



Painters Place

EAST BERGHOLT

ROSE
Homes for life

ROSE

Homes for life

Our story is now over five generations long, a family of builders who continue to build beautiful homes using the finest traditions.

We have stayed true to our original values of quality, integrity, and trust, recognising that as a local company, we have a responsibility to the community in which we operate.

With an unrivalled reputation for combining traditional craftsmanship with contemporary design, we have built unique and iconic new homes across the East of England. Our years of experience and superior knowledge of all aspects of our craft have earned us a reputation for the very highest standards of design and construction.



“Our journey of landmarks will continue. We are committed to continuous improvement and innovation to ensure we deliver an exceptional product and excellent customer service”

Steven Rose

MANAGING DIRECTOR



Computer generated image is indicative only.

Painters Place

EAST BERGHOLT

Introducing Painters Place set within the heart of Constable Country, in the sought after village of East Bergholt. A collection of just ten luxury homes exclusively for purchasers over 55.

WELCOME HOME

These exceptional properties, built to the very highest standards, provide homes of character and substance that will be a joy to own and to live in. Our traditional qualities of housebuilding have stood the test of time and incorporate the convenience, style, sophistication, and low maintenance demanded by modern homeowners.

A WORLD FAMOUS LANDSCAPE

*Experience living in the heart of The Stour Valley,
a world renowned area of outstanding natural beauty.*

East Bergholt is renowned as a cherished exemplar of the classic 'English Village' with its collection of grand houses and small cottages. Much of the landscape and infrastructure, together with many listed buildings in the locality have not changed in character since the early 19th century. Many of the classical rural views painted by celebrated artist John Constable, can still be seen today.



Willy Lott's House at Flatford

THE HEART OF THE VILLAGE ON YOUR DOORSTEP

Ideally situated just off the main thoroughfare, living at Painters Place means you're not far from a range of amenities, convenience shops and independent restaurants.

Painters Place
EAST BERGHOLT

PHARMACY

THE LION
BRASSERIE

FOUNTAIN HOUSE
TEA ROOMS

CO-OP
SUPERMARKET

THE
BAKERY

LOCAL



Day Lewis Pharmacy	2 minutes
The Lion Brasserie	3 minutes
Co-op Supermarket	4 minutes
The Bakery	4 minutes
Fountain House Tea Rooms	4 minutes
Sports Centre	17 minutes

COUNTRY



Flatford Mill	32 minutes
Dedham	42 minutes

TOWN



Ipswich	17 minutes
Colchester	23 minutes

PUBLIC TRAVEL



Manningtree Train Station	10 minutes
From Manningtree station to London Liverpool Street	58 minutes
London Stansted Airport	50 minutes

Journey times are approximate and taken from Google maps.



Flatford Mill



Dedham River



The East Bergholt Cross



In the architecture of our homes at Painters Place we have considered that the use of high-quality design and materials is integral to the acceptability of these homes within this historic village and the wider Area of Outstanding Natural Beauty, adjacent to the conservation area and close to heritage assets.

Whilst externally the homes present a more traditional feel, internally they are distinctly modern; designed and finished to fit 21st century life, with a focus on flexibility, sustainability and ease.

Paul Willey

ROSE ARCHITECTURAL
DESIGN TECHNOLOGIST

Painters Place

INSPIRED BY THE PAST, BUILT FOR THE FUTURE

Q. What was the architectural thinking behind the design of the Painters Place?

The design approach of 10 'almshouse' style dwellings set around a central courtyard reflects a traditional approach. Detailing, such as the steeply pitched roofs, handmade clay tiles, decorative faux chimneys and bell tower, ornamental club tiles provide a highly pleasant, visually interesting roof form derived from distinctive architectural detailing

Q. How will the design reflect the local area?

These homes have been designed to take inspiration from the traditional Suffolk architecture and complement the local area. The homes will be constructed from a traditional range of materials with intricate design detailing. These materials include Anglian Stock bricks laid in Flemish bond, handmade clay tiles, decorative clay finial ridge tiles, white timber windows, doors, stone detailing, and decorative finishes as well as cast aluminium heritage rainwater goods.

Other traditional features include crafted joinery eaves, decorative barge boards, fascias, voussoir heads, sprocket detailing at eaves and entrance canopies. The resulting appearance is of a high-quality design.

Q. Do homeowners have their own private, outside space?

Each home benefits from private gardens, predominantly laid to lawn with Indian sandstone terraces and a sizable timber framed garden store. The rear boundaries are marked by woven, willow panel fencing with hardwood garden gates.

Each home will come with two parking bays and access to the communal bin and cycle store.

Q. What are the communal areas like?

A communal area of rest and reflection, to the rear of the site is accessed via a resin bound walkway with sensor lights. Overall, it will be left undisturbed with the inclusion of some wildflower planting and enhanced boundary planting.

The frontage of the development is expertly landscaped with park style railings erected along the Hadleigh Road with supplemental landscaping. In addition, piers either side of the entrance help enhance the sense of arrival, along with the grand resin bound driveway and parking court. The central courtyard is defined by flush granite setts with a bound gravel surface.

