



TRUMPINGTON
PLACE



MOVE UP TO TRUMPINGTON PLACE

Discover a brand new development on the edge of Cambridge but in the heart of the sought-after community of Trumpington: a collection of 13 contemporary town houses, designed to be as individual as you are and giving you the lifestyle you've aspired to. Discover Trumpington Place and its unique twist on contemporary living. Each property is built and fitted out to the highest specifications, with enclosed gardens, the perfect habitat in which to express your personality and live the life you want.

TRUMPINGTON, CAMBRIDGE

The village of Trumpington is three miles south of Cambridge and offers all the essentials for everyday life including a good selection of shops, pubs and restaurants. A large Waitrose is close by, as is a park & ride to the city centre with its fantastic mix of retail heaven and university heritage. The neighbouring village of Grantchester, immortalised by WWI poet Rupert Brooke, is a rural idyll and the perfect destination for country walks and riverside picnics.

From Trumpington Place you'll enjoy easy access to the M11, with Stansted Airport just a half-hour drive away. You'll be close to the Addenbrooke's Hospital campus, and Cambridge Science Park and Cambridge Business Park are commutable by car or public transport. Nearby leisure attractions include Wandlebury Country Park, Shepreth Wildlife Park and the Imperial War Museum Duxford.



SITEPLAN

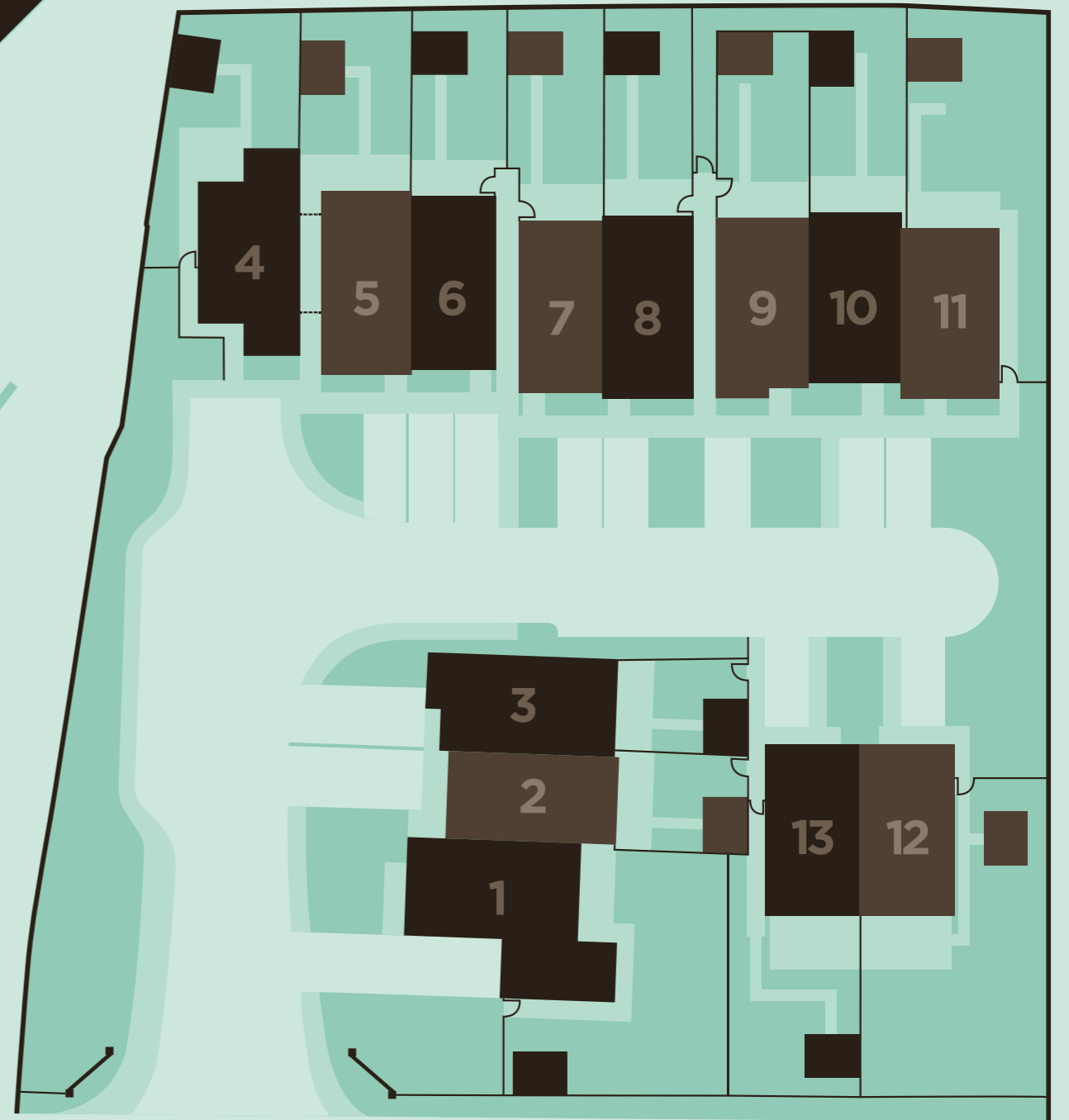
CARLTON HOMES (SOUTHERN) LTD

A traditional property company seeking to develop exclusive high quality schemes in fine locations set in their own surroundings and ambience. Carlton Homes (Southern) have a wealth of property experience and only build small, but high quality developments.

CARLTON HOMES

(Southern) Ltd

Constructed by award-winning builders:



GROUND FLOOR

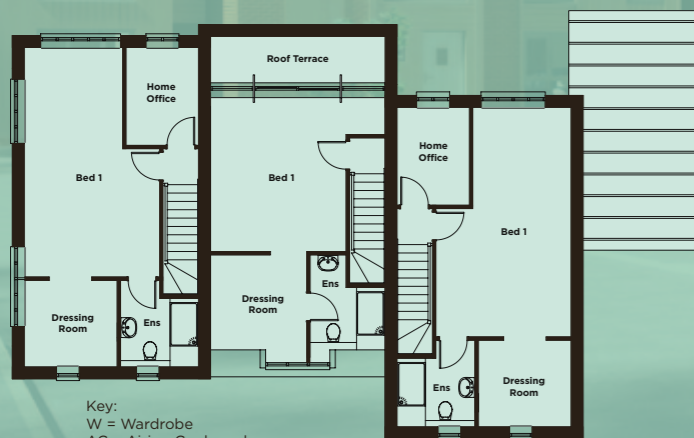


PLOT 3 PLOT 2 PLOT 1

FIRST FLOOR



SECOND FLOOR



Key:
W = Wardrobe
AC = Airing Cupboard
Ens = En Suite



PLOT 1

GROUND	Entrance Hall		
	Living/Dining Room	4.75m* x 5.09m*	15'7"* x 16'8"*
	Kitchen/Breakfast Room	2.52m x 3.55m	8'3" x 11'8"
	Cloakroom		
FIRST	Bed 2	4.75m x 3.18m*	15'7" x 10'5"*
	Bed 3	2.53m x 4.03m*	8'4" x 13'3"*
	Bathroom		
SECOND	Bed 1	3.69m* x 6.29m*	12'2"* x 20'8"*
	Dressing Room	2.53m x 2.35m	8'4" x 7'9"
	En Suite		
	Home Office	1.96m x 2.66m	6'5" x 8'9"
	Rear Garden Garage		

PLOT 2

GROUND	Entrance Hall		
	Living/Dining Room	4.77m* x 5.09m*	15'8"* x 16'8"*
	Kitchen/Breakfast Room	2.53m x 3.55m	8'4" x 11'8"
FIRST	Bed 2	4.77m x 3.18m*	15'8" x 10'5"*
	Bed 3	2.54m x 4.03m*	8'4" x 13'3"*
	Bathroom		
	Bed 1	4.77m* x 4.43m	15'8"* x 14'7"
SECOND	Dressing Room	2.96m* x 2.62m*	9'8"* x 8'7"*
	En Suite		
	Roof Terrace	6.2 sq.m.	
	Rear Garden		

