THE REDWOODS

MADINGLEY ROAD | CAMBRIDGE

MADINGLEY
DEVELOPMENTS

Computer generated image.

INSPIRED NEW HOMES IN AN EXCEPTIONAL LOCATION

A stunning, contemporary collection of one and two bedroom duplex apartments with undercroft parking, cycle store and communal gardens. Situated in the most convenient of locations just a short distance from Cambridge City Centre to the east and the M11 to the west.

Developed by Madingley Developments and constructed by Dean & Dean, a family run company with customer values at heart and a reputation for delivering high specification properties. The Redwoods is a thoughtfully designed development using high quality materials and built to an exceptional standard.

Situated on Madingley Road, The Redwoods derives its name from two Dawn Redwood trees in the garden, which were thought to be extinct but were rediscovered in China in the 1940s. Madingley Road itself was developed in the late 19th century and is home to houses of a variety of architectural styles introduced through the decades along with other notable Cambridge University buildings and research facilities.

MADINGLEY
DEVELOPMENTS

A LOCATION LIKE NO OTHER

Just two miles from the vibrant and busy Cambridge City Centre, The Redwoods is easily accessible and can be reached using cycle routes, by foot or by car. Close by, the University of Cambridge Sports Centre and grounds offer a multitude of means to keep fit: including squash, cricket, hockey, tennis, athletics, a gym and even Fives at one of the world's finest courts.

Cambridge itself has plenty of choice when it comes to everyday needs, or indeed for that special something. There are three shopping centres - The Grafton Centre, Lion Yard and the Grand Arcade - for premium and high street brands, with boutiques and independent shops in the centre, along with Sainsbury's next door at Eddington.

Historic University buildings, theatres, cinemas and wide open spaces are abundant in Cambridge with coffee houses, tea shops and street vendors. Punting on the River Cam is a popular activity, as is visiting the world renowned centres of educational excellence and museums.

Cambridge is home to nine independent schools, seven public libraries and several excellent state schools including one of the top independent schools in the country, The Perse School, which is four miles from The Redwoods. It is home to the University of Cambridge, one of the world's oldest and most prestigious universities, and also Anglia Ruskin University. There is a primary school in Eddington adjacent to The Redwoods.

A wide variety of international cuisine is available to suit any taste or desire in Cambridge. Close by in the village Coton, just over a mile away, The Plough offers traditional pub fayre including Sunday lunch; very popular after a walk through the countryside on the Coton Footpath which leads into Cambridge. Coton is also home to a Farm Shop, Post Office, a primary school, cricket, bowls and football clubs.

MADINGLEY
DEVELOPMENTS

Images depict local area.

CAMBRIDGE
SCIENCE PARK
TRINITY COLLEGE

COTON ORCHARD
GARDEN CENTRE
BLUE DIAMOND
Butcher's & Deli
Farm Shop
Restaurant
Maidenhead Aquatics
OPEN 7 DAYS A WEEK

GRAND ARCADE

THE
PLOUGH

Computer generated image.

A UNIQUE SETTING TO CALL HOME

The Redwoods comprises two individual buildings: Dean House and Fray House, each with its own distinctive personality. Both blocks combine stunning architecture and beautiful materials to create a truly magnificent place to call home.

The Redwoods grounds are breathtaking, featuring raised planting and communal gardens to explore.

MADINGLEY
DEVELOPMENTS

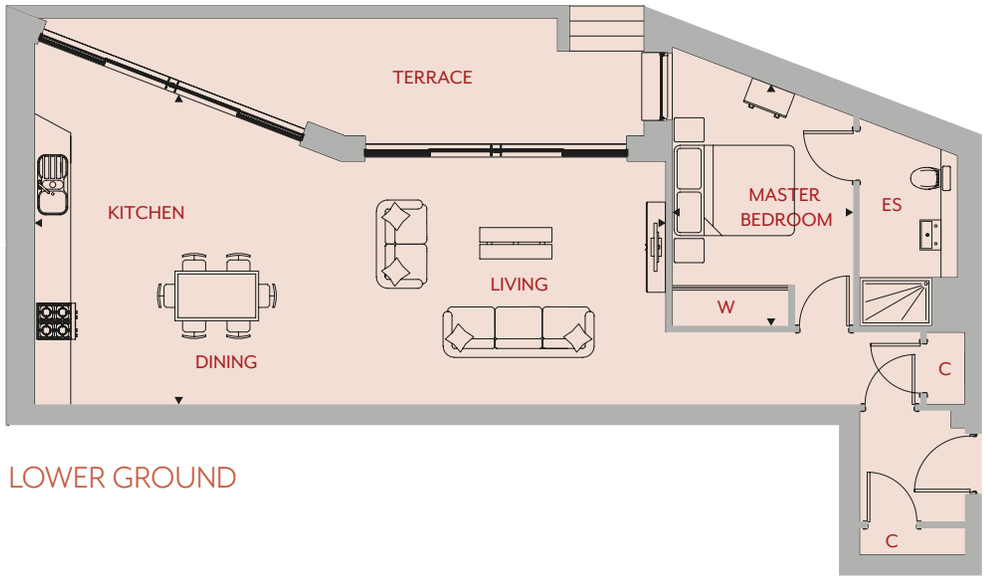
DEAN HOUSE AT THE REDWOODS

Computer generated image.

