

Trumpington Meadows

On the edge of a country park, discover your dream home





CLOSE TO EVERYTHING YET FAR ENOUGH AWAY



Carefully designed one, two, three, four & five bedroom homes in the perfect natural setting.

At Trumpington Meadows, turn one way and you have all the ease and convenience of a major urban centre, turn the other and you are at the heart of real living, breathing nature. It's 21st Century living at its very best.

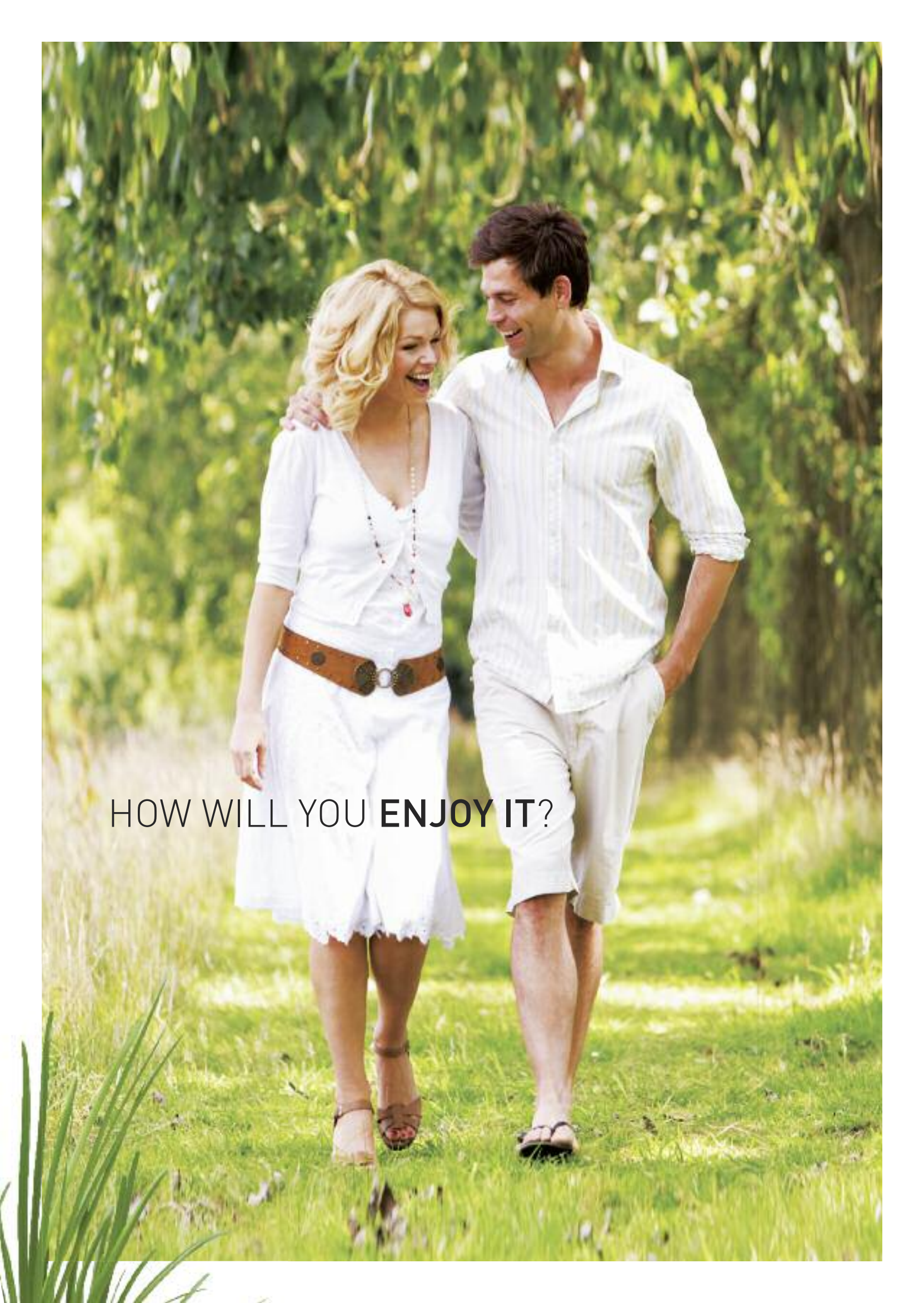


THE **GREAT** OUTDOORS





With the distinctive skyline of one of the country's most historic university cities on the horizon - where the natural fen landscape flows right into its heart - and nestling on the edge of a country park, Trumpington Meadows offers a truly unique setting, a covetable lifestyle where cultural buzz and café society meets countryside, this is your natural environment.

A romantic couple walking together in a lush, green field. The woman, on the left, has blonde, wavy hair and is wearing a white, short-sleeved, button-down top with a V-neckline, a brown leather belt with large, ornate buckles, and a white, knee-length skirt with a scalloped hem. She is wearing brown strappy high-heeled sandals. The man, on the right, has dark hair and is wearing a white, short-sleeved, button-down shirt and white shorts. He is wearing black sandals. They are both smiling and looking at each other. The background is a dense thicket of green trees and foliage, creating a soft, natural setting. The overall mood is romantic and serene.

HOW WILL YOU **ENJOY IT?**

Imagine enjoying life in an exciting new community set to become the most desirable new address in Cambridge.



