

ASHWELLTHORPE, NORFOLK

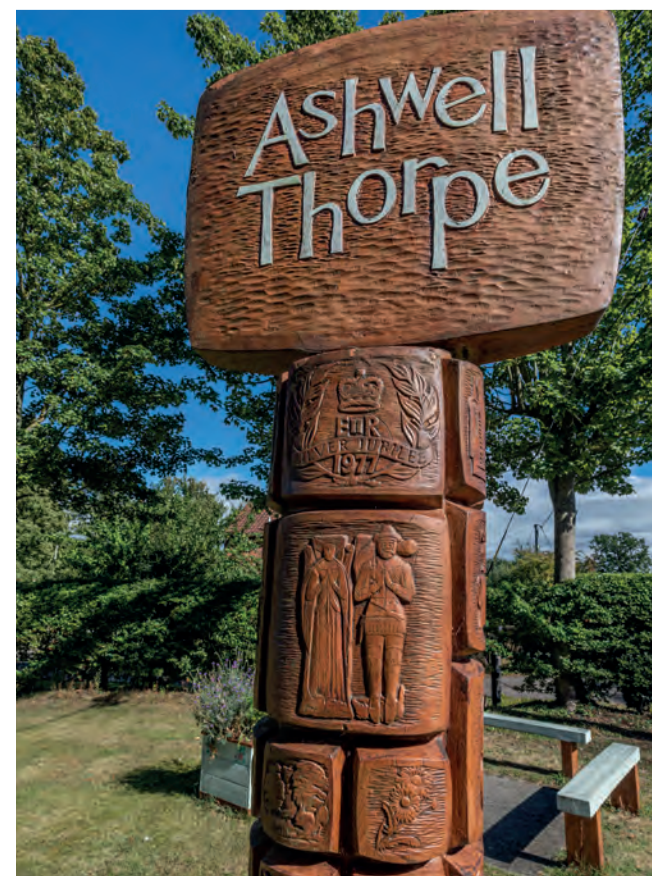


Nestled in the heart of South Norfolk, Ashwellthorpe is a small, semi-rural village ideal for someone who is looking for idyllic country living. With the pretty All Saints Church set in the centre of this beautiful rural community there are many country lanes and open fields, providing perfect country walks for dog-walkers or hikers, including Lower Wood, an ancient woodland recorded in the Domesday book.

Within 3 miles is the bustling medieval market town of Wymondham, which is steeped in history and particularly well served with a range of public houses & restaurants, as well as excellent shopping facilities. Wymondham is also known for the quality of its schooling, from nursery up to secondary, including the nationally renowned Wymondham College.

Wymondham train station is less than 2 miles from Ashwellthorpe, with a line running directly to Norwich and Cambridge, with onward connections to London Kings Cross, London Liverpool Street and the Midlands. The city of Norwich is approximately 10 miles away, with easy access to both the A11 and the A47.

**“WITHIN 3 MILES IS THE
BUSTLING MEDIEVAL
MARKET TOWN OF
WYMONDHAM”**



SITE PLAN

A limited collection of beautifully appointed new homes nestled in the Norfolk countryside.

- The Buck

Plots 29 & 31
- The Stag

Plots 1 & 30
- The Hummel

Plots 2, 3, 4†, 5, 6, 9†, 25 & 26
- The Roe

Plots 12, 14 & 17
- The Pricket

Plots 7, 8, 10, 11, 22 & 23
- The Hind

Plots 15, 16 & 24
- The Fallow

Plots 13, 18, 19, 20 & 21

This image is for illustration purposes only
† Detached versions of this house-type



