

Auster Place at Brightwell Lakes

MARTLESHAM, SUFFOLK

A collection of one and two bedroom apartments,
and two, three and four bedroom homes in the
growing village of Martlesham.

Taylor
Wimpey

BRIGHTWELL
LAKES
~

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Brightwell Lakes**



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Welcome to Brightwell Lakes

A brand-new community in the heart of Martlesham, Brightwell Lakes is the perfect place to put down roots.

Brightwell Lakes boasts plenty of open green space around the development, nearby amenities, and homes that are suited to a range of lifestyles.



[→ View the site plan](#)

Love village life

Adjacent to the A12 and with the A14 less than 2 miles away*, Brightwell Lakes is ideal for those commuting.

The market town of Woodbridge is just 5 miles away*, offering a range of shops, pubs, restaurants and recreational activities.

Suffolk countryside



Woodbridge, Suffolk



Ipswich waterfront



[Watch development video](#)

*Distances taken from google.co.uk/maps.

Building for the future



Computer generated image

Brightwell Lakes is a transformative community that will enrich Martlesham, creating a plethora of opportunities for residents and the wider public.

Spanning across 113 hectares, with 85 acres of green open space, Brightwell Lakes will not only deliver **up to 2,000 energy-efficient new homes** but the development will also foster a sense of community, while encouraging sustainable living through a range of newly created amenities.

Your story, beautifully told.

The plan for Brightwell Lakes...



Walking & cycling routes



Beach, boardwalk & picnic areas



Up to 2,000 new homes



Healthcare facility



Play areas, public open spaces & sports pitches



Allotments & community orchards



Community & local centres



New primary & secondary schools



Explore the development



THE GREEN SCENE

Throughout Brightwell Lakes, there are designated areas of informal and formal green space. Nestled at the heart of the development, with heathland to the north, the existing lake has been retained and will be enhanced for residents to enjoy.

With a network of footpaths & trim trails providing easy access & connectivity to the lake where you can enjoy fishing, the use of new play areas for children and a beach with boardwalk, the lake will become a key focal point at the heart of the development for future residents.

To enhance biodiversity and preserve habitats, areas around the lake will have a specific wildlife focus.

These areas will have limited public access, creating low-disturbance environments to encourage local wildlife to flourish. Boundaries shall be signalled through fencing to help distinguish the areas that are accessible and those that are not.

The allotments and orchards will offer an outdoor community hub where gardening enthusiasts can hone their green thumbs and families can learn about cultivating fresh food.

CONNECTIVITY

Around Brightwell Lakes, green corridors connect green spaces and offer a range of enjoyable walks and opportunities for recreation.

A network of high-quality walking and purpose-built cycling paths will ensure residents are well connected to the surrounding area, open countryside, and key destinations through sustainable modes of transport.



[Watch development video](#)



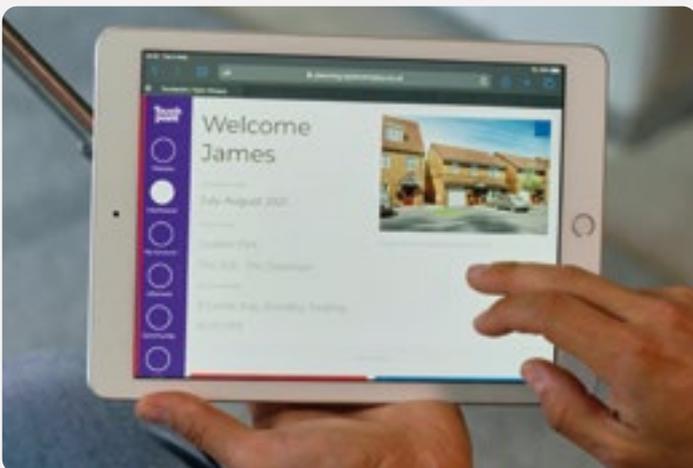
Personalise your home

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 – 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 a built-in gas hob, integrated hood and an extractor fan.

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 a 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* 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



→ 1 & 2 bedroom apartments



→ [View the site plan](#)



The Dovedale

2 BEDROOM HOME, TOTAL 641 sq. ft. / 60 sq. m.



FIRST FLOOR

Kitchen/Living/Dining Area

5.35m × 3.80m 17'7" × 12'6"

Bedroom 1 min.

3.24m × 3.05m 10'8" × 10'0"

Bedroom 2

3.25m × 1.93m min. 10'8" × 6'4" min.

[→ Discover more about this development](#)

[→ View our current availability](#)

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The Edale

2 BEDROOM HOME, TOTAL 707 sq. ft. / 66 sq. m.



FIRST FLOOR

Kitchen/Living/Dining Area

5.35m × 3.80m 17'7" × 12'6"

Bedroom 1

3.83m × 3.15m min. 12'7" × 10'4" min.

