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

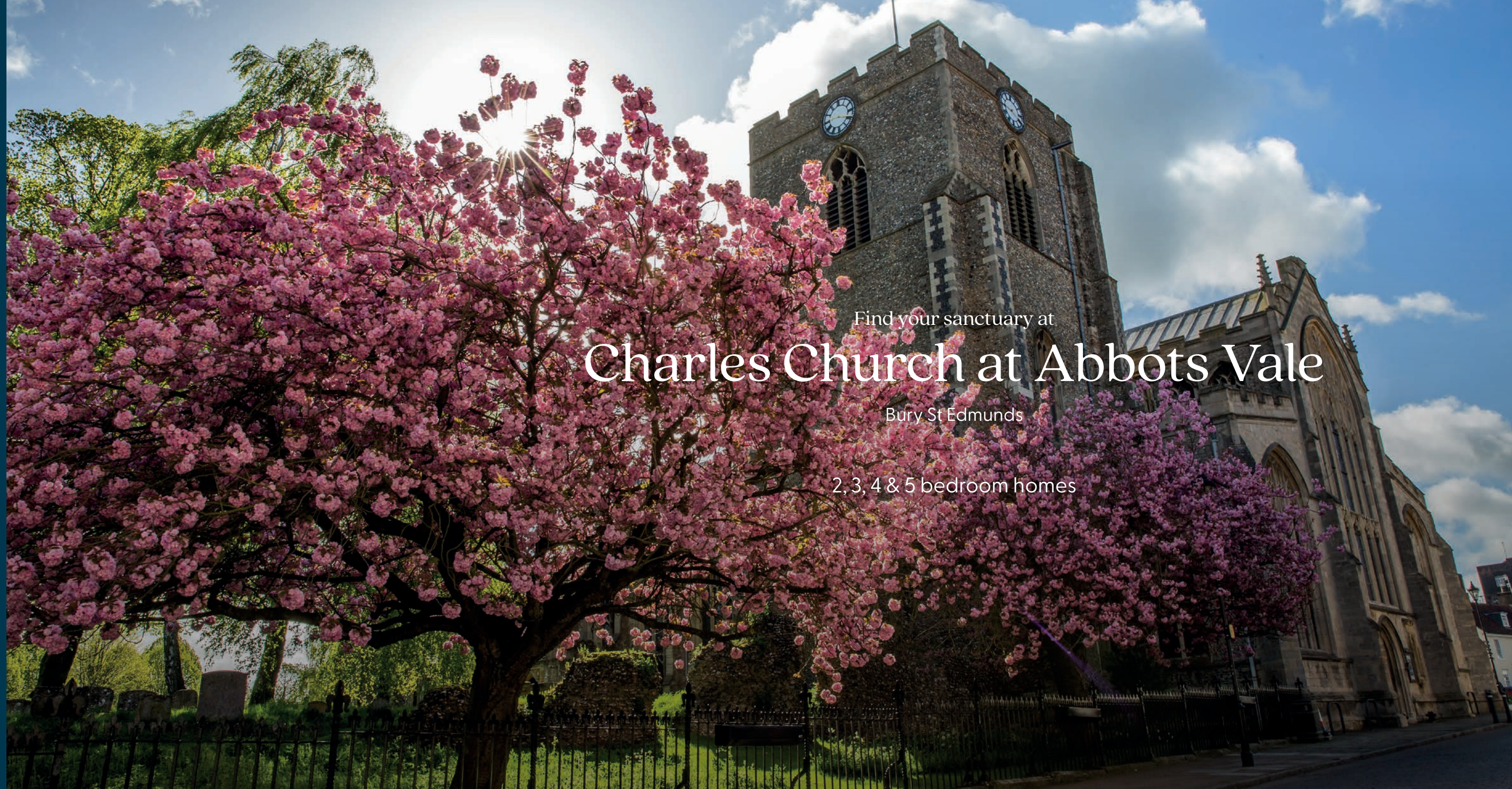


View our website
for more information

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Find your sanctuary at

Charles Church at Abbots Vale

Bury St Edmunds

2, 3, 4 & 5 bedroom homes

Welcome to your sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Abbots Vale presents an exceptional
collection of two, three, four, and five-
bedroom homes in the sought-after
Suffolk market town of Bury St Edmunds.

