





A fine location in a world-class city

It is rare to find a development of new homes in the city of Cambridge that provides an easily accessible location without compromising peace and comfort. Located in its own private cul-de-sac accessed by a long driveway, Middleton Green achieves exactly that.

Comprising just 13 homes, it has been thoughtfully designed by our architects to give discerning homeowners a real retreat from the hustle and bustle of the city, whilst remaining reassuringly close to its heart. The seven house types offer a choice of styles, providing contemporary living on two or three levels, each with its own front/back garden and garage.

Middleton Green is located close to Cambridge Science Park and Cambridge Business Park, and just a short walk or cycle from the green spaces at Stourbridge Common, Milton Country Park and the beautiful River Cam at Jesus Green. It also benefits from proximity to a range of small independent shops, a chemist, express supermarkets, pubs and restaurants - including the Michelin Starred Midsummer House.

We pride ourselves on attention to detail. High quality specification comes as standard, with luxurious touches throughout. The designer kitchens feature Siemens stainless-steel integrated appliances and composite stone worktops, whilst the stylish bathrooms include Duravit sanitaryware, Hansgrohe taps and underfloor heating. Other seductive features include oak panel or veneer doors with stainless-steel handles, and stylish, contemporary light switches.

A flagship Cambridge development, Middleton Green is a partnership between two leading regional companies, Enterprise Urban and Laragh Homes. The two developers have an established track record for excellence, having successfully created eight joint schemes in prime locations in and around Cambridge and surrounding villages.

Each of the new properties is built to the highest standards and benefits from NHBC 10-year warranty cover. Both companies are committed to reducing the carbon footprint of their developments and have integrated energy-saving features into the new homes, including solar panels* and LED lighting.



* Not plots 4 and 7



Cambridge.

A city of contrasts

Cambridge is a unique city, a place where centuries of history are preserved in its stunning architecture, but which also inspires innovations that have changed the world.

This compact, pedestrian-friendly environment offers a rich cultural heritage to enjoy, from world-class museums and festivals to vibrant nightlife. Treat yourself to a drama or a musical at Cambridge Arts Theatre, take in a leading comedy act, rock band or symphony orchestra at Cambridge Corn Exchange or catch the latest breaking performers at The Junction. Alternatively, simply sit and enjoy the parks located around the city or the famous Backs of the Colleges, situated along the idyllic River Cam. Beyond this cultural hub lie hundreds of square miles of gentle countryside, ideal for walking or cycling, and replete with beautiful villages, living museums and historic houses.

Shopping in Cambridge is arguably the best in the region. Major retailers, independent stores and traditional markets nestle side-by-side among the grand façades of the University and Colleges, offering everything from designer clothes to rare books, fresh produce to original artworks. In the city's heart, the Grand Arcade provides unrivalled shopping luxury, whilst away from the hustle and bustle the Grafton Centre offers dozens of high street stores in a covered mall for hassle-free, one-stop shopping. The city's many superb cafés and restaurants are ideal venues to enjoy during the day or spend a relaxing evening.

Education in Cambridge is second to none, featuring some of the UK's highest rated schools. Post-18 education is also well catered for at Cambridge University, Anglia Ruskin University and Cambridge Regional College (which is within walking or cycling distance from the development). Healthcare is provided by Addenbrooke's, a flagship NHS facility and the University's teaching hospital, whilst the nearby Chesterton Medical Centre provides an out-of-hours emergency service.





Site map



Set well back from Milton Road and approached by a long entrance driveway, this exclusive development features seven unique house styles and designs. There is a choice of detached or semi-detached homes offering 3, 4 or 5 bedroom layouts – with some of the houses providing living space on three levels. Each has its own garage and private garden.

House Types

The Brooke - plots 1 & 7

The Byron - plots 2, 6, 11 & 12

The Chaucer - plot 3

The Keats - plot 9

The Milton - plot 8

The Shelley - plot 4

The Wordsworth - plots 5, 10 & 13





City living made easy

KITCHEN

- Individually designed kitchens featuring handle-free cabinets with contemporary doors in a choice of colours*
- All cabinet doors and drawers include soft-close mechanism
- Composite stone worktops in a choice of colours*
- Full-height back painted glass splash-backs above work surfaces to the underside of wall cabinets (in selected units)*
- Siemens integrated stainless-steel oven
- Siemens integrated stainless-steel microwave
- Siemens warming drawer (selected units only)
- Siemens 4-zone gas hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated extractor hood
- Siemens washing machine (plots 1, 2, 4, 5, 6, 7, 10, 11, 12 & 13)**
- Stainless-steel undermounted double bowl with chrome polished tap
- LED feature lighting to underside of wall cabinets

* Colour options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed.

** Plots 3, 8 and 9 have a washing machine and tumble dryer in the utility room.

UTILITY/LAUNDRY ROOM (plots 3, 8 & 9 only)

- Individually designed utilities featuring handle-free cabinets with contemporary doors in a choice of colours*
- All cabinet doors and drawers include soft-close mechanism
- Laminate worktops and upstands in a choice of colours*
- Integrated washing machine**
- Integrated tumble-dryer**
- Stainless-steel inset single bowl with chrome polished tap (not to plot 8)

* Colour options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed.

** Plots 3 and 9; plot 8 has a freestanding washing machine and tumble dryer.

BATHROOM AND ENSUITES

- Bette Ocean white bath with horizontal European oak panel
- Hansgrohe tap fittings
- Duravit Vero and Starck sanitaryware
- Hansgrohe Raindance shower pipe
- Heated towel rails
- Oak-mirrored cabinets to main bathroom
- Full- and half-height tiling
- Floor tiling
- Underfloor heating
- Chrome shaver socket
- Large fixed mirror (selected units only)

INTERNAL FINISHES

- Vufold folding oak veneered room dividers
- Mexicano oak vertical panelled doors to remaining rooms
- Stainless-steel lever handles and suited door furniture
- All wood stairs with square spindles and handrails

ELECTRICAL FITTINGS

- Contemporary switches and sockets throughout
- A combination of mains voltage and low-energy down-lighting throughout
- LED feature lighting to underside of kitchen wall cabinets
- Brushed stainless-steel flat-plate sockets to kitchen
- Spurs for kitchen appliances located in a bank above fridge/freezer
- Power and lighting to garage

HOME ENTERTAINMENT

- Wiring for Sky+ and digital TV
- Telephone outlets and CAT 6 data points provided to reception rooms and bedrooms

