



HOPKINS
HOMES

KING'S MEADOW

Holt ~ Norfolk



Traditionally designed 2, 3, 4 & 5 bedroom homes



Computer generated image of properties at King's Meadow. Indicative only.





HOPKINS
HOMES

WELCOME TO
KING'S MEADOW
by Hopkins Homes



King's Meadow is a charming collection of exquisite new homes in the historic North Norfolk town of Holt.

There's a home for everyone here with a variety of styles including two bedroom apartments and two to five bedroom houses, all designed, constructed and finished to the exacting standards you have come to expect from award-winning housebuilder - Hopkins Homes.

Our attention to detail and the excellent design has resulted in exceptional new homes that perfectly reflect the character of their Norfolk town surroundings. We are confident that King's Meadow will feel like home within moments of entering the front door - and that it's somewhere you'll want to live for many years to come.

James Hopkins

Executive Chairman and founder of Hopkins Homes

“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



“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

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

Hot Property



KING'S MEADOW by HOPKINS HOMES



“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



A tradition of excellence

Hopkins Homes' commitment to creating properties of excellence has won us awards across East Anglia and beyond.



A unique blend of old fashioned and 21st Century building styles helps us to create homes that will truly stand the test of time. What's more, we're known for building properties that are stylish, well appointed and ideal for today's modern lifestyles.

Our award-winning design techniques have been recognised by thousands of happy homeowners over the years as well as by industry experts, and we're sure that the same will be the case at King's Meadow. The homes here more than live up to our enviable reputation for creating exquisite, bespoke homes of the very highest quality.

At Hopkins Homes, we strive to create residences you will be proud to call your own and to come home to every day. This passion has been wholeheartedly embraced at King's Meadow, and the entire layout has been carefully considered to reflect the heritage of the charming town of Holt.





Jeremy Barlow Fine Art, Holt



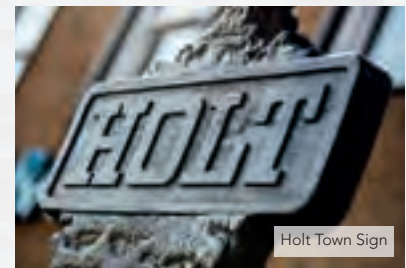
Cley next the Sea



Verandah gift shop



Holt



Holt Town Sign



Byfords, Holt

A fine English country town

The beautiful Georgian market town of Holt is one of the gems of the North Norfolk coast with an enviable location just four miles from the sea and a wealth of amenities for residents.

There's a fine selection of thriving clubs and societies to get involved with in town and everyday amenities include a post office, doctor, dentist and a supermarket. Holt has its own primary schools for children aged 4-11 while older children can attend Sheringham High School, a few miles from home, not to mention the highly regarded Gresham's - a selection of three schools providing high quality education for both girls and boys aged from three through to sixth form.

Historic Holt remains an extra special place to live as it has a real sense of community spirit and independence, especially among retailers. Holt boasts more than 150 retail outlets, many independent and tucked away in the network of charming courtyards and lanes you will discover here.

Holt is undoubtedly a town for all seasons with a renowned summer festival attracting people to enjoy music, art and

al fresco dining. Meanwhile, the Holt Christmas Festival turns the town into a winter wonderland from yesteryear. Holt offers a lively café culture, along with a number of boutiques, antique shops and bookshops which are sure to please all types of shopper. There's a range and quality of fine foods to sample in town, from a traditional afternoon tea to some of the freshest seafood from the coast.

Enjoy the fresh air at Holt Country Park with more than 100 acres of tranquil woodland, plenty of spots for the perfect picnic, nature trails and an adventure playground. For a taste of the halcyon days of steam, the North Norfolk Steam Railway runs the Poppy Line along the coast by Holt.

The quintessential seaside towns of Sheringham, Cromer and Wells-next-the-Sea are just a few miles away by road with Norwich and King's Lynn easily reached for a day out shopping, visiting the theatre, museums or award-winning bars and restaurants. By rail from Sheringham station you can reach Cromer in eight minutes, Norwich in under an hour and London Liverpool Street in under three hours.



Award-winning Hopkins Homes

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

2016

- NHBC Seal of Excellence Award
Oliver's Grove, Stanway
- NHBC Pride in the Job Award
Grove Park, Barrow & Oliver's Grove, Stanway

2015

- Sunday Times British Homes Awards
Best Development
St Michael's Place & Bure Place, Aylsham
- Housebuilder Awards Best Refurbishment
Bure Place, Aylsham
- What House? Awards Best Development
St Michael's Place & Bure Place, Aylsham
- LABC Building Excellence Awards
The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award
Grove Park, Barrow

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 Housebuilder
- 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*
- Choice of floor 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 - splashback to hand basin and tiled window sill where applicable*

Other items

- Loft light where applicable
- 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.

DEVELOPMENT LAYOUT

At King's Meadow you'll find a comprehensive range of stylish apartments and family homes boasting from two to five bedrooms, spacious open plan living accommodation and many with a separate study or utility room.

