



Knights Park
EDDINGTON
CAMBRIDGE

ATHENA

A new way of life



EXCEPTIONAL HOMES DESIGNED *for your lifestyle*

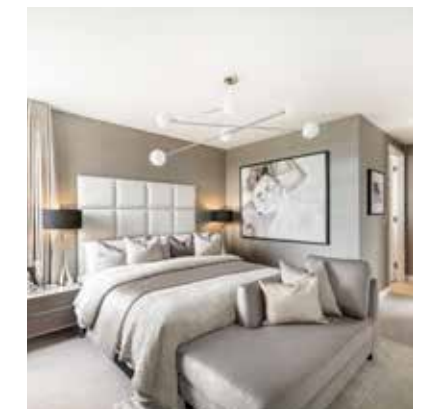
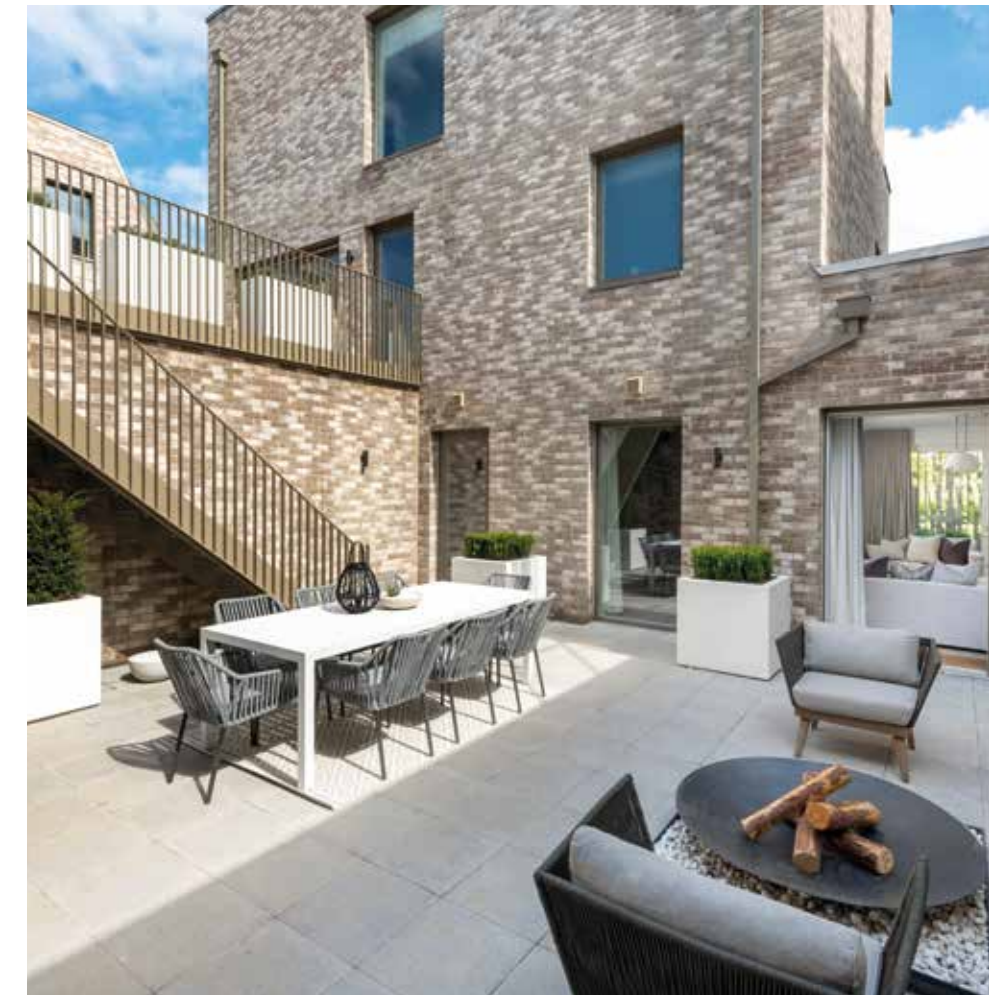


ATHENA OFFERS AN EXCEPTIONAL LIFESTYLE, WITH A BEAUTIFUL COLLECTION OF CONTEMPORARY HOMES SUPERBLY LOCATED IN THE HEART OF KNIGHTS PARK.



Attractive tree-lined streets welcome you to this flourishing community, while the striking architecture, high quality materials and carefully crafted features make a stunning first impression.

The 3, 4 and 5 bedroom homes come in a versatile mix of styles and layouts, all with their own private outdoor space – perfect for unwinding outside or socialising with friends and neighbours. Cleverly designed and highly energy efficient, they offer the best in modern living in a convivial and welcoming neighbourhood.





SUPERB QUALITY

in every detail



KITCHEN

- Matt finish kitchen units with soft close to doors and drawers
- Quartz worktops and matching upstands
- Siemens induction hob with glass splashback where applicable
- Siemens integrated single oven
- Siemens integrated combi oven/microwave
- Siemens integrated warming drawer
- Bosch integrated fridge and freezer (or fridge/freezer dependent on layout)
- Integrated wine cooler
- Bosch integrated dishwasher
- Cooker hood – integrated or ceiling hood as applicable
- Blanco stainless steel undermounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units

UTILITY ROOM

- Units and worktops to complement kitchen
- Blanco stainless steel undermounted sink with Blanco mixer tap
- Bosch washing machine and condenser dryer (or washer/dryer if limited space or no utility)

PRINCIPAL EN-SUITE

- Duravit sanitary ware
- Hansgrohe taps and showers
- Mirrored cabinet with LED lighting* and matching vanity tops
- Low profile shower tray with glass shower screen
- Recessed shower shelf
- Bath with panel to match vanity tops and LED lighting where shown on plans
- Large format wall and floor tiles
- Heated chrome towel rails

BATHROOM AND SECONDARY EN-SUITE/SHOWER ROOM

- Duravit sanitary ware
- Hansgrohe taps and showers
- Bath with shower over and glass screen to bathroom
- Low profile shower tray with glass shower screen to en-suite/shower room
- Wood effect vanity tops
- Framed mirror* with matching bath panel to bathroom, both featuring discreet LED lighting
- Large format wall and floor tiles
- Heated chrome towel rails

DECORATIVE FINISHES

- Contemporary white painted timber staircase
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in wardrobe with fully lined interior and LED light recessed into shelf to Principal and second bedrooms where shown on floor plans
- Square cut skirting and architrave painted white
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Engineered wood flooring to ground floor, plus upper floor living/family rooms
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

*Excludes secondary en-suite/shower room and where layouts allow.
Kitchen and Utility room designs and layouts vary; please speak to our Sales Executives for further information.



DOORS AND WINDOWS

- Aluminium clad or glazed front door with multipoint locking system
- High efficiency triple glazed aluminium/timber composite windows and doors, finished white inside
- Roof lights, where shown on floor plans are finished white internally and grey externally
- Electrically controlled sectional garage door where applicable

HEATING AND WATER

- Underfloor heating throughout
- Heated chrome towel rails to bathroom and en-suites
- Heating and hot water via district heating, metered to each property
- Mechanical ventilation and heat recovery

ELECTRICAL

- Downlights to selected locations including kitchen, bathroom, en-suites, WC and utility room
- Pendant fittings to selected locations including entrance hall, living room and all bedrooms
- LED feature lighting to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Wiring for customer's own connection to super-fast broadband, up to 100MB**
- Pre-wired for customer's own SkyQ connection
- External lighting to front and rear of property

- Light and power to garages where applicable
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Solar photovoltaic panels

EXTERNAL FINISHES

- Landscaping to front garden where applicable
- Turf and paved patio to rear garden or paved courtyard garden
- Paving or decking to balconies and terraces
- Timber or brick divisional and boundary fencing
- External tap and power socket

WARRANTY

- 10 year NHBC warranty

**Broadband speed information provided by BT / Virgin.

Facilities shared between the homes at Knights Park and the wider Eddington neighbourhood, such as cycling and foot paths, landscaping, street lighting, waste and recycling facilities, swales and attenuation ponds, any non-adopted private roads, plus the energy centre and any treatment plants, will all be looked after and maintained by a dedicated estate management company. An estate charge will be payable by every homeowner for these services.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



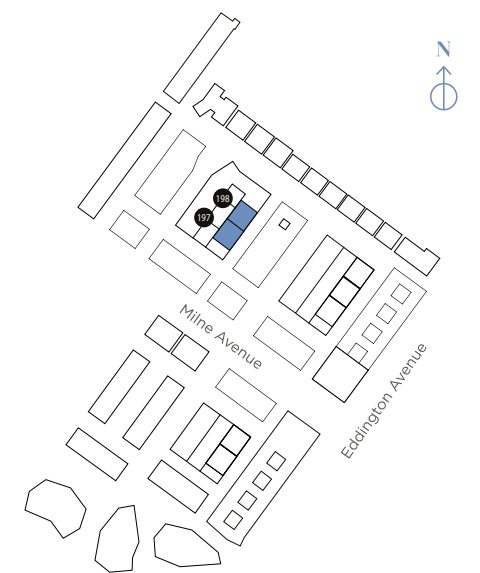
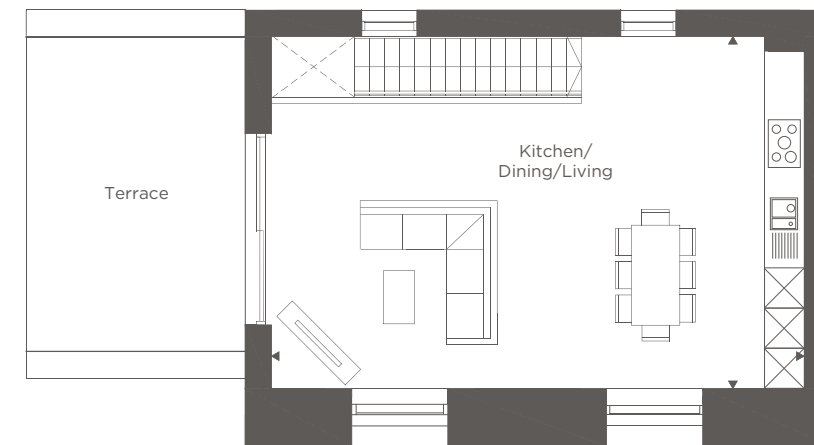
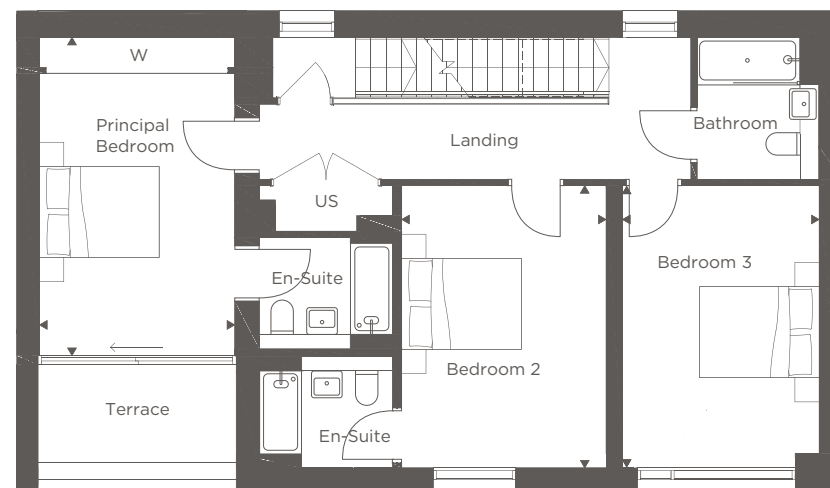
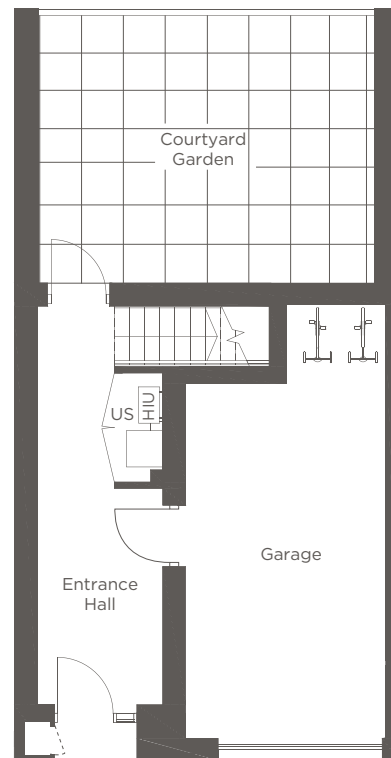
The Milne Mews

3 BEDROOM END OF TERRACE

PLOTS 197 & 198*



Computer generated image of The Milne Mews



GROUND FLOOR

FIRST FLOOR

Principal Bedroom	3.20m x 5.25m	10'6" x 17'2"
Bedroom 2	3.35m x 4.65m	11'0" x 15'3"
Bedroom 3	3.20m x 4.60m	10'6" x 15'1"

SECOND FLOOR

Kitchen/Dining/Living	9.20m x 5.80m	30'2" x 19'0"
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*Denotes terraced house

