

Find your sanctuary at

# Chancery Park Phase 2

Exning, Suffolk

3, 4 & 5 bedroom homes



Charles Church



Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

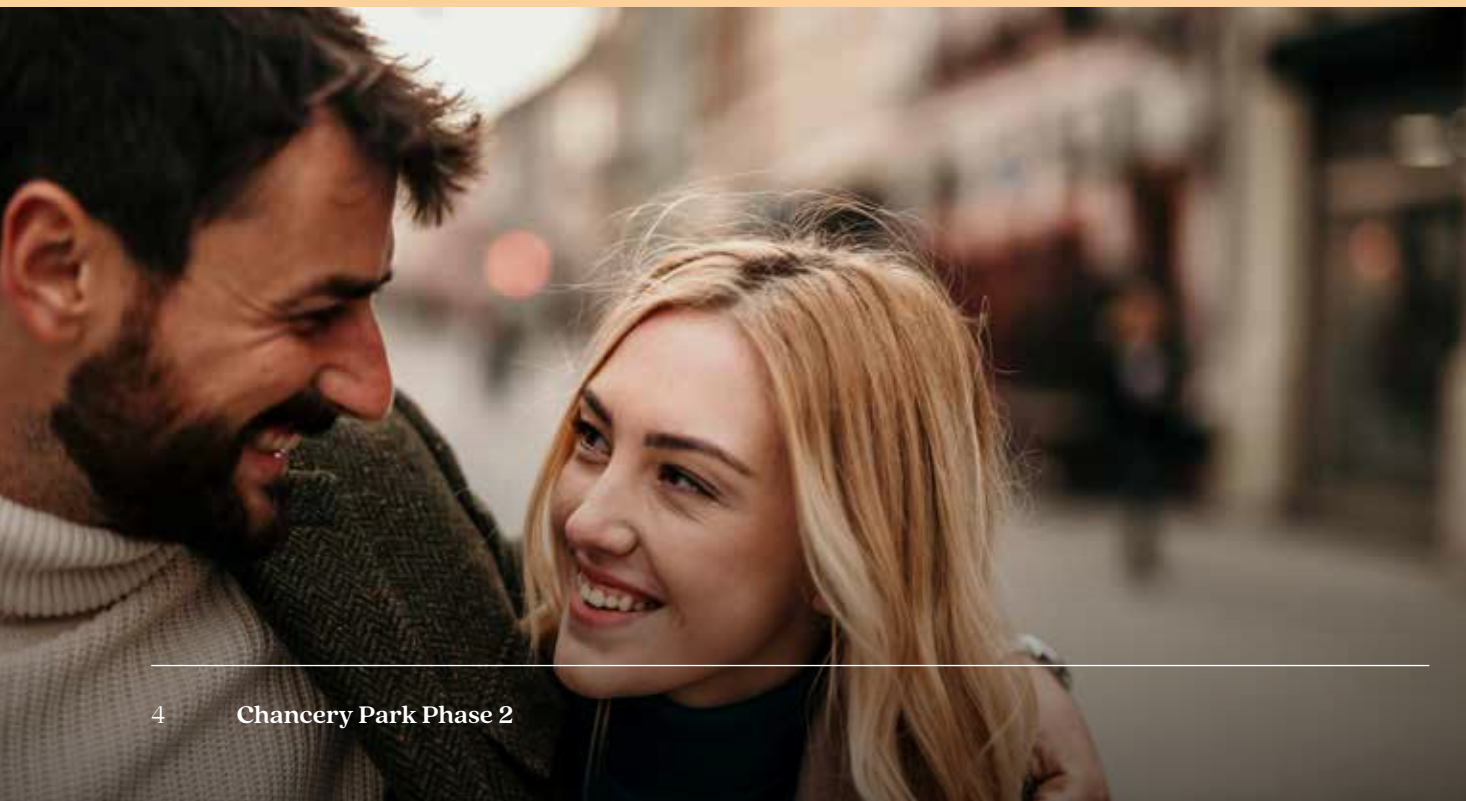
## Building your sanctuary

Ready to find your sanctuary? We're here for you.





Discover  
your happy  
place.



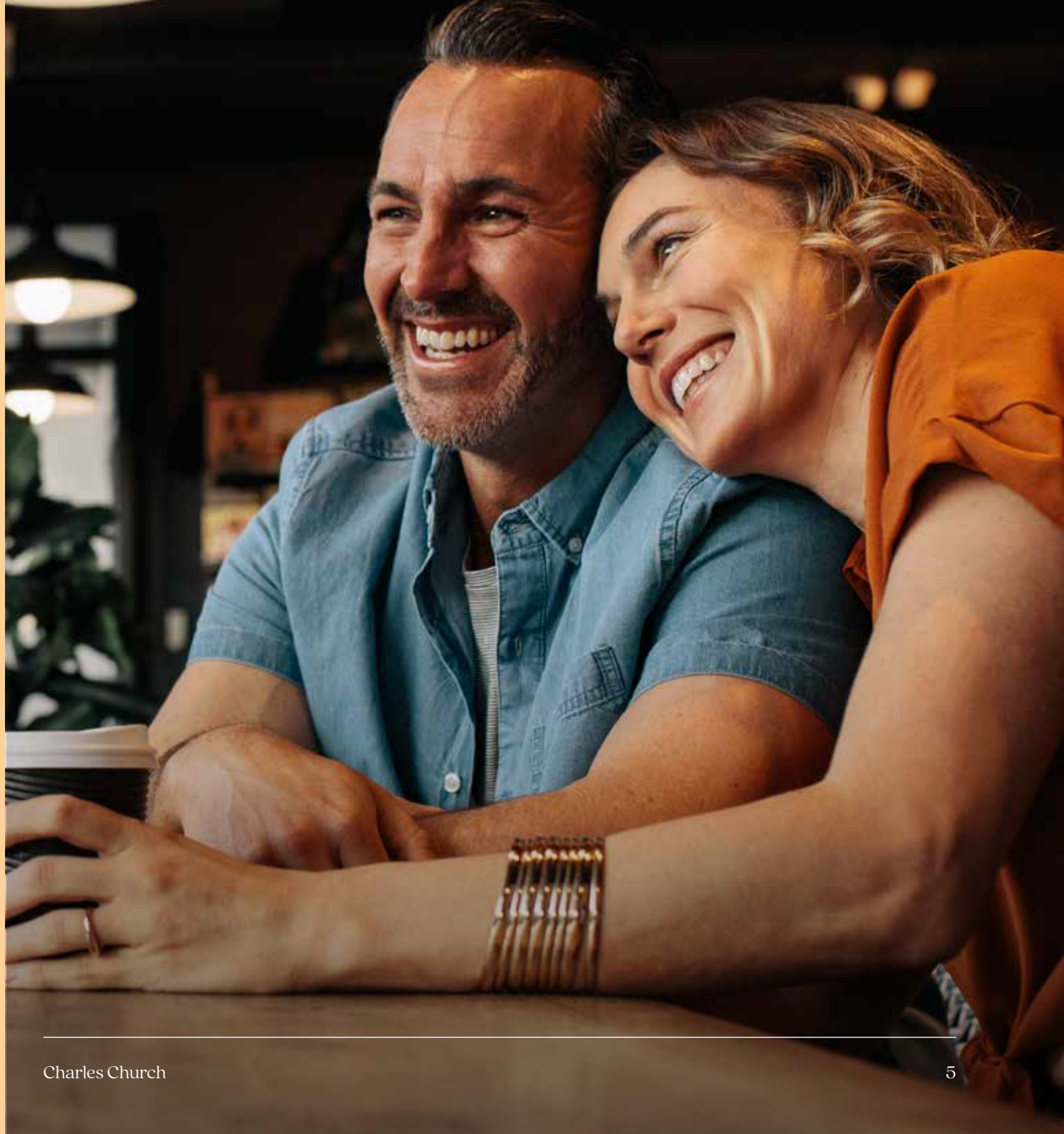


## Chancery Park Phase 2

### The perfect place to live and grow.

Chancery Park Phase 2 sits on the outskirts of Exning, a charming village with a range of everyday amenities including a convenience store, post office, two pubs, takeaways, a community hall and primary school. For a further selection of shops and services, the nearby town of Newmarket is a historic place with a range of supermarkets, high street stores, schools, health services and a train station. Or, for all the delights of one of England's most beautiful cities, Cambridge is just 12.6 miles away. The semi-rural location of this development also means you're never far from scenic countryside - which comes with outdoor attractions such as the beautiful National Trust Wicken Fen Nature Reserve.

