



# All Angels Park Highfields Caldecote

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# All Angels Park Highfields Caldecote

A superb collection of 2, 3, 4 and 5 bedroom homes in Highfields Caldecote.

Just 6 miles west of Cambridge, All Angels Park is a fabulous new development, conveniently situated within the thriving village of Highfields Caldecote and close to open countryside. The village enjoys a host of local amenities and facilities, including a parish church, village hall, recreation ground, primary school and playgroup, while 3 miles west; Cambourne provides further amenities, including a fitness centre, shops and schools. The magnificent university city of Cambridge offers a wonderful riverside setting for its historic architecture, plus superb retail, entertainment and leisure facilities.

With picturesque villages set in gently undulating hills to the south and the man-made landscape of the fens to the north, this area offers many opportunities for great days out. Whether it's walking through ancient woodland, open country or by a river, visiting nature reserves or heritage attractions, there's something for everyone. All Angels Park also enjoys great connections, with regular bus services nearby and easy access to the A428, A14 and M11. Cambridge station is 8 miles away, from where trains to London Kings Cross take 48 minutes.

**All Angels Park**

Cambridgeshire CB23 7NX | 01954 574199

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Potential Future Development

# Development layout



Potential Future  
Development



## 4 bedroom home

- The Mylne
- The Kempthorne
- The Aslin
- The Pembroke

## 3 bedroom home





- The Eveleigh
- The Elmslie
- The Becket

## 2 bedroom home

- The Cartwright

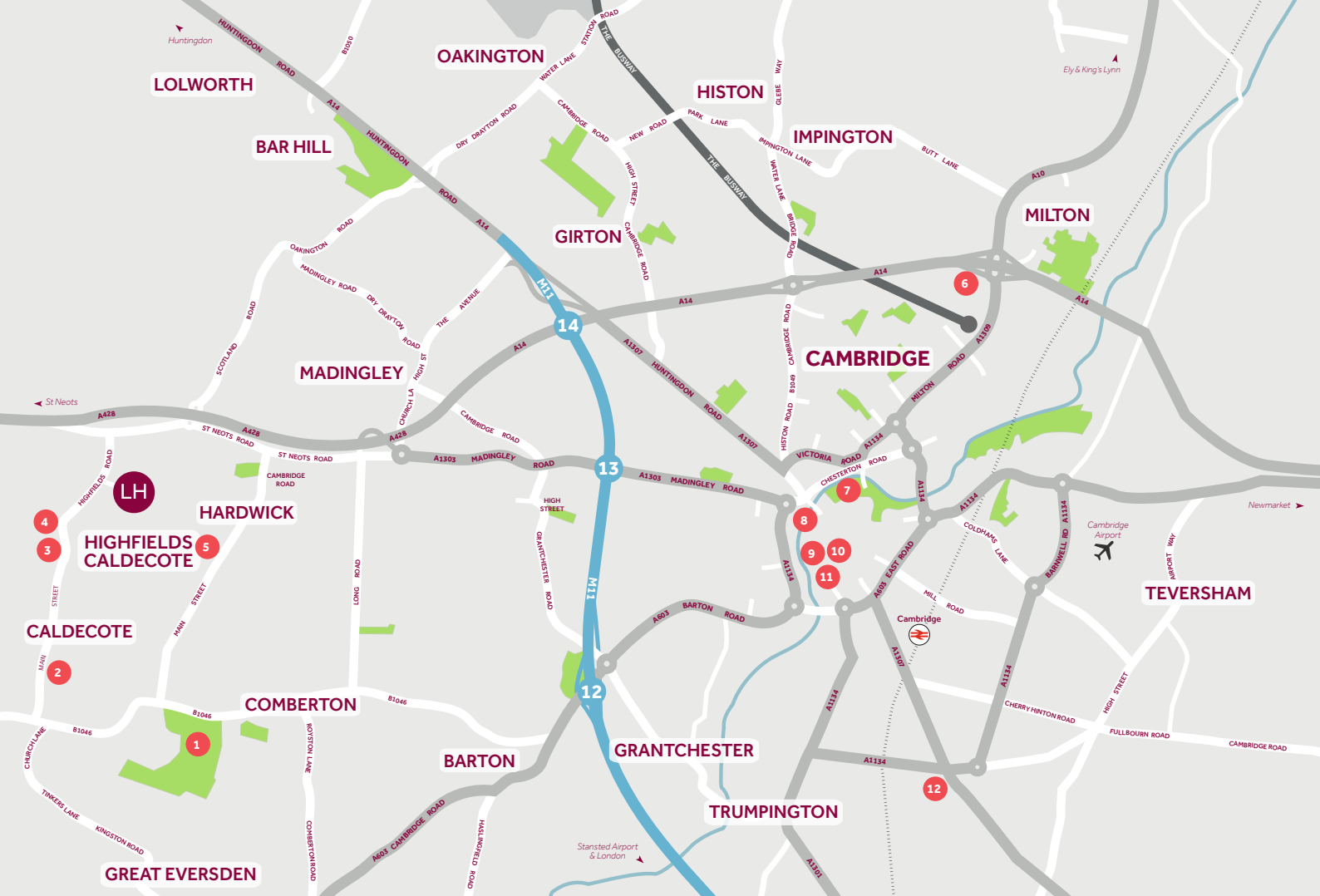
## Affordable Housing \*

- 1 & 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes

	Bin/Cycle Store		LEAP		Local Equipped Area of Play
	Gas Governor				

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.





## Around the local neighbourhood

- |   |                                   |   |                              |    |                         |
|---|-----------------------------------|---|------------------------------|----|-------------------------|
| 1 | Cambridge Meridian Golf Club      | 5 | The Blue Lion Pub/Restaurant | 9  | University of Cambridge |
| 2 | Church of St Michael & All Angels | 6 | Cambridge Science Park       | 10 | Cambridge Corn Exchange |
| 3 | Caldecote Village Hall            | 7 | Jesus Green                  | 11 | The Fitzwilliam Museum  |
| 4 | Caldecote Primary School          | 8 | Bridge of Sighs              | 12 | Addenbrooke's Hospital  |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
November 2020.

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# Specification

We give you so much more

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# Specification