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard

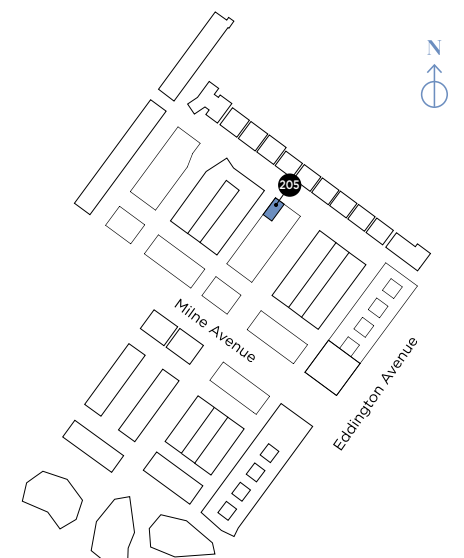
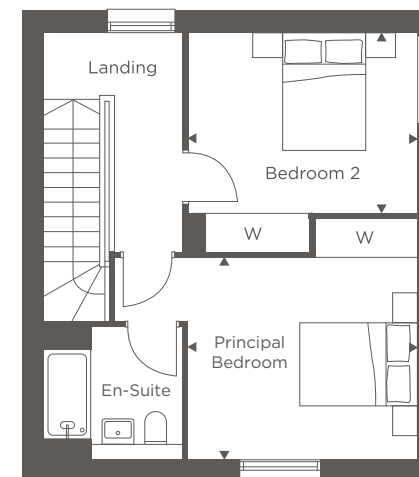
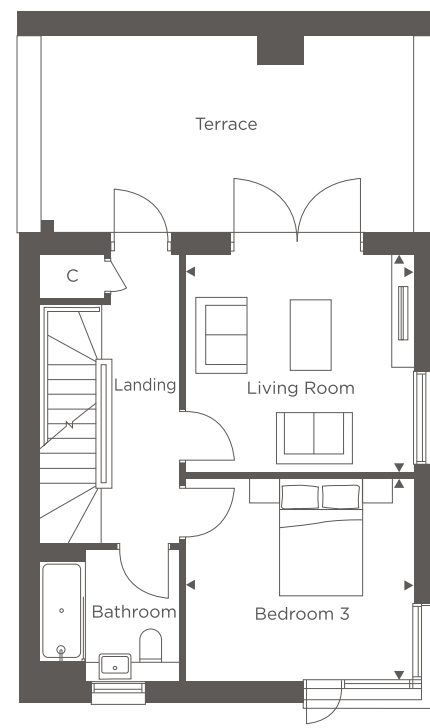
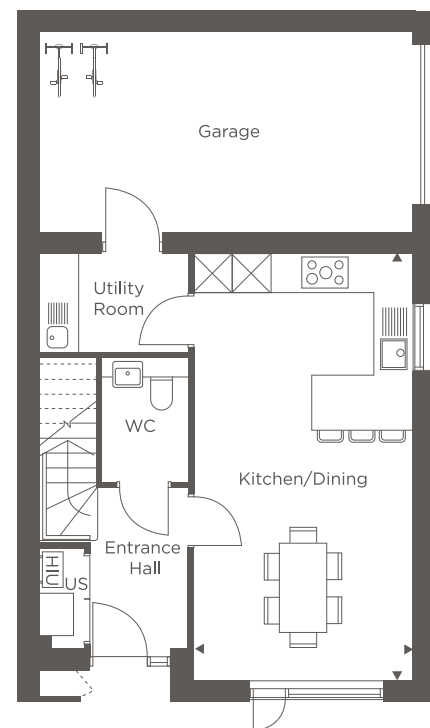


The Clemetson

3 BEDROOM END OF TERRACE
PLOT 205



Computer generated image of The Clemetson



GROUND FLOOR

Kitchen/Dining	3.70m x 7.20m	12'1" x 23'6"
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FIRST FLOOR

Living Room	3.80m x 3.60m	12'5" x 11'9"
Bedroom 3	3.80m x 3.40m	12'5" x 11'1"

SECOND FLOOR

Principal Bedroom	3.80m x 3.40m	12'5" x 11'1"
Bedroom 2	3.80m x 3.00m	12'5" x 9'10"

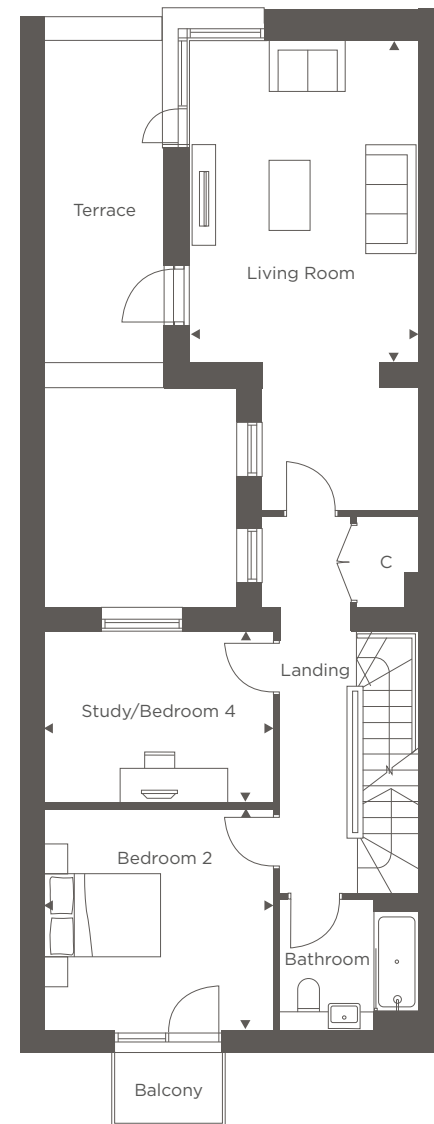
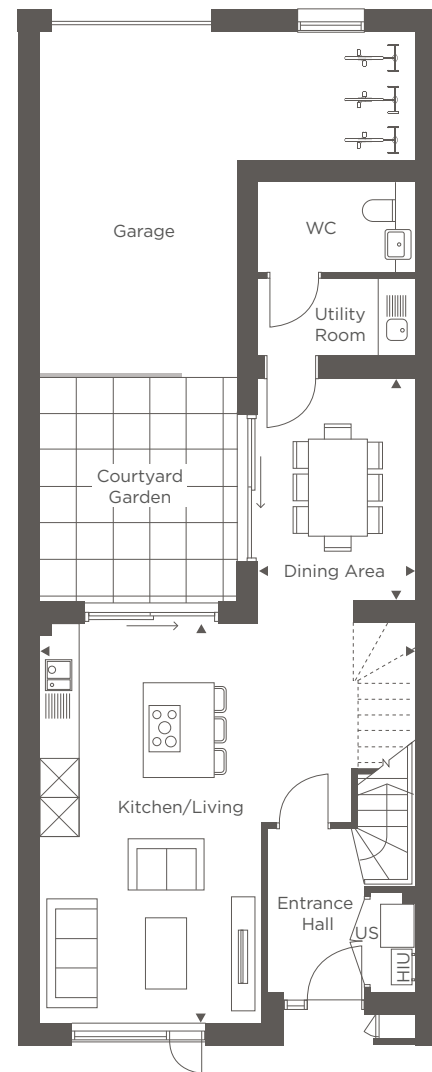
US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard



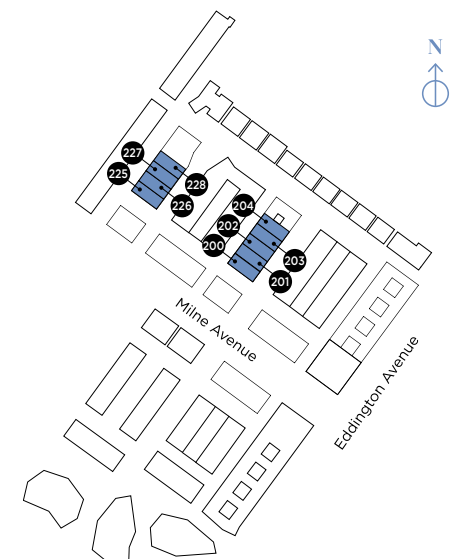
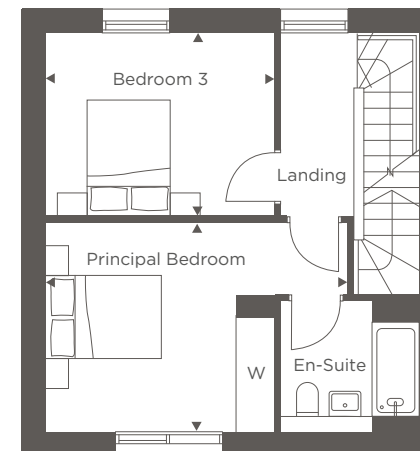
The Courtyard A

4 BEDROOM TERRACE

PLOTS 200*, 201, 202, 203, 204, 225*, 226, 227 & 228



Computer generated image of The Courtyard



GROUND FLOOR

Kitchen/Living	6.30m x 6.70m	20'7" x 22'0"
Dining Area	2.60m x 3.70m	8'5" x 12'1"

FIRST FLOOR

Living Room	3.80m x 5.40m	12'5" x 17'7"
Study/Bedroom 4	3.90m x 2.90m	12'9" x 9'6"
Bedroom 2	3.70m x 3.90m	12'1" x 12'8"

SECOND FLOOR

Principal Bedroom	5.10m x 3.50m	16'8" x 11'5"
Bedroom 3	3.90m x 3.10m	12'9" x 10'2"

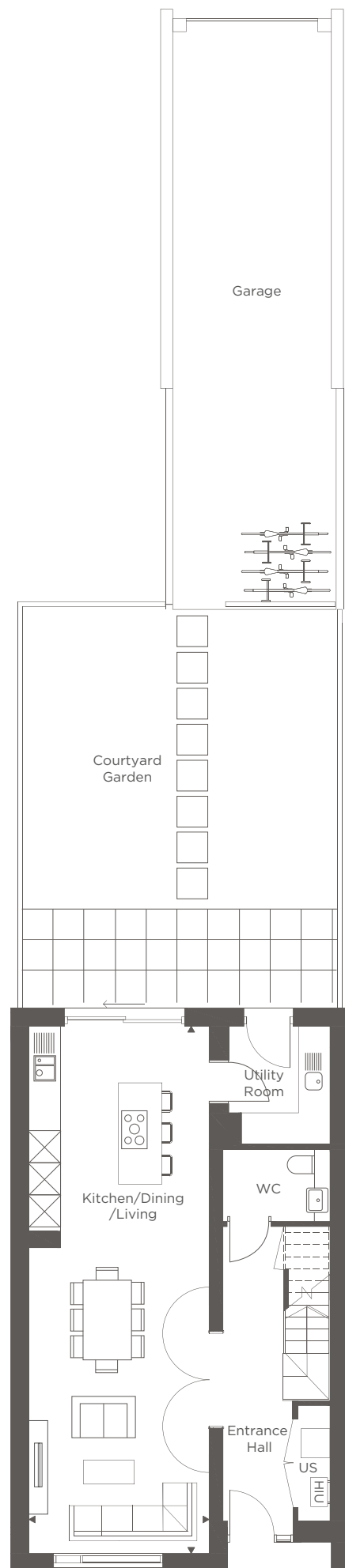
Window variations apply to some plots - see Sales Consultant for details. *Denotes end of terrace house.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



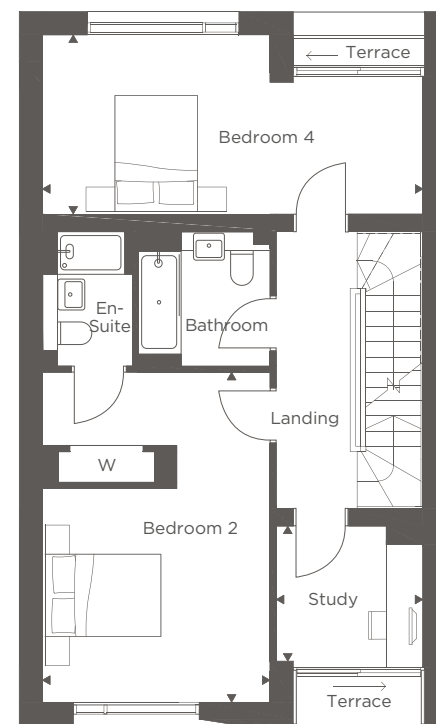
The Milne

4 BEDROOM TERRACE PLOTS 192, 193, 194 & 195



GROUND FLOOR

Kitchen/Dining/Living	3.70m x 10.90m	12'1" x 35'10"
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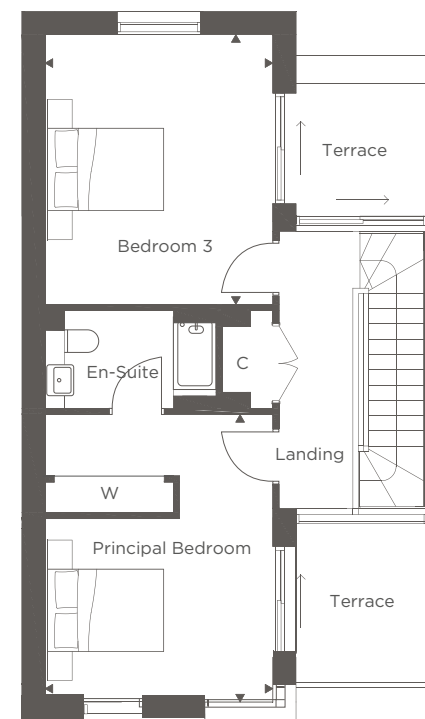


FIRST FLOOR

Bedroom 2	3.70m x 5.40m	12'1" x 17'9"
Bedroom 4	6.20m x 2.90m	20'4" x 9'6"
Study	2.20m x 2.35m	7'3" x 7'9"

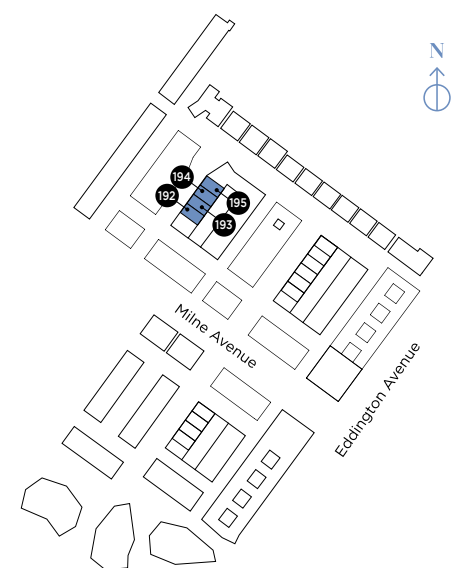


Computer generated image of The Milne



SECOND FLOOR

Principal Bedroom	3.70m x 4.70m	12'1" x 15'5"
Bedroom 3	3.70m x 4.40m	12'1" x 14'5"



Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard

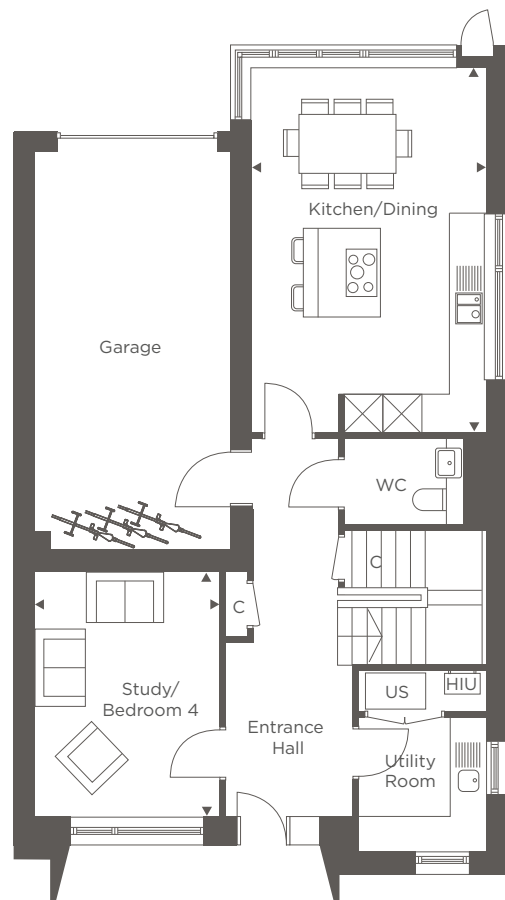


The Chadwick A

4 BEDROOM END OF TERRACE
PLOT 190

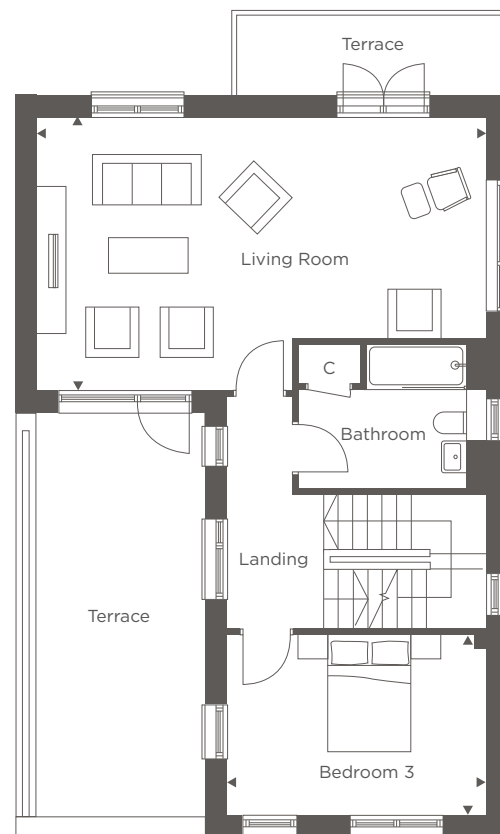


Computer generated image of The Chadwick



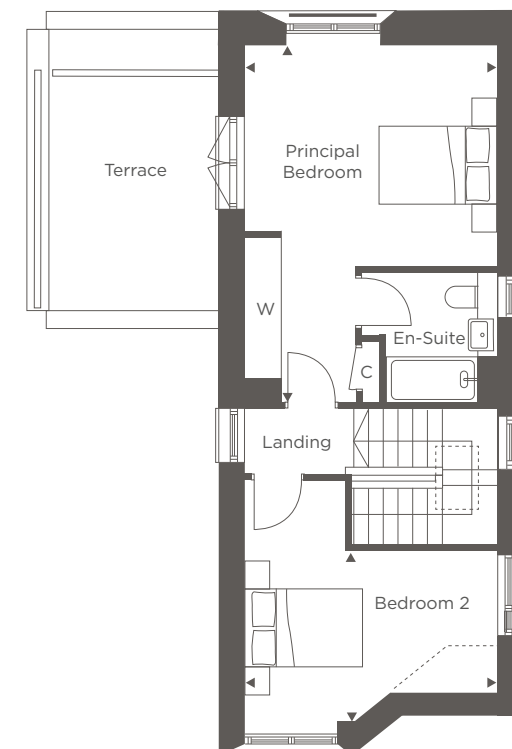
GROUND FLOOR

Kitchen/Dining	3.90m x 6.15m	16'2" x 20'2"
Study/Bedroom 4	3.10m x 4.10m	10'2" x 13'5"



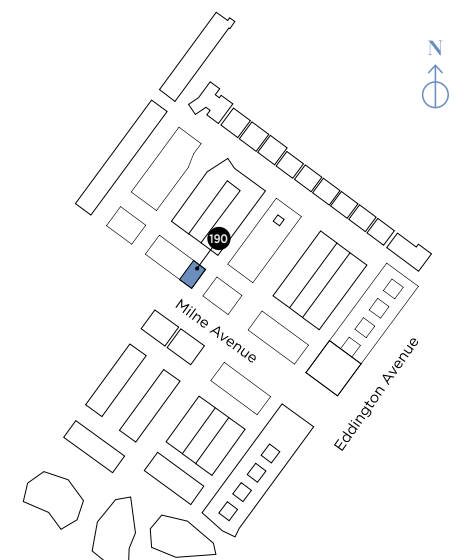
FIRST FLOOR

Living Room	7.60m x 4.60m	25'1" x 15'1"
Bedroom 3	4.35m x 3.05m	14'4" x 10'0"



SECOND FLOOR

Principal Bedroom	4.25m x 6.00m	13'9" x 19'8"
Bedroom 2	4.25m x 2.85m	13'11" x 9'3"

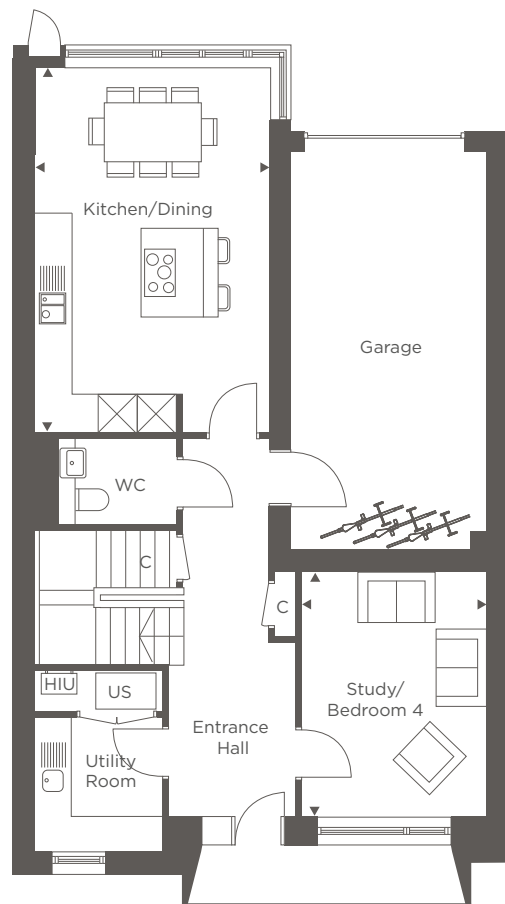


[US] = Utilities Store [HIU] = Heat Interface Unit [W] = Wardrobe [C] = Cupboard [] = Roof light [] = Reduced ceiling height



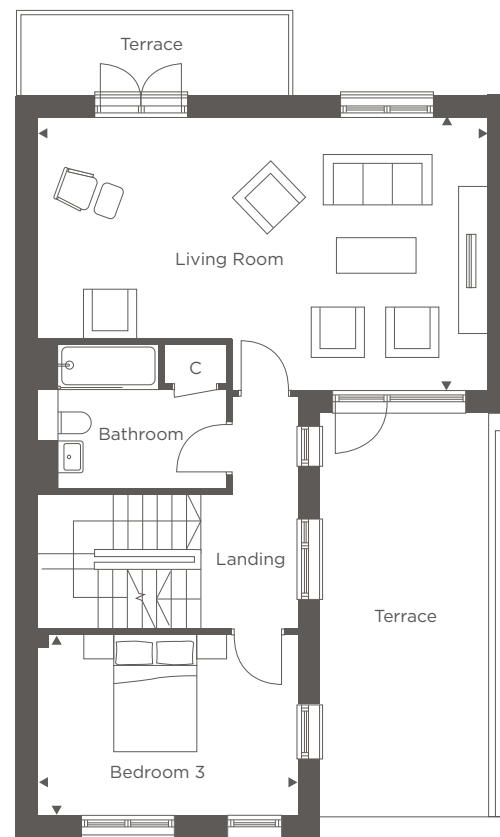
The Chadwick B

4 BEDROOM TERRACE PLOT 189



GROUND FLOOR

Kitchen/Dining	3.90m x 6.15m	16'2" x 20'2"
Study/Bedroom 4	3.10m x 4.10m	10'2" x 13'5"

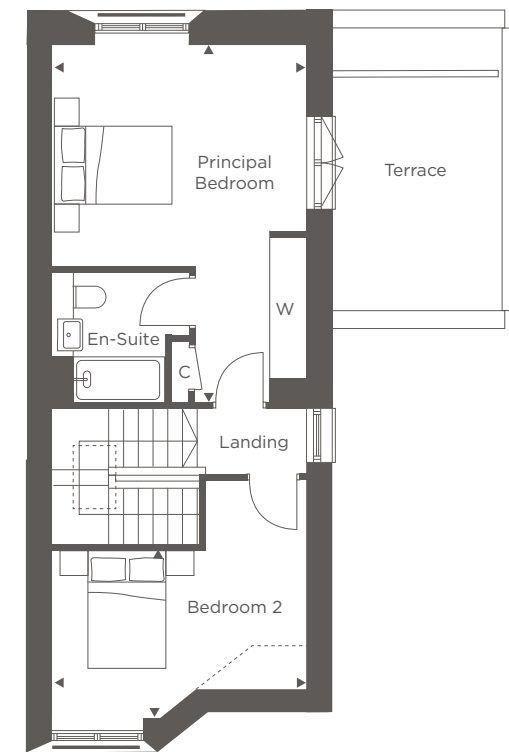


FIRST FLOOR

Living Room	7.60m x 4.60m	25'1" x 15'1"
Bedroom 3	4.35m x 3.05m	14'4" x 10'0"

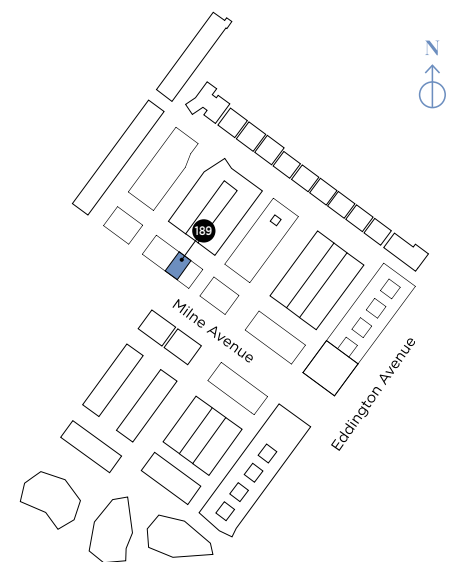


Computer generated image of The Chadwick



SECOND FLOOR

Principal Bedroom	4.25m x 6.00m	13'9" x 19'8"
Bedroom 2	4.25m x 2.85m	13'11" x 9'3"

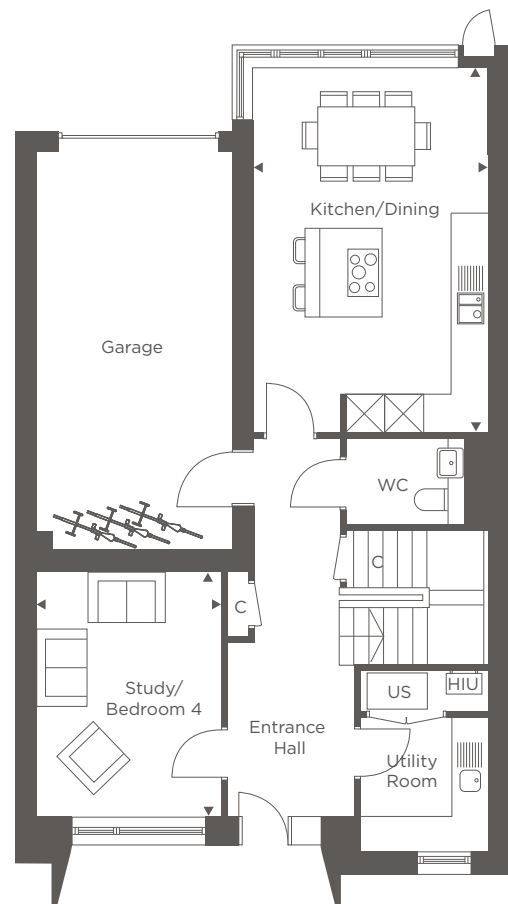


[US] = Utilities Store [HIU] = Heat Interface Unit [W] = Wardrobe [C] = Cupboard [] = Roof light [] = Reduced ceiling height



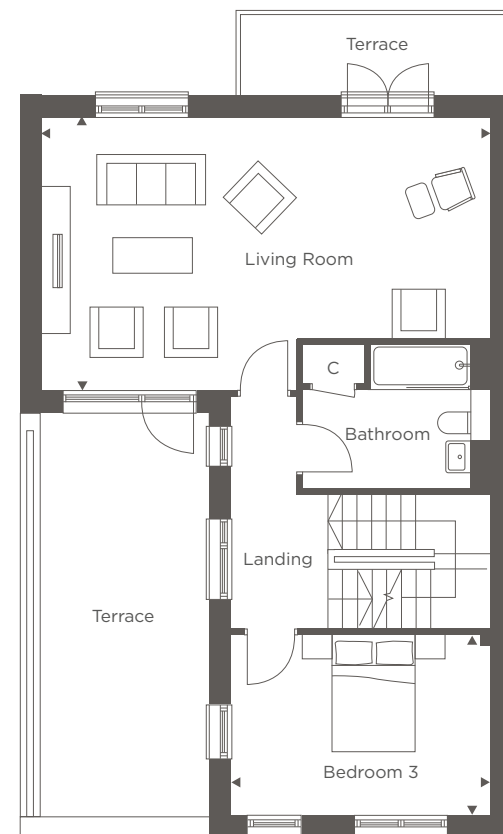
The Chadwick C

4 BEDROOM TERRACE PLOT 188



GROUND FLOOR

Kitchen/Dining	3.90m x 6.15m	16'2" x 20'2"
Study/Bedroom 4	3.10m x 4.10m	10'2" x 13'5"

