

GREEN
MEADOW
PASSIVHAUS STANDARDS



WITH PASSIVHAUS STANDARDS,
THE FUTURE IS ALREADY HERE.

GREEN MEADOW

PASSIVHAUS STANDARDS

Green Meadow is an inspired development which showcases a remarkable collection of exquisite new homes meticulously designed and constructed in accordance with Passivhaus Standards.

These cutting-edge standards aim to revolutionise the way we think about housing by focusing on energy efficiency and sustainability. Each home within the Green Meadow community is a testament to this commitment, offering a host of benefits that go far beyond mere aesthetics.

One of the key advantages of these Passivhaus homes is their ability to significantly reduce heating costs. Through innovative design principles, superior insulation, and airtight construction, these homes minimise heat loss, ensuring that residents enjoy a comfortable living environment while consuming far less energy. These homes prioritise the occupants' well-being by enhancing indoor air quality through a continuous supply of fresh air.

In addition to the remarkable energy savings and improved air quality, the homes here offer a range of other advantages. The meticulous design and construction also result in exceptional noise reduction, shielding homeowners from external disturbances and ensuring a tranquil living experience. Furthermore, the homes' durability is a testament to their quality, ensuring that they will stand the test of time and provide a lasting investment for homeowners. Finally, by adhering to Passivhaus Standards, Green Meadow minimises its environmental impact, contributing to a reduced carbon footprint and a greener future for all.



A SCENIC SETTING TO CALL HOME

Nestled in the picturesque countryside of Norfolk, Whittington offers a tranquil and idyllic retreat. Situated in close proximity to the market town of Downham Market, residents of Whittington enjoy the best of both worlds – a peaceful rural location and easy access to modern amenities.

Whittington’s rural setting provides a serene environment, perfect for those seeking a slower pace of life and a strong sense of community. The village is surrounded by lush green fields, charming woodlands, and meandering

streams, offering ample opportunities for outdoor activities such as walking, cycling, and birdwatching. The scenic beauty of the Norfolk countryside is truly at your doorstep.

For major amenities, Downham Market is just a short distance away. This thriving market town boasts a range of shops, boutiques, cafes, and restaurants. The town also hosts a regular market, where locals can browse a variety of fresh produce, local crafts, and other goods.

The town also has a mainline train

station. This station provides excellent transport links, connecting the area to major cities like Cambridge and London, or even to the Norfolk town of King’s Lynn.

Commuters can enjoy a hassle-free journey, with regular train services offering quick and convenient access to these urban hubs. Whether it’s for work, leisure, or exploring the cultural and educational opportunities available, having a reliable train service at your doorstep opens up a world of possibilities.





THE SHIPDHAMS (Plots 1, 2 & 7)

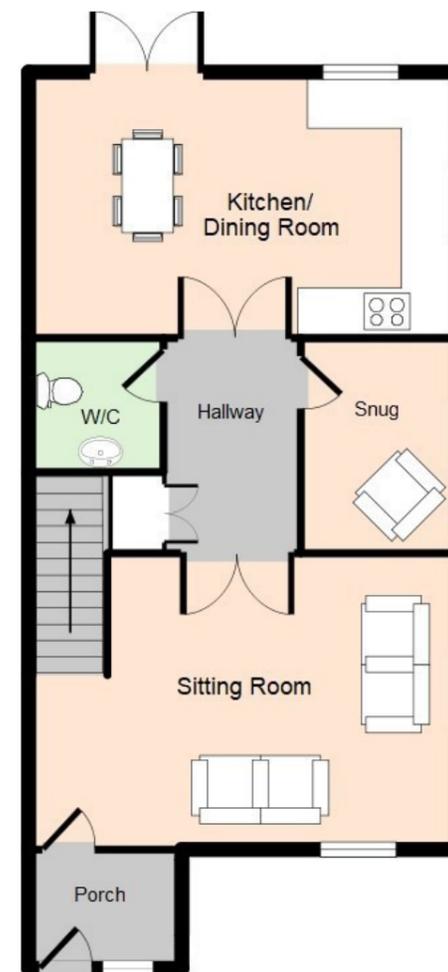
- Semi-Detached Homes
- Three Double Bedrooms
- Principal Bedroom with En-Suite
- Accommodation Extending to Around 1,281 sq. ft.
- Ample Driveway Parking and Single Garage
- Rear Terrace and Enclosed Rear Garden
- Sociable Open Living Space
- Separate Sitting Room, Snug or Home Office

These efficient new homes are approached over independent shingle driveways providing ample off-road parking as well as access to single garaging. A pathed footpath and timber side gate grants private access to a broad rear terrace and enclosed rear garden.