## We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom homes  
3 bedroom homes  
4 bedroom homes  
5 bedroom homes

### Kitchens

Symphony fitted kitchen with standard range worktops, upstands and stainless steel splashback behind hob	■	■	■	■
Stainless steel single bowl sink with drainer and single lever mixer tap	■	■		
Stainless steel bowl and half sink with drainer and single lever mixer tap			■	■
Single stainless steel under worktop oven, gas stainless steel hob and recirculating integrated cooker hood	■	■		
Double stainless steel under worktop oven, gas stainless steel hob and recirculating chimney style cooker hood			■	■
Integrated 70/30 fridge/freezer (detached 4 & 5 bedroom houses only)			■	■

### Bathrooms, cloakrooms & ensuites

White sanitaryware by Ideal Standard with contemporary chrome fittings	■	■	■	■
Close-coupled WC with soft close seat	■	■	■	■
Bath with bath/shower mixer and hand-held showerhead		■	■	■
Thermostatic shower with silver framed clear glass enclosure to ensuite (refer to Sales Consultant for enclosure size)		■	■	■
Splashback tiling to basins	■	■	■	■
450mm height tiling to walls around bath	■	■	■	■
Full height tiling to shower enclosure	■	■	■	■
Thermostatic shower over bath with shower screen, full height tiling over bath to main bathroom where there is no ensuite	■			

### Electrical & lighting

GTC point to service cupboard (master) and living room	■	■		
GTC point to service cupboard (master), living room and family room			■	■
Quadplex TV point to living room (refer to Sales Consultant for other TV point locations)	■	■	■	■
Spotlight track to kitchen, low energy pendant or batten holder lighting elsewhere	■	■	■	■
Hard-wired smoke alarm and battery operated carbon monoxide detector	■	■	■	■
External light to front door area	■	■	■	■
Power and lighting to garages (where within the curtilage of the property)		■	■	■

### Heating

Gas fired boiler, zone controlled, combined programmer and thermostats, separate temperature control in each heating zone	■	■	■	■
Round top radiators with Myson Petite thermostatic radiator valves	■	■	■	■

### Internal finishes

4 panel 'ladder style' grained internal doors with polished chrome/satin nickel lever on rose door handles	■	■	■	■
Dulux white matt emulsion walls and white matt emulsion ceilings	■	■	■	■
Dulux white gloss woodwork	■	■	■	■
White painted timber staircase with white painted handrail	■	■	■	■

### External features

GRP main entrance door with 3 point locking system (refer to Sales Consultant for door style and colour)	■	■	■	■
PVCu windows with energy efficient glazing	■	■	■	■
PVCu French and patio doors with energy efficient glazing (where applicable)	■	■	■	■
Buff riven paving, paths and patios	■	■	■	■
Rotavated front and rear gardens and turfed front gardens	■	■	■	■
Outside tap	■	■	■	■

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask your Sales Consultant for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. July 2021.