THE REDWOODS

PLOT 1

Internal Floor Area 76m² | 820sqft



LOWER GROUND

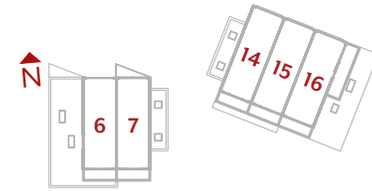
N

KITCHEN/LIVING/DINING
10495mm x 5145mm 34'5'' x 16'11''

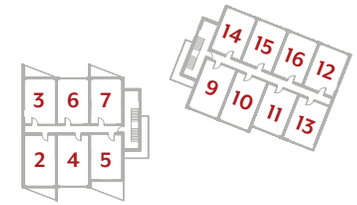
MASTER BEDROOM
4009mm x 3009mm 13'2'' x 9'10''

TERRACE AREA
15m² | 156sqft

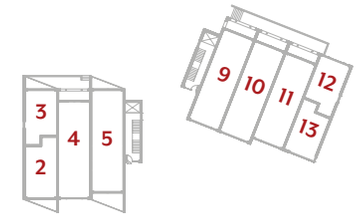
DEAN HOUSE



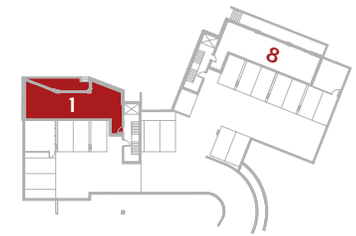
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND

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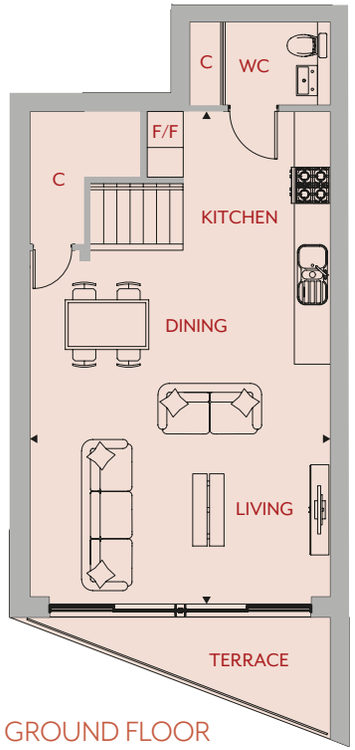
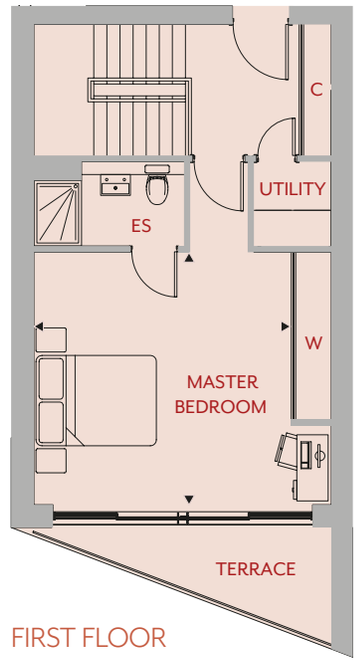
THE REDWOODS

PLOT 2

Internal Floor Area 84m² | 905sqft



GROUND FLOOR



FIRST FLOOR

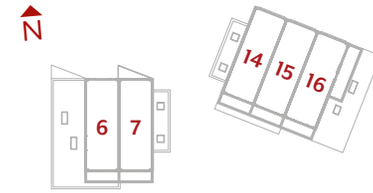
N

KITCHEN/LIVING/DINING
8182mm x 4996mm 26'10'' x 16'5''

MASTER BEDROOM
4996mm x 3682mm 16'5'' x 12'1''

TERRACE AREA
11m² | 116sqft

DEAN HOUSE



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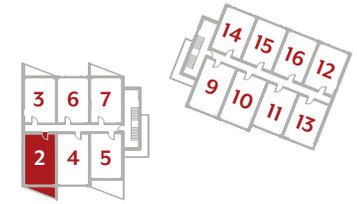

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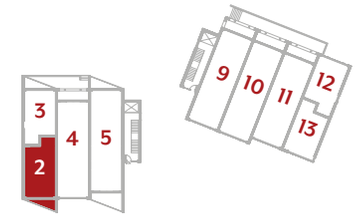
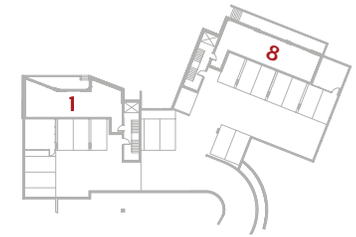


GROUND FLOOR



LOWER GROUND

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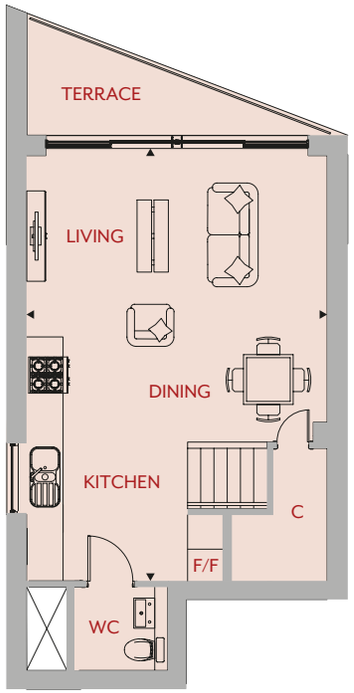
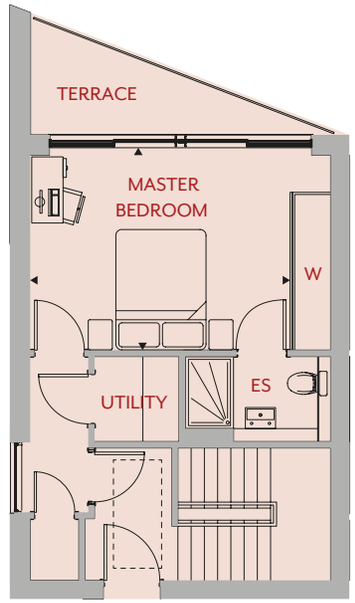
THE REDWOODS

