



# ORCHARD GARDENS

ASSINGTON SUFFOLK

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## ROMAN HOMES

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Present an outstanding new development of delightful homes, offering a combination of traditional charm, modern design and quality craftsmanship.

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*An incredible opportunity to own an elegant new family home within the spectacular surroundings of the verdant Suffolk countryside, Orchard Gardens allows residents to live within the centre of a peaceful yet well-connected rural community.*

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## WELCOME

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*Welcome to Orchard Gardens, Assington, an outstanding collection of fifteen premium family homes of three and four bedrooms – constructed to exceptional standards, with remarkable attention paid to the finest details.*

Located within a highly sought-after community at the heart of the breathtaking Suffolk countryside, this latest development from Roman Homes allows you to enjoy the luxury and quality of a beautifully-designed contemporary home amongst the rolling fields and magical views that characterise this peaceful part of the world. Perfect for active families, growing households or those upsizing from town or city, Orchard Gardens is a modern enclave set in a stunning rural position – with all the shops, eateries and culture of Colchester, Ipswich and Sudbury just a short drive away.

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"We're very pleased to be marketing this outstanding collection of homes. It's a development that delivers tasteful design and well considered living spaces – all detailed to the most exacting standards. These contemporary new houses and bungalows will provide residents with truly enviable surroundings each and every day"

*Secreted from the road, yet positioned at the heart of this charming village, Orchard Gardens complements its stunning setting and the surrounding community.*

**FennWright** 2 **ROMAN HOMES**



*Arranged to provide a varied combination – and beautifully positioned within sizable plots and attractive landscaped gardens – each property’s distinctive characteristics will allow residents to enjoy their own home’s individuality and provide a good balance between personal space and a sense of community.*



**THE MELROSE**

*Plots 1 and 6*

Three Bedroom Homes  
149 sqm ( 1600 sqft )

**Page 8**



**THE BRAMLEY**

*Plots 2 and 15*

Four Bedroom Homes  
170 sqm ( 1830 sqft )

**Page 10**



**THE GEORGIA**

*Plots 3, 9, 12 and 13*

Four Bedroom Homes  
161 sqm ( 1730 sqft )

**Page 12**



**THE TOPAZ**

*Plots 4, 5, 10 and 11*

Three Bedroom Homes  
90.5 sqm ( 975 sqft )

**Page 14**



**THE PIPPIN**

*Plots 7 and 8*

Three Bedroom Bungalows  
95 sqm ( 1020 sqft )

**Page 16**



**THE MULBERRY**

*Plot 14*

Three Bedroom Home  
108 sqm ( 1160 sqft )

**Page 18**

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Adviser for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Agents to view the detailed architects site drawings for full and accurate details.





THE MELROSE



PLOTS 1 AND 6

These outstanding homes will impress from first sight through to the finest detail. The expansive kitchen, family and dining area incorporates a stylish breakfast bar, branded appliances and an abundance of natural sunlight from multiple windows and glazed double doors

There is a separate living room that is perfect to unwind in after mealtimes and you'll also find a downstairs cloakroom, a convenient utility room with external access and a handy snug / study room which could be used as a play room or home office. Upstairs, the spacious master bedroom boasts an elegantly-finished en-suite shower room, there are two further bedrooms and a sleek family bathroom.

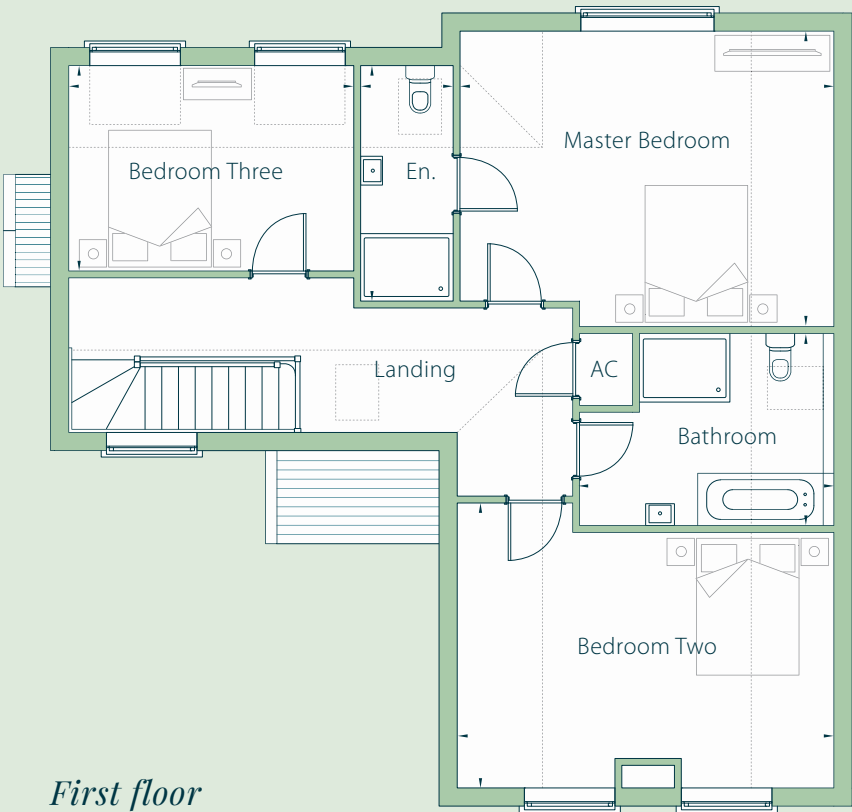
Ground floor

Kitchen / Dining	7900 x 3950mm	25'11" x 13'0"
Snug / Study	3900 x 2350mm	12'10" x 7'9"
Utility Room	2750 x 2200mm	9'0" x 7'3"
Living Room	5000 x 3650mm	16'5" x 12'0"
Cloakroom	2100 x 950mm	6'11" x 3'1"

