



Knights Park

EDDINGTON
CAMBRIDGE

NEWSLETTER

WINTER EDITION 2022



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WHAT'S BEEN HAPPENING AT KNIGHTS PARK?

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

SHOW APARTMENTS LAUNCH

TWO BRAND NEW SHOW APARTMENTS HAVE NOW OPENED AT RUBICON. BOTH HOMES HAVE BEEN BEAUTIFULLY DESIGNED AND FURNISHED TO GIVE A REAL FEEL FOR LIVING HERE.

Plot 83 is a one bedroom apartment with every inch crafted to create a contemporary urban home. Step inside and you'll be welcomed by a light, airy open plan living space with a kitchen that's as elegant as it is functional. Storage is conveniently located by the front door, opposite the sleek bathroom. The generous bedroom has its own balcony and fitted wardrobes.

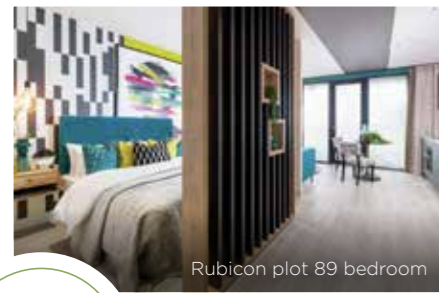


83



Rubicon plot 83 bedroom

Rubicon plot 83 living area



Rubicon plot 89 bedroom

89



Rubicon plot 89 living area

Plot 89 showcases our stylish studio apartment. You may be surprised by the smart layout, which creates space to entertain or relax. The large bedroom area is cleverly separated from the living space, creating a private sanctuary while maintaining the flow of its flexible layout.



Rubicon plot 89 kitchen

WHAT'S ON AT KNIGHTS PARK THIS WINTER

DATES FOR YOUR DIARY

Christmas at Knights Park

SATURDAY 10TH DECEMBER, 12PM - 4PM
HYATT CENTRIC/TURING LOCKE

Join us for our festive celebrations, where you can enjoy music from The Rockabellas, and a range of market stalls selling crafts, gifts, food and drinks. It's the perfect opportunity for some Christmas shopping in a fun, festive environment, and to experience the Knights Park community spirit.

Find out more by visiting KnightsPark-Eddington.co.uk



ENTER OUR VIRTUAL

Festive Raffle

For Cambridge City Foodbank

Win fantastic prizes and support an important cause this season with our virtual raffle. All proceeds will go to **Cambridge City Foodbank**, helping them to support families in need this Christmas.

To enter, simply donate on our JustGiving page. For every £2 you donate, you'll receive one entry to the raffle, so the more you donate, the more chance you'll have of winning. Closing date 16th December.

Prizes include: A bespoke Christmas hamper and luxury hand-filled chocolate basket from Chocolat Chocolat. And many more!



SCAN HERE TO DONATE

EXPERIENCE A TASTE OF CAMBRIDGE

YOUR GUIDE TO SOME OF THE BEST PLACES TO EAT AND DRINK IN THE AREA.

ON YOUR DOORSTEP IN EDDINGTON



Dulcedo Patisserie

Unit 4, Eddington Avenue,
Cambridge CB3 1TT
[instagram.com/dulcedo.eddington](https://www.instagram.com/dulcedo.eddington)

This patisserie and bakery serves freshly baked breads, fresh coffee, chocolates, pastries, lunch options and pizza. It's the perfect place to stop mid-morning, for lunch with friends or for an afternoon treat.



Kota

37 Eddington Avenue,
Cambridge CB3 1SE
kotacambridge.co.uk

Kota is a light-filled, stylish restaurant, with a pretty, covered courtyard. Currently open for breakfast and lunch, it serves up an enticing menu of chargrilled ethical meats and plant-based dishes. As well as delicious food, enjoy botanical cocktails, craft beers and hot drinks from its bar.



Dutch

47 Eddington Avenue,
Cambridge CB3 1SE
dutchcambridge.co.uk

Open for drinks and tasty sharing platters, Dutch is a sleek neighbourhood bar. For something out of the ordinary, try one of their reimagined classics from the extensive cocktail menu. With food platters and small plates designed to be shared, it's the ideal place to spend an evening with a group of friends.



The Three Horseshoes

High Street, Madingley,
Cambridge CB23 8AB
threehorseshoesmadingley.co.uk

Located just three miles from Eddington, The Three Horseshoes is a country pub with a picturesque thatched roof. It was previously voted Cambridge Dining Pub of the Year and its menu focuses on fresh, seasonal and locally sourced food. At this time of year, the log fire and cosy corners are just what you're looking for, while the garden comes into its own in the summer months.

