



HOPKINS  
& MOORE

# THE HEATHERS

WENHASTON | SUFFOLK



Traditionally designed 2, 3 & 4 bedroom homes



HOPKINS  
& MOORE

Welcome to

# THE HEATHERS

An outstanding collection of stylish  
new homes in the rural idyll of  
Wenhaston in Suffolk.



When you choose a home created by Hopkins & Moore, you can rest assured that your new property is built to stand the test of time. We pride ourselves on designing, building and finishing homes to the very highest standards; indeed, we are well respected by industry peers and customers alike for our exquisite attention to detail.

The homes at The Heathers are no exception. These elegant two, three and four bedroom properties have been carefully designed to provide light and spacious living whilst creating homes that complement their picturesque Suffolk location.



Computer generated image of The Heathers.



Dunwich Beach

## A RURAL IDYLL

### CLOSE TO THE SUFFOLK HERITAGE COASTLINE

Close to The Heathers, you'll find a village hall, shop and sub-post office; while St Peter's Church is home to the Wenhaston Doom. This 16th Century panel painting, which depicts the Last Day of Judgement, was rediscovered some 300 years after its creation and is an extremely rare piece of artwork. Also close to home is the traditional village pub - The Star Inn; well known for excellent home cooking using local seasonal produce.

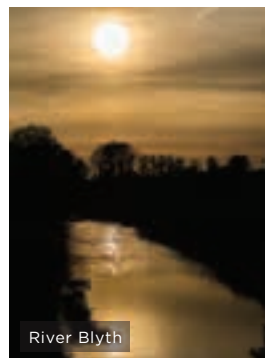
Meanwhile, amenities such as a doctor's surgery, dental practice, supermarket, shops and a number of pubs can be found in nearby Halesworth, just a ten-minute drive away. You'll also find the Halesworth Golf Club, which is set in 190 acres of countryside within close proximity.

The Heathers is served by Wenhaston Primary School which is within easy walking distance. Alternatively, there is the Edgar Sewter Primary School in Halesworth or the independent St Felix School in Southwold, six miles away. Older pupils are catered for at Bungay High School, 11 miles away, or Thomas Mills High School in Framlingham which is 16 miles away.

The glorious coastal town of Southwold is 13 minutes away by car, offering a plethora of things to see and do. These include its famous pier, the Adnams brewery and its selection of welcoming independent boutiques.



The Parish Church of St Peter



River Blyth



The Star Inn, Wenhaston



Aldeburgh



Halesworth



RSPB Minsmere



Southwold

Wenhaston has charm in abundance, nestled in the beautiful Suffolk countryside with the quintessentially English coast on its doorstep



Wenhaston



Beautiful Walks

The village of Wenhaston benefits from a number of bus routes running through its lanes, with services to Halesworth, Southwold and Aldeburgh amongst other local destinations. Ten minutes away by car is Halesworth Railway Station with a southbound connection to Ipswich, providing direct links to Colchester and London Liverpool Street and a northbound connection to Lowestoft, from where you can journey to Norwich. Your new home is just five minutes from the A12, taking you to Ipswich, Colchester, Chelmsford and London. For travel abroad, your nearest airport is Norwich International, which is around 35 miles away from The Heathers.

# A TRADITION

## OF EXCELLENCE

We pride ourselves on using the finest traditional building methods alongside the very latest construction technologies.

At Hopkins & Moore, we are proud to take an old-fashioned approach to integrity and quality, and have a commitment to providing excellent customer service. At the same time, our methods are firmly set in the 21st Century, using state-of-the-art techniques to create homes that are of the highest possible standard.

The Heathers is the perfect example of all of these facets of our work and combined with the finished result, is somewhere you'll be sure to fall in love with.





## DESIGNED WITH PASSION AND FLAIR

Our homes are so much more than bricks and mortar. We know that our houses become an extension of those who live in them, and as such we make sure that they are designed with true panache to give them the stand-out character our buyers are looking for.

To this end, the homes at The Heathers offer a range of charming and characterful property styles, all with quirky touches that will appeal to even the most discerning customer. Meanwhile, the neutral interior finish of these lavish homes gives you a beautiful blank canvas onto which you can stamp your own individuality. So whether you prefer to keep things simple, or have more intricate design ideas, it couldn't be easier to make your mark.

While the stylish appearance of the homes is individual to each house type, all of the properties come together beautifully to create a real community feel. And we have worked hard to ensure that they complement their surroundings perfectly, to blend right into the idyllic village around them.

