



HOPKINS  
HOMES

# ALCONBURY WEALD

Cambridgeshire



Traditionally designed 1, 2, 3 & 4 bedroom homes



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HOMES

WELCOME TO  
ALCONBURY WEALD  
*by Hopkins Homes*



Computer generated image of properties at Alconbury Weald. Indicative only. External finishes likely to vary.



Property photographs depict previous Hopkins Homes developments.

Alconbury Weald presents an exciting new collection of one to four bedroom homes in a unique new Cambridgeshire community.

A warm welcome awaits at Alconbury Weald, an extravagant collection of new homes nestled in an exciting new neighbourhood, offering a range of facilities, amenities and beautiful wide-open spaces.

Our reputation for quality goes hand in hand with our commitment to providing choice, offering homes in various styles and sizes that tick all the boxes for today's buyer. Setting a new standard for growing families, busy professionals and downsizers alike, our homes go beyond the expectations of a new home.

*James Hopkins*

Executive Chairman and founder of Hopkins Homes



## A tradition of excellence

Reflecting our values of exceptional design and quality, Hopkins Homes have created a collection of homes that will truly stand the test of time, showcasing our distinct attention to detail and space throughout.



Demonstrating our passion for craft and character, Alconbury Weald embodies a rare combination of traditional building techniques, state-of-the-art technologies and unrivalled design. The result? A collection of contemporary living spaces that guarantee both comfort and flexibility, qualities that are matched only by its enviable location.

These modern interiors are complemented by traditional exterior façades which are pleasing to the eye and heighten the overall curb appeal. This level of care extends away from the home as well, with attention paid to the immediate surroundings and overall street scene. From the new road network boosting residents' access to the carefully planted trees and landscaped green spaces that promote health and wellbeing, it all works hand in hand to create an authentic new neighbourhood that you'll be proud to call yours.

*“Hopkins Homes’ ability to create award-winning homes is due in no small part to the highly talented and experienced team.”*

East Anglian Daily Times

*“With a Hopkins home, you can be sure that each home has been designed and built to last.”*

UK Construction Magazine

## Our portfolio of success



*“Skilled craftsmanship was used to restore the period heritage of the original building.”*

Hot Property



*“Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them.”*

Eastern Daily Press





## A vibrant new community

Considered a highly sought-after location, Alconbury Weald represents a lifestyle that extends beyond the home, offering an outstanding new community that provides a balanced and inspiring environment in which to live, work, learn and relax.

Whether it's to connect with nature, just relax with a book on a park bench or enjoy a family picnic, the woodlands, community park, open spaces, extensive cycle trails and modern equipped play areas provide the ideal backdrop to daily life. This new destination already benefits from The Club, a venue providing a range of facilities including a gym and café and space for neighbourhood events. The leisure spaces will be further enhanced by a brand-new cricket ground and pavilion being located just opposite this stylish collection of homes.

Growing families are well catered for with the first primary school, Ermine Street Church Academy, already welcoming pupils with older children currently served by the nearby Sawtry Village Academy. A new village shop provides day-to-day needs and a further two primary schools and a secondary school are planned for Alconbury Weald.

As you might expect, Alconbury Weald boasts excellent travel links, providing direct access to the A14 and A1 which in turn feeds into the national road network and the rail line at

nearby Huntingdon offering easy access into Cambridge (via Peterborough), Ely and London King's Cross.

About 15 minutes-drive is the traditional market town of Huntingdon which offers a wealth of shopping facilities. It's pedestrianised precincts and historic high street are lined with well-known retailers and charming independent boutiques across fashion, technology and health and beauty. Large supermarkets and a time-honoured market in the Square, which is held twice a week, cater for all of your grocery needs.

The Tower Fields Leisure Park includes a Cineworld multiplex cinema and a variety of popular restaurant chains are available within the new Chequers Court shopping plaza.

The historic city of Cambridge is less than 30 miles away, world famous for its University and colleges, Cambridge offers an unrivalled diversity of leisure, dining, sport and shopping facilities for all ages and tastes whilst the innovative Cambridge Science Park is home to some of the world's leading businesses.

The exciting new community at Alconbury Weald has been carefully designed and created to provide the perfect environment for you and your family.

# Award-winning Hopkins Homes

Our commitment to excellent design, style and quality is regularly recognised both nationally and locally.