HEATING/COOLING

- Gas-fired central heating and hot water
- Living Flame fire (detached properties only)
- Underfloor heating throughout ground floor
- Flat panel horizontal radiators to bedrooms
- Solar panels for hot water (not to plots 4 and 7)

SECURITY AND PEACE OF MIND

- All properties are fitted with a wireless alarm system
- Mains-powered smoke, heat and carbon monoxide detector
- Multipoint locking front door
- NHBC 10-year warranty cover

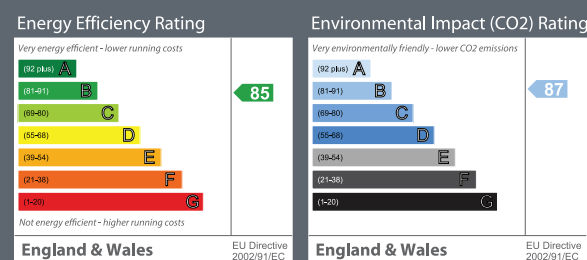
FINISHING TOUCHES

- Oak feature entrance door with glazed vision panel and stainless-steel ironmongery
- Timber framed windows with complementary ironmongery and easy-clean hinges
- Turfed garden
- Lighting to rear garden
- Paved driveway
- Secure storage for bicycles
- External water tap
- Waste and recycling points

GENERAL

- The development is served by a private road which is subject to an estate charge

TYPICAL PREDICTED ENERGY ASSESSMENT *



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

* Actual Predicted Energy Assessments for individual properties are available on request



Specification details may be subject to variation.

All photographs are from previous developments and are indicative only.

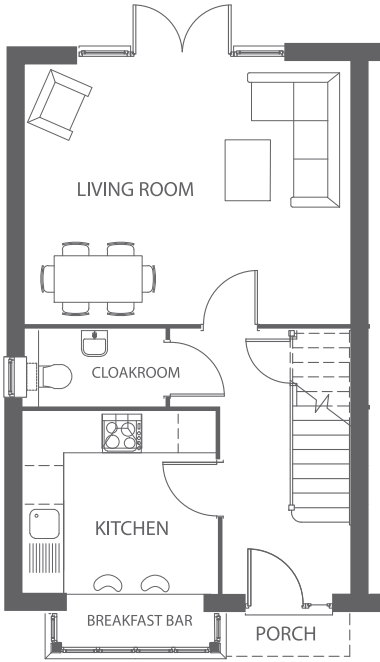
The Brooke

Plots 1 and 7 featuring single detached garage



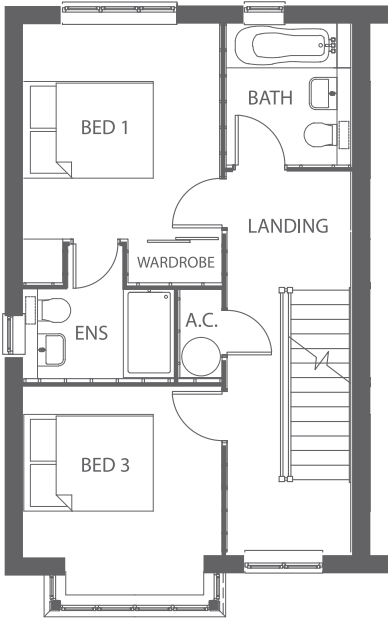
Image and plan show plot 1

Ground Floor



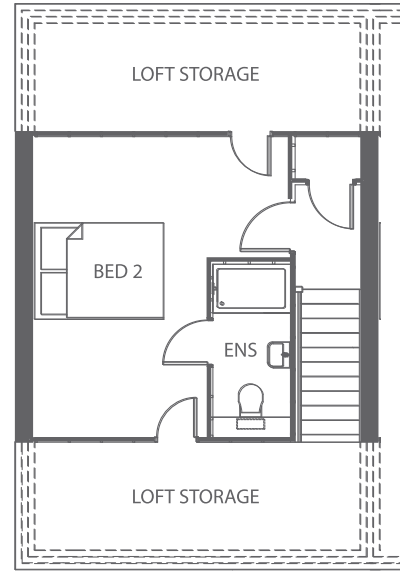
Kitchen	3.62m x 2.97m	11'11" x 9'9"
Living Room	5.04m x 4.00m	16'7" x 13'1"
Cloakroom	2.15m x 1.20m	7'1" x 3'11"

First Floor



Bedroom 1	4.02m x 3.03m	13'2" x 10'0"
Bedroom 1 En-suite	2.33m x 2.08m	7'8" x 6'10"
Bedroom 3	3.25m x 3.06m	10'8" x 10'1"
Bathroom	2.20m x 1.91m	7'3" x 6'3"

Second Floor



Bedroom 2	4.68m x 3.95m	15'4" x 13'0"
Bedroom 2 En-suite	2.69m x 1.20m	8'10" x 3'11"

Plans not shown to scale.
All dimensions are approximate and given at their maximum.
Kitchen layouts may be subject to minor variation.

