

# Barham Meadows

BARHAM, SUFFOLK

A collection of two, three, four and five bedroom homes in the rural village of Barham, Suffolk.

**Taylor**  
**Wimpey**

# Contents

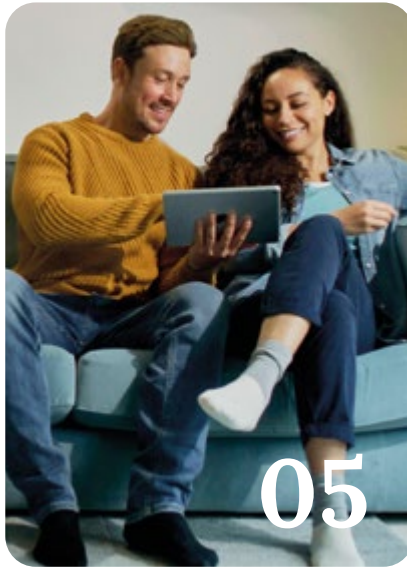
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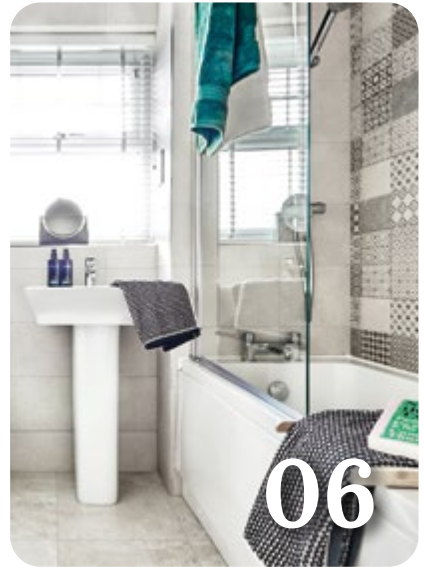
**Welcome to  
Barham Meadows**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



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**Take your  
next step**





# Welcome to Barham Meadows

A brand new community on the edge of Barham, Barham Meadows is the ideal location for semi-rural living.

Barham Meadows is surrounded by green open space, has handy amenities close-by and features homes to suit a variety of lifestyles.



[View the site plan](#)



# Love village life

Situated in the heart of the Suffolk countryside, Barham gives you the best of idyllic village life, only five miles\* from Ipswich town centre and its thriving marina with waterfront bars and restaurants.

It's a perfect fit for those who need to commute, offering excellent access to the A14 which links up with the A12 and gives you links to Bury St Edmunds, Felixstowe, Colchester and beyond. Ipswich train station is just under seven miles\* away, with a direct route to London Liverpool Street which takes just over an hour.

Local countryside

\*Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Needham Lake



Ipswich waterfront



**Find out more**





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms\*

If your home has a utility room, units will be fitted to match your chosen kitchen style.



## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose<sup>†</sup> from to make your bathroom and en suite stand out from the crowd.

## Garden\*

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

\* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.



# Our homes

→ 2 bedroom homes



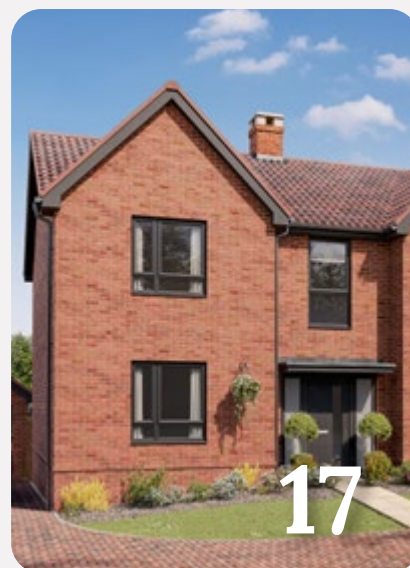
→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ View the site plan



# The Beaford

2 BEDROOM HOME, TOTAL 788 sq. ft. / 72 sq. m.



## GROUND FLOOR

### Kitchen

2.92m × 2.16m      9'7" × 7'1"

### Dining/Living Area

4.06m × 3.80m      13'4" × 12'6"



## FIRST FLOOR

### Bedroom 1

4.06m max. × 3.78m      13'4" max. × 12'5"

### Bedroom 2

4.06m max. × 2.69m      13'4" max. × 8'10"

[→ Discover more about this home](#)

[→ View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 57609 / June 2025.





# The Eynsford

3 BEDROOM HOME, TOTAL 972 sq. ft. / 90 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.07m x 3.80m 16'8" x 12'6"

### Living Room

4.17m max. x 3.43m 13'8" max. x 11'3"



## FIRST FLOOR

### Bedroom 1 min.

3.48m x 3.01m 11'5" x 9'11"

### Bedroom 2

3.47m x 2.15m 11'5" x 7'1"

### Bedroom 3

2.83m x 2.41m 9'4" x 7'11"

[→ Discover more about this home](#)

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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

### Living Room/Study

5.52m x 3.19m 18'1" x 10'6"



## FIRST FLOOR

### Bedroom 1

3.36m min. x 2.76m 11'0" min. x 9'1"

### Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

### Bedroom 3

2.80m x 2.66m 9'2" x 8'9"

[→ Discover more about this home](#)

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# The Carrdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

### Living Room/Study

5.52m x 3.19m 18'1" x 10'6"



## FIRST FLOOR

### Bedroom 1

3.36m min. x 2.75m 11'0" min. x 9'0"

### Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

### Bedroom 3

2.80m x 2.68m 9'2" x 8'10"

[→ Discover more about this home](#)

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# The Ayleford

4 BEDROOM HOME, TOTAL 1,101 sq. ft. / 102 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.74m × 3.78m 18'10" × 12'5"

### Living Room

3.60m min. × 3.42m 11'10" min. × 11'3"



## FIRST FLOOR

### Bedroom 1

3.29m × 3.25m 10'10" × 10'8"

### Bedroom 2

3.30m × 3.18m max. 10'10" × 10'5" max.