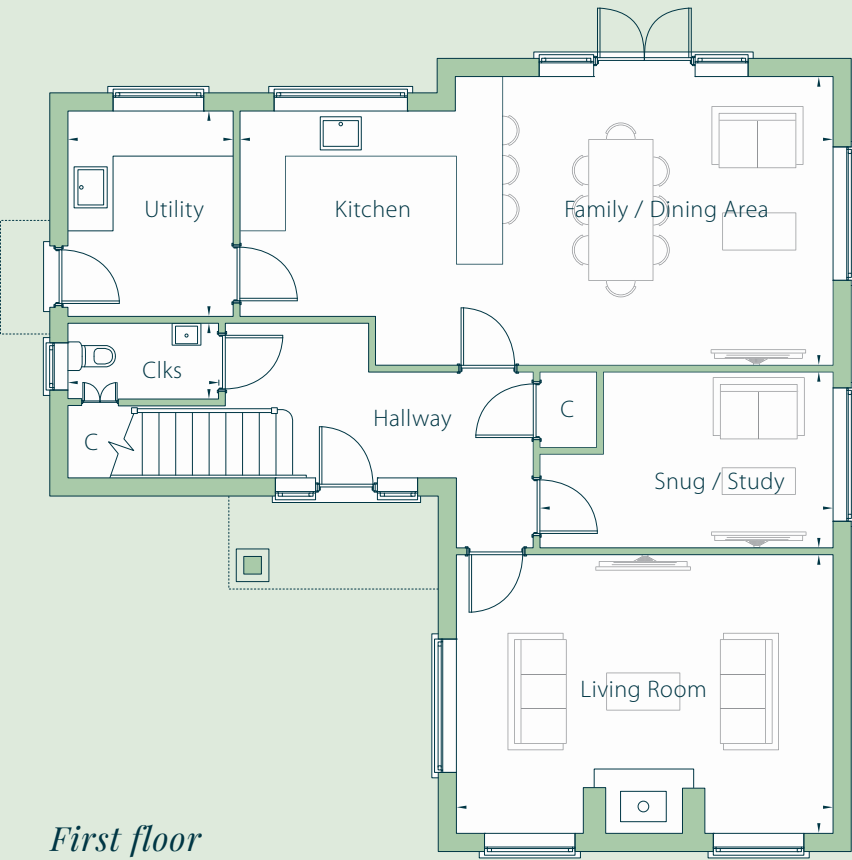
First floor

Master Bedroom	5000 x 3950mm	16'5" x 13'0"
En-Suite	3150 x 1230mm	10'4" x 4'0"
Bedroom Two	5000 x 3350mm	16'5" x 11'0"
Bedroom Three	3770 x 2750mm	12'4" x 9'0"
Bathroom	3400 x 2559mm	11'2" x 8'5"

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First floor



First floor

C Cupboard Clks Cloakroom En En-Suite ► Indicates where approximate measurements are taken from.



THE BRAMLEY



Please note. Plot 15 is shown here. Materials, landscaping details and surroundings may vary on Plot 2. Please ask for details.



PLOTS 2 AND 15

An impressive four bedroom detached home with a twin garage and carefully-planned interior spaces. The hallway leads to a beautiful open-plan kitchen / dining / family area – with premium surfaces and fittings – bathed in light by large windows and glazed bi-folding doors. The generous dual-aspect living room boasts a feature fireplace, while across the hall you'll find a separate snug room – perfect for use as a nursery or home office. There's also a convenient utility room with outdoor access, as well as a downstairs cloakroom. Upstairs, you'll find a master bedroom complemented by a luxury en-suite shower room, three further bedrooms and a family bathroom.

