



SOUTHMERE
P L A C E

A charming collection of
3 & 4 bedroom homes in Mattishall



SOUTHMERE P L A C E

"Mattishall is a beautiful rural village that has everything, elegant architecture, character, mature landscaping, a shop, café, cricket ground and Southmere Place is a stone's throw from all of these.

When I first viewed our site at Mattishall I was captured by its enclosed and beautifully landscaped setting. It's rare to find an opportunity like this but Southmere Place is in the heart of one of those locations, the very epitome of a rural idyll.

These homes are the culmination of years of work for our team who have worked tirelessly to bring them forward and I'm delighted to introduce them to you, and I very much hope that in one of these stunning new dwellings you will find your 'forever home'".

Jamieson Bird

Jamieson Bird
Managing Director





Welcome Home



This Page Mattishall Church and village.

Opposite Page Pretty country lanes with Georgian influence and open countryside views right in the heart of Norfolk.



A thriving village offering a sought-after lifestyle, with everything you need close by, Mattishall offers everything from toddlers' groups to allotments and boasts a lively sports and social club.

Semi-rural living is enhanced by a family-run pub and restaurant, The Swan Inn, a post office and convenience store - not to mention two farm shops nearby - doctor's surgery, pharmacy and a primary school with nurseries, pre-schools and toddlers' groups in the village. High school and further education are just ten minutes or so away at Dereham Neatherd High School and Dereham Northgate High School and sixth form and the University of East Anglia is only around 18 minutes away.

Golfers can choose from two courses close-by and there are plenty of routes in the village and surrounds for walking, running or cycling. As well as the recreation and cricket ground, there is the Mattishall outdoor gym, and with a full gym nearby and two swimming pools in Dereham, fitness fans are well-served.

Also in Dereham is an independent cinema, a jazz club and yearly blues festival. Coffee shops, restaurants, cafés and shops abound, plus there's a twice-weekly market and a choice of larger supermarkets for the weekly shop. Slightly further afield is a Waitrose and Longwater Retail park, and that's before you get to Norwich - a previous UNESCO City of Literature and top-ten retail destination.

A quiet, rural location but with everything you need close by; that's the beauty of Southmere Place's location.



Brisley Bell

THE DIAL HOUSE



The Dial House



Blickling Hall

Bewilderwood



Gressenhall Museum

The Fox



Roar Dinosaur Adventure Park



Norwich Airport



Norfolk Broads National Park



Litcham Common



The Lodge



Taverham Garden Centre



Norwich Castle



Dereham



SOUTHMERE PLACE



Hovingham Buck

Longwater Retail Park



Trowse Ski Slope

Mattishall Golf Club



Bawburgh Golf Club



Sainsbury Centre For The Visual Arts



Barnham Broom Golf Club



Wymondham Abbey

Waitrose

Waitrose Wymondham



Lotus Cars

Local Links

As well as everything that Mattishall offers for every day living, a little farther afield is everything from superb eateries and places to discover, from garden centres to dinosaur parks, to one of the UK's top-ten shopping destinations.

Onward travel is a cinch too: Norwich International Airport is just 14 miles and twenty-five minutes away, plus Norwich's railway station offers fast and regular links to London and the rest of the country; talking of which, Mattishall is just two miles from the A47 which links you from Lowestoft to Leicester.



Designed for Living

These welcoming homes offer open plan living where family and friends can gather in generous kitchen/dining rooms. With sizeable sitting rooms and the privacy of a separate snug/study/family room to most properties. All homes enjoy at least one set of patio or French doors, leading out to a stone terrace and the gardens beyond.

Featuring a high quality Masterclass kitchen with integrated appliances and a Quooker boiling water tap (all plots except 15, 16, 18-21) the kitchen is truly the heart of your new home.

Created to make the most of space and filled with cool, contemporary design, most interiors feature beautiful oak flooring, all have luxurious bathrooms and plentiful glazing, maximising natural sunlight. Soft tones compliment the natural finishes throughout each home.

Our homes are powered and heated purely by electricity. The heat and hot water is generated by low carbon Air Source Heat Pumps, extracting the heat from the air. Combined with a well-insulated home, heat pumps are a cosy and cost-effective. Heat is supplied via underfloor heating and efficient radiators, and all complimented by highly thermal windows & doors. Keep the heat in and the cold outside!

Image is of a home previously completed by the Bayfield Homes team



All images are of homes previously completed by the Bayfield Homes team



The Homes

Located off South Green, the entrance to Southmere Place gives way to just twenty-four homes all set behind block paved roads with gravelled driveways.

Built in a traditional style, the properties are a pleasing mix of rural brick and render with generous brick detailing and front doors finished with elegant oak porches.