We take just as much care with the surroundings of our homes and at King's Meadow you'll find beautifully landscaped grounds surrounded by mature trees, pebbled driveways and exquisite rear gardens.

- | | |
|---|---|
|  The Shannocks
Plots 1, 2 & 117 |  The Piggott
Plots 31, 89(h) & 101 |
|  The Augusta
Plots 3 & 118(h) |  The Cooper
Plots 36, 37, 38, 40, 41, 42, 47(h), 48, 49(h),
50(h), 51(h), 58, 59, 60, 61(h), 62(h), 63(h),
70(h), 71(h), 72, 73 & 100(h) |
|  The Upcher
Plots 4 & 123(h) |  The Farrow
Plots 52 & 53(h) |
|  The Ramey
Plots 5, 6, 15, 66, 67, 97(h), & 102 |  The West
Plots 54, 55, 56(h), 57(h), 103, 104 & 105 |
|  The Grice
Plots 7, 8, 9, 39, 64(h), 68(h), 69, 86, 87(h),
112 & 113(h) |  The Wright
Plots 85, 88(h), 111, 124 & 125(h) |
|  The Gurney
Plots 10, 13(h), 115 & 122(h) |  The Coleman Apartments
Plots 90, 91(h), 92, 93(h), 94 & 95(h) |
|  The Spurling
Plots 33, 99, 116 & 121(h) |  The Henry
Plots 106 & 109(h) |
|  The Duncan
Plots 11, 12(h), 19, 20(h), 22, 23(h),
32, 34, 35(h) & 98 |  The Windham
Plots 107 & 108(h) |
|  The Craske
Plots 14, 17(h), 18, 21(h), 65 & 110 |  The Copeman
Plot 119 |
|  The Nelson
Plots 16, 96(h) & 114 |  The Williams
Plot 120 |
|  The Cattermole
Plots 24, 25, 26, 28(h), 29(h) & 30(h) |  Affordable Housing |
|  The Ayres
Plot 27 | S/S Sub Station |



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.



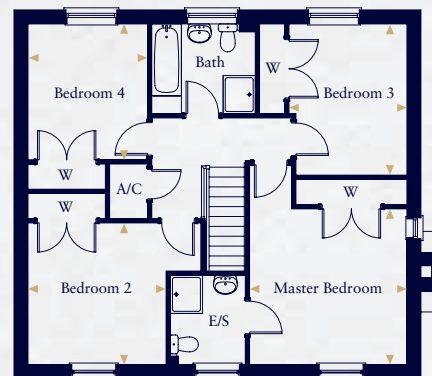
The Shannocks

Plots 1, 2 & 117



Computer generated image indicative only.

Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"
Utility	2.268m x 1.650m	7'5" x 5'5"
Living Room	4.698m x 3.693m	15'4" x 12'1"
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 3.265m	10'11" x 10'8"
Bedroom 3	3.576m x 2.785m	11'9" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"



First Floor



Ground Floor

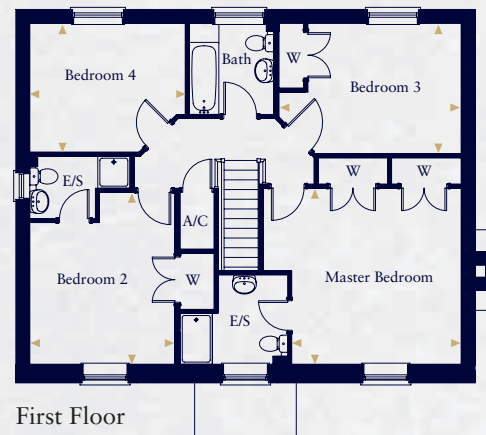
The Augusta

Plots 3 & 118(h)



Computer generated image indicative only.

Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"
Utility	2.235m x 1.780m	7'4" x 5'10"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Study	3.355m x 2.942m	11'0" x 9'7"
Master Bedroom	4.670m x 4.160m	15'3" x 13'7"
Bedroom 2	4.060m x 3.425m	13'3" x 11'2"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"



First Floor



Ground Floor

The Upcher

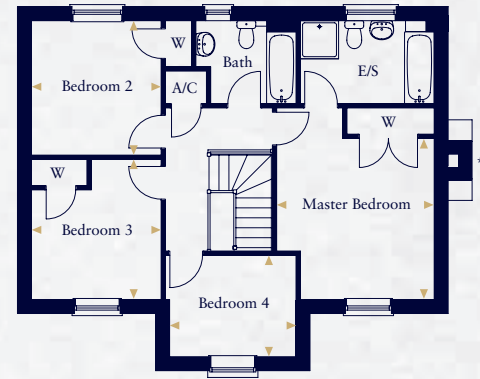
Plots 4 & 123(h)



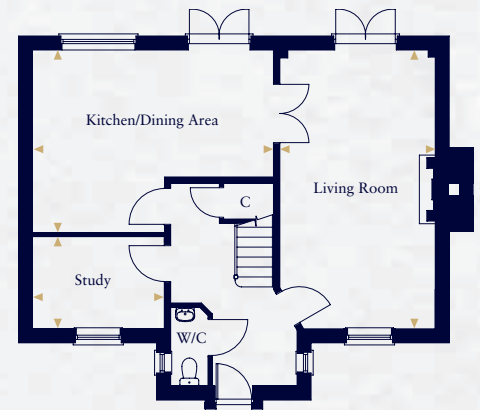
Computer generated image indicative only.