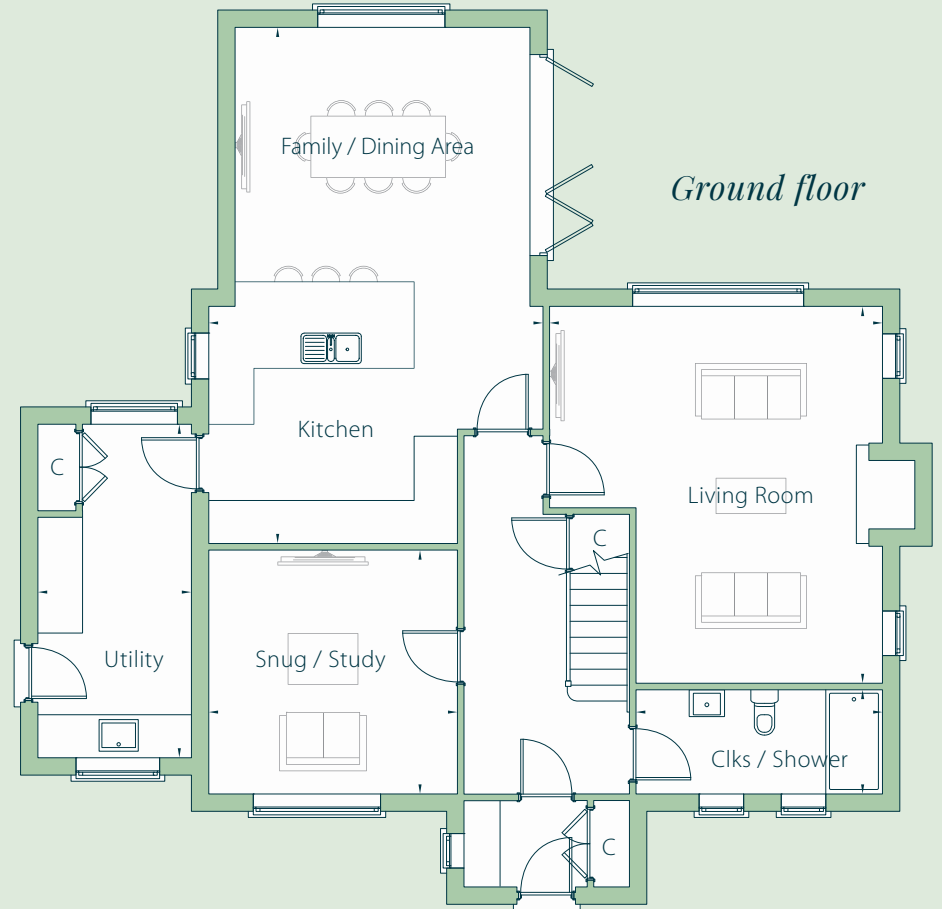
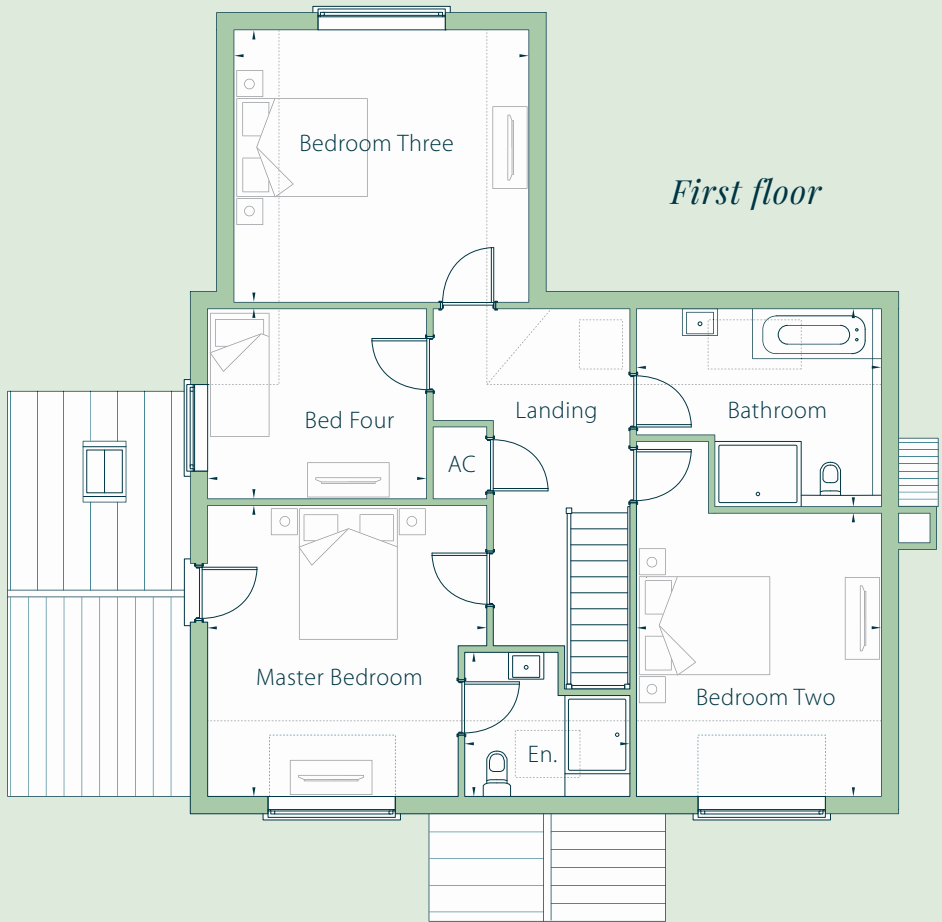
Ground floor

Kitchen / Dining	7200 x 4100mm	23'7" x 13'5"
Utility Room	4650 x 2100mm	15'3" x 6'11"
Living Room	5250 x 4650mm	17'3" x 15'3"
Snug / Study	3450 x 3400mm	11'4" x 11'2"
Cloaks / Shower	3450 x 1450mm	11'4" x 4'9"

First floor

Master Bedroom	4050 x 3850mm	13'3" x 12'8"
En-Suite	2300 x 2000mm	7'7" x 6'7"
Bedroom Two	3950 x 3450mm	13'0" x 11'4"
Bedroom Three	4100 x 3800mm	13'5" x 12'6"
Bedroom Four	3000 x 2650mm	9'10" x 8'8"
Bathroom	3450 x 2750mm	11'4" x 9'0"

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C Cupboard Clks Cloakroom En En-Suite ► Indicates where approximate measurements are taken from.



THE GEORGIA



Please note. Plot 13 is shown here. Materials, landscaping and surroundings may vary on other plots. Please ask for details.



PLOTS 3, 9, 12 AND 13

These attractive four bedroom detached homes are designed to delight. The broad hallway gives access to a spacious living room – where the whole family can relax – and an impressive open-plan kitchen / dining / family area with full-width glazed bi-folding doors opening out onto the rear garden. You will also find a separate utility room with outdoor access adjacent to the kitchen for convenience and a modern downstairs cloakroom. Upstairs, residents will benefit from a generous master bedroom with a contemporary en-suite shower room, three further bedrooms and a family bathroom with contemporary sanitaryware and chrome fittings.

