



# LADBROOK MEADOW

HINTLESHAM SUFFOLK

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HOE MILL

DEVELOPMENTS LTD

An outstanding new collection of houses and bungalows  
in the picturesque village of Hintlesham, Suffolk.

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# WELCOME

**Six beautifully crafted homes, each with their own unmistakable sense of charm and character.**

Nestled within Suffolk's beautiful, tranquil green fields, yet just five miles from Ipswich's vibrant centre, Ladbrook Meadow is perfectly placed to offer residents the best of all worlds. This boutique collection has been meticulously designed and constructed to superb standards, creating a unique countryside retreat with a network of picturesque villages, excellent convenient travel connections and town centre shopping all within easy reach.



Grier & Partners  
LAND & NEW HOMES



# SITEPLAN.

Ladbrook Meadow comprises five impressive detached houses and one beautifully designed bungalow, all enjoying carefully planned plots, ornate exterior features and very well considered interiors – with premium fittings and a range of branded appliances as standard.

Time to take your pick...

1

## Plot One

Four Bedrooms  
Page 6

3

## Plot Three

Two Bedrooms  
Page 10

5

## Plot Five

Three Bedrooms  
Page 12

2

## Plot Two

Three Bedrooms  
Page 8

4

## Plot Four

Two Bedrooms  
Page 10

6

## Plot Six

Three Bedrooms  
Page 14



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 the imagery is indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Suggested north position and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct.



North



\* Image is for illustrative purposes only and is subject to change.

## Plot One

### An impressive four bedroom detached family home

#### Ground Floor

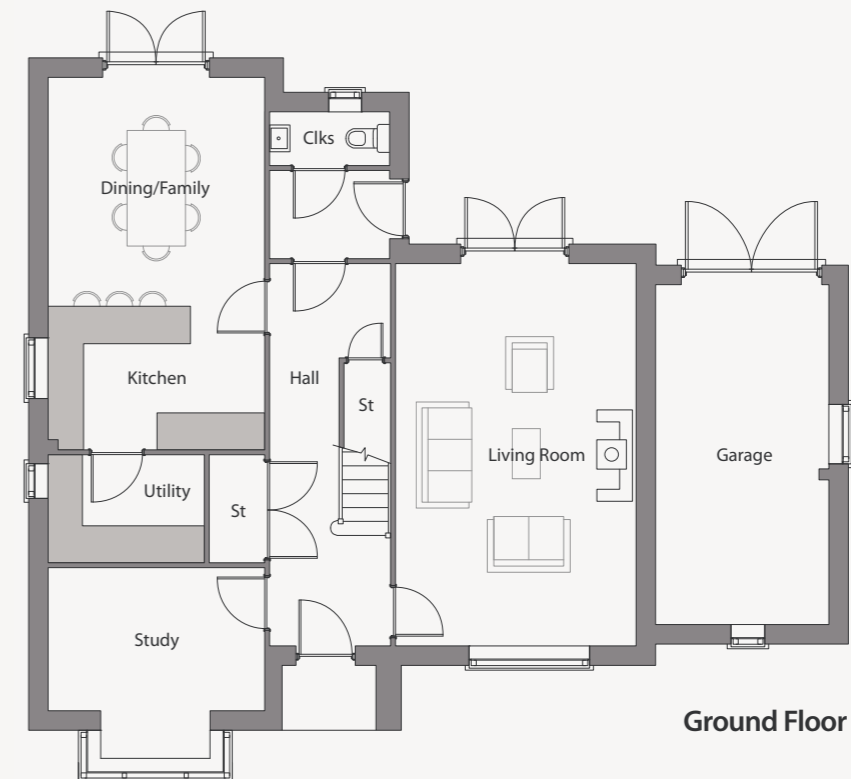
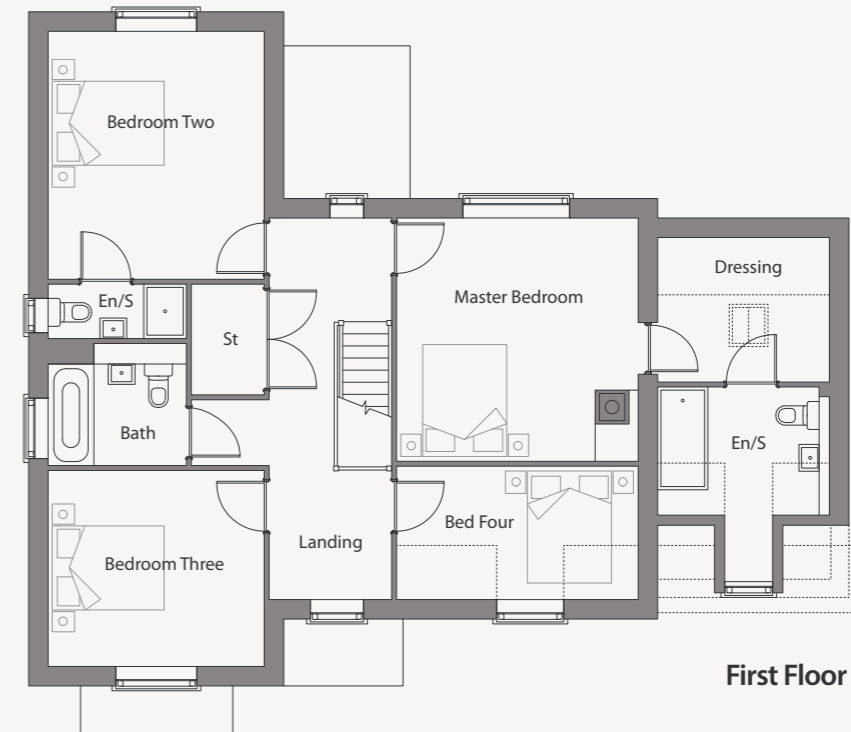
Kitchen / Dining	6.22m x 3.55m	20'5" x 11'8"
Utility Room	2.54m x 1.75m	8'4" x 5'9"
Sitting Room	6.40m x 3.98m	21'0" x 13'1"
Study	3.55m x 2.33m	11'8" x 7'8"
Cloakroom	1.90m x 0.81m	6'3" x 2'8"
Integral Garage	5.79m x 3.09m	19'0" x 10'2"

