



CHESTNUT RISE

WITNESHAM • SUFFOLK

An exclusive and traditionally inspired collection of
high quality homes benefiting from desirable open field views.

BAC WOODBRIDGE LIMITED



QUINTESSENTIAL RURAL LIVING.

Welcome to Chestnut Rise – an exclusive and beautiful new development of remarkably finished one, two, three, four and five bedroom homes in the leafy village of Winesham. Situated in a highly desirable part of Suffolk, just north of Ipswich, these sensitively designed and thoughtfully laid out homes offer the opportunity to be part of a small collection of aspirational dwellings within a village community.

It is an intimate collection that comprises just seven carefully-crafted family homes, all carefully considered in every detail – boasting large, bright interiors and a high specification throughout.



A BEAUTIFUL ELEVATED COLLECTION
BOASTING OPEN FIELD VIEWS.



In an enviable position, set back and elevated from the main road, these executive houses are constructed to very high standards, combining the best of traditional building methods, period details and modern living. They are impressive and character-filled homes, which have been designed with the local area in mind and are enhanced by generously sized rear gardens and views over open fields – they offer the sought-after blend of contemporary living and rural village charm.

At Chestnut Rise you can easily enjoy the unique places that surround you – neatly placed amongst fields and beautiful farmland, yet approximately five miles from Ipswich's vibrant centre, this extremely well-connected collection of homes provides the perfect position for busy day-to-day lifestyles, whilst remaining a simplistic and tranquil place to live. This part of Suffolk is well known for its quaint villages and delightful market towns and at Chestnut Rise, you are in the perfect position to explore them all.



AN IDEAL PLACE TO CALL HOME.

The rural setting for these exquisite family orientated homes has been carefully chosen, and with so much open space surrounding this sought-after village – the houses within the collection have all been designed to reflect this feeling of ‘space’ as much as possible.

The architecture has been specifically designed to ensure the homes are in keeping with the countryside and the village itself. A sympathetic colour palette has been maintained throughout and the use of high quality brick,

soft coloured render and complementary weather boarding, all helps in allowing the traditional homes to blend into the natural surroundings in which they are set.

This beautifully crafted collection of homes offers something to suit every lifestyle, from semi-detached houses, through to five bedroom detached homes perfect for larger families. Combining timeless façades and traditional materials with contemporary and versatile interiors, Chestnut Rise is ideal for modern living in an outstanding location.

Plots One and Two

A pretty pair of semi-detached homes.

Plots Three and Four

A pair of semi-detached homes with parking and good-sized gardens.

Plot Five

A five bedroom detached house with an integrated garage.

Plot Six

A five bedroom detached house with double bay cart-lodge and potential to create an additional room or office.

Plot Seven

A five bedroom detached house with double bay cart-lodge and potential to create an additional room or office.



Guarantee – RICS warranty for New Homes.

All the homes within Chestnut Rise are covered by a seven year RICS warranty and the properties will have follow-up inspection six months after completion.

▶ Garage/Cart-lodge Access



Bin/Refuse Collection Point.



North

Whilst the development layout shown on this page has been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. All planting and landscaping shown within this brochure is indicative only and may vary as construction takes effect. Please ask a Sales Agent to see a set of detailed architects plans for exact information.



BEAUTIFUL FINISHES AND BESPOKE CRAFTSMANSHIP.

All the homes within Chestnut Rise have been carefully-planned to make the very best use of the setting – with high quality fixtures and interiors that are finished with contemporary décor. Blending traditional architecture with modern technology, these splendid new properties combine superb interior space-planning with exceptional attention to detail.

From designer worktops from 'Silestone' and high quality integrated kitchen appliances, to recessed lighting and sleek, elegant bathroom fittings, the specification at Chestnut Rise has not only been chosen to provide stylish appearances and living functionality, but also the reliability that comes from excellent craftsmanship. This truly is a collection of homes that effortlessly blends country living with modern style and luxurious standards.

Kitchens – the perfect family area.

Professionally designed and fitted with a range of integrated appliances, the bespoke handmade kitchens will become the heart of the home whilst offering functional workspace and plenty of storage.

Living Areas – relax or entertain.

Generously sized, light-filled living spaces – enhanced with bi-fold doors, brick fireplaces and wood-burners – provide the perfect place to relax and unwind or entertain friends and family in stylish, comfortable surroundings.

