

# KINGS PARK

COTTENHAM

A STUNNING COLLECTION OF  
2, 3, 4 & 5 BEDROOM HOMES



## Welcome to Kings Park

This exciting development of two, three, four and five 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



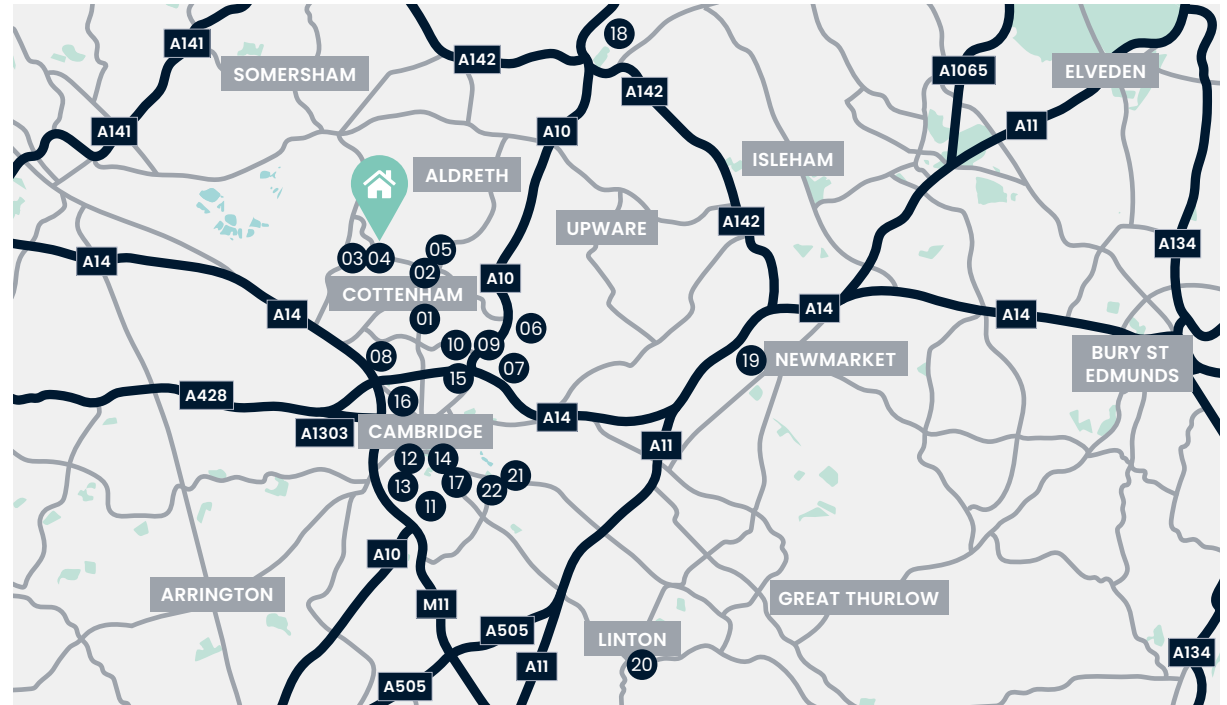
Destinations  
by train  
Waterbeach Station

45  
min

Stansted Airport

1 05  
hr 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





**TILIA**  
HOMES

# Immerse yourself in life at Kings Park

## Explore Cottenham using our local area guide

River Cam in Cambridge



Ely Cathedral







## 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<br>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 |



## 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 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](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.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](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2023.

# KINGS PARK

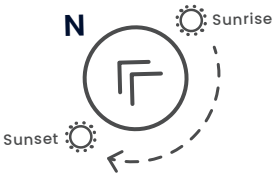
## COTTENHAM

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



2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
<div><div></div>The Rosedene</div>	<div><div></div>The Coleridge</div> <div><div></div>The Derwent</div> <div><div></div>The Dunstable</div> <div><div></div>The Melford</div>	<div><div></div>The Alfriston</div> <div><div></div>The Arlington</div> <div><div></div>The Ashleworth</div> <div><div></div>The Chiddingstone</div> <div><div></div>The Selsdon</div>	<div><div></div>The Blakeney</div>

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. Site plan is not to scale. Please speak to our Sales Executives for more details. May 2024.



