6 x 2.7m

**FIRST FLOOR**

- Master Bedroom  
4.6 x 4.0m
- Bedroom 2  
4.2 x 3.8m
- Bedroom 3  
4.3 x 3.2m
- Bedroom 4  
4.4 x 3.2m



Energy Efficiency Rating  
VERY EFFICIENT - LOWER RUNNING COSTS  
(81-91) **B** 84

Environmental Impact (CO<sub>2</sub>) Rating  
VERY ENVIRONMENTALLY FRIENDLY - LOWER CO<sub>2</sub> EMISSIONS  
(81-91) **B** 86



**The Laurel**  
4 BED DETACHED | PLOT 3 | 2,670 SQ FT



# The Rose

3 BED SEMI-DETACHED | PLOTS 4, 5, 6 & 7 | 1,851 SQ FT



GROUND FLOOR

## GROUND FLOOR

Kitchen/Dining/  
Family  
7.8 x 4.3m

Living Room  
3.7 x 5.0m

Study  
2.3 x 4.0m

Utility Room  
4.2 x 2.1m

## FIRST FLOOR

Master Bedroom  
3.4 x 4.2m

Bedroom 2  
3.7 x 4.1m

Bedroom 3  
3.7 x 2.4m

### Energy Efficiency Rating

VERY EFFICIENT - LOWER RUNNING COSTS

(81-91) **B**

84

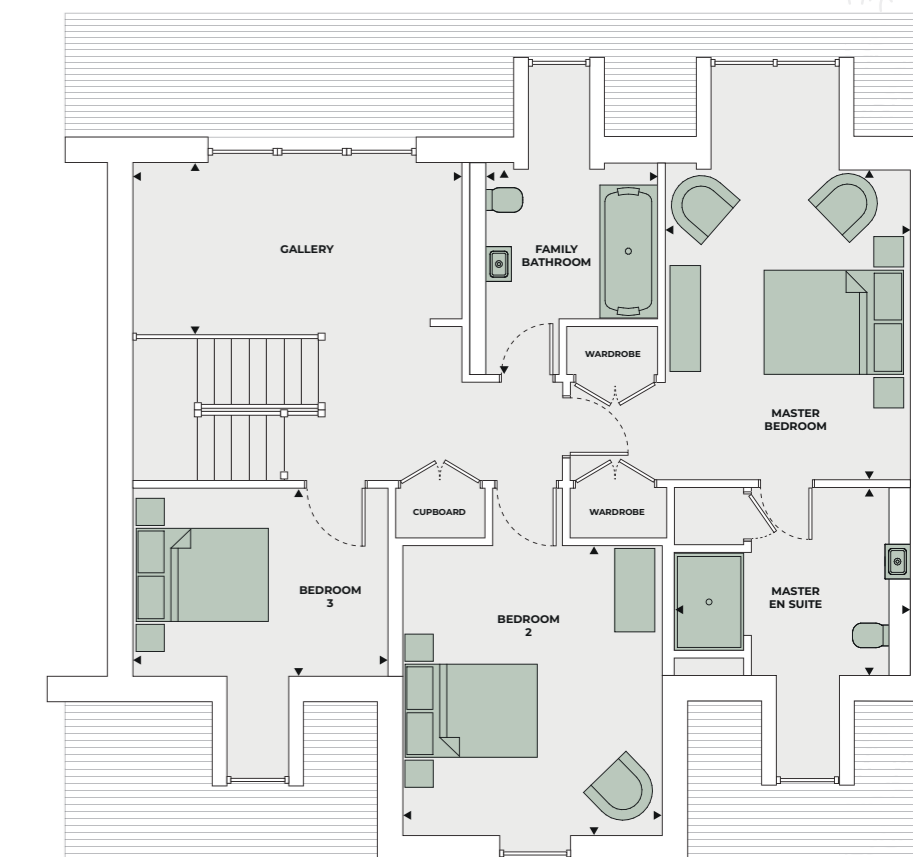
### Environmental Impact (CO<sub>2</sub>) Rating

VERY ENVIRONMENTALLY FRIENDLY - LOWER CO<sub>2</sub> EMISSIONS

(81-91) **B**

86

## FIRST FLOOR



Exquisite design details encompass every aspect of **The Rose**, created with innovative ideas for modern living that include a stunning glazed gallery to the first floor landing.

The magnificent vaulted kitchen, fitted with contemporary handle-less doors and integrated appliances, opens to a beautiful dining and seating area with a feature fireplace and French doors onto a large south-facing back garden overlooking peaceful parkland.

Downstairs also presents a luxurious living room and spacious study to the front, while upstairs, the light-filled landing takes you to three generous double bedrooms, with an en suite to the impressive master bedroom and a stylish family bathroom. Together with front and back gardens, outside space incorporates a garage and driveway for two vehicles.





