



kingshall
PLACE

An exclusive development of just 13 homes in Rougham

The development



Welcome to Kingshall Place...

An exclusive development offering an exciting selection of brand new 2, 3 and 4 bedroom homes. Located in the quiet village of Rougham, in the West Suffolk countryside.

The scheme is ideal for first time buyers, families and downsizers alike, offering accommodation to suit everyone's needs. Barley Homes are your local developer and this exclusive development has been carefully planned, the needs of the residents are at the heart of their designs and the whole development.

They understand that buying a home is a huge financial and emotional investment – that is why all of their developments have excellence built in.



Location



Rougham's newest place to call home...

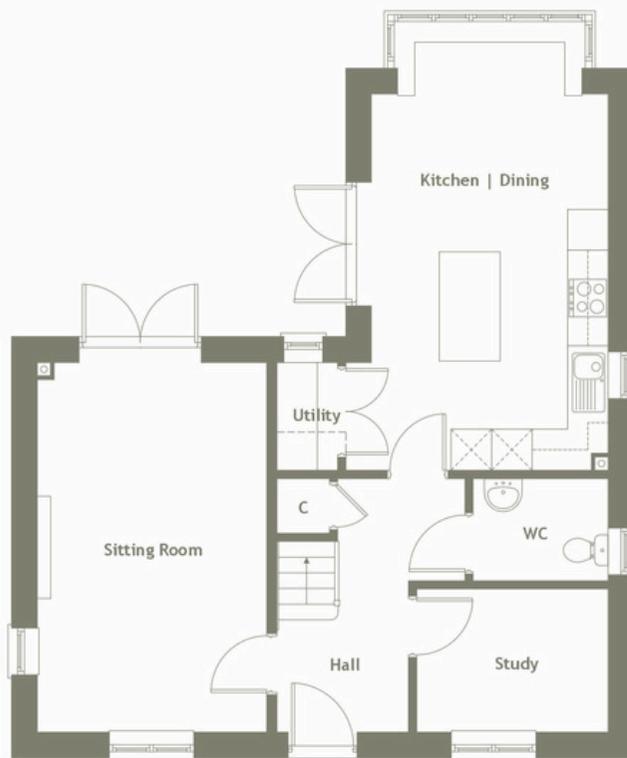
Situated in the peaceful Suffolk village of Rougham with beautiful countryside surroundings, epitomising the timeless charm and natural beauty of East Anglia.

Rougham is located a few miles from the market town of Bury-St-Edmunds, with a village shop/post office and a local pub. With local bus services between Rougham & Bury and close proximity to Thurston train station, 10 minutes from Bury Station & 17 minutes from Stowmarket station.