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# The Cartwright 2 bedroom home

Homes 22, 23, 24 & 25

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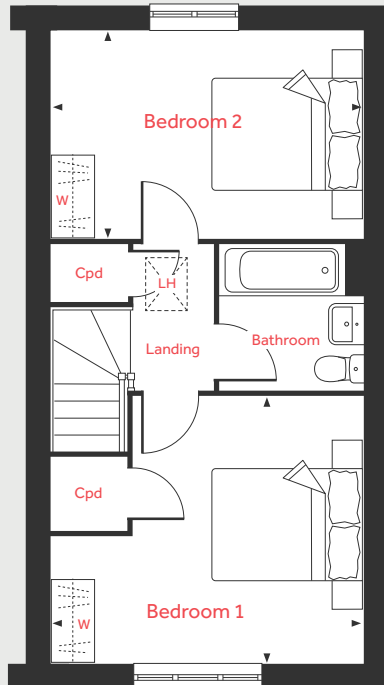


# The Cartwright

2 bedroom home

Homes 22, 23, 24 & 25

First Floor



## Ground Floor

### Living Room

4.19m x 3.60m 13'9" x 11'9"

### Kitchen/Dining Area

4.84m x 2.12m 15'10" x 6'11"

## First Floor

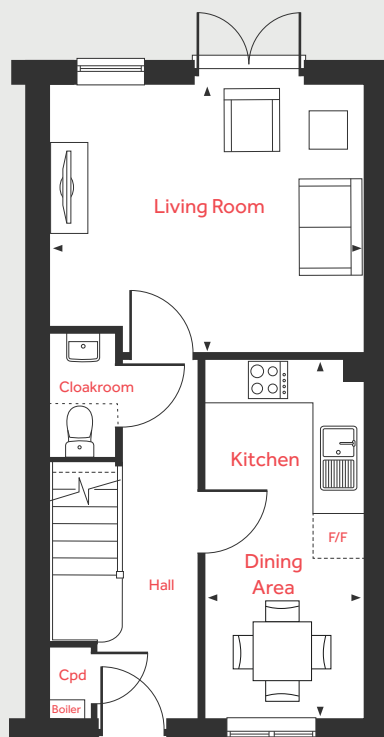
### Bedroom 1

4.19m x 3.58m 13'9" x 11'9"

### Bedroom 2

4.19m x 2.80m 13'9" x 9'2"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points
W	Space for wardrobe		

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# The Eveleigh 3 bedroom home

Homes 26, 27, 34, 35, 36, 56, 57 & 59

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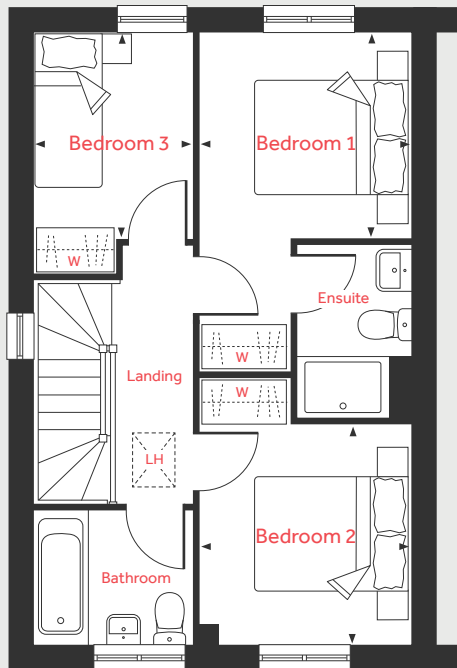


# The Eveleigh

3 bedroom home

Homes 26, 27, 34, 35, 36, 56, 57 & 59

First Floor



## Ground Floor

### Living Room

4.98m x 3.20m 16'4" x 10'6"

### Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

## First Floor

### Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

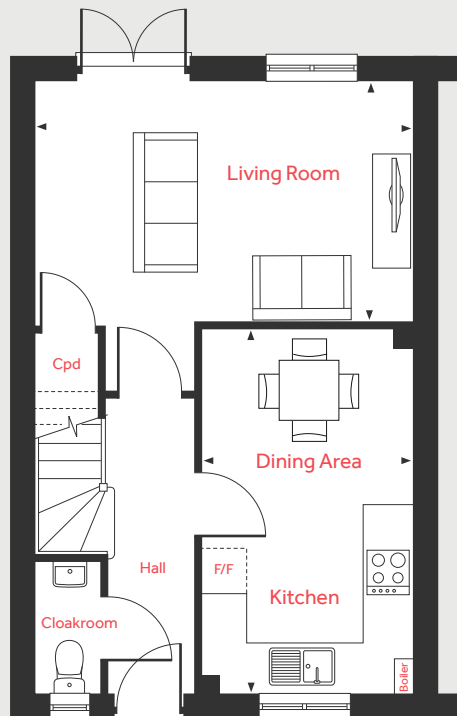
### Bedroom 2

2.90m x 2.78m 9'6" x 9'1"

### Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points
W	Space for wardrobe		

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# The Elmslie 3 bedroom home

Homes 3 & 4

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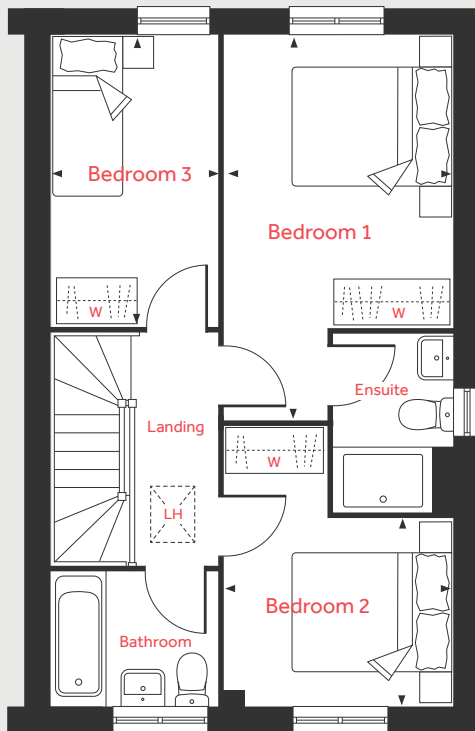
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# The Elmslie

3 bedroom home

Homes 3 & 4

## First Floor



## Ground Floor

### Living Room

5.09m x 3.65m 16'8" x 12'0"

### Kitchen/Dining Area

4.78m x 2.91m 15'8" x 9'6"

## First Floor

### Bedroom 1

3.67m x 2.87m 12'0" x 9'5"

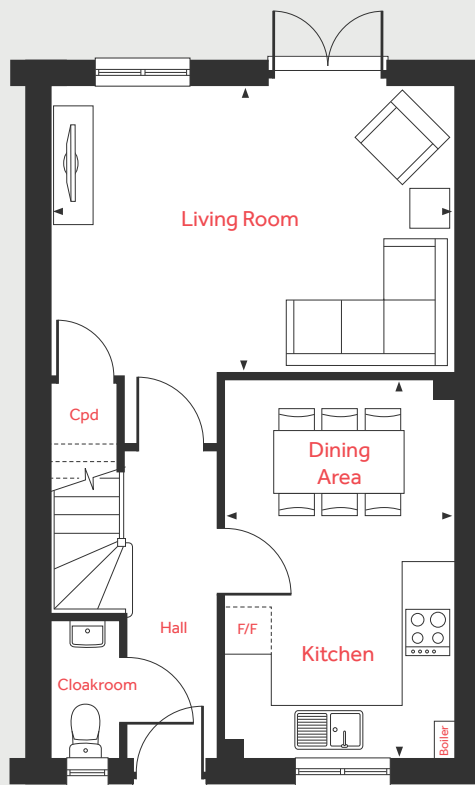
### Bedroom 2

2.87m x 2.40m 9'5" x 7'10"

### Bedroom 3

3.65m x 2.15m 12'0" x 7'0"

## Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points
W	Space for wardrobe		

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# The Becket 3 bedroom home

Homes 28, 55 & 58\*

\*Please note: There is a decorative variation to home 58.

