



FIELDVIEW

PRESTON ST MARY SUFFOLK

ROMAN HOMES

Present an outstanding collection of detached new homes, offering a combination of traditional style, modern interiors and superb craftsmanship.



Computer generated image is indicative only.



Five beautifully crafted new properties that
blend seamlessly with their stunning Suffolk setting.

Comprising just five premium detached 4 bedroom family homes, Field View is a specially-created collection of homes tucked away on its own private driveway within the charming Suffolk village of Preston St Mary – a location that has everything. The peace and charm of this renowned countryside setting combined with its proximity to Lavenham, and superb travel connections create a highly desirable place to live.

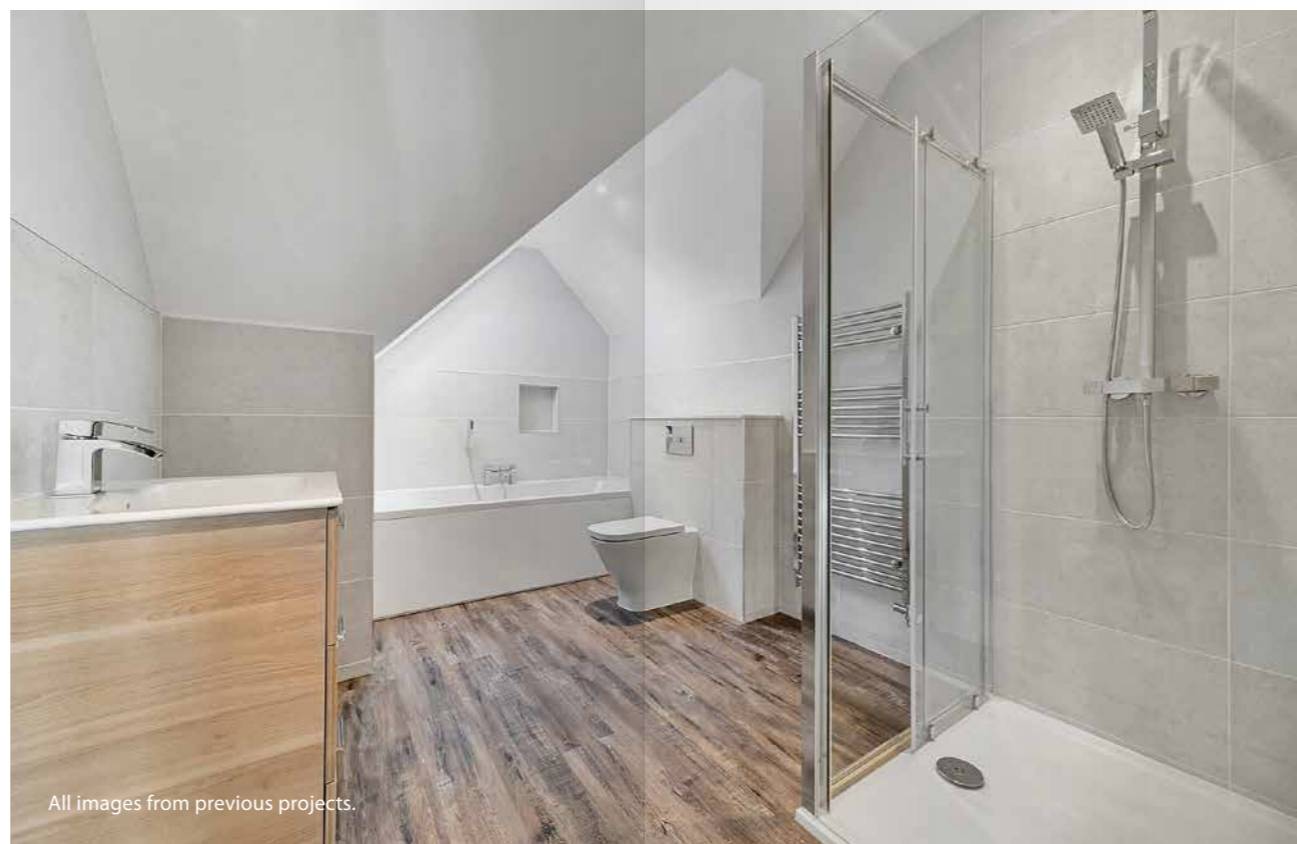


STUNNING INTERIORS



Homes ideally suited to all aspects of today's lifestyles.