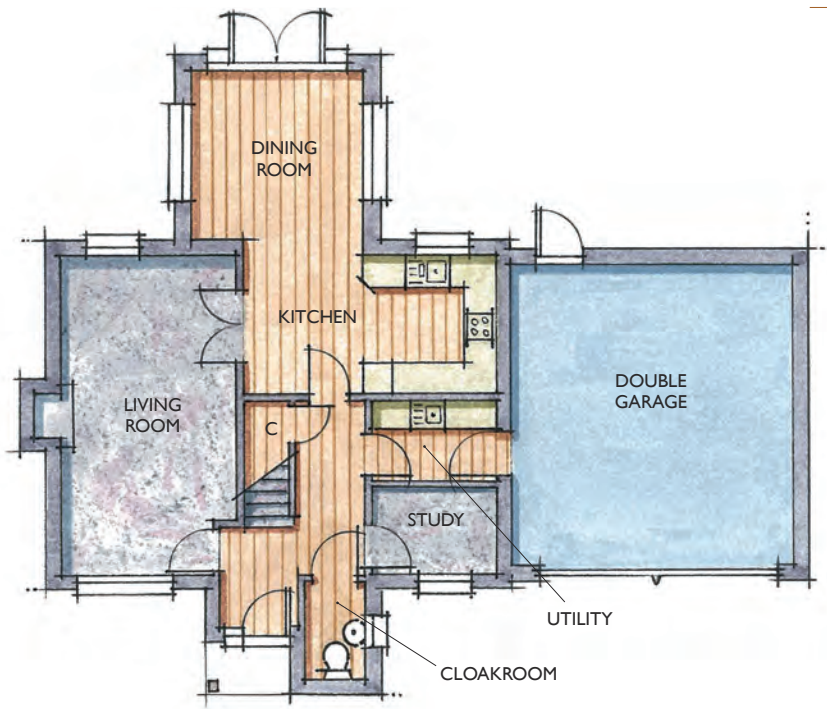


ARTIST'S IMPRESSION OF PLOT 29

THE BUCK

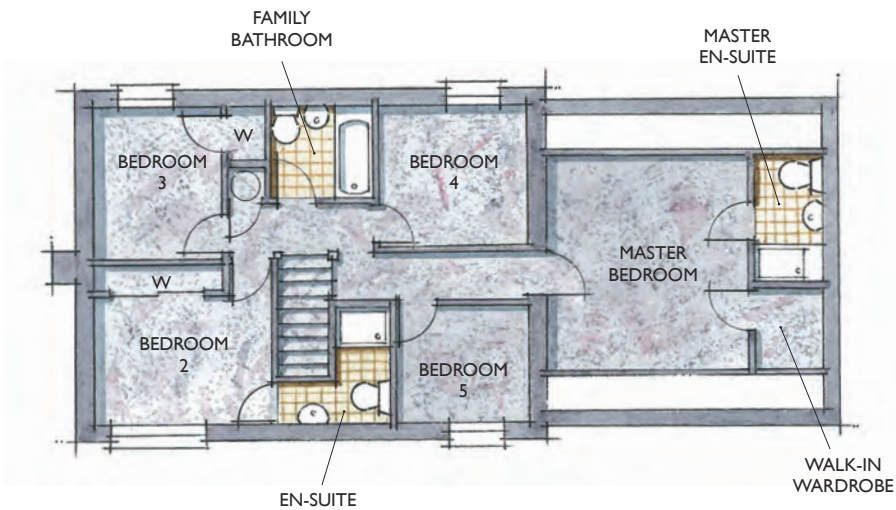
PLOTS 29 & 31

A stunning five-bedroom home with a modern fitted kitchen, a separate living room, dining room, study and utility room. The master bedroom features an en-suite and walk-in wardrobe plus four further bedrooms which completes this charming home.



GROUND FLOOR

Hallway
Cloakroom
Living Room
7.4m x 3.8m* (24' 3" x 12' 6")
Kitchen
3m x 5.5m (9' 10" x 18')
Study
1.9m x 2.8m (6' 3" x 9' 2")
Utility
1.8m x 2.8m (5' 11" x 9' 2")
Dining/Garden Room
3.7m x 3.6m (12' 2" x 11' 10")
* Measured at the widest point



FIRST FLOOR

Landing
Master Bedroom
4.4m x 4.6m (14' 5" x 15' 1")
Walk-In Wardrobe
1.6m x 1.8m (5' 3" x 5' 11")
Master En-Suite
Bedroom 2
3.9m x 2.9m (12' 10" x 9' 6")
En-Suite
Bedroom 3
3.2m x 2.8m (10' 6" x 9' 2")
Bedroom 4
3m x 3.2m (9' 10" x 10' 6")
Bedroom 5
2.6m x 2.9m (8' 6" x 9' 6")
Family Bathroom