Designed to incorporate lots of light, bright spaces, the 3 and 4 bedroom homes are generously proportioned and enjoy at least two parking spaces, most have a single garage with a car port and plots 3, 10 and 24 feature a double garage.

As well as attractively landscaped front gardens, pretty specimen trees feature throughout the site, while each property enjoys a sizeable rear garden, with many homes enjoying a south or west-facing aspect and a sense of seclusion in the heart of the Norfolk countryside.



Stylised site plan for illustrative purposes only. Some elements may be subject to change.
Homes 22 & 23 are affordable housing

The Meadow House

PLOTS 1, 5, 8 & 9

4-BEDROOM DETACHED HOUSE WITH SINGLE GARAGE AND CAR PORT PLUS PARKING FOR TWO CARS



This illustration is an artistic interpretation and for indicative purposes only.

-  4 Bedrooms
-  2 Reception Rooms
-  3 Bathrooms
-  4 Toilets

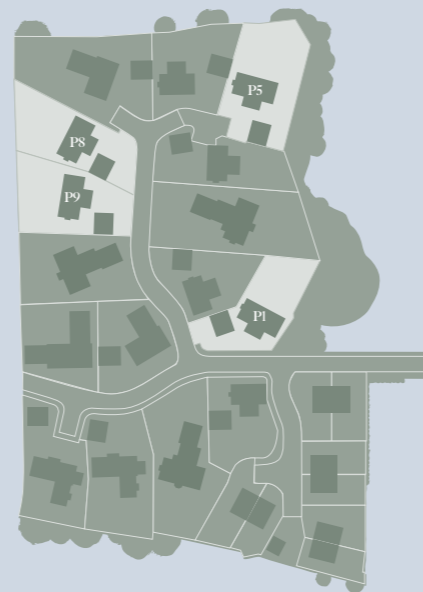
GROUND FLOOR

Kitchen/Dining Room	8.9m x 4.1m
Sitting Room	6.6m x 4.1m
Family Room	3.5m x 2.6m
Utility	2.8m x 2.1m

FIRST FLOOR

Principal Bedroom	5.2m x 4.1m
Bedroom 2	4.1m x 3.6m
Bedroom 3	4.3m x 3.0m
Bedroom 4	3.5m x 2.9m

PLOT LOCATOR



FIRST FLOOR



GROUND FLOOR

The Farm Cottage

PLOTS 2, 4*, 6 & 17

3-BEDROOM DETACHED HOUSE WITH SINGLE GARAGE AND CAR PORT PLUS PARKING FOR TWO CARS



This illustration is an artistic interpretation and for indicative purposes only.

*Mirrors plot 2

-  3 Bedrooms
-  3 Reception Rooms
-  2 Bathrooms
-  3 Toilets

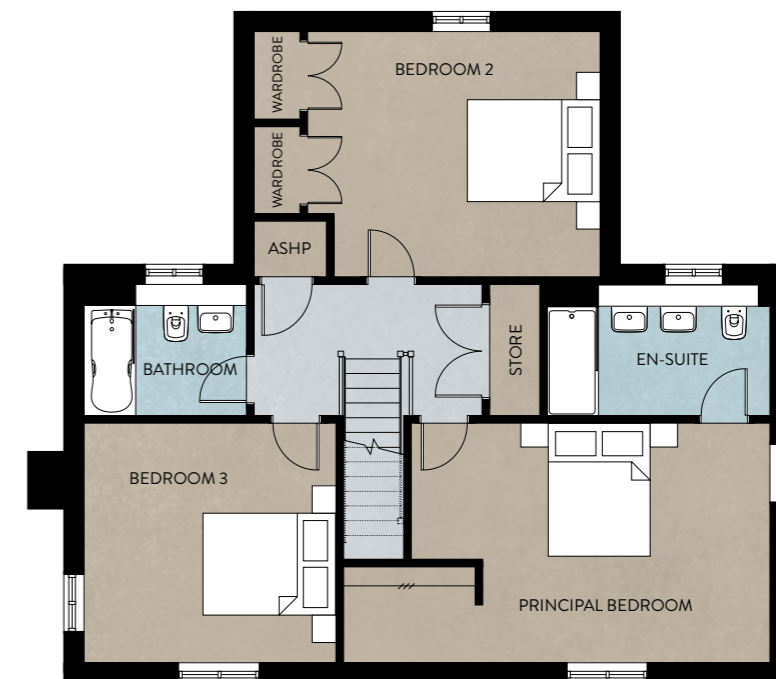
GROUND FLOOR

Kitchen/Dining Room	5.7m x 4.4m
Sitting Room	5.7m x 3.9m
Snug	3.6m x 3.0m
Utility	2.1m x 1.7m

