



SYMONDS WALK

BADWELL ASH • SUFFOLK



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Welcome to SYMONDS WALK



Discover a peaceful retreat of new high-quality homes situated in the heart of East Anglia.

Symonds Walk is an attractive collection of high specification houses and bungalows in Badwell Ash, Suffolk. Designed for modern living, each home offers carefully considered layouts that maximise space and work seamlessly, whether you are relaxing, entertaining or working from home.

Here, you can benefit from all the advantages of a brand new home, whilst being able to enjoy a host of countryside pursuits including leisurely rural walks, cycling, or exploring the great outdoors.



Make yourself at home in this exceptional collection.

Carefully planned to make the most of the local landscape, this timeless development comprises fourteen new homes. Offering six detached 3 & 4 bedroom houses, and three beautiful 3 bedroom bungalows – all crafted to extremely high standards – it offers an elegant and contemporary environment, with the very best of Suffolk's quintessential country life on your doorstep.

Incorporating thoughtfully-planned, versatile and spacious interiors, all the homes within Symonds Walk enjoy a welcoming atmosphere and quality fixtures and fittings. Every detail has been considered, ensuring these well-appointed homes are perfect for a range of purchasers – from young professionals and growing families, through to downsizing households.

Contemporary yet homely, these homes are a perfect blend of classic charm and modern convenience – ensuring they are homes all the family will love for many years to come.



In the heart of Suffolk's glorious countryside.

An exclusive development of premium new homes offering the chance to enjoy an idyllic lifestyle in the well connected village of Badwell Ash, Symonds Walk is set against the spectacular backdrop of the Suffolk countryside, with an array of good leisure, entertainment and schooling opportunities close at hand.

Badwell Ash is a pretty village a few miles north of Elmswell, and about 15 minutes from both Bury St Edmunds and Stowmarket. Home to a small collection of conveniences, it has a village shop and post office, a pub with restaurant, an historic church and a fish and chip shop – plus there is a village hall which hosts a range of groups, clubs and classes for a range of different age-groups and suitable for variety of interests.

The village also hosts regular annual events that bring the community together, such as Christmas workshops, music events, bonfire night celebrations and Summer Fayres. For families, there is a good selection of educational opportunities nearby – catering for ages 2-18 years – and mostly rated as 'Good' or 'Outstanding' by Ofsted.

And for everything else – you'll be ideally positioned to enjoy everything this part of the wonderful East Anglian region has to offer.

Badwell Ash is a quiet rural location for all seasons – where connections to town, city & adventure are just moments away.



Bury St Edmunds.

11 miles from Symonds Walk

It's easy to spend a day amongst Bury's modern shops, eateries and boutiques before taking time to explore its historic cathedral and Abbey gardens, Georgian theatre and hotel, charming cobbled streets and alehouses.

For a touch of retail therapy, you can indulge at Bury's Arc Shopping Centre – an impressive modern open-air complex of well-known stores, independent boutiques, specialist shops and franchise restaurants. And the day can be completed by watching a movie in one of the towns popular cinemas.



The perfect blend of old and new.



Diss.

12 miles from Symonds Walk

Known for its ancient street market and pretty setting, Diss is one of the treasures of the Suffolk-Norfolk border region. Sitting on the banks of the Mere, in the picturesque Waveney Valley, it is a superb location for work, leisure and relaxation.

Boasting an eclectic mix of historic architecture, the famous six acre Mere with its central fountain and underground springs, as well as a wide variety of eateries, restaurants and a wealth of leisure opportunities – Diss is excellent for families.



Thetford. 14 miles from Symonds Walk

This majestic patchwork of pine trees, vast heathland and broadleaves offers the perfect setting for family days out.

Home to a range of varied facilities, from the exceptional adventure and cycling opportunities at High Lodge, to the calm and tranquil walking routes around Santon Downham – the proximity of Symonds Walk to this remarkable part of the region provides the perfect excuse to regularly immerse yourself in the forest.



A stunning collection of new houses and bungalows offering versatility and functionality as well as being finished to a very high specification. Spacious and well planned, they are designed to meet and exceed the requirements of today's lifestyles.