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

The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

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.





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.



Charles Church

Introducing Charles Church at Abbots Vale.

Luxury 2, 3, 4 & 5
bedroom homes.

Abbots Vale is a collection of energy-efficient new homes on the edge of Bury St Edmunds, where peaceful West Suffolk countryside blends effortlessly with the town's rich history.

Surrounded by open green space and a purpose-built play area, this welcoming community offers a relaxed lifestyle and a strong sense of place for families to enjoy.

Discover your true sense of belonging.





Notice
that feeling.
That's the
feeling
of home.

Discover your happy place.



Abbots Vale. The perfect place to live and grow.

Situated on the southern edge of Bury St Edmunds, Abbots Vale offers a lifestyle of effortless convenience and relaxed Suffolk charm.

The town's historic streets, independent shops, and cafés provide a welcoming environment, while Abbey Gardens and St Edmundsbury Cathedral bring culture and heritage to everyday life.

Local schools are within easy reach, and scenic walking and cycling routes through the surrounding countryside encourage outdoor enjoyment.

Thoughtfully planned streets, open green areas, and a purpose-built play space create a community designed for family living, offering a sense of connection to both town and nature.



Please do
make yourself
at home.



The best of both worlds.

Perfectly placed for both relaxation and connection, Abbots Vale enjoys a prime position just moments from the centre of Bury St Edmunds.

Residents can enjoy the town's bustling market square, theatre, and independent shops, all just a short distance away.

Excellent road connections via the A14 make Cambridge, Ipswich and the coast easily accessible, while the surrounding countryside provides scenic walking and cycling routes. Abbots Vale creates a setting where modern living is complemented by the charm and tranquillity of its surroundings.



- 1 Cafe culture
- 2 Bury St Edmunds city centre
- 3 The Angel Hotel
- 4 arc Shopping Centre
- 5 Newmarket Racecourse
- 6 Bury St Edmunds Market



Charles Church



Find your place in history.

Set in the heart of a historic Suffolk town, Abbots Vale offers a home steeped in character and charm.

Wander through Bury St Edmunds' cobbled streets and discover a variety of independent shops, artisan cafés, and traditional inns, each with its own story. Pause for a coffee in a sunlit square, or explore the town's leafy parks and gardens that provide quiet corners to relax.

Throughout the year, the town hosts an array of cultural events, from live music at The Apex to open-air festivals and seasonal artisan markets, filling the streets with colour and energy.



The ruins of the medieval Abbey provide a striking reminder of the town's rich heritage. Walk among its arches and gardens, or follow one of the guided heritage trails to uncover centuries of local history.

Architectural beauty is everywhere, from elegant Georgian façades to timber-framed buildings, reflecting the town's evolution while blending seamlessly with modern shops and cafés.

The surrounding Suffolk landscape provides a timeless setting, with open fields and gentle river valleys that frame the town.

Abbots Vale is a place where culture, history, and outdoor living come together, offering a distinctive and welcoming environment for families and individuals seeking a lifestyle that celebrates both tradition and modern convenience.



- 1 St Edmundsbury Cathedral
- 2 Theatre Royal
- 3 Marks and Spencer Bury St Edmunds
- 4 Historic market town



Bury St Edmunds, a place to call home.

Bury St Edmunds offers a vibrant community that blends its fascinating history with all the conveniences of modern life. For those seeking a place filled with charm, culture, and a welcoming atmosphere, this Suffolk market town is truly a place to call home.

5 reasons to live in Bury St Edmunds



Scan to view our local area video



One. Countryside living

Enjoy the charm of Suffolk's open landscapes, with scenic footpaths and riverside walks providing gentle strolls or invigorating hikes. The Stour Valley Path and Abbey Meadows trail guide you through both natural beauty and the town's historic surroundings.



1 Nowton Park

Two. Historic charm

Life in Bury St Edmunds is surrounded by history, with the bustling Cornhill market, the Angel Hotel, and Georgian terraces along Abbeygate Street forming a townscape full of story, atmosphere, and character for all who live there.



