



HOPKINS
HOMES

GROVE PARK

Barrow ~ Suffolk



Traditionally designed 2, 3 & 4 bedroom homes



Computer generated image of properties at Grove Park. Indicative only.





HOPKINS
HOMES

WELCOME TO
GROVE PARK
by Hopkins Homes

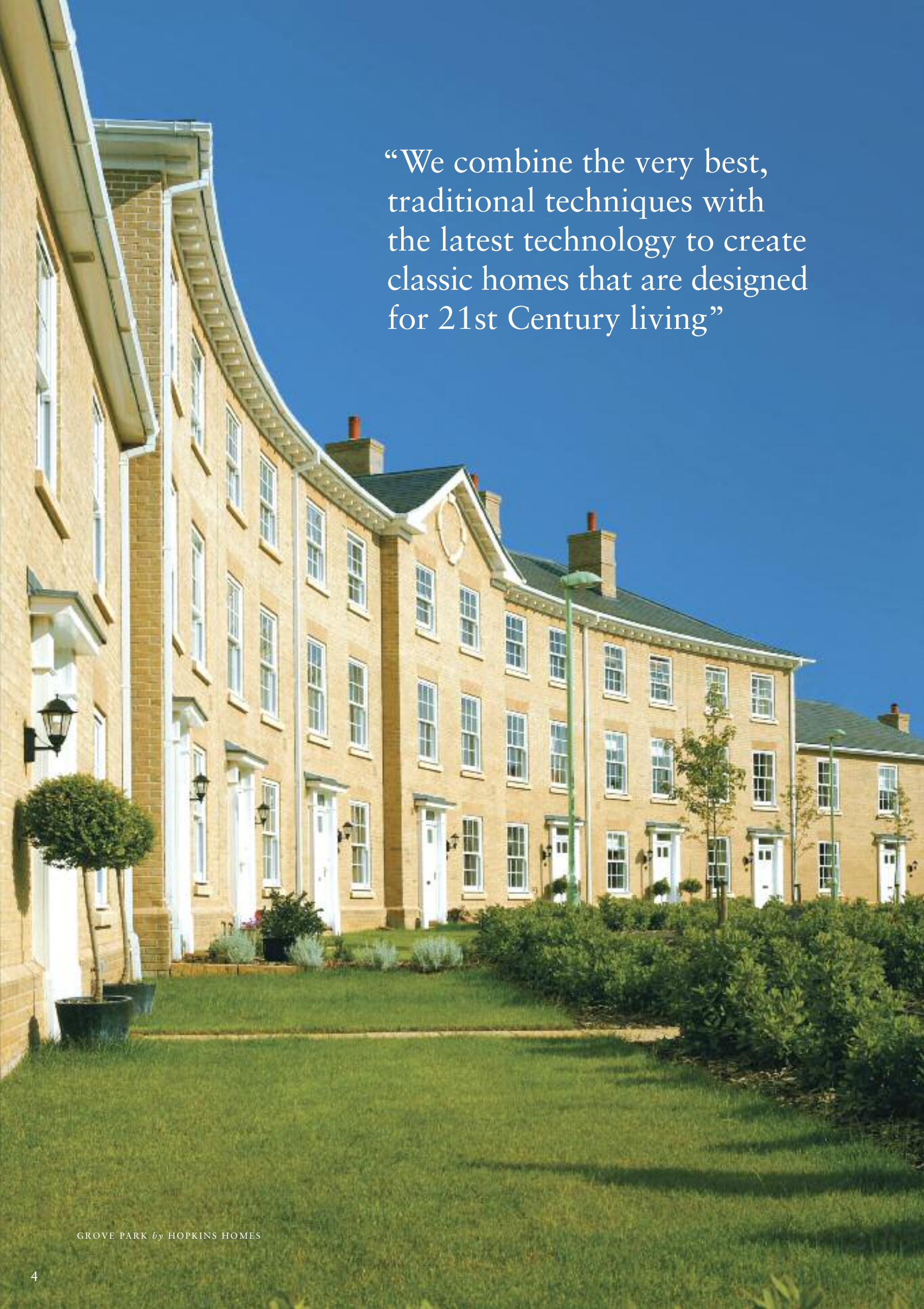


A delightful development of 2, 3 & 4 bedroom homes in the charming Suffolk village of Barrow.

Welcome to Grove Park, a simply stunning collection of family homes from award-winning house builder Hopkins Homes. From their idyllic rural setting in the picturesque village of Barrow, these homes really do provide the very best of town and country living, with the thriving town of Bury St Edmunds, and its excellent rail and road links, within easy reach.

James Hopkins

Executive Chairman and founder of Hopkins Homes



“We combine the very best, traditional techniques with the latest technology to create classic homes that are designed for 21st Century living”



