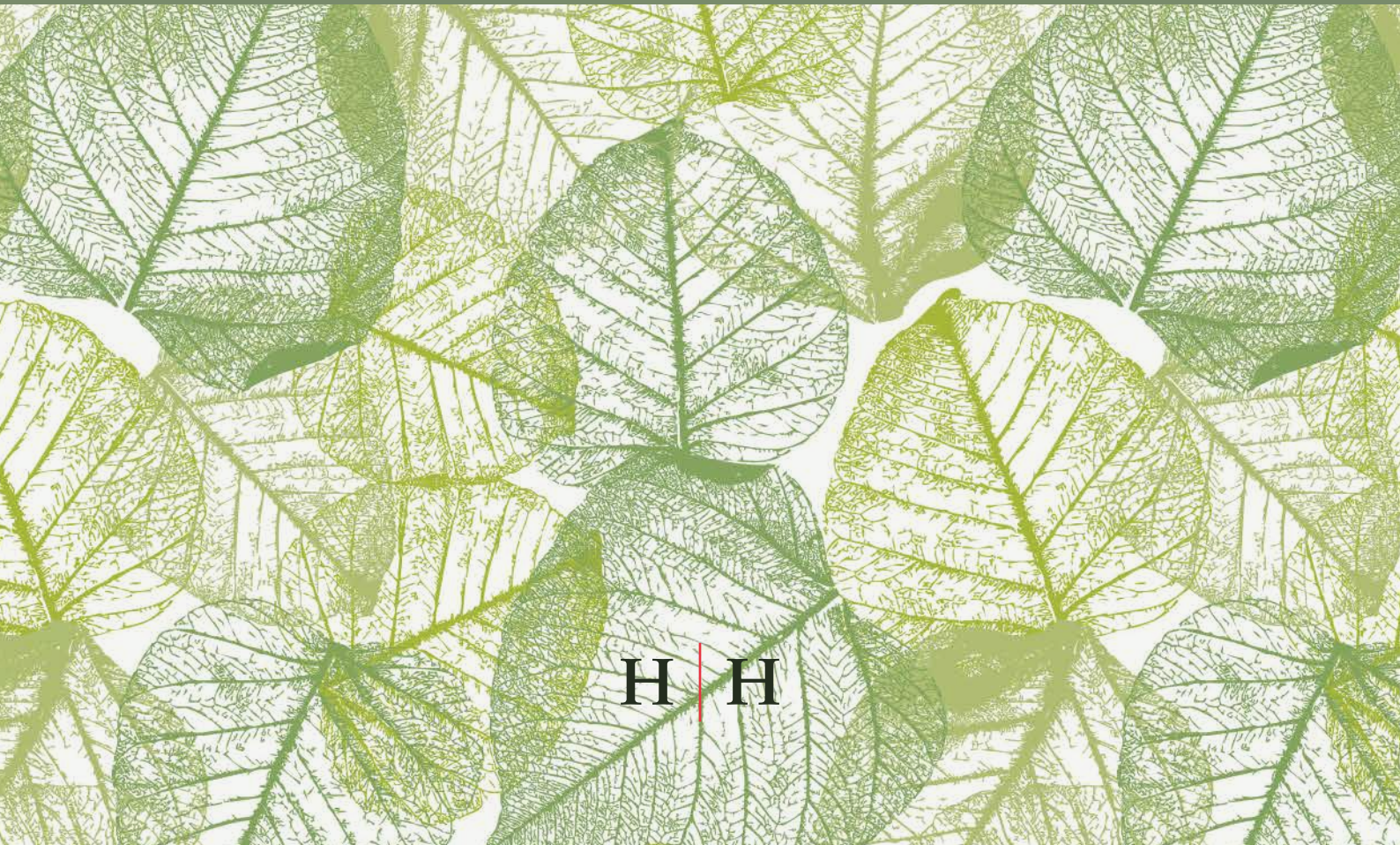




ST ANDREW'S PLACE

NORTON • SUFFOLK



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Welcome to ST ANDREW'S PLACE



Welcome to St. Andrew's Place, an outstanding collection of just nine beautifully designed detached and semi-detached new energy-efficient family homes, each featuring an array of high specification fittings, as well as contemporary finishes and exceptional attention to detail.

Located in the picture-postcard village of Norton, surrounded by the magical Suffolk countryside, residents will not only have everything they need for day-to-day requirements close-by but also a enjoy remarkable setting amongst charming cottages, thatched roofs, traditional rural inns, fantastic schools and panoramic views across swathes of ancient farmland.

With heritage sights, modern shopping outlets and varied options for eating out in Bury St Edmunds' thriving historic centre – just 10 miles away – and superb travel connections via the nearby A143, A14 and local train network to all popular destinations in the wider region, St. Andrew's Place will be an enviable location to call home.

