



# *The Willows*

Banham

FINAL PHASE

A luxury collection of 2, 3 & 4 bedroom bungalows, houses & chalets

Brought to you by renowned Norfolk developer





Welcome to the final phase of

# The Willows

A beautiful development of individually unique homes set in the quintessential Norfolk village of Banham.

**T**he final phase released at The Willows are the last available of 29 homes in the pretty south-Norfolk village of Banham. Thoughtfully designed and built by local renowned developer Clayland Architects & Country Homes. The Willows is cleverly laid out with plenty of green space and a lovely pond.

The homes at The Willows offer a great variety of configurations, from expansive open plan living to traditional separate reception rooms. This phase features houses and chalets of either two, three

or four bedrooms, and just two detached bungalows.

In keeping with their reputation for building beautiful homes, Clayland have included many of their signature touches such as the beautiful oak porches. All plots have their own driveways and rear gardens with spacious porcelain tiled patios. There are garages to all detached properties and stunning oak cart lodges to many. These are just some of the quality features which should be viewed to be appreciated.

# Live life in Norfolk

Living in Banham really does offer the best of all worlds. This pretty south Norfolk village with a population of one and a half thousand has a central village green adjacent to the church which is surrounded by stunning listed homes. Yet access to the rest of Norfolk and beyond couldn't be easier.

The quintessential Norfolk village of Banham has an abundance of facilities and amenities. There are two local shops - one with post office services, a popular family-friendly public house, a takeaway, hairdressers, fabulous butchers and even a garage for car maintenance.

There is a substantial community centre, Banham Primary School, the Orchard Montessori Nursery rated 'good' by Ofsted and is in the catchment

area for Old Buckenham School, also rated 'good' by Ofsted.

At the heart of the village is Banham Zoological Gardens. Founded in 1968 it now houses thousands of animals from all corners of the world and is set in 50 acres of parkland and gardens. Banham is also home to Appleyard Hall, an award winning wedding and events location.

The market town of Diss is to the south and Attleborough to the north west, both under 7 miles away and offer a wide range of shopping facilities. Diss has a mainline railway station serving London Liverpool Street and Attleborough railway station serves Norwich and Cambridge.

Banham is perfectly placed to enjoy Thetford forest, the UK's largest man made lowland forest, less than 25 minutes away. The east coast is renowned for its big skies and beautiful variety of beaches. From the wide beaches at Winterton to the colourful beach huts at Wells-next-the-Sea, there is something for every taste and day trips aplenty to be explored.

The Cathedral City of Norwich to the north is approximately 21 miles away and has a beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and numerous pubs and eateries along the river itself.



Snetterton

Diss

Attleborough

Norwich

Cambridge

London



7 miles

7 miles

9 miles

17 miles

47 miles

90 miles



# The Details

## Exterior Construction & Finish

- Traditional brick & block, pantile roof
- Low maintenance flush uPVC casement windows
- Composite external doors with flush threshold
- Tar and shingle driveways
- Central heating by air source heat pump, underfloor heating to ground floor (radiators first floor)
- Mains water and mains sewage
- Outside lighting and tap
- Electric garage doors to selected plots
- Close board fencing and metal 'estate style' fencing to selected plots

- Generous sized porcelain tiled patios
- Pre-wired for EV charging point

## Interior - Kitchen

- Quality kitchen by local supplier
- Eye level ovens
- Integrated fridge freezer & dishwasher
- Induction hob
- 1.5 bowl sink with mixer tap
- Integrated waste bins
- Worktops with matching upstands and splashback

## Interior - Bathroom

- Shaving points
- Heated towel rails
- High quality sanitary ware

## Interior - General

- Generous room sizes throughout
- Oak interior doors with brushed stainless steel ironmongery
- Smoke detection system to all floors
- Carpet to reception rooms, landing, stairs and bedrooms
- Luxury vinyl tiled flooring to kitchen, utility, bathroom, WC, en-suite and hallway

Specification may change during the build process if supply issues are encountered. We will endeavour to inform of any forced changes and suitable replacements will be offered.

