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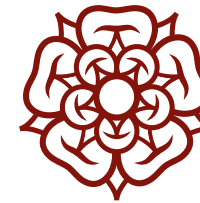
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OLD BUCKENHAM CHASE

*Brettenham, Suffolk*



GRANVILLE

*Developers of distinction for over 40 years.*

Granville Developments are proud to present  
*an unrivalled collection of beautiful new residences*  
in the grounds of Old Buckenham Hall School.



Raising Standards. Protecting Homeowners





## *Welcome*

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Granville are hugely honoured to present Old Buckenham Chase – an unquestionably rare opportunity to acquire a quality new residence in the highest of sought-after locations.

Sympathetically designed – enjoying both landscaped private gardens and stunning open green spaces – these remarkable homes perfectly capture the character of their majestic setting, and each has been designed and constructed to remarkable standards, with impeccable planning, careful attention to detail and fine specifications throughout.



## *The opportunity to live in a truly unrivalled position*

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Enjoying an incredible position on the periphery of the exquisite grounds of Old Buckenham Hall School in Brettenham, Suffolk – in between the regional hubs of Bury St Edmunds and Ipswich – where beautifully-maintained landscaped parkland merges with the richly verdant Suffolk countryside – the homes at Old Buckenham Chase have been professionally designed to complement their stunning surroundings, and they boast a level of exclusivity, discretion and privacy almost unrivalled for a new-build home.

*Grouped along a sweeping private driveway and echoing the character of the period farm buildings nearby – this is an impressive selection of residences that those with more discerning tastes will be proud to call home now, and for years to come.*

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*Offering a slice of  
luxury in the heart of the  
Suffolk countryside*

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Turning in from a pleasant, tree-lined country road, you'll find the Old Buckenham Chase collection positioned elegantly within carefully-planned private driveways, beautifully-landscaped central green areas and generous garden plots.

With a tranquil woodland pasture and traditional playing fields as their backdrop, these homes are all designed to convey an air of exclusivity, style and peaceful seclusion from first sight through to the finest detail – creating the perfect environment for a relaxed, luxurious lifestyle.

*Combining contemporary  
interior finishes with traditional  
quality and classic charm*

Every home within this pleasantly wooded enclave has been conceived and constructed with exceptional care and the greatest attention to detail – to create the ideal balance between luxury, functionality and comfort. Finished to the highest standards, with light-filled rooms incorporating superior contemporary fittings and premium-branded appliances, these varied properties offer an exceptional opportunity to a range of buyers.



*An unrivalled collection of homes  
in a remarkably unique setting.*

*"Bathed in Old Buckenham Hall School's atmosphere of history  
and heritage, these are homes designed for quality and refinement"*



## *The tranquility of rural Suffolk life really is just outside your front door*

*These outstanding homes enjoy an exceptional position on the perimeter of Old Buckenham Hall private preparatory school, within the stunning Brettenham Park estate. Surrounded by pristine grounds, a tapestry of tree-lined avenues, enchanting woodlands and rolling fields – close to the village of Brettenham – residents of these characterful homes will be able to relax within their own slice of the peaceful Suffolk countryside, mid-way between the historic market towns of Bury St Edmunds and Ipswich.*

Old Buckenham Hall school has occupied the site of old Brettenham Hall since 1956. Originally an impressive 16th-century mansion house, with extensive 19th-century additions, the school buildings stand within 150 acres of sumptuous parkland – containing a small moated island, large fish pond, landscaped gardens and now, of course, carefully-mown sports fields. This renowned school is also home to Brettenham Village Cricket Club.

The nearby village is a small but lively community centred around rows of picturesque cottages, a 14th-century church and the Village Hall – home to many activities including yoga, zumba, regular 'village inn' sessions and special seasonal get-togethers. The nearest post office and convenience store is around three miles away in the neighbouring village of Hitcham, or you could make a short four-mile trip to the Co-op supermarket in historic Lavenham.

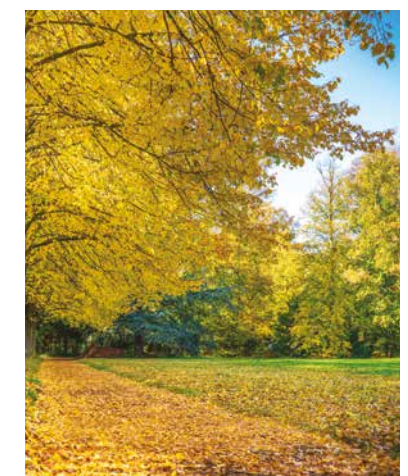
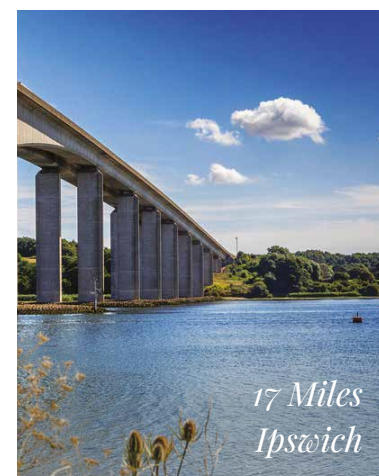
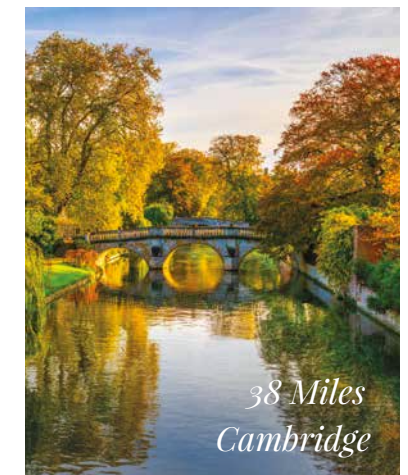
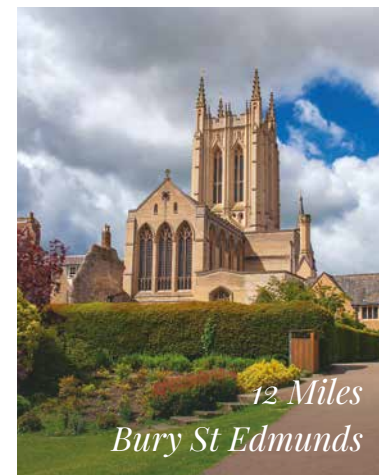
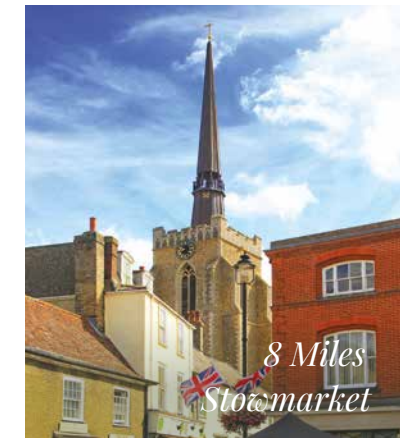
A broader range of supermarkets, such as Waitrose, are also available in the market town of Sudbury.