PLOT 3

GROUND	Entrance Hall		
	Living/Dining Room	4.75m* x 5.09m*	15'7"* x 16'8"*
	Kitchen/Breakfast Room	2.52m x 4.28m	8'3" x 14'0"
FIRST	Bed 2	4.75m x 3.44m*	15'7" x 11'3"*
	Bed 3	2.53m x 4.50m	8'4" x 14'9"
	Bathroom		
	Bed 1	3.69m* x 6.29m*	12'2"* x 20'8"*
SECOND	Dressing Room	2.53m x 2.35m	8'4" x 7'9"
	En Suite		
	Home Office	1.96m x 2.66m	6'5" x 8'9"
	Rear Garden		

*denotes maximum measurement

PLOT 4

GROUND	Entrance Hall		
	Living/Dining Room	4.97m* x 7.15m*	16'4"* x 23'6"*
	Kitchen	2.60m* x 3.60m	8'6"* x 11'10"
	Cloakroom		
FIRST	Bed 2	3.93m x 4.91m*	12'11" x 16'2"*
	En Suite		
	Home Office	2.5m x 5.02m*	8'3" x 16'6"*
	Bathroom		
SECOND	Bed 1	4.40m* x 4.91m*	14'5"* x 16'2"*
	En Suite		
	Bed 3	4.29m* x 3.21m*	14'1"* x 10'6"*
	Rear Garden		

PLOT 5

GROUND	Entrance Hall		
	Family/Dining Room	4.32m x 4.31m	14'2" x 14'2"
	Kitchen	3.15m* x 2.97m*	10'4"* x 9'9"*
	Cloakroom		
FIRST	Living Room	4.32m x 4.31m	14'2" x 14'2"
	Bed 2	4.32m* x 3.14m	14'2"* x 10'4"
SECOND	Bed 1	4.32m x 4.31m*	14'2" x 14'2"*
	En Suite		
	Bed 3	2.35m x 3.15m	7'8" x 10'4"
	Bathroom		
Rear Garden			

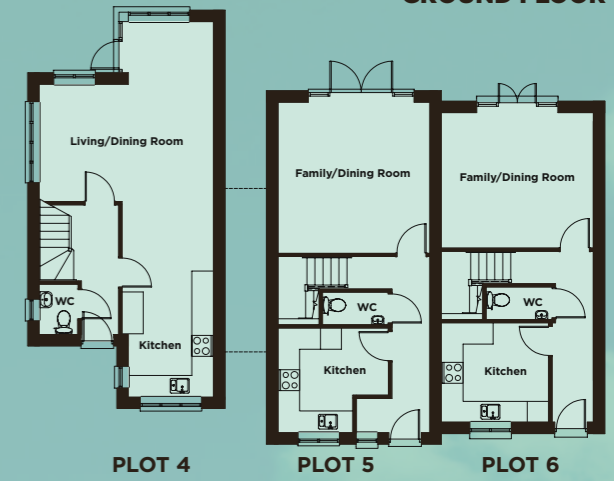
PLOT 6

GROUND	Entrance Hall		
	Family/Dining Room	4.32m x 3.86m	14'2" x 12'8"
	Kitchen	3.05m x 2.82m	10'0" x 9'3"
	Cloakroom		
FIRST	Living Room	4.32m x 3.86m	14'2" x 12'8"
	Bed 2	4.32m* x 2.99m*	14'2"* x 9'10"*
SECOND	Bed 1	4.32m x 3.60m	14'2" x 11'10"
	En Suite		
	Bed 3	2.36m x 2.60m	7'9" x 8'6"
	Bathroom		
Rear Garden			

*denotes maximum measurement



GROUND FLOOR



FIRST FLOOR

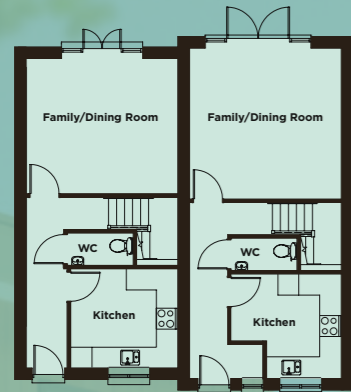


SECOND FLOOR



Key:
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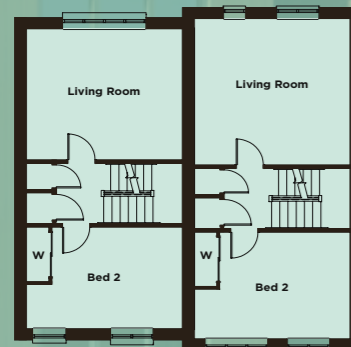
GROUND FLOOR