- Affordable Homes
- BCP - Bin Collection Point
- BS - Bin Store
- CS - Cycle Store
- Cycle Stand
- LE.A.P. - Local Equipped Area for Play
- SS - Sub Station



# The Rosedene

## 2 Bedroom Home



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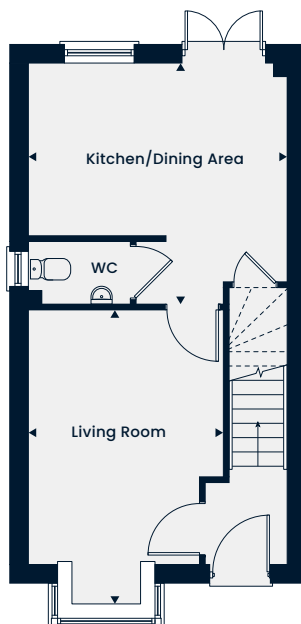


# The Rosedene

## 2 Bedroom Home

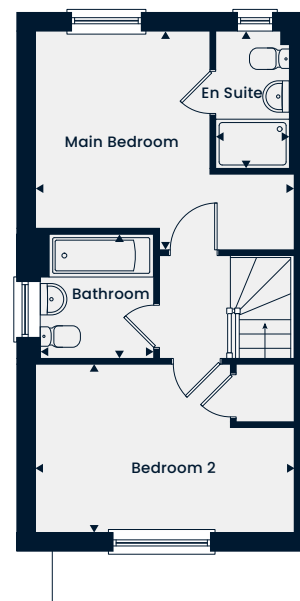
Total Area 735 sq. ft.

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



### Ground Floor

Kitchen/Dining Area	4.16m x 3.89m   13'7" x 12'9"
Living Room	4.79m x 3.13m   15'8" x 10'3"



### First Floor

Main Bedroom	4.16m x 3.53m   13'7" x 11'7"
En Suite	2.21m x 1.20m   7'3" x 3'11"
Bedroom 2	4.16m x 2.71m   13'7" x 8'10"
Bathroom	2.02m x 1.90m   6'7" x 6'2"

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. March 2023.





# The Coleridge

3 Bedroom Home



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# The Coleridge

## 3 Bedroom Home

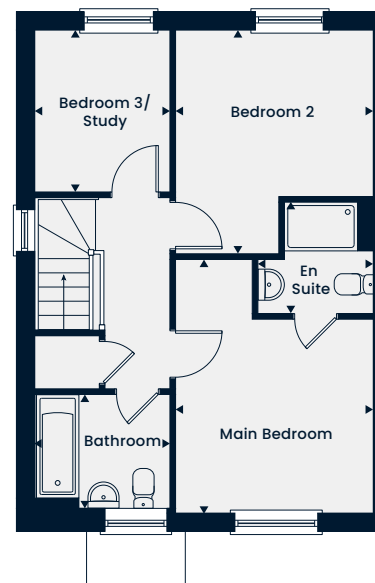
Total Area 936 sq. ft.

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 the main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.51m x 3.10m   18'1" x 10'2"
Living Room	4.69m x 3.19m   15'5" x 10'5"



### First Floor

Main Bedroom	4.14m x 3.22m   13'7" x 10'7"
En Suite	1.87m x 1.83m   6'1" x 6'0"
Bedroom 2	3.65m x 3.22m   11'11" x 10'7"
Bedroom 3/Study	2.63m x 2.19m   8'7" x 7'2"
Bathroom	2.19m x 1.92m   7'2" x 6'3"

WC – Cloakroom

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# The Derwent

3 Bedroom Home



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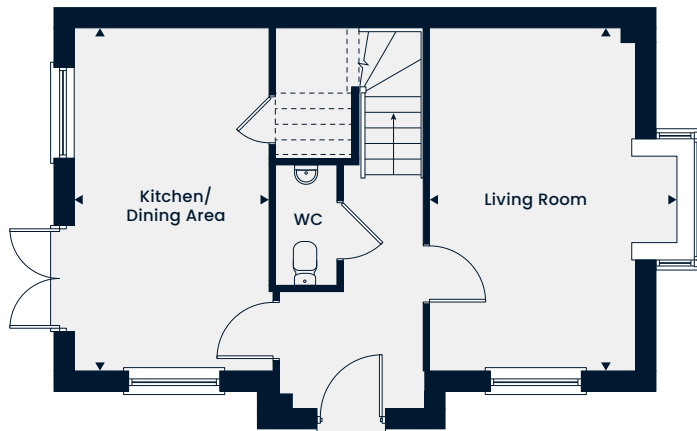