Whether you're looking for an escape from the city, a convenient base for both commuting and family life, or a quiet country retreat to put down roots, Field View will be an exceptional place to call home. Every property has been expertly designed, with careful consideration given to all interior and exterior spaces to deliver homes ideally suited to all aspects of today's lifestyles.



All images from previous projects.

The perfect balance.

Every property at Field View strikes the perfect balance between elegance and practicality. With rooms designed to make the best use of space at every turn, you will enjoy how the modern layouts and clever use of natural light create places that are a delight to walk through.

Roman Homes are well known locally for exceptionally high standards in every aspect of home construction, from the hand-selected materials, to the surface finishes, worktops, doors, windows, frames and units – all elements have been chosen for their quality, with a range of Neff appliances fitted as standard for use from the moment you move in.



Hawthorne House

Plot 1 – A beautifully planned four bedroom detached home.

This home will impress from first sight through to the finest detail. The stunning kitchen, family and dining area incorporates a stylish breakfast island, branded appliances and an abundance of natural sunlight from the windows and bi-folding doors. There is a separate living room that is perfect to unwind in, and you'll also find a downstairs cloakroom, a convenient utility room with external access and a handy snug / study which could be used as a playroom or home office. Upstairs, the spacious master bedroom boasts a dressing area and an elegantly-finished en-suite shower room, there are three further bedrooms and a sleek family bathroom.

Ground Floor

Kitchen / Dining	10.20m x 4.95m	33'6" x 16'3"
Utility Room	3.50m x 1.90m	11'6" x 6'3"
Living Room	5.10m x 4.10m	16'9" x 13'5"
Snug / Study	3.17m x 3.35m	10'5" x 11'0"

First Floor

Master Bedroom	4.30m x 4.12m	14'1" x 13'6"
Dressing Room	3.50m x 1.70m	11'6" x 5'7"
Bedroom Two	4.10m x 3.47m	13'5" x 11'5"
Bedroom Three	3.87m x 3.17m	12'9" x 10'5"
Bedroom Four	3.17m x 3.02m	10'5" x 9'11"

All house type/plot sizes 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.



First Floor



Ground Floor

► Where approximate measurements are from
 AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite Ut. Utility Room



Blackberry House

Plot 2 – A stunning four bedroom detached residence.

An impressive four bedroom detached home with a double garage and carefully-planned interiors. The hallway leads to a open-plan kitchen / dining / family area – with premium surfaces and fittings – bathed in light by large windows and glazed bi-folding doors.

The generous dual-aspect living room boasts a feature fireplace, and across the hall you'll find a separate snug – perfect for use as a nursery or home office. There's also a convenient utility room with outdoor access, as well as a downstairs cloakroom. Upstairs, you'll find a master bedroom complemented by a luxury en-suite shower room, three further bedrooms and a family bathroom.

Ground Floor

Kitchen / Dining	8.80m x 5.45m	28'10" x 17'11"
Utility Room	3.45m x 1.70m	11'4" x 5'7"
Living Room	5.00m x 4.05m	16'5" x 13'3"
Study	3.47m x 2.60m	11'5" x 8'6"

First Floor

Master Bedroom	5.00m x 3.75m	16'5" x 12'4"
Bedroom Two	5.00m x 3.40m	16'5" x 11'2"
Bedroom Three	3.85m x 3.30m	12'8" x 10'10"
Bedroom Four	3.40m x 2.95m	11'2" x 9'8"

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Holly House

Plot 3 – A well-designed four bedroom detached family home.

This attractive four bedroom detached home is designed to delight. The generous hallway gives access to a spacious living room – where the whole family can relax – a dedicated dining room and an impressive open-plan kitchen / breakfast / family area with full-width glazed bi-folding doors opening out to the rear garden. You will also find a separate utility room with outdoor access for convenience, and a modern downstairs cloakroom. Upstairs, residents will benefit from a generous master bedroom with a contemporary en-suite shower room, three further bedrooms and a family bathroom with contemporary sanitaryware and chrome fittings.