Bathrooms – escape to tranquility.

The theme for the bathrooms is classic-contemporary, with crisp, white sanitaryware and chrome fittings, complemented by subtle recessed lighting and co-ordinated ceramic tiles.

SPECIFICATION.



The Kitchens are from Blackstone, renowned local designers, manufacturers and installers of classic, bespoke and contemporary English style kitchens.

The high quality handmade kitchens will comprise butler sinks alongside range-style ovens or built-in electric ovens, hob and extractor. The fitted kitchens will also have the benefit of a Fisher & Paykel fridge/freezer, dishwasher and tiled flooring.

NB. Kitchen specification may differ for Plots 3 & 4 – Please ask for exact information.

Bathrooms and en-suites –

Cloakroom, bathroom and en-suites have fitted vanity units with high quality sanitaryware, showers and bath with appropriate tiling.

Wall and floor coverings –

Kitchen, utility, bathroom and en-suites will have floor tiles. Bathrooms and en-suites will have wall tiles in selected areas.

Internal electrics –

Kitchens, bathrooms and en-suites fitted with downlighters, all other rooms will have single central light fittings. Living room and bedroom 1 will have wall lights. Power points throughout with TV and BT points in certain rooms. Smart wiring to all rooms – All lighting can be used manually or via a 'Smart App' on your mobile device.

Property decoration –

All ceilings will have a smooth finish that will be painted in brilliant white. Internal walls will be finished with neutral colours throughout.

Heating and water –

Gas based central heating system will be installed to include a pressurised mega-flow hot water system. Ground floor under floor heating is standard (on Plots 5, 6 and 7) with radiators to first floors.

Rainwater harvesting system for use in all WCs and outside taps on plots 4 to 7.

Joinery, woodwork, windows and doors –

All skirting's and architrave will be in satin white finish with contemporary grey veneer flush doors and satin chrome ironmongery. Windows and doors will be white 'Residence 9' triple-glazed with a composite front doors. Bi-fold doors will have level thresholds, opening out onto the rear patio area's – creating extensions of the open-plan interior living spaces.

Gardens and landscaping –

The gardens will be turfed upon completion with appropriate landscaping installed to the front and rear of the properties in accordance with our professional landscape plans.

The specification provided is a general guide and is subject to availability of materials. The developer reserves the right to amend the specification, design and layout as necessary without notice.



PLOTS THREE AND FOUR

Plot Three

Designed for modern living, with an open plan kitchen/dining area opening onto the garden, a well proportioned living room, two good sized bedrooms and a separate bathroom complete with a shower.

Room	Max Depth	Max Width
Living Room	12'1" (3.6m)	10'11" (3.3m)
Kitchen/Dining	11'8" (3.5m)	19'2" (5.8m)
Bedroom 1	11'0" (3.3m)	11'9" (3.5m)
Bedroom 2	8'3" (2.5m)	15'7" (4.7m)

NB. The kitchen specifications may differ for Plots Three and Four – Please ask for exact information.

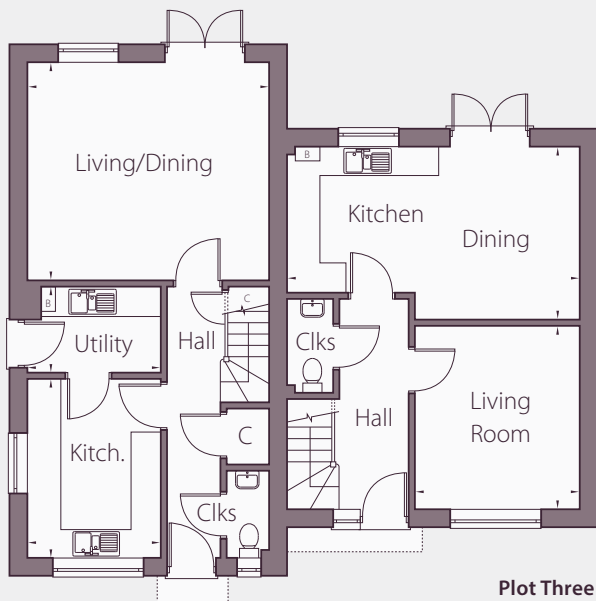
Plot Four

A thoughtfully designed home providing numerous attractive features, with a living/dining room opening onto the private garden, a master bedroom with en-suite shower room and two further bedrooms.