PLOT 7

PLOT 8

FIRST FLOOR



SECOND FLOOR



Key:
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PLOT 7

	GROUND FLOOR		
	Area	Dimensions	
Entrance Hall			
Family/Dining Room	4.32m x 3.86m	14'2" x 12'8"	
Kitchen	3.05m x 2.82m	10'0" x 9'3"	
Cloakroom			
	FIRST FLOOR		
	Area	Dimensions	
Living Room	4.32m x 3.86m	14'2" x 12'8"	
Bed 2	4.32m* x 2.99m*	14'2"* x 9'10"*	
	SECOND FLOOR		
	Bed 1	4.32m x 3.60m	14'2" x 11'10"
	En Suite		
	Bed 3	2.36m x 2.60m	7'9" x 8'6"
Bathroom			
Rear Garden			

PLOT 8

	GROUND FLOOR		
	Area	Dimensions	
Entrance Hall			
Family/Dining Room	4.32m x 4.31m	14'2" x 14'2"	
Kitchen	3.15m* x 2.97m*	10'4"* x 9'9"*	
Cloakroom			
	FIRST FLOOR		
	Area	Dimensions	
Living Room	4.32m x 4.31m	14'2" x 14'2"	
Bed 2	4.32m* x 3.14m	14'2"* x 10'4"	
	SECOND FLOOR		
	Bed 1	4.32m x 4.31m*	14'2" x 14'2"*
	En Suite		
	Bed 3	2.35m x 3.15m	7'8" x 10'4"
Bathroom			
Rear Garden			

*denotes maximum measurement



PLOT 9

GROUND	Entrance Hall		
	Living/Dining Room	4.75m* x 5.09m*	15'7"* x 16'8"*
	Kitchen/Breakfast Room	2.52m x 4.28m	8'3" x 14'0"
FIRST	Bed 2	4.75m x 3.44m*	15'7" x 11'3"*
	Bed 3	2.53m x 4.50m	8'4" x 14'9"
	Bathroom		
SECOND	Bed 1	3.69m* x 6.29m*	12'2"* x 20'8"*
	En Suite		
	Dressing Room	2.53m x 2.35m	8'4" x 7'9"
	Home Office	1.96m x 2.66m	6'5" x 8'9"
	Rear Garden		

PLOT 10

GROUND	Entrance Hall		
	Living/Dining Room	4.77m* x 5.09m*	15'8"* x 16'8"*
	Kitchen/Breakfast Room	2.53m x 3.55m	8'4" x 11'8"
FIRST	Bed 2	4.77m x 3.18m*	15'8" x 10'5"*
	Bed 3	2.54m x 4.03m*	8'4" x 13'3"*
	Bathroom		
SECOND	Bed 1	4.77m* x 4.43m	15'8"* x 14'7"
	Dressing Room	2.96m* x 2.62m*	9'8"* x 8'7"*
	En Suite		
	Roof Terrace	6.2 sq.m.	
	Rear Garden		

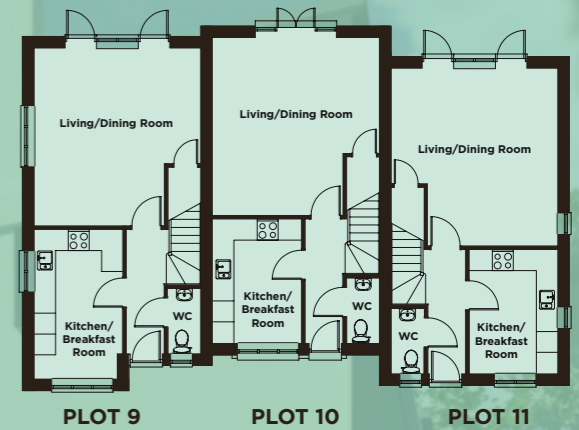
PLOT 11

GROUND	Entrance Hall		
	Living/Dining Room	4.75m* x 5.09m*	15'7"* x 16'8"*
	Kitchen/Breakfast Room	2.52m x 3.55m	8'3" x 11'8"
FIRST	Bed 2	4.75m x 3.18m*	15'7" x 10'5"*
	Bed 3	2.53m x 4.03m*	8'4" x 13'3"*
	Bathroom		
SECOND	Bed 1	3.69m* x 6.29m*	12'2"* x 20'8"*
	Dressing Room	2.53m x 2.35m	8'4" x 7'9"
	En Suite		
	Home Office	1.96m x 2.66m	6'5" x 8'9"
	Rear Garden		

