This exclusive collection of new and converted barn-style homes occupies an enviable tranquil position in the sought-after Cambridgeshire village of Dullingham, just four miles from the birthplace of British horseracing, Newmarket.

The homes perfectly balance contemporary comfort and rural charm, and the desirable location is within easy reach of local amenities and road and rail links to Cambridge and Bury St Edmunds, providing the opportunity for a unique mix of town and country living.
Bordering swathes of open fields, Hill Farm’s idyllic position boasts breathtaking views and a blissfully peaceful setting. In the village itself, The Boot pub is a welcoming community local with live music nights and an annual beer festival, whilst The King’s Head, overlooking the village green, offers a fine dining experience. The attractive St Mary the Virgin Church and Kettlefields Primary School complete the picture of the quintessential English village.

It’s just five minutes by train and seven minutes by road to the market town of Newmarket for a wider choice of eateries, from favourite high street chain restaurants to gastropubs, bistros, Thai and Turkish cuisine, and elegant tearooms. A diverse selection of shops, including Marks & Spencer and Waitrose, is on offer throughout the high street and The Guineas shopping centre. Newmarket is also home to a major local business cluster, with investment rivalling that of Cambridge Science Park. For leisure, the famous racecourse is the obvious choice, or it’s less than ten minutes to Links Golf Course and just a little further to Bedford Lodge Hotel & Spa.
The colourful culture and shimmering spires of Cambridge are about 20 minutes from Dullingham by train with the station just a few minutes’ walk away, or 30 minutes by car. Discover unique boutiques among the medieval lanes and admire the glossy high-end stores, or immerse yourself in a traditional Cambridge experience with a punt along the river, taking in the spectacular college buildings. For a night out, there’s a wealth of trendy bars, a wide choice of restaurants, and several live music venues and theatres.

Another nearby option brimming with rich history and amenities, but perhaps with a slightly more relaxed pace, is Bury St Edmunds. Visit on a Wednesday or Saturday to roam the market, stopping for an al fresco coffee, or a cosy drink in Britain’s smallest pub, The Nutshell. In spring and summer, the internationally acclaimed Abbey Gardens offer a magnificent floral display, sports facilities and grounds in a unique ancient setting, whilst the town’s spectacular Christmas Fayre is not to be missed.
Nestling in a quiet location set back from the road and surrounded by rolling countryside, Hill Farm is a unique development of just ten stunning two, three and five bedroom barn-style homes arranged over one, two or three storeys, all in a beautifully landscaped setting.

Comprising six conversions, two semi-detached and two detached new-build properties, all the homes are meticulously designed to complement the rural environment, whilst offering a choice of individual styles. Pitched roofs, sky-lights and large areas of glazing lend classic barn appeal and create fantastically light and airy living spaces, finished with EPGL’s superb specification. Each home benefits from private parking and a generous garden, with many affording spectacular views of the farmland beyond.

Hill Farm is also covered under the NHBC 10-year Buildmark warranty.
HILL FARM
Plot 1 – 1065ft² (99m²)

Ground Floor
- Kitchen/Dining/Living: 5.9m x 5.1m (19'3" x 16'9")
- Sun Room: 3.75m x 2.8m (12'3" x 9'2")
- Master Bedroom: 4.2m x 3.6m (13'8" x 11'8")
- Master En-suite: 2.6m x 1.5m (8'6" x 4'9")
- Bedroom 2: 4.15m x 3.2m (13'6" x 10'5")
- Bathroom: 4.15m x 1.8m (13'6" x 5'9")
- Utility: 2.15m x 2.0m (7'1" x 6'6")
- Hall: 2.85m x 2.0m (9'4" x 6'6")

N.B. Ceiling heights may be restricted in some rooms.