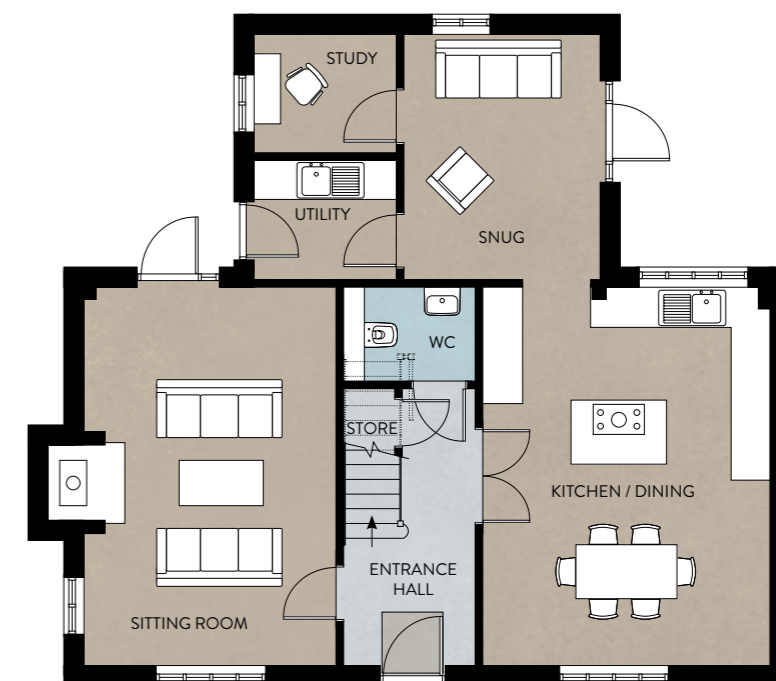
FIRST FLOOR

Principal Bedroom	5.6m x 3.7m
Bedroom 2	3.3m x 2.5m
Bedroom 3	3.9m x 3.9m

PLOT LOCATOR



FIRST FLOOR



GROUND FLOOR

The Farmstead

PLOTS 3, 10*, & 24

4-BEDROOM DETACHED HOUSE WITH
DOUBLE GARAGE PLUS PARKING FOR TWO CARS



-  4 Bedrooms
-  3 Reception Rooms
-  3 Bathrooms
-  4 Toilets

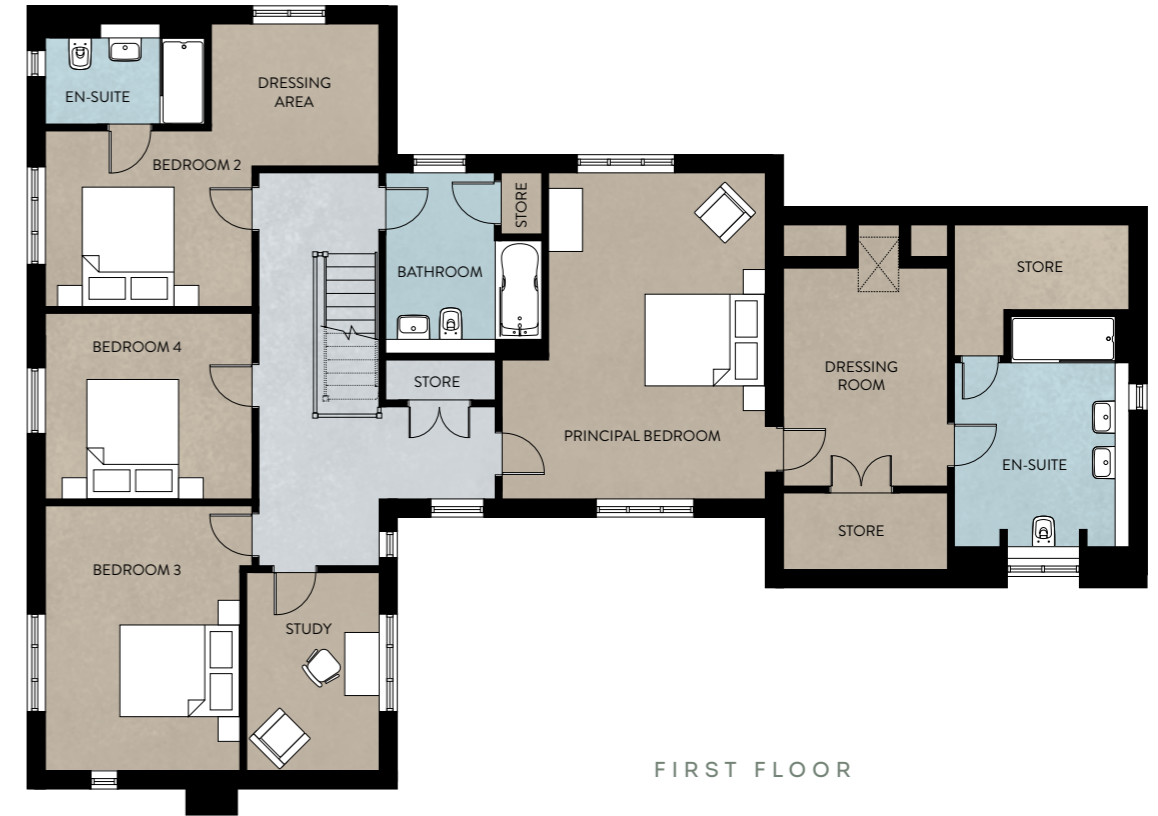
GROUND FLOOR

Kitchen	5.7m x 4.7m
Dining Room	3.2m x 4.3m
Sitting Room	5.7m x 4.6m
Snug	3.5m x 3.3m
Utility	5.4m x 2.2m

FIRST FLOOR

Principal Bedroom	5.5m x 4.5m
