



NEWTON GROVE

SUDBURY ROAD | NEWTON | SUFFOLK



GRANVILLE

Granville are extremely proud to present Newton Grove,
a collection 4 bedroom houses and 3 bedroom bungalows
located in the delightful village of Newton in Suffolk.

QUALITY AND COMFORT IN THE HEART OF THE COUNTRYSIDE

Situated at the edge of a beautiful historic Suffolk hamlet, where wide open skies and countryside ambience come as standard – and with the bustling town of Sudbury on its doorstep, Newton Grove is perfectly positioned to offer residents all the conveniences required for modern lifestyles, along with the tranquility of an enchanting semi-rural setting.

The indicative computer generated image shown opposite is from an imaginary viewpoint looking into the Newton Grove development. All landscaping and surrounds shown are for illustrative purposes only.

OUTSTANDING



Granville are very proud to present Newton Grove, a beautiful new collection of outstanding family homes with carefully-planned interior spaces and a charming combination of external features and characterful designs, positioned against the picturesque backdrop of the Essex-Suffolk border region.

With easy road connections to Suffolk, Essex and London, as well as the railway station at Sudbury, Newton Grove is the ideal place to enjoy the beauty of the countryside, as well as access all the opportunities for entertainment, recreation and retail the villages and towns of the surrounding area have to offer.





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A DELIGHTFUL COLLECTION

Welcome to Newton Grove, a new development in a highly sought-after location, boasting remarkable rural charm as well as excellent access to local amenities. Situated in the beautiful village of Newton, close to Sudbury, this delightful collection of homes offers a desirable balance of past and present – connecting with the local area and complementing the surrounding heritage – whilst offering the very best in modern building standards.

IDEAL FOR MODERN LIFESTYLES

Comprising six carefully-designed and expertly-constructed four bedroom houses alongside four detached three bedroom bungalows, this is an ideal selection for a variety of families and purchasers, especially those wanting to relax and unwind. With an array of rural areas to enjoy just a stone's throw away, and a selection of convenient leisure, retail and travel options within reach in the larger close-by towns – Newton Grove is well positioned to offer the best of town, country and rural charm.

IDEAL FOR MODERN FAMILIES

A well positioned development between Sudbury and Colchester, Newton Grove is a prime example of thoughtful design and contemporary styling brought together to create attractive, aspirational properties, perfectly suited for twenty-first century living. With the centre of Sudbury just a short drive away and the tranquil Suffolk countryside literally on it's doorstep, this is a collection that will be the perfect base for enjoying every aspect of a varied, modern family lifestyle.



PLOTS ONE AND TWO



Computer generated image shows Plot One and Plot Two from left to right.

These characterful four-bedroom homes are perfect for the busy family. Incorporating a spacious kitchen/dining family area with glazed bi-fold doors and French windows opening onto the garden, as well as a separate well-proportioned sitting room with bay window, a study, downstairs cloakroom and a convenient utility room with outdoor access, it offers spaces for every activity.

	Ground Floor		First Floor	
Kitchen/Dining	8525 x 4332mm	28'0" x 14'3"	Master Bedroom	4750 x 4333mm 15'7" x 14'3"
Utility Room	3485 x 2080mm	11'5" x 6'10"	En-Suite	2610 x 1262mm 8'7" x 4'2"
Sitting Room	4750 x 3710mm	15'7" x 12'2"	Bedroom Two	4750 x 3219mm 15'7" x 10'7"
Study	2562 x 2050mm	8'5" x 6'9"	Bedroom Three	3450 x 2587mm 11'4" x 8'6"
Cloakroom	2080 x 1165mm	6'10" x 3'10"	Bedroom Four	3695 x 2620mm 12'1" x 8'7"
			Bathroom	3450 x 1877mm 11'4" x 6'2"

Measurements are approximate only and could be up to +/- 100mm  Indicates positions where approximate measurements are taken from.



