

A photograph of Charles Church at Abbots Vale, a large stone church with a prominent square tower featuring two clock faces. The church is partially obscured by a large, vibrant pink cherry blossom tree in the foreground. The sun is shining through the branches of the tree on the left, creating a bright starburst effect. The sky is blue with scattered white clouds. The church's architecture is Gothic, with pointed arch windows and a steeply pitched roof. A black metal fence runs along the base of the church, separating it from a paved street on the right.

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.









# 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.





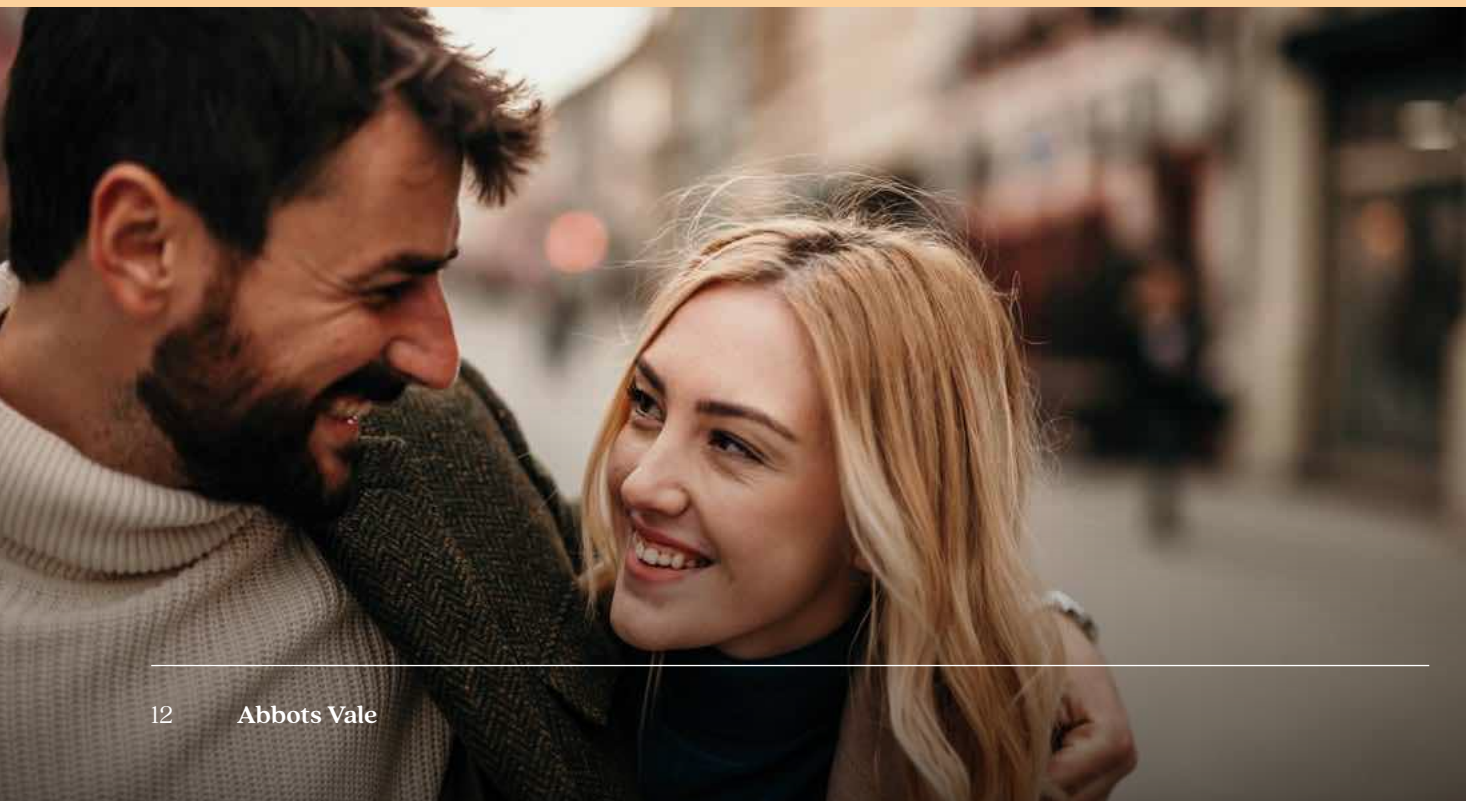






Notice  
that feeling.  
That's the  
feeling  
of home.