2 St Edmundsbury Cathedral



Three. Retail therapy

Indulge in retail therapy in Bury St Edmunds, from the independent boutiques along Abbeygate Street to the vibrant stalls of the Buttermarket. With a mix of high-street favourites and unique local shops, every shopping trip feels inspired.



3 Bury St Edmunds town centre



Four. A welcoming community

Bury St Edmunds is a town that embraces community spirit, from lively local events and seasonal fairs to welcoming cafés and traditional pubs. Residents enjoy a strong connection with their surroundings, creating a place where you can truly feel at home.



4 Nowton Park



Five. Excellent connectivity

Enjoy the tranquillity of Suffolk without losing connectivity. The town offers convenient transport links by road and rail, ensuring that both nearby towns and further destinations are within easy reach, combining the benefits of countryside living with connected convenience.



5 Bury St Edmunds train station





Always in reach.

Bury St Edmunds balances peaceful living with connectivity.

Frequent rail services reach Cambridge and Ipswich, while the A14 offers easy road access across Suffolk and beyond, making it simple to enjoy both local amenities and wider regional opportunities.

Travel by foot from Abbots Vale



- Sports Complex 14 minutes
- Nowton Park & Café 16 minutes
- Pre-School 24 minutes
- Community Centre 25 minutes
- Hospital 32 minutes

Travel by car from Abbots Vale



- Bury St Edmunds 10 minutes
- Newmarket 25 minutes
- Thetford 26 minutes
- Ipswich 38 minutes
- Cambridge 50 minutes
- Colchester 51 minutes
- London Stansted Airport 56 minutes

Travel by train from Bury St Edmunds Station



- Ipswich 27 minutes
- Cambridge 41 minutes
- Peterborough 1 hour 10 minutes

Travel times are estimates and may vary.

Discover Bury St Edmunds.

Bury St Edmunds is a town full of character and charm, where history, culture and green spaces combine to create an inviting setting. The striking cathedral and the historic Greene King Brewery reflect the town's heritage, while the Arc Shopping Centre provides modern conveniences close to home.

For leisure, Hardwick Heath and Nowton Park offer peaceful escapes, ideal for walks or enjoying the outdoors, and Bannatyne Health Club & Spa provides opportunities to unwind and stay active.

Charles Church at Abbots Vale places you within easy reach of these highlights, as well as the town's vibrant community and essential amenities, creating a location that is both convenient and full of life.


Bury St
Edmunds
Golf Club


Bannatyne
Health Club
& Spa


West Suffolk
Hospital


Hardwick
Heath


Nowton
Park


Arc
Shopping
Centre


Greene King
Brewery/
Theatre Royal


Cathedral


Bury St
Edmunds
Cricket Club


Bury St
Edmunds
Rugby Club


Charles Church
at Abbots Vale



Discover a
home you
adore in
every detail.





The Redhill

2 bedroom home



Features

- 2 x Bedrooms
- 1 x Bathroom
- Carport and parking space
- EV charging point

The Redhill offers an elevated way of living, with every detail designed for modern life. Situated above convenient parking spaces, this charming coach house features a spacious open-plan kitchen, dining and living area where natural light fills the room, creating the perfect space to unwind or entertain. Two comfortable bedrooms and a stylish bathroom complete the picture, making The Redhill a practical and stylish choice for first-time buyers or young professionals seeking a home that makes everyday life straightforward.

B

Energy Efficiency Rating



Ground floor



First floor

Kitchen/Dining	4.36 x 2.5m
Living room	4.36 x 3.47m
Bedroom 1	3.27 x 3.82m
Bedroom 2	2.85 x 2.15m

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The Cromer Terrace

2 bedroom home



Features

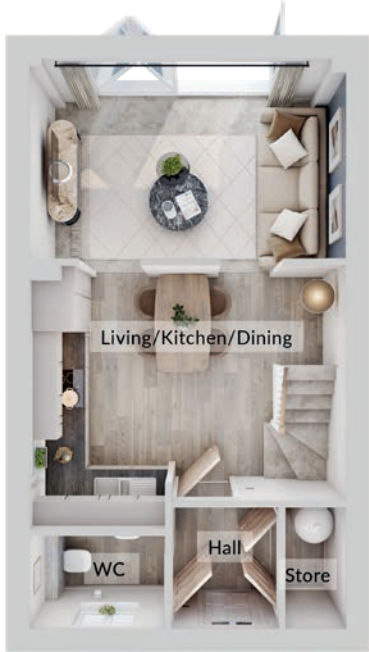
- 2 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point
- Bi-fold doors