# The Derwent

## 3 Bedroom Home

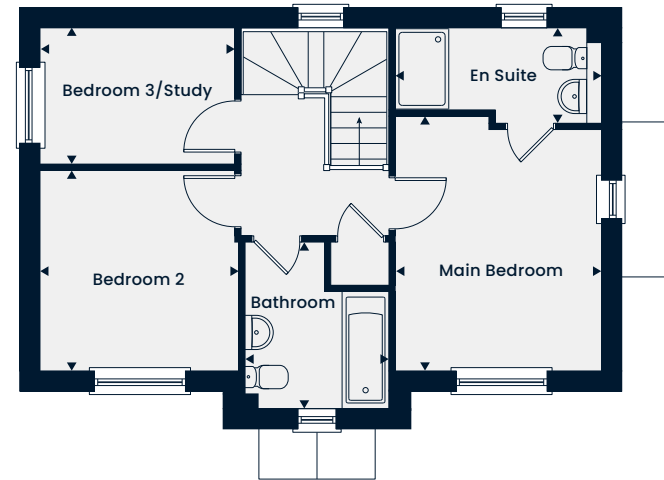
### Total Area 946 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.07m x 2.88m   16'7" x 9'5"
Living Room	5.07m x 3.73m   16'7" x 12'3"



### First Floor

Main Bedroom	3.78m x 3.05m   12'5" x 10'0"
En Suite	3.05m x 1.40m   10'0" x 4'7"
Bedroom 2	2.97m x 2.94m   9'9" x 9'8"
Bedroom 3/Study	2.88m x 2.01m   9'5" x 6'7"
Bathroom	2.46m x 2.15m   8'0" x 7'0"

WC – Cloakroom

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# The Dunstable

## 3 Bedroom Home



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# The Dunstable

## 3 Bedroom Home

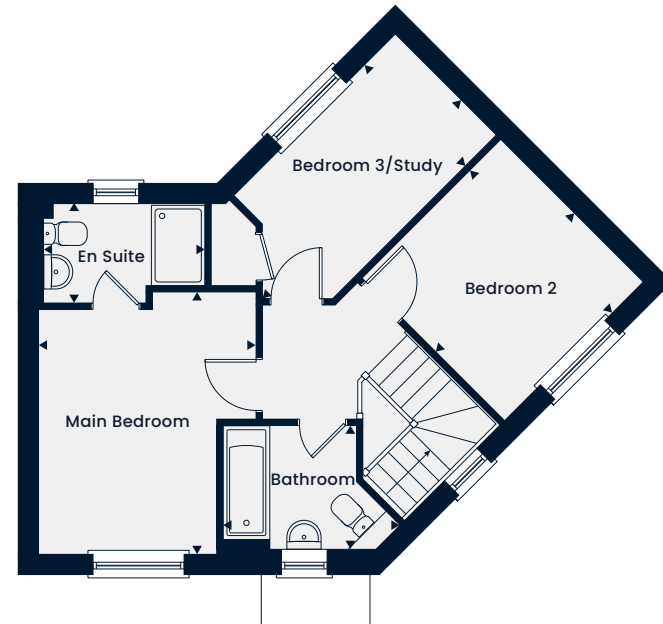
Total Area 947 sq. ft.

A delightful three bedroom home that benefits from a spacious living area and an open-plan kitchen/dining area with double doors leading out to the garden. On the first floor is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



### Ground Floor

Kitchen/Dining Area	5.18m x 2.78m   17'0" x 9'1"
Living Area	5.18m x 4.93m   17'0" x 16'2"



### First Floor

Main Bedroom	3.89m x 3.22m   12'9" x 10'6"
En Suite	2.41m x 1.46m   7'10" x 4'9"
Bedroom 2	2.98m x 2.90m   9'9" x 9'6"
Bedroom 3/Study	4.17m x 2.11m   13'8" x 6'11"
Bathroom	2.62m x 1.85m   8'7" x 6'0"

WC – Cloakroom

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# The Melford

## 3 Bedroom Home



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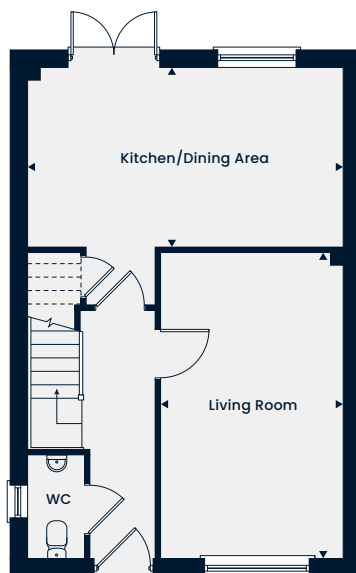


