



# BROOK FARM MEWS

GREAT CORNARD

**Fenn**Wright.

Present a beautifully planned collection of **quality new**  
**homes in the town of Great Cornard**, near Sudbury, Suffolk.

A Foxearth Developments Ltd Project



## A DELIGHTFUL NEW COLLECTION OF CAREFULLY PLANNED HOMES

Indicative computer generated image shows Plots One to Eight from left-to-right.

**Welcome to Brook Farm Mews, a stunning collection of quality new-build homes  
in a superb setting – moments from the heart of Sudbury and within easy reach of Colchester.**

Set in the tranquil location of Great Cornard, a short distance from the historic market town of Sudbury, Brook Farm Mews is a small enclave of just eight thoughtfully-planned two, three and four bedroom homes.

Finished to an exceptionally high standard and designed from the outset with the focus on traditional charm and character, the variety of house styles on offer will appeal to a wide range of purchasers.

Created with whispers of classic farmstead architecture, these traditionally inspired homes are ideal for busy professionals, growing families, and couples who are looking for a combination of contemporary convenience and individuality. With an attractive palette of materials including natural slate, weather-boarding, red-brick and complementary render, these are homes that will impress from the very moment you arrive – and for many years to come. Set back from the road on a private landscaped driveway, they all boast a private garden with a patio, allocated off street parking and pleasant low-level planting to the frontages.



Plots One and Two are shown from left-to-right.

## PLOTS ONE & TWO



Plot Three is shown in the centre.

## PLOT THREE



Plot 1. Ground Floor.

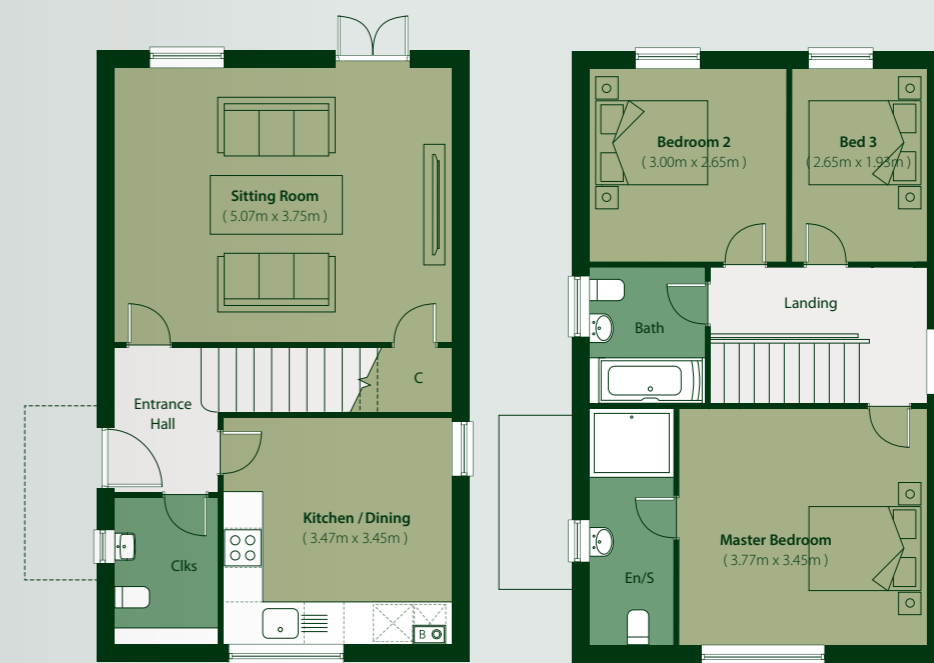
Plot 1. First Floor.

Plot 2. Ground Floor.

Plot 2. First Floor.

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite

Any sizes shown are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



Ground Floor.

First Floor.