Kitchen/Dining Area	5.690m x 4.313m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.118m x 2.177m	10'2" x 7'1"
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	2.985m x 2.395m	9'9" x 7'10"

* No fireplace/chimney to plot 123



First Floor



Ground Floor

The Ramey

Plots 5, 6, 15, 66, 67, 97(h), & 102



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 2.100m	10'0" x 6'10"

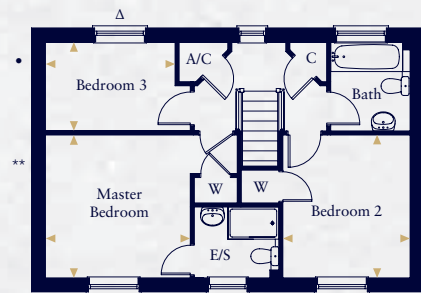
* French doors to plot 6, no window to plot 67

** Variation to chimney & fireplace for plots 6, 66 & 102

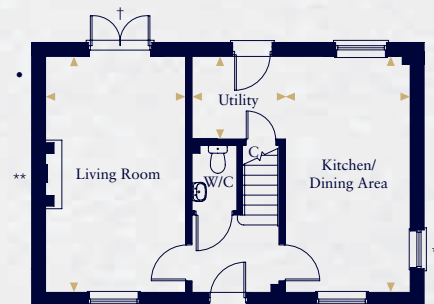
† Window to plot 6

• Window to plots 6, 66 & 102

Δ No window to plots 6, 66 & 102



First Floor



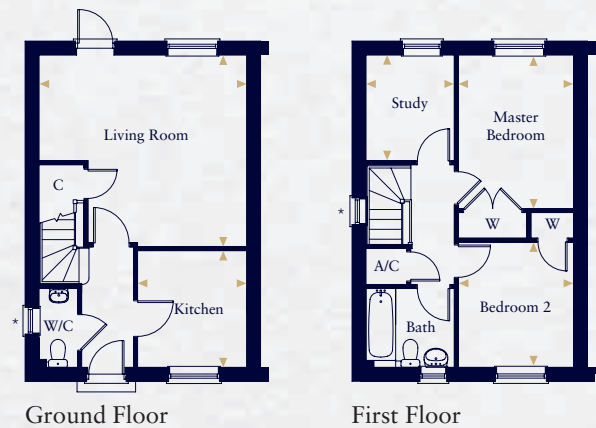
◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Grice

Plots 7, 8, 9, 39, 64(h), 68(h), 69, 86, 87(h), 112 & 113(h)



Computer generated image indicative only.



Kitchen	2.755m x 2.573m	9'0" x 8'5"
Living Room	4.899m x 4.525m	16'0" x 14'10"
Study	2.497m x 2.083m	8'2" x 6'10"
Master Bedroom	3.624m x 2.721m	11'10" x 8'11"
Bedroom 2	2.960m x 2.721m	9'8" x 8'11"

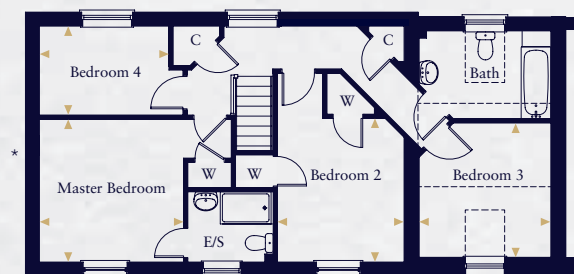
* Window to plots 7, 39, 64, 68, 69 & 113 only

The Gurney

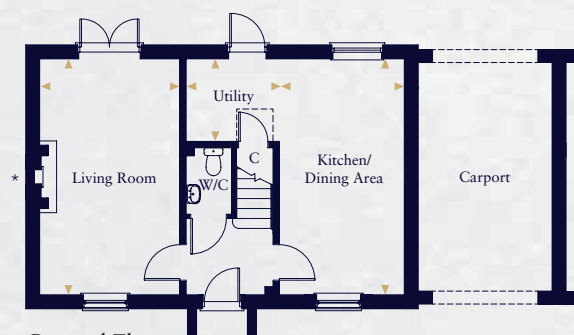
Plots 10, 13(h), 115 & 122(h)



Computer generated image indicative only.