#### First Floor

Master Bedroom	4.01m x 3.53m	13'2" x 11'7"
Dressing Room	3.32m x 2.33m	10'11" x 7'8"
En-Suite	3.20m x 3.14m	10'6" x 10'4"
Bedroom Two	4.08m x 3.58m	13'5" x 11'9"
En-Suite	2.23m x 0.96m	7'4" x 3'2"
Bedroom Three	3.53m x 3.22m	11'7" x 10'7"
Bedroom Four	4.03m x 2.64m	13'3" x 8'8"
Family Bathroom	2.23m x 1.90m	7'4" x 6'3"

Clks Cloakroom En/S En-Suite St Store

All housetype/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 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.





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## Plot Two

An attractive three bedroom detached home

### Ground Floor

Kitchen / Dining	6.47m x 3.40m	21'3" x 11'2"
Utility Room	3.14m x 1.52m	10'4" x 5'0"
Sitting Room	4.57m x 3.42m	15'0" x 11'3"
Study	3.40m x 1.75m	11'2" x 5'9"
Cloakroom	1.95m x 0.93m	6'5" x 3'1"
Integral Garage	5.51m x 3.12m	18'1" x 10'3"

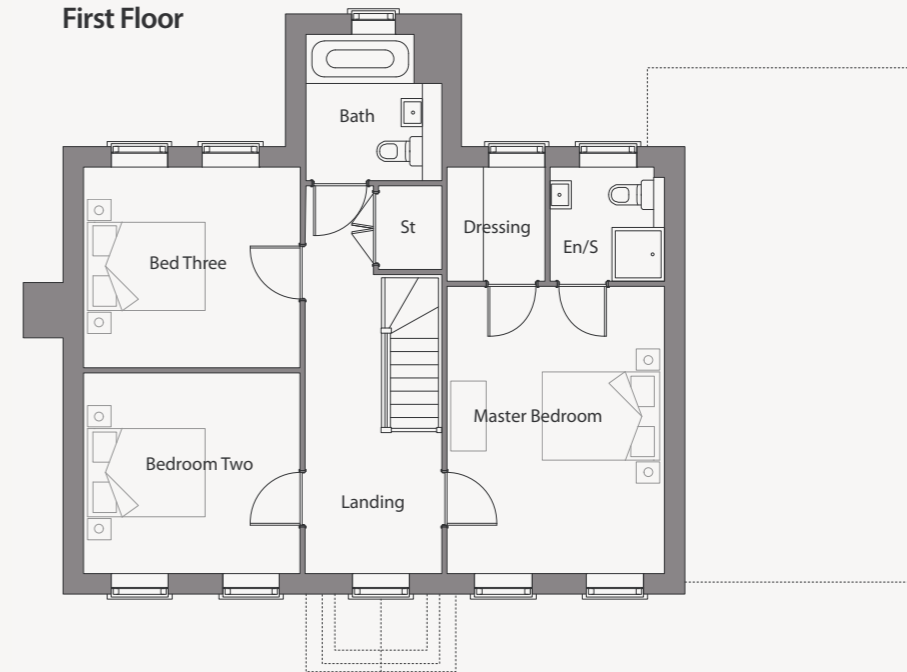
### First Floor

Master Bedroom	4.49m x 3.42m	14'9" x 11'3"
En-Suite	1.82m x 1.72m	6'00" x 5'8"
Dressing Room	1.75m x 1.52m	5'9" x 5'0"
Bedroom Two	3.42m x 3.12m	11'3" x 10'3"
Bedroom Three	3.42m x 3.17m	11'3" x 10'5"
Family Bathroom	2.26m x 2.05m	7'5" x 6'9"

