



# RISING SUN HILL

RATTLESDEN • SUFFOLK

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Welcome to  
**RISING SUN HILL**

Set in an elevated former meadow overlooking the tranquil village of Rattlesden, Rising Sun Hill is a small cluster of 14 stunning two, three and four bedroom homes for sale, designed with a focus on traditional charm and character.

In the shadow of the historic St Nicholas Church, Rattlesden is nestled in the wide valley of the River Rat, with a picturesque village centre located in an established conservation area. The village is a shining example of how beautiful rural East Anglia can be.





## Find yourself at Rising Sun Hill

Enviably views across to the magnificent 13th century parish church await you. Two private drives provide access off Rising Sun Hill – a quiet country lane that winds its way through acres of unspoiled farmland. From your doorstep you can enjoy a delightfully easy walk down to the centre of the village and its wide array of amenities, while on another day you could explore the serene Suffolk countryside via the nearby network of quiet footpaths.

Explore the serene Suffolk countryside via the nearby network of quiet footpaths





Your own generous and relaxing space set into rolling country meadows

## Modern living through careful, considerate design

Rising Sun Hill is a collection of beautiful high-quality homes built in a responsible way because, as a local, family-run business, we know how important it is to be in-tune with our location. That's why we take particular care when it comes to the outside areas – from the landscaped gardens, stone paths and large patios to the shrubs and trees we plant to soften the surrounding landscape.

As well as complementing the countryside, your new home will look after you too. Low-maintenance external finishes; large private garden spaces and generous communal areas to relax in; and plenty of garage space and parking for every property means you'll have everything you need as soon as you move in. Our green credentials are also excellent – we use air source heat pumps and well-designed insulation to improve significantly on the current emission targets for all new homes. You'll also have the peace of mind that comes with our 10-year structural warranty.







Individually designed interiors, traditional features and premium quality fixtures and fittings

## Uniquely detailed and beautifully crafted

Every one of the 14 homes at Rising Sun Hill is individually designed, marrying traditional interiors with a premium, modern finish. We're particularly proud of the quality of our fully fitted kitchens, which continually exceed expectations, while the spacious and convenient built-in wardrobes in our larger-than-standard rooms also regularly delight our home buyers. These beautifully crafted interiors are designed to maximise natural light and, with immediate access to the generous outside spaces, they truly embrace the development's prime location on a rise overlooking the village.





# The beauty and community of Rattlesden

Rattlesden is located between the popular market towns of Bury St Edmunds and Stowmarket and has all the ingredients to support a vibrant, growing community of its own. With a lively pub and an award-winning restaurant, as well as an Ofsted-rated 'Good' primary school, village shop and Post Office, it offers much that you need just moments from your doorstep.

The village is also perfectly situated at the heart of the wonderful East Anglian county of Suffolk, which offers natural splendour, a close sense of community and modern amenities in abundance.



A village bursting with character, set in an unusually hilly enclave of Suffolk's luscious countryside







Whether you're looking for cosy countryside, bustling towns, or coastal walks – Suffolk has it all

Suffolk is a real gem when it comes to delightful countryside. Besides the acres of rolling farmland, like those that surround Rising Sun Hill, there are two Areas of Outstanding Natural Beauty less than an hour away – the meadows and riversides at Dedham Vale and the salt marshes and diverse coastal strolls within the Suffolk Coast & Heaths AONB.

Rattlesden also offers you convenience and commutability as well as charm and community, with an array of appealing destinations within easy reach.

BY ROAD

A14	4 miles
Stowmarket	5 miles
Bury St Edmunds	10 miles
Ipswich	19 miles
Colchester	27 miles
Cambridge	40 miles
Stansted Airport	47 miles

BY RAIL (from Stowmarket)

Ipswich	14 mins
Bury St Edmunds	20 mins
Norwich	32 mins
Colchester	33 mins
Chelmsford	52 mins
Cambridge	1 hr 10 mins
London Liverpool St	1 hr 30 mins

## Central to all of Suffolk's charms

One of East Anglia's hidden gems, Suffolk is a county that only ever seems to increase in popularity due to its stunning patchwork meadows and convenient location at the heart of south-east England.

Bury St Edmunds is a historic cathedral town with fantastic architecture and is extremely well served by local and national retailers including Waitrose and M&S. Picture-perfect Lavenham is also nearby, with its half-timbered medieval cottages that will leave you enchanted, and both centres are within 10 miles of your new home.