Lavenham may also be your first port of call for a quality meal out, home as it is to numerous restaurants, upmarket pubs and well-heeled tea rooms. The Swan Hotel is famed for its fine dining menus and luxurious afternoon teas, served in a stunning medieval hall, while you'll also find cuisine of an equally exceptional standard at The Angel Hotel, The Great House and Number Ten Wine Bar & Kitchen. With every eatery housed in authentic surroundings – and the whole village a living example of magical ancient architecture, with walking tours of its medieval and Tudor history – Lavenham is worth a whole day out in itself.

Likewise, the modern amenities, shops and leisure opportunities of bustling towns are always close by.

Around nine miles away, Stowmarket is home to another range of high quality eateries, several supermarkets, Regal Theatre and the John Peel Centre for the Performing Arts, while Bury St Edmunds – just 11 miles to the North and famed for its beautiful cathedral, vast abbey ruins, Theatre Royal and Greene King Brewery – also hosts numerous quality high street brands, household names and fashionable boutiques amongst its historic streets and contemporary Arc shopping centre. Meanwhile Ipswich's modern shopping centres, marina bars and eateries, numerous theatres and cinemas, Christchurch Park and Mansion house are just 18 miles East.

*Nestled amongst glorious parkland and charming rural scenery, Old Buckenham Chase is ideally-placed to offer peace and refinement as well as easy access to the most historic and vibrant centres for eating, shopping and culture in the region.*





*A secluded and picturesque setting*

Old Buckenham Chase is a premium collection of just seven homes surrounded by prestigious school grounds and stunning parkland. With thoughtful planting around its private driveways, the collection has been carefully-arranged to create an exquisite balance of green space and exceptionally-crafted residencies.

*Screened by hedgerows and trees, this characterful development comprises a varied selection of homes, from large substantial farmhouse-style dwellings through to intimate cottages, all beautifully fitted throughout. This combination of luxury and functionality, coupled with these homes' countryside setting, ensures Old Buckenham Chase is a unique proposition and a highly desirable place to call home.*



*Plot One*

FOUR BEDROOM HOME

PAGE 10

*Plot Two*

THREE BEDROOM HOME

PAGE 12

*Plot Three*

THREE BEDROOM HOME

PAGE 14



*Plot Four*

THREE BEDROOM HOME

PAGE 16

*Plot Five & Six*

THREE BEDROOM HOMES

PAGE 18

*Plot Seven*

FIVE BEDROOM HOME

PAGE 20

Bespoke kitchens with high quality surfaces and carefully planned relaxing living spaces are desirable features – but they are just the start at Old Buckenham Chase. Large windows and wide doors through to the paved terrace and gardens, make these homes delightful places to live, relax and entertain in. Whilst the thoughtfully considered layout of the development provides the perfect opportunity to enjoy everything that such a fantastic countryside location can offer.

*The combination of professionally designed homes, high quality finishes and the excellent location, means you will be spoilt for choice at Old Buckenham Chase.*