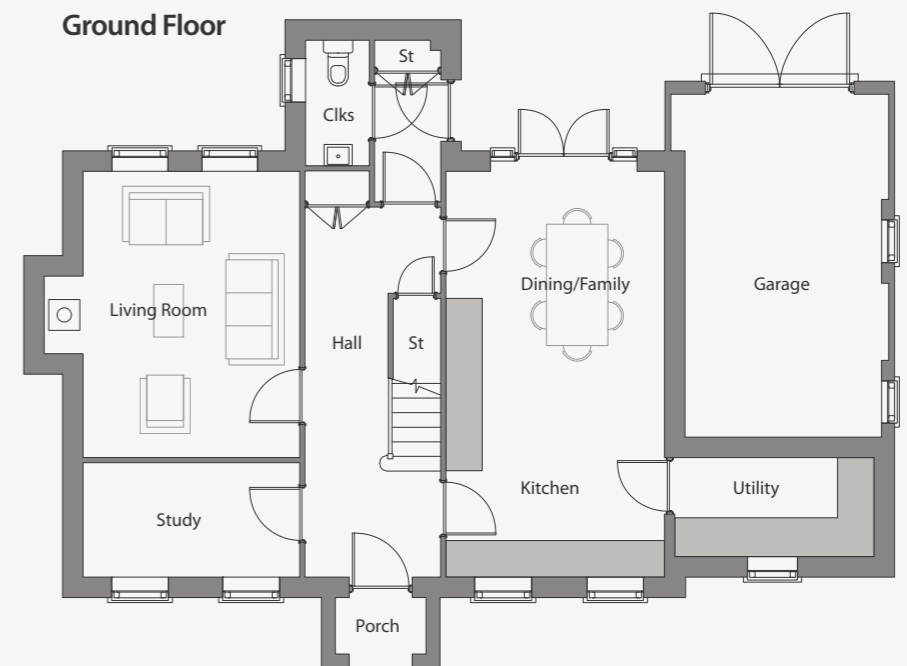
Clks Cloakroom En/S En-Suite St Store

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### First Floor



### Ground Floor





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## Plots Three and Four

A pair of charming two bedroom detached homes

### Plot Four

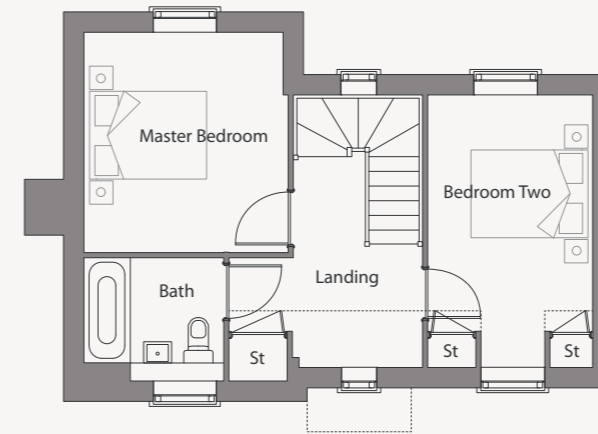
Kitchen / Dining	4.31m x 2.59m	14'2" x 8'6"
Sitting Room	5.58m x 3.22m	18'4" x 10'7"
Cloakroom	1.54m x 0.99m	5'1" x 3'3"
Master Bedroom	3.47m x 3.22m	11'5" x 10'7"
Bedroom Two	4.34m x 2.59m	14'3" x 8'6"
