



EH

EXQUISITE
HOME

SPECTACULAR SURROUNDINGS

Situated in a breathtaking setting, this outstanding collection of two, three and four bedroom homes offers panoramic views over open countryside and the River Orwell. The development features stylish designs and thoughtful architecture that harmonise with the surroundings. Inside, beautifully appointed contemporary interiors, finished to the highest standards offer comfortable and modern living spaces. This is a rare opportunity to own a sleek and elegant new home in an unparalleled location. The Shotley Peninsula, bordered by the rivers Stour and Orwell, is dotted with picturesque villages and stunning views. Chelmondiston, situated on the south bank of the Orwell, provides easy access to the Royal Hospital School, Woolverstone School, Alton Reservoir, various sporting activities on the river, and the popular Butt and Oyster pub. Ipswich is just under seven miles to the north.







A Stunning Development...

Chelmondiston is a vibrant and pretty parish village bordering the River Orwell with areas of outstanding natural beauty and wonderful National Trust walks throughout Pin Mill and surrounding areas. The village offers a range of local amenities including Primary School, Post Office and shops, Chinese takeaway, gastro pub, equestrian centre, sailing club, tennis courts, and play park. With lots of community activities (yoga, dance, drama, book groups, etc.) with Jimmy's Farm, Suffolk Food Hall, Alton Water, and Harkstead Beach all just a stone's throw away. Chelmondiston is located just a few miles from The Royal Hospital and Ipswich High Schools as well as the Royal Harwich Yacht Club and MDL marina. The nearest train station is Ipswich mainline station providing direct links to London Liverpool Street Station. Chelmondiston is an easy 15 minute commute to Ipswich and Manningtree, has good transport (bus) networks, and is a dog walker's heaven.

Elegantly landscaped and thoughtfully designed with beautifully appointed interiors that harmonise with the surroundings this remarkable new development of homes are constructed to the very highest of standards. Timber framed, with underfloor heating as standard and with high quality integrated appliances, their green credentials are also excellent. Surrounded by beautiful open countryside and a network of bridlepaths and walks, the development is close to the Dedham Vale AONB and enjoys unparalleled panoramic views of the countryside and the water. Each new home is assured with a ten year Build-Zone New Home Warranty for extra peace of mind. This is a rare opportunity to purchase a sleek and elegant new home in an unparalleled setting.













EH

EXQUISITE
HOME

EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

EH

EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk