



Knights Park

EDDINGTON
CAMBRIDGE

NEWSLETTER

SPRING/SUMMER 2023



Kitchen/Dining/Living Room in the Rubicon Block B Suite

DATES FOR YOUR DIARY

Discover ways to boost your health with Rubicon's Wellbeing Event

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THE TASTE OF SUMMER

Favourite places to eat out in Eddington and Cambridge

4

NEW HOMES RELEASED

A new collection of 4 and 5 bedroom homes is now available at Athena

10

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.

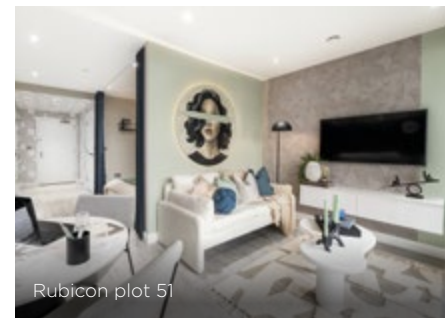
NEW SHOW APARTMENT LAUNCH

A BRAND NEW SHOW HOME HAS RECENTLY OPENED AT RUBICON, BEAUTIFULLY DESIGNED AND FURNISHED BY INTERIOR DESIGNERS 'ARTSPACE' TO GIVE A REAL FEEL FOR LIFE HERE.

Plot 51 is a stylish suite with a spacious bedroom and wardrobe area, contemporary bathroom, and a cleverly designed kitchen/dining/living area that opens out onto a private balcony. Step inside and you'll find all the space you need to unwind after a busy day, or entertain friends with dinner or drinks, plus smart storage to help keep everything in its place.



Rubicon plot 51



Rubicon plot 51

“Our brief was to design a contemporary, high-end scheme for a professional couple. We used a light neutral base with accents of warm muted greens and blues with natural elements brought in through the furniture and soft furnishings which gave a welcoming feel where people could visualize themselves living in this modern space.” ARTSPACE

BUY YOUR NEW HOME WITH A 5% DEPOSIT*

Deposit Unlock* is now available at Rubicon, so you could buy a home here with just a 5% deposit. This low-cost deposit solution has been developed in collaboration with lenders and the housebuilding industry to help both first-time buyers and existing homeowners.

Call us on 01223 607200 or visit the Sales and Marketing Suite to find out more.



*The Deposit Unlock scheme is subject to the lender's participation on selected homes. Terms and conditions apply. Please speak with our sales team for more information.



WHAT'S ON AT KNIGHTS PARK THIS SUMMER

Wellbeing Event



RUBICON

**THURSDAY 8TH JUNE, 5PM & 6.30PM
RUBICON CO-WORKING SPACE**

Join us for our Wellbeing Event at the new Rubicon co-working space for a practical and informative workshop from Suna Interior Design, with expertise in designing uplifting spaces for both office and home interiors, and Cambridge Workplace Wellbeing.

Their tips and advice will help you understand how to boost your wellbeing when working from home, the office or in co-working spaces, covering topics such as postural awareness, mindfulness and meditation, yoga, and healthy working philosophies.

Please email Enquiries@KnightsPark-Eddington.co.uk to secure your place at this exciting event.

Places are limited so please register early to avoid disappointment.



Helen Fewster Owner/Director of Suna



INSPIRING CO-WORKING SPACE

Whether you are working remotely, running your own business or meeting with clients, the new co-working spaces at Rubicon have all the facilities you need. Combining natural materials with plenty of light, these uplifting environments offer a mix of private rooms and communal areas.

The co-working spaces at Rubicon include features such as high speed internet, meeting booths for privacy and more communal areas for networking. You can enjoy all the benefits of an office on your doorstep, with no need for work to intrude into your home.



THE TASTE OF

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

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.



Douce

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

This ingenious venue combines a hair salon with a barista bar and lounge, plus a range of gifts, clothing and accessories to buy. Enjoy a cup of coffee, glass of wine, craft beer or cocktail in this warm, relaxed setting.



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.



Brew

37 Eddington Avenue,
Cambridge CB3 1SE

Independent coffee providers The Brew Project have opened a new coffee shop in the Hyatt Centric hotel. Savour a cup of premium quality, expertly crafted coffee in a range of unique flavours - plus there are sweet and savoury treats if you need a bite to eat too.

Summer

CAMBRIDGE



The Old Crown, Girton

89 High Street, Girton,
Cambridge CB3 0QD
theoldcrowningirton.com

Located in the village of Girton, just under two miles from Knights Park, this picturesque thatched gastropub is perfect for a summer's day. Try out the varied menu of traditional and more contemporary dishes from the terrace or garden overlooking idyllic countryside.