Ground Floor

Kitchen / Family	7.40m x 5.80m	24'3" x 19'0"
Utility Room	2.90m x 2.05m	9'6" x 6'9"
Living Room	6.15m x 4.55m	20'2" x 14'11"
Dining Room	4.65m x 3.30m	15'3" x 10'10"

First Floor

Master Bedroom	4.95m x 3.65m	16'3" x 12'0"
Bedroom Two	3.60m x 3.69m	11'10" x 12'1"
Bedroom Three	3.70m x 3.50m	12'2" x 11'6"
Bedroom Four	3.70m x 3.05m	12'2" x 10'0"

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First Floor



Ground Floor

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Honeysuckle House

Plot 4 – A remarkable four bedroom detached new home.

This attractive four bedroom detached home is designed to delight. The broad hallway gives access to a spacious living room – where the whole family can relax – a dedicated dining room and an impressive open-plan kitchen / breakfast / family area with full-width glazed bi-folding doors opening out onto the rear garden. You will also find a separate utility room with outdoor access for convenience, and a modern downstairs cloakroom. Upstairs, residents will benefit from a generous master bedroom with a contemporary en-suite shower room, three further bedrooms and a family bathroom with contemporary sanitaryware and chrome fittings.

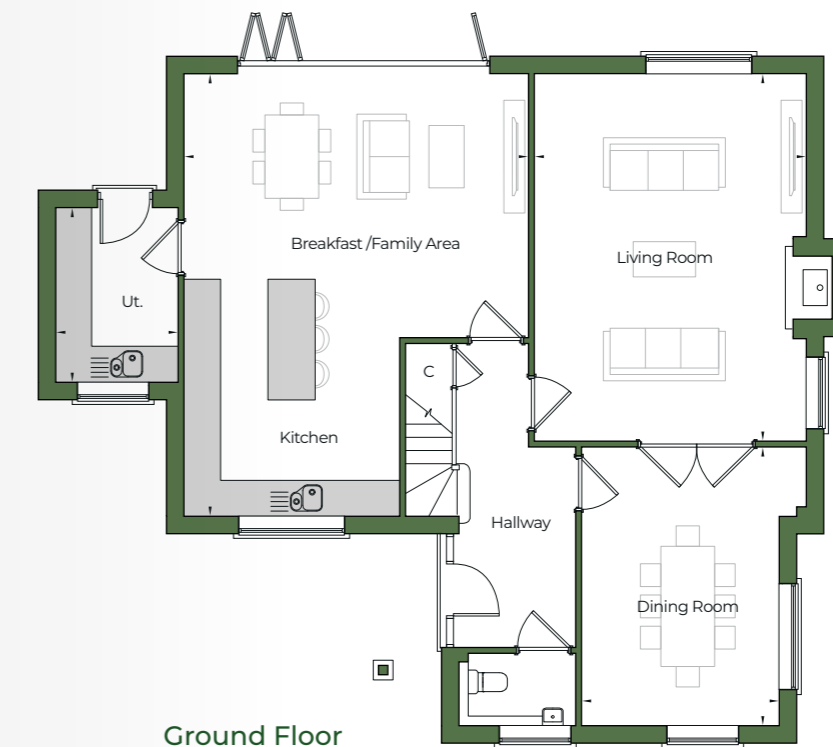
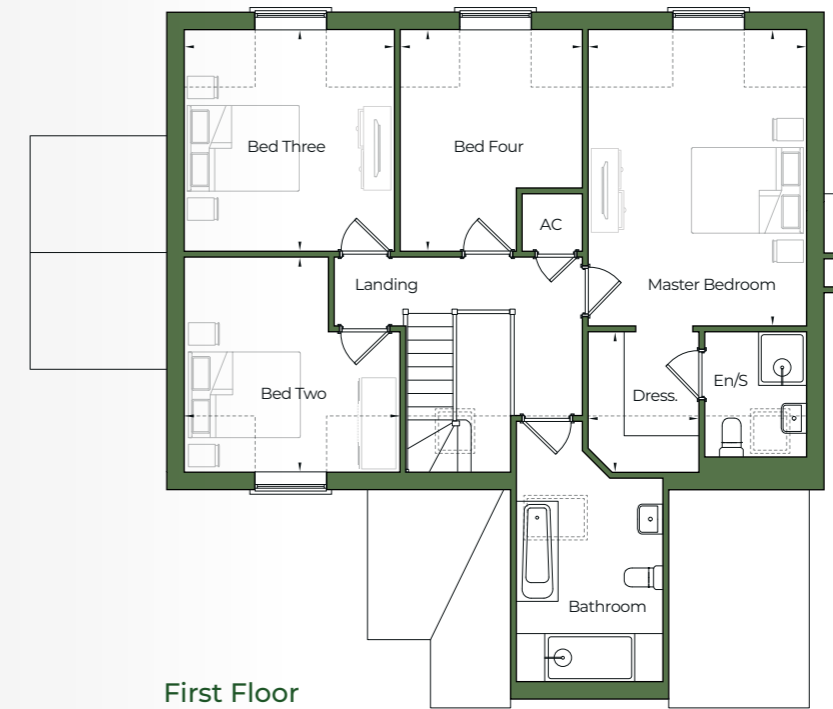
Ground Floor

