



DENBURY  
HOMES

# WEAVERS WAY

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CLARE | SUFFOLK

A delightful selection of 2, 3 & 4 bedroom homes



## WELCOME TO *Weavers Way*

The historic market town of Clare is home to Weavers Way, an exclusive collection of 2, 3 & 4 bedroom houses and bungalows.

Weavers Way is perfectly placed a stone's throw from the heart of this bustling town, which offers excellent amenities including a GP surgery, Post Office, a library, schools and a range of shops, cafés and pubs.

A thriving place to live and work, Clare is nestled in an idyllic Suffolk location where it is easy to enjoy living close to nature yet near to modern conveniences, with the larger towns of Bury St Edmunds and Newmarket accessible within 30 minutes.

*James Hopkins*

Founder and Managing Director of Denbury Homes



Computer generated image of properties at Weavers Way. Indicative only.



## DISCOVER THE Denbury Difference

Our hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come.

These energy-efficient homes are designed for modern living, featuring elegant exteriors that blend in with the local community, and contemporary interior design to suit every lifestyle.

However, it's not only about what's visible. Our homes are constructed using methods and materials that result in a finished product regarded as 'The Denbury Difference'. This difference is evident in everything we do, from the homes we build, to our commitment to an exceptional customer journey, all of which has earned us a five-star rating from the House Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Denbury Homes was born amidst the stunning East Anglian landscape, which has inspired artists for generations. We ensure that everything we build reflects the beauty of this special place that you'll love to call home.



Photos depict previous Hopkins & Moore / Denbury Homes developments.



## A RARE QUALITY OF LIFE IN Beautiful Suffolk

Nestled in the rolling Suffolk countryside, Clare is infused with fascinating history and timeless beauty, offering a serene place to call home while ensuring all the amenities and conveniences you need are just moments away. Here in Suffolk's smallest town, you'll find more than just a place to live – you'll uncover an idyllic lifestyle where charm and comfort intertwine seamlessly.

### FOOD & DRINK

You don't have to venture outside of Clare to find plenty of highly-rated pubs and restaurants to sample. From modern Italian food at Honey Hill to delicious Indian fare from Mughal Knight, there's a variety of options. The Swan Inn and The Cock Inn both offer tempting traditional pub food. Plus, just a 5-minute walk from Weavers Way, you will find Roughacre Brewery and its Tap Room, where pints are poured straight from their casks.

### SHOPPING & AMENITIES

Clare has a Co-op store for your daily needs. For your weekly shop, there are a selection of supermarkets, including Tesco and Waitrose in nearby Sudbury. Humphrey & Son Butchers, located on Market Hill, sells quality local meat and delicatessen items. For some retail therapy, Clare boasts plenty of independent stores including boutiques, a record shop, bookshop, and several antique emporiums.

### SPORT & LEISURE

The Gainsborough Health Club & Spa, just a mile from Weavers Way, has a gym, fitness classes, and leisure facilities, including a pool. You can choose to take part in Clare's weekly park runs or enjoy Clare Park Lake's 9-hole golf course. To exercise whilst exploring the countryside, Clare Castle Country Park offers a series of six circular walks ranging from two to seven miles.

### DAYS OUT

Nearby Kentwell Hall or Melford Hall offer fascinating journeys back in time, hosting family-friendly activities and events year-round. Just 16 miles away lies Bury St Edmunds, a lively cathedral town brimming with shops, dining, and entertainment appealing to all ages. In Clare itself, a day can be easily spent exploring attractions such as Clare Castle Country Park, with its medieval castle ruins, Victorian railway buildings, and scenic riverside walks.

### EDUCATION

Clare is served by Clare Community Primary School, just a 4-minute drive from Weavers Way. For secondary school pupils, it takes a couple of minutes to walk to Stour Valley Community School. Both schools were rated Good in latest Ofsted reports. Numerous other educational establishments can be found within a 5-mile radius, including the independent Stoke College for 11–18-year-olds, approximately 3 miles away. There are also several pre-schools and nurseries in the area for younger children.



