

# Heather Fields

KENNETT GARDEN VILLAGE  
NEWMARKET CB8



a place in  
*Kennett*

## A WELCOMING COLLECTION OF 3-BEDROOM HOUSES AVAILABLE THROUGH SHARED OWNERSHIP

Thoughtfully designed to give a sense of space and community, Heather Fields at Kennett Garden Village offers the very best of well-connected village living. A blend of generous green spaces and beautifully crafted homes, this new family-friendly neighbourhood is a place to pause, come together and enjoy everyday life in a relaxed, welcoming setting.



**10 MINS**  
WALK TO  
KENNETT STATION



**12 ACRES**  
TOTAL GREEN SPACE  
ACROSS KENNETT  
GARDEN VILLAGE



**2**  
PARKING  
SPACES  
PER HOME



# A VILLAGE SETTING WITH ENDLESS POSSIBILITIES

Located within the wider Kennett Garden Village masterplan, Heather Fields offers 3-bedroom homes within a beautifully designed community. Sitting conveniently at the edge of Kennett, the development blends open countryside with access to everyday essentials and convenient transport links.



Wicken Fen Nature Reserve



Bury St Edmunds



Clare Bridge, Cambridge



River Cam, Cambridge

## SCHOOLS



Heather Fields is well placed for families, with a strong mix of village Primary and established Secondary Schools nearby. Kennett Primary School sits just moments away, while Moulton CEVC, St Christopher's CEVC and The Pines Primary School provide further choice within a short drive.

For older students, Newmarket Academy, Mildenhall College Academy and Soham Village College are all within easy reach, giving access to wide curriculums and supportive learning settings. Together, these schools create a reassuring sense of continuity for families planning the years ahead.

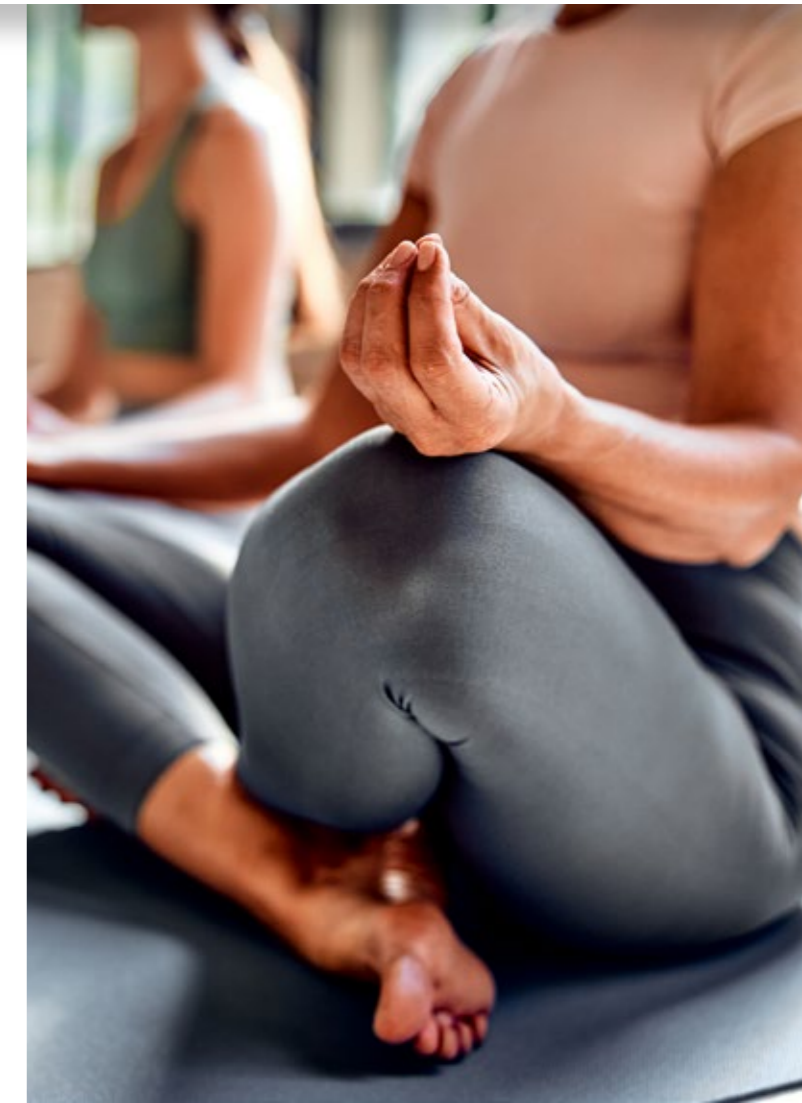
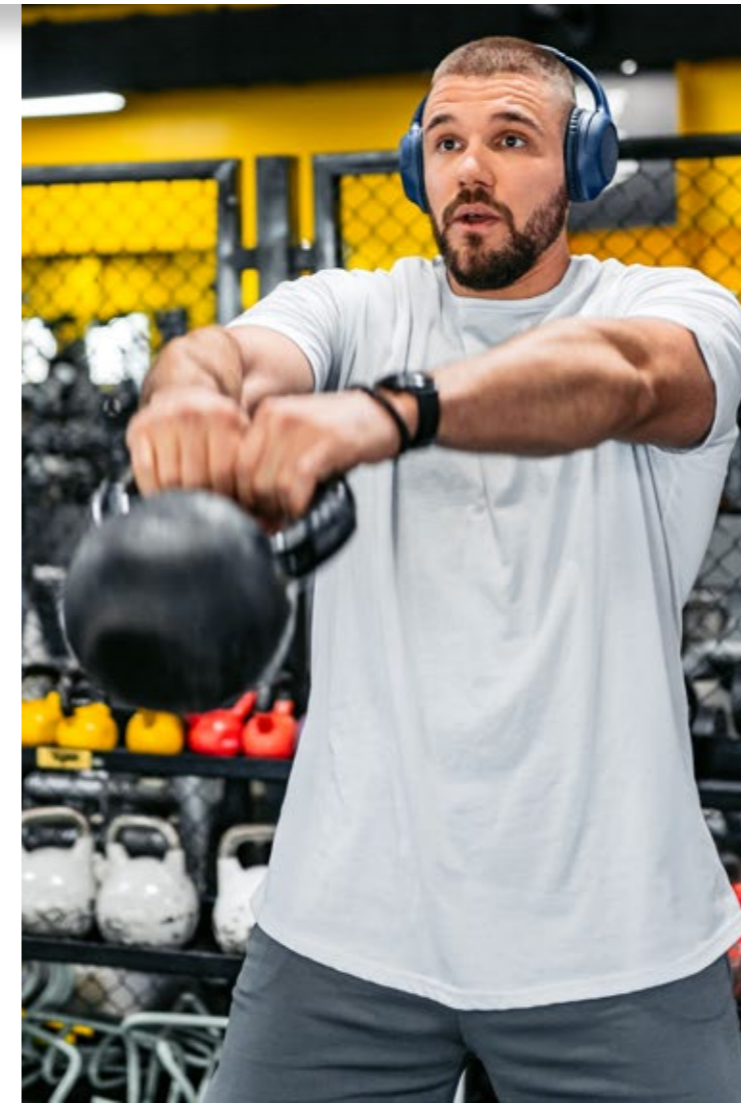
## HIGHLIGHTS

