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# OLD BUCKENHAM COURT



An elegant collection of luxury  
properties from Granville Developments  
in historic Lavenham.

An unrivalled new development of three beautiful homes, set within an exceptional and sought-after village in the heart of Suffolk.



Old Buckenham Court is a collection of enduringly iconic period style homes, located in the hugely desirable and historic village of Lavenham.

Located just minutes from the very centre of historic Lavenham, Old Buckenham court combines an enviable location, beautiful homes set in a quiet position, alongside all the benefits and convenience of being on the doorstep of one of the regions most thriving and desirable villages, with shops, restaurants, wine bars and even spa facilities all within an easy walk.

Lavenham is a charming village steeped in history and is the perfect place to live, shop and dine – it is also ideally positioned to explore the beautiful surrounding countryside. Whilst Old Buckenham Court enjoys this quaint village location it is also superbly located for everyday life; the village itself is home to an array of amenities and for more specialist necessities the collection is well-connected to the larger market towns of Hadleigh and Sudbury, which collectively boast a larger variety of facilities, are both less than ten miles away and the latter provides a desirable commuter rail link to London's Liverpool Street Station.

This exclusive collection of three stunningly designed homes, set back from the main road on a private driveway, offers an opportunity to enjoy the lifestyle and unique ambiance of an historic setting in one of Suffolk's premier postcodes. Each property comes with private off-street parking and a double-garage, enviable specifications and finishes to the highest standards of craftsmanship.

Welcome to Old Buckenham Court.



Old Buckenham Court is a prestigious new development in the heart of Lavenham, one of Suffolk's most affluent, iconic and vibrant villages.

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## Chelsworth House. Plot One.

A beautiful family home of immense appeal, Chelsworth House is bound to leave a lasting impression. From the impressive kitchen and dining area, to the well proportioned bedrooms and superbly appointed bathrooms, the specifications throughout this grand family home will bring a little piece of luxury to everyday life.

A welcoming hallway with a downstairs cloakroom, a professionally designed kitchen/dining area, together with a generous living room, a separate study and a practical utility room provide all the requirements that a modern family would expect – and much more.

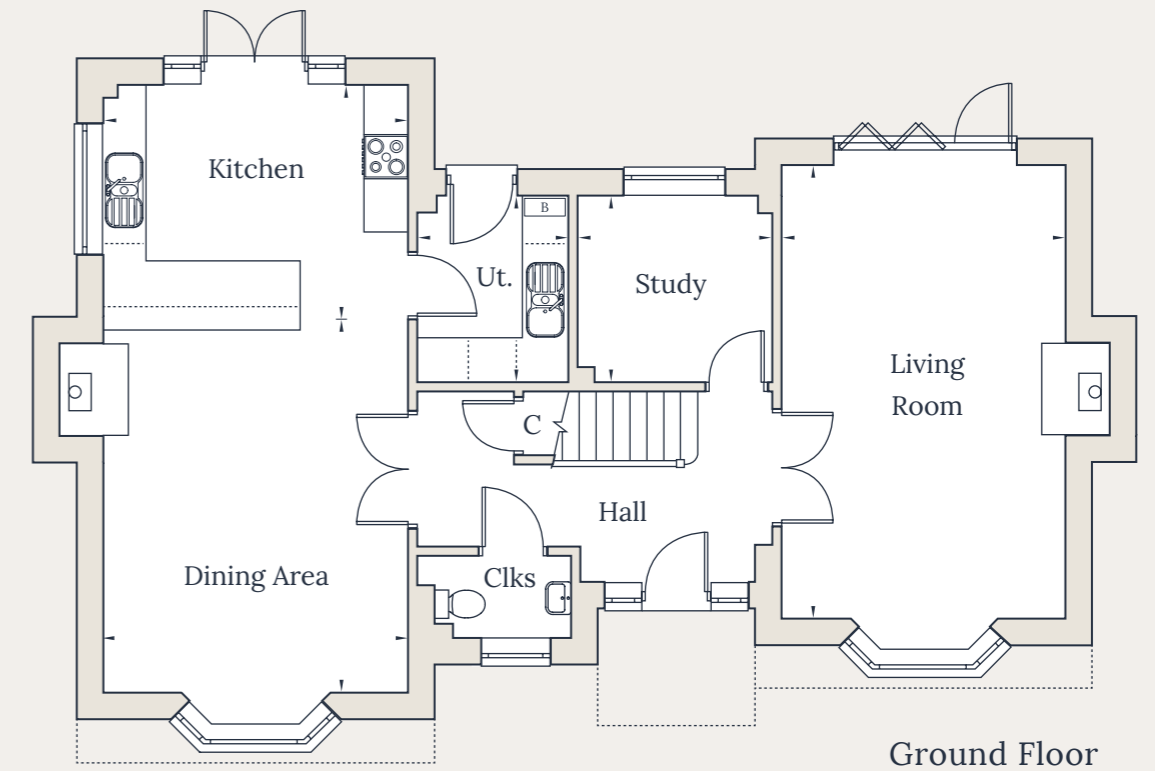
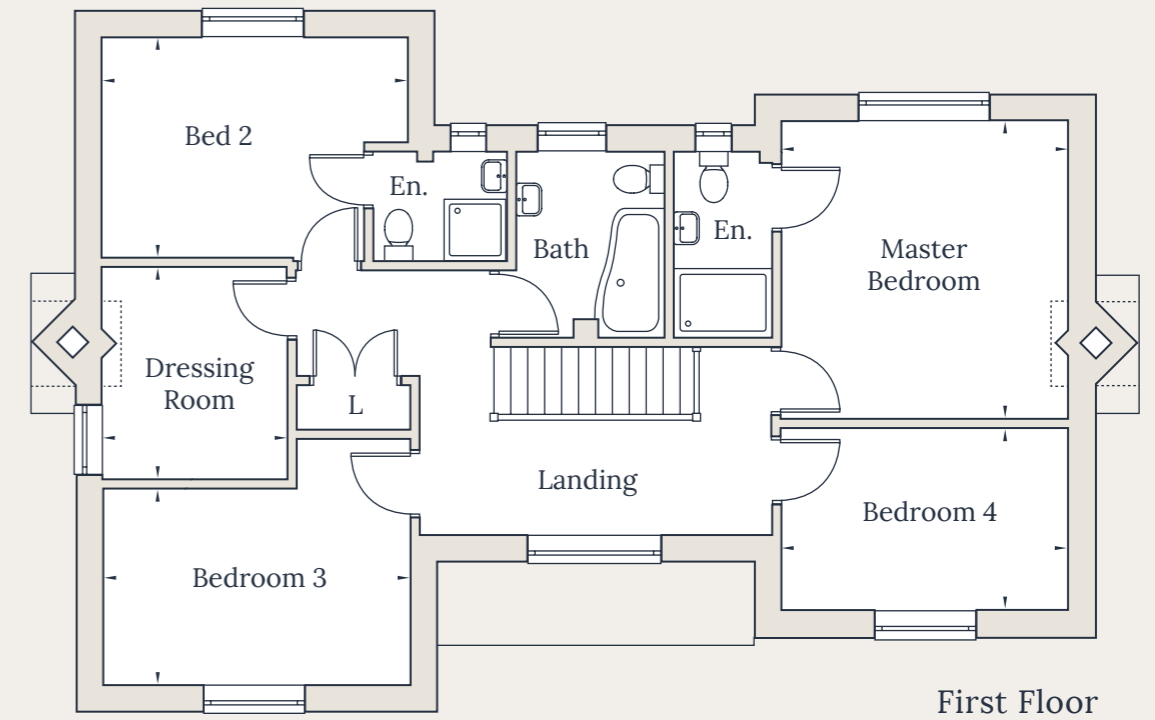
On the first floor the master bedroom has a good sized en-suite as does the second bedroom. There are two further bedrooms, a bathroom and a separate dressing room. Outside, this substantial home comes complete with a double-width garage, gardens and patio areas.

## Measurements.

Living Room	6075mm x 3800mm	19'11" x 12'6"
Kitchen	4100mm x 3158mm	13'5" x 10'4"
Dining Area	4992mm x 4100mm	16'5" x 13'5"
Utility Room	2505mm x 1775mm	8'3" x 5'10"
Study	2505mm x 2375mm	8'3" x 7'10"
Master Bedroom	4039mm x 3800mm	13'3" x 12'6"
Bedroom 2	4100mm x 2982mm	13'5" x 9'9"
Bedroom 3	4100mm x 2625mm	13'5" x 8'7"
Bedroom 4	3800mm x 2437mm	12'6" x 8'0"
Dressing Room	2865mm x 2460mm	9'5" x 8'1"

NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Computer generated image shown is indicative, landscaping and surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, 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.





