



# THE MEWS

*Cambridge*

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Introducing The Mews, a unique and elegant development by Laragh Homes consisting of 17 private sustainable two, three and four bedroom homes, situated just a short distance from Cambridge city centre.

Forming a brand-new private cul-de-sac, just off Histon Road, The Mews features homes with eye-catching contemporary architecture and sizeable plots designed by award-winning architect, Haysom Ward Miller.

The Mews is located to the north of Cambridge, within close proximity to the heart of the city and offers exceptional travel links and many nearby amenities.





### Key

-  2 bedroom home
-  3 bedroom home
-  4 bedroom home
-  Affordable home

(Not to scale) / For illustrative purposes only.

# Site Plan

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A stunning cul-de-sac of homes designed for family-living.



# Local Area

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The Mews is located to the north of Cambridge city centre and provides residents with a perfect blend of tranquil living space but within easy reach of the bustling city centre.

Situated a 9-minute cycle ride\* from Cambridge city centre, residents of The Mews have an abundance of amenities on their doorstep. With shopping facilities from independent boutiques to large chain retailers and supermarkets as well as shopping centres such as the Grand Arcade and The Grafton, Cambridge is a shopping haven.

Take a trip to Mill Road; known for being the most multicultural and diverse part of the city, to explore Cambridge's trendiest and most eclectic shops and to taste cuisine from all around the world. Also situated on Mill Road is The Cambridge Central Mosque, Europe's first eco-friendly mosque.

Cambridge is bursting with culture. Visit Cambridge Junction to immerse yourself in live music, dance, comedy and family shows, or head to Arts Picturehouse for both independent and blockbuster movies.

Time outside in Cambridge can be enjoyed at a collection of greens, parks and gardens, including Jesus Green and Midsummer Common, both ideal for walks with friends and family picnics. The city's famous Quayside is the perfect place to unwind, whether for a leisurely punt or a stroll along the banks.









# Eating Out

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There are an abundance of cafés, trendy bars and elegant eateries in Cambridge for you to enjoy, ranging from your favourite chain restaurants to one-off independent restaurants offering high-end cuisine.

Just a 5-minute drive\* from The Mews, you will find the only two Michelin-starred restaurant in the East of England, the highly acclaimed Midsummer House where you can enjoy luxury dining in an idyllic setting overlooking the River Cam and Midsummer Common.

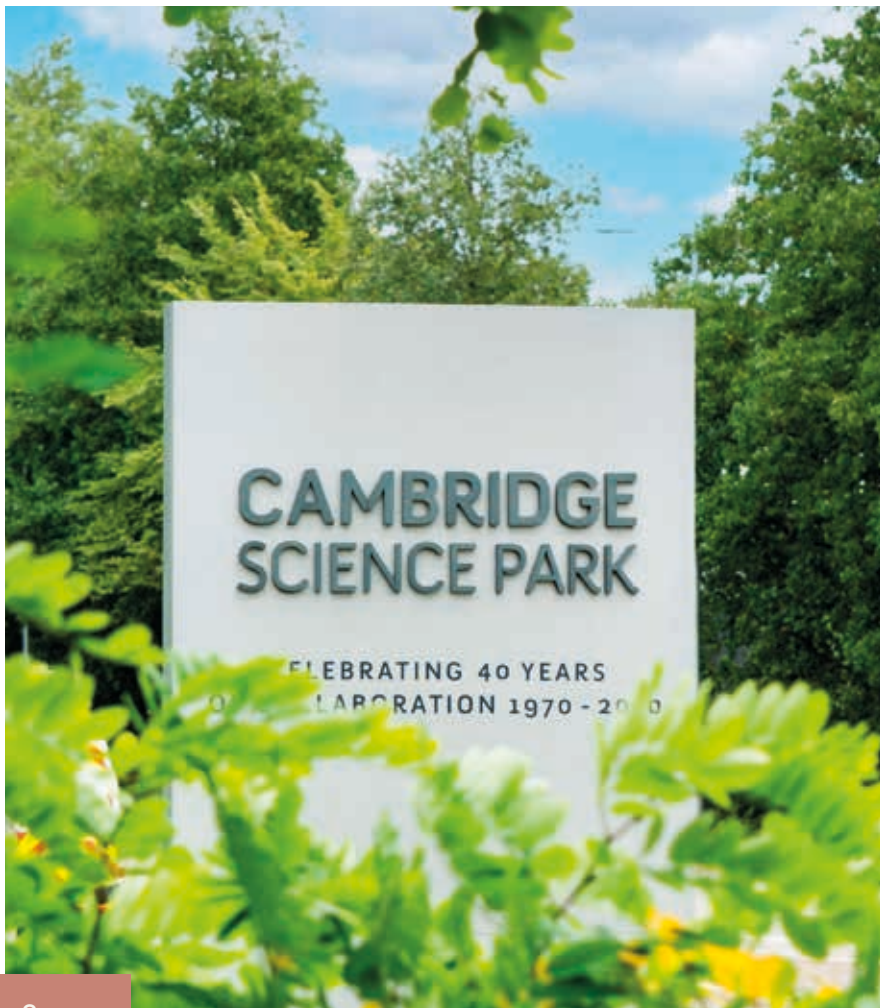
Nearby, step inside Restaurant Twenty-Two, a quaint Victorian house with beautiful stained glass windows and original brickwork from the 1890s, to enjoy an atmospheric candlelit dinner and delicious food.

La Margherita, a family-run Italian restaurant serving traditional recipes with a modern twist, makes for the ideal spot to catch up with friends, as well as Trinity, a British restaurant with a menu celebrating carefully sourced fish and meat, including a selection of oysters.

Close by to the development is the Carpenters Arms, a local hotspot where you will find a charming beer garden, freshly made pizzas and a tasty pint of beer.










# Employment & Education

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Education in Cambridge is unrivalled, featuring some of the UK's highest rated schools and higher education establishments including Anglia Ruskin University and the world renowned Cambridge University. For families with children of school age, there is Mayfield Primary School and Arbury Pre-school and Primary School close by. There is also Chesterton Community College for students aged 11 and above which has been rated outstanding by OFSTED. St Faiths, The Leys, St Mary's School and The Perse School are excellent independent schools for 3- to 18-year-olds situated in Cambridge. The Perse School was founded in 1615, making it the oldest surviving secondary school in the city. Cambridge is best known for its academic intelligence and offers many post-graduate employment opportunities.



