



HAUXTON MEADOWS

CAMBRIDGESHIRE



 REDROW

Come home to

HAUXTON MEADOWS

Just five miles from the university city of Cambridge, Hauxton is an historic village with a proud heritage dating back over two thousand years. Located on the banks of the river Cam, and surrounded by miles of open Cambridgeshire countryside, dotted with friendly villages, this is a truly idyllic place in which to set up home and raise your family.

Hauxton is a small village with a strong sense of community spirit and is rising to the challenge of growth in the 21st century. Nearby Cambridge also manages that careful balance between a rich history and a modern outlook. Where better to build our award winning Heritage collection homes, which combine the very best of traditional architecture and craftsmanship, with interiors designed around the way you live today.

TRANSPORT

Hauxton Meadows sits to the west of the village of Hauxton, just over a mile from junction 11 of the M11, offering excellent commuter connections across the region. Cambridge is 5 miles, Letchworth is 21 miles and Newmarket is 25 miles away. Junction 31 of the major A14 arterial route is just 8 miles away. Stansted Airport is just 27 miles away via the M11.

Foxton Station is just 3 miles away, with regular services to both Cambridge in 15 minutes and direct to London in under an hour. However there are no parking facilities and travellers may find it easier to drive into Cambridge station, which has 374 parking spaces for commuters to London and other destinations. There is also a park and ride facility at nearby Trumpington, with regular shuttles into the city centre.

SHOPPING

Cambridge offers a superb shopping experience, with historic streets and markets side by side with modern malls such as Lions yard Shopping Centre, the Grafton Centre and the Grand Arcade. For out of town shopping, check out the major names of Cambridge Retail Park. Closer to home, you can enjoy more traditional stores, such as butchers and greengrocers, in the local villages. You'll also find a range of independent specialist shops where you can browse away the afternoon.

ENTERTAINMENT

There are many different gastro-pubs and restaurants in the area offering something for every taste and budget without having to venture to Cambridge itself. Try the Queen's Head Village (traditional), Vujon (Indian) or the Three Horseshoes (Thai) in Harston, or Zara (Indian) or The Rose (seafood) in Great Shelford. Naturally, you'll discover world class restaurants in the city itself, including the Michelin starred Alimantum in the city and Midsummer House just outside

Cambridge, which has an impressive two Michelin stars.