**Townshend Lodge.**  
Plot Two.

From the beautiful and traditional exterior facade, to the extensively fitted kitchen and the generously sized living room – complete with high quality, glazed bi-fold doors – everything within this substantial property has been carefully considered to the finest detail.

Downstairs, an inviting hallway with a stunningly appointed kitchen area and a generous living room – both entered through grand double-doors, a study, downstairs cloakroom and a practical utility area provide all the facilities needed for modern day-to-day living.

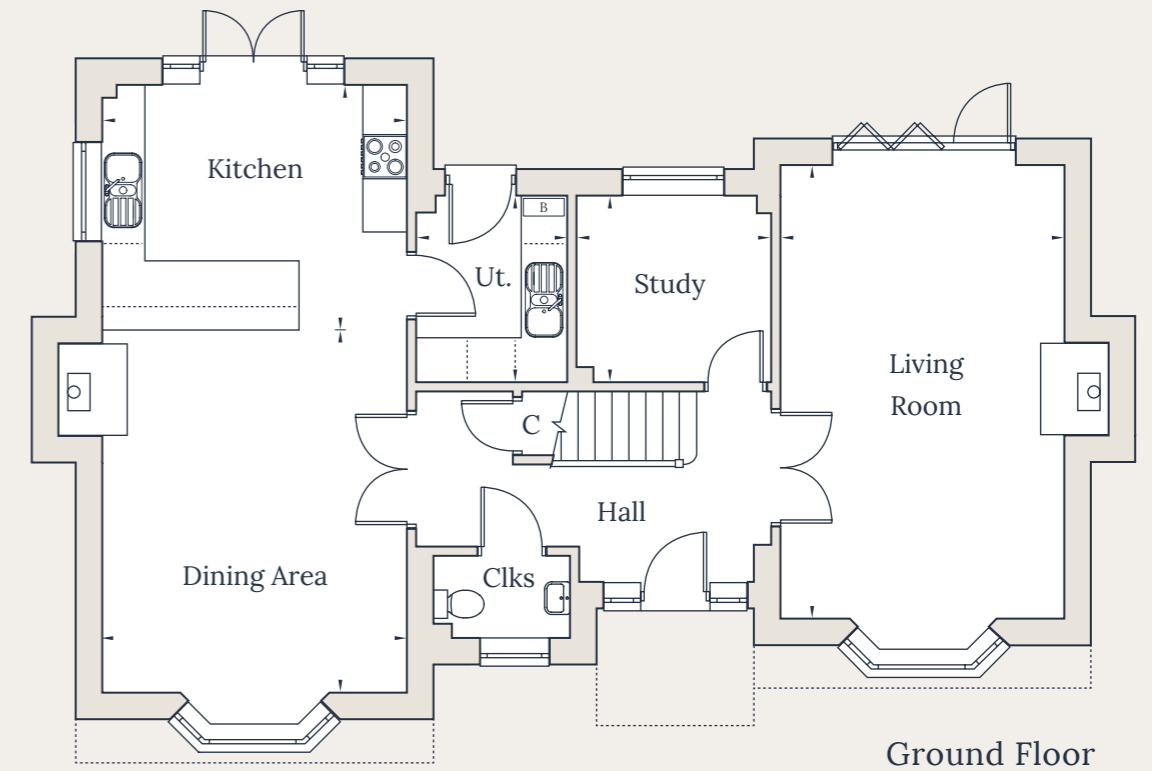
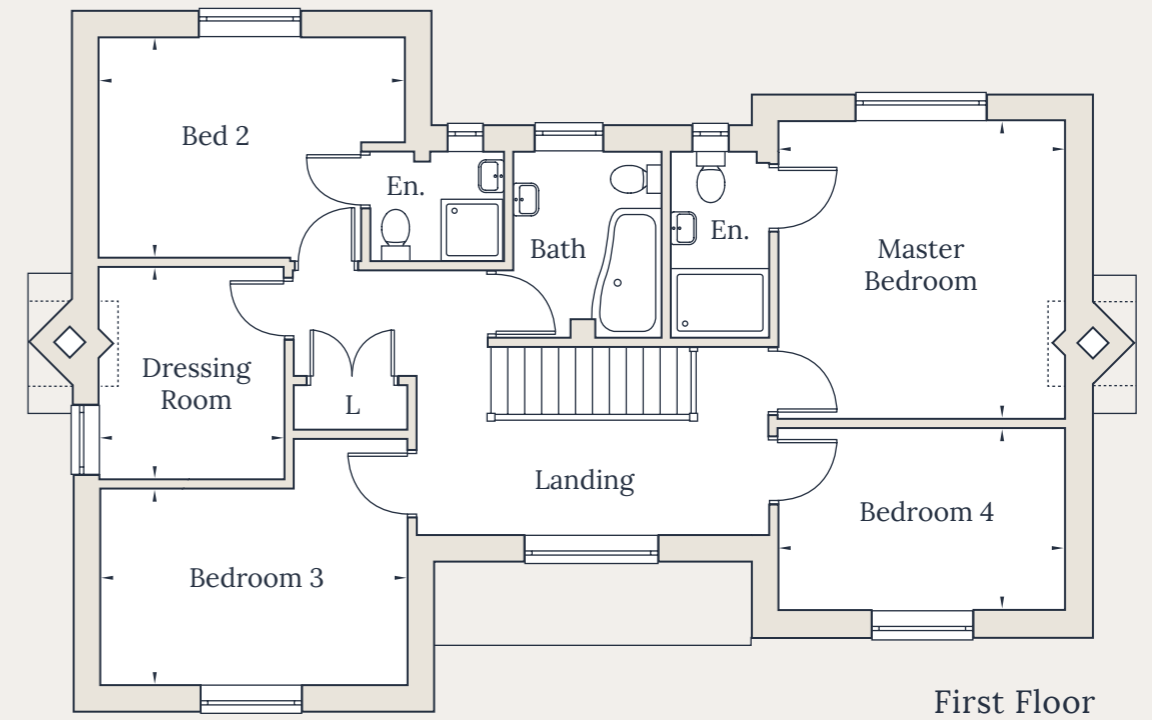
On the first floor the master bedroom has a contemporary fitted en-suite as does the second bedroom. There are two further bedrooms, a well designed family bathroom and an individual dressing room. Outside, this well planned home comes complete with a double-width garage, gardens and patio areas.