Family Bathroom	2.20m x 1.93m	7'3" x 6'4"

### Plot Three

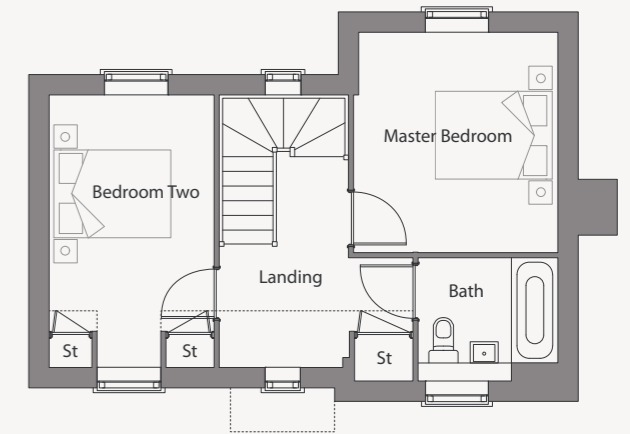
Kitchen / Dining	4.34m x 2.59m	14'3" x 8'6"
Sitting Room	5.58m x 3.22m	18'4" x 10'7"
Cloakroom	1.57m x 0.99m	5'2" x 3'3"
Master Bedroom	3.47m x 3.22m	11'5" x 10'7"
Bedroom Two	4.34m x 2.61m	14'3" x 8'7"
Family Bathroom	2.20m x 1.93m	7'3" x 6'4"

Clks Cloakroom En/S En-Suite St Store

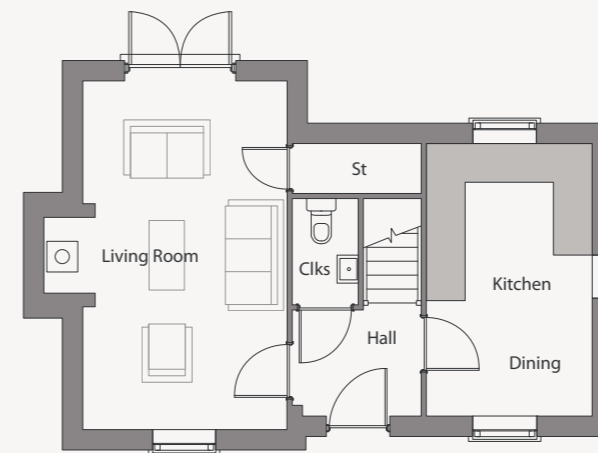
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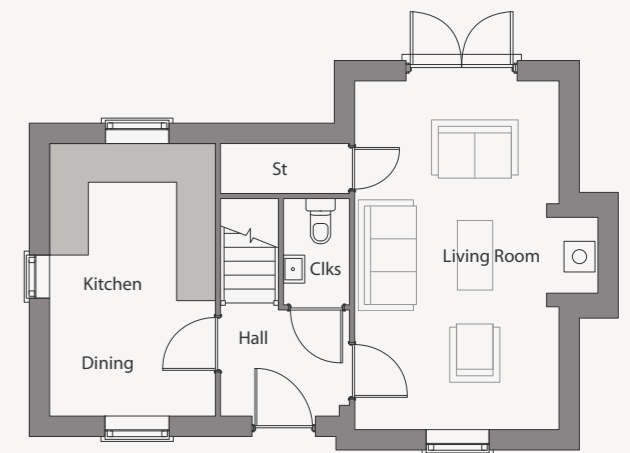
First Floor