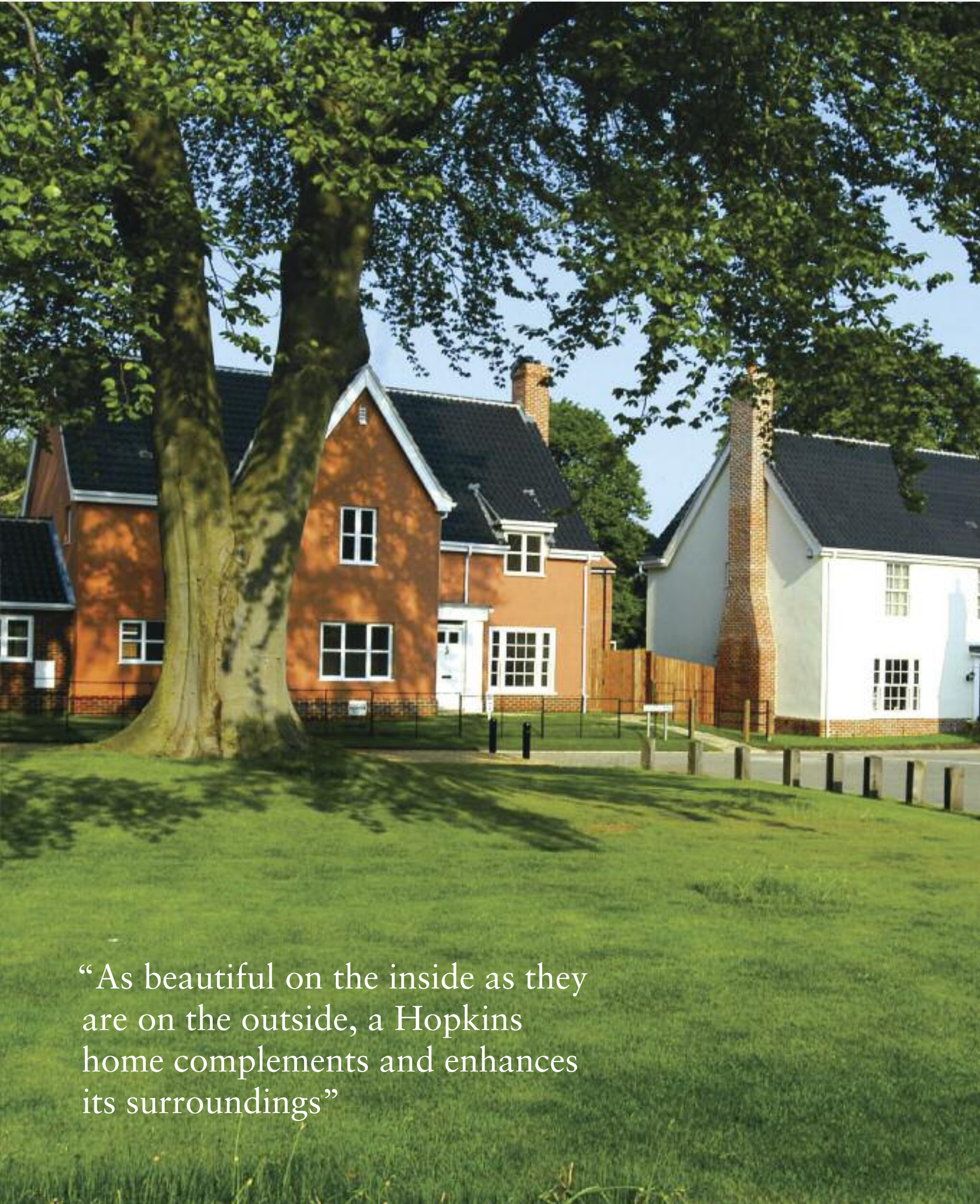
A tradition of excellence

At Hopkins Homes, we're incredibly proud of the enviable reputation we have earned for building properties of the very highest quality across East Anglia.



Hopkins Homes are renowned for creating beautiful homes of distinction and the properties at Grove Park are no exception. Crafted by our skilled tradesmen who combine traditional building methods with cutting edge technology and materials, each of our homes feature only the very finest fittings and finishes. Our incredible attention to detail and commitment to excellent design and quality has resulted in a wonderful collection of new homes that perfectly reflect the character of their surroundings.

We believe that at Grove Park you'll find a home that you will thoroughly enjoy owning and living in for many years to come.



“As beautiful on the inside as they are on the outside, a Hopkins home complements and enhances its surroundings”

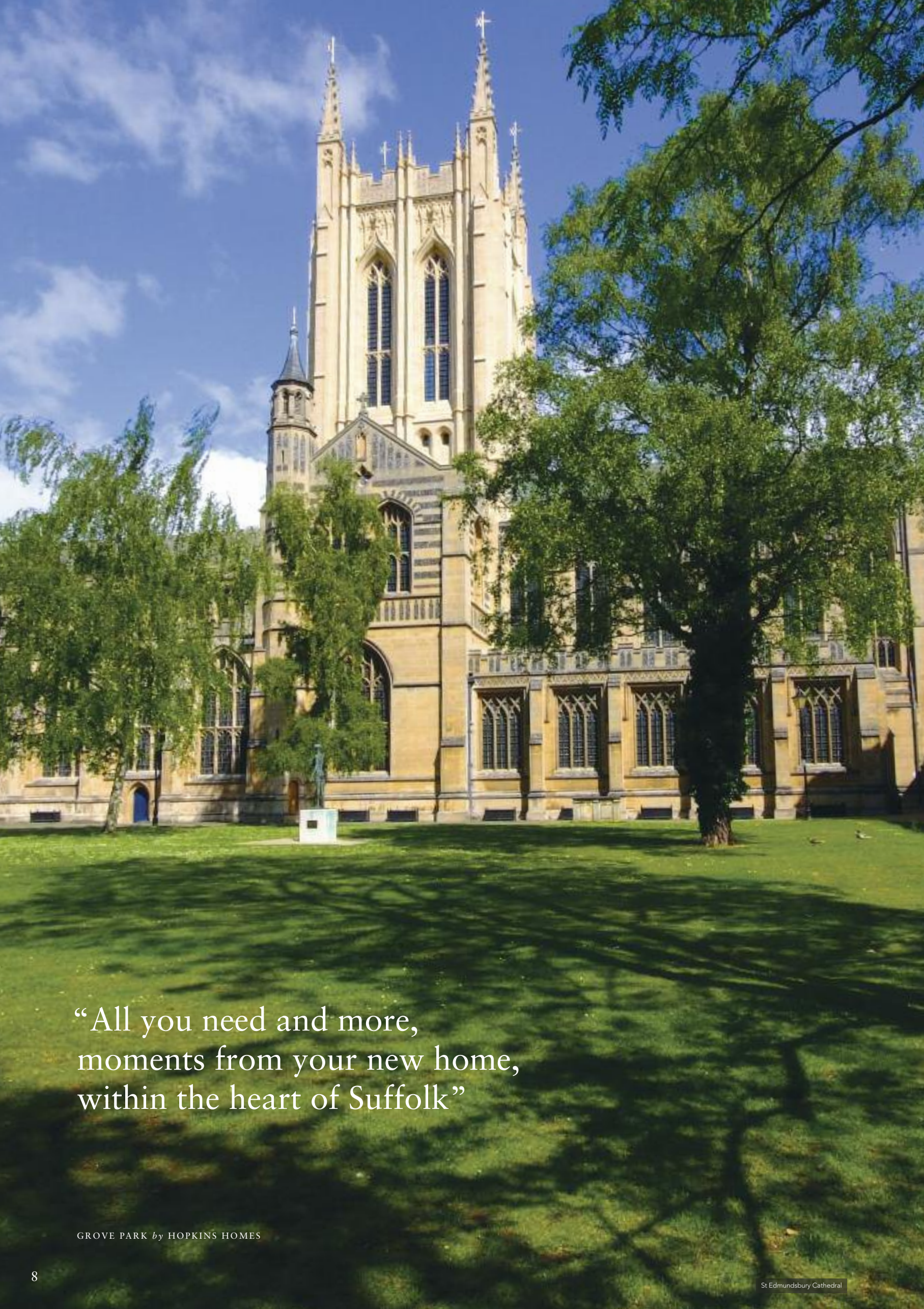


Designed with passion and flair

The homes at Grove Park more than live up to Hopkins Homes' covetable reputation for creating bespoke properties of the very highest standard. With a choice of two, three and four bedroom properties on offer, the homes at Grove Park will appeal to a variety of buyers.

Our highly talented and experienced team pride themselves on their ability to create individual properties of character and style. Combining traditional methods of construction with modern materials and inspired architecture results in homes that blend beautifully with their surroundings and stand the test of time. At the same time they incorporate environmental features that meet and exceed the demands of modern homeowners without compromising on style or performance.

Hopkins Homes have worked hard to set themselves apart from other house builders, and those differences, both big and small, are evident in the stunning new homes available at Grove Park.



“All you need and more,
moments from your new home,
within the heart of Suffolk”



Discover the best of town and country

Located approximately eight miles west of Bury St Edmunds, Barrow is a picturesque village in the heart of Suffolk. Surrounded by beautiful countryside including the Denham Estate with its large herd of deer, it is also home to a host of traditional amenities such as a village hall and doctors' surgery, primary school and village green. There's also a convenience store, post office and local pub, the Three Horseshoes.