Dressing Room	3.3m x 2.8m
Study	3.4m x 2.4m
Bedroom 2	3.4m x 3.0m
Dressing Area	2.4m x 2.8m
Bedroom 3	4.5m x 3.3m
Bedroom 4	3.5m x 3.2m

PLOT LOCATOR



The Hay Barn

PLOTS 7 & 11

4-BEDROOM DETACHED HOUSE WITH SINGLE GARAGE AND CAR PORT PLUS PARKING FOR TWO CARS



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-  4 Bedrooms
-  1 Reception Rooms
-  3 Bathrooms
-  3 Toilets

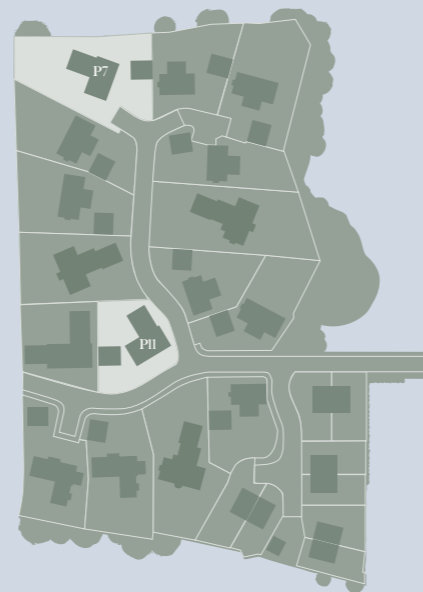
GROUND FLOOR

Kitchen	8.3m x 4.7m
Dining Room	5.9m x 4.2m
Sitting Room	5.9m x 3.7m
Utility	2.7m x 2.1m
Bedroom 3	3.4m x 3.4m
Bedroom 4	3.2m x 3.4m