You can always rely upon this trademark flair and attention to detail from Hopkins & Moore. It's why we're award winning, and it's why we're one of the most successful housebuilders in the region and beyond.

We look forward to welcoming you to your new home at The Heathers. We know you'll be very happy here.



# A SPECIFICATION

OF THE HIGHEST QUALITY

Traditional craftsmanship and uncompromising attention to detail.  
It's the Hopkins & Moore difference that sets us apart.



## Kitchens

- Choice of kitchen cupboards and worktops\*
- Cooker, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher where applicable
- Choice of ceramic floor tiles from our selected range\*
- Choice of wall tiles from our selected range\*

## Ceilings

- Ceilings smooth throughout

## Carpentry

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles

## 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

## Wall Tiling

- Utility – between worktops and wall cupboards where applicable\*
- Bathroom – half height all round\*
- En-suite – full height to shower cubicle, with splashback to hand basin and tiled window sill where applicable\*
- Cloakroom – splashback to hand basin\*

## Plumbing

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

## Other Items

- Loft light
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotavated 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 our Sales Consultant for details. Internal photographs of typical Hopkins interiors.





WELCOME TO

# THE HEATHERS



- |  |  |  |
|--|--|--|
|  The Lily<br>Plot 1           |  The Primrose<br>Plot 5                     |  The Larkspur<br>Plot 12          |
|  The Barberton<br>Plot 2      |  The Foxglove<br>Plots 6, 23(h), 24(h) & 25 |  The Bluebell<br>Plots 13 & 14(h) |
|  The Aster<br>Plots 3(h) & 10 |  The Hyacinth<br>Plots 7, 8, 9(h) & 26      |  The Lavender<br>Plot 27          |
|  The Cornflower<br>Plot 4     |  The Iris<br>Plot 11                        |  Affordable Housing               |

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 LILY

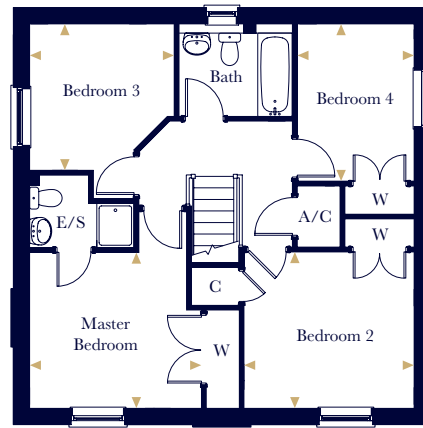
## PLOT 1



Computer generated image indicative only.

Kitchen	4.253m x 2.962m	13'11" x 9'8"
Dining/Breakfast Area	3.703m x 3.195m	12'1" x 10'5"
Living Room	5.138m x 3.420m	16'10" x 11'2"
Study	2.589m x 2.160m	8'6" x 7'1"
Master Bedroom	3.495m x 3.174m	11'5" x 10'5"
Bedroom 2	3.462m x 3.185m	11'4" x 10'5"
Bedroom 3	2.982m x 2.942m	9'9" x 9'8"
Bedroom 4	3.202m x 2.382m	10'6" x 7'9"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

# THE BARBERTON

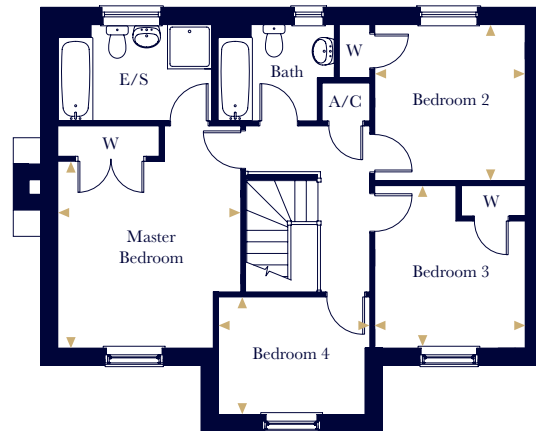
## PLOT 2



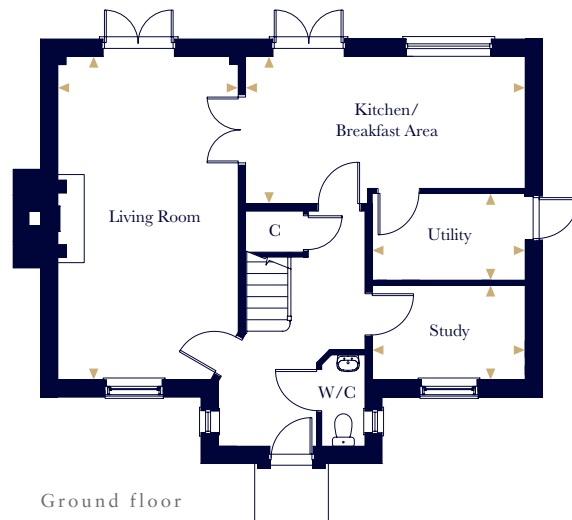
Computer generated image indicative only.