THE STAG

PLOTS 1 & 30

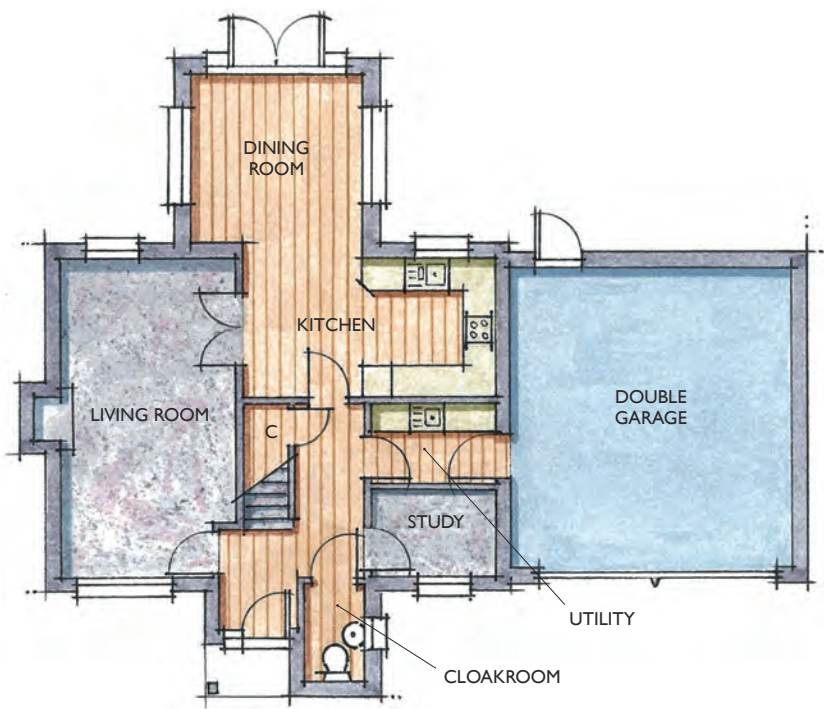
An inviting five-bedroom family home with an attractive open plan design. Features include an integral double garage, a separate dining area, study/family room and a master bedroom with en-suite and walk-in wardrobe, set apart from the other bedrooms.



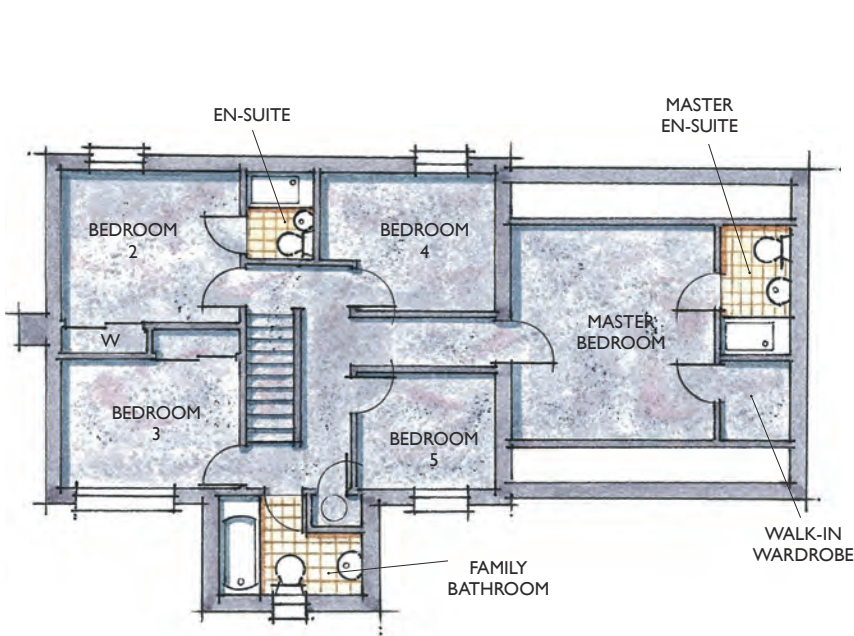
ARTIST'S IMPRESSION OF PLOT 1

GROUND FLOOR

Hallway
Cloakroom
Living Room
7.4m x 3.m (24'3" x 9'10")
Kitchen
3m x 5.5m (9' 10" x 18')
Study
1.9m x 2.8m (6' 3" x 9' 2")
Utility
1.8m x 2.8m (5' 11" x 9' 2")
Dining/Garden Room
3.6m x 3.7m (11' 10" x 12' 2")



FIRST FLOOR



Landing
Master Bedroom
4.4m x 4.6m (14' 5" x 15' 1")
Walk-In Wardrobe
1.6m x 1.8m (5' 3" x 5' 11")
Master En-Suite
Bedroom 2
3.9 x 2.8m (12' 10" x 9' 2")
En-Suite
Bedroom 3
3.9m x 3m (12' 10" x 9' 10")
Bedroom 4
3.7m* x 3m (12' 2" x 9' 10")
Bedroom 5
3m x 2.6m (9' 10" x 8' 6")
Family Bathroom

* Measured at the widest point



ARTIST'S IMPRESSION OF PLOTS 2 & 3

THE HUMMEL

PLOTS 2 & 3, 4†, 5 & 6, 9†, 25 & 26

A delightful three-bedroom home with a spacious living/ dining room, which leads onto the fitted kitchen, and out into the patio area of the garden. The master bedroom benefits an en-suite, with two further double bedrooms and a family bathroom.