<b>Kennett Primary School</b>	🚗 1 mins
<b>Moulton CEVC Primary School</b>	🚗 10 mins
<b>St Christopher's CEVC Primary School</b>	🚗 11 mins

<b>The Pines Primary School</b>	🚗 12 mins
<b>Newmarket Academy</b>	🚗 15 mins
<b>Mildenhall College Academy</b>	🚗 17 mins
<b>Soham Village College</b>	🚗 21 mins



## HEALTH &amp; FITNESS



## HIGHLIGHTS

Kennett Recreation Ground & Sports Pavilion	🕒 3 mins
CrossFit Structure	🕒 9 mins
Asgard Fitness	🕒 10 mins
Fit Factory	🕒 10 mins
Wellbeing Warehouse	🕒 10 mins
Kuk Sool Won	🕒 11 mins
Newmarket Leisure Centre	🕒 15 mins

Keeping active is effortless at Heather Fields, with a range of facilities close by. The local recreation ground offers open space for everyday exercise, while Newmarket Leisure Centre provides swimming, fitness classes and a fully equipped gym for more structured routines.

Those looking for specialist training have strong options, from Kuk Sool Won's martial arts classes, to dedicated studios such as Wellbeing Warehouse. And with accessible gyms within a short drive, there's always a convenient way to stay healthy.



GREEN SPACES



The landscape around Heather Fields offers plenty of space to unwind and explore. From formal gardens to wide, open reserves, you'll find peaceful places to walk, enjoy fresh air and take time at your own pace. Chippenham Park Gardens is particularly close, with seasonal planting and generous parkland ideal for quiet weekend visits.

A little further afield, Brampton Wood and the reserves at Wicken Fen, Fulbourn Fen and Kingfishers Bridge provide a different kind of natural escape, with wildlife habitats, walking routes and changing scenery throughout the year. For those who enjoy longer trails or riverside paths, Anglesey Abbey and Trumpington Meadows offer varied landscapes that make the most of Cambridgeshire's countryside.

HIGHLIGHTS

Chippenham Park Gardens	🕒 10 mins
Kingfishers Bridge Nature Reserve	🕒 24 mins
Wicken Fen National Nature Reserve	🕒 25 mins
Anglesey Abbey & Gardens	🕒 27 mins
Fulbourn Fen	🕒 30 mins
Brampton Wood	🕒 32 mins
Trumpington Meadows	🕒 35 mins





Newmarket Racecourse

Heather Fields sits within easy reach of a standout array of cultural attractions. Newmarket's racecourses offer a year-round calendar of events, from race days to open-air summer evenings, while Palace House adds a blend of heritage, art and hands-on exhibitions in the centre of town.

