



HOPKINS
& MOORE

OCTAVIA GARDENS

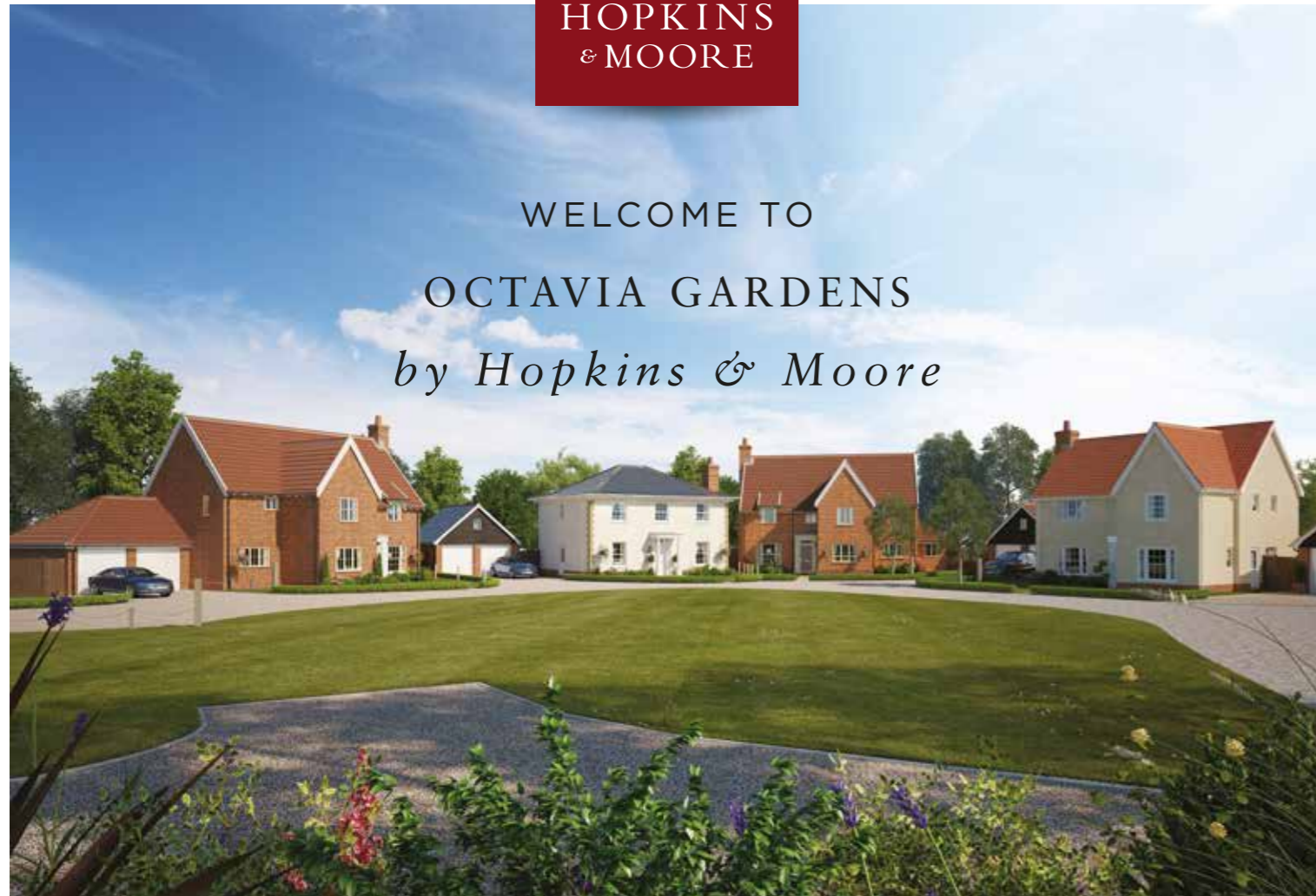
GAZELEY ~ SUFFOLK

Traditionally designed 3, 4 & 5 bedroom homes



HOPKINS
& MOORE

WELCOME TO
OCTAVIA GARDENS
by Hopkins & Moore



Computer generated image of properties at Octavia Gardens. Indicative only.



Quietly nestled in sought-after countryside, on the Suffolk/Cambridgeshire border, Octavia Gardens is an exclusive collection of new homes in the tranquil village of Gazeley.