"St Andrew's Place is a touch of luxury in the Suffolk countryside"



Computer generated image is indicative only. All planting and landscaping shown within the imagery is for illustrative purposes and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.

Beautiful, traditionally styled new homes

St Andrew's Place has been designed as a modern village enclave, with properties arranged with a variance in styles, colours, finishes and profiles to give the collection a natural, organic feel. This is a tranquil retreat with all of 21st-century life's convenience and luxuries, it's perfect for those seeking an escape to the peace and beauty of the countryside.

Reproducing the look and feel of traditional countryside residences using high-quality, modern materials, a superb level of craftsmanship and premium finishes at every turn, St. Andrew's Place is a fine example of elegant new homes that are entirely in tune with the countryside aesthetic. Each property benefits from a comfortably sized plot, generous garages, off-road parking, attractive fencing and tasteful new plantings. Meanwhile, inside, you'll find a series of beautifully proportioned, light-filled living spaces with glazed doorways opening out onto patios and landscaped gardens – perfectly balancing luxury with practicality and energy-efficiency.



Norton is a peaceful but growing rural community, where new additions to the village have integrated seamlessly and helped to support its historic core.



Nestled within the beautiful Suffolk countryside, Norton finds itself at the centre of a network of quintessentially English villages and stunning rural scenery. Picturesque country lanes link a host of village greens, cricket pitches, country houses, woodland, farmsteads, fishing lakes and historic pubs serving fine food and drink, ensuring relaxed weekends all year round, while the A14 nearby connects you with the bustling market town of Stowmarket just eight miles away.

Norton is centred around an ancient crossroads on the Ixworth to Woolpit road, where you'll find the village's characterful 17th-century pub, The Dog. With exposed oak beams, open fires and classic decor, this historic country inn is highly recommended for its quality menu, beautifully maintained garden and satisfying range of real ales.

Opposite, the village's petrol station hosts a Budgens convenience store providing for all your daily needs. From there, a number of beautiful scenic walks explore the bridleways, meadows and woodlands of the surrounding area, looping back via the mediaeval church of St Andrew to home. In addition, parents will be pleased to know the Village's Norton CEVC Primary School has achieved an 'Outstanding' rating from Ofsted.



Norton – Superbly connected to the local region

Located just a 5-minute drive from the A14, St Andrew's Place in Norton offers the best of both worlds: an ideal position to enjoy the peace of the countryside and easy access to everything this beautiful region has to offer. Within a space of a short drive, you could be enjoying beautiful woodlands, tranquil nature reserves, historic country houses and, in under an hour, even the breathtaking views all along Suffolk's stunning coastline.

Around 15 miles to the north, Thetford Forest Park and the surrounding area is perfect for days out with family, pets or simply each other. This large region of lush woodland, criss-crossed by a network of paths, bridleways and cycle trails is home to a number of historic sites such as Thetford Warren Lodge and Grimes Graves, activity centres like Center Parcs, Thetford's scenic golf club and Go Ape! Thetford itself boasts a beautiful castle park and gardens, preserved priory ruins, curious museums and peaceful river walks along the Little Ouse.

Only 10 miles from home, you'll feel fortunate to have Bury St Edmunds as your nearest major town. Effortlessly combining old and new, this has been a thriving centre since mediaeval times – you can easily spend hours browsing the high street brands, independent boutiques, popular entertainments and restaurant franchises around the modern Arc Shopping Centre before exploring the characterful pubs and eateries within the narrow lanes of the old town.

With its stunning abbey ruins, beautiful cathedral, historic guildhall, Georgian theatre and Angel hotel, this is a place you'll want to visit again and again.

Meanwhile, residents also have the choice of Suffolk's other finest locations. Take the time to explore Lavenham's rich Elizabethan heritage, unique hotels, charming tea rooms and characterful pubs; sample the upmarket shops and premium equestrian events at Newmarket, renowned as the home of horse racing; or wander around Sudbury's welcoming cafés and restaurants after a riverside walk straight out of the scene in a Constable painting.

“If you're looking to put down roots in the heart of Suffolk, with easy access to all the county's delightful towns, magical countryside and charming villages, then St. Andrew's Place is the ideal location to call home”



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 the computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative 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.