## THE HOMES

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Plot 1

Plot 2



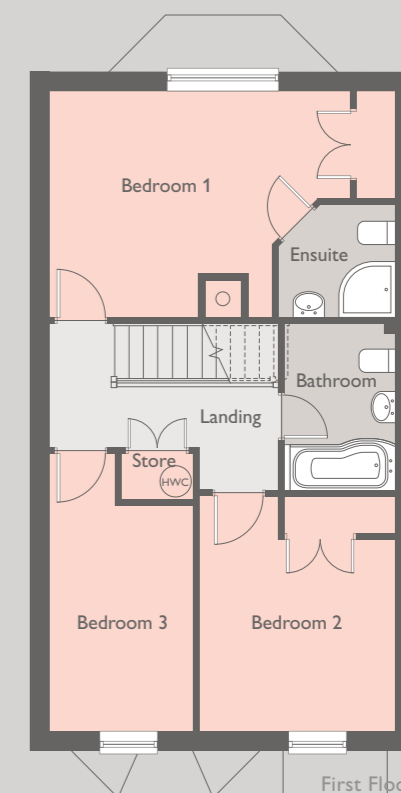
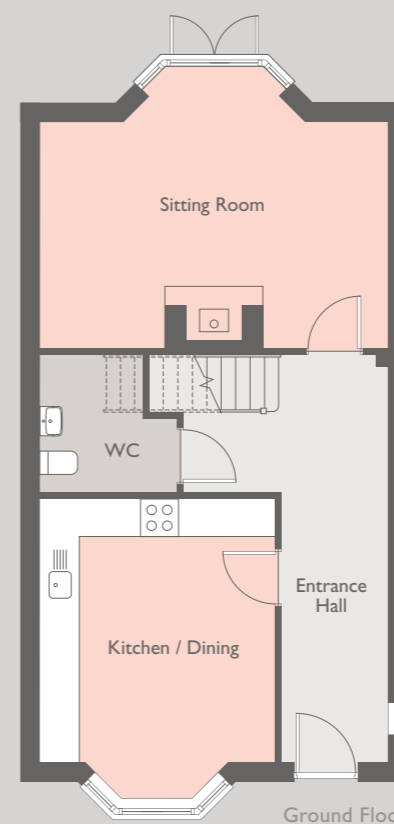
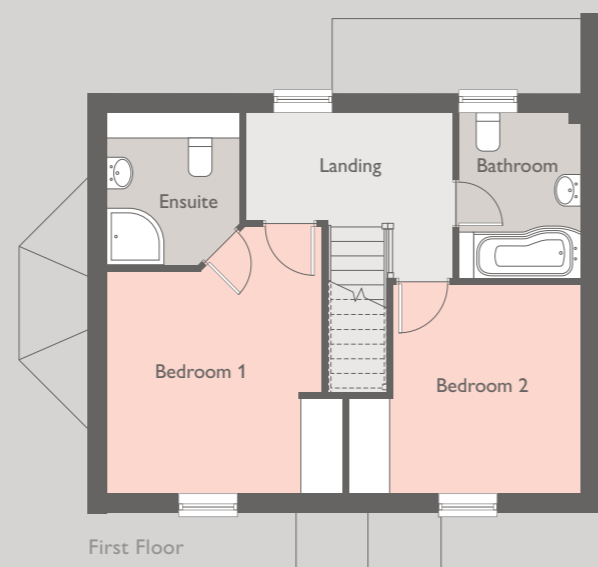
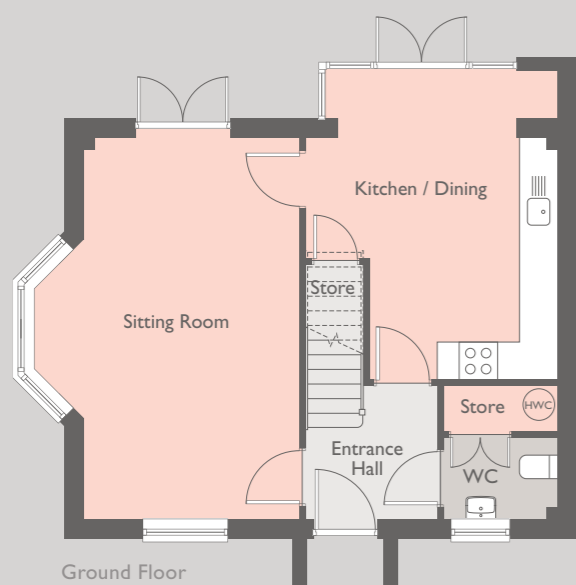
Artists impression for indicative purposes only. All measurements are approximate.

## Plot 1

A 2 bedroom end terrace house with single garage and parking

## Plot 2

A 3 bedroom mid terrace house with single garage and parking



Kitchen / Dining Room	4900mm x 4000mm max
Sitting Room	6000mm x 4200mm max

Bedroom 1	4200mm x 3400mm max
Bedroom 2	3300mm x 3000mm

Kitchen / Dining Room	4800mm x 3760mm max
Sitting Room	5550mm x 4500mm max

Bedroom 1	4810mm x 3610mm
Bedroom 2	3760mm x 3160mm
Bedroom 3	3600mm x 2300mm





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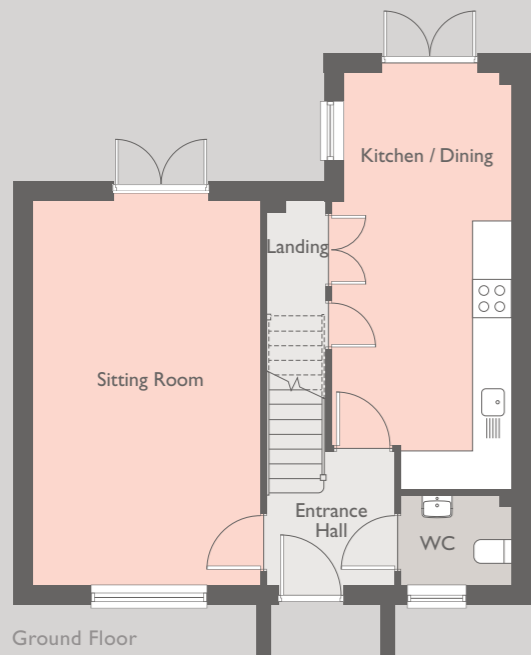
## Plot 3

A 3 bedroom mid terrace house with single garage and parking

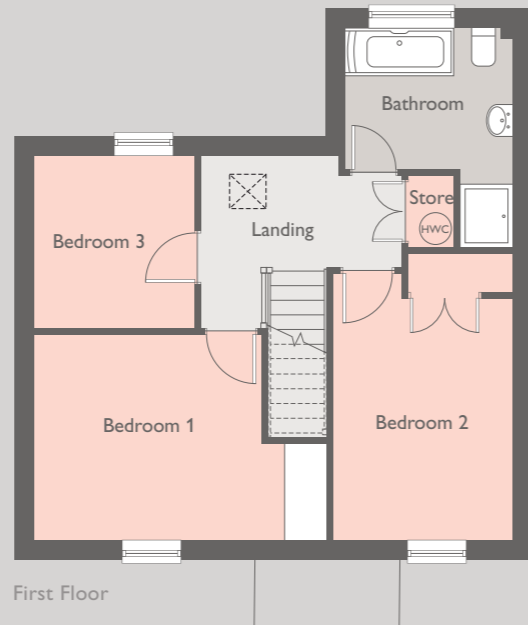


## Plot 4

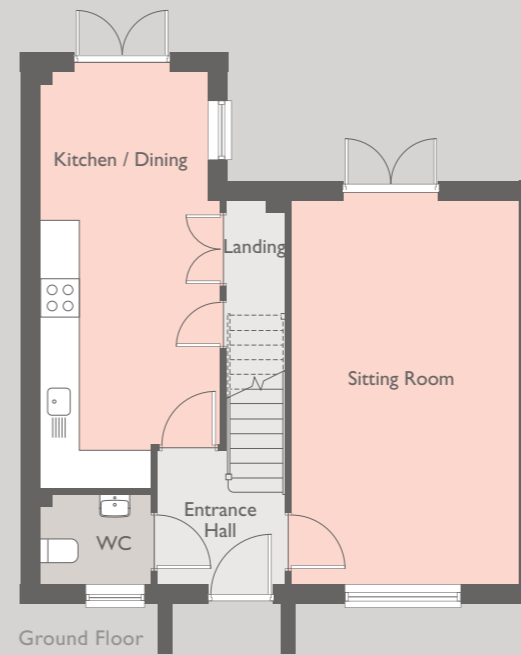
A 3 bedroom end terrace house with single garage and parking