Cambridge offers leading employment opportunities in many sectors including tourism, pharmaceutical, agriculture, bio-tech life science, education and is the heart of one of the most successful technology-based business communities in the world. Apple, Microsoft and Amazon all have Research and Development centres based in Cambridge and offer a wealth of possibilities. Cambridge Business Park is also home to many professional service companies.

The Cambridge Science Park, often referred to as 'Silicon Fen', houses over 140 businesses with over 7000 employees including AstraZeneca who have their Corporate HQ and global R&D Discovery Centre offering state of the art research facilities based here. The Cambridge Biomedical Campus is the largest centre of medical research and health science in Europe and is the largest employment site in Cambridge. The Campus offers multiple pioneering medical institutions, most notably The Royal Papworth Hospital and Addenbrooke's Hospital and is a global leader in medical science, research, education and patient care.



### CAMBRIDGE STATION

- Waterbeach  
7 MINS
- Ely  
14 MINS
- Newmarket  
21 MINS
- Stansted Airport  
30 MINS
- London King's Cross  
48 MINS
- Peterborough  
51 MINS
- London Liverpool Street  
1 HOUR & 8 MINS



### THE MEWS

- Cambridge Centre  
9 MINS | 2 MILES
- Cambridge North Station  
15 MINS | 3 MILES
- Cambridge Station  
15 MINS | 3 MILES



### CAMBRIDGE NORTH STATION

- Kings Lynn  
46 MINS
- London St Pancras  
1 HOUR & 6 MINS
- London Euston  
1 HOUR & 13 MINS
- London Paddington  
1 HOUR & 25 MINS



### THE MEWS

- A14  
3 MINS | 0.7 MILES
- Cambridge Science Park  
4 MINS | 2 MILES
- M11  
5 MINS | 4 MILES
- Newmarket  
22 MINS | 14 MILES
- Ely  
26 MINS | 16 MILES
- Stansted Airport  
35 MINS | 33 MILES

# Keeping Connected

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The Mews offers exceptional connectivity to the A14 and M11. Ely is just a 26-minute drive, with Stansted Airport only 35 minutes away.

Residents will also have quick access to Cambridge North and Cambridge train stations, with regular direct trains into central London and beyond, ideal for commuters and for London city trips.









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## Plots 1–3

Located in the far corner, these beautifully finished 4-bedroom semi-detached homes boast an impressive high-spec kitchen/diner that is filled with natural light through the sliding doors that lead onto the turfed rear garden. Both kitchen and utility feature contemporary handle-less doors. Upstairs, there are four generous double bedrooms, with a dressing room and en-suite to the principal bedroom, along with a stylish family bathroom. These plots also include parking on a private driveway.

### Kitchen / Dining

8.13M X 4.56M | 26'8" X 15'0"

### Living Room

5.21M X 4.82M | 17'1" X 15'10"

### Principal Bedroom

4.68M X 3.15M | 15'4" X 10'4"

### Dressing Room

1.95M X 2.42M | 6'5" X 7'11"

### Bedroom 2

3.16M X 3.45M | 10'4" X 11'4"

### Bedroom 3

2.90M X 4.56M | 9'6" X 15'0"

### Bedroom 4

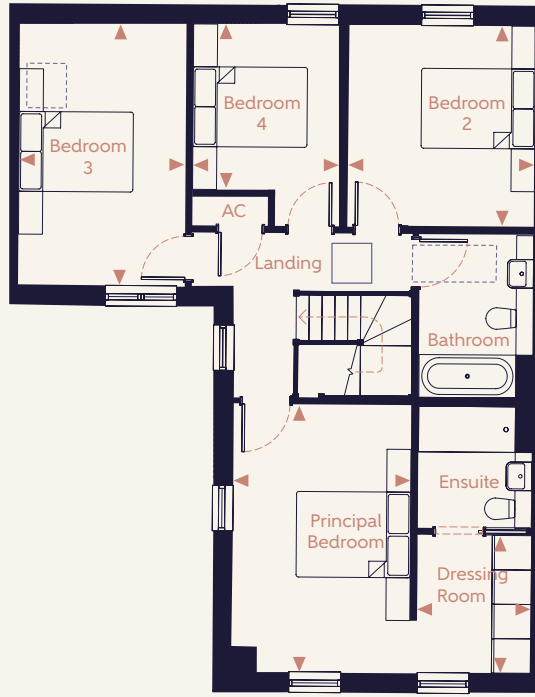
2.70M X 2.84M | 8'10" X 9'4"

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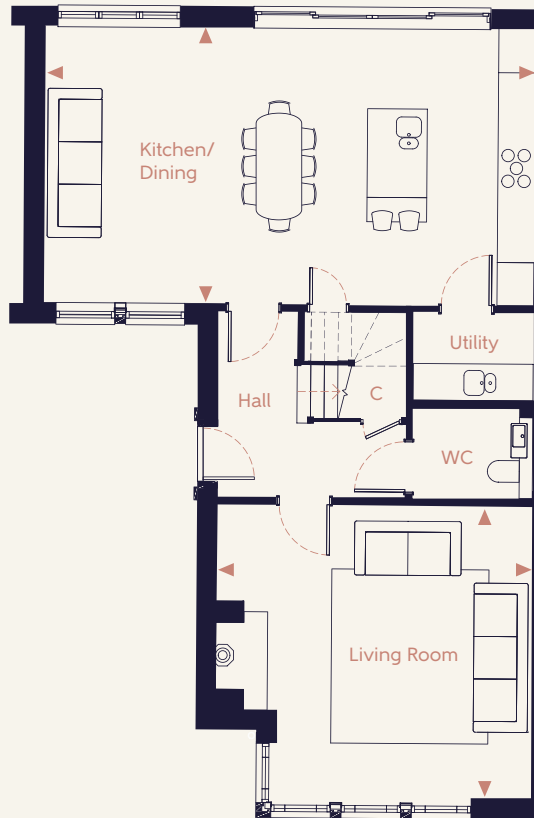
### Overall Size

155M<sup>2</sup> | 1664FT<sup>2</sup>

All measurements are approximate.



First floor



Ground floor

Energy Efficiency Rating

Very efficient - Lower running costs

(81 - 91) **B** 88

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

Very environmentally friendly - Lower CO<sub>2</sub> Emission

(81 - 91) **B** 89

All EPC's are predicted not actual



Not to scale.  
These floorplans represent Plots 1 and 3. Plot 2 is handed.