First Floor



Ground Floor



Ground Floor





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## Plot Five

### A beautiful three bedroom detached home

#### Ground Floor

Kitchen	3.58m x 1.72m	11'9" x 5'8"
Living / Dining	5.58m x 5.43m	18'4" x 17'10"
Utility Room	2.31m x 1.72m	7'7" x 5'8"
Bedroom Three	3.14m x 3.70m	10'4" x 12'2"
Dining / Bed Four	3.65m x 3.14m	12'0" x 10'4"
Family Bathroom	2.28m x 1.93m	7'6" x 6'4"
Garage	5.94m x 3.22m	19'6" x 10'7"

#### First Floor

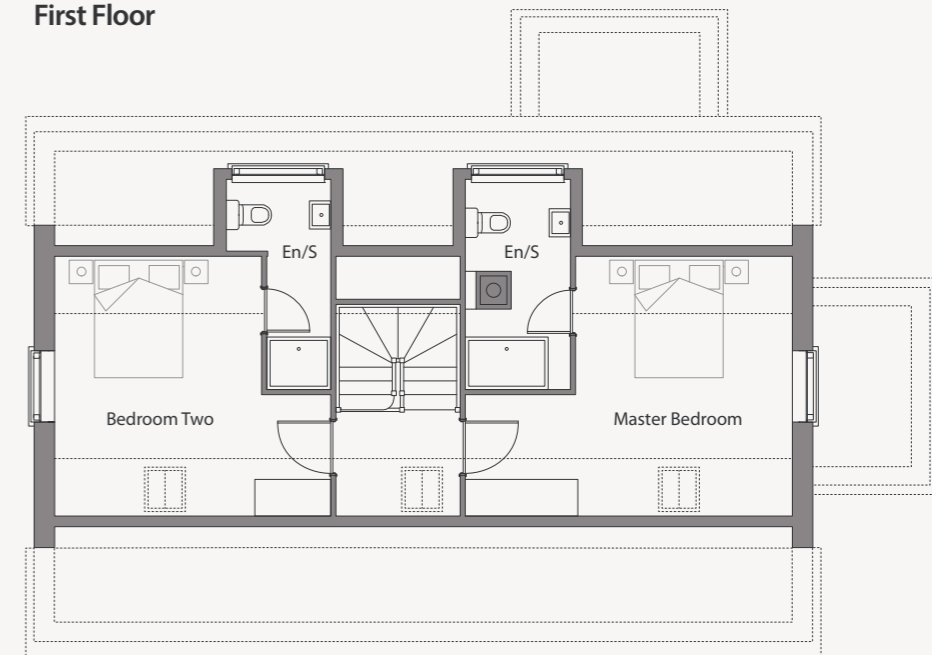
Master Bedroom	3.98m x 5.20m	13'8" x 17'1" *
En-Suite	3.25m x 1.62m	10'8" x 5'4"
Bedroom Two	4.16m x 4.36m	13'8" x 14'4" *
En-Suite	3.25m x 1.62m	10'8" x 5'4" *