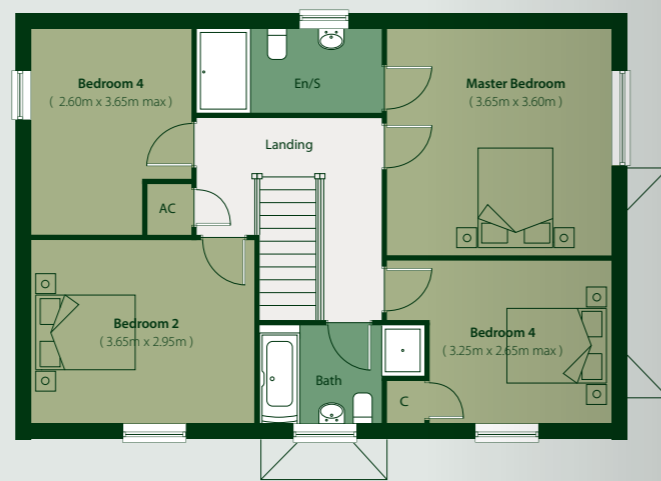
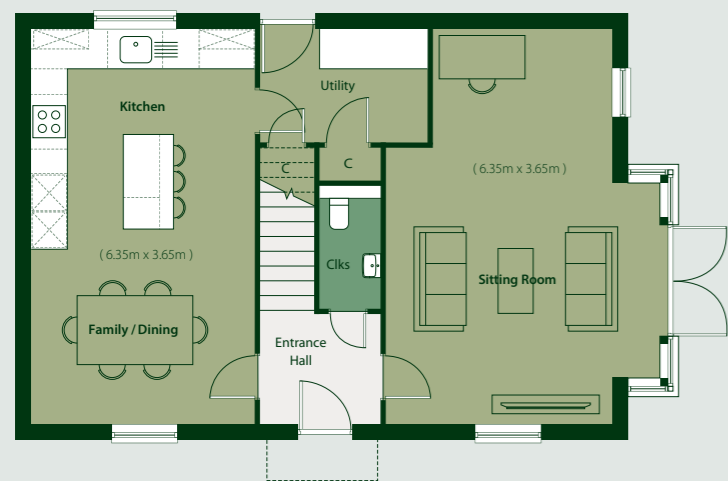
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Plot Four is shown in the centre.

## PLOT FOUR



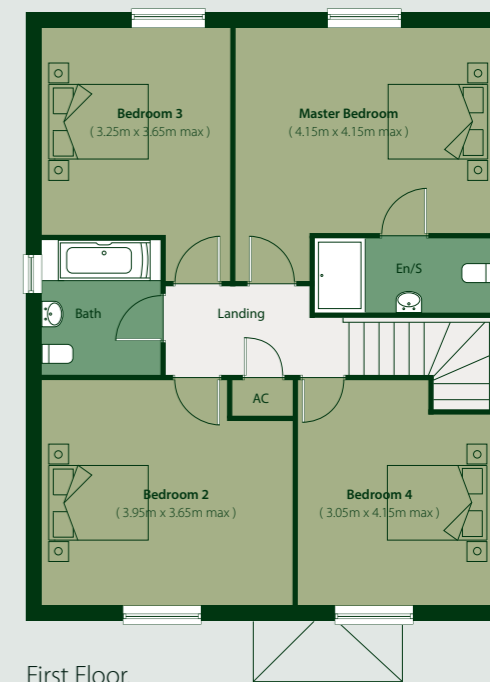
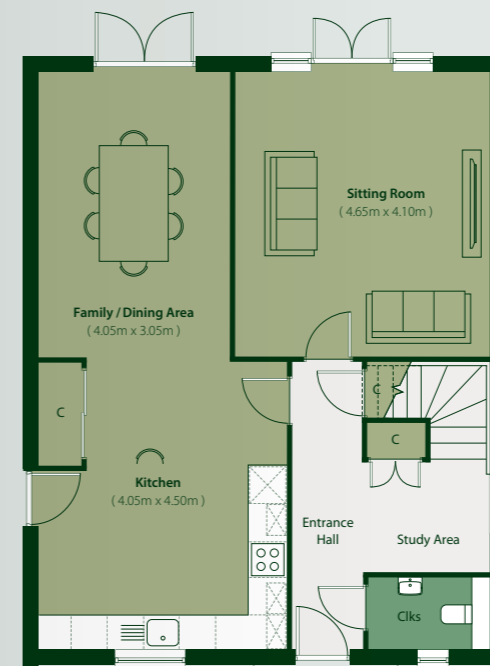
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Plot Five is shown in the centre.