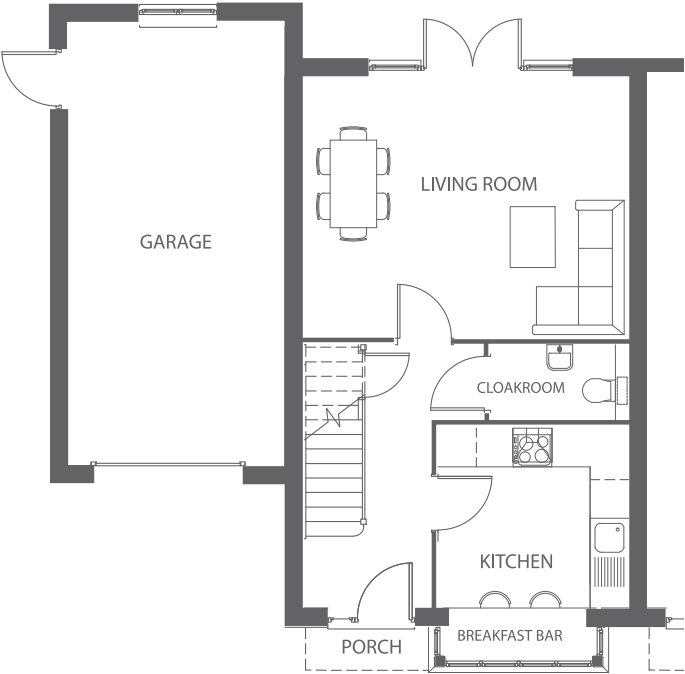
The Byron

Plots 2, 6, 11 and 12 featuring
integrated garage/study



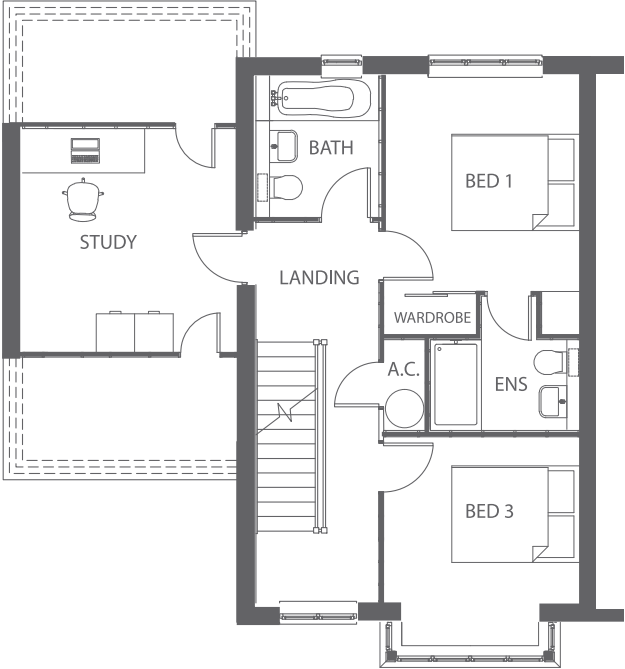
Image shows both plots 11 and 12; plans show plots 6 and 11

Ground Floor



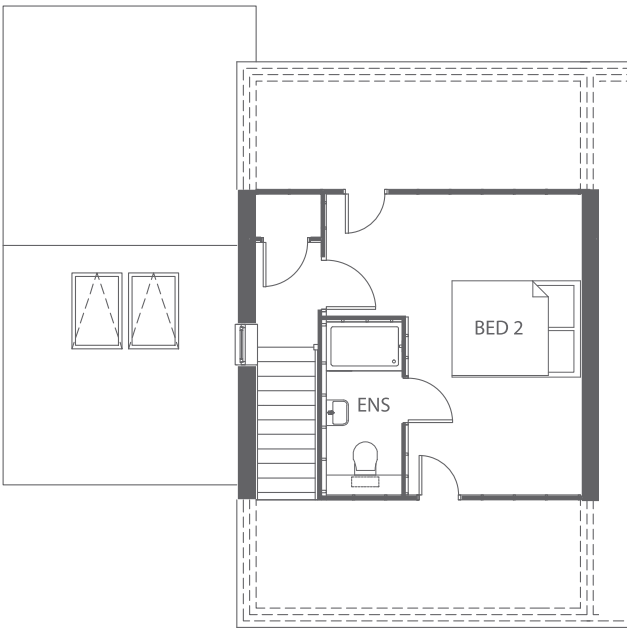
Kitchen	3.62m x 2.97m	11'11" x 9'9"
Living Room	5.04m x 4.00m	16'7" x 13'1"
Cloakroom	2.15m x 1.20m	7'1" x 3'11"

First Floor



Bedroom 1	4.02m x 3.03m	13'2" x 10'0"
Bedroom 1 Ensuite	2.33m x 2.07m	7'8" x 6'10"
Bedroom 3	3.25m x 3.06m	10'8" x 10'1"
Bathroom	2.20m x 1.91m	7'3" x 6'3"
Study	3.48m x 3.33m	11'5" x 10'11"

Second Floor



Bedroom 2	4.68m x 3.95m	15'4" x 13'0"
Bedroom 2 Ensuite	2.69m x 1.20m	8'10" x 3'11"

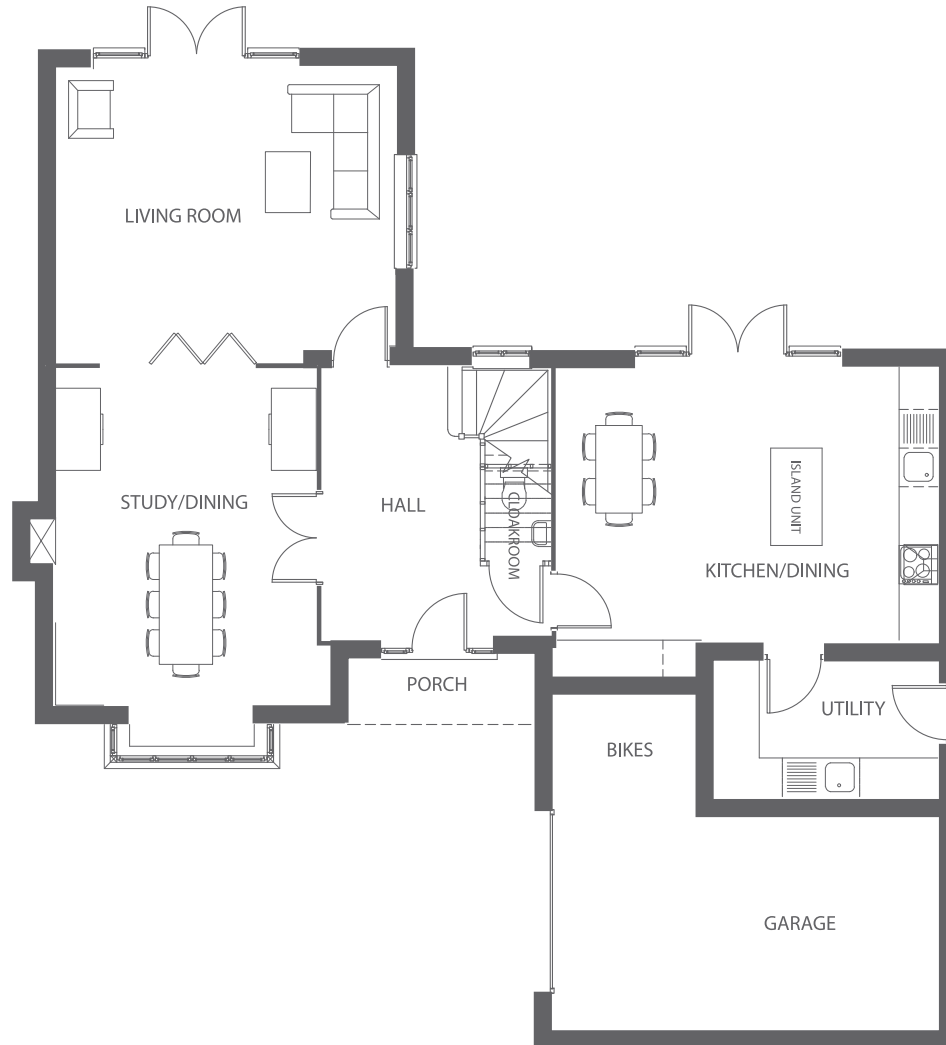
Plans not shown to scale.
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The Chaucer