† Detached versions of this house-type

GROUND FLOOR

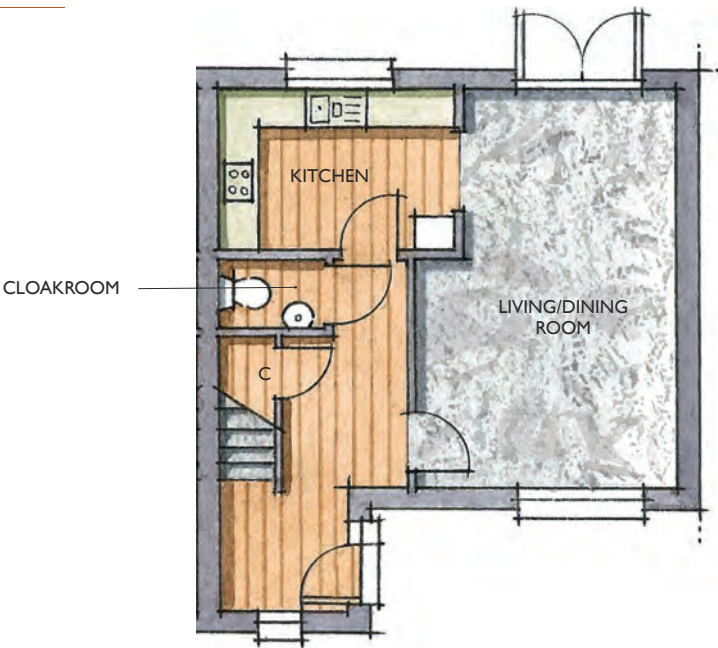
Hallway

Cloakroom

Living/Dining Room
4.3m* x 6.6m (14' 1" x 21' 8")

Kitchen
3.8m x 2.7m (12' 6" x 8' 10")

* Measured at the widest point



FIRST FLOOR

Landing

Master Bedroom
4m x 2.8m (13' 2" x 9' 2")

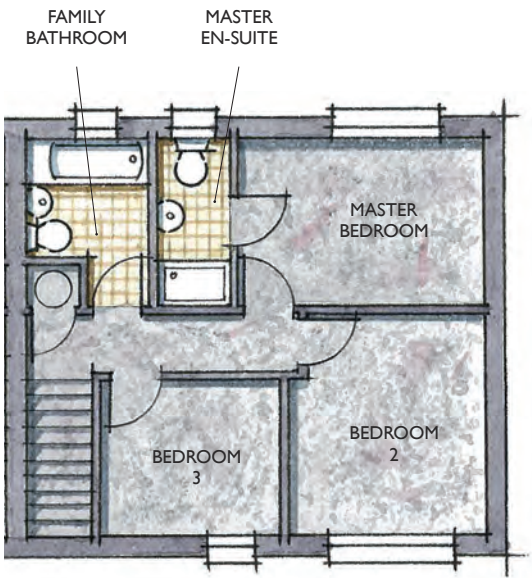
Master En-Suite

Bedroom 2
3.7m x 3.2m* (12' 2" x 10' 6")

Bedroom 3
3m x 2.7m (9' 10" x 8' 10")

Family Bathroom

* Measured at the widest point





ARTIST'S IMPRESSION OF PLOT 14

THE ROE

PLOTS 12, 14 & 17

A modern four-bedroom family home, offering expansive living space and a useful off-hallway utility to the ground floor. The master bedroom benefits from an en-suite bathroom. There are three further double bedrooms and a family bathroom.

