



VENUS FIELDS

NEEDHAM MARKET

A COLLECTION OF
1, 2, 3 & 4 BEDROOM HOMES



ALLISON
HOMES



ALL ABOUT A SPECIAL CORNER OF BEAUTIFUL SUFFOLK

WELCOME TO YOUR NEW HOME AT VENUS FIELDS



Nestled in the Suffolk countryside, the picturesque town of Needham Market is an ideal place to put down roots.

Located between Ipswich and Bury St Edmunds – and close to 'Constable Country' in the Dedham Vale – Needham Market is an attractive town that's home to a friendly and welcoming community. Offering you a gentle pace of life, the town is also well connected by road and rail, making it ideal for commuters.

Venus Fields itself is a brand-new development of 44 homes for private sale. You can choose from 1, 2, 3 or 4 bedroom houses or opt for a 2 or 3 bedroom bungalow. Built in a variety of traditional styles, combining attractive red brick with rendered façades, these are quality homes designed to last generations. Situated to the north of Needham Market next to open fields, Venus Fields offers you the opportunity to make your home in one of England's most picturesque counties.





ALL ABOUT A STRONG SENSE OF COMMUNITY

Needham Market offers you a better quality of life.

Needham Market is set in a charming area of central Suffolk close to the A14, giving you easy access to East Anglia's principal hubs, including Ipswich, Norwich, Cambridge and Bury St Edmunds. The town also has a train station, connecting you with the region and allowing you to reach London in 90 minutes.

Needham Market itself is welcoming and has a strong sense of community. With a long picturesque High Street at its centre, it attracts visitors from across the region. Notable historic buildings include the 15th-century church of St John the Baptist, with its unique double-hammerbeam roof, and the Limes Hotel, which dates to around 1500 and is still in operation today.

The River Gipping winds gently through the town and passes by Needham Lake and Nature Reserve, offering wetland areas, meadows and woodlands where you can see many different species of dragonflies and small birds. It's a popular spot with dog walkers, cyclists and anglers and has facilities that include the Duck and Teapot café and visitor centre, plus a children's play area.

The town also has excellent leisure facilities. If you like to keep fit, you'll love the fully equipped Needham Gym, which also offers everything from Yoga and Pilates through to a Sports & Massage Clinic. There's also a hugely popular football club, Needham Market FC.

There are several fine pubs and inns in the town and you can also explore a variety of restaurants and tearooms, including The Olive Tree for Mediterranean food and the Courtyard Café at Alder Carr Farm, where you'll also find a popular farm shop. Notable shops include Finders Keepers and Collectors Corner antique stores, the Curious Fox second-hand furniture shop, florists Khloris, R.J. Smith Butchers and Finneys Bakery.

If you have children, Busy Bees Nursery is popular with parent's of pre-school children. There are also schools that are rated well by Ofsted. Bosmere Community Primary School is in the heart of the town, while nearby secondary schools include Stowmarket High School, Stowupland High School and the John Milton Sixth Form. The independent Framlingham College is only 17 miles away and has an excellent reputation for educating boys and girls between the ages of 3 and 18.



ALL ABOUT THE TOWNS, COAST AND COUNTRY

A county with so much to explore.

Suffolk ranks among the most beautiful of English counties, and from Venus Fields you'll be well placed to explore some magnificent countryside and charming coastlines. Needham Market is about a 20-minute drive from the Dedham Vale Area of Outstanding Natural Beauty (AONB), which straddles the border between Suffolk and Essex. Also known as 'Constable Country', the area was immortalised in the paintings of the renowned artist, John Constable.

Head a similar distance to the east of Needham Market and you'll discover the Suffolk Coast & Heaths AONB. Offering everything from woods and farmland to mudflats and reed beds along 60 miles of coastline, where you can explore the area via the three long-distance footpaths that pass through the area. The region is also home to the coastal towns of Southwold and Aldeburgh, with the internationally renowned Aldeburgh Festival of Music & the Arts taking place in venues such as the Snape Maltings Concert Hall. Nearby Woodbridge, popular with sailors on the River Deben, is renowned as a 'gem in Suffolk's crown', while the busy port of Felixstowe attracts many with its pier, seafront gardens and traditional seaside attractions.