Plots 1 & 2

3 bedroom semi-detached homes with garage and parking
Gross internal floor area : 1388 Sqft (128.9 Sqm)

- 1

3 Bedroom Home

1388 Sqft (128.9 Sqm)

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3 Bedroom Home

1388 Sqft (128.9 Sqm)

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3 Bedroom Home

1710 Sqft (158.8 Sqm)

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4 Bedroom Home

1843 Sqft (171.2 Sqm)

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3 Bedroom Home

1747 Sqft (162.3 Sqm)

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3 Bedroom Home

1627 Sqft (151.1 Sqm)

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3 Bedroom Home

1918 Sqft (178.2 Sqm)

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3 Bedroom Home

1388 Sqft (128.9 Sqm)

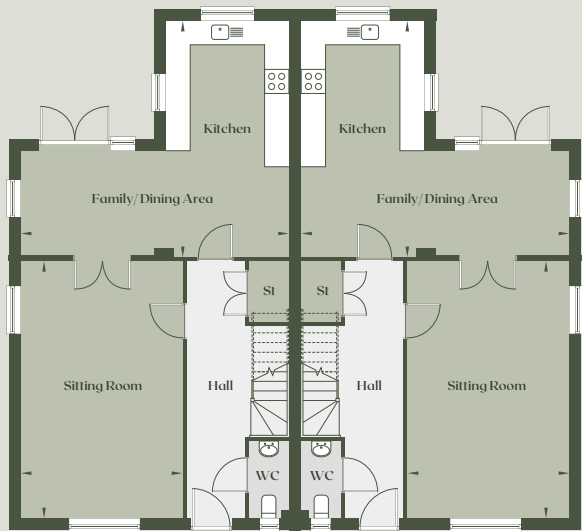
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3 Bedroom Home

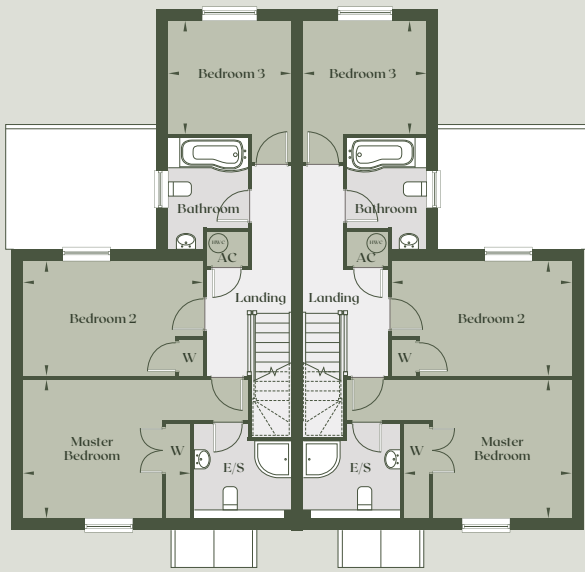
1388 Sqft (128.9 Sqm)

Page 19

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Kitchen / Family / Dining	6540 x 5810mm	21'5" x 19'1"
Sitting Room	6300 x 3950mm	20'8" x 13'0"



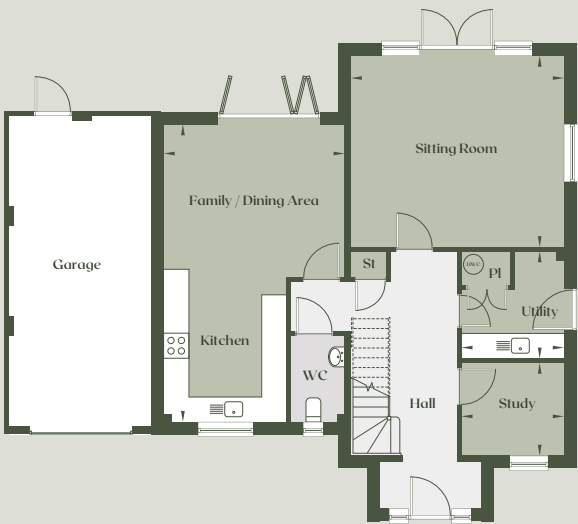
Master Bedroom	4090 x 3410mm	13'5" x 11'2"
Bedroom Two	4400 x 2810mm	14'5" x 9'3"
Bedroom Three	3000 x 2800mm	9'10" x 9'2"



Plot 3

A 3 bedroom detached home with integrated garage and parking

Gross internal floor area : 1710 Sqft (158.8 Sqm)



Kitchen / Family / Dining	7000 x 4260mm	23'0" x 14'0"
Utility Room	2520 x 2400mm	8'3" x 7'10"
Sitting Room	5000 x 4500mm	16'5" x 14'9"
Study	2400 x 2200mm	7'10" x 7'3"



Master Bedroom	4460 x 4260mm	14'8" x 14'0"
Bedroom Two	3980 x 3200mm	13'1" x 10'6"
Bedroom Three	5000 x 2800mm	16'5" x 9'2"