Just a short bus or car journey away, the market town of Bury St Edmunds offers a variety of independent and high-street shops such as Debenhams, Topshop, Waterstones and Next as well as regular markets. When it comes to eating out, you'll be spoilt for choice with a variety of restaurants, bars, coffee shops and bistros serving a range of cuisine. The town is also home to The Theatre Royal, which provides a rich and varied programme of live entertainment, the Abbeygate Picture House and Cineworld multiplex.

“Hopkins Homes’ ability to create award-winning homes is due in no small part to the highly talented and experienced team.”
East Anglian Daily Times

“With a Hopkins home, you can be sure that each home has been designed and built to last.”
UK Construction Magazine

Our portfolio of success



“Skilled craftsmanship was used to restore the period heritage of the original building.”
Hot Property



“Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them.”
Eastern Daily Press





Award winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with numerous local and national awards.

2014

- NHBC Seal of Excellence Award
St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone
- Building Excellence Awards
Best New Housing Development
Scholars' Quarter, Norwich, Finalist

2013

- NHBC Pride in the Job Award
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone

2012

- Housing Design Awards
Completed Project Winner
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Scholars' Quarter, Norwich
- NHBC Pride in the Job Award
The Martellos, Felixstowe
- NHBC Pride in the Job Award
Miller's Tye, Soham

2011

- What House? Gold Award
Best Brownfield Development
Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award
Bell's Grange, Bocking
- NHBC Pride in the Job Award
Bell's Grange, Bocking
- NHBC Pride in the Job Award
Fairfield Park, Costessey
- Norwich Society Design Award
Scholars' Quarter, Norwich

2010

- NHBC Seal of Excellence Award
Fairfield Park, Costessey
- NHBC Pride in the Job Award
Fairfield Park, Costessey
- NHBC Pride in the Job Award
Albany Place, Ipswich

2009

- What House? Bronze Award
Best Medium House Builder
- What House? Bronze Award
Best Renovation
Melton Grange, Melton
- NHBC Seal of Excellence Award
Albany Place, Ipswich

2008

- Housing Design Awards Best Project
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Pitcher's Place, Harleston, Blyth Place,
Reydon, Fairfield Park, Costessey
- NHBC Eastern Regional Award
Medium Sized Builder
Blyth Place, Reydon
- What House? Bronze Award
Best Medium Developer
- What House? Bronze Award
Best Development
St Giles View, Risby

2007

- Ernst & Young Arts and Business East
Employees Award
- NHBC Pride in the Job Award
Mulberry Gardens, Mulbarton
- Norwich Society Commendation
Baltic Wharf, Norwich
- Norwich Society Honourable Mention
Appleyard's Mill, Norwich

2006

- NHBC Pride in the Job Award
King's Quarter, Norwich and
St. Georges Square, Reydon

2005

- NHBC Pride in the Job Award
- NHBC Quality Award Winner

2004

- Building For Life Silver Standard Award
Bishops Walk, Ely
- NHBC Quality Award Winner

2003

- Daily Telegraph What House? Silver Award
Best Medium Sized Housebuilder

2002

- Building Magazine Awards
Regional Housebuilder of the Year
- Britannia National Homebuilder
Design Awards, Commendation for
Best use of a Brownfield Site
Bishops Walk, Ely
- Daily Telegraph What House? Bronze Award
Best Medium Sized Housebuilder
- NHBC 2 Pride in the Job winning sites
- Ernst & Young
James Hopkins named as
Central Region Entrepreneur of the Year

2001

- Anglian Business Awards
Runner up
- Daily Telegraph What House? Bronze Award
Best House Design
- Fast Track 100

2000

- Daily Telegraph What House? Bronze Award
Best House Design
- Fast Track 100
- St Edmundsbury Borough Council Design
Competition to develop fourth phase of
Drovers Mead, Bury St Edmunds

1999

- St Edmundsbury Borough Council Design
Competition to develop third phase of
Drovers Mead, Bury St Edmunds

1998

- Daily Telegraph What House?
Silver Award for Best House Design
- Design Awards for Excellence
Broadland District Council
First Prize
- Kent Blaxill Highly Commended
Best Residential Development
of five units or more
- East Cambridgeshire District Council
Design Competition to develop two
parcels of land
Broad Street, Ely





A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range*

Electrical

- Burglar alarm to ground floor only
- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

Ceilings

- Ceilings smooth throughout with coved cornicing where possible

Wall tiling

- Kitchen - between worktop and wall cupboards*
- Bathroom - half-height all round*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable*
- Cloakroom - splash back to hand basin and tiled window sill where applicable*

Other items

- Loft light
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- All internal walls painted gardenia white

*Choice available subject to stage of construction.
This specification is only meant as a guide, some items may vary from plot to plot.
Please check with Sales Consultant for further details.
Photographs depict previous Hopkins developments.





HOPKINS
HOMES



“Discover traditional
craftsmanship and
an uncompromising
attention to detail”




















GROVE PARK by HOPKINS HOMES

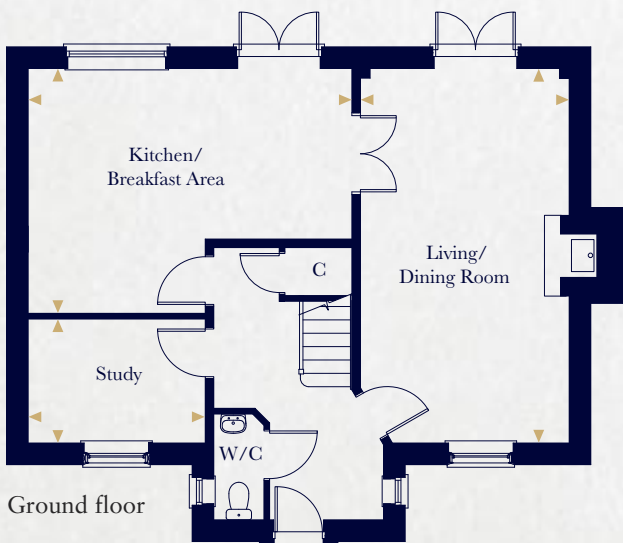
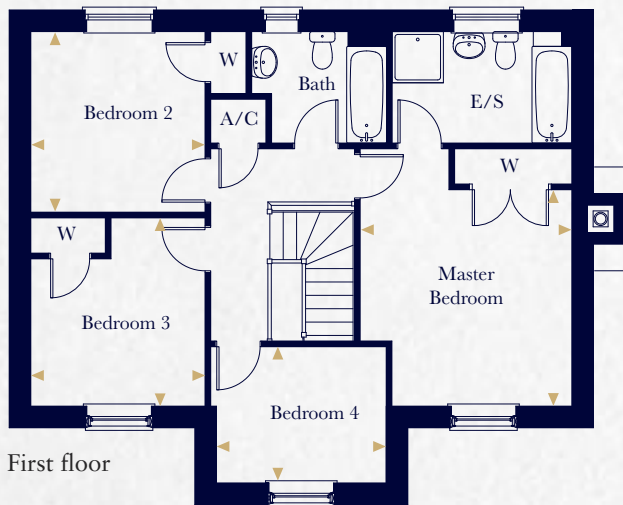
GROVE PARK