Clare Castle Country Park



Independent shops in Clare



The Cock Inn, Clare



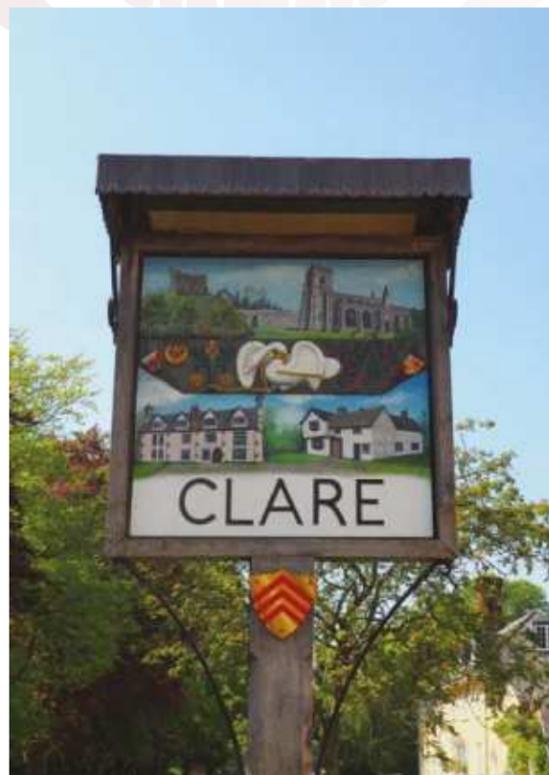
Clare centre



Gainsborough Health Club & Spa



Kentwell Hall



School places are not guaranteed. Before making commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas. Do not rely upon any information provided in this respect within this brochure. Lists of amenities are not exhaustive and information is provided in good faith but satisfy yourself in all regards prior to committing to purchase.

# PERFECTLY PLACED FOR Convenient Living

Clare epitomises the essence of rural tranquillity, yet despite its idyllic charm, boasts a vibrant community and a range of local conveniences: quaint shops, cosy pubs and essential services ensure that residents have everything they need within easy reach.

When you want to explore further afield, Sudbury train station, just 9 miles away, serves as a connection to larger towns and cities. By car, Newmarket and Bury St Edmunds are easily accessible in under 30 minutes, providing a wealth of additional opportunities for entertainment, leisure, or work.



**THE SURROUNDING AREA**

- 1 Waitrose
- 2 Tesco
- 3 Sainsbury's
- 4 Stoke College
- 5 Gainsborough Health Club

**TRAVEL TIMES AND DISTANCES**

BY ROAD (from Weavers Way)		BY RAIL (from Sudbury Station)	
Haverhill	8 miles	Marks Tey	19 mins
Sudbury	9 miles	Colchester	38 mins
Bury St Edmunds	17 miles	Ipswich	60 mins
Newmarket	19 miles	London Liverpool Street	85 mins
Colchester	23 miles	Norwich	110 mins
Cambridge	26 miles		

All travel times and distances are approximate and are courtesy of Google Maps and Greater Anglia.

**PROTECTING AND IMPROVING THE ENVIRONMENT**

It's not just people that need homes. From bat boxes, bee and swift bricks, to the planting we choose and wildflower seeds we sow, new homes for birds, bugs, and bees are always part of our developments.



**ENCOURAGING LOCAL SUPPORT**

The tireless efforts of charities and community groups across our region help protect the vulnerable, bring people together and provide essential services to many. We are proud that the Denbury Charitable Fund has so far made over £1.6 million in donations and grants to help these inspiring organisations.

**ENVIRONMENTS ENRICHED. COMMUNITIES ENHANCED**  
**Our commitment to a sustainable future**

Our homes are designed to blend seamlessly into existing towns and villages, but we know it's more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity or our support of local groups and charities, we are as committed as ever to creating a legacy that lasts for generations to come.



**HELPING COMMUNITIES THRIVE**

We carefully select the mix of homes for our developments. Different sizes and styles are chosen to meet local demand and establish a self-sustaining community. Footpaths, bike lanes and public open space all contribute to a safe and welcoming environment and help residents quickly settle in.



**SMARTER HOMES IN TUNE WITH MODERN LIVING**



Many of our homes have separate studies for homeworking, and all are connected to Ultrafast BT Fibre broadband. Air source heat pumps fuel underfloor heating and radiators and individual room thermostats help keep your bills down and your home comfortable. All homes are fitted with electric vehicle charging units.



**SUPPORTING LOCAL TRADES, SKILLS AND BUSINESSES**



Our East Anglian roots run deep so we always seek to support local businesses. Our developments create employment, help young people gain new skills and keep traditional building methods and skills in the limelight.



## THE HIGHEST QUALITY Specification

### KITCHENS

- Choice of kitchen cupboards and worktops\*
- Bosch oven, hob and hood fitted as standard
- Integrated Bosch fridge/freezer and dishwasher to kitchen of The Robin and The Kestrel
- Granite or Quartz worktop to The Robin and The Kestrel

### ELECTRICAL

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room, study and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes
- Downlights to the breakfast/dining area, utility and all wet rooms in The Robin and The Kestrel

### PLUMBING

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens

### JOINERY

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- UPVC double-glazed windows throughout
- Fitted wardrobes where indicated

### TILING

- Kitchen – choice of Porcelanosa wall tiles between worktop and wall cupboards\*
- Kitchen – choice of Porcelanosa floor tiles\*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round\*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin\*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round\*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin\*

### OTHER ITEMS

- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots\*\*
- Wood burner to The Woodpecker†, The Sandpiper, The Robin and The Kestrel

\* Subject to build stage.

\*\* The FTTP provided is a closed network service provided by nominated suppliers only.

† Wood burner to plots 26 and 52 only.