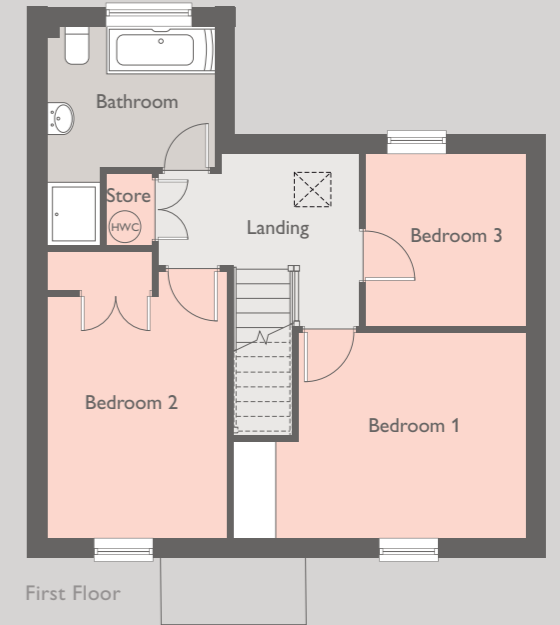
Ground Floor



First Floor



Ground Floor



First Floor

Kitchen / Dining Room	6500mm x 2800mm
Sitting Room	6000mm x 3550mm

Bedroom 1	4560mm x 3210mm max
Bedroom 2	4100mm x 2840mm max
Bedroom 3	2700mm x 2500mm

Kitchen / Dining Room	6500mm x 2800mm
Sitting Room	6000mm x 3550mm

Bedroom 1	4560mm x 3210mm max
Bedroom 2	4100mm x 2840mm max
Bedroom 3	2700mm x 2500mm



Plot 5



Artists impression for indicative purposes only. All measurements are approximate.

## Plot 5

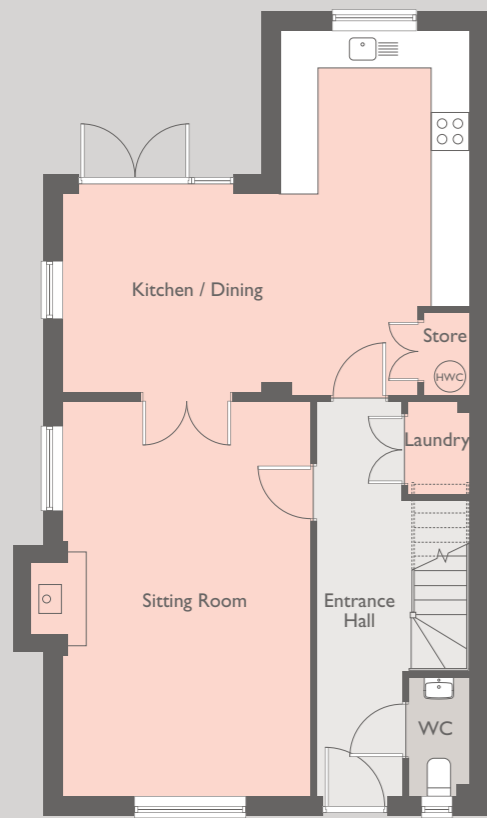
A 3 bedroom semi-detached house with single garage and parking

