



# AUDEN PLACE

Where Every Home Begins a New Verse



**ILEX**  
HOMES



## Welcome to AUDEN PLACE

An exclusive development of ten exceptional homes set in the heart of the beautiful Georgian market town of Holt.

A quintessential North Norfolk brick and flint street scene within a quiet oasis harmoniously fuses convenience and tranquillity with only a short stroll to the vibrant town centre.

These homes have been thoughtfully designed to offer space - space to simply breathe. This sympathetically created scheme has been embedded seamlessly into the community of Holt whilst offering modern luxuries.

Ilex Homes have crafted every home with a design led approach carefully considering future occupants needs and requirements with uncompromised quality. Offering distinct identities, these homes openly invite families, retirees, and holidaymakers alike.

With a deep commitment to sustainability, Ilex Homes has adopted a 'fabric first' design ethos, prioritising energy efficiency throughout the structure of these homes, in addition to features such as air-source heat pumps, ensuring comfortable and long lasting sustainable living.

More than simply a collection of homes, Auden Place is a thoughtfully created community offering privacy, peace of mind, and the opportunity to create cherished memories for years to come.

# Life in North Norfolk

In the heart of North Norfolk, the charming market town of Holt offers the perfect balance of countryside living and coastal escape. This thriving Georgian town is rich in character, defined by its sense of community, independent spirit, and timeless appeal. Holt's proud residents champion the "Love Holt" initiative, which celebrates the town's independent shops, artisanal businesses, and lively year-round events, from the eclectic Holt Festival to the nostalgic 1940s Weekend.