B Boiler **Bath** Bathroom **C** Cupboard **Clks** Cloakroom **En** En-Suite **L** Linen Cupboard **Uty** Utility Room

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PLOT THREE



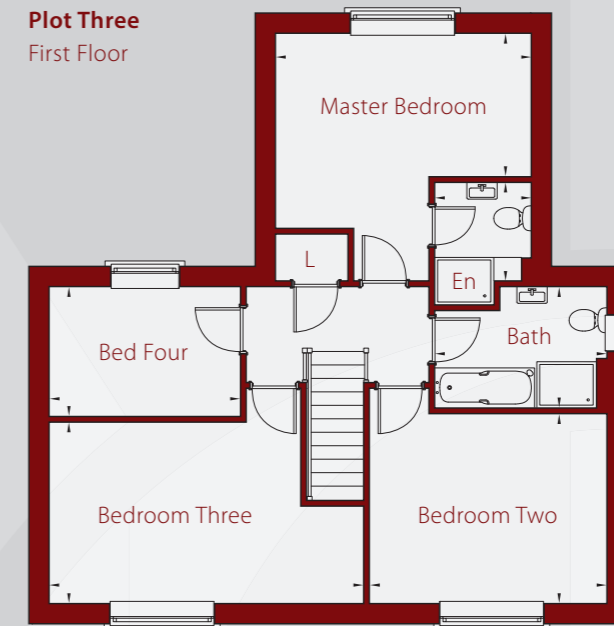
Computer generated image shows Plot Three.

This charming detached family home enjoys a spacious kitchen and a generous sitting room, both of which feature French windows that open out onto the patio area – making them perfect for entertaining. As well as a separate dining room, utility room and cloakroom downstairs – you'll also find three double bedrooms – the master with a en-suite shower room – plus a single bedroom/study and family bathroom upstairs.

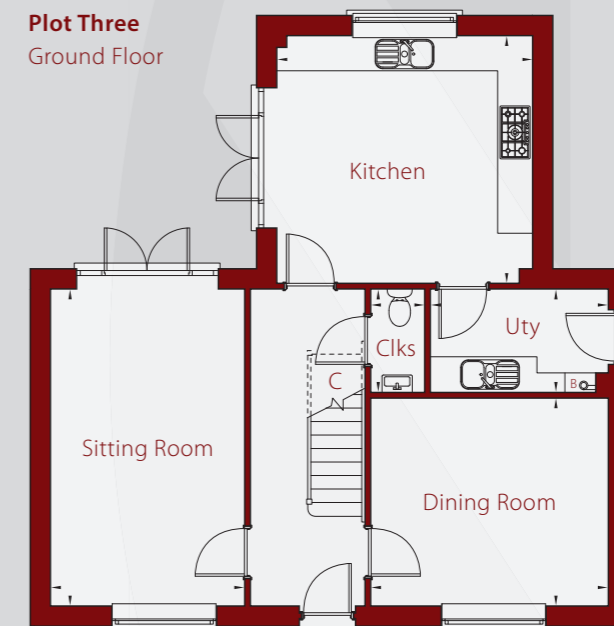
	Ground Floor		First Floor	
Kitchen	4353 x 4005mm	14'3" x 13'2"	Master Bedroom	4350 x 2430mm 14'3" x 8'0"
Utility Room	2985 x 1745mm	9'10" x 5'9"	En-Suite	1725 x 1700mm 5'8" x 5'7"
Dining Room	4015 x 3505mm	13'2" x 11'6"	Bedroom Two	4015 x 3210mm 13'2" x 10'6"
Sitting Room	5350 x 3315mm	17'7" x 10'11"	Bedroom Three	5345 x 3075mm 17'6" x 10'1"
Cloakroom	1745 x 930mm	5'9" x 3'1"	Bedroom Four	3240 x 2200mm 10'8" x 7'3"
			Bathroom	2960 x 2065mm 9'9" x 6'9"

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Plot Three
First Floor



Plot Three
Ground Floor



B Boiler **Bath** Bathroom **C** Cupboard **Clks** Cloakroom **En** En-Suite **L** Linen Cupboard **Uty** Utility Room

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PLOTS FOUR AND FIVE



Computer generated image shows Plot Four and Plot Five from left to right.

The kitchen/dining area is certainly the heart of these four bedroom family homes, with the area beyond the breakfast bar opening out into a welcoming space incorporating French and bi-fold doors for an indoor/outdoor atmosphere. The separate sitting room features a cosy wood-burning fireplace while the utility room has convenient outdoor access. Across the hall you'll find a generous study/family room and a downstairs cloakroom.