Plot 6

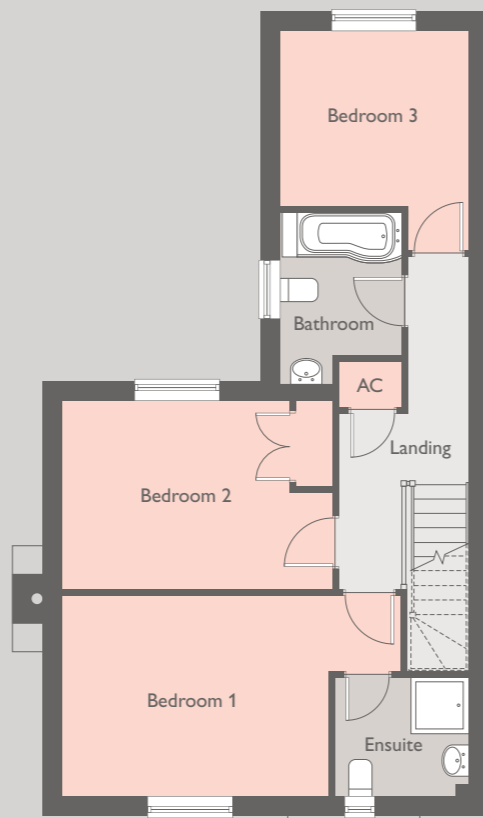


## Plot 6

A 3 bedroom semi-detached house with single garage and parking



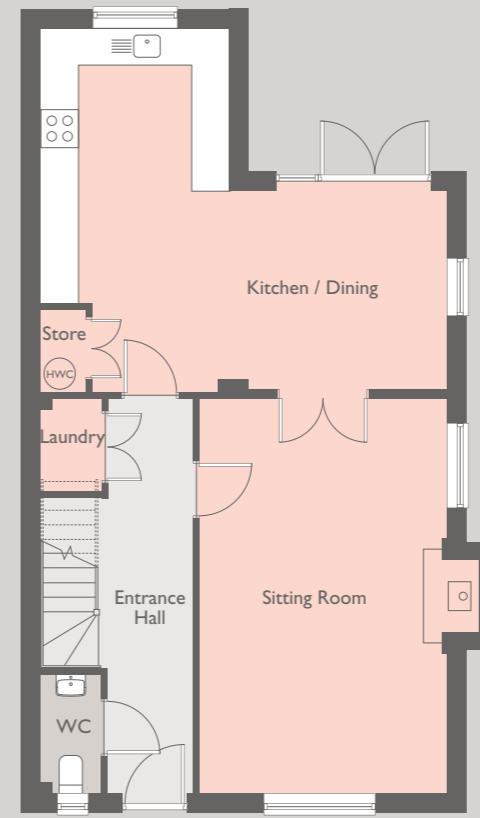
Ground Floor



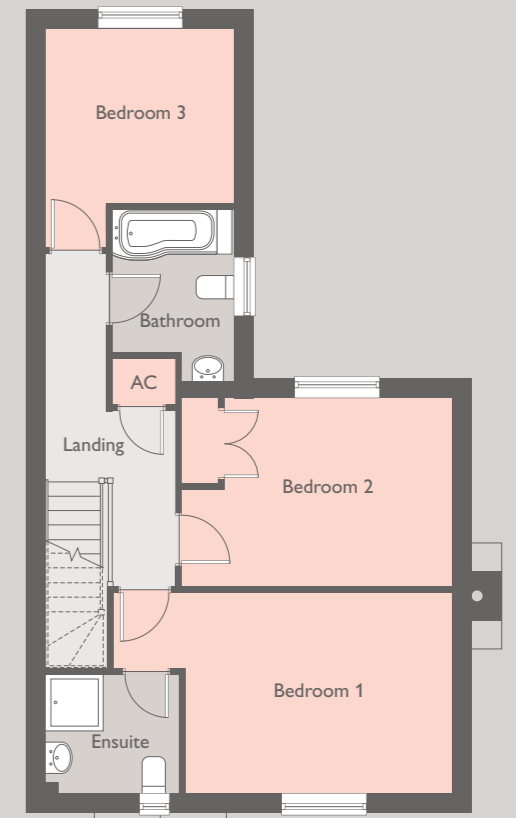
First Floor

Kitchen / Dining Room	6450mm x 5800mm max
Sitting Room	6300mm x 3950mm

Bedroom 1	5400mm x 3200mm max
Bedroom 2	4325mm x 3010mm max
Bedroom 3	3025mm x 2800mm



Ground Floor



First Floor

Kitchen / Dining Room	6450mm x 5800mm max
Sitting Room	6300mm x 3950mm

Bedroom 1	5400mm x 3200mm max
Bedroom 2	4325mm x 3010mm max
Bedroom 3	3025mm x 2800mm





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## Plot 15

A 3 bedroom detached bungalow with double garage and parking



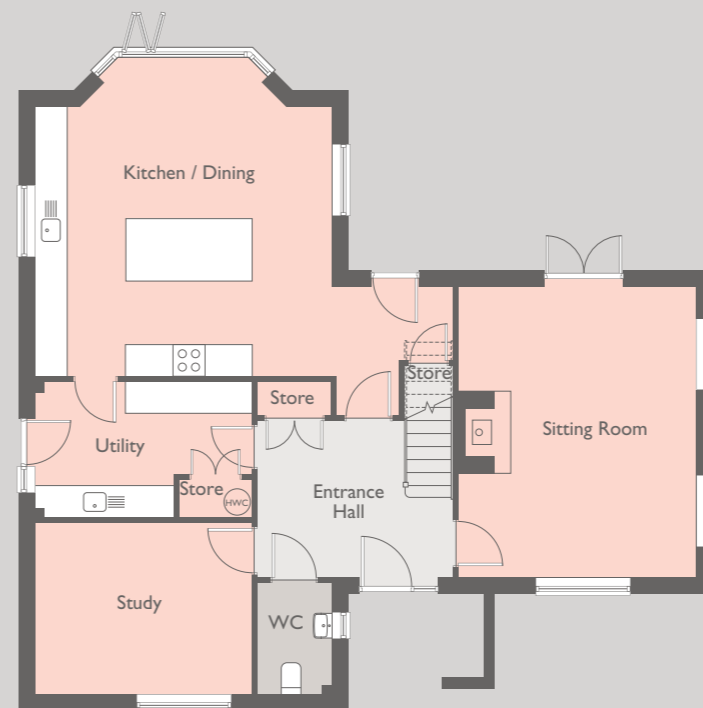
Kitchen / Dining Room	7150mm x 6000mm max
Sitting Room	6000mm x 4310mm
Utility Room	3190mm x 1945mm

Bedroom 1	4010mm x 3600mm
Bedroom 2	4010mm x 2900mm
Bedroom 3	4020mm x 2780mm



## Plot 16

A 4 bedroom detached house with double garage and parking



Ground Floor

Kitchen / Dining Room	7900mm x 6000mm max
Sitting Room	5500mm x 4510mm
Study	4110mm x 3250mm
Utility Room	4110mm x 2570mm



First Floor

Bedroom 1	5600mm x 3500mm
Walk-in wardrobe	2520mm x 2150mm
Bedroom 2	4210mm x 3100mm
Bedroom 3	4510mm x 2700mm
Bedroom 4	4510mm x 2700mm





Artists impression for indicative purposes only. All measurements are approximate.

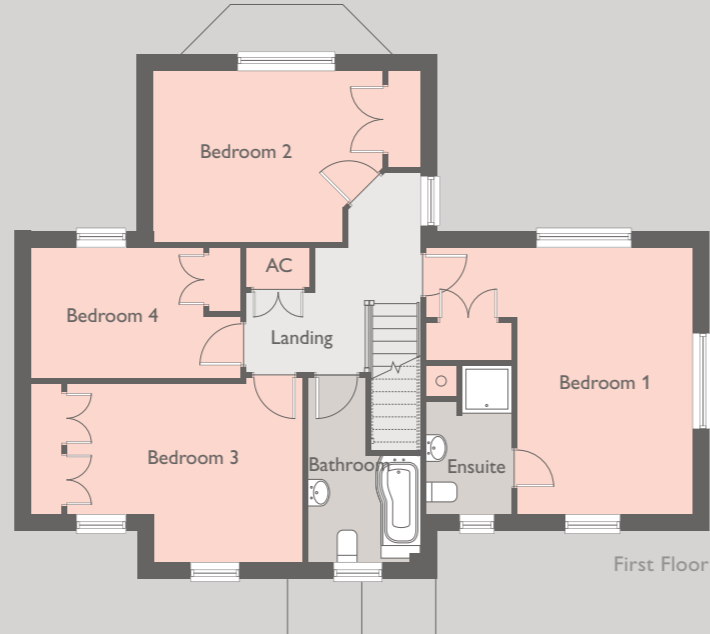
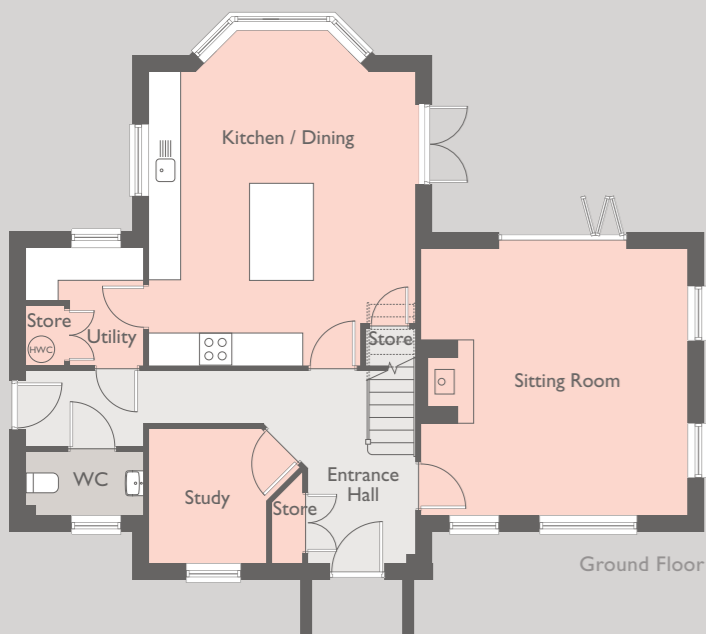
## Plot 17