Computer Generated Image

## Plots 4-5

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Nestled at the back of the development, these stunning 3-bedroom semi-detached homes are thoughtfully designed throughout. An inviting hallway leads into the cosy family living room, downstairs cloakroom, and superb kitchen/diner. Upstairs, the principal bedroom is complete with a dressing room and en-suite with underfloor heating. These properties feature a stunning large roof terrace – a perfect alfresco entertaining space.

### Kitchen / Dining

5.21M X 3.67M | 17'1" X 12'1"

### Living Room

4.76M X 4.82M | 15'7" X 15'10"

### Principal Bedroom

3.15M X 3.73M | 10'4" X 12'3"

### Dressing Room

1.95M X 2.02M | 6'5" X 6'8"

### Bedroom 2

3.08M X 3.62M | 10'1" X 11'11"

### Bedroom 3

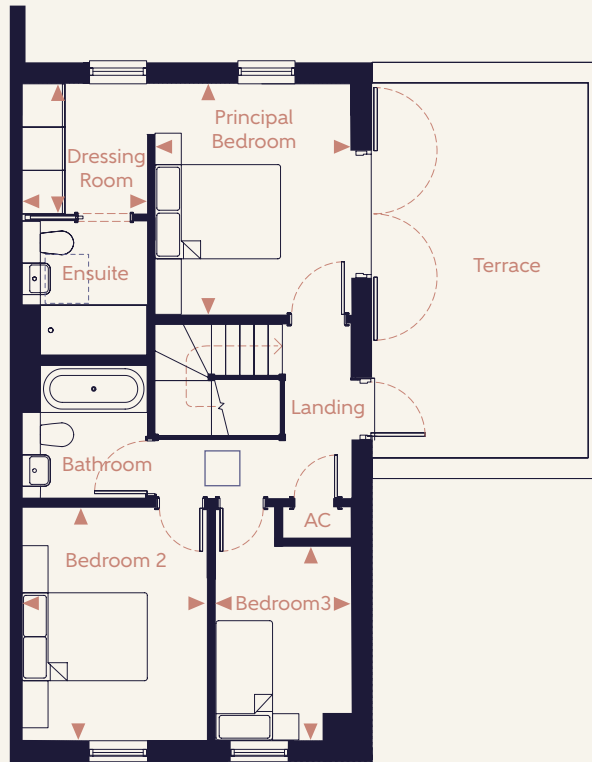
2.02M X 3.01M | 6'8" X 9'11"

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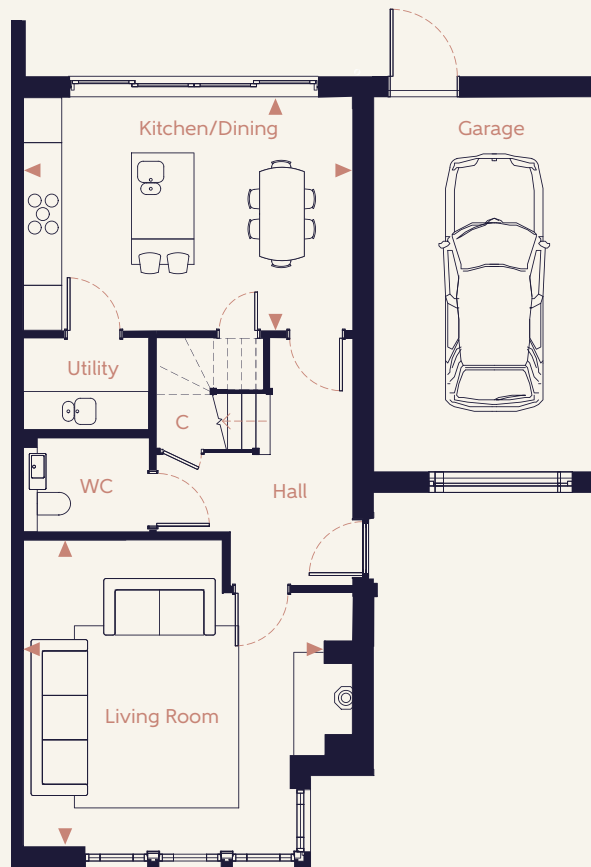
### Overall Size

115M<sup>2</sup> | 1234FT<sup>2</sup>

All measurements are approximate.



First floor



Ground floor

Energy Efficiency Rating

Very efficient - Lower running costs

(81 - 91) B 87

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

Very environmentally friendly - Lower CO<sub>2</sub> Emission

(81 - 91) B 89

All EPC's are predicted not actual



Not to scale.  
These floorplans represent Plot 4. Plot 5 is handed.



Computer Generated Image

## Plots 6 – 8

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These beautifully designed 4-bedroom semi-detached homes present spectacular living space ideal for the whole family. Downstairs offers well-proportioned rooms flooded with natural light, whilst upstairs features a large principal bedroom with plenty of storage space and a beautiful ensuite bathroom. A further two double and a good sized single bedroom, as well as a sleek family bathroom complete the accommodation. Outdoor space includes a driveway, single garage, and a turfed garden to the rear of the property.

### Kitchen / Dining

5.21M X 3.67M | 17'1" X 12'1"

### Living Room

4.76M X 4.82M | 15'7" X 15'10"

### Principal Bedroom

5.21M X 4.24M | 17'1" X 13'11"

### Bedroom 2

3.27M X 3.70M | 10'9" X 12'2"

### Bedroom 3

3.41M X 3.63M | 11'2" X 11'11"

### Bedroom 4

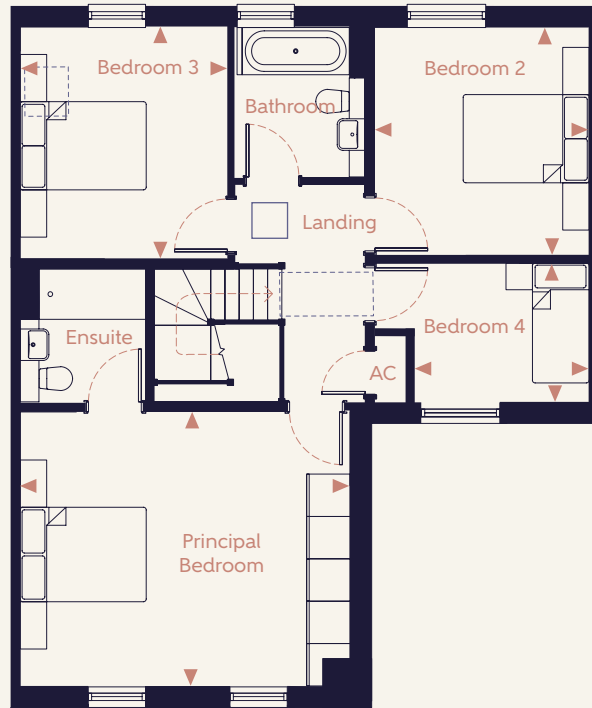
2.80M X 2.18M | 9'2" X 7'2"