### Bedroom 3

2.40m × 2.15m 7'11" × 7'1"

### Bedroom 4

2.35m × 2.12m 7'9" × 7'0"

[→ Discover more about this home](#)

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# The Shilford

4 BEDROOM HOME, TOTAL 1,449 sq. ft. / 134 sq. m.



## GROUND FLOOR

### Kitchen

4.89m x 3.33m 16'1" x 10'11"

### Dining Room

3.40m x 3.33m 11'12" x 10'11"

### Living Room

4.45m x 3.21m 14'7" x 10'6"

### Study/Family Room

3.21m x 2.55m 10'6" x 8'5"



## FIRST FLOOR

### Bedroom 1

3.38m x 3.22m 11'1" x 10'7"

### Bedroom 2

3.27m x 3.15m min. 10'9" x 10'4" min.

### Bedroom 3

3.85m max. x 3.27m 12'8" max. x 10'9"

### Bedroom 4

3.21m x 2.87m 10'6" x 9'5"

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# The Warkford

4 BEDROOM HOME, TOTAL 1,464 sq. ft. / 136 sq. m.



## GROUND FLOOR

### Kitchen

4.30m x 2.85m 14'2" x 9'4"

### Dining Room

3.38m x 3.13m 11'1" x 10'4"

### Living Room

4.93m x 3.27m 16'2" x 10'9"

### Study

3.27m x 2.50m 10'9" x 8'2"



## FIRST FLOOR

### Bedroom 1

3.89m x 3.33m 12'9" x 10'11"

### Bedroom 2

3.56m x 3.33m 11'8" x 10'11"

### Bedroom 3

3.35m min. x 2.90m 11'0" min. x 9'6"

### Bedroom 4

3.31m x 2.27m 10'11" x 7'5"

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# The Raynford

4 BEDROOM HOME, TOTAL 1,652 sq. ft. / 153 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.60m × 3.47m 21'8" × 11'5"

### Family Room

3.87m × 2.85m 12'8" × 9'4"

### Living Room

4.11m × 3.83m 13'6" × 12'7"

### Study

3.83m × 2.29m 12'7" × 7'6"



## FIRST FLOOR

### Bedroom 1

3.90m max. × 3.34m 12'10" max. × 11'0"

### Bedroom 2

3.53m × 3.31m 11'7" × 10'11"

### Bedroom 3

3.66m × 2.78m 12'0" × 9'2"

### Bedroom 4

3.83m × 2.19m 12'7" × 7'2"

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# The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. / 116 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.53m × 3.29m      21'5" × 10'10"

### Living Room/Study

6.53m × 3.25m      21'5" × 10'8"



## FIRST FLOOR

### Bedroom 1

3.63m max. × 3.40m      11'11" max. × 11'2"

### Bedroom 2

3.31m min. × 3.00m      10'10" min. × 9'10"

### Bedroom 3

3.44m max. × 2.17m      11'4" max. × 7'2"

### Bedroom 4

3.04m × 2.15m      10'0" × 7'1"

[→ Discover more about this home](#)

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# The Thirlford

5 BEDROOM HOME, TOTAL 1,831 sq. ft. / 170 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.79m × 4.12m max. 22'3" × 13'6" max.

### Family Room

3.52m × 3.22m 11'7" × 10'7"

### Living Room

4.88m × 3.90m 16'0" × 12'10"

### Study

3.07m min. × 2.18m 10'1" min. × 7'2"



## FIRST FLOOR

### Bedroom 1

3.38m × 3.10m 11'1" × 10'2"

### Bedroom 2

3.71m × 3.19m max. 12'2" × 10'6" max.

### Bedroom 3

3.60m × 2.94m 11'10" × 9'8"

### Bedroom 4

4.09m max. × 2.54m 13'5" max. × 8'4"

### Bedroom 5

3.26m × 2.45m 10'8" × 8'1"

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\*Plot specific window. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 57609 / June 2025.





# The Wadeford

5 BEDROOM HOME, TOTAL 2,031 sq. ft. / 188 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

7.46m × 3.89m 24'6" × 12'9"

### Family Room

4.12m × 3.89m 13'6" × 12'9"

### Living Room

4.73m × 3.56m 15'6" × 11'8"

### Study

2.87m max. × 2.82m 9'5" max. × 9'3"



## FIRST FLOOR

### Bedroom 1

4.73m max. × 3.11m min. 15'6" max. × 10'3" min.

### Bedroom 2

4.22m max. × 3.05m 13'10" max. × 10'0"

### Bedroom 3

3.94m × 2.71m 12'11" × 8'11"

### Bedroom 4

4.06m × 2.84m 13'4" × 9'4"

### Bedroom 5 max.

3.44m × 2.82m 11'4" × 9'3"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



Please speak to your Sales Executive for further details.



# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling  
our Sales Executives on  
**01473 953 073**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**BARHAM MEADOWS** Norwich Road, Barham, Suffolk, IP6 0NU

**CONTACT US ON 01473 953 073**

## **Taylor Wimpey**