



STYLISH CITY HOMES
SET AGAINST A
BEAUTIFUL NATURAL
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● Plots 64 (70 Knightly Avenue)



Computer generated image of The Foxton, plot 64.

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Development of the Year

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DESIGN AND PRODUCTION DS.EMOTION APRIL 2018_4579

THE FOXTON
PLOT 64
(70 KNIGHTLY AVENUE)

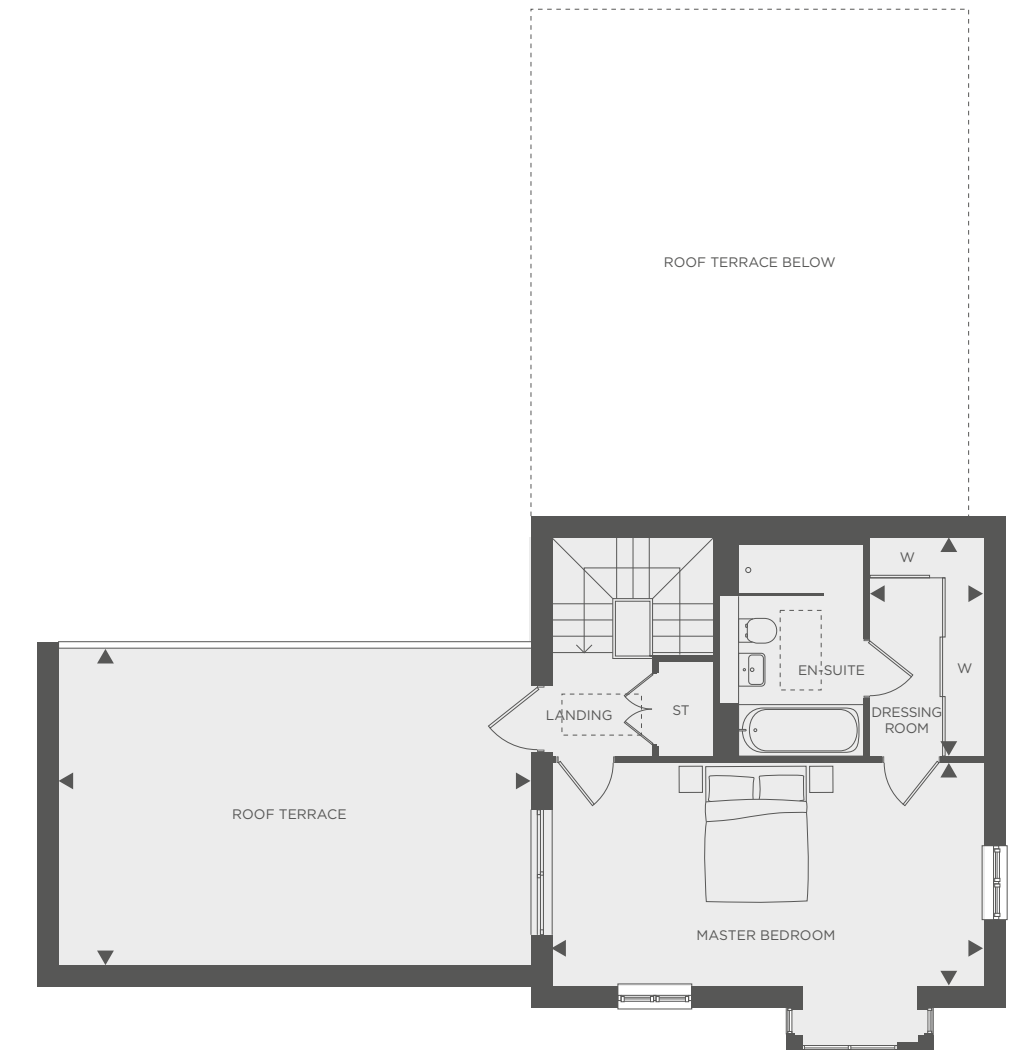




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

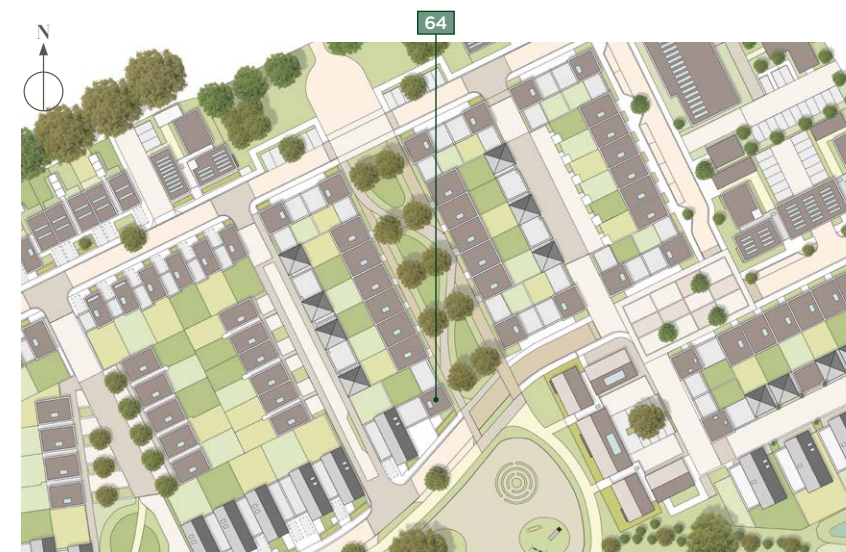
Ninewells is a thoughtfully curated collection of outstanding contemporary homes in Cambridge. Inspired by exemplary architecture, sustainable design and beautifully landscaped surroundings, a thriving community has developed here. Boasting views towards the Gog Magog Downs, this prized three-storey, four bedroom house embraces the natural environment. Its two roof terraces and spacious courtyard garden further inspire the outdoor lifestyle that is the Ninewells vision.

In well-designed contemporary homes, practical facilities support the lifestyles of their owners. The ground floor of this unique property features a double integrated garage, a downstairs WC, an understairs storage area and a spacious utility room. This is function-forward design at its best. But this floor is also a hub for family moments and entertaining, focused around the downstairs living room and fantastic kitchen. Wonderfully spacious and bright, this space is as welcoming to guests as it is to the chef. A long island

unit makes for the perfect pre-dinner hang-out while the bi-fold doors can be thrown open to extend your party space outside. Appliances and fixtures are of exceptional quality; Silestone worktops are paired with Siemens appliances, and Blanco brassware.