Enjoy the best of both worlds with wide open spaces of the Suffolk countryside, but also great transport links to nearby towns and cities. Exning sits just off the A14, which leads west to Bury St Edmunds and the Suffolk Coast, or east to Cambridge, also connecting to the A11 which in turn leads to the M11 and London. Newmarket train station, just a 10-minute drive from the development, operates direct services to Cambridge, Ipswich and a number of nearby towns, and the area is also served by a bus network.





Please do  
make yourself  
at home.





# The best of both worlds.

There's plenty to love about the village of Exning, from the excellent local pubs and eateries to Exning Community Church Hall – hosting regular groups and classes, it's a great way to become part of your new community. Meanwhile Exning Primary School, just a 10-minute walk from the development, is rated 'Outstanding' by Ofsted. Travel 10 minutes by car and you'll reach historic Newmarket. World famous for its horseracing, Newmarket is also home to a good selection of shops, restaurants, cafes, hotels and pubs, plus two middle schools and one secondary academy.

For employment opportunities, fantastic shopping and great days out, head to the city of Cambridge, 12.7 miles away. Wander through the historic city centre taking in the beautiful architecture and many independent shops, explore the vibrant market square, or pay a visit to the famous university. From taking children to marvel at the local museums, to spending summer afternoons punting on the Cam, you'll never run out of things to do.



- 1 Warren Hill in Newmarket
- 2 The River Cam
- 3 Suffolk countryside
- 4 Cambridge University
- 5 St Mary's Church, Bury St Edmunds



Charles Church



A woman with curly hair, wearing a light grey blazer over a white shirt, is standing on a train platform. She is looking down at a smartphone in her right hand and holding a brown paper coffee cup with a white lid in her left hand. She has a red lanyard with a small black device around her neck. In the background, a man in a blue suit is also looking at a smartphone. The platform has a dark metal railing, and the background is blurred, showing greenery and lights.

Always in reach.



Travel by **foot** from  
Chancery Park Phase 2



	●	
Playground	○ 5 minutes	
Stepping Stones Pre-School	○ 11 minutes	
White Horse Pub	○ 16 minutes	
Exning Community Hall	○ 16 minutes	
St Martin's Church	○ 17 minutes	
Exning United Football Club	○ 20 minutes	
Exning Tennis Club	○ 22 minutes	
Exning Cricket Club	○ 23 minutes	
Lanes Bakery	○ 31 minutes	

Travel by **car** from  
Chancery Park Phase 2



	●	
Tesco Extra	○ 6 minutes	
Newmarket	○ 10 minutes	
Bury St Edmunds	○ 22 minutes	
Cambridge	○ 31minutes	

Travel by **train** from  
Newmarket station



	●	
Bury St Edmunds	○ 17 minutes	
Cambridge	○ 23 minutes	
Mildenhall	○ 31 minutes	
London Euston	○ 1 hour 50 minutes	

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at  
Chancery Park Phase 2.

# Chancery Park Phase 2 site plan.

## 3 Bedroom Homes

- The Danbury
- The Sherwood
- The Sherwood Corner
- The Whitehall
- The Whitehall Bay
- The Charnwood Corner

## 5 Bedroom Homes

- The Marylebone
- The Fenchurch
- The Oxford
- The Brightstone
- The Bond
- The Portland

## 4 Bedroom Homes

- The Mayfair
- The Mayfair Bay
- The Knightsbridge Bay
- The Marlborough
- The Strand

## Housing for the community





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.





# The Danbury

3 bedroom home



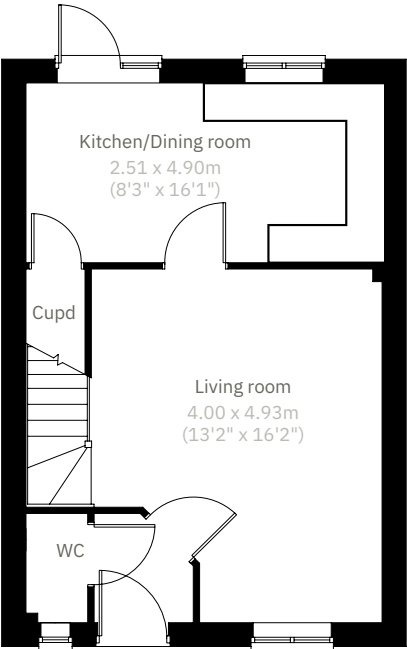


Features

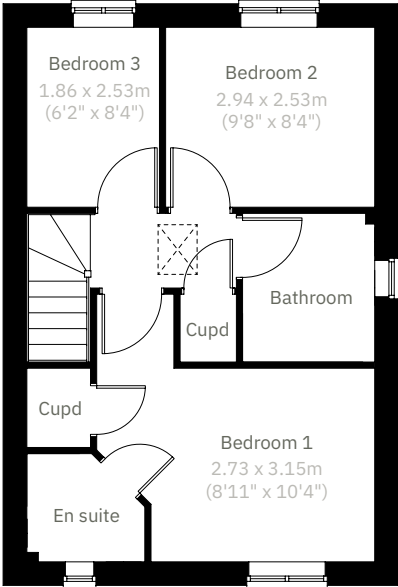
- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Allocated parking

Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - a two further bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.

**B [84]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.







# The Sherwood

3 bedroom home





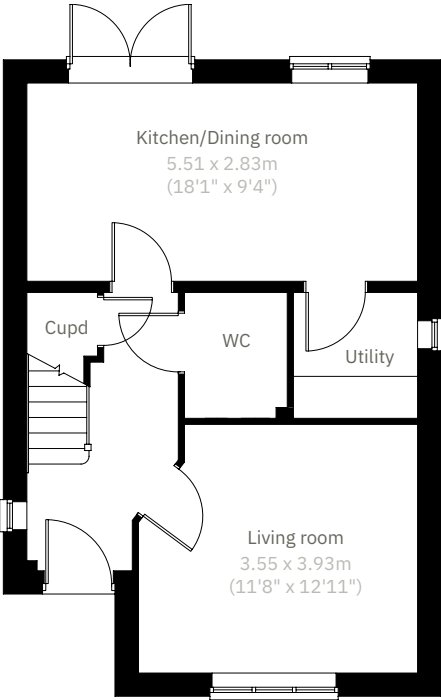
Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and allocated parking

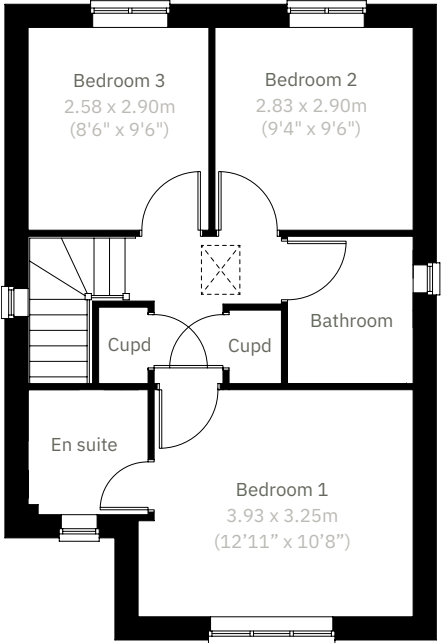
A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/ dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and an en suite plus two further bedrooms, two storage cupboards and a family bathroom.