Plot 3 featuring integrated garage



Ground Floor



Kitchen/Dining	5.91m x 4.84m	19'5" x 15'11"
Utility	3.37m x 2.13m	11'1" x 7'0"
Living Room	5.29m x 4.53m	17'4" x 14'11"
Study/Dining	5.89m x 4.05m	19'4" x 13'4"
Cloakroom	1.45m x 1.02m	4'9" x 3'4"

First Floor



Bedroom 1	4.56m x 4.24m	15'0" x 13'11"
Bedroom 1 Ensuite	2.40m x 1.60m	7'10" x 5'3"
Bedroom 2	4.26m x 3.68m	14'0" x 12'1"
Bedroom 2 Ensuite	2.67m x 1.40m	8'9" x 4'7"
Bedroom 3	4.24m x 4.18m	13'11" x 13'9"
Bedroom 4	4.24m x 3.12m	13'11" x 10'3"
Bedroom 5	3.12m x 2.69m	10'3" x 8'10"
Bathroom	2.42m x 1.80m	7'11" x 5'11"

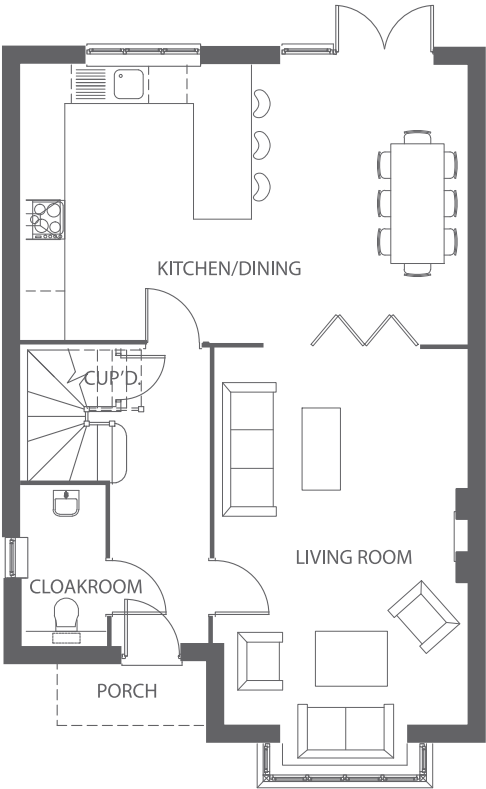
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The Shelley

Plot 4 featuring detached garage

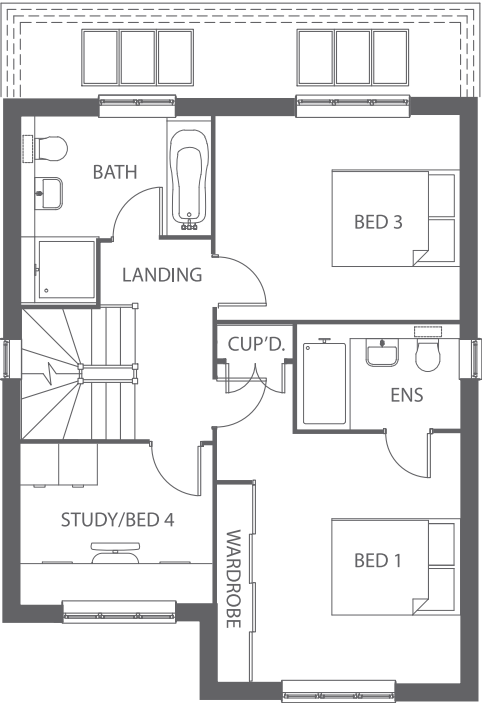


Ground Floor



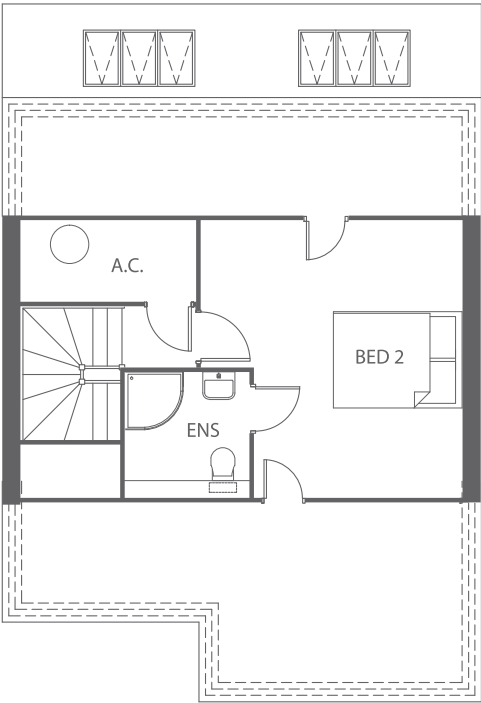
Kitchen/Dining	6.85m x 4.31m	22'6" x 14'2"
Living Room	6.48m x 3.91m	21'3" x 12'10"
Cloakroom	2.40m x 1.24m	7'10" x 4'1"

First Floor



Bedroom 1	4.94m x 3.79m	16'3" x 12'5"
Bedroom 1 Ensuite	2.51m x 1.61m	8'3" x 5'3"
Bedroom 3	3.76m x 3.15m	12'4" x 10'4"
Study/Bedroom 4	2.98m x 2.42m	9'10" x 7'11"
Bathroom	2.98m x 2.90m	9'10" x 9'6"

Second Floor



Bedroom 2	4.31m x 4.06m	14'2" x 13'4"
Bedroom 2 Ensuite	1.95m x 1.95m	6'5" x 6'5"