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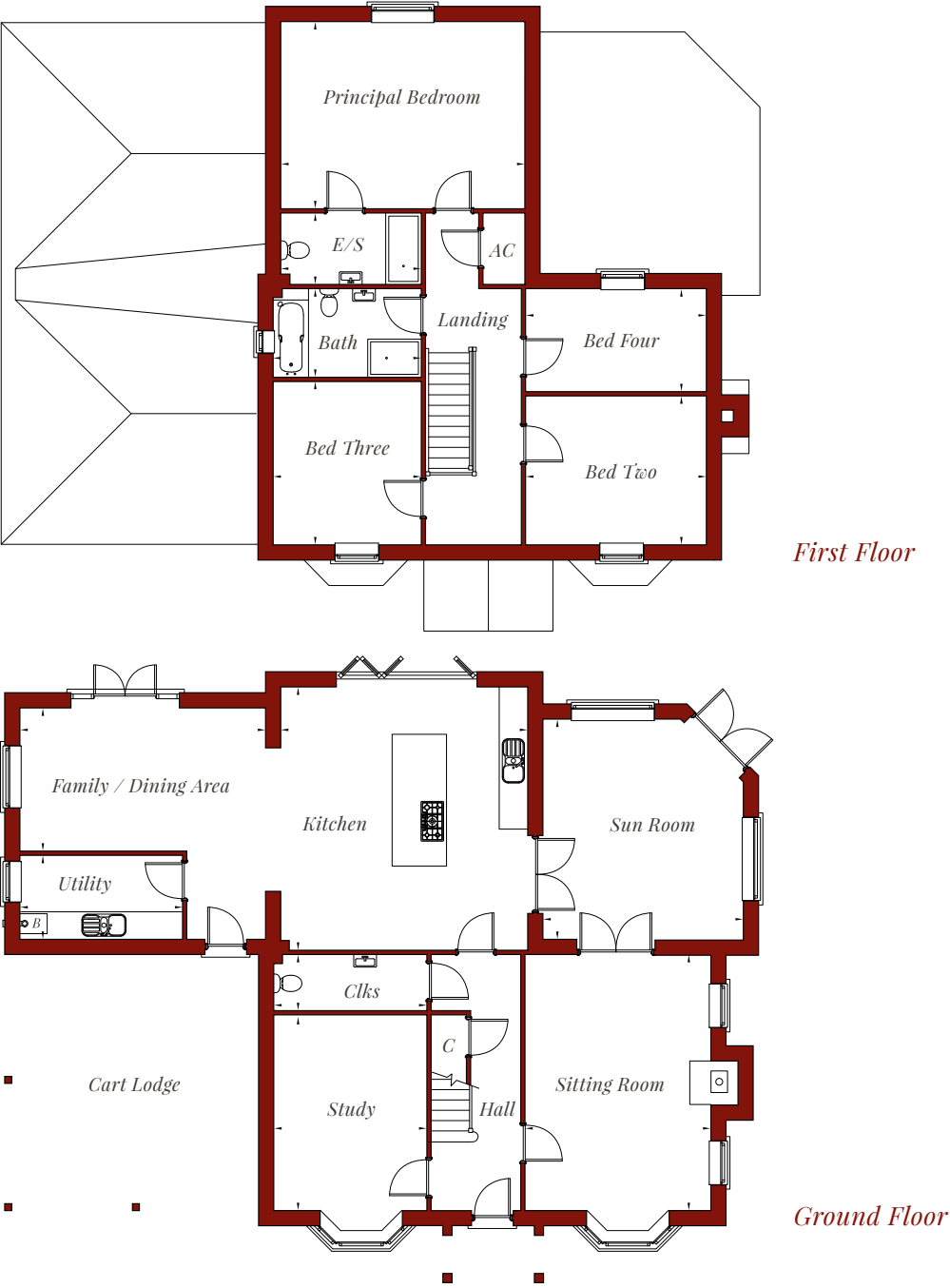


## Plot One

This outstanding four bedroom detached residence, with double cart-lodge, offers extensive accommodation for every aspect of modern family life. The generous dual-aspect sitting room, with feature fireplace, gives access to the light-filled rear sun-room via elegant double-doors – a space that will be perfect for relaxation and entertaining all year round. From here, another set of grand double-doors lead into a large, open-plan kitchen, breakfast and family area, incorporating a stylish cooking/preparation island and glazed bi-fold doors opening out onto the rear garden and patio – ideal for summer parties. A vestibule leads to a separate impressive dining area for more formal meals, as well as a handy utility room for convenience. The hallway also gives access to a dedicated study, which is perfect for use as a home office, plus a downstairs cloakroom. Upstairs, you'll find a principal bedroom complemented by a beautifully-appointed en-suite shower room, three further double bedrooms and a stunning family bathroom boasting sleek designer sanitaryware.

**AC** Airing Cupboard **Bath** Bathroom **B** Boiler **C** Cupboard **Clks** Cloakroom **E/S** En-Suite **►** Indicates where approximate measurements are taken from.

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Ground Floor			First Floor		
Sitting Room	5468mm x 3864mm	17'11" x 12'8"	Principal Bedroom	5300mm x 4027mm	17'5" x 13'3"
Kitchen	5580mm x 5300mm	18'4" x 17'5"	En-Suite	3057mm x 1505mm	10'0" x 4'11"
Family / Dining Area	5280mm x 3050mm	17'4" x 10'0"	Bedroom Two	3862mm x 3176mm	12'8" x 10'5"
Utility Room	3506mm x 1807mm	11'6" x 5'11"	Bedroom Three	3485mm x 3231mm	11'5" x 10'7"
Sun Room	4657mm x 4151mm	15'3" x 13'7"	Bedroom Four	3862mm x 2218mm	12'8" x 7'3"
Study	4185mm x 3206mm	13'9" x 10'6"	Bathroom	3231mm x 1908mm	10'7" x 6'3"
Cloakroom	3206mm x 1183mm	10'6" x 3'11"	Approximate room dimensions are + or – 150mm and plans shown are not to scale.		