---

HILL FARM
Plot 2 – 968ft² (90m²)

Ground Floor
- Kitchen/Dining/Living: 7.35m x 5.2m (24'1" x 17'0")
- Sun Room: 4.6m x 1.8m (15'1" x 5'9")
- Master Bedroom: 3.5m x 3.4m (11'6" x 11'1")
- Master En-suite: 2.4m x 1.65m (8'0" x 5'5")
- Bedroom 2: 3.65m x 3.35m (12'0" x 10'9")
- Bathroom: 2.2m x 2.0m (7'2" x 6'6")
- Hall: 2.0m x 1.35m (6'6" x 4'4")

N.B. Ceiling heights may be restricted in some rooms.
HILL FARM
Plot 3 – 2551ft² (237m²)

Ground Floor
- Kitchen: 4.95m x 4.7m, 16'2" x 15'5"
- Dining Hall: 8.5m x 4.9m, 27'9" x 16'2"
- Living Room: 8.25m x 4.7m, 27'0" x 15'4"
- Utility: 3.2m x 1.9m, 10'5" x 6'2"
- Shower Room: 2.9m x 1.2m, 9'5" x 4'0"

N.B. Ceiling heights may be restricted in some rooms.

First Floor
- Master Bedroom: 4.8m x 3.3m, 15'7" x 10'8"
- Master En-suite: 3.15m x 1.7m, 10'3" x 5'5"
- Master Dressing Room: 2.6m x 1.5m, 8'5" x 4'9"
- Bedroom 2: 3.2m x 3.1m, 10'6" x 10'2"
- Bedroom 2 En-suite: 3.15m x 1.45m, 10'2" x 4'8"
- Bedroom 3: 3.4m x 3.0m, 11'3" x 9'8"
- Family Bathroom: 3.3m x 2.75m, 10'7" x 9'0"
- Store: 3.2m x 1.9m, 10'5" x 6'2"
- Bridge: 3.35m x 1.5m, 11'0" x 4'9"

Second Floor
- Bedroom 4: 4.8m x 3.1m, 15'7" x 10'2"
- Bedroom 5: 4.8m x 2.7m, 15'7" x 9'0"
HILL FARM
Plot 4 – 2454ft² (228m²)

N.B. Ceiling heights may be restricted in some rooms
HILL FARM
Plot 5 – 1679ft² (156m²)

Ground Floor
- Kitchen: 3.95m x 3.0m, 13'0" x 9'9"
- Living/Dining: 8.7m x 4.75m, 28'6" x 15'6"
- Master Bedroom: 5.9m x 4.7m, 19'4" x 15'4"
- Master En-suite: 2.6m x 1.65m, 8'5" x 5'5"
- Bedroom 1: 3.45m x 3.3m, 11'3" x 10'9"
- Bedroom 2: 3.45m x 3.4m, 11'3" x 11'1"
- Family Bathroom: 2.6m x 2.45m, 8'5" x 8'0"
- Utility: 2.35m x 1.85m, 7'7" x 6'0"
- WC: 1.5m x 1.05m, 4'9" x 3'4"

N.B. Ceiling heights may be restricted in some rooms

Ground Floor
- Kitchen/Dining: 5.0m x 4.25m, 16'5" x 14'0"
- Living Room: 5.0m x 4.9m, 16'7" x 16'4"
- Utility: 2.3m x 1.7m, 7'5" x 5'8"

Second Floor
- Master Bedroom: 4.4m x 2.85m, 14'5" x 9'4"
- Master En-suite: 2.3m x 2.1m, 7'5" x 6'9"
- Bedroom 2: 5.1m x 2.5m, 16'7" x 8'0"
- Bedroom 3: 4.1m x 2.5m, 13'5" x 8'0"
- Family Bathroom: 2.85m x 2.1m, 9'4" x 6'9"

N.B. Ceiling heights may be restricted in some rooms
HILL FARM
Plot 7 – 2292ft² (213m²)

Ground Floor

- Kitchen/Dining: 5.7m x 5.25m (18'7" x 17'2")
- Living Room: 7.5m x 5.45m (24'6" x 18'0")
- Study: 3.35m x 3.3m (11'0" x 10'7")
- Utility: 2.2m x 2.05m (7'2" x 6'7")
- WC: 1.5m x 0.9m (4'9" x 3'0")