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3 Bedroom House
1,754 Sqft (163 Sqm)
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3/4 Bedroom House
1,912 Sqft (177.6 Sqm)
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3/4 Bedroom House
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3 Bedroom Bungalow
1,463 Sqft (135.9 Sqm)
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3 Bedroom Bungalow
1,494 Sqft (138.8 Sqm)
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3 Bedroom Bungalow
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4 Bedroom House
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4 Bedroom House
2,044 Sqft (189.9 Sqm)
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4 Bedroom House
1,916 Sqft (178 Sqm)
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Floor areas shown do not include garage floor space

Please note ; Plots 4-8 are not for open-market private sale.
Please speak to a Sales Agent for further information on the plots available.



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.



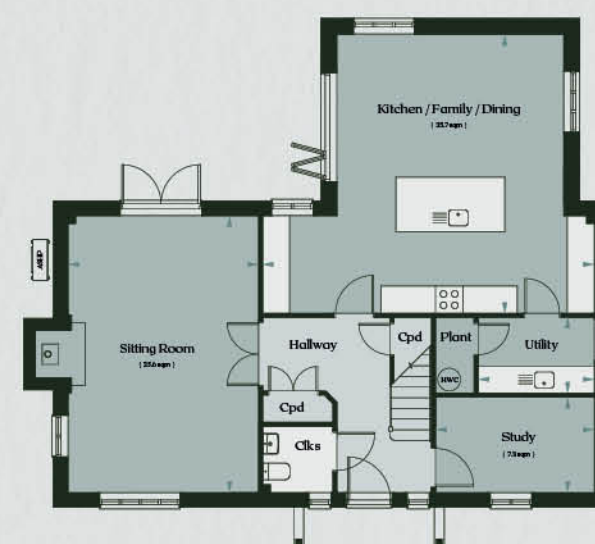
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Plot 1

Three bedroom detached house with double garage and parking

Gross internal floor area: 1,754 Sqft (163 Sqm) Excluding garage.



Kitchen / Family / Dining	7.333m x 6.450m	24'1" x 21'2"
Sitting Room	6.100m x 4.100m	20'0" x 13'5"
Study	3.500m x 2.100m	11'6" x 6'11"

Principal Bedroom	3.922m x 3.500m	12'10" x 11'6"
Bedroom Two	3.611m x 4.211m	11'10" x 13'10"
Bedroom Three	3.911m x 2.703m	12'10" x 8'10"



Plot 2

Four bedroom detached house with double garage and parking

Gross internal floor area : 1,912 Sqft (177.6 Sqm) Excluding garage.



Kitchen / Family / Dining	6.920m x 4.400m	22'8" x 14'5"
Sitting Room	6.400m x 4.100m	21'0" x 13'5"
Bed Four / Study	2.900m x 4.061m	9'6" x 13'4"

Principal Bedroom	4.200m x 3.300m	13'9" x 10'10"
Bedroom Two	4.200m x 4.000m	13'9" x 13'1"
Bedroom Three	4.000m x 3.722m	13'1" x 12'3"



Plot 3

Four bedroom detached house with double garage and parking

Gross internal floor area : 1,912 Sqft (177.6 Sqm) Excluding garage.



Kitchen / Family / Dining	6.920m x 4.400m	22'8" x 14'5"
Sitting Room	6.400m x 4.100m	21'0" x 13'5"
Bed Four / Study	2.900mx 4.061m	9'6" x 13'4"

Principal Bedroom	4.200m x 3.300m	13'9" x 10'10"
Bedroom Two	4.200m x 4.000m	13'9" x 13'1"
Bedroom Three	4.000m x 3.722m	13'1" x 12'3"



Plot 9

Three bedroom detached bungalow with double garage and parking

Gross internal floor area : 1,463 Sqft (135.9 Sqm) Excluding garage.



Kitchen / Sitting / Dining	8.950m x 8.800m	29'4" x 28'10"	Bedroom Two	4.891m x 2.911m	16'1" x 9'7"
Principal Bedroom	4.681m x 3.572m	15'4" x 11'9"	Bedroom Three	3.300m x 3.300m	10'10" x 10'10"



Plot 10

Three bedroom detached bungalow with double garage and parking

Gross internal floor area : 1,494 Sqft (138.8 Sqm) Excluding garage.