## 2019

- What House? Gold Award  
Best Regeneration Scheme  
St George's Park, Needham Market
- NHBC Seal of Excellence Award  
Kingley Grove, Melbourn
- East Suffolk Council  
Quality of Place Award  
Prospects Place, Framlingham
- NHBC Pride in the Job Award  
St George's Park, Needham Market  
Kingley Grove, Melbourn

- BUILD Design Awards  
New Home Builder of the Year -  
East Anglia
- Sunday Times  
Grant Thornton Top Track 250
- BUILD Excellence Awards  
Building New Homes - East Anglia
- London Stock Exchange Group  
1000 companies to  
Inspire Britain

## 2018

- Sunday Times  
Grant Thornton Top Track 250
- London Stock Exchange Group  
1000 companies to  
Inspire Britain

## 2017

- What House? Gold Award  
Best Medium Housebuilder
- What House? Silver Award  
Best Regeneration  
Prospect Place, Framlingham
- Broadland Design Award,  
Certificate of Merit  
St George's Place, Sprowston

## 2016

- NHBC Seal of Excellence Award  
Oliver's Grove, Stanway
- NHBC Pride in the Job Award  
Grove Park, Barrow &  
Oliver's Grove, Stanway

## 2015

- Sunday Times British Homes Awards  
Best Development  
St Michael's Place & Bure Place,  
Aylsham
- Housebuilder Awards  
Best Refurbishment  
Bure Place, Aylsham
- What House? Awards Best  
Development  
St Michael's Place & Bure Place,  
Aylsham
- LABC Building Excellence Awards  
The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award  
Grove Park, Barrow

## 2014

- NHBC Seal of Excellence Award  
St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award  
St Andrew's Place, Kilverstone
- Building Excellence Awards  
Best New Housing Development  
Scholars' Quarter, Norwich, Finalist

## 2013

- NHBC Pride in the Job Award  
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award  
St Andrew's Place, Kilverstone

## 2012

- Housing Design Awards Completed  
Project Winner  
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award  
Scholars' Quarter, Norwich
- NHBC Pride in the Job Award  
The Martellos, Felixstowe
- NHBC Pride in the Job Award  
Miller's Tye, Soham

## 2011

- What House? Gold Award  
Best Brownfield Development  
Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award  
Bell's Grange, Bocking
- NHBC Pride in the Job Award  
Bell's Grange, Bocking
- NHBC Pride in the Job Award  
Fairfield Park, Costessey
- Norwich Society Design Award  
Scholars' Quarter, Norwich

## 2010

- NHBC Seal of Excellence Award  
Fairfield Park, Costessey
- NHBC Pride in the Job Award  
Fairfield Park, Costessey
- NHBC Pride in the Job Award  
Albany Place, Ipswich

## 2009

- What House? Bronze Award
- What House? Bronze Award  
Best Renovation
- NHBC Seal of Excellence Award





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# Specification.

## Kitchens

- Choice of kitchen cupboards and worktops \*
- Bosch oven, hob and cooker hood fitted as standard
- Range cooker, hood and stainless steel splashback as fitted standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall and floor tiles from our selected range \*\*

## Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps - plus white bath panel and matching seat
- Outside tap where possible

## Wall tiling

- Kitchen - between worktop and wall cupboards \*
- Bathroom - half height all round \*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable \*
- En-Suite with bath - full height to shower cubicle and half height all round
- Cloakroom - splashback to hand basin and tiled window sill where applicable \*

## Electrical

- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Data points to living room, study and all bedrooms

## Joinery

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with chrome-effect handles

## Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- Ceilings smooth throughout with coved cornicing where possible

\* All choices are subject to stage of construction. Cloakroom splashback tile from matching range to either kitchen, bathroom or en-suite. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Homes developments.

\*\* Not applicable when upgrading work surfaces with upstand.