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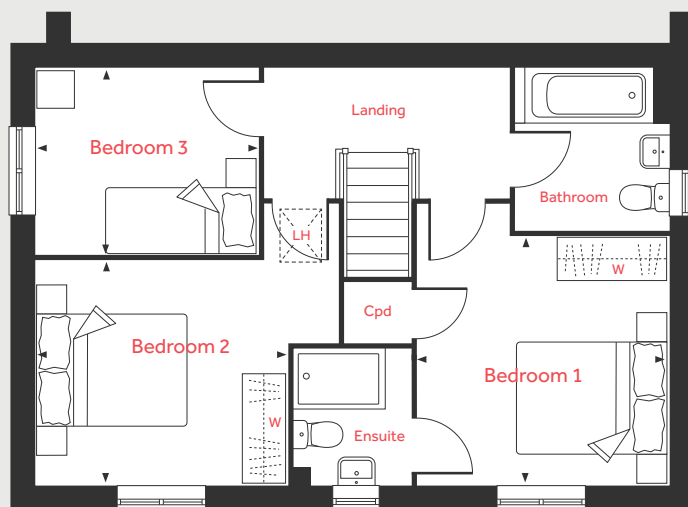
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# The Becket

3 bedroom home

Homes 28, 55 & 58

## First Floor



## Ground Floor

### Living Room

5.59m x 3.33m 18'4" x 10'11"

### Kitchen/Dining Area

5.59m x 2.93m 18'4" x 9'7"

## First Floor

### Bedroom 1

3.40m x 3.36m 11'2" x 11'0"

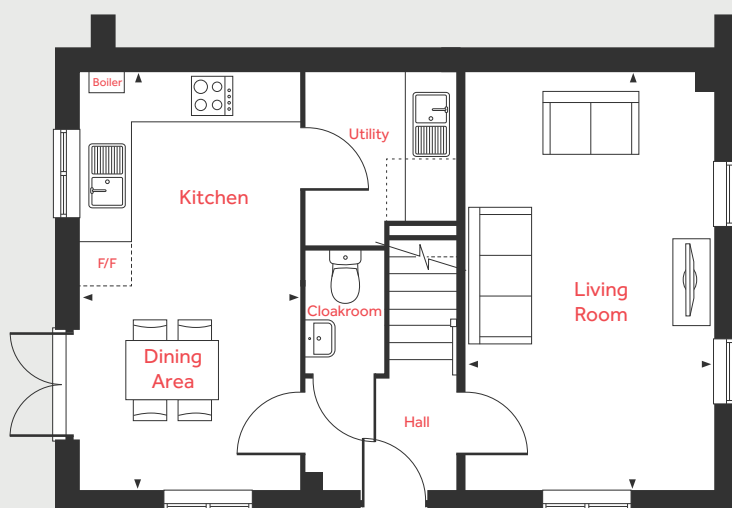
### Bedroom 2

3.38m x 3.00m 11'1" x 9'10"

### Bedroom 3

2.99m x 2.51m 9'10" x 8'2"

## Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points
W	Space for wardrobe		

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# The Mylne 4 bedroom home

Homes 1, 31, 32, 33, 41\*, 42\*, 43\* & 44

\*Please note: There is a decorative variation to homes 41, 42 & 43.

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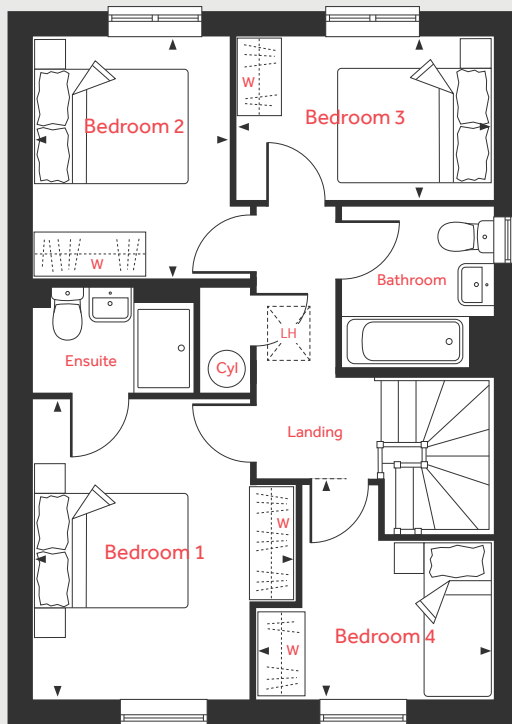