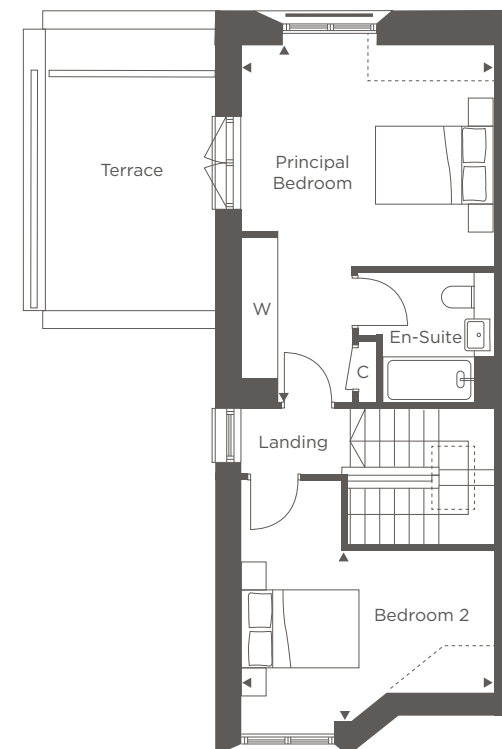


FIRST FLOOR

Living Room	7.60m x 4.60m	25'1" x 15'1"
Bedroom 3	4.35m x 3.05m	14'4" x 10'0"

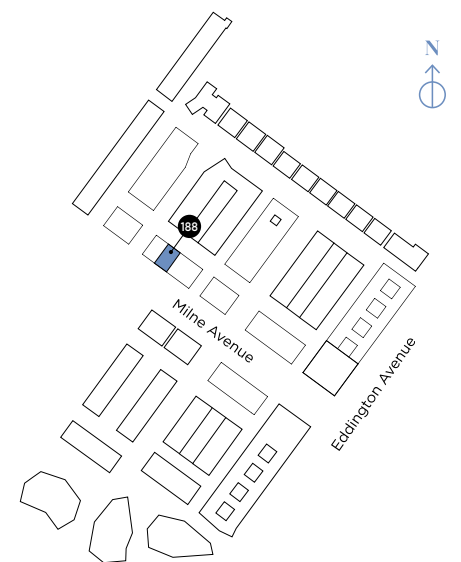


Computer generated image of The Chadwick



SECOND FLOOR

Principal Bedroom	4.25m x 6.00m	13'9" x 19'8"
Bedroom 2	4.25m x 2.85m	13'11" x 9'3"



[US] = Utilities Store [HIU] = Heat Interface Unit [W] = Wardrobe [C] = Cupboard [] = Roof light [] = Reduced ceiling height

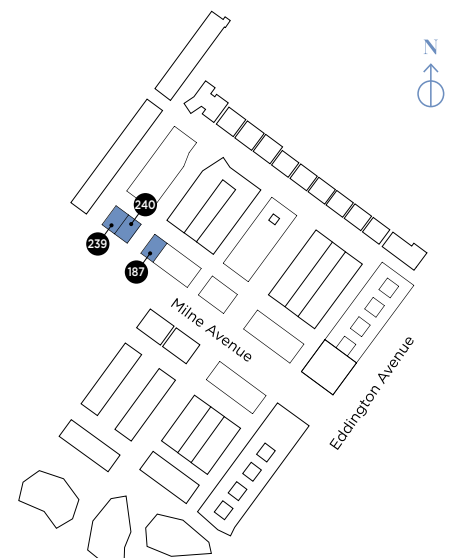
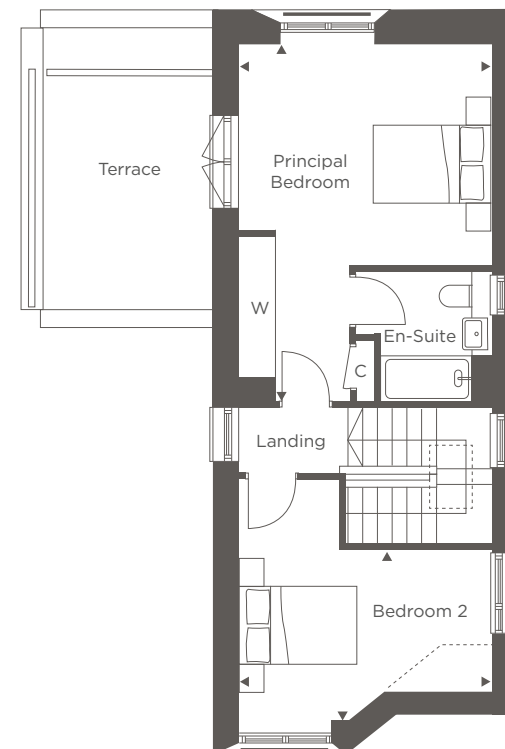
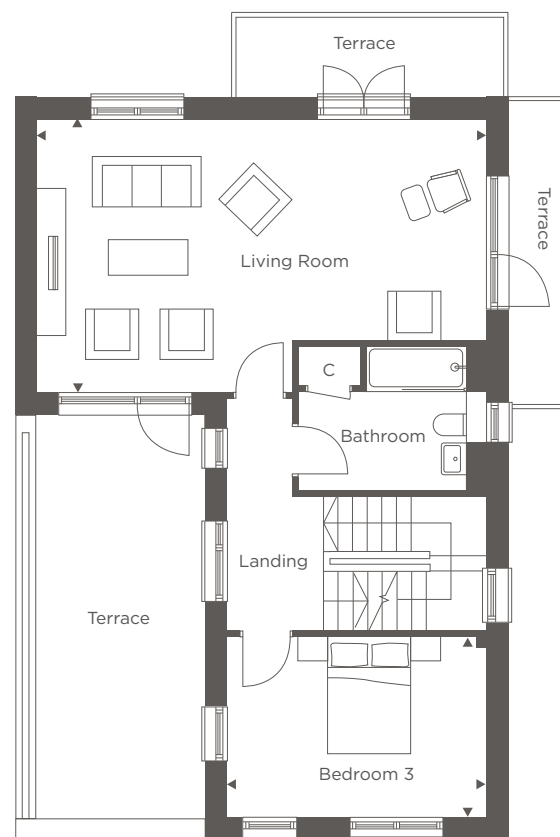
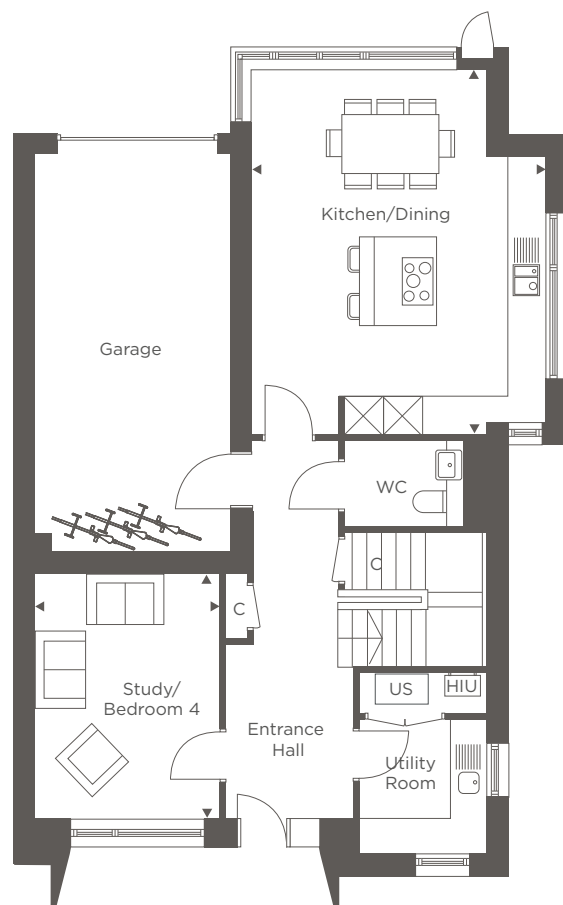


The Chadwick E

4 BEDROOM SEMI-DETACHED
PLOTS 187*, 239* & 240



Computer generated image of The Chadwick



GROUND FLOOR

Kitchen/Dining	4.95m x 6.15m	16'2" x 20'2"
Study/Bedroom 4	3.10m x 4.10m	10'2" x 13'5"

FIRST FLOOR

Living Room	7.60m x 4.60m	25'1" x 15'1"
Bedroom 3	4.35m x 3.05m	14'4" x 10'0"

SECOND FLOOR

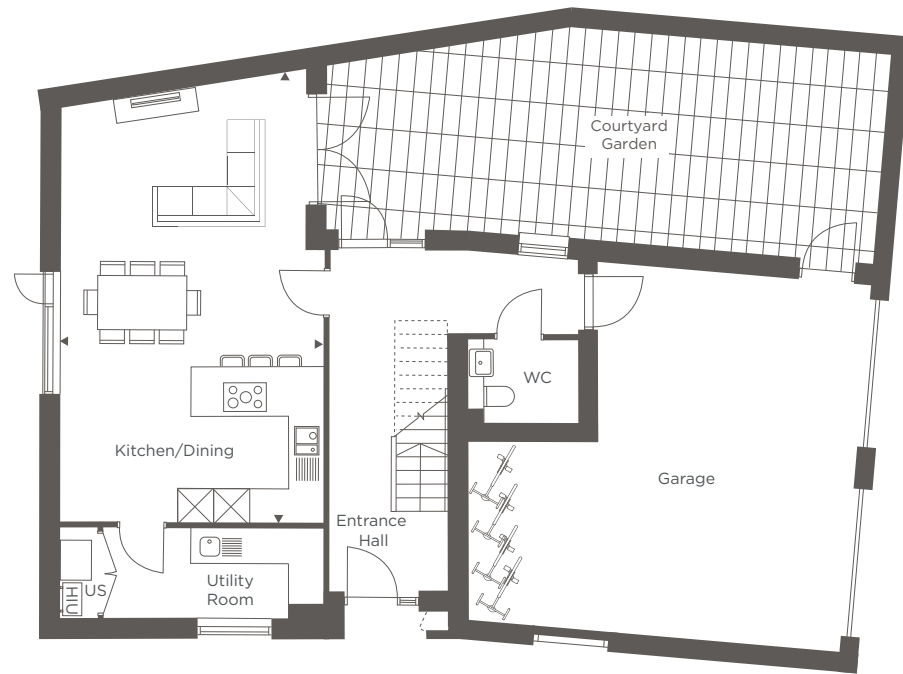
Principal Bedroom	4.20m x 6.00m	13'7" x 19'8"
Bedroom 2	4.25m x 2.85m	13'11" x 9'3"



The Hodgkin

4 BEDROOM END OF TERRACE

PLOT 230



GROUND FLOOR

Kitchen/Dining 4.80m x 8.20m 15'7" x 27'0"

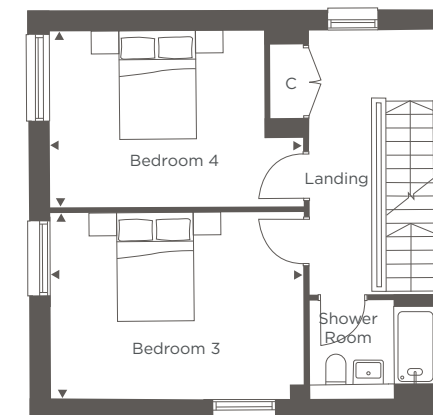


FIRST FLOOR

Living Room 4.65m x 6.75m 15'3" x 22'1"
Principal Bedroom 4.55m x 3.55m 14'11" x 11'7"
Bedroom 2 4.55m x 3.05m 14'11" x 10'0"

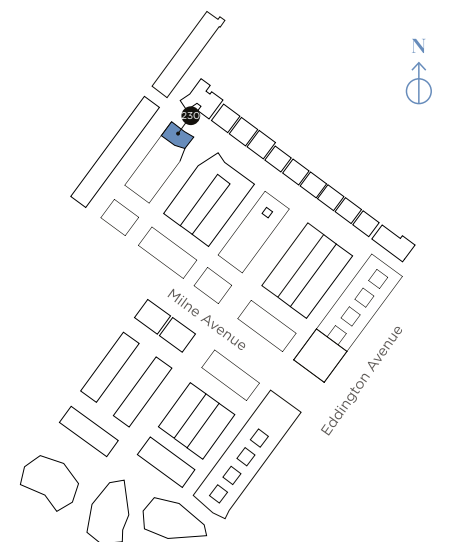


Computer generated image of The Hodgkin



SECOND FLOOR

Bedroom 3 4.65m x 3.40m 15'3" x 11'1"
Bedroom 4 4.65m x 3.25m 15'3" x 10'7"