- |  |   |  |   |   |  |
|--|---|--|---|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> <b>The Ashdon</b><br/>Plot 160</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> <b>The Oakley</b><br/>Plots 14, 88, 128(h) &amp; 154</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> <b>The Felstead</b><br/>Plots 15, 16, 17, 138(h), 155(h), 156(h), 157(h) &amp; 158(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #32CD32; border: 1px solid black; margin-right: 5px;"></span> <b>The Cambourne</b><br/>Plots 139 &amp; 141(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black; margin-right: 5px;"></span> <b>The Kirby</b><br/>Plots 144, 145(h), 149, 150(h), 151(h), 152(h) &amp; 153(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> <b>The Ingham</b><br/>Plots 101, 106(h), 113, 114, 115, 130(h), 136, 164(h), 167(h), 168, 176(h), 177, 187 &amp; 188</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> <b>The Bardwell</b><br/>Plots 58, 59, 60, 99(h), 100, 102, 105(h), 107(h), 108, 147, 148(h), 163, 165(h), 166(h), 169(h), 175, 178, 179 &amp; 181</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #696969; border: 1px solid black; margin-right: 5px;"></span> <b>The Mountnessing</b><br/>Plots 18, 49(h), 54, 64, 67(h), 72, 137, 142(h) &amp; 161</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; border: 1px solid black; margin-right: 5px;"></span> <b>The Ingrave</b><br/>Plots 103, 104(h), 162, 170 &amp; 174(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> <b>The Orsett</b><br/>Plots 18, 49(h), 54, 64, 67(h), 72 &amp; 77(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00CED1; border: 1px solid black; margin-right: 5px;"></span> <b>The Elmstead</b><br/>Plots 19, 20(h), 21, 50(h), 51, 52(h), 53, 65(h), 66, 73(h), 74, 75(h) &amp; 76</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> <b>The Hainford</b><br/>Plots 84, 85 &amp; 87(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008080; border: 1px solid black; margin-right: 5px;"></span> <b>The Lambourne</b><br/>Plot 86</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> <b>The Clifton</b><br/>Plots 125, 126(h), 171(h), 172(h), 173(h), 183(h), 184(h), 185 &amp; 186</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #483D8B; border: 1px solid black; margin-right: 5px;"></span> <b>The Lingwood</b><br/>Plots 132, 133 &amp; 134</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black; margin-right: 5px;"></span> <b>The Birch</b><br/>Plots 11, 12 &amp; 13</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> <b>The Inworth</b><br/>Plot 112</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; border: 1px solid black; margin-right: 5px;"></span> <b>The Ashley</b><br/>Plots 83 &amp; 140</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; border: 1px solid black; margin-right: 5px;"></span> <b>The Kettlestone</b><br/>Plots 68(h) &amp; 69</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> <b>The Dunton</b><br/>Plots 71, 81, 96(h), 111, 143(h), 146(h) &amp; 182(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> <b>The Fairfield</b><br/>Plots 78, 79, 80, 95, 97, 98, 109(h) &amp; 110(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #000080; border: 1px solid black; margin-right: 5px;"></span> <b>The Doddigton</b><br/>Plots 82, 131 &amp; 135(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> <b>The Marham</b><br/>Plots 124 &amp; 127(h)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808000; border: 1px solid black; margin-right: 5px;"></span> <b>The Buckworth</b><br/>Plots 55, 56(h) &amp; 180</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black; margin-right: 5px;"></span> <b>The Nazeing</b><br/>Plots 57, 61(h), 159 &amp; 189(h)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black; margin-right: 5px;"></span> <b>The Brampton Apartments</b><br/>Plots 1-10</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> <b>The Northwold Apartments</b><br/>Plots 22-31</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> <b>The Hartford Apartments</b><br/>Plots 32-37</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> <b>The Duxford Apartments</b><br/>Plots 89-94</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> <b>Affordable Housing</b></li> <li><b>S/S</b> Sub Station</li> <li><b>C/S</b> Cycle Store</li> <li><b>B/S</b> Bin Store</li> </ul> |
|--|---|--|---|---|--|



# The Ashdon

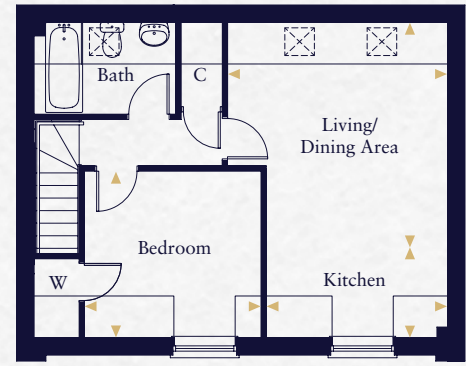
Plot 160



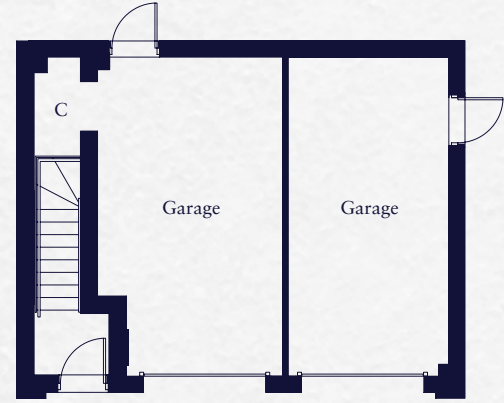
Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	3.425m x 2.400m	11'3" x 7'11"
Living/Dining Area	4.153m x 3.550m	13'8" x 11'8"
Bedroom	3.144m x 3.334m	10'4" x 10'11"

