



Knights Park

EDDINGTON
CAMBRIDGE

NEWSLETTER

SPRING/SUMMER 2024

Life

AT KNIGHTS PARK



Computer generated image of Fusion

A SENSE OF WELLBEING

Discover some simple steps to take towards a healthier, happier you

4

DATES FOR YOUR DIARY

What to watch out for around and about Knights Park over the summer

6

WE HAVE LIFT OFF!

Find out about the newly launched homes at Knights Park

8

WHAT'S HAPPENING AT KNIGHTS PARK?

WITH MORE RESIDENTS MOVING INTO THEIR NEW HOMES AND FANTASTIC AMENITIES OPENING IN EDDINGTON, KNIGHTS PARK IS CONTINUALLY GROWING AS A COMMUNITY. HERE'S WHAT HAS BEEN GOING ON RECENTLY.

VISIT OUR NEW SHOW HOMES

THIS YEAR YOU'LL BE SPOILT FOR CHOICE WITH NO LESS THAN THREE NEW SHOW HOMES AT KNIGHTS PARK. WHETHER YOU'RE THINKING ABOUT BUYING OR ALREADY IN THE MIDDLE OF DECORATING, THEY'LL PROVIDE PLENTY OF INSPIRATION.

PLOT 237 THE BENNETT

Available to view now, The Bennett is a striking five bedroom house, spread over three floors. The light-filled interiors, stylish design features and high quality fixtures and fittings will give you a real taste of the modern luxury and comfort you can enjoy with our new houses collection at Knights Park.

ALL BENNETT HOMES ARE RESERVED



Image of The Bennett show home

PLOT 13 THE MORGAN A

With three double bedrooms and two bathrooms, The Morgan is sure to impress. Three storeys high, with an open-plan kitchen/dining room, a private terrace off the upstairs living room, downstairs snug or study and basement car parking, it offers flexible living to suit a variety of lifestyles.

LAUNCHING AUTUMN 2024



Computer generated image of The Morgan homes is indicative only

PLOT 28 FUSION

The two bedroom Fusion show apartment displays the superb design and smart eco-features at this newly released collection. Arrange your visit and discover what your life could be like at Fusion.

LAUNCHING AUTUMN 2024



Computer generated image of the Fusion Apartments is indicative only

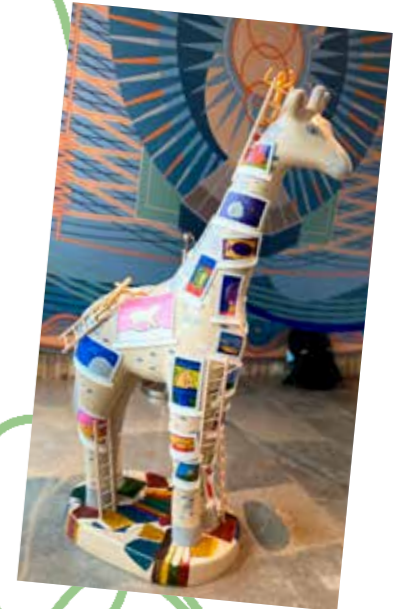
DID YOU SEE?

HIGH RISE heroes

This spring, Eddington took part in the **Cambridge Standing Tall public art trail**, organised by the local charity **Break**, which supports young people in care. Over thirty giraffes popped up around the city creating a family-friendly and free art trail for everyone to enjoy.

Knights Park unveiled its own spectacular artwork outside the sales and marketing suite. Affectionately named Giraffodil, this centrepiece

was commissioned by The Hill Group to reflect the open green spaces and ecology of the Knights Park development and Hill's commitment to sustainability. Designed by multimedia artist Sally Adams, Giraffodil's towering presence is adorned with a head sculpted into a blossoming daffodil, promising to illuminate the hearts of residents and visitors alike at Knights Park.



Rebecca Littler, group sales and marketing director at The Hill Group, said:

“ Collaboration with local charities is really important to us at Hill and we are very excited to be involved in delivering public art that will bring pleasure to many, all the while raising crucial funds for young people who have faced an incredibly challenging start to life. We commissioned Sally to create a giraffe that would not only evoke awe but align with our commitment to wildlife and foster communities where nature is as cherished as the residents who inhabit our homes.”



While Giraffodil is hard to miss, you might not have seen his little brother, a miniature giraffe located inside the marketing suite. Lampada, the mini G also designed by Sally, represents the diverse array of birds, insects and flora that call this vibrant development home.