FIRST FLOOR

Landing

Master Bedroom

4.1m x 4m (13' 5" x 13' 2")

Master En-Suite

Bedroom 2

4m x 2.9m (13' 2" x 9' 6")

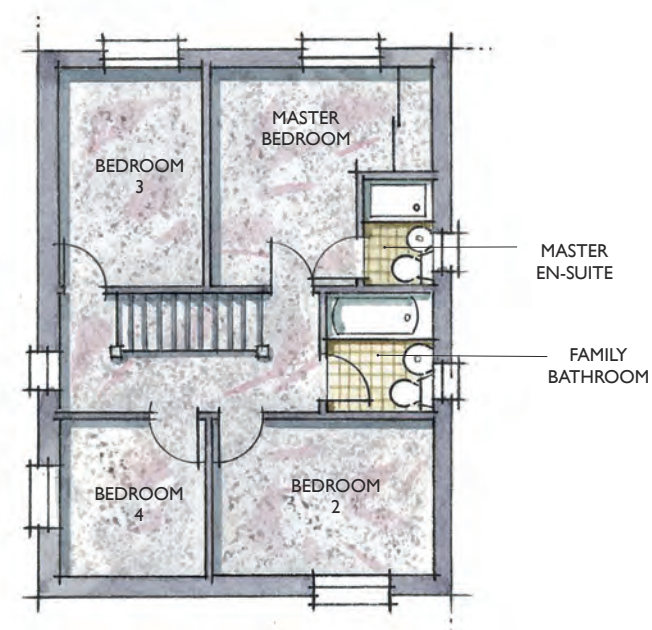
Bedroom 3

2.7m x 4.1m (8' 10" x 13' 5")

Bedroom 4

2.7m x 2.9m (8' 10" x 9' 6")

Family Bathroom



GROUND FLOOR

Hallway

Cloakroom

Living/Dining Room

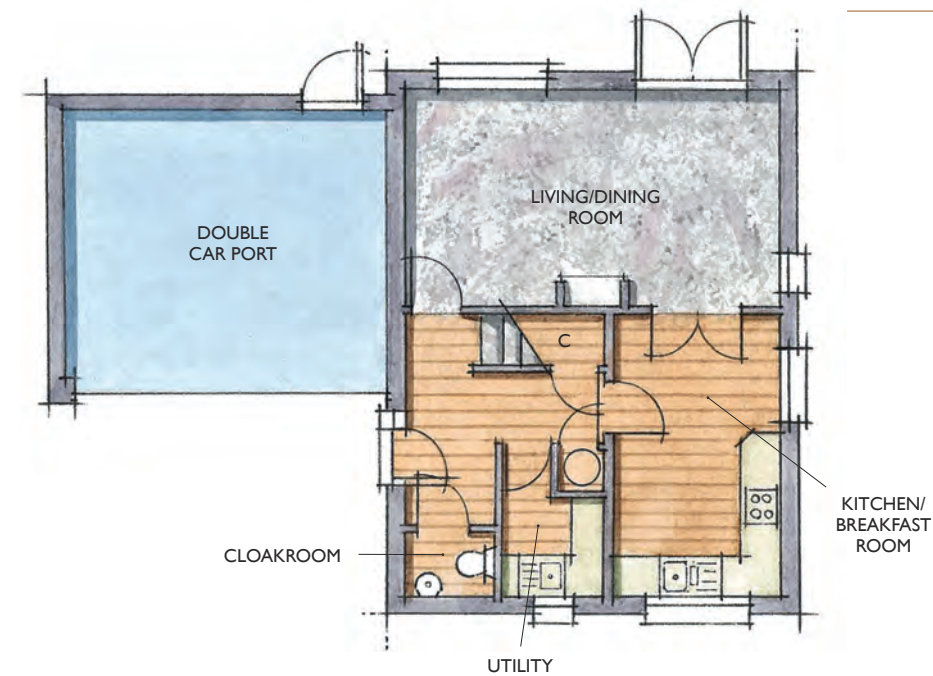
6.7m x 4m (22' x 13' 2")

Kitchen

3m x 5.2m (9' 10" x 17' 1")

Utility

1.9m x 2.7m (6' 3" x 8' 10")





ARTIST'S IMPRESSION OF PLOTS 22 & 23

THE PRICKET

PLOTS 7, 8, 10, 11, 22 & 23

A welcoming three-bedroom home with a spacious living room and a large open plan kitchen/dining room leading out to the garden. With two double bedrooms and a family bathroom.