The properties enter into a practical entrance porch and the ideal place to hang your jackets and kick off your shoes after a pleasant amble in the surrounding countryside. Double

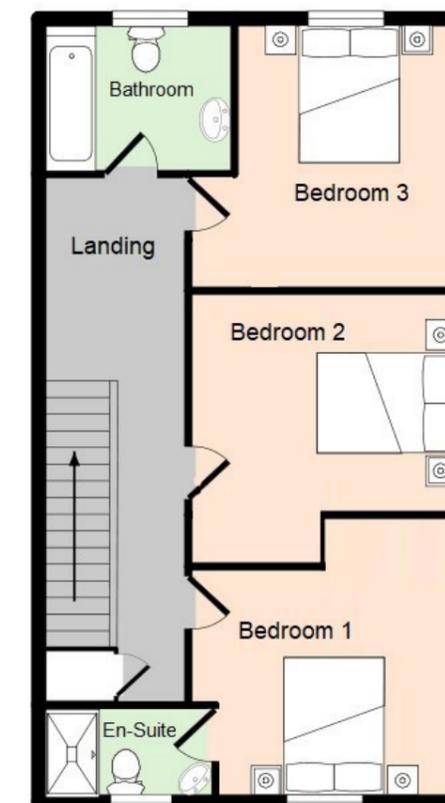
doors from the family sitting room lead to an inner hallway boasting a separate snug or place to work from home and a useful downstairs cloakroom, a further set of double doors open into the sociable kitchen dining room at the heart of this home.

To the first floor, a family bathroom is complemented by three double bedrooms, with the principal bedroom enjoying an ensuite.



GROUND FLOOR

Kitchen / Dining Room	5.7m x 3.5m
Sitting Room	5.7m x 3.9m
Snug	2.8m x 2.1m



FIRST FLOOR

Bedroom 1	3.6m x 3.1m
Bedroom 2	3.6m x 3.0m
Bedroom 3	3.6m x 3.6m



THE BRADENHAMS (Plots 3, 4, 5, 6, 9 & 10)

- Detached Homes
- Four Double Bedrooms
- Two Bedrooms With En-Suite
- Accommodation Extending to Around 1,668 sq. ft.
- Ample Driveway Parking and Single Garage with Accompanying Carport
- Rear Terrace and Enclosed Rear Garden
- Sociable Open Living Space
- Separate Sitting Room, Dining Room, Snug or Home Office

Resting on unusually generous plots these A-Rated family homes are approached over independent broad shingle driveways affording ample off-road parking and access to a single garage and accompanying carport. A pathed footpath and timber side gate grant private access to a broad rear terrace and enclosed rear garden.