**B [83]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



# The Sherwood Corner

3 bedroom home



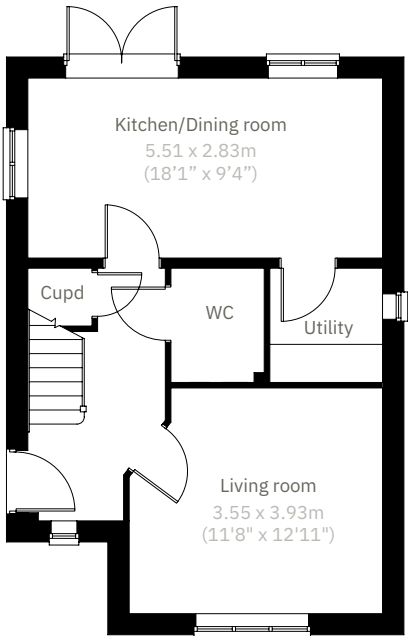


Features

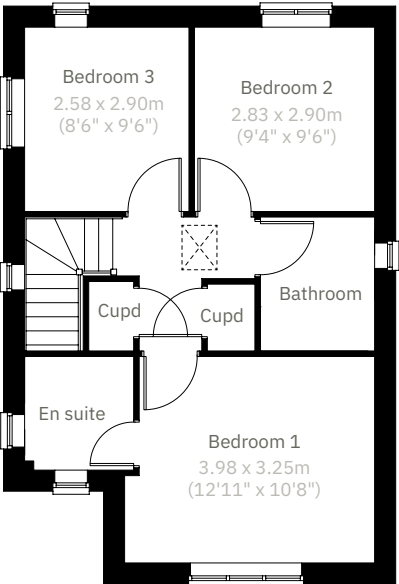
- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and allocated parking

A three-bedroom detached home with kerb-appeal, the Sherwood Corner has everything you need for modern living. Downstairs there's an open plan kitchen/ dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and an en suite plus two further bedrooms, two storage cupboards and a family bathroom.

**B [84]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



# The Whitehall

3 bedroom home



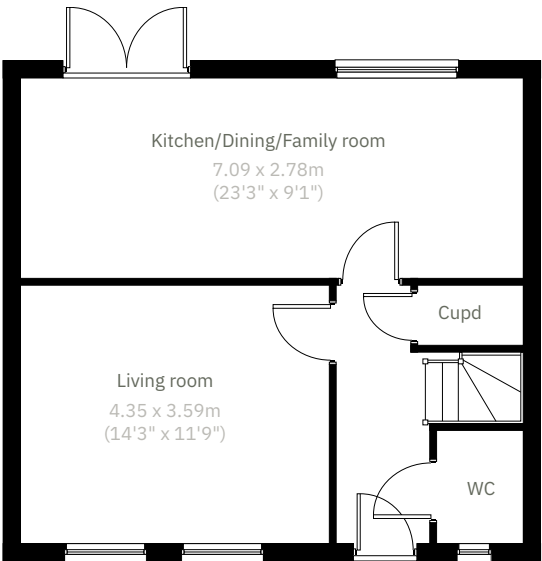


Features

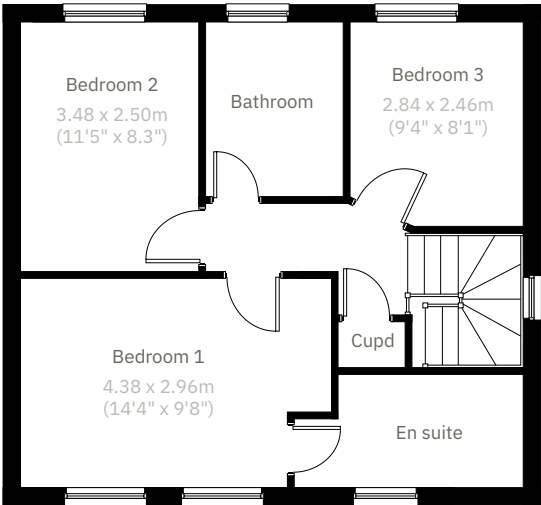
- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and allocated parking

Perfect for modern living, the Whitehall is an attractive three-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden – perfect for gatherings with friends and family. It comes complete with a downstairs WC and a bright separate living room. Upstairs boasts three bedrooms – bedroom one benefiting from an en suite.

**B [84]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.









# The Whitehall Bay

3 bedroom home





Features

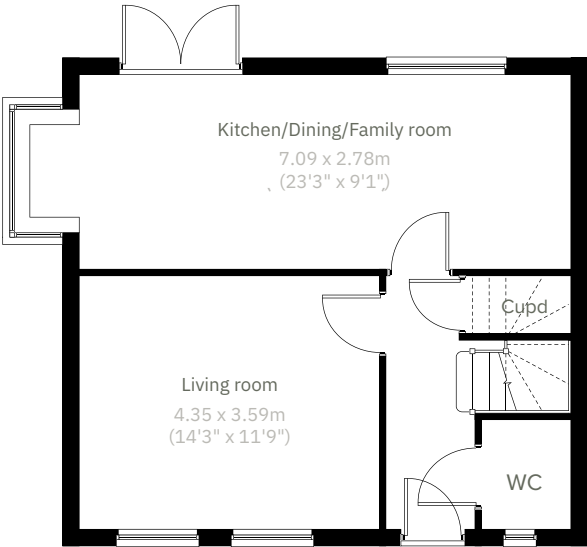
-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and allocated parking

Perfect for modern living, the Whitehall Bay is an attractive three-bedroom detached home. The open plan kitchen/ dining/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, bright separate living room. Upstairs boasts three bedrooms - bedroom one benefiting from an en suite.

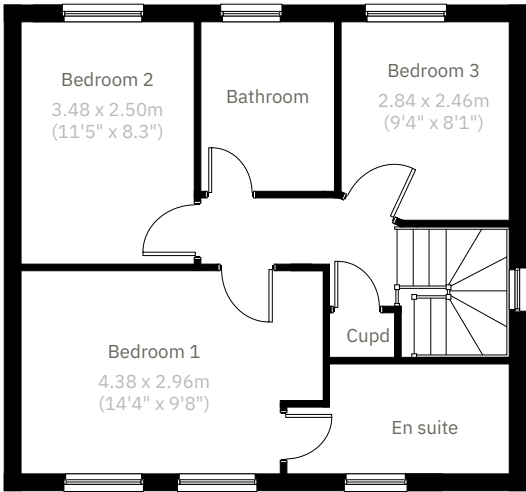


**B [84]**

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.