TRAIL LIVE UNTIL 2ND JUNE
The giraffes will be auctioned by Break to raise funds for their charity.


BE happy



PARKRUN

Every Saturday
Storey's Field, Eddington
parkrun.org.uk

Whether you're walking, jogging or running (or pushing a pram), increase your fitness and improve your mental health by joining in this free, fun and friendly weekly 5km event. Start at 9am near the children's play area.

 **3 minutes**

FLOW AND RELAX YOGA

Saturday 8th June
Turing Locke, Eddington
rachaelmooreyoga.com

A combination of carefully curated dynamic yoga sequences alongside longer held postures, all accompanied by essential oils. Rachael hosts monthly 90-minute classes to recalibrate body and mind.


 **3 minutes**



HOLISTIC CORE RESTORE: HEAT

Every Tuesday
Storey's Field Centre, Eddington
eddingon-cambridge.co.uk

The Holistic Core Restore Heat programme is a 'no-jump' workout that will hit all the fat loss markers and jump start your metabolism, to keep you burning calories for hours after the exercise session.

 **3 minutes**



SET IN BEAUTIFUL, NATURAL SURROUNDINGS, KNIGHTS PARK IS AN UPLIFTING PLACE TO LIVE. WITH MODERN DAY LIVING IT'S IMPORTANT TO TAKE CARE OF OUR MENTAL HEALTH, AND THERE ARE PLENTY OF LOCAL ACTIVITIES AVAILABLE TO GIVE US A BOOST!



MINDFULNESS-IN-NATURE WELLNESS WALK

Friday 14th June
Wandlebury Country Park,
Cambridge CB22 3AE
cambridgeppf.org


To boost your mood or reduce any stress, join this small walking group led by a mindful coach. Simple mindfulness guidance is offered at the beginning of the walk, before meandering through the beauty of the country park.

 **20 minutes**

MEGAN ROONEY AT KETTLE'S YARD

22nd June - 6th October
Kettle's Yard
Castle Street, Cambridge CB3 0AQ
kettleyard.cam.ac.uk

In June 2024, artist Megan Rooney will spend three weeks making a new 'mural', painting directly on the walls of one of Kettle's Yard's galleries. With an irresistible life and energy, her paintings are sure to lift your spirits!

 **9 minutes**



INVIGORATE: FITNESS TO IMPROVE WELLBEING

Various dates
Various locations
cambridge.gov.uk


Cambridge City Council's Invigorate programme offers a range of physical activities to help with your wellbeing. Enjoy football, walks, racket sports and swimming, with a facilitator at all sessions to help and encourage you.



EDDINGTON ECOLOGY WALKING TOUR

Tuesday 4th June
Meet at Eddington Square, Eddington

Relax in nature on this guided walk as you discover some of the habitats and features created to support and enhance the neighbourhood's biodiversity and wildlife.


 **5 minutes**



EARLY MORNING NATURE WANDER

Thursday 13th and
Wednesday 26th June
Cambridge University Botanic Garden
Brookside, Cambridge CB2 1JE
botanic.cam.ac.uk


Indulge in the unique opportunity to explore the incredible collection of plants and their associated wildlife at the Garden, before anyone else arrives, on an early morning guided nature walk.

 **18 minutes**

BREW

Open daily
Hyatt Centric
Eddington Avenue,
Cambridge CB3 1SE

Sometimes all it takes is a cup of coffee with a friend. Chat over premium quality, expertly crafted coffee, accompanied by artisan pastries, cakes and a variety of lunch-box options.

 **2 minutes**



WHAT'S HAPPENING IN CAMBRIDGE?

THERE'S PLENTY GOING ON IN CAMBRIDGE THIS SUMMER, ALL OF WHICH YOU CAN ENJOY WITH EASE FROM KNIGHTS PARK.

SINGING ALLOWED CAMBRIDGE

Every Monday during term time

[Storey's Field Centre](#)

Join a mixed-ability amateur choir for people of all ages and voice types. Singing Allowed sings a wide range of music including classical, pop, show tunes and seasonal numbers.

cambridge-singing.weebly.com

STRAWBERRY FAIR

Saturday 1st June

Midsummer Common

Celebrating its 50th anniversary, the award-winning and free entry Strawberry Fair is back at Midsummer Common for a packed programme of music and arts events.

strawberry-fair.org.uk

RED ARROWS

Sunday 2nd June

[Duxford CB22 4QR](#)