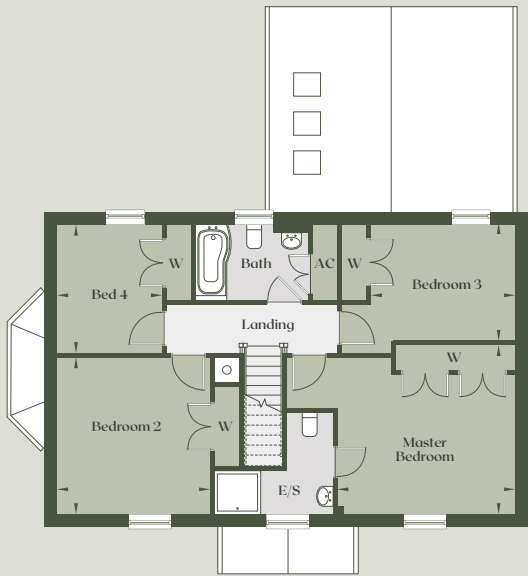
Plot 4

A 4 bedroom detached home with double-garage and parking

Gross internal floor area : 1843 Sqft (171.2 Sqm)



Kitchen / Family / Dining	7170 x 6400mm	23'6" x 21'0"
Utility Room	6800 x 4310mm	22'4" x 14'2"
Sitting Room	3040 x 3020mm	10'0" x 9'11"
Study	2580 x 1680mm	8'6" x 5'6"



Master Bedroom	4210 x 3990mm	13'10" x 13'1"
Bedroom Two	3700 x 3620mm	12'2" x 11'11"
Bedroom Three	4090 x 2720mm	13'5" x 8'11"
Bedroom Four	3010 x 2480mm	9'11" x 8'2"



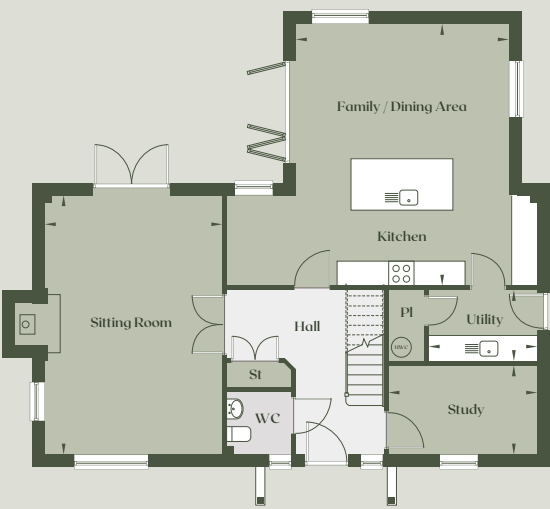
Plot 5

A 3 bedroom detached home with garage and parking
Gross internal floor area : 1747 Sqft (162.3 Sqm)



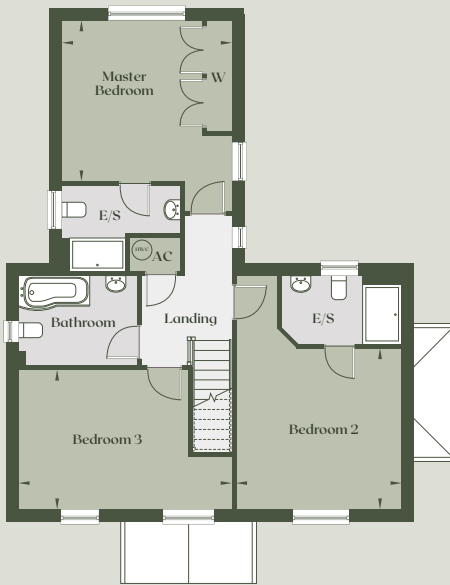
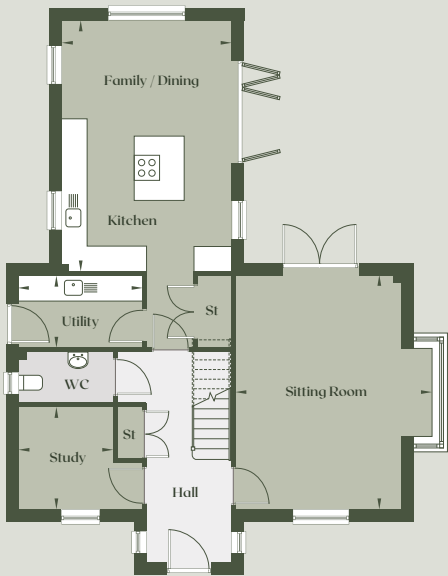
Plot 6

A 3 bedroom detached home with garage and parking
Gross internal floor area : 1627 Sqft (151.1 Sqm)