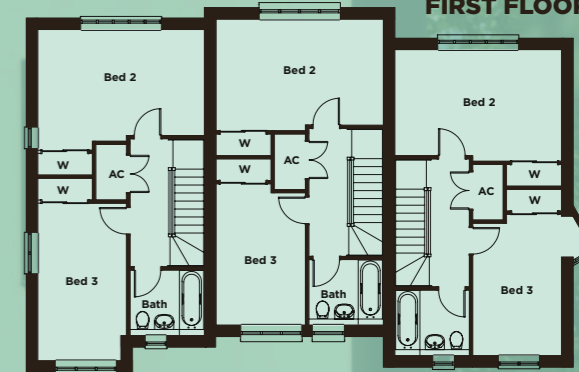
*denotes maximum measurement



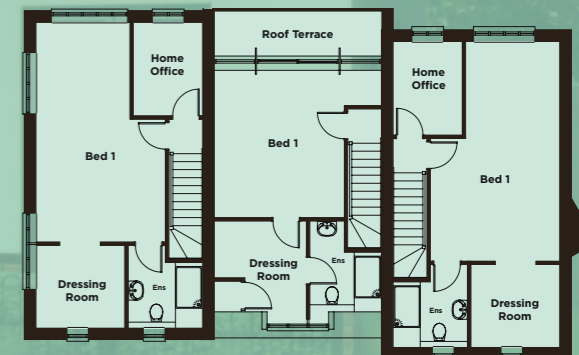
GROUND FLOOR



FIRST FLOOR

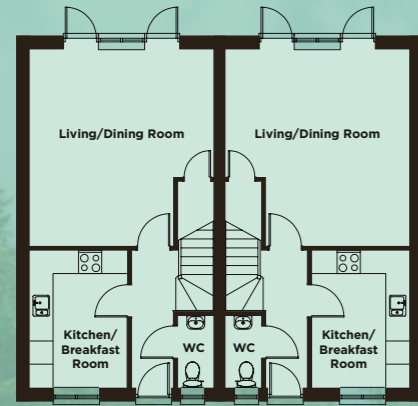


SECOND FLOOR



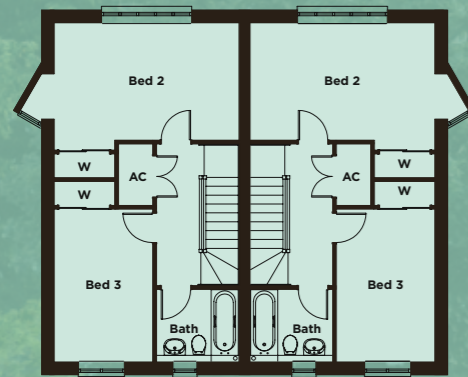
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GROUND FLOOR

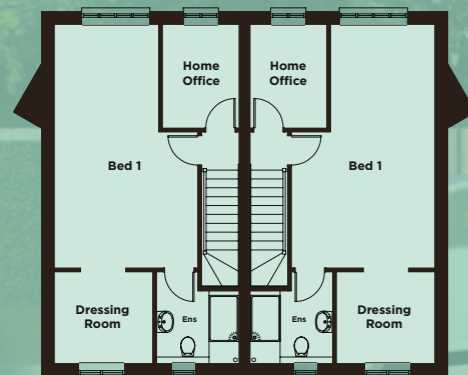


PLOT 12 PLOT 13

FIRST FLOOR



SECOND FLOOR



Key:
W = Wardrobe
AC = Airing Cupboard
Ens = En Suite



PLOT 12

	GROUND		
	Room	Area (m ²)	Area (ft ²)
	Entrance Hall		
	Living/Dining Room	4.75m x 5.09m*	15'7"* x 16'8"*
	Kitchen/Breakfast Room	2.53m x 3.55m	8'4" x 11'8"
	Cloakroom		
	FIRST		
	Bed 2	4.75m x 3.27m*	15'7" x 10'9"*
	Bed 3	2.53m x 3.94m	8'4" x 12'11"
	Bathroom		
	SECOND		
	Bed 1	3.69m x 6.29m*	12'2"* x 20'8"*
	Dressing Room	2.53m x 2.35m	8'4" x 7'9"
	En Suite		
	Home Office	1.96m x 2.66m	6'5" x 8'9"
	Rear Garden		