Woodland, meadow and riverside walks - at Trumpington Meadows you will be drawn to the surrounding landscape, as tree-lined boulevards open out to the nearby country park. Golf fans will find the landscape also makes for superb golfing opportunities near home, from the Cambridge Lakes Golf Course under a mile from Trumpington Meadows and the nearby Bourn Golf & Leisure Club just 8 miles outside of Cambridge to the two challenging courses of The Gog Magog Golf Club offering scenic views across the Cambridgeshire countryside.

Nearby villages - some within walking distance - are packed with picturesque charm. Trumpington itself boasts plentiful historic connections - Neolithic, Bronze and Iron Age archaeological roots, a river where poet Byron swam in the cool water and the setting for one of literature's iconic Canterbury Tales. Grantchester, once the home of poet Rupert Brooke is home to the world-renowned Orchard Tea Garden for lunches or genteel afternoon tea.

Within the city there are places to picnic under the trees along 'The Backs', with Midsummer Common the site for the annual Midsummer Fair, one of many outdoor events from the Big Weekend to Jazz on Jesus Green. Summer evenings can be filled with Shakespeare and Mozart at the Cambridge Fringe Festival - or why not head to Newmarket for a day out at the races and the famous Newmarket Nights where you'll find performers from Jools Holland to James Blunt.

148 ACRE COUNTRY PARK FOR YOU TO EXPLORE

Imagine the possibilities, with everything so close to hand, every day will offer exciting opportunities. With a 148 acre country park on your doorstep it's time to enjoy the tranquility of the English countryside.