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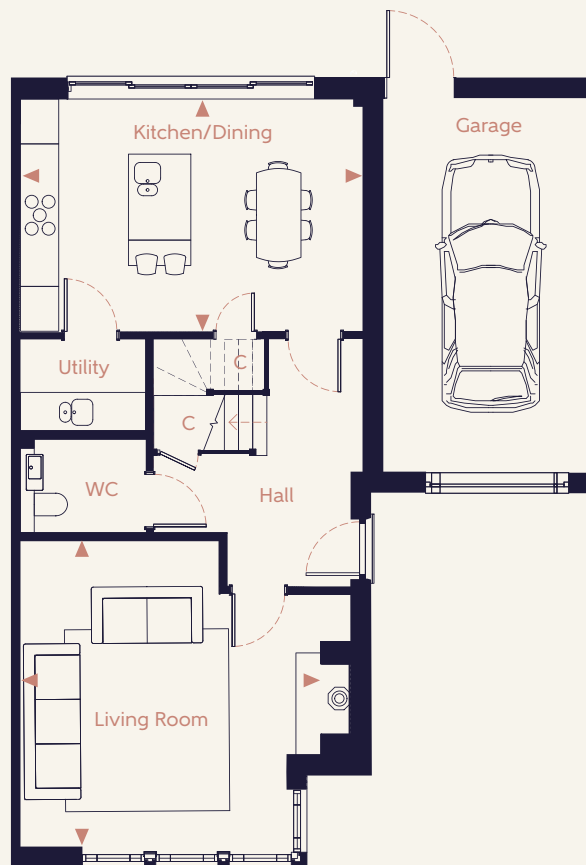
### Overall Size

137M<sup>2</sup> | 1475FT<sup>2</sup>

All measurements are approximate.



First floor



Ground floor

Energy Efficiency Rating

Very efficient - Lower running costs

(81 - 91) **B** 87

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

Very environmentally friendly - Lower CO<sub>2</sub> Emission

(81 - 91) **B** 88

All EPC's are predicted not actual



Not to scale.  
These floorplans represent Plots 6 and 8. Plot 7 is handed.



Computer Generated Image

## Plot 9

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This spacious detached contemporary property is located on a prime plot and features a sizeable open-plan kitchen, dining and living area which leads through sliding doors to the generous rear garden. Downstairs also boasts a shower room and a generous bedroom / snug. Upstairs, the bedrooms are notably designed with large feature windows offering plenty of natural light. To the front of the property offers an adjoining garage from the utility room and ample driveway parking.

### Kitchen

4.56M X 2.78M | 15'0" X 9'2"

### Dining / Living Room

8.19M X 4.84M | 26'10" X 15'11"

### Bedroom 4 / Snug

4.33M X 4.84M | 14'3" X 15'11"

### Principal Bedroom

3.19M X 4.35M | 10'6" X 14'3"

### Bedroom 2

3.77M X 2.63M | 12'4" X 8'8"

### Bedroom 3

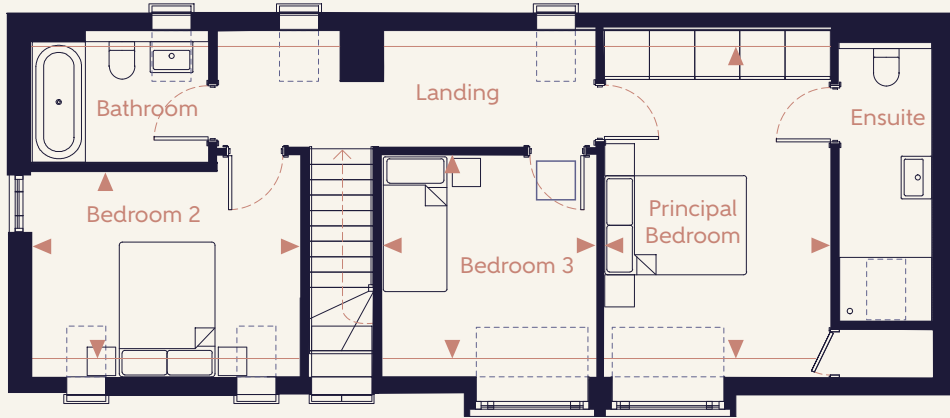
3.01M X 2.85M | 9'11" X 9'4"

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### Overall Size

160M<sup>2</sup> | 1721FT<sup>2</sup>

All measurements are approximate.



First floor



Ground floor

Energy Efficiency Rating  
Very efficient - Lower running costs

(81 - 91) **B** ← 86

All EPC's are predicted not actual

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

Very environmentally friendly -  
Lower CO<sub>2</sub> Emission

(81 - 91) **B** ← 87

 Sky Light     Loft Hatch     Reduced Head Height

Not to scale



Computer Generated Image

## Plots 10–12

These beautifully designed 3-bedroom terrace homes are thoughtfully designed over three floors offering an abundance of living space. Downstairs, the property boasts an impressive open plan kitchen, dining and living area, along with a cloakroom and utility with garage access. The open plan living provides bright and inviting accommodation enhanced by sliding doors leading to the rear garden. On the first floor the principal bedroom with ensuite has access through sliding doors to a large private terrace, a further reception area can also be enjoyed. The second floor presents two double bedrooms and shower room. Additional outdoor space includes a single garage and a good-sized garden.