## PLOT FIVE



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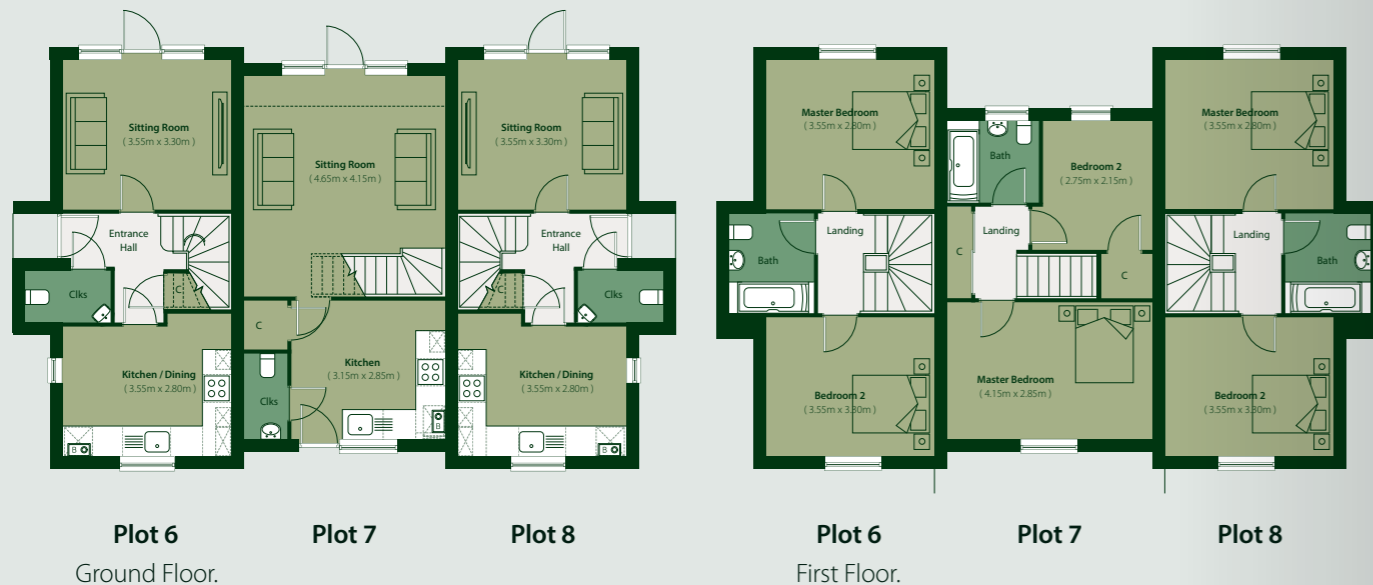
# SPECIFICATION

\* Please note – any choices are subject to build stage.  
Specification correct as intended at the time of production.



Plots Six, Seven and Eight are shown from left-to-right.

## PLOTS SIX, SEVEN AND EIGHT



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### KITCHENS

- Bespoke kitchens designed and manufactured by JC Kitchens
- Choice from our colour range of handle-less doors and carcasses\*
- Neff appliances in Plots 1, 2, 3, 4 and 5
- CDA appliances in Plots 6, 7 and 8
- Laminate worktops Plots 1, 2 and 3 with Silgrait white inset sinks
- Granite / Quartz worktops and up-stand in Plots 4 & 5 with stainless steel under-mount sinks
- Laminate worktops Plots 6, 7 and 8
- Choice from our range of tiled floors\*
- Plots 1, 2 and 3 have a ceramic hob, single-oven, chimney hood, integrated fridge / freezer, washing machine and dishwasher
- Plots 4 and 5 have a ceramic hob, double-oven, chimney hood, integrated fridge / freezer, washing machine and dishwasher
- Plots 6 and 8 have a ceramic hob, single-oven and chimney hood, space for fridge / freezer, washing machine and dishwasher
- Plot 7 – As above, but with no dishwasher space.

### BATHROOMS & EN-SUITES

- Contemporary white sanitaryware with chrome fittings
- Choice from our range of tiles to floors, showers and bath areas\*
- Composite shower tray with glass pivot door
- Thermostatic shower valve
- Chrome heated towel rails

### HEATING

- Alpha ( 7 year warranty ) Gas fired boiler system and hot water tank
- 2 heating zones
- Plots 3, 6, 7 and 8 are Alpha Combi Systems
- Wall-mounted radiators with thermostatic radiator valves