# The Melford

## 3 Bedroom Home

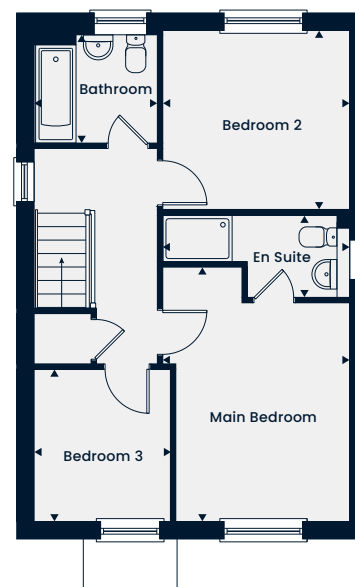
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.41m x 3.07m   17'8" x 10'0"
Living Room	5.27m x 3.13m   17'3" x 10'3"



### First Floor

Main Bedroom	4.37m x 3.21m   14'4" x 10'6"
En Suite	3.21m x 1.42m   10'6" x 4'8"
Bedroom 2	3.21m x 3.07m   10'6" x 10'0"
Bedroom 3	2.61m x 2.33m   8'6" x 7'7"
Bathroom	2.10m x 1.87m   6'10" x 6'1"

WC – Cloakroom

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# The Alfriston

4 Bedroom Home



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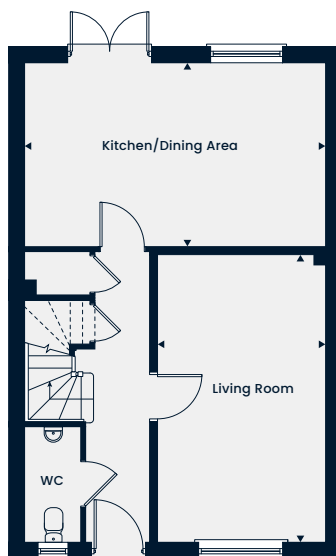


# The Alfriston

## 4 Bedroom Home

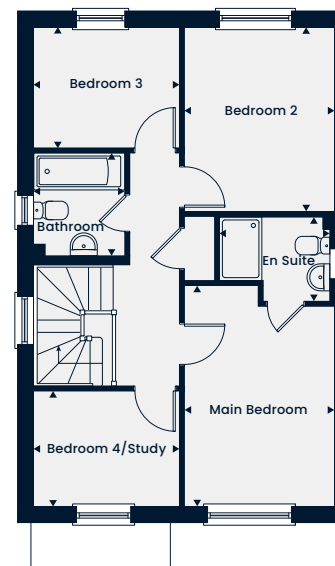
Total Area 1,093 sq. ft.

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 is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.63m x 3.45m   18'5" x 11'4"
Living Room	5.41m x 3.15m   17'9" x 10'4"



### First Floor

Main Bedroom	4.15m x 2.81m   13'7" x 9'2"
En Suite	2.09m x 1.59m   6'10" x 5'2"
Bedroom 2	3.46m x 2.81m   11'4" x 9'2"
Bedroom 3	2.73m x 2.26m   8'11" x 7'5"
Bedroom 4/Study	2.73m x 2.16m   8'11" x 7'1"
Bathroom	1.95m x 1.70m   6'5" x 5'7"

WC – Cloakroom

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# The Arlington

4 Bedroom Home



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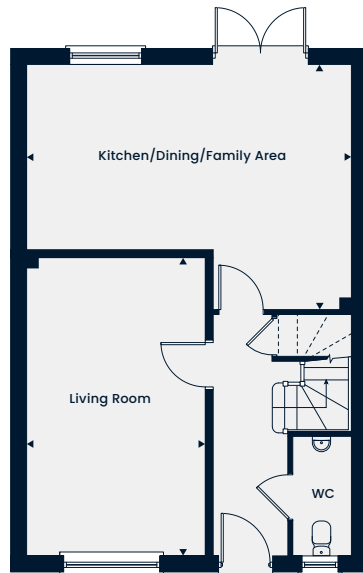


# The Arlington

## 4 Bedroom Home

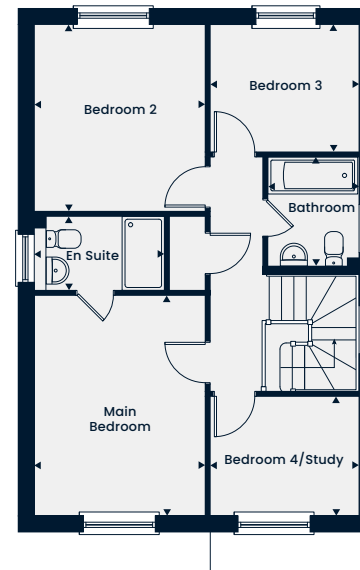
Total Area 1,210 sq. ft.