The Cromer is a stylish two-bedroom home designed for modern living. The open-plan kitchen, dining and living area flows seamlessly onto the garden through bi-folding doors, creating a bright, sociable space for everyday life and entertaining. Upstairs, the main bedroom features an en suite, while the second bedroom and family bathroom provide comfort and flexibility.

B

Energy

Efficiency Rating



Ground floor

Living/Kitchen/Dining 4.44 x 6.60m



First floor

Bedroom 1 4.44 x 2.84m
Bedroom 2 2.20 x 3.38m

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The Cromer Terrace V2

2 bedroom home



Features



2 x Bedrooms



1 x Bathroom



1 x En suite



2 x Parking spaces

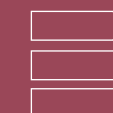


EV charging point



Bi-fold doors

The Cromer is a refined two-bedroom home crafted for contemporary living. Its open-plan kitchen, dining and living space extends towards the garden through graceful bi-folding doors, creating a naturally light setting perfect for both relaxed evenings and elegant entertaining. Upstairs, the main bedroom is accompanied by a private en suite, while the second bedroom and family bathroom offer comfort and thoughtful balance.



B

Energy
Efficiency Rating



Ground floor

Living/Kitchen/Dining

4.44 x 6.60m



First floor

Bedroom 1

4.44 x 2.84m

Bedroom 2

2.20 x 3.38m

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Charles Church



The Cromer Semi-detached

2 bedroom home



Features



2 x Bedrooms



1 x Bathroom



1 x En suite



2 x Parking spaces



EV charging point



Bi-fold doors

The Cromer is an elegant two-bedroom home where contemporary design meets considered detail. Its open-plan kitchen, dining and living area opens onto the garden via refined bi-folding doors, forming a bright, harmonious space ideal for both day-to-day moments and memorable gatherings. Upstairs, the main bedroom features its own en suite, with the second bedroom and family bathroom enhancing the home's sense of comfort and flexibility.



B



Energy



Efficiency Rating



Ground floor

Living/Kitchen/Dining

4.44 x 6.60m



First floor

Bedroom 1
Bedroom 2

4.44 x 2.84m
2.20 x 3.38m

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Charles Church



The Tunstall

2 bedroom home



Features



2 x Bedrooms



2 x En suites



2 x Parking spaces



EV charging point



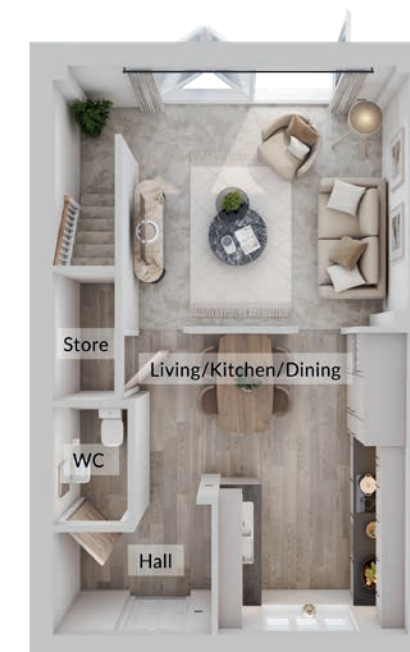
Bi-fold doors

The Tunstall is a thoughtfully designed home with a natural flow that makes everyday life effortless. The kitchen and dining area at the front leads seamlessly into a spacious lounge, opening onto the garden through bi-fold doors – perfect for entertaining or relaxing. A downstairs WC and a handy storage cupboard add practical convenience, while upstairs each bedroom benefits from its own en suite, offering comfort and privacy for family or guests.