This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for further details. Photographs depict previous Hopkins & Moore / Denbury Homes' developments.





DENBURY  
HOMES

# WELCOME TO Weavers Way

## 2 Bedroom Homes

The Chaffinch  
Plots 3(h), 4(h), 43, 44 & 45

## 3 Bedroom Homes

The Redwing  
Plots 23, 38, 39, 40, 41 & 42(h)

The Goshawk  
Plots 5(h), 33, 34(h), 36,  
37(h), 46 & 49(h)

The Brambling  
Plot 22

The Fieldfare  
Plots 1, 21, 35(h), 47(h) & 48

The Swift (b)  
Plots 28(h), 29 & 30

## 4 Bedroom Homes

The Kingfisher  
Plots 24(h) & 50

The Woodpecker  
Plots 26, 51 & 52(h)

The Sandpiper  
Plot 2

The Robin  
Plots 25, 27 & 32(h)

The Kestrel  
Plots 31 & 53



- Swale
- Wildflower areas
- Existing trees/vegetation
- (b) Bungalow
- (h) Handed

Show Home

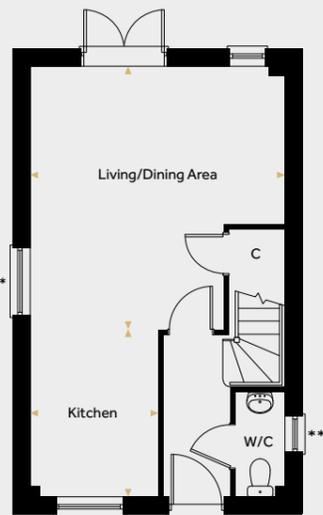
Affordable Rented

Shared Ownership

Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer-generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Drainage Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature.

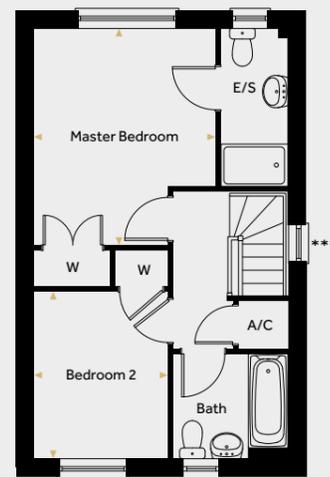
# The Chaffinch

Plots 3(h), 4(h), 43, 44 & 45



## GROUND FLOOR

Kitchen	2.990m x 2.285m	9'10" x 7'6"
Living/Dining Area	4.710m x 4.544m	15'5" x 14'11"



## FIRST FLOOR

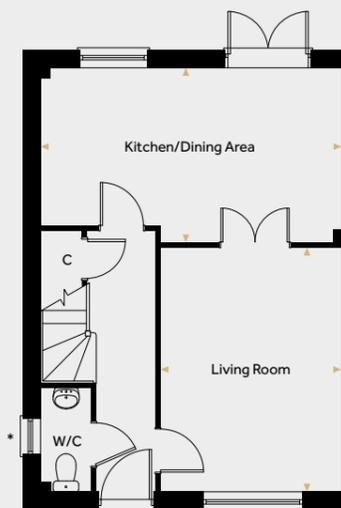
Master Bedroom	3.877m x 3.253m	12'8" x 10'8"
Bedroom 2	2.978m x 2.390m	9'9" x 7'10"

◀ Indicates where measurements have been taken from.  
\* Window to plot 43 only.

\*\* Window to plots 3 and 45 only.  
\*\*\* Window to plot 3 only.

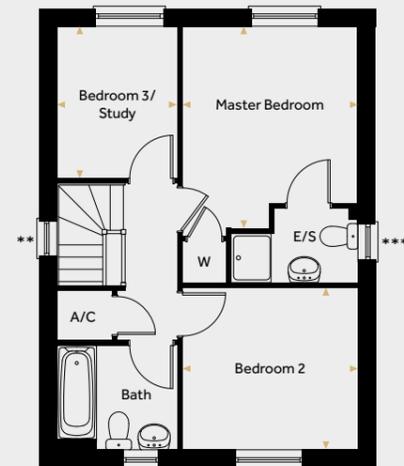
# The Redwing

Plots 23, 38, 39, 40, 41 & 42 (h)



## GROUND FLOOR

Kitchen/Dining Area	5.395m x 3.121m	17'8" x 10'3"
Living Room	4.381m x 3.248m	14'4" x 10'7"



## FIRST FLOOR

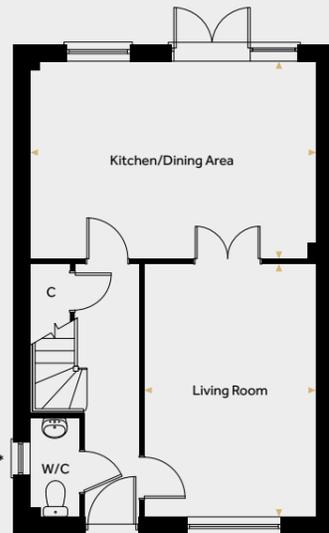
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3/Study	2.721m x 2.159m	8'11" x 7'1"

◀ Indicates where measurements have been taken from.  
\* Window to plots 23, 38, 41 and 42 only.