A charming four bedroom home featuring a spacious kitchen/dining/family area and a separate living room on the ground floor. The first floor comprises the main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	6.08m x 4.60m   19'11" x 15'1"
Living Room	5.61m x 3.35m   18'5" x 11'0"



### First Floor

Main Bedroom	4.14m x 3.20m   13'7" x 10'6"
En Suite	2.43m x 1.40m   7'11" x 4'7"
Bedroom 2	3.50m x 3.20m   11'6" x 10'6"
Bedroom 3	2.79m x 2.23m   9'1" x 7'3"
Bedroom 4/Study	2.79m x 2.38m   9'1" x 7'9"
Bathroom	2.06m x 1.70m   6'9" x 5'7"

WC – Cloakroom

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# The Ashleworth

## 4 Bedroom Home



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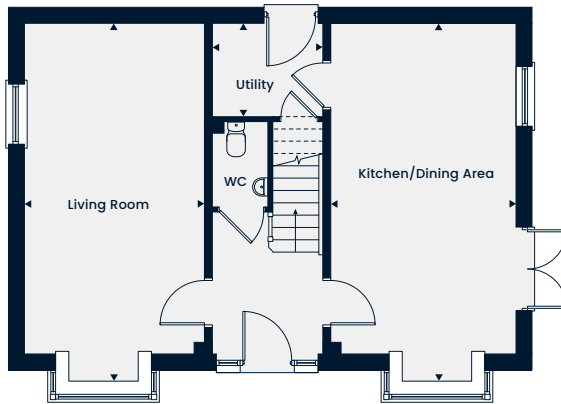


# The Ashleworth

## 4 Bedroom Home

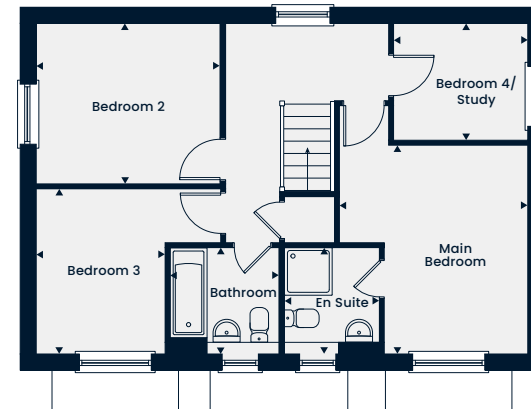
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is a main bedroom and en suite, three further bedrooms and a family bathroom on the first floor.



### Ground Floor

Kitchen/Dining Area	6.76m x 3.47m   22'2" x 11'4"
Living Room	6.76m x 3.37m   22'2" x 11'0"
Utility	2.08m x 1.74m   6'10" x 5'8"



### First Floor

Main Bedroom	3.92m x 3.53m   12'10" x 11'7"
En Suite	1.98m x 1.79m   6'6" x 5'10"
Bedroom 2	3.45m x 3.01m   11'4" x 9'10"
Bedroom 3	3.09m x 2.41m   10'1" x 7'11"
Bedroom 4/Study	2.51m x 2.18m   8'3" x 7'1"
Bathroom	2.06m x 1.98m   6'9" x 6'6"

WC – Cloakroom

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# The Chiddingstone

4 Bedroom Home



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# The Chiddingstone

## 4 Bedroom Home

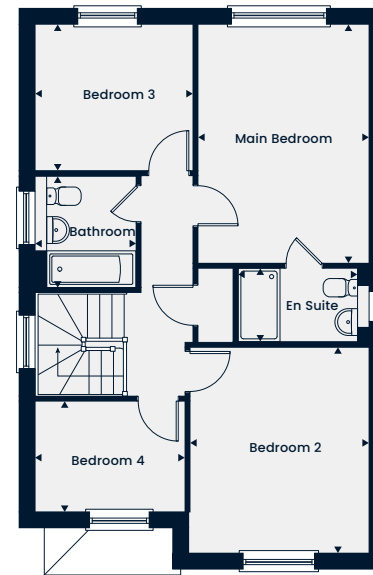
Total Area 1,312 sq. ft.