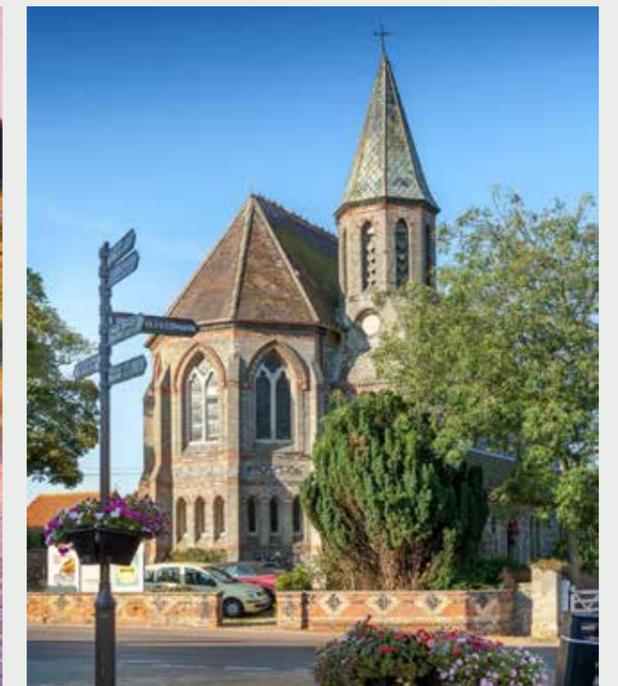
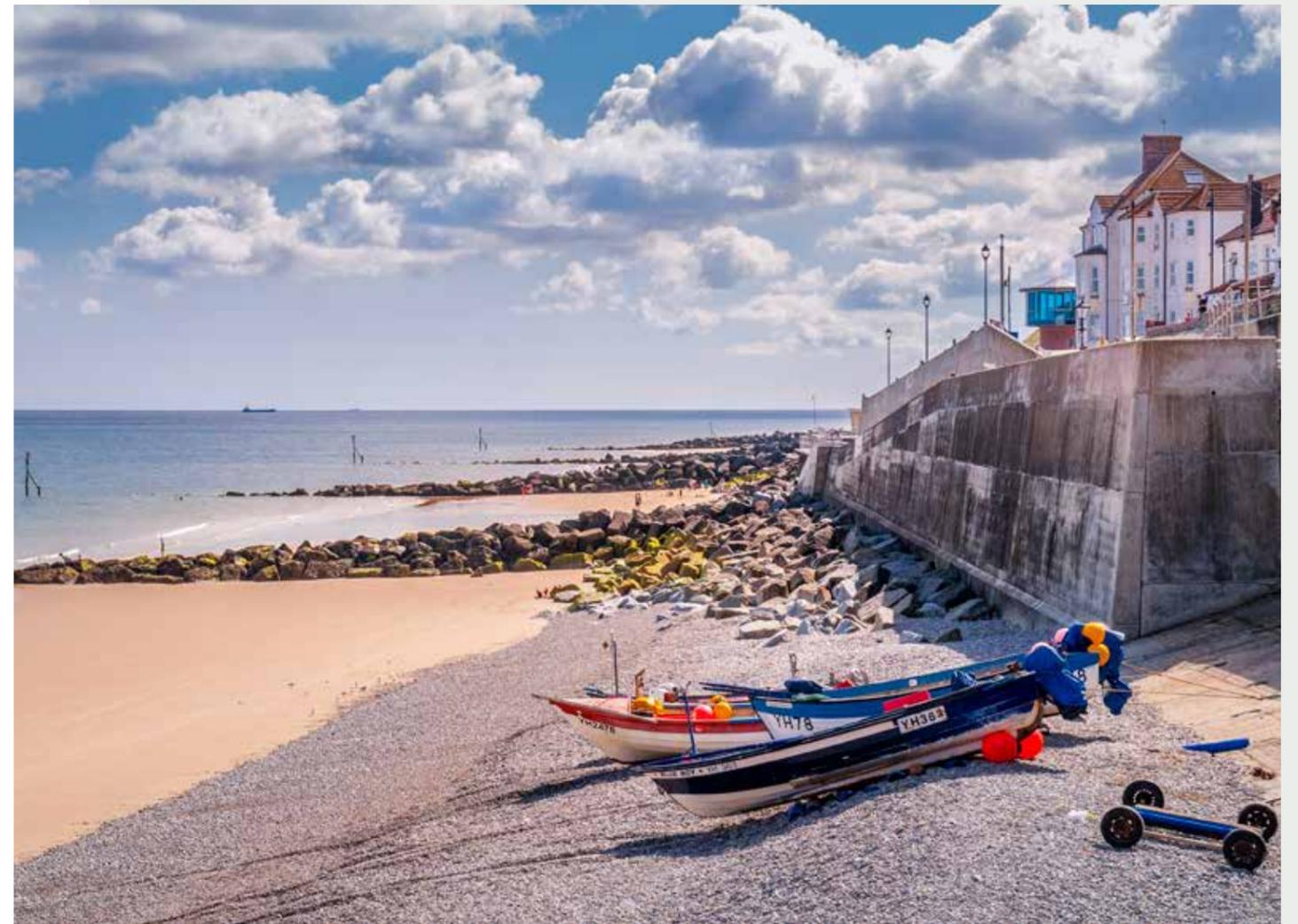
The town centre is a vibrant mix of traditional and modern, where you'll find everything from a family-run butcher and fishmonger to stylish boutiques and chic lifestyle stores. Bakers and Larners, Holt's landmark department store since 1770, stands as a symbol of heritage and quality. Around every corner, hidden yards and courtyards reveal inviting cafés and eateries - none more iconic than Byfords, set in what's believed to be Holt's oldest house.

From the historic setting of Gresham's School to the natural beauty of Holt Country Park and Spout Hills, this is a town that offers a slower, more thoughtful pace of life. Whether you're exploring Georgian townhouses, 1930s family homes, or modern countryside retreats, Holt is a place where every street feels like home.

Just a short drive from Holt lies the breathtaking North Norfolk Coast, a designated Area of Outstanding Natural Beauty where land and sea meet in spectacular fashion. Highlights include the coastal village of Blakeney, where salt marshes, tidal creeks, and windswept skies offer the perfect backdrop for paddleboarding, seal-spotting, or simply soaking up the scenery. Rich in maritime history, today Blakeney is a haven for nature lovers and foodies alike, offering relaxed dining, boutique stays, and unforgettable wildlife experiences.

To the east, Sheringham brings classic seaside charm. With its Blue Flag beach, heritage railway line, and colourful high street, this coastal town blends history with lively community spirit. Sheringham's cultural offerings - like the Sheringham Little Theatre, The Mo museum, and popular festivals - give the town its own unique energy, while nearby Sheringham Park and Beeston Bump offer some of the best views on the coast.

Together, Holt and the surrounding coastline deliver an extraordinary quality of life - where market town charm meets windswept beaches, and every day feels like a breath of fresh sea air.