Carp fishing on the River Cam*



Woodland walks





Relax by the River Cam and Bourne Brook



Anstey Hall



Trumpington Meadows

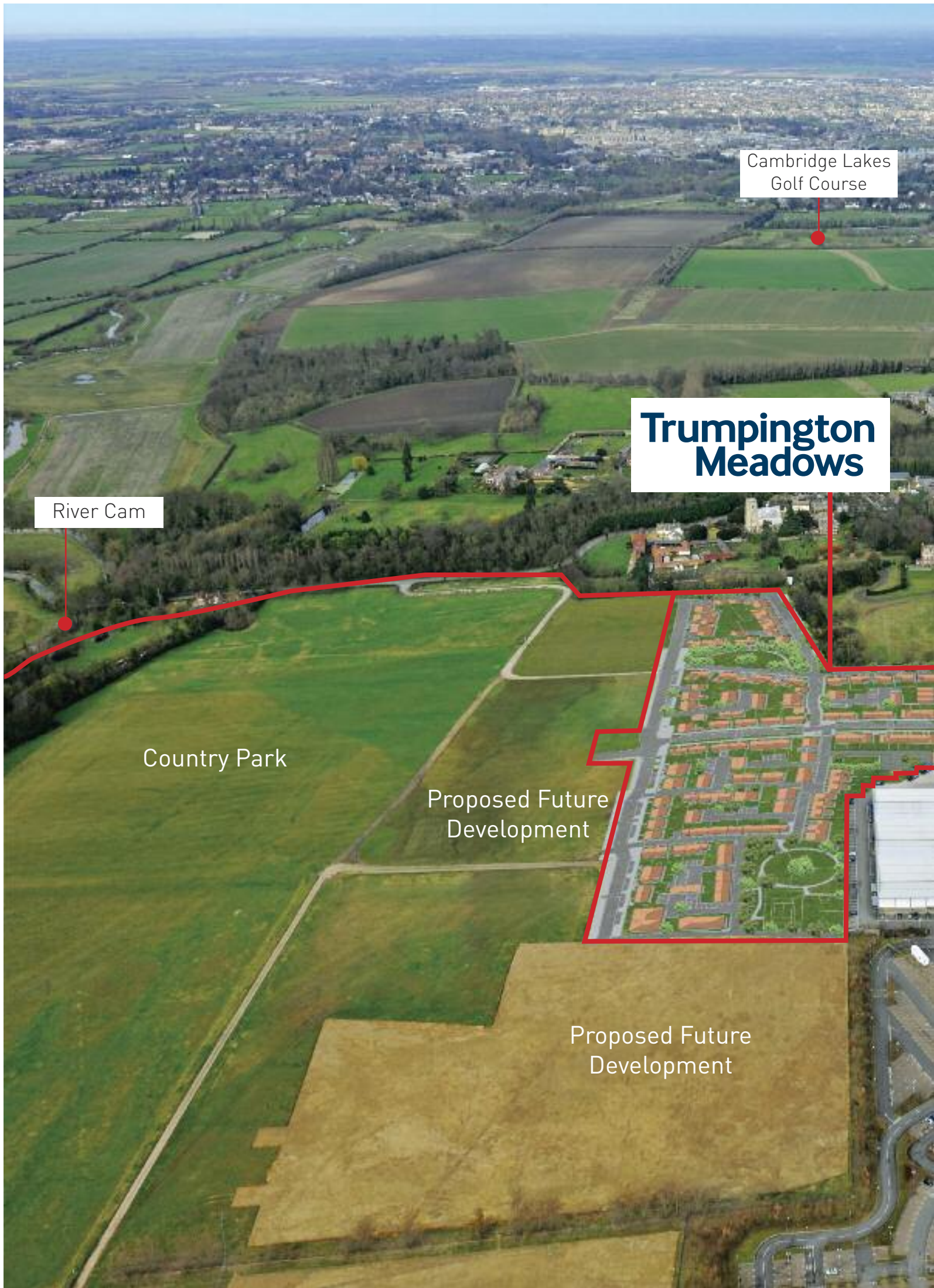
Proposed school



Trumpington Meadows Park & Ride and The Guided Busway Interchange

Located just minutes from the vibrant city of Cambridge, yet on the edge of one of the area's most beautiful country parks, Trumpington Meadows is a breath of fresh air, providing a tranquil respite from the hustle and bustle of city life. Comprising of a 60 hectare waterside country park plus a network of established cycleways and footpaths linking into the surrounding network, the country park at Trumpington Meadows is the perfect place to enjoy relaxing Sunday strolls, horse riding or energetic family cycle rides. With Trumpington Park & Ride and the new Guided Busway interchange right next to the development, Trumpington Meadows is in an enviable position for fast-track commutes via Cambridge railway station, as well as within the more local vicinity.

*All people fishing require a rod licence from the Environment Agency and this can be purchased from www.environment-agency.gov.uk.