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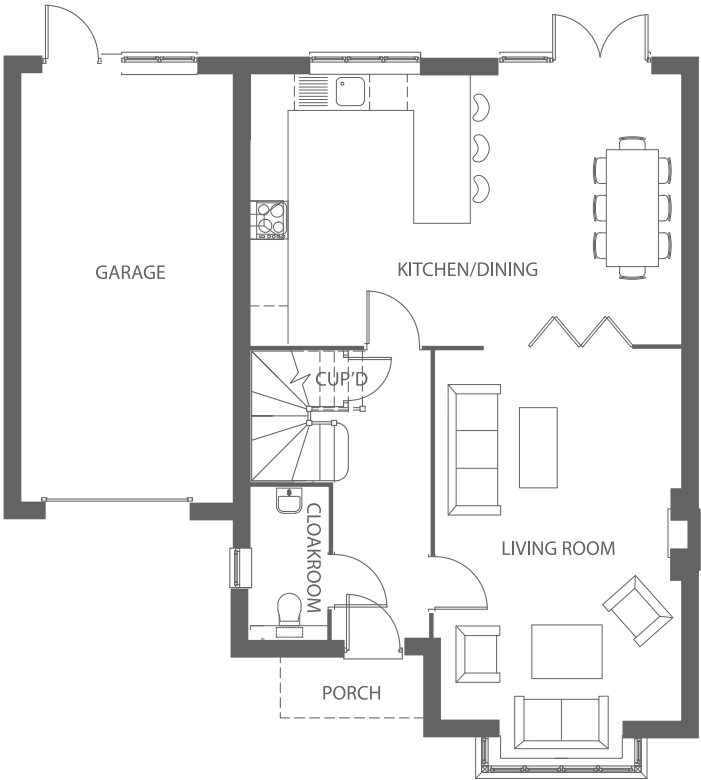
The Wordsworth

Plots 5, 10 and 13
featuring integrated garage

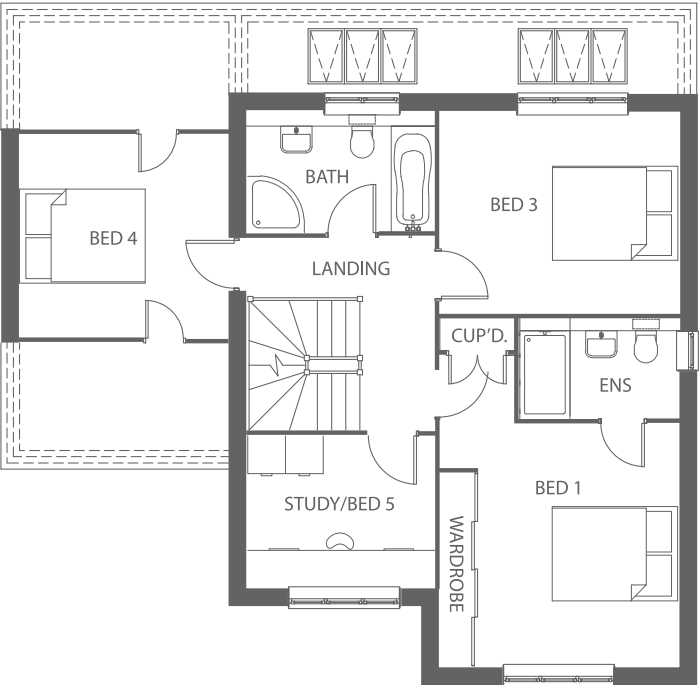


Image shows plot 13; plans show plots 5 and 10

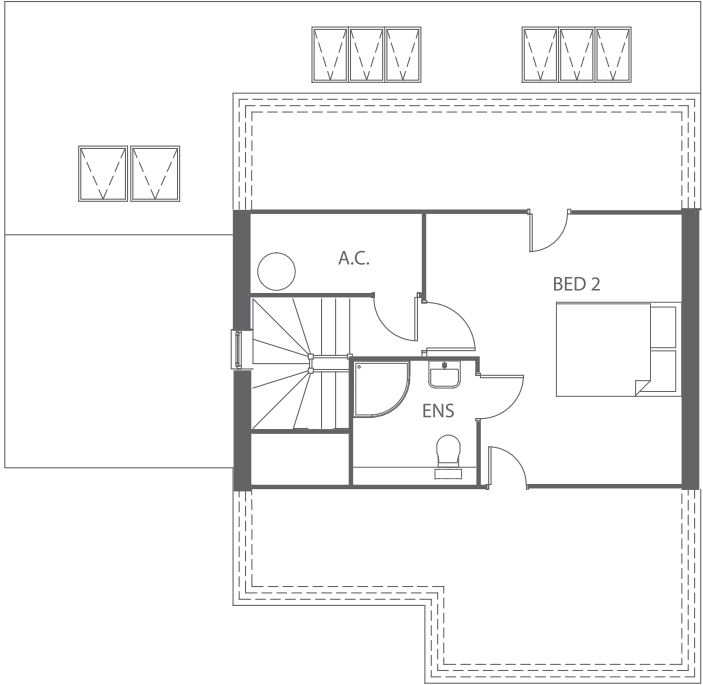
Ground Floor



First Floor



Second Floor



Kitchen/Dining	6.85m x 4.31m	22'6" x 14'2"
Living Room	6.50m x 3.91m	21'4" x 12'10"
Cloakroom	2.40m x 1.24m	7'10" x 4'1"

Bedroom 1	4.94m x 3.79m	16'3" x 12'5"
Bedroom 1 Ensuite	2.51m x 1.61m	8'3" x 5'3"
Bedroom 3	3.76m x 3.15m	12'4" x 10'4"
Bedroom 4	3.33m x 3.25m	10'11" x 10'8"
Study/Bedroom 5	2.98m x 2.42m	9'10" x 7'11"
Bathroom	2.98m x 1.90m	9'10" x 6'3"

Bedroom 2	4.31m x 4.06m	14'2" x 13'4"
Bedroom 2 Ensuite	1.95m x 1.95m	6'5" x 6'5"

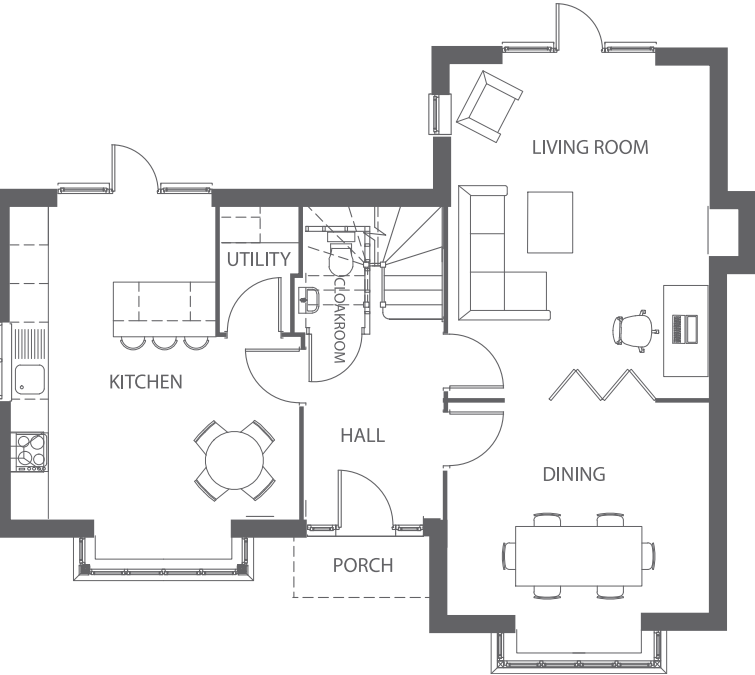
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The Milton