Kitchen / Dining Room  
5.40M X 3.67M | 17'9" X 12'1"

Ground Floor Living Room  
4.35M X 5.62M | 14'3" X 18'5"

First Floor Living Room  
3.48M X 6.59M | 11'5" X 21'8"

Principal Bedroom  
3.47M X 4.34M | 11'5" X 14'3"

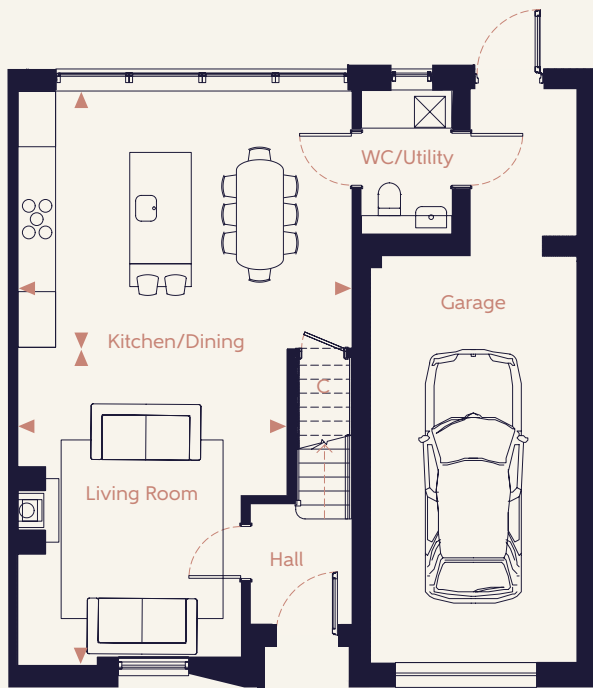
Bedroom 2  
3.49M X 3.68M | 11'5" X 12'1"

Bedroom 3  
2.97M X 3.68M | 9'9" X 12'1"

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Overall Size  
145M<sup>2</sup> | 1560FT<sup>2</sup>

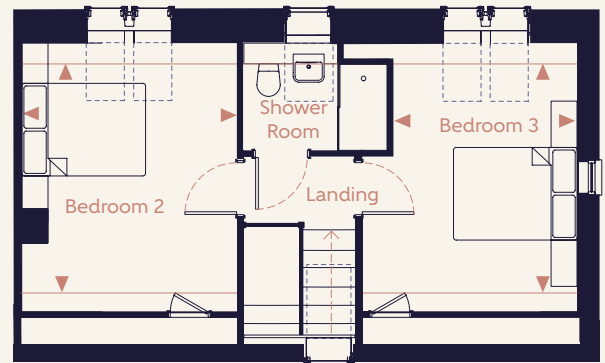
All measurements are approximate.



Ground floor



First floor



Second floor

Energy Efficiency Rating  
Very efficient - Lower running costs

(81 - 91) B 89

Environmental Impact  
(CO<sub>2</sub>) Rating  
Very environmentally friendly -  
Lower CO<sub>2</sub> Emission

(81 - 91) B 90

All EPC's are predicted not actual

 Sky Light  Reduced Head Height

Not to scale

These floorplans represent plot 10. The window in the first floor living room for plots 11 and 12 are located to the front of the property.





Computer Generated Image

## Plot 13

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This beautiful contemporary 4-bedroom link-detached home offers excellent living space over three floors, with two double bedrooms on the first floor with access through sliding doors to a large terrace. The principal bedroom includes a bespoke dressing room. The second floor consists of a further two double bedrooms along with a bathroom. Downstairs the property boasts an impressive open plan kitchen, dining and living area, along with cloakroom and utility. The single garage can be accessed through the hallway.

Kitchen / Dining Room  
5.46M X 3.55M | 17'11" X 11'8"

Living Room  
4.42M X 5.74M | 14'6" X 18'10"

Principal Bedroom  
3.26M X 3.20M | 10'8" X 10'6"

Dressing Room  
2.10M X 3.20M | 6'11" X 10'6"

Bedroom 2  
5.46M X 3.55M | 17'11" X 11'8"

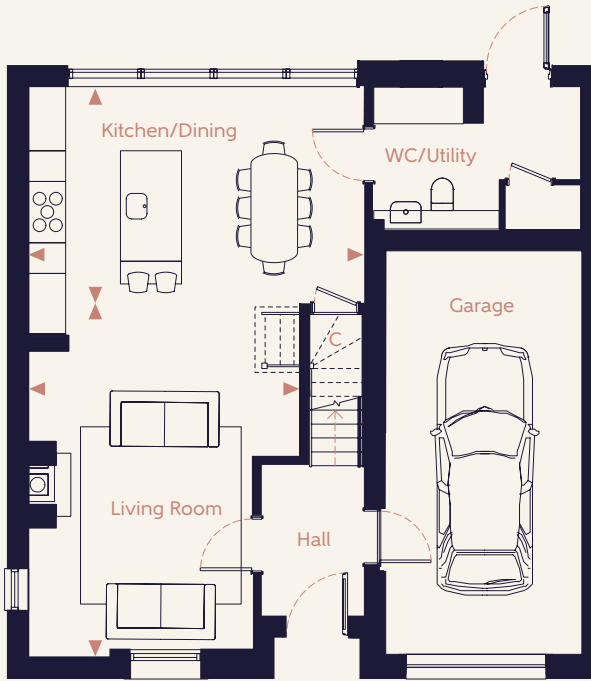
Bedroom 3  
3.68M X 3.55M | 12'1" X 11'8"

Bedroom 4  
3.20M X 3.68M | 10'6" X 12'1"

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Overall Size  
142M<sup>2</sup> | 1532FT<sup>2</sup>

All measurements are approximate.



### Ground floor

Energy Efficiency Rating  
Very efficient - Lower running costs

(81 - 91) **B** 88

Environmental Impact  
(CO<sub>2</sub>) Rating  
Very environmentally friendly -  
Lower CO<sub>2</sub> Emission

(81 - 91) **B** 90

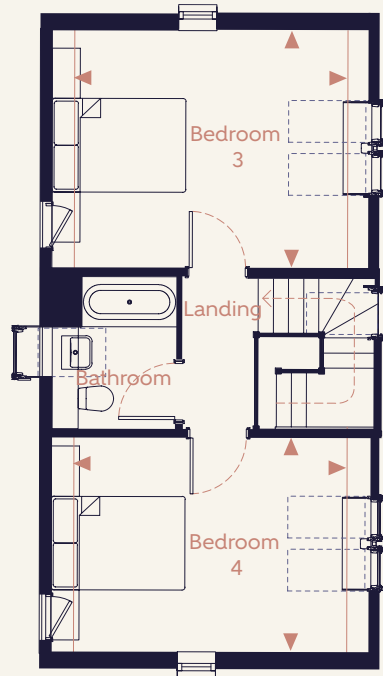
All EPC's are predicted not actual

 Sky Light  Reduced Head Height

Not to scale



### First floor



### Second floor



Computer Generated Image

## Plots 15 & 16

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Located at the front of the development, these spacious 3-bedroom mews style terraces offer a full open-plan kitchen, dining and living area. Upstairs, the light-filled landing leads you to the principal bedroom with en-suite, a further two bedrooms and family bathroom. Additional outdoor space includes a gated driveway and front turfed garden.

