



'Exclusive New Development'  
Great Finborough, Suffolk, IP14 3AQ

LAND AND  
NEW HOMES

FINE & COUNTRY

# WELCOME TO MEADOW VIEW



This exclusive development of four properties is located in the sought after village of Great Finborough.  
Only three miles from Stowmarket with its mainline rail links to London.  
Brought to you by McNamara Developments Ltd, these stylish properties are in a great location and are designed with attention to detail to provide beautiful, spacious, energy efficient homes.

## The Area

Located in the sought after village of Great Finborough, Meadow View is an exclusive development of just four properties. The village itself has a pub, a mobile Post Office, Primary school and Church together with the highly regarded Finborough Hall independent school.

Further afield, Stowmarket, a vibrant market town, lies around 2.5 miles Northeast of Great Finborough and offers a wide range of shops, leisure facilities and social opportunities including the popular Stowmarket Golf Club. For the commuter, Stowmarket offers a main line rail link and regular service between Norwich and London Liverpool Street Station. The main A14 is around 3 miles away, giving great access to the East coast and the Midlands.

The First property to be released for sale is

## Plot 1 - Roe House

Expected completion date - Spring 2025

Finishes - If purchased off-plan a choice of finishes/colours may be available however please be aware some choices may incur additional cost to the buyer.

- Kitchen Colours
- Minor kitchen design changes
- Changes of appliances /worktops
- Choice of tile colour Bathrooms
- Choice of flooring colours Tiles/Carpets

The kitchens, by Tom Howley of Cambridge, will have island units and Quartz work surfaces, all integrated appliances (make and model to be confirmed). Plots 1, 2 and 3 will have integrated fridge freezers and plot 4 will have an American style fridge freezer.

## Plot 1, Roe House

Comprises

- Spacious Entrance Hall
- Large bespoke Kitchen/Dining Room with Snug area
- Lounge
- Study
- Utility Room, separate Plant Room
- Principal Bedroom with Dressing Room and Ensuite
- Guest Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Double Garage
- Gardens to the front and rear

The properties will be of Block and Beam foundation. Traditional External Cavity walls with subtle external cladding  
Double Glazed Throughout

There will be shared access with commercial grade block paving and the four owners will need to contribute to a maintenance contract

Air Source Heat Pump with underfloor heating to the ground floor

A Wood burner will be installed at each property

Mains Drainage pumped to the main road, the cost of this will form part of the maintenance contract.

All Plots will have a Build Zone 10 Year Warranty

Tenure: Freehold

Full fibre broadband will be installed

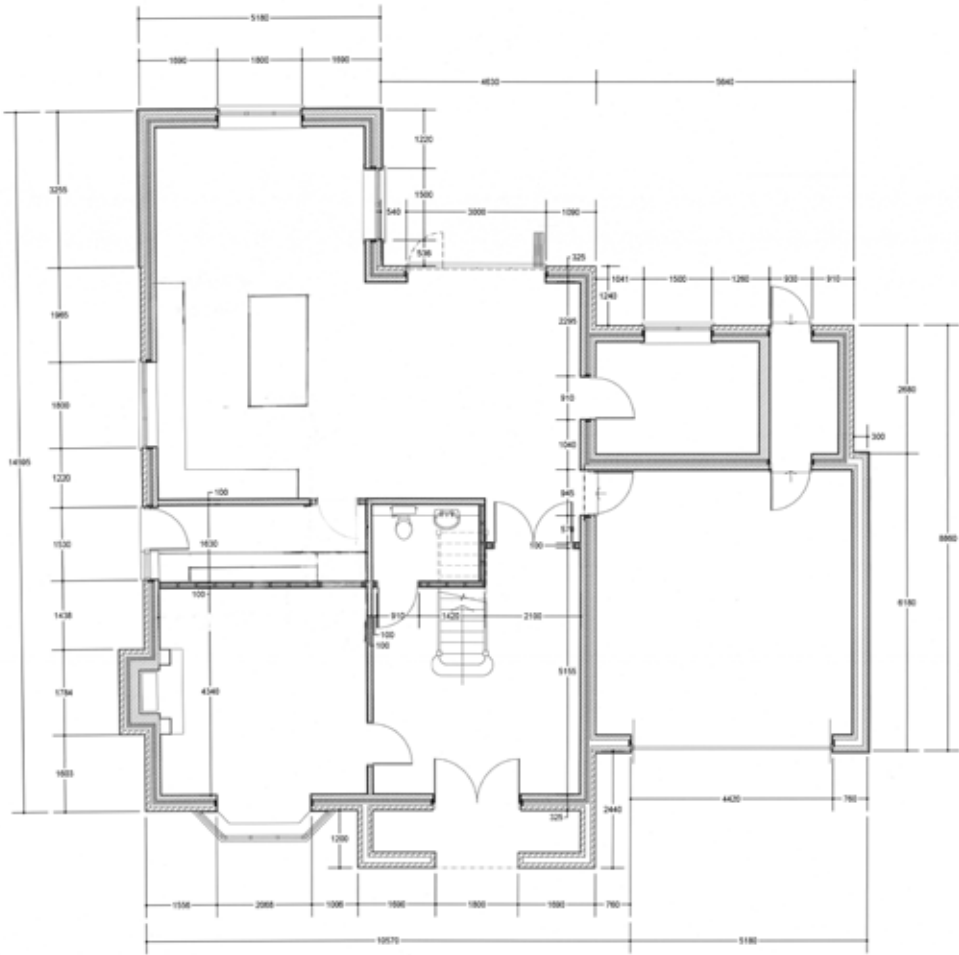
All homes will have solar panels installed