For live entertainment, The Ark and Kings Theatre provide dependable options close to home, hosting music, comedy and community-led performances. Beyond Newmarket, Coopers Croft Vineyard, Anglesey Abbey's outdoor cinema events and the Cambridge & Newmarket Polo Club offer relaxed ways to spend time outdoors, whether you're looking for something social or simply a change of pace.

#### HIGHLIGHTS

<b>Newmarket Racecourse</b>	🚗 10 mins
<b>National Horseracing Museum</b>	🚗 12 mins
<b>The Ark</b>	🚗 12 mins
<b>Kings Theatre</b>	🚗 12 mins
<b>Coopers Croft Vineyard</b>	🚗 25 mins

<b>Adventure Cinema at Anglesey Abbey</b>	🚗 27 mins
<b>Cambridge &amp; Newmarket Polo Club</b>	🚗 28 mins



SHOPPING



Cambridge, city centre

Whether you're after everyday essentials, weekend browsing or something a little more special, Heather Fields is surrounded by places that make shopping easy and enjoyable. Newmarket provides the closest selection of shops, with a blend of independents, boutiques and high-street names.

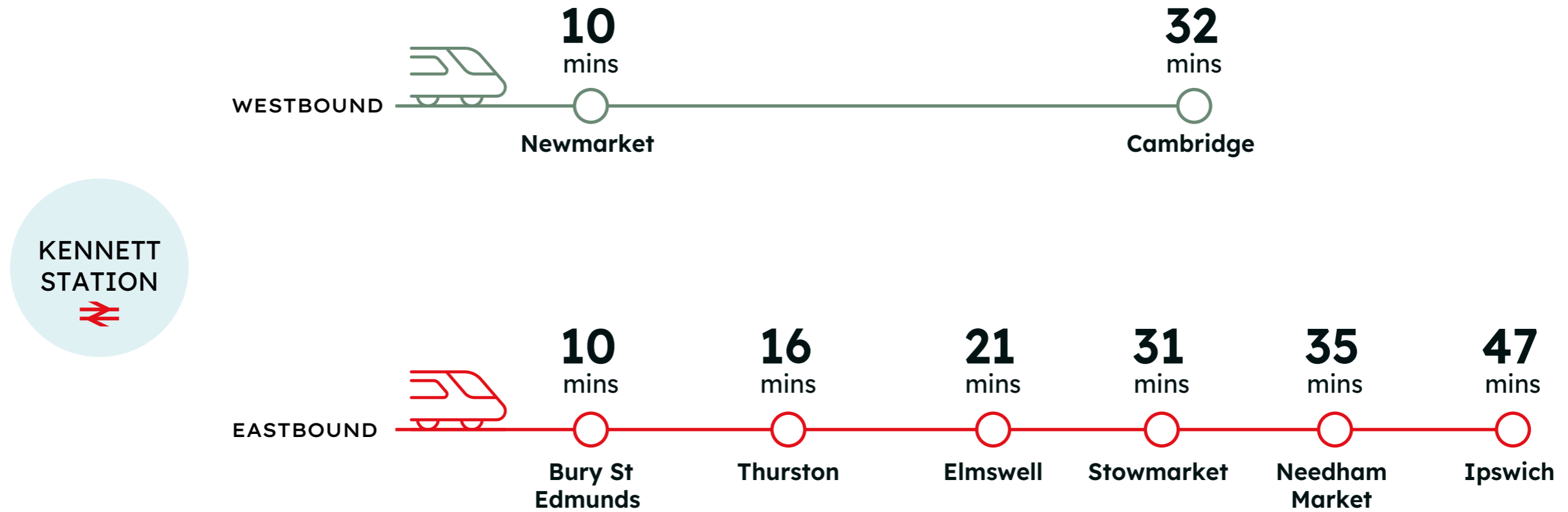
For broader choice, nearby Ely and Bury St Edmunds offer a richer mix of independent retailers, artisan makers and stylish cafés, perfect for slower weekend wanders. Stowmarket adds another option, with a welcoming market-town feel and a straightforward range of useful shops for practical trips. And when you want the full city experience, Cambridge brings everything from luxury brands to well-known favourites, alongside markets, bookshops and lifestyle stores.