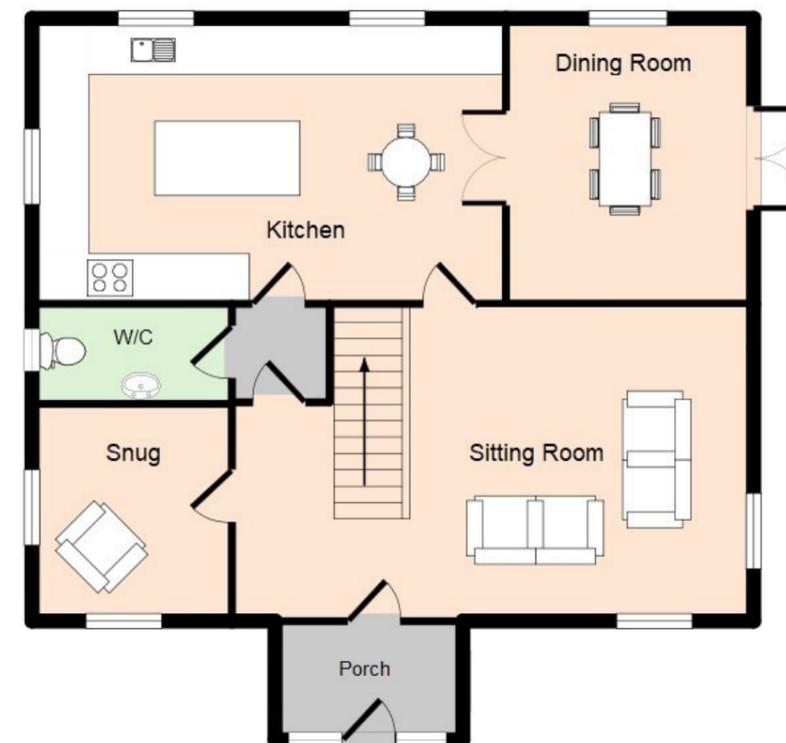
These generous homes enter into a useful entrance porch and a practical place to muster your macks and store your

scarves. In addition to a sociable kitchen and dining area, this family sized home still provides additional space to enjoy the company of other or alternatively somewhere quiet to find solace with a family sitting room, a separate formal dining room and a snug or home office.

To the first floor, a family bathroom is accompanied by four double bedrooms, two with ensuite facilities.

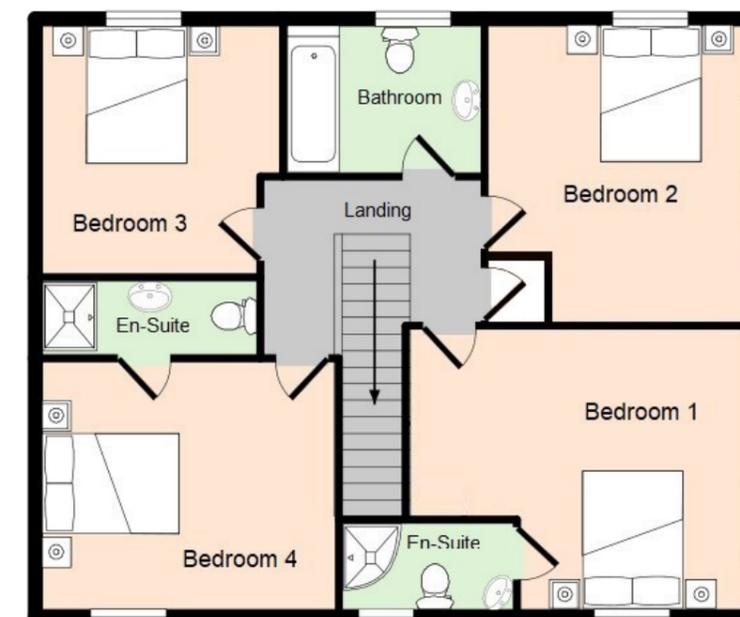
GROUND FLOOR

Kitchen	6.3m x 3.8m
Dining Room	3.8m x 3.3m
Sitting Room	6.9m x 4.2m
Snug	2.9m x 2.6m



FIRST FLOOR

Bedroom 1	4.6m x 3.8m
Bedroom 2	4.1m x 3.5m
Bedroom 3	3.4m x 3.3m
Bedroom 4	4.0m x 3.4m



SPECIFICATION

A Green New Build home is finished to a standard high specification from build through to the finishing touches with fixtures and fittings. To include:

EXTERNAL FINISHES

- A mix of Anthracite Double Pantiles over Kempton Weathered Antique style brickwork and Red Double Pantiles over Oakington Buff brickwork
- Decorative Black Timber Facias and Black Rainwater Goods
- Black PVC-U Triple Glazed Modus Windows with flush casement- *A Revolution in Design, Engineering and Performance - Modus
- Black Composite Exterior Door with Black Ironmongery and PVC-U Double Doors
- Powered Black Garage Doors with Oak Timber Carport Piers
- Black Up and Down Lighting to Main Entrance Doors and Sides
- Shingle Driveways
- Beige Pathway and Rear Terrace
- Black Estate Metal Fencing to the Front with Close Board Timber Side Gate and Fencing to the Rear
- Grass Lawns with some Planting and a Water Tap to the Rear
- Samsung Air Source Heat Pump