# The Charnwood Corner

3 bedroom home





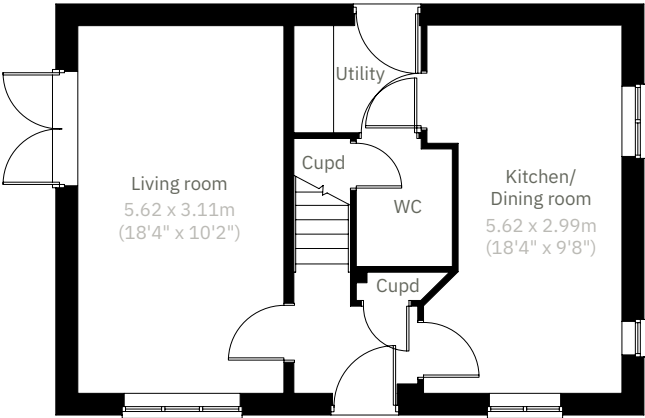
Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and allocated parking

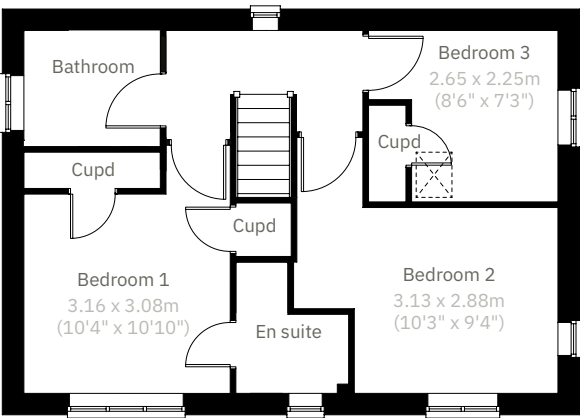
Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/ dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards.

B [83]

Energy Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



# The Mayfair

4 bedroom home








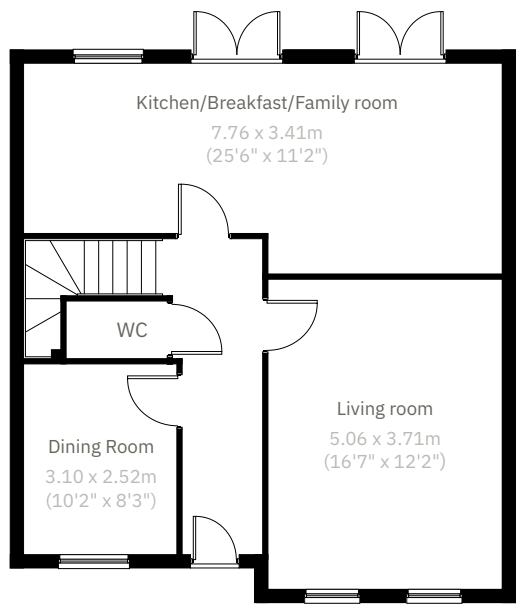
Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and allocated parking

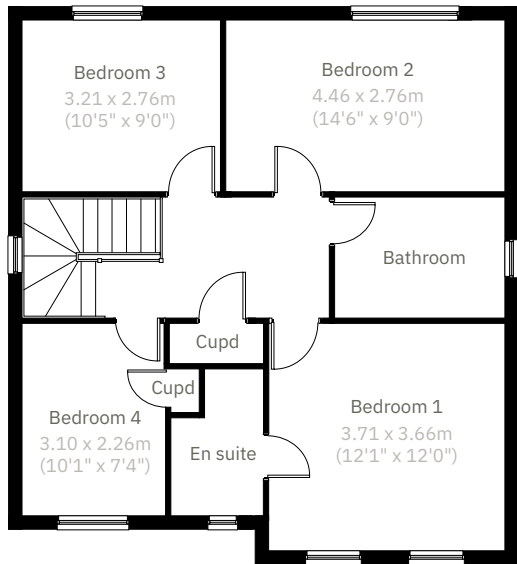
Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with French doors leading onto the garden – perfect for gatherings with friends and family. It comes complete with a separate dining room, living room and downstairs WC. Upstairs features four bedrooms, a family bathroom and two handy storage cupboards, while bedroom one benefits from an en suite.



**B [85]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



# The Mayfair Bay

4 bedroom home





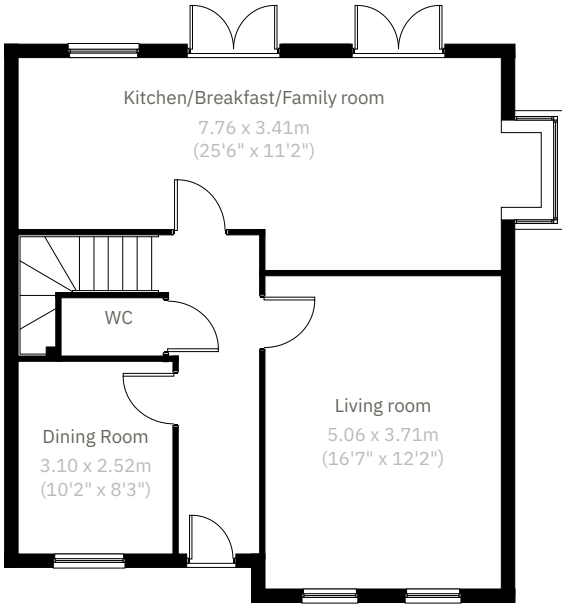
Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and allocated parking

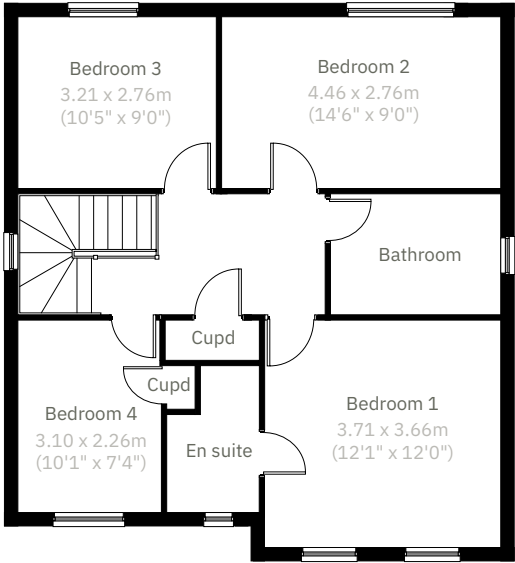
The Mayfair Bay is an attractive four-bedroom detached home boasting an open plan kitchen/breakfast/family room with French doors leading onto the garden – perfect for gatherings with friends and family. It comes complete with a separate dining room and living room, downstairs WC. Upstairs features four bedrooms, family bathroom and two handy storage cupboards, while bedroom one benefits from an en suite.

B [85]

Energy Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



# The Knightsbridge Bay

4 bedroom home








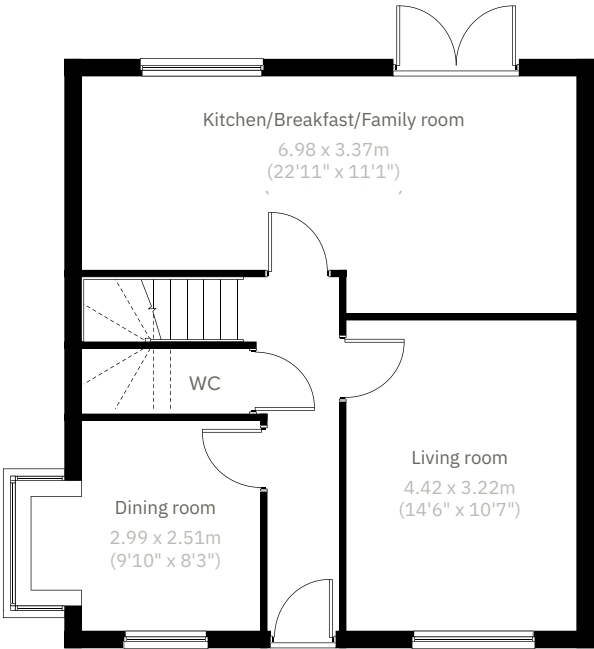
Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and allocated parking

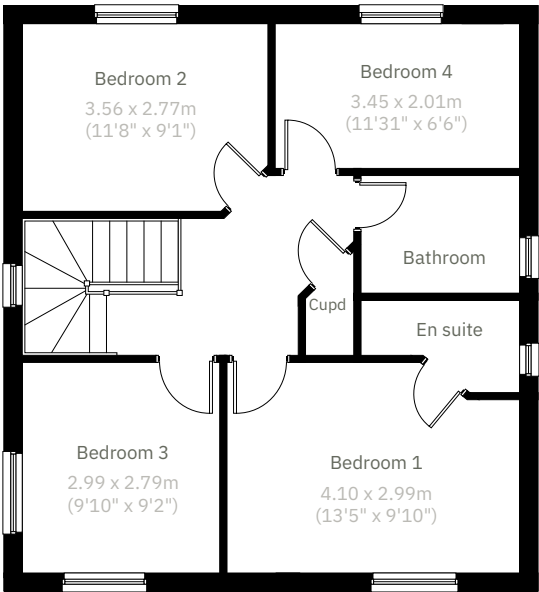
The Knightsbridge Bay is a spacious four-bedroom home featuring an open plan kitchen/breakfast/family room with French doors leading into the garden, front aspect living room as well as a separate dining room with a bay window - perfect for entertaining. Upstairs you'll find bedroom one benefiting from an en suite, three further bedrooms and a good-sized family bathroom, ideal for the way we live today.