\* Maximum Measurements

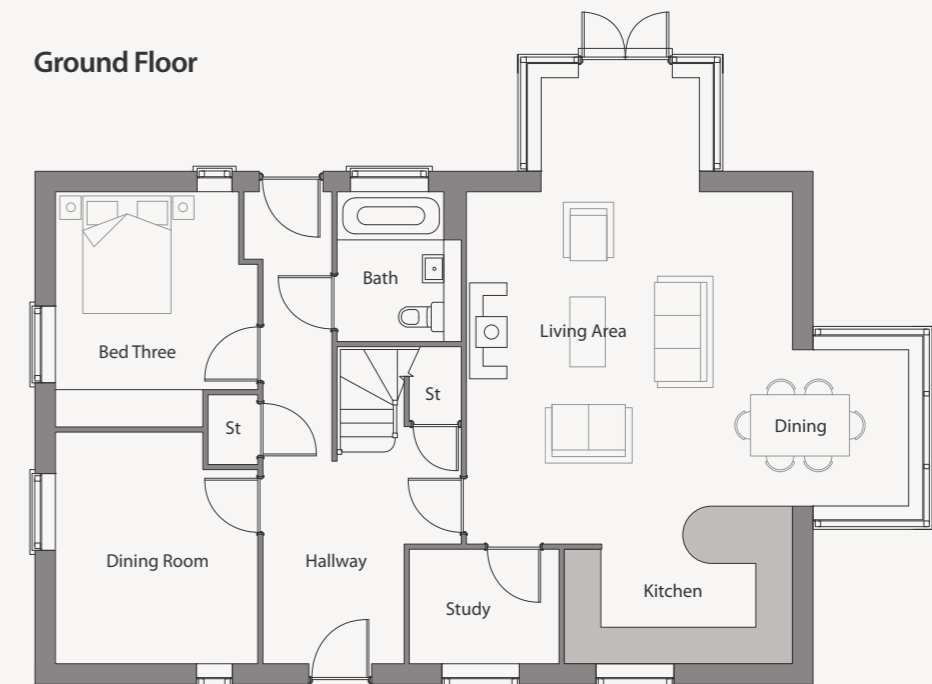
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#### First Floor



#### Ground Floor





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## Plot Six

### A delightful three bedroom detached bungalow

#### Measurements

Kitchen	3.47m x 1.95m	11'5" x 6'5"
Living / Dining	6.78m x 5.23m	22'3" x 17'2"
Master Bedroom	3.86m x 3.91m	12'8" x 12'10"
En-Suite	2.18m x 1.32m	7'2" x 4'4"
Bedroom Two	3.55m x 3.20m	11'8" x 10'6"
Bedroom Three	3.53m x 3.22m	11'7" x 10'7"
Garage	5.94m x 3.25m	19'6" x 10'8"

Clks Cloakroom En/S En-Suite St Store

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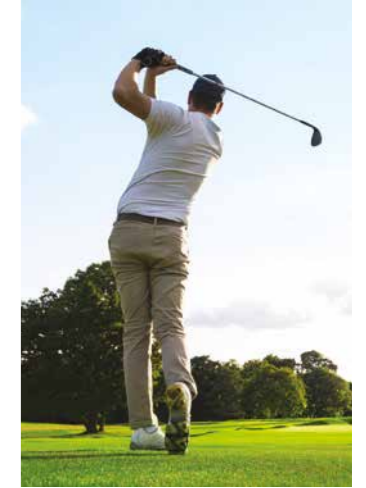




## An inspiring sense of place.

Welcome to the peaceful patchwork of rolling fields, magical woodland, meandering brooks and charming villages that make Suffolk one of the loveliest places to live in the country. With everything from ancient market towns and characterful rural inns, to panoramic estuary views, tranquil country parks and highly-rated restaurants that are all within easy driving distance, you'll be delighted to call Ladbrook Meadow your home.

**Suffolk's stunning countryside makes this an incredible place to live – and with the sights, sounds and shopping of Ipswich's metropolitan centre close to hand, you'll have everything you need for a balanced modern lifestyle.**



This region is home to countless places to visit, relax and enjoy, most notably the Dedham Vale Area of Outstanding Natural Beauty, a picture-postcard region of scenic walks, old world villages, restaurants, tea rooms, activity centres and "Constable Country" cottages following the River Stour from Manningtree to Bures – the perfect place for a summer picnic and family stroll.