Room	Max Depth	Max Width
Living/Dining	14'6" (4.4m)	15'11" (4.8m)
Kitchen	12'1" (3.6m)	8'9" (2.6m)
Utility Room	5'6" (1.6m)	7'5" (2.2m)
Bedroom 1	11'11" (3.6m)	15'11" (4.8m)
Bedroom 2	13'5" (4.0m)	8'4" (2.5m)
Bedroom 3	9'11" (3.0m)	7'2" (2.1m)

Plot Four

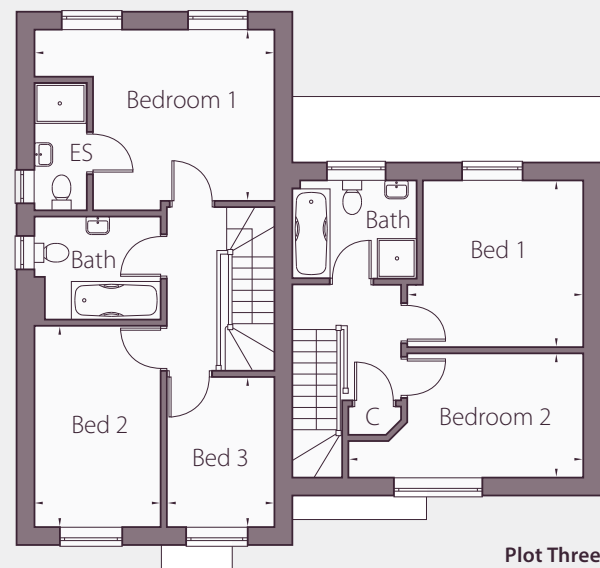
Ground Floor



Plot Three
Ground Floor

Plot Four

First Floor



Plot Three
First Floor

Key. Bath Bathroom B Boiler C Cupboard Clks Cloakroom EC Electrical Cupboard ES En-Suite W Wardrobe

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Approximate room dimensions are + or - 150mm and plans shown are not to scale.



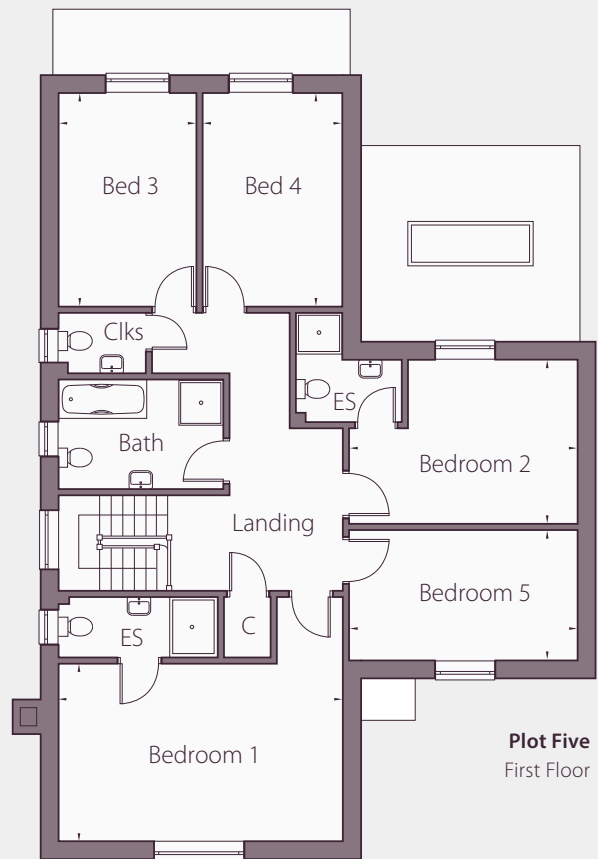
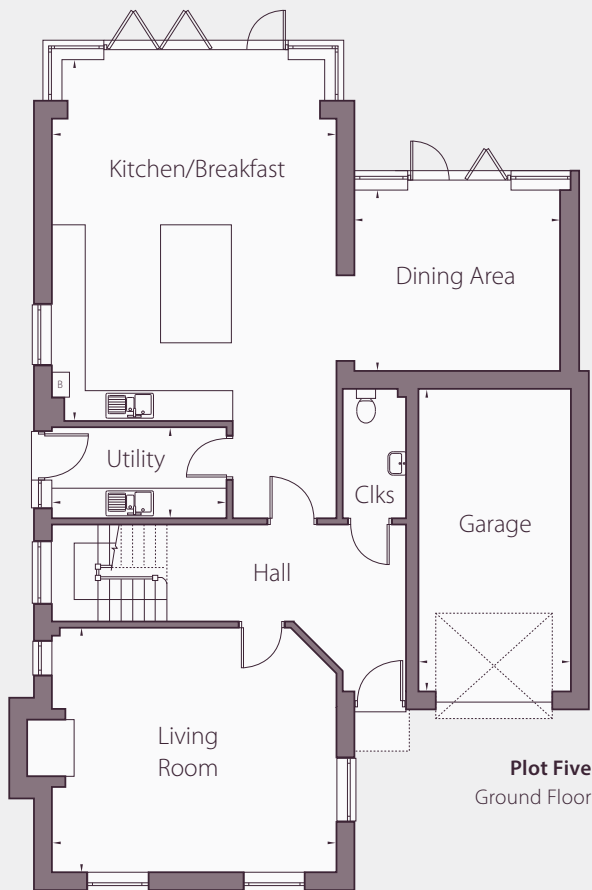
PLOT FIVE

