KINGS PARK

COTTENHAM

A STUNNING COLLECTION OF

2, 3 & 4 BEDROOM HOMES

TILIA
HOMES

Welcome to Kings Park

This exciting development of two, three and four bedroom homes is set in the thriving village of Cottenham, a 25-minute drive from Cambridge's city centre. Kings Park has been designed to provide efficient, stylish living spaces that can cater for today's modern lifestyles, while offering something for all types of buyers.



Education

Cottenham provides excellent options for education, from primary to university, and they are all within easy reach of Kings Park.

Cottenham Primary School

The popular Cottenham Primary School is located just a six-minute walk from Kings Park, and offers education to children from the ages of four to 11. The school is located on a large site with great facilities, including an extensive playing field and a vegetable garden.

Cottenham Village College

Part of the Astrea Academy Trust, Cottenham Village College is a mixed academy for 11–16 year olds, located a three-minute drive from Kings Park. In addition to secondary education, the school also offers adult learning courses and leisure facilities for the local community.

Cambridge Regional College

Cambridge Regional College offers a huge selection of courses and workshops for students, adult learners and apprentices. This well-appointed college makes the perfect choice whether you're taking the next step after school or seeking professional development.



Although the schools listed above are nearby, we cannot guarantee admission.

Connections

Good transport links to nearby towns, cities and further afield.

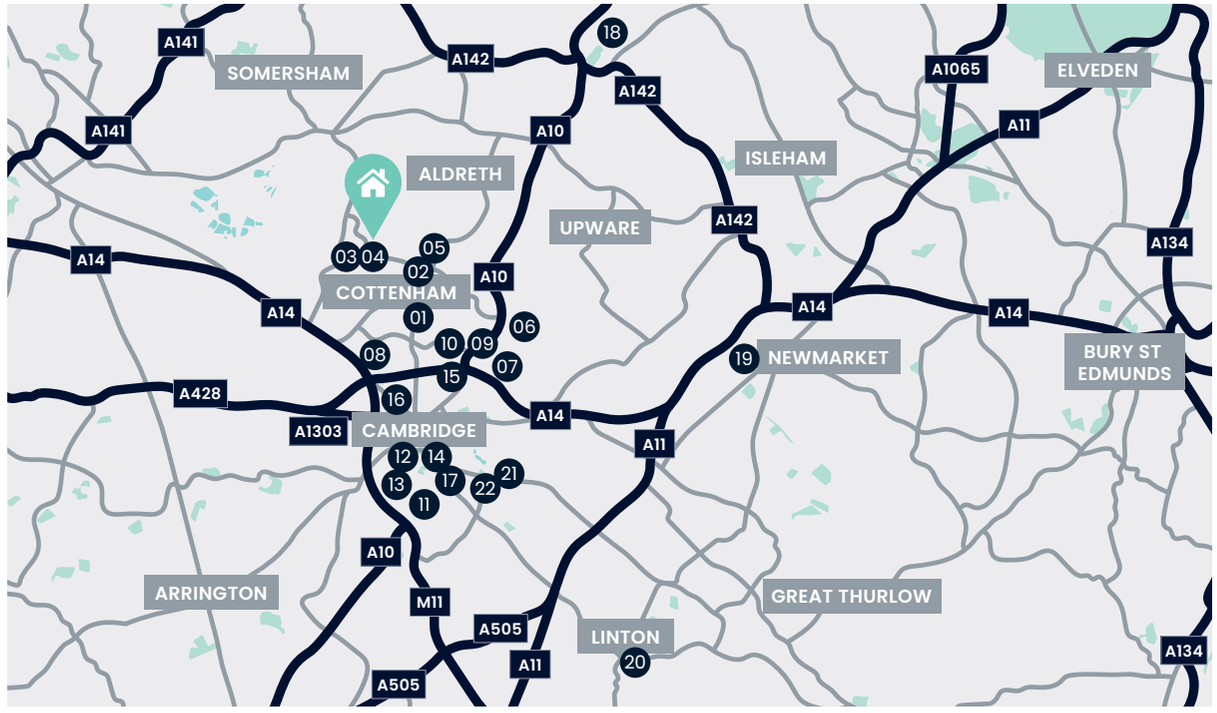
Oakington is a 5 minute drive from Kings Park which offers the guided busway route, getting you to Cambridge in 20 minutes.