Barrow ~ Suffolk



- | | | | |
|---|--|---|---|
|  The Aspen
Plots 3, 11(h), 43(h), 69(h) & 80(h) |  The Cherry
Plots 4, 26(h), 27(h), 67 |  The Maple
Plots 15, 17 & 41 |  The Juniper
Plots 64, 65, 66(h), 72, 73 & 74(h) |
|  The Elder
Plots 10, 59 & 79(h) |  The Alder
Plots 1 & 2(h) |  The Hawthorn
Plot 21 |  The Lime
Plots 70(h) & 71 |
|  The Beech
Plots 9, 14, 16 & 78(h) |  The Blackthorn
Plots 8(h), 13, 18, 20(h), 42(h) & 68 |  The Hazel
Plot 24 |  The Pine
Plots 75, 76 & 77 |
|  The Poplar
Plots 7, 25, 39(h), 58(h), 60(h) & 62 |  The Elm
Plots 12 & 19 |  The Hornbeam
Plot 38 |  Affordable Housing |
|  The Willow
Plots 5, 6(h), 22(h), 23, 40(h), 61(h) & 63(h) | | | |

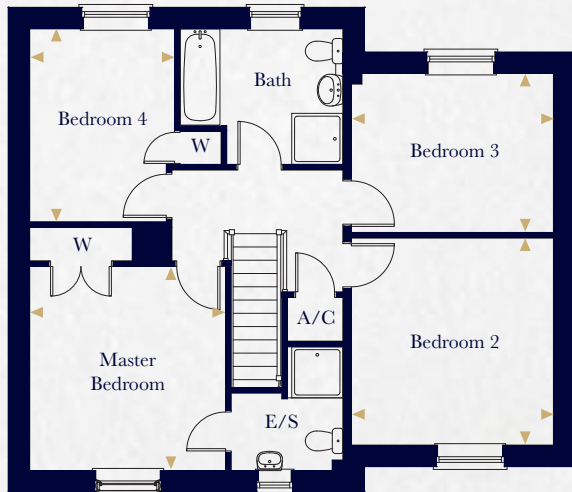
Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses, please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes may vary, please refer to drawings in sales office. Development layout not to scale for indication only.



The Aspen

Plots 3, 11(h), 43(h), 69(h) & 80(h)

Kitchen/Breakfast Area	18'8" x 14'1"
5.690m x 4.305m	
Living/Dining Room	21'7" x 12'0"
6.585m x 3.670m	
Study	10'2" x 7'2"
3.118m x 2.180m	
Master Bedroom	12'6" x 12'2"
3.805m x 3.720m	
Bedroom 2	10'5" x 10'1"
3.175m x 3.062m	
Bedroom 3	10'10" x 10'1"
3.310m x 3.062m	
Bedroom 4	9'10" x 7'10"
2.985m x 2.395m	



First floor



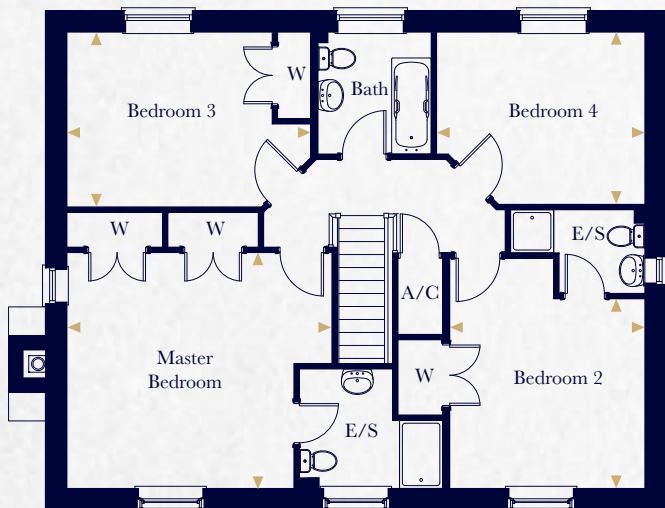
Ground floor

The Elder

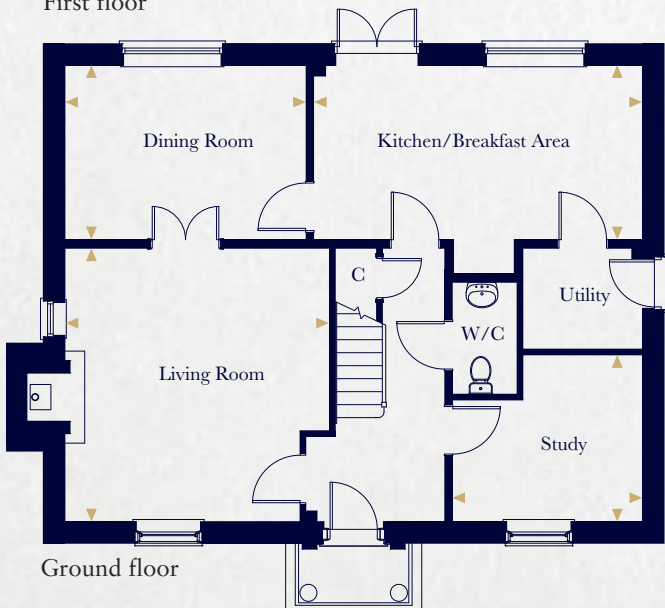
Plots 10, 59 & 79(h)

Kitchen/Breakfast Area	5.433m x 3.562m	17'10" x 11'8"
Living Room	5.518m x 4.040m	18'1" x 13'3"
Dining Room	3.600m x 3.453m	11'10" x 11'4"
Master Bedroom	3.600m x 3.453m	11'10" x 11'4"
Bedroom 2	3.650m x 3.562m	12'0" x 11'8"
Bedroom 3	3.562m x 2.803m	11'8" x 9'2"
Bedroom 4	3.400m x 2.553m	11'2" x 8'5"

▶ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.



First floor

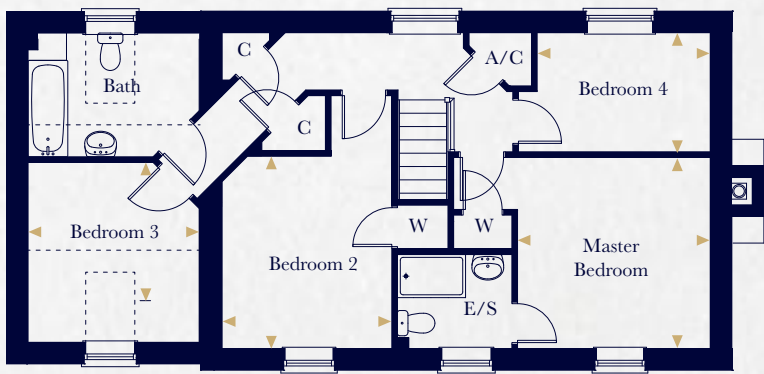


Ground floor

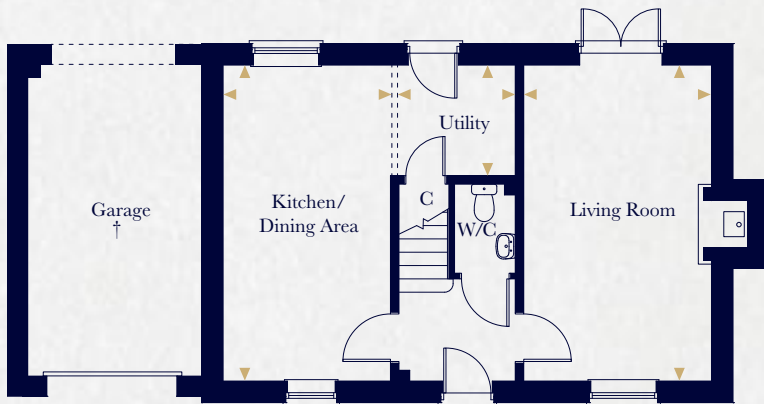
The Beech

Plots 9, 14, 16 & 78(h)