BUILDING BEAUTIFUL HOMES
IN THE FINEST TRADITIONS

Painters Place

INTERIORS

We take great care when designing our interiors to ensure a modern approach that reflects the latest styles but will also stand the test of time. We have selected premium appliances and sanitaryware and chosen stunning but functional floor finishes to complement the overall design. The layouts have been carefully considered to be practical but elegant.



Computer generated images are indicative.



Computer generated imagery is indicative only.

Painters Place

BEAUTIFULLY PLACED

Impeccably designed inside and out, these exclusive new homes offer elegant living within a superior setting.

This charming collection of new homes benefits from extensive landscaped communal areas as well as existing mature trees and hedgerows, providing an attractive, established setting.

The traditionally influenced façades and thoughtfully planned interiors, coupled with a sophisticated specification and beautiful finishes, ensure these character homes will impress time and time again.



Site plan not to scale and is indicative only.

Painters Place

Painters Place

EAST BERGHOLT

2 Bedroom Homes



The Vale
Plots 3 & 8



The Grove
Plots 5 & 6

3 Bedroom Homes



The Lock
Plots 1, 2, 9 & 10



The Glebe
Plots 4 & 7

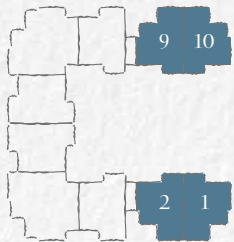


Plots 1 & 2, far left location



Kitchen	3.100m x 2.612m	10'2" x 8'6"
Living/Dining	5.875m x 4.930m	19'3" x 16'2"
Master Bedroom	4.243m x 3.917m	13'11" x 12'10"
Bedroom 2	3.468m x 2.712m	11'4" x 8'10"
Bedroom 3	2.397m x 2.315m	7'10" x 7'7"

+ Windows to Plots 1 & 10 only



► denotes where dimensions are taken from. AC Airing Cupboard C Cupboard W Wardrobe

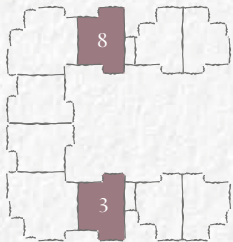
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Plot 8, far right location



Kitchen	3.850m x 3.500m	12'7" x 11'5"
Living/Dining	5.875m x 4.860m	19'3" x 15'11"
Master Bedroom	4.243m x 3.960m	13'11" x 12'11"
Bedroom 2	5.198m x 3.258m	17'0" x 10'8"



► denotes where dimensions are taken from. AC Airing Cupboard C Cupboard W Wardrobe

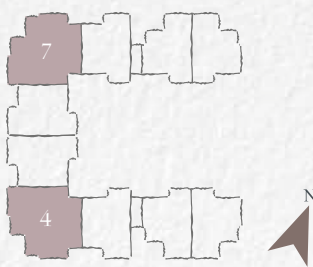
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Plot 7, corner location



Kitchen	3.850m x 2.512m	12'7" x 8'2"
Living/Dining	6.566m x 5.198m	21'6" x 17'0"
Garden Room	3.850m x 2.387m	12'7" x 7'9"
Utility	2.512m x 1.912m	8'2" x 6'3"
Master Bedroom	5.875m x 5.198m	19'3" x 17'0"
Bedroom 2	3.400m x 2.821m (max)	11'1" x 9'3" (max)
Bedroom 3	3.924m x 2.650m	12'10" x 8'8"



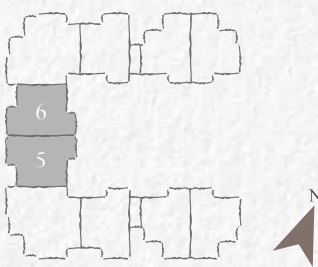
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Plots 5 & 6, far left location

Kitchen	3.850m x 3.700m	12'7" x 12'1"
Living/ Dining	5.875m x 5.218m	19'3" x 17'1"
Master Bedroom	4.243m x 4.030m	13'11" x 13'2"
Bedroom 2	5.198m x 3.568m	17'0" x 11'8"



► denotes where dimensions are taken from. AC Airing Cupboard C Cupboard W Wardrobe

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DESIGNED FOR LIFE

Kitchen

- Stylish professionally designed fitted kitchen with timber doors and a choice of Quartz or Minerva worktops and matching upstands, selected from an extensive range of finishes and styles*
- Choice of gas, induction, or ceramic hob*
- Stainless steel or coloured glass splashback**
- Two integrated ovens (one with microwave function)
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- Integrated wine cooler
- 1½ bowl silgranite undermounted sink with chrome mixer tap
- Tiled floors from an extensive range*
- Integrated washer/dryer to homes without a utility area
- Soft-close drawers and doors, cutlery tray and recycling bins

Utility (The Glebe)

