



THE MALTINGS





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A courtyard development of 44 stunning homes, The Maltings centres around an incredible conversion of a former Victorian malt house.

Four different buildings combine to create a real sense of community and an attractive range of homes: contemporary townhouses, luxury apartments with the option of one, two or three bedrooms and fabulous two and three bedroom duplexes. Welcome to Newmarket's most stylish and versatile new address.



HERITAGE STYLE

An address steeped in the tradition of brewing, The Maltings is a charming development, a seven-minute walk from Newmarket town centre. At its heart, the beautifully refurbished 19th century Malt House.

Forty-four luxury homes in total, the development is comprised of three separate apartment buildings; The Malt House, Bushel Court and Piper House and six striking contemporary townhouses, Dean Mews, all named eponymously after local master brewers of yesteryear.

Designed with an exquisite attention to detail, the homes favour open plan living with generous room proportions that showcase traditional craftsmanship techniques, a nod to the heritage of the development. A rich palette of materials combines the best of European design; Italian oak joinery, Spanish ceramic flooring and German designer kitchens to create stylised and elegant homes, hallmarked with quality.

Find us at

**The Maltings
Newmarket
CB8 7AA**





NEWMARKET

A pretty market town with a worldwide reputation, Newmarket is the undisputed home of horseracing. The industry dominates the town's landscape and the daily strings of racehorses making their way to the Jockey Club owned gallops and training grounds are a familiar and loved sight amongst residents. Indeed, some of the UK's most prestigious and historic stables are up the road from The Maltings including Phantom House and La Grange.

Naturally, the town's most famous institutions are indelibly linked with the horse racing industry; the world-renowned Newmarket Equine Hospital, the historic auction house Tattersalls, purveyors of the finest bloodstock, the Jockey Club Museum, the Newmarket Racecourses and the many trainers and stud farms that operate in and around the place.

Endowed with an industry and character all of its own, Newmarket is one of the country's most charismatic towns. Protected by a recently established conservation area, its status looks to be forever preserved as the historic and enduring home of the sport of kings.



YOUR LOCAL GUIDE

National Horseracing Museum
nhrm.co.uk
 01638 667 333

Jockey Club
thejockeyclub.co.uk
 02076 111 800

The National Stud
nationalstud.co.uk
 01638 663 464

Newmarket Racecourses
newmarket.thejockeyclub.co.uk
 01638 675 500

Bedford Lodge Hotel and Spa
bedfordlodgehotel.co.uk
 08006 522 991

Tuddenham Mill (hotel and restaurant)
tuddenhammill.co.uk
 01638 713 552

The Pantry
thepantryfinefoods.com
 01638 661 181

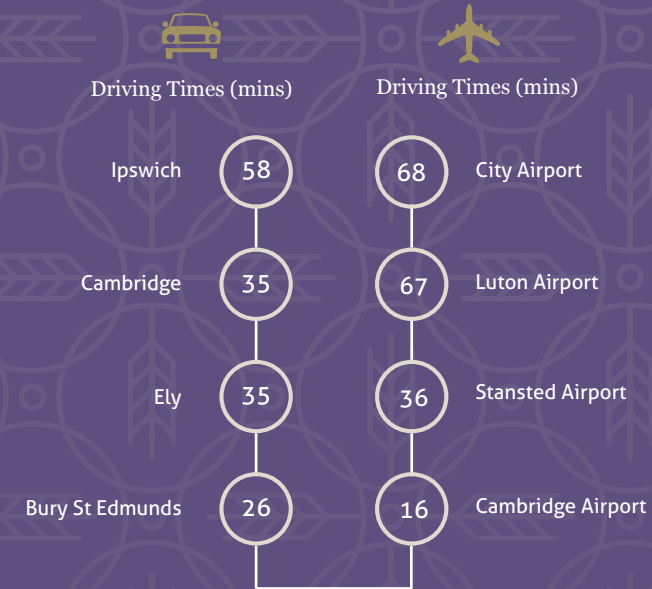
Kings Theatre
nomadskingstheatre.com
 01638 663 337



PERFECTLY PLACED

The Maltings is quietly positioned only a seven-minute walk from the centre of Newmarket and its cafes, bars, shops and popular high street chains.