Kitchen / Sitting / Dining	10.600m x 8.450m	34'9" x 27'9"	Bedroom Two	4.600m x 3.500m	15'1" x 11'6"
Principal Bedroom	4.631m x 3.572m	15'2" x 11'9"	Bedroom Three	3.750m x 3.380m	12'4" x 11'1"



Plot 11

Three bedroom detached bungalow with double garage and parking

Gross internal floor area : 1,463 Sqft (135.9 Sqm) Excluding garage.



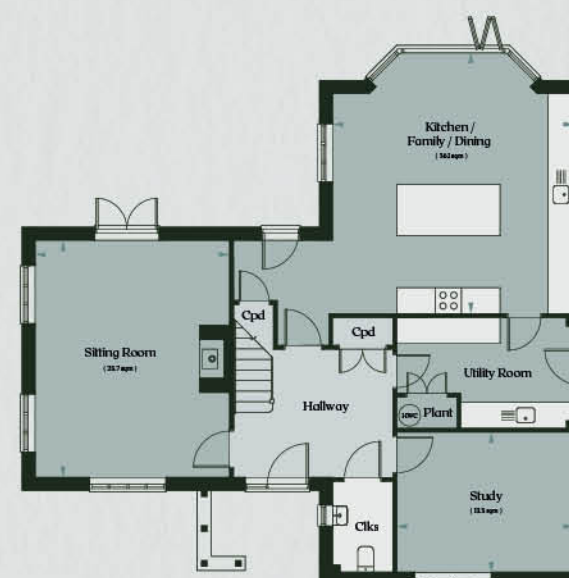
Kitchen / Sitting / Dining	8.950m x 8.800m	29'4" x 28'10"	Bedroom Two	4.891 x 2.911m	16'1" x 9'7"
Principal Bedroom	4.681m x 3.572m	15'4" x 11'9"	Bedroom Three	3.300 x 3.300m	10'10" x 10'10"



Plot 12

Four bedroom detached house with double garage and parking

Gross internal floor area : 2,197 Sqft (204.1 Sqm) Excluding garage.



Kitchen / Family / Dining	5.611m x 5.100m	18'5" x 16'9"
Sitting Room	5.500m x 4.511m	18'1" x 14'10"
Study	4.111m x 3.250m	13'6" x 10'8"



Principal Bedroom	5.600m x 3.500m	18'4" x 11'6"
Bedroom Two	4.211m x 3.500m	13'10" x 11'6"
Bedroom Three	4.511m x 2.705m	14'10" x 8'10"
Bedroom Four	4.211m x 2.705m	13'10" x 8'10"



Plot 13

Four bedroom detached house with double garage and parking

Gross internal floor area : 2,044 Sqft (189.9 Sqm) Excluding garage.



Principal Bedroom	5.000m x 4.603m	16'5" x 15'1"
Bedroom Two	4.181m x 3.322m	13'9" x 10'11"
Bedroom Three	4.511m x 3.000m	14'10" x 9'10"
Bedroom Four	3.422m x 2.411m	11'3" x 7'11"

Kitchen / Family / Dining	6.211m x 5.000m	20'5" x 16'5"
Sitting Room	5.500m x 4.511m	18'1" x 14'10"
Study	3.061m x 2.626m	10'1" x 8'7"



Plot 14

Four bedroom detached house with double garage and parking

Gross internal floor area : 1,916 Sqft (178 Sqm) Excluding garage.



Kitchen / Family / Dining	6.776m x 4.476m	22'3" x 14'8"
Sitting Room	6.365m x 4.000m	20'11" x 13'1"
Study	3.665m x 2.161m	12'0" x 7'1"

Principal Bedroom	4.287m x 4.226m	14'1" x 13'10"
Bedroom Two	4.500m x 3.176m	14'9" x 10'5"
Bedroom Three	3.665m x 3.401m	12'0" x 11'2"
Bedroom Four	3.100m x 3.000m	10'2" x 9'10"

Specification

Construction –

- Roof finishes are plot specific being a mixture of clay pantile or plain tile, natural slate and lead.
- External walls are of traditional timber frame construction with external finishes being plot specific and including red multi brickwork, buff 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 –

- Mains supply electricity, water, and waste water drainage.