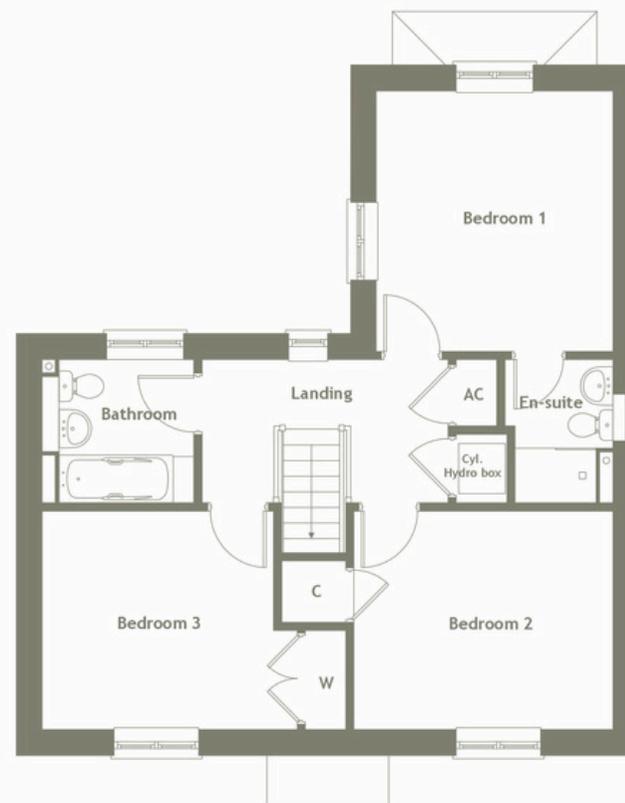




Plots 5 & 10



Ground Floor



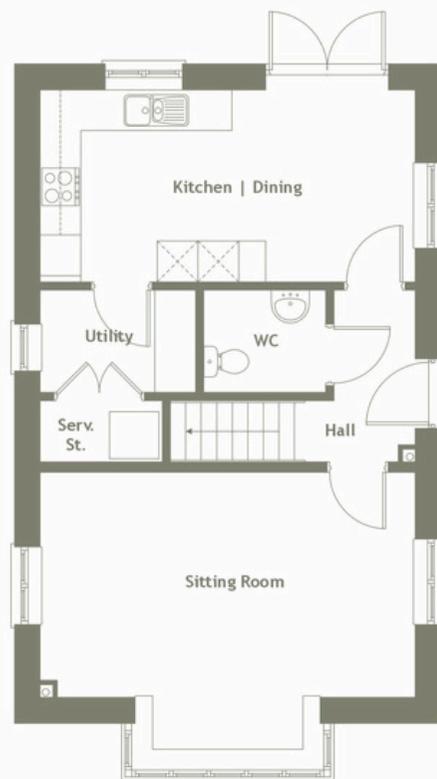
First Floor

TOTAL AREA: 1302 Sqft

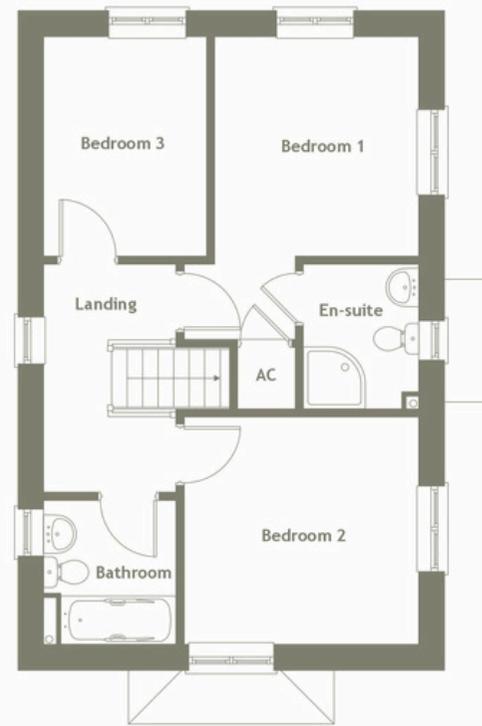
Plots 5 & 10



Plots 6 & 11



Ground Floor



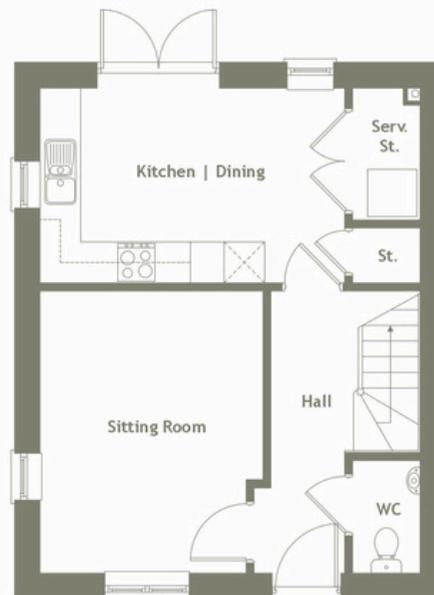
First Floor

TOTAL AREA: 1078.5 Sqft

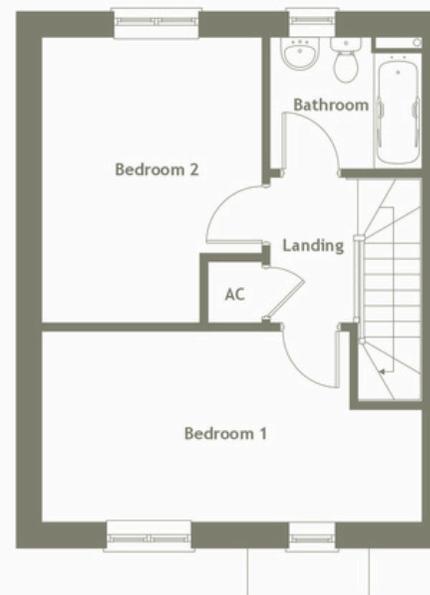
Plots 6 & 11



Plots 7 & 8



Ground Floor



First Floor

TOTAL AREA: 861 Sqft

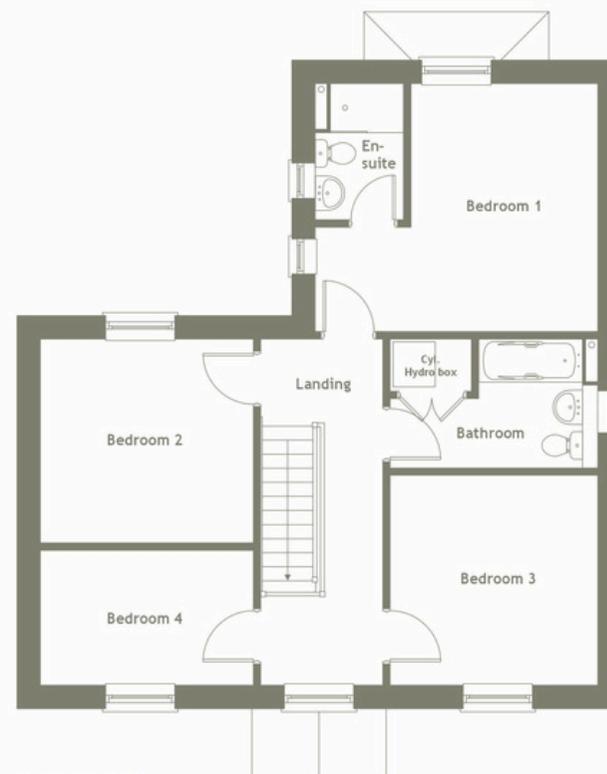
Plots 7 & 8



Plots 9, 12 & 13



Ground Floor



First Floor

TOTAL AREA: 1542 Sqft

Plots 9, 12 & 13



KITCHEN

- Fully fitted kitchen supplied by Symphony
- Shaker style doors with stainless steel handles
- 1.5 bowl stainless steel sink with drainer
- Surface mounted under cabinet lighting
- Single electric oven with electric hob and cooker hood
- Integrated Fridge / Freezer
- Integrated Dishwasher
- Integrated Washer / Dryer
- Stainless steel splashbacks

BATHROOMS AND ENSUITES

- Stylish white sanitary ware with chrome mixer taps and soft close toilet seats
- Single end shower bath with glass shower screen and chrome thermostatic mixer shower
- Glass cubicle with white stone resin shower tray
- Light grey vinyl flooring

ELECTRICAL

- Ceiling pendant, Energy efficient light fittings and bulbs – LED downlighter
- EV chargers
- Primary BT Openreach socket for wireless hub installation by others
- Dedicated fused spur for future installation of wire free alarm system

HEATING AND HOT WATER

- Grant Aerona ground source heat pump via radiators
- *Underfloor heating to the ground floor of plots 9, 12 & 13*
- Heated chrome finish towel rail to bathroom and en-suite

INTERNAL FEATURES

- Plots 5, 8, 10, 12 & 13 Fitted with Oak Internal doors with chrome finish ironmongery
- Plots 6, 7, 8 & 11 Fitted with White Internal doors with chrome finish ironmongery
- Skirting and architraves finished in Satinwood White
- All walls and ceilings finished with Matt White excluding kitchen's, WC's & bathrooms finished with silk white finish