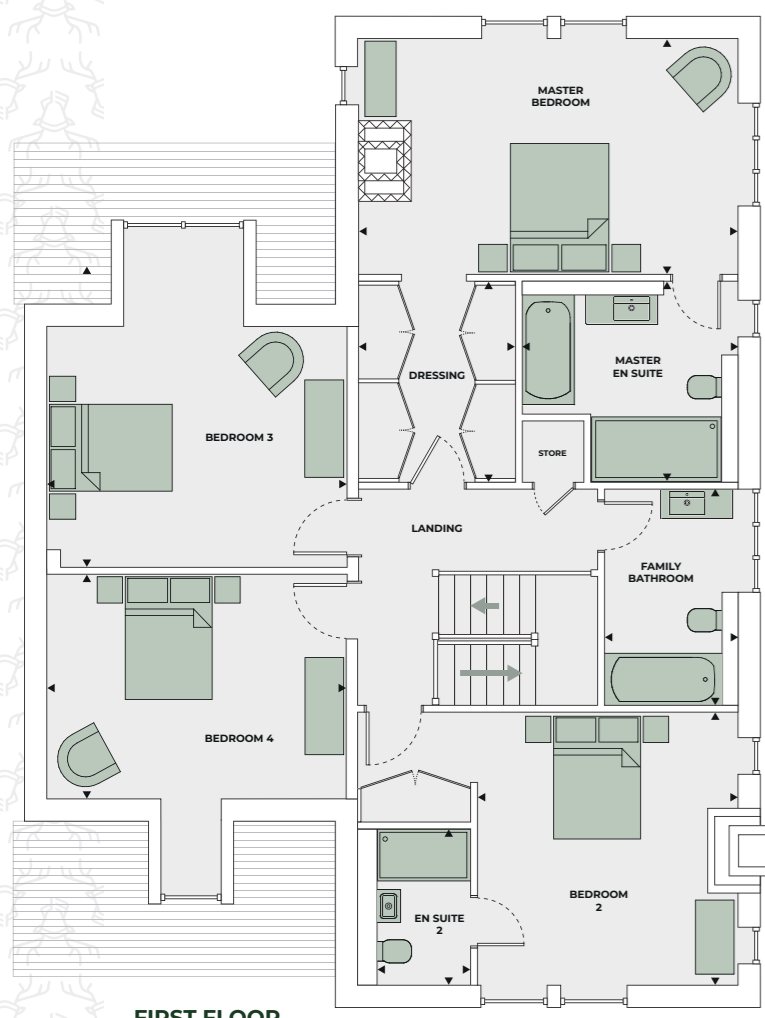
Set perfectly in a corner position, **The Ivy** presents spectacular living space for a growing family.

The beautifully designed shaker kitchen is at the heart of this magnificent home, complete with built-in larder, utility room and integrated appliances, it encompasses a stunning dining and seating area with feature fireplace.

Enhancing this space even further are two sets of double French doors opening onto a considerable south-facing rear garden that sweeps around the property set on a backdrop of picturesque parkland. There is a spacious study overlooking the back garden, while to the front is a separate family snug and an elegant living room with beautiful bay windows and luxurious fireplace. Contemporary designs continue upstairs to four generous double bedrooms, two with opulent en suites and underfloor heating, and a sleek family bathroom. The magnificent master bedroom is flawlessly finished with bespoke dressing room.