**Measurements.**

Living Room	6075mm x 3800mm	19'11" x 12'6"
Kitchen	4100mm x 3158mm	13'5" x 10'4"
Dining Area	4992mm x 4100mm	16'5" x 13'5"
Utility Room	2505mm x 1775mm	8'3" x 5'10"
Study	2505mm x 2375mm	8'3" x 7'10"
Master Bedroom	4039mm x 3800mm	13'3" x 12'6"
Bedroom 2	4100mm x 2982mm	13'5" x 9'9"
Bedroom 3	4100mm x 2625mm	13'5" x 8'7"
Bedroom 4	3800mm x 2437mm	12'6" x 8'0"
Dressing Room	2865mm x 2460mm	9'5" x 8'1"

NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En.En-Suite L Linen Cupboard Ut. Utility Room.

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## Attleborough Place.

### Plot Three.

Attleborough Place is a stunning family home designed to create the perfect living space for a modern lifestyle whilst boasting a traditional and classic appearance.

This outstanding home provides a well designed and spacious living environment with an open plan kitchen/breakfast area, large living room and a separate dining room with connecting double-doors to the living room. Both the kitchen and living rooms are enhanced by French doors that open out to the rear garden and the ground level is completed with a convenient utility room – with outside access – and a downstairs cloakroom.

Upstairs, you'll find four well proportioned bedrooms – the master with it's own en-suite – a carefully planned family bathroom and a study. Outside a double garage completes this splendid new family home.