First Floor



Ground Floor

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	3.112m x 2.541m	10'2" x 8'4"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

--- Indicates reduced head height to bedroom 3 and bathroom

* No chimney to plots 115 & 122

The Spurling

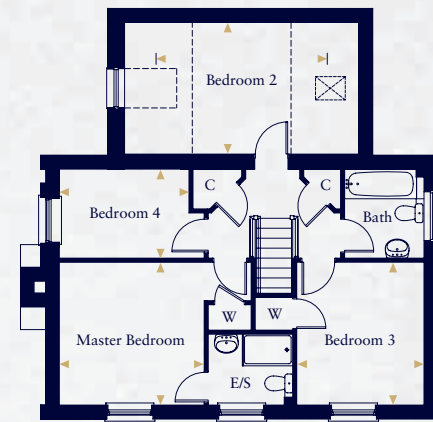
Plots 33, 99, 116 & 121(h)



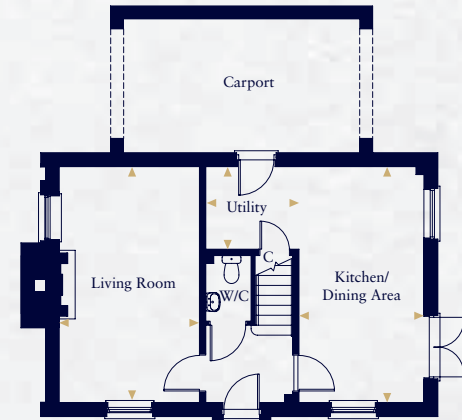
Computer generated image indicative only.

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	4.040m x 3.110m	13'3" x 10'2"
Bedroom 3	3.375m x 3.005m	11'0" x 9'10"
Bedroom 4	3.060m x 2.103m	10'0" x 6'10"

◀ Dimensions taken from 1.5m head height --- Indicates reduced head height to bedroom 2 ☒ Velux window



First Floor



Ground Floor

The Duncan

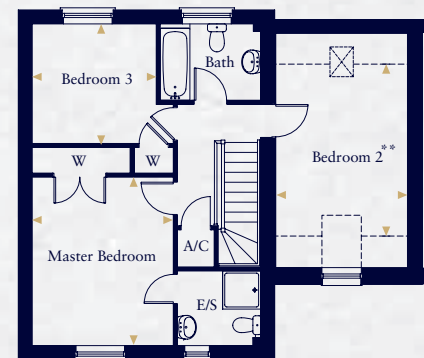
Plots 11, 12(h), 19, 20(h), 22, 23(h), 32, 34, 35(h) & 98



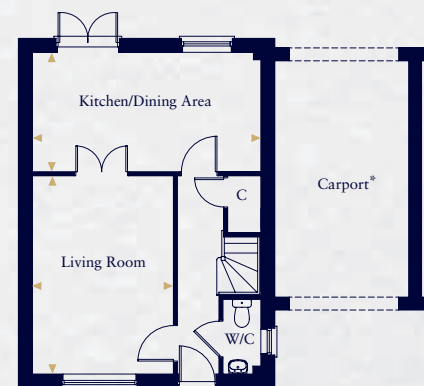
Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.820m	17'4" x 9'4"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.978m x 3.331m	13'0" x 10'11"
Bedroom 2	4.040m x 3.110m	13'3" x 10'2"
(plots 11, 12, 22, 23, 32, 34, 35 & 98)		
Bedroom 2 (plots 19 & 20)	4.640m x 3.110m	15'2" x 10'2"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

* Garage to plots 11 & 12
 ** Bedroom 2 & garage positions vary for plots 11 & 12
 ▶ Dimensions taken from 1.5m head height
 --- Indicates reduced head height to bedroom 2
 ☒ Velux window



First Floor



Ground Floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Craske

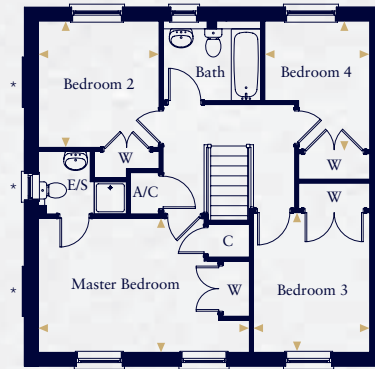
Plots 14, 17(h), 18, 21(h), 65 & 110



Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'5"
Utility	2.653m x 1.663m	8'8" x 5'5"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Study	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	10'9" x 9'0"
Bedroom 4	3.037m x 2.473m	9'11" x 8'1"

* Recessed panels & window to plots 14, 17 & 65 only



First Floor



Ground Floor

The Nelson

Plots 16, 96(h) & 114



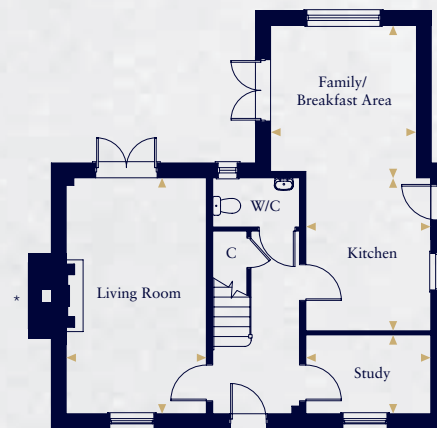
Computer generated image indicative only.