A 4 bedroom detached house with double garage and parking



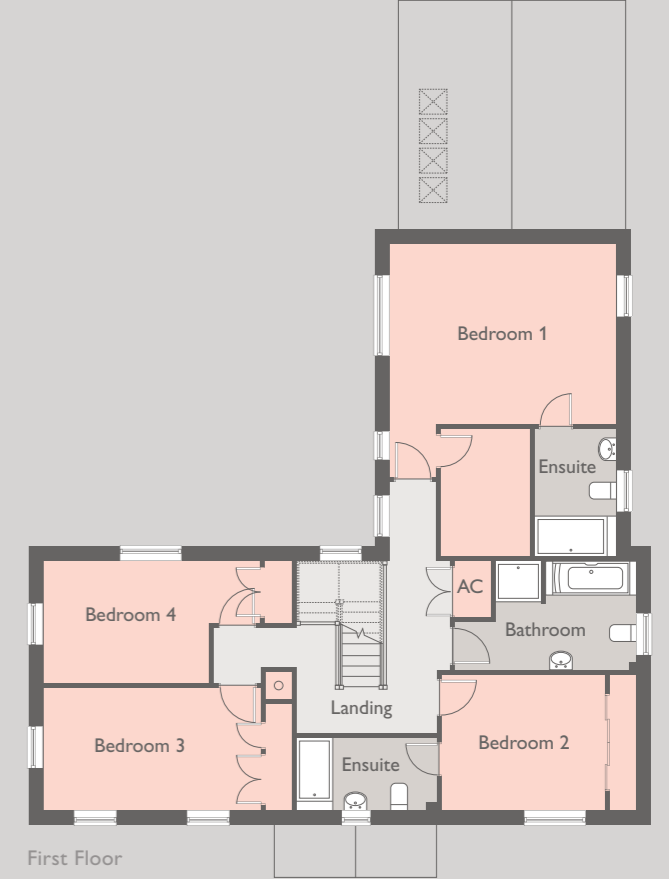
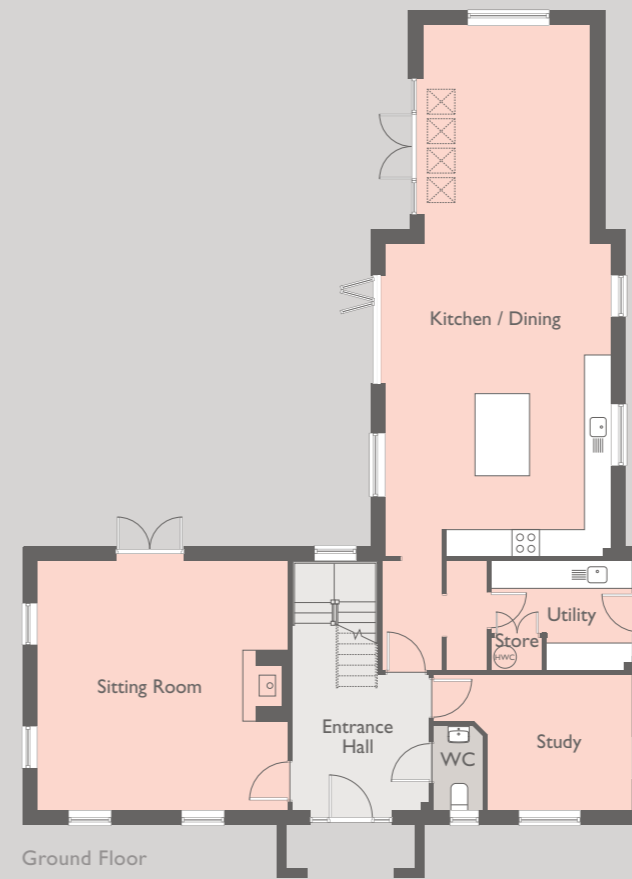
## Plot 18

A 4 bedroom detached house with double garage and parking



Kitchen / Dining Room	5000mm x 6250mm max
Sitting Room	5010mm x 5000mm
Study	2520mm x 2200mm
Utility Room	2200mm x 2200mm

Bedroom 1	5000mm x 5000mm max
Bedroom 2	4310mm x 3210mm
Bedroom 3	3360mm x 4400mm max
Bedroom 4	3950mm x 2450mm



Kitchen / Dining Room	11700mm x 5000mm max
Sitting Room	5510mm x 5500mm
Study	4350mm x 3000mm max
Utility Room	3100mm x 2410mm

Bedroom 1	5000mm x 4000mm
Walk-in wardrobe	2800mm x 1970mm
Bedroom 2	3620mm x 3000mm
Bedroom 3	4820mm x 2700mm
Bedroom 4	4820mm x 2700mm max