\*\* Window to plots 38, 41 and 42 only.  
\*\*\* Window to plot 40 only.

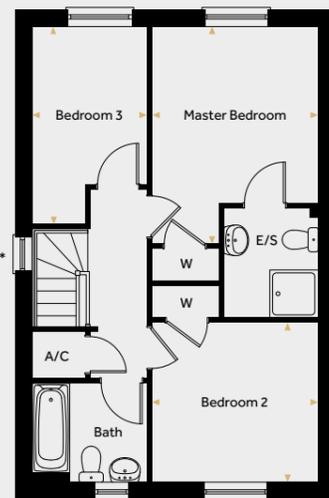
# The Goshawk

Plots 5(h), 33, 34(h), 36, 37(h), 46 & 49(h)



## GROUND FLOOR

Kitchen/Dining Area 5.395m x 3.721m 17'8" x 12'2"  
 Living Room 4.780m x 3.252m 15'8" x 10'8"



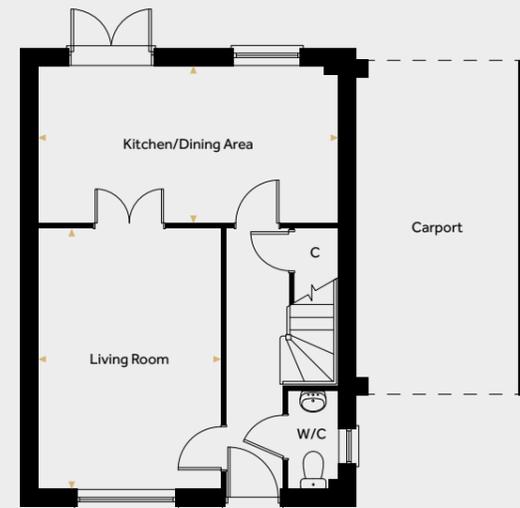
## FIRST FLOOR

Master Bedroom 4.098m x 3.138m 13'5" x 10'3"  
 Bedroom 2 3.138m x 3.004m 10'3" x 9'10"  
 Bedroom 3 3.721m x 2.159m 12'2" x 7'1"

◀ Indicates where measurements have been taken from.  
 \* Windows to plots 5, 36, 37, 46 and 49 only.

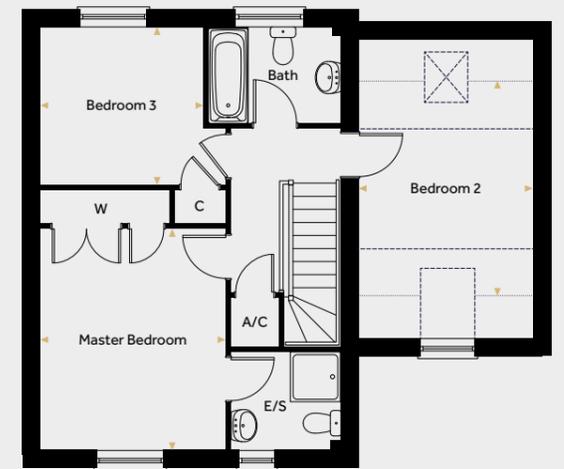
# The Brambling

Plot 22



## GROUND FLOOR

Kitchen/Dining Area 5.395m x 2.818m 17'8" x 9'3"  
 Living Room 4.679m x 3.293m 15'4" x 10'10"



## FIRST FLOOR

Master Bedroom 3.976m x 3.328m 13'0" x 10'11"  
 Bedroom 2 3.860m x 3.110m 12'8" x 10'2"  
 Bedroom 3 2.927m x 2.821m 9'7" x 9'3"

◀ Indicates where measurements have been taken from.