**B [85]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



# The Marlborough

4 bedroom home





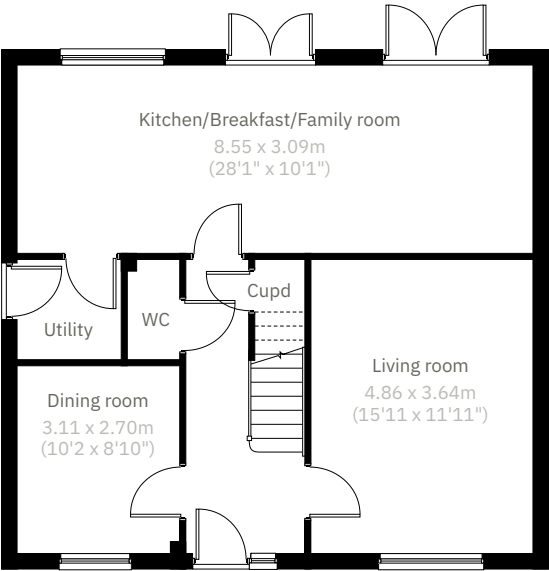
Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Double garage and allocated parking

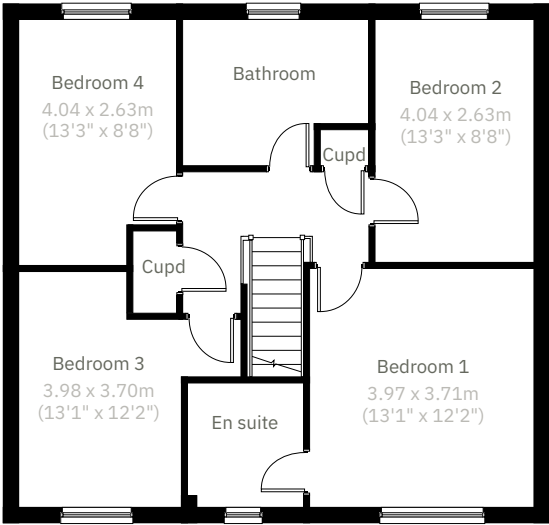
The Marlborough is a spacious four-bedroom home featuring an open plan kitchen/breakfast/family room with double French doors leading into the garden. It also has a front aspect living room as well as a separate dining room - perfect for entertaining - and a utility with outside access. Upstairs you'll find bedroom one with an en suite, three further bedrooms and a spacious family bathroom.

B [85]

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.








# The Strand

4 bedroom home






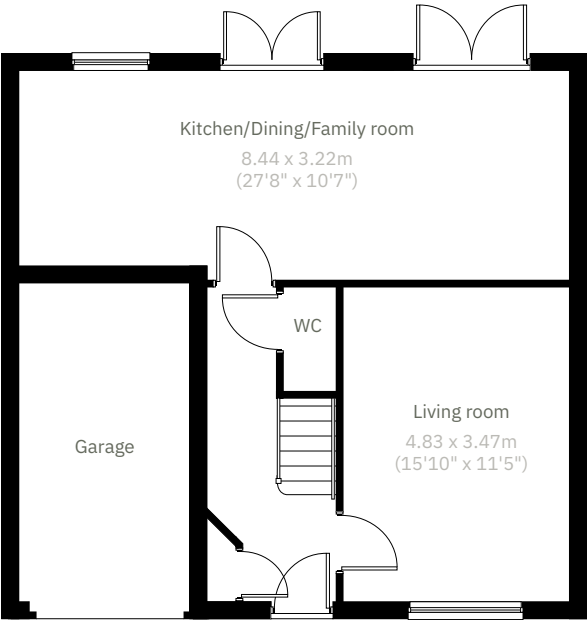
Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single integral garage

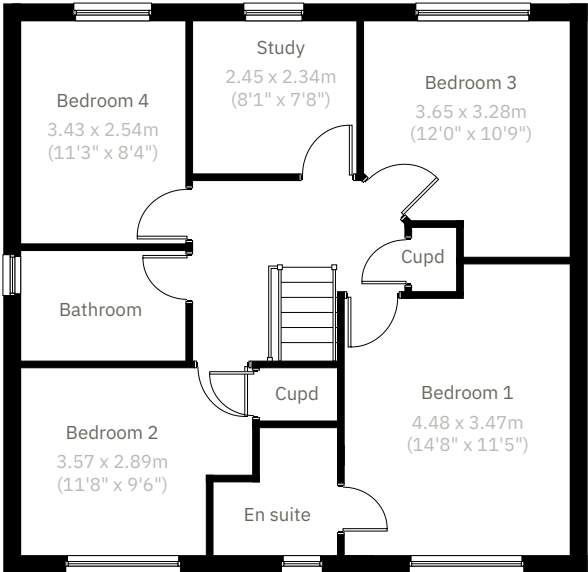
This stunning four-bedroom home, the Strand boasts an open plan kitchen/ dining/family room with double French doors leading into the garden, separate living room, downstairs WC and integral garage. Upstairs features four spacious bedrooms, bedroom one with an en suite and a separate study - perfect for the way we live today.



**B [84]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



# The Marylebone

5 bedroom home



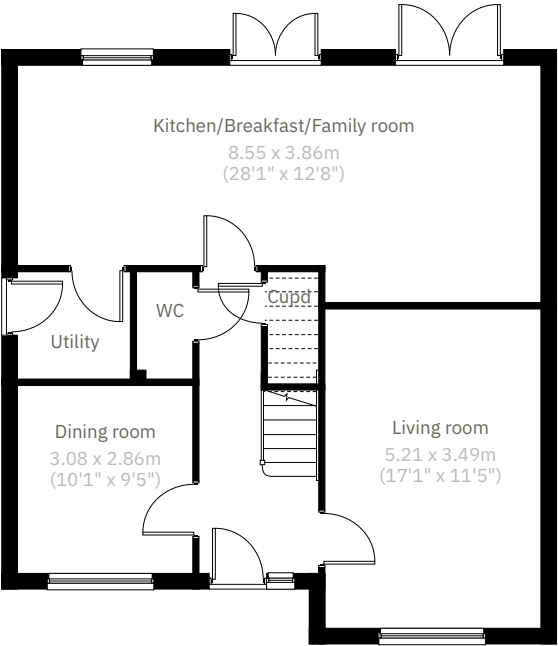


Features

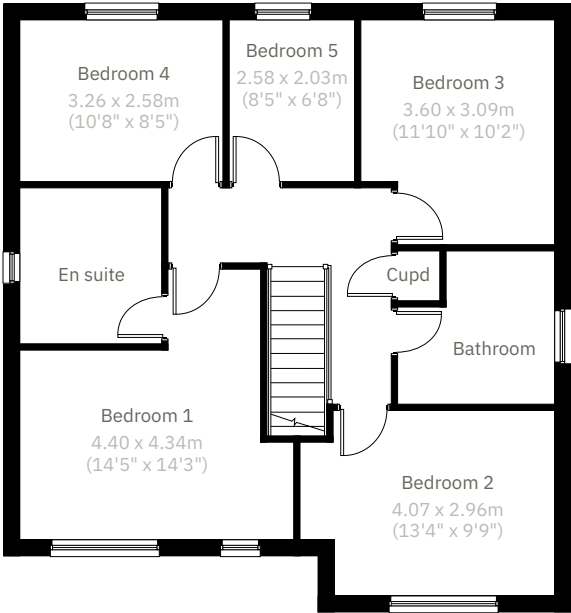
- 5 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Double garage and allocated parking

A spacious and stylish family home, the open plan kitchen/breakfast/family room is the heart of the Marylebone. The front aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a spacious en suite to bedroom one - four further well-proportioned bedrooms and a family bathroom.