This beautiful collection totals just 15 exquisite homes, which range from 3 to 5 bedrooms, perfect for couples and the growing family looking for more space without compromising on detail or specification.

Hopkins & Moore has focused its impressive design and traditional methods for excellence on this superb collection of homes, ensuring you have the perfect space to meet all of your needs. Finished to only the highest specification, the homes at Octavia Gardens have been carefully designed to blend in with their idyllic surroundings.

James Hopkins

Executive Chairman and founder of Hopkins & Moore



A TRADITION

OF EXCELLENCE

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

Explore a unique blend of traditional and 21st Century building styles which truly deliver homes that last. Hopkins & Moore are known for building superb homes which effortlessly blend style, convenience and modern lifestyles with contemporary features.

Our award-winning designs have been approved by thousands of happy homeowners and industry experts over the years, culminating in this elegant collection at Octavia Gardens. Exquisitely created with an attention to detail, these bespoke homes are of the very highest standard and specification.

Hopkins & Moore create properties you will be proud to come home to every day and long into the future. This ideal has once again been realised at Octavia Gardens, with the heritage of the surrounding area wholeheartedly embraced in every detail.





Newmarket



River Cam and King's College



All Saints' Church, Gazeley



Gazeley



Newmarket



Newmarket

QUINTESSENTIALLY ENGLISH, BEAUTIFULLY CONNECTED

The desirable village of Gazeley is in a spectacular location, offering all the advantages of Suffolk countryside living, yet in easy reach of Cambridge, located near to both Newmarket and Bury St Edmunds and with excellent road and rail links to London.

Gazeley offers a good range of clubs and activities with which to get involved, while nearby Moulton provides a Post Office, local store and a C of E Primary School. For older children, the Newmarket Academy is just 14 minutes drive.

Octavia Gardens is close to everything a family could need, whether for work or pleasure. Historic yet vibrant Cambridge is just 35 minutes away. Indulge yourself shopping in its many designer boutiques and high street stores or enjoy a relaxing afternoon punting on the River Cam.

Home to Cambridge Science Park and Cambridge University, one of the world's most prestigious, Cambridge has one of the UK's fastest-growing economies and highest employment levels.

An active weekend might take in Links Golf Club in Newmarket,

a fitness class or a swim at Newmarket's Leisure Centre or an invigorating walk in Thetford Forest Park. Newmarket Racecourse, 16 minutes from home, boasts some of the country's best racing; have a flutter on the horses while enjoying music from some of the nation's best known musicians.

A wealth of restaurants and eateries, all close to Gazeley, showcase an array of cuisines. In neighbouring Moulton, discover the wonderful, Michelin recommended, Packhorse Inn with its emphasis on classical ingredients. Alternatively, enjoy fine dining at Bury St Edmunds's fantastic Maison Bleue, offering a contemporary twist on French traditional cuisine, while nearby, Newmarket and Cambridge have a host of restaurants for you to discover that will be sure to delight all tastes.

Gazeley has excellent travel connections. Via the A14, less than a five-minute drive, reach Bury St Edmunds in 17 minutes and Cambridge in 35. Kennett railway station is just six minutes away, while from Whittlesford Parkway, you can reach London in 75 minutes. Travelling further afield, Stansted Airport is just 43 minutes from home.



A SPECIFICATION OF THE HIGHEST QUALITY

Kitchens

- Choice of 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

- 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
- Burglar alarm to ground floor only

Plumbing

- Under floor heating to ground floor only, thermostatically controlled radiators to upper floor
- Heated towel rails to bathroom and en-suite
- 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*
- En-Suite with bath - half-height all round, full height to shower cubicle 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.