— Indicates reduced head height  
 ☒ Velux Window



First Floor



Ground Floor

# The Oakley

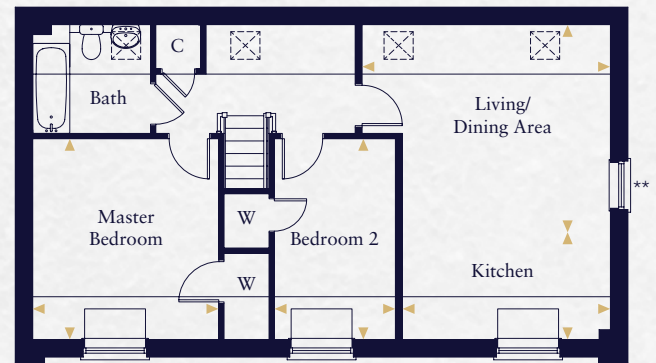
Plots 14, 88, 128(h) & 154



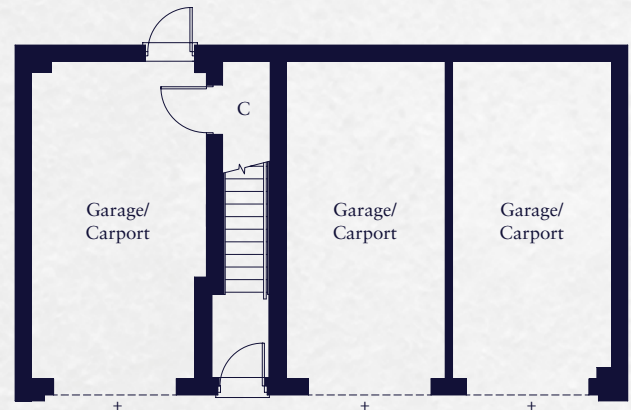
Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	3.931m x 2.025m	12'11" x 6'8"
Living/Dining Area	4.691m x 2.925m	15'5" x 9'7"
Master Bedroom	3.795m x 2.287m	12'5" x 7'6"
Bedroom 2	3.795m x 3.514m	12'5" x 11'6"

— Indicates reduced head height  
 ☒ Velux Window  
 \*\* Window to plots 14, 88, 128 & 154 only  
 † Garage doors to plots 14, 88, 128 & 154



First Floor



Ground Floor

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

# The Felstead

Plots 15, 16, 17, 138(h), 155(h), 156(h), 157(h) & 158(h)

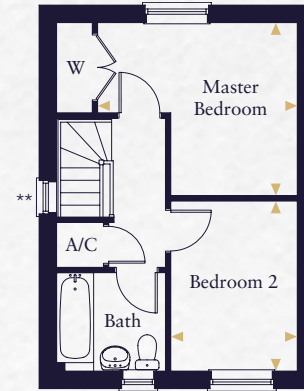


Computer generated image indicative only\*. External finishes and appearance likely to vary.

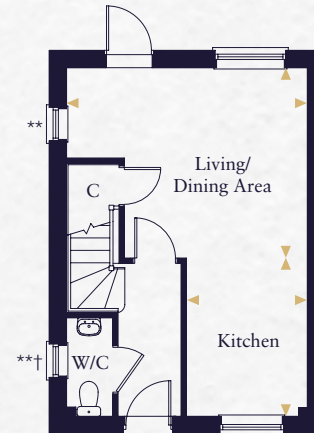
Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'5" x 10'9"
Bedroom 2	3.213m x 2.390m	10'7" x 7'10"

\*\* Windows to plots 15 & 138 only

† Window to plot 155 only



First Floor



Ground Floor

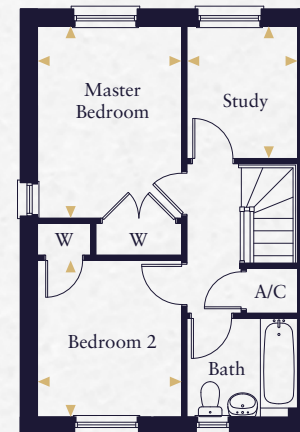
# The Cambourne

Plots 139 & 141(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	2.934m x 2.572m	9'8" x 8'5"
Living/Dining Area	4.899m x 4.440m	16'1" x 14'7"
Master Bedroom	3.625m x 2.726m	11'11" x 8'11"
Bedroom 2	2.960m x 2.726m	9'9" x 8'11"
Study	2.497m x 2.083m	8'2" x 6'10"



First Floor



Ground Floor

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# The Kirby

Plots 144, 145(h), 149, 150(h), 151(h), 152(h) & 153(h)



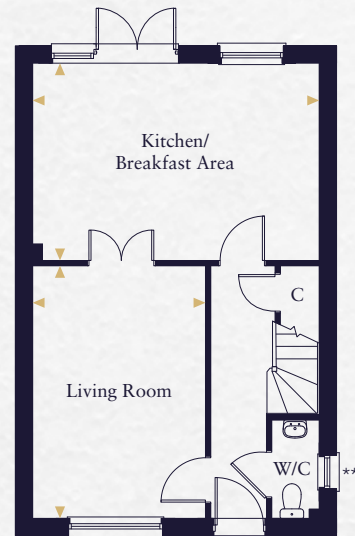
Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Breakfast Area	5.395m x 3.723m	17'8" x 12'3"
Living Room	4.783m x 3.255m	15'8" x 10'8"
Master Bedroom	4.101m x 3.141m	13'5" x 10'4"
Bedroom 2	2.905m x 3.141m	9'6" x 10'4"
Bedroom 3	3.724m x 2.160m	12'3" x 7'1"

