



AURA

THE NEXT CHAPTER



COUNTRYSIDE

Places People Love

A NEW CHAPTER STARTS AT GREAT KNEIGHTON

Welcome to The Next Chapter, the latest phase of contemporary new homes from Countryside at Aura, Great Kneighton.

This vibrant Cambridgeshire neighbourhood has received critical acclaim, scooping an array of industry prizes including the 2017 House Builder Best Design award and in 2018 the prestigious RIBA East Architecture Design award. It is also a regional finalist of the Civic Trust Awards which recognises outstanding architecture, planning and design with strong sustainability credentials.

Residents love their close proximity to the development's 120 acre Hobson's Country Park, its bustling village square, fantastic schools and the swift transport links into the historic city centre of Cambridge and beyond.

RIBA 

A NEW COMMUNITY IS BORN

The properties at The Next Chapter have been inspired by the historic architecture found in the beautiful city of Cambridge. Architects Tate Hindle have drawn on the leafy nature of the world-famous streets, the prolific use of bricks and the geometric courtyards found in the city's colleges.

Meanwhile, the design of this new phase creates a lifestyle which is second to none, with residents connected to schools, shops and community facilities with the utmost ease through a network of walkways and cycle paths. What's more, a new car-free pocket park inspired by the traditional garden square offers the community a place to come together and forge new friendships.

“ A rich variety of parks and gardens are combined with homes designed for modern lifestyles to craft a vibrant new neighbourhood at the heart of Great Kneighton. ”

Mike Jamieson, Tate Hindle architects

Architect's sketches and computer generated images of Aura.





Computer generated image of the Hawking and Brooke at Aura, The Next Chapter*



Computer generated image of the Wordsworth at Aura, The Next Chapter*



Computer generated image of the Forster and Chaucer at Aura, The Next Chapter*



Computer generated image of the Kingsley, Penrose and Bentley at Aura, The Next Chapter*

HOMES TO WIN YOUR HEART

Countryside is committed to creating places people love, and you're sure to fall for The Next Chapter.

With homes ranging from studio apartments to three storey, four bedroom family houses, you are sure to find the property you desire at The Next Chapter. Each reflects Countryside's passion and delivery of quality and attention to detail, with no stone left unturned when it comes to creating the finest living environments.

These luxurious residences are flexible in nature and flooded with natural light, while they are well appointed and intelligently laid out. Many of the homes boast high ceilings, full height glazing and all include outside space in the form of attractive gardens, balconies or terraces; perfect for an al fresco morning coffee or an evening glass of wine.