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## Plot 19

A 3 bedroom detached bungalow with double garage and parking



## Plot 20

A 4 bedroom detached house with double garage and parking

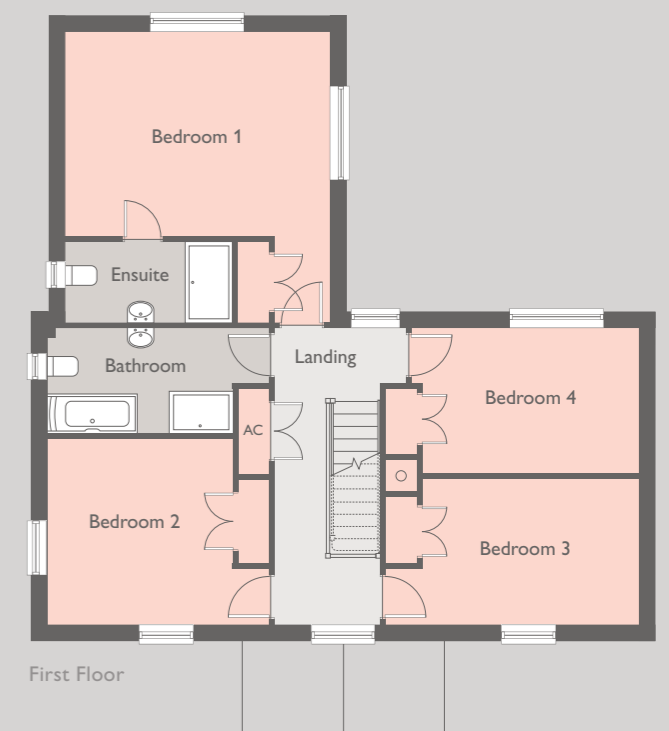


Kitchen / Dining Room	6000mm x 7200mm max	Bedroom 1	4100mm x 3500mm
Sitting Room	6000mm x 4510mm	Bedroom 2	4100mm x 3055mm max
Utility Room	3210mm x 1800mm	Bedroom 3	4100mm x 3100mm



Ground Floor

Kitchen / Dining Room	7250mm x 5510mm
Sitting Room	5600mm x 4810mm
Study	3710mm x 3000mm
Utility Room	2490mm x 2510mm



First Floor

Bedroom 1	5000mm x 3890mm
Bedroom 2	4200mm x 3510mm max
Bedroom 3	4810mm x 2750mm max
Bedroom 4	4300mm x 2750mm max





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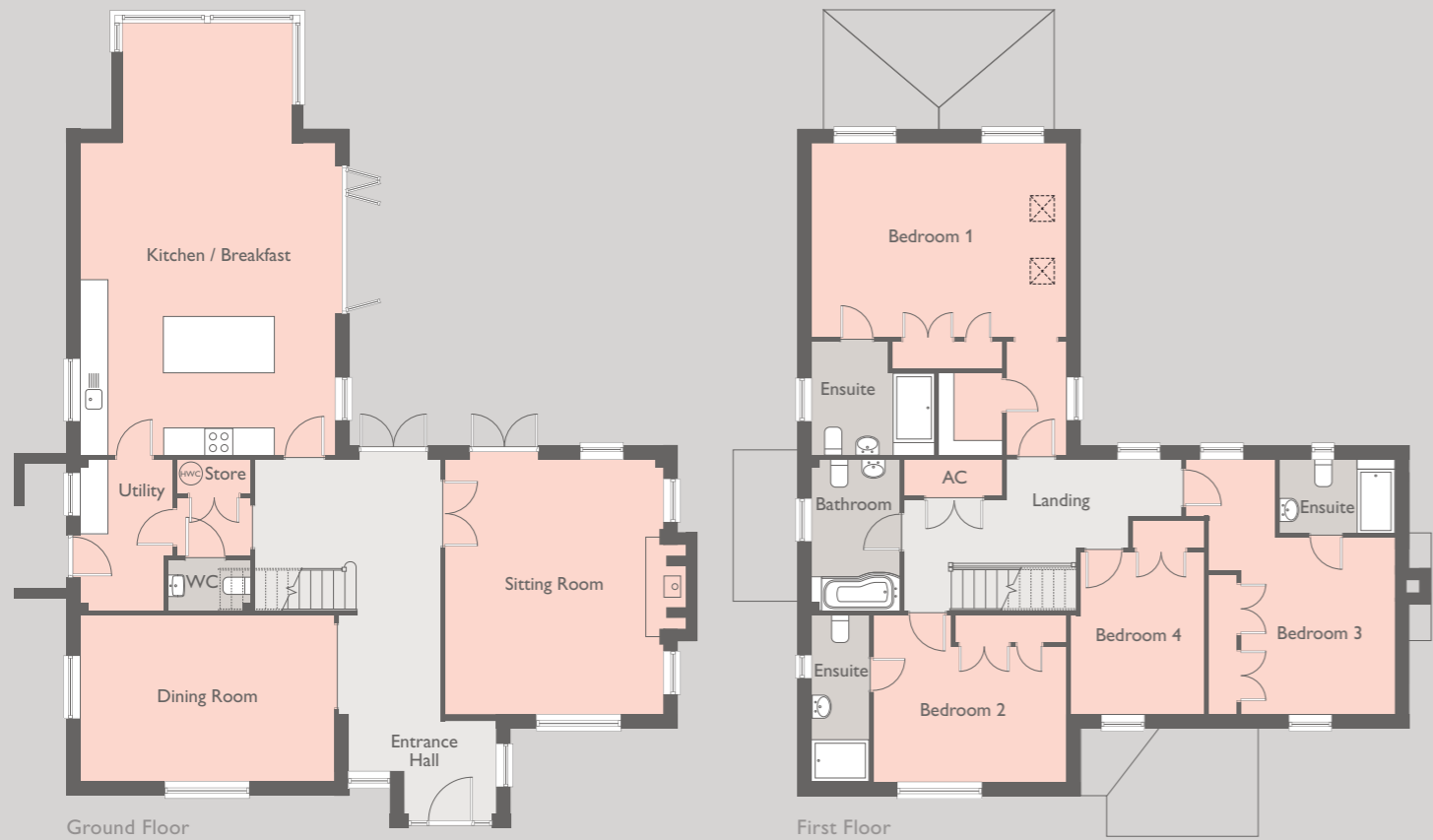
## Plot 21