First Floor

- Master Bedroom: 5.5m x 4.15m (18'0" x 13'6")
- Master En-suite: 2.5m x 1.65m (8'2" x 5'4")
- Master Dressing Room: 1.65m x 1.25m (5'6" x 4'1")
- Bedroom 2: 3.25m x 3.0m (10'8" x 9'7")
- Bedroom 2 En-suite: 2.5m x 1.65m (8'2" x 5'4")
- Bedroom 3: 3.2m x 3.3m (10'6" x 10'7")
- Bedroom 4: 3.35m x 3.3m (11'0" x 10'7")
- Bedroom 5: 3.2m x 2.1m (10'5" x 6'9")
- Family Bathroom: 2.7m x 1.8m (8'9" x 5'9")

N.B. Ceiling heights may be restricted in some rooms.
HILL FARM
Plot 8 - 2292ft² (213m²)

Ground Floor
- Kitchen/Dining: 5.7m x 5.25m (18'7" x 17'2")
- Living Room: 7.5m x 5.45m (24'6" x 18'0")
- Study: 3.3m x 3.25m (11'0" x 9'5")
- Utility: 2.2m x 2.05m (7'2" x 6'7")
- WC: 1.5m x 0.9m (4'9" x 3'0")

First Floor
- Master Bedroom: 4.15m x 3.3m (13'6" x 10'8")
- Master En-suite: 2.5m x 1.8m (8'2" x 5'9")
- Master Dressing Room: 1.65m x 1.25m (5'4" x 4'1")
- Bedroom 2: 5.25m x 3.0m (17'2" x 9'8")
- Bedroom 2 En-suite: 2.5m x 1.65m (8'2" x 5'4")
- Bedroom 3: 3.9m x 3.0m (12'8" x 9'7")
- Bedroom 4: 3.9m x 3.25m (12'8" x 10'7")
- Bedroom 5: 3.2m x 2.1m (10'5" x 6'9")
- Family Bathroom: 2.7m x 1.8m (8'9" x 5'9")

N.B. Ceiling heights may be restricted in some rooms.
HILL FARM
Plot 9 – 2045ft² (190m²)

Ground Floor
- Kitchen/Dining: 8.7m x 5.6m (28'5" x 18'4")
- Living/Dining: 8.7m x 4.4m (28'5" x 14'4")
- Sun Room: 2.45m x 2.2m (8'0" x 7'2")
- Study: 3.65m x 2.3m (11'9" x 7'5")
- Utility: 2.05m x 2.0m (6'7" x 6'6")
- WC: 1.3m x 0.9m (4'3" x 2'9")

First Floor
- Master Bedroom: 6.3m x 4.4m (20'7" x 14'4")
- Master En-suite: 2.8m x 1.35m (9'3" x 4'4")
- Bedroom 2: 5.6m x 3.25m (18'4" x 10'7")
- Bedroom 3: 5.6m x 3.25m (18'4" x 10'7")
- Family Bathroom: 2.4m x 2.5m (7'9" x 8'2")

N.B. Ceiling heights may be restricted in some rooms
### Plot 10

#### Ground Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Dining</td>
<td>8.7m x 5.6m</td>
<td>28'5&quot; x 18'4&quot;</td>
</tr>
<tr>
<td>Living Room</td>
<td>8.7m x 4.4m</td>
<td>28'5&quot; x 14'4&quot;</td>
</tr>
<tr>
<td>Study</td>
<td>3.65m x 2.3m</td>
<td>11'10&quot; x 7'7&quot;</td>
</tr>
<tr>
<td>Utility</td>
<td>2.05m x 2.0m</td>
<td>6'8&quot; x 6'6&quot;</td>
</tr>
<tr>
<td>WC</td>
<td>1.3m x 0.9m</td>
<td>4'3&quot; x 2'9&quot;</td>
</tr>
</tbody>
</table>

*N.B. Ceiling heights may be restricted in some rooms*

#### First Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom</td>
<td>6.3m x 4.4m</td>
<td>20'7&quot; x 14'4&quot;</td>
</tr>
<tr>
<td>Master En-suite</td>
<td>2.8m x 1.35m</td>
<td>9'3&quot; x 4'4&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>5.6m x 4.2m</td>
<td>18'4&quot; x 13'8&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>5.6m x 4.2m</td>
<td>18'4&quot; x 13'8&quot;</td>
</tr>
<tr>
<td>Family Bathroom</td>
<td>2.4m x 2.3m</td>
<td>7'9&quot; x 7'5&quot;</td>
</tr>
</tbody>
</table>