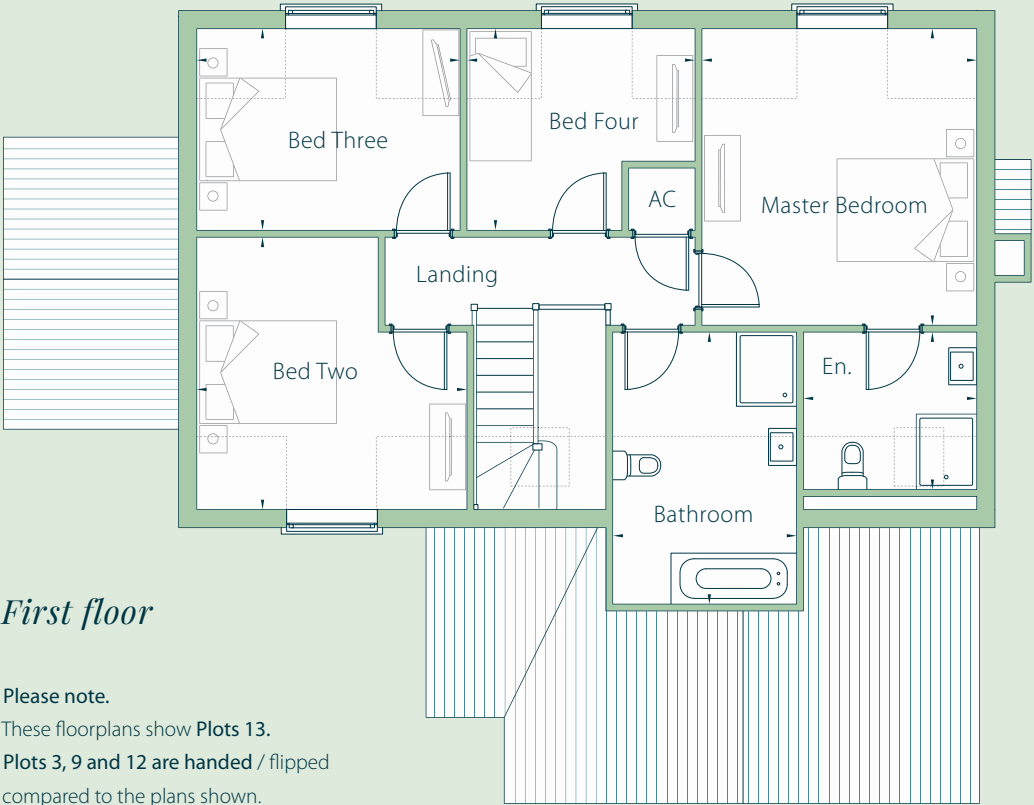
Ground floor

Kitchen / Family	6400 x 5750mm	21'0" x 18'10"
Utility Room	2900 x 2050mm	9'6" x 6'9"
Living Room	5150 x 4550mm	16'11" x 14'11"
Dining Room	4650 x 3300mm	15'3" x 10'10"
Cloakroom	1950 x 1200mm	6'5" x 3'11"

First floor

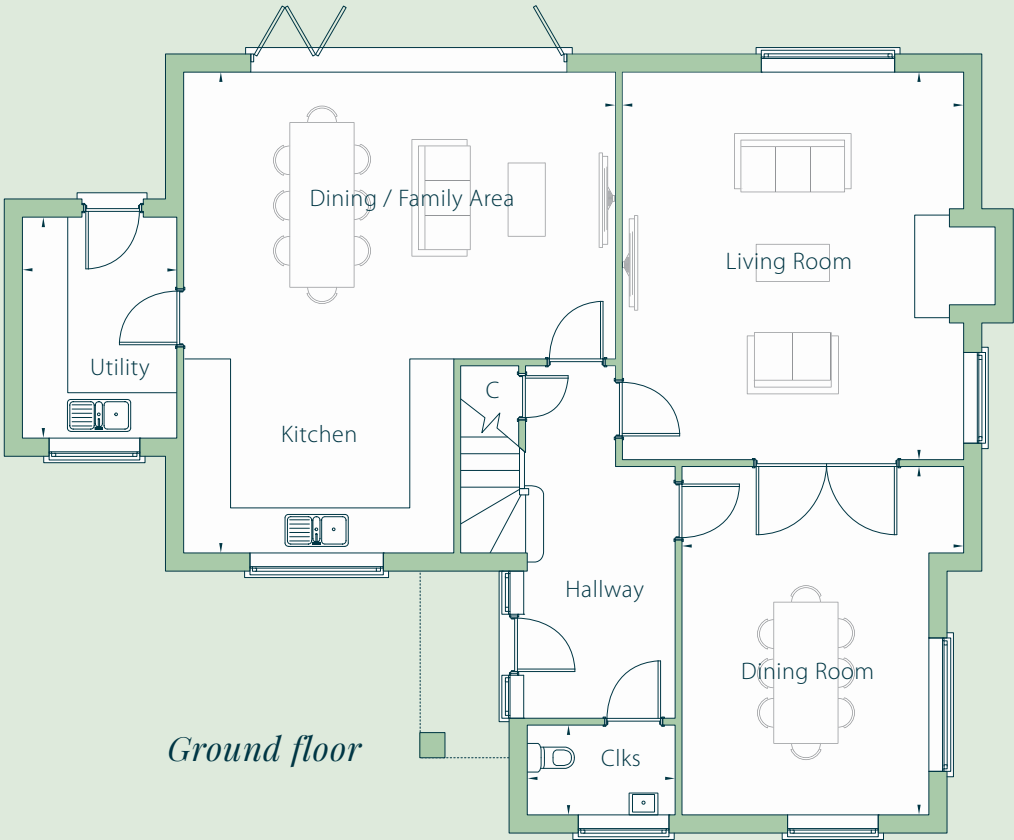
Master Bedroom	3950 x 3650mm	13'0" x 12'0"
En-Suite	2300 x 2100mm	7'7" x 6'11"
Bedroom Two	3600 x 3590mm	11'10" x 11'9"
Bedroom Three	3500 x 2700mm	11'6" x 8'10"
Bedroom Four	3050 x 2700mm	10'0" x 8'10"
Bathroom	3650 x 2450mm	12'0" x 8'0"

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First floor

Please note.  
These floorplans show Plots 13.  
Plots 3, 9 and 12 are handed / flipped compared to the plans shown.