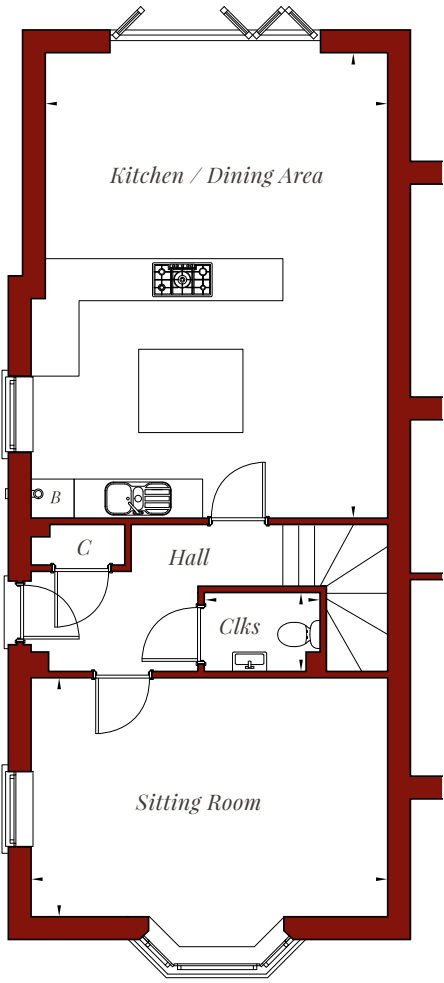


Plot Two

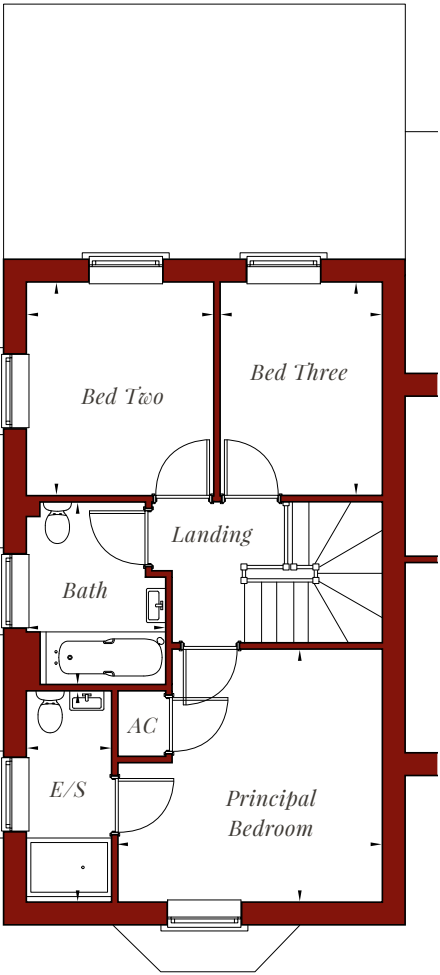
This charming semi-detached three bedroom family home has been designed to make excellent use of space at every turn. The dual-aspect front sitting room is filled with light by the feature bay window, while the hallway comes with extra storage space and access to the downstairs cloakroom. The rear of the ground floor houses a generous kitchen-dining area where the whole family can gather – there's space to chat around the large cooking/preparation work bench and breakfast bar, with a family dining area in front of glazed bi-fold doors that open out onto the garden and allow light to fill the room. Upstairs, you find a stylish modern bathroom, the generous principal bedroom complemented by a luxurious en-suite shower room, a dual-aspect double bedroom and a further good sized third bedroom.

AC Airing Cupboard Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S En-Suite ► Indicates where approximate measurements are taken from.

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Ground Floor



First Floor

Ground Floor			First Floor		
Sitting Room	5050mm x 3425mm	16'7" x 11'3"	Principal Bedroom	3745mm x 3500mm	12'3" x 11'6"
Kitchen / Dining	6545mm x 4825mm	21'6" x 15'10"	En-Suite	2951mm x 1230mm	9'8" x 4'0"
			Bedroom Two	3070mm x 2690mm	10'1" x 8'10"
			Bedroom Three	3070mm x 2285mm	10'1" x 7'6"
			Bathroom	2604mm x 2000mm	8'7" x 6'7"

Approximate room dimensions are + or – 150mm and plans shown are not to scale.





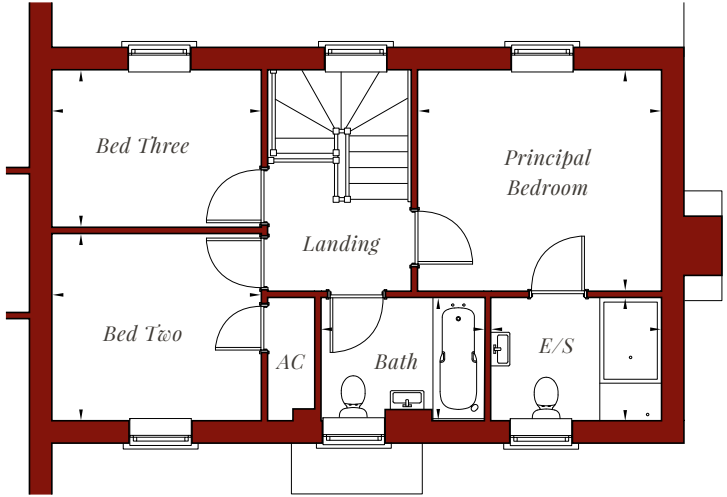
## Plot Three

This beautifully-planned family home features versatile spaces that cater both for communal gatherings and a sense of privacy.