Destinations by car

25 min	Cambridge 8.3 miles
1 hr 4 min	Milton Keynes 50 miles

Destinations by train Waterbeach Station

45 min	Stansted Airport
1 hr 05 min	London King's Cross



Your nearest transport links

Waterbeach Station

A14

Stansted Airport

Up to 2 Miles

01. Cottenham High Street
02. Cottenham Sports Centre
03. Recreation Ground
04. Les King Wood
05. Post Office

Up to 5 Miles

06. Waterbeach Station
07. Milton Country Park
08. Girton Golf Club
09. Tesco Superstore
10. Milton Park & Ride

Up to 10 Miles

11. Waitrose
12. Cambridge
13. Grantchester Meadows
14. University of Cambridge
15. Cambridge Science Park
16. Madingley Park & Ride
17. Astra Zeneca

Up to 25 Miles

18. Ely Cathedral
19. Newmarket Racecourses
20. Linton Zoo
21. Arm Ltd
22. Addenbrookes Hospital

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. March 2025.



Tilia Homes Kings Park

Parks & Outdoor Spaces

1.	Les King Wood	*1 min*
2.	Manor Farm Wood	*2 min*
3.	Milton Country Park	*13 min*
4.	Kingfishers Bridge Nature Res.	*22 min*
5.	Cherry Hinton Hall Park	*26 min*
6.	Wandlebury Country Park	*30 min*

Pubs & Restaurants

7.	The Chequers	*2 min*
8.	Curry Palace	*3 min*
9.	Not Just Baguettes	*3 min*
10.	Emmaus Cambridge and Joan's Coffee Shop	*9 min*
11.	The White Horse	*12 min*

Shopping

12.	Cottenham High Street	*2 min*
13.	Co-op Food - Cottenham	*3 min*
14.	The Longhorn Farm Shop	*4 min*
15.	Tesco Extra	*14 min*
16.	Sainsbury's	*18 min*
17.	Waitrose	*22 min*
18.	The Grafton	*25 min*
19.	The Grand Arcade	*25 min*

Education

20.	Cottenham Primary School	*1 min*
21.	Cottenham Village College	*3 min*
22.	Martin Bacon Academy	*14 min*
23.	Cambridge Regional College	*16 min*
24.	University of Cambridge	*19 min*

Attractions & Useful Amenities

25.	Cottenham Sports Centre	*3 min*
26.	Girton Golf Club	*11 min*
27.	Cambridge Science Park	*17 min*
28.	Arm Ltd	*24 min*
29.	Grantchester Meadows	*24 min*
30.	AstraZeneca	*25 min*
31.	Cambridge City Centre	*25 min*
32.	Ely Cathedral	*25 min*
33.	Addenbrookes Hospital	*29 min*
34.	Newmarket Racecourse	*30 min*
35.	Linton Zoo	*36 min*

Transport

36.	Waterbeach Station	*12 min*
37.	Milton Park & Ride	*13 min*
38.	Madingley Park & Ride	*20 min*
39.	Cambridge North Station	*15 min*

Car travel times taken from google.co.uk/maps and are approximate only. Images are for illustrative purposes only. Map not to scale.



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.

Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.

No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.

Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.

Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.

Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.

It's Brand New

be the first to live in the property. It's brand new – and all yours!

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.

TILIA HOMES

NEW HOMES QUALITY CODE

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Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. April 2023.

KINGS PARK

COTTENHAM

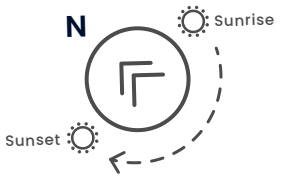
This exciting development of two, three and four bedroom homes is set in the quaint village of Cottenham, offering the best of village life, city convenience and the great outdoors



2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
The Avington	The Charnwood	The Canford
The Heaton	The Marwood	The Chiddingstone
	The Scotswood	The Sandford
	The Queenswood	The Selsdon

- – Occupied Private Homes
- – Occupied Affordable Homes
- – Affordable Homes
- BCP – Bin Collection Point
- BS – Bin Store
- CS – Cycle Store
- – Cycle Stand
- L.E.A.P. – Local Equipped Area for Play
- PS – Pump Station
- SS – Sub-Station
- V – Visitor parking

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. September 2025.