HIGHLIGHTS

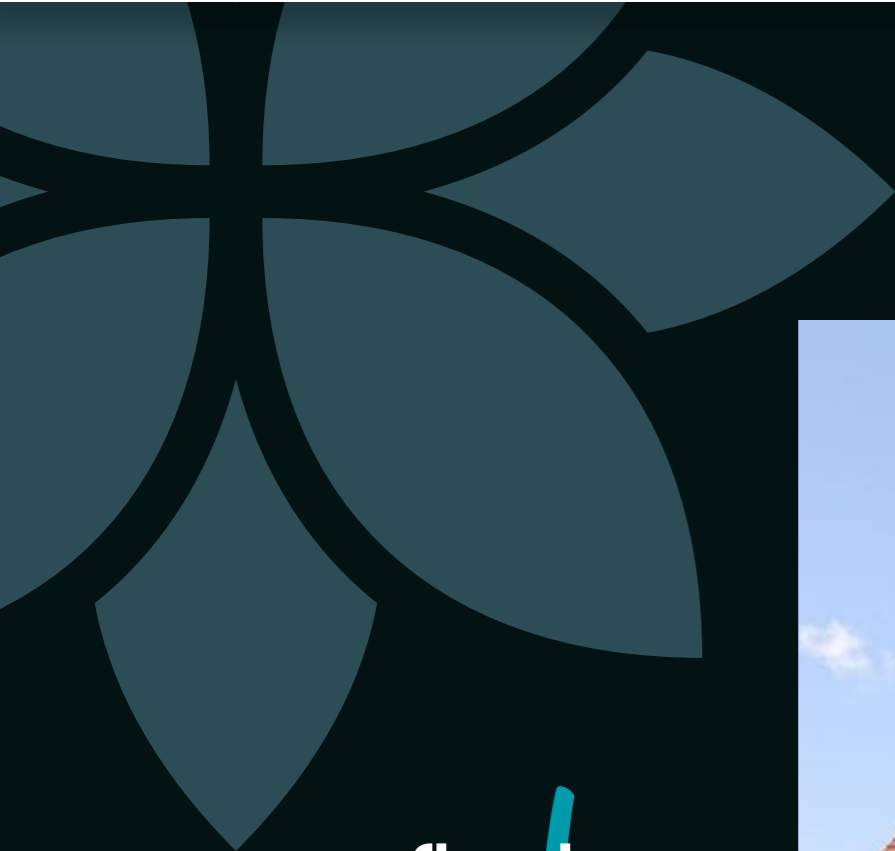
Newmarket	🕒 10 mins
Ely	🕒 22 mins
Cambridge	🕒 27 mins
Bury St Edmunds	🕒 35 mins
Stowmarket	🕒 40 mins



## TRAVEL



Living at Heather Fields means enjoying a calm village setting with connections for work and leisure. Just a 10-minute walk away, Kennett Station gives residents direct access to key towns and cities in Cambridgeshire and Suffolk, while beyond the rail network, well-placed road connections support travel across the wider region, with Stansted Airport just a 40-minute drive away.



find your perfect  
*place*



# SITE PLAN



- The Tillman (Plots 50-52, 262-264)
- Private Sale & Affordable Homes

Map not to scale. Walking times are approximate and taken from Google Maps. Mixed tenure development subject to change.