Cambridge Lakes
Golf Course

Trumpington Meadows

River Cam

Country Park

Proposed Future
Development

Proposed Future
Development



Cambridge City Centre

Cambridge Railway Station

Cambridge Airport

Trumpington Road

Anstey Hall

Waitrose

Addenbrooke's Hospital

Hauxton Road

Guided Busway

Trumpington Meadows Park & Ride



A GREAT CITY FOR YOU TO EXPLORE



Cambridge - where town meets gown to create something special.

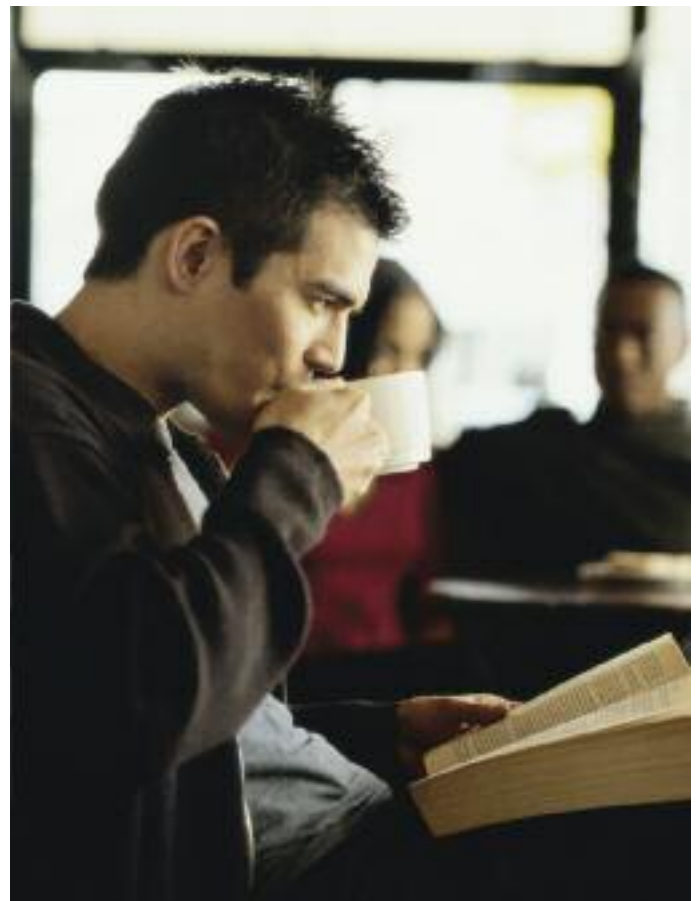
One of the world's oldest universities, the 13th Century saw the first College Peterhouse established, a magnet for visitors world-wide to its College quadrangles and hidden gems of Fellows' Gardens, the university also means world-class museums like the Sedgwick Museum with its fossils, rocks and over 550 million years of the Earth's history.

The University Botanic Gardens provide ever-changing colour all year round from the burnished Autumn Garden with fallen fruits from Isaac Newton's Apple tree to Spring's carpets of flowers, and the Winter Garden's stems and bark – where the light of the setting winter sun floods in. The Scented Garden is the place to head for during the summer months to drink in its heady fragrances - or simply relax in the Garden Café. Christ's College Choir holds concerts in Cambridge throughout the year, while Christmas from King's College has become a national tradition.