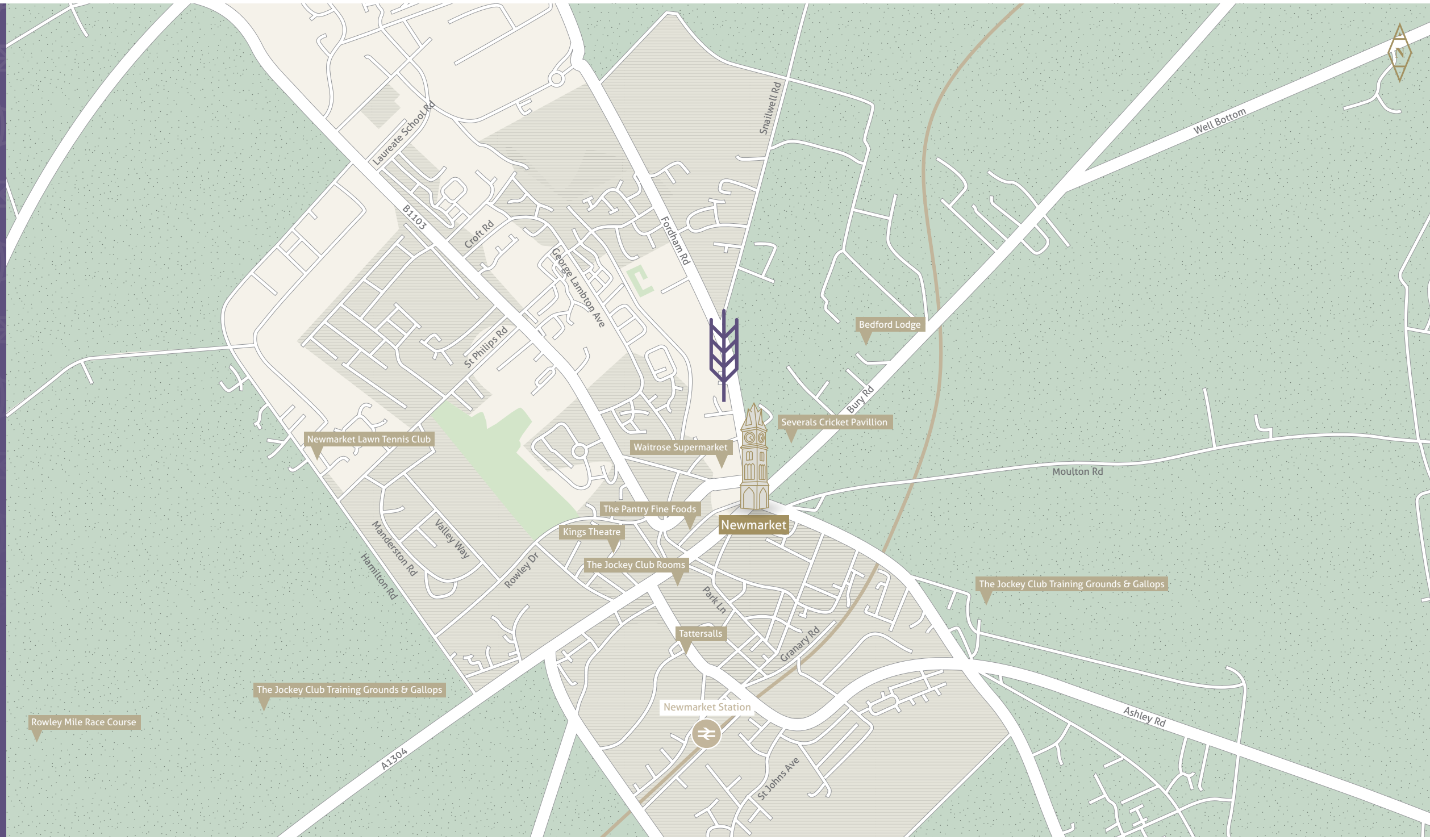
Waitrose, handily located just off the Fordham Road, is only a six-minute walk, whilst the upmarket restaurant and hotel Bedford Lodge, also home to a gym and spa, is 15 minutes on foot. The locality also offers an excellent range of local schools; primary and secondary across both the state and independent sectors. Convenient for commuters, Newmarket rail station is a five-minute drive or a 15-minute walk from the development, whilst Cambridge city centre and the closer-by Cambridge Science Park are a 30 and 17-minute drive, respectively.



THE MALTINGS



Train Times (mins)