The Avington

2 Bedroom Home

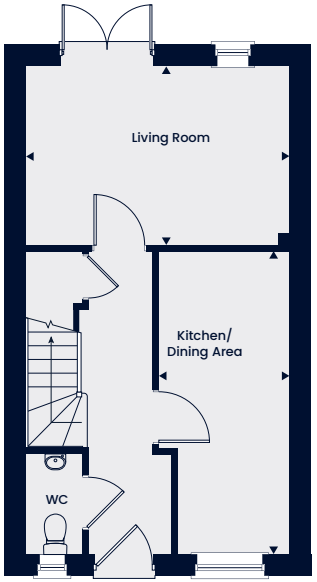
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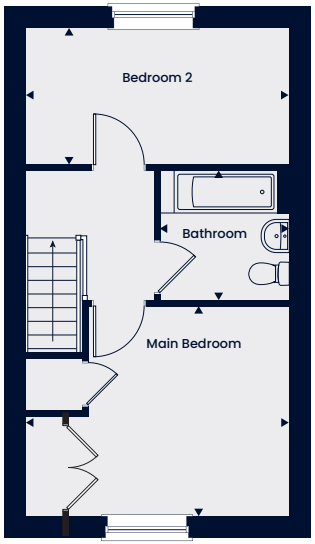


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The Avington | 2 Bedroom Home | Total Area 755 sq. ft.

A modern two bedroom home featuring a living room with double doors leading out to the garden and a separate kitchen/dining area on the ground floor. Upstairs, two good-sized bedrooms are found alongside the family bathroom.





Ground Floor

Kitchen/Dining Area	5.00m x 2.16m | 16'4" x 7'1"
Living Room	4.34m x 2.96m | 14'2" x 9'8"

First Floor

Main Bedroom	3.65m x 3.46m | 11'11" x 11'4"
Bedroom 2	4.34m x 2.26m | 14'2" x 7'5"
Bathroom	2.15m x 2.12m | 7'0" x 6'11"

WC – Cloakroom FF – Fridge Freezer WD - Washer Dryer

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The Heaton | 2 Bedroom Home

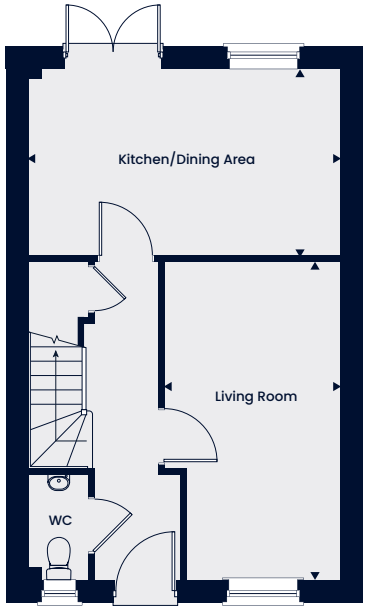
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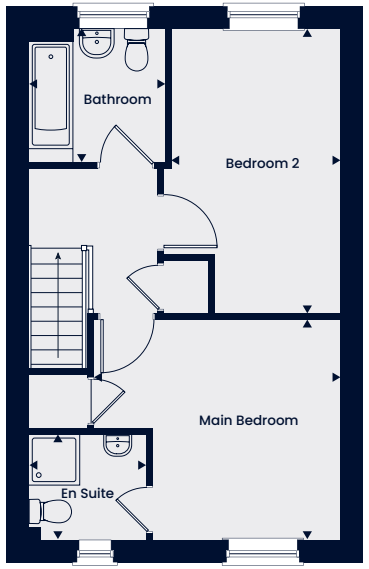


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The Heaton | 2 Bedroom Home | Total Area 852 sq. ft.

A well-proportioned two bedroom home featuring a kitchen/dining area at the rear with double doors to the garden, along with a separate living room to the ground floor. The first floor consists of the main bedroom with an en suite, a second bedroom and a family bathroom.





Ground Floor

Kitchen/Dining Area	4.91m x 2.96m | 16'1" x 9'8"
Living Room	5.00m x 2.76m | 16'4" x 9'0"

First Floor

Main Bedroom	3.87m x 3.46m | 12'8" x 11'4"
Bedroom 2	4.50m x 2.66m | 14'9" x 8'8"
Bathroom	2.15m x 2.12m | 7'0" x 6'11"
En Suite	1.85m x 1.66m | 6'1" x 5'5"

WC – Cloakroom FF – Fridge Freezer WD - Washer Dryer

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The Charnwood | 3 Bedroom Home