B

Energy
Efficiency Rating



Ground floor

Living/Kitchen/Dining

4.04 x 7.99m



First floor

Bedroom 1
Bedroom 2

5.01 x 3.20m
2.65 x 3.64m

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Charles Church



The Sandbanks Terrace

3 bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point
- Bi-fold doors

The Sandbanks offers a versatile layout designed to suit modern family life. A spacious open-plan kitchen and dining area opens through bi-fold doors to the garden, creating a seamless flow for socialising and everyday living, while a separate lounge provides a quiet retreat. Upstairs, the main bedroom enjoys an en suite, complemented by ample storage for a truly practical home.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining	5.40 x 3.11m
Living room	3.32 x 3.72m



First floor

Bedroom 1	3.12 x 3.14m
Bedroom 2	2.65 x 3.27m
Bedroom 3	2.66 x 2.85m

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The Sandbanks Tunstall Terrace

3 bedroom home



Features



3 x Bedrooms



1 x Bathroom



1 x En suite



2 x Parking spaces



EV charging point



Bi-fold doors

The Sandbanks presents a beautifully considered layout tailored to modern family living. A generous open-plan kitchen and dining space connects to the garden through elegant bi-fold doors, creating a seamless setting for both relaxed moments and sociable occasions, while a separate lounge offers a refined retreat. Upstairs, the main bedroom features an en suite and excellent storage, shaping a home that balances style with practicality.



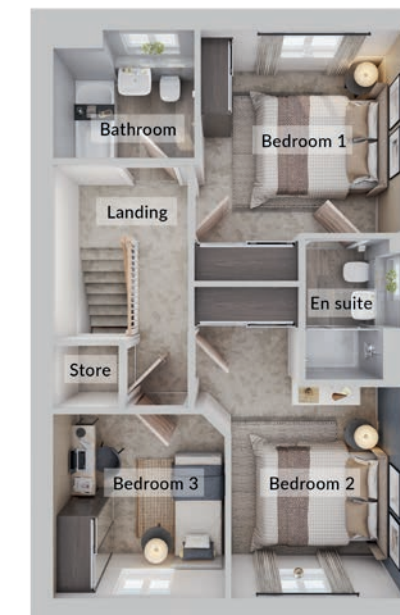
B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining	5.40 x 3.11m
Living room	3.32 x 3.72m



First floor

Bedroom 1	3.12 x 3.14m
Bedroom 2	2.65 x 3.27m
Bedroom 3	2.66 x 2.85m

Please note this is a Sandbanks floor plan, Tunstall can be found on page 37.

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Charles Church



The Sandbanks Semi-detached

3 bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point
- Bi-fold doors

The Sandbanks combines contemporary design with everyday comfort, offering a layout that effortlessly supports family life. Its spacious open-plan kitchen and dining area opens to the garden via wide bi-fold doors, allowing light to pour in and forming an easy, flowing space for meals, gatherings and daily routines. A separate lounge provides a peaceful escape, while the main bedroom’s en suite and well-planned storage enhance the home’s thoughtful design.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining	5.40 x 3.11m
Living room	3.32 x 3.72m



First floor

Bedroom 1	3.12 x 3.14m
Bedroom 2	2.65 x 3.27m
Bedroom 3	2.66 x 2.85m

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The Sandbanks Detached

3 bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Garage and 2 x parking spaces
- EV charging point
- Bi-fold doors

The Sandbanks is a sophisticated family home, thoughtfully arranged for modern lifestyles. The open-plan kitchen and dining area extends out to the garden through graceful bi-folding doors, creating an inviting space that blends indoor and outdoor living with ease. A separate lounge offers a calm haven to unwind. On the first floor, an en suite main bedroom sits alongside generous storage, ensuring the home remains both elegant and functional.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining	5.40 x 3.11m
Living room	3.32 x 3.72m



First floor

Bedroom 1	3.12 x 3.14m
Bedroom 2	2.65 x 3.27m
Bedroom 3	2.66 x 2.85m

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The Studland

3 bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point
- Bi-fold doors

The Studland is a light-filled home designed for modern family living. At its heart, a spacious open-plan kitchen and dining area opens through bi-fold doors to the garden, while elegant rooflights fill the space with natural light. A separate living room offers a comfortable retreat, complemented by a utility room, downstairs WC, and clever storage throughout. Upstairs, three bedrooms provide generous space for family or guests, with an en suite to the main bedroom adding a touch of everyday luxury.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining	5.40 x 4.44m
Living room	3.32 x 4.52m