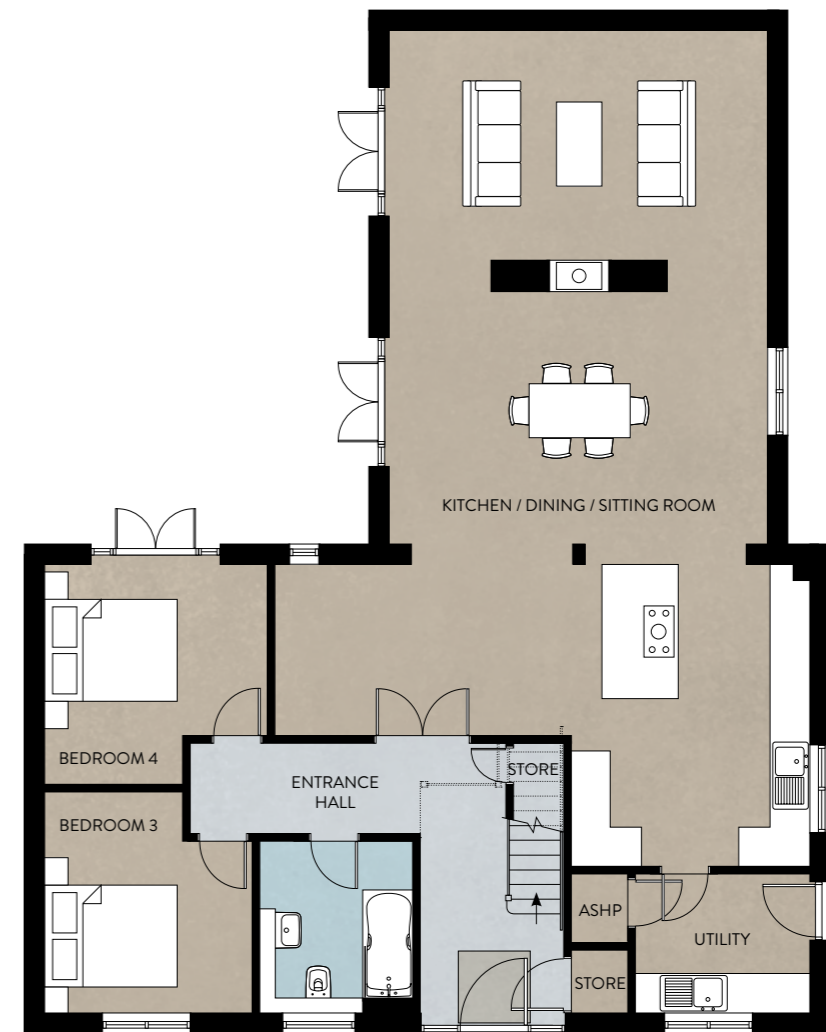
FIRST FLOOR

Principal Bedroom	5.7m x 5.3m
Bedroom 2	4.5m x 3.7m

PLOT LOCATOR



FIRST FLOOR



GROUND FLOOR

The Stables

PLOT 12

4-BEDROOM DETACHED BUNGALOW
WITH DOUBLE CAR PORT



This illustration is an artistic interpretation and for indicative purposes only.

-  4 Bedrooms
-  1 Reception Rooms
-  2 Bathrooms
-  2 Toilets

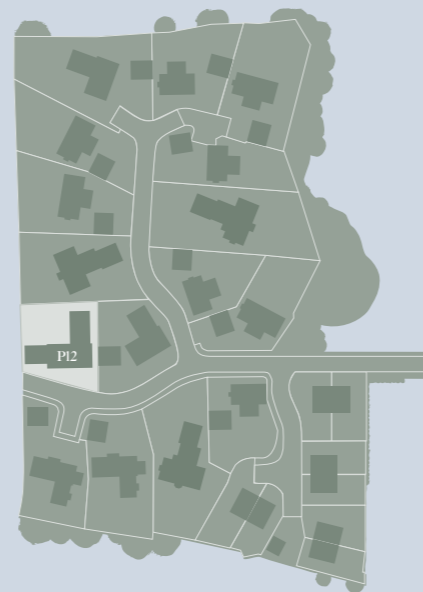
GROUND FLOOR

Kitchen/Dining Room	6.3m x 5.8m
Sitting Room	5.8m x 3.8m
Utility	2.5m x 2.7m

FIRST FLOOR

Principal Bedroom	4.2m x 3.7m
Bedroom 2	3.4m x 3.3m
Bedroom 3	4.2m x 2.6m
Bedroom 4	3.0m x 2.6m

PLOT LOCATOR



GROUND FLOOR

The Corn Barn

PLOTS 13 & 14

4-BEDROOM DETACHED HOUSE WITH SINGLE GARAGE AND CAR PORT PLUS PARKING FOR TWO CARS



This illustration is an artistic interpretation and for indicative purposes only.

- 4 Bedrooms
- 3 Reception Rooms
- 4 Bathrooms
- 4 Toilets

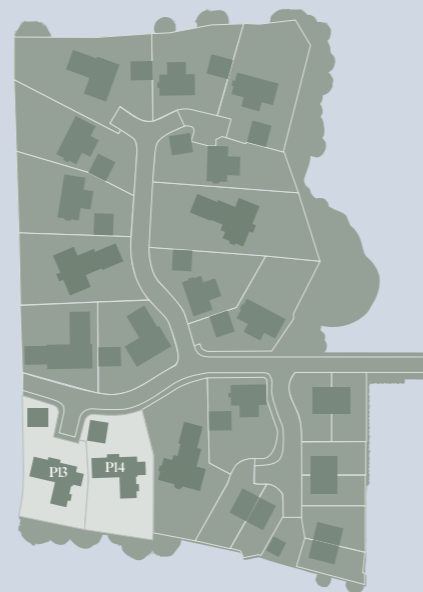
GROUND FLOOR

Kitchen/Dining Room	6.3m x 4.8m
Sitting Room	4.7m x 5.9m
Family Room	3.8m x 4.6m
Study/Snug	4.0m x 3.8m
Utility	2.1m x 2.5m

FIRST FLOOR

Principal Bedroom	4.0m x 3.9m
Bedroom 2	5.6m x 4.4m
Bedroom 3	3.8m x 3.2m
Bedroom 4	4.6m x 2.7m

PLOT LOCATOR



FIRST FLOOR



GROUND FLOOR

The Gate House

PLOTS 15, 16*, 18, 19*, 20 & 21*

3-BEDROOM SEMI-DETACHED HOUSE
WITH PARKING FOR TWO CARS



This illustration is an artistic interpretation and for indicative purposes only.