**B [85]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.







# The Fenchurch

5 bedroom home

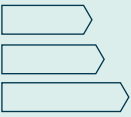




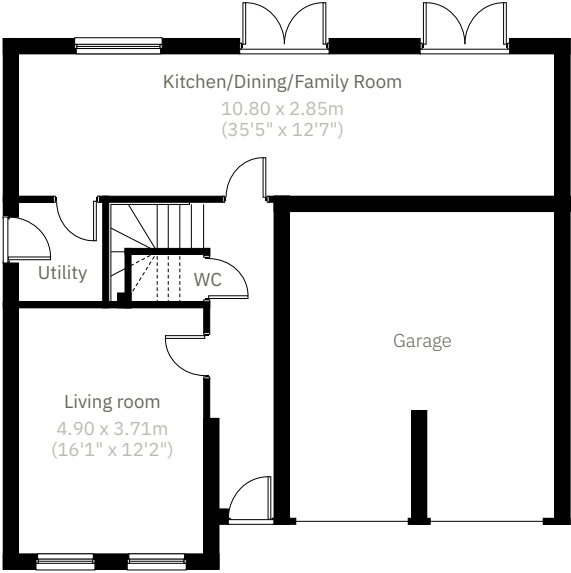
Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double integral garage and allocated parking

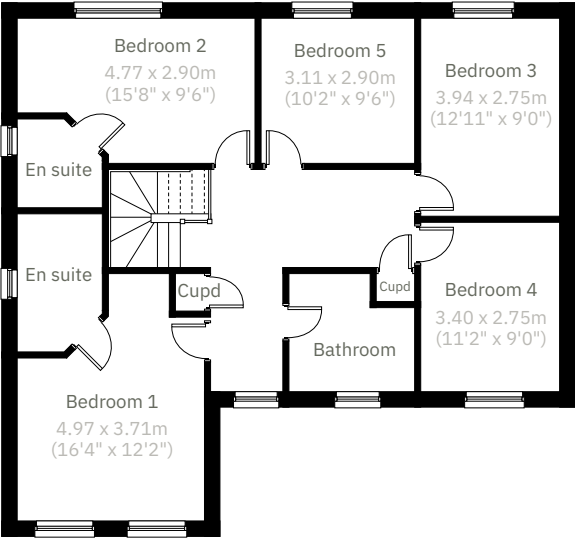
The Fenchurch is a beautiful five-bedroom home with an open plan kitchen/dining/family room with double French doors leading into the rear garden. Plus, there's a spacious front-aspect living room, a separate utility with outside access and a double integral garage. Upstairs there are five bedrooms and both bedroom one and bedroom two have en suites.



**B [85]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.








# The Oxford

5 bedroom home

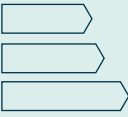




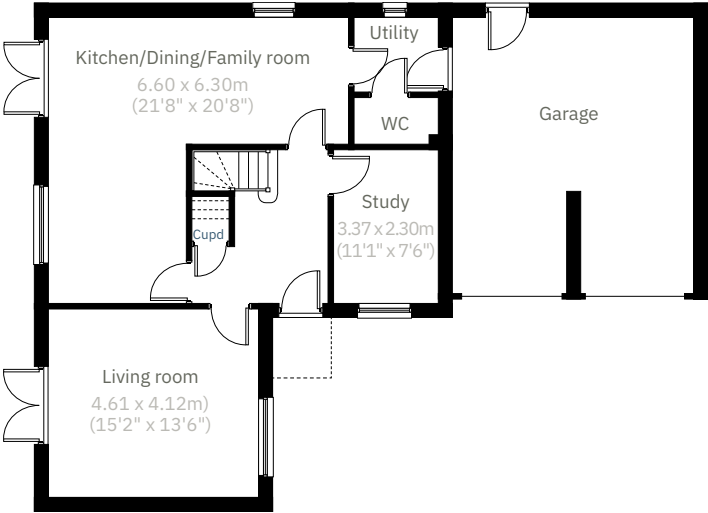
Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Double integral garage and allocated parking

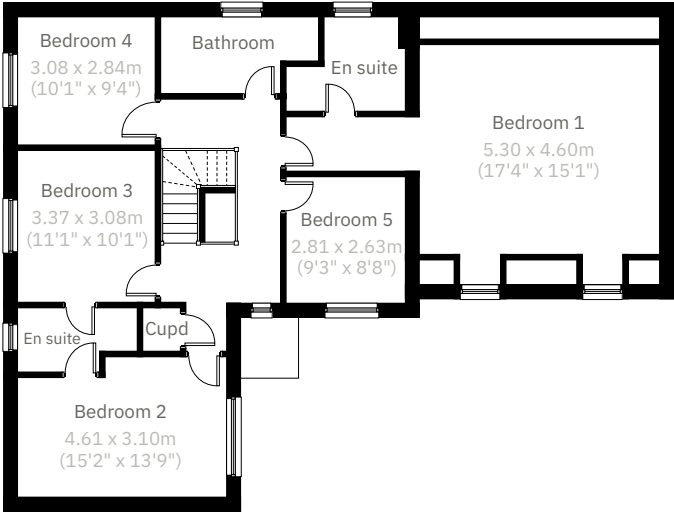
The Oxford is an imposing detached family home featuring an open plan kitchen/dining/family room with French doors leading to the garden, separate living room with French doors, separate study and practical integral double garage. Upstairs there are five bedrooms and a family bathroom. The spacious bedroom one benefits from an en suite and bedrooms two and three share a Jack and Jill en suite.



**B [85]**  
Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.




# The Brightstone

5 bedroom home








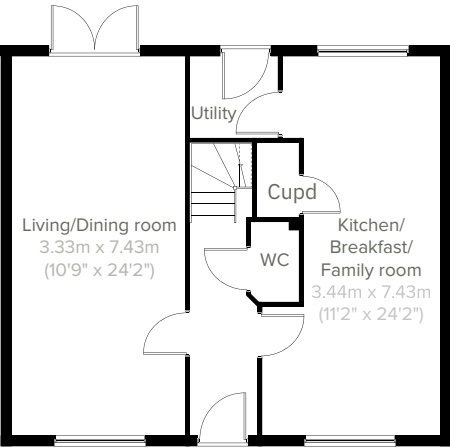
Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and allocated parking

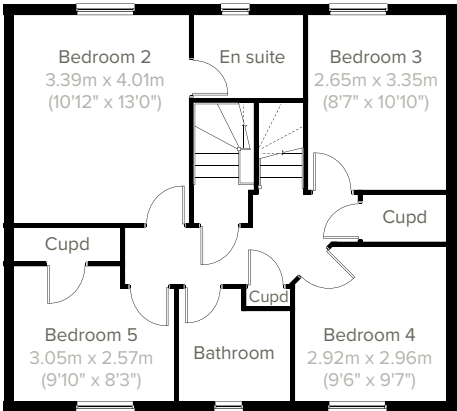
A stunning five-bedroom detached home with an open plan kitchen/breakfast/ family room and equally impressive living/ dining room with French doors leading to the garden you'll have all the space you need for entertaining, plus the four handy cupboards and utility room are ideal for day-to-day storage. Upstairs the first floor is home to four good-sized bedrooms with bedroom two benefiting from an en suite - the second floor features a spacious bedroom one with an en suite.