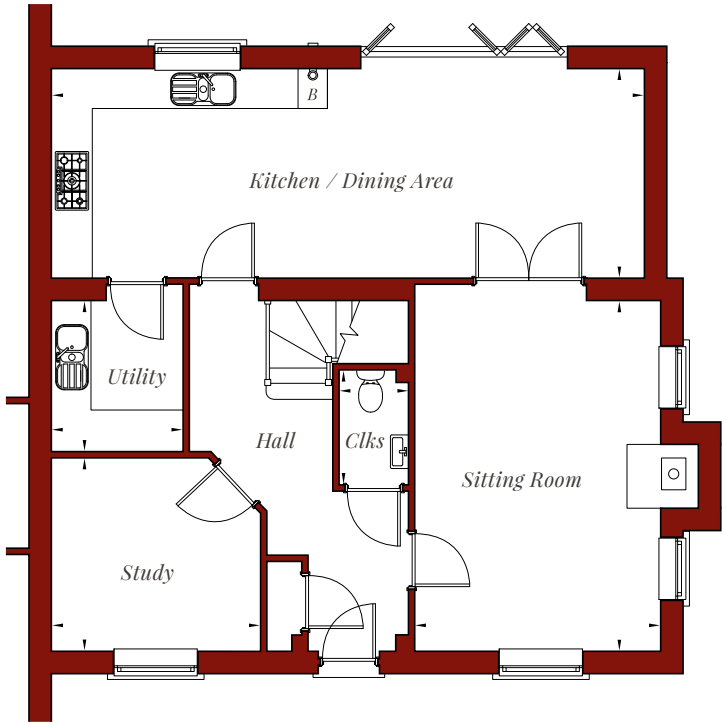
The long contemporary kitchen and dining area looks onto the rear garden through large, glazed bi-fold doors that allow light to flood the space and seamlessly connect the area with the outside patio. Double-doors from the dining area lead through into the spacious, dual-aspect sitting room with feature fireplace and plenty of space to relax at the end of the day. The downstairs accommodation also includes a utility room, cloakroom and a dedicated study area looking over the green. Upstairs, you'll find a principal bedroom complemented by an en-suite shower room, two further bedroom and a stylishly appointed family bathroom.

**AC** Airing Cupboard **Bath** Bathroom **B** Boiler **C** Cupboard **Clks** Cloakroom **E/S** En-Suite  Indicates where approximate measurements are taken from.

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First Floor



Ground Floor

### Ground Floor

Sitting Room	5150mm x 3400mm	16'11" x 11'2"
Kitchen / Dining	8475mm x 3075mm	27'10" x 10'1"
Utility Room	2250mm x 1900mm	7'5" x 6'3"
Study	3084mm x 2800mm	10'1" x 9'2"
Cloakroom	1702mm x 995mm	5'7" x 3'3"

### First Floor

Principal Bedroom	3459mm x 3290mm	11'4" x 10'10"
En-Suite	2410mm x 1785mm	7'11" x 5'10"
Bedroom Two	3084mm x 2760mm	10'1" x 9'1"
Bedroom Three	3084mm x 2170mm	10'1" x 7'1"
Bathroom	2422mm x 1785mm	7'11" x 5'10"

Approximate room dimensions are + or – 150mm and plans shown are not to scale.





Plot Four

This characterful three bedroom family home has been designed to make the best possible use of space throughout. The generous dual-aspect kitchen/dining room allows plenty of room for family seating, a stylish preparation island and a full range of household appliances, as well as a wall of bi-fold glazed doors opening out onto the rear garden. The hallway features storage cupboards and a downstairs cloakroom, while at the front of the house the sitting room benefits from windows to the front and side, making it a bright and welcoming space. Upstairs, you'll find two good-sized double bedrooms and an impressive master bedroom, which incorporates built-in storage cupboard and an en-suite shower room. The sleek family bathroom and airing cupboard complete the accommodation.

AC Airing Cupboard Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S En-Suite ► Indicates where approximate measurements are taken from.

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Ground Floor

First Floor

Ground Floor			First Floor		
Sitting Room	5050mm x 3550mm	16'7" x 11'8"	Principal Bedroom	4175mm x 3745mm	13'8" x 12'3"
Kitchen / Dining	5050mm x 4370mm	16'7" x 14'4"	En-Suite	3184mm x 1230mm	10'5" x 4'0"
			Bedroom Two	3555mm x 2925mm	11'8" x 9'7"
			Bedroom Three	3550mm x 2925mm	11'8" x 9'7"
			Bathroom	2282mm x 2050mm	7'6" x 6'9"

Approximate room dimensions are + or – 150mm and plans shown are not to scale.