Specifications listed are plot specific - please check with us before reserving.



## Guarantees

- 10 year Build-Zone new home warranty
- 2 year warranty to central heating
- 2 year defects period

# The Development



- Plot 10 End of terrace
- Plot 11 Mid terrace
- Plot 12 End of terrace
- Plot 22 Chalet
- Plot 23 Detached house
- Plot 24 Detached house
- Plot 25 Chalet
- Plot 26 Chalet
- Plot 27 Bungalow
- Plot 28 Chalet
- Plot 29 Bungalow



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of this development. Layouts provide approximate measurements and are for guidance only and do not constitute any part of an offer, contract or warranty. Bathroom and kitchen layouts are indicative only and may be subject to change. The information shown on the plans within this brochure are a preliminary guide only.



## Plot 10

Behind the traditional brick façade is a fabulous home with open plan design, three bedrooms, contemporary bathroom and enclosed rear garden.

End Terrace House  
1033 sq ft Driveway

3 1

Ground Floor



First Floor



Open plan living • Perfect starter home • End terrace home • Enclosed rear garden and patio • Three bedrooms • French doors • Driveway parking

Kitchen	3.57m x 3.03m (11' 8" x 9' 11")	Bed 1	4.71m max x 3.44m max (15' 5" x 11' 3")
Dining	3.80m x 2.71m (12' 5" x 8' 10")	Bed 2	3.67m x 3.46m (12' 0" x 11' 4")
Living room	4.60m x 3.43m (15' 1" x 11' 3")	Bed 3	3.56m x 2.19m (11' 8" x 7' 2")



Mid Terrace House  
893 sq ft

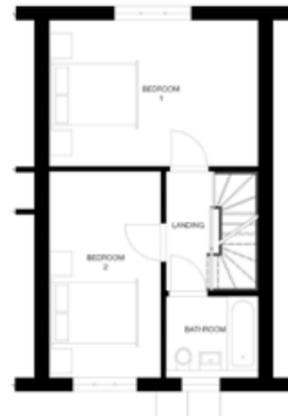


2 1

Ground Floor



First Floor



## Plot 11

Behind the traditional brick façade is a fabulous home with contemporary finishes, two bedrooms, contemporary bathroom and enclosed rear garden.

Kitchen/Dining room with separate Living room • Perfect starter home • Mid terrace home • Enclosed rear garden and patio • Two bedrooms • Driveway parking

Kitchen/Dining	4.92m x 2.63m (16' 1" x 8' 7")	Bed 1	4.95m x 3.49m (16' 2" x 11' 5")
Living room	4.95m x 3.48m (16' 2" x 11' 5")	Bed 2	4.90m x 2.66m (16' 0" x 8' 8")



End Terrace House  
1033 sq ft



3 1

Ground Floor



First Floor



## Plot 12

Behind the traditional brick façade is a fabulous home with open plan design, three bedrooms, contemporary bathroom and enclosed rear garden.

Open plan living • Perfect starter home • End terrace home • Enclosed rear garden and patio • Three bedrooms • French doors • Driveway parking

Kitchen	3.57m x 3.03m (11' 8" x 9' 11")	Bed 1	4.71m max x 3.44m max (15' 5" x 11' 3")
Dining	3.80m x 2.71m (12' 5" x 8' 10")	Bed 2	3.67m x 3.46m (12' 0" x 11' 4")
Living room	4.60m x 3.43m (15' 1" x 11' 3")	Bed 3	3.56m x 2.19m (11' 8" x 7' 2")



# Plot 22

With end of cul-de-sac position and on the edge of the development this three bedroom chalet style property offers flexibility with bedrooms to both floors. Double bedrooms combine with two en-suites whilst the living room is separate to the kitchen dining room. Garage, driveway and generous west facing garden with countryside views beyond.