Kitchen / Dining / Living Room  
9.66M X 5.69M | 31'8" X 18'8"

Principal Bedroom  
3.42M X 3.43M | 11'3" X 11'3"

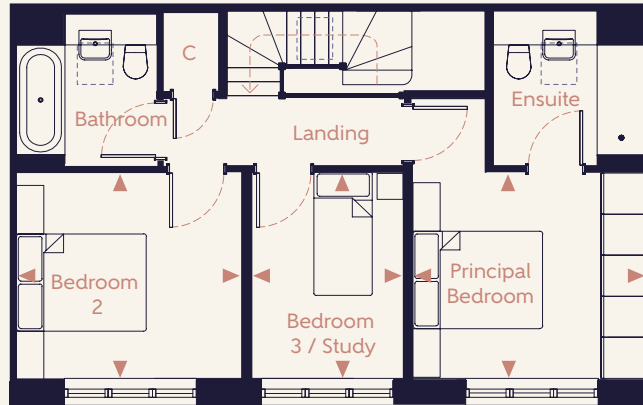
Bedroom 2  
3.55M X 3.34M | 11'8" X 11'0"

Bedroom 3 / Study  
2.43M X 3.11M | 8'0" X 10'2"

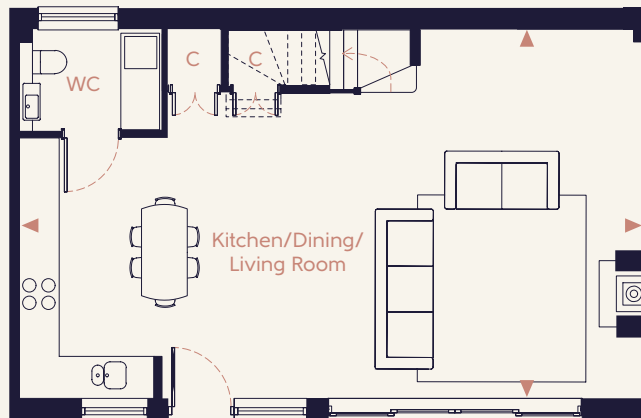
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Overall Size  
106M<sup>2</sup> | 1140FT<sup>2</sup>

All measurements are approximate.



First floor



Ground floor

Energy Efficiency Rating

Very efficient - Lower running costs

(81 - 91) B 88

Environmental Impact

(CO<sub>2</sub>) Rating

Very environmentally friendly -  
Lower CO<sub>2</sub> Emission

(81 - 91) B 89

All EPC's are predicted not actual



Not to scale.  
These floorplans represent Plots 16. Plot 15 is handed.



Computer Generated Image

## Plot 17

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Plot 17 is an end plot and provides an elegant and practical 2/3-bedroom end-terrace featuring an impressive open-plan kitchen, dining and living area with feature fireplace ideal for entertaining or family living. The principal bedroom offers vast storage space, with a further good-sized bedroom and study space. A gated driveway and front turfed garden make for an inviting dwelling.

Kitchen / Dining / Living Room  
7.79M X 3.96M | 25'7" X 12'12"

Principal Bedroom  
4.05M X 3.11M | 13'5" X 10'2"

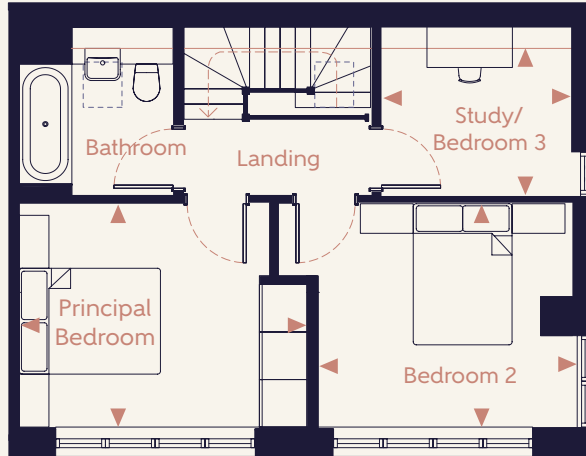
Bedroom 2  
3.61M X 3.11M | 11'10" X 10'2"

Study / Bedroom 3  
2.97M X 2.12M | 9'9" X 7'0"

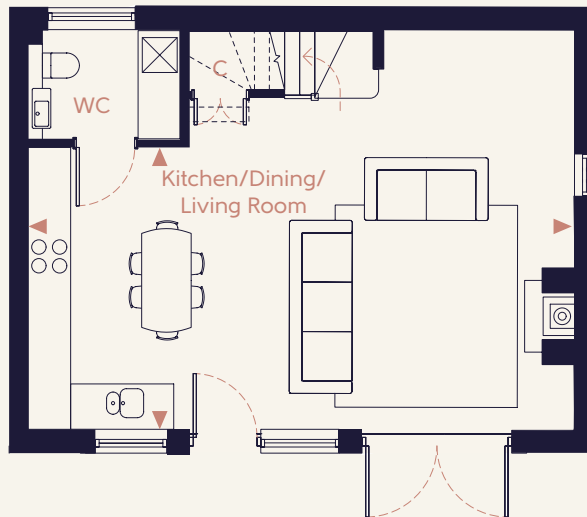
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Overall Size  
86M<sup>2</sup> | 922FT<sup>2</sup>

All measurements are approximate.



First floor



Ground floor

Energy Efficiency Rating

Very efficient - Lower running costs

(81 - 91) B 87

Environmental Impact

(CO<sub>2</sub>) Rating

Very environmentally friendly -  
Lower CO<sub>2</sub> Emission

(81 - 91) B 89

All EPC's are predicted not actual



Sky Light



Reduced Head Height

Not to scale



Computer Generated Image

## Plot 18

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This highly attractive and ideally situated detached property features a stunning open-plan kitchen with Silestone worktops and underfloor heating. The large dining / living area offers an appealing space with sliding doors leading out to the impressive rear garden. Downstairs also boasts a spacious bedroom / snug and a shower room. The upstairs offers splendid accommodation with three generous sized bedrooms.