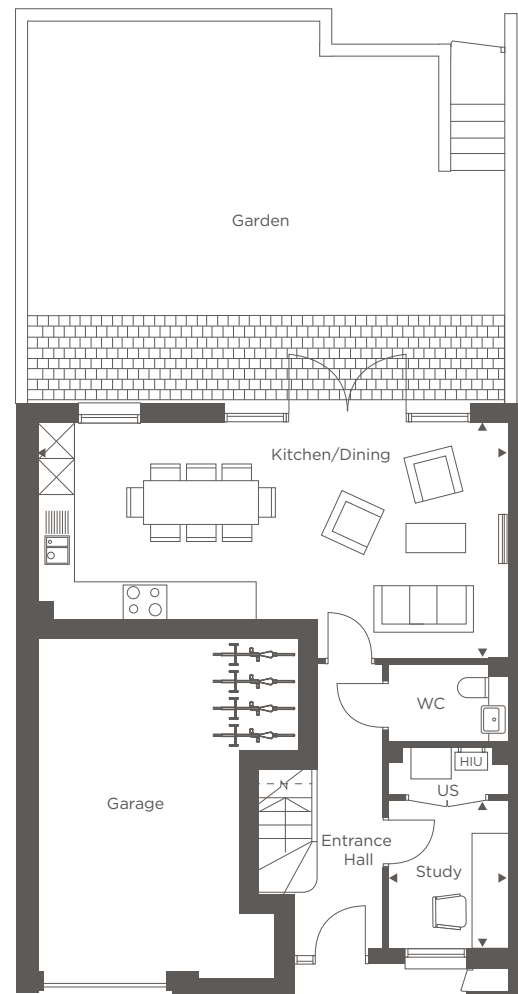


US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard



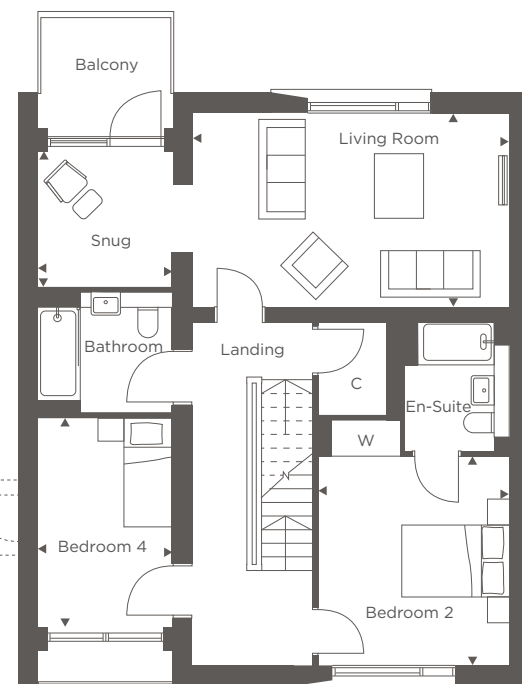
The Brookner A

4 BEDROOM TERRACED AND END OF TERRACE
PLOTS 219, 220, 221, 222 & 223



GROUND FLOOR

Kitchen/Dining	8.55m x 4.25m	28'0" x 13'11"
Study	2.15m x 2.70m	7'0" x 8'10"

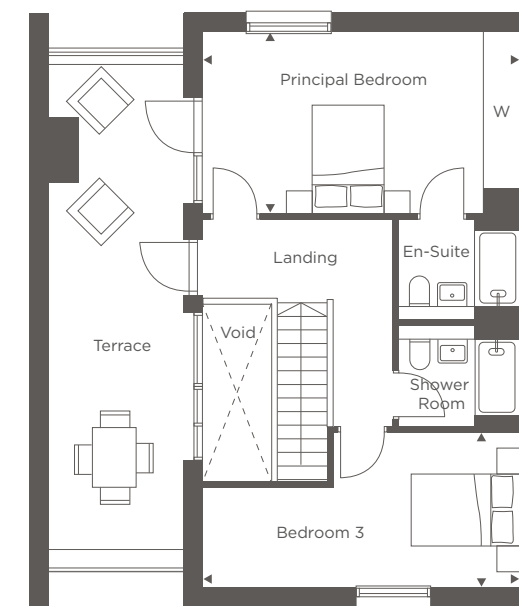


FIRST FLOOR

Living Room	5.75m x 3.50m	18'10" x 11'5"
Snug	2.40m x 2.45m	7'10" x 8'0"
Bedroom 2	3.40m x 3.80m	11'1" x 12'5"
Bedroom 4	2.40m x 3.80m	7'10" x 12'5"

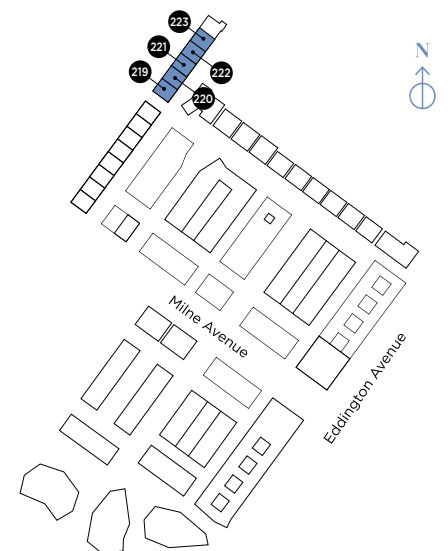


Computer generated image of The Brookner



SECOND FLOOR

Principal Bedroom	5.75m x 3.35m	18'10" x 10'11"
Bedroom 3	5.75m x 2.80m	18'10" x 9'2"



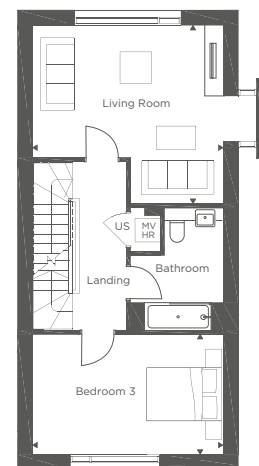
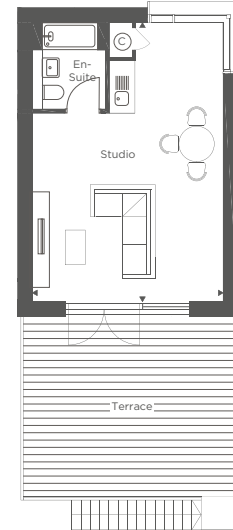
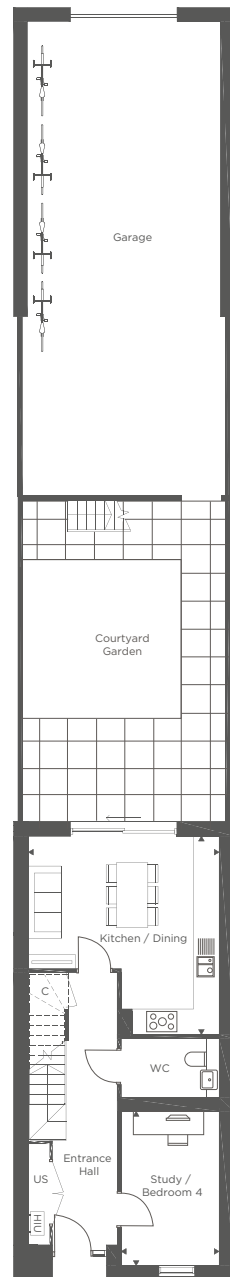
Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



The Annex

4 BEDROOM END OF TERRACE PLOT 191



GROUND FLOOR

Kitchen/Dining	4.85m x 5.00m	15'11" x 16'5"
Study/Bedroom 4	2.45m x 3.90m	8'0" x 12'10"

FIRST FLOOR

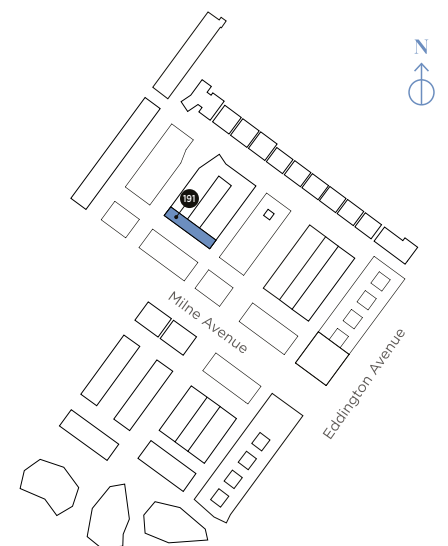
Living Room	4.50m x 4.85m	14'9" x 15'11"
Bedroom 3	3.00m x 4.85m	9'10" x 15'11"
Studio	4.85m x 7.10m	15'11" x 23'4"

SECOND FLOOR

Principal Bedroom	3.35m x 4.85m	11'0" x 15'11"
Bedroom 2	3.00m x 4.85m	9'10" x 15'11"



Computer generated image of The Annex

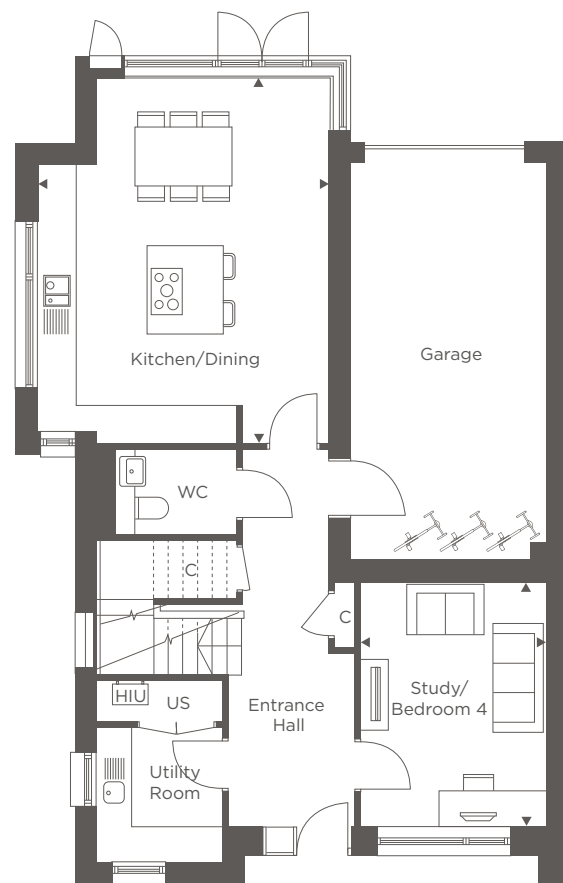


US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



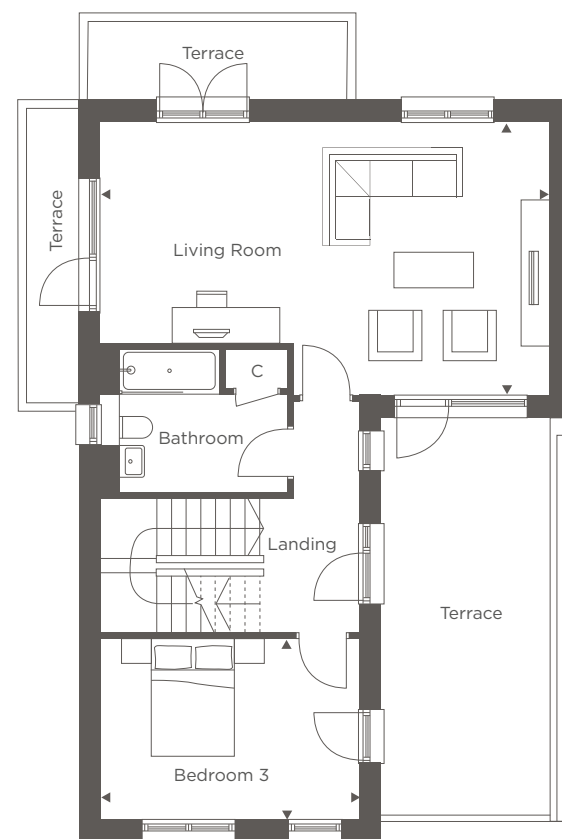
The Burkitt

4 BEDROOM SEMI-DETACHED
PLOT 185



GROUND FLOOR

Kitchen/Dining	4.95m x 6.20m	16'2" x 19'7"
Study/Bedroom 4	3.15m x 4.10m	10'4" x 13'4"

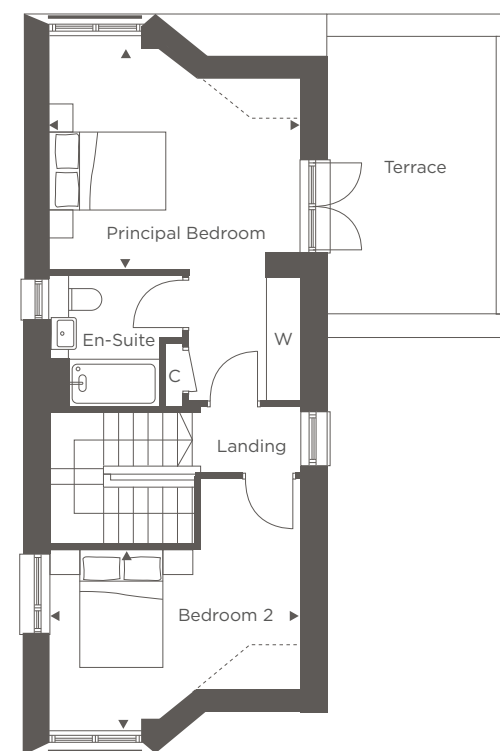


FIRST FLOOR

Living Room	4.60m x 7.65m	15'1" x 25'1"
Bedroom 3	3.00m x 4.40m	9'8" x 14'4"