	Ground Floor		First Floor	
Kitchen/Dining	6048 x 4450mm	19'10" x 14'7"	Master Bedroom	4450 x 3210mm 14'7" x 10'6"
Utility Room	2925 x 1657mm	9'7" x 5'5"	En-Suite	2500 x 1573mm 8'2" x 5'2"
Sitting Room	4450 x 3092mm	14'7" x 10'2"	Bedroom Two	4450 x 3224mm 14'7" x 10'7"
Family/Study	4448 x 2371mm	14'7" x 7'9"	Bedroom Three	3570 x 2195mm 11'9" x 7'2"
Cloakroom	2055 x 1100mm	6'9" x 3'7"	Bedroom Four	3043 x 2180mm 10'0" x 7'2"
			Bathroom	2524 x 1818mm 8'3" x 6'0"

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PLOT SIX



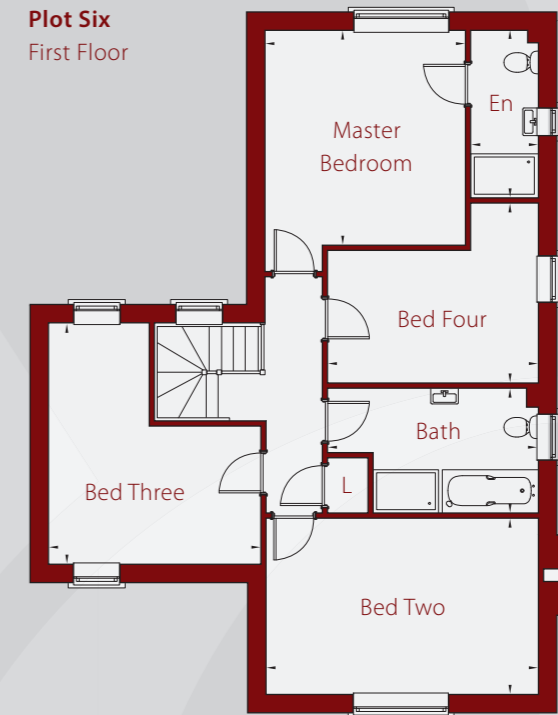
Computer generated image shows Plot Six.

This delightful red-brick four bedroom detached home has been carefully-designed to optimise space at every turn. The hallway gives access to a spacious sitting room with feature wood burner, a study, a downstairs cloakroom and a spacious family/kitchen/dining area – which features a preparation/breakfast island, sliding bi-fold windows, outdoor access and a convenient adjacent utility room.

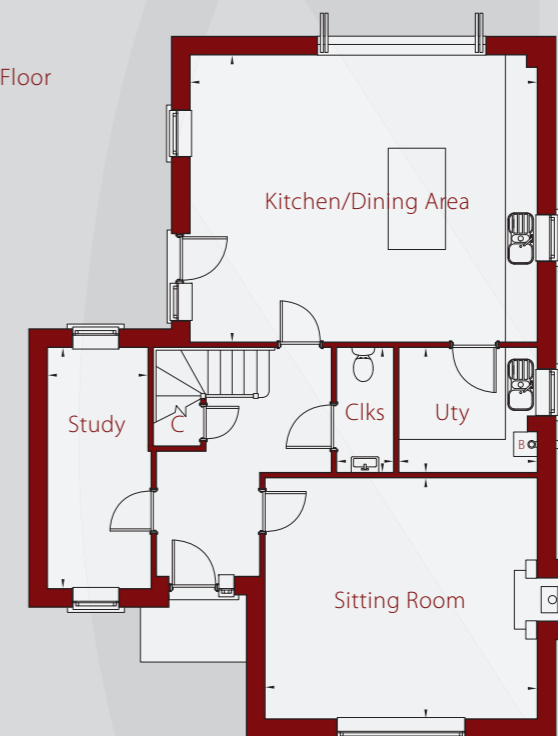
	Ground Floor		First Floor	
Kitchen/Dining	6505 x 5350mm	21'4" x 17'7"	Master Bedroom	4000 x 3765mm 13'1" x 12'4"
Utility Room	2585 x 2335mm	8'6" x 7'8"	En-Suite	3122 x 1265mm 10'3" x 4'2"
Sitting Room	5105 x 4515mm	16'9" x 14'10"	Bedroom Two	5105 x 3314mm 16'9" x 10'10"
Study	4512 x 1947mm	14'10" x 6'5"	Bedroom Three	4512 x 3730mm 14'10" x 12'3"
Cloakroom	2335 x 1065mm	7'8" x 3'6"	Bedroom Four	3950 x 3389mm 13'0" x 11'1"
			Bathroom	3950 x 2350mm 13'0" x 7'9"

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Plot Six
First Floor



Plot Six
Ground Floor



B Boiler **Bath** Bathroom **C** Cupboard **Clks** Cloakroom **En** En-Suite **L** Linen Cupboard **Uty** Utility Room

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LOTS SEVEN TO TEN



Computer generated image shows Plot Seven – Please note Plots Eight and Ten are handed compared to image shown.

