



HOPKINS  
& MOORE

THE PINES

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TUNSTALL ~ SUFFOLK