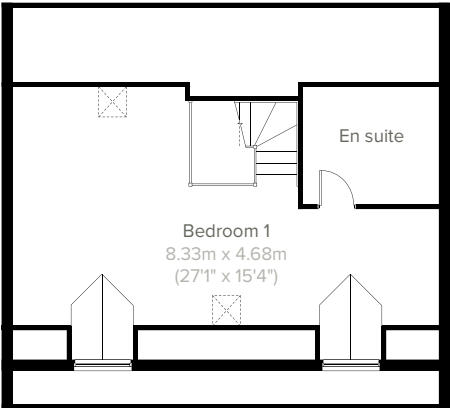
**B [86]**  
Energy  
Efficiency Rating



Ground floor



First floor



Second floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.





# The Bond

5 bedroom home





## Features



5 x Bedrooms



1 x Bathroom



1 x En suite



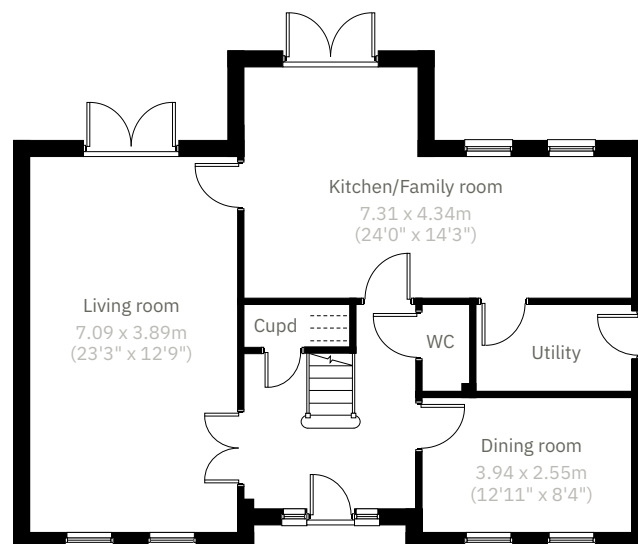
Double garage and allocated parking

Modern living at it's best, the Bond is a stunning five-bedroom home featuring an open plan kitchen/family room with French doors leading into the garden, bright dual-aspect living room, separate dining room perfect for entertaining, and separate utility with outside access. Upstairs features five spacious bedrooms - bedroom one has an en suite - and a large family bathroom.

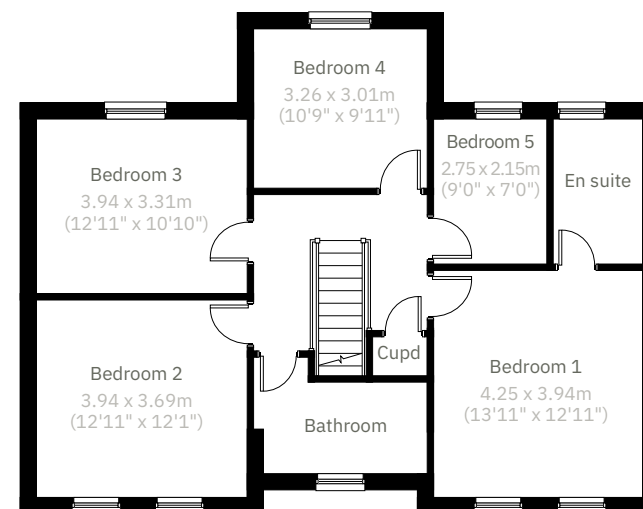


**B [85]**

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



# The Portland

5 bedroom home





Features

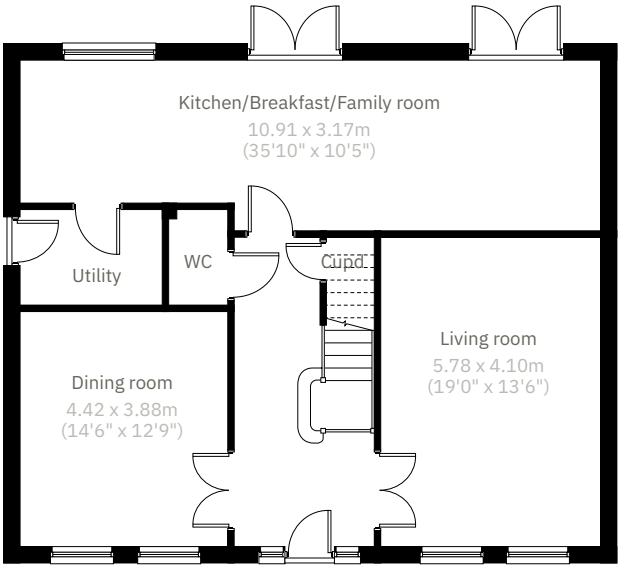
- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- 1 x Dressing area
- Double garage and allocated parking

Perfect for the way we live today, the Portland is a five-bedroom detached home with an open plan kitchen/ breakfast/family room which has access to the rear garden, a separate dining room, living room and a utility room with outside access. On the first floor there are the five bedrooms - bedroom one has an en suite and dressing area. Bedrooms two and three share a Jack and Jill en suite.

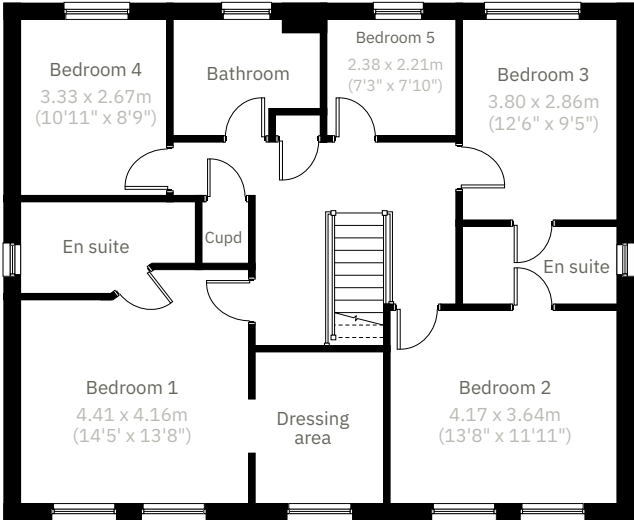
B [86]

Energy

Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.

# Specification.

## General

- Smooth finish ceilings & walls in white
- Oak veneer handrail to staircase
- White 5 panel internal doors with chrome effect ironmongery
- Gas central heating
- TV point to bedroom 1 and TV and FibreNest point to living room
- GRP front door and UPVC French doors to rear
- UPVC double glazed windows
- 10 years new homes warranty

## Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Stainless steel splashback, stainless steel chimney hood and soft close hinges to doors and drawers
- Stainless steel double electric oven (at eye level where applicable)
- Stainless steel 4 ring hob to 2 & 3 beds. 5 ring hob to 4 & 5 beds
- Integrated dishwasher and fridge/freezer to 4 & 5 beds
- Plumbing for washing machine

\*As per individual kitchen drawings.