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Family/Breakfast Area	3.450m x 3.445m	11'3" x 11'3"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Study	2.950m x 1.862m	9'8" x 6'1"
Master Bedroom	3.313m x 3.285m	10'10" x 10'9"
Bedroom 2	3.407m x 2.962m	11'2" x 9'8"
Bedroom 3	3.505m x 3.445m	11'6" x 11'3"
Bedroom 4	2.663m x 2.070m	8'8" x 6'9"

* No chimney to plot 114



First Floor



Ground Floor

The Cattermole

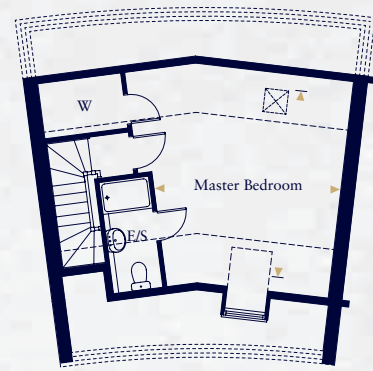
Plots 24, 25, 26, 28(h), 29(h) & 30(h)



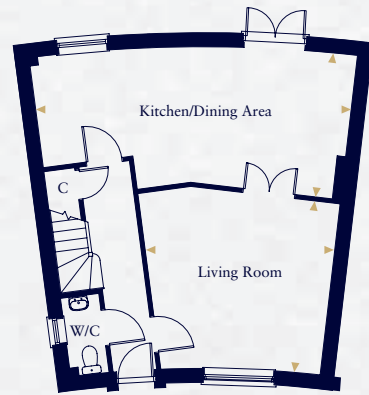
Computer generated image indicative only.

Kitchen/Dining Area	7.375m x 3.270m(max)	24'2" x 10'8" (max)
Living Room	4.290m x 4.230m	14'1" x 13'10"
Master Bedroom	4.434m x 4.419m	14'6" x 14'6"
Bedroom 2	5.627m x 3.055m	18'5" x 10'0"
Bedroom 3	5.274m x 3.565m	17'3" x 11'8"

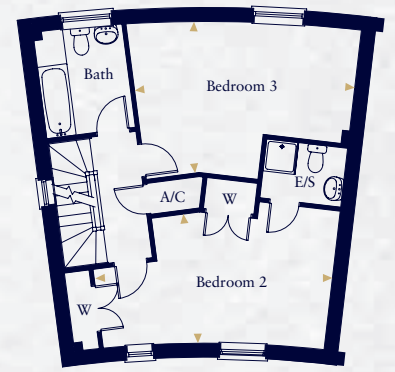
- ◀ Dimensions taken from 1.5m head height
- Indicates reduced head height to master bedroom
- ☒ Velux window
- Please note due to curve dimensions will vary



Second Floor



Ground Floor



First Floor

The Ayres

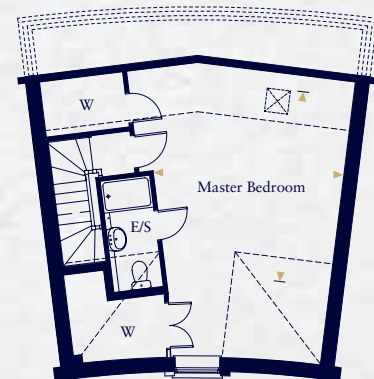
Plot 27



Computer generated image indicative only.

Kitchen/Dining Area	7.375m x 3.270m(max)	24'2" x 10'8" (max)
Living Room	4.555m x 4.250m	14'11" x 13'11"
Master Bedroom	4.500m x 4.434m	14'9" x 14'6"
Bedroom 2	5.585m x 3.435m	18'4" x 11'3"
Bedroom 3	5.274m x 3.565m	17'3" x 11'8"

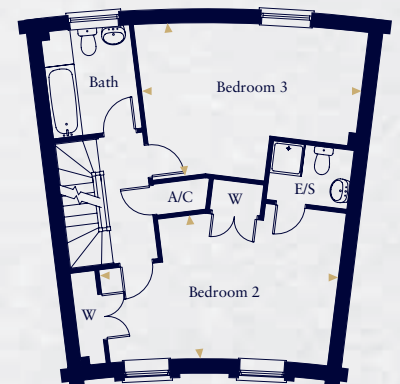
- ◀ Dimensions taken from 1.5m head height
- Indicates reduced head height to master bedroom
- ☒ Velux window