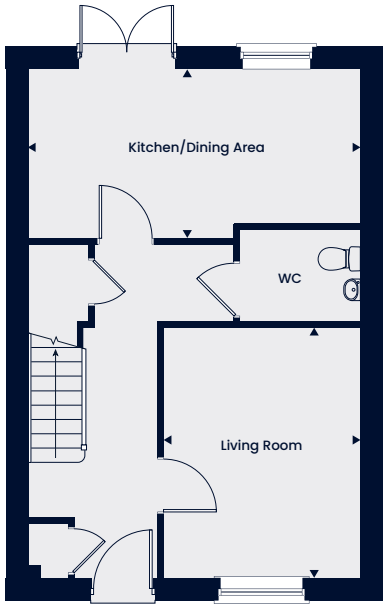
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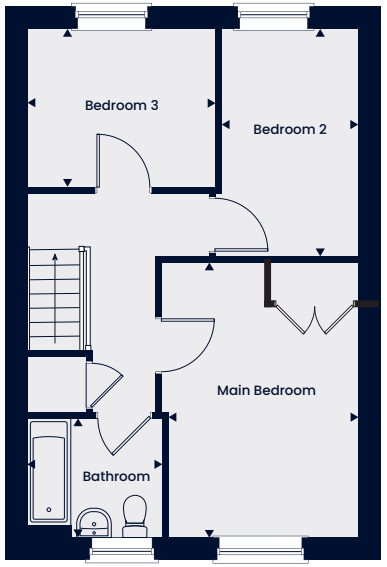


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The Charnwood | 3 Bedroom Home | Total Area 911 sq. ft.

A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is three good-sized bedrooms and a family bathroom.





Ground Floor

Kitchen/Dining Area	5.24m x 2.69m | 17'2" x 8'10"
Living Room	3.96m x 3.11m | 13'0" x 10'2"

First Floor

Main Bedroom	4.35m x 3.00m | 14'3" x 9'10"
Bedroom 2	3.61m x 2.17m | 11'10" x 7'1"
Bedroom 3	2.98m x 2.43m | 9'9" x 7'9"
Bathroom	2.15m x 1.90m | 7'0" x 6'3"

WC – Cloakroom

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The Marwood

3 Bedroom Home

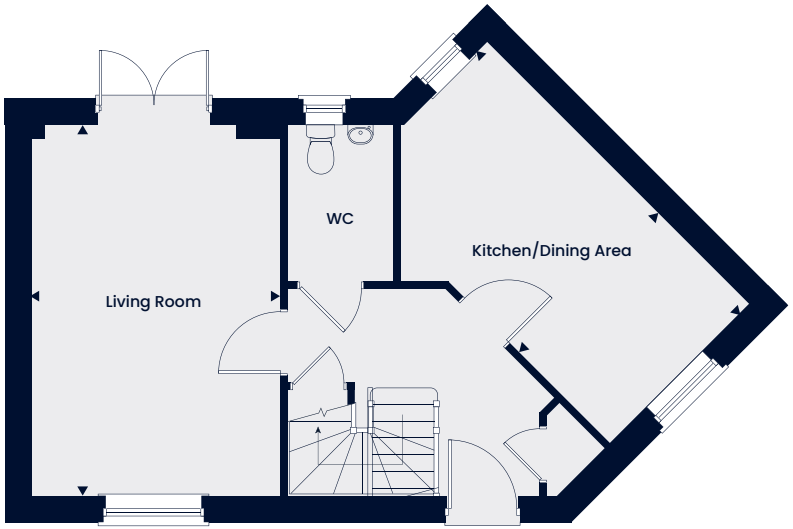
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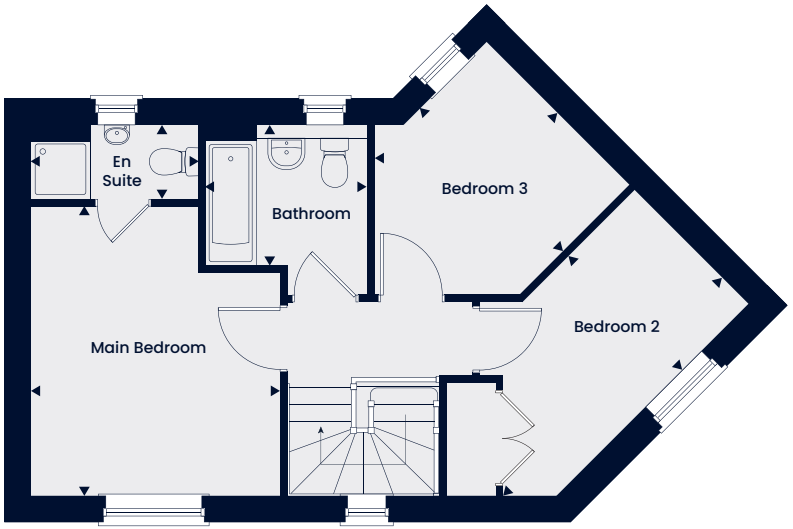


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The Marwood | 3 Bedroom Home | Total Area 943 sq. ft.