Kitchen/Breakfast Area	5.690m x 4.305m	18'8" x 14'1"
Utility	3.118m x 1.765m	10'3" x 5'10"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.118m x 2.180m	10'3" x 7'2"
Master Bedroom	3.805m x 3.720m	12'5" x 12'2"
Bedroom 2	3.175m x 3.062m	10'5" x 10'0"
Bedroom 3	3.310m x 3.062m	10'10" x 10'0"
Bedroom 4	3.085m x 2.395m	10'1" x 7'10"

◀ Indicates where measurements have been taken from.



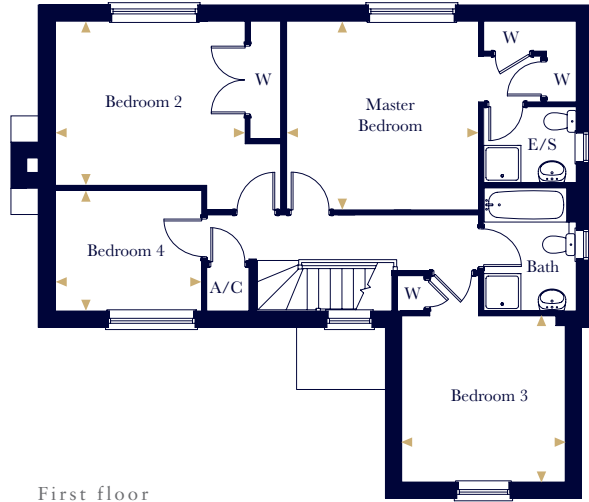
First floor



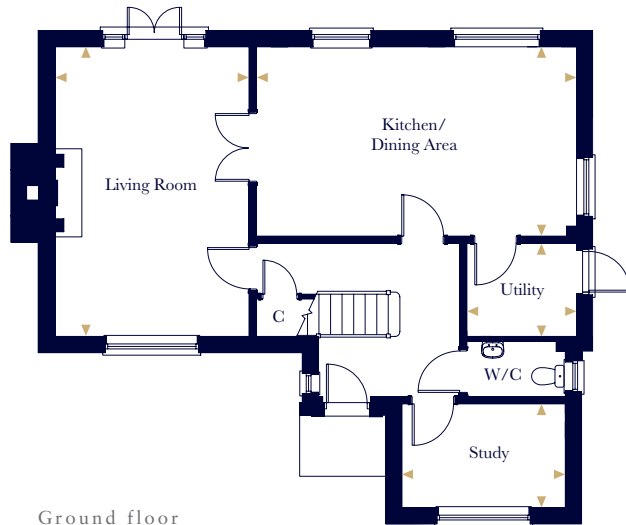
Ground floor

# THE ASTER

PLOTS 3(H) & 10



First floor



Ground floor



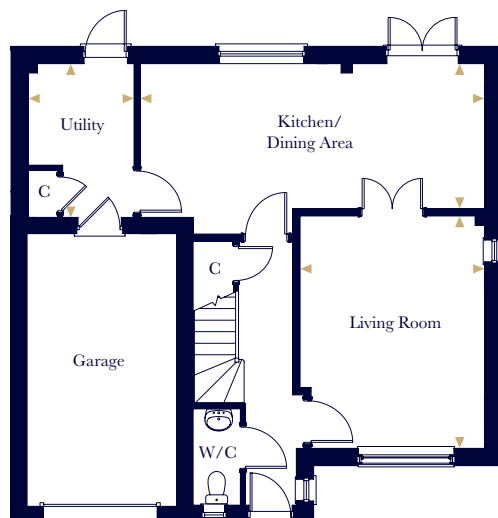
Computer generated image indicative only.