WELCOME TO
OCTAVIA GARDENS



- The Augustus
Plots 1, 11(h) & 20
- The Valens
Plots 2, 8 & 21(h)
- The Claudius
Plot 6
- The Galerius
Plot 7
- The Marcian
Plots 9, 13(h) & 19(h)
- The Julius
Plots 17 & 18(h)
- The Aurelian
Plot 10
- The Anthemius
Plot 12
- Affordable Housing
- C/S Cycle Store
- S/S Sub Station
- V Visitor Parking

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 AUGUSTUS

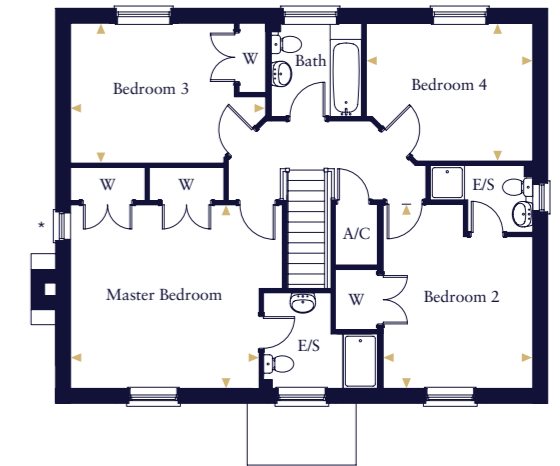
PLOTS 1, 11(H) & 20



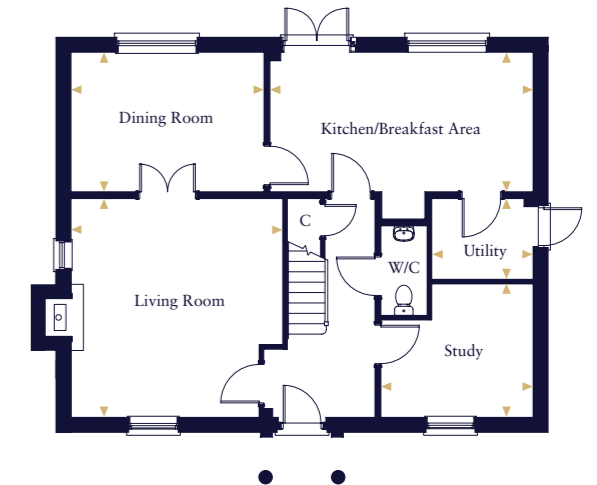
Computer generated image indicative only.

| | | |
|------------------------|-----------------|----------------|
| Kitchen/Breakfast Area | 5.800m x 3.075m | 19'0" x 10'1" |
| Utility | 2.235m x 1.780m | 7'3" x 5'8" |
| 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 3.325m | 13'3" x 10'9" |
| Bedroom 3 | 3.618m x 3.083m | 11'10" x 10'1" |
| Bedroom 4 | 3.670m x 3.038m | 12'0" x 9'11" |

◀ Indicates where measurements have been taken from.
* Window to plot 1 only.



First floor



Ground floor

THE VALENS

PLOTS 2, 8 & 21(H)



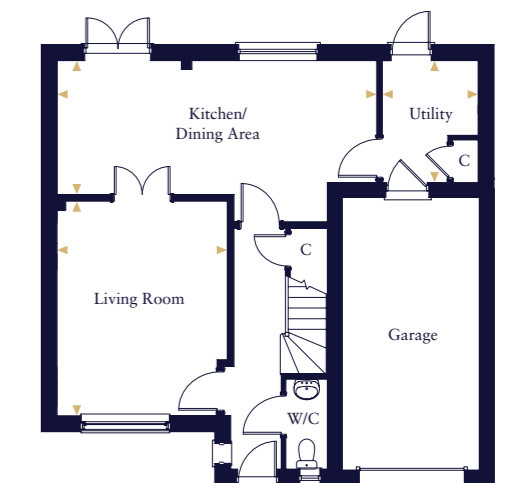
Computer generated image indicative only.

| | | |
|---------------------|-----------------|---------------|
| Kitchen/Dining Area | 6.970m x 2.925m | 22'10" x 9'7" |
| Utility | 2.678m x 2.131m | 8'9" x 7'0" |
| Living Room | 4.752m x 3.746m | 15'7" x 12'3" |
| Master Bedroom | 4.876m x 3.125m | 16'0" 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 | 3.180m x 2.866m | 10'5" x 9'4" |

◀ Indicates where measurements have been taken from.
▶ Dimensions taken to 1.5m head height.
--- Indicates reduced head height.
* No window to plots 2 & 21.