*Hill Farm*  
Plot 10 – 2045ft² (190m²)
SPECIFICATION

KITCHEN & UTILITY
• Cabinets with soft closing and handle-free doors
• Silestone kitchen worktops
• Bosch electric oven
• Bosch induction hob
• Bosch extractor hood
• Bosch integrated fridge/freezer
• Neff integrated dishwasher
• Integrated or freestanding laundry appliances in all plots
• Waste disposal to plots 3, 4, 7 and 8

BATHROOM & EN-SUITE
• Contemporary white sanitaryware
• Over-bath shower with clear screen
• Frameless shower to all en-suites
• Contemporary chrome heated towel rail
• Floor and full-height wall tiling

INTERNAL FINISHES
• Brushed stainless-steel window and door ironmongery
• Built-in wardrobes in plots 1 and 2

ELECTRICAL FITTINGS
• Contemporary switches and sockets throughout with USB ports to key locations
• LED recessed downlighters
• Stainless-steel external lighting

HOME ENTERTAINMENT
• Digital TV aerial sockets and cabling
• Data points provided to living areas and bedrooms

HEATING
• High efficiency ‘Air Source Heat Pump’ heating and hot water
• Electric underfloor heating to ground floor and all bathrooms
• Contemporary flat panel radiators to upper floors

SECURITY & PEACE OF MIND
• Intruder alarm
• Mains-powered smoke and heat alarms
• Multipoint locking front door
• Timber double-glazed windows
• NHBC 10-year warranty cover

FINISHING TOUCHES
• Waste and recycling points
• Shared open space and courtyard

OTHER
• All properties are freehold
• Predicted energy ratings 85% to 87% (B)

1: In a choice of colours, subject to build status. 2: Refers to washer dryers, washing machines or tumble dryers. 3: Actual predicted energy assessments for individual properties are available on request. Specification details may be subject to variation. All specification photographs are from previous developments and are indicative only. Please note: The plans on the previous pages are not shown to scale; all dimensions are approximate and given at their maximum. In addition, some bedroom ceilings may not be completely full-height.
COUNTRYSIDE & CONNECTIONS

Despite the idyllic setting, Hill Farm is perfectly placed for links by road and rail. Dullingham station is just 0.2 miles away for trains to Newmarket in five minutes and Bury St Edmunds in 23 minutes. It’s less than 30 minutes to Cambridge, providing connections to London King’s Cross and Liverpool Street.

By road, the nearby A14 takes you to Cambridge in 30 minutes and Bury St Edmunds in just over half an hour. It’s only a couple of minutes to the A1304 for Newmarket and links to the A11 and M11, taking you to Stansted Airport in just over half an hour.

ENTERPRISE PROPERTY GROUP LIMITED

Enterprise Property Group Limited (EPGL) is an expanding national developer, applying established principles of intelligent design and quality construction through its wholly-owned subsidiaries, Enterprise Heritage, Enterprise Urban and Enterprise Retirement Living.

The bespoke nature of all EPGL developments allows its homes to be designed for modern living and today’s busy lifestyles, whether they are conversion schemes preserving the heritage and character of the past, or new-build projects with stunning design and layout. This means not only does EPGL have a huge depth of knowledge and experience of the technical nuances of “non-standard” development and construction, it has also earned EPGL an enviable reputation upon which it is well placed to continue building.

EPGL is pleased to have won many awards for its projects, an acknowledgement perhaps of the attention to detail that EPGL sees as an important part of the whole process.

The company has a strong commitment to delivering sustainable homes by incorporating energy-saving features and using renewable resources. To that end, EPGL aims to exceed minimum standards set out by Building Regulations and is proud of its expertise in this area.
Enterprise Property Group Limited gives notice that this brochure is produced for general promotion of Hill Farm development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item.

Date of publication February 2018.

epgl.co.uk

Scutches Barn, 17 High Street, Whittlesford, Cambridge CB22 4LT
Tel: 01223 835995 | Fax: 01223 837796 | Email: info@epgl.co.uk
Registered in England and Wales No. 2917485

Designed by GQ Design gqdesign.com