NEWMARKET

The Rowley Mile | The July Course
Jockey Club Racecourses

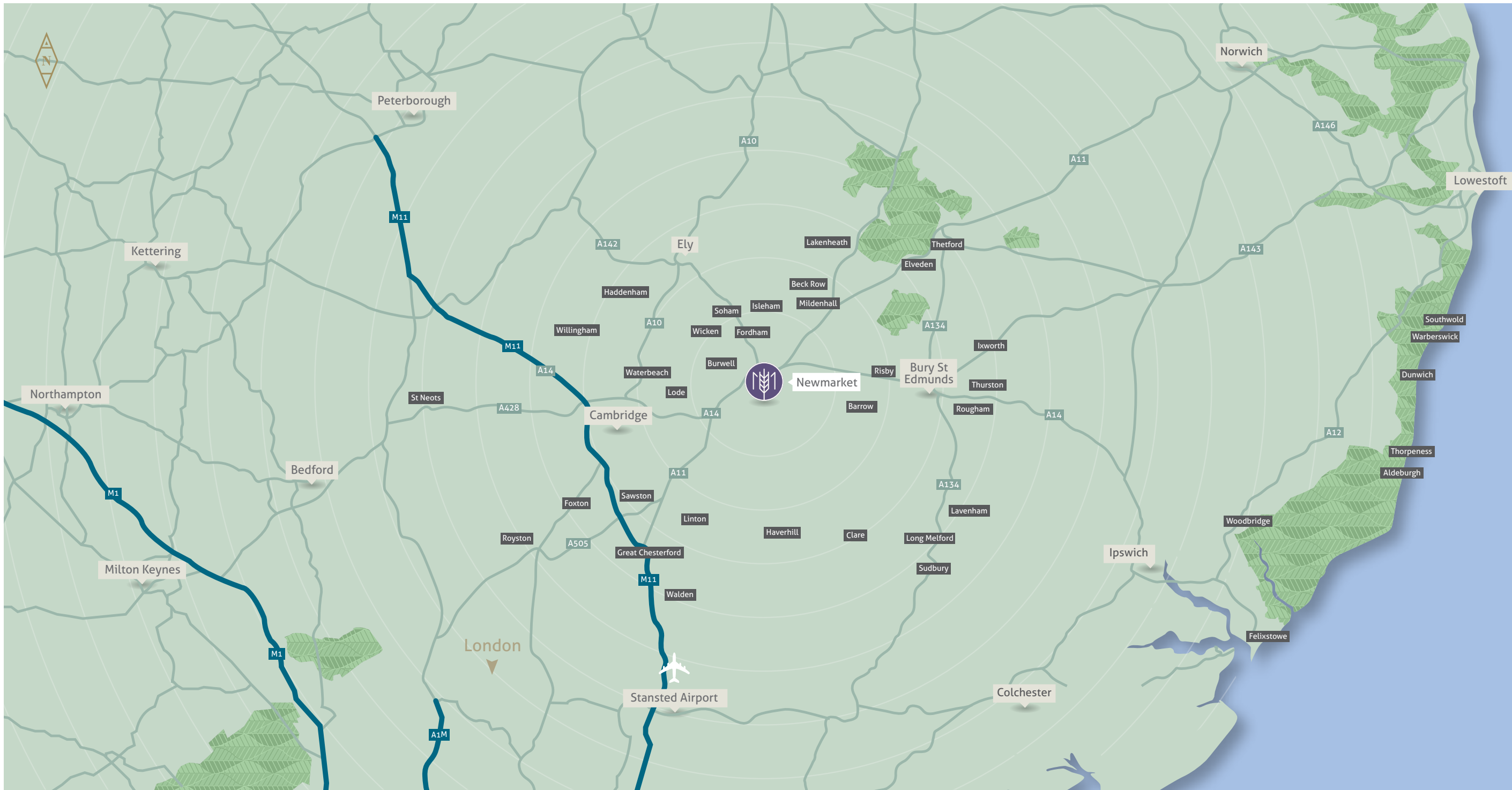
THE HOME OF HORSERACING

There is no finer place to enjoy the excitement and sheer beauty of a day at the races than at Newmarket.

The two racecourses, the Rowley Mile and the July Course, host some of the world's top thoroughbred racing and boast a history like no other. The Rowley Mile course holds racing in spring and autumn, including the first two classics of the year – the QIPCO 1,000 Guineas and the QIPCO 2,000 Guineas in May and in the autumn stages racing calendar favourites such as the Cambridgeshire, Cesarewitch and Dewhurst Stakes. The summer racing programme on the July Course includes the three-day July Festival featuring Newmarket's most stylish event, Ladies Day, along with top class racing including the Falmouth and Darley July Cup. The July Course also hosts the extremely popular Newmarket Nights - Friday evening racing followed by a live open-air concert.

WWW.NEWMARKETRACECOURSES.CO.UK





ENGLAND'S BEAUTIFUL CORNER

At the perfect centre of East Anglia, Newmarket lies on the Suffolk/Cambridgeshire border – half way between the county of Norfolk and London.

Famous for its huge horizons and landscapes preserved in the celebrated paintings of John Constable, the surrounding area is predominantly agricultural and often referred to as the breadbasket of England.

Under an hour's drive from The Maltings the coastline remains a popular tourist draw, home to some of the UK's most breathtaking beaches that are happily enjoyed thanks to East Anglia's famous long and hot summers. Picturesque and historic market towns dot the landscape – the much-loved Bury St Edmunds being only 14 miles away from the development. These towns along with the traditional fishing villages, all relatively untouched by modern commercialism attract visitors from far and wide.

Ever since King James and his successor King Charles I, established and grew Newmarket as a horseracing centre, (thanks to its vast flat grasslands perfect for the training and racing of thoroughbreds) the town has enjoyed royal patronage, including in the present day, Her Majesty The Queen, the UK's most famous proponent of the sport.

Of course, there are many other reasons why people favour Newmarket to live, but the lure of the turf remains a key draw. And so, for fans of the sport and the hundreds of owners and breeders who choose to stable their horses in Newmarket, the town has become a second home. A dynamic which makes for a lively and cosmopolitan atmosphere as well as a flourishing property market.





PUNTING IN CAMBRIDGE

ANOTHER FAMOUS NEIGHBOUR

Newmarket lies only 13 miles from the prestigious university city of Cambridge.

Renowned for its remarkable architecture and academic prowess, Cambridge has more recently extended its reputation as the UK's leading research and development centre for high-tech businesses. Colloquially known as Silicon Fen, the thriving economy has been spearheaded by the establishment of technology, science and business parks, many partnered with the university.

Academia and economics aside, the city offers great shopping and dining, perfect for days and nights out. It also enjoys a status as the region's main cultural centre, home to the celebrated Fitzwilliam Museum, the Arts Picturehouse and the Corn Exchange concert hall.



A BIRD'S EYE VIEW

The Maltings respects the design principles of space and symmetry. A courtyard setting within a backdrop of communal landscaped gardens and mature trees creates a green environment for the development's four feature addresses: The Malt House, Dean Mews, Bushel Court and Piper House.

The contemporary architecture of the townhouses and apartment buildings is designed to emulate that of the 19th century Malt House, complimented by modern flourishes.

Think German designer kitchens, bespoke Italian joinery and the best of modern energy efficient technologies to create intelligent homes that are stylish and functional.





LIVING HISTORY

THE MALT HOUSE

The historical root of the development, the Malt House apartments are none other than magnificent. On the upper floors, the former kiln chimneys have been remodelled into striking galleries, adorning these residences with a unique feature.

Elsewhere, the traditional floor-to-ceiling arched windows have been beautifully recreated, ensuring the rooms within are awash with natural light. Brimming with character, thanks to the careful refurbishment of the building's surviving period features, these are homes to luxuriate in.

- Sixteen exquisitely designed one, two and three-bedroom apartments and duplexes
- A unique refurbishment representing the very best of a heritage conversion
- Distinctive, spacious and individual homes with superb finishes
- Fabulous open plan contemporary living
- Stylish period features including exposed brick, retained iron columns and extraordinary kiln chimneys
- Gorgeous sunken courtyard gardens and balconies to some apartments
- Residents' lift



DISTINCTIVE ELEGANT TOWNHOUSES

DEAN MEWS

Six ultra-modern and strikingly designed four-storey townhouses, the residences at Dean Mews are something special. On the top floors, the master-suite bedrooms feature a private rooftop terrace - the perfect hideaway. Designed along a contemporary palette, the Dean Mews townhouses are ideal for those seeking spacious and functional homes that are also big on style.