First floor

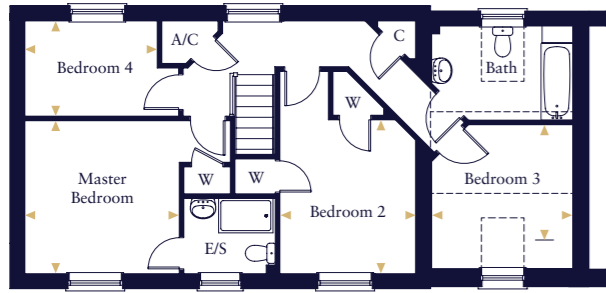


Ground floor

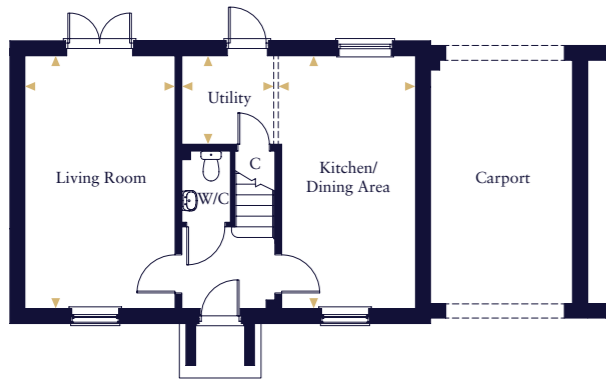


THE CLAUDIUS

PLOT 6



First floor



Ground floor



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 | 3.112m x 2.541m | 10'2" x 8'4" |
| Bedroom 4 | 2.908m x 2.100m | 9'6" x 6'11" |

◀ Indicates where measurements have been taken from.
 ▶ Dimensions taken to 1.5m head height.
 --- Indicates reduced head height.

THE MARCIAN

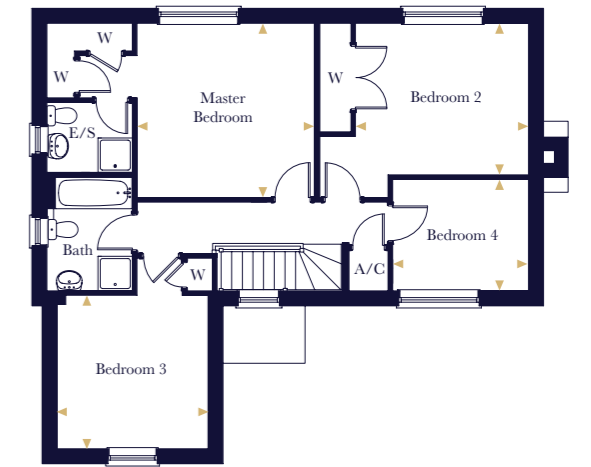
PLOTS 9, 13(H) & 19(H)



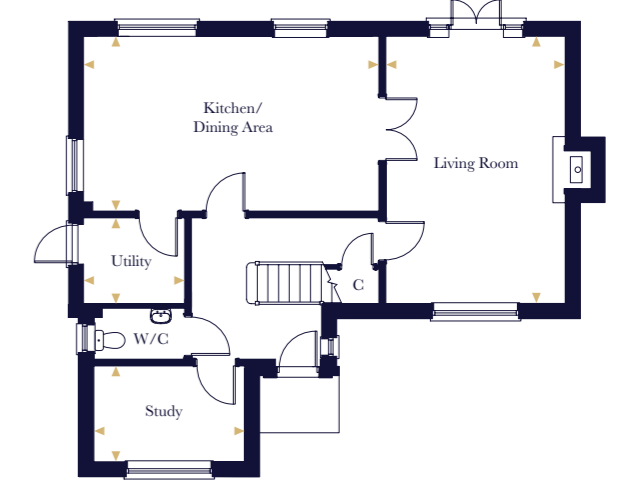
Computer generated image indicative only.

| | | |
|---------------------|-----------------|----------------|
| Kitchen/Dining Area | 6.509m x 3.850m | 21'4" x 12'7" |
| 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 | 3.929m x 3.839m | 12'11" x 12'7" |
| Bedroom 2 | 3.807m x 3.339m | 12'6" 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.