Plot 8 featuring detached garage

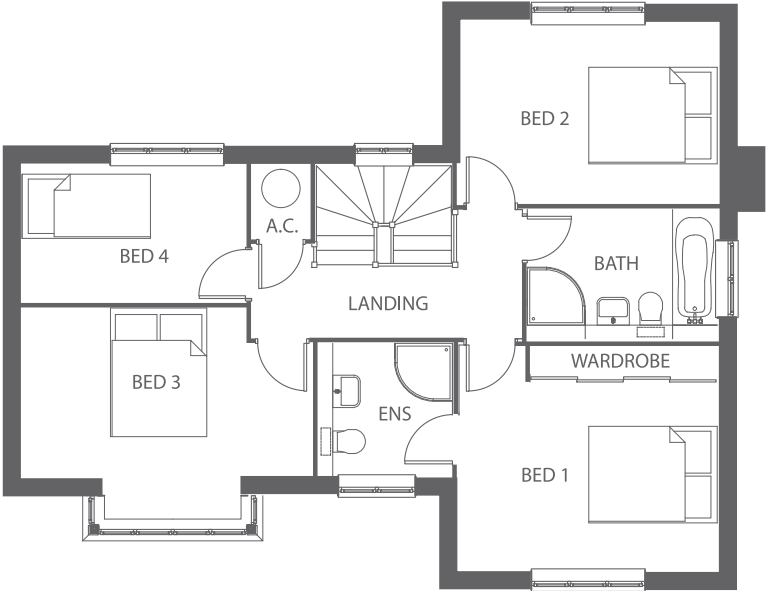


Ground Floor



Kitchen	5.52m x 4.46m	18'1" x 14'8"
Utility	1.92m x 1.21m	6'4" x 4'0"
Living Room	5.19m x 4.01m	17'0" x 13'2"
Dining	4.01m x 3.88m	13'2" x 12'9"
Cloakroom	1.50m x 1.02m	4'11" x 3'5"

First Floor



Bedroom 1	4.01m x 3.50m	13'2" x 11'6"
Bedroom 1 Ensuite	2.07m x 2.06m	6'10" x 6'9"
Bedroom 2	4.01m x 2.79m	13'2" x 9'2"
Bedroom 3	4.52m x 3.28m	14'10" x 10'9"
Bedroom 4	3.47m x 2.16m	11'5" x 7'1"
Bathroom	2.95m x 2.01m	9'8" x 6'7"

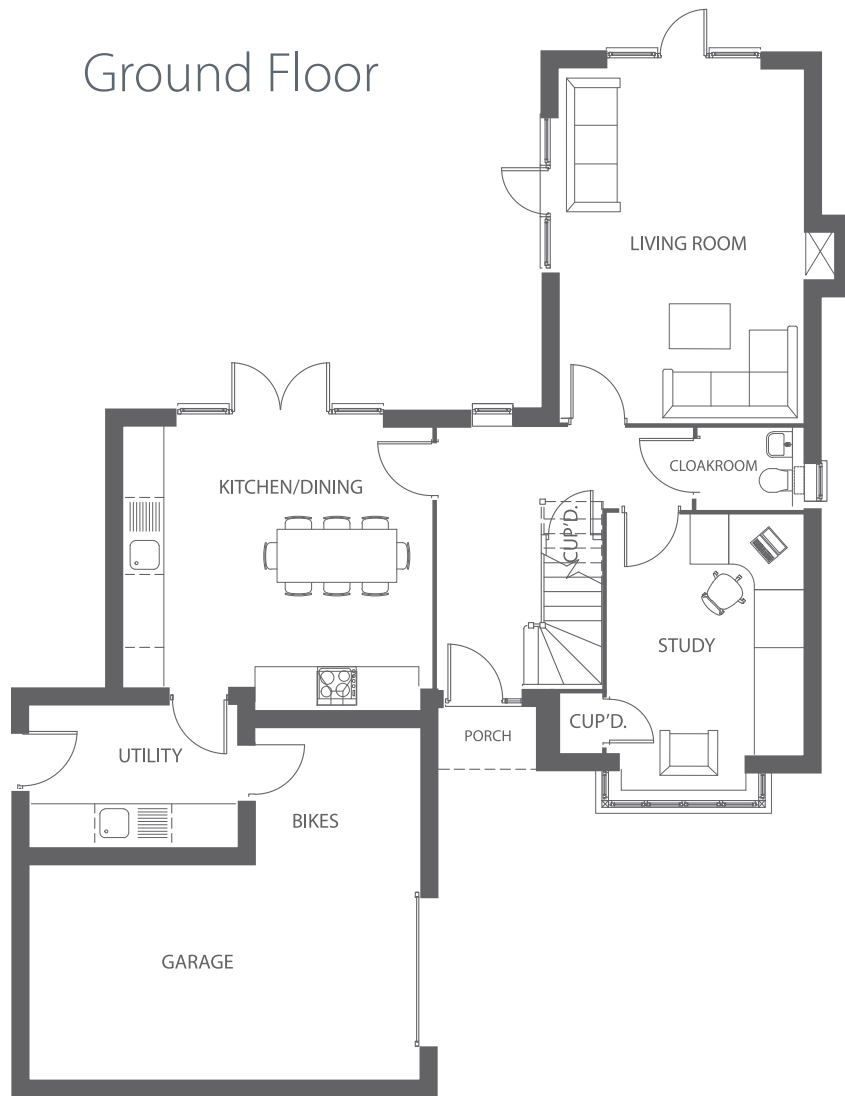
Plans not shown to scale.
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The Keats