Second Floor



Ground Floor



First Floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Piggott

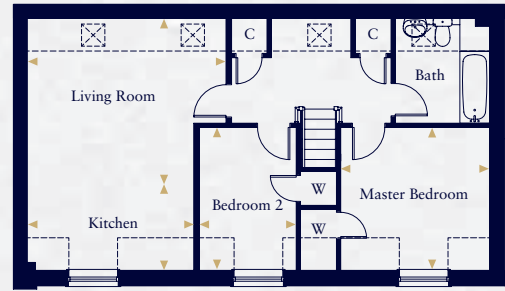
Plots 31, 89(h) & 101



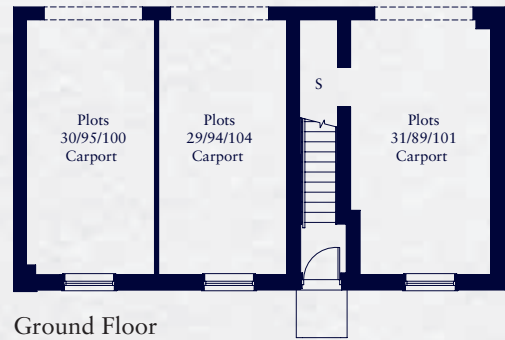
Computer generated image indicative only.

Kitchen	3.931m x 2.025m	17'8" x 8'8"
Living Room	4.691m x 3.925m	15'5" x 12'10"
Master Bedroom	3.514m x 3.375m	11'6" x 11'1"
Bedroom 2	3.375m x 2.287m	11'1" x 7'6"

--- Indicates reduced head height to first floor
 ☒ Velux window



First Floor



Ground Floor

The Cooper

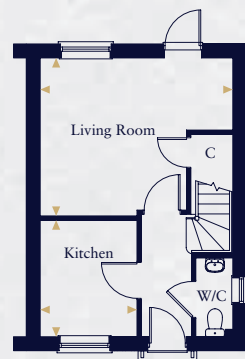
Plots 36, 37, 38, 40, 41, 42, 47(h), 48, 49(h), 50(h), 51(h), 58, 59, 60, 61(h), 62(h), 63(h), 70(h), 71(h), 72, 73 & 100(h)



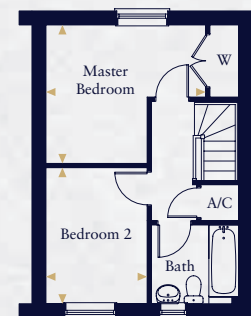
Computer generated image indicative only.

Kitchen	2.755m x 2.285m	9'0" x 7'5"
Living Room	4.547m 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"

* Window to plots 38, 42, 47, 49, 61, 73 & 100



Ground Floor



First Floor

The Farrow

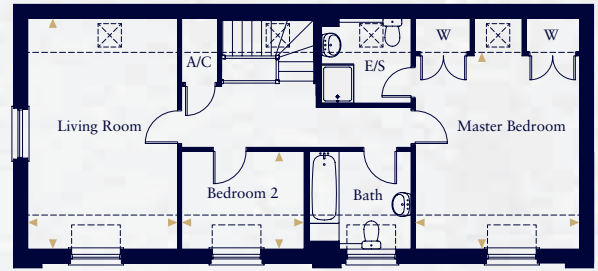
Plots 52 & 53(h)



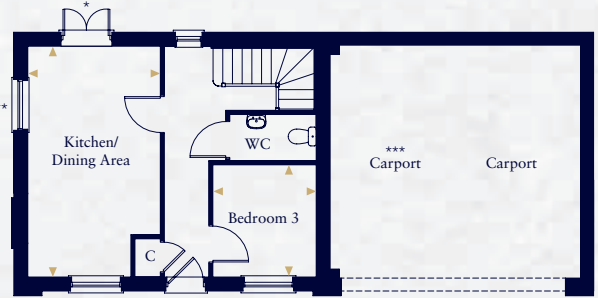
Computer generated image indicative only.

Kitchen/Dining Area	5.450m x 3.129m	17'10" x 10'3"
Living Room	5.450m x 3.537m	17'10" x 11'7"
Master Bedroom	4.563m x 3.885m	15'0" x 12'9"
Bedroom 2	2.892m x 2.307m	9'6" x 7'7"
Bedroom 3	2.650m x 2.440m	8'8" x 8'0"

- * Window to plot 53
- ** French doors to plot 53
- *** Plot 53: Dividing wall between carports. Carport entry from opposite end
- Indicates reduced head height to first floor
- ☒ Velux window



First Floor



Ground Floor

The West

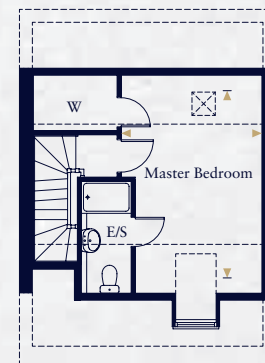
Plots 54, 55, 56(h), 57(h), 103, 104 & 105



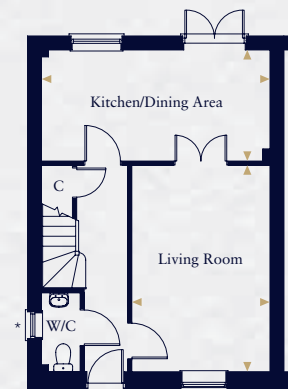
Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.617m	17'8" x 8'8"
Living Room	4.884m x 3.330m	16'0" x 10'11"
Master Bedroom	4.170m x 3.322m	14'6" x 10'10"
Bedroom 2	4.710m x 3.286m	15'3" x 10'9"
Bedroom 3	3.188m x 2.718m	10'7" x 8'11"