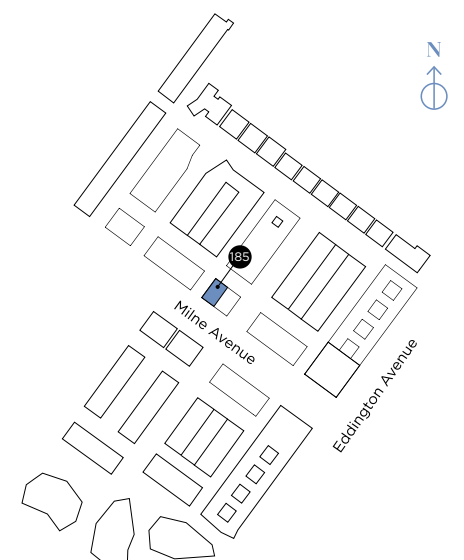


Computer generated image of The Burkitt



SECOND FLOOR

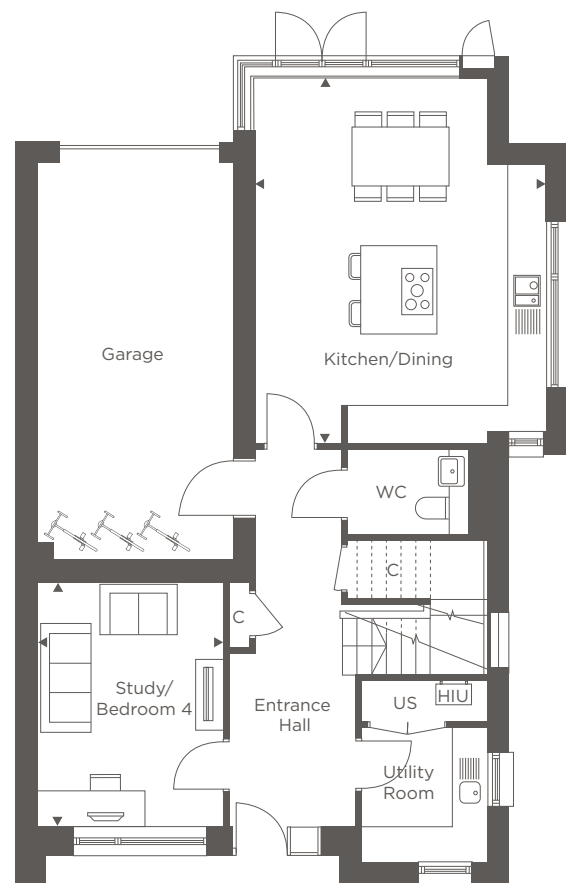
Principal Bedroom	4.20m x 5.45m	13'9" x 17'8"
Bedroom 2	3.55m x 4.20m	11'6" x 13'9"





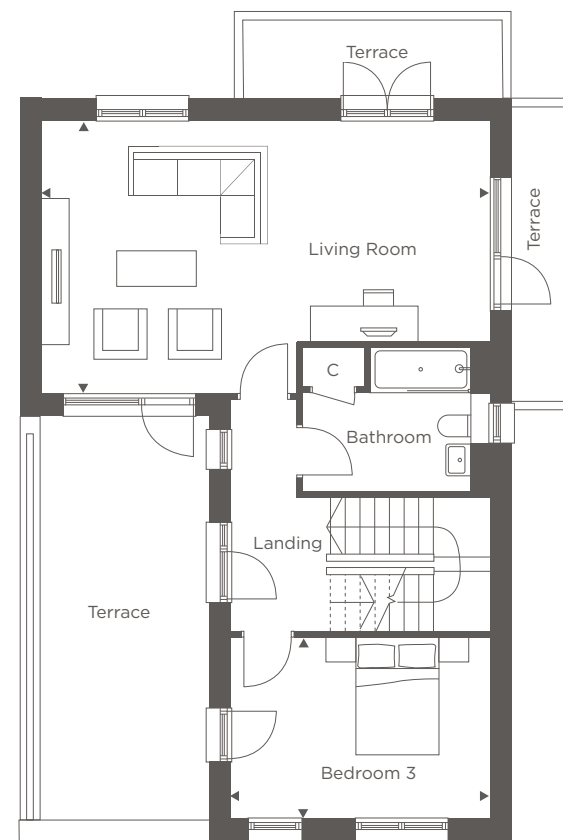
The Swirles

4 BEDROOM SEMI-DETACHED
PLOT 186



GROUND FLOOR

Kitchen/Dining	4.95m x 6.20m	16'2" x 19'7"
Study/Bedroom 4	3.15m x 4.10m	10'4" x 13'4"

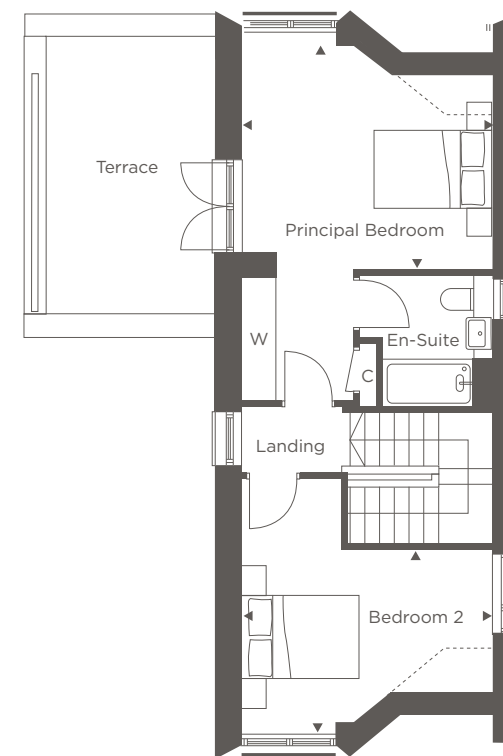


FIRST FLOOR

Living Room	4.60m x 7.65m	15'1" x 25'1"
Bedroom 3	3.00m x 4.40m	9'8" x 14'4"

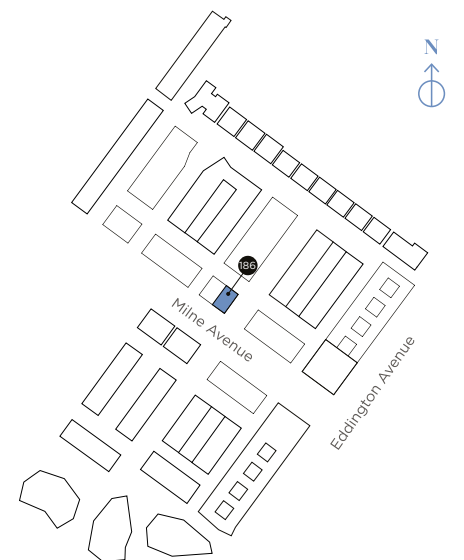


Computer generated image of The Swirles



SECOND FLOOR

Principal Bedroom	4.20m x 6.25m	13'9" x 20'5"
Bedroom 2	4.20m x 4.25m	13'9" x 13'9"

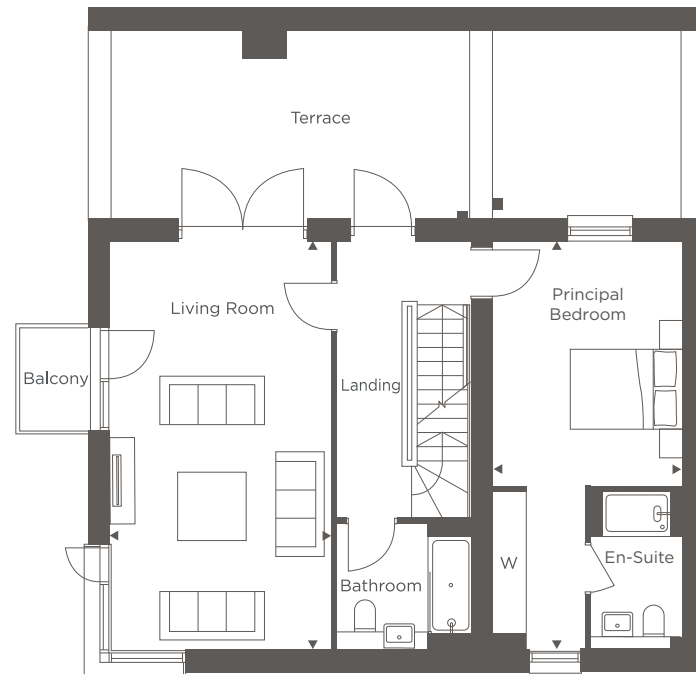
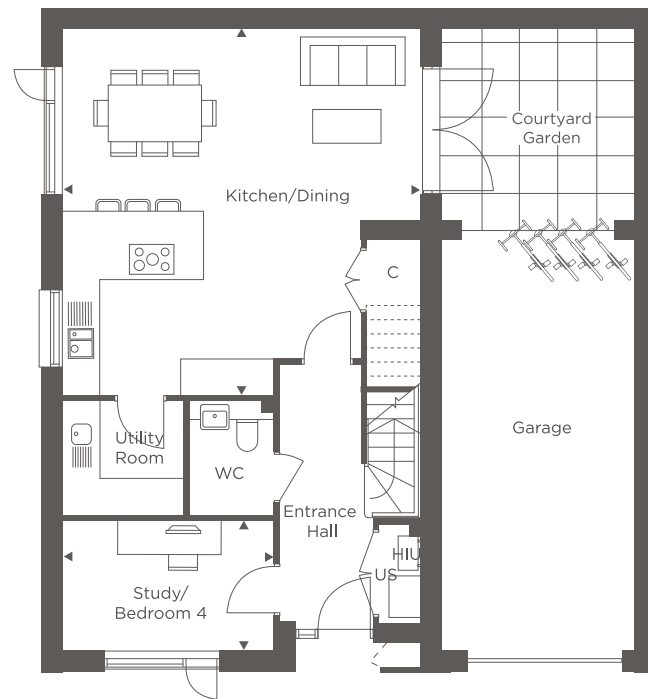


US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height

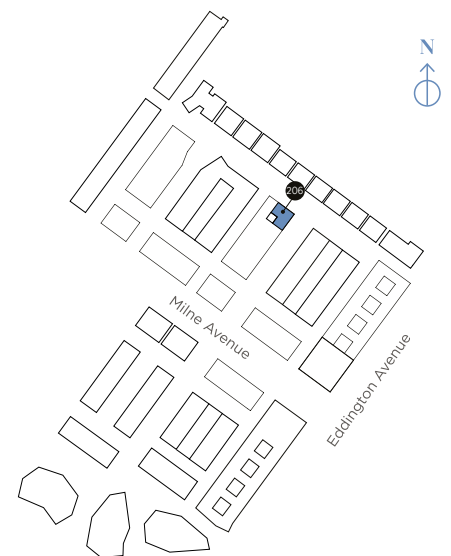
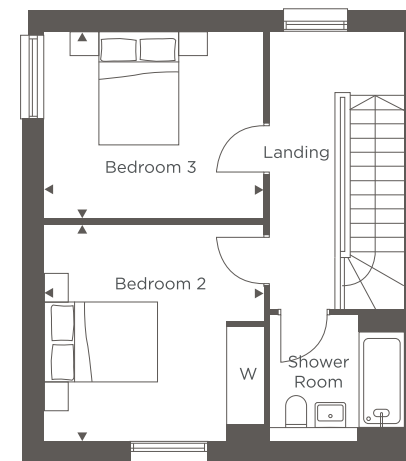


The Whittle

4 BEDROOM END OF TERRACE
PLOT 206



Computer generated image of The Whittle



GROUND FLOOR

Kitchen/Dining	6.40m x 6.30m	21'0" x 20'7"
Study/Bedroom 4	2.20m x 3.70m	7'2" x 12'1"

FIRST FLOOR

Living Room	7.20m x 3.90m	23'6" x 12'8"
Principal Bedroom	7.20m x 3.30m	23'6" x 10'8"

SECOND FLOOR

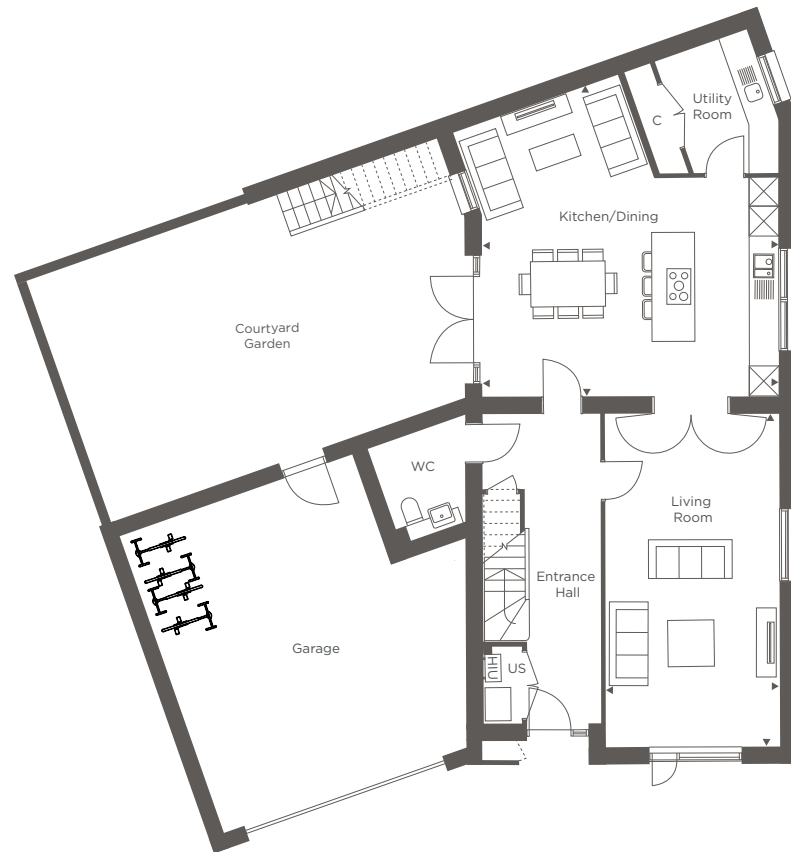
Bedroom 2	3.80m x 3.90m	12'5" x 12'8"
Bedroom 3	3.30m x 3.90m	10'8" x 12'8"