Finally, from Venus Fields, you'll be able to explore some excellent local towns. First among them is Ipswich, the county town of Suffolk, which is a 20-minute drive away. Ranked as an emerging global tourist destination by Tripadvisor in 2020, the town has a vibrant mix of cultures, cuisines, attractions and shopping. The regenerated waterfront is a particularly cosmopolitan area, lined with excellent restaurants and cafés. Other nearby towns include Bury St Edmunds, an historic market town that's home to a medieval cathedral and abbey, which also has excellent modern shopping facilities at its heart. There's also Stowmarket, which is the setting for The Food Museum, where you can get direct trains to London Liverpool Street.



Dedham



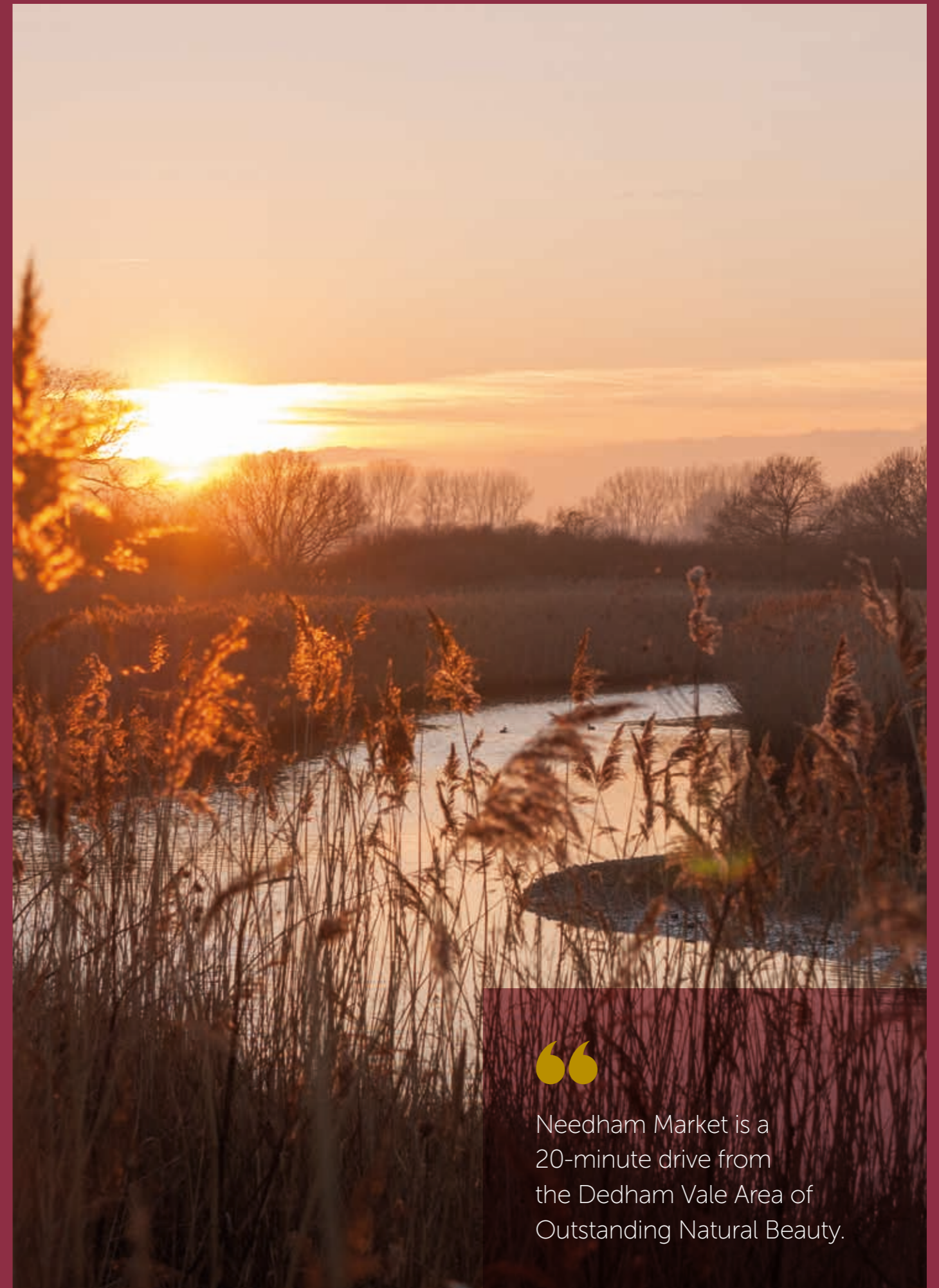
Suffolk Coastline



Southwold



Bury St Edmunds



Needham Market is a 20-minute drive from the Dedham Vale Area of Outstanding Natural Beauty.



ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Venus Fields benefit from a high standard specification.

This includes contemporary kitchens with glass splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware and chrome heated towel rails. To help reduce energy bills, all homes feature an energy efficient boiler and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom, en suite and cloakroom (where applicable) also come as standard.



Each home at Venus Fields has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels and 7Kw EV Charger.



ALL ABOUT MAKING THE CUSTOMER OUR PRIORITY

We aim to make choosing, buying, and moving to your Allison home as stress-free as possible, to deliver exemplary customer service, and keep you fully informed right through your home buying experience.



RESERVING YOUR NEW HOME

After completing a pre-reservation form you sign a reservation agreement. Depending on the stage of construction you can choose to enhance your home from our 'JUST FOR YOU' range.

MEET THE TEAM

An appointment is made to meet your dedicated site manager who can answer questions on progress along the way. We also provide you with a main point of contact within our team.

IT'S ON ITS WAY

You'll receive an estimated completion date as well as regular updates, and while factors like weather can affect the build progress of your new Allison home, we'll always make every effort to meet our deadlines.

GET TO KNOW YOUR HOME INSIDE OUT

Before moving in you'll be invited to attend your new home demonstration. Don't miss this invaluable opportunity to familiarise yourself, from where everything is located to how it works.

OUR COMMITMENT CONTINUES

- After moving in there is a '7 day and 1 month Settling In' reviews where any issues that need sorting out are agreed
- Our dedicated Aftercare service team deal with any warranty aspects for two-years – in an emergency there's a dedicated telephone number in your handover pack
- On the 1st anniversary of owning your home, we make contact with you to ensure that you are enjoying your new home in every way

GOOD TO KNOW...

Your home is covered by a 10-year warranty from the NHBC, just one of the many benefits of a brand-new home.



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We know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live in now and throughout the years ahead.



ALL ABOUT HOMES BUILT ON SOLID VALUES



We have never expected more from our home than we do today, from its energy-efficiency and environmental impact, to the different roles it is asked to play in our life. What has remained constant however is the central importance of our home, a place where we re-energise and unwind, increasingly work in - and where families grow. So, at Allison Homes we know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live in now and throughout the years ahead.