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



1

## 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



2





## 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





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



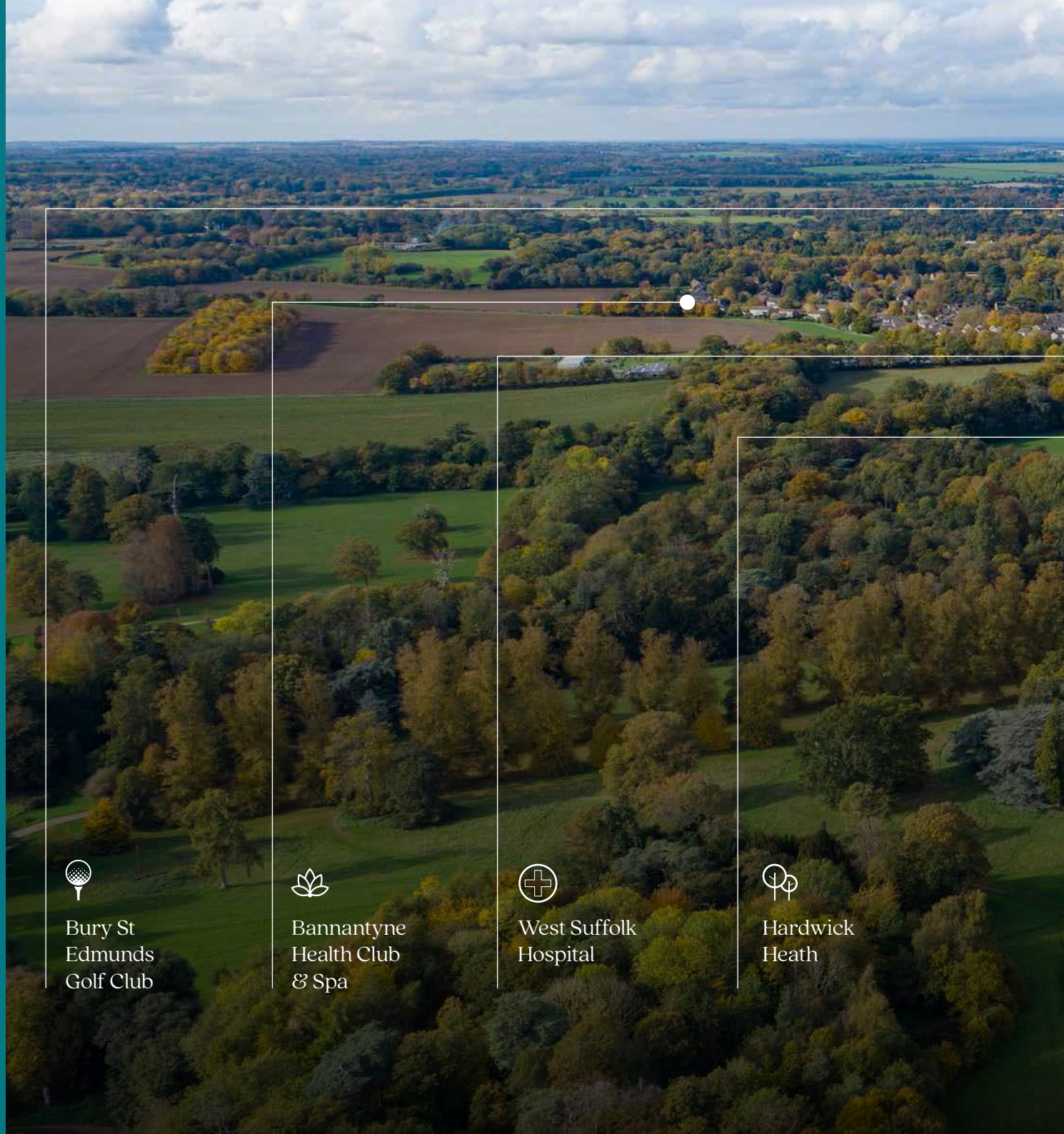
Bannatyne  
Health Club  
& Spa



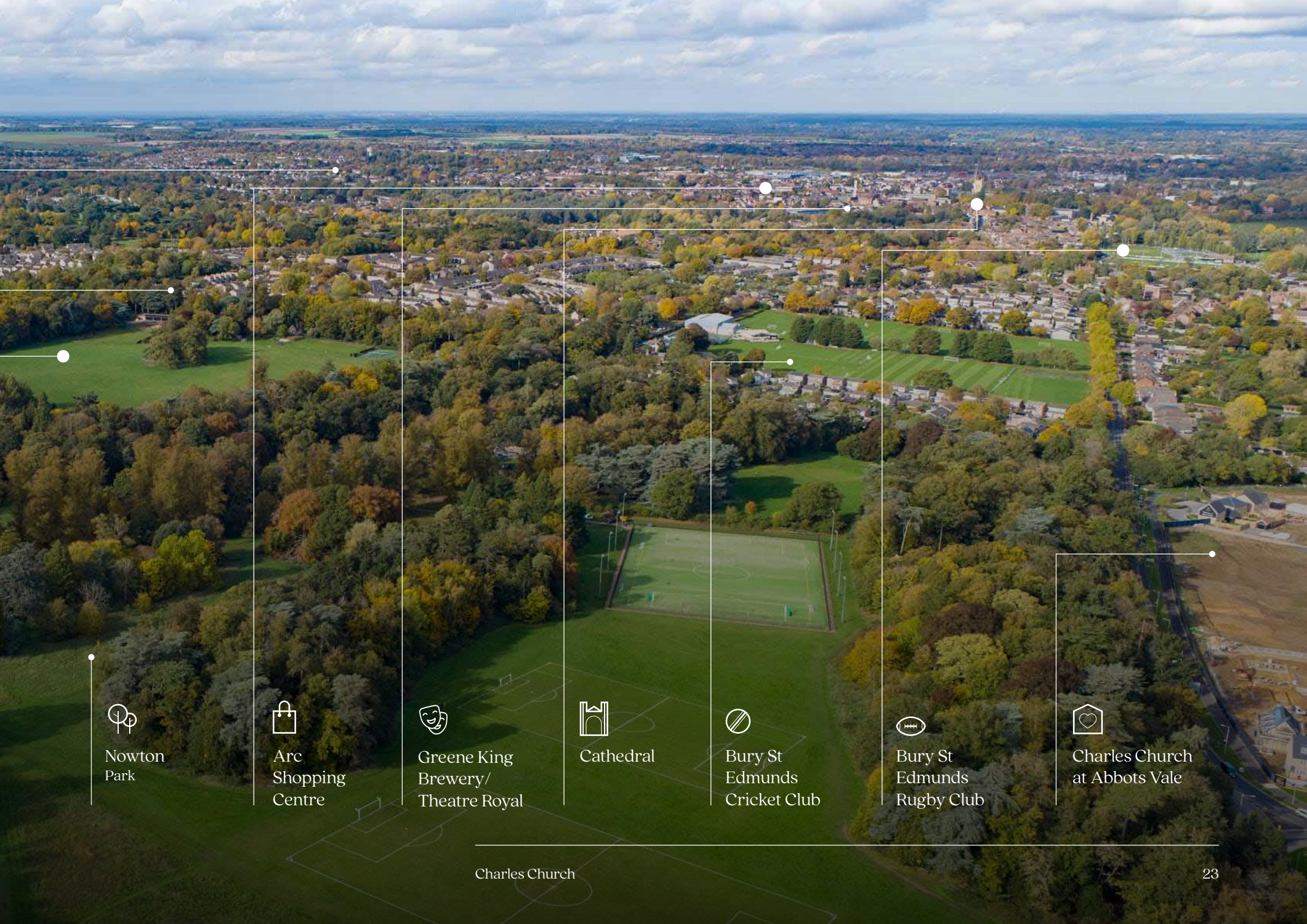
West Suffolk  
Hospital



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

Charles Church



Find your sanctuary  
at Abbots Vale.







Development By  
Another Developer

Potential Future  
Development



# Charles Church at Abbots Vale site plan.

## 4 Bedroom Homes

- The Alston  
Plots 139(h), 140, 141(h) & 142
- The Hasting  
Plots 98, 100(h), 119(h) & 120(h)
- The Seacombe  
Plots 72 & 81
- The Whittlebury  
Plots 123, 125(h) & 135(h)
- The Heysham  
Plots 66(h), 67 & 75
- The Edgcote  
Plots 69(h), 74(h), 76,  
80(h), 96(h) & 116

## 2 Bedroom Homes

- The Redhill  
Plots 30 & 60
- The Cromer  
Plots 29, 31, 32, 33(h), 34(h),  
53, 54(h), 61, 62(h) & 63(h)
- The Tunstall  
Plots 58, 59, 82(h), 83, 86(h),  
87, 90(h), 91, 92, 101(h), 102,  
132(h), 133 & 134

## 3 Bedroom Homes

- The Sandbanks  
Plots 12(h), 13, 14(h), 15, 35(h),  
36, 57(h), 64(h), 65(h), 70,  
71(h), 84(h), 85, 93(h), 94,  
112, 113, 114, 115(h), 121, 122(h),  
124(h), 136(h) & 137
- The Studland  
Plots 55(h), 56, 88(h), 89, 126,  
127(h), 129(h), 130(h) & 131

## 5 Bedroom Homes

- The Barmouth  
Plots 52(h), 73, 77(h), 78(h),  
79(h), 97(h), 128 & 138(h)
- The Torrisdale  
Plots 95(h), 99(h) & 117(h)
- The Newhaven  
Plot 68

- Housing For The Community
- View Home
- Show Home & Customer Suite

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 executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments. Windows not applicable to mid terrace plots.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments. Windows not applicable to mid terrace plots.