Most family members and guests sleep on the first floor. For their use, there is one en-suite and one main bathroom. Featuring beautiful finishes, Duravit ceramics and Hansgrohe shower fittings and taps, all the bathrooms evoke a sense of pure luxury. But the first floor has much more to share: a second large living room and an attractive roof terrace present an alternative indoor/outdoor zone for relaxing or entertaining. The final revelation comes on the second floor, where peace and privacy is a priority. Featuring a handsome bay window, the expansive master bedroom boasts a generous walk-in closet, a large en-suite bathroom with bath and shower, and an elevated roof terrace, perfect for an undisturbed morning coffee or intimate nightcap.

Plot 64 (70 Knightly Avenue) is an Elite Specification. Please see Ninewells host brochure for full specification.



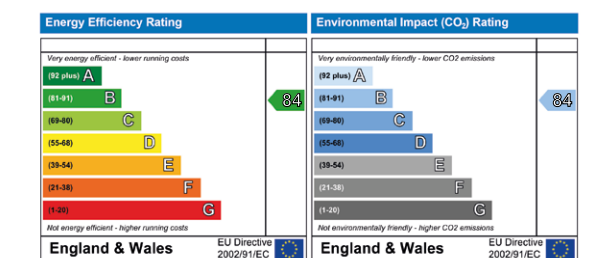
GOG MAGOG DOWNS

GROUND FLOOR	M	FT
Kitchen/Dining Room	5.95 x 5.50	19'5 x 18.0
Living Room	3.95 x 6.85	13'0 x 22'5
Utility	5.25 x 1.90	17'2 x 6'2
Garage	7.25 x 6.00	23'8 x 19'7
Courtyard	7.25 x 8.35	23'8 x 27'4

FIRST FLOOR	M	FT
Living Room	3.95 x 6.85	13'0 x 22'5
Bedroom 2	3.40 x 4.15	11'2 x 13'6
Bedroom 3	3.10 x 2.70	10'2 x 8'9
Bedroom 4	3.70 x 3.00	12'1 x 9'8
Roof Terrace	7.50 x 6.00	24'6 x 19'7

SECOND FLOOR	M	FT
Master Bedroom	6.65 x 3.40	21'8 x 11'2
Dressing Room	1.75 x 3.30	5'7 x 10'8
Roof Terrace	7.25 x 4.80	23'8 x 15'7

Predictive Energy Assessment for The Foxton, Plots 64 (70 Knightly Avenue).



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 (CO2) emissions.

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