A 4 bedroom detached house with double garage and parking



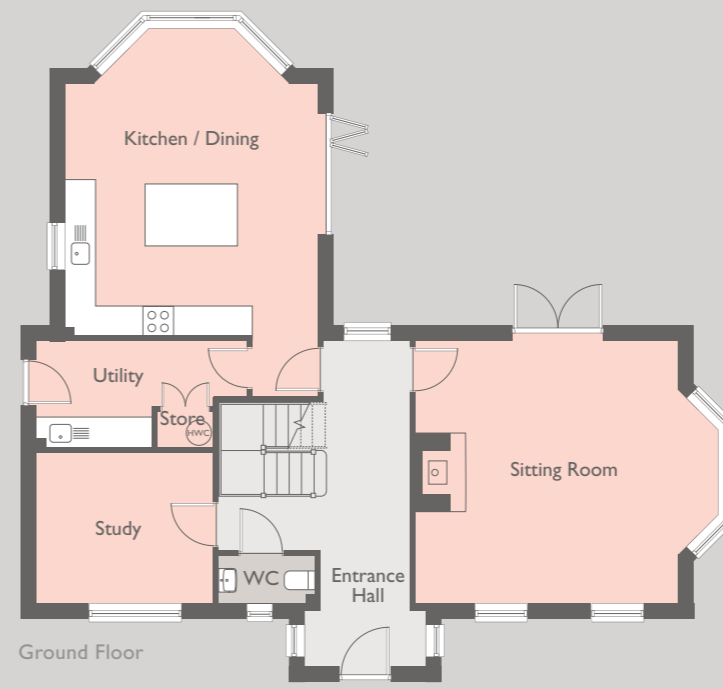
## Plot 22

A 4 bedroom detached house with double garage and parking

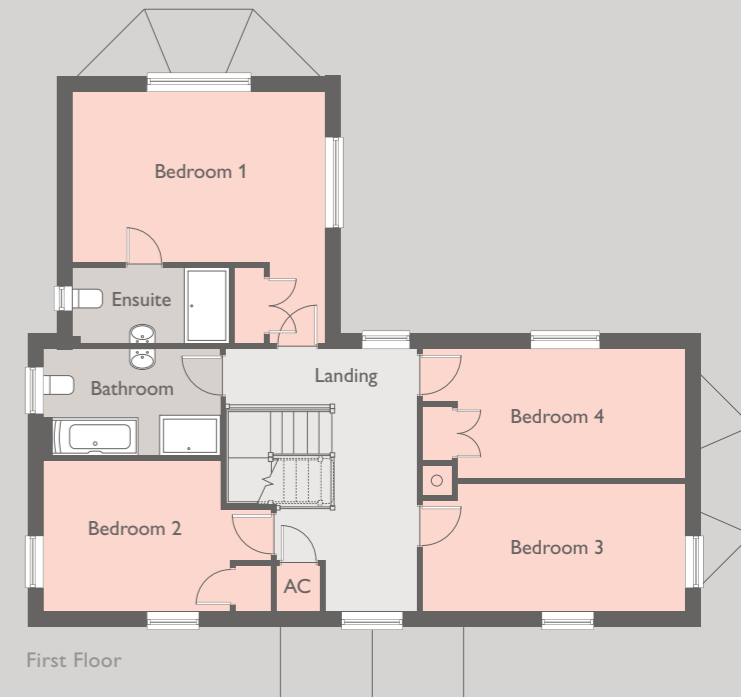


Kitchen / Breakfast Room	9350mm x 5500mm
Sitting Room	5500mm x 4710mm
Dining Room	5500mm x 3600mm
Utility Room	3270mm x 2000mm

Bedroom 1	5500mm x 4200mm
Walk-in wardrobe	1770mm x 1370mm
Bedroom 2	4180mm x 3600mm
Bedroom 3	5500mm x 4000mm max
Bedroom 4	3500mm x 2900mm



Ground Floor



First Floor

Kitchen / Dining Room	6100mm x 5000mm max
Sitting Room	5950mm x 5200mm max
Study	3500mm x 3000mm
Utility Room	3500mm x 2110mm

Bedroom 1	5000mm x 5000mm max
Bedroom 2	4500mm x 3000mm max
Bedroom 3	5210mm x 2550mm
Bedroom 4	5210mm x 2550mm



# SPECIFICATION

## CONSTRUCTION

Roof finishes are plot specific, being a mixture of clay pantile or peg tile, natural slate and lead.

External walls are of traditional timber frame construction. External finishes are plot specific and include Ivanhoe Westminster brickwork, through-colour render and cedar effect hardieplank weatherboarding.

High-quality, double-glazed A-rated multi-locking and foiled uPVC windows, as well as patio doors, with chrome furniture.

Composite multi-locking front doors with chrome furniture.

White uPVC fascia and soffits for low maintenance.

Black half-round gutter and black downpipes.

## KITCHENS & UTILITY

Kitchens individually designed by Maplebank Interiors.

Energy efficient Neff appliances (or similar) – ceramic induction hob, stainless steel double oven, integrated dishwasher, and integrated fridge/freezer.

Stainless steel extractor hood.

Utility room to have undercounter space and plumbing ready to fit homeowner's washing and/or drying machine.

Plots without a separate utility room will have an integrated washer/dryer in the kitchen.

Kitchens fitted with either post formed laminate or solid quartz/composite worktops and upstands, dependant on individual plot specifications.

Utility rooms to be fitted with post formed laminate worktops and upstands.

Fitted water softener in either kitchen or utility room.

## BATHROOMS

Contemporary white sanitaryware with chrome fittings from the Hartog Hutton range.

Chrome thermostatic showers with both fixed and adjustable showerheads.

Fully tiled shower enclosures with low-profile shower trays.

Fully tiled bathroom floors.

Chrome heated ladder towel rails.

## INTERNAL FINISHES

White painted ceilings and neutral emulsions to walls, on smooth plaster.

White satin oil paint to all woodwork.

Heavy 'Safe n Sound' doors, painted white with chrome ironmongery.

White painted staircase with hardwood handrails.

Deep skirting and matching architrave.

Cornice to principle rooms.

All floor finishes included – tiles or karndean to kitchen and bathrooms, and carpet to all other rooms.

## LIGHTING & ELECTRICAL

High quality electrical white switches and sockets – sockets generously distributed.

Recessed LED white down lights to kitchen and bathrooms, recessed or pendant lighting to all other rooms.

TV points to all principal rooms, wired for Freeview and Sky options.

BT data points with CAT 6 cabling to all principal rooms.

5-amp lighting sockets to living room and main bedroom.

Outside lighting to front and rear of the house.

Lighting and power points to garages.

## HEATING

Air Source Heat Pump.

Hot water storage tank and back up immersion heater.

Under-floor heating to ground floors with individually zoned room thermostats.

Radiator heating to first floor.

Fireplace - handmade stone surround and hearth with a pumice flue-lined chimney, ready to fit a woodburning stove (to be supplied by the homeowner).

Electric underfloor heating to all bathrooms and ensuites.

## SECURITY

Fitted burglar alarm.

Mains wired smoke and heat detectors.

Up and over doors to garages where applicable.

All windows and doors will be 'Secure By Design' compliant.

## EXTERNAL LANDSCAPING & FINISHES

Front gardens turfed and landscaped.

Rear gardens top soiled and landscaped.

Patios and paths finished with riven slabs.