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

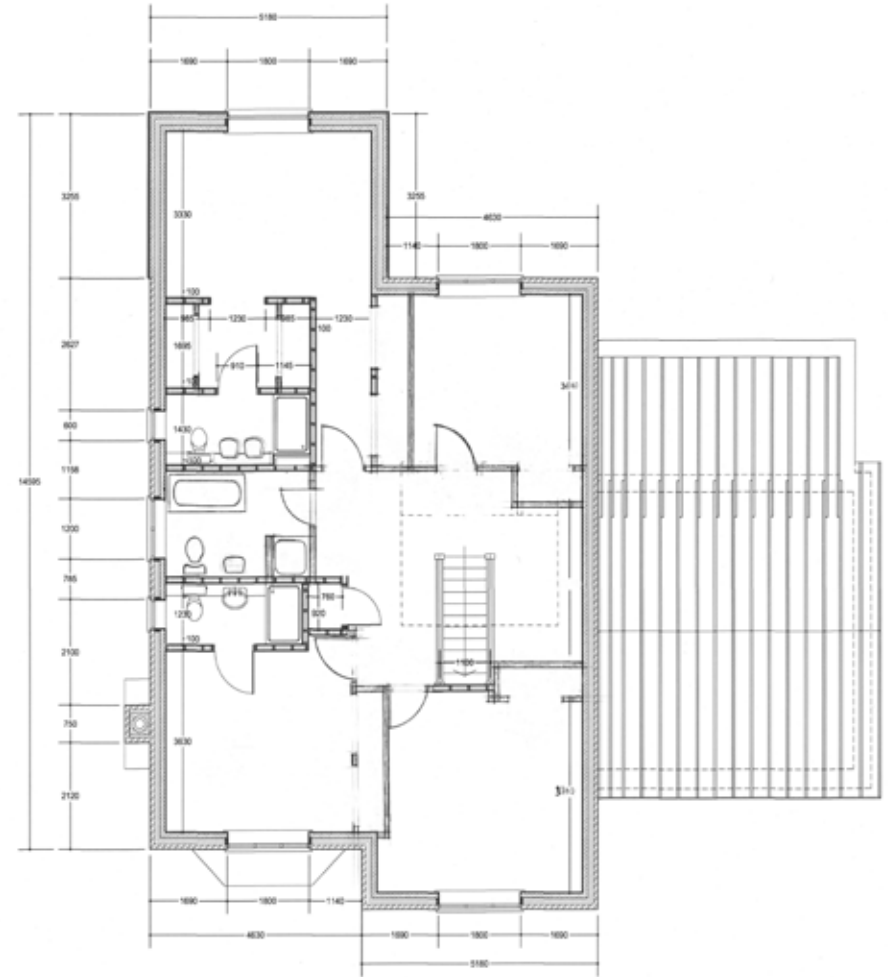




PLOT 1 - Roe House



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Please note that the above plans may be subject to change and is for illustrative purposes only









**TOM HOWLEY**  
EXQUISITE BESPOKE KITCHENS

Plot 1 (With Range Cooker)

Kitchen View

Illustration Roe House, Plot 1 - Kitchen  
from Tom Howley, Exquisite Bespoke Kitchens





**TOM HOWLEY**  
EXQUISITE BESPOKE KITCHENS

Plot 1 (Utility)

Utility View

Illustration Roe House, Plot 1 - Utility Room  
from Tom Howley, Exquisite Bespoke Kitchens



Beautiful views of the Suffolk sky across the fields to the rear of all properties.

## Directions:

The properties are found down a long private drive behind East House -  
which is located on the B1115 - High Road.

**PLEASE NOTE:** This is a private access route and live site.  
All visits must be arranged via the selling Agent, Fine & Country.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words.  
Download the app and use the following three words to pinpoint the exact location of the property  
///worms.fidgeting.cabbies

Postcode - IP14 3AQ

For further information on Meadow View  
or to book a site visit  
please call us now on 01379 646020  
or  
email: [diss@fineandcountry.com](mailto:diss@fineandcountry.com)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA





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