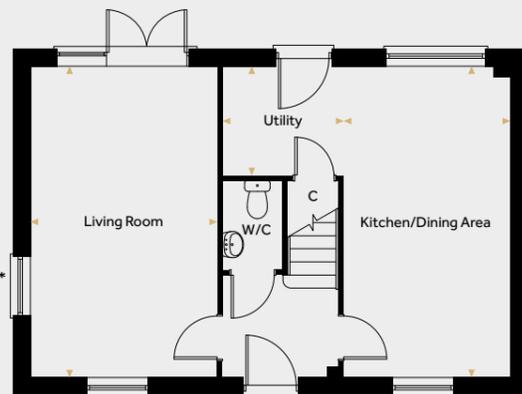
# The Fieldfare

Plots 1, 21, 35(h), 47(h) & 48



# The Swift

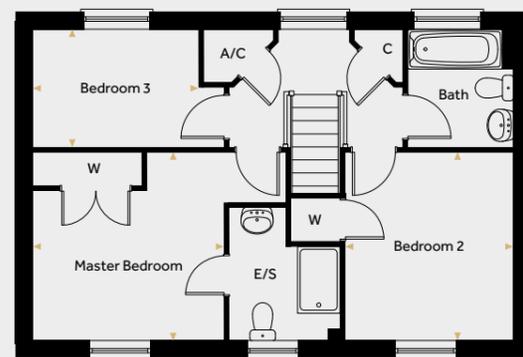
Plots 28(h), 29 & 30



## GROUND FLOOR

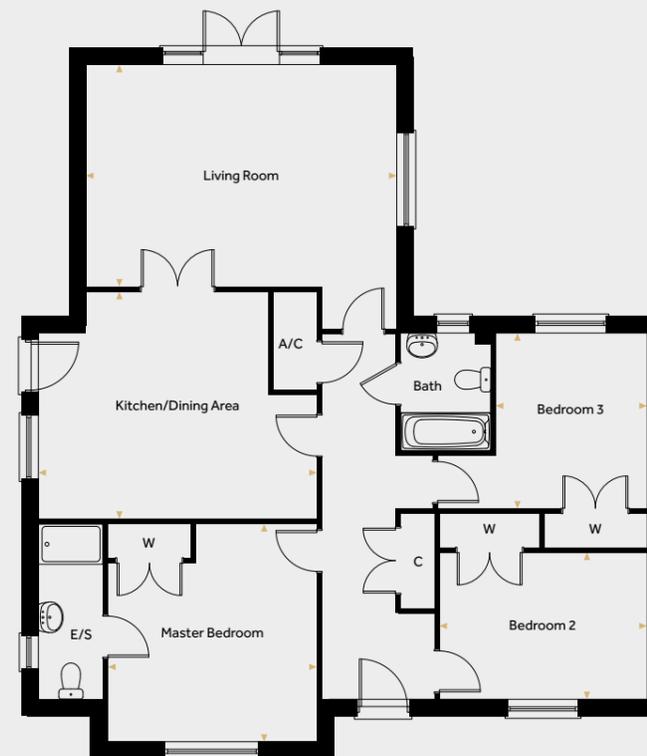
Kitchen/Dining Area	5.572m x 2.970m	18'3" x 9'9"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.180m x 1.950m	7'2" x 6'4"

◀ Indicates where measurements have been taken from.  
\* Window to plots 47 and 48 only.



## FIRST FLOOR

Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	2.960m x 2.103m	9'8" x 6'10"



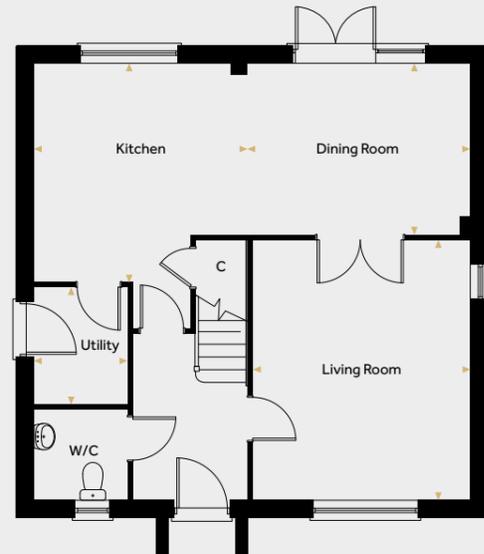
## GROUND FLOOR

Living Room	5.850m x 4.170m	19'2" x 13'8"
Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Master Bedroom	4.105m x 3.942m	13'5" x 12'11"
Bedroom 2	3.910m x 2.765m	12'9" x 9'1"
Bedroom 3	3.300m x 2.844m	10'10" x 9'4"

◀ Indicates where measurements have been taken from.

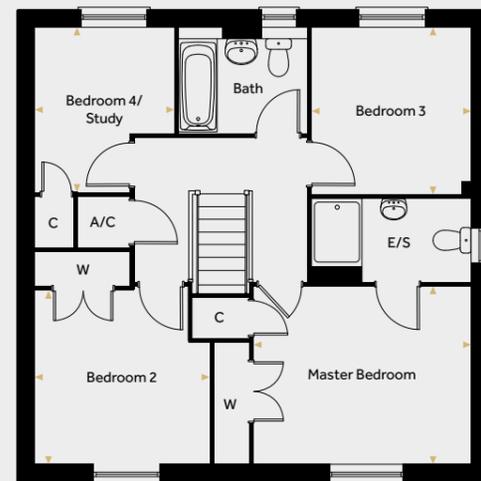
# The Kingfisher

Plots 24(h) & 50



## GROUND FLOOR

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Dining Room	3.985m x 3.062m	13'1" x 10'1"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Utility	2.108m x 1.667m	6'11" x 5'6"