THE PICK OF THE CITY



The Lab Cambridge

90 Regent Street,
Cambridge CB2 1DP
thelabcambridge.com

This stylish 1920s themed cocktail bar adds a twist of science to its drinks menu. Offering both classic and one-of-a-kind signature cocktails, plus tapas-style dishes, it's a luxurious venue for a night out.



Six at The Varsity Hotel

6th Floor, The Varsity Hotel,
Thompson's Lane, Cambridge CB5 8AQ
sixcambridge.co.uk

With spectacular views overlooking Cambridge's historic skyline, Six is a glamorous choice for eating out. Enjoy dining on its terrace, afternoon tea, Sunday roasts and a large selection of gins and cocktails. Menus feature modern, seasonal, British and locally sourced food.



Cambridge Wine Merchant

31/32 Bridge Street,
Cambridge, CB2 1UJ
cambridgewine.com

This friendly and knowledgeable wine shop also has a stylish bar, voted by the Sunday Times as one of the 25 best wine bars in the UK. As well as an extensive range of carefully selected wines, it also serves nibbles and cheeseboards to accompany your drinks.



Mercado Central

24 Green Street,
Cambridge CB2 3JX
mercadocentral.co.uk

Mercado Central is a true taste of Spain in central Cambridge, inspired by the country's historic markets and restaurants. Galician and Basque flavours influence the menu, with ingredients from Southern Europe and the British Isles. The open kitchen on the ground floor is perfect for a casual lunch; upstairs, the dining room is a more intimate setting.



The Orator

Round Church Street,
Cambridge CB5 8AD
theoratorcambridge.co.uk

Situated in a splendid Victorian building, The Orator is a restaurant and bar from the Cambridge Union Society. Enjoy a varied all-day dining menu, a lively bar and Sunday brunch in historic surroundings. It also has a characterful function room available for private hire for celebrations or special dinners.

WHAT'S HAPPENING IN CAMBRIDGE?

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

Keep an eye on our social channels for the chance to win a family ticket for four to this magical event.

@knightsparkeddington



Defaced! Money, Conflict, Protest
11th October 2022 - 8th January 2023

The Fitzwilliam Museum, Trumpington Street, Cambridge CB2 1RB

This major exhibition explores a 250-year period of protest, using currency as a canvas and a vehicle for rebellion. It seeks out the stories behind the damage, revealing some of the personal and hidden struggles experienced during major world events.

tickets.museums.cam.ac.uk/5469/5535



Winter Lights at Anglesey Abbey
9th - 21st December 2022

Anglesey Abbey, Quy Road, Lode, Cambridge CB25 9EJ

Experience the beauty of Anglesey Abbey's gardens after dark with its Nature by Night, Nature by Light celebration. As well as the stunning illuminations, there will be poems, music and illustrations threaded through the experience, while a selection of independent street food vendors will be in the orchard area so you can enjoy some tasty treats and drinks.

nationaltrust.org.uk/AWinterLights



CAMBRIDGE CORN EXCHANGE AND ARTS THEATRE

THESE LEADING ARTS AND CONCERT VENUES HAVE AN EXCITING PROGRAMME OF EVENTS OVER THE CHRISTMAS PERIOD, INCLUDING:



CAMBRIDGE ARTS THEATRE

Dick Whittington and His Cat

Thursday 1st December 2022 -
Sunday 8th January 2023
at various times



CAMBRIDGE CORN EXCHANGE

Live at Christmas: Dylan Moran, Rosie Jones, Mike Wozniak, Celya AB and John Robins

Thursday 15th December
7.30pm



CAMBRIDGE CORN EXCHANGE

The Nutcracker, Saint Petersburg Classic Ballet

Wednesday 28th December 7pm,
Thursday 29th December 2pm and 7pm
Friday 30th December 2pm and 7pm



CAMBRIDGE CORN EXCHANGE

Swan Lake, The International Classic Ballet Theatre

Saturday 31st December 2pm,
Sunday 1st January 2pm and 7pm



CAMBRIDGE CORN EXCHANGE

Editors

Thursday 26th January 7.30pm

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





Computer Generated Image of Rubicon



Rubicon one bedroom show apartment

EVERYTHING YOU WANT FOR MODERN LIVING

NOW OVER 75% SOLD, RUBICON IS PROVING TO BE EXTREMELY POPULAR THANKS TO ITS STRIKING ARCHITECTURE, WELL-DESIGNED APARTMENTS, COMMUNAL SPACES AND STYLISH SPECIFICATION.

With its sloped roofs, shimmering bricks of different hues and beautiful landscaping, Rubicon both catches the eye and complements its surroundings. Designed by award-winning Alison Brooks Architects, it contains an exceptional range of apartments and penthouses, from studio to three bedroom duplex apartments.