Ground floor

C Cupboard Clks Cloakroom En En-Suite ► Indicates where approximate measurements are taken from.



# THE TOPAZ



Please note. Plot 10 is shown here. Materials, landscaping and surroundings may vary on other plots. Please ask for details.



## PLOTS 4, 5, 10 AND 11

These charming three bedroom link-detached homes are designed to make the best use of light and space at every turn. The open-plan kitchen / dining area is the heart of the home, and is a great a space to relax with friends and family – with the glazed bi-folding doors leading onto the garden and patio area. There are convenient utility and cloakrooms adjacent to the kitchen and there is a separate living room at the front of the home for unwinding at the end of the day. Upstairs, the master bedroom benefits from a luxury en-suite shower room, there are two further bedrooms and a sleek family bathroom.

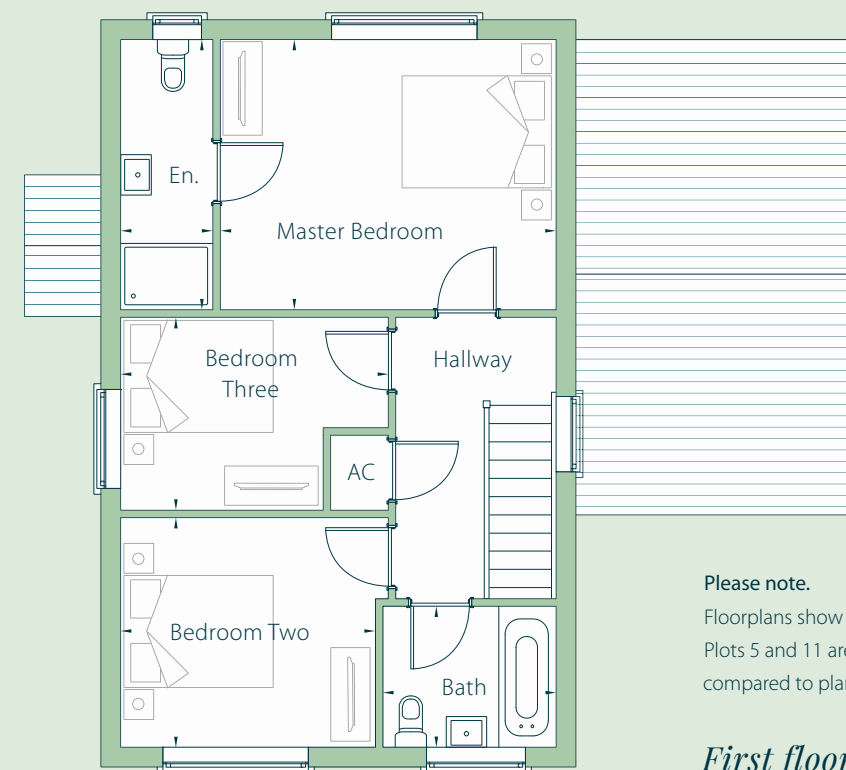
### Ground floor

Kitchen / Dining	4600 x 4500mm	15'1" x 14'9"
Utility Room	4500 x 1600mm	14'9" x 5'3"
Living Room	4250 x 4000mm	13'11" x 13'1"
Cloakroom	1600 x 1100mm	5'3" x 3'7"

### First floor

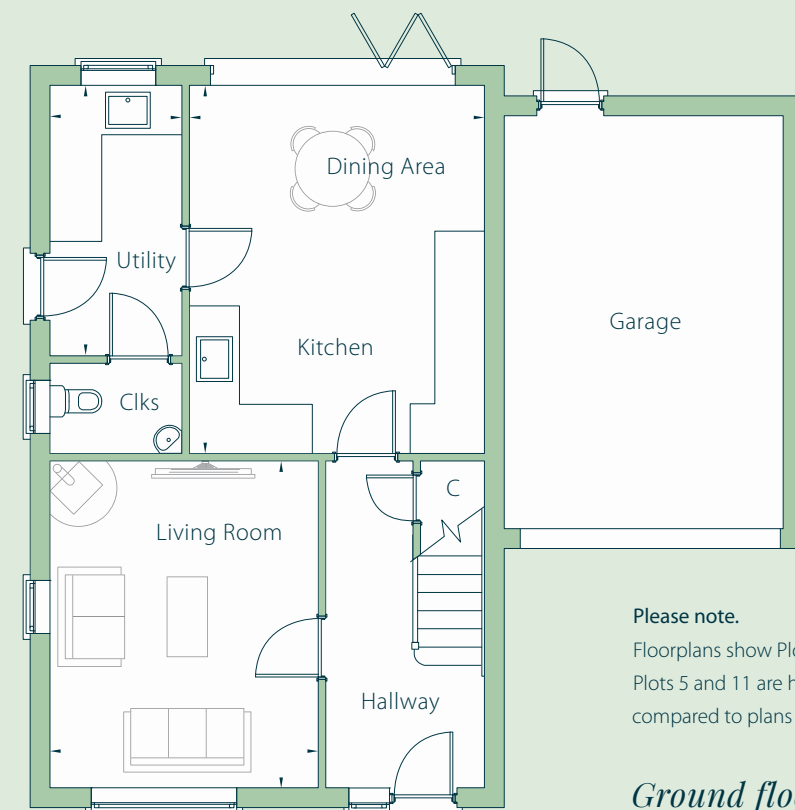
Master Bedroom	5100 x 3250mm	16'9" x 10'8"
En-Suite	3250 x 1100mm	10'8" x 3'7"
Bedroom Two	4100 x 2800mm	13'5" x 9'2"
Bedroom Three	4100 x 2350mm	13'5" x 7'9"
Bathroom	2100 x 1700mm	6'11" x 5'7"

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Please note.  
Floorplans show Plots 4 and 10.  
Plots 5 and 11 are handed / flipped  
compared to plans shown.