YOUR **CAMBRIDGE**
ENJOY EVERYTHING CLOSE TO HAND



A place where culture and
café society meet countryside

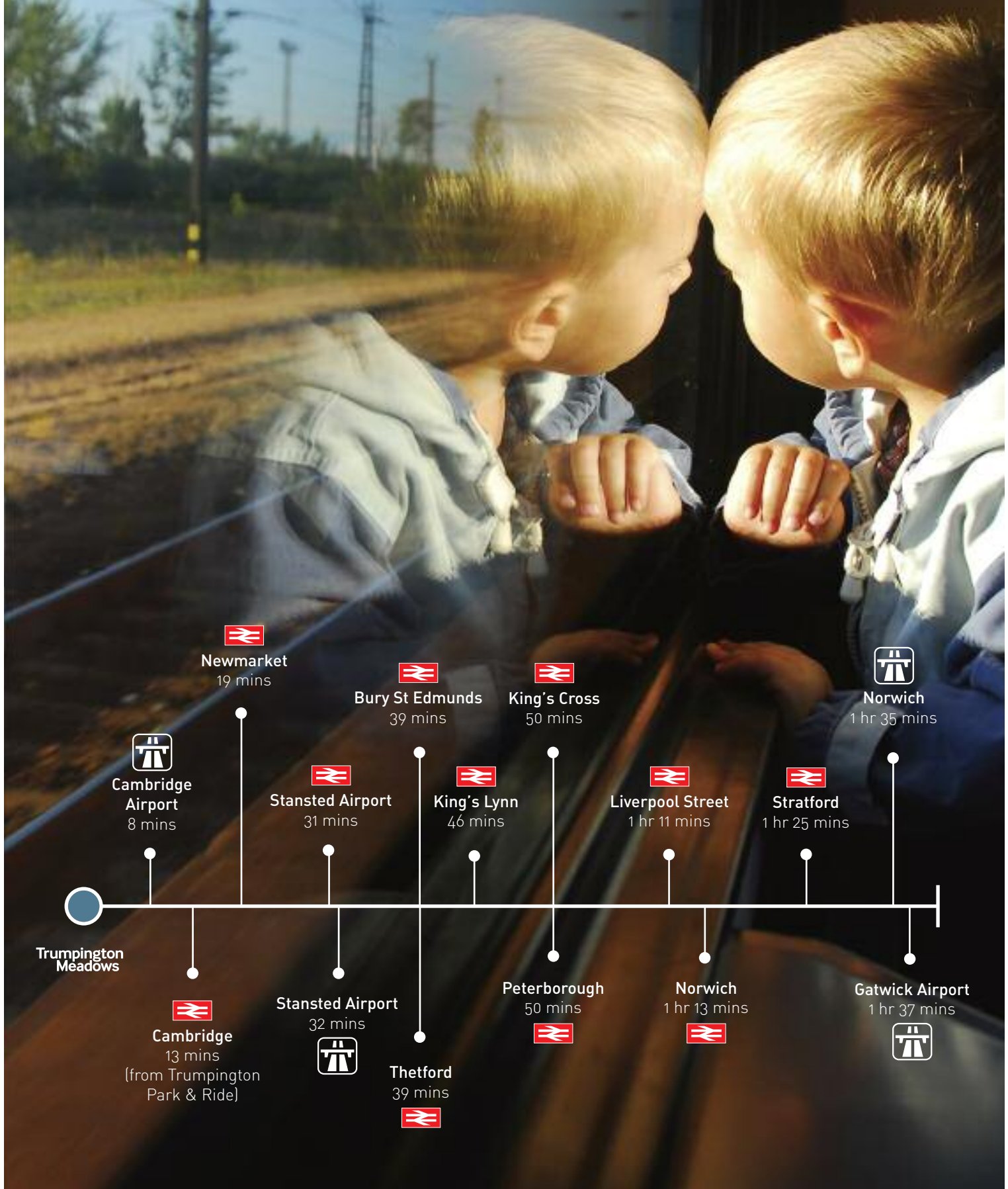


Cambridge has the intimate feel of a small town, with the cosmopolitanism that makes for a vibrant location. Shopping includes the chic Lion Yard, Grafton Centre and Grand Arcade malls, characterful streets and regular general market and Sunday Farmers' Market bringing fresh, organic and artisan produce from around the region to the Market Square.

When it comes to restaurants and watering holes, as a university town there is a wealth of places from the eclectic to well-known chains and exceptionally fine dining. You will find bars with live music, classical concerts at West Road Concert Hall and the Corn Exchange, together with rock and pop gigs, musicals, family shows and stand-up comedy here and at Cambridge Arts Theatre, while the Junction and The Shed host music, acoustic nights, cutting-edge theatre and dance and regular club nights. Former Art Deco picture palaces have been reinvented as modern pubs, while a thriving Arts Picturehouse cinema screens films, with a Leisure Park home to a multi-screen cinema and 28-lane bowling.

Close to home, the Green Man and other hostelrys in Trumpington offer pub food, cask ales and beer gardens, while there is also a Waitrose store conveniently close to home. It makes for ideal family living – there is a new primary school planned for Trumpington Meadows, with several primary and senior schools in both the state and private sector all within easy reach.

YOU'LL BE PERFECTLY CONNECTED TO LONDON AND BEYOND



Trumpington Meadows has been designed to make getting around the area and into the city easier, greener & more enjoyable.

Trumpington Meadows is ideally placed to access the M11 at nearby Junction 11, with Stansted Airport 25 miles away, as well as the A14 with its links east and westwards. Newmarket and Huntingdon are both around 20 miles away, Bedford 32 miles and Peterborough 41 miles, while Norwich is 65 miles and the port of Felixstowe 70 miles away.

Cycling is a tradition in and around Cambridge, and with new cycle paths at Trumpington Meadows it is easier to get where you want to be without taking the car, as well as providing plenty of opportunities to enjoy taking bike rides together as a family in the country park. Waitrose is walking distance from home, while it is a pleasant two mile cycle into the city centre. The new Guided Busway interchange at the Trumpington Park & Ride is close to home, with stopping points at key locations in and around the City including Cambridge Railway Station, Addenbrooke's Hospital, Cambridge Regional College and the Science Park.

With its air-conditioned travel and features like wi-fi, the Guided Bus extends to Huntingdon and St Ives, and at Trumpington Meadows it is easy to head out of the city within the county and beyond. The station is just 13 minutes on the Busway, and offers rail services direct into Stansted Airport in just 35 minutes, with London's King's Cross in 50 minutes, and London Liverpool Street and the city in around 1hour 15 minutes.



Distances:

Trumpington Park & Ride	0.1 miles
Waitrose	0.1 miles
M11 Junction 11	0.7 miles
Cambridge Lakes Golf Course	1.2 miles
Cambridge University Botanical Gardens	2.0 miles
University	2.5 miles
Cambridge Railway Station	2.6 miles
City Centre	2.7 miles
Cambridge Corn Exchange	2.7 miles
Cambridge Leisure Park	2.8 miles
The Gog Magog Golf Club	3.3 miles
Science Park	5.3 miles

The Guided Busway: From Trumpington Park & Ride to:

Addenbrooke's Hospital	6 mins
Cambridge Railway Station	13 mins
Central Cambridge New Square	22 mins
Science Park	34 mins

OUR **SUSTAINABLE** HOMES



Trumpington Meadows will achieve Code Level Three of 'The Code for Sustainable Homes' assessment. This development should provide not only cheaper energy bills but also at least a 25% betterment in conservation of fuel and power against "2006 building regulations". Outside you'll find a water butt, a rotary washing line and a bicycle shed.

The Code for Sustainable Homes is based on a 'points' system to determine which level a development meets. When Trumpington Meadows was designed the following was taken into account:

Standard sustainable features to all homes at no extra cost

- Solar thermal panels
- Water Butt*
- Composter*
- Water saving bath & restrictor

Optional Extras for an enhanced sustainable home

PV panels	£8,400**
MVHR system	£2,800**
Eco paint	from £126***
Energy efficient appliances	£109†

* Provided to homes with gardens

** Approximate cost, subject to survey

*** This is the cost for eco paint to apartments. Cost for eco paint to houses is £203

† One-off cost to upgrade to an energy efficient washer/dryer

All prices are subject to change without notice and items are available subject to build stage.

Savings you can make

Solar Thermals

Solar water heating systems can achieve savings on your energy bills. Based on recent results, typical savings from a properly used system are £55 per year when replacing gas heating and £80 per year when replacing electric immersion heating; however, savings will vary from user to user.