PLOT 3

Internal Floor Area 74m² | 798sqft



GROUND FLOOR



FIRST FLOOR

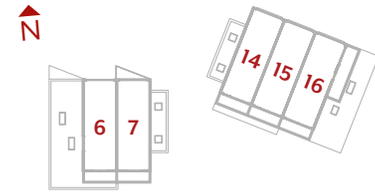
KITCHEN/LIVING/DINING
7182mm x 4996mm 23'7'' x 16'5''

MASTER BEDROOM
4132mm x 3363mm 13'7'' x 11'0''

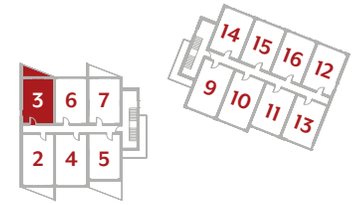
TERRACE AREA
11m² | 116sqft

N

DEAN HOUSE



SECOND FLOOR



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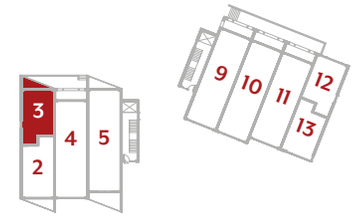
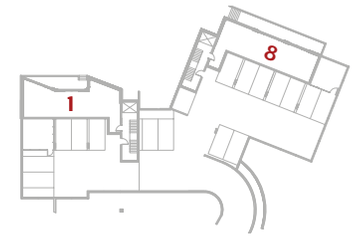


GROUND FLOOR



LOWER GROUND

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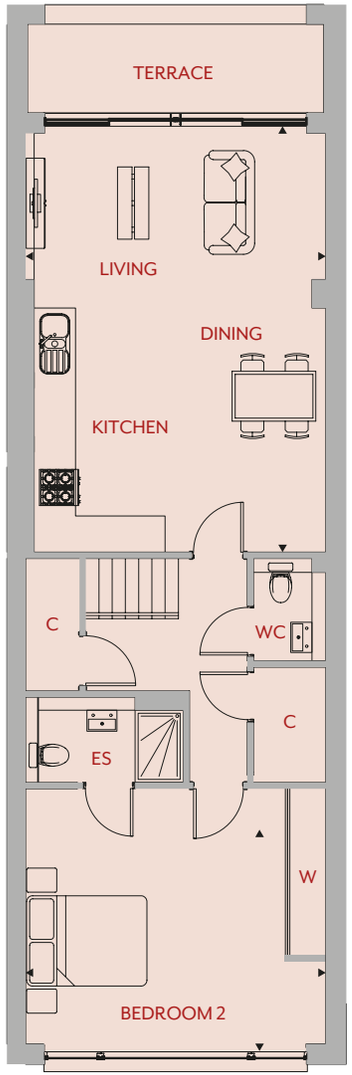
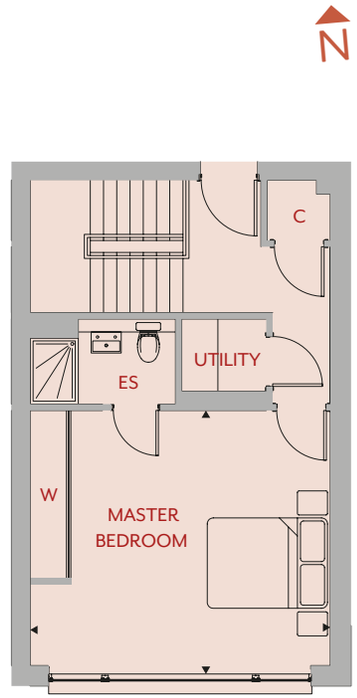
THE REDWOODS

PLOT 4

Internal Floor Area 116m² | 1245sqft



GROUND FLOOR



FIRST FLOOR

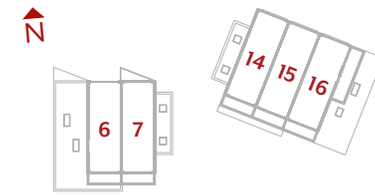
KITCHEN/LIVING/DINING
7077mm x 4990mm 23'3" x 16'4"

MASTER BEDROOM
4990mm x 3702mm 16'4" x 12'2"

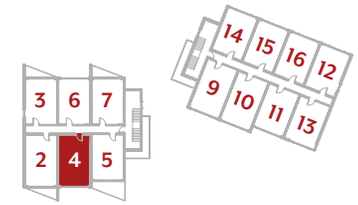
BEDROOM 2
4990mm x 3696mm 16'4" x 12'2"

TERRACE AREA
7m² | 72sqft

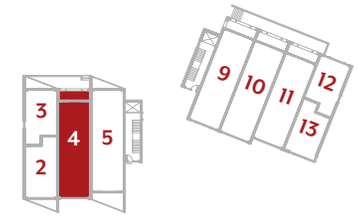
DEAN HOUSE



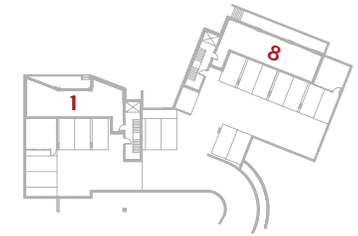
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND

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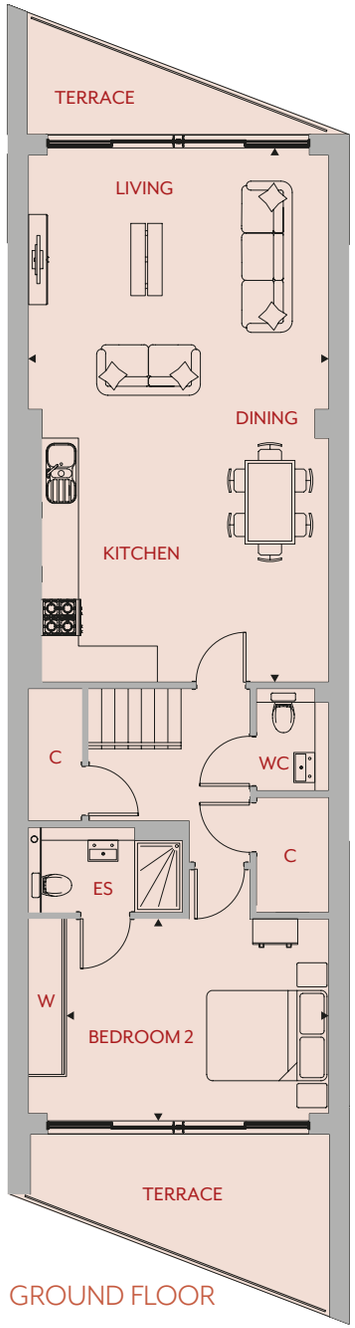
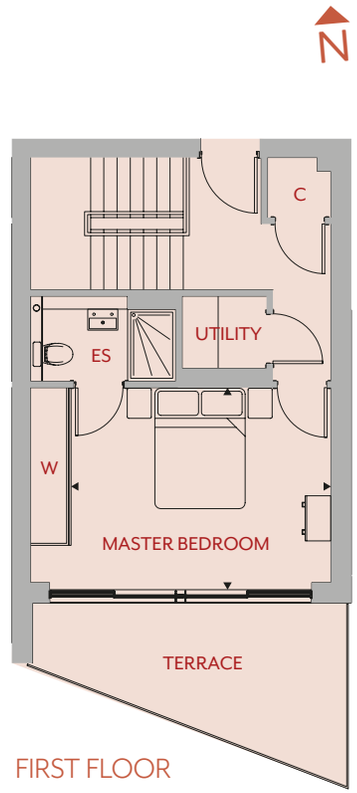
THE REDWOODS

PLOT 5

Internal Floor Area 115m² | 1237sqft



GROUND FLOOR



FIRST FLOOR

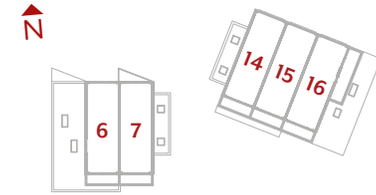
KITCHEN/LIVING/DINING
8877mm x 4996mm 29'1'' x 16'5''

MASTER BEDROOM
4321mm x 3357mm 14'2'' x 11'0''

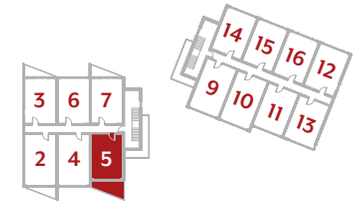
BEDROOM 2
4361mm x 3359mm 14'4'' x 11'0''

TERRACE AREA
27m² | 292sqft

DEAN HOUSE



SECOND FLOOR



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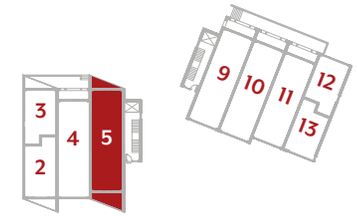
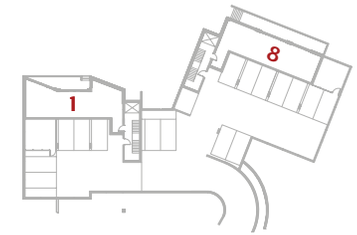


GROUND FLOOR



LOWER GROUND

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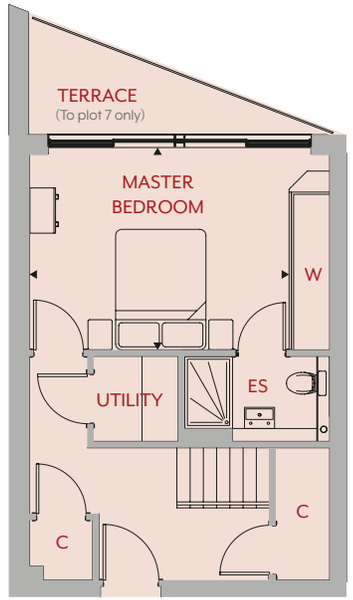
THE REDWOODS

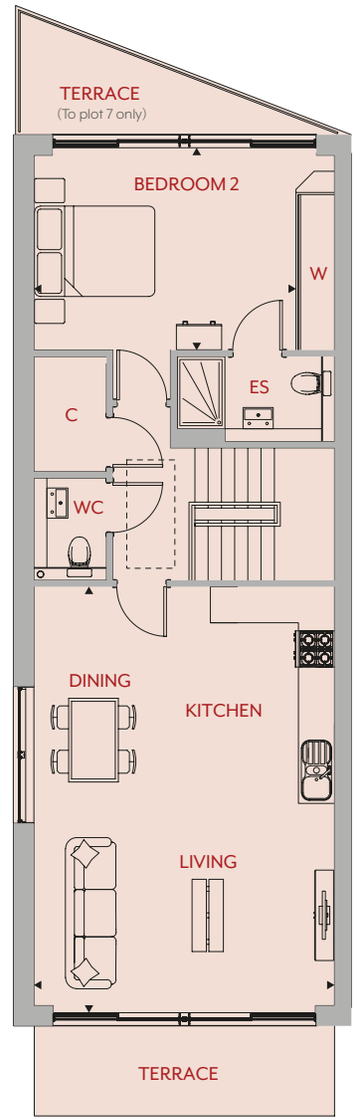
PLOTS 6 & 7

Internal Floor Area 106m² | 1140sqft



FIRST FLOOR

N



SECOND FLOOR

KITCHEN/LIVING/DINING
7077mm x 4996mm 23'3" x 16'5"

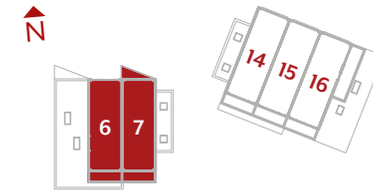
MASTER BEDROOM
4315mm x 3362mm 14'2" x 11'0"

BEDROOM 2
4356mm x 3362mm 14'3" x 11'0"

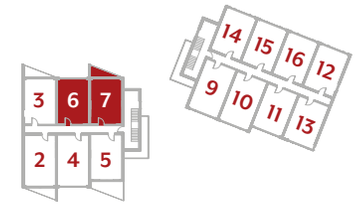
TERRACE AREA
PLOT 6
7m² | 78sqft
PLOT 7
19m² | 203sqft

No dining area window to plot 7.

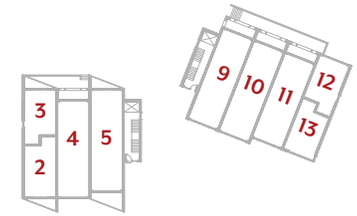
DEAN HOUSE



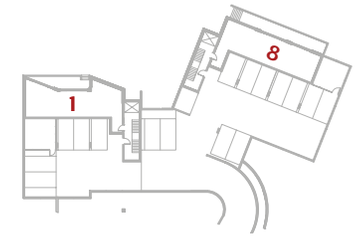
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND

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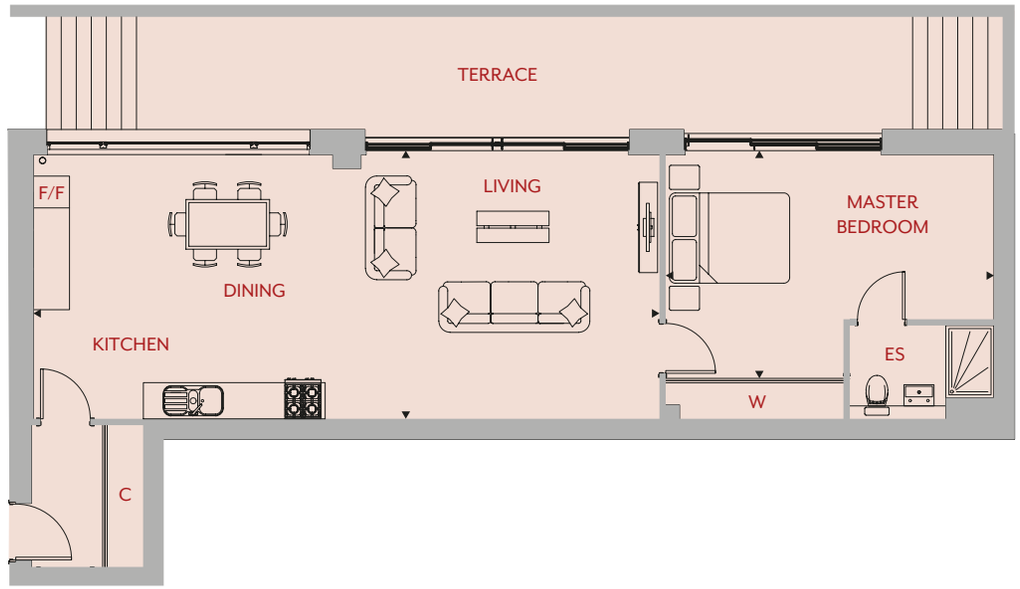
Computer generated image.

Computer generated image.

THE REDWOODS

PLOT 8

Internal Floor Area 76m² | 821sqft



LOWER GROUND

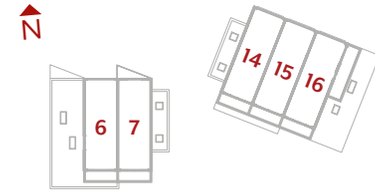
N

KITCHEN/LIVING/DINING
10405mm x 4455mm 34'2'' x 14'7''

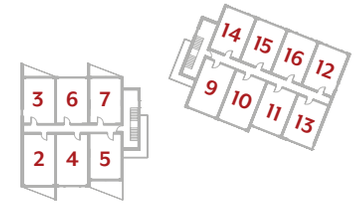
MASTER BEDROOM
5457mm x 3783mm 7'11'' x 12'5''

TERRACE AREA
29m² | 312sqft

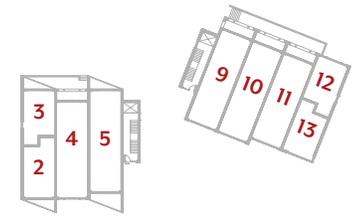
FRAY HOUSE



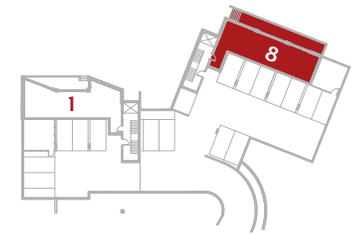
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND

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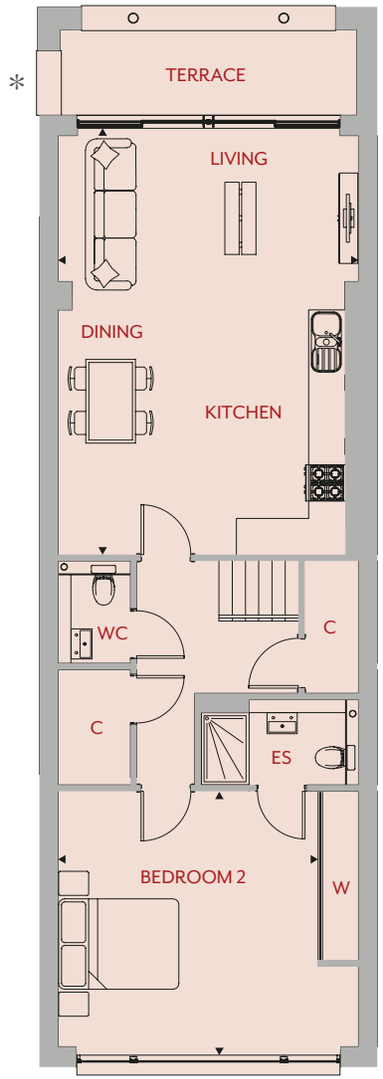
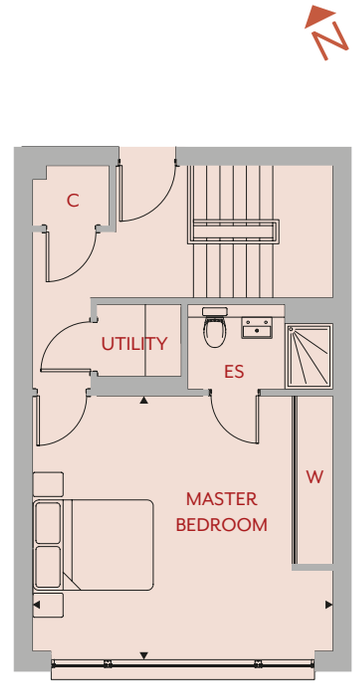
THE REDWOODS

PLOTS 9, 10 & 11

Internal Floor Area 116m² | 1248sqft



GROUND FLOOR



FIRST FLOOR

KITCHEN/LIVING/DINING
7081mm x 4996mm 23'3'' x 16'5''

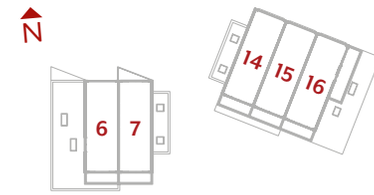
MASTER BEDROOM
4996mm x 3709mm 16'5'' x 12'2''

BEDROOM 2
4996mm x 3709mm 16'5'' x 12'2''

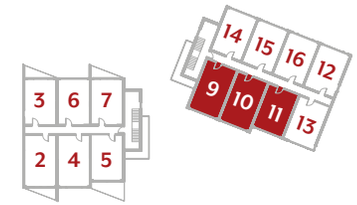
TERRACE AREA
7m² | 70sqft

*Opening to plot 9 only
Master Bedroom is slightly smaller to plot 11 (4315mm x 3384mm, 14''2' x 11''1'). Bedroom 2 is slightly smaller to plot 11 (4315mm x 3384mm, 14''2' x 11''1').

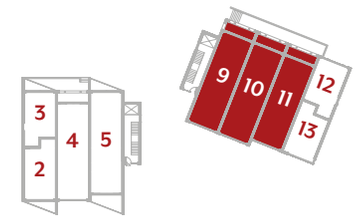
FRAY HOUSE



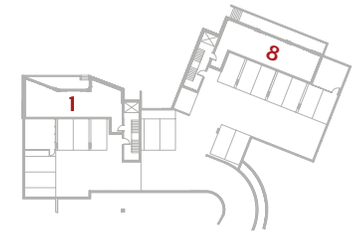
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND

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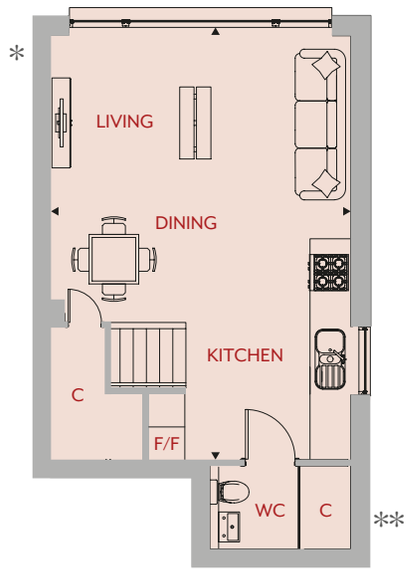
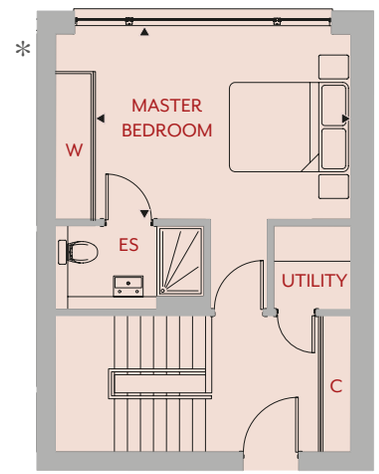
THE REDWOODS

PLOTS 12 & 13

Internal Floor Area 74m² | 798sqft



GROUND FLOOR



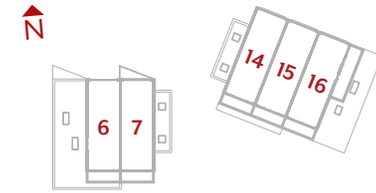
FIRST FLOOR

KITCHEN/LIVING/DINING
7204mm x 4996mm 23'8'' x 16'5''

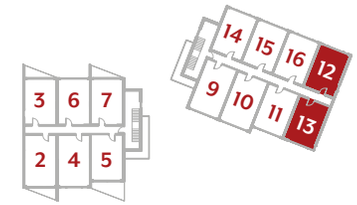
MASTER BEDROOM
4321mm x 3379mm 14'2'' x 11'1''

*Corner window to plot 13.
**Cupboard to plot 13 only.
Kitchen window to plot 12 only.
Roof light at entrance is smaller to plot 13.