Kitchen/Dining Area	6.509m x 3.850m	21'4" x 12'7"
Utility	2.228m x 1.895m	7'4" x 6'3"
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	3.906m x 3.839m	12'10" 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 8'1"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

# THE CORNFLOWER

PLOT 4



Computer generated image indicative only.

Kitchen/Dining Area	7.005m x 2.950m	22'11" x 9'8"
Utility	3.128m x 2.150m	10'3" x 7'0"
Living Room	4.727m x 3.750m	15'6" x 12'3"
Master Bedroom	4.805m x 3.125m	15'9" x 10'3"
Bedroom 2	2.950m x 2.729m	9'8" x 8'11"
Bedroom 3	3.091m x 2.965m	10'1" x 9'8"
Bedroom 4	3.230m x 2.866m	10'7" x 9'4"

◀ Indicates where measurements have been taken from.

--- Indicates reduced head height to Bedroom 2.

◀ Dimensions taken to 1.5m head height.

# THE PRIMROSE

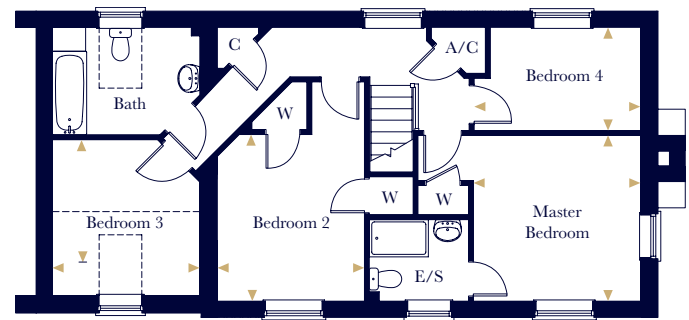
PLOT 5



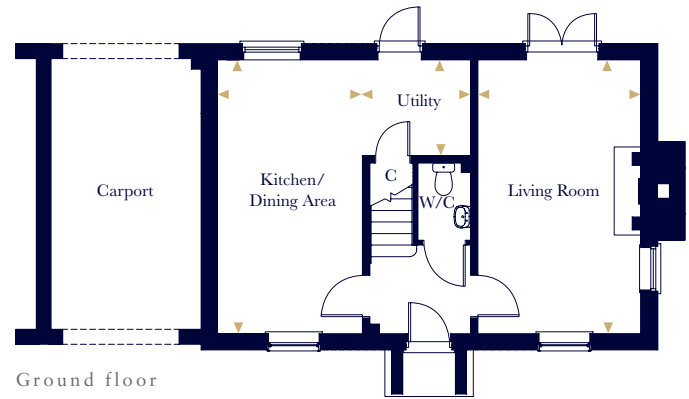
Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
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	3.015m x 3.172m	9'11" x 10'5"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

- ◀ Indicates where measurements have been taken from.
- Indicates reduced head height to Bedroom 3 & Bathroom.
- ◀ Indicates dimensions taken to 1.5m head height.



First floor



Ground floor

# THE FOXGLOVE

PLOTS 6, 23(H), 24(H) & 25



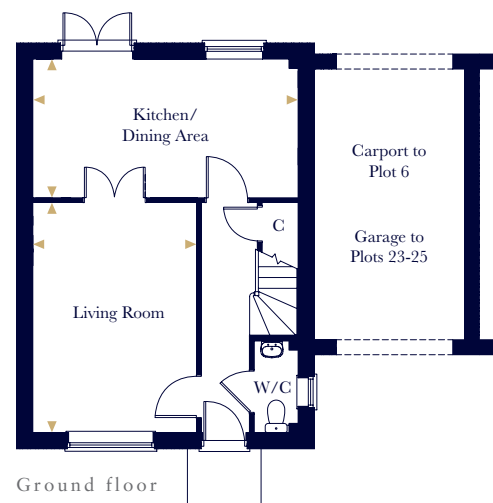
Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.720m	17'8" x 8'11"
Living Room	4.779m x 3.328m	15'8" x 10'11"
Master Bedroom	3.976m x 3.310m	13'0" x 10'10"
Bedroom 2 (Plot 6)	3.984m x 2.896m	13'1" x 9'6"
Bedroom 2 (Plots 23-25)	3.732m x 2.861m	12'2" x 9'4"
Bedroom 3	2.925m x 2.821m	9'7" x 9'3"

- ◀ Indicates where measurements have been taken from.
- Indicates reduced head height to Bedroom 2.
- ◀ Indicates dimensions taken to 1.5m head height.
- ⊠ Velux window