### First floor



Please note.  
Floorplans show Plots 4 and 10.  
Plots 5 and 11 are handed / flipped  
compared to plans shown.

### Ground floor

C Cupboard Clks Cloakroom En En-Suite ► Indicates where approximate measurements are taken from.



# THE PIPPIN



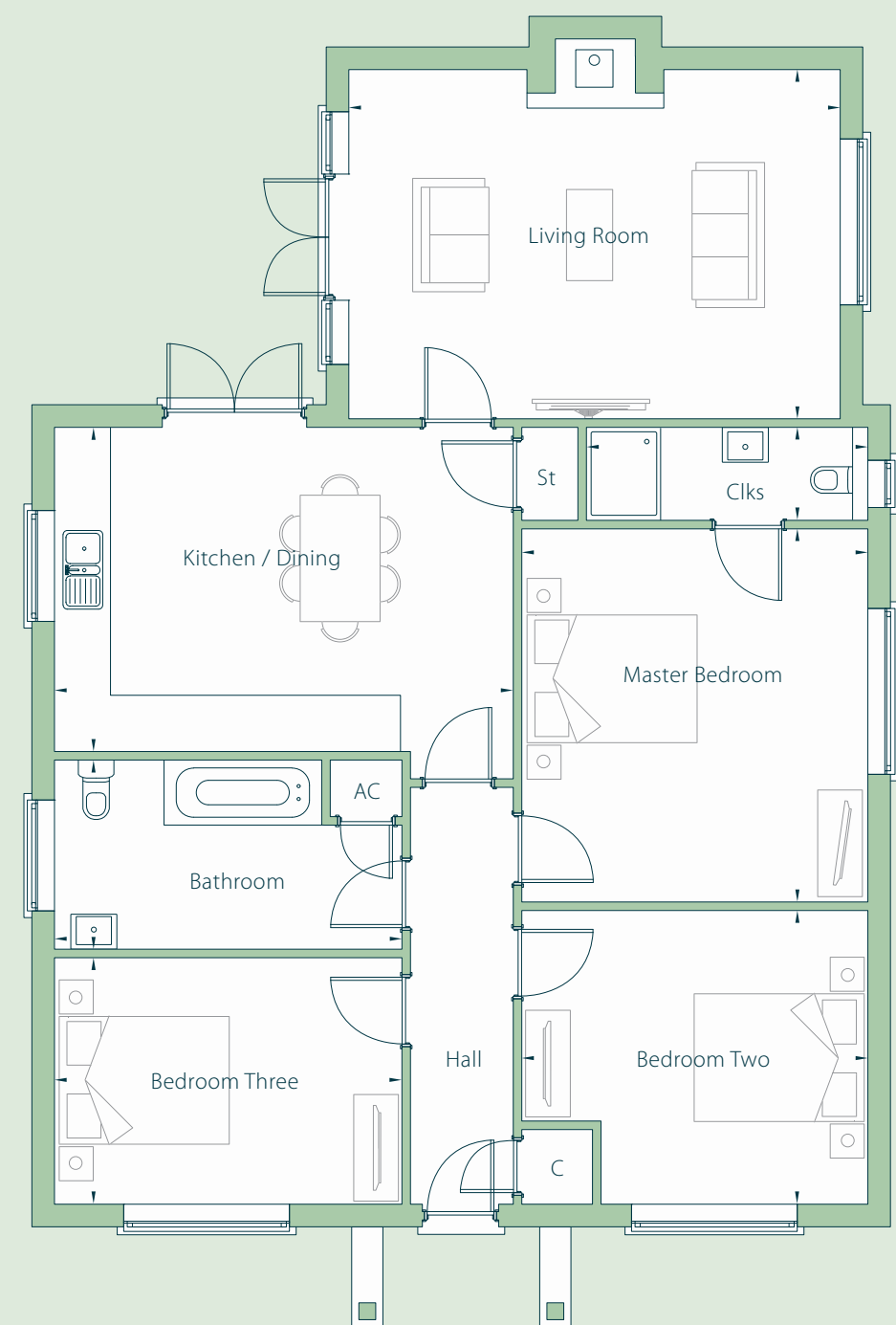
## PLOTS 7 AND 8

A beautiful kitchen diner and the dual aspect living area will be the heart of these distinctive three bedroom bungalows. With each offering outside access through glazed double-doors, they're light-filled spaces where you'll be able to relax, cook and unwind alongside state of the art fittings and quality integrated appliances. Located off of the central hallway, you'll find a master bedroom with it's own en-suite shower room and two more generous double bedrooms – which are perfect for family members or guests – and a beautifully-appointed main bathroom.

### Measurements

Kitchen / Dining	4920 x 3475mm	16'2" x 11'5"
Living Room	5250 x 3700mm	17'3" x 12'2"
Master Bedroom	4000 x 3715mm	13'1" x 12'2"
En-Suite	3015 x 1000mm	9'11" x 3'3"
Bedroom Two	3715 x 3100mm	12'2" x 10'2"
Bedroom Three	3715 x 2600mm	12'2" x 8'6"
Bathroom	3715 x 2020mm	12'2" x 6'8"

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C Cupboard Clks Cloakroom En En-Suite ► Indicates where approximate measurements are taken from.



# THE MULBERRY



## PLOT 14

This delightful three bedroom detached home has been planned to make the best use of light and space at every turn.