# Site Plan



# PLOT 1 AUDEN PLACE

Positioned overlooking green open space, this is a wonderful family home, with a natural hub at the centre, a space to entertain friends and family, and a separate cosy sitting room with central wood-burner. Three double bedrooms complete this home, perfect for families and visitors to enjoy.



Detached Two Storey Home | Open-Plan Kitchen/Dining Room | Impressive Central Glassed Façade | West-Facing Garden | Double Carport | Dressing Room and En-Suite to Principal Bedroom



GROUND FLOOR: Sitting Room 19'8" x 11'1" (5.99m x 3.38m) Kitchen/Dining Room/Snug 36'7" x 14'2" (11.15m x 4.32m)

FIRST FLOOR: Bedroom One 19'7" x 10'2" (5.97m x 3.10m) Bedroom Two 14'1" x 11'0" (4.29m x 3.35m) Bedroom Three 10'8" x 10'5" (3.25m x 3.18m)

Approximate Floor Area 170.56 sq.m. / 1,832 sq.ft.

# PLOT 2 AUDEN PLACE

A pretty brick and flint traditional home tucked away on a corner plot, with an open-plan kitchen/dining room and a separate sitting room opening onto the garden. A charming principal bedroom has been thoughtfully created with a Juliet balcony overlooking green open space.



Detached Two Storey Home | Solar Panels | Open-Plan Kitchen/Dining Room | Utility Room | Study | Separate Sitting Room | East-Facing Garden | Integral Double Garage



GROUND FLOOR: Sitting Room 13'0" x 11'5" (3.96m x 3.48m) Kitchen/Dining Room/Snug 29'0" x 14'9" (8.84m x 4.50m)

FIRST FLOOR: Bedroom One 21'2" x 19'9" (6.45m x 6.02m) Bedroom Two 12'2" x 11'0" (3.71m x 3.35m) Bedroom Three 13'0" x 11'4" (3.96m x 3.45m) Study 10'1" x 7'8" (3.07m x 2.34m)

Approximate Floor Area 165.36 sq.m. / 1,780 sq.ft. (Excl. Garage)

# PLOT 3 AUDEN PLACE

With a quintessential North Norfolk brick and flint front and gable end, this home presents a stunning vista. Designed for modern living, a separate utility room and carport complete this wonderful two bedroom home.



Semi-Detached Two Storey Home | Open-Plan Kitchen/Dining Room | Brick and Flint Façade | Separate Sitting Room | East-Facing Garden | Carport | En-Suite to Principal bedroom



GROUND FLOOR: Sitting Room 14'3" x 13'5" (4.34m x 4.09m) Kitchen/Dining Room 17'9" x 11'2" (5.41m x 3.40m)

FIRST FLOOR: Bedroom One 17'8" x 12'0" (5.38m x 3.66m) Bedroom Two 13'5" x 11'1" (4.09m x 3.38m)

Approximate Floor Area 110.54 sq.m. / 1,190 sq.ft.

# PLOT 4 AUDEN PLACE

A perfect blend of materials and charming architectural features makes this a highly visually pleasing home. Covered parking, separate utility, and three generous bedrooms including a dressing room and en-suite to principal bedroom, create a simply wonderful home.



Linked Semi-Detached Two Storey Home | Solar Panels | Open-Plan Kitchen/Dining Room | Separate Sitting Room | East-Facing Garden | Utility Room | Covered Parking



GROUND FLOOR: Sitting Room 14'5" x 13'5" (4.39m x 4.09m) Kitchen/Dining Room 17'9" x 11'2" (5.41m x 3.40m)

FIRST FLOOR: Bedroom One 12'0" x 11'8" (3.66m x 3.56m) Bedroom Two 17'8" x 12'0" (5.38m x 3.66m) Bedroom Three 13'4" x 11'2" (4.06m x 3.40m)