*Mirrors plot 15, 18 & 20

-  3 Bedrooms
-  1 Reception Rooms
-  1 Bathrooms
-  2 Toilets

GROUND FLOOR

Kitchen/Dining Room	5.5m x 2.7m
Sitting Room	4.9m x 3.0m

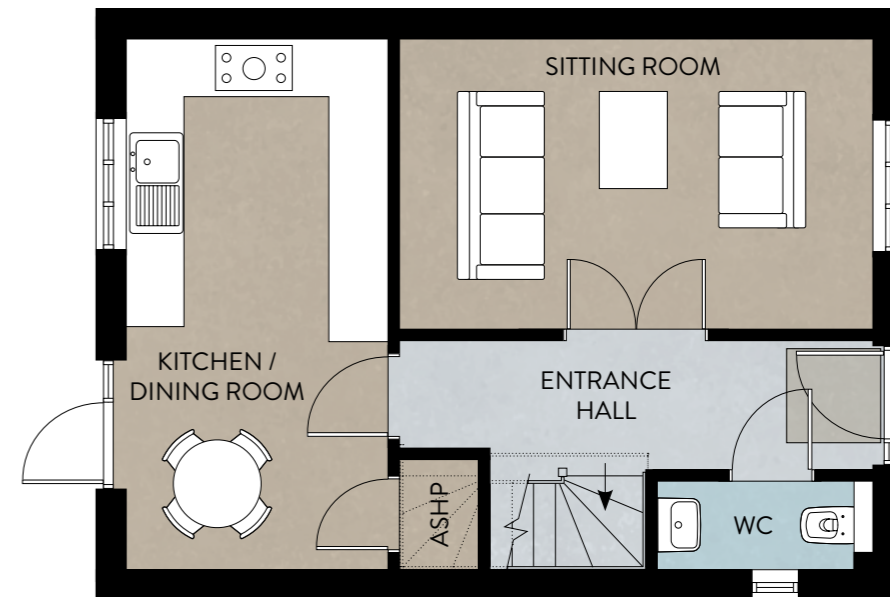
FIRST FLOOR

Principal Bedroom	3.0m x 3.0m
Bedroom 2	3.1m x 2.8m
Bedroom 3	2.7m x 2.3m

PLOT LOCATOR



FIRST FLOOR



GROUND FLOOR



Specification

CONSTRUCTION

- Exteriors are a combination of traditional red, brown rural and light red bricks and buff brick detailing. Flint cobbles to plots 7, 11, 12, 13, 14. Stone cills to plots 7, 11.
- Oak cartlidges, carports and porches.
- Render to selected plots in Buttermilk/Cream colour.
- A mix of antique slate and red pantiles and black uPVC guttering and downpipes.

KITCHEN

- Stylish, contemporary Masterclass handleless units in smooth silk light grey finish.
- Quartz Carrara 20mm worktop and 100mm upstand to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 24.
- Duropal Classic and Quadra 40mm Clay Sangha Wenge worktop with 100mm upstand to plots 15, 16, 18, 19, 20, 21.
- 800mm or 600mm ceramic induction hob (plot specific).
- Island cooker hood to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 24. Wall-mounted cooker hood with 600mm glass upstand to all other plots.
- Eye-level double ovens to plots 3, 7, 10, 11 & 24. Single ovens to plots 12, 15, 16, 18, 19, 20 & 21. Twin single ovens (side by side) to plots 1,2, 4, 5, 6, 8, 9, 13, 14, 17.

- Fully integrated fridge/freezer.
- Integrated dishwasher to selected plots.
- Integrated washer/dryer to plots 15, 16, 18, 19, 20, 21.
- Quooker boiling water tap to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 24.
- Saneux Tempus chrome contemporary style mixer tap.
- Stainless steel under-mount 1.5 bowl sink to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 24. Stainless steel inset sink with drainer to plots 15, 16, 18, 19, 20, 21.
- Floating oak shelves with feature LED strip lighting to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 24.
- Integrated waste bin with recycling facility.

UTILITY

- Stylish, contemporary Masterclass units with brushed nickel T-bar handles in smooth silk light grey finish.
- Duropal Classic and Quadra 40mm Clay Sangha Wenge worktop with 100mm upstand.
- Saneux Tempus chrome contemporary style mixer tap.
- Stainless steel inset sink with drainer.