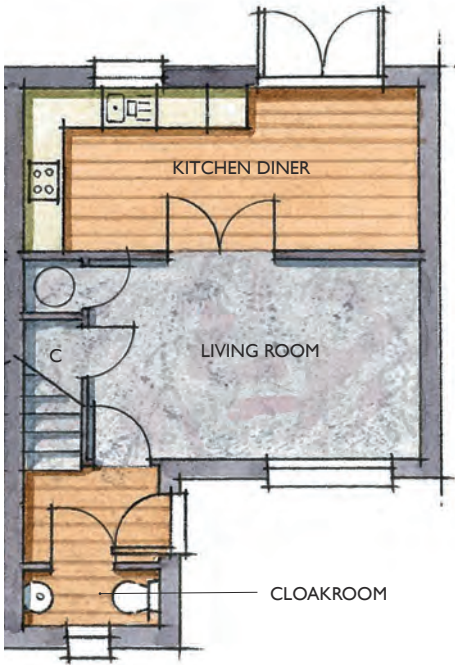
GROUND FLOOR

Hallway

Cloakroom

Living Room
3.3m x 5.5m (10' 10" x 18')

Kitchen Diner
2.7m x 6.4m (8' 10" x 21')



FIRST FLOOR

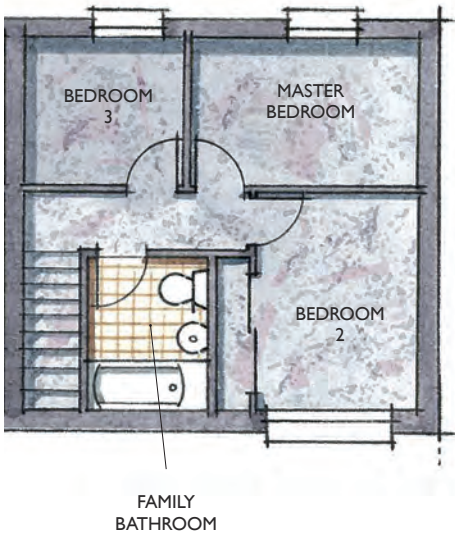
Landing

Master Bedroom
2.7m x 3.6m (8' 10" x 11' 10")

Bedroom 2
3.8m x 2.5m (12' 6" x 8' 2")

Bedroom 3
2.7m x 2.5m (8' 10" x 8' 2")

Family Bathroom



THE HIND

PLOTS 15, 16 & 24

A characterful five-bedroom home with an attractive modern design. Features include an integral double garage, an open plan living/dining area and a master bedroom set apart from the other bedrooms, with en-suite and dressing room.