A delightful three bedroom home featuring a kitchen/dining area and a living room with double doors leading out to the garden on the ground floor. Upstairs is the main bedroom with an en suite, two further bedrooms and the family bathroom.





Ground Floor

Kitchen/Dining Area	5.02m x 2.66m | 16'5" x 8'8"
Living Room	5.02m x 3.37m | 16'5" x 11'0"

First Floor

Main Bedroom	3.93m x 3.37m | 12'10" x 11'0"
Bedroom 2	4.19m x 2.21m | 13'9" x 7'3"
Bedroom 3	3.48m x 2.72m | 11'5" x 8'11"
Bathroom	2.20m x 1.90m | 7'2" x 6'3"
En Suite	2.26m x 1.00m | 7'5" x 3'3"

WC – Cloakroom

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The Scotswood

3 Bedroom Home

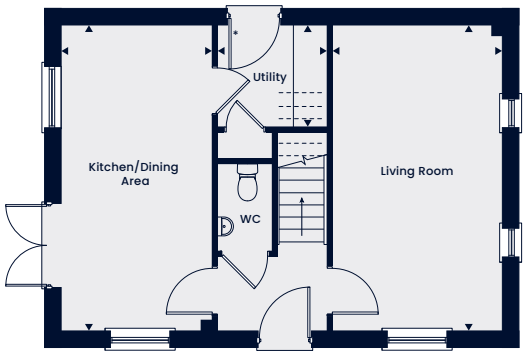
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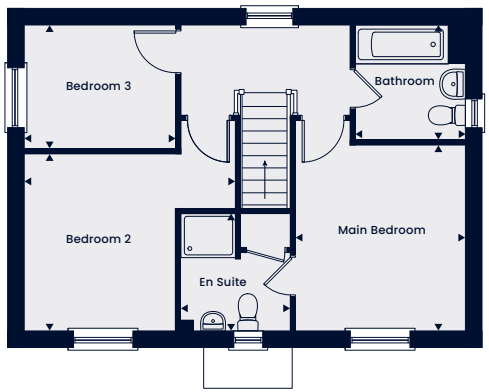


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The Scotswood | 3 Bedroom Home | Total Area 969 sq. ft.

A lovely three bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a utility and separate living room to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside two further bedrooms and a family bathroom.





Ground Floor

Kitchen/Dining Area	5.58m x 2.76m | 18'3" x 9'1"
Living Room	5.58m x 3.10m | 18'3" x 10'2"
Utility	2.00m x 1.86m | 6'7" x 6'1"

First Floor

Main Bedroom	3.39m x 3.10m | 11'1" x 10'2"
Bedroom 2	3.86m x 3.23m | 12'8" x 10'8"
Bedroom 3	2.77m x 2.26m | 9'1" x 7'5"
Bathroom	2.10m x 2.01m | 6'10" x 6'7"
En Suite	2.14m x 2.00m | 7'0" x 6'7"

WC – Cloakroom

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The Queenswood

3 Bedroom Home

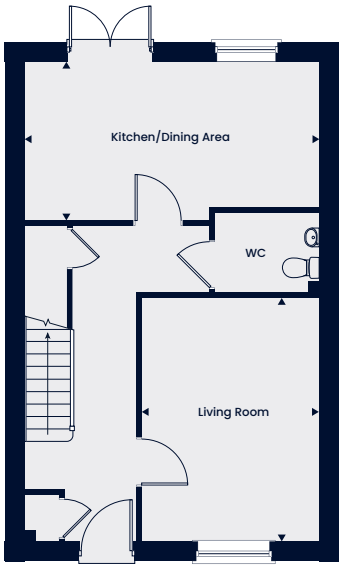
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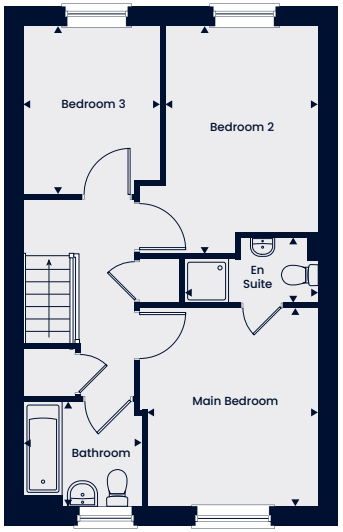


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The Queenswood | 3 Bedroom Home | Total Area 1,008 sq. ft.