Kitchen and Utility Room –

- Kitchens individually designed with choice of finishes – subject to build stage
- 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.
- Kitchens fitted with solid quartz / composite worktops and up-stands.
- Utility rooms to be fitted with post formed laminate worktops and up-stands.
- Fitted 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 or natural oak finish with chrome ironmongery.
- White painted staircase with hardwood handrails.
- Deep skirting and matching architrave.
- Cornice to principal rooms.
- All floor finishes included – 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.
- Solar panels to all plots – 2 kwp solar system

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 (where applicable).
- Fireplace (in applicable plots) - Stone surround and hearth with a pumice flue lined chimney ready to fit a woodburning stove (the stove to be supplied by the homeowner).
- Electric underfloor comfort heating to all first-floor bathrooms and 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.
- Shared private drives finished as per approved landscaping plan

- Block paving to private parking areas.
- 1.8m close boarded fencing to rear boundaries.
- Hedging planted as per 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 Symonds Walk a 10 year building warranty is offered through ICW, one of the market leading warranty providers. For more information visit www.i-c-w.co.uk



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

Our homes are creating a sustainable legacy.

Nowadays, for those whose jobs can be done remotely, having enough space and versatility for hybrid working is up there with the most desired of features, so rest assured knowing that technology and connectivity has been a key element of our designs – creating homes which offer multi-functional living areas that are perfect for the needs of modern home-based workers.

Smart, future proofed new homes created with ecology, technology, the planet and your pocket in mind.

In these modern homes, sustainable heating and hot water is fueled by an Air Source Heat Pump which provides a clean energy source supplemented with solar power to help keep the bills down.

The landscaping and planting has been carefully considered to provide biodiversity improvements, and surface water drainage has been designed to cope with heavy rainfall events.



Electric vehicle charger and solar panels to all plots.

As a locally based family business with more than 25 years' experience, we blend agility, expertise and reliability with our in-depth knowledge of the area- and all our developments are created with an extra level of consideration.



Chantry Meadow, Orford, Suffolk

Premium country homes throughout East Anglia.

Hartog Hutton are master housebuilders 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.



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Symonds Walk, Richer Road, Badwell Ash, Suffolk

Please use the [Sat-Nav Code IP31 3EY](#)

Symonds Walk is excellently located, enjoying a quiet rural position that is just moments from the A14. It enjoys convenient road connections to the towns of Bury St Edmunds, Stowmarket and Diss, as well as the regional centres of Ipswich, Norwich, Colchester and Cambridge. For rail commuters, Elmswell Train Station is just four miles from home and offers direct connections to London, Norwich, Cambridge and Peterborough.

Stowmarket	10 Miles	Sudbury	25 Miles
Bury St Edmunds	11 Miles	Newmarket	28 Miles
Diss	12 Miles	Norwich	32 Miles
Theford	14 Miles	Colchester	35 Miles
Ipswich	20 Miles	Cambridge	40 Miles

All times and distances quoted are approximate only.



Postal Addresses

Symonds Walk, Badwell Ash, Suffolk

Plot 1	1 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 2	2 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 3	3 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 4	4 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 5	5 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 6	6 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 7	7 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 8	8 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 9	9 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 10	10 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 11	11 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 12	12 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 13	14 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD
Plot 14	15 Tiller Close, Badwell Ash, Bury St Edmunds, Suffolk	IP31 3YD

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A dense, repeating pattern of watercolor-style green leaves and stems, filling the top half of the page. The leaves are various shades of green, with some showing veins and slight imperfections, giving it a natural, organic feel.

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A dense, repeating pattern of watercolor-style green leaves and stems, filling the bottom half of the page. The leaves are various shades of green, with some showing veins and slight imperfections, giving it a natural, organic feel.

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