### SERVICES

- Mains electricity, gas, water and drainage

### INTERNAL FINISHES

- Oak Suffolk doors finished in Osmo Oil
- White painted staircase with oak handrails
- Ceilings flat finished in white
- Neutral decorated walls
- White satin paint to all woodwork
- Torus skirting and Ogee architrave
- Floor tiling in kitchens, bathrooms and cloakrooms

### ELECTRICAL

- White click faceplates
- BT points to lounge and hall
- Outside lighting front and rear
- Power and light to loft
- Aerial points in bedrooms
- Double aerial point in the lounge for Sky compatibility
- Downlighters in kitchen and bathrooms
- Whole site has Fibre to the Premises (FTTP)
- Plots 1-5 will have ethernet cabling to the sitting room and master bedroom

### SECURITY AND PEACE OF MIND

- PAS 24 'Secure by Design' windows and doors
- Composite multi point locking front door
- Smoke and heat detector
- Build-Zone 10-year Structural Warranty
- Developer 2-year aftercare

### EXTERIOR

- 6ft close-board fencing to garden boundaries
- Indian sandstone paved paths and generous patios
- Cycle storage sheds
- Parking spaces will be Tegula block paving
- Turfed gardens and landscaping to front



### Buildzone Warranty for New Homes

Every home within this development is covered by a guarantee for new homes which includes features such as a 10-year structural warranty cover. ([www.build-zone.com](http://www.build-zone.com))

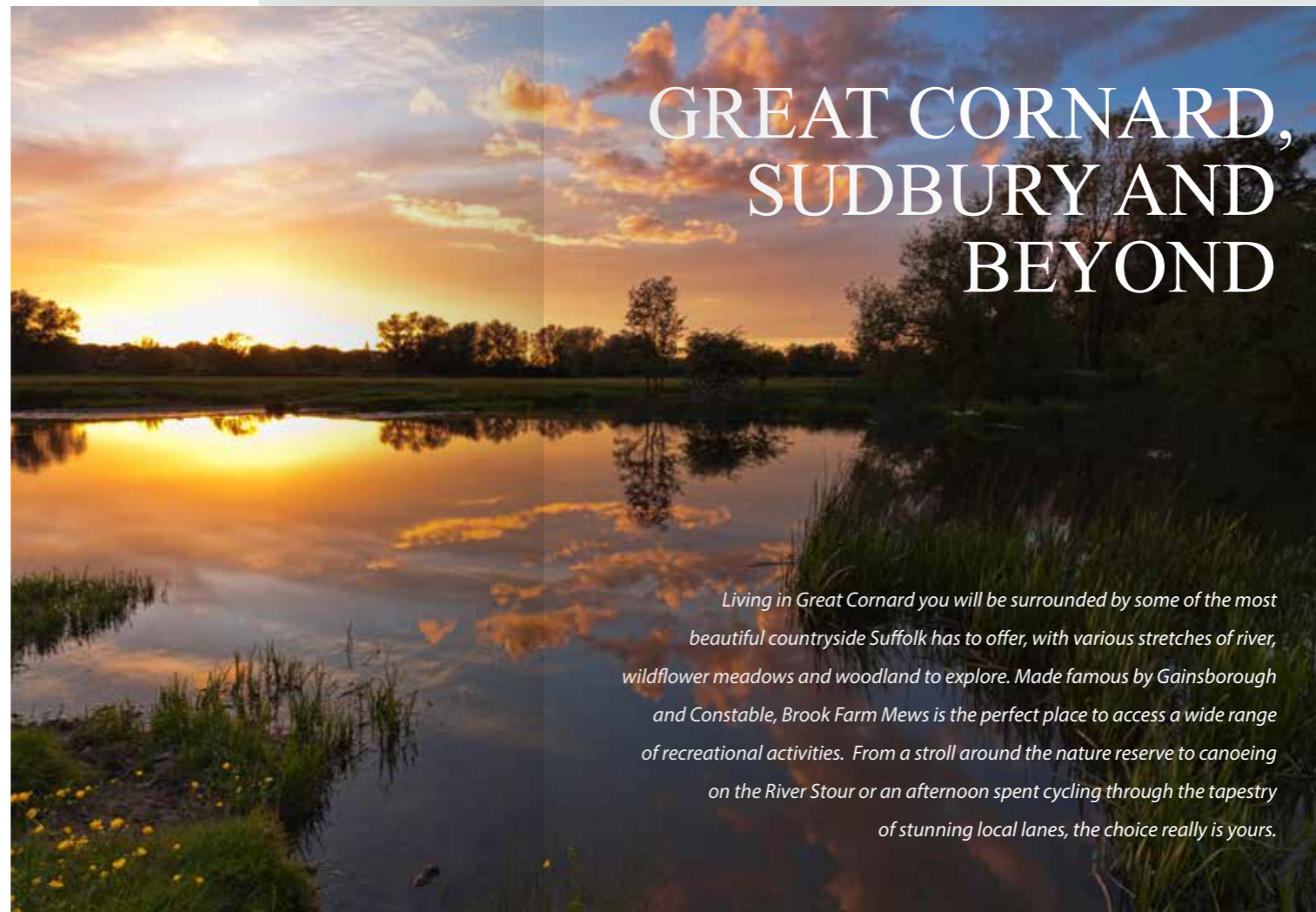
Great Cornard is a well-connected Suffolk town, just two miles from the centre of the historic market town of Sudbury. Close to the River Stour on the stunning Suffolk/Essex border, it is a delightful location which is surrounded on three sides by Sudbury's famous water meadows and rolling hills.