- Four double bedrooms including a stunning penthouse master suite with private rooftop terrace
- Generously proportioned spaces across all floors
- Exceptional ground floor open plan kitchen and entertaining space
- Huge first floor open plan living and dining room with terrace
- Three bathrooms plus guest cloakroom
- Two large terraces for al fresco living
- Feature floor-to-ceiling corner windows and eye-catching elevational finishes
- Garage and additional parking
- Front and rear gardens
- Unrivalled views





MODERN EASY LIVING

BUSHEL COURT

Designed to meet the demands of a modern lifestyle, Bushel Court offers eight contemporary-styled apartments for low maintenance living. All feature two-double bedrooms and two bathrooms. Finished to a superb specification, these apartments are ideal for those looking to downsize or a home from home, perfect to lock up and leave without any worry.

PIPER HOUSE

A selection of 14 stunning apartments and duplexes, ranging from two to three bedrooms with a superior finish. These are versatile homes: choose from open plan or traditional layouts and a range of finishes that ensure the best of modern-lux apartment living.



- Contemporary urban styling for easy and practical living
- Impressive and generously proportioned open plan living and entertaining space
- Two luxury, top-spec bathrooms in every apartment
- Additional guest cloakroom or utility room to most apartments
- Delightfully modern internal and external aesthetic
- Attractive bay window features to master bedrooms on upper floors

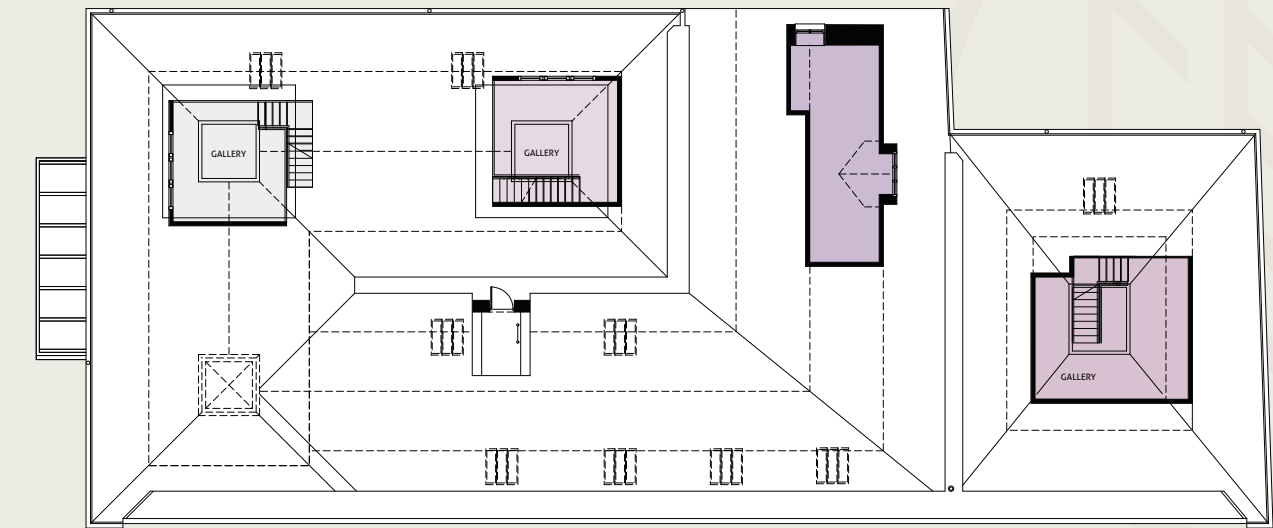
- Stylishly designed and configured
- Sleek finishes and glamorous fixture choices
- Open plan and traditional layout options with a superior specification
- Spectacular master bedroom suites at penthouse level
- Gorgeous al fresco terraces to many homes
- Striking external elevations
- Well designed with plentiful storage
- Perfect to 'lock up and leave'



GROUND FLOOR



SECOND FLOOR



FOURTH FLOOR



FIRST FLOOR



THIRD FLOOR

The Malt House

APARTMENT 1
1 bed
661 Sq.Ft. 61 Sq.M.

APARTMENT 2
2 bed
829 Sq.Ft. 77 Sq.M.

APARTMENT 3
2 bed
789 Sq.Ft. 73 Sq.M.

APARTMENT 4
3 bed, 2 floors
1284 Sq.Ft. 119 Sq.M.

APARTMENT 5
2 bed, 2 floors
1118 Sq.Ft. 104 Sq.M.

APARTMENT 6
2 bed
923 Sq.Ft. 86 Sq.M.

APARTMENT 7
2 bed
828 Sq.Ft. 77 Sq.M.

APARTMENT 8
2 bed
789 Sq.Ft. 73 Sq.M.

APARTMENT 9
2 bed
937 Sq.Ft. 87 Sq.M.

APARTMENT 10
2 bed
829 Sq.Ft. 77 Sq.M.

APARTMENT 11
2 bed
1059 Sq.Ft. 98 Sq.M.

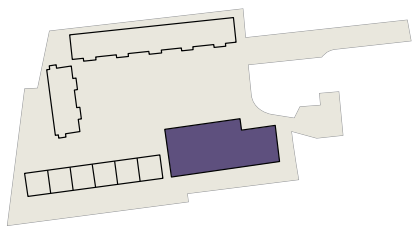
APARTMENT 12
2 bed
1027 Sq.Ft. 94 Sq.M.