Kitchen / Family / Dining	7310 x 6150mm	24'0" x 20'2"
Utility Room	2560 x 1670mm	8'5" x 5'6"
Sitting Room	6100 x 4200mm	20'0" x 13'9"
Study	3500 x 2100mm	11'6" x 6'11"

Master Bedroom	3920 x 3500mm	12'10" x 11'6"
Bedroom Two	4200 x 3610mm	13'9" x 11'10"
Bedroom Three	3910 x 2700mm	12'10" x 8'10"



Kitchen / Family / Dining	5910 x 4000mm	19'5" x 13'1"
Utility Room	2920 x 1700mm	9'7" x 5'7"
Sitting Room	5500 x 4640mm	18'1" x 15'3"
Study	2920 x 2420mm	9'7" x 7'11"

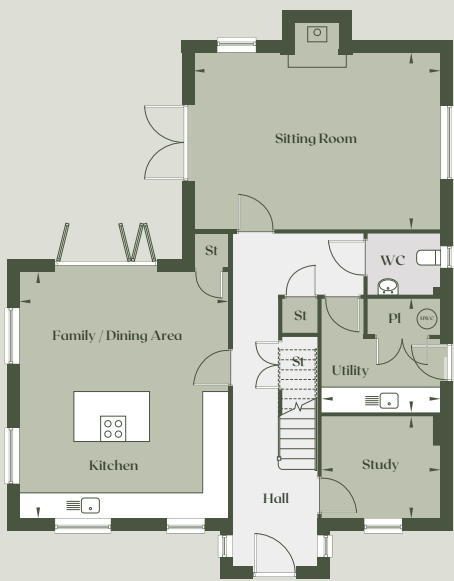
Master Bedroom	4000 x 3800mm	13'1" x 12'6"
Bedroom Two	3900 x 3810mm	12'10" x 12'6"
Bedroom Three	5010 x 3320mm	16'5" x 10'11"



Plot 7

A 3 bedroom detached home with garage and parking

Gross internal floor area : 1918 Sqft (178.2 Sqm)



Kitchen / Family / Dining	5800 x 4910mm	19'0" x 16'1"
Utility Room	2810 x 2680mm	9'3" x 8'10"
Sitting Room	5810 x 4200mm	19'1" x 13'9"
Study	2810 x 2400mm	9'3" x 7'10"

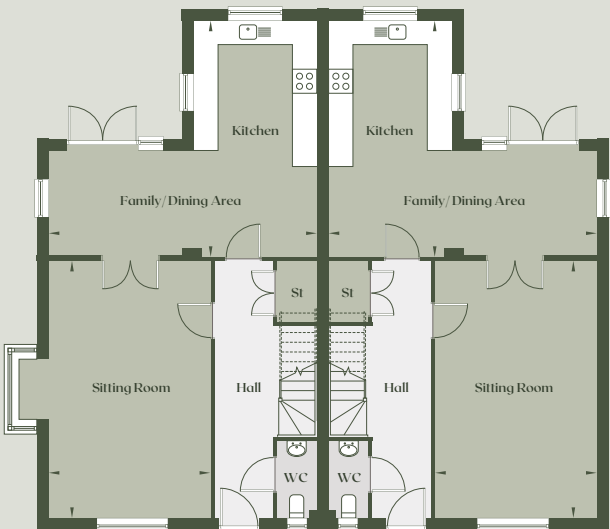
Master Bedroom	5800 x 3890mm	19'0" x 12'9"
Bedroom Two	5800 x 3000mm	19'0" x 9'10"
Bedroom Three	3600 x 2890mm	11'10" x 9'6"



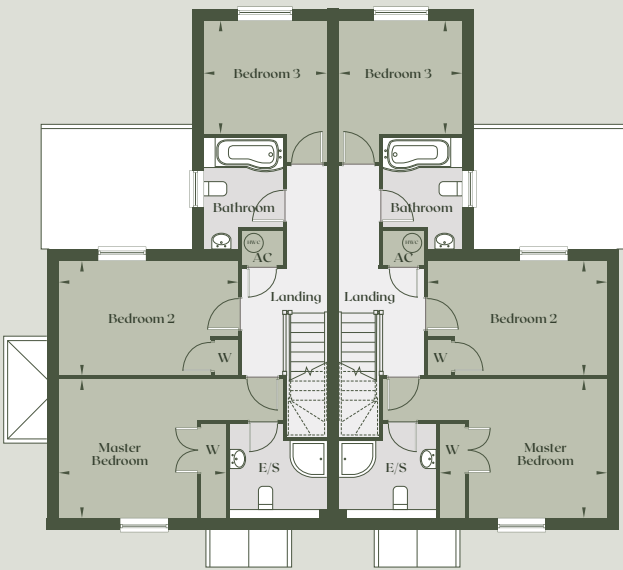
Plots 8 & 9

3 bedroom semi-detached homes with garages and parking

Gross internal floor area : 1388 Sqft (128.9 Sqm)