First floor



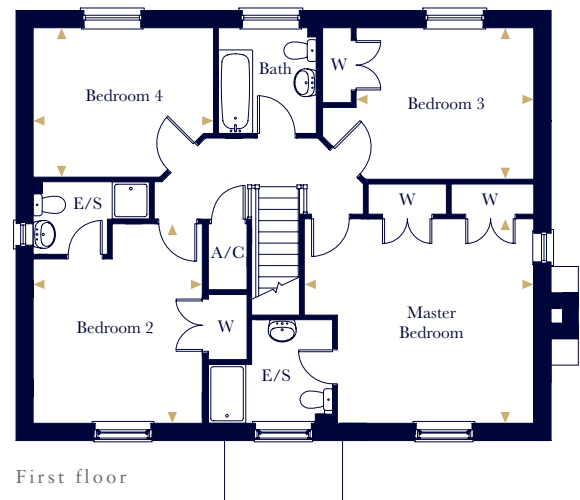
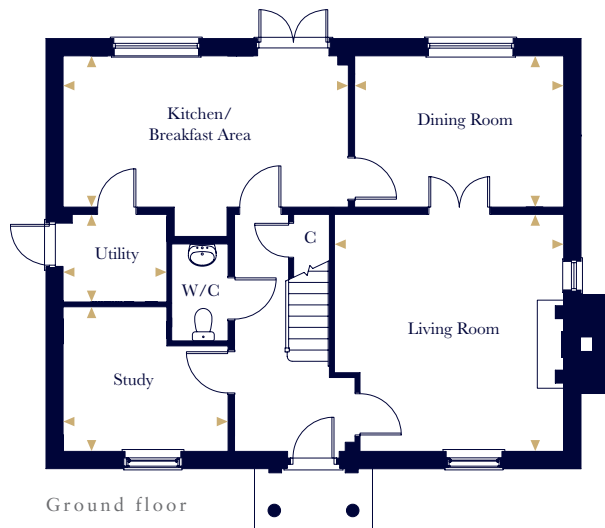
Ground floor



Computer generated image indicative only.

## THE HYACINTH

### PLOTS 7, 8, 9(H) & 26



Kitchen/Breakfast Area	5.815m x 3.075m	19'1" x 10'1"
Utility	2.110m x 1.780m	6'11" x 5'10"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Dining Room	4.255m x 3.075m	13'11" 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 10'0"

▲ Indicates where measurements have been taken from.  
Rendered finish to Plots 7 & 26

# THE IRIS

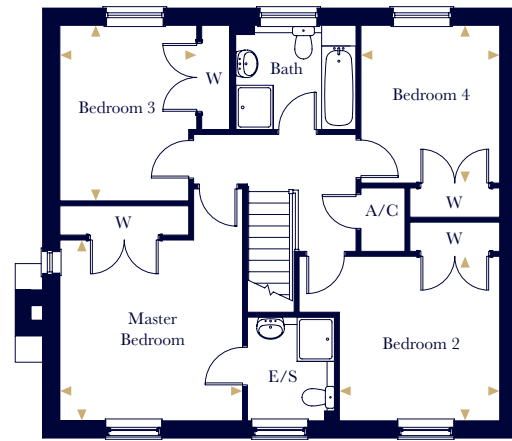
PLOT 11



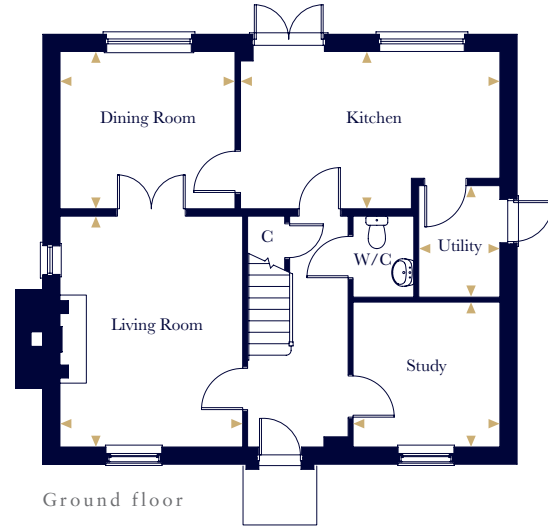
Computer generated image indicative only.