# The Mylne

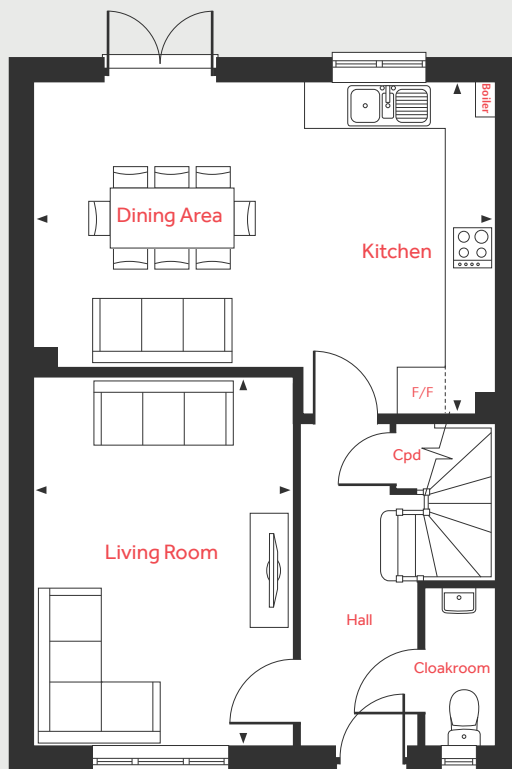
4 bedroom home

Homes 1, 31, 32, 33, 41, 42, 43 & 44

First Floor



Ground Floor



## Ground Floor

### Living Room

4.83m x 3.39m 15'10" x 11'1"

### Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

## First Floor

### Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

### Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

### Bedroom 3

3.39m x 2.21m 11'1" x 7'3"

### Bedroom 4

3.10m x 2.82m 10'2" x 9'3"

LH	Loft hatch	W	Space for wardrobe
Cyl	Hot water cylinder	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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# The Kempthorne 4 bedroom home

Homes 21 & 37

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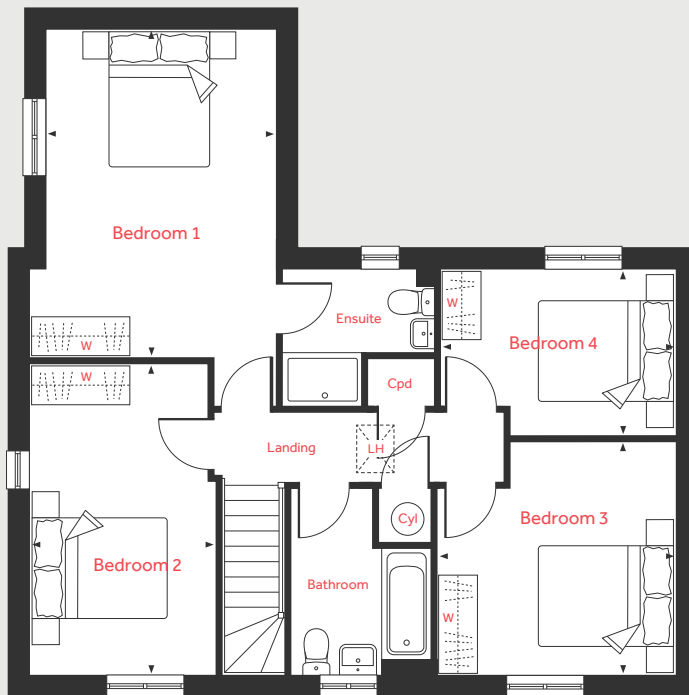
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# The Kempthorne