Kitchen / Family / Dining	6540 x 5810mm	21'5" x 19'1"
Sitting Room	6300 x 3950mm	20'8" x 13'0"



Master Bedroom	4090 x 3410mm	13'5" x 11'2"
Bedroom Two	4400 x 2810mm	14'5" x 9'3"
Bedroom Three	3000 x 2800mm	9'10" x 9'2"

Specification

Construction -

- Roof finishes are plot specific being a mixture of clay pantile or peg tile, natural slate and lead.
- External walls are of traditional timber frame construction with external finishes being plot specific and including Red Multi brickwork, through colour render and cedar effect hardy-plank weatherboarding on blockwork.
- High-quality double-glazed A-rated multi locking foiled uPVC windows and patio doors with chrome furniture, all to ‘Secure By Design’ and PAS 24 certification.
- Composite multi locking front and rear doors with chrome furniture.
- White uPVC fascia and soffits for low maintenance.
- Black half round gutter and black downpipes.

Services -

- Main supply electricity, water, and foul drainage.

Kitchen and Utility Room -

- Kitchens individually designed by JC Kitchens, Sudbury.
- Energy efficient Neff appliances (subject to availability) – ceramic induction hob, double oven, integrated dishwasher, and integrated fridge / freezer.
- Stainless steel extractor hood.
- Utility room to have under-counter space for and plumbing ready to fit homeowner’s washing and/or drying machine.
- Plots without a separate utility room will have an integrated washer/dryer in the kitchen.

- Kitchens fitted with either post formed laminate or solid quartz / composite worktops and up-stands, dependant on individual plot specifications.
- Utility rooms to be fitted with post formed laminate worktops and up-stands.
- Fitter water softener in either kitchen or utility room

Bathrooms -

- Contemporary white sanitary ware with chrome fittings from the Hartog Hutton range.
- Chrome thermostatic showers with both fixed and adjustable shower heads.
- Fully tiled shower enclosures with low profile shower trays.
- Fully tiled bathroom floors.
- Chrome heated ladder towel rails.

Internal Finishes -

- White painted ceilings and neutral emulsions to walls, on smooth plaster.
- White satin oil paint to all woodwork.
- Heavy ‘safe n sound’ doors, painted white with chrome ironmongery.
- White painted staircase with hardwood handrails.
- Deep skirting and matching architrave.
- Cornice to principal rooms.
- All floor finishes included – tiles or Karndean to kitchen, hallways and bathrooms, and carpet to all other rooms.

Lighting and Electrical -

- High-quality electrical white switches and sockets – sockets are generously distributed throughout the homes.
- Recessed LED white down lights to kitchen and bathrooms, recessed or pendant lighting to all other rooms.
- TV points to all principal rooms, wired for free view and sky options.
- BT data points with CAT 6 cabling to all principal rooms.
- 5-amp lighting sockets to living room and main bedroom.
- Outside lighting to front and rear of the house.
- Lighting and power points to garages.
- 7kW car charging point to garage.
- Cabling for PV Solar Panels if required.

Heating -

- Air-Source Heating System.
- Stainless steel hot water storage tank including an immersion heater.
- Under-floor heating to ground floors with individually zoned room thermostats.
- Radiator heating to 1st floor.
- Fireplace - handmade stone surround and hearth with a pumice flue lined chimney ready to fit a woodburning stove (the stove to be supplied by the homeowner). Plots 4, 6 & 7.
- Electric underfloor heating to all bathrooms & en-suites.

Security -

- Fitted burglar alarm.
- Mains wired smoke, heat & Co2 detectors.
- Up and over doors to garages where applicable.

External -

- Front and rear gardens turfed.
- Patios and paths finished with riven slabs.
- Block paving to private parking areas.
- Shared private drives finished with rolled tar & shingle.
- 1.8m close boarded fencing to rear boundaries.
- Hedging planted as per the approved landscaping plan.
- Bin storage area for each home.
- External water tap & power point for each home.

Structural Warranty -

- When you buy a new build home at St. Andrew's Place a full Structural warranty for 10 years is provided through Advantage, one of the market leading warranty providers. For more information visit ahci.co.uk



Specification correct as intended at the time of going to print and any choices available are subject to reservation timing / build programme.



Premium country homes throughout East Anglia.