BATHROOMS / ENSUITES

- Saneux contemporary style white sanitary ware.
- Saneux Matteo contemporary back to the wall toilets with soft-close seat and chrome flush plate.
- Dual basins to bathrooms and/or principal ensuites to plots 1, 2, 3, 4, 5, 6, 8, 9, 10, 12, 13, 14, 17, 24. Single basins to bathrooms & ensuites to all other plots.
- Saneux Pascale contemporary style chrome brassware.
- Shower head and rail in bathrooms.
- Fixed shower head and rail in selected principal ensuites.
- Wall mounted shower in selected ensuites and WC/Shower room.
- Chrome fixed shower head, with control panel and secondary hand-held hose to ensuites.
- Saneux 1700mm x 700 bath.
- Low profile shower tray. Saneux glass shower doors or screens.
- Large format Ashlar ceramic wall tiles in warm taupe.
- Mink tumbled-edge limestone shelving above boxing.
- Dual fuel heated towel radiators to all bathrooms, ensuites and WC.
- Contemporary wall lighting (plot specific).

LIGHTING, ELECTRICAL & BROADBAND

- A mixture of downlights, uplights, wall lights and pendants. Dimmer switches to living room.
- TV & BT points to selected rooms.
- Pre-wiring for customer's own connection for Sky TV in living room, kitchen and some bedrooms where applicable.
- Broadband to the premises for customer's choice of broadband provider.
- Alarm or CCTV spur provided for future connection.
- Hard-wired smoke and heat detectors.
- External power socket at rear of the house.
- Light and power to garages.
- Contemporary style external lighting to front and rear of house and garage where applicable.
- Electric vehicle charging point pre-wired for customer's own connection.

HEATING & WATER

- Mitsubishi Ecodan Air Source Heat Pump serving all hot water and underfloor heating to ground floor, with radiators to the first floor.
- Wood-burning stove to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 24.
- Natural limestone tumbled-edge hearth to selected plots.
- External tap.

WINDOWS & DOORS

- uPVC windows & patio/French doors coloured as follows:
 - Anthracite Grey to plots 7, 11, 12, 13, 14. Agate Grey to plots 3, 10, 24. White to plots 15, 16, 18, 19, 20, 21, 22, 23. White Ash to plots 1, 2, 4, 5, 6, 8, 9, 17.
- Timber entrance doors in colour oak to all plots except 7, 11, 12, 13, 14 which are Anthracite Grey.
- Timber rear doors to plots 1 – 14, 17 & 24. uPVC rear doors to plots 15, 16, 18 – 23.
- Garage up-and-over doors in Anthracite Grey to plots 1, 3, 5, 7, 9, 10, 11, 24. In White to plots 2, 4, 6, 17.
- Roof windows to plots 2, 3, 4, 6, 7, 10, 11, 13, 14, 17, 24 with white internal finish.
- Fully finished Suffolk Oak internal doors with chrome contemporary handles and hinges. Half-glazed as above to plots 3, 7, 10, 11, 12, 13, 14 to selected rooms.
- Built in wardrobe with Suffolk Oak internal doors with chrome hanging rail and shelf to bedrooms.

STAIRS & SKIRTING

- Traditional stairs with softwood newels, hardwood handrails to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 17, 24.
- Traditional stairs with softwood newels, softwood handrails to plots 15, 16, 18, 19, 20, 21.
- Square edge skirting and architraves.

FLOOR COVERINGS

- Timber engineered grey stained oak floorboards to selected ground floor reception rooms to plots 1-14, 17 & 24. Luxury grey oak effect plank to plots 15, 16, 18, 19, 20, 21.
- Large format Ashlar ceramic floor tiles in warm taupe to Utility rooms.
- A combination of Ashlar ceramic floor tiles in warm taupe to bathrooms, ensuites WC/shower room & WC's. Luxury grey oak effect plank in plots 15, 16, 18, 19, 20, 21.
- Dark grey coir mat well to the front door.
- Carpets are available as an additional option (except plot 1).

PAINT FINISHES

- Walls and ceilings in heritage Crown Classic Collection 'Tottington White' matt emulsion.
- Skirting and architraves in 'Tottington White' satin wood.

GARDENS & BOUNDARIES

- Turf to front garden, plus planted beds, hedges and trees where applicable.
- Rear garden prepared and seeded.
- Boundaries are a mix of 1.8m close board fencing, railings, venetian fence panels, post and wire fences and walls
- 450mm x 450mm Saxon textured buff terracing, paths and steps to garden.
- Block paving to main road with gravel driveways.
- Bin storage area.

For more detail on specification, please ask the agent.

Please note all elements are subject to change and Bayfield Homes reserves the right to alter the specification.



The Bayfield Difference

Not all housebuilders are the same.

At Bayfield Homes, we choose the best locations and build homes that we would want to live in ourselves. At the design stage, where we ensure each plot is as generous as it can be, and takes maximum advantage of natural light and its position relative to capturing the evening sun, care is taken to ensure the internals maximise space, that rooms flow beautifully and modern open-plan living is a pleasure every day.