Kitchen / Family	7.40m x 5.80m	24'3" x 19'0"
Utility Room	2.90m x 2.05m	9'6" x 6'9"
Living Room	6.15m x 4.55m	20'2" x 14'11"
Dining Room	4.65m x 3.30m	15'3" x 10'10"

First Floor

Master Bedroom	4.95m x 3.65m	16'3" x 12'0"
Bedroom Two	3.60m x 3.69m	11'10" x 12'1"
Bedroom Three	3.70m x 3.50m	12'2" x 11'6"
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Maple House

Plot 5 – A truly impressive four bedroom detached home.

This home will impress from first sight through to the finest detail. The stunning kitchen, family and dining area incorporates a stylish breakfast island, branded appliances and an abundance of natural sunlight from the windows and bi-folding doors. There is a separate living room that is perfect to unwind in, and you'll also find a downstairs cloakroom, a convenient utility room with external access and a handy snug / study which could be used as a playroom or home office. Upstairs, the spacious master bedroom boasts a dressing area and an elegantly-finished en-suite shower room, there are three further bedrooms and a sleek family bathroom.

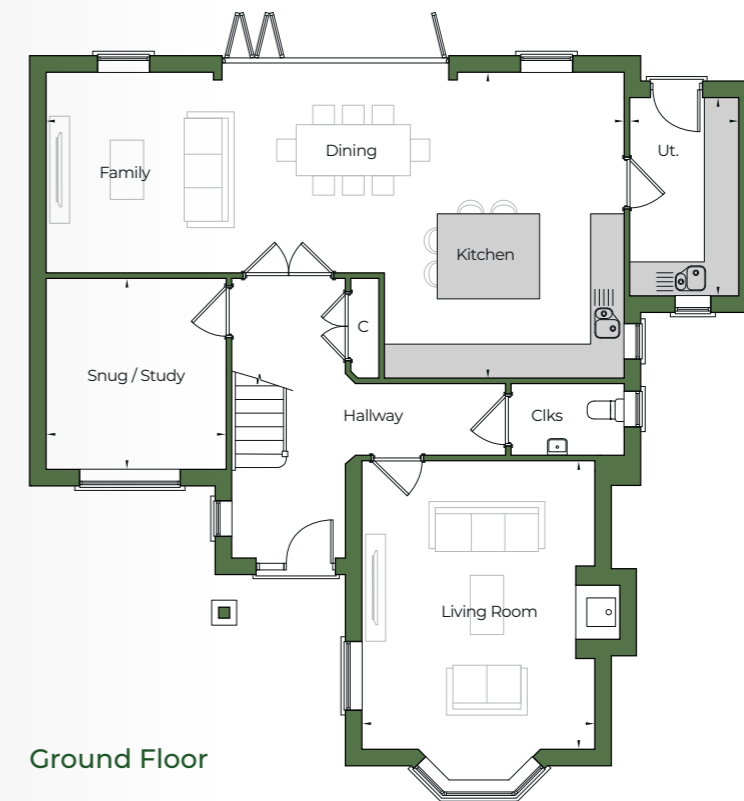
Ground Floor

Kitchen / Dining	10.20m x 4.95m	33'6" x 16'3"
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First Floor