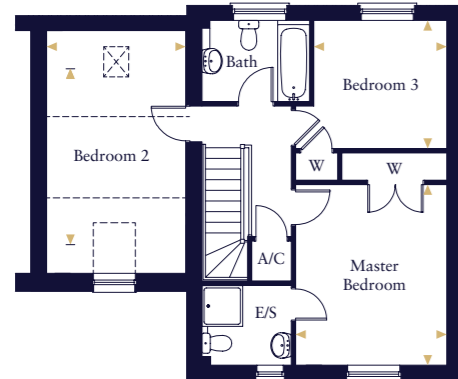
First floor



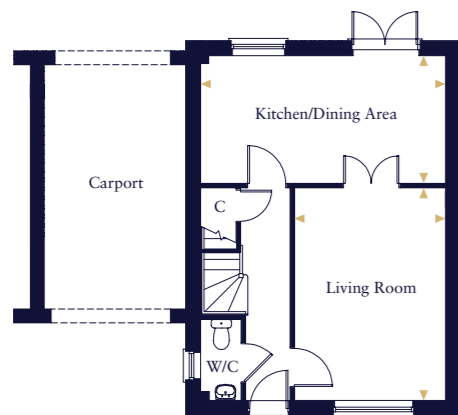
Ground floor

THE GALERIUS

PLOT 7



First floor



Ground floor



Computer generated image indicative only.

| | | |
|---------------------|-----------------|----------------|
| Kitchen/Dining Area | 5.395m x 2.820m | 17'8" x 9'3" |
| 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 | 3.862m x 3.111m | 12'8" x 10'2" |
| Bedroom 3 | 2.927m x 2.824m | 9'7" x 9'3" |

◀ Indicates where measurements have been taken from.
 ▶ Dimensions taken to 1.5m head height.
 --- Indicates reduced head height.
 ☒ Velux Window.



THE JULIUS

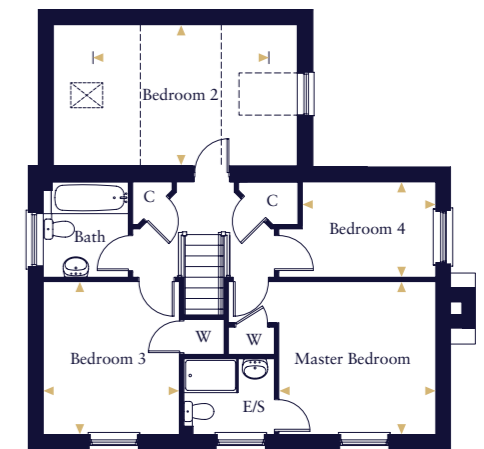
PLOTS 17 & 18(H)



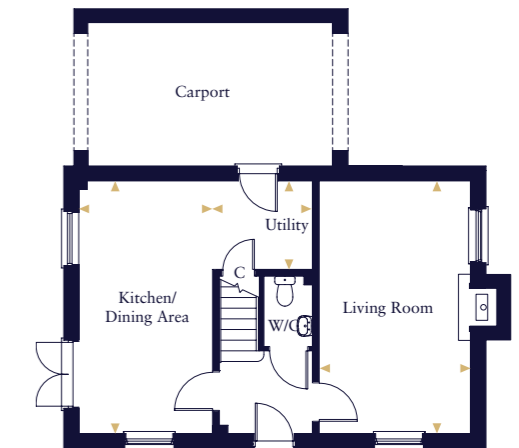
Computer generated image indicative only.

| | | |
|---------------------|-----------------|----------------|
| 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 | 3.862m x 3.111m | 12'8" x 10'2" |
| Bedroom 3 | 3.375m x 3.005m | 11'0" x 9'10" |
| Bedroom 4 | 2.910m x 2.103m | 9'6" x 6'10" |

◀ Indicates where measurements have been taken from.
 ▶ Dimensions taken to 1.5m head height.
 --- Indicates reduced head height.
 ☒ Velux Window.