\*\* No window to plots 152 & 153



First Floor



Ground Floor

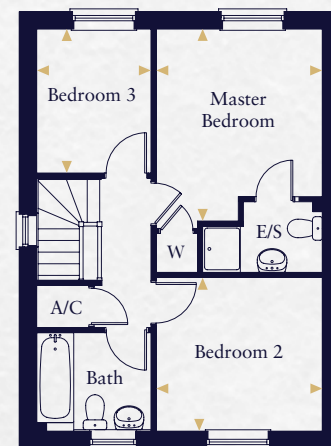
# The Ingham

Plots 101, 106(h), 113, 114, 115, 130(h), 136, 164(h), 167(h), 168, 176(h), 177, 187 & 188(h)

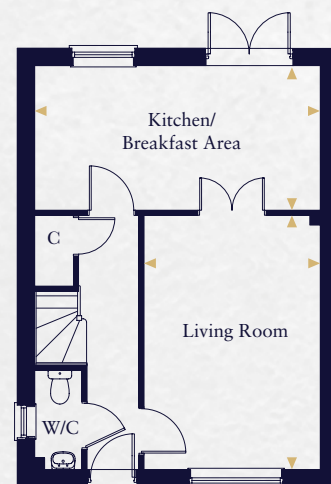


Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Breakfast Area	5.395m x 2.720m	17'8" x 8'11"
Living Room	4.782m x 3.331m	15'8" x 10'11"
Master Bedroom	3.628m x 3.141m	11'11" x 10'4"
Bedroom 2	3.141m x 2.905m	10'4" x 9'6"
Bedroom 3	2.721m x 2.160m	8'11" x 7'1"



First Floor

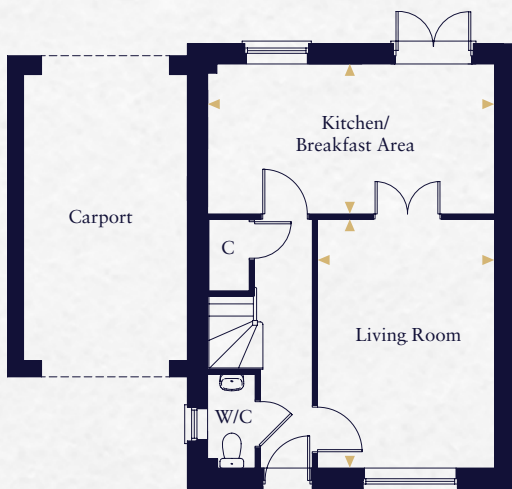


Ground Floor

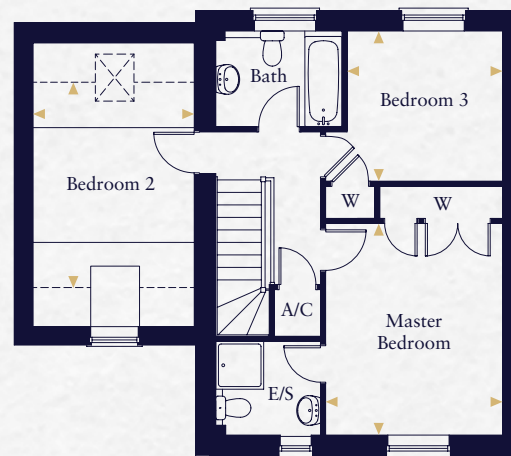
◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



Computer generated image indicative only\*. External finishes and appearance likely to vary.



Ground Floor



First Floor

# The Bardwell

Plots 58, 59, 60, 99(h), 100, 102, 105(h), 107(h), 108, 147, 148(h), 163, 165(h), 166(h), 169(h), 175, 178, 179 & 181

Kitchen/Breakfast Area	5.395m x 2.820m	17'8" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"

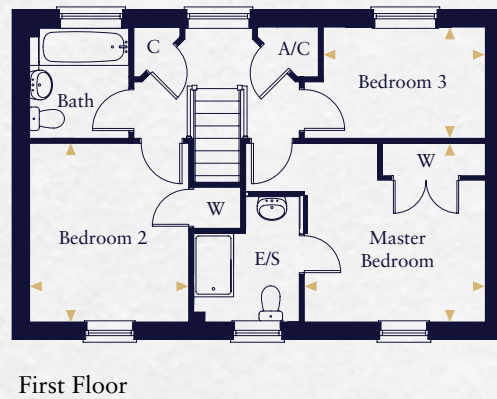
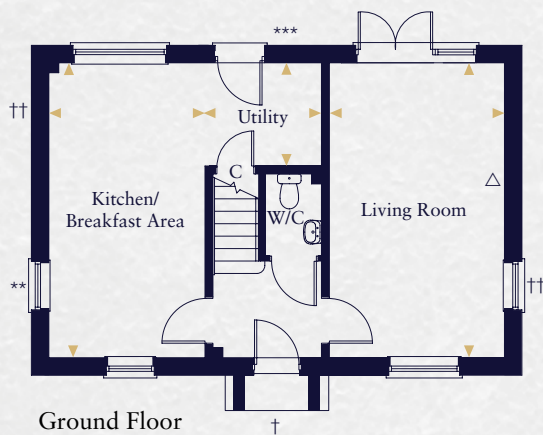
Master Bedroom	3.979m x 3.331m	13'1" x 10'11"
Bedroom 2	3.960m x 3.110m	12'11" x 10'2"
Bedroom 3	2.928m x 2.824m	9'7" x 9'3"