Bedroom 2

3.01m min. × 2.45m 9'11" min. × 8'1"

[→ Discover more about this development](#)

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The Beaford

2 BEDROOM HOME, TOTAL 778 sq. ft. / 72 sq. m.



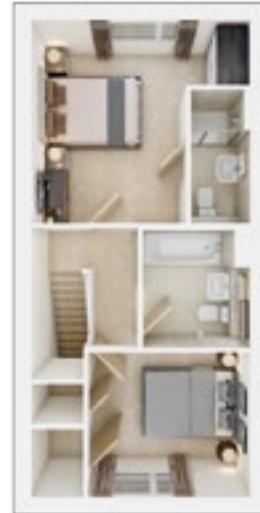
GROUND FLOOR

Kitchen

2.92m × 2.14m 9'7" × 7'0"

Living/Dining 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

3.02m × 2.69m 9'11" × 8'10"

[→ Discover more about this home](#)

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The Eynsford

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



GROUND FLOOR

Kitchen/Dining Area

5.07m × 3.80m 16'8" × 12'6"

Living Room

4.17m max. × 3.43m 13'8" max. × 11'3"



FIRST FLOOR

Bedroom 1 min.

3.48m × 3.01m 11'5" × 9'11"

Bedroom 2

3.47m × 2.15m 11'5" × 7'1"

Bedroom 3

2.83m × 2.41m 9'4" × 7'11"

[→ Discover more about this home](#)

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The Keeford

3 BEDROOM HOME, TOTAL 1,021 sq. ft. / 95 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.41m x 2.74m 17'9" x 9'0"

Living Room

3.81m x 3.29m 12'6" x 10'10"



FIRST FLOOR

Bedroom 1

3.18m min. x 2.79m 10'5" min. x 9'2"

Bedroom 2

3.30m min. x 3.12m 10'10" min. x 10'3"

Bedroom 3

2.96m x 2.52m 9'9" x 8'3"

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The Aynesdale

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



GROUND FLOOR

Kitchen/Dining Area

5.52m × 3.21m 18'1" × 10'6"

Living Room/Study

5.52m × 3.19m 18'1" × 10'6"



FIRST FLOOR

Bedroom 1

3.36m min. × 2.76m 11'0" min. × 9'1"

Bedroom 2

3.27m × 3.23m 10'9" × 10'7"

Bedroom 3

2.80m × 2.66m 9'2" × 8'9"

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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 min.

3.36m x 2.75m 11'0" 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 Harrton

3 BEDROOM HOME, TOTAL 1,143 sq. ft. / 106 sq. m.



GROUND FLOOR

Kitchen

3.37m × 3.17m 11'1" × 10'5"

Living/Dining Area

4.39m × 3.52m min.
14'5" × 11'7" min.



FIRST FLOOR

Bedroom 2

4.39m max. × 3.16m
14'5" max. × 10'5"

Bedroom 3

3.31m × 2.40m 10'11" × 7'10"



SECOND FLOOR

Bedroom 1

3.41m min. × 3.34m
11'2" min. × 11'0"

Dressing Area

2.81m × 2.22m 9'3" × 7'4"

[→ Discover more about this home](#)

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The Albury

3 BEDROOM HOME, TOTAL 1,276 sq. ft. / 119 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.44m × 3.35m 14'7" × 11'0"

Study/Family Room

3.27m × 2.27m 10'9" × 7'5"



FIRST FLOOR

Living Room

4.44m × 3.38m 14'7" × 11'1"

Bedroom 3

3.29m × 2.38m 10'10" × 7'10"



SECOND FLOOR

Bedroom 1

4.44m max. × 3.77m
14'7" max. × 12'4"

Bedroom 2

3.39m min. × 2.78m
11'1" min. × 9'2"

[→ Discover more about this development](#)

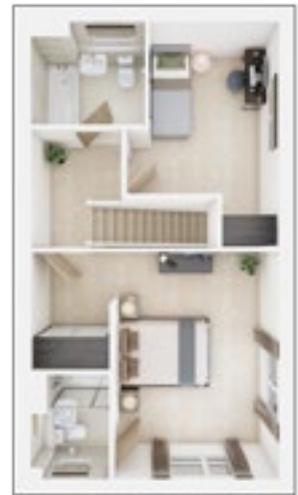
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The Elterdale

3 BEDROOM HOME, TOTAL 1,369 sq. ft. / 127 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.78m × 3.28m 15'9" × 10'9"

Study

3.25m × 2.59m 10'8" × 8'6"

FIRST FLOOR

Living Room

4.78m × 3.28m 15'9" × 10'9"

Bedroom 2

3.60m × 3.26m 11'10" × 10'8"

SECOND FLOOR

Bedroom 1

4.41m × 3.19m 14'6" × 10'6"

Bedroom 3

3.35m min. × 2.50m 11'0" min. × 8'2"



[Discover more about this development](#)



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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

4.84m max. × 3.42m 15'11" max. × 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 × 1.97m 7'9" × 6'6"

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The Hubham

4 BEDROOM HOME, TOTAL 1,370 sq. ft. / 127 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.81m × 3.88m 19'1" × 12'9"

Living Room

4.13m × 3.60m 13'7" × 11'10"



FIRST FLOOR

Bedroom 1

3.61m × 3.09m min. 11'10" × 10'2" min.