PLOT 13

	GROUND		
	Room	Area (m ²)	Area (ft ²)
	Entrance Hall		
	Living/Dining Room	4.75m x 5.09m*	15'7"* x 16'8"*
	Kitchen/Breakfast Room	2.53m x 3.55m	8'4" x 11'8"
	Cloakroom		
	FIRST		
	Bed 2	4.75m x 3.27m*	15'7" x 10'9"*
	Bed 3	2.53m x 3.94m	8'4" x 12'11"
	Bathroom		
	SECOND		
	Bed 1	3.69m x 6.29m*	12'2"* x 20'8"*
	Dressing Room	2.53m x 2.35m	8'4" x 7'9"
	En Suite		
	Home Office	1.96m x 2.66m	6'5" x 8'9"
	Rear Garden		

*denotes maximum measurement



SPECIFICATION

EXTERNAL FEATURES

- Exclusive, elaborate and cleverly designed external elevations incorporating traditional brickwork interspersed with natural larch cladding and external render
- High-quality thermally efficient Grey Velfac V200 windows
- High-quality JCK robust timber front doors with Secured by Design security and SAA furniture
- Outside lights to front and rear
- Natural Indian sandstone paving slabs
- Landscaped front gardens, turfed rear gardens with outside tap
- Bin and cycle storage to rear gardens

INTERNAL FINISHES

- Contemporary, top-of-the-range Porcelanosa ceramic-tiled flooring to entrance halls, kitchens, cloakrooms and all bathroom and shower areas
- White painted walls, ceilings, skirtings and architraves
- Oak-veneered internal doors with brushed stainless steel ironmongery
- Fitted wardrobes with a choice of finishes available subject to cut-off dates

KITCHENS

- Beautiful individually designed kitchens by Moores with soft-close mechanism to all wall and base units
- Contemporary composite stone worktops
- Stainless steel 1½-bowl undermount sinks with drainer grooves
- Choice of gloss or matt finishes to units with contemporary brushed steel door furniture (options available subject to cut-off dates)
- Energy-efficient downlights and concealed 'mood' lighting
- Excellent top-of-the-range Siemens touch-control induction hob with concealed telescopic extractor hood above

- Siemens multi-function oven
- Siemens integrated microwave (on selected plots)
- Integrated fridge freezer, washer/dryer and dishwasher

BATHROOMS AND EN-SUITES

- Contemporary, stylish white Saneux sanitaryware with dual-flush toilets
- Bath with glass shower screen and thermostatic shower over
- Thermostatic showers to en-suites
- Excellent Porcelanosa ceramic splashback and floor tiling
- Contemporary chrome heated ladder-style towel rail
- Shaver point

ELECTRICAL AND SERVICES

- Underfloor heating to entire ground floor
- Ideal Logic gas boiler with thermostatic radiators to first and second floors
- Virgin Media wiring to living room and main bedroom
- TV points to living room and all bedrooms
- BT points to living room and master bedroom or home office (depending on layout)
- Integrated smoke and heat detectors to all floors
- Low-energy LED downlighters to kitchen and bathrooms
- Low-energy pendant fittings to living areas and bedrooms
- Mechanical heat recovery system to plots 1, 2, 3, 4, 5, 6, 12 and 13
- Solar photovoltaic panels generating electricity to plots 1, 3, 4, 12 and 13
- Spur for wireless alarm system