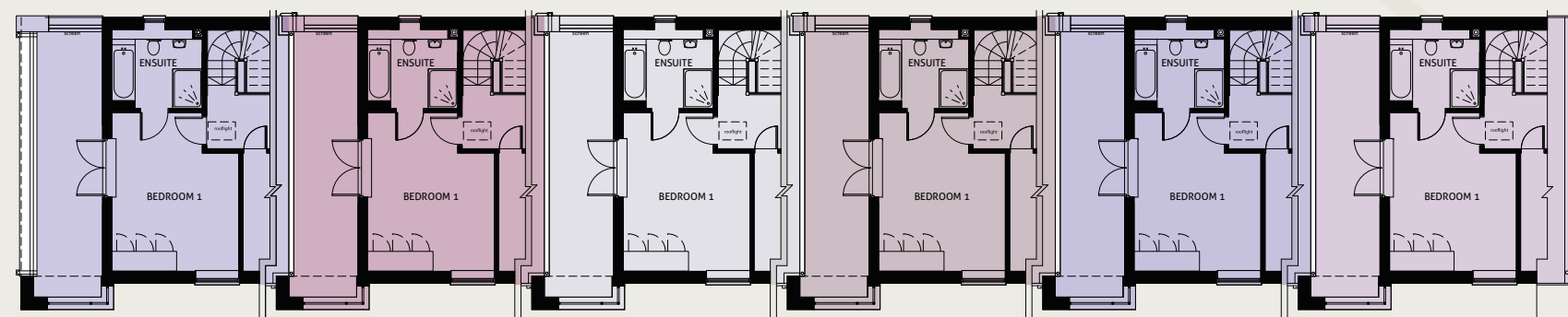
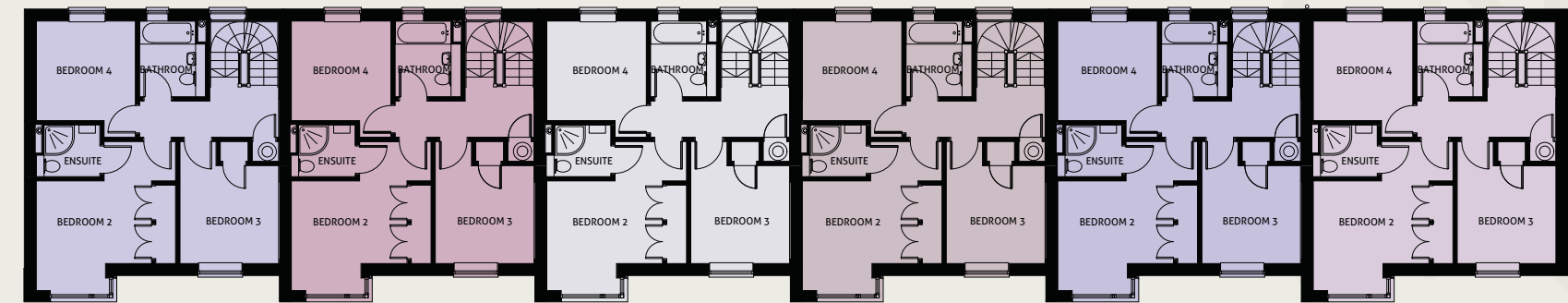
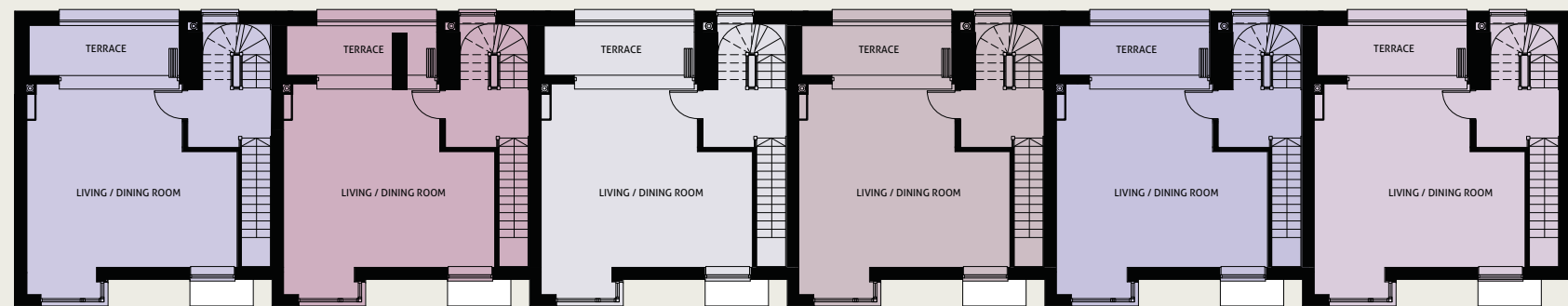
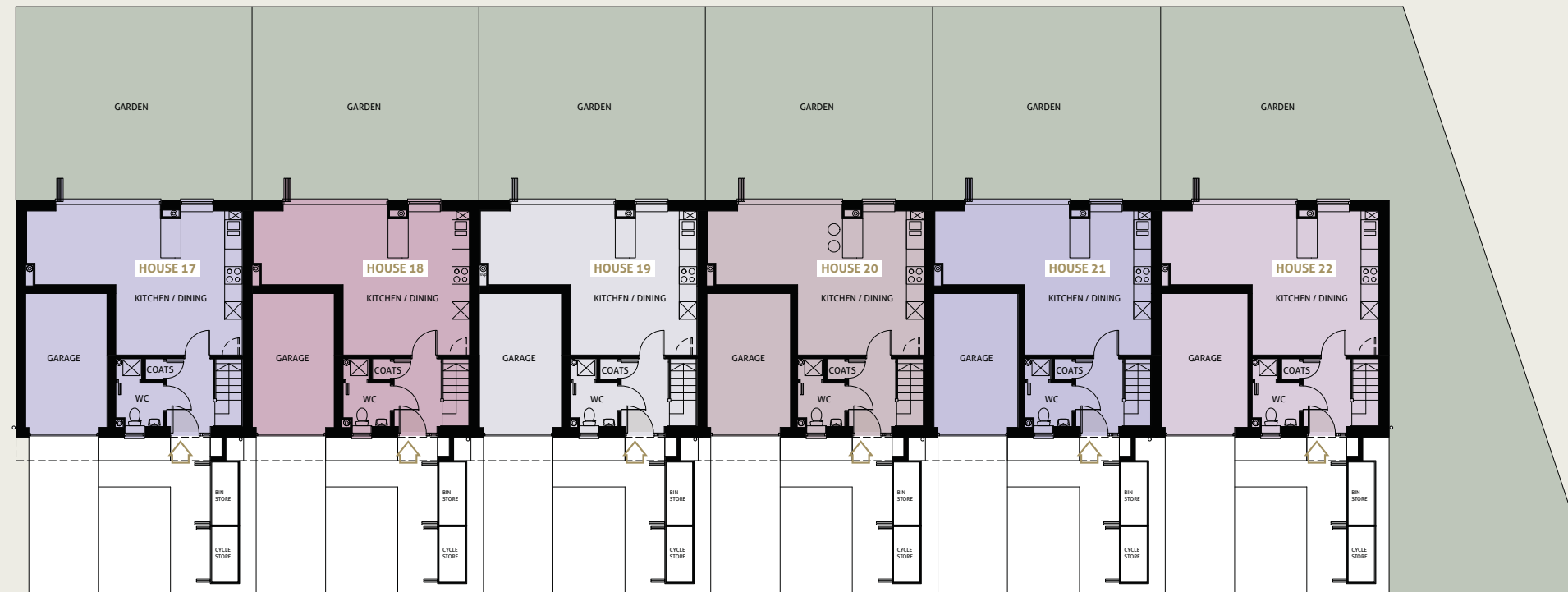
APARTMENT 13
2 bed
1146 Sq.Ft. 107 Sq.M.