Plot 9 featuring integrated garage

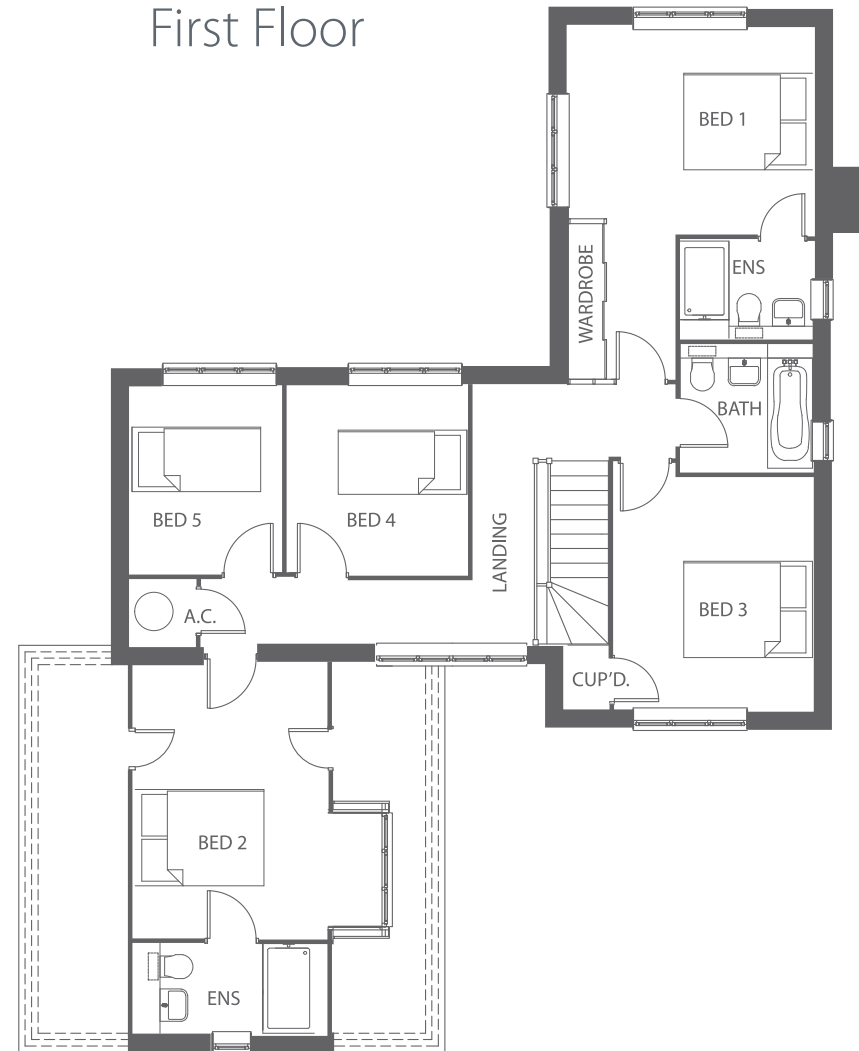


Ground Floor



Kitchen/Dining	4.76m x 4.36m	15'8" x 14'4"
Utility	3.17m x 2.13m	10'5" x 7'0"
Living Room	5.44m x 3.80m	17'10" x 12'6"
Study	4.32m x 3.05m	14'2" x 10'0"
Cloakroom	1.65m x 1.26m	5'5" x 4'2"

First Floor



Bedroom 1	5.46m x 3.80m	17'11" x 12'6"
Bedroom 1 Ensuite	2.05m x 1.51m	6'9" x 4'11"
Bedroom 2	4.26m x 3.84m	14'0" x 12'7"
Bedroom 2 Ensuite	2.78m x 1.40m	9'2" x 4'7"
Bedroom 3	3.83m x 3.08m	12'7" x 10'1"
Bedroom 4	2.93m x 2.76m	9'8" x 9'1"
Bedroom 5	2.93m x 2.34m	9'8" x 7'8"
Bathroom	2.05m x 1.92m	6'9" x 6'4"

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Image shows previous development at Storey's Way, Cambridge

Working in partnership to deliver excellence



Images shows previous partnership developments.

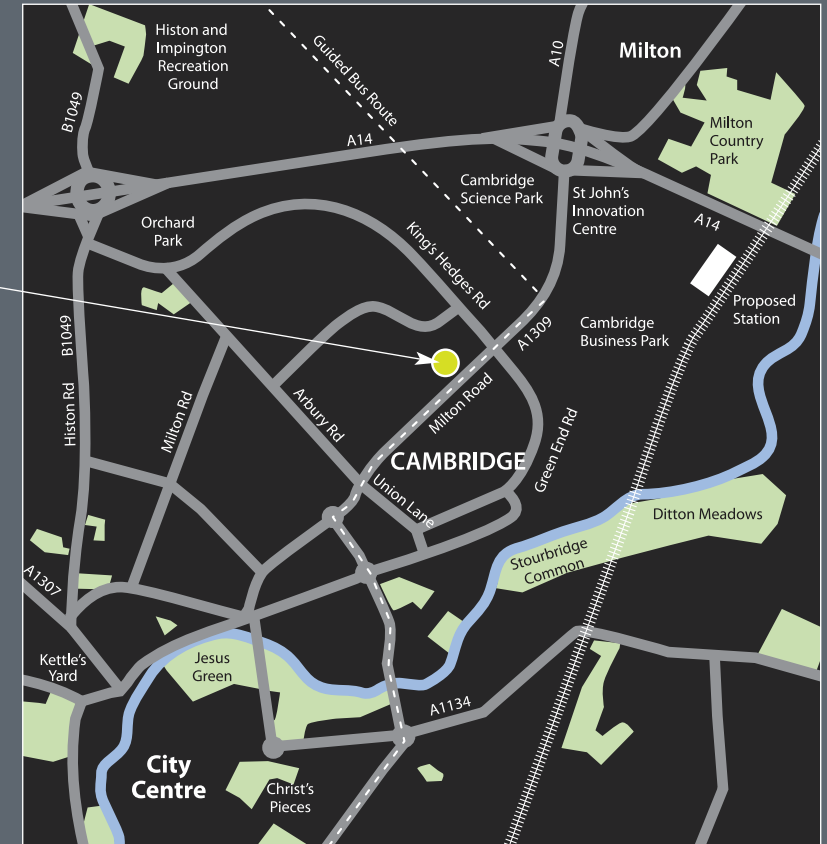
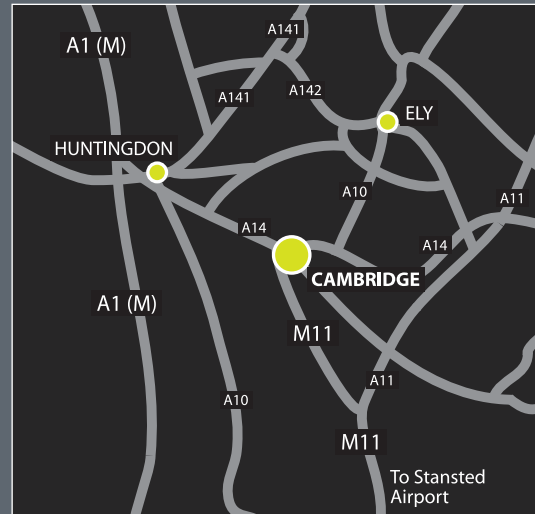


Enterprise Property Group and Laragh Homes have worked together for a number of years and have created a diverse range of high quality developments in and around Cambridge. Middleton Green is their ninth joint venture project. Both companies welcome the recent advances in ecologically-friendly building materials and practices, and incorporate these in their schemes wherever possible.