About the home

A carefully considered detached family home with an inviting entrance hall and a large kitchen/breakfast room that adjoins the dining area. Both of these generously sized rooms are enhanced by high quality glazed bi-fold doors that lead through to the rear garden and patio area. The ground level also boasts a separate living room at the front of the home, a convenient utility room with outside access, a cloakroom and an integrated garage.

Five bedrooms – two complemented by their own en-suite shower room – occupy the first floor along with a professionally designed family bathroom and an additional cloakroom.

Room	Max Depth	Max Width
Living Room	16'2" (4.9m)	18'8" (5.6m)
Dining Area	12'3" (3.7m)	13'2" (4.0m)
Kitchen/B'fast	23'7" (7.1m)	18'8" (5.6m)
Garage	19'7" (5.9m)	9'9" (2.9m)
Utility Room	5'10" (1.7m)	11'4" (3.4m)
Bedroom 1	16'2" (4.9m)	18'8" (5.6m)
Bedroom 2	10'10" (3.3m)	15'0" (4.5m)
Bedroom 3	14'1" (4.2m)	9'0" (2.7m)
Bedroom 4	14'1" (4.2m)	9'0" (2.7m)
Bedroom 5	8'6" (2.5m)	14'10" (4.5m)



Key. Bath Bathroom B Boiler C Cupboard Clks Cloakroom EC Electrical Cupboard ES En-Suite W Wardrobe

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Approximate room dimensions are + or - 150mm and plans shown are not to scale.