Kitchen	5.276m x 3.200m	17'4" 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"
Dining Room	3.560m x 3.200m	11'8" x 10'6"
Study	2.987m x 2.949m	9'9" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.262m	10'11" x 10'8"
Bedroom 3	3.572m x 2.785m	11'8" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

# THE LARKSPUR

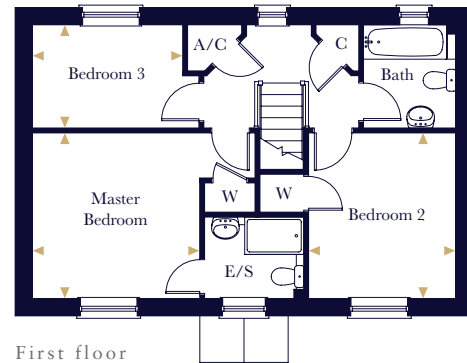
PLOT 12



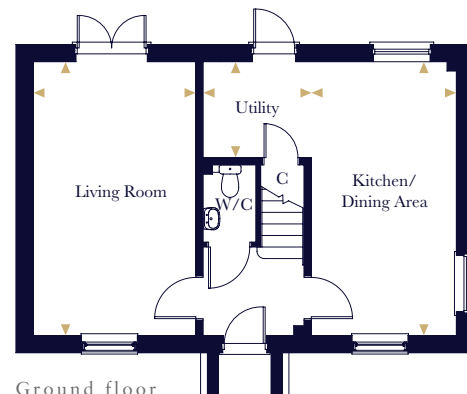
Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	3.060m x 2.103m	10'0" x 6'10"

◀ Indicates where measurements have been taken from.



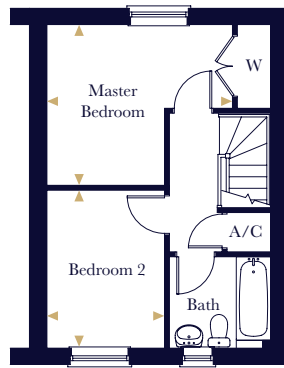
First floor



Ground floor

# THE BLUEBELL

PLOTS 13 & 14(H)



First floor



Ground floor



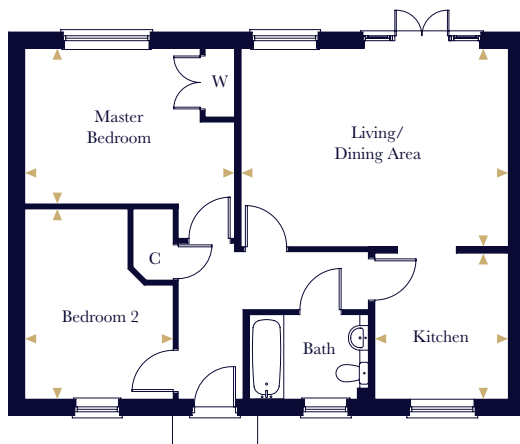
Computer generated image indicative only.

Kitchen	2.753m x 2.285m	9'0" x 7'5"
Living/Dining Area	4.550m x 3.731m	14'11" x 12'2"
Master Bedroom	3.772m x 3.271m	12'4" x 10'8"
Bedroom 2	3.213m x 2.390m	10'6" x 7'10"

◀ Indicates where measurements have been taken from.

# THE LAVENDER

PLOT 27



Computer generated image indicative only.

Kitchen	2.972m x 2.717m	9'9" x 8'10"
Living/Dining Area	5.467m x 4.067m	17'11" x 13'4"
Master Bedroom	4.272m x 3.367m	14'0" x 11'0"
Bedroom 2	3.672m x 3.022m	12'0" x 9'11"

◀ Indicates where measurements have been taken from.



**HOPKINS  
& MOORE**

# THE HEATHERS

WENHASTON | SUFFOLK



Area Map



Local Map

Maps not to scale

## Travel times and distances

By road to:

Halesworth Train Station	3.6 miles
Walberswick	5.4 miles
Southwold	7.2 miles
Aldeburgh	15.0 miles
Norwich	26.9 miles
Ipswich	30.4 miles
London Marble Arch	116.0 miles

By rail to: (From Halesworth train station)

Saxmundham	16 mins
Woodbridge	37 mins
Ipswich	55 mins
Colchester	81 mins
London Liverpool Street	134 mins

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

Postcode for Sat Nav use: IP19 9EH

Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ  
Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

[www.hopkinshomes.co.uk](http://www.hopkinshomes.co.uk)

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at The Heathers may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. 09/16 162190 Designed and produced by thinkBDW 01206 546965.