Master Bedroom	4.30m x 4.12m	14'1" x 13'6"
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KITCHEN AND UTILITY ROOMS

- Stylish fully designed fitted kitchens with choice of door styles
- Choice of stone feature worktops & matching up-stands for kitchen areas
- Coloured glass splash-back to hob
- Neff appliances throughout including a single slide & hide oven, plus a combination oven above, induction hob with stainless extractor, integrated dishwasher and fridge / freezer
- Space within utility rooms for washing machine and tumble dryer
- Luxury hard flooring in a choice of colours

BATHROOMS AND EN-SUITES

- Quality white sanitaryware with chrome taps and fittings
- Bathrooms half tiled with full height tiling to shower cubicles
- Glass shower enclosures are fitted with thermostatic shower control valves

DECORATION AND FINISHES

- Contemporary oak internal doors with chrome furniture
- White painted architraves, door surrounds and skirting
- White painted flat ceilings and white mist walls
- Feature oak handrail to staircases

ELECTRICS

- Recessed LED down-lighters feature in kitchens, bathrooms and en-suites
- Pendant lights with low energy lamps to all other rooms
- A generous amount of double power sockets are installed throughout the homes with TV points to all main rooms
- Smoke detectors fitted in hallways and landings, dual smoke and heat detector in kitchens and carbon monoxide detectors adjacent to log burners
- Switchable/automatic external lights to all access points

PLUMBING AND HEATING

- Highly efficient Vaillant air source heat pump
- Underfloor heating to ground floor accommodation
- Log burners to all homes

EXTERNAL FINISHES

- Traditional appearance with red multi-stock bricks matched with plain tiles, pantiles or slate roofs
- Elevations with coloured 'Monocouche' renders or coloured 'hardiplank' weatherboarding
- UPVC white windows for low maintenance and aluminum bi-fold doors

DOUBLE / SINGLE GARAGES

- Finished with remote control electric doors
- Side access door

GARDENS AND OUTSIDE

- Ample patios / paths with attractive paving
- Rear gardens will be turfed
- Extensive planting scheme will be implemented (Please ask to see landscaping designs)

WARRANTY

- Each new home at Field View benefits from a 10 year LABC warranty – one of the market leading warranty providers. For information visit www.labc.co.uk.
- Specific items within the homes have individual warranty periods. Please refer to manufactures manuals for further information as these may require clients to register items with them in order to activate the warranty.