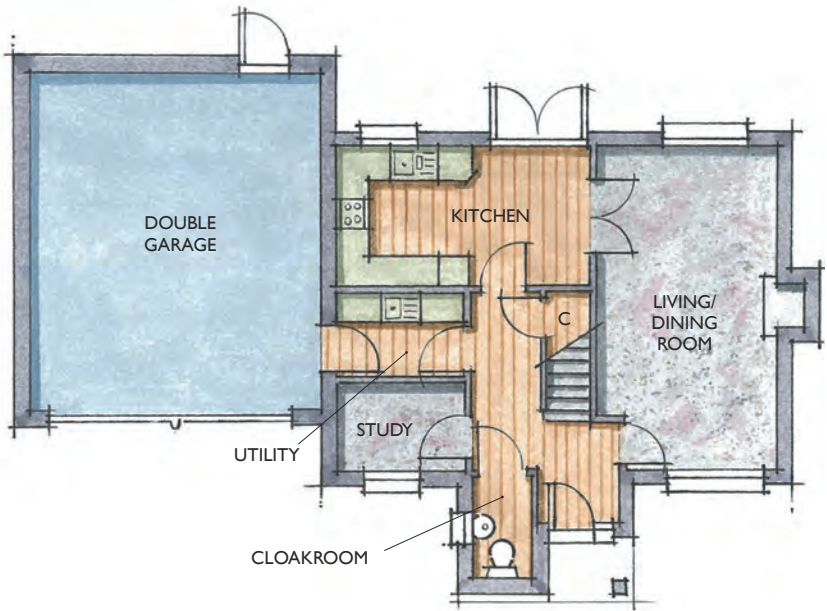


ARTIST'S IMPRESSION OF PLOT 24

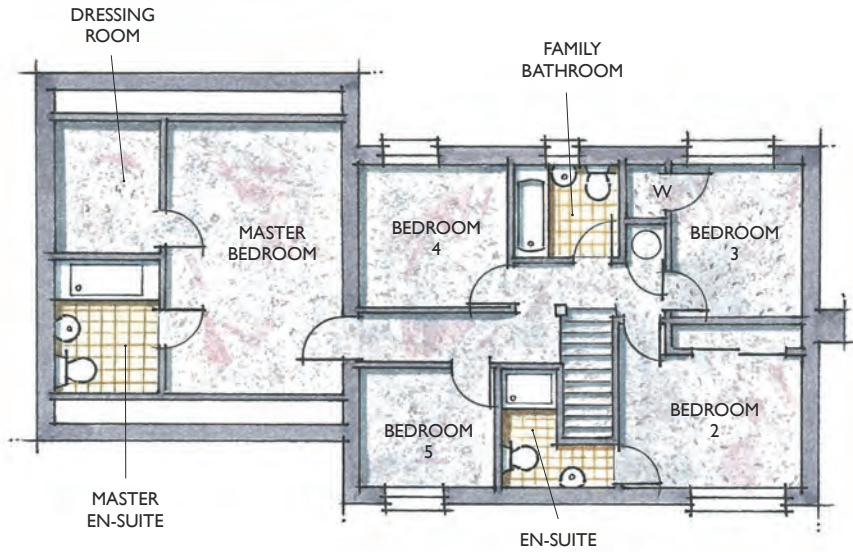
GROUND FLOOR

- Hallway
- Cloakroom
- Living/Dining Room
3.8m* x 6.2m (12' 6" x 20' 4")
- Kitchen
5.4m x 3m (17' 9" x 9' 10")
- Utility
1.8m x 2.7m (5' 11" x 8' 10")
- Study
1.9m x 2.7m (6' 3" x 8' 10")

* Measured at the widest point



FIRST FLOOR



- Landing
- Master Bedroom
5.7m x 3.7m (18' 8" x 12' 2")
- Dressing Room
2.8m x 2.2m (9' 2" x 7' 3")
- Master En-Suite
- Bedroom 2
3.7m x 2.7m (12' 2" x 8' 10")
- En-Suite
- Bedroom 3
2.8m x 3.2m (9' 2" x 10' 6")
- Bedroom 4
3m x 3.2m (9' 10" x 10' 6")
- Bedroom 5
2.6m x 2.9m (8' 6" x 9' 6")
- Family Bathroom



ARTIST'S IMPRESSION OF PLOT 19

THE FALLOW

PLOTS 13, 18, 19, 20 & 21

A charming four-bedroom, double fronted home with spacious ground floor accommodation including a living room/dining room, large family kitchen and study. Both the master bedroom and second bedroom benefit from an en-suite, alongside two more generous bedrooms and a family bathroom.

GROUND FLOOR

Hallway

Cloakroom

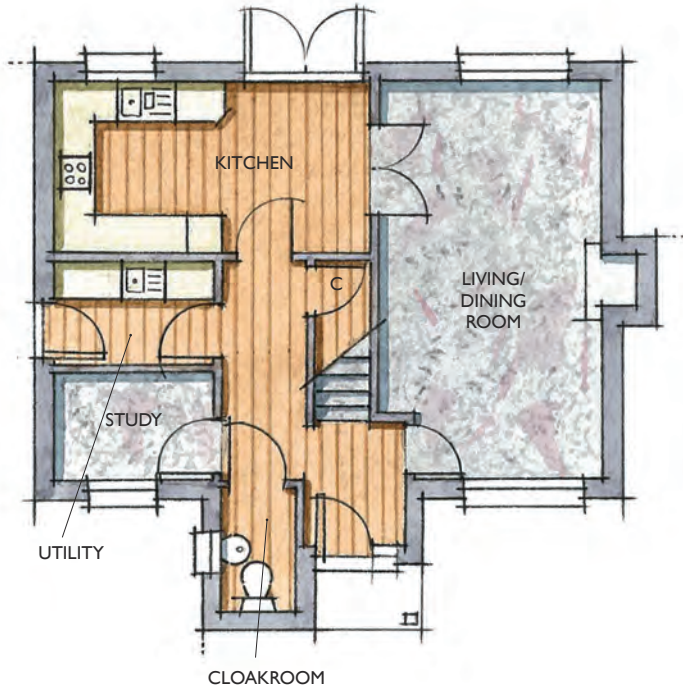
Living/Dining Room
3.8m* x 6.9m (12' 6" x 22' 8")

Kitchen
2.9m x 5.4m (9' 6" x 17' 9")

Utility
1.8m x 2.6m (5' 11" x 8' 6")

Study
1.9m x 2.6m (6' 3" x 8' 6")