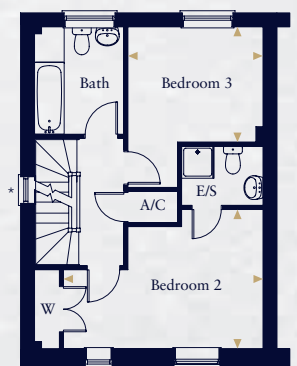
- * Windows to plots 54, 57 & 103
- ▲ Dimensions taken from 1.5m head height
- Indicates reduced head height to master bedroom
- ☒ Velux window



Second Floor



Ground Floor



First Floor

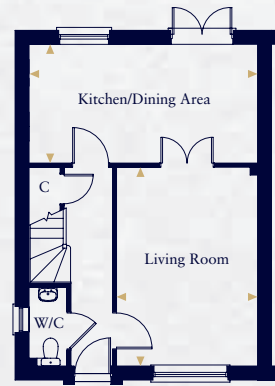
▲ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Wright

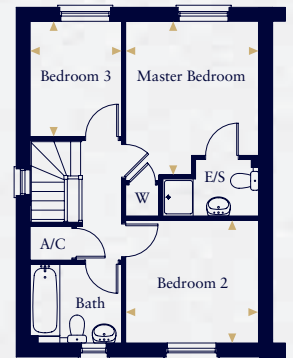
Plots 85, 88(h), 111, 124 & 125(h)



Computer generated image indicative only.



Ground Floor



First Floor

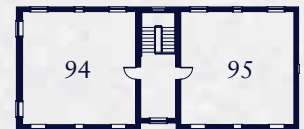
Kitchen/Dining Area	5.395m x 2.805m	17'8" x 9'4"
Living Room	4.692m x 3.329m	15'7" x 10'11"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

The Coleman Apartments

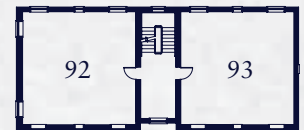
Plots 90, 91(h), 92, 93(h), 94 & 95(h)



Computer generated image indicative only.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen	2.800m x 2.452m	9'2" x 8'0"
Living Area	4.483m x 3.670m	14'8" x 12'0"
Master Bedroom	3.287m x 3.052m	10'9" x 10'0"
Bedroom 2	3.003m x 2.746m	9'10" x 9'0"

* Windows to plots 90, 92 & 94 only

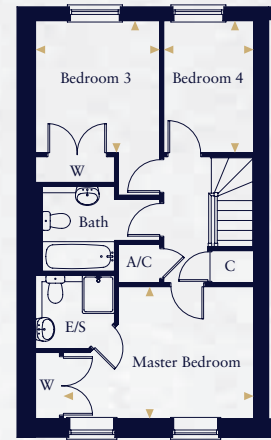
The Henry

Plots 106 & 109(h)



Computer generated image indicative only.

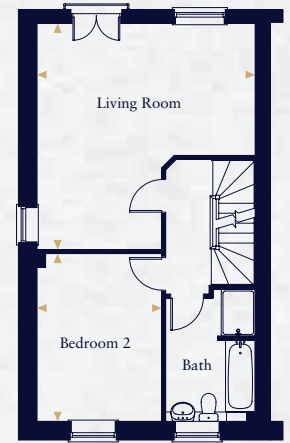
Kitchen/Dining Area	5.740m x 5.150m	18'10" x 16'10"
Day Room	3.562m x 2.917m	11'8" x 9'6"
Living Room	5.340m x 5.150m	17'6" x 16'10"
Master Bedroom	4.492m x 3.116m	14'9" x 10'2"
Bedroom 2	3.962m x 2.942m	13'0" x 9'7"
Bedroom 3	3.116m x 2.932m	10'2" x 9'7"
Bedroom 4	3.116m x 2.122m	10'2" x 6'11"



Second Floor



Ground Floor



First Floor

The Windham

Plots 107 & 108(h)



Computer generated image indicative only.

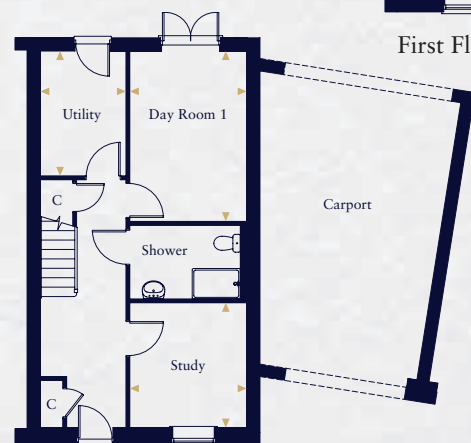
Kitchen	4.260m x 3.242m	13'11" x 10'7"
Utility	3.116m x 2.137m	10'2" x 7'0"
Dining Room	5.150m x 3.116m	16'10" x 10'2"
Day Room 1	4.251m x 2.917m	13'11" x 9'6"
Day Room 2	4.940m x 3.839m	16'2" x 12'7"
Living Room	5.160m x 5.150m	16'11" x 16'10"
Study	3.115m x 2.917m	10'2" x 9'6"
Master Bedroom	4.492m x 3.116m	14'8" x 10'2"
Bedroom 2	5.150m x 2.787m	16'10" x 9'1"
Bedroom 3	4.280m x 3.745m	14'0" x 12'3"



Second Floor



First Floor



Ground Floor

Dimensions taken from 1.5m head height
 Indicates reduced head height to bedroom 3
 Velux window

Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.
 Plans are indicative only, configuration and handing of plots may vary.