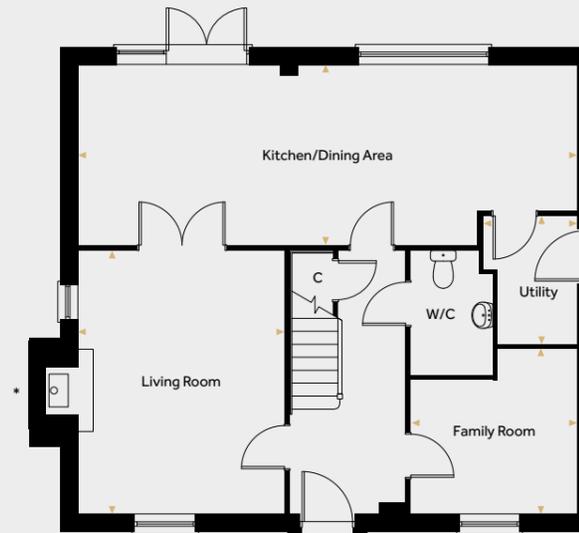
## FIRST FLOOR

Master Bedroom	3.901m x 3.175m	12'10" x 10'5"
Bedroom 2	3.130m x 3.099m	10'3" x 10'2"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Bedroom 4/Study	2.937m x 2.474m	9'8" x 8'1"

◀ Indicates where measurements have been taken from.

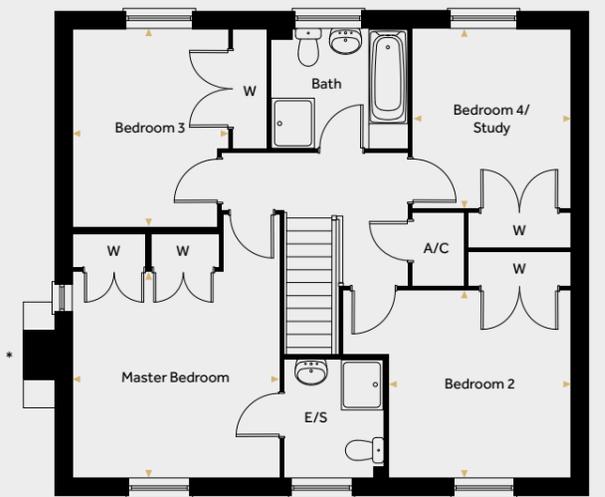
# The Woodpecker

Plots 26, 51 & 52(h)



## GROUND FLOOR

Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.698m x 3.686m	15'5" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"
Family Room	2.957m x 2.949m	9'9" x 9'8"



## FIRST FLOOR

Master Bedroom	3.686m x 3.680m	12'1" x 12'1"
Bedroom 2	3.348m x 3.262m	11'0" x 10'9"
Bedroom 3	3.542m x 2.785m	11'8" x 9'2"
Bedroom 4/Study	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from.

\* Fireplace and chimney to plots 26 and 52 only.

# The Sandpiper

Plot 2



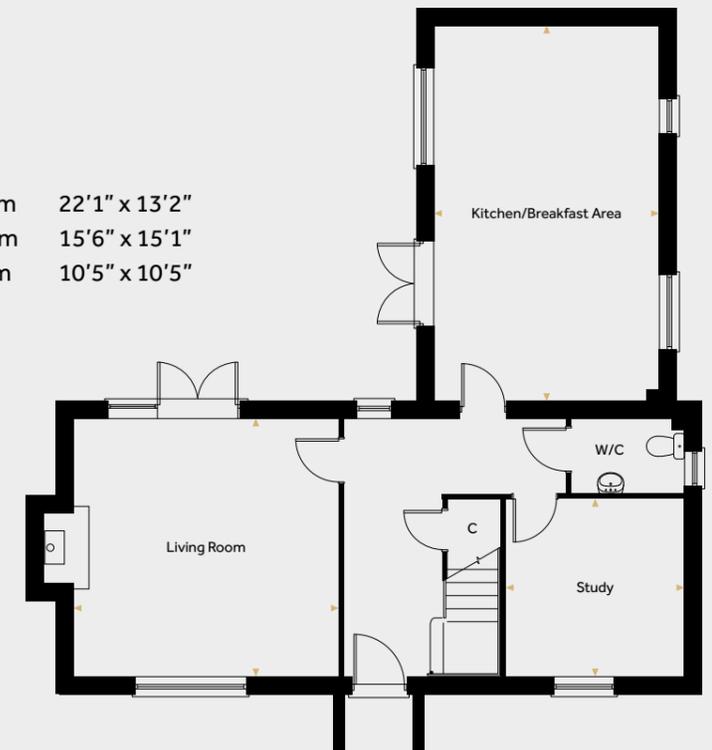
## FIRST FLOOR

Master Bedroom	3.890m x 3.890m	12'9" x 12'9"
Bedroom 2	3.270m x 2.974m	10'9" x 9'9"
Bedroom 3	3.207m x 2.812m	10'6" x 9'3"
Bedroom 4	3.394m x 2.610m	11'2" x 8'7"



## GROUND FLOOR

Kitchen/Breakfast Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.175m x 3.175m	10'5" x 10'5"



▲ Indicates where measurements have been taken from.  
 --- Indicates reduced head height.