## Bathrooms and en suites

- WC splashback tiled with chrome trim (colour choice dependant on build stage)
- Tiled window cill to bath & en suite
- Sanitaryware from Sottini Santorini range
- Anthracite towel radiators in main bathroom & en suite(s) 1600x600mm (where applicable)
- Mira Vie electric shower to bathroom with shower screen
- Bathroom & en suite(s) half height tiling to sanitaryware walls with chrome trim. Full height tiling to wall with bath (colour choice dependant on build stage)

## Exterior

- Soft landscaping to front of property, rear garden levelled and top soiled
- External coach lamp to front entrance & PIR security light to rear
- Parking or garage with up and over door (where applicable)
- Personnel door to integral and detached garages (where applicable)
- Smoke detector to all habitable rooms
- Double power socket and pendant light fitting to integral and detached garages (where applicable)
- 1.8-metre high fence to rear garden with matching timber gate

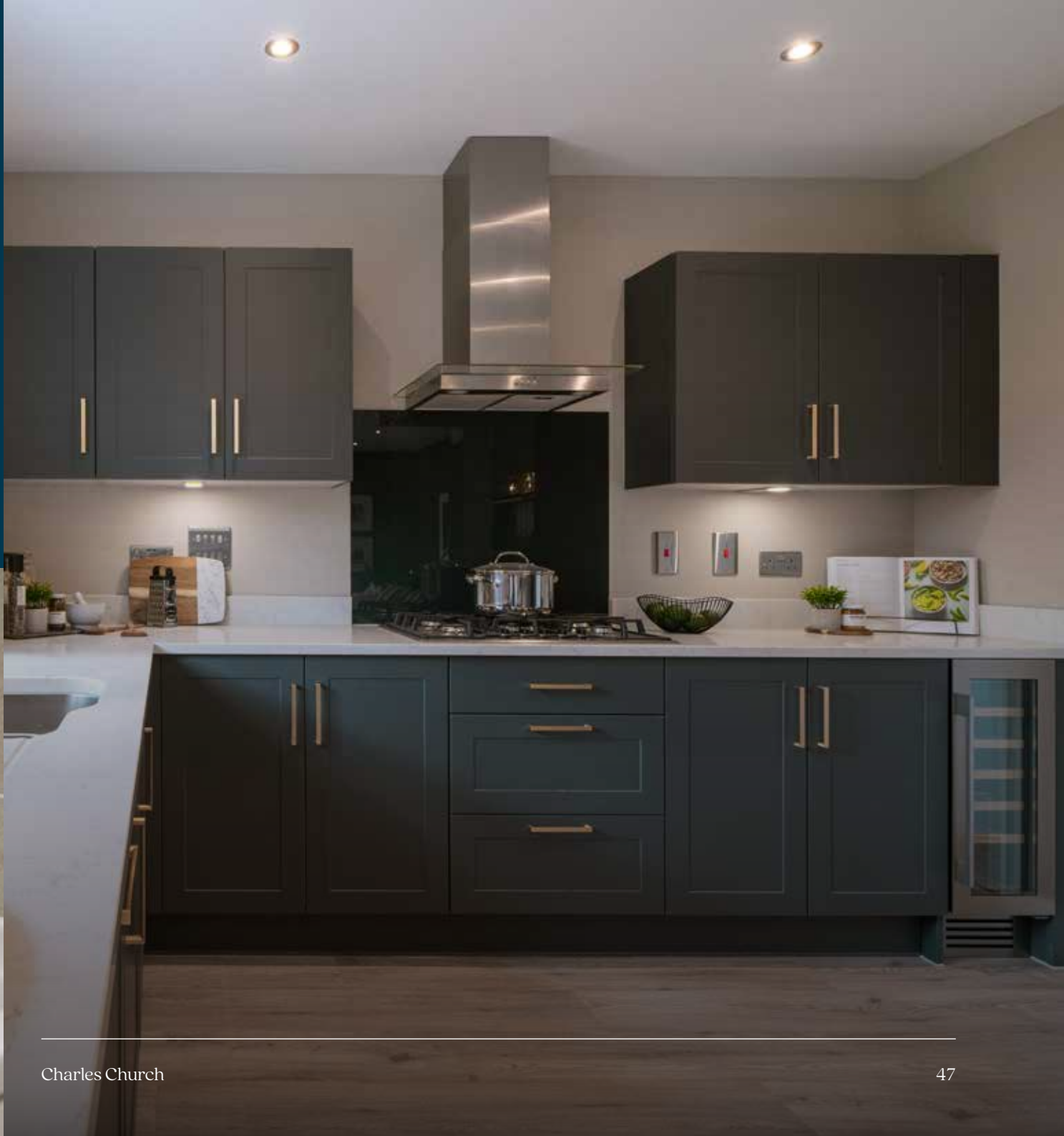






This is your  
world, we  
just built it.

Charles Church



# 10 reasons to buy a new home.




## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



## 07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.





03.

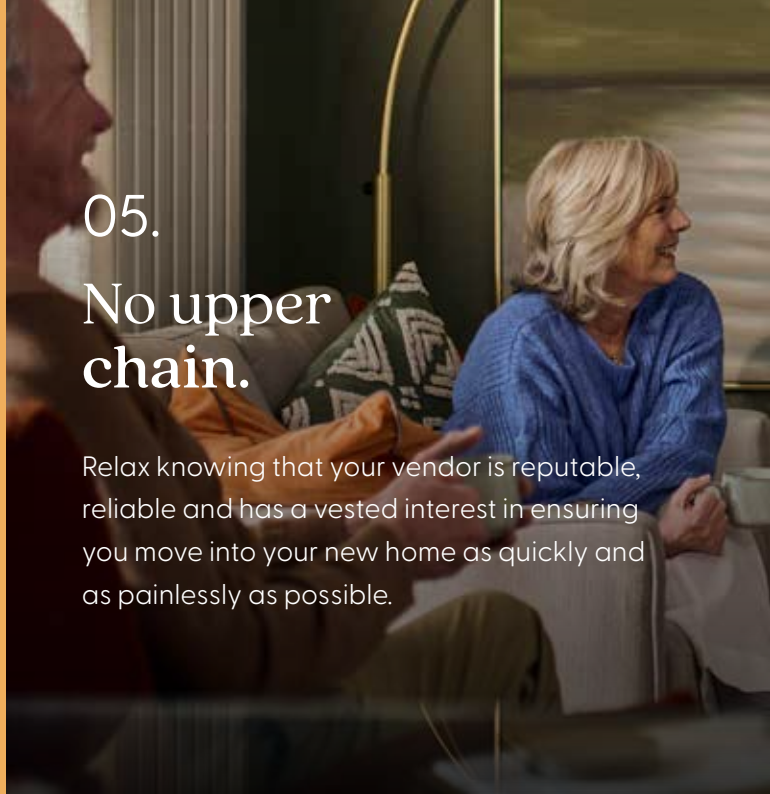
## More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

## Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

## No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

## High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

## A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.



# Schemes available to help you move.



## Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



## Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



## Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



## Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



## Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



## Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



## Chancery Park Phase 2

Burwell Road

Exning

Suffolk

CB8 7EY

**t:** 01638 596 805

**e:** [chanceryparkph2.suff@charleschurch.com](mailto:chanceryparkph2.suff@charleschurch.com)

**w:** [www.charleschurch.com/chancery-park](http://www.charleschurch.com/chancery-park)

## Head Office

Charles Church Suffolk

Persimmon House

Orion Court, Orion Avenue

Great Blakenham

Ipswich

Suffolk

IP6 0LW

**t:** 01473 927 400

**e:** [suff.sales@charleschurch.com](mailto:suff.sales@charleschurch.com)



### Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: June 2025 Ref: 315-976

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

Chancery Park Phase 2 is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2025. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.