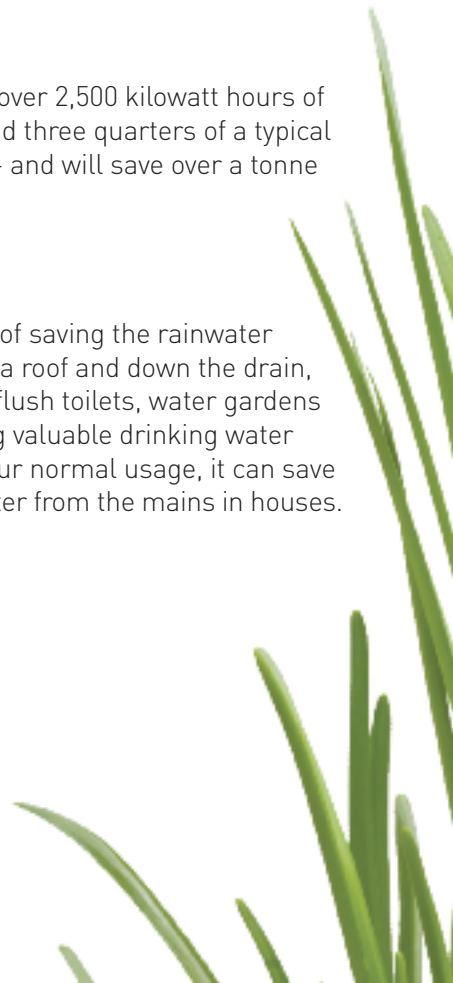
Typical carbon savings are around 230kgCO₂/year when replacing gas and 510kgCO₂/year when replacing electric immersion heating.

Photovoltaics (PV)

A 3 kWp system can generate over 2,500 kilowatt hours of electricity a year - that's around three quarters of a typical household's electricity needs - and will save over a tonne of carbon dioxide every year.

Rainwater Harvesting

Rainwater harvesting is a way of saving the rainwater which would normally flow off a roof and down the drain, and using it as piped water to flush toilets, water gardens wash cars and instead of using valuable drinking water from the tap. Depending on your normal usage, it can save 30% to 50% of the drinking water from the mains in houses.





Photographs depict previous Barratt Homes showhome interiors.



QUALITY FOR YOUR STYLE

At Trumpington Meadows, each beautifully appointed home provides both cutting edge and environmentally friendly features without compromise to modern living.

The contemporary style kitchens are fitted with A-rated energy efficient integrated appliances, including oven with gas hob, fridge/freezer and washer/dryer, as well as downlighting to the stylish fitted units, which come in a range of finishes so you can add your own personal touch to your new home.

The bathrooms and en-suites feature sleek white bathroom suites from Ideal Standard, including the cleverly designed 'eco-bath' which saves 15% more water compared to a

conventional tub, for an environmentally friendly bathing experience. Full height tiling around the bath and shower, heated towel rail and fitted vanity units to both bathroom and en-suite all add to the feeling of elegant luxury – the perfect place to relax and unwind.

With TV and BT points to living rooms and master bedrooms, each home is designed to maximize home connectivity, and for that extra peace of mind there is also provision for a wireless alarm system for the ultimate in security. Fitted wardrobes to the master bedroom with mirrored sliding doors provide both stylish and practical hidden storage, and low energy lighting throughout further adds to the eco-friendly living at Trumpington Meadows, where style and energy-saving go hand in hand.