### Dining / Living Room

8.78M X 4.68M | 28'10" X 15'4"

### Kitchen

4.59M X 2.94M | 15'1" X 9'8"

### Bedroom 4 / Snug

3.75M X 4.68M | 12'4" X 15'4"

### Principal Bedroom

3.19M X 4.36M | 10'6" X 14'4"

### Bedroom 2

4.23M X 2.63M | 13'11" X 8'8"

### Bedroom 3

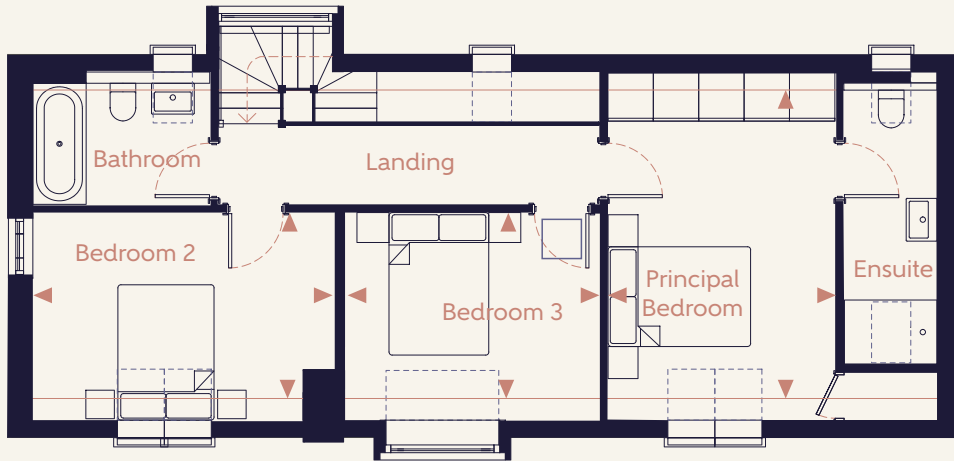
3.57M X 2.63M | 11'9" X 8'8"

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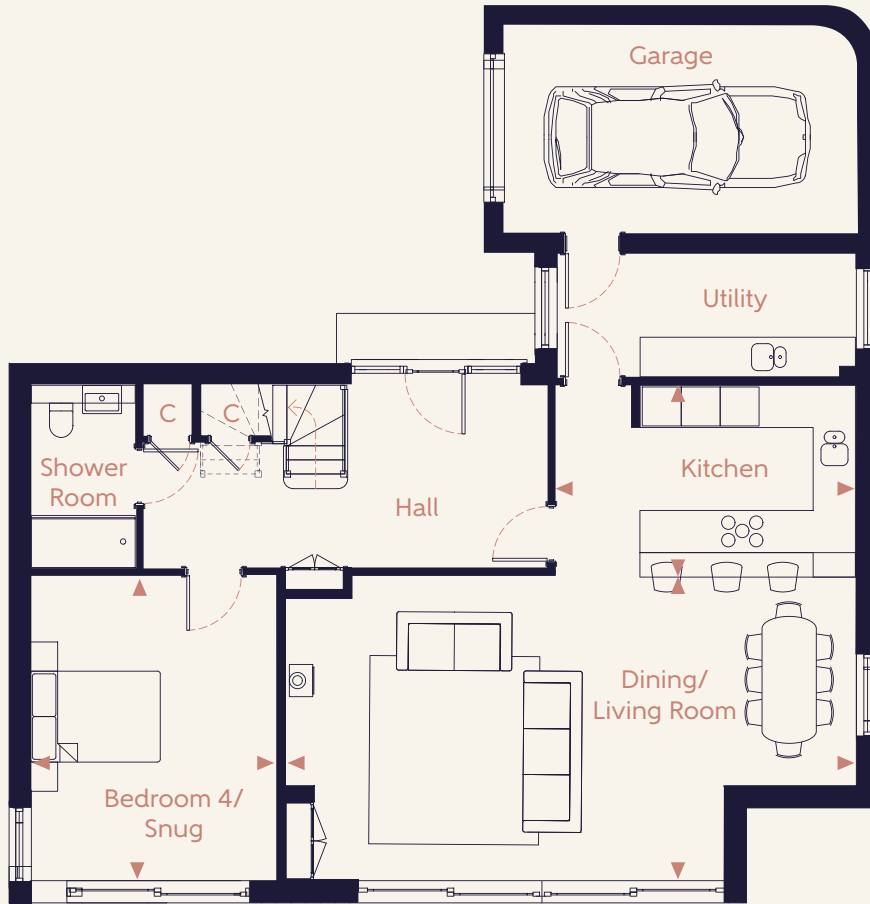
### Overall Size

160M<sup>2</sup> | 1720FT<sup>2</sup>

All measurements are approximate.



First floor



Ground floor

- Sky Light
- Loft Hatch
- Reduced Head Height

Not to scale

Energy Efficiency Rating  
Very efficient - Lower running costs

(81 - 91) B 87

All EPC's are predicted not actual

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

Very environmentally friendly -  
Lower CO<sub>2</sub> Emission

(81 - 91) B 89



# Specification

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## Kitchen

- Individually designed kitchens featuring contemporary handle-less doors in a choice of colours\*
- All cabinet doors and drawers include soft-close mechanism
- Silestone worktops, upstands and splashback in a choice of colours\*
- 1 ½ bowl undermounted stainless steel sink with contemporary chrome tap (option to upgrade to Quooker Boiling Water tap)
- LED under cupboard lighting
- Siemens induction hob (Siemens downdraft extractor to plots 9 and 18), oven, combination microwave, fridge freezer and dishwasher



## Utility

- Individually designed featuring contemporary handle-less doors in a choice of colours\*
- All cabinet doors and drawers include soft-close mechanism
- Laminate worktop and upstands (option to upgrade to Silestone)
- Stainless steel sink with contemporary chrome tap
- Space and plumbing/power for washing machine
- Space and power for tumble dryer (Plots 1-9, 18)



Computer Generated Image

## Bathroom & En-suites

- Hansgrohe tap fittings and showers
- Kaldewei baths and Duravit contemporary white sanitaryware featuring back to wall toilets and semi pedestal hand basins
- Glass screen to all baths with shower over (unless separate shower within room)
- Contemporary Zhender heated towel rails to bathroom, en-suite and WC
- Porcelanosa wall and floor tiling in a choice of colours\*
- Shaver socket
- Mirrors above every hand basin

## Internal Finishes

- Satin chrome window and door ironmongery
- Bespoke fitted wardrobes to principal bedroom with sliding doors and automatic lights
- Flooring to hall, WC and kitchen/dining/utility available in a choice of colours\*
- Fireplace mantel and hearth (wood burner available at an additional cost)
- White painted contemporary internal doors
- White emulsion to all walls and ceilings, and satinwood to all woodwork

Specification details may be subject to variation. \* Colour and tile options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed.