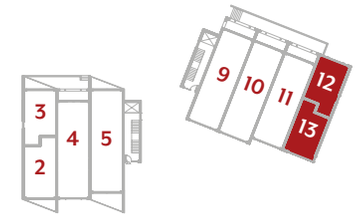
FRAY HOUSE



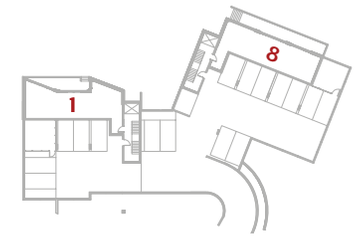
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND

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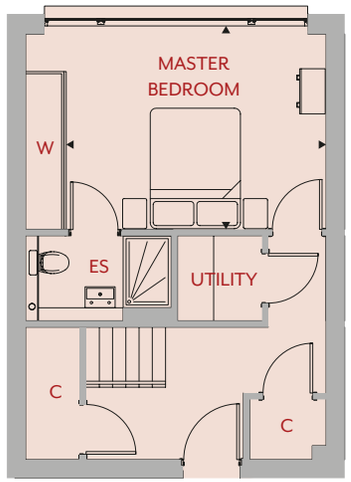
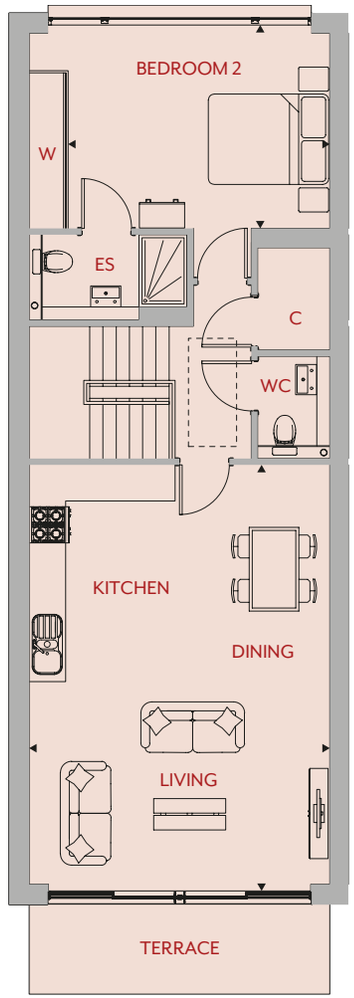
THE REDWOODS

PLOTS 14 & 15

Internal Floor Area 106m² | 1140sqft



FIRST FLOOR



SECOND FLOOR

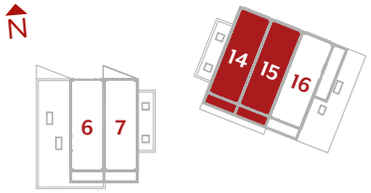
KITCHEN/LIVING/DINING
7077mm x 4996mm 23'3'' x 16'5''

MASTER BEDROOM
4321mm x 3379mm 14'2'' x 11'1''

BEDROOM 2
4350mm x 3379mm 14'3'' x 11'1''

TERRACE AREA
7m² | 78sqft

FRAY HOUSE



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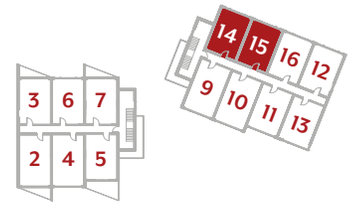
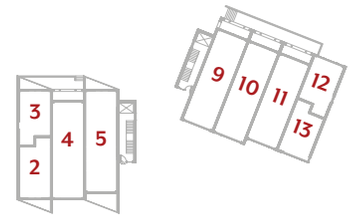
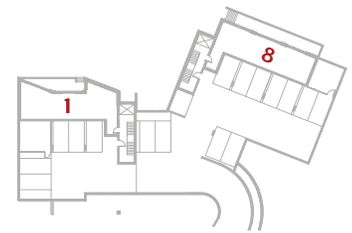