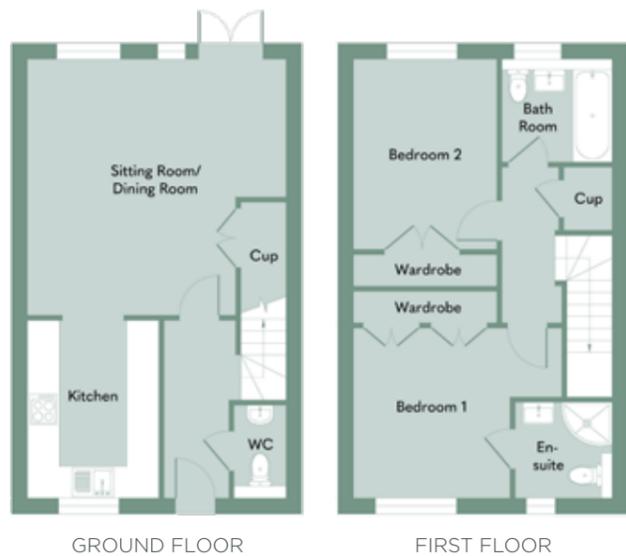
Approximate Floor Area 139.53 sq.m. / 1,502 sq.ft.

# PLOT 5 AUDEN PLACE

This charming cottage-style home captures the essence of traditional Holt living with a low-maintenance design perfect for a modern lifestyle. Enjoy easy access to boutique shops just a short stroll away, making this an ideal town retreat.



Linked Semi-Detached Two Storey Home | Open-Plan Kitchen/Dining/Sitting Room | Built-In Storage | En-Suite to Principal Bedroom | East-Facing Garden | Allocated Parking



GROUND FLOOR: Sitting Room/Dining Room 16'3" x 16'1" (4.95m x 4.90m) Kitchen 11'2" x 8'3" (3.40m x 2.51m)

FIRST FLOOR: Bedroom One 12'4" x 10'10" (3.76m x 3.30m) Bedroom Two 11'8" x 8'11" (3.56m x 2.72m)

Approximate Floor Area 83.24 sq.m. / 896 sq.ft.

# PLOT 6 AUDEN PLACE

A quintessential Holt cottage with timeless character, this home offers effortless living in a prime town location. After a day by the coast, unwind in comfort and take a leisurely walk to explore the vibrant local shops and cafés nearby.



Semi-Detached Two Storey Home | Open-Plan Kitchen/Dining/Sitting Room | Built-In Storage | En-Suite to Principal Bedroom | Allocated Parking | East-Facing Garden | Brick and Flint Gable End



GROUND FLOOR: Sitting Room/Dining Room 16'6" x 15'2" (4.72m x 4.62m) Kitchen 10'8" x 7'11" (3.24m x 2.42m)

FIRST FLOOR: Bedroom One 12'5" x 10'3" (3.79m x 3.12m) Bedroom Two 11'0" x 8'7" (3.36m x 2.61m)

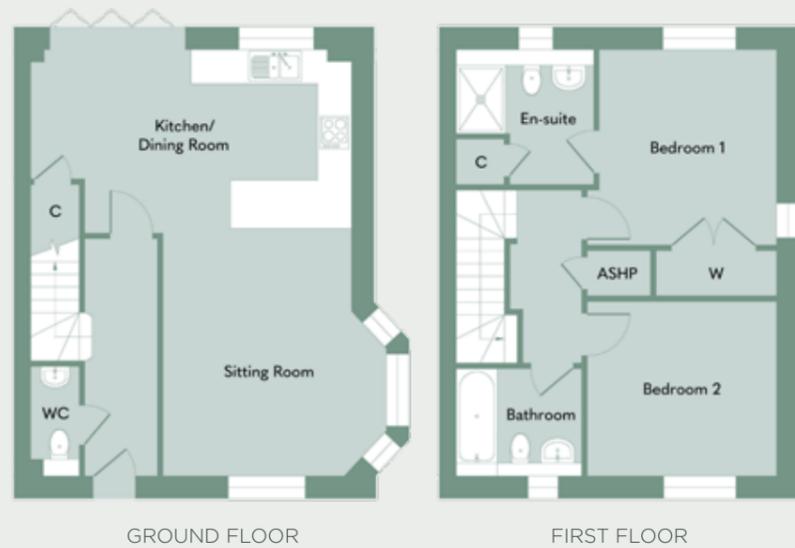
Approximate Floor Area 82.86 sq.m. / 892 sq.ft.

# PLOT 7 AUDEN PLACE

On approaching Auden Place, this home presents as a striking vista. A feast of architectural detailing, this beautifully balanced home sets off a harmonious street scene.