Photography from previous phase of Aura, Great Kneighton

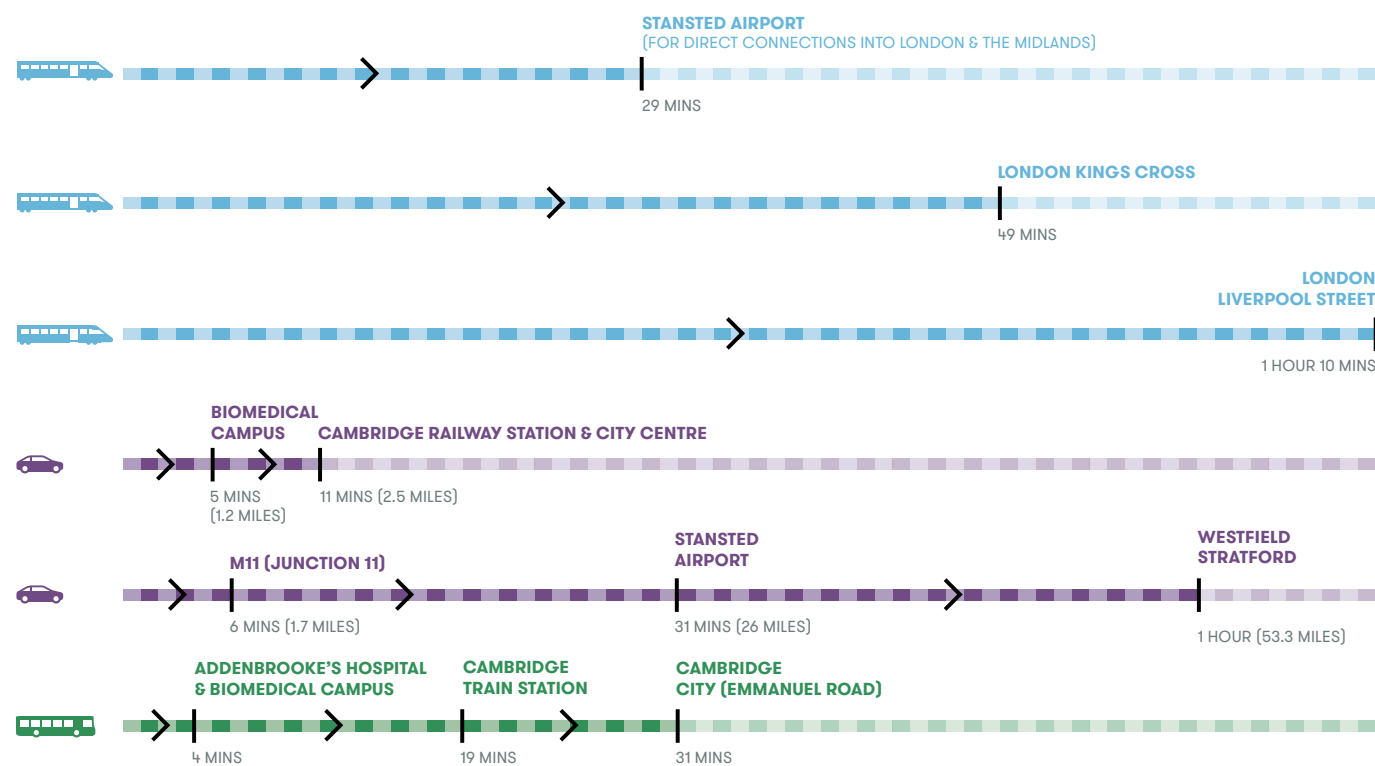
*We operate a policy of continual product development and individual features may vary. Please speak to your sales consultant for further details.

EXCEPTIONAL CONNECTIONS

Whether you're travelling by bus, bike, car, train or plane, nothing is out of your reach at Aura.

The Cambridgeshire Guided Busway that runs through the development links you to Cambridge Biomedical Campus, the city centre, the railway station and Addenbrooke's Hospital. Aura also benefits from a network of cycle routes, created by Countryside.