LEISURE

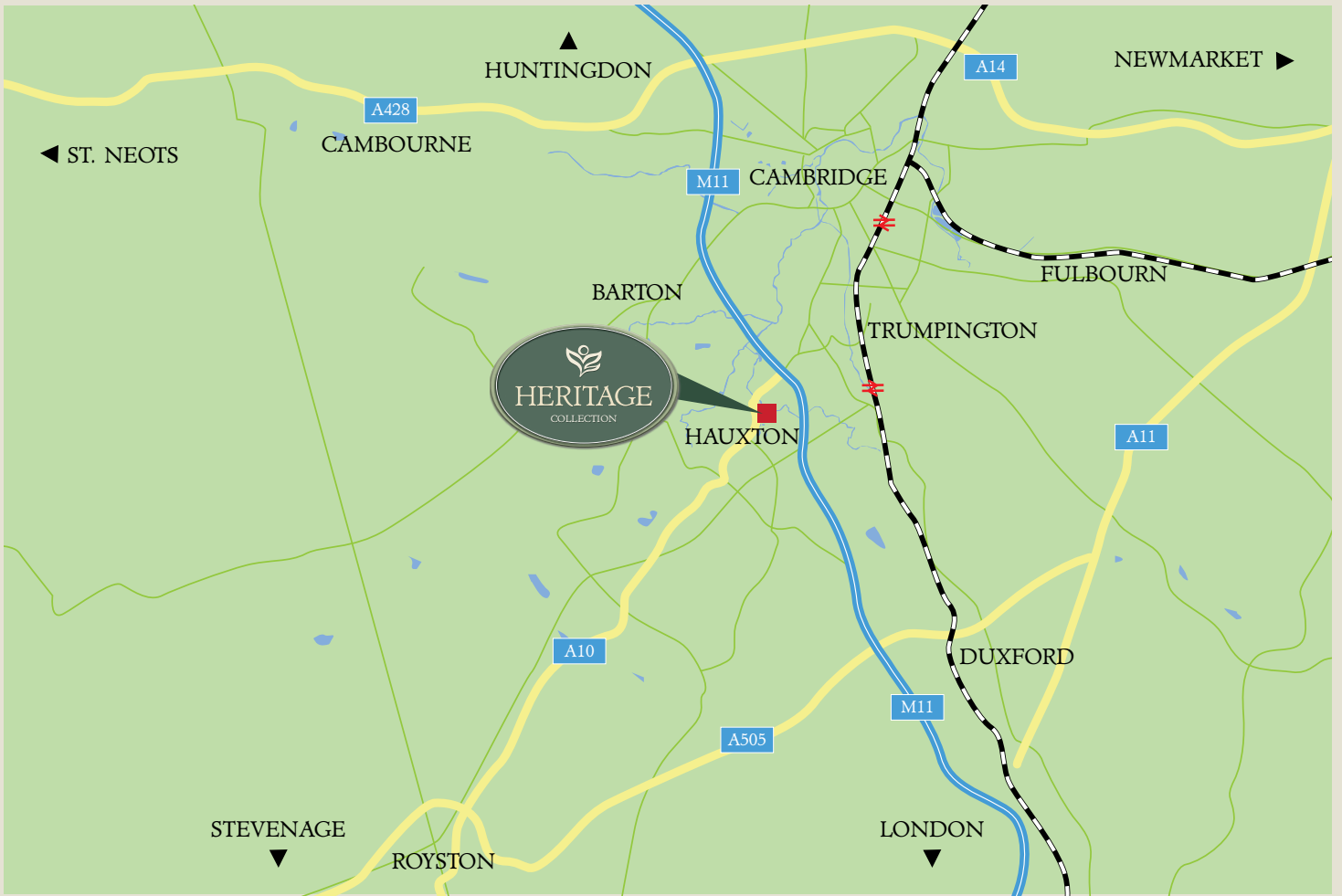
The pace of leisure is up to you in a place like Hauxton. You can stay local, and enjoy everything the village has to offer, including extensive local walks and a wealth of local hosteleries in the surrounding villages. Check out the Village Hall for a selection of regular clubs and activities, along with occasional events and shows.

Alternatively, you can head into Cambridge and enjoy museums, architecture, botanic gardens, theatres and all the other entertainment that you would expect from a vibrant university city. Other local attractions include the Imperial War Museum at Duxford and classic horseracing at Newmarket, home of the 1,000 and 2,000 Guineas. Golfers will enjoy a challenging round at Cambridge Meridian or New Malton golf clubs, while ramblers and cyclists will be spoiled for choice within such stunning surroundings, with endless country lanes and quaint villages to explore.

SCHOOLS AND SERVICES

Hauxton Primary may be small, but it has a big heart and some excellent facilities, including a school pool. The school has a pre-school adjacent to it and also runs a wide range of after school clubs for its pupils. Nearby Harston & Newton Community Primary and Trumpington Meadows Primary offer alternatives.

Hauxton sits in the catchment area for Melbourn College for older pupils, with Trumpington Community College opening in 2015. Sawston Village College and the Netherhall School offer alternatives within easy reach. Cambridge also has a number of excellent private schools, including The Perse, which offers independent education for both boys and girls from ages 3 to 18.





Images are representative only and may differ from those built at Hauxton Meadows.

Hauxton Meadows features homes from the Heritage Collection, which is inspired by the architecture of the Arts & Crafts era.

The Arts and Crafts era (c1850 – 1915) is one of the most popular and enduring of domestic architectural styles. It grew from the desire to bring back the skill and creativity of the individual craftsman and revive the simplicity and honesty in the way buildings and furnishings were made.

