



STYLISH CITY HOMES  
SET AGAINST A  
BEAUTIFUL NATURAL  
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● Plots 73 & 74 (46 & 44 Knightly Avenue)



Computer generated image of The Fordham, plots 73 & 74.

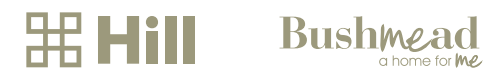
# NINEWELLS

CAMBRIDGE

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CAMBRIDGE



Development of the Year

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Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print but may be subject to change. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Ninewells properties are computer generated and the landscaping may have been enhanced.  
DESIGN AND PRODUCTION DS.EMOTION APRIL 2018\_4579

THE FORDHAM  
PLOTS 73 & 74  
(46 & 44 KNIGHTLY AVENUE)

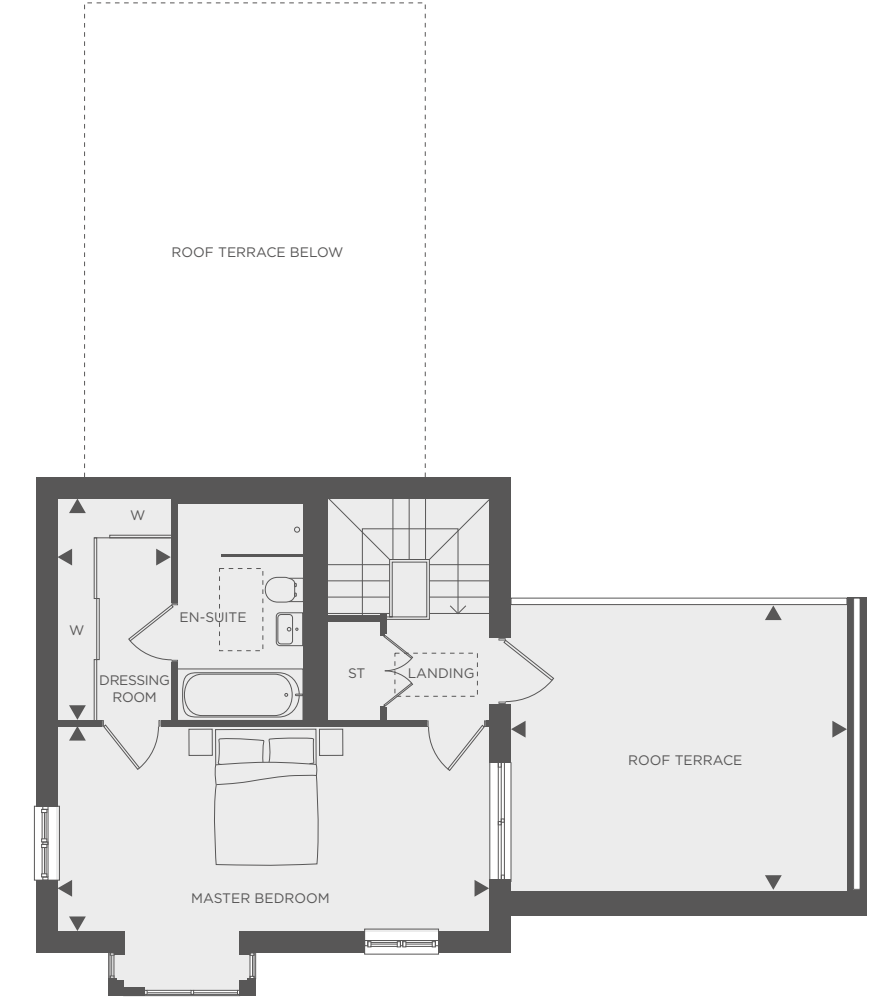




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Ninewells is a growing community of thoughtfully designed homes within a beautifully landscaped environment. Set against the stunning backdrop of the Gog Magog Downs, the natural surroundings are a vital part of life here, and, with no fewer than two roof terraces and a spacious outdoor courtyard, these stunning three-storey, four bedroom houses make alfresco living abundantly possible.

The ground floor is the hard-working heart of the home. In terms of pure functionality, an integrated garage, WC, understairs storage area and spacious utility room tick all the major boxes. But this is also where the family congregates. A large living/dining room is connected to a stunning kitchen, creating a wonderful semi-open-plan living space. Flooded with daylight, the kitchen is as stylish as it is well-planned. An island unit doubles up as an inviting breakfast bar, and bi-fold doors open out onto the pretty courtyard

space. The quality of appliances and fixtures is reflected in the brand names which include Siemens, Nolte, Blanco and Silestone.

On the first floor, there are three good-sized bedrooms for the use of family members and guests. The main bathroom and the one en-suites in the house are beautifully appointed, with high-quality finishes and superior fittings by Duravit and Hansgrohe. Also on this level is further living and entertaining space in the form of a generous living room and a superb roof terrace, again these are connected by bi-fold doors. While the first two floors are welcoming, inclusive spaces, the second floor is all about privacy and indulgence. The expansive master bedroom features a large bay window and is accompanied by a walk-in closet, exceptional en-suite bathroom and a screened roof terrace - the ideal spot for an intimate breakfast.

**Plots 73 & 74 (46 & 44 Knightly Avenue) are all Premium Specification. Please see Ninewells host brochure for full specification.**



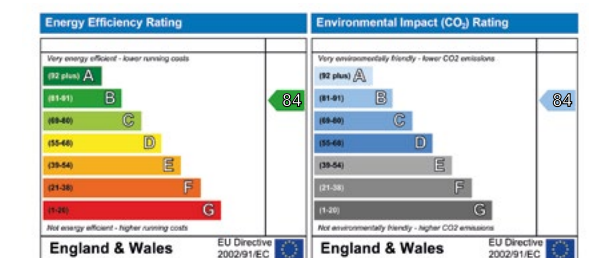
GOG MAGOG DOWNS

GROUND FLOOR	M	FT
Kitchen	4.60 x 5.00	15'1 x 16'4
Dining/Living Room	4.00 x 6.65	13'1 x 21'8
Utility	3.90 x 1.80	12'8 x 5'9
Garage	5.15 x 6.35	16'9 x 20'8
Courtyard	6.40 x 6.95	21'0 x 22'8

FIRST FLOOR	M	FT
Living Room	4.00 x 6.65	13'1 x 21'8
Bedroom 2	2.80 x 4.55	9'2 x 14'9
Bedroom 3	2.80 x 3.00	9'2 x 9'8
Bedroom 4	2.85 x 3.35	9'3 x 11'0
Roof Terrace	4.60 x 6.95	15'1 x 22'8

SECOND FLOOR	M	FT
Master Bedroom	6.65 x 3.10	21'8 x 10'2
Dressing Room	1.75 x 3.40	5'7 x 11'2
Roof Terrace	5.15 x 4.60	16'9 x 15'1

Predictive Energy Assessment for The Fordham, Plots 73 & 74 (46 & 44 Knightly Avenue) as an average across all houses.



Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

B = Boiler W = Wardrobe Cyl = Hot Water Cylinder Skylight  
 --- = 3.6m Ceiling Line ST = Storage