PLOT SIX

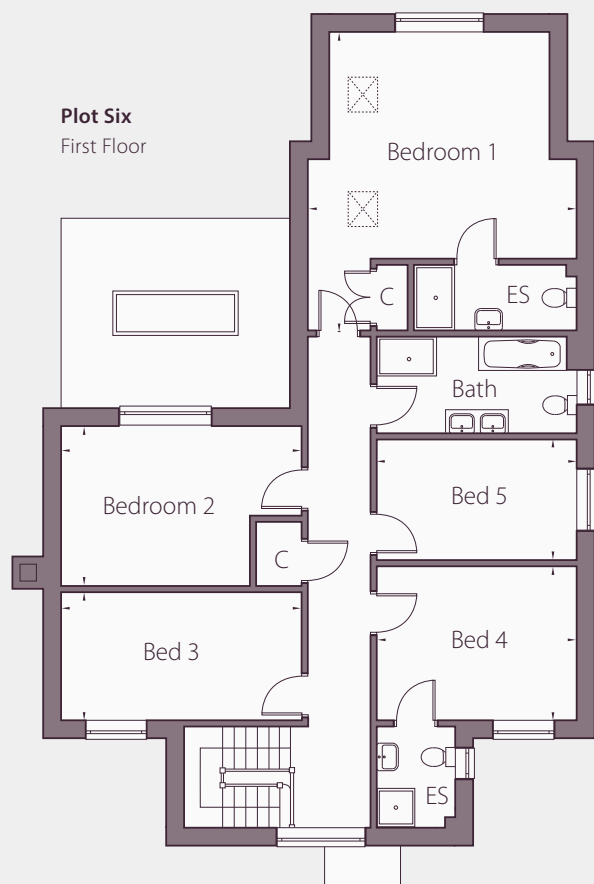
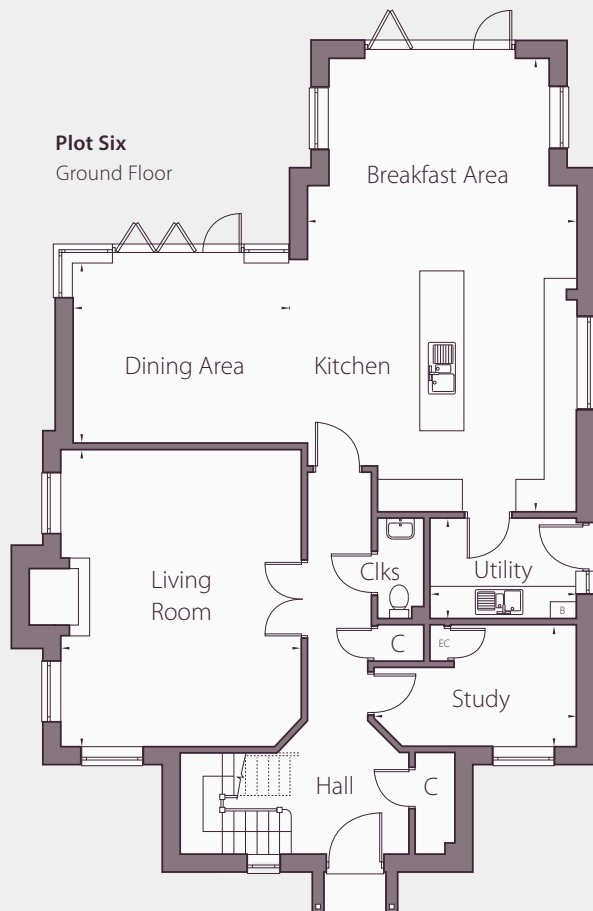
About the home

This is a substantial detached family home with a stunning open-plan kitchen, dining/family area on the ground floor, with the handmade kitchen opening onto a generously sized rear garden through a pair of high quality glazed bi-fold doors. A spacious ground floor living room with a brick fireplace and a window looking out to the front of the home, a separate study, a utility room with outside access and a convenient downstairs cloakroom complete the ground floor.

The first floor of this well-planned home comprises a master bedroom with a stylish en-suite shower room and fitted wardrobes, four further good sized bedrooms – one with it's own en-suite shower room – and a contemporary fitted family bathroom.

Additionally, this home has a traditional oak framed double cart-lodge which has space to create a loft room that could be used as an annexe, games room or office.

Room	Max Depth	Max Width
Sitting Room	18'11" (5.7m)	15'6" (4.7m)
Dining Area	11'6" (3.5m)	14'10" (4.5m)
Kitchen/B'fast	28'11" (8.8m)	17'3" (5.2m)
Study	7'9" (2.3m)	13'0" (3.9m)
Utility Room	6'5" (1.9m)	9'7" (2.9m)
Bedroom 1	19'1" (5.8m)	17'7" (5.3m)
Bedroom 2	10'4" (3.1m)	15'7" (4.7m)
Bedroom 3	8'1" (2.4m)	15'7" (4.7m)
Bedroom 4	9'9" (2.9m)	13'0" (3.9m)
Bedroom 5	7'6" (2.2m)	13'0" (3.9m)



Key. Bath Bathroom B Boiler C Cupboard Clks Cloakroom EC Electrical Cupboard ES En-Suite W Wardrobe

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Approximate room dimensions are + or - 150mm and plans shown are not to scale.