APARTMENT 14
2 bed
828 Sq.Ft. 77 Sq.M.

APARTMENT 15
2 bed
1198 Sq.Ft. 111 Sq.M.

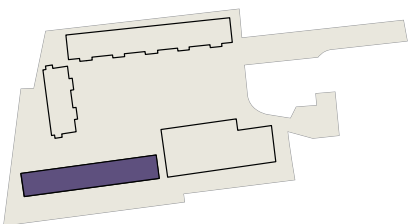
APARTMENT 16
2 bed
1236 Sq.Ft. 115 Sq.M.

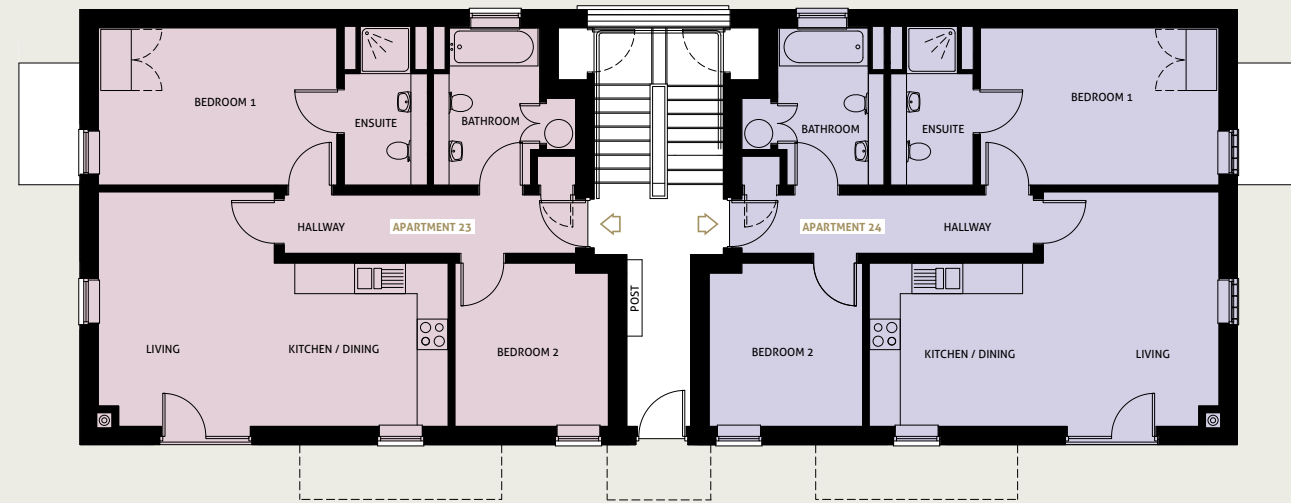




Dean Mews

HOUSE 17-22
4 bed, 4 floors
1874 Sq.Ft. 174 Sq.M.