# The Ivy

4 BED DETACHED | PLOT 8 | 2,809 SQ FT



## GROUND FLOOR

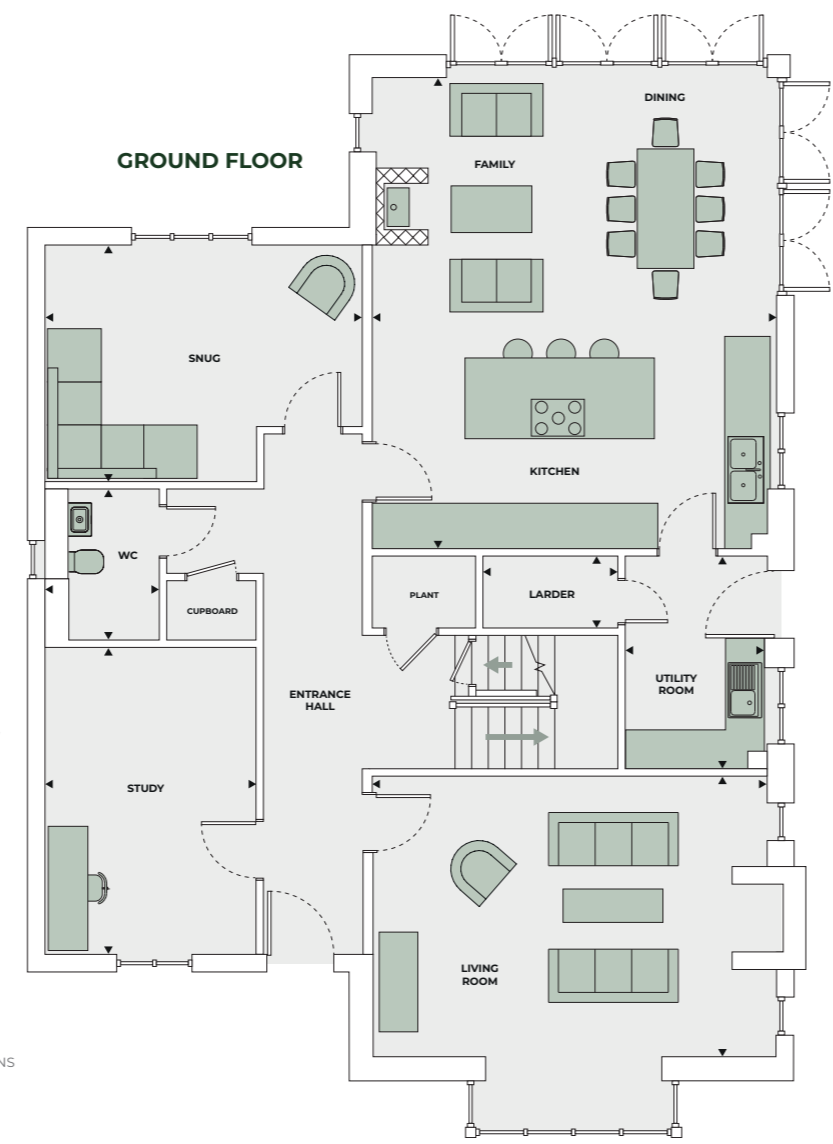
- Kitchen/Dining/Family  
5.8 x 7.0m
- Living Room  
5.8 x 4.1m
- Study  
3.1 x 4.5m
- Snug  
4.7 x 3.5m
- Utility Room  
3.2 x 2.1m

## FIRST FLOOR

- Master Bedroom  
5.8 x 3.7m
- Bedroom 2  
4.0 x 4.2m
- Bedroom 3  
4.7 x 4.5m
- Bedroom 4  
4.7 x 4.3m

Energy Efficiency Rating  
VERY EFFICIENT - LOWER RUNNING COSTS  
**(81-91) B 84**

Environmental Impact (CO<sub>2</sub>) Rating  
VERY ENVIRONMENTALLY FRIENDLY - LOWER CO<sub>2</sub> EMISSIONS  
**(81-91) B 86**



# Specification

FINISHED TO EXCEPTIONAL STANDARDS

## KITCHEN

- Beautiful individually designed kitchens featuring contemporary handle-less doors in a choice of colours (Plots 4-7)\*
- Stunning painted shaker kitchens in a choice of colours (Plots 1-3, 8)\*
- All cabinet doors and drawers include soft-close mechanism
- Silestone worktops, upstands and splash-back in a choice of colours\*
- Under-mounted stainless steel sink with contemporary chrome tap (option to upgrade to Quooker Cook Tap at an additional cost)
- LED under cupboard lighting
- Siemens single oven and combination microwave
- Elica induction ventilation hob
- Bosch integrated dishwasher and 50/50 fridge freezer
- Larder (Plots 1, 2, 8)

## UTILITY ROOM

- Beautiful individually designed kitchens featuring contemporary handle-less doors in a choice of colours (Plots 4-7)\*
- Stunning painted shaker kitchens in a choice of colours (Plots 1-3, 8)\*
- All cabinet doors and drawers include soft-close mechanism
- Laminate worktop and upstands (option to upgrade to Silestone at an additional cost) in a choice of colours\*
- Stainless steel sink with contemporary chrome tap
- Space with plumbing and power for washing machine
- Space and power for tumble dryer (Plots 4, 5, 6, 7)

## BATHROOM AND ENSUITES

- White sanitaryware featuring back to wall toilets and wall hung sinks with vanity unit under
- Contemporary walk in shower cubicle with concealed thermostatic valve, fixed shower head and rinser unit
- Glass screen to all baths with fixed head shower over where no separate shower, concealed thermostatic valve and rinser unit
- Zhender anthracite heated towel rail
- Porcelanosa wall and floor tiling in a choice of colours\*
- Underfloor heating
- Illuminated mirror with demister pad and integrated shaving socket above all hand basins

Please note, specification details may be subject to change  
\*Colour and tile options are subject to build status.