The kitchen / dining area is a modern open-plan space that's perfect for relaxing and entertaining – with large glazed bi-fold doors leading onto the garden and flooding the room with natural light. There is a convenient utility room with outside access and a cloakroom adjacent to the kitchen. There is also a separate living room at the front of the home that is ideal for relaxing after mealtimes. Upstairs, the master bedroom has it's own en-suite shower room, there are two further bedrooms and a contemporary family bathroom.

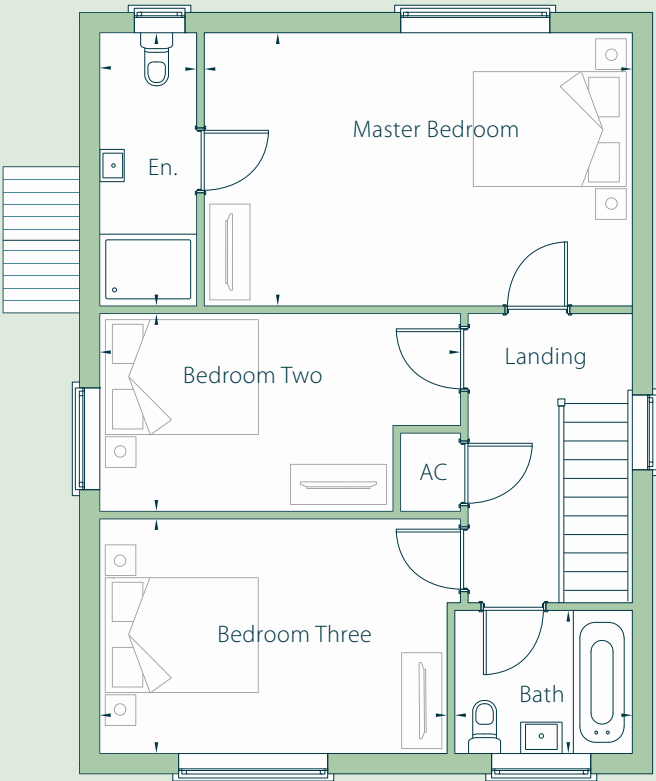
### Ground floor

Kitchen / Dining	4600 x 4500mm	15'1" x 14'9"
Utility Room	4500 x 1600mm	14'9" x 5'3"
Living Room	4250 x 4000mm	13'11" x 13'1"
Cloakroom	1600 x 1100mm	5'3" x 3'7"

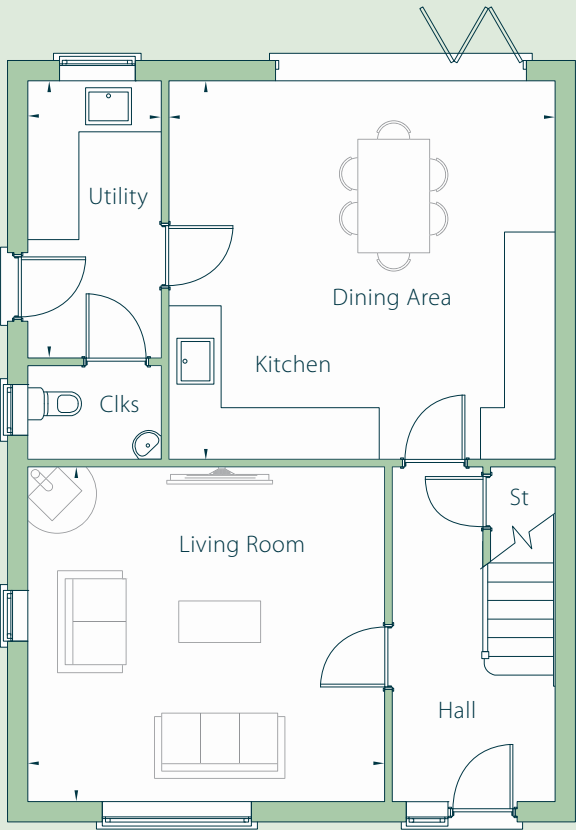
### First floor

Master Bedroom	5100 x 3250mm	16'9" x 10'8"
En-Suite	3250 x 1100mm	10'8" x 3'7"
Bedroom Two	4100 x 2800mm	13'5" x 9'2"
Bedroom Three	4100 x 2350mm	13'5" x 7'9"
Bathroom	2100 x 1700mm	6'11" x 5'7"

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First floor



Ground floor

C Cupboard Clks Cloakroom En En-Suite ► Indicates where approximate measurements are taken from.



# QUALITY SPECIFICATIONS

## KITCHENS AND UTILITY ROOMS

- Stylish fully designed fitted kitchens with choice of door styles
- Choice of stone feature worktops & matching up-stands for kitchen areas
- Coloured glass splash-back to hob
- Neff appliances throughout including a single slide & hide combination oven, induction hob with stainless extractor, integrated dishwasher and fridge / freezer
- Space within utility rooms for clients own washing machine and tumble dryer
- Luxury hard flooring in a choice of colours

## BATHROOMS AND EN-SUITES

- High quality white sanitaryware with chrome taps and fittings
- Bathrooms half tiled with full height tiling to shower cubicles
- Glass shower enclosures are fitted with thermostatic shower control valves

## DECORATION AND FINISHES

- Contemporary oak internal doors with chrome furniture
- White painted architraves, door surrounds and skirting
- White painted flat ceilings and white mist walls
- Feature oak handrail to staircases

## ELECTRICS

- Recessed LED down-lighters feature in kitchens, bathrooms and en-suites
- Pendant lights with low energy lamps to all other rooms
- A generous number of double power sockets are installed throughout the homes with TV points to all main rooms
- Smoke detectors fitted in hallways and landings, dual smoke and heat detector in kitchens and carbon monoxide detectors\*\* adjacent to log burners (Plot specific only)
- Switchable/automatic external lights to all access points
- Fibre broadband connectivity will be available

\*\* Please note ; certain specification items are plot specific only, please review plans and speak to our representative.