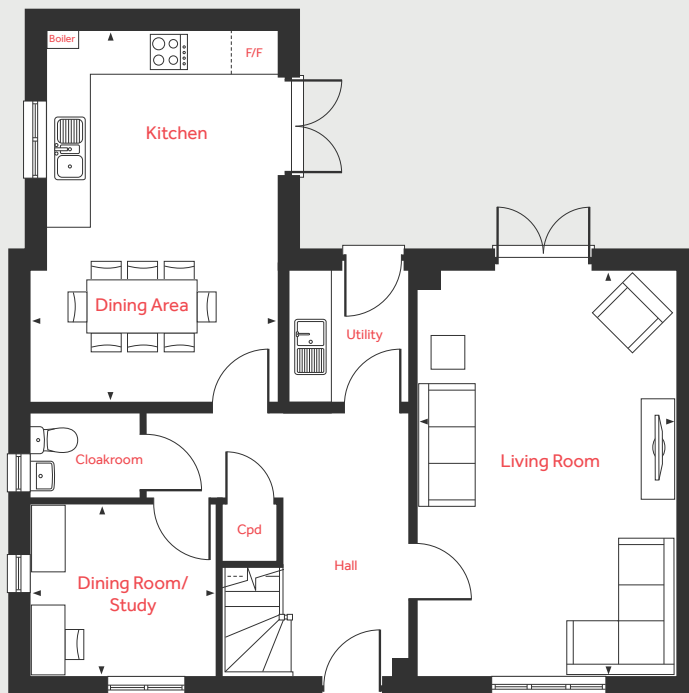
4 bedroom home

Homes 21 & 37

## First Floor



## Ground Floor



### Ground Floor

#### Living Room

6.04m x 3.85m 19'9" x 12'7"

#### Kitchen/Dining Area

5.57m x 3.67m 18'3" x 12'0"

#### Dining Room/Study

2.78m x 2.57m 9'1" x 8'5"

### First Floor

#### Bedroom 1

4.87m x 3.45m 15'11" x 11'3"

#### Bedroom 2

4.69m x 2.78m 15'4" x 9'1"

#### Bedroom 3

3.52m x 3.48m 11'6" x 11'5"

#### Bedroom 4

3.50m x 2.48m 11'6" x 8'1"

LH	Loft hatch	W	Space for wardrobe
Cyl	Hot water cylinder	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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# The Aslin 4 bedroom home

Homes 6, 7, 29 & 30

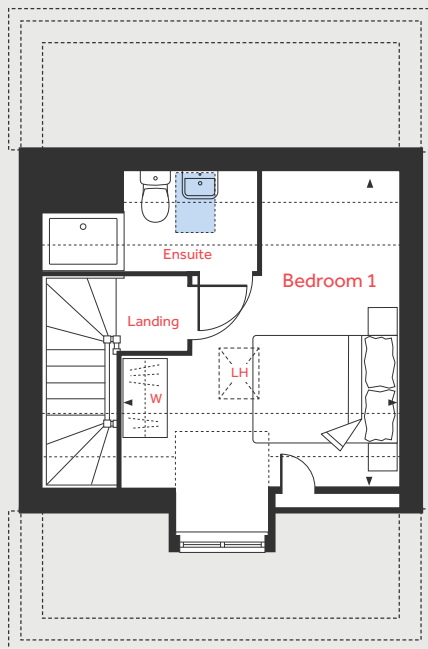
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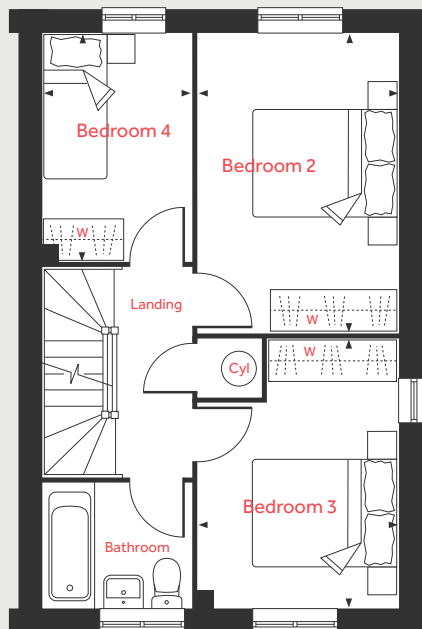
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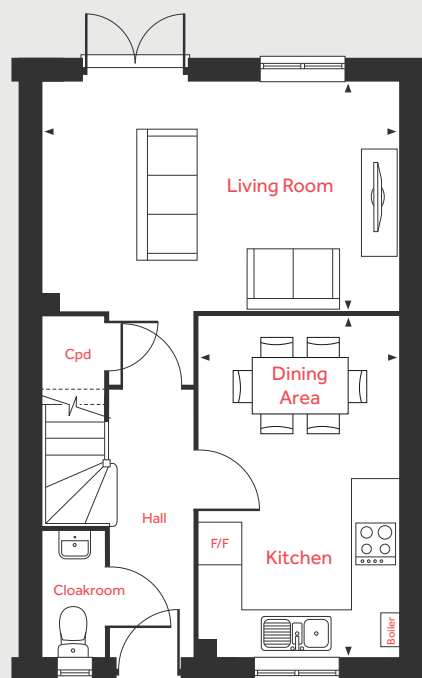
## Second Floor