Block paving to private parking areas.

Shared private drives finished with rolled tar and shingle.

1.8m privacy fencing to rear boundaries.

Bin storage area for each home.

External water tap and power point for each home.

## SERVICES

Mains electricity, water, and foul drainage.

Sustainable surface water drainage system.

## STRUCTURAL WARRANTY

Full Structural Premier Guarantee for 10 years.







As a locally based family business with more than 20 years' experience, we blend agility, expertise and reliability with our in-depth knowledge of Suffolk.

## Premium country homes throughout East Anglia

Hartog Hutton are family-run housebuilders, master contractors and residential experts. We take great pride in creating wonderful village homes across Suffolk and East Anglia. Our homes are designed with quality and comfort in mind, from their larger rooms and gardens to their energy-saving credentials. Our premium service also means we can work with you from the very beginning, so you can design your home and make it your own.

[HARTOGHUTTON.CO.UK](http://HARTOGHUTTON.CO.UK)

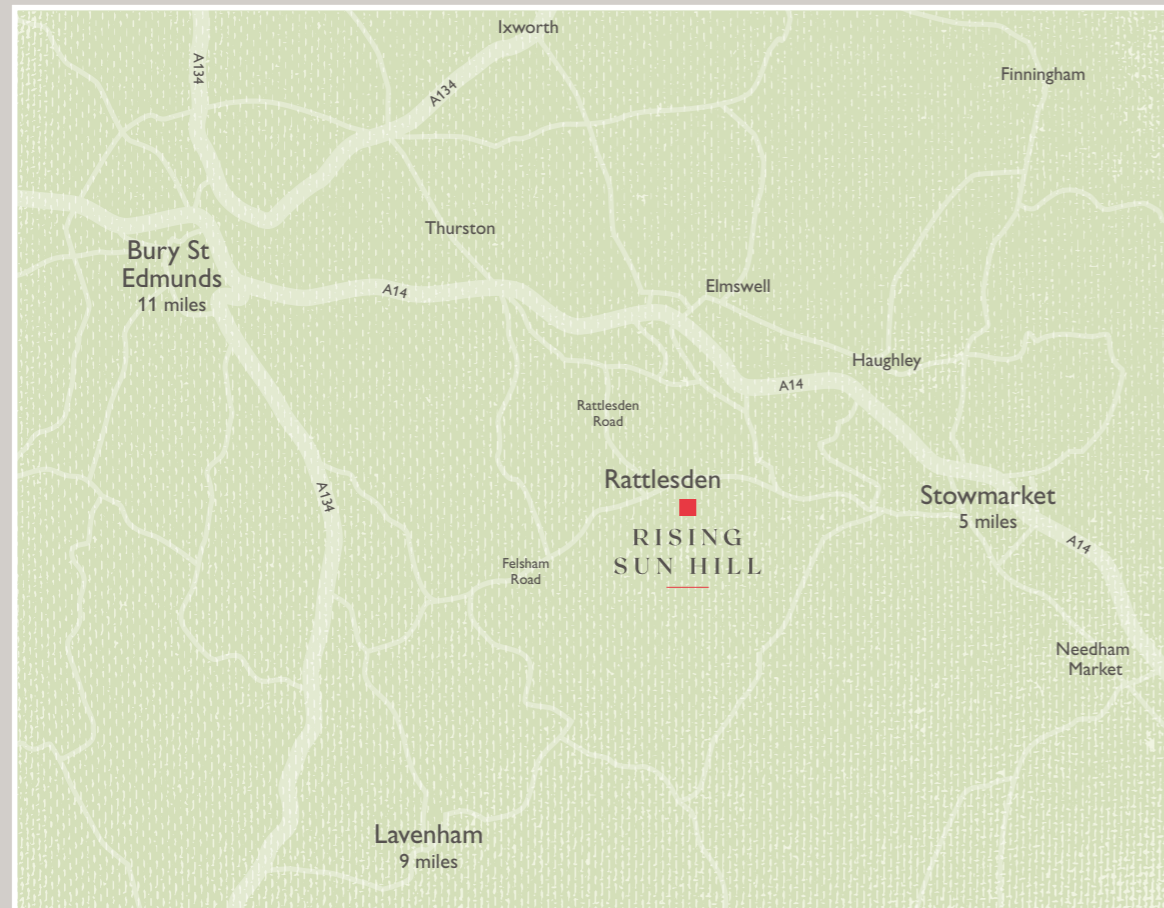
## HARTOG | HUTTON





# RISING SUN HILL

RATTLEDEN • SUFFOLK



## PLOT ADDRESSES

- Plot 1** ~ Marble Cottage, Rising Sun Hill, Rattlesden, Bury St Edmunds IP30 0SP
- Plot 2** ~ Caen Cottage, Rising Sun Hill, Rattlesden, Bury St Edmunds IP30 0SP
- Plot 3** ~ Ashlar Cottage, Rising Sun Hill, Rattlesden, Bury St Edmunds IP30 0SP
- Plot 4** ~ Riven Cottage, Rising Sun Hill, Rattlesden, Bury St Edmunds IP30 0SP
- Plot 5** ~ 1 Pightle Grove, Rattlesden, Bury St Edmunds IP30 0TB
- Plot 6** ~ 3 Pightle Grove, Rattlesden, Bury St Edmunds IP30 0TB
- Plot 15** ~ 6 Pightle Grove, Rattlesden, Bury St Edmunds IP30 0TB
- Plot 16** ~ 4 Pightle Grove, Rattlesden, Bury St Edmunds IP30 0TB
- Plot 17** ~ 2 Pightle Grove, Rattlesden, Bury St Edmunds IP30 0TB
- Plot 18** ~ 1 Wheelwright Green, Rattlesden, Bury St Edmunds IP30 0TD
- Plot 19** ~ 2 Wheelwright Green, Rattlesden, Bury St Edmunds IP30 0TD
- Plot 20** ~ 3 Wheelwright Green, Rattlesden, Bury St Edmunds IP30 0TD
- Plot 21** ~ 4 Wheelwright Green, Rattlesden, Bury St Edmunds IP30 0TD
- Plot 22** ~ 5 Wheelwright Green, Rattlesden, Bury St Edmunds IP30 0TD

## Enquiries

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01284 735041

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This brochure, and the descriptions, specifications and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Maximum room dimensions are shown; measured to include items such as kitchen units, wardrobes, bay/dormer windows. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Some images and illustrations contained in this brochure are for indicative purposes only.

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