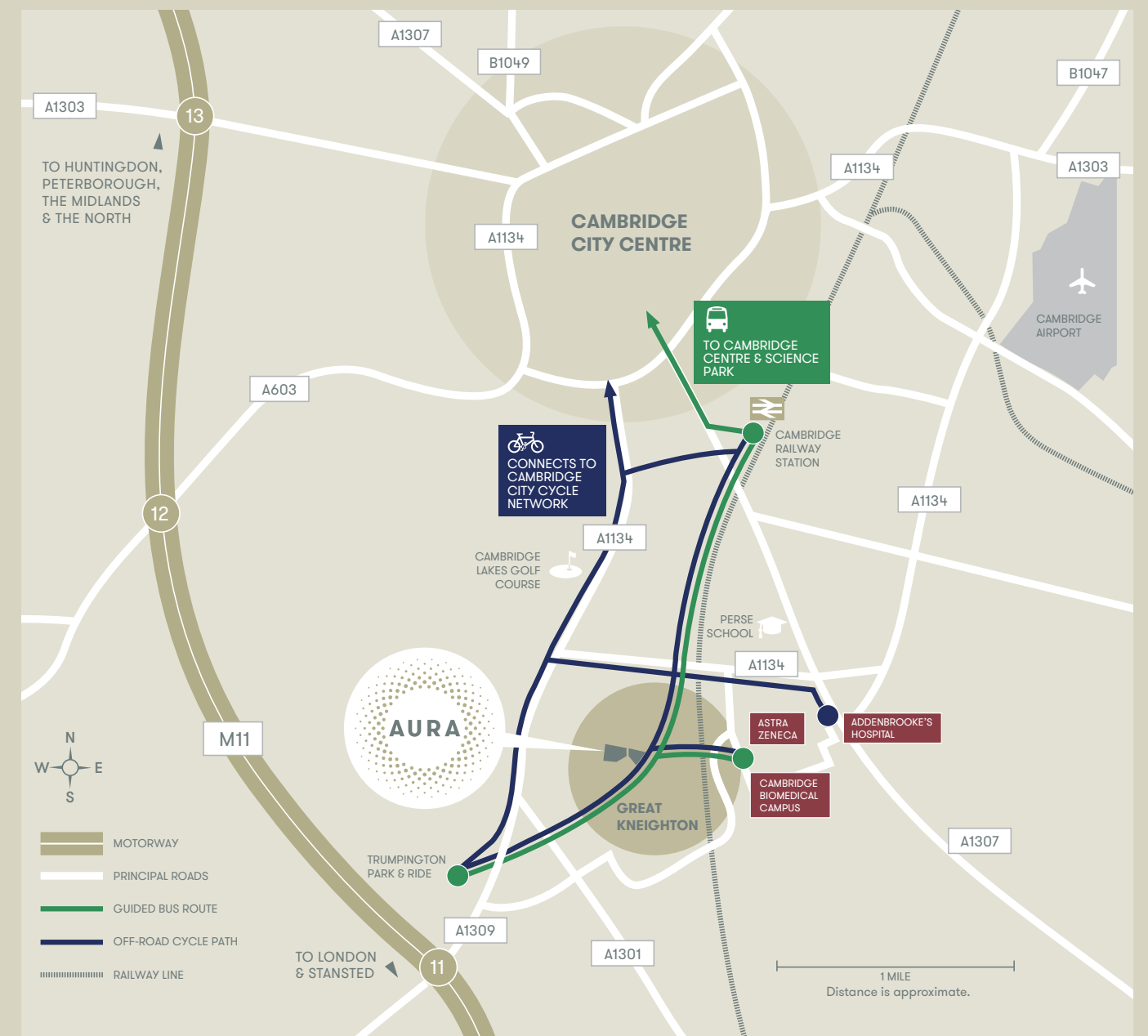
The M11 can be reached in around five minutes, taking you to Stansted Airport in half an hour and central London in approximately 90 minutes. Cambridge Railway Station is 11 minutes by car, affording you access to London Kings Cross in as little as 49 minutes*. Other rail destinations include Birmingham, Brighton and Ely.