Cheer on the best of British as The Royal Air Force Aerobatic Team perform synchronised, formation aerobatics as part of Duxford Summer Air Show.

iwm.org.uk

EDDINGTON ECOLOGY WALKING TOUR

Tuesday 4th June

[Eddington Square, CB3 1SE](#)

Explore the area's most important wildlife habitats in this one-hour walking tour led by Eddington's resident ecologist. Part of the Cambridge Nature Festival, it highlights the steps taken to enhance the area's biodiversity.

eddington-cambridge.co.uk

CAMBRIDGE SUMMER MUSIC FESTIVAL

Wednesday 3rd - Wednesday 31st July

Locations throughout Cambridge

This four-week long festival welcomes world-renowned musicians to beautiful venues in and around Cambridge. There are 30 events to choose from, including opera, chamber music, orchestral and choral concerts, jazz and song recitals.

cambridgesummermusic.com

CAMBRIDGE FOLK FESTIVAL

Thursday 25th - Sunday 28th July

[Cherry Hinton Hall Park CB1 8DW](#)

Traditional folk artists from the UK and Ireland rub shoulders with cutting edge contemporary acts and the finest American country, blues and roots artists at one of the longest running folk festivals in the world.

cambridgelive.org.uk

CAMBRIDGE COUNTRY SHOW

Saturday 10th - Sunday 11th August

[Stow Cum Quy Park CB25 9AJ](#)

From horse riding and falconry to motorbike stunts and classic cars, not forgetting dog shows, cookery demonstrations, rural crafting and children's activities, there's something for everyone at the annual Country Show.

cambridgecountryshow.co.uk

CAMBRIDGE CORN EXCHANGE AND ARTS THEATRE

CAMBRIDGE'S LEADING ARTS AND CONCERT VENUES HAVE AN EXCITING PROGRAMME OF MUSIC AND PERFORMANCES OVER THE SUMMER.



CAMBRIDGE CORN EXCHANGE

Thank You For The Music:
The Ultimate Tribute To Abba

Saturday 22nd June, 7.30pm



CAMBRIDGE ARTS THEATRE

Here You Come Again:
The Dolly Parton Musical

Tuesday 25th - Saturday 29th June, 7.30pm

Wednesday 26th, Thursday 27th and
Saturday 29th June, 2pm



CAMBRIDGE CORN EXCHANGE

The London Film Music Orchestra:
A Tribute to Hans Zimmer
and Film Favourites Illuminated

Sunday 7th July, 7.30pm



CAMBRIDGE ARTS THEATRE

London City Ballet:
Resurgence

Tuesday 23rd - Thursday 25th July, 7.30pm



CAMBRIDGE ARTS THEATRE

The Tiger Who Came To Tea

Friday 23rd August, 2pm and 4.30pm

Saturday 24th and Sunday 25th August,
11am and 2pm



CAMBRIDGE CORN EXCHANGE

Ben Elton: Authentic Stupidity

Wednesday 11th September, 7.30pm

For more information or to buy tickets for these and any other events, visit cambridgelive.org.uk/cornex or cambridgeartstheatre.com



ON THE UP AT KNIGHTS PARK

THE EXCITEMENT IS BUILDING WITH THE LAUNCH OF FUSION, WHILE ATHENA ENDS ON A HIGH WITH THE FINAL RELEASE OF SUPERB THREE AND FIVE BEDROOM FAMILY HOMES.



Computer generated image of the Fusion Apartments is indicative only



Image of the Oak Building show home

The height of contemporary living, Fusion blends inspiring interiors with exceptional standards of energy efficiency and smart eco-features. Our stylish new collection of one and two bedroom apartments all come with their own private outdoor space.

Apartments offer flexible, open plan spaces that are ideal for both entertaining friends or kicking back to relax after a long day at work. Sleek kitchens feature handle-less units and Caesarstone worktops, bathrooms boast high-quality fixtures and matt black fittings, generous bedrooms include clever built-in storage and there is underfloor heating throughout.

With selected homes overlooking the ancient Veteran Oak, part of The Queen's Green Canopy, or benefiting from views across Fusion's private courtyard garden, it is the perfect place for you to make your new home.

DON'T MISS YOUR OPPORTUNITY TO RESERVE YOUR DREAM HOME IN THE FINAL PHASE AT KNIGHTS PARK.

THIS STUNNING COLLECTION OF THREE AND FIVE BEDROOM HOUSES IS IDEAL FOR FAMILY LIVING, WITH STRIKING ARCHITECTURE, SUPERB LOCATION AND SUSTAINABLE FEATURES THROUGHOUT.