Kitchen/Breakfast Area	5.815m x 3.075m	19'1" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Dining Room	4.255m x 3.075m	14'0" x 10'1"
Study	3.355m x 2.944m	11'0" x 9'8"
Master Bedroom	4.668m x 3.972m	15'4" x 13'1"
Bedroom 2	4.060m x 3.610m	13'4" x 11'10"
Bedroom 3	3.615m x 3.080m	11'10" x 10'1"
Bedroom 4	3.667m x 3.035m	12'0" x 9'11"



First floor



Ground floor

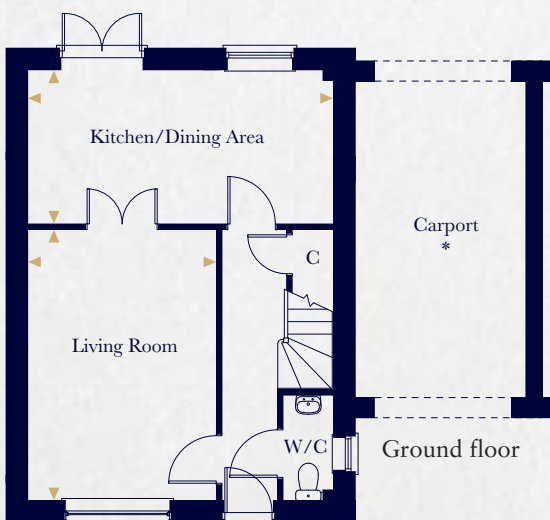
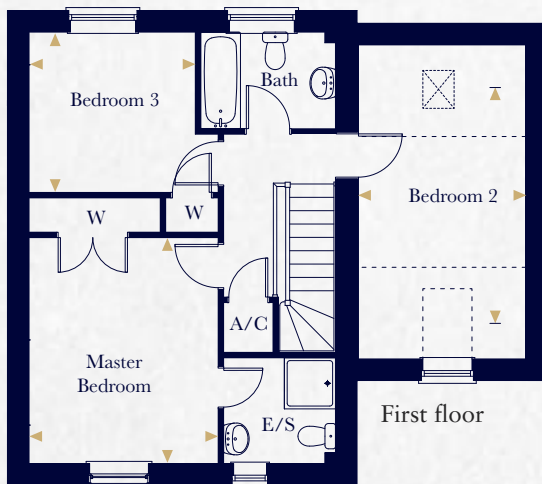
The Poplar

Plots 7, 25, 39(h), 58(h), 60(h) & 62

△ Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'2" x 9'10"
Bedroom 3	3.172m x 3.015m	10'5" x 9'11"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

..... Indicates reduced head height.
 † Garage to plot 58 only. Carport or drive through to other plots.
 △ Chimney to plot 58 only.


► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.

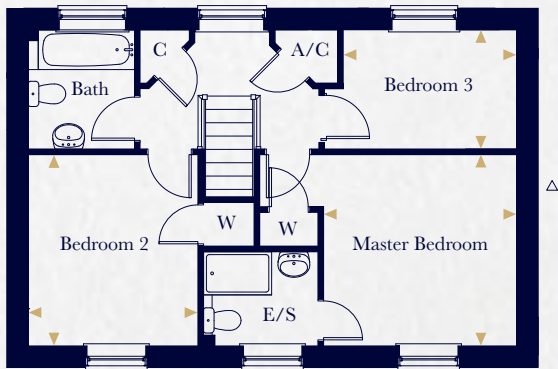


The Willow

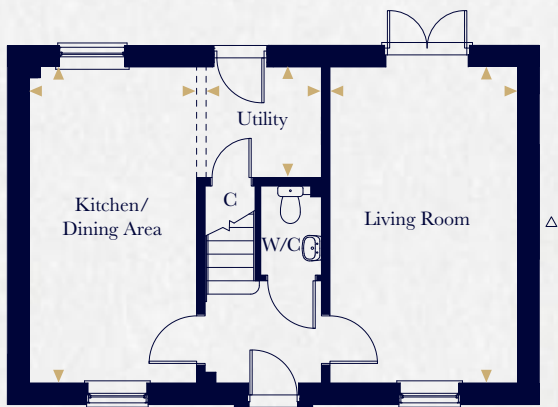
Plots 5, 6(h), 22(h), 23, 40(h), 61(h) & 63(h)

Kitchen/Dining Area	5.395m x 2.820m	17'8" x 9'3"
Living Room	4.682m x 3.329m	15'4" x 10'11"
Master Bedroom	3.976m x 3.328m	13'1" x 10'11"
Bedroom 2 (Plots 5, 6, 22 & 61)	4.054m x 2.952m	13'4" x 9'8"
Bedroom 2 (Plots 23, 40 & 63)	3.872m x 3.015m	12'8" x 9'11"
Bedroom 3	2.925m x 2.821m	9'7" x 9'3"

..... Indicates reduced head height.
 Velux rooflight.
 * Drive through to plot 23.



First floor



Ground floor

The Cherry

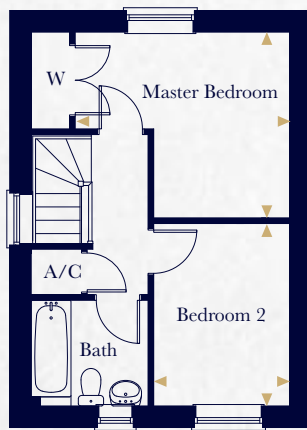
Plots 4, 26(h), 27(h) & 67

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'2" x 11'1"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.060m x 2.103m	10'0" x 6'11"

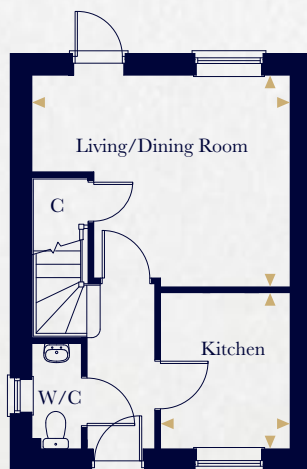
* Door position to plot 27.

△ Chimney to plot 27.

Window positions vary from plot to plot, please speak to a Sales Consultant for details.