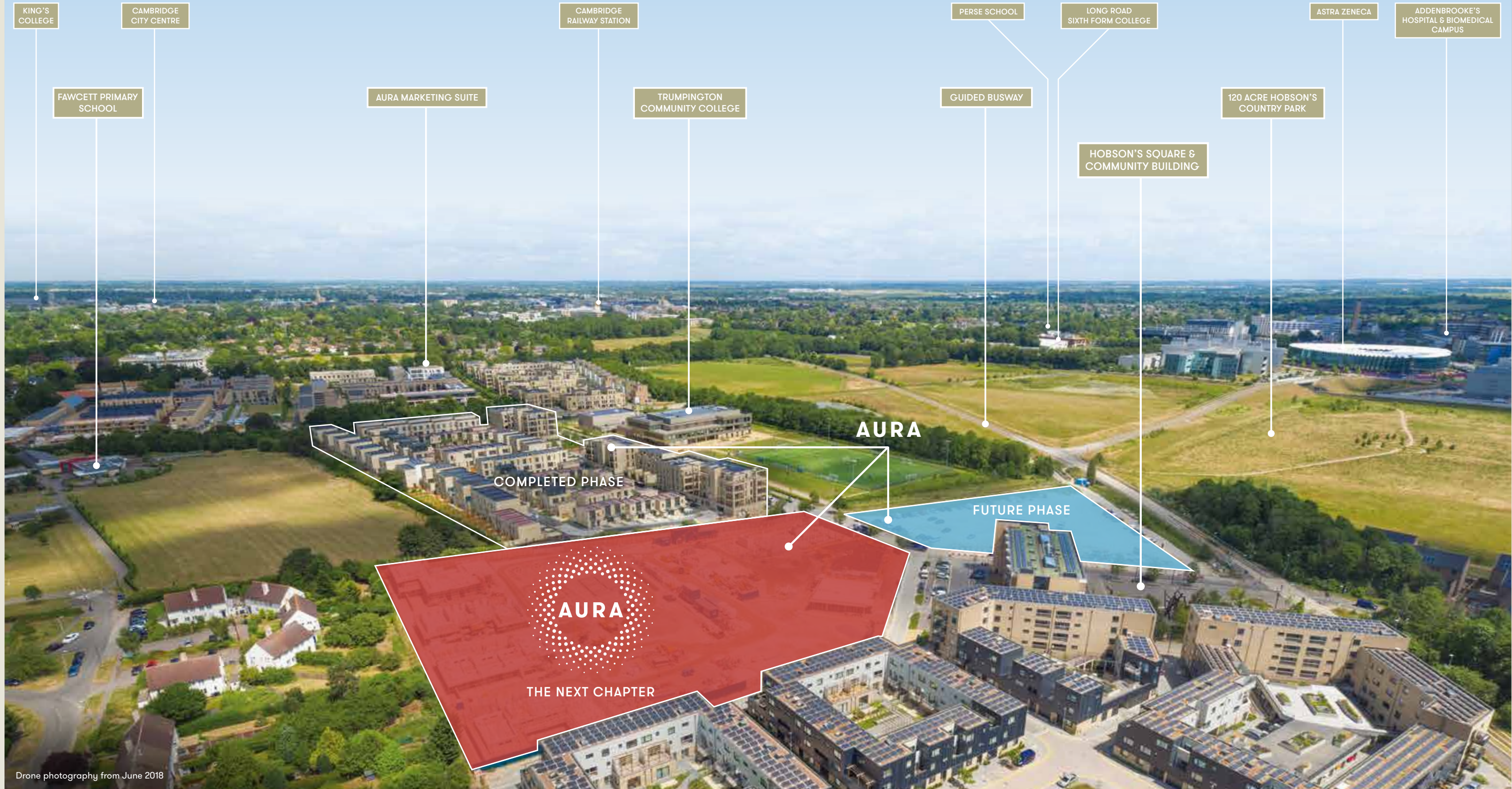
*Train journey times taken from Cambridge Railway Station, from nationalrail.co.uk.
 Car journey times/distances taken from Hobson's Square at Great Kneighton, from maps.google.com.
 The Cambridgeshire Guided Bus journey times taken from Trumpington Park & Ride, from travelineeastanglia.org.uk.
 Cycle route information taken from the Cambridge Cycling Map.
 All times/distances are approximate and are correct at time of print.



Guided bus and Hobson's Square, Great Kneighton



A FANTASTIC LOCATION



Drone photography from June 2018



Hobson's Square, Great Kneighton



The Grand Arcade Shopping Centre



The Mathematical Bridge, Cambridge



Hobson's Country Park



King's College, Cambridge

NOTHING IS OUT OF YOUR REACH

When you choose a home at Aura, you're not only choosing bricks and mortar. You're choosing to live in a thriving new Cambridgeshire community; a neighbourhood and lifestyle, where everything you need is close by.