Ground floor double bedroom with en-suite • Kitchen dining room to rear • Separate living room • Two spacious first floor bedrooms including second en-suite • Garage and driveway • Edge of development • West facing garden • Field views

Kitchen dining room	5.66m x 3.83m (18'6" x 12'6")	Bed 2	4.93m x 4.04m (16'2" x 13'2")
Living room	6.65m x 3.75m (21'8" x 12'3")	Bed 3	5.20m x 3.43m (17'1" x 11'3")
Bed 1 (gf)	4.03m x 3.15m (13'2" x 10'3")		

Detached Chalet  
1604 sq ft Garage

3 3

Ground Floor



First Floor



# Plot 23

This traditionally styled family home features open plan ground floor design, four bedrooms and en-suite. This generous corner plot offers west facing garden with patio to capture the evening sun whilst the integral garage is complemented by driveway parking.

Open plan design with french doors across the rear • West facing garden and additional garden to side of garage • Integral garage and driveway • En-suite to principal bedroom

Kitchen	4.27m x 2.81m (14' x 9'2")	Bed 2	3.93m x 3.59m (12'9" x 11'7")
Dining	4.27m x 3.93m (14' x 12'9")	Bed 3	4.04m x 3.08m (13'3" x 10'1")
Living room	4.85m x 3.55m (15'9" x 11'6")	Bed 4	3.73m x 3.08m (12'2" x 10'1")
Bed 1	5.19m x 3.59m (17' x 11'7")		

Detached House  
1550 sq ft Garage

4 2

Ground Floor



First Floor





# Plot 24

A beautifully balanced home featuring open plan ground floor design, four bedrooms and en-suite. This generous plot offers west facing garden with patio to capture the evening sun whilst the integral garage is further enhanced by the driveway parking.

Open plan design with french doors across the rear • West facing garden and patio • Integral garage and driveway • En-suite to principal bedroom

Kitchen	4.27m x 2.81m (14' x 9'2")	Bed 2	3.93m x 3.59m (12'9" x 11'7")
Dining	4.27m x 3.93m (14' x 12'9")	Bed 3	4.04m x 3.08m (13'3" x 10'1")
Living room	4.85m x 3.55m (15'9" x 11'6")	Bed 4	3.73m x 3.08m (12'2" x 10'1")
Bed 1	5.19m x 3.59m (17' x 11'7")		

 Detached House  
1550 sq ft
  Garage

 4
  2

Ground Floor



First Floor



# Plot 25

On a generous plot with wrap-around garden this three bedroom chalet style property offers flexibility and style with bedrooms to both floors. Spacious double bedrooms serviced by two en-suites and bathroom, complemented by open plan living. Integral garage, driveway and west facing garden complete the picture.

Ground floor double bedroom with en-suite • Open plan design • Two spacious first floor bedrooms including second en-suite • Integral garage and driveway • West facing garden

Kitchen	3.55m x 2.66m (11'6" x 8'7")	Bed 1 (gf)	3.93m x 3.73m (12'9" x 12'2")
Dining	3.62m x 3.34m (11'9" x 10'10")	Bed 2	4.88m x 4.04m (16' x 13'3")
Living room	4.72m x 3.29m (15'5" x 10'8")	Bed 3	3.75m x 3.43m (12'3" x 11'3")

 Detached Chalet  
1464 sq ft
  Garage

 3
  3

Ground Floor



First Floor





## Plot 26

At the edge of the development and with west facing garden this three bedroom chalet style property offers flexibility and style with bedrooms to both floors. Spacious double bedrooms serviced by two en-suites and bathroom, complemented by open plan living. Integral garage, driveway and west facing garden complete the picture.