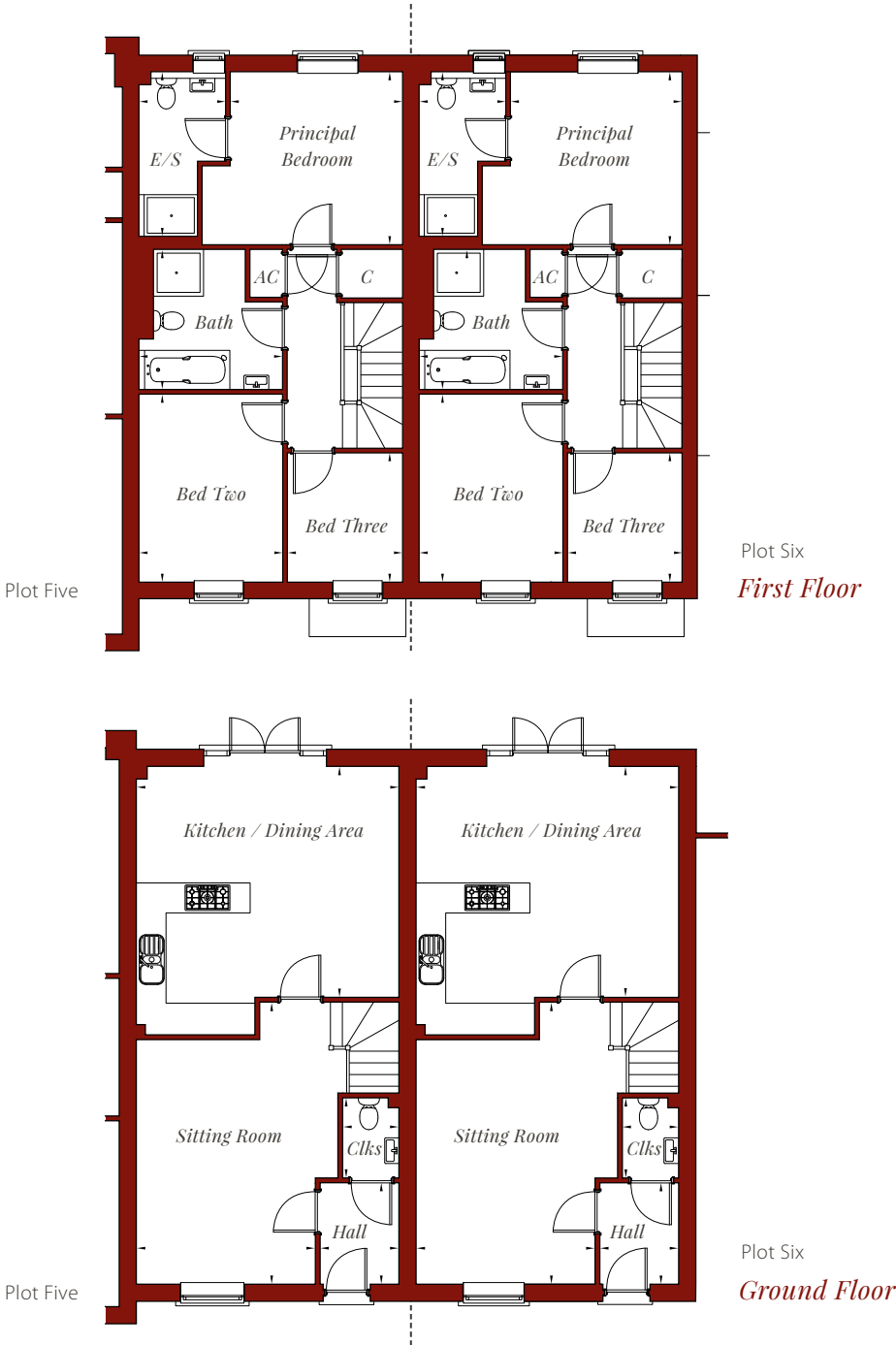


Plots Five and Six

These delightful three bedroom cottage-style homes are the perfect combination of functionality and comfort. The entrance vestibule has room for coats, access to the downstairs cloakroom and a doorway leading through to the sitting room – an inviting space for relaxation. At the back of the Sitting room, stairs curve upwards and a door leads you through to the bright kitchen/dining area with a central cooking/preparation worktop and modern accessories built-in to plush units. There is plenty of space for dining and socialising in front of the broad French windows that look out onto the back garden. The spacious principal bedroom is complemented by an en-suite shower room, the hallway contains ample storage spaces and the family bathroom features an array of stylish contemporary sanitaryware. A further two bedrooms complete the accommodation. These two homes share a double carport adjacent to Plot Six.

AC Airing Cupboard Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S En-Suite ► Indicates where approximate measurements are taken from.

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Ground Floor			First Floor		
Sitting Room	5468mm x 3350mm	17'11" x 11'0"	Principal Bedroom	3390mm x 3380mm	11'1" x 11'1"
Kitchen / Dining	4975mm x 4382mm	16'4" x 14'5"	En-Suite	3555mm x 1510mm	11'8" x 4'8"
Cloakroom	1565mm x 993mm	5'2" x 3'3"	Bedroom Two	3661mm x 2635mm	12'0" x 8'8"
			Bedroom Three	2471mm x 2265mm	8'1" x 7'5"
			Bathroom	2760mm x 2635mm	9'1" x 8'8"

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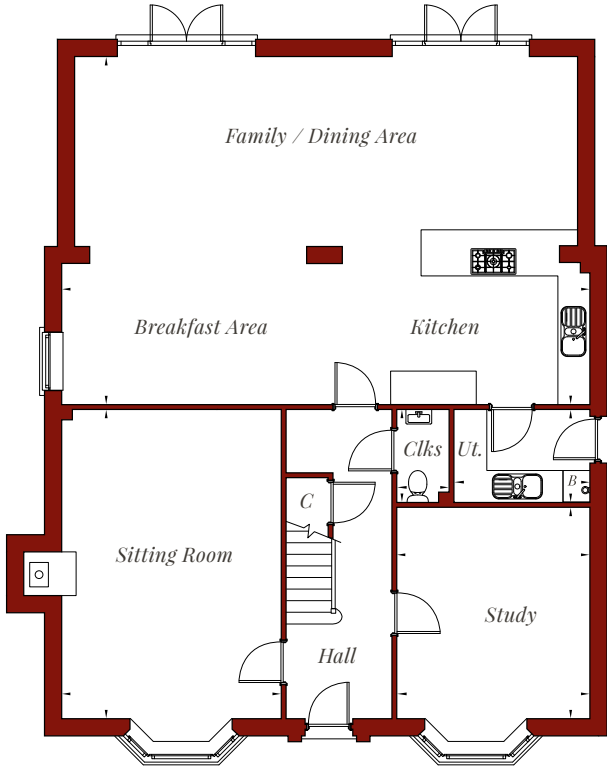
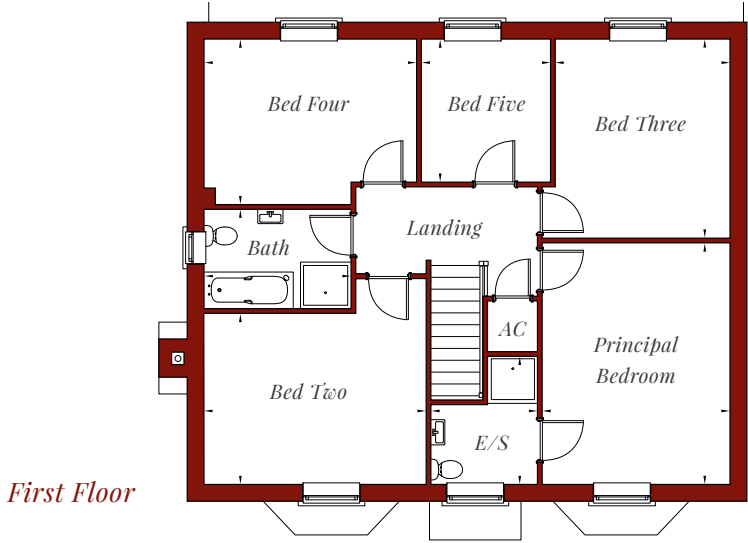