INTERNAL FINISHES

- White Painted Walls and Ceilings
- Oak effect Luxury Vinyl Tiling to Entrance Hallway, Reception Rooms and Kitchen Area
- Mix of Floor Tiling to Bathrooms and Ensuites
- Grey Carpeting to Staircases, Landings and Bedrooms
- Oak Doors with Black Ironmongery
- White Painted Staircase and Burford style Architraves and Skirting
- Kitchen Finishes
- Oak Worktops and Upstands
- Inset White Belfast style Sink with Brushed Brass style Taps
- Neutral Shaker style Kitchen Units with Brushed Brass style Ironmongery
- Integrated Double Oven and Five Ring Hob with Black Extractor Hood
- Integrated Fridge Freezer, Dishwasher and Integrated Washer/Dryer

BATHROOM AND ENSUITE FINISHES

- White Sanitary Ware with Black Fittings and Ironmongery
- Black Heated Towel Rail
- Neutral Porcelain Wall Tiles
- Electric Shaving Point and Wall Mirror

GENERAL INFORMATION

- Underfloor Heating to Ground Floor and Radiators to First Floor
- Zehnder ComfoAir Q 350 Mechanical Ventilation Heat Recovery System – *World Class Efficiency, recognised and certified by The Passive House Institute
- Television Points to Sitting Room and Bedrooms
- Broadband and Telephone Points
- Powered Smoke Alarm
- ICW 10 Year Warranty
- Mains Water and Electricity with Individual Water Treatment Plants
- Owners will be required to pay an annual Service and Management charge for the maintenance of shared common parts

*Extract from manufacturers



THE DEVELOPER



Green New Builds is a Norfolk-based family-run business. This husband and wife duo have established a strong reputation for themselves by creating bespoke developments which showcase variety and character. Their projects boast a high-quality finish that extends to both the internal and external elements.

With a focus on designing sympathetic additions to the rural landscape, Green New Builds takes pride in enhancing the surrounding communities. Their homes are meticulously planned to meet the demands of modern living, whilst preserving flexibility and charm.

Green New Builds' commitment to creating homes which blend seamlessly with their environment, and cater to contemporary lifestyles, sets them apart in the industry. Their projects reflect careful consideration, resulting in properties that stand out as proud enhancements to their communities.



SO, WHAT ARE THE BENEFITS OF PASSIVHAUS STANDARDS?

We've spoken about the exquisite new homes meticulously designed and constructed in accordance with Passivhaus Standards, but if you're unsure what that means - we're here to help!



HEALTH

A continuous fresh air supply while fine filters keep out dust, pollen and other particles. Perfect for those who suffer from allergies.



WEALTH

Up to 90% reduction in heating and cooling costs thanks to a ventilation system minimising energy consumption, triple glazing and high-quality insulation.



COMFORT

The home maintains constant pleasant temperature with fresh air supply and engineered to keep allergens and germs at bay; triple glazing ensures peace and quiet.



DURABILITY

Airtight construction, triple glazing and high quality insulation engineered for the future.



EARTH

Build style and materials along with reduced running costs ensures you maintain a low carbon footprint



FUTURE

A home which looks after you and the planet; a ventilation system which keeps particles out and a low carbon footprint.

GREEN MEADOW

PASSIVHAUS STANDARDS



ALL ENQUIRIES

SOWERBYS

Land & New Homes Specialists

01553 766741 • kingslynn@sowerbys.com

www.sowerbys.com

This brochure offers a general impression of the range and quality of the homes we have on offer at Green Meadow. Green New Builds operates a policy of continuous product improvement so there could be material differences between the images and/ or specification depicted in our marketing literature compared with the final house product. Maps are not to scale. All internal and external photography of properties depicts previous Green New Builds developments. Other photographs are of the local area or are indicative lifestyle images.



A RURAL LIFESTYLE IN A HOME WITH A DURABLE LIFESPAN



GREEN NEW BUILDS

Countryside Homes