These attractive three bedroom detached bungalows incorporate everything for modern lifestyles on one floor. Featuring a spacious kitchen/dining area with breakfast bar and adjacent utility room, a good-size sitting room with wood burner and French doors that open out onto the garden, plus a family bathroom, visitors' cloakroom and master bedroom with en-suite shower room, these are homes where every space has been designed for convenience.

Kitchen/Dining	7350 x 3575mm	24'1" x 11'9"	Master Bedroom	4590 x 3435mm	15'1" x 11'3"
Utility Room	3850 x 2120mm	12'8" x 6'11"	En-Suite	2610 x 1230mm	8'7" x 4'0"
Sitting Room	4655 x 3435mm	15'3" x 11'3"	Bedroom Two	3815 x 3090mm	12'6" x 10'2"
Cloakroom	1880 x 970mm	6'2" x 3'2"	Bedroom Three	2815 x 2585mm	9'3" x 8'6"
			Bathroom	2585 x 2280mm	8'6" x 7'6"

Measurements are approximate only and could be up to +/- 100mm  Indicates positions where approximate measurements are taken from.



Plots Seven and Nine
Bungalow



Plots Eight and Ten
Bungalow

B Boiler **Bath** Bathroom **C** Cupboard **Clks** Cloakroom **En** En-Suite **L** Linen Cupboard **Uty** Utility Room

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FEATURING THE BEST IN CONTEMPORARY COMFORTS
AND CONVENIENCE, THIS IS A DEVELOPMENT WHERE YOU
WILL FEEL RELAXED FROM THE VERY OUTSET

Designed and constructed to the meticulous standards you would expect from a Granville new home, every property within the Newton Grove collection features carefully-selected specifications, and residents will find these homes are both energy efficient and durable, enabling long-term peace of mind and comfort for years to come.

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.

Bathrooms and en-suites.

Cloakrooms, bathrooms and en-suites will be fitted with high-quality sanitaryware, 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 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. 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 telephone points are also supplied throughout.

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/seeded on completion, and landscaping in accordance with our professional landscape architects' designs.

Warranty.

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

The specification shown is correct at the time of brochure production. For exact plot specification details please contact us.

Newton Grove is a beautifully-designed collection of homes, constructed both to complement the character of the existing local architecture and to provide excellent living accommodation for active households with modern lifestyles.

Featuring a combination of six 4-bedroom detached and semi-detached houses, and four 3-bedroom bungalows, the development has been designed to give residents a sense of space, serenity and convenience. Set back from the road, every home benefits from a garage or cart-lodge and off-street parking, with each house positioned in carefully-planned plots incorporating ample patio and lawn areas, screened by attractive close board fencing, red brick walls or new hedgerows.



All the homes feature an intelligent combination of traditional materials alongside contemporary style, and the charming variety of red brick, weather-board, smooth render, tasteful awnings and slate roofs promote a sense of individuality and character throughout the collection. Inside, you'll find modern living spaces where careful consideration has been paid to every fitting and fixture, from handles, taps and showers, to the kitchens and bathrooms which are equipped with a range of quality branded appliances.

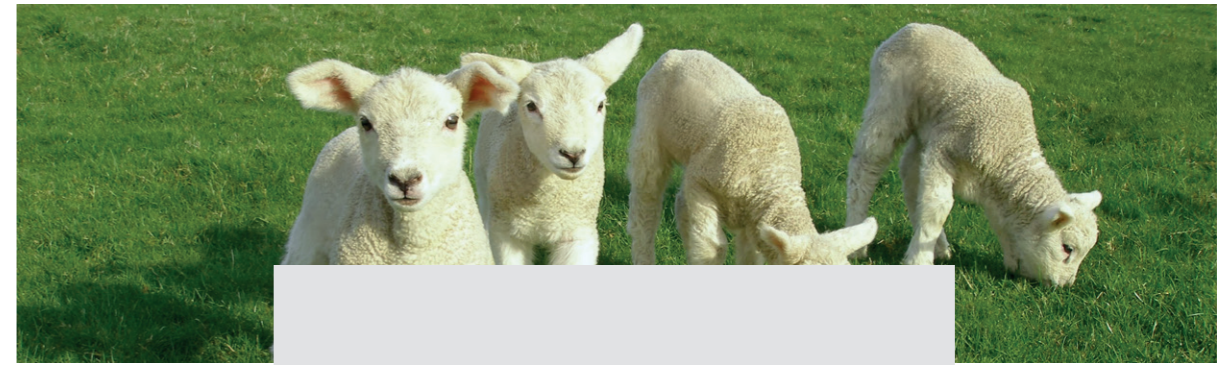
Whilst the computer generated development layout shown on this page-spread has been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect.