# 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 4.44 x 2.84m  
Bedroom 2 2.20 x 3.38m

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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 5.01 x 3.20m  
Bedroom 2 2.65 x 3.64m

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments. Windows not applicable to mid terrace plots.





# 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.

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 EPC ratings are estimated and vary between house types, orientation and developments. Windows not applicable to mid terrace plots.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# 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

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 EPC ratings are estimated and vary between house types, orientation and developments.






# The Barmouth

5 bedroom home

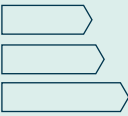




Features

-  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

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 EPC ratings are estimated and vary between house types, orientation and developments.





# The Torrisdale

5 bedroom home

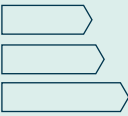




Features

-  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.



B

Energy  
Efficiency Rating



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

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 EPC ratings are estimated and vary between house types, orientation and developments.










# The Newhaven

5 bedroom home

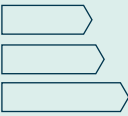




Features

-  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

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 EPC ratings are estimated and vary between house types, orientation and developments.



# 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.


A family of four (a man, a woman, and two children) are sitting on a light-colored sofa in a bright, modern living room. A large, fluffy brown dog is sitting on the sofa with them. The room has large windows in the background.

## 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.

A close-up shot of a plush red armchair with a white and brown patterned cushion. In the background, there's a white radiator and a window with sheer curtains, letting in bright light.

## 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.

A close-up of a woman with blonde hair, wearing a blue textured sweater, looking down with a thoughtful expression.

## 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.

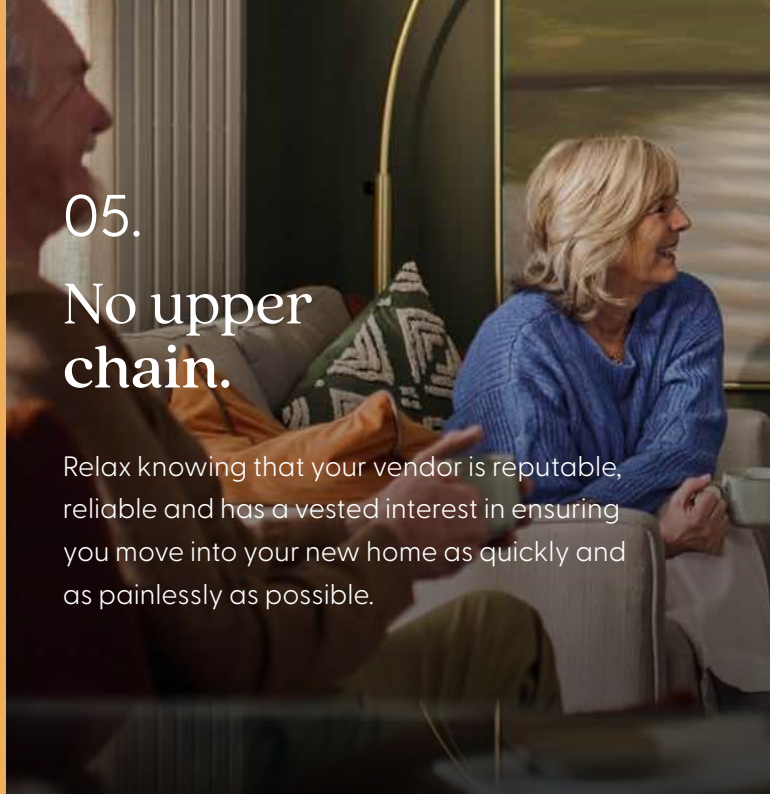
## More freedom to do what you love.

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 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.





## Charles Church at Abbots Vale

Sicklesmere Road, Bury St Edmunds,  
Suffolk, IP33 2BS

**t:** 01284 333 240

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

**w:** [www.charleschurch.com/new-homes/suffolk/charles-church-abbots-vale](http://www.charleschurch.com/new-homes/suffolk/charles-church-abbots-vale)

## Head Office

Persimmon Homes Suffolk,  
Orion Court, Great Blakenham,  
Suffolk, IP6 0LW

**t:** 0330 551 0891

**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.



View our website  
for more information

Issue: October 2025 Ref: **315-450**

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

Registered in England no: 1182689

Charles Church at Abbots Vale 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.