Enterprise Urban is part of Enterprise Property Group Limited, a local developer which has successfully constructed many schemes not only regionally, but also nationally. Enterprise Property Group's focus is residential development, for which it has a proven track record based on its many years' experience, embracing conversion and restoration of historic buildings, new-build, and urban regeneration.

Laragh Homes is a Cambridge-based development company dedicated to building bespoke houses and apartments. Working in partnership with established, high quality development partners (including award-winning architects), Laragh Homes creates and delivers unique schemes which are sensitively designed to truly enhance their surroundings.

As a partnership with unrivalled experience, this professional team can draw on a comprehensive network of crafts and trades people who are outstanding in their fields. This means they can tailor their approach to the individual needs of every project and are uniquely positioned to ensure the highest standards of customer service throughout - from the initial site acquisition and design to sales and aftercare.



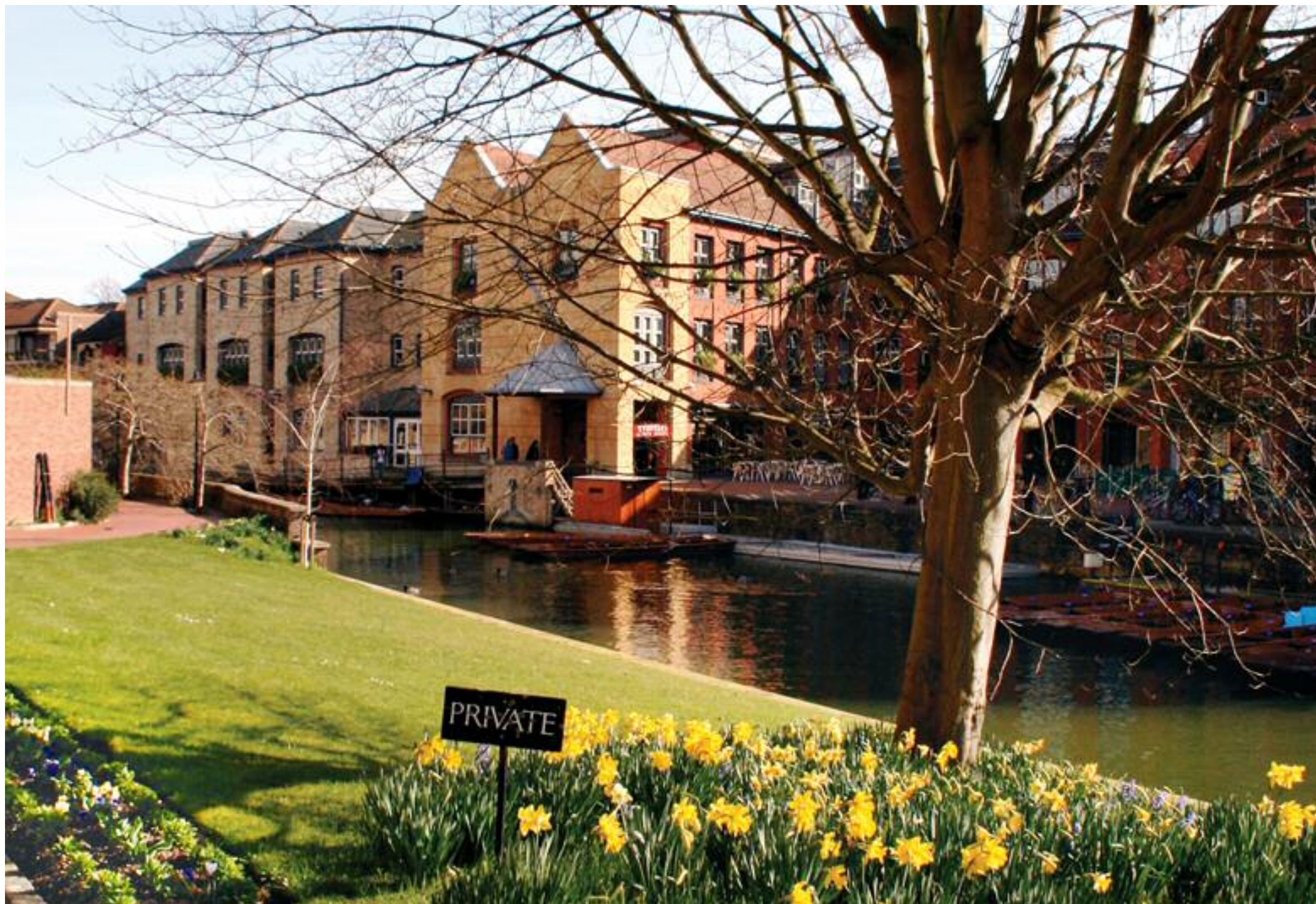
Location

This superb location in north Cambridge offers quick and easy access to the M11 motorway and the A14 dual carriageway. The A14 connects to destinations in the east and west, but also links directly to the A1 and M1 to provide swift access to the north and south, including London. Stansted Airport, just 30 miles south of Cambridge off the M11, is easily accessible by car or train from Cambridge Station, and nearby Cambridge Airport offers flights to a choice of destinations without the usual hassles of getting to the airport.

The city centre, railway station and Addenbrooke's hospital are served by both conventional buses and the guided bus (which stops on Milton Road and offers a regular service to St Ives).

From Cambridge there are frequent rail services direct to London King's Cross and London Liverpool Street (approximate journey time: 50 minutes), the north via Peterborough and regional services to Birmingham and the Midlands, the East of England and the north-west. The planned new Cambridge Science Park railway station at Chesterton will provide a frequent service to London and Cambridge and link with the Cambridgeshire Guided Busway.





A joint development by:

ENTERPRISE
PROPERTY
GROUP

URBAN

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All descriptions and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item. Date of publication April 2014.

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