The village of Newton is renowned for its characterful 18th and 19th-century houses and popular golf course, both of which sit alongside the main road as it passes through the ancient common.

Residents will be perfectly placed to take advantage of the beautiful walks locally along country paths, or enjoy the unspoiled landscape and woodlands in nearby Great Cornard Country Park or the famous Dedham Vale Area of Outstanding Natural Beauty, both of which are only a short drive from home.

All daily requirements are met in the thriving country town of Sudbury, just five-minutes away by car and boasting a comprehensive mix of supermarkets, high street stores, independent shops, popular eateries and a leisure centre amongst its historic streets and period architecture. Sudbury has retained much of its heritage and hosts a range of places of interest to visit 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 and riverside walks.

While Sudbury covers all local needs, amenities and services, a wider selection of retail and leisure opportunities can be found just ten miles south in Colchester – with its array of house-hold names, independent boutiques and the impressive upmarket Fenwick department store. As well as a wide range of eateries for every taste, the town also boasts plenty of leisure options, the Castle Museum and park, Mercury Theatre, Odeon multi-screen cinema, Colchester United football stadium and the renowned Roman remains. The bustling town of Ipswich is also just 30-minutes away from Newton by road and is home to its own broad selection of sports, entertainment and waterfront attractions.



Newton is home to former 14th-century coaching inn The Saracen's Head, now a friendly local public house and restaurant, perfect for relaxation after a day out or to meet friends and family. As well as a wide selection of drinks, it serves an excellent menu of high-quality, locally-sourced traditional dishes in distinctive wood-beamed surroundings. Alternatively, for those who love fine dining, The Case, an extensively refitted 1920s inn is just a mile and a half away and offers an upmarket culinary experience. While in Sudbury the Secret Garden and Huffers are also very highly-regarded.

Those with young children will be pleased to note Springfields Pre-School, Wells Hall Community Primary School and Thomas Gainsborough Secondary School all close-by in Great Conard, with much-loved Pot Kiln Primary School closer to Sudbury – just 6-minutes away by road. Sudbury also boasts the very highly-rated Tudor Church Of England Primary, Saint Joseph's Roman Catholic Primary and St. Gregory CEVC Primary Schools.





Newton Grove's excellent location means residents will be perfectly placed to enjoy the very best of modern life in village, town and country.

With the A134 connecting you to the A12 to the south and the A14 to the north, plus Sudbury's rail connection to the main line at Marks Tey, trips to Bury St. Edmunds, Cambridge, Chelmsford and London are all easily within reach, while Stansted airport is around 50-minutes away by road and offers a fantastic gateway to Europe and beyond.

ROAD LINKS

Sudbury (Train Station)	2.2 Miles
Colchester	11.5 Miles
Ipswich	17.5 Miles
Bury St Edmunds	18 Miles
Braintree (Freeport)	18.5 Miles

RAIL TRAVEL

Sudbury [SUY]	2.2 miles from Newton Grove
Colchester (North) [COL]	38-minutes
Chelmsford [CHM]	40-minutes
Stratford [SRA]	1hr 10-minutes
London Liverpool Street [LST]	1hr 15-minutes

NB: All car travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.
Train times listed are from Sudbury Station and based on current approximate National Rail timings.



GRANVILLE

“WE HAVE BEEN CREATING EXCEPTIONAL NEW HOMES FOR OVER FORTY YEARS”

Proudly celebrating our 40th anniversary in 2017, Granville Developments have grown to become one of the pre-eminent housebuilders in the local area, with an extensive portfolio of beautifully completed projects and many happy customers to endorse our success. Every one of our developments – whether it's a collection of family bungalows, a carefully restored conversion, or a prestigious detached residence – live up to our principles of creating new homes that exceed expectations in terms of design, build-quality and luxury fittings.

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.



“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.



GRANVILLE

Developers of distinction for over 40 years

"Over the last 40 years, Granville has continually strived to create intelligently designed homes that appeal to a variety of purchasers.

Our ethics have remained constant throughout the years, combining traditional building skills with the very latest materials, to produce thoughtful new homes that boast the best specifications and standards possible."

Just five minutes from the very heart of Sudbury, with convenient links to the train station, major roads, Colchester and Ipswich, this luxury development of three and four bedroom homes will be finished to exceptionally high standards, with good size properties enjoying beautiful architectural features and a range of desirable modern specifications throughout.

CONTACT US

For further information please call **01376 571556**

email **sales@granville.co.uk** visit us at **granville.co.uk**

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