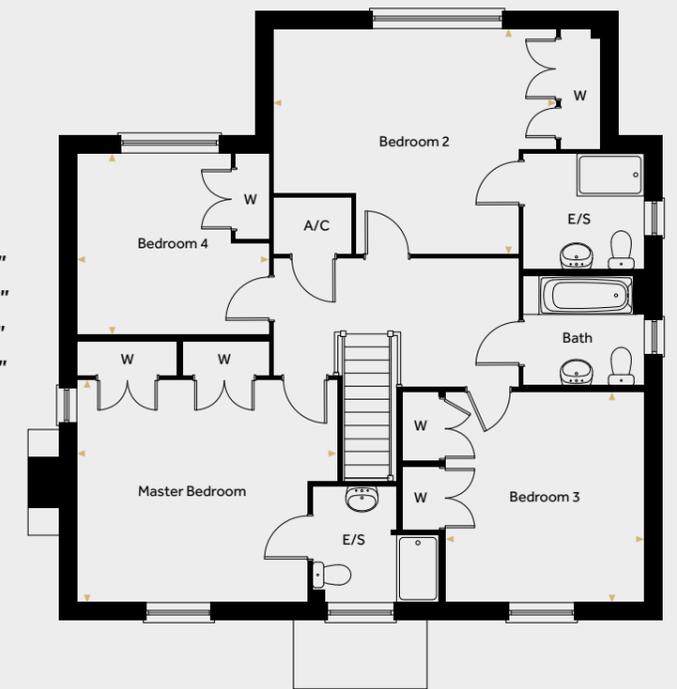
# The Robin

Plots 25, 27 & 32(h)



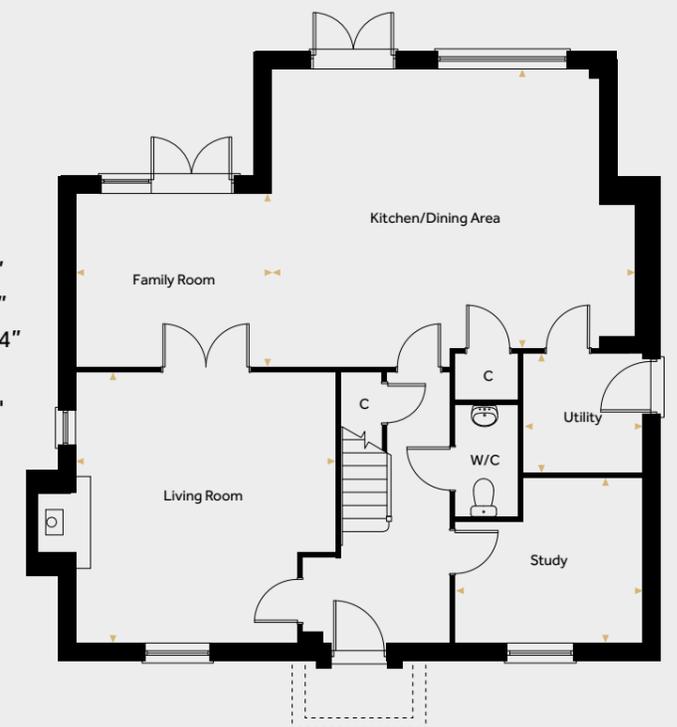
## FIRST FLOOR

Master Bedroom	4.668m x 3.972m	15'4" x 13'1"
Bedroom 2	5.062m x 4.033m	16'7" x 13'3"
Bedroom 3	3.757m x 3.560m	12'4" x 11'8"
Bedroom 4	3.434m x 3.250m	11'3" x 10'8"