Rubicon studio show apartment

SPACES TO INSPIRE

One of the most remarkable aspects of Rubicon are its co-working spaces. Thoughtfully designed, with contemporary and functional furniture, lush planting and atmospheric lighting, they are comfortable to work in, and offer sociability and stimulation when you want them. With a mix of private rooms and open areas, they are ideal for when you want to work remotely, if you're running your own business, or looking for collaboration or networking opportunities.



Computer Generated Image of a Rubicon co-working space

REFINED INTERIORS

Inside, the apartments have their own sophisticated look, with black industrial-style glazing, contemporary kitchens with quartz worktops, and matt black sanitaryware. Full height windows, high ceilings and open plan layouts add to the sense of space and airiness, while underfloor heating brings warmth and comfort. Natural materials and a cool colour palette make the most of the abundant light and enhance the modern aesthetic.

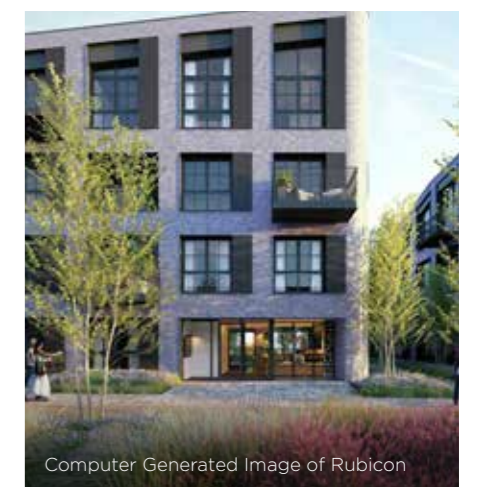


Rubicon show apartment bathroom

GREEN SURROUNDINGS

The outside space at Rubicon is equally appealing, creating verdant views from the apartments and pockets of open space to relax in. There are landscaped green corridors in between the apartment buildings, with places to sit, talk and catch up, and trees, hedgerows and planting which create a connection with nature.

For more information about the apartments available to buy at Rubicon, visit www.knightspark-eddington.co.uk/phases/rubicon



Computer Generated Image of Rubicon

AWARD-WINNING HOMES

WE WERE DELIGHTED AND EXTREMELY PROUD OF THE REACTION TO KNIGHTS PARK AT RECENT INDUSTRY AWARDS.

Not only did The Cavendish – part of our prestigious Villas collection – win Best Family Home, it was also highly commended as the best home outside of London. Knights Park itself was highly commended for eco living.



The Villa show home

With its generous accommodation, clever design and exceptional finish, it is easy to see why the judges were so impressed with The Cavendish. Features include a spacious kitchen/dining room with a large island and fully glazed doors opening onto the garden; a separate first floor living room; and a wonderful principal bedroom suite with bathroom and dressing room on the second floor.

The Cavendish's connection with the outside is also well considered. There is a balcony off the principal bedroom suite – ideal as a relaxing sanctuary – and a private garden where you can socialise with friends and family in the warmer months.

Like all the homes at Knights Park, energy efficiency is built in. Triple glazing and high levels of insulation create a warm and draught-free home. Mechanical Ventilation Heat Recovery removes stale air from the kitchen and bathrooms, and uses the warmth from this to heat the fresh air supplied to bedrooms and living spaces. Large windows provide plenty of natural light, while energy efficient appliances, low energy lighting and aerated showerheads and taps help keep electricity and water consumption low.

The end result is that you can enjoy a beautifully designed modern home that is environmentally responsible, without compromising on comfort or style.



Living Room in The Villas show home



Bathroom in The Villas show home



Bedroom in The Villas show home



The Villa show home



For more information on The Villas, please visit www.knightspark-eddington.co.uk/phases/the-villas

SHOW HOME NOW AVAILABLE TO BUY



MEET THE TEAM

at Knights Park



NATALIA MEDALA

Sales Executive

Natalia is ready to greet you at the Knights Park Sales and Marketing Suite and to show you all the homes available. We asked her what she loves about Knights Park and the surrounding area. Read on to find out...

What are your three favourite things about Knights Park?

I love the sustainable aspects of the project, unique design and the community at the development.

What are your three favourite things about Eddington?

The local amenities, with Sainsbury's on the doorstep; the connectivity into Cambridge; and all the green open spaces around Eddington.

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

Kettle's Yard, a modern art gallery in a beautiful building; the Mathematical Bridge over the river; and the Fitzwilliam Museum.

Tell us a fun fact about yourself?

I have visited more than half of the states in the US, skydived in New Zealand and climbed up a glacier and a volcano!



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

knightspark-eddington.co.uk
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