# Specification

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## Electrical Fittings

- Downlights to ground floor with dimmer switches to kitchen and living areas
- Pendant lights to first floor and over kitchen island (where applicable)
- Automatic lights to built in wardrobes
- External power and lights
- White low-profile switches and sockets (brushed stainless steel to kitchen) with USB sockets to selected areas
- Automated garage doors (where applicable)
- Power and lighting to garage (where applicable)



## Heating

- Air Source Heat Pump
- Underfloor heating to the ground floor, bathroom and en-suite
- Contemporary flat panel radiators to first floor
- All properties predicted 'B' energy rating

## Home Entertainment

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

## Finishing Touches

- Aluminium windows and doors
- Car charging point to all properties
- Turf and planting to front
- Turf to rear gardens
- Indian sandstone patios
- Water butt to each property
- Cycle storage

## Security & Peace of Mind

- Mains-powered smoke and heat alarms (plus CO2 where log burner installed)
- Intruder alarm
- Multipoint locking front door
- 10-year warranty cover
- 2-year Laragh Homes aftersales service

Specification details may be subject to variation. \* Colour and tile options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed.







# About Us and Our Previous Developments

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We believe in creating beautiful new homes with you in mind. As an award-winning, Cambridgeshire-based housebuilder, we have delivered stunning new properties in some of the country's most desirable locations.

We stay focused on meticulously planning each of our developments, thinking of our future residents' tastes and requirements. We always have in mind the local community's thoughts to produce schemes that blend perfectly with the local area and enhance nearby surroundings.

We take great pride in our ability to construct well-designed homes, fitted with luxurious furnishings and finished to the highest standards, with attention to detail at the forefront.





Previous Laragh Homes developments





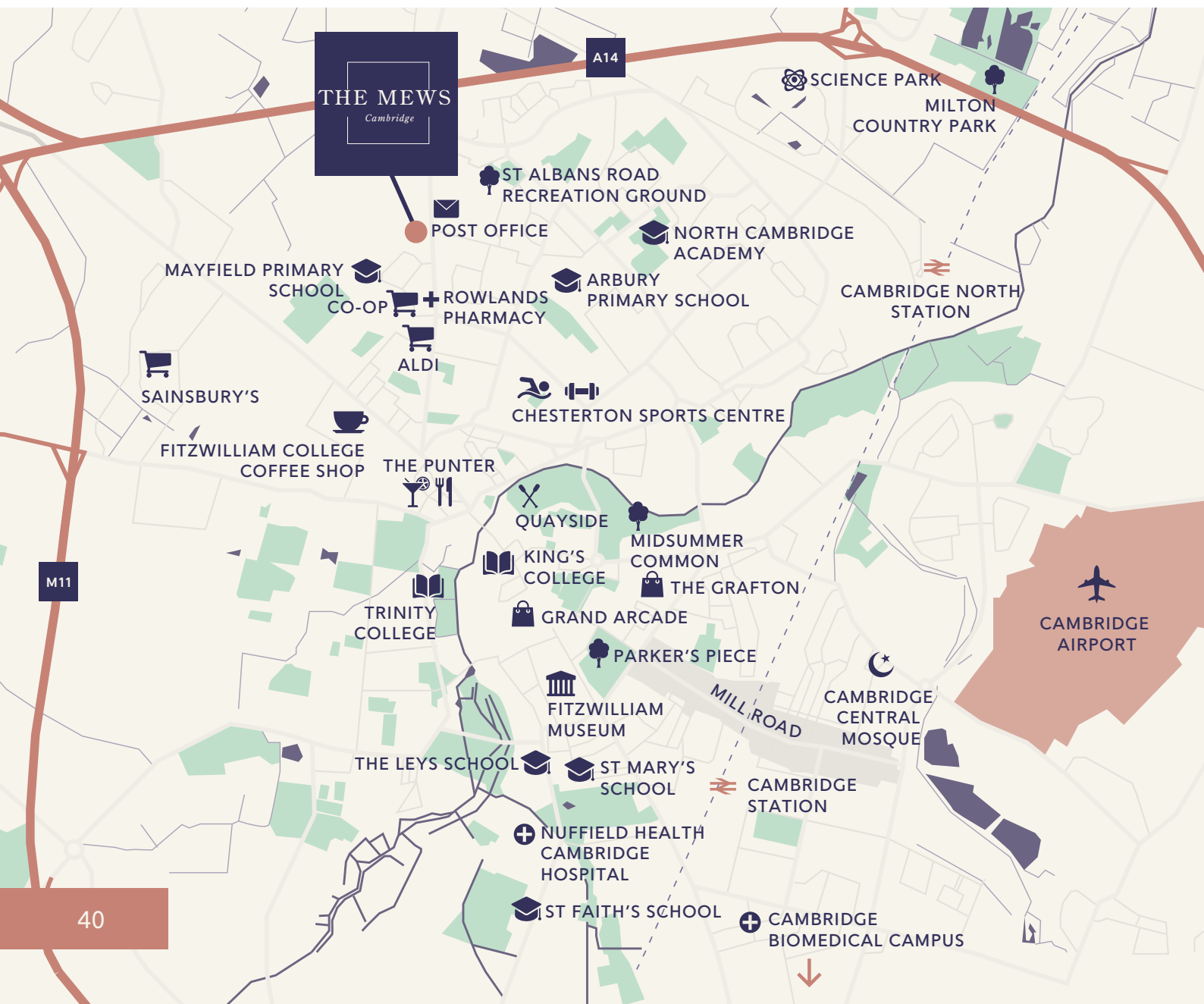
# Map & Directions

**The Mews, Histon Road, Cambridge CB4 3NF**

**What 3 Words: [mirror.icon.poetic](https://www.what3words.com/mirror.icon.poetic)**

From the A14 - take junction 32, head south on Cambridge Road/B1049 towards Kings Hedges Road, continue to follow B1049 for 0.7 miles. Histon Road will be on your right.

From the M11 - take Junction 13 and follow Maddingley Road/A1303. From here, turn left onto Lady Margaret Road, then left onto Mount Pleasant. Take another left onto Castle Street and then turn right onto Victoria Road. Immediately turn left onto Histon Road for 0.8 miles before turning left into The Mews.





Laragh Homes  
Sycamore Studios  
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Cambridge, CB24 5PJ

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**[www.laragh.co.uk](http://www.laragh.co.uk)**



Savills  
Unex House,  
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