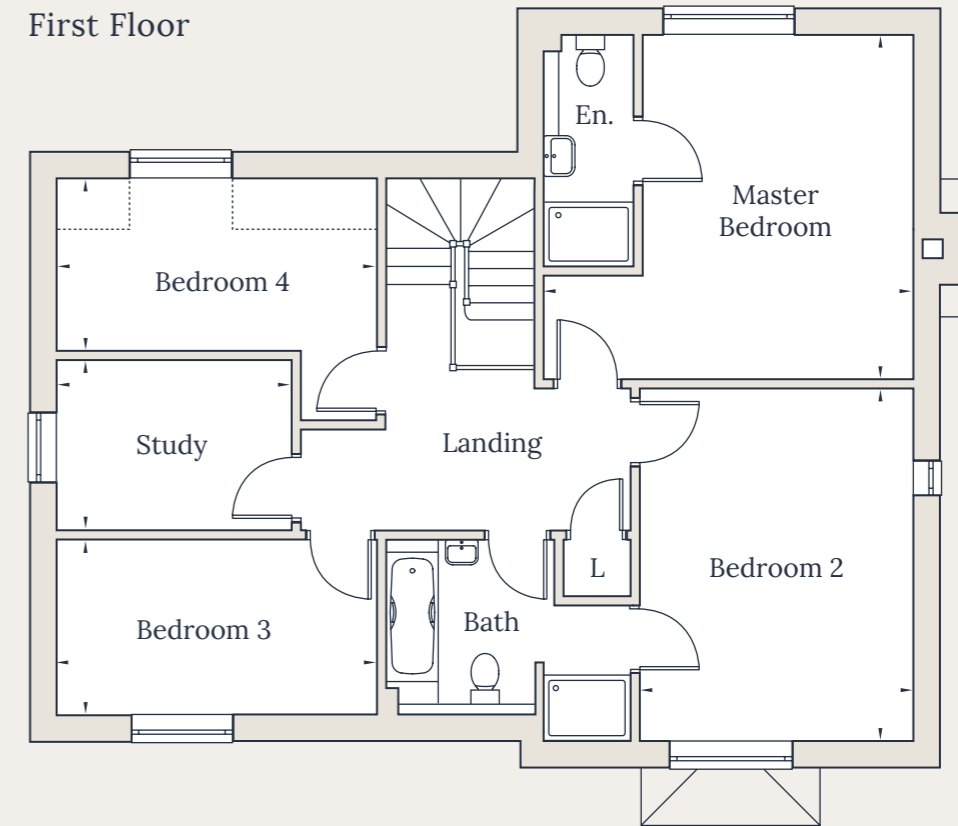
### Measurements.

Living Room	5625mm x 4965mm	18'5" x 16'3"
Kitchen/B'fast	6990mm x 3994mm	22'11" x 13'1"
Dining Room	4965mm x 3628mm	16'3" x 11'11"
Utility Room	2500mm x 1613mm	8'2" x 5'4"
Master Bedroom	4965mm x 4537mm	16'3" x 14'11"
Bedroom 2	4740mm x 3728mm	15'7" x 12'3"
Bedroom 3	4269mm x 2426mm	14'0" x 8'0"
Bedroom 4	4269mm x 2356mm	14'0" x 7'9"
Study	3170mm x 2283mm	10'5" x 7'6"

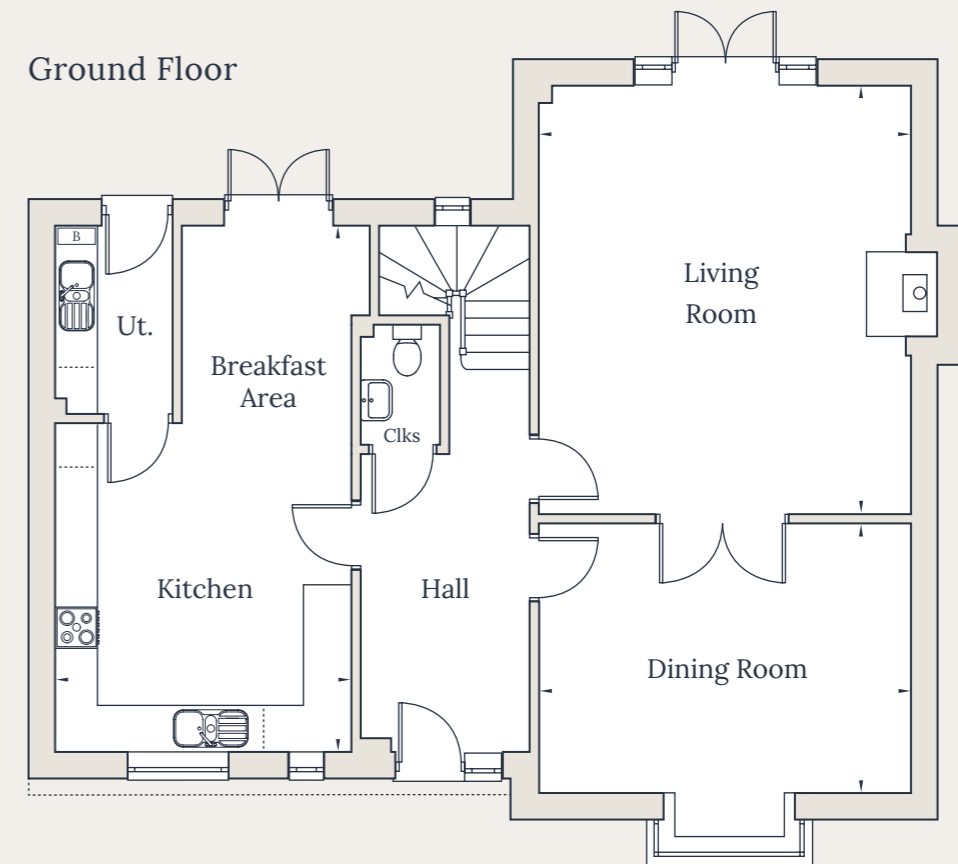
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### First Floor