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



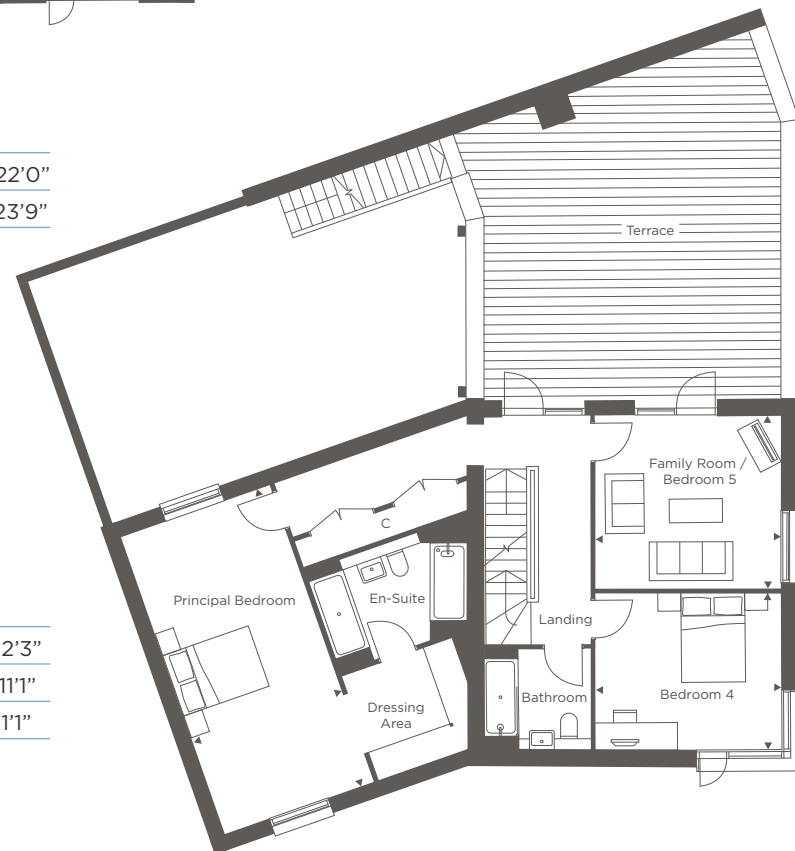
The Franklin

5 BEDROOM END OF TERRACE PLOT 196



GROUND FLOOR

Kitchen/Dining	6.50m x 6.70m	21'4" x 22'0"
Living Room	3.80m x 7.30m	12'5" x 23'9"

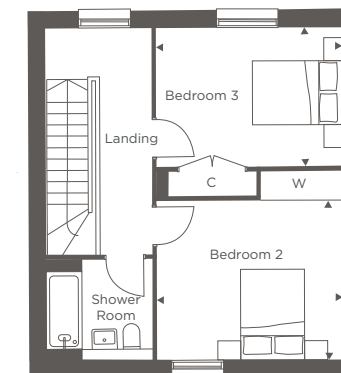


FIRST FLOOR

Family Room/Bedroom 5	4.05m x 3.75m	13'3" x 12'3"
Principal Bedroom	6.85m x 3.40m	22'5" x 11'1"
Bedroom 4	4.05m x 3.40m	13'3" x 11'1"

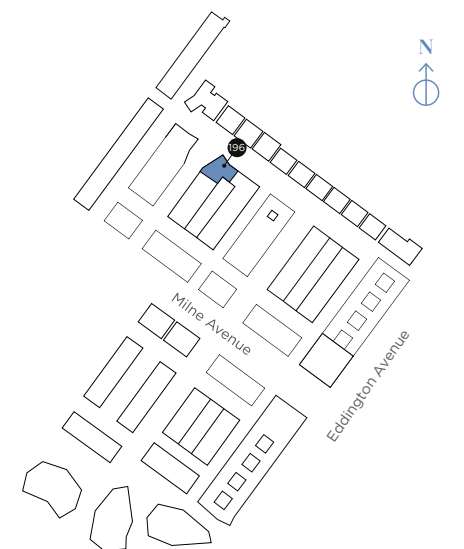


Computer generated image of The Franklin



SECOND FLOOR

Bedroom 2	4.10m x 3.50m	13'5" x 11'5"
Bedroom 3	4.10m x 3.10m	13'5" x 10'2"

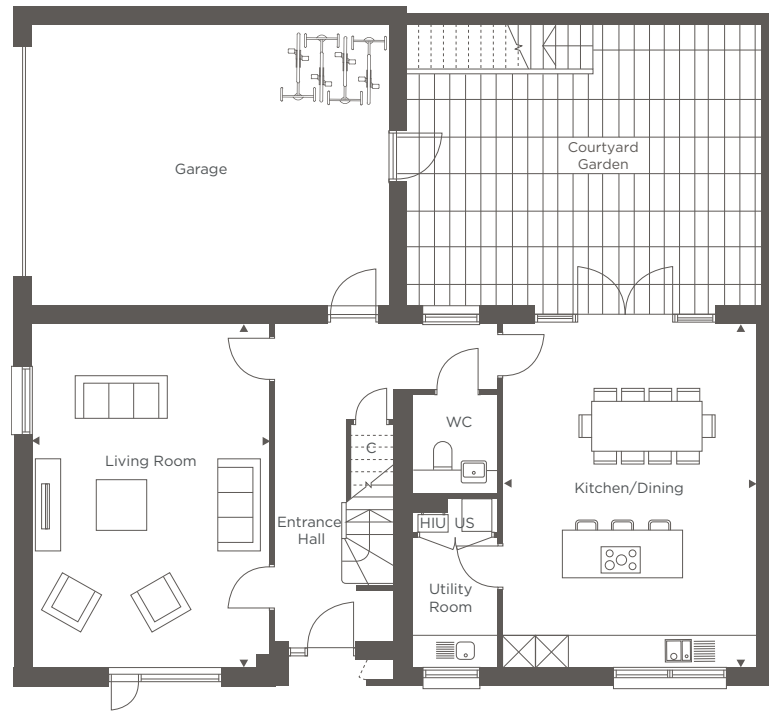


US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



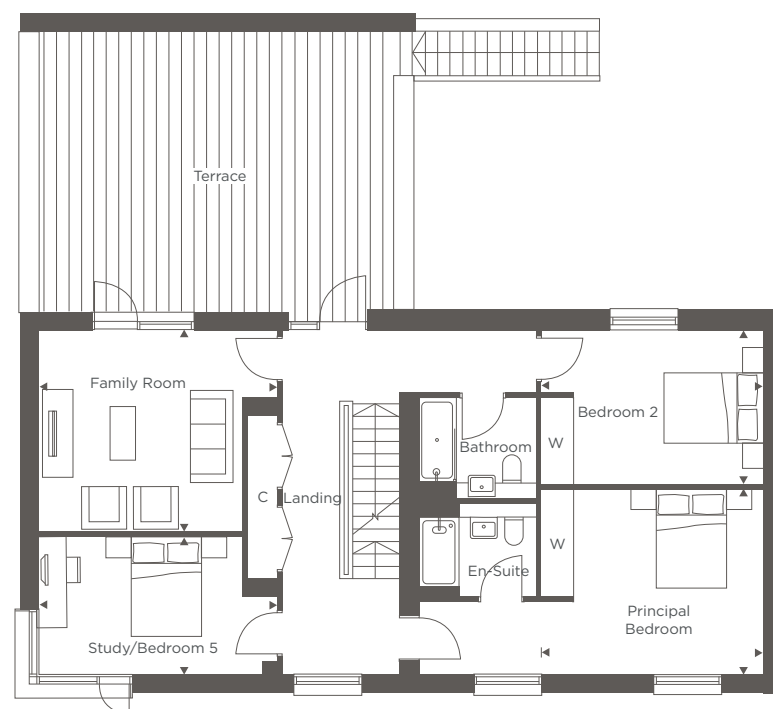
The Carpenter

5 BEDROOM END OF TERRACE
PLOT 199



GROUND FLOOR

Kitchen/Dining	5.05m x 6.85m	16'6" x 22'5"
Living Room	4.70m x 6.85m	15'5" x 22'5"

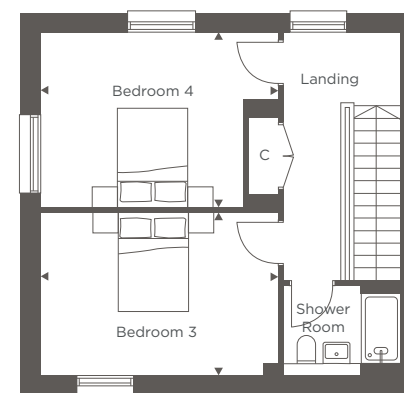


FIRST FLOOR

Family Room	4.70m x 4.00m	15'5" x 13'1"
Principal Bedroom	4.40m x 3.70m	14'5" x 12'1"
Bedroom 2	4.40m x 3.05m	14'5" x 10'0"
Study/Bedroom 5	4.70m x 2.70m	15'5" x 8'10"

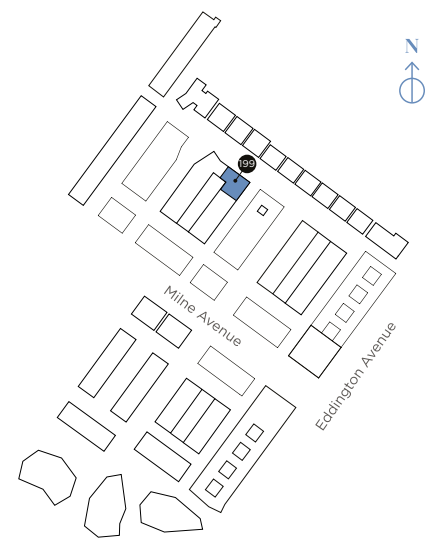


Computer generated image of The Carpenter



SECOND FLOOR

Bedroom 3	4.70m x 3.30m	15'5" x 10'9"
Bedroom 4	4.70m x 3.50m	15'5" x 11'5"

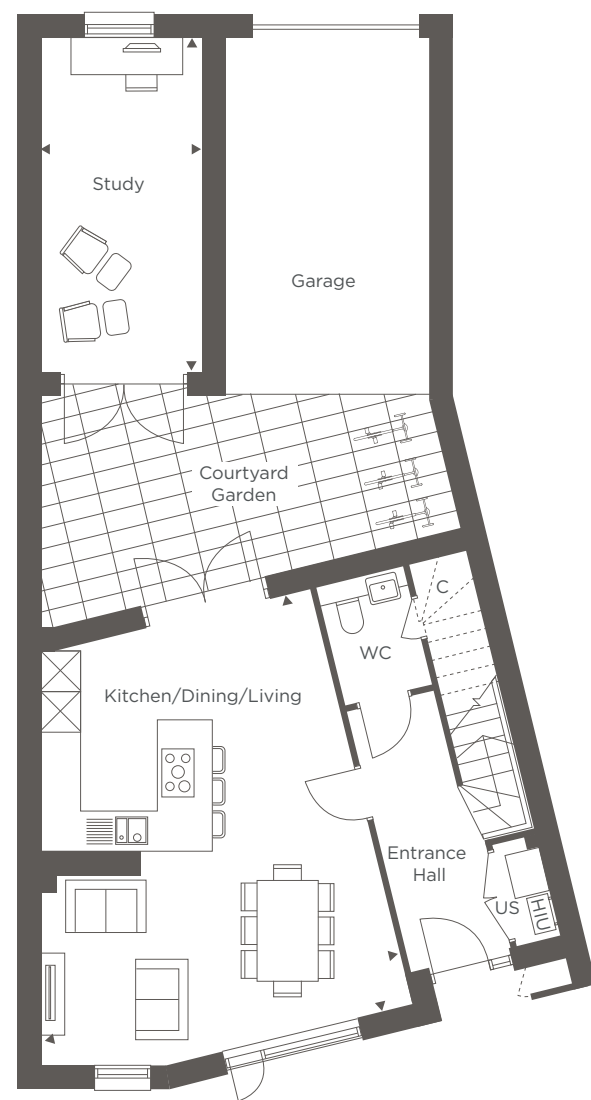


US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard



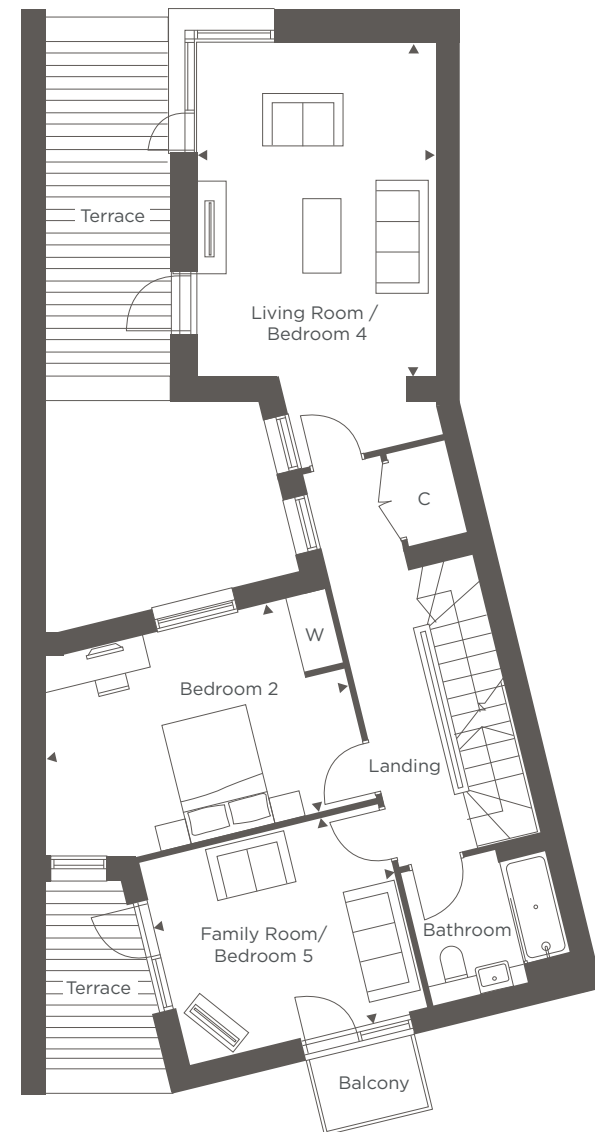
The Courtyard B

5 BEDROOM TERRACE
PLOT 229



GROUND FLOOR

Kitchen/Dining/Living	5.90m x 6.90m	19'4" x 22'7"
Study	2.60m x 5.40m	8'5" x 17'7"