At The Next Chapter, you're in a prime location to pop to Hobson's Square, which offers medical facilities, a library, shops, a café and a transport hub. This focal point of the Great Kneighton development is a natural meeting place, while there is space for concerts, farmers' markets and community events.

In addition, The Next Chapter is a mere stroll from the 120 acre Hobson's Country Park. This is a marvellous place for summer picnics, dog walks, morning jogs and just spending quality time with friends and family. It's also a great spot for wildlife watching, with badgers, otters and kingfishers amongst the species which have settled there.

Of course, the world-famous city of Cambridge is three miles from Aura, offering exceptional shopping, entertainment, dining and leisure facilities, not to mention its fascinating historic and academic attractions. All of these are simply waiting to be explored.



All distances are approximate and are correct at time of print.

A SUPERB START IN LIFE AWAITS YOUR CHILDREN

Parents with school age children can be assured of the fine educational options close to home. These include the new Trumpington Park Primary School. Opened in September 2017 to reception children, it will grow over time to accommodate youngsters up to year six.

Amongst the school's facilities are a full-sized football pitch, tennis courts and landscaped grounds for outdoor learning. There is a number of large areas for dance, drama and music, along with a food technology hall. As a result of these state-of-the-art facilities, your child is sure to receive a well-rounded education.

Older pupils are catered for at Trumpington Community College, which opened in September 2016. This mixed school for 11 to 16-year-olds prides itself on its cutting edge, innovative curriculum and its support of each individual pupil. Its amenities include Astro Turf hockey and football pitches, a gym, auditorium and fitness studios, which open their doors to the local community after school hours.

Other schools nearby include The Perse School, a highly-regarded independent establishment for both boys and girls aged between 3 and 18. The universities of Cambridge and Anglia Ruskin offer higher education in the area, with a huge choice of degree courses available. London's fine selection of universities is easily reached by train, too.



Trumpington Community College



The Perse School, Cambridge



Community Centre Library, Great Kneighton



Trumpington Park Primary School, Great Kneighton



Trumpington Community College, Great Kneighton



Computer generated image of the Darwin apartments (left) and Newton house type (right) at Aura, The Next Chapter.
We operate a policy of continual product development and individual features may vary.
Please speak to your sales consultant for further details.

LUXURY AND QUALITY ARE ASSURED AT THE NEXT CHAPTER

The intricately-designed interiors of the homes at The Next Chapter are sure to capture your heart from the moment you set eyes on them. Clean crisp lines, large feature windows, high ceilings, neutral tones... all of these combine to give you the living environment you desire.

The greatest care has gone into creating flexible spaces in which you'll love entertaining friends and family; at the same time, they are ideal for me-time, too, whether that's relaxing with a good book or cooking a special meal. If you're part of a growing family, rest assured that there will be a cosy spot for everyone to call their own.

The kitchens have been designed with the chef of the home in mind, with substantial preparation areas and lots of storage for those culinary essentials. The bathrooms are the perfect place to pamper yourself, with chic white Roca sanitaryware and large mirrors setting a luxurious tone. You'll find that the spacious bedrooms are a peaceful haven, offering an idyllic backdrop for that all-important rest.



All photography from previous phases at Aura.
Specification subject to change, please speak to the sales team for more details.



THE FUTURE IS GREEN

The Next Chapter is a collection of homes which is firmly focused on 21st century living and of course this includes being as green and sustainable as possible.

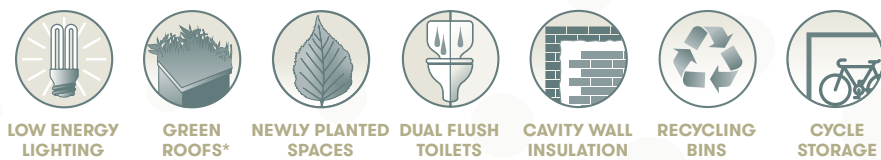
Countryside has an excellent track record of building high quality new homes that are comfortable, highly energy and water efficient, and which aim to improve a customer's quality of life.