# Specification

FINISHED TO EXCEPTIONAL STANDARDS

## INTERNAL FINISHES

- Bespoke fitted wardrobes or dressing rooms to master bedroom
- Satin chrome window and door ironmongery
- Tiled flooring to hall, WC and kitchen/dining/utility available in a choice of colours\*
- Fireplace mantel and hearth (log burner option available at an additional cost)

## ELECTRICAL FITTINGS

- White downlights to hallway, kitchen/dining/family room, utility and living rooms with dimmer switches to kitchen/dining/family rooms, utility and living rooms
- Pendant lights to bedrooms and over kitchen island, where applicable
- Automatic lights to built-in wardrobes
- External lights
- Automated garage doors

## HOME ENTERTAINMENT

- Digital TV aerial installed
- Sockets and wiring for Sky and BT Fibre broadband
- BT telephone sockets and data points
- CAT6 wiring

## HEATING

- Underfloor heating to the ground floor, bathroom and en-suite(s)
- Contemporary flat panel radiators to first floor
- Designer heated towel rails to bathroom, en-suite and WC

## SECURITY AND PEACE OF MIND

- Mains-powered smoke and heat alarms
- Intruder alarm
- Multipoint locking front door
- 10-year warranty cover
- Two year Laragh Homes aftersales service

## FINISHING TOUCHES

- High quality, local materials used
- External lighting, tap and power socket
- Car charging point to all properties
- Turf and planting to front, plus turf to rear gardens
- Indian sandstone patios
- Bat and bird boxes and hedgehog holes to selected areas

Emerson Park has been exclusively designed by Snell David Architects, an established Royal Institute of British Architects (RIBA) Chartered Practice located in London and Cambridge. The experienced architectural team has an outstanding reputation for design-led excellence specialising in grand new-build properties throughout the UK.





# Introducing Laragh, the award-winning developer



CHURCH VIEW, FOXTON

Cambridgeshire developer **Laragh** has gained a prestigious reputation for building bespoke quality homes delivered to exceptional standards.

**Laragh** takes great pride in creating beautifully customised homes set in desirable locations across the East of England.

Leading the way with more than a decade of development expertise, **Laragh** successfully combines accomplished architects, design specialists and a wealth of residential property knowledge to build stunning new homes.

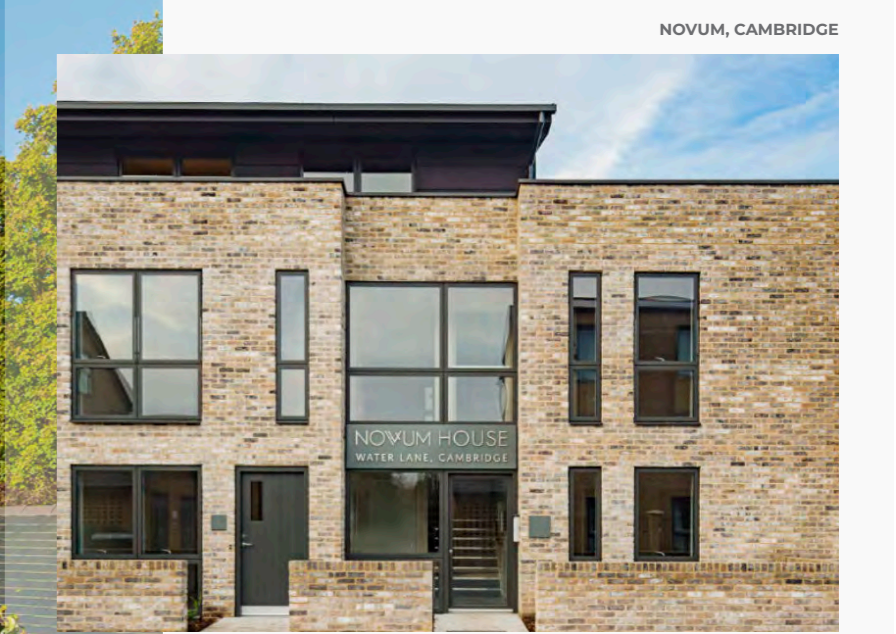
The company cares passionately about the quality of each home and every project is meticulously planned by a trusted team of hand-picked professionals, ensuring attention to detail, fine craftsmanship and distinctive properties with enduring market value.



MANOR FARM, STRETHAM



THE PASTURES, HARSTON



NOVUM, CAMBRIDGE

**Laragh** developments are expertly planned, designed and built with communities and homeowners in mind, so whether you are buying your first, your next, or your forever home, you can be sure that a **Laragh** property will bring years of comfort and enjoyment in a place you are proud to call home.

As a responsible developer, **Laragh** works hard to ensure that each project is created with the greatest of care, achieving environmental goals, delivering design excellence and providing customer service long after properties are sold.

**Laragh** homes are built to enhance lifestyles and locations, representing the company's trademark workmanship and characteristic brand quality, with a unique flair for design and a keen eye on every detail.

**THE QUALITY OF LARAGH'S AWARD-WINNING HOMES REACHES FAR BEYOND BRICKS AND MORTAR.**



ASHBOURNE HOUSE