Sudbury is remarkably quaint and is centred around the bustling Market Hill which is home to the twice-weekly market and St Peter's Church. The town is full of charm and period character, boasting a fine selection of beautiful Georgian and Victorian properties, alongside medieval timber-framed buildings that date back hundreds of years. Today, the town has a modern feel and is home to a variety of gastro pubs, wine bars and well-known coffee shops, as well as many wonderful independent eateries and locally owned restaurants. All of this will be within easy reach with a home at Brook Farm Mews, as are a number of high street names you would expect in a town of this size, such as Sainsbury's, Boots and Waitrose.

Great Cornard and Sudbury are well served by a number of key roads, with the A131 running south to Braintree and Chelmsford and north to Bury St. Edmunds. To the east, the historic and thriving regional hubs of Colchester and Ipswich can be reached by car in 25-35 minutes and Stansted Airport is approximately 45 minutes away by car.



*The area boasts an excellent range of sports clubs and facilities catering for every interest, including golf, football, rugby, cricket, gymnastics, tennis and bowls, as well as a flourishing triathlon club. Sudbury's Kingfisher Leisure Centre is home to a swimming pool, state of the art gym and fitness studios, providing classes suitable for all abilities. Sudbury Sports Centre also has a wide range of facilities, including a multi-purpose sports hall, various pitches and outdoor sports courts, dance and drama studios and even a recording studio.*



*Living in Great Cornard you will be surrounded by some of the most beautiful countryside Suffolk has to offer, with various stretches of river, wildflower meadows and woodland to explore. Made famous by Gainsborough and Constable, Brook Farm Mews is the perfect place to access a wide range of recreational activities. From a stroll around the nature reserve to canoeing on the River Stour or an afternoon spent cycling through the tapestry of stunning local lanes, the choice really is yours.*





**Brook Farm Mews**, Bures Road, Great Cornard, Sudbury, Suffolk.

**Please use the SatNav Code CO10 OJQ** ( Land adjacent to Brook Farm House )

In a fantastic location for exploring the local surroundings, whether commuting for work by rail, road, or on foot, you could hardly find a more convenient place to call home in this area than Brook Farm Mews.

*Central London is also easily accessible by train, with Liverpool Street just  
1 hour and 15 minutes from Sudbury, via Marks Tey.*

### Surrounding Area.

Co-op Store Sudbury	0.9 Miles
Thomas Gainsborough School	1 Miles
Market Hill ( Shops, Restaurants and Banks )	1.5 Miles
Waitrose Store	1.6 Miles
Woodhall Business Park	3 Miles
Tesco Superstore	3.3 Miles

### Trains from Sudbury.

<i>Sudbury [SUY]</i>	<i>1.7 miles from Brook Farm Mews</i>
Colchester ( North ) [ COL ]	30-minutes
Chelmsford [ CHM ]	40-minutes
Stratford [ SRA ]	1 hr 10-minutes
London Liverpool Street [ LST ]	1 hr 15-minutes
Canary Wharf [ DLR ]	1 hr 40-minutes

**FennWright**   
**01787 327000**

**Fenn Wright**, 26 Market Hill, Sudbury CO10 2EN

Call for information or visit [fennwright.co.uk](http://fennwright.co.uk)



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HM Government

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