— Indicates reduced head height  
 --- Indicates reduced head height below 1.5m  
 ☒ Velux Window

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only\*. External finishes and appearance likely to vary.



# The Mountnessing

Plots 62, 63(h), 70, 129, 137, 142(h) & 161

Kitchen/Breakfast Area	5.573m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.573m x 3.310m	18'3" x 10'10"

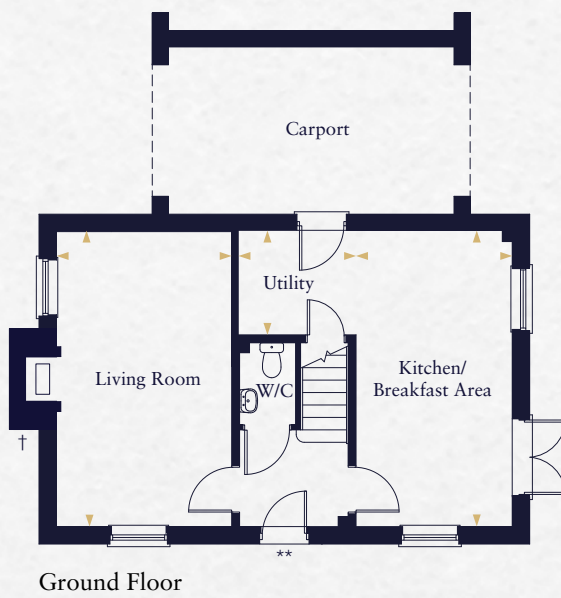
Master Bedroom	3.420m x 3.375m	11'3" x 11'11"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.061m x 2.103m	10'1" x 6'11"

\*\* French door to plots 129 & 137  
 \*\*\* Window/door variation to plots 62, 63, 142 & 161  
 † Porch to plots 62, 63 & 161  
 †† Window variations to plots 70, 129 & 137  
 △ Fireplace to plots 129 & 137

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only\*. External finishes and appearance likely to vary.



# The Ingrave

Plots 103, 104(h), 162(h), 170 & 174(h)

Kitchen/Breakfast Area	2.950m x 5.572m	9'8" x 18'3"
Living Room	3.310m x 5.572m	10'10" x 18'3"
Utility	2.200m x 1.950m	7'3" x 6'5"

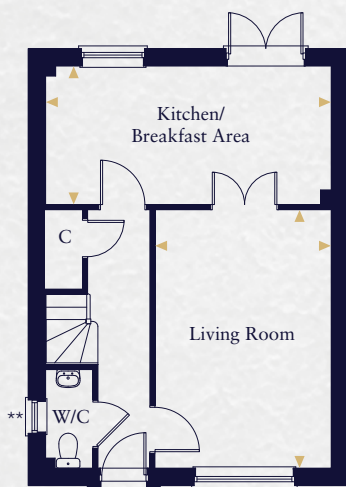
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.880m x 3.110m	12'8" x 10'2"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Study	3.060m x 2.103m	10'1" x 6'11"

— Indicates reduced head height  
 --- Indicates reduced head height below 1.5m  
 † Fireplace style differs on plots 103 & 104  
 \*\* Porch to plots 162, 170 & 174 only

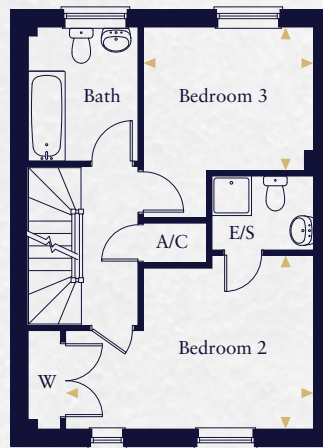
◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



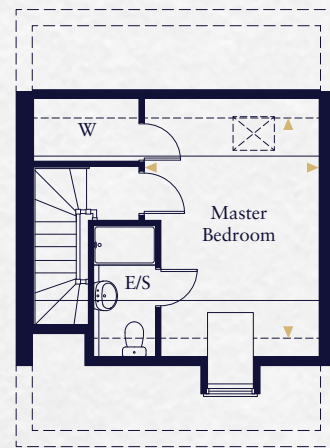
Computer generated image indicative only\*. External finishes and appearance likely to vary.