At The Next Chapter green roofs have been installed to some of the homes to minimise environmental impact by creating natural habitats for plants and birds. Elsewhere, the bathrooms come with dual flush toilets and low energy lighting has been utilised throughout. The buildings have also been fitted with cavity wall insulation and sustainable drainage systems, which not only help minimise the carbon footprint but also offer homes with greater energy efficiency.

The landscape design responds to and enhances existing landscape features and incorporates native species of plants and trees, as demonstrated in the new pocket park.

Meanwhile, Aura at Great Kneighton has been designed to maximise cycling, walking and public transport, with the Guided Busway moments away and a local Zipcar scheme allowing you to hire vehicles for short periods of time.

By building characterful homes set in open green spaces with transport links and amenities nearby, we strive to provide the best possible quality of life for anyone who buys a Countryside home.



*Green roofs on selected plots only.



WHY BUY NEW?

The benefits of owning a new house

Make your home your own

Replacing a previous homeowner's idea of 'interior design' can be a costly and time consuming process. Move into a brand-new home at Aura on the other hand, and you have the perfect blank canvas just waiting for you to make your own home!

No nasty surprises

Buy a new home at Aura and there will be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10-year NHBC guarantee with our comprehensive customer care service. Buy a second-hand home, and who knows what you'll be faced with?

Building a better future

We create high quality eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact, running costs and low maintenance.

Less chain, less hassle

You can move into one of our stylish new homes as soon as it is complete. There's no need to wait for existing owners to move out, reducing the house buying chain and the stress and uncertainty that is often associated with moving, particularly in a second-hand home.



Fornham Place, Marham Park, Bury St Edmunds



Kings Park, Harold Wood



St Michael's Hurst, Bishop's Stortford



Abode, Great Kneighton



Previous phase of Aura, Great Kneighton

ABOUT COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging. All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer. From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



COUNTRYSIDE
Places People Love

COMMITMENT TO OUR CUSTOMERS

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

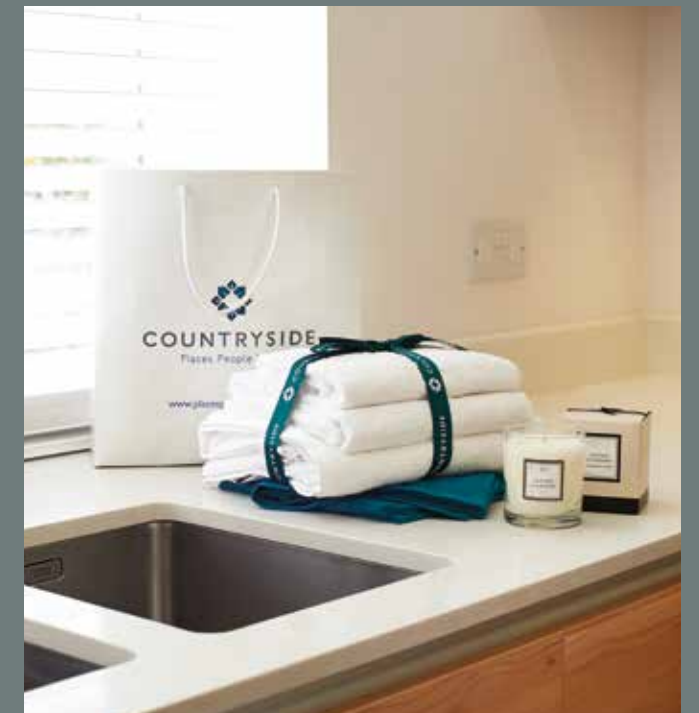
Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Aura carries our commitment to quality and improvement. All of our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.



Home owner gifts may vary across our developments.
Images taken from previous Countryside developments.





All photography from previous phases at Great Kneighton.

Aura Marketing Suite,
Long Road,
Cambridge,
Cambridgeshire
CB2 8HE



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auracambridge.co.uk



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