First floor

Bedroom 1	3.09 x 3.14m
Bedroom 2	2.65 x 3.29m
Bedroom 3	2.66 x 2.85m

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The Alston

4 bedroom home



Features

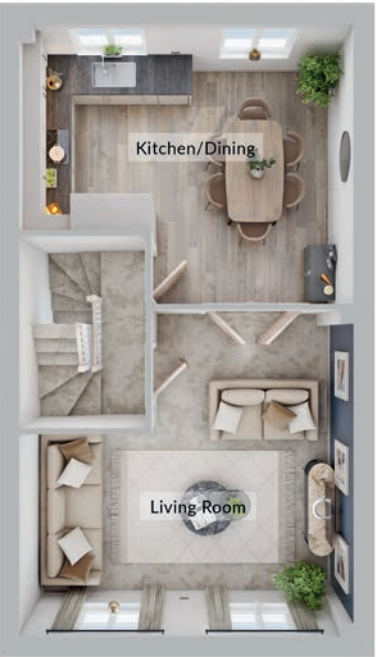
- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point
- Study

The Alston is a thoughtfully arranged four-bedroom home designed with flexibility in mind. On the ground floor, a bedroom with its own bathroom offers privacy, with a utility room conveniently placed for daily tasks. The first floor features an open kitchen/diner flowing into a separate living room – a perfect space for entertaining or relaxing. Upstairs there are two double bedrooms, including one with an en suite, plus a third smaller bedroom ideal for a study or snug. The Alston is made for modern family life with room to grow.

B

Energy

Efficiency Rating



Ground floor

Study	2.93 x 2.88m
Bed 4/Day room	2.93 x 4.32m

First floor

Living room	5.15 x 5.05m
Kitchen/Dining	5.15 x 4.32m

Second floor

Bedroom 1	2.65 x 3.13m
Bedroom 2	2.93 x 3.17m
Bedroom 3	2.14 x 3.18m

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The Hasting

4 bedroom home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Garage(s) and 2 x parking spaces
- EV charging point
- Study

Blending refined design with considered functionality, The Hasting offers a sophisticated setting for modern family life. The expansive kitchen and family room opens to the garden through elegant French doors, creating a light-filled hub that's ideal for both quiet moments and social gatherings. Distinct living and dining rooms enhance the home's sense of space, while a dedicated study provides the perfect environment for working from home. Upstairs, the principal bedroom with en suite is complemented by three further bedrooms and a beautifully appointed family bathroom.

B

Energy Efficiency Rating



Ground floor

Living room	3.22 x 4.87m
Dining room	2.55 x 3.49m
Kitchen/Family	8.11 x 2.54m



First floor

Bedroom 1	3.18 x 3.09m
Bedroom 2	2.61 x 4.44m
Bedroom 3	3.05 x 2.56m
Bedroom 4	2.80 x 2.81m
Bedroom 5/Study	2.08 x 2.56m

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The Seacombe

4 bedroom home



Features



4 x Bedrooms



Walk-in wardrobe/dressing area to Principal bedroom



1 x Bathroom



1 x En suite + 1 x Jack & Jill
En suite to bedroom 3 & 4



Garage and
2 x parking spaces



EV charging point

The Seacombe is a truly impressive family home where every detail has been designed for comfort and style. At its heart is a stunning open-plan kitchen, dining and snug area, complete with an island and bi-fold doors that flood the space with natural light and open out to the garden. A separate living room offers a calm retreat, while the utility with outdoor access adds everyday practicality. Upstairs, four bedrooms – including a luxurious main suite with dressing area and en suite – provide generous family accommodation. With three bathrooms and a garage, The Seacombe brings elegance and ease to modern family living.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	4.08 x 8.55m
Living room	4.18 x 4.62m



First floor

Bedroom 1	4.19 x 2.87m
Bedroom 2	3.07 x 3.85m
Bedroom 3	2.62 x 3.87m
Bedroom 4	3.11 x 2.84m