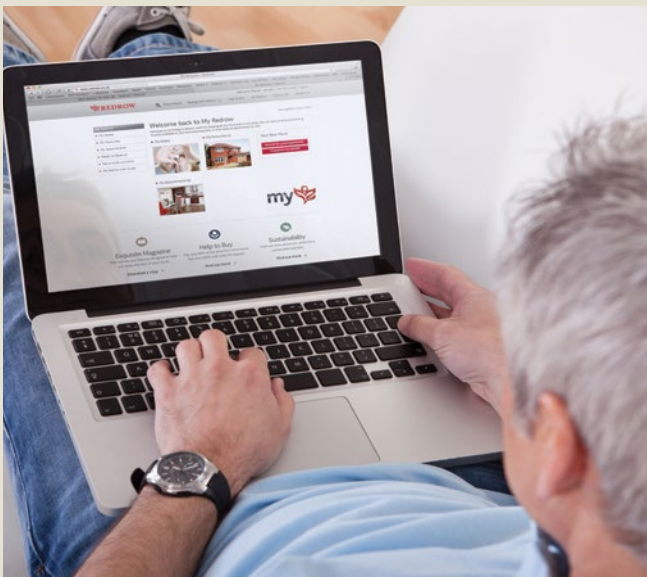
Sanderson Manor is the first phase of the wider Hauxton Meadows scheme. The second phase is known as Cobden Gardens.

The names of the phases are a nod to T J Cobden-Sanderson, a designer from the Arts & Crafts era who studied law at Trinity College, Cambridge.

My Redrow, My Home, My Way

Supporting you through your new home search and purchase. Do it the easy way, online with My Redrow.

It's the online way to save your favourite developments, house styles and even plots, manage your appointments and select and purchase your Finishing Touches.



Searching for your new home:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your showhome viewings and telephone appointments using our realtime calendar.

Ready to reserve?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

and once you've reserved your home:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.



BE AN EARLY BIRD AND RESERVE THE HOME YOU WANT

If you've got your eye on a particular home at one of our developments, but it's yet to be officially released for sale, don't worry – you can now make sure you don't miss out by reserving with our Early Bird Scheme. Qualifying criteria will apply before an Early Bird reservation can be taken.

Please ask the Sales Consultant for further details.



Here's how your Early Bird reservation works:

- ✿ Simply choose your new dream Redrow home.
- ✿ Complete a short Early Bird Reservation form, pay a fully refundable deposit and then simply wait for your home to be released for sale.
- ✿ As we approach release, we will contact you to give you first refusal before it goes on general sale. Your deposit will then be transferred to a standard reservation.
- ✿ Remember your deposit is fully refundable if your circumstances change, so you've got nothing to lose if you do and you could risk losing your perfect home if you don't.

MADE FOR YOU

At redrow we are committed to ensuring you receive the customer service you deserve. The Made For You journey is a series of events that will help guide you through your home buying process with Redrow, ensuring you receive all the information and support you need.



EXCHANGE

1. Congratulations, you've exchanged!

Exchanging is your first step to becoming a Redrow home owner. We're delighted that you chose Redrow and look forward to guiding you on your home buying journey.



WELCOME PARTY

2. Come and celebrate with your new neighbours

You're on your way to becoming a Redrow homeowner. Join your designated Redrow team for drinks and canapés as we welcome you and your neighbours to the neighbourhood.



REDROW LIVING

3. Our advice for making the most of your Redrow home

Living in a new house can be hard to get used to. To make your transition as easy as possible we invite you to a demonstration of some of the features in your Redrow home.



HOME PREVIEW

4. Making your home perfect for you and your family

Approximately two weeks before your Move In Day you'll get an exclusive preview of your new home. It's the perfect time for us to ensure that all final touches are made for you.



MOVE IN DAY

5. Handing over the keys and welcoming you to your new home

On completion day, meet your Sales Consultant at your brand new Redrow home for the final handover.



redrow.co.uk



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