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. March 2023.





# The Selsdon

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

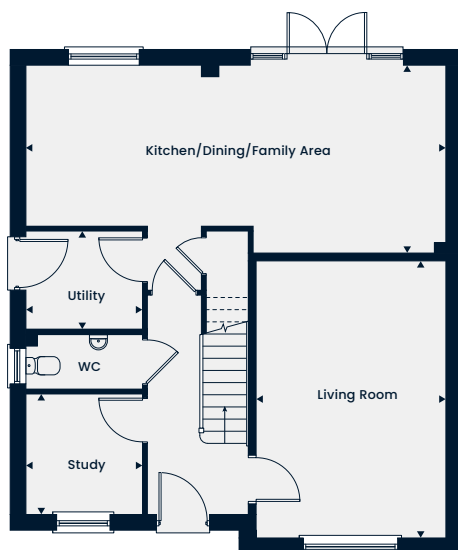


# The Selsdon

## 4 Bedroom Home

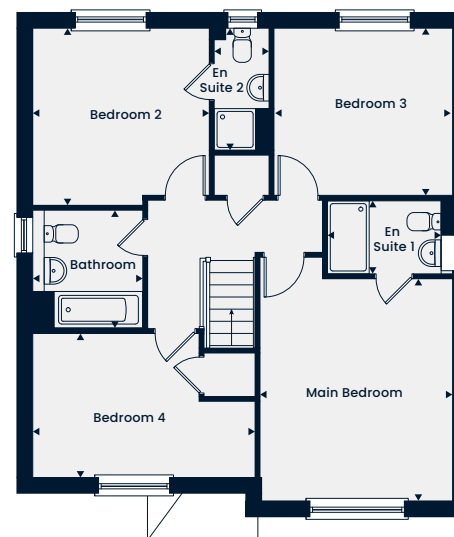
Total Area 1,509 sq. ft.

A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors 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

Main 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

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# The Blakeney

5 Bedroom Home



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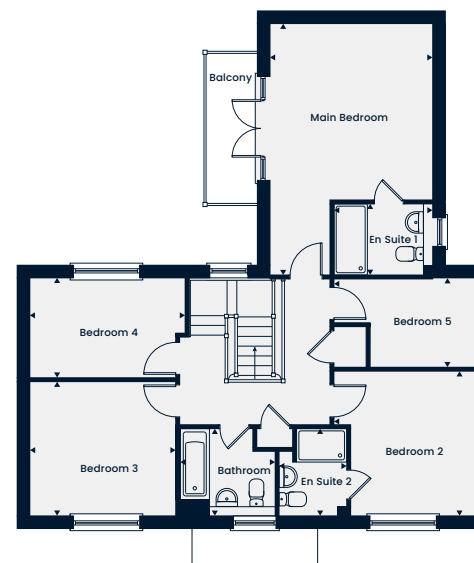


A stunning five bedroom home featuring a spacious kitchen/breakfast area with utility room and double doors leading to the garden. A separate living room with double doors provides additional access to the garden. The dining room and study complete the ground floor. The first floor offers five bedrooms and a family bathroom, with en suites to the main bedroom and second bedroom. The main bedroom also boasts a private balcony.



### Ground Floor

Kitchen/Breakfast Area	5.92m x 3.83m   19'5" x 12'7"
Living Room	5.63m x 3.68m   18'5" x 12'1"
Dining Room	3.68m x 3.68m   12'1" x 12'1"
Study	3.68m x 1.86m   12'1" x 6'1"
Utility	1.96m x 1.77m   6'5" x 5'10"



### First Floor

Main Bedroom	5.98m x 3.83m   19'7" x 12'7"
En Suite 1	2.28m x 1.70m   7'5" x 5'7"
Bedroom 2	3.46m x 3.43m   11'4" x 11'3"
En Suite 2	2.06m x 1.61m   6'9" x 5'3"
Bedroom 3	3.46m x 3.18m   11'4" x 10'5"
Bedroom 4	3.68m x 2.36m   12'1" x 7'9"
Bedroom 5	3.46m x 2.11m   11'4" x 6'11"
Bathroom	2.28m x 2.06m   7'5" x 6'9"

WC – Cloakroom

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