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The Whittlebury

4 bedroom home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Garage and 2 x parking spaces
- EV charging point
- Bi-fold doors

The Whittlebury is a thoughtfully designed family home where space, light and flexibility come together. The open-plan kitchen and snug, complete with bi-fold doors to the garden, forms a bright and welcoming hub, while a separate lounge with its own bi-fold doors provides another light-filled space for relaxing or entertaining. A dining room, utility with garden access and a downstairs WC add practical convenience throughout the ground floor. Upstairs, four bedrooms include two with en suites and a family bathroom, creating a home that adapts seamlessly to your lifestyle.

B
Energy
Efficiency Rating



Ground floor

Living room	3.56 x 6.54m
Dining room	3.29 x 3.57m
Kitchen/Breakfast	4.40 x 6.97m



First floor

Bedroom 1	4.39 x 3.93m
Bedroom 2	3.33 x 3.62m
Bedroom 3	3.29 x 3.58m
Bedroom 4	2.67 x 2.86m

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The Heysham

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Double garage and
2 x parking spaces



EV charging point



Bi-fold doors



Study

The Heysham is a spacious home designed for versatile living. The large open-plan kitchen and dining area flows seamlessly into a family room, while a separate living room, also with bi-fold doors to the garden, provides a bright and welcoming space to relax or entertain. A study and downstairs WC add practical convenience, while upstairs, four bedrooms include two with en suites alongside a family bathroom, offering comfort and privacy for everyone. With its thoughtful layout, The Heysham adapts perfectly to a variety of lifestyles.



B

Energy
Efficiency Rating



Ground floor

Living room	3.90 x 5.39m
Study	3.90 x 1.78m
Kitchen/Dining	3.90 x 7.32m
Family room	3.27 x 3.32m



First floor

Bedroom 1	3.94 x 3.07m
Bedroom 2	3.94 x 3.02m
Bedroom 3	3.27 x 2.96m
Bedroom 4	3.96 x 1.92m

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The Edgcote

4 bedroom home

Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Garage(s) and
2 x parking spaces



EV charging point



Bi-fold doors



Study

The Edgcote is a four-bedroom home designed for flexible living. The open-plan kitchen and snug open onto the garden through bi-fold doors, creating a bright, welcoming heart to the home. A separate living room with bi-folds and a dining room offer further space to relax or entertain, while a study, utility and downstairs bathroom add convenience. Upstairs, four bedrooms include two with en suites and a family bathroom, making The Edgcote a versatile home for modern lifestyles.



B

Energy
Efficiency Rating



Ground floor

Living room	3.85 x 6.42m
Dining room	3.26 x 3.80m
Kitchen/Breakfast	4.29 x 6.59m



First floor

Bedroom 1	4.29 x 4.86m
Bedroom 2	3.64 x 3.30m
Bedroom 3	3.31 x 4.10m
Bedroom 4	3.89 x 3.03m

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Charles Church




The Barmouth


5 bedroom home





Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  EV charging point
-  Bi-fold doors

The Barmouth is a spacious five-bedroom home designed to suit modern family life. The open-plan kitchen, dining and family area opens through bi-fold doors to the garden, creating a bright and inviting heart of the home. A separate dining room and living room provide additional space to relax or entertain, while a utility adds practical convenience. Upstairs, five bedrooms include two with en suites alongside a family bathroom, offering plenty of room for family, guests or home working.

**B**

 Energy

 Efficiency Rating



Ground floor

Living room	3.92 x 5.31m
Dining Room	3.44 x 3.30m
Kitchen/Dining/Family	9.69 x 3.56m



First floor

Bedroom 1	3.49 x 3.77m
Bedroom 2	3.98 x 3.38m
Bedroom 3	3.20 x 2.79m
Bedroom 4	2.80 x 2.79m
Bedroom 5	3.49 x 2.73m

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The Torrisdale

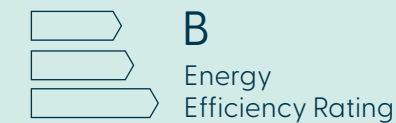
5 bedroom home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Garage(s) and 2 x parking spaces
-  EV charging point
-  Bi-fold doors
-  Study

The Torrisdale is a versatile five-bedroom home designed for modern family life. The ground floor features a spacious open-plan kitchen, dining and snug area with a central island and bi-fold doors to the garden, creating a bright, sociable hub. A separate living room and study provide flexible space, while storage completes the layout. Upstairs, five bedrooms and three bathrooms offer ample accommodation for family and guests. With a garage for added convenience, The Torrisdale combines space, style and everyday practicality.