PLOT SEVEN

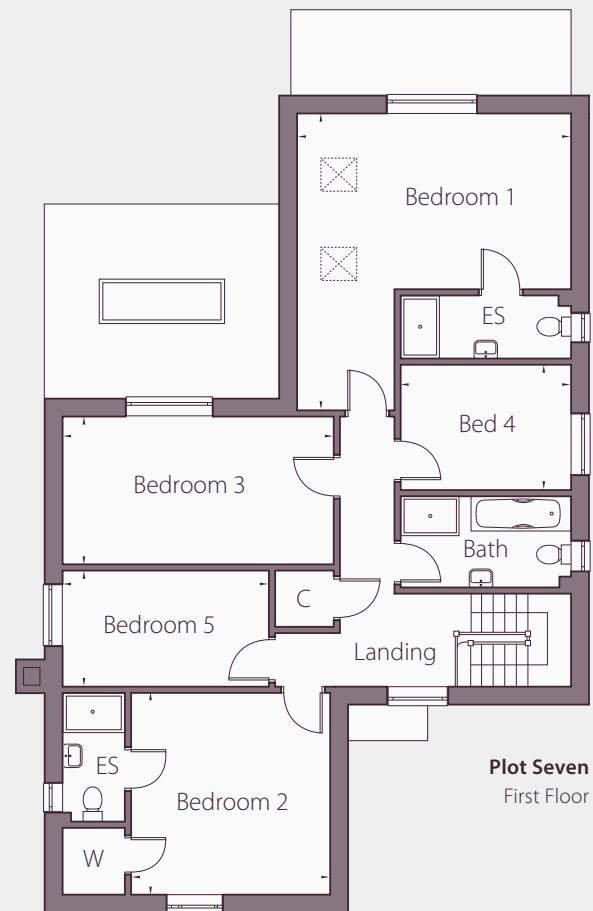
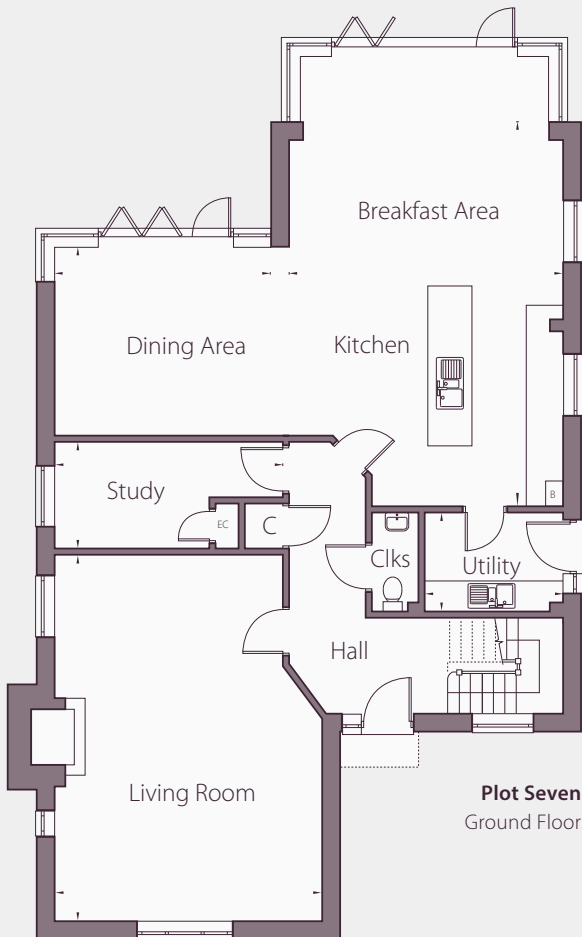
About the home

An imposing home boasting an impressive hallway and the convenience of a study, a living room overlooking the front garden and a modern open-plan kitchen, dining/breakfast area, benefiting from beautiful handmade kitchen units and two sets of high quality glazed bi-fold doors that lead through to the rear of the property and allow the light to flood into this fantastic family area. The ground level also has a handy cloakroom and a utility room complete with outside access.

The first floor consists of a master suite, with an en-suite shower room and views over fields at the rear of the home, a second bedroom – also with its own en-suite and built-in wardrobe – three further bedrooms and a fully appointed family bathroom.

Additionally, this home has a traditional oak framed double cart-lodge which has space to create a loft room that could be used as an annexe, games room or office.