CHOICES

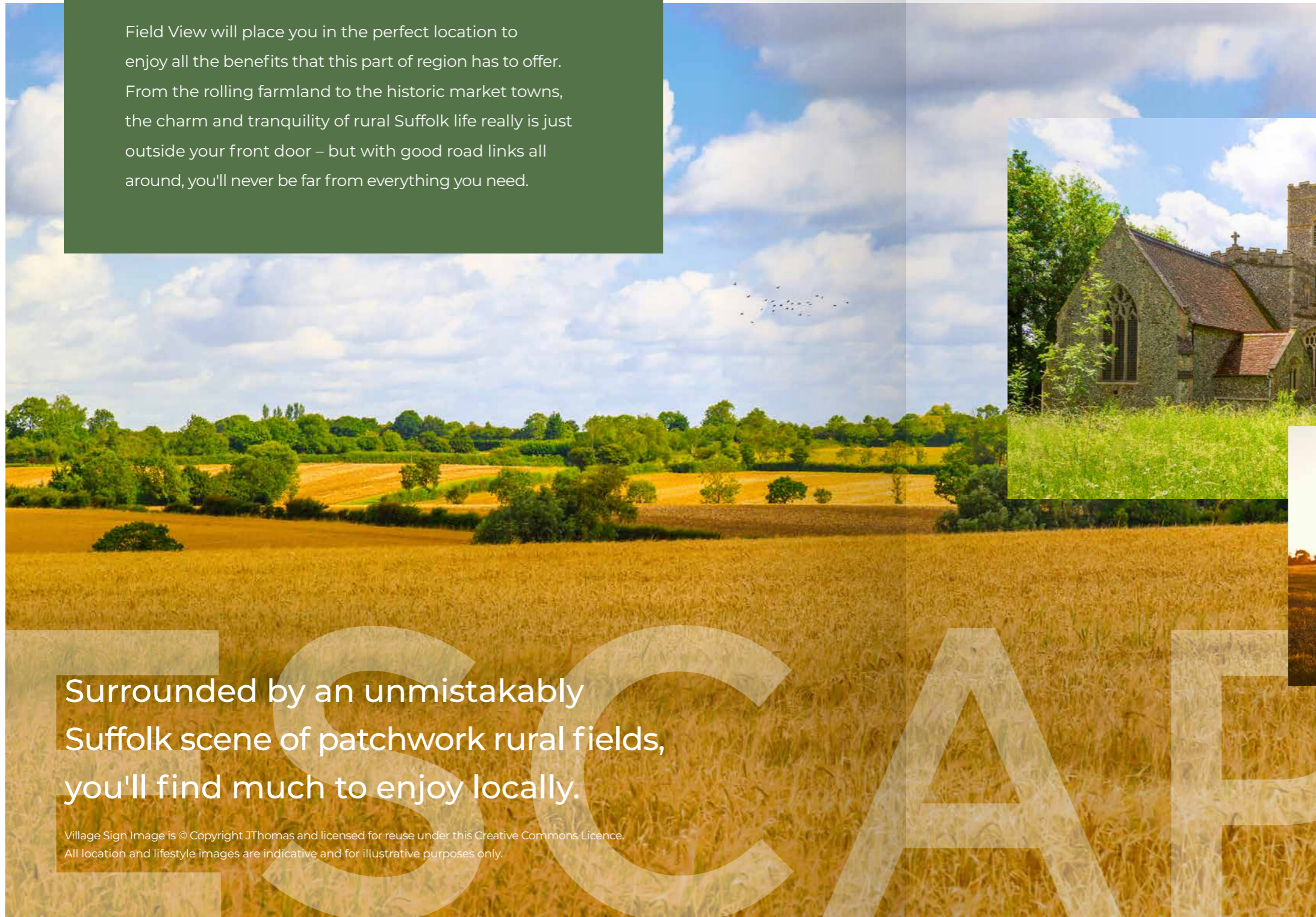


Any choices are subject to reservation time and build programme. Specification correct at the time of going to print. Do note that whilst we will do our best to fulfil all of the items listed, these may be subject to change due to availability.

Please note ; All details and specifications listed are correct and as intended at the time of going to print – items may be subject to change.
Please note, certain items are plot specific only, please review plans and speak to our Sales Representative for details.

LOCATION

Field View will place you in the perfect location to enjoy all the benefits that this part of region has to offer. From the rolling farmland to the historic market towns, the charm and tranquility of rural Suffolk life really is just outside your front door – but with good road links all around, you'll never be far from everything you need.



Surrounded by an unmistakably Suffolk scene of patchwork rural fields, you'll find much to enjoy locally.

Village Sign Image is © Copyright JThomas and licensed for reuse under this Creative Commons Licence. All location and lifestyle images are indicative and for illustrative purposes only.

This beautiful area has everything for your daily needs close to hand. For cosy family meals or relaxing drinks, the highly regarded Six Bells Public House is just moments away, and is locally renowned for its tasty traditional fare, great range of ales and friendly atmosphere.

For a wide range of essentials, groceries and dining options, historic Lavenham is just 2 miles away, and is home to numerous convenience stores, restaurants, public houses and tea rooms.



A superb range of connections are within easy reach.

This exceptional location places you just moments from the A1141 and the A134 – two main routes through the area linking the vibrant market towns of Bury St Edmunds, Sudbury and Hadleigh. Connecting with the A14 in the north enables easy onward journeys to Cambridge, Ipswich, Norwich and destinations all over East Anglia – while the road network to the south of Sudbury takes you through Constable Country into Braintree or Colchester.