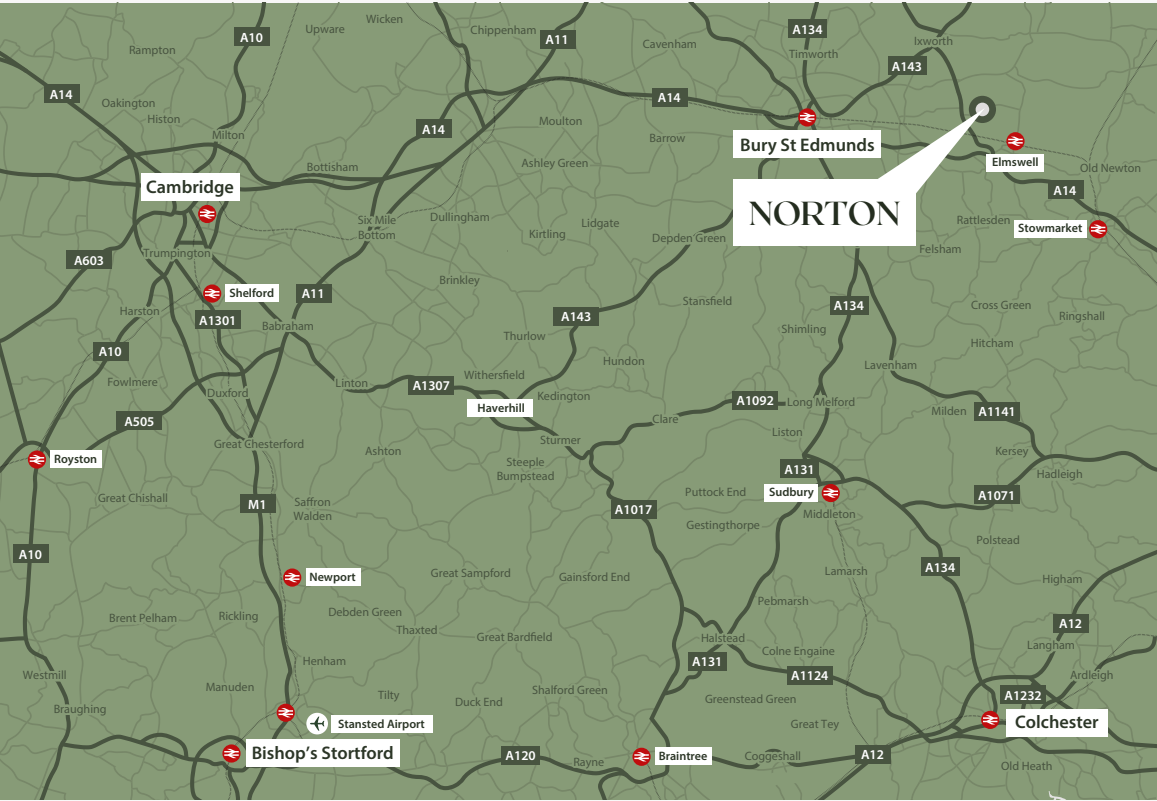
Hartog Hutton are family-run housebuilders, master contractors and residential experts. We take great pride in creating wonderful village homes across Suffolk and East Anglia. Our homes are designed with quality and comfort in mind, from their larger rooms and gardens to their energy saving credentials. Our premium service also means we can work with you from the very beginning, so you can design your home and make it your own.



As a locally based family business with more than 25 years' experience, we blend agility, expertise and reliability with our in-depth knowledge of Suffolk.

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St Andrew’s Place, Ashfield Road, Norton
Please use the Sat-Nav Code IP31 3NJ

St Andrews Place's excellent location puts you just moments from the A14, the main thoroughfare through the region ; offering convenient links to the vibrant market towns of Bury St Edmunds, Stowmarket and Sudbury, as well as the regional hubs of Ipswich and Cambridge. To the north, Norwich is 35 miles away – while the roads in the south take you through ‘Constable Country’ to historic Colchester, Braintree or Stansted. For those looking for easy access to London, Elmswell Train Station has direct connections to Ipswich and Cambridge.

Elmswell	3.5 Miles	Sudbury	25 Miles
Stowmarket	8 Miles	Colchester	35 Miles
Bury St Edmunds	10 Miles	Cambridge	35 Miles
Lavenham	14 Miles	Norwich	40 Miles
Ipswich	20 Miles	Stansted Airport	50 Miles

This brochure, and the descriptions, specifications and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Maximum room dimensions are shown; measured to include items such as kitchen units, wardrobes, bay/dormer windows. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Some images and illustrations contained in this brochure are for indicative purposes only.

Please Note. All landscaping details shown within are indicative only and subject to change.