Drawing on many years of design experience and a palette of natural colours and specifying only the highest quality materials and appliances, we pair quirky touches with thoughtful ideas that set your new home apart from the rest.

Careful construction techniques are used by our teams of local tradespeople and we take care to ensure the homes are in tune with their surroundings - we care deeply about our mark on the landscape.

You'll also be pleased to know that we take a fabric-first approach to energy efficiency; this means every single component of a Bayfield home is designed to be as efficient as it can be, we use Air Source Heat Pumps and choose quality materials throughout the build, always preferring a sustainable option if we can.

The result? Distinctive, quality homes in harmony with their environment that are unmistakably Bayfield.

Opposite Page

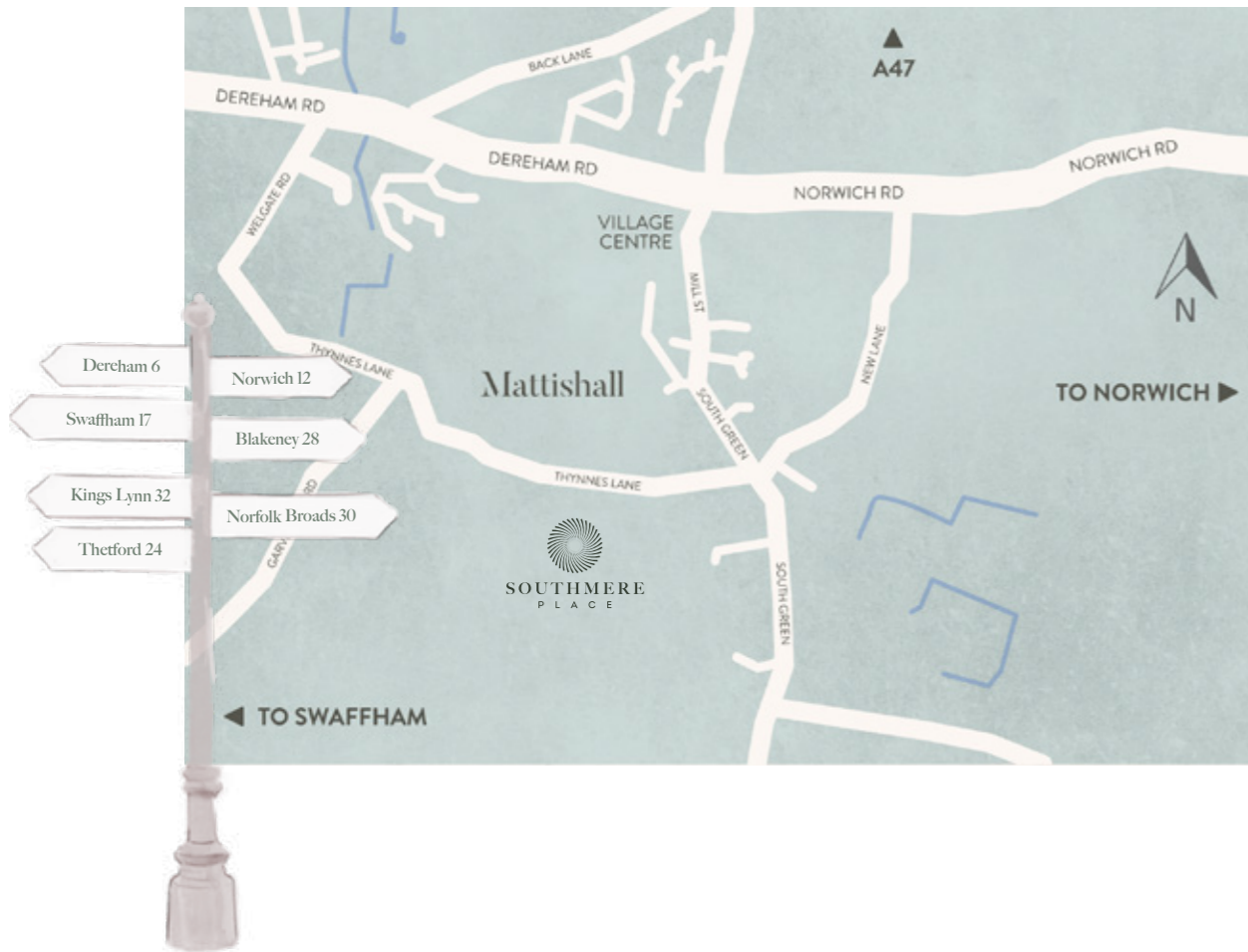
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SOUTHMERE P L A C E

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*"We shape our buildings;
thereafter they shape us."*

WINSTON CHURCHILL

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Redefining Homes by Creating Homes

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