A modern three bedroom home featuring an open-plan kitchen/dining area with double doors to the garden and a separate living room. Upstairs is the main bedroom with an en suite, two further bedrooms and the family bathroom.





Ground Floor

Kitchen/Dining Area	5.36m x 2.87m | 17'7" x 9'5"
Living Room	4.42m x 3.22m | 14'6" x 10'6"

First Floor

Main Bedroom	3.61m x 3.11m | 11'10" x 10'2"
Bedroom 2	4.14m x 2.78m | 13'7" x 9'1"
Bedroom 3	3.04m x 2.48m | 10'0" x 8'1"
Bathroom	2.15m x 1.90m | 7'0" x 6'3"
En Suite	2.43m x 1.19m | 7'11" x 3'11"

WC – Cloakroom

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The Canford

4 Bedroom Home

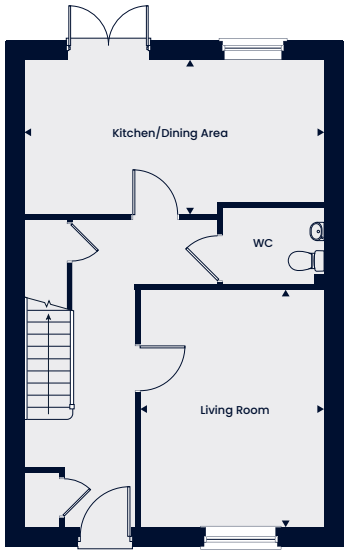
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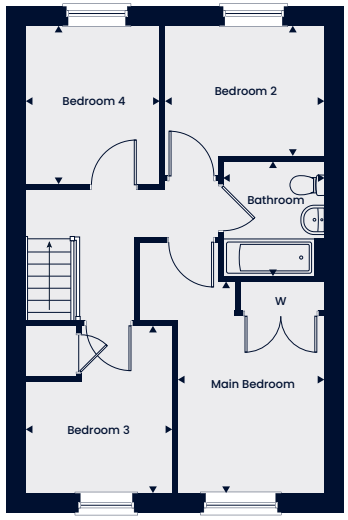


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The Canford | 4 Bedroom Home | Total Area 1,051 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there are four spacious bedrooms and a family bathroom.





Ground Floor

Kitchen/Dining Area	5.58m x 2.87m | 18'3" x 9'5"
Living Room	4.42m x 3.44m | 14'6" x 11'3"

First Floor

Main Bedroom	3.94m x 2.75m | 12'11" x 9'0"
Bedroom 2	2.98m x 2.44m | 9'9" x 8'0"
Bedroom 3	3.13m x 2.74m | 10'3" x 9'0"
Bedroom 4	2.94m x 2.50m | 9'7" x 6'9"
Bathroom	2.15m x 1.90m | 7'0" x 6'3"

WC – Cloakroom

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The Chiddingtsone

4 Bedroom Home

TILIA HOMES



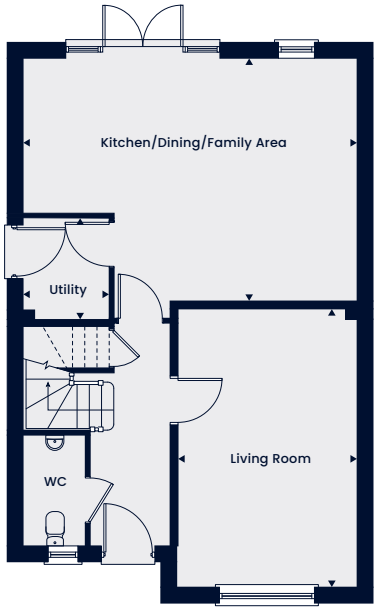
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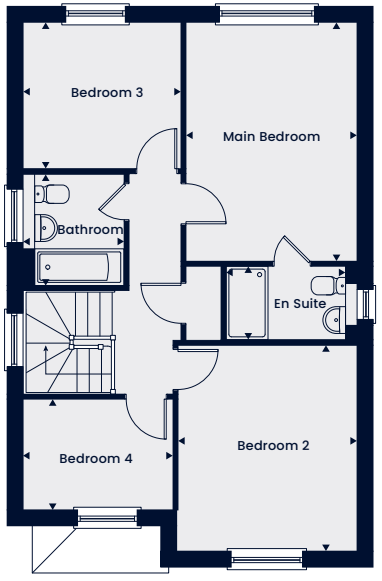
The Chiddingstone

4 Bedroom Home

Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.





Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m | 20'8" x 15'1"
Living Room	5.27m x 3.38m | 17'3" x 11'1"
Utility	1.93m x 1.61m | 6'4" x 5'3"

First Floor

Main Bedroom	4.52m x 3.23m | 14'10" x 10'7"
En Suite	2.47m x 1.40m | 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m | 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m | 9'9" x 8'11"
Bedroom 4	2.83m x 2.08m | 9'3" x 6'10"
Bathroom	2.12m x 1.90m | 6'11" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. February 2025.

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

TILIA HOMES

The Sandford

4 Bedroom Home

TILIA HOMES



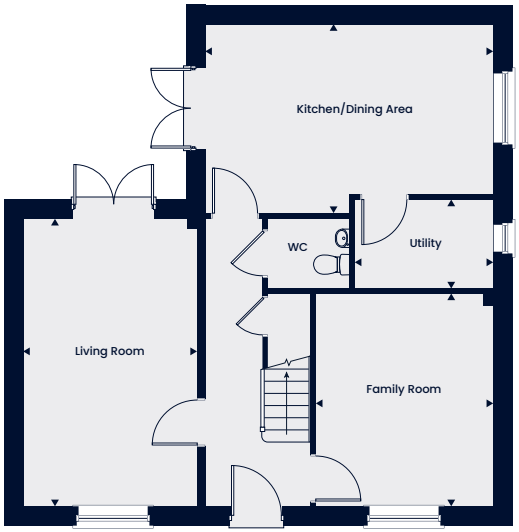
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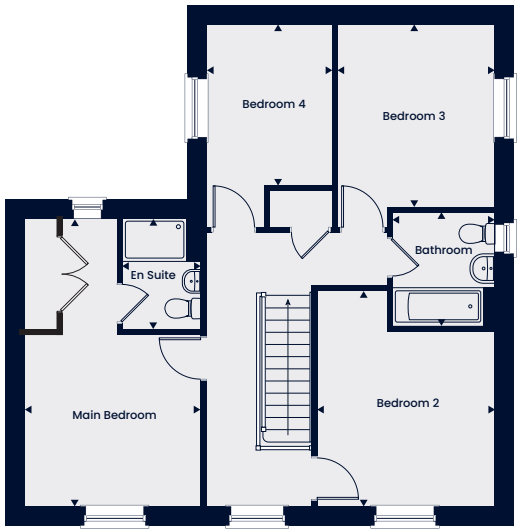
The Sandford

4 Bedroom Home

Total Area 1,424 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a separate family room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.





Ground Floor

Kitchen/Dining Area	5.36m x 3.50m | 17'7" x 11'6"
Living Room	5.36m x 3.22m | 17'7" x 10'7"
Family Room	3.96m x 3.31m | 13'0" x 10'10"
Utility	2.58m x 1.64m | 8'5 x 5'4"

First Floor

Main Bedroom	5.36m x 3.27m | 17'7" x 10'8"
Bedroom 2	4.00m x 3.31m | 13'1" x 10'10"
Bedroom 3	3.40m x 2.92m | 11'2" x 9'7"
Bedroom 4	3.00m x 2.35m | 9'10" x 7'8"
Bathroom	2.10m x 1.90m | 6'10" x 6'3"
En Suite	2.06m x 1.47m | 6'9" x 4'10"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. The floorplan indicates the placement of the kitchen appliances only, but the appliances themselves are not included. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. March 2025.