## First Floor



## Ground Floor



# The Aslin

4 bedroom home

Homes 6, 7, 29 & 30

### Ground Floor

Living Room

4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

### First Floor

Bedroom 2

4.21m x 2.80m 13'9" x 9'2"

Bedroom 3

3.78m x 2.80m 12'4" x 9'2"

Bedroom 4

3.20m x 2.10m 10'6" x 6'10"

### Second Floor

Bedroom 1

4.42m x 3.89m 14'6" x 12'9"

LH	Loft hatch	W	Space for wardrobe
Cyl	Hot water cylinder	Velux window	
Cpd	Cupboard	Measuring points	
F/F	Integrated fridge freezer	Reduced ceiling height	

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# The Pembroke 4 bedroom home

Homes 2, 5, 19, 20 & 40

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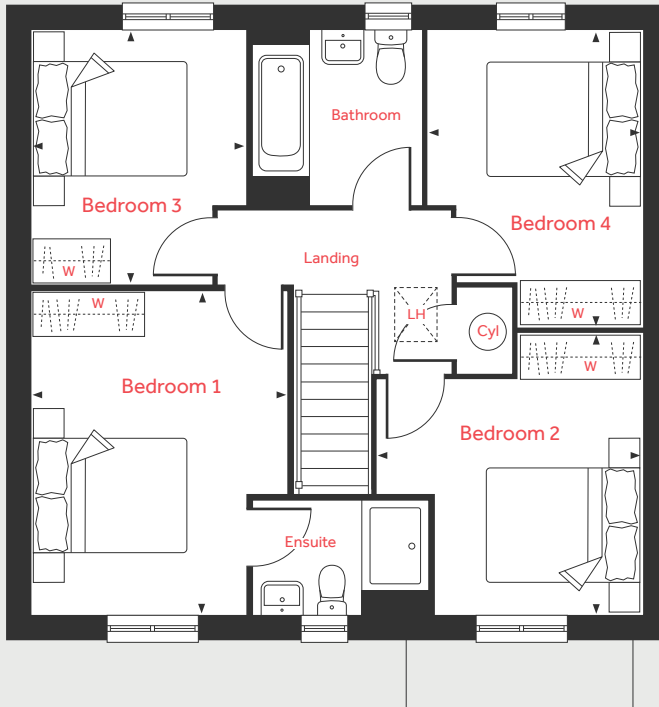


# The Pembroke

4 bedroom home

Homes 2, 5, 19, 20 & 40

## First Floor



## Ground Floor

### Living Room

4.83m x 3.50m 15'10" x 11'5"

### Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

### Study

2.41m x 2.37m 7'11" x 7'9"

## First Floor

### Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

### Bedroom 2

3.72m x 3.50m 12'2" x 11'5"

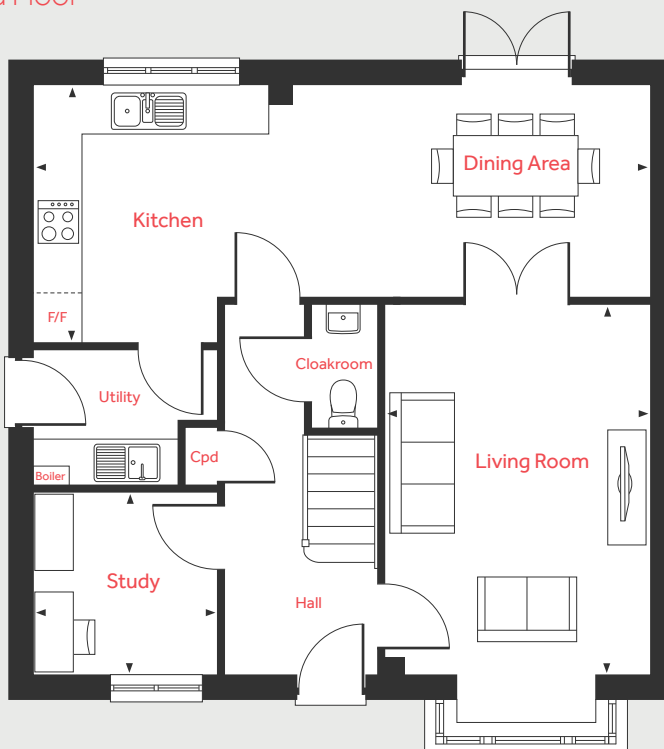
### Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

### Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

## Ground Floor



LH	Loft hatch	W	Space for wardrobe
Cyl	Hot water cylinder	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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