First floor

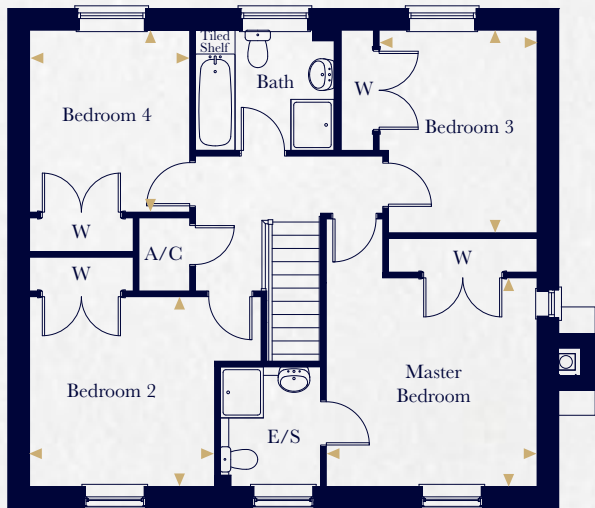


Ground floor

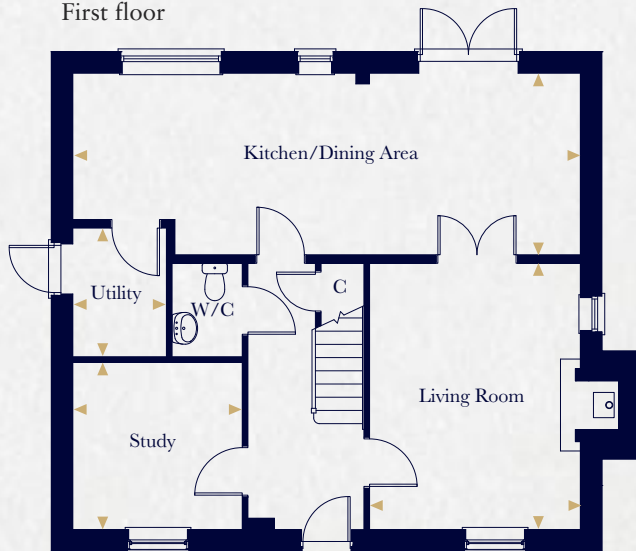
The Alder

Plots 1 & 2(h)

Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Room	4.550m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'4" x 10'9"
Bedroom 2	3.213m x 2.390m	10'6" x 7'10"



First floor



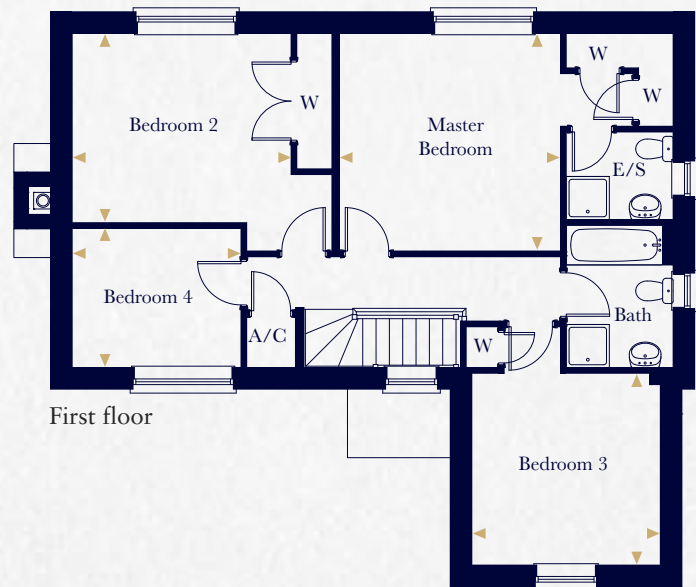
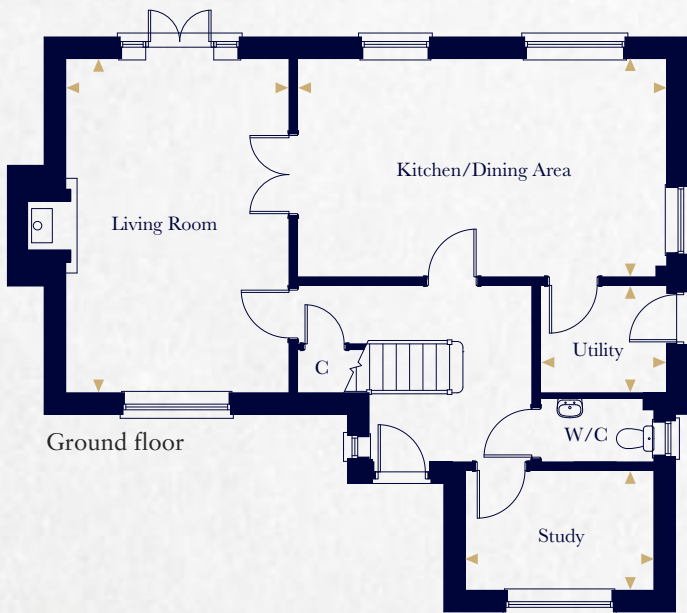
Ground floor

The Blackthorn

Plots 8(h), 13, 18, 20(h), 42(h) & 68

Kitchen/Dining Area	8.948m x 3.200m	29'4" x 10'6"
Utility	2.268m x 1.650m	7'5" x 5'5"
Living Room	4.698m x 3.716m	15'5" x 12'2"
Study	2.987m x 2.949m	9'10" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Bedroom 2	3.348m x 3.262m	10'11" x 10'8"
Bedroom 3	3.572m x 2.785m	11'8" x 9'2"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

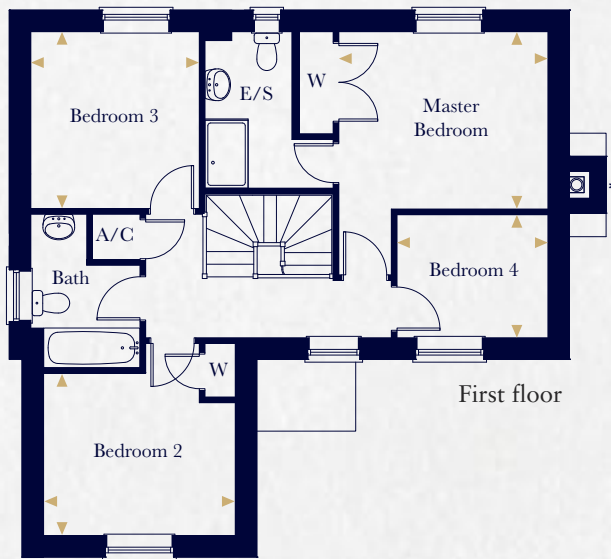
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.