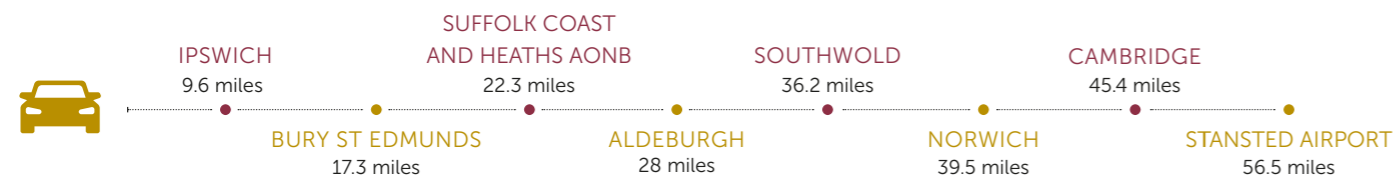
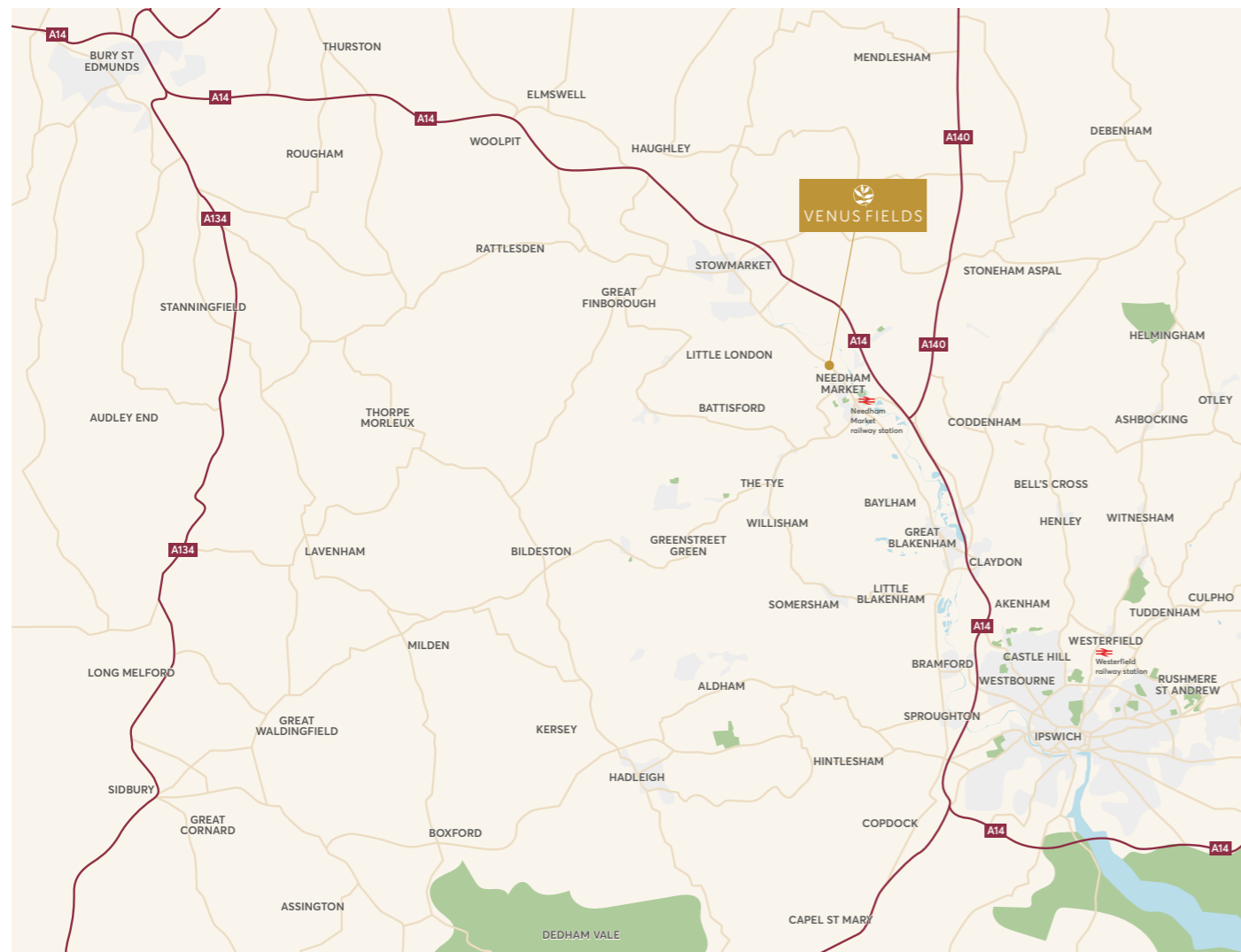
That's why we ensure an Allison home is something exceptional. Our breadth of experience meets a forward-thinking outlook, and we listen to customer feedback and benefit from the insight and passion for homes of our 250+ strong team. Then we design and build the best homes we can for modern, evolving lifestyles. We look at the familiar in a new light too, from redrawing kitchen designs for flexibility to work from home, to transforming underused space like garages for multi-use whether it's for storage, an office or a gym. And we always ensure living areas are a balance between that all-important family space and private space for everyone.

Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most important things we build - and the foundations of a home that, inside and out, you can be as proud of as we are.



ALL ABOUT LOCATION

Needham Market is well connected. The town's railway station offers direct services to destinations such as Cambridge, Bury St Edmunds and Ipswich whilst London Liverpool Street can be reached in 90 minutes by changing at Ipswich. With the A14 close by, Venus Fields, is within easy reach of Ipswich, Bury St Edmunds and Cambridge, while the nearby A140 means Norwich is just 60 minutes' drive away. If you need to fly for business or pleasure, you can reach both Stansted and Norwich airports in just over an hour.



Distances represent quickest routes by road. Information from Google Maps. Information correct at time of print.





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