### Ground Floor



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**At Old Buckenham Court classic period features are complemented by sympathetic yet contemporary interior design and fantastic attention to detail.**

Exceptional quality comes as standard with Granville Developments and throughout this traditionally inspired collection you will find carefully considered living spaces with sleek style and high quality specifications – all finished to the highest standards.

**Kitchens and utility rooms.**

We offer a fully individual kitchen design service (subject to build) with a range of styles, colours, plinths, handles, cookers, appliances and lighting. Granville Developments' kitchens are fitted by a professional kitchen design company, who have designed and fitted kitchens for us, for many years.

**Bathrooms and en-suites.**

Cloakrooms, bathrooms and en-suites will be fitted with high quality sanitary ware, baths and showers. Taps, bath fillers and mixers will complement the contemporary style of these rooms.

**Wall and floor coverings.**

All bathrooms and en-suites will be half-tiled from our extensive range of wall and floor tiles. Kitchen and utility room floors will also be tiled.

**Decoration.**

Ceilings to be a smooth plastered finish and painted in white. Walls will be painted in neutral colours and cove cornice is provided throughout.

**Security.**

Our properties are fitted as standard with a modern burglar alarm, with capabilities to be upgraded to a Redcare system, or similar, if required by insurers. Mains operated smoke

detectors are also fitted. Yale rim dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

**Internal Electrics.**

There will be ample power points throughout, with down lighters in the kitchen, bathroom and en-suites as standard. Ample television and British Telecom points are supplied throughout also.

**Doors, joinery and woodwork.**

Windows, fascias, soffits and barge boards externally, along with internal doors, architraves and skirting will be white painted as standard. Choice to upgrade to oak wood effect internal doors (subject to build).

**Central Heating.**

An oil based central heating system will be installed to include a pressurised mega-flow hot water system.

**External and internal walls.**

These traditionally built properties will have insulated cavity walls with brick/block work outside and thermal block work inside. Internal first floor walls will be metal stud and plastered.

**Gardens.**

Will be turfed on completion, with landscaping in accordance with our in-house professional landscape architects' designs.

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**Chelsworth House.**

A luxuriously appointed family home with classic appeal and superb finishes throughout.



**Attleborough Place.**

An impressive detached home with a traditionally inspired appearance and plenty of space.

**Townshend Lodge.**

A magnificent home that offers the very best of both traditional charm and contemporary living.

**With grand appearances, high quality specifications and carefully planned layouts, alongside practicalities such as double-garages – this really is an impressive collection of elegant family homes.**

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Whilst retaining its quaint, historic and famous character, Lavenham is a thriving village boasting an abundance of amenities, galleries, pubs and restaurants.

With hundreds of significant buildings providing constant reminders of Lavenham's famous past, residents of Old Buckenham Court will never be far away from the village's historical roots. However, today's Lavenham is a flourishing village providing everything you need for a modern lifestyle. Home to a large selection of amenities such as a pharmacy and Post Office, newsagents, coffee shops, butchers and convenience stores alongside a variety of independent specialist shops – all of today's essential requirements can be found within Lavenham's charming village centre.

Lavenham is also home to a variety of tea rooms, traditional pubs, eateries and renowned restaurants – alongside others, these highly regarded venues include The Swan Hotel on the High Street, the Great House on the market square, The Angel, and Number Ten – a wine bar and kitchen in the heart of the village. For traditionalists, Lavenham hosts an award-winning monthly Farmers Market that boasts over thirty of the highest quality artisan producers in Suffolk. This genuine local market has a fantastic range of produce including everything from fresh fruit and vegetables, local bread, beef, pork and game, through to home baked cakes and pies, real ale and a superb selection of plants and flowers.