Road Connections

Sudbury	10 Miles
Bury St Edmunds	12.5 Miles
Ipswich	17 Miles
Colchester	20 Miles
Braintree (Freoport)	25 Miles

Rail Connections

Sudbury [SUV]	10 Miles from Field View
Colchester North [COL]	38-minutes
Chelmsford [CHM]	40-minutes
Stratford [SRA]	1hr 10-minutes
London Liverpool Street [LST]	1hr 15-minutes

FennWright 
Signature

01787 327000

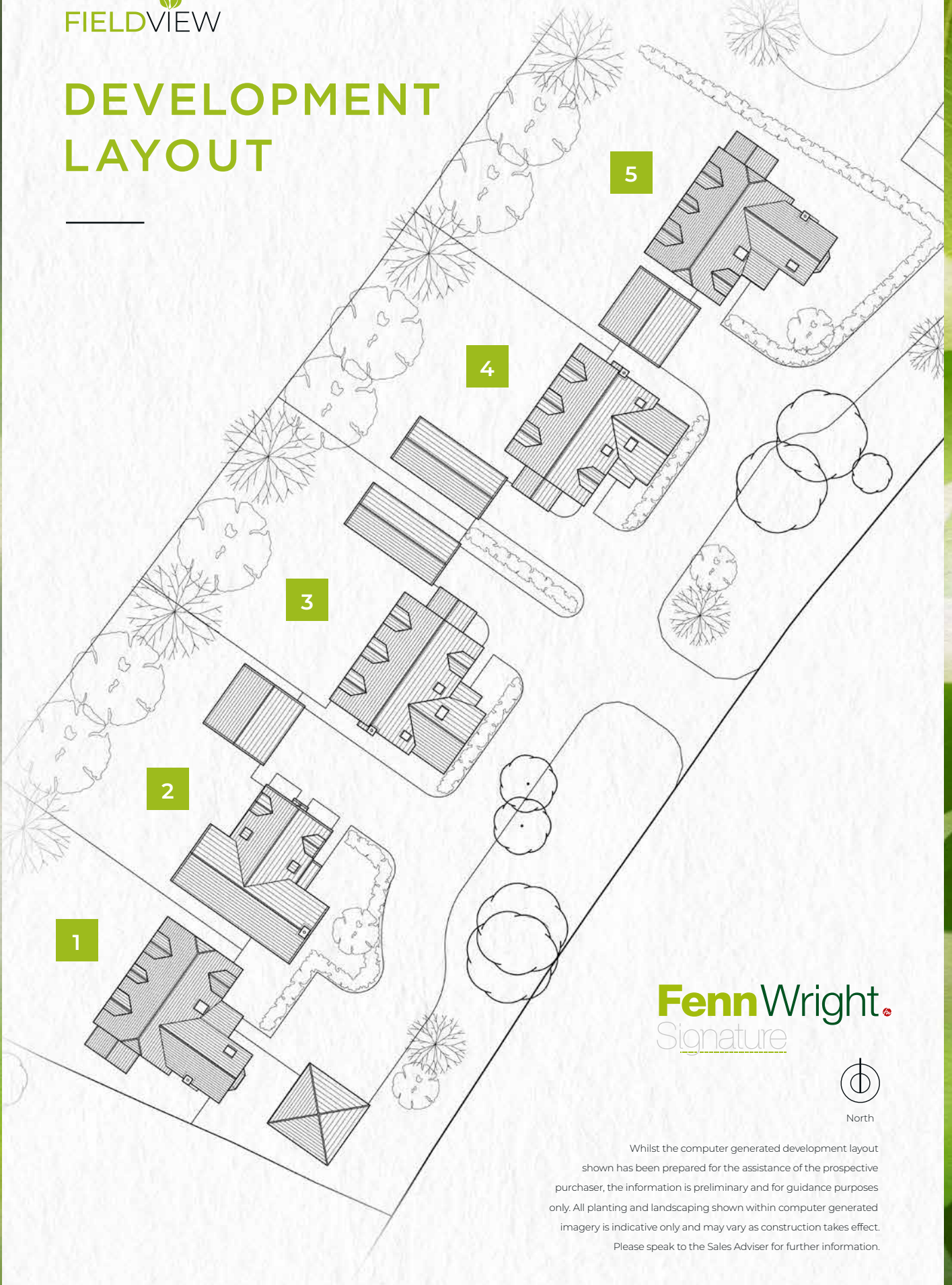
Phone or visit fennwright.co.uk

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<http://maps.google.co.uk>. Train times listed are from Sudbury Station and based on approximate National Rail timings.

DEVELOPMENT LAYOUT



FennWright
Signature



North

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Adviser for further information.