Room	Max Depth	Max Width
Sitting Room	23'5" (7.1m)	17'1" (5.2m)
Dining Area	12'0" (3.6m)	15'2" (4.6m)
Kitchen/B'fast	28'9" (8.7m)	17'5" (5.3m)
Study	6'10" (2.0m)	10'5" (3.1m)
Utility Room	6'4" (1.9m)	8'9" (2.6m)
Bedroom 1	19'2" (5.8m)	17'6" (5.3m)
Bedroom 2	13'0" (3.9m)	12'8" (3.8m)
Bedroom 3	9'5" (2.8m)	17'5" (5.3m)
Bedroom 4	8'0" (2.4m)	10'11" (3.3m)
Bedroom 5	7'7" (2.3m)	13'2" (4.0m)



Key. Bath Bathroom B Boiler C Cupboard Clks Cloakroom EC Electrical Cupboard ES En-Suite W Wardrobe

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Approximate room dimensions are + or - 150mm and plans shown are not to scale.



VILLAGE LIVING WITH EVERYTHING YOU NEED CLOSE BY.

The development is set within an area of beautiful rolling Suffolk countryside yet is within easy reach of Ipswich, our capital city London, Bury St Edmunds, Colchester and Norwich. Witnesham is located just 6.5 miles away from the A14 and is only 2.5 miles from Westerfield Station, from where you will be able to reach London Liverpool Street via Ipswich Station in approximately 90 minutes. The journey time to Norwich is around 80 minutes by car and Bury St. Edmunds is normally reachable in around 40 minutes.

Witnesham village has a feeling of rural seclusion that only the countryside can offer, whilst still being close enough to enjoy all the necessary amenities required for everyday life. The village itself is home to a traditional 18th Century Inn, The Barley Mow, a locally cherished village pub and a highly regarded primary school that in recent years has been rated 'outstanding' by Ofsted.

Alongside Ipswich, the nearby towns of Woodbridge, Stowmarket and Flexistowe host an array of popular cafés, family-friendly

restaurants and fine dining opportunities. A variety of other amenities, including supermarkets, department stores and retailers are easily accessible in Kesgrave and Martlesham, whilst more specialist independent shops and renowned boutique stores can be found in Woodbridge and Aldeburgh.

Residents of Chestnut Rise should also be happy with the superb selection of excellent educational opportunities within the area. Alongside the primary school in the village itself, there are several nurseries, well performing colleges and Ofsted rated infant, junior and senior schools – both within the private and state sectors – all within easy reach of this fantastic new collection.

Sport and leisure enthusiasts will not be disappointed with the wide choice of recreational exploits that Ipswich and the local area provides – from challenging golf courses, to cutting-edge sports centres, and football teams, through to cycling and athletic clubs – the area's sporting opportunities are endless for participants and supporters of all ages and levels.

NB: Any travel time and distances quoted are from Google Maps and train times shown are based on approximate National Rail timings.

PERFECTLY LOCATED IN THE HEART OF THE REGION.

Witnesham is perfectly positioned for its residents to enjoy an enviable lifestyle with shopping, recreation, fitness and leisure facilities all within easy reach. There are many quaint villages nearby including Martlesham and Wickham Market, as well as ancient and vibrant Suffolk market towns such as Framlingham, Needham Market and Hadleigh. Due to its superb location and excellent road links, the county hubs of Ipswich, Woodbridge and Bury St. Edmunds, can also be reached with ease and the much treasured Suffolk gems of Aldeburgh and Southwold are not too far away to enjoy the famous fish and chips, relax with a pint of locally brewed Adnams ale or simply take a Sunday afternoon stroll on the beach.



Ipswich Marina (6.5 miles)
www.ipswichhavenmarina.co.uk

New Cut East, Ipswich, Suffolk IP3

Situated at the head of the River Orwell, it sits amidst the historic Ipswich Waterfront with access to restaurants, cafes, shopping, parks and important buildings all within a few minutes stroll from the marina.



Woodbridge (8 miles)
www.visit-woodbridge.co.uk

Woodbridge, Suffolk IP12

An overlooked gem, this historic riverside market town boasts a variety of interesting architecture. Some of the best pubs, restaurants and shops in Suffolk can also be found in the narrow alleyways of Woodbridge.



Aldeburgh (24 miles)
www.visit-aldeburgh.co.uk

Aldeburgh, Suffolk IP15

Home to renowned fish and chip shops and the famous Aldeburgh Festival, founded by Benjamin Britten, this beautiful seaside town offers an eclectic mix of boutique shops, excellent food and coastal calm.