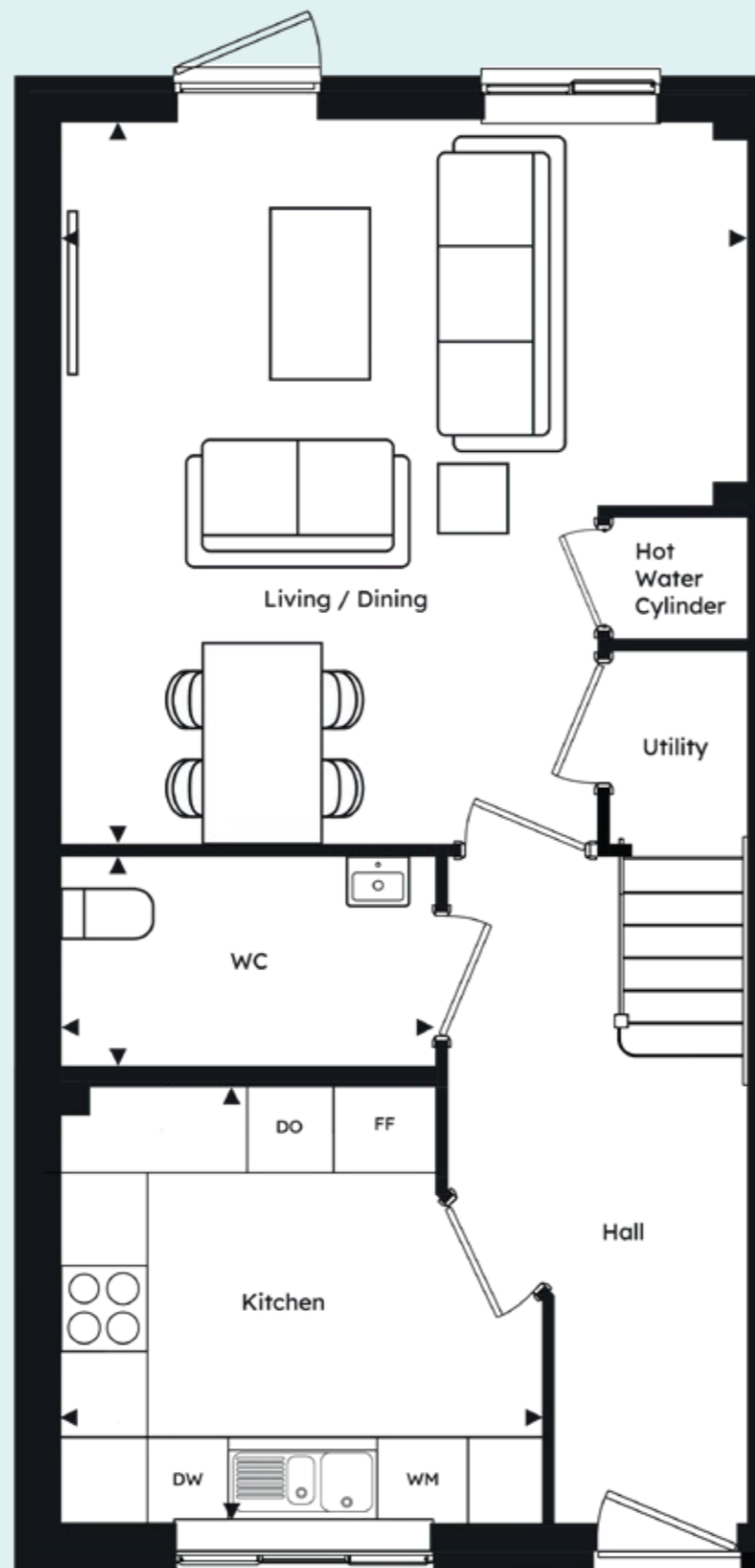




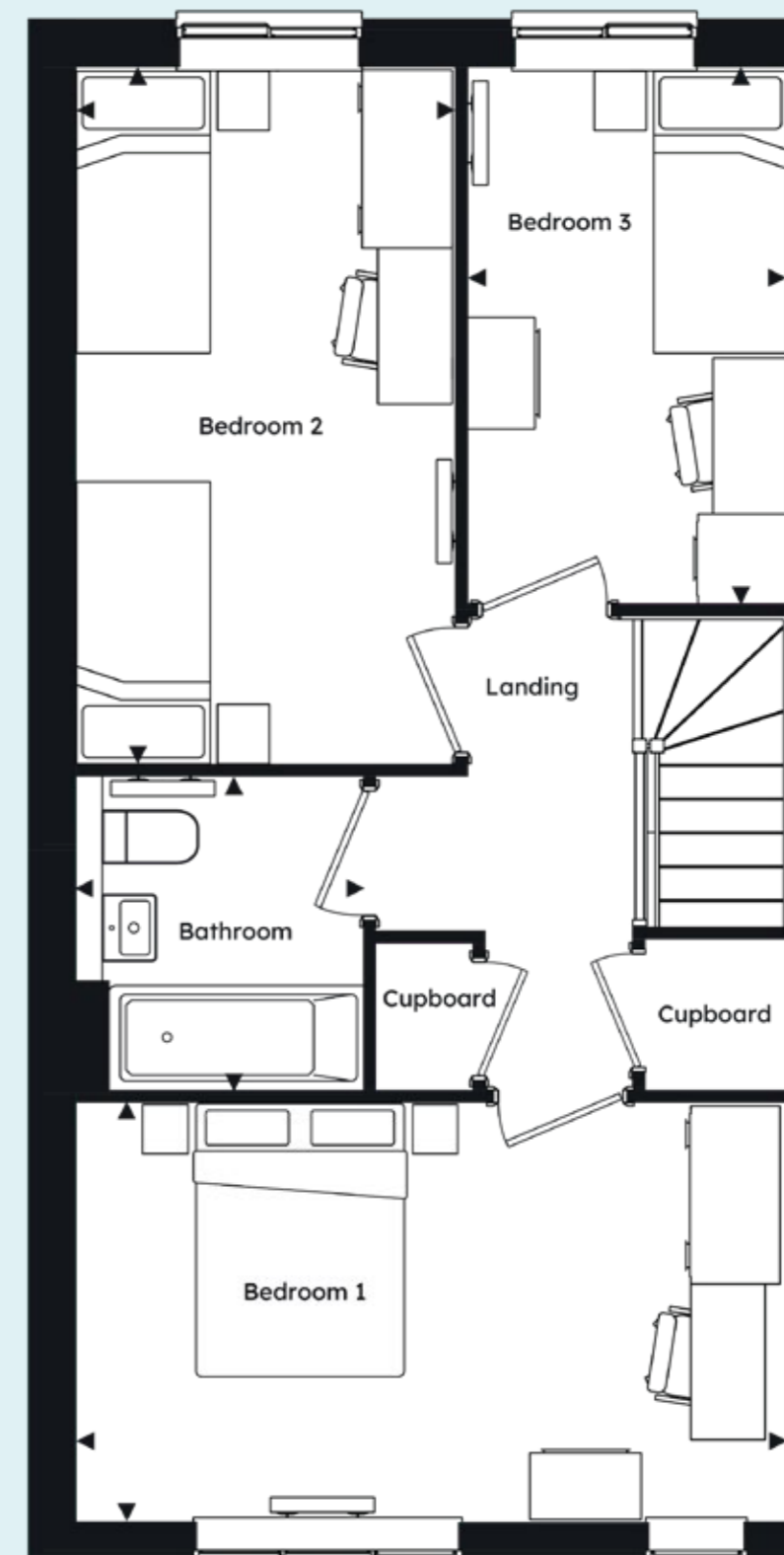
# THE TILLMAN

Plots 52, 262-263

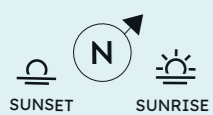
GROSS INTERNAL FLOOR AREA		93.82m <sup>2</sup> / 1010ft <sup>2</sup>
Ground Floor		46.91m <sup>2</sup> / 505ft <sup>2</sup>
First Floor		46.91m <sup>2</sup> / 505ft <sup>2</sup>
Living/Dining	5.05m x 4.79m	16'7" x 15'9"
Bathroom	2.61m x 1.46m	8'7" x 4'10"
Kitchen	3.36m x 3.04m	11'0" x 10'0"
Bedroom 1	4.79m x 2.82m	15'9" x 9'3"
Bedroom 2	4.69m x 2.55m	15'5" x 8'4"
Bedroom 3	3.61m x 2.15m	11'10" x 7'1"
Bathroom	2.11m x 1.93m	6'11" x 6'4"



