



STYLISH CITY HOMES  
SET AGAINST A  
BEAUTIFUL NATURAL  
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● Plots 58, 59, 60, 61, 62, 63, 68, 69, 70, 71, 72 (58, 60, 62, 64, 66, 68, 56, 54, 52, 50, 48 Knightly Avenue)



Computer-generated image of The Houghton

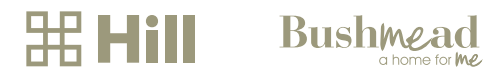
# NINEWELLS

CAMBRIDGE

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CAMBRIDGE



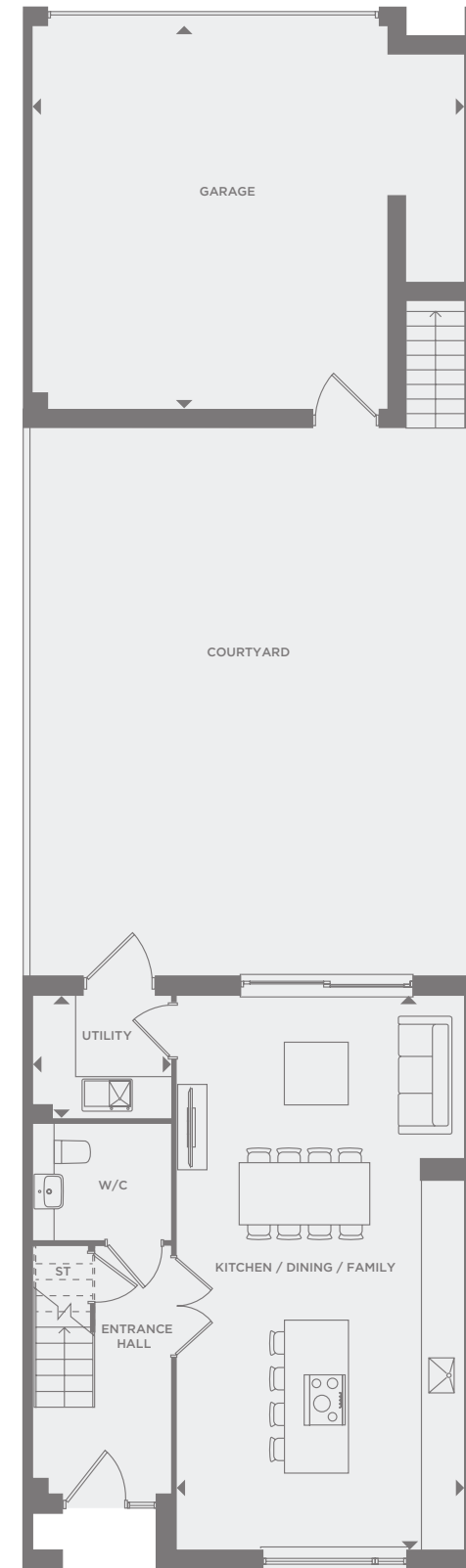
Development of the Year

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print but may be 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 HOUGHTON  
PLOTS 58, 59, 60, 61, 62, 63, 68, 69, 70, 71, 72  
(58, 60, 62, 64, 66, 68, 56, 54, 52, 50, 48 KNIGHTLY AVENUE)