Postal Addresses

St Andrew’s Place, Ashfield Road, Norton

Plot 1 – Wagtail Cottage, Ashfield Road, St Andrews Place, Norton, Bury St Edmunds IP31 3NJ

Plot 2 – Badger Cottage, Ashfield Road, St Andrews Place, Norton, Bury St Edmunds IP31 3NJ

Plot 3 – 1, St Andrews Place, Norton, Bury St Edmunds IP31 3GS

Plot 4 – 3, St Andrews Place, Norton, Bury St Edmunds IP31 3GS

Plot 5 – 5, St Andrews Place, Norton, Bury St Edmunds IP31 3GS

Plot 6 – 4, St Andrews Place, Norton, Bury St Edmunds IP31 3GS

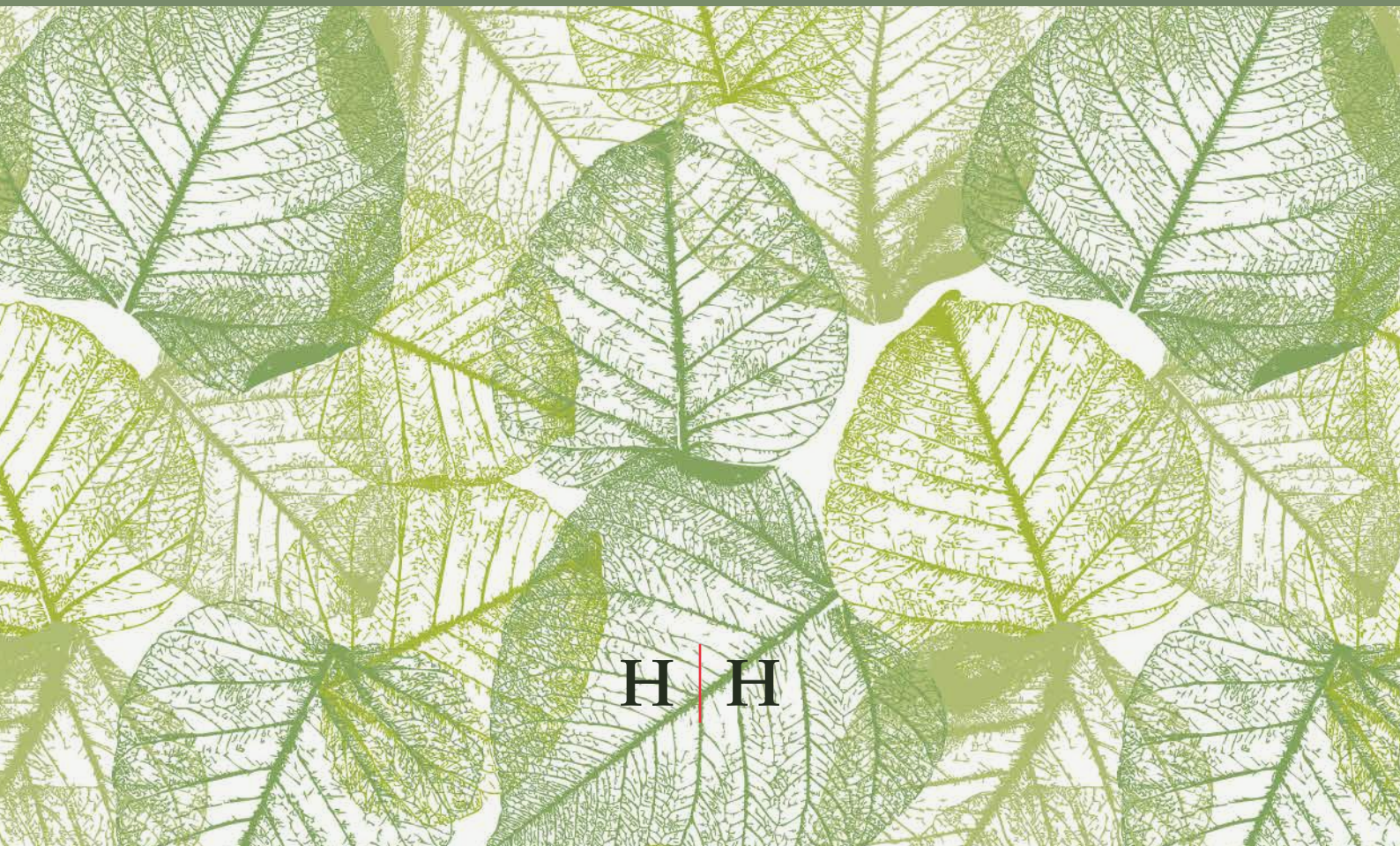
Plot 7 – Honeybee House, Ashfield Road, St Andrews Place, Norton, Bury St Edmunds IP31 3NJ

Plot 8 – Wisteria Cottage, Ashfield Road, St Andrews Place, Norton, Bury St Edmunds IP31 3NJ

Plot 9 – 2, St Andrews Place, Norton, Bury St Edmunds IP31 3GS



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