* Measured at the widest point



FIRST FLOOR

Landing

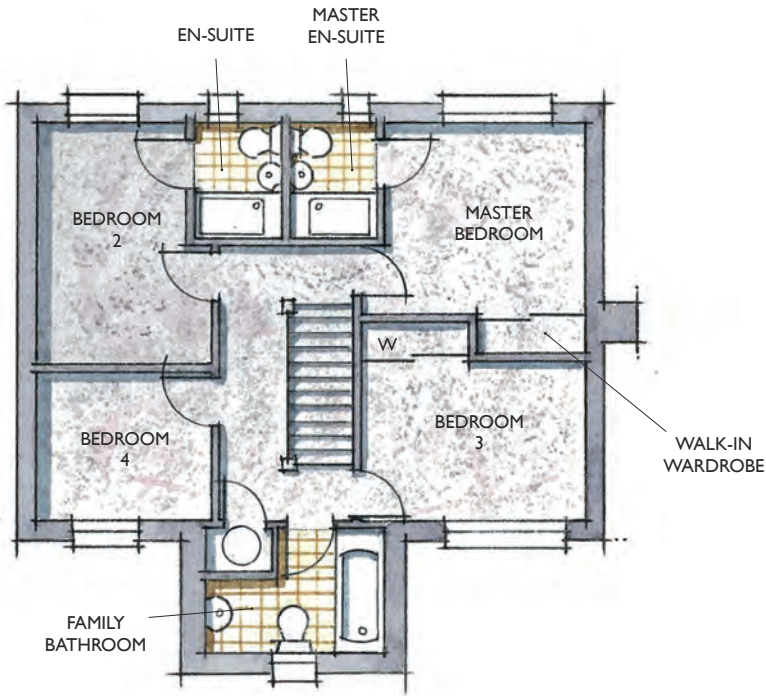
Master Bedroom
3.3m x 3.4m (10' 10" x 11' 2")
Master En-Suite

Bedroom 2
3m* x 3.4m (9' 10" x 11' 2")
Master En-Suite

Bedroom 3
2.8m x 3.9m (9' 2" x 12' 10")

Bedroom 4
2.8m x 2.8m (9' 2" x 9' 2")

Family Bathroom



SPECIFICATION

KITCHENS

Full range of AEG™ appliances including full width dishwasher, induction hob with extractor over, eye-level double oven & washing machine*

Shaker style fitted kitchen available in a range of options†

Solid quartz worksurfaces with 100mm upstands

Fully tiled ceramic flooring, available in a range of colours†

Vaulted ceilings to garden rooms



Bristan™ shower with hand attachment fitted as standard to all bathrooms



Cranbrook door fronts, shown in Cobble, available in a range of colours

BATHROOMS

Porcelanosa™ tiling to walls, including shelved recesses and feature walls with a range of options

RAK Ceramics™ white sanitaryware with chrome Bristan™ tap-sets, designer towel rails & mains showers

GENERAL

Porcelanosa™ tiles to hallways, kitchens, dining rooms and garden rooms with a range of options†

Recessed downlighters to ground floor areas

Heavy pile carpets and recycled underlay in a range of colours†

Oak handrails to stairs and Oak “Suffolk” style heavyweight doors with Rosso Maniglie™ chrome ironmongery

Master bedrooms fitted with built-in wardrobes

Fully plastered walls and ceilings finished with Dulux™ paint

Cat 6 data points to all rooms

Mitsubishi™ EcoDan Air Source Heat Pump with underfloor heating to downstairs areas and individual room controls



Blanco™ inset sink fitted as standard to all kitchens



Porcelanosa™ Oxford floor tiles, shown in Acero, available in a range of colours

EXTERNAL

Solid stone patios and paths, with front & rear gardens laid with grade A turf & hardwood close-board fencing and gates

Tar & Chip finished driveways, external lighting & outside tap to rear patio

* 3-bedroom properties equipped with washer/dryer & single built under oven

† Full range of options are subject to build programme and reservation date

LOCATION



Wood Farm, Muskett Road, The Street, Ashwellthorpe, Norfolk

HELP TO BUY

In association with the Government, the Help to Buy initiative provides an equity loan for 20% of the property value, with no repayments on the loan for the first five years. This will allow a buyer to take advantage of better interest rates and assist your move onto or up the housing ladder.

All loans are subject to status and require financial assessment in accordance with the Homes and Communities Agency guidelines. Help to Buy is designed to provide affordable long term home ownership with reduced income multiples.

Further information can be found on www.help2obuy.org.uk along with their contact information.

If you qualify for inclusion you only need a 5% deposit and the government will lend you up to 20% by way of an equity loan which is interest free for 5 years. Available to first time buyers and existing homeowners on new build homes only.



Floor plans are not to scale and should not be relied upon for flooring or furniture placement, the dimensions provided are to be used as a guide only



ARTIST'S IMPRESSION SHOWING AN AERIAL VIEW OF WOOD FARM, ASHWELLTHORPE

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