- Silgranite sink with drainer and chrome mixer tap
- A choice of Quartz or Minerva worktops and matching upstands, selected from an extensive range of finishes and styles*
- Tiled floors from an extensive range*
- Larder cupboard to complement kitchen



Bathroom & En-suite

- Stylish ‘Laufen’ sanitary ware with complementary chrome fittings
- Vanity units in choice of colours* to en-suite and main bathroom
- Illuminated demisting mirror over basin in master en-suite shower room
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Bathrooms include ‘Roca’ bath with handheld shower
- Bathrooms have been configured to allow for the future conversion to a wet room***
- Chrome heated towel rails to bathrooms and en-suites, individually controlled
- Floor and wall tiling from an extensive range*
- Single toothbrush charger and shaver socket to master en-suite
- Mirror to main bathroom / en-suite
- Recessed niche to master en-suite



Internal Finishes

- Choice of wall colour finish from our selected range*
- Satinwood painted woodwork / Gloss on window boards
- 5 vertical panel oak internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting
- Ogee design skirting boards with architrave to suit
- Loft ladder with handrail
- Tiled hallways from our extensive range*

Electrical & Lighting

- Chrome finished switches and sockets throughout, excluding media plate finished in white
- Recessed LED downlighters to kitchen areas, utility (The Glebe), all en-suites and bathrooms
- Pendant light fittings to all other rooms
- Loft light
- External power socket
- Electrically operated roof lights with integrated rain sensor to kitchen areas in certain plots
- Provision for electric car charging – owners are responsible for installing any electric car charging cabling and equipment as required.
- Smart electric and gas meters

Safety, Security & Warranty

- Wired intruder alarm
- Heat, smoke and carbon monoxide detection systems throughout
- 10-year NHBC structural warranty

Environment

- ‘Fabric First’ construction providing highly insulated homes designed to 2013 regulations, which achieve excellent energy performance ratings and minimal heat loss

Heating

- High efficiency gas boilers and cylinders
- Double glazing and high levels of insulation throughout
- Underfloor heating throughout with zonal thermostatic control



Connectivity

- 'Fibre to the Home' fibre optic broadband connection to your individual home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from individual home hub to all individual data and telephone points
- Telephone points, TV points and USB charge points to all bedrooms, living room, kitchen, or kitchen/dining/family room

Externally

- White painted, timber double-glazed windows, front door, French doors and rear/side external doors
- Black cast aluminium heritage rainwater goods
- Timber fascia, soffit, and barge boards
- Doorbell to front door
- External tap
- Slate numeral plaque to front aspect
- Indian sandstone paved entrance paths and terraces to rear
- Resin bound driveway and parking areas
- Cultivated turf to front and rear gardens, planting to front gardens only
- Water butt
- Each home will benefit from a timber framed garden store with power and light
- Willow panel boundary fencing to most plots



* Subject to reservation timing/build programme

** Black or white coloured glass available

*** Subject to additional cost

Images are indicative from previous developments

COMMITTED TO OUR CUSTOMER JOURNEY



We fully understand the excitement and significance of buying a new home, so to make it a special experience, we aim for the very best service standards. We have developed our Customer Journey to ensure you feel informed, in control and most of all, excited about moving into your new Rose Home.

Our Customer Charter sets the standards of service and commitment to you, ensuring a consistent, high-quality service. We continue to invest in making our customers' lives better; whether that's through finding new ways of communicating throughout the customer journey or by implementing new technological solutions.



Supporting the Consumer Code for Home Builders. For more information please visit www.consumercode.co.uk



Each home built by Rose Builders Ltd. is covered by the NHBC 10 year warranty. For details please visit www.nhbc.co.uk

ELEVATE YOUR HOME

THE GREAT THING ABOUT BUYING A ROSE HOME...



The great thing about buying a Rose home is that you can make it your own from the very beginning.

You may already have some ideas about what you would like for your home. Or maybe you're looking for some inspiration. In either case, our consultants are there to help. It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it could be provided before the completion of your home (depending on the build stage when you reserve).

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, from sleek, designer kitchens to cool, contemporary bathrooms, right down to the fine details of tiles and taps. There's plenty to inspire your imagination and suggest a whole range of possibilities for you to create a place to call home.

So, if you're ready, it's time to consider your options.



Please note any changes, upgrades or additions are subject to cost confirmation and may not be possible in some situations. We require a 50% upfront payment to be made to enable us to order, install or carry out any changes, upgrades or additions.



ROSE

Homes for life

Book your appointment at:
[rosebuilders.co.uk](https://www.rosebuilders.co.uk)

Painters Place, Hadleigh Road, East Bergholt CO7 6QW
Telephone: 01206 392 613

We create exceptional properties built to the highest standards and provide homes of character and substance that are a joy to own and live in. We rely upon the traditional qualities of housebuilding that have stood the test of time and incorporate the convenience, style, sophistication, and low maintenance demanded by modern homeowners. The result is the creation of beautiful, efficient, and highly functional new homes, which perfectly complement their setting.

Alex Leader
SALES AND MARKETING DIRECTOR



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