## PLUMBING AND HEATING

- Highly efficient Vaillant air source heat pump with 7 years parts and labour warranty including free call outs
- Underfloor heating to ground floor accommodation
- Log burners provided to all house types except The Topaz and The Mulberry

## EXTERNAL FINISHES

- Traditional appearance with red multi-stock bricks matched with plain tiles, pantiles or slate roofs
- Elevations with coloured 'Monocouche' renders or coloured 'hardiplank' weatherboarding
- UPVC white windows for low maintenance and aluminum bi-fold doors

## CART LODGE STYLE GARAGES

- Either left open or finished with remote control electric doors\*\*

## GARDENS AND OUTSIDE

- Ample patios/paths in an attractive stone paving
- Rear gardens will be turfed
- Extensive planting scheme will be implemented ( Please ask to see landscaping designs )

## WARRANTY

- Each new home at Orchard Gardens benefits from a 10 year LABC warranty – one of the market leading warranty providers. For information visit [www.labc.co.uk](http://www.labc.co.uk).
- Specific items within the homes have individual warranty periods. Please refer to manufactures manuals for further information as these may require clients to register items with them in order to activate the warranty.



Available with just a **5% deposit** when using the **Help to Buy incentive.\***

Please note ; All details and specifications listed are correct and as intended at the time of going to print – items maybe subject to change.  
\* Help to Buy is subject to qualifying status and specific terms and conditions apply. Please ask for exact details – or visit [www.help2obuy.gov.uk](http://www.help2obuy.gov.uk).  
Deposit price shown to show how the Help to Buy incentive could help when purchasing a new home at this development.





*Nestled amongst the tapestry of picturesque villages, ancient market towns and breathtakingly countryside that characterises this part of Suffolk, Assington presents a semi-rural haven of traditional pubs, fresh farm produce and peaceful walks, with all the shopping, eating and culture opportunities of nearby towns just a short drive away.*

Assington has been at the heart of the region's farming community for centuries, centred around the thoroughfare between the 15th-century church of St Edmund King & Martyr and the 17th-century Assington Mill, with its picture-postcard pond and ancient agricultural buildings, via the old schoolhouse ( now residential ) and the much-loved local pub. This is a village where rustic rural architecture rubs shoulders with Victorian cottages, contemporary conversions and modern additions to the community, to produce a characterful place to put down your families roots.

Just a minute's walk from home, The Barn At Assington provides for many of your everyday needs. This complex, designed to reflect the village's rural heritage, is home to a gift store, well-stocked farm shop and a contemporary vintage-style tea room – perfect for fresh, locally-produced dairy and meat items, bread, fruit, vegetables and preserves and, as well home-baked snacks and cakes served with coffee and fine teas. For larger household shopping trips, you'll find a selection of well-known major supermarkets just five miles away in Sudbury.

Assington's much-loved public house, The Shoulder of Mutton, is a firm favourite with village residents and visitors alike. A free house serving a great selection of excellent beers and ciders, as well as high-quality, locally-sourced traditional pub food, it's the perfect stop-off after a refreshing country walk, or to simply meet with friends. Also locally, just outside the village on the A134, you'll find The Case Restaurant With Rooms, an extensively-refitted 1920s inn serving an exceptional fine dining menu within upmarket surroundings.

With the A134 passing just half-a-mile north of the village, you'll have several further options for days and evenings out within short driving distance. Just five miles to the north, Sudbury covers all local needs, amenities and services – and is host to a selection of historic pubs and eateries alongside its high street brands and independent shops – most notably The Secret Garden cafe, The Riverside Bar & Restaurant and the legendary 'Codfather' for high-grade fish and chips meals. Sudbury's heritage offers many places of interest – from Gainsborough's House to the Tudor Salter's Hall and the landmark venue of St Peter's Church – as well as its attractive park, water meadows and riverside walks.

Meanwhile, ten miles south, Colchester's vibrant town centre boasts a wide range of eateries, from well-known franchises to family-run international restaurants and fine dining in venues dating back to the Civil War. Retail opportunities are aplenty within its historic streets, from household names and independent boutiques, to the upmarket Fenwick department store, while culture thrives in Colchester's Firstsite Gallery, Castle Museum and Park, Mercury Theatre, Odeon Multi-Screen Cinema, Arts Centre and of course the town's famous Roman remains.

Assington is perfect for lovers of the outdoors, with the sensational Suffolk scenery offering plenty of country and woodland walks in nearby Arger Fen and Spouse's Vale, as well as the Cornard Mere Nature Reserve which is just a short drive away.



Arger Fenn 2 miles



Sudbury 5 miles



Hadleigh 10 miles



Ipswich 18 miles



Lavenham 9 miles



Cycle Routes Close-by



Bury St Edmunds 22 miles





Newton Green Golf Club	2.5 Miles	Colchester ( Centre )	10 Miles
Stoke-by-Nayland ( Golf and Spa )	3 Miles	Ipswich ( Centre )	18 Miles
Sudbury ( Centre )	5 Miles	Braintree ( Centre )	20 Miles
Lavenham ( Centre )	9 Miles	Bury St. Edmunds ( Centre )	22 Miles
Hadleigh ( Centre )	10 Miles	Stansted Airport / M11	40 Miles

# FennWright

For information and enquiries please contact

**Fenn Wright Estate Agents**, 26 Market Hill, Sudbury CO10 2EN

**Telephone: 01787 327000 Web:** [www.fennwright.co.uk](http://www.fennwright.co.uk)

**Email:** [sudbury@fennwright.co.uk](mailto:sudbury@fennwright.co.uk)

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Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.