The Copeman

Plot 119



Computer generated image indicative only.



The Williams

Plot 120

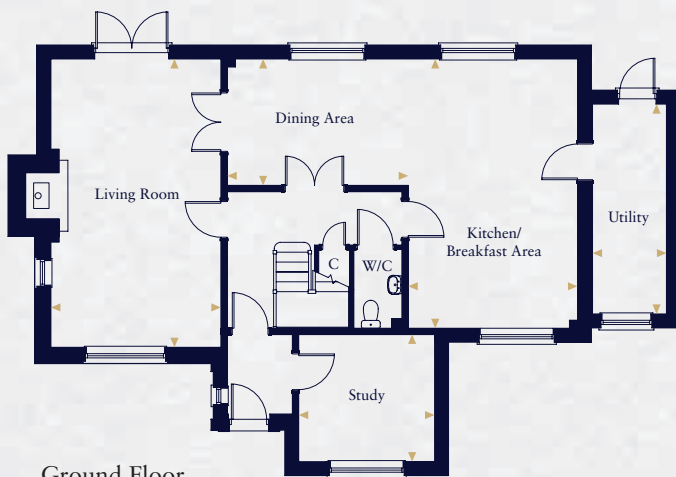


Computer generated image indicative only.



First Floor

Master Bedroom	3.935m x 3.561m	12'11" x 11'8"
Bedroom 2	3.578m x 3.291m	11'8" x 10'9"
Bedroom 3	4.013m x 2.723m	13'2" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.275m x 2.840m	7'5" x 9'4"



Ground Floor

Kitchen/Breakfast Area	6.359m x 3.997m	20'10" x 13'1"
Utility	4.072m x 1.745m	13'4" x 5'8"
Dining Area	4.274m x 2.985m	14'0" x 9'9"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Study	3.208m x 3.000m	10'6" x 9'10"

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

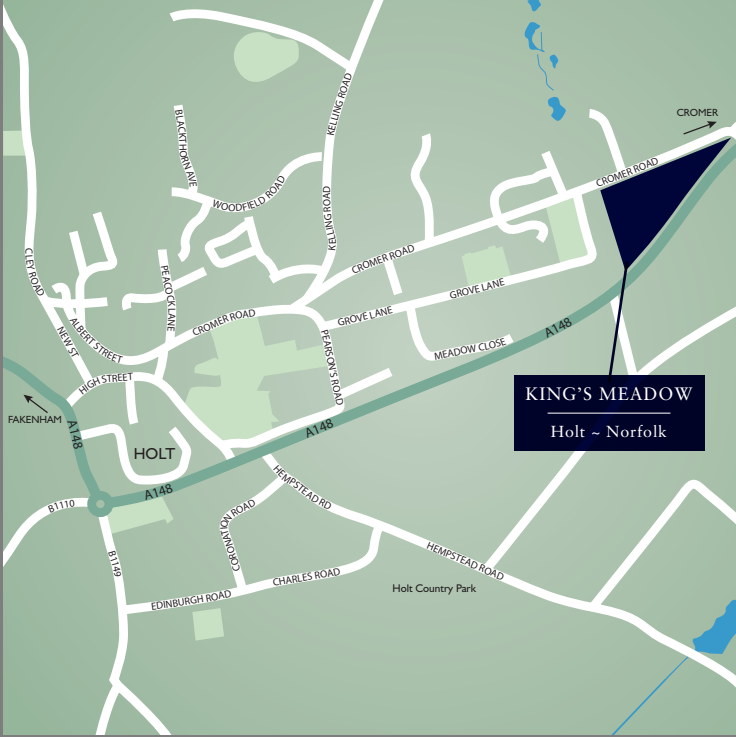


KING'S MEADOW

Holt ~ Norfolk



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Sheringham	7.4 miles
Cromer	10.5 miles
Wells-next-the-Sea	12.2 miles
Norwich	22.4 miles
King's Lynn	34.6 miles
Cambridge	75.4 miles
London Marble Arch	131.0 miles

By rail to:

(From Sheringham train station)

Cromer	8 mins
North Walsham	29 mins
Hoveton & Wroxham	41 mins
Norwich	54 mins
London Liverpool Street	2 hrs 57mins

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

Postcode for Sat Nav use: NR25 6EA

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:

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