Nestled in an idyllic position and within easy reach of nearby Hadleigh, Bury St. Edmunds and Sudbury – Lavenham enjoys the very best that the beautiful Suffolk countryside has to offer whilst enjoying excellent connections further afield. These larger market towns are just a short drive away and offer a host of further amenities as does the city of Cambridge which is approximately 45 minutes away by car.

- **Bury St. Edmunds**  
12 miles (22 mins)
- **Ipswich**  
18 miles (35 mins)
- **Colchester**  
18 miles (35 mins)
- **Cambridge**  
39 miles (45 mins)
- **Stansted Airport**  
35 miles (55 mins)
- **Norwich**  
55 miles (1h 12mins)

NB: All travel times and distances shown are based on travelling by car. They are approximate only and are taken from <http://maps.google.co.uk>.



For 40 years we have been specialising in creating exceptional new homes and the construction of individually planned properties.

Renowned for building outstanding new properties in excellent locations across Essex and Suffolk, we believe in impeccable high standards of construction, design and craftsmanship. We are extremely proud of our reputation as a 'developer of distinction' that endeavours to build the finest homes – selecting only thoughtfully chosen site locations that are worthy of our product.

We are dedicated to excellence in every aspect of our business, from planning, through to construction and customer service. Full NHBC certifications and excellent after sales care are guaranteed when purchasing a new property through Granville Developments, ensuring our customers peace of mind with their beautiful new home or investment.

Each home is thoroughly checked and inspected before being handed over to our customers.



All properties built by Granville Developments are covered by the NHBC 10 year Guarantee Scheme which covers the homeowner against structural defects.

For further information visit [www.granville.co.uk](http://www.granville.co.uk) or call 01376 571 556.

Granville Developments – Part of the Granville Group.

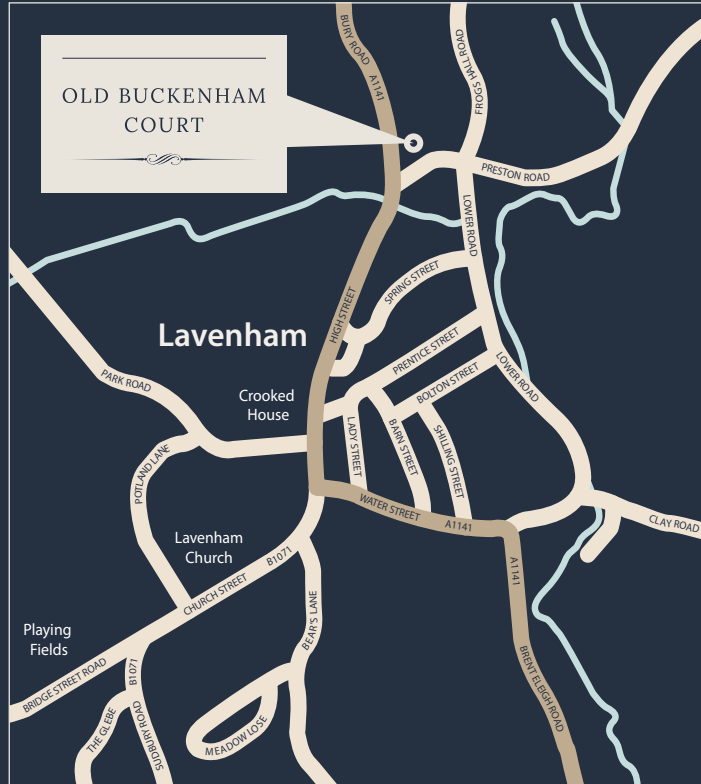
Threshelfords Business Park, Inworth Road, Feering, Colchester, Essex CO5 9SE

**“Just a little note to say a big ‘thank you, for building our dream home. Words cannot describe how happy we are. Also a thank you for the superb customer care from start to finish – we will definitely recommend you to family and friends”**

Purchasers of a Granville Developments home at Montague Place in 2015.

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Old Buckenham Court | Bury Road | Lavenham | Suffolk  
Please use SatNav Postcode CO10 9QG to find the collection.



## GRANVILLE DEVELOPMENTS

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