Semi-Detached Two Storey Home | Open-Plan Kitchen/Dining/Sitting Room | Beautiful Brick and Flint Façade | Principal Bedroom with En-Suite | East-Facing Garden | Double Carport



GROUND FLOOR: Kitchen/Dining Room/Sitting Room 25'2" x 18'10" (7.76m x 5.74m)

FIRST FLOOR: Bedroom One 11'4" x 10'5" (3.45m x 3.18m) Bedroom Two 10'11" x 10'3" (3.33m x 3.12m)

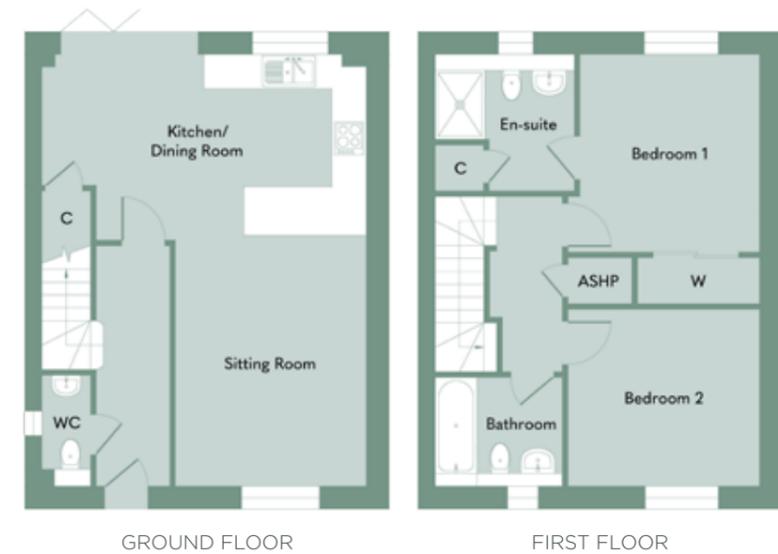
Approximate Floor Area 89.18 sq.m. / 960 sq.ft.

# PLOT 8 AUDEN PLACE

A charming linked semi-detached brick and flint cottage, and well-balanced two bedroom home, a get away bolt hole or a space to live close to all that Holt and North Norfolk has to offer.



Linked Semi-Detached Two Storey Home | Open-Plan Kitchen/Dining/Sitting Room | Beautiful Brick and Flint Façade | Principal Bedroom with En-Suite | East-Facing Garden | Double Carport



GROUND FLOOR: Kitchen/Dining Room/Sitting Room 25'2" x 18'11" (7.76m x 5.77m)

FIRST FLOOR: Bedroom One 11'4" x 11'2" (3.45m x 3.40m) Bedroom Two 11'0" x 10'3" (3.35m x 3.12m)

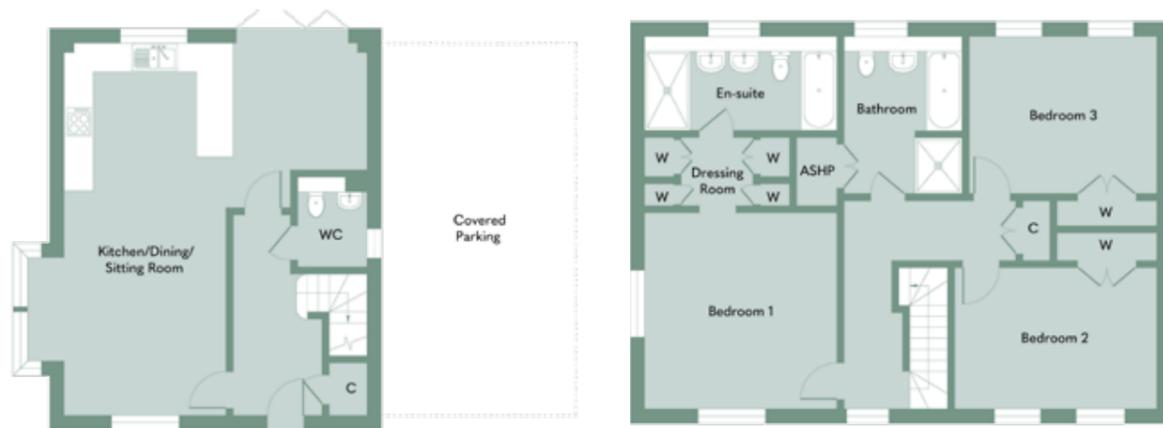
Approximate Floor Area 87.88 sq.m. / 946 sq.ft.