Bury St Edmunds (27 miles)
www.visit-burystedmunds.co.uk

Bury St Edmunds, Suffolk IP33

The perfect place to shop, unwind, eat, drink or even catch a concert. The Apex – a multi-purpose arts venue, the town's multiplex cinema, leisure facilities and Cathedral are also worth a visit.



Southwold (32 miles)
www.visitsouthwold.co.uk

Southwold, Suffolk IP18

Home to an iconic lighthouse, magnificent pier, sandy beach and the famous Adnams Brewery, Southwold offers a quiet restful atmosphere set amongst traditional surroundings and beachside activities.



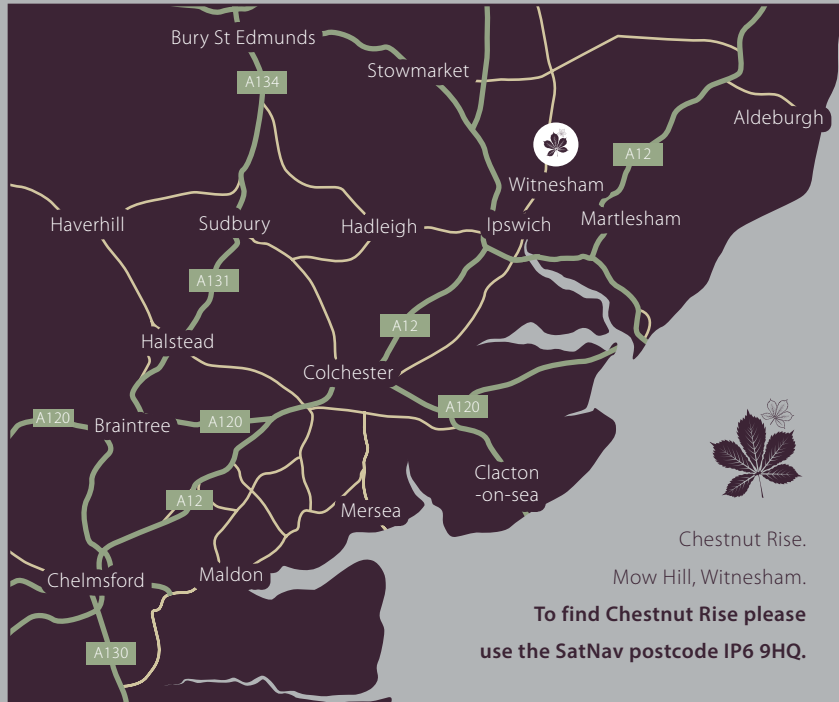
Norwich (45 miles)
www.visitnorwich.co.uk

Norwich, Norfolk NR1

A vibrant city that is full of atmosphere and opportunity. Boasting heritage, history, commerce and striking 21st century architecture, Norwich is also home to the UK's largest open-air market which has been in its current position for over 900 years.



With fine attention to detail, bespoke craftsmanship and generously proportioned, light-filled interiors, this splendid collection effortlessly combines country living, with contemporary style and modern technology – **welcome to Chestnut Rise.**



FennWright.

For further information please contact

Fenn Wright Estate Agents, 1 Buttermarket, Ipswich, Suffolk IP1 1BA

Telephone: 01473 232700 Web: www.fennwright.co.uk

BAC WOODBRIDGE LIMITED

Old Barrack Road, Woodbridge, Suffolk

No description or information given about the properties or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have the authority to make any representation or fact and accordingly any information given is entirely without the responsibility on the part of the agents or the vendor company. All photographs, plans, stock and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact interpretation. Some of the location images within this brochure are taken from <http://www.geograph.org.uk> and are licensed for reuse under the Creative Commons Licence (<http://creativecommons.org/licenses/by-sa/2.0>). They are ©Copyright Oxymoron. Any areas, measurements or distances are approximate only. NB: Any travel time and distances quoted are from Google Maps and train times shown are based on approximate National Rail timings. Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

Brochure and Computer Generated Images produced by UKM Creative Limited. Please contact Steve Clarke on 07711 370 955.
Email: steve@ukmcreative.co.uk Web: www.ukmpropertymarketing.co.uk