First floor



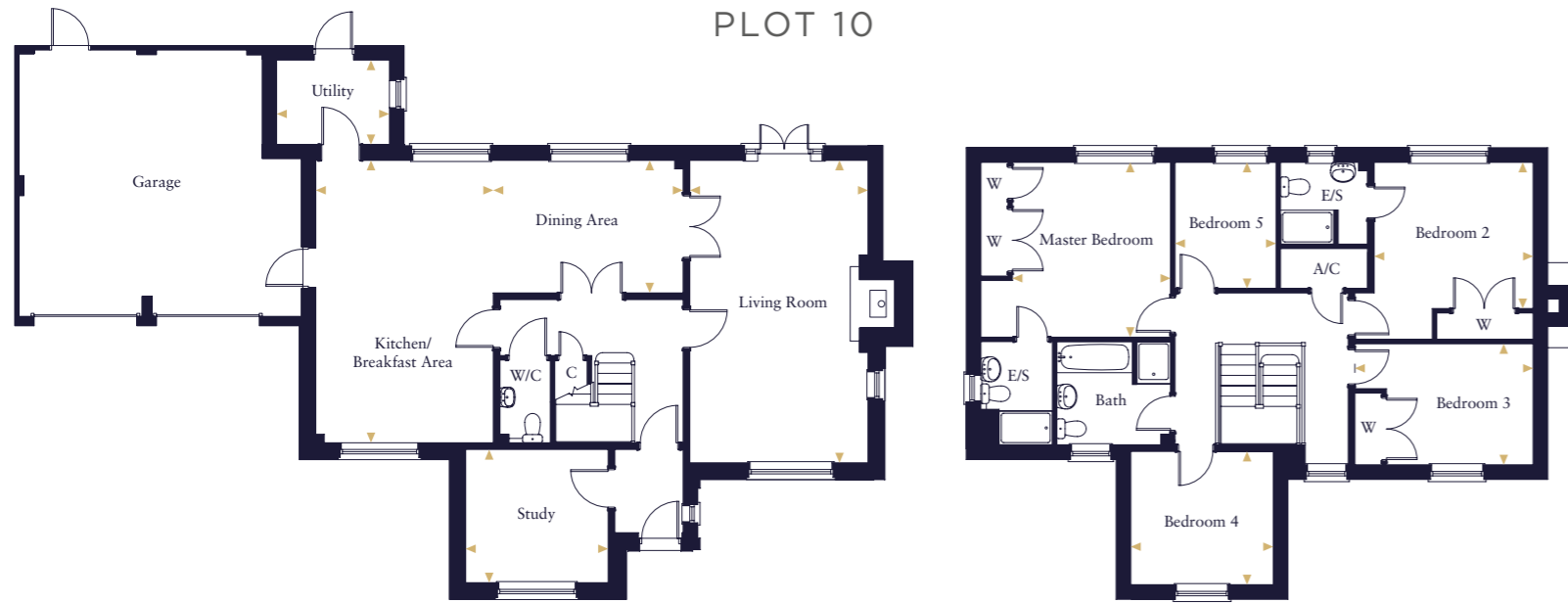
Ground floor





Computer generated image indicative only.

THE AURELIAN PLOT 10



Ground floor

First floor

| | | |
|------------------------|-----------------|----------------|
| Kitchen/Breakfast Area | 6.359m x 3.997m | 20'10" x 13'1" |
| Utility | 2.546m x 1.895m | 8'4" x 6'2" |
| 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" |

| | | |
|----------------|-----------------|----------------|
| 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 | 2.840m x 2.275m | 9'4" x 7'5" |

◀ Indicates where measurements have been taken from.



Computer generated image indicative only.

THE ANTHEMIUS PLOT 12



Ground floor

First 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" |

| | | |
|----------------|-----------------|----------------|
| 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 | 2.840m x 2.275m | 9'4" x 7'5" |

◀ Indicates where measurements have been taken from.





HOPKINS
& MOORE

OCTAVIA GARDENS

GAZELEY | SUFFOLK



Area Map



Local Map

Maps not to scale

Travel times and distances

By road from Octavia Gardens to:

| | |
|-----------------------|------------|
| Kennett Train Station | 2.6 miles |
| Newmarket | 6.3 miles |
| Bury St Edmunds | 10.9 miles |
| Thetford | 18.8 miles |
| Cambridge | 21.0 miles |
| Whittlesford Parkway | 23.6 miles |
| Stansted Airport | 41.9 miles |

By rail from Kennett Train Station to:

| | |
|-----------------|--------------|
| Newmarket | 10 mins |
| Bury St Edmunds | 11 mins |
| Cambridge | 32 mins |
| Norwich | 1 hr 15 mins |
| King's Cross | 1 hr 26 mins |

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

Postcode for Sat Nav use: CB8 8RB

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For more information on any of our developments please visit:

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 Octavia Gardens 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. 06/17 171587 Designed and produced by thinkBDW 01206 546965.