Computer generated image of The Marlowe is indicative only

The Marlowe is a substantial five bedroom, three bathroom home spread over 2,092 sq ft of highly flexible living space. With private terraces opening off the upper floor living room and bedrooms, two en-suites, a downstairs utility room and integral garage, as well as a private courtyard garden, this home is ideal for a luxury lifestyle.

Images of The Bennett showhome



Computer generated image of The Morgan is indicative only

With three double bedrooms, an open-plan kitchen/dining room, large first floor living room with terrace and downstairs snug or study/fourth bedroom, the Morgan offers flexible living over three floors. Basement car parking, a private courtyard garden and a generous terrace add to its appeal.



Scan here to register your interest in these new homes or to see our current availability



Above images of The Bennett and Fusion showhomes

SUSTAINABILITY AT KNIGHTS PARK

AT KNIGHTS PARK, SUSTAINABILITY IS NOT JUST AN ADD-ON BUT DESIGNED INTO ALL THE HOMES - AND THE SURROUNDING NEIGHBOURHOOD - FROM THE START.

Homes here are highly energy efficient with eco-friendly features, which not only benefit the environment but also make them more comfortable for you to live in and help to lower fuel bills. They have also been built to meet the Code for Sustainable Homes Level 5, requiring a 100% reduction in CO2 emissions compared with the Building Regulations 2013 baseline and reducing internal water consumption to 80 litres/person/day.

At Knights Park, you can enjoy a beautifully designed modern home that is environmentally responsible, without compromising on comfort or style.



WINDOWS

The large windows used throughout Knights Park let in plenty of natural light, reducing the need to switch the lights on. Aluminium composite windows are also highly durable and low maintenance, while low solar gain glazing prevents rooms from getting too hot.



SMART METERS

Smart meters are provided so you can keep an eye on your electrical consumption.



TRIPLE GLAZING

Many of the windows are triple-glazed and incorporate special coatings that reflect heat back into the building. It means you lose about 80% less heat than single glazing and 50% less than typical double glazing.



ECO APPLIANCES

Energy-efficient kitchen appliances, aerated showerheads and taps help keep electricity and water consumption low.



DOMESTIC RECYCLING

Kitchens have an integrated bin which are separated into sections for domestic recycling.



CYCLE STORAGE

All homes have a secure parking place for bikes - one for every person.



MECHANICAL VENTILATION HEAT RECOVERY (MVHR)

The MVHR ensures a constant flow of clean, fresh filtered air. It removes stale air from kitchens and bathrooms and uses the warmth from this to heat the fresh air supplied to bedrooms and living spaces.



LOW ENERGY/LED LIGHTING

Low energy lighting has been fitted throughout the homes, a simple and effective way to reduce energy consumption.



SOLAR PV PANELS

Create renewable energy for the homes.



WASTE AND RECYCLING

Underground chutes replace thousands of traditional wheelie bins in an innovative waste disposal system, the largest of its kind in the country. Under each stainless steel bin is an underground sealed container which collects the waste and recycling.



RAINWATER HARVESTING

Eddington is home to the UK's largest site-wide water recycling system. Rainwater is gathered and stored in underground tanks. It is then filtered and used as a renewable source of clean water for flushing toilets, washing machines and garden watering.



MEET THE TEAM

at Knights Park



SAM THOMPSON

Senior Site Manager – Project Lead

Sam is responsible for supervising the construction at Knights Park. It's his job to ensure that each home is delivered to a high standard and on time.

What are your three favourite things about Knights Park?

I love how the challenging construction has led to incredibly striking architecture – it has resulted in a beautiful development that has put a modern stamp on a tranquil, rural area. I'm also very lucky to have fantastic co-workers, who make coming to work a real pleasure!

What are your three favourite things about Eddington?

I love Dulcedo Social. It's a bakery, restaurant and gelato parlour in one, where you can enjoy everything from a Sunday roast to delicious pastries.

Where do you recommend as the top three places to visit in Cambridge?

The Eagle is the second oldest pub in Cambridge, and was where Watson and Crick announced they had discovered DNA. It's a great place for a quiet pint, surrounded by history. The Cambridge Chop House is another great institution, and you can't beat an afternoon punting on the river.

Tell us a fun fact about yourself?

I once ate a total of eight German sausages in 90 seconds at an Oktoberfest event!



Follow us on social media for updates
[@knightsparkeddington](#)

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