Ground Floor



First Floor



Second Floor

# The Clifton

Plots 125, 126(h), 171(h), 172(h), 173(h), 183(h), 184(h), 185 & 186

Kitchen/Breakfast Area	5.573m x 2.950m	18'3" x 9'8"	Master Bedroom	3.375m x 3.420m	11'1" x 11'3"
Living Room	5.573m x 3.310m	18'3" x 10'10"	Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
			Bedroom 3	3.061m x 2.103m	10'1" x 6'1"

— Indicates reduced head height  
 --- Indicates reduced head height below 1.5m  
 ☒ Velux Window  
 \*\* No window to plots 171, 172, 184 & 185

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only\*. External finishes and appearance likely to vary.



Ground Floor



First Floor

# The Dunton

Plots 71, 81, 96(h), 111, 143(h), 146(h) & 182(h)

Kitchen/Breakfast Area	6.940m x 4.015m	22'9" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.335m x 3.240m	10'11" x 10'8"

Master Bedroom	4.015m x 3.915m	13'2" x 12'10"
Bedroom 2	3.069m x 2.987m	10'1" x 9'9"
Bedroom 3	2.641m x 2.385m	8'8" x 7'10"
Bedroom 4	3.335m x 2.812m	10'11" x 9'2"

— Indicates reduced head height  
 --- Indicates reduced head height below 1.5m  
 \*\* Window to plots 81, 143 & 146 only

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision

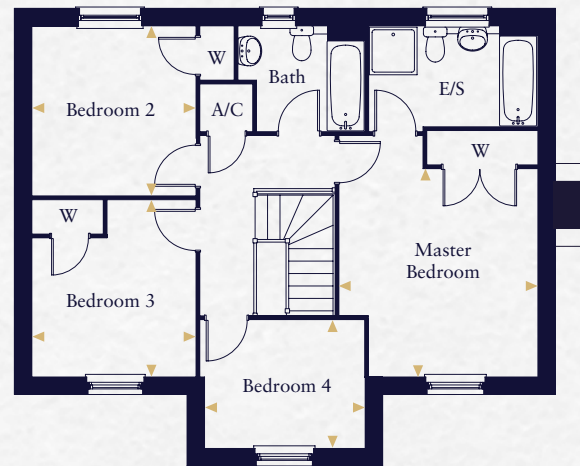




Computer generated image indicative only\*. External finishes and appearance likely to vary.



Ground Floor



First Floor

# The Fairfield

Plots 78, 79, 80, 95, 97, 98, 109(h) & 110(h)

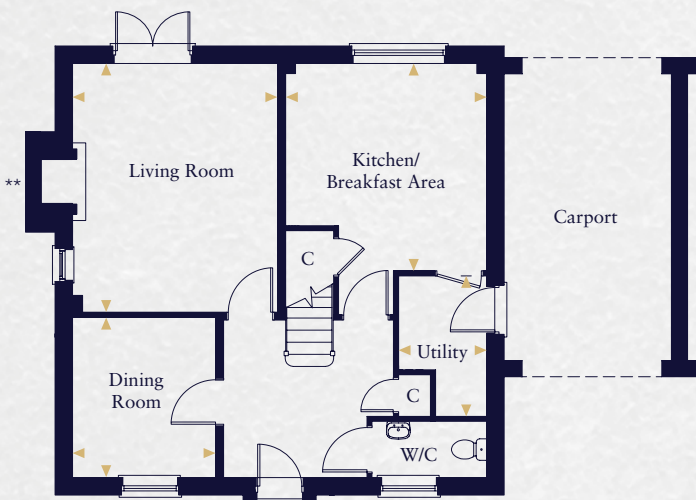
Kitchen	3.350m x 4.305m	11'0" x 14'2"
Dining Area	2.340m x 2.999m	7'8" x 9'10"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.113m x 2.180m	10'2" x 7'2"

Master Bedroom	3.897m x 3.720m	12'9" x 12'2"
Bedroom 2	3.175m x 3.063m	10'5" x 10'0"
Bedroom 3	3.310m x 3.063m	10'10" x 10'0"
Bedroom 4	3.085m x 2.395m	10'1" x 7'10"

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only\*. External finishes and appearance likely to vary.