- Engineered pine stairs components
- LVT provided throughout downstairs (no flooring included to stairs, landings and bedrooms)
- Composite Front door with vertical panels and vision panel with five lever cylinder mortice deadlock multipoint locking system
- Composite door with vertical panels and alternative panel for Plot 13

EXTERNAL FEATURES

- Paved patio area to the rear
- Outside brass tap
- External weatherproof socket
- Outdoor bulkhead rear light
- Front gardens landscaped and seed to rear gardens
- *Black garage door manually operational up and over style - plots 9, 12 & 13 only*
- Parking area for cars
- 1.8m close boarded fence to boundaries with other houses
- Plots 6, 11 & 13 will be finished in white render

SECURITY AND PEACE OF MIND

- 10 year structural build warranty
- Specification of doors and windows meet with latest building regulations together with PIR lighting to rear elevations

Local connections

Local Primary and Secondary schools

- Rougham CE Primary School 1 mile
- Great Whelnetham Primary School 5.7 Miles
- Hardwick Primary School 4.8 Miles
- Sybil Andrew Academy 3.5 Miles
- Sir Peter Hall School 4.2 Miles

Commuter distance by car

- 1.3 Miles to A14
- 5.5 Miles to Bury St Edmunds town centre
- 2.3 Miles to Rougham Hall
- 8.4 Miles to National Trust Ickworth
- 5 Miles to Nowton Park
- 5.8 Miles to Bury St Edmunds train station



Site plan

The new Local Plan has allocated further development land which may be accessed through the site if this is brought forward and receives planning consent.





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Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties. The new Local Plan has allocated further development land which may be accessed through the site if this is brought forward and receives planning consent. The site plan in this brochure therefore records the extent of currently approved development only.