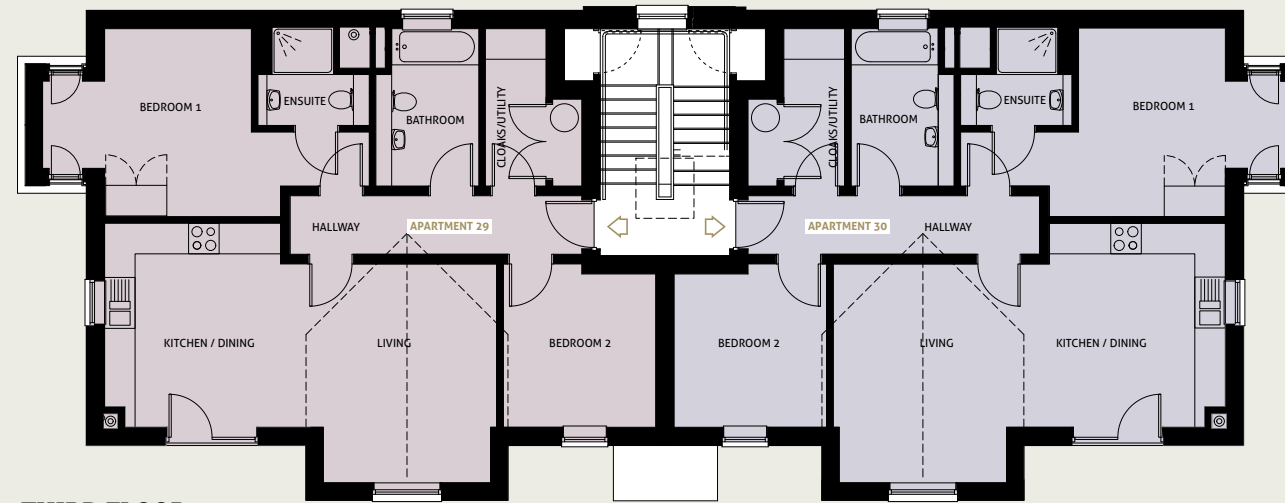
GROUND FLOOR



SECOND FLOOR



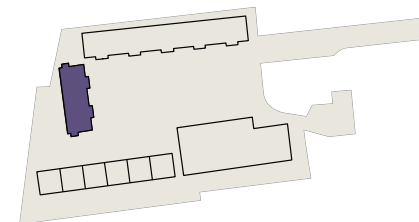
FIRST FLOOR



THIRD FLOOR

Bushel Court

| | |
|--|--|
| APARTMENT 23 2 bed 801 Sq.Ft. 74 Sq.M. | APARTMENT 27 2 bed 888 Sq.Ft. 83 Sq.M. |
| APARTMENT 24 2 bed 801 Sq.Ft. 74 Sq.M. | APARTMENT 28 2 bed 888 Sq.Ft. 83 Sq.M. |
| APARTMENT 25 2 bed 888 Sq.Ft. 83 Sq.M. | APARTMENT 29 2 bed 888 Sq.Ft. 83 Sq.M. |
| APARTMENT 26 2 bed 888 Sq.Ft. 83 Sq.M. | APARTMENT 30 2 bed 888 Sq.Ft. 83 Sq.M. |





GROUND FLOOR



FIRST FLOOR

Piper House

APARTMENT 31
2 bed
756 Sq.Ft. 70 Sq.M.

APARTMENT 32
2 bed
680 Sq.Ft. 63 Sq.M.

APARTMENT 33
2 bed
756 Sq.Ft. 70 Sq.M.

APARTMENT 34
2 bed
896 Sq.Ft. 83 Sq.M.

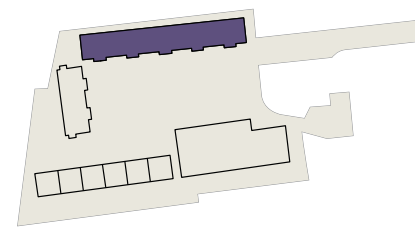
APARTMENT 35
2 bed
743 Sq.Ft. 69 Sq.M.

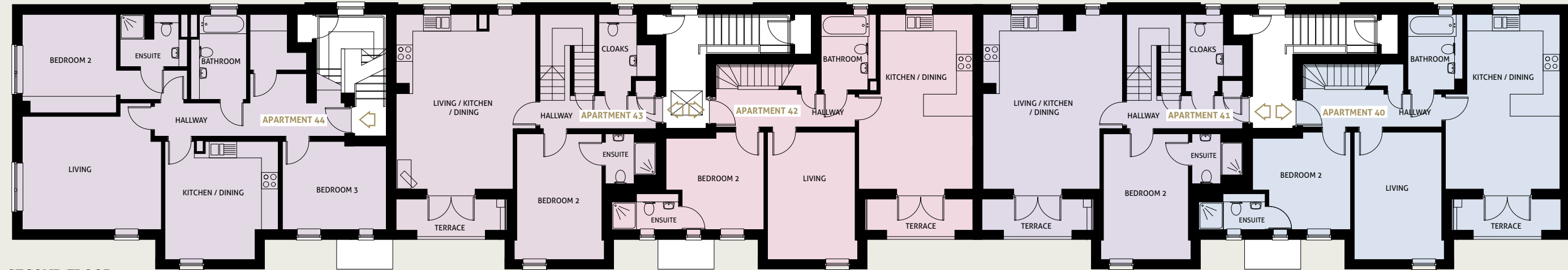
APARTMENT 36
2 bed
723 Sq.Ft. 67 Sq.M.

APARTMENT 37
2 bed
743 Sq.Ft. 69 Sq.M.

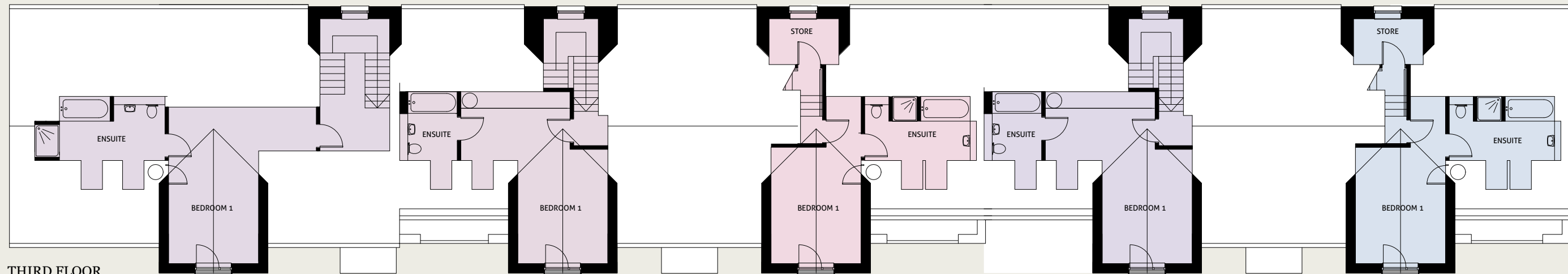
APARTMENT 38
2 bed
723 Sq.Ft. 67 Sq.M.

APARTMENT 39
2 bed
997 Sq.Ft. 93 Sq.M.