WARRANTY

Each property is offered with a 10-year BLP Secure Plus Certificate



DIRECTIONS

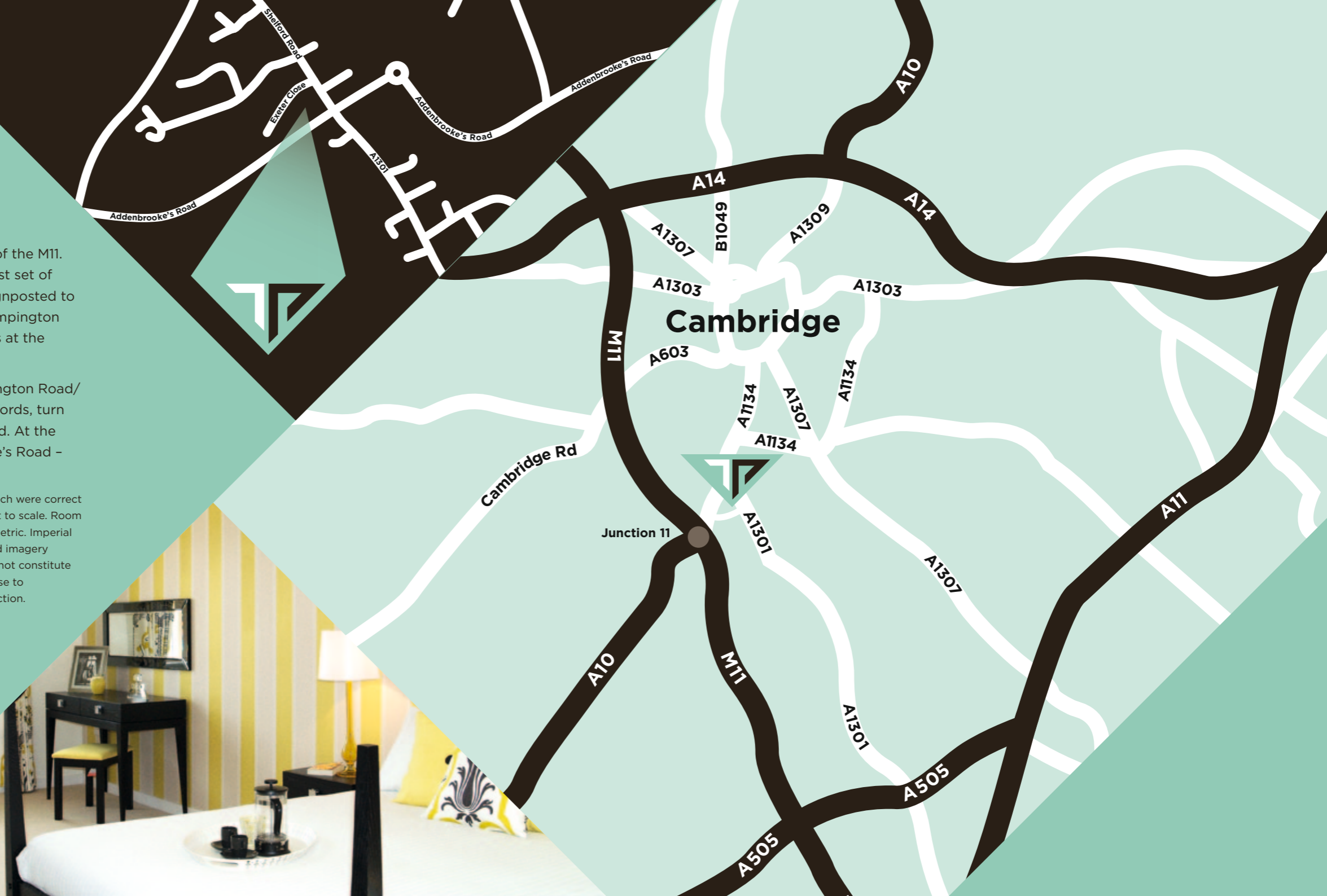
Trumpington Place is about a mile from Junction 11 of the M11. Follow the signs to Cambridge South, then at the first set of traffic lights turn right into Addenbrooke's Road (signposted to the hospital) and continue for about half a mile. Trumpington Place is on the left before you reach the traffic lights at the junction with Shelford Road.

From Cambridge city centre, take the A1134 Trumpington Road/A1309 High Street. When you see signs for the Shelfords, turn left at the traffic lights on to the A1301 Shelford Road. At the next set of traffic lights, turn right into Addenbrooke's Road - Trumpington Place is first right.

Site layouts, floor plans and specifications are taken from plans which were correct at the time of print. All plans contained within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during construction.

Development is being sold under Carlton Homes (Cambridge) Ltd, part of Carlton Homes (Southern) Ltd.

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