**GROUND FLOOR**

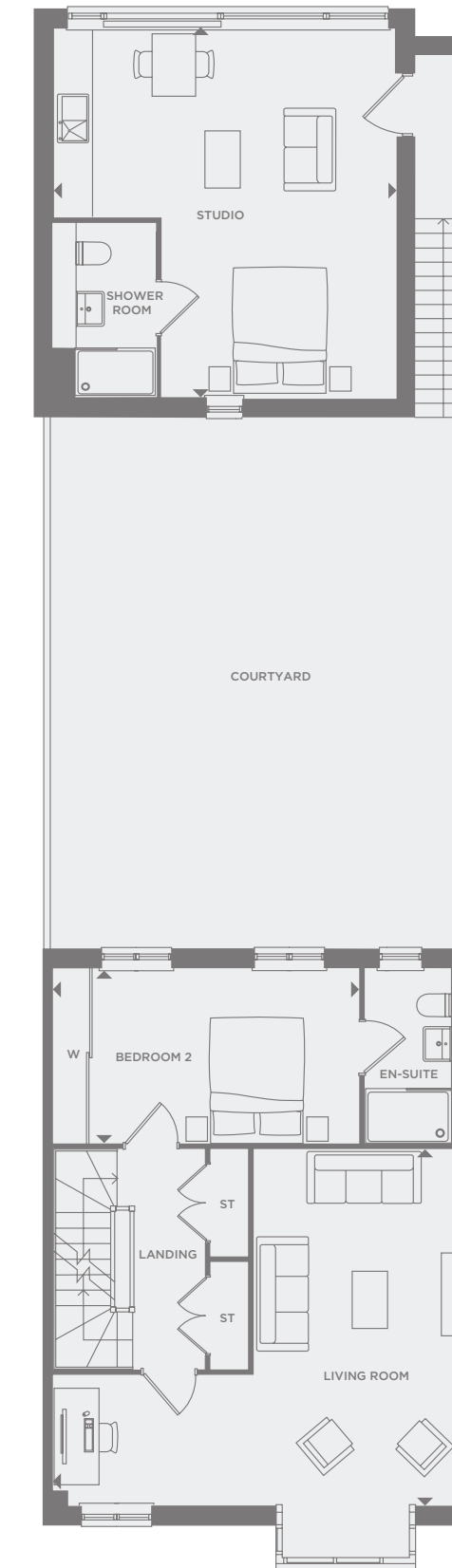


Ninewells is a prestigious collection of stunning new homes, close to the city and set in a beautifully landscaped environment, inspired by the surrounding Cambridgeshire countryside. These unique and beautiful homes comprise two parts, separated by a private courtyard garden.

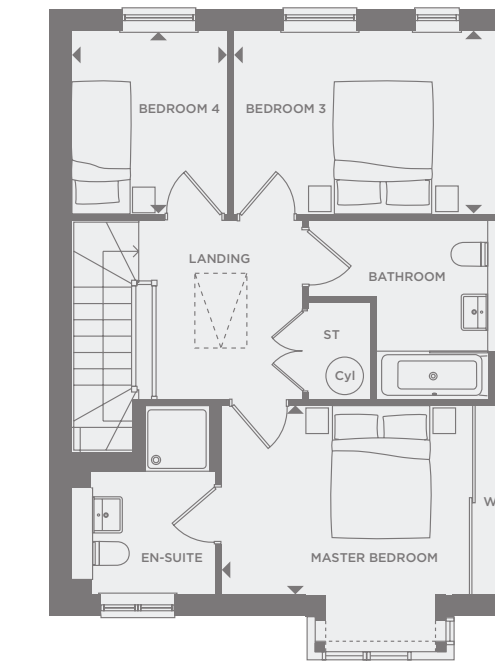
The main three-storey house sits at the front of the property and features bright and generous interior spaces. The entire length of the ground floor is dedicated to a wonderfully spacious kitchen/ dining/ family living space. Go up a floor, and you'll find a further large family room and an en-suite bedroom. On the top floor is the master bedroom with its stunning en-suite plus a further two bedrooms and the spacious family bathroom.

But let's not forget the additional studio at the rear of the property. This flexible first floor room could play a number of roles, including a home office, kids' den or quiet creative environment.

**FIRST FLOOR**



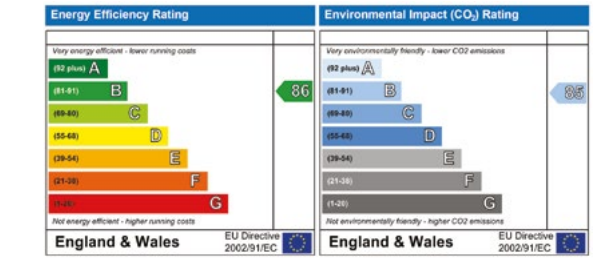
**SECOND FLOOR**



Plots 58, 59, 60, 61, 62, 63, 68, 69, 70, 71, 72 (58, 60, 62, 64, 66, 68, 56, 54, 52, 50, 48 Knightly Avenue) are all Premium Specification. Please see Ninewells host brochure for full specification.



Predictive Energy Assessment for The Houghton plots 58, 59, 60, 61, 62, 63, 68, 69, 70, 71, 72 (58, 60, 62, 64, 66, 68, 56, 54, 52, 50, 48 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.

GROUND	M		FT	
Kitchen/Dining/Family	8.65	x	4.45	28'4 x 14'6
Utility Room	2.10	x	1.90	6'9 x 6'2
Garage	6.75	x	6.00	22'1 x 19'7

FIRST	M		FT	
Living Room	6.75	x	5.75	22'1 x 18'9
Bedroom 2	4.90	x	2.80	16'1 x 9'2
Studio	5.95	x	5.50	19'5 x 18'0

SECOND FLOOR	M		FT	
Master Bedroom	4.40	x	3.05	14'4 x 10'0
Bedroom 3	4.20	x	2.80	13'8 x 9'2
Bedroom 4	2.80	x	2.30	9'2 x 7'5

B = Boiler W = Wardrobe Cyl = Hot Water Cylinder SK = Skylight  
 ST = Storage