Restaurant 22

22 Chesterton Road,
Cambridge CB4 3AX
restaurant22.co.uk

Recently awarded a Michelin star, Restaurant 22 is home to exciting, modern British dining. It offers a full and short tasting menu, as well as a set lunch menu, based on the seasonal produce delivered by local suppliers.



The Eagle

Bene't Street,
Cambridge CB2 3QN
greeneking-pubs.co.uk

Established in 1667, this popular pub serves up delicious food and drink, a welcoming atmosphere and a slice of Cambridge history. The varied menu covers all occasions and tastes, including morning coffee, evening beers, sharing platters and child-friendly options.



Bread & Meat

4 Bene't St,
Cambridge CB2 3QN
breadandmeat.co.uk

This eatery is the perfect lunch stop when you're out and about in Cambridge. Tuck into hearty dishes of roasted meats or vegetables, served either as sandwiches in artisan sourdough, as poutine with chips, or in a bowl with potato wedges, house slaw and salad.



Limoncello Delicatessen & Bistro

212 Mill Road,
Cambridge CB1 3NF
limoncello.co.uk

With its beautiful Sunset Garden, this Italian restaurant is ideal for al fresco dining this summer. Dine in on traditional antipasti, pizza, risotto and pasta dishes, or create your own delicious meals at home with its deli goods.



The Piano Bar at De Luca Cucina

83 Regent Street,
Cambridge CB2 1AW
delucacucina.co.uk

For an evening out with a difference, head to this top floor Piano Bar for drinks and fantastic live music. As well as wines, spirits, beers and soft drinks, it also serves up an enticing mix of cocktails.

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.

ENCHANTED CINEMA AT EDDINGTON

Saturday 20th May, Sunday 21st May,
Saturday 3rd June and Sunday 4th June

The Courtyard at Turing Locke Hotel, 47 Eddington Avenue, Cambridge CB3 1SE

Choose from classic musical Dirty Dancing, Queen Biopic Bohemian Rhapsody, laugh-out-loud comedy Bridesmaids and Oscar-winning Everything Everywhere All At Once to enjoy under the stars at Eddington's outdoor cinema season.

enchantedcinema.co.uk

CAMBRIDGE BEER FESTIVAL

Monday 22nd – Saturday 27th May

Jesus Green, Cambridge CB5 8BL

While beer from around the British Isles is the focus of this festival on Jesus Green, it also provides the opportunity to try cider, perry, mead, English wines and a range of food including a fine cheese counter.

cambridgebeerfestival.com



CAMBRIDGE PRIDE

Saturday 17th June

Jesus Green, Cambridge CB5 8BL

With live performances, music, dancing, food and drink stalls, and entertainment and activities for all ages, Cambridge Pride is a joyful and colourful celebration.

cambridgepride.co.uk

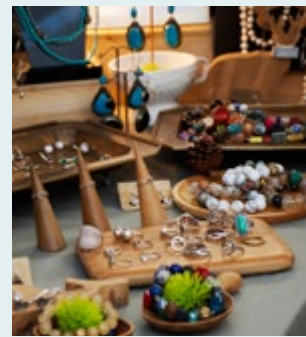
COMMUNITY EVENTS AT EDDINGTON

EDDINGTON ARTS

Saturday 20th May

Storey's Field Centre

17 local artists showcase a range of high-quality art and crafts.



DOGA

Sunday 21st May

Turing Locke Hotel

Bond with your pooch at these hands-on dog yoga sessions.



TOY SWAP

Sunday 28th May

Storey's Field Centre

Bring along a toy and swap it for a new one to support the circular economy.



CAMBRIDGE CORN EXCHANGE AND ARTS THEATRE

THESE LEADING ARTS AND CONCERT VENUES HAVE AN EXCITING PROGRAMME OF EVENTS AND PERFORMANCES OVER THE SUMMER.



CAMBRIDGE CORN EXCHANGE

The Magic of Motown

Friday 16th June,
7.30pm



CAMBRIDGE ARTS THEATRE

Around the World in 80 Days

Tuesday 27th June – Saturday 1st July,
7pm

Thursday 29th July
and Saturday 1st July, 2pm



CAMBRIDGE ARTS THEATRE

Blood Brothers

Tuesday 1st – Saturday 5th August,
7.30pm

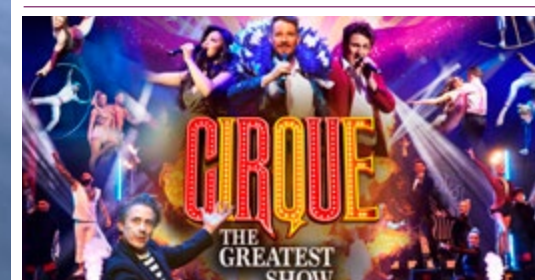
Wednesday 2nd, Thursday 3rd and
Saturday 5th August, 2pm