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TILIA HOMES

The Selsdon | 4 Bedroom Home

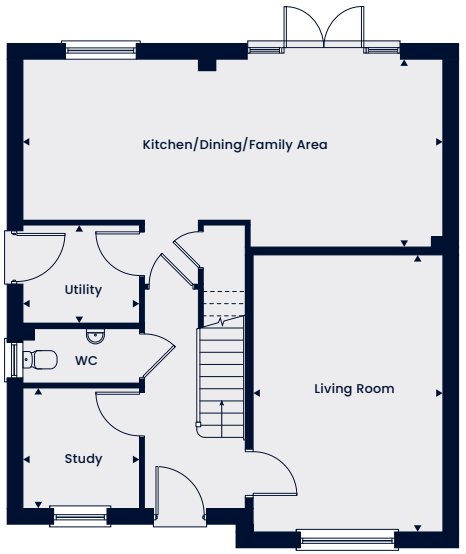
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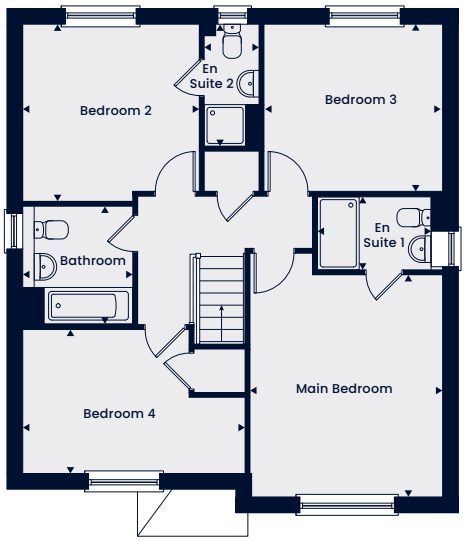


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The Selsdon | 4 Bedroom Home | Total Area 1,509 sq. ft.

A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with a bi-fold door leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit from an en suite.





Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m | 26'2" x 11'8"
Living Room	5.28m x 3.61m | 17'3" x 11'10"
Study	2.28m x 2.21m | 7'5" x 7'3"
Utility	2.21m x 1.88m | 7'3" x 6'2"

First Floor

Master Bedroom	4.23m x 3.66m | 13'10" x 12'0"
En Suite 1	2.37m x 1.40m | 7'9" x 4'7"
Bedroom 2	3.37m x 3.36m | 11'0" x 11'0"
En Suite 2	2.31m x 1.05m | 7'7" x 3'5"
Bedroom 3	3.40m x 3.17m | 11'1" x 10'4"
Bedroom 4	4.23m x 2.73m | 13'10" x 8'11"
Bathroom	2.25m x 2.08m | 7'4" x 6'9"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2025.

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KINGS PARK

YOUR NEW HOME SPECIFICATION





For more information visit: **tiliahomes.co.uk**

TILIA HOMES

Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓
Choice of 40mm worktops with matching upstand to kitchen and utility room*	✓	✓
Stainless steel single bowl sink with mixer tap	✓	
Stainless steel single bowl with half sink drainer with mixer tap		✓
Stainless steel four-ring electric ceramic hob	✓	✓
Stainless steel under-counter single oven	✓	
Stainless steel under-counter double oven		✓
Stainless steel 600ml chimney cooker hood	✓	✓
Boiler housing (where applicable)	✓	✓

Electrical		
TV point[1] (location - refer to working drawing)	✓	✓
ONFL connection (location - refer to working drawing)	✓	✓
White Bezel LED down lighters to bathrooms and en suites	✓	✓
Fans to kitchen, utility, bathroom, en suite and cloakroom	✓	✓
Pendant with LED bulbs to utility room and dining room where applicable	✓	

Bathroom & En Suite		
Choice of wall tiles to sink, bath and shower areas*	✓	✓
White sanitaryware from the Tilia approved range	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓
Standard mixer taps to baths and basins	✓	✓
Towelrad Chrome Wet Towel Rails to bathroom and en suite	✓	✓

Internal Features		
All ceilings and walls finished in white matt emulsion	✓	✓
All woodwork finished in Satinwood	✓	✓
Four-panel smooth finish internal doors	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓
Gas-fired central heating, condensing boiler with mains pressure hot water[§]		✓
Gas-fired combination boiler[§]	✓	
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓

Windows & Doors		
Double-glazed uPVC windows, utility doors and double doors	✓	✓
Front door in various styles and colours, double glazed with chrome-effect door furniture*	✓	✓
Garage door (where applicable) – standard vertical steel up and over garage door	✓	✓

External Features		
Front path to main entrance, 900mm wide paving slabs	✓	✓
Patios – paving slabs providing an area of 1800mm x 1800mm	✓	✓
Front gardens – landscaped to planning requirements	✓	✓
Fencing – timber posts with closeboard fencing - as per external works layout*	✓	✓
Private drive (where applicable) – finished to planning requirements	✓	✓
Electric Car Charging - 7½ KW car charging system	✓	✓
Outside Tap - All plots to be fitted with standard outside tap	✓	✓
PV Solar Panels	✓	✓

10-year warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. [1]Please note TV points are provided – purchaser to arrange own connection including aerial. ‡Including the 3 bedroom Verwood. §Excludes the 3 bedroom Verwood. Photography is indicative only. June 2025.

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