Ground Floor



First Floor

# The Buckworth

Plots 55, 56(h) & 180

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Living Room	4.698m x 3.873m	15'4" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Utility	2.654m x 1.667m	8'8" x 5'6"

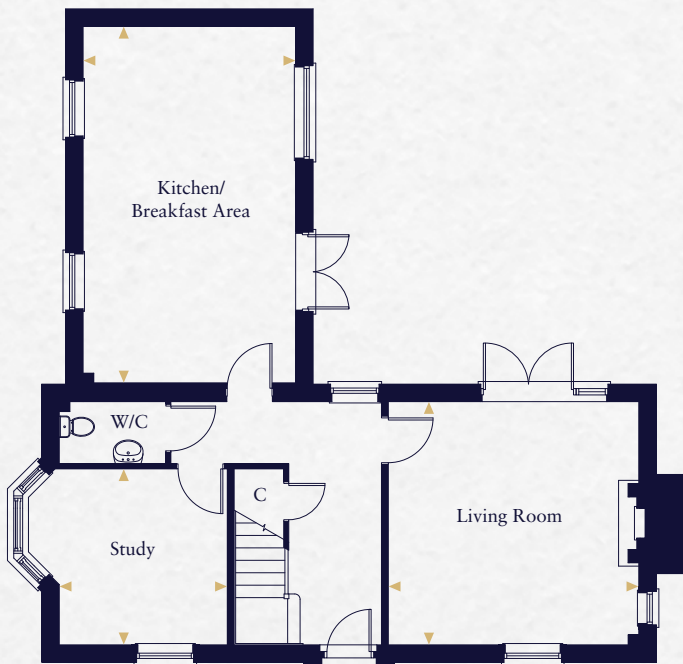
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.062m x 3.111m	13'4" x 10'2"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.851m	9'9" x 9'4"

— Indicates reduced head height  
 --- Indicates reduced head height below 1.5m  
 ☒ Velux Window  
 \*\* Chimney to plots 55 & 56 only

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



Computer generated image indicative only\*. External finishes and appearance likely to vary.



Ground Floor



First Floor

# The Nazeing

Plots 57, 61(h), 159 & 189(h)

Kitchen/Breakfast Area	4.015m x 6.940m	13'2" x 22'9"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.335m x 3.240m	10'11" x 10'8"

Master Bedroom	4.015m x 3.468m	13'2" x 11'5"
Bedroom 2	3.040m x 4.595m	10'0" x 15'1"
Bedroom 3	2.584m x 2.385m	8'6" x 7'10"
Bedroom 4	3.335m x 3.247m	10'11" x 10'8"

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision

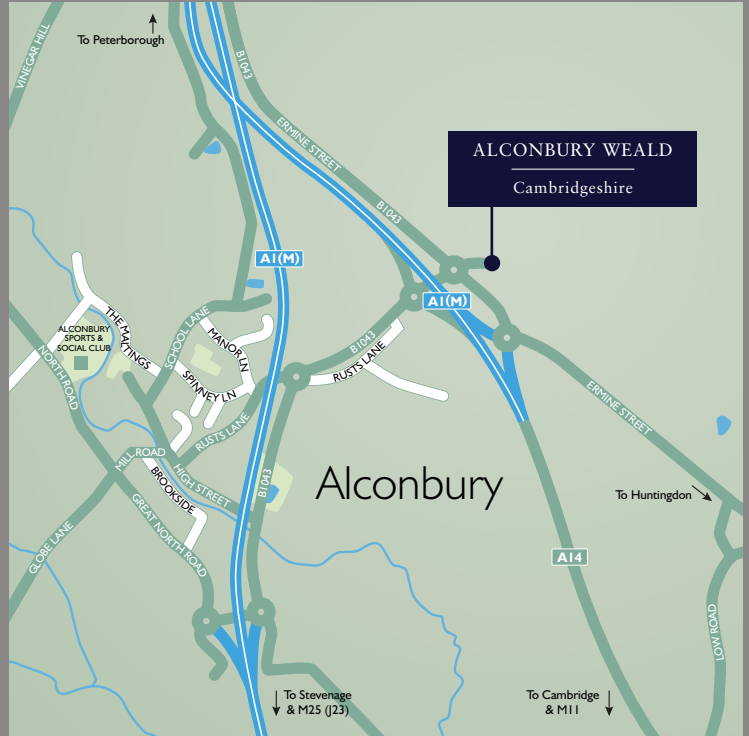


# ALCONBURY WEALD

## Cambridgeshire



Area Map



Local Map (Please note new road network under construction)

Maps not to scale

### Travel times and distances

#### By road to:

Huntingdon Railway Station	8.2 miles
Peterborough	20.3 miles
Cambridge	27.4 miles
Northampton	40.6 miles
London Stansted Airport	51.1 miles
London Luton Airport	51.5 miles
London Marble Arch	68.3 miles

#### By rail to:

(from Huntingdon Railway Station)

Peterborough	17 mins
London King's Cross	53 mins
Welwyn Garden City	1 hr 10 mins

(from Peterborough Railway Station)

Ely	1 hr 4 mins
Cambridge	1 hr 9 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Postcode for Sat Nav use: PE28 4WX

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605

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