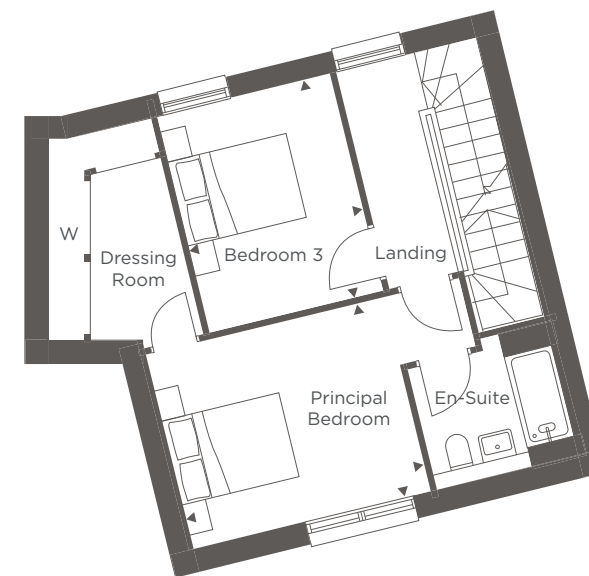


FIRST FLOOR

Living Room/Bedroom 4	3.85m x 5.40m	12'7" x 17'7"
Family Room/Bedroom 5	3.35m x 3.90m	11'0" x 12'8"
Bedroom 2	5.00m x 3.45m	16'4" x 11'3"

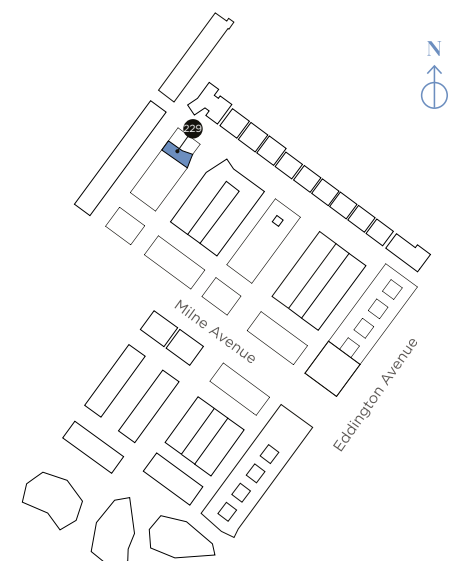


Computer generated image of The Courtyard



SECOND FLOOR

Principal Bedroom	3.90m x 3.20m	12'9" x 10'5"
Bedroom 3	2.90m x 3.60m	9'5" x 11'8"

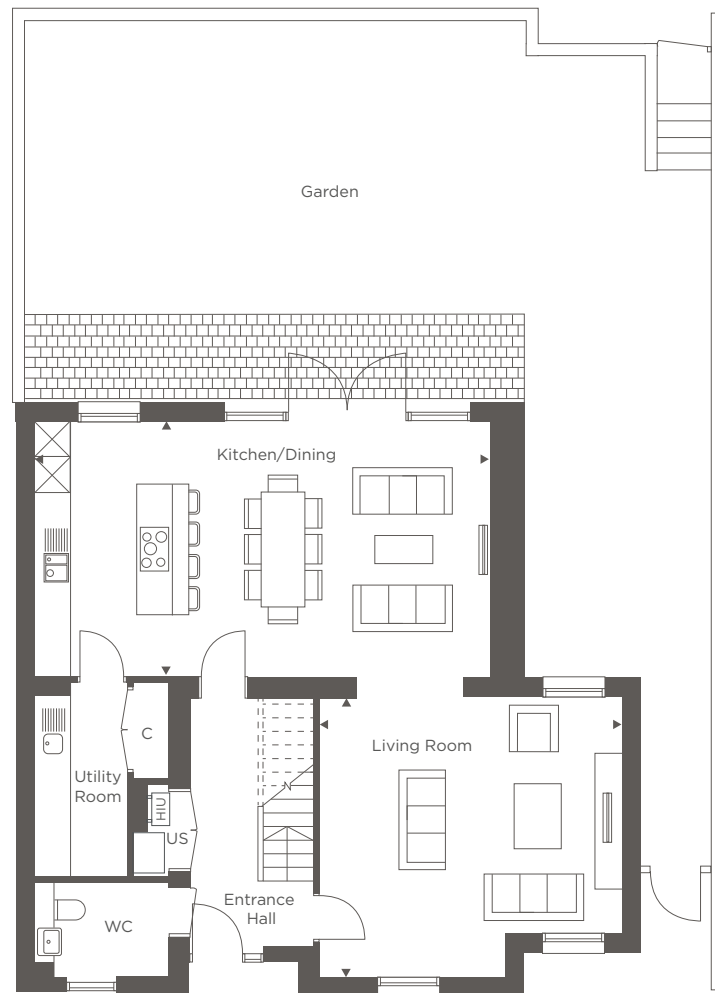


US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard



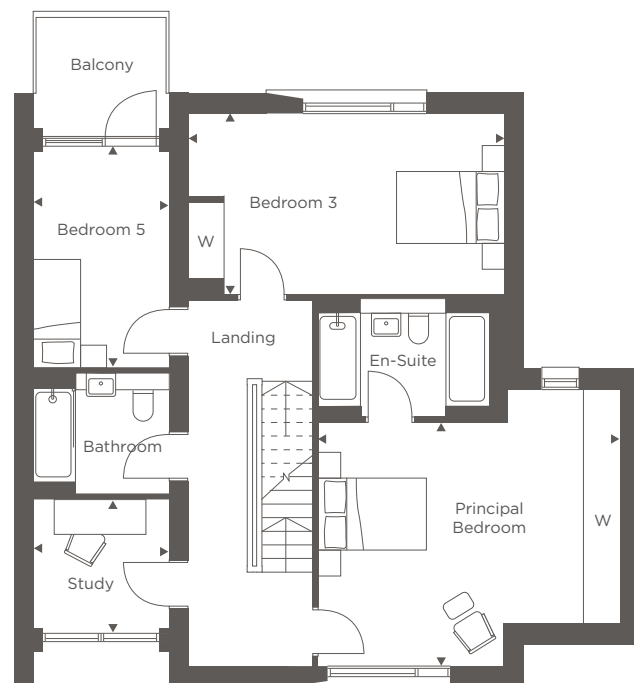
The Brookner B

5 BEDROOM END OF TERRACE
PLOT 224



GROUND FLOOR

Kitchen/Dining	8.30m x 4.65m	27'2" x 15'3"
Living Room	5.50m x 5.00m	18'0" x 16'4"

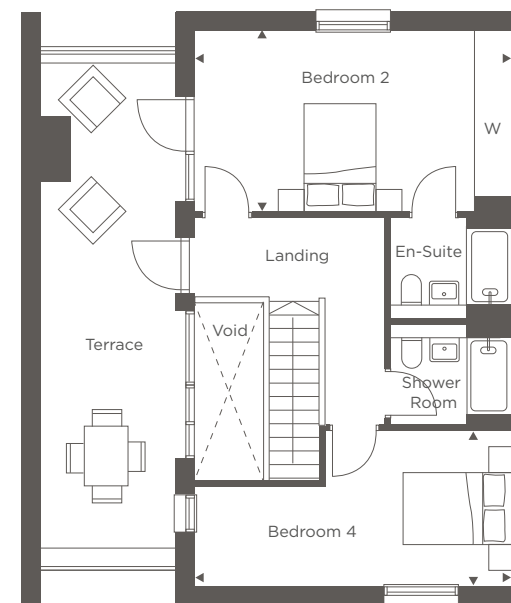


FIRST FLOOR

Principal Bedroom	5.50m x 4.45m	18'0" x 14'7"
Study	2.40m x 2.35m	7'10" x 7'8"
Bedroom 3	5.75m x 3.30m	18'10" x 10'10"
Bedroom 5	2.40m x 3.90m	7'10" x 12'9"

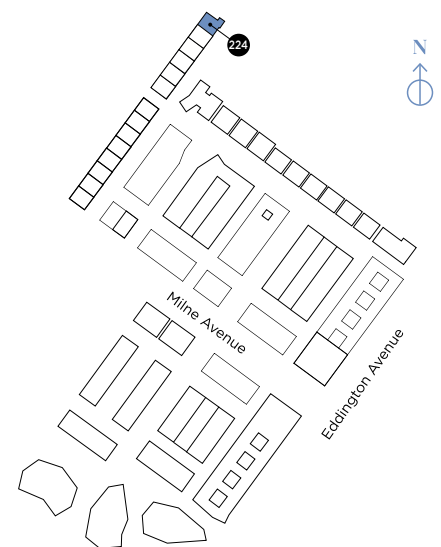


Computer generated image of The Brookner



SECOND FLOOR

Bedroom 2	5.75m x 3.30m	18'10" x 10'10"
Bedroom 4	5.75m x 2.80m	18'10" x 9'2"



US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height

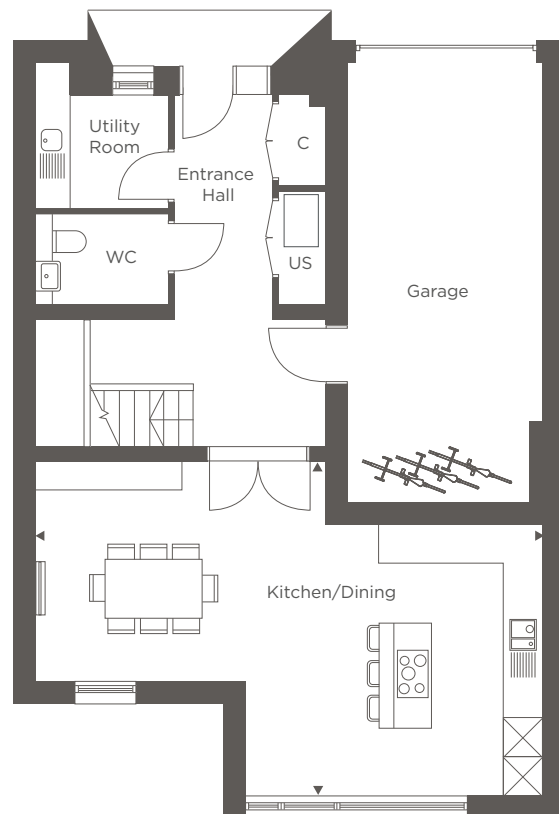


The Bennett

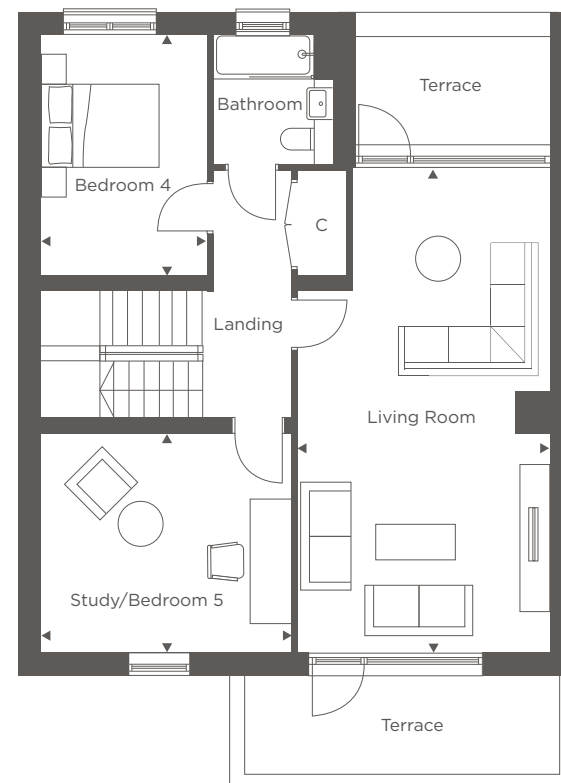
5 BEDROOM TERRACED AND END OF TERRACE
PLOTS 231, 232, 233, 234, 235, 236, 237 & 238



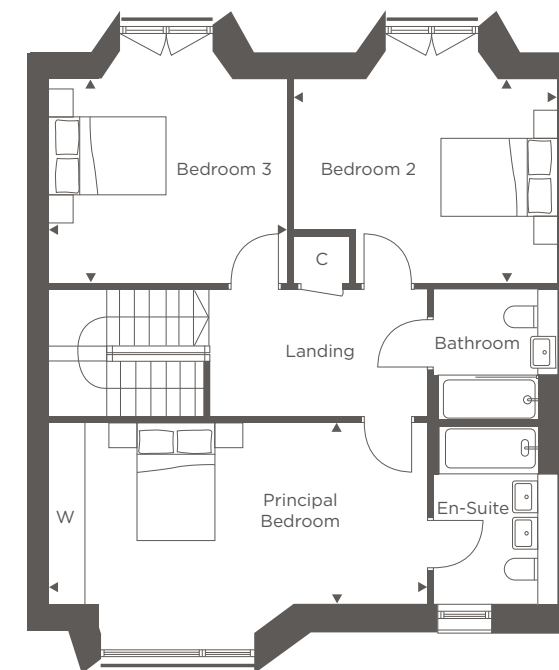
Computer generated image of The Bennett



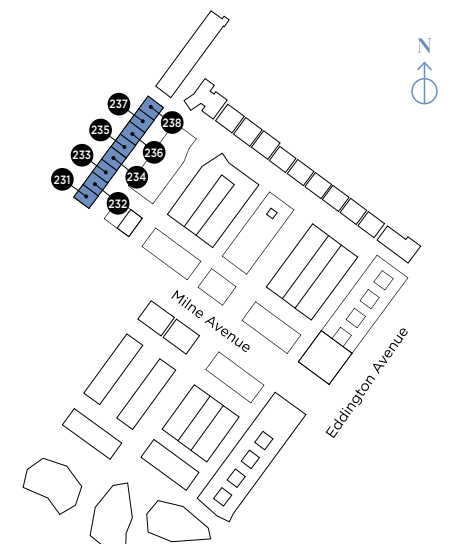
GROUND FLOOR		
Kitchen/Dining	8.60m x 5.70m	28'2" x 18'8"



FIRST FLOOR			
Study/Bedroom 5	4.25m x 3.70m	13'11" x 12'1"	
Living Room	4.25m x 8.30m	13'11" x 27'2"	
Bedroom 4	2.70m x 4.05m	8'10" x 13'3"	



SECOND FLOOR			
Principal Bedroom	6.40m x 3.00m	21'0" x 9'11"	
Bedroom 2	4.40m x 3.40m	14'5" x 11'1"	
Bedroom 3	4.00m x 3.40m	13'1" x 11'1"	



Window variations apply to some plots - see Sales Consultant for details.

US = Utilities Store HIU = Heat Interface Unit W = Wardrobe C = Cupboard = Reduced ceiling height



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