## Plot Seven

This outstanding, traditionally-styled five bedroom family residence enjoys a distinctly modern interior, creating exciting spaces for all aspects of modern lifestyles. Entering the hallway, you'll find a dedicated study room/family room with a bay window, a downstairs cloakroom and an expansive, stylish kitchen, dining and family area – where the whole household, and guests, can comfortably gather. Two sets of grand French windows open out onto the impressive rear garden, adding to the sense of light and space, and the kitchen is complemented by a convenient utility room with further outdoor access. The ground floor also features a generous Sitting room incorporating a feature fireplace and bay window where you can relax away from the hubbub of the kitchen. Upstairs, you'll find a large principal bedroom suite with its own en-suite luxury shower room, four further good-sized double bedrooms, and an elegant family bathroom.

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Ground Floor			First Floor		
Sitting Room	5730mm x 4000mm	18'10" x 13'1"	Principal Bedroom	4785mm x 3590mm	15'8" x 11'9"
Kitchen / Dining	9250mm x 6620mm	30'4" x 21'9"	En-Suite	2565mm x 1985mm	8'5" x 6'6"
Study	3830mm x 3600mm	12'7" x 11'10"	Bedroom Two	4000mm x 3075mm	13'1" x 10'1"
Utility Room	2500mm x 1800mm	8'2" x 5'11"	Bedroom Three	3710mm x 3325mm	12'2" x 10'11"
Cloakroom	1800mm x 1000mm	5'11" x 3'3"	Bedroom Four	3725mm x 3062mm	12'3" x 10'1"
			Bedroom Five	2585mm x 2525mm	8'6" x 8'3"
			Bathroom	2650mm x 1915mm	8'8" x 6'3"
Approximate room dimensions are + or – 150mm and plans shown are not to scale.					



## Blending heritage with superior specifications and modern opulence

*Granville homes are always designed to be enjoyed and the specifications at Old Buckenham Chase are a showcase example of our on-going commitment to excellence. Quality, style and comfort comes as standard and throughout this exceptional collection you will find carefully thought-out, well-balanced living areas with sleek style and high quality features – all finished to the very highest standards.*

### ***Kitchens and utility rooms.***

We offer a fully individual kitchen design service (subject to stage of build) with a range of styles, colours, plinths, handles, cookers, appliances and lighting.

### ***Bathrooms, cloaks 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. A choice of colours are available subject to stage of build.

### ***Security.***

Our properties are fitted as standard with a modern burglar alarm. Mains operated smoke detectors are also fitted. Dead latch and five lever mortice dead locks are fitted on front doors and 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 architraves and skirting will be white painted as standard. Oak internal doors throughout.

### ***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 landscape architects' designs.

### ***Warranty.***



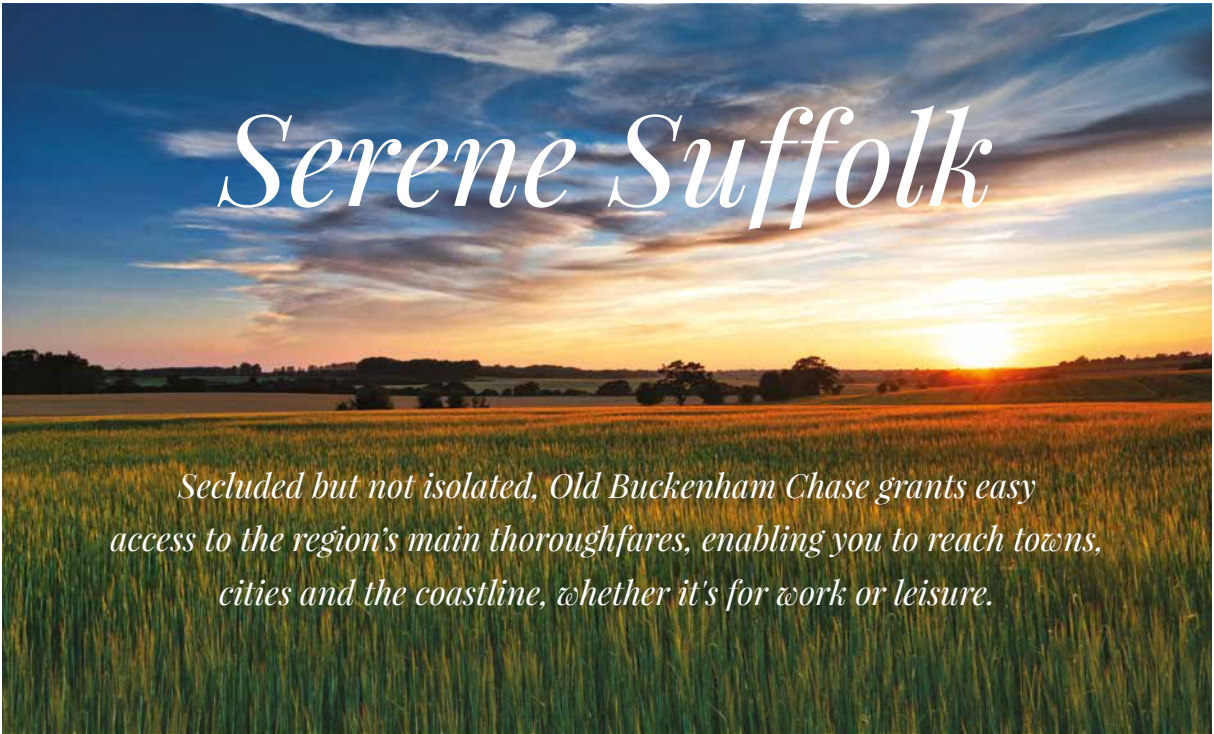
All properties built by Granville are covered by the NHBC 10 year Guarantee.