THE BARRATT STORY

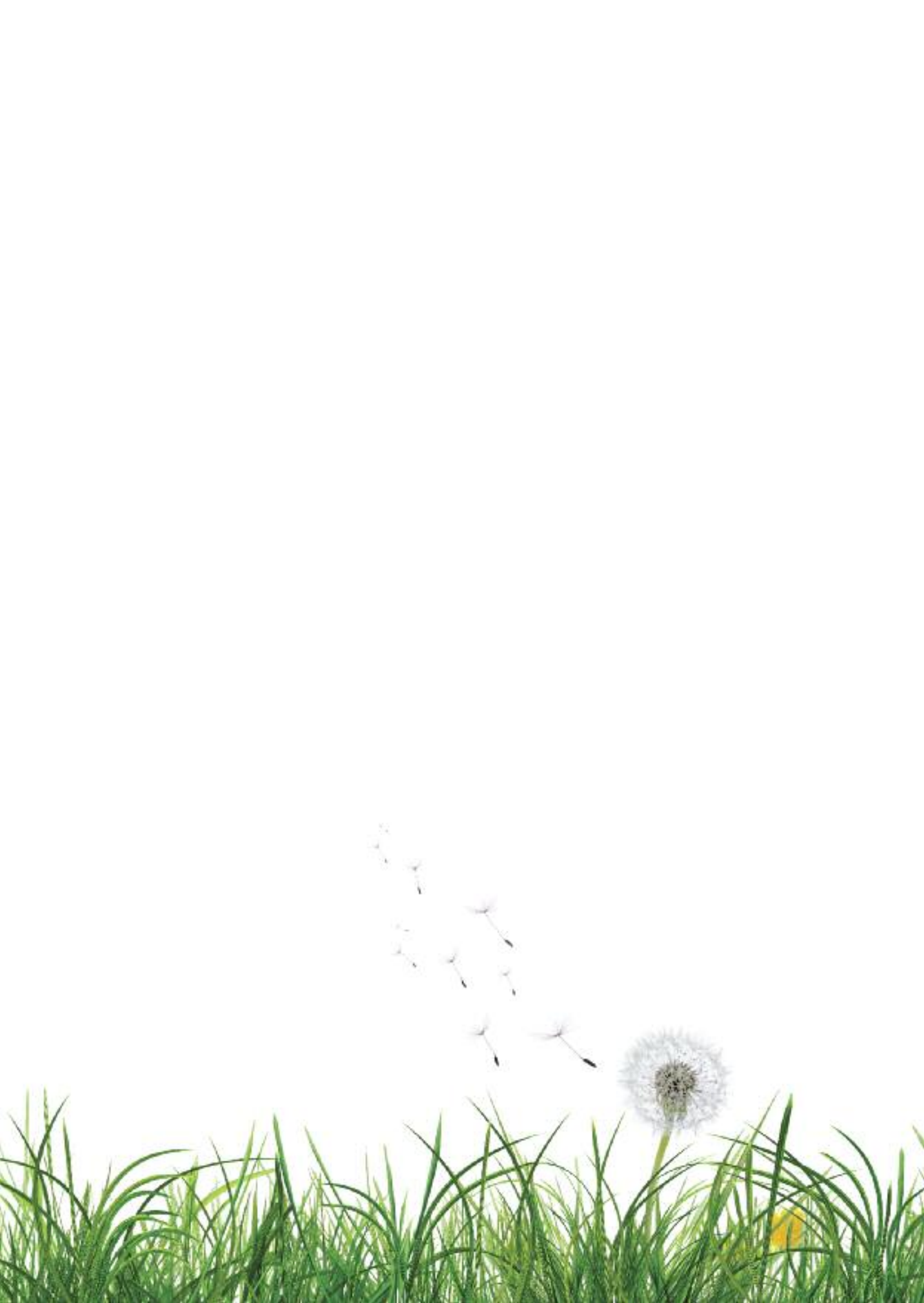
Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.



Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years. We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes. Whichever you choose, we set out to provide the highest standards.

Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



Trumpington Meadows



Area Map



Local Map

Maps not to scale

Hauxton Road, Trumpington, Cambridge CB2 9FT

Tel: 08446 626546

Email: trumpington@barratthomes.co.uk



BARRATT
HOMES
find the one

Barratt Eastern Counties, 7 Springfield Lyons Approach, Chelmsford, Essex CM2 5EY Tel: 01245 232222

IMPORTANT NOTICE:

These particulars are for illustration only. Times and distances are approximate. Sourced from www.theaa.com. Train times obtained from National Rail Enquiries. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical Barratt developments. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. 05/12