Ground floor

Kitchen/Dining/Snug	10.81 x 4.93m
Study	3.68 x 1.96m
Living room	3.69 x 5.13m



First floor

Bedroom 1	3.74 x 3.18m
Bedroom 2	3.44 x 3.94m
Bedroom 3	2.72 x 3.47m
Bedroom 4	3.71 x 2.89m
Bedroom 5	3.17 x 2.85m

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The Newhaven


5 bedroom home



Features

-  5 x Bedrooms
-  Walk-in wardrobe/dressing area to Principal bedroom
-  1 x Bathroom
-  1 x En suite + 1 x Jack & Jill En suite to bedroom 2 & 3
-  Double garage and 3 x parking spaces
-  EV charging point
-  Bi-fold doors

The Newhaven is a striking five-bedroom home designed for contemporary family life. At the heart of the ground floor, an open-plan kitchen, dining and snug area opens through bi-fold doors to the garden, creating a bright and welcoming space. A separate living room and additional family room provide space to relax, entertain, or enjoy quiet moments. Upstairs, five bedrooms include a main suite with a walk-in wardrobe and en suite, a second en suite bedroom, and a family bathroom, offering plenty of space for everyone to enjoy their own retreat.



B

Energy Efficiency Rating



Ground floor

Kitchen/Dining	8.74 x 4.92m
Cinema room	5.64 x 3.86m
Living room	4.40 x 6.42m



First floor

Bedroom 1	5.64 x 2.84m
Bedroom 2	4.46 x 3.47m
Bedroom 3	3.99 x 2.86m
Bedroom 4	4.57 x 2.86m
Bedroom 5	2.64 x 2.86m

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Specification.

General

- Electrical media plate to living room
- Brushed steel sockets and light switches throughout
- Brushed aluminium downlighters to kitchen, utility, WC, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Oak five panel internal doors
- Ironmongery by Ian Firth or FP Herting
- Air source heat pump with Wi-Fi heating controls
- UPVC double glazed lockable windows
- Wardrobes to master bedroom/dressing rooms
- Wireless burglar alarm^

Kitchen

- Quartz worktops with Rangemaster sink & nickel mixer tap^ (porcelain upgrade available)
- Laminate worktops with Rangemaster granite sink and nickel mixer tap in 2 and 3 bed homes (upgrade available)
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- Stainless steel AEG conventional oven*
- AEG induction hob*
- Stainless steel AEG chimney hood
- Integrated fridge / freezer*
- Integrated washing machine^
- Integrated dishwasher^
- Glass splashback from range of colours
- Under wall unit LED lighting

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Villeroy & Boch
- Choice of half height tiling to bathrooms, ensuites & cloakrooms. Full height tiling to shower enclosures
- Thermostatic shower to en suite(s). Where there is no en suite thermostatic shower with wall mounted shower head to bathroom & full height tiling to bath
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Front gardens turfed or landscaped (where applicable)
- Security chain to front door
- Smoke detectors to hall and landing
- Power and light to garage
- 1.8-metre high fence
- External wall lights

Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty

Specification is dependent on build stage. Please refer to your sales advisor for further information on specific plots. *As per house type drawings. ^As per individual kitchen drawings. ^ Standard in 4 and 5 bedroom properties. Ask for upgrade information available for 2 and 3 bed homes.



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.

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.

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.

08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From German appliances and an integrated coffee machine in the kitchen, to oak internal doors and built in wardrobes in bedroom one. 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 straight away.

10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by 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.



New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost with this new mortgage scheme from Gen H, supported by Charles Church.



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.

Schemes and offers mentioned are available on selected plots, subject to status, specific terms and conditions will apply. Speak to our sales advisors for more information.