Ground floor double bedroom with en-suite • Open plan design • Two spacious first floor bedrooms including second en-suite • Integral garage and driveway • West facing garden • Field views • French doors

Kitchen	3.12m x 2.95m (10'2" x 9'7")	Bed 1 (gf)	4.05m x 3.76m (13'3" x 12'3")
Dining	3.69m x 2.89m (12'1" x 9'5")	Bed 2	4.88m x 4.04m (16' x 13'3")
Living room	4.45m x 3.42m (14'6" x 11'2")	Bed 3	3.78m x 3.73m (12'4" x 12'2")

 Detached Chalet  
1410 sq ft
  Garage

 3
  3

Ground Floor



First Floor



## Plot 27

At the very corner of the development this detached bungalow boasts a generous wrap-around corner plot with both south and west aspects. Three double bedrooms, en-suite, open plan living, garage and driveway are all on offer with this outstanding property.

Corner plot at edge of the development • South and west facing wrap-around garden • Open plan living design • Three double bedrooms • Garage and driveway • Field views • French doors

Kitchen	4.05m x 2.83m (13'3" x 9'3")	Bed 1	3.97m x 3.7m (13' x 12'1")
Dining	4.05m x 2.38m (13'3" x 7'8")	Bed 2	4.32m x 3.35m (14'2" x 10'10")
Living room	4.36m x 3.97m (14'3" x 13')	Bed 3	3.68m x 3.04m (12'1" x 9'10")

 Detached Bungalow  
1216 sq ft
  Garage

 3
  2

Ground Floor





# Plot 28

On the edge of the development this three bedroom chalet style property offers home-for-life flexibility. Three double bedrooms are combined with two en-suites whilst the living room is separate to the kitchen dining room. Garage, driveway and south facing garden.

Ground floor double bedroom with en-suite • Kitchen/dining room to rear with bi-fold doors • Separate living room • Two spacious first floor bedrooms including second en-suite • Garage and driveway • South facing garden

Kitchen dining room	5.66m x 3.83m (18'6" x 12'6")	Bed 2	4.93m x 4.04m (16'2" x 13'2")
Living room	6.65m x 3.75m (21'8" x 12'3")	Bed 3	5.20m x 3.43m (17'1" x 11'3")
Bed 1 (gf)	4.03m x 3.15m (13'2" x 10'3")		

 Detached Chalet  
1603 sq ft
  Garage

 3
  3

Ground Floor



First Floor



# Plot 29

A three bedroom detached bungalow with eye catching design. Attractive kitchen dining room with vaulted ceiling, separate living room and en-suite to principal bedroom. The exterior offers a generous south facing garden with garage, cart lodge and driveway.

Generous wrap-around plot • South and west facing gardens • Vaulted ceiling to kitchen dining room • En-suite to principal bedroom • Garage, oak cart lodge and driveway • French doors

Kitchen dining room	6.05m x 3.9m (19'8" x 12'8")	Bed 2	3.59m x 2.96m (11'8" x 9'7")
Living room	4.48m x 3.9m (14'7" x 12'8")	Bed 3	3.59m x 2.96m (11'8" x 9'7")
Bed 1	4.25m x 3.9m (13'9" x 12'8")		

 Detached Bungalow  
1236 sq ft
  Garage & Cart Lodge

 3
  2

Ground Floor





# The Developer

Not only is every development by Clayland unique in character and style, but no two homes are exactly the same. This level of attention to detail and pride in quality is evident. Every home oozes a perfect blend of aesthetics, advanced build quality and the finest materials.

The homes built by Clayland are much more generously proportioned than most new build developments. They are heated using air

source heat pumps and underfloor heating which provide significant energy savings and reduced emissions over gas or oil fired systems. They are very much a family firm, established in 1998 and run by husband and wife team Chris and Mel Tilley, with Chris' eldest sons Aaron and Ollie working through the ranks. Most of our staff have been with the company for many years and have worked hard to build and maintain our reputation.

Founded in 1998 Clayland Homes have built a reputation based on quality and craftsmanship. Traditional design blends with modern technology and a philosophy to build homes where no two are ever exactly alike.





# The Willows

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