Bedroom 2

3.75m × 3.29m max. 12'4" × 10'10" max.

Bedroom 3

3.71m × 3.08m 12'2" × 10'1"

Bedroom 4

3.51m × 2.83m 11'6" × 9'3"

[→ Discover more about this home](#)

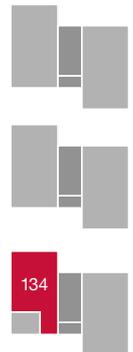
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Auster House

1 BEDROOM APARTMENTS



PLOT 133

Kitchen/Living/Dining Area

5.65m x 3.47m 18'6" x 11'5"

Bedroom

4.01m x 2.55m 13'2" x 8'4"

Total Internal Area

463 sq. ft. / 43 sq. m.

PLOT 134

Kitchen

3.22m x 2.53m 10'7" x 8'4"

Living/Dining Area

4.40m x 3.02m 14'5" x 9'11"

Bedroom

4.32m x 2.55m 14'2" x 8'4"

Total Internal Area

520 sq. ft. / 48 sq. m.



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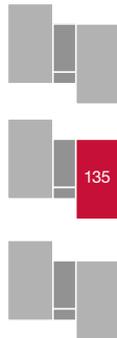
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The floor plans depict a typical layout of this apartment type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area 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. 60895/May 2025.



Auster House

2 BEDROOM APARTMENTS



PLOT 135

Kitchen/Living/Dining Area

5.65m × 3.97m max. 18'6" × 13'0" max.

Bedroom 1

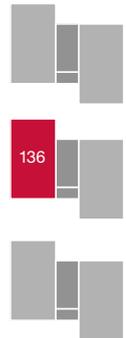
4.36m × 2.76m 14'4" × 9'1"

Bedroom 2

3.51m × 2.55m 11'6" × 8'4"

Total Internal Area

636 sq. ft. / 59 sq. m



PLOT 136

Kitchen

2.91m × 2.53m 9'7" × 8'4"

Living/Dining Area

3.42m × 3.02m 11'3" × 9'11"

Bedroom 1

4.52m × 2.70m 14'10" × 8'10"

Bedroom 2

3.61m × 2.55m 11'10" × 8'4"

Total Internal Area

636 sq. ft. / 59 sq. m



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Auster House

1 & 2 BEDROOM APARTMENTS



PLOT 137

Kitchen/Living/Dining Area

5.65m × 3.97m max. 18'6" × 13'0" max.

Bedroom 1

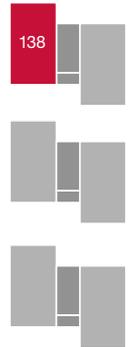
4.36m × 2.76m 14'4" × 9'1"

Bedroom 2

3.51m × 2.55m 11'6" × 8'4"

Total Internal Area

636 sq. ft. / 59 sq. m.



PLOT 138

Kitchen

2.68m × 2.53m 8'10" × 8'4"

Living/Dining Area

4.33m × 4.15m 14'3" × 13'8"

Bedroom

3.77m max. × 3.29m 12'5" max. × 10'10"

Total Internal Area

550 sq. ft. / 51 sq. m.

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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. 60895/May 2025.

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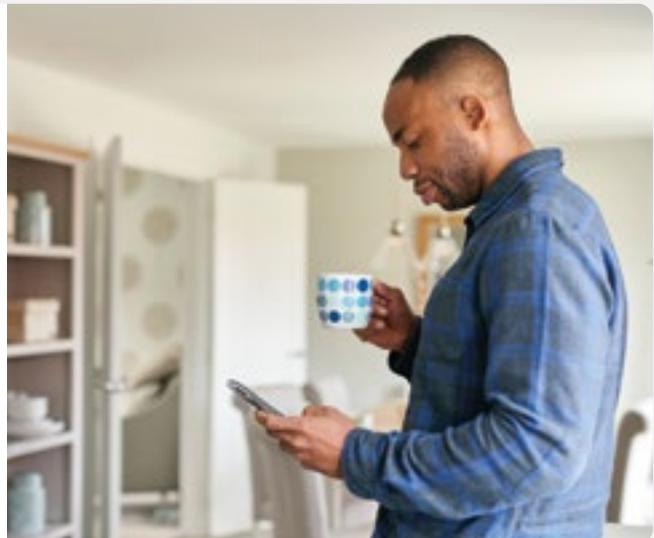


First-time buyer?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



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