CAMBRIDGE CORN EXCHANGE

The London Film Music Orchestra:
The Best of Hans Zimmer and
John Williams by Moonlight

Friday 4th August, 7.30pm



CAMBRIDGE CORN EXCHANGE

Cirque: The Greatest Show

Saturday 19th August, 3pm and 7pm
Sunday 20th August, 12pm and 5pm

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






Knights Park
 EDDINGTON
 CAMBRIDGE
ATHENA



NEW RELEASE OF HOMES AT ATHENA

WITH FIVE NEW HOUSE TYPES NOW AVAILABLE AT ATHENA, THERE IS AN EVEN WIDER CHOICE OF HOMES TO SUIT DIFFERENT LIFESTYLES AND HOUSEHOLDS.

Walk down its attractive tree-lined streets and Athena makes a distinctive first impression with its striking modern architecture, high quality materials and carefully crafted features. This new neighbourhood is growing into a flourishing community, with a range of different homes that welcomes a diverse mix of people.



Photography and computer generated images are indicative only

INTRODUCING THE BENNETT AND THE BROOKNER

These new four and five bedroom terraced houses feature spacious living accommodation spread over three floors, expert design and a modern specification throughout. The open plan kitchen/dining area is the sociable heart of the home, while a separate living room, generous bedrooms and multiple bathrooms ensure everyone has their own space. Garages, utility rooms and excellent storage also help life run more smoothly, keeping everything in order.

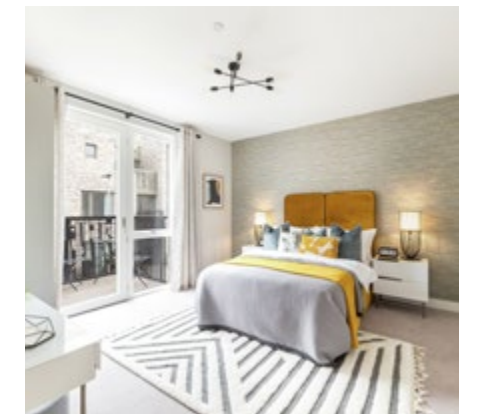
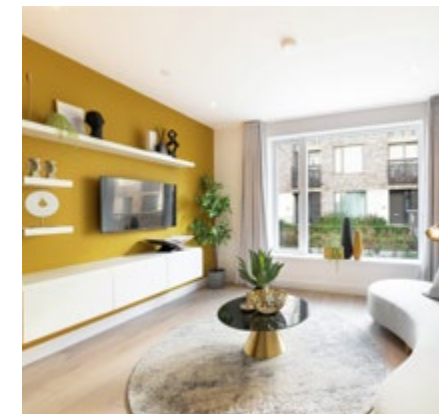
NEW PLOTS NOW AVAILABLE

In addition to The Bennett and The Brookner, further plots have been released, offering even more layout choices. Plot 188, The Chadwick, is a four bedroom, two bathroom terraced home, while Plot 191, The Annex, has four bedrooms and three bathrooms. All have their own private outdoor space, either as courtyards or terraces, and expansive glazing that bring in plenty of natural light and create a connection with the outside.

AMENITIES ON YOUR DOORSTEP

As well as an abundance of space and style, these new homes at Athena are conveniently located for all of Eddington's many amenities. Shops, eateries, the Storey's Field community centre, nursery, University of Cambridge Primary School, playing fields and beautiful green spaces are all just a short walk away.

For more information about the houses available to buy at Athena, visit knightspark-eddington.co.uk/phases/athena/



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 developed to meet the Code for Sustainable Homes Level 5, which means reducing their energy and carbon dioxide emissions by at least 85% from 2010 levels.

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 of switching 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



DAVID WILKINS

Senior Technical Coordinator

David is responsible for coordinating the technical drawings and specifications used to build the new homes at Knights Park.

What are your three favourite things about Knights Park?

I love the way the sun catches the golden metal roofs in the evening, and the generous windows in all the homes which allow so much sunlight in. I also think the sustainable features, which have been sympathetically and seamlessly designed into the homes, are fantastic.

What are your three favourite things about Eddington?

The innovative systems, such as the underground bins and energy centre generating heat and hot water for the homes; the quiet, peaceful neighbourhood being created, despite being only 15 minutes from the city centre; and the cocktails at Dutch, located in Turing Locke!

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

The Courtyard Café at the Fitzwilliam Museum has just opened and is a delightful find. Cambridge Market is such a historic part of Cambridge and offers fresh food and ingredients from all over the world. And, of course, punting! Especially in the summer - it's a great way to see the city.

Tell us a fun fact about yourself?

In a former life I was a DJ in Ibiza!



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[@knightsparkeddington](#)

knightspark-eddington.co.uk
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EDDINGTON AVENUE, CAMBRIDGE CB3 1SE