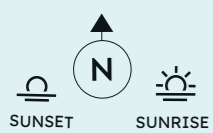
GROUND FLOOR



FIRST FLOOR



PLOTS 262, 263

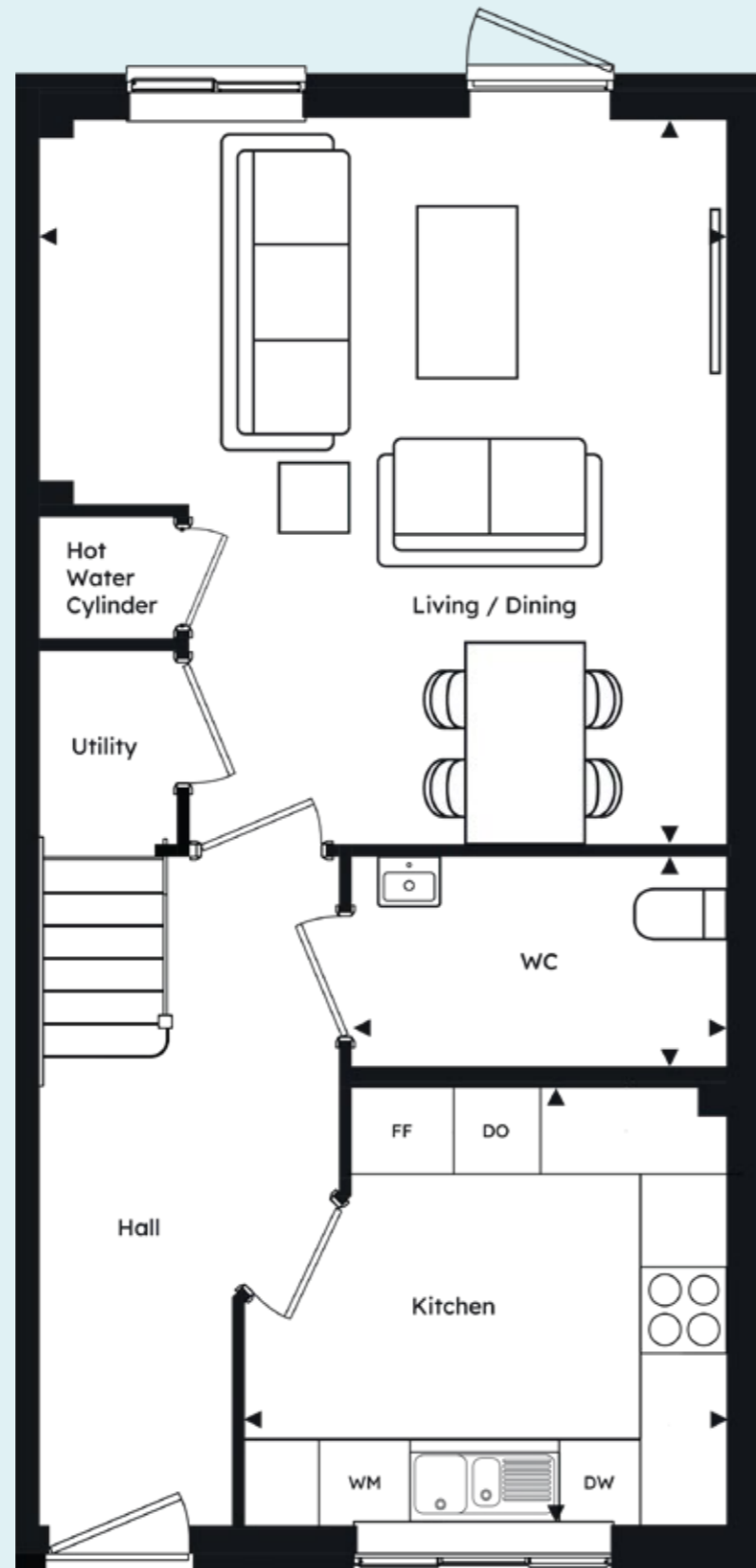


PLOT 52

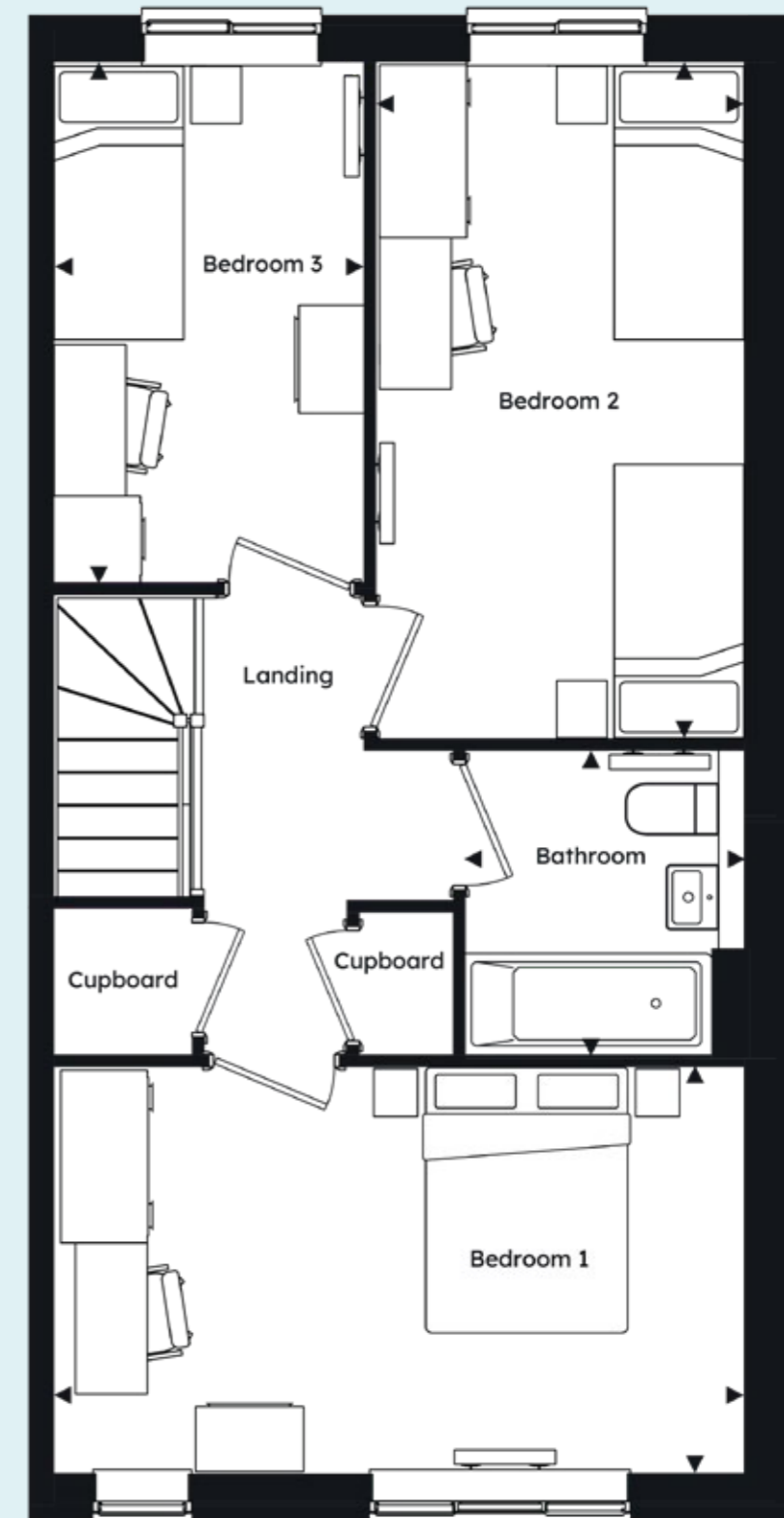
# THE TILLMAN

Plots 50, 51, 264

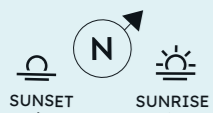
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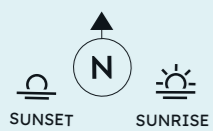
GROUND FLOOR



FIRST FLOOR



PLOT 264



PLOTS 50, 51



Computer generated image is indicative only.