*"Hidden amongst natural grassland, mature trees, lush hedgerows and sensational woodlands – this stunning collection is enclosed within a backdrop of idyllic greenery"*

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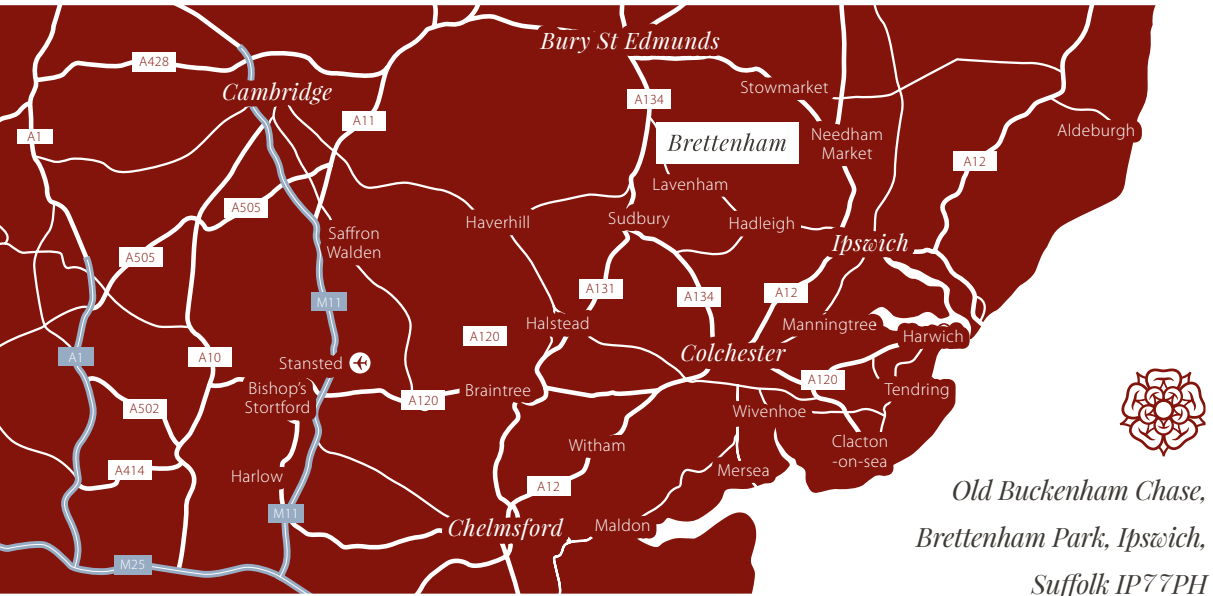




Beautiful Brettenham sits conveniently within a network of peaceful country roads, which in turn allow untroubled connections to the main thoroughfares and major towns within the region. You can reach the A134 in seven miles, where you can head south to Sudbury and Colchester, or north to Bury St Edmunds and onwards to Thetford. At Bury St Edmunds, you can pick up the A14 towards Newmarket, Cambridge and the Midlands, while at Sudbury, the A131 offers a direct route towards Braintree or Chelmsford.

Around 10 miles to the east, with junctions for Stowmarket and Ipswich, the A14 is the fastest route to Felixstowe and the connection with the A12 northbound– for all the picturesque towns and villages amongst Suffolk’s stunning nature reserves and coastline. With the A134 connecting with the A12 at Colchester, you can also reach Stratford in around 1hr 40mins, and central London in around 2 hours. The nearest train station is in Stowmarket, from where regular services run to Newmarket, Cambridge, Norwich, Colchester, Chelmsford, London and Ipswich, where you can change for the scenic Suffolk coastal branch line.

NB: Any travel times and distances quoted within this brochure have been taken from Google Maps and are approximate only. Maps shown are illustrative only and not drawn to scale. All stock 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. Any areas, measurements or distances are approximate only.







GRANVILLE

*We have been creating exceptional new homes  
for people to enjoy for over forty years*

Proudly celebrating our 40th anniversary in back in 2017, Granville have grown to become one of the pre-eminent housebuilders in the region, 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 – lives 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.



Granville | Threshelfords Business Park | Inworth Road | Feering | Colchester | Essex | CO5 9SE

For further information on any of our developments across the region

visit [www.granville.co.uk](http://www.granville.co.uk) or call **01376 571556**

## *Experience*

*"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."*

Please note – although this is all as intended, Granville reserves the right, together with their contractors, to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

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