If you prefer the peace of the fairway, you'll find two beautiful golf courses nearby in Hintlesham and Brett Vale. Or you can just as easily slip into Ipswich for the delights of its theatres, bars, leisure facilities and waterside eateries.

Just a short walk into the village you'll find The George at Hintlesham, much-loved for its traditional home-cooked cuisine and friendly welcome. However, the award-winning Carrier's Restaurant and Hintlesham Hall Hotel, less than a mile away, is a must-visit for impeccably elegant fine dining.

# The Specification.

## Luxury Kitchens.

- Modern shaker style.
- Quartz work surfaces.
- Undermount stainless steel sink.
- Grohe tap.
- AEG & Neff appliances including : Induction hob, oven, combi microwave oven ( Plots 1 & 2), extractor, integrated dishwasher, integrated washer/dryer ( Plots 3-6 ), integrated fridge freezer.

## Utility Rooms ( Plots 1 & 2 ).

- Units and work surfaces to match kitchens.
- AEG washing machine and tumble dryer.

## Internal finishes.

- Fully finished oak panel internal doors with polished chrome handles.
- Profiled painted skirting and architrave.
- Amtico luxury flooring to kitchens, hallways and reception rooms.
- Carpet to bedrooms.
- LED downlights to kitchen, utility, bathrooms, en-suites, hallways and landings.
- TV and satellite points to bedrooms and reception rooms, including aerals.

## Heating and hot water.

- Mitsubishi air source heat pumps.
- Pressurised hot water cylinder.
- Underfloor heating to all ground floors ( rooms individually controlled with thermostats ).
- Radiators to first floors.
- Wi-fi connected heating controls.

## Windows and doors.

- Fully finished hardwood wooden double glazed flush casement windows and doors ( PAS 24 compliant ).

## Bathrooms and en-suites.

- Roca white sanitaryware.
- Grohe taps and thermostatic shower valves.
- Chrome electric towel warmers.
- Porcelain tiled floors with part tiled walls.

## External details.

- Outside sockets and taps to each property.
- Landscaped front and rear gardens including turf and planting areas.
- Trees and planting to communal areas.
- Indian sandstone patios and paths.
- Block paved road with granite setts at entrance to gravel driveways.
- Lights and power to garages.
- External lighting by external doors.



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

Specification correct as intended at the time of going to print and any choices available are subject to reservation timing / build programme.

# Ladbroom Meadow, Duke Street, Hintlesham, Suffolk



For finding the development please use the SatNav postcode  
**IP8 3PW**

## Excellent nearby connections put everything within easy reach

The A14 meets the A12 just four miles away, placing the whole East Anglian region easily at your disposal. Northbound, the A14 joins the A140 for Norwich, or takes you to Bury St Edmunds and Cambridge before continuing into the Midlands. To the south, the A12 is your direct route into London via Colchester, Chelmsford and the M25. Skirting around Ipswich, the A14 rejoins the A12 heading north to Lowestoft via Suffolk's breathtaking coastline beaches and towns.

On your doorstep, the A1071 takes you easily westwards to Hadleigh in just a few minutes and onwards to the A137 and the picturesque market town of Sudbury. From there, a host of magical villages, pubs, parks, woodland and waterways are yours to explore.

### Road Links

Ipswich	5 miles
Sudbury	15 miles
Colchester	15 miles
Bury St Edmunds	24 miles
Norwich	46 miles
Cambridge	55 miles

### Rail Links

Ipswich station [ IPS ]	6 miles from Ladbroom Meadow
Colchester North [ COL ]	19 minutes
Norwich [ NRW ]	42 minutes
Chelmsford [ CHM ]	45 minutes
Stratford [ SRA ]	1hr, 10 mins
London Liverpool St. [ LST ]	1hr, 15 mins

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