SECOND FLOOR



THIRD FLOOR

Piper House

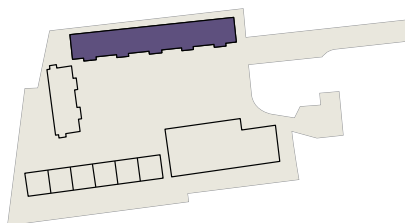
APARTMENT 40
2 bed, 2 floors
1132 Sq.Ft. 105 Sq.M.

APARTMENT 43
2 bed, 2 floors
1051 Sq.Ft. 98 Sq.M.

APARTMENT 41
2 bed, 2 floors
1051 Sq.Ft. 98 Sq.M.

APARTMENT 44
3 bed, 2 floors
1511 Sq.Ft. 140 Sq.M.

APARTMENT 42
2 bed, 2 floors
1132 Sq.Ft. 105 Sq.M.



SPECIFICATION

BUILDING FABRIC

Each new home in Dean Mews, Bushel Court and Piper House is constructed with an insulated concrete ground floor, traditional brick and block external cavity walls with coated aluminium cladding features on independent framework and natural slate roof coverings.

Each apartment in the Malt House is set within the existing envelope of the historic building consisting of an insulated concrete ground floor, traditional brick external walls with new insulation internally, under a natural slate roof covering. The building has been refurbished incorporating a new structural steel frame, new concrete and timber upper floors, block and stud cavity walls. A feature steel staircase and glazed lift within the atrium provide access to the upper floors.

HIGH QUALITY FITTINGS AND FINISHES

- Double glazed colour coated aluminium windows and matching front entrance doors to apartments
- Italian designer oak finished entrance door to each apartment with polished chrome door furniture
- Matching Italian designer oak finished internal doors
- Pre finished wood grain effect metal-faced composite front door with matching metal garage door to Dean Mews
- Built in wardrobes as shown on floor plans (included to bedrooms 1, 2 and 3 in Dean Mews)
- Feature painted staircase with oak handrail to duplex apartments units and Dean Mews
- Feature staircases and balustrade to penthouse galleries in apartments
- Contemporary, painted moulded skirting boards and architraves in a satin finish
- Brilliant white emulsion painted smooth finished ceilings
- Internal walls painted Almond White

HEATING, SECURITY AND ELECTRICS

- Gas fired condensing boiler providing heating and hot water, radiators throughout
- Mains operated smoke detectors
- TV and satellite points to principal rooms
- BT points to kitchen/dining room, living room and bedrooms depending on property
- Shaver sockets in bathrooms and en-suites
- White low voltage downlighters to kitchen/dining, hallway, living room, bathroom and en-suites
- Audio entrance system to apartments
- Mains operated door bell to Dean Mews

STYLISH KITCHENS

- Choice of individually designed German kitchens by Nobilia with a choice of handle and handle-less options depending on property
- Contrasting base and wall unit options
- Soft close doors and drawers, 40mm designer worktops with matching or contrasting upstands
- Siemens stainless steel single or double oven and gas hob
- Fully integrated dishwasher, washing machine and fridge/freezer
- Feature extractor hood
- Feature LED cool lighting
- Trio waste/recycling bins and trend cutlery tray
- Stainless steel one and a half bowl sink with polished chrome round tower single lever tap
- Satin chrome sockets, switches and grid switch
- Choice of Porcelanosa ceramic floor tiling

CONTEMPORARY BATHROOMS AND EN-SUITES

- Roca pristine white contemporary sanitaryware and washbasins with vanity unit as appropriate
- Chrome fittings
- Concealed cistern WC with chrome dual flush plate to minimise waster usage plus soft-closing seat/cover
- Chrome thermostatic shower mixer and modern shower head
- Steel baths with chrome mixer taps
- Chrome heated towel rail
- Porcelanosa ceramic wall and floor tiling. Half height tiling throughout to master bathroom with full height tiling to bath/shower area. Half height tiling behind sanitary fittings to all other bathrooms.

EXTERNAL SPECIFICATION

- Tarmacadam access road, private driveways and parking in block paving
- Private footpaths, patios and Malt House sunken gardens in buff riven paving slabs
- Dividing fences in close board
- Allocated parking and visitors spaces

CLOAKROOMS

- Roca pristine white contemporary sanitaryware, washbasins with vanity unit as appropriate
- Chrome fittings
- Back to wall WC and soft-closing seat/cover
- Choice of Porcelanosa ceramic floor tiling and splashback

ADDITIONALLY FOR DEAN MEWS

- Rear garden graded and top-soiled
- Brick wall rear garden boundaries
- External lights fitted to front doors and terraces
- Light and power to garages
- Water taps to front and rear of property

SECURITY AND PEACE OF MIND

- 10 year Premier Guarantee issued on building completion
- Thorough demonstration of your new home before handover



Phix operates a policy of continual improvement and as such the specification and layouts may change during the course of construction.



PLEASE CALL THE MARKETING SUITE ON 01638 565112 FOR VIEWINGS

132-134 Hills Road
Cambridge CB2 8PA

savills.co.uk savills
01223 347000

13 High Street
Newmarket CB8 8LX



whatleylaneestateagents.co.uk
01638 561 187

Please refer to our sales team or contact the agents for details of individual homes at The Maltings. Our marketing suite is open 10am to 5pm Friday to Monday

Development by:

PHIX
RESIDENTIAL
LIMITED

Development management by:



Homes by Phix exhibit a uniquely local aesthetic; thoughtfully planned spaces all designed with a sensitivity to their surrounding landscape. Often built by local craftsman and contractors, home owners can be assured of an exquisite attention to detail and a superb finish, creating a home to be proud of. At the heart of every house are the eventual owners, central to Phix's commitment to deliver quality housing and great after sales care in the communities they become part of.

www.the-maltings.com

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