## GROUND FLOOR

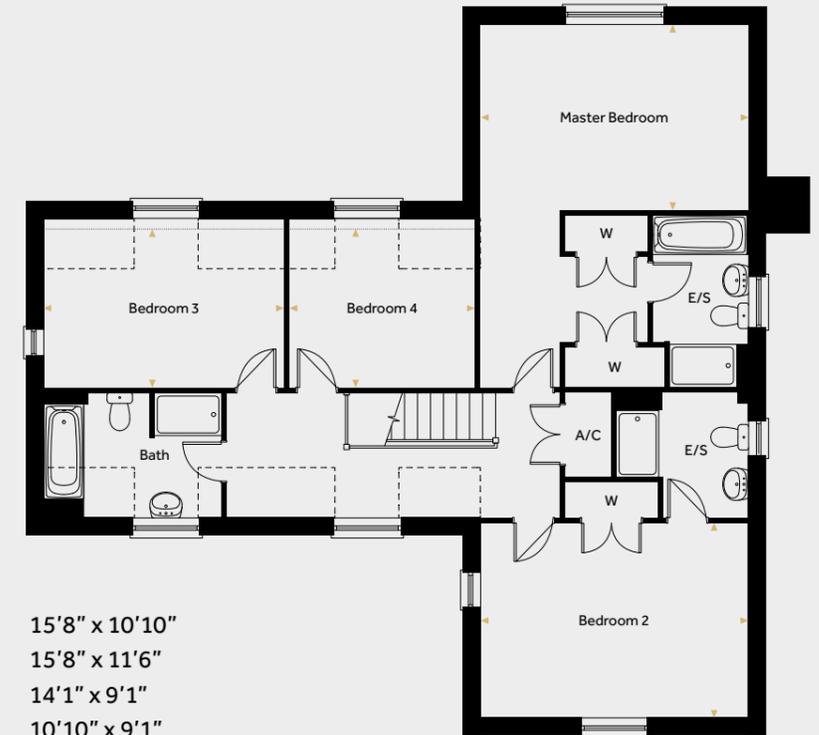
Kitchen/Dining Area	6.528m x 4.979m	21'5" x 16'4"
Family Room	3.532m x 3.075m	11'7" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.942m	11'0" x 9'8"
Utility	2.116m x 2.110m	6'11" x 6'11"



◀ Indicates where measurements have been taken from.

# The Kestrel

Plots 31 & 53

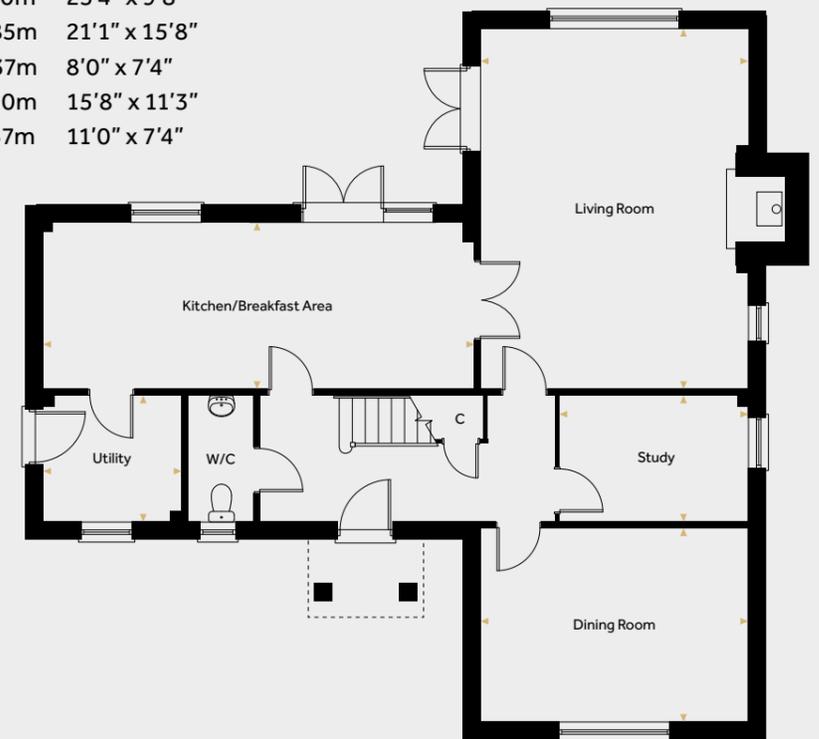


## FIRST FLOOR

Master Bedroom	4.785m x 3.315m	15'8" x 10'10"
Bedroom 2	4.785m x 3.503m	15'8" x 11'6"
Bedroom 3	4.310m x 2.786m	14'1" x 9'1"
Bedroom 4	3.315m x 2.786m	10'10" x 9'1"

## GROUND FLOOR

Kitchen/Breakfast Area	7.725m x 2.960m	25'4" x 9'8"
Living Room	6.448m x 4.785m	21'1" x 15'8"
Utility	2.450m x 2.237m	8'0" x 7'4"
Dining Room	4.785m x 3.450m	15'8" x 11'3"
Study	3.375m x 2.237m	11'0" x 7'4"



▲ Indicates where measurements have been taken from.  
 --- Indicates reduced head height.  
 ..... Indicates reduced head height below 1.5m.



Photography of previous Denbury Homes development.



DENBURY  
HOMES

# Weavers Way

CLARE | SUFFOLK

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What3words: ///tweaked.marble.waking

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Book your appointment at:

[www.denburyhomes.co.uk](http://www.denburyhomes.co.uk)

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others.

We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Weavers Way may not necessarily illustrate that property type in its setting at this development. All local area information is provided in good faith and correct at time of publication. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

05 /24 04396-02 Designed and produced by think BDW 01206 546965.