The Elm

Plots 12 & 19

Kitchen/Dining Area	6.509m x 3.850m	21'4" x 12'8"
Utility	2.229m x 1.894m	7'3" x 6'2"
Living Room	5.894m x 3.937m	19'4" x 12'11"
Study	3.324m x 2.114m	10'11" x 6'11"
Master Bedroom	3.931m x 3.839m	12'11" x 12'7"
Bedroom 2	3.860m x 3.339m	12'8" x 10'11"
Bedroom 3	3.383m x 3.324m	11'1" x 10'11"
Bedroom 4	2.977m x 2.455m	9'9" x 8'0"



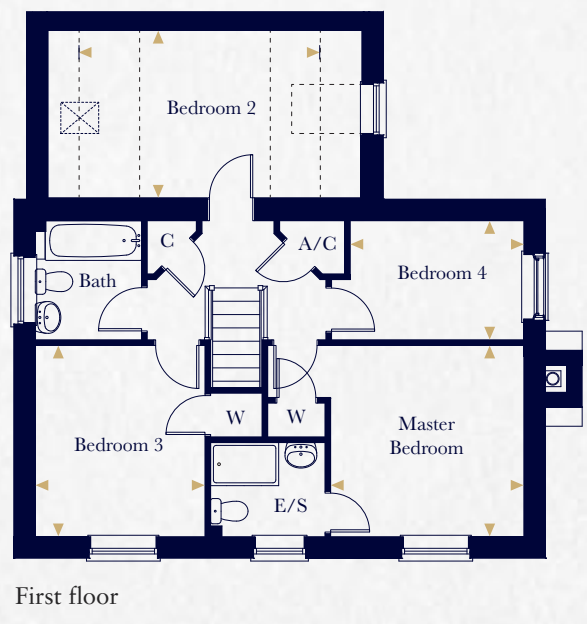
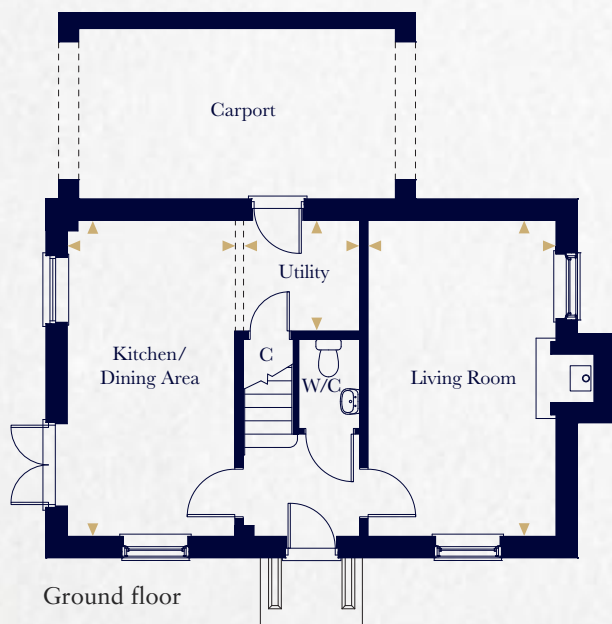
The Maple

Plots 15, 17 & 41

Kitchen	4.188m x 3.500m	13'9" x 11'6"
Utility	2.710m x 1.730m	8'11" x 5'8"
Living Room	5.398m x 3.637m	17'9" x 11'11"
Dining Room	3.371m x 3.338m	11'1" x 10'11"
Master Bedroom	3.677m x 3.128m	12'1" x 10'3"
Bedroom 2	3.380m x 2.860m	11'1" x 9'5"
Bedroom 3	3.120m x 2.961m	10'3" x 9'9"
Bedroom 4	2.651m x 2.170m	8'8" x 7'1"

* Chimney to plot 15 only.

▶ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.



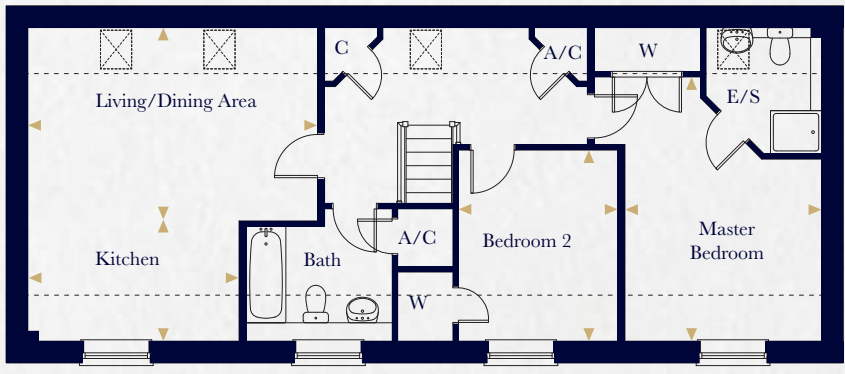
The Hawthorn

Plot 21

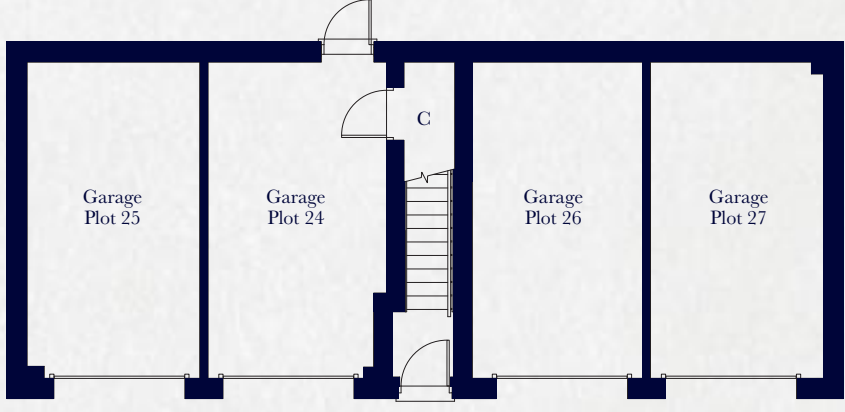
Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	4.054m x 2.952m	13'4" x 9'8"
Bedroom 3	3.372m x 2.990m	11'1" x 9'10"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

----- Indicates reduced head height.
 ☒ Velux rooflight.

▶ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.



First floor



Ground floor

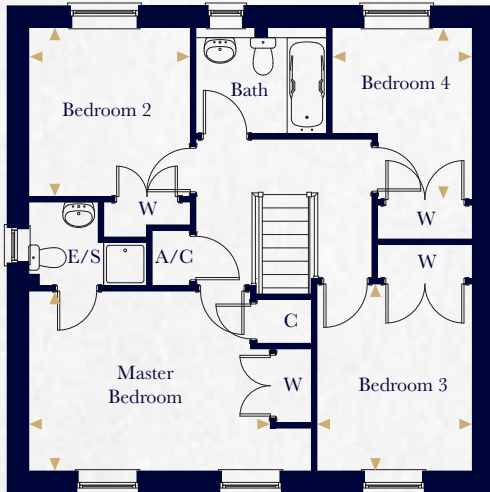
The Hazel

Plot 24

Kitchen	3.724m x 2.025m	12'3" x 6'8"
Living/Dining Area	5.107m x 3.505m	16'9" x 11'6"
Master Bedroom	4.660m x 3.467m	15'3" x 11'4"
Bedroom 2	3.370m x 2.812m	11'1" x 9'3"

----- Indicates reduced head height.
 ☒ Velux rooflight.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.