## it's all in the detail

### KITCHENS

Contemporary kitchen units with rose gold handles

Luxury wood-effect vinyl flooring

Soft-close doors and drawers

Integrated Electrolux appliances including ceramic hob, fridge freezer, dishwasher and washing machine

White marble-effect laminate worktops with coordinated upstands

1.5 bowl stainless steel sink with chrome mixer tap

Electrolux double electric oven and extractor hood

Full-width glass splashback behind hob

LED strip lights to wall cabinets

Matt white painted walls and ceilings

LED downlighting

### BEDROOMS

Warm taupe carpet flooring to bedrooms, stairs and landings

Pendant lighting

Matt white painted walls, ceilings and woodwork

### LIVING, DINING & HALLWAYS

Luxury wood-effect vinyl flooring

Matt white painted walls and ceilings

Pendant lighting to all areas

### BATHROOM

Cream porcelain tile flooring

White Ideal Standard and Armitage Shanks contemporary sanitaryware

Bath with glass shower screen

Full-height cream wall ceramic tiling around bath, half-height behind basin and toilet

Chrome heated towel rails

Mirrored cabinets

Eggshell washable paint walls and ceiling

Mirrored cabinets

LED downlighting

### HEATING & ENERGY EFFICIENCY

Air source heat pump providing heating and hot water

Underfloor heating to ground floor, radiators with thermostatic controls on 1<sup>st</sup> floor

Programmable room thermostat

Electricity generating solar PV panels

### ELECTRICAL & CONNECTIVITY

TV points to living spaces and primary bedroom

Fibre-optic broadband connectivity\*

Terrestrial, Sky + and Sky Q TV connections available\*

### EXTERNAL SPACES

Fully turfed gardens

Paved patio area

External lighting to front and rear of home

Timber fencing with lockable gate

Garden shed provided

### PEACE OF MIND

12-year NHBC structural warranty

2-year defect period

990-year lease

Smoke and heat detectors

### WC

Cream porcelain tile flooring

White Ideal Standard contemporary sanitaryware

Radiator

Eggshell washable paint walls and ceiling

LED downlighting

\*Subject to separate subscription. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Peabody reserves the right to make these changes as required.

# HOMEOWNER STORIES

Hear from our homeowners and find out how we were able to help them onto the property ladder and find their dream home through Shared Ownership.

## MIA AND JOSH LIMEBROOK WALK, ESSEX

For Mia and Josh, moving to Limebrook Walk in Maldon felt like coming home. Thanks to an advert on Instagram the couple found their dream home in a much-loved childhood location and now enjoy the good life in the peaceful Essex countryside.

“Once we added up how much rent we had paid over 11 years we realised we could have paid off a mortgage!”



## BRIDGET HONEYBROOKE, BUCKINGHAMSHIRE

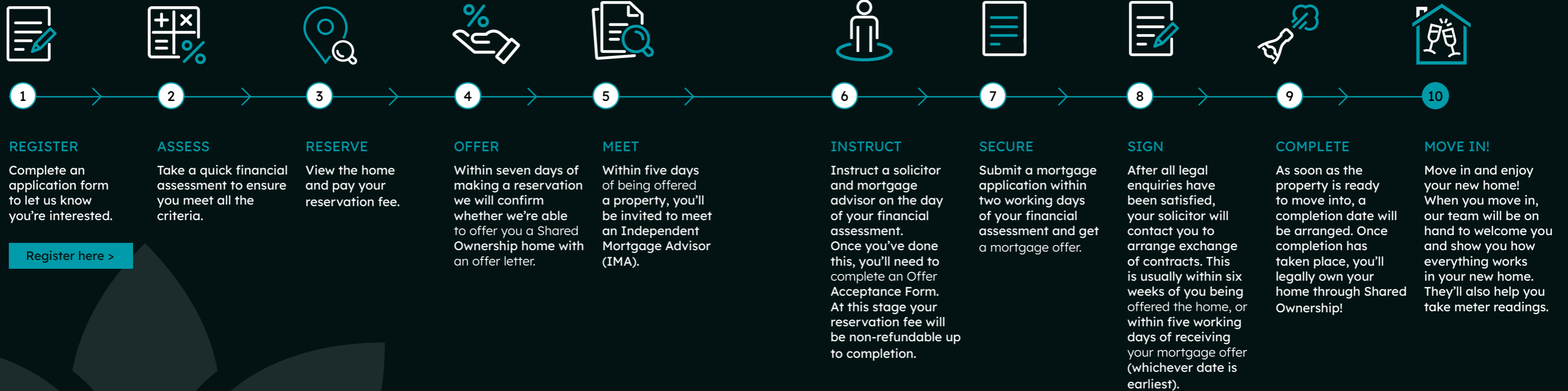
After embarking on a new chapter and spending four years renting, Bridget was thrilled to take a step back onto the property ladder at Honeybrooke. Moving into her brand-new three-bedroom house with her sons, Daniel and Edwin, Bridget feels rejuvenated and ready to embrace new opportunities.

“Homes at Honeybrooke were very popular and I never thought that I would own a home again, so this is very special to me. I already know that this will be my forever home.”

[Read more Peabody homeowner stories](#)

[Find out more >](#)

# THE SHARED OWNERSHIP JOURNEY



[Find out more about Shared Ownership](#)

Peabody has a range of resources to help you learn more about what is involved.

[Find out more >](#)



# More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



## BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 109,000 homes and around 220,000 residents across London and the Home Counties.



## CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



## QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

[Find out more >](#)



## SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

[Find out more >](#)

\*2024/25 Annual Report

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