FIRST FLOOR



GROUND FLOOR



LOWER GROUND

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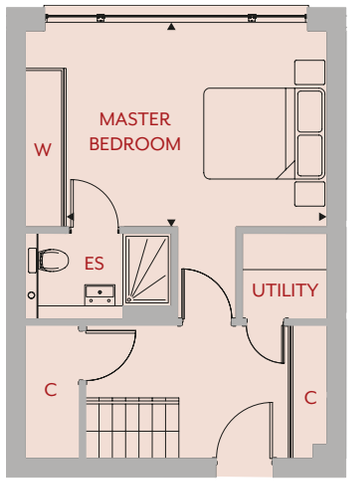
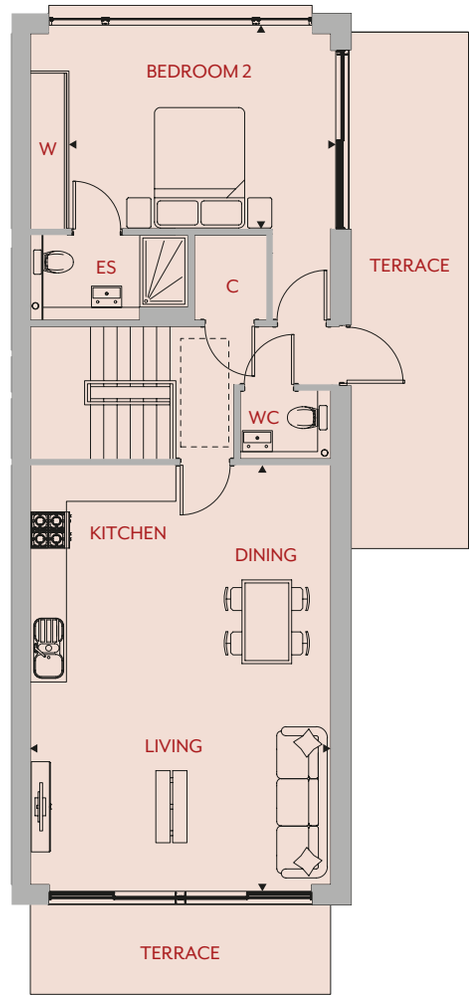
THE REDWOODS

PLOT 16

Internal Floor Area 106m² | 1140sqft



FIRST FLOOR



SECOND FLOOR

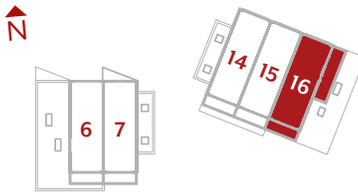
KITCHEN/LIVING/DINING
7077mm x 4996mm 23'3" x 16'5"

MASTER BEDROOM
4315mm x 3379mm 14'2" x 11'1"

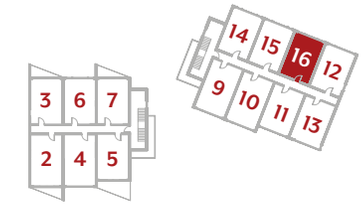
BEDROOM 2
4437mm x 3379mm 14'7" x 11'1"

TERRACE AREA
24m² | 253sqft

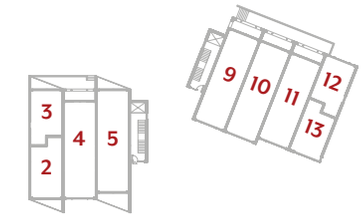
FRAY HOUSE



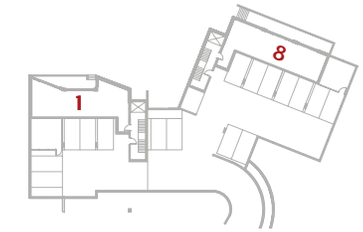
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND

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Computer generated image.

SPECIFICATION

KITCHEN & UTILITY

- Kitchens by Nicholas Anthony
- Silestone worktop in Blanco Zeus
- Feature under cabinet lighting
- Chrome under mounted sink with Cascata square spout tap

Intergrated Siemens appliances comprising:

- Built-in single oven
- Built-in combination microwave/oven
- Canopy extractor hood
- 4 ring induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Provision for washer/dryer in utility rooms

BATHROOM & EN-SUITE

Contemporary white sanitary ware comprising:

- Dual flush chrome plate
- White square basin on vanity unit
- Chrome taps
- White drawer vanity unit
- Low threshold shower tray
- Glass sliding door shower screen
- Chrome ladder type towel rails

INTERNAL FINISHES

- Flush fireshield internal doors

HEATING

- Underfloor heating throughout
- Air source heat pump for heat and hot water

FLOOR COVERINGS

- Wood effect porcelain tile to the entrance hall and kitchen/living area
- Good quality carpets in bedrooms
- Dark grey Hippo matting in matwell to apartment entrance
- Porcelain tiles from the RAK Lounge collection to en-suites and WC

OTHER

- Bullnosed window boards
- Porcelain paving tiles on balcony
- Frameless glass balustrade with stainless square handrail
- Resident lift
- Video entry phone
- Secured allocated parking
- Shared electric charger provision
- BLP is the warranty provider
- 999 year lease

MADINGLEY
DEVELOPMENTS

THE REDWOODS

MADINGLEY ROAD | CAMBRIDGE | CB3 0EX

The Redwoods is ideally positioned to benefit from its close proximity to Cambridge, yet is just minutes from the picturesque village of Madingley. A cycle route runs down Madingley Road connecting the development to the city and the M11 is only two minutes away. For travel into the city by bus, Madingley Park and Ride is just a five minute walk away with frequent buses into central Cambridge taking just 12 minutes.

For satellite navigation please use:
34 Madingley Road, Cambridge CB3 0EX.

TRAVEL TIMES

M11 Motorway **0.4 miles**	Stansted Airport **29 miles**	Central London **60.7 miles**
Stansted Airport **26 mins**	London Kings Cross **52 mins**	London Liverpool Street **1 hr 8 mins**
City Centre **2.3 miles**	Railway Station **2.8 miles**	Addenbrooke's Hospital and Biomedical Campus **4.2 miles**

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Map Is not to scale. All distances taken from Google Maps. Train times taken from National Rail Enquiries. All travel times are approximate.
Designed and produced by Trident Marketing Anglia Ltd 01473 823700 www.tridentmarketinguk.com.

MADINGLEY DEVELOPMENTS

DEAN&DEAN CONSTRUCTION LTD

savills

For further information please contact Savills:
01223 347000 cambridgerds@savills.com