First floor

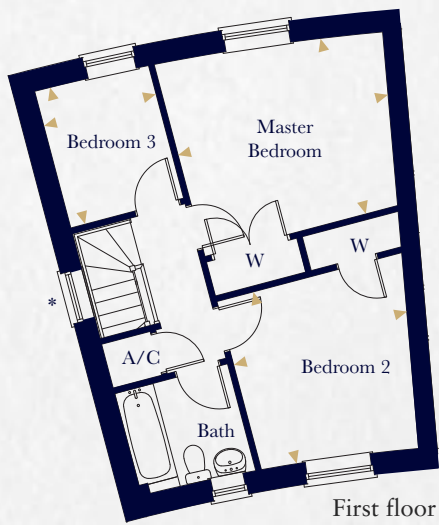


Ground floor

The Hornbeam

Plot 38

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.653m x 1.663m	8'8" x 5'5"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.260m x 3.174m	13'11" x 10'5"
Bedroom 2	2.982m x 2.850m	9'9" x 9'4"
Bedroom 3	3.299m x 2.742m	10'10" x 9'0"
Bedroom 4	3.037m x 2.473m	10'0" x 8'1"



First floor



Ground floor

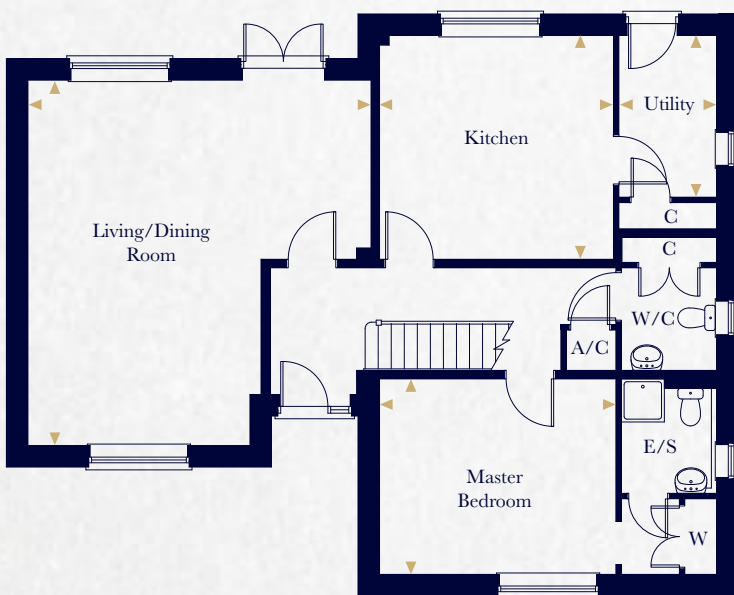
The Juniper

Plots 64, 65, 66(h), 72, 73 & 74(h)

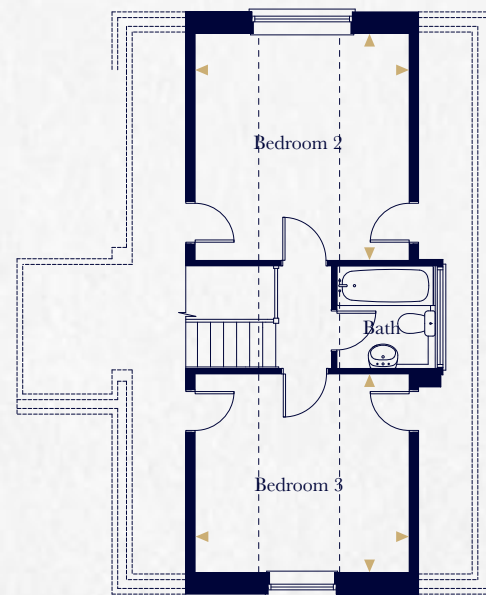
Kitchen	3.079m x 2.966m	10'1" x 9'9"
Living/Dining Room	6.017m x 4.391m	19'9" x 14'5"
Master Bedroom	3.897m x 3.210m	12'9" x 10'6"
Bedroom 2	3.158m x 3.121m	10'4" x 10'3"
Bedroom 3	2.494m x 2.058m	8'2" x 6'9"

* Windows to plots 64, 66, 72 & 74 only.

▶ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.



Ground floor

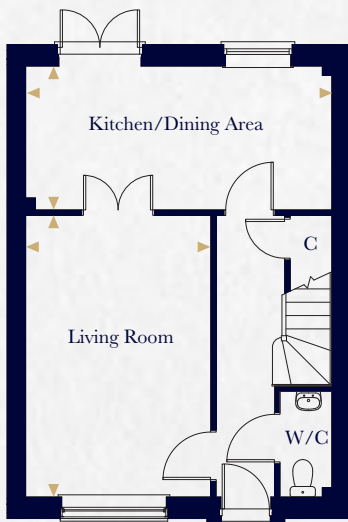


First floor

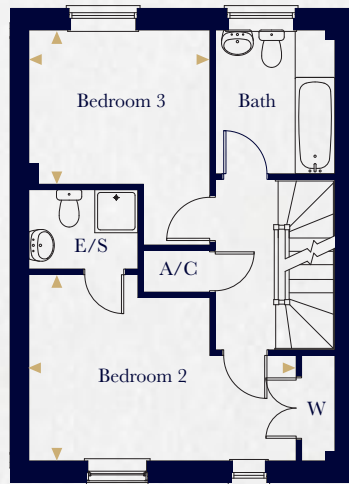
The Lime

Plots 70(h) & 71

Kitchen	4.125m x 3.948m	13'6" x 12'11"
Utility	2.852m x 1.725m	9'4" x 5'8"
Living/Dining Room	6.445m x 6.050m	21'2" x 19'10"
Master Bedroom	4.165m x 3.449m	13'8" x 11'4"
Bedroom 2	4.003m x 2.879m	13'2" x 9'5"
Bedroom 3	3.504m x 2.879m	11'6" x 9'5"



Ground floor



First floor



Second floor

The Pine

Plots 75, 76 & 77

Kitchen/Dining Area	5.395m x 2.624m	17'8" x 8'7"
Living Room	4.880m x 3.330m	16'0" x 10'11"
Master Bedroom	4.170m x 3.322m	14'6" x 10'9"
Bedroom 2	4.710m x 3.286m	13'8" x 10'9"
Bedroom 3	3.188m x 2.718m	10'6" x 8'11"

..... Indicates reduced head height.
 ☒ Velux rooflight.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.



**HOPKINS
HOMES**

GROVE PARK

Barrow ~ Suffolk



Area map



Local map

Grove Park: travel times and distances

By road to:

Bury St Edmunds Station	6.3 miles
Cambridge	23.7 miles
Ipswich	35.5 miles
Stansted Airport	44.0 miles
Norwich	47.9 miles
Marble Arch	75.9 miles

By rail to:

(from Bury St. Edmunds station)

Ipswich	30 mins
Cambridge	42 mins
Norwich	55 mins
London Liverpool Street	1 hr 52 mins
London King's Cross	1 hr 38 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk and nationalrail.co.uk

Postcode for Sat Nav use: IP29 5DX

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

hopkinshomes.co.uk

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