# PLOT 9 AUDEN PLACE

With its rich brick façade and beautifully detailed brick and flint gable end, complemented by covered parking, this home offers timeless kerb appeal. Inside are three generous bedrooms, including a dressing room and en-suite to the principal bedroom.



Linked Semi-Detached Two Storey Home | Open-Plan Kitchen/Dining/Sitting Room | Principal Bedroom with Dressing Room and En-Suite | East-Facing Garden | Covered Parking



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR: Kitchen/Dining/Sitting Room 25'6" x 20'9" (7.77m x 6.32m)

FIRST FLOOR: Bedroom One 13'5" x 13'2" (4.09m x 4.01m) Bedroom Two 13'11" x 9'10" (4.24m x 3.00m) Bedroom Three 12'10" x 10'9" (3.28m x 3.91m)

Approximate Floor Area 133.95 sq.m. / 1,442 sq.ft.

# PLOT 10 AUDEN PLACE

A handsome brick and flint home with a central gable porch, this residence blends effortlessly into the established Holt street scene. With open-plan living, a separate sitting room with wood burner, and space for guests to stay, it's made for entertaining year-round.



Detached Two Storey Home | Open-Plan Kitchen /Dining Room | Separate Sitting Room with Wood-Burner | Principal Bedroom with Dressing Room and En-Suite | Carport



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR: Sitting Room 19'2" x 11'10" (5.84m x 3.61m) Kitchen/Dining Room/Snug 37'9" x 14'0" (11.51m x 4.72m)

FIRST FLOOR: Bedroom One 19'3" x 11'11" (5.87m x 3.63m) Bedroom Two 14'0" x 11'3" (4.27m x 3.43m) Bedroom Three 12'1" x 11'4" (3.68m x 3.45m)

Approximate Floor Area 160.99 sq.m. / 1,733 sq.ft.



# A Bespoke Quality

## EXTERIOR

- Blend of traditional 'brick & flint' façades including handmade Norfolk bricks
- Traditional brick and block construction
- Sandtoft Arcadia roof tile
- Hardwood fascias and soffit
- Cedral Lap cladding
- High performance bespoke engineered timber windows and doors

## INTERNAL

- Traditional staircase with oak handrails, turned spindles and newels
- Four panel oak engineered wooden internal doors
- Fire place and wood burners to No. 1 & 10
- Victoria LVT flooring throughout with 100% wool carpets to bedrooms and landings

## KITCHEN

- Beautifully designed Second Nature kitchen fronts with Silestones quartz worktops and upstands
- Bosch kitchen appliances
- Franke sinks
- Hendel & Hendel solid brass handles
- Rangemaster range cooker to No. 1, 2 & 10
- Quooker taps to No. 1, 2 & 10
- Integrated bins

## BATHROOMS

- Stylish RAK & Zanetti sanitaryware
- Hansgrohe brass taps, bath and shower fittings
- Thermostatic / dual head showers
- Towel radiators
- Shaver points

## SERVICES

- Mains water, electricity and drainage
- Samsung air source heat pumps with underfloor heating to ground floors, radiators to first floors
- Solar Panels to Plots 2 and 4
- Facility for EV Chargers
- Superfast Fibre Broadband

## WARRANTIES

- 10 year ICW structural warranty
- Windows and doors guaranteed for 5 years
- Samsung ASHP guaranteed for 7 years
- Appliances guaranteed.

# THE DEVELOPER

Ilex Homes is focused on delivering bespoke developments and individual, high-quality accommodation in beautiful North Norfolk.

Thought, energy and passion is invested into each property we develop, with careful consideration given to design – both in terms of style and functionality.

We also care passionately about how each property is finished and personal pride is at the heart of the work that goes into making the design and quality of our homes exceptional.

To do this we select an excellent team of tradesmen, professional services and local suppliers who deliver to the high standard we insist upon.

We genuinely care about the homes we develop and the people we build them for – it's this philosophy that enables us to create properties you will feel passionately about too.





ENERGY EFFICIENCY RATING

Predicted EPC Rating B.

LOCATION

What3words: ///vacancies.bank.charted

AGENT'S NOTE

Please note CGI's are for representative purposes.

Please enquire with our local branch regarding management charges (maintenance of private road/driveway, pumping station and common garden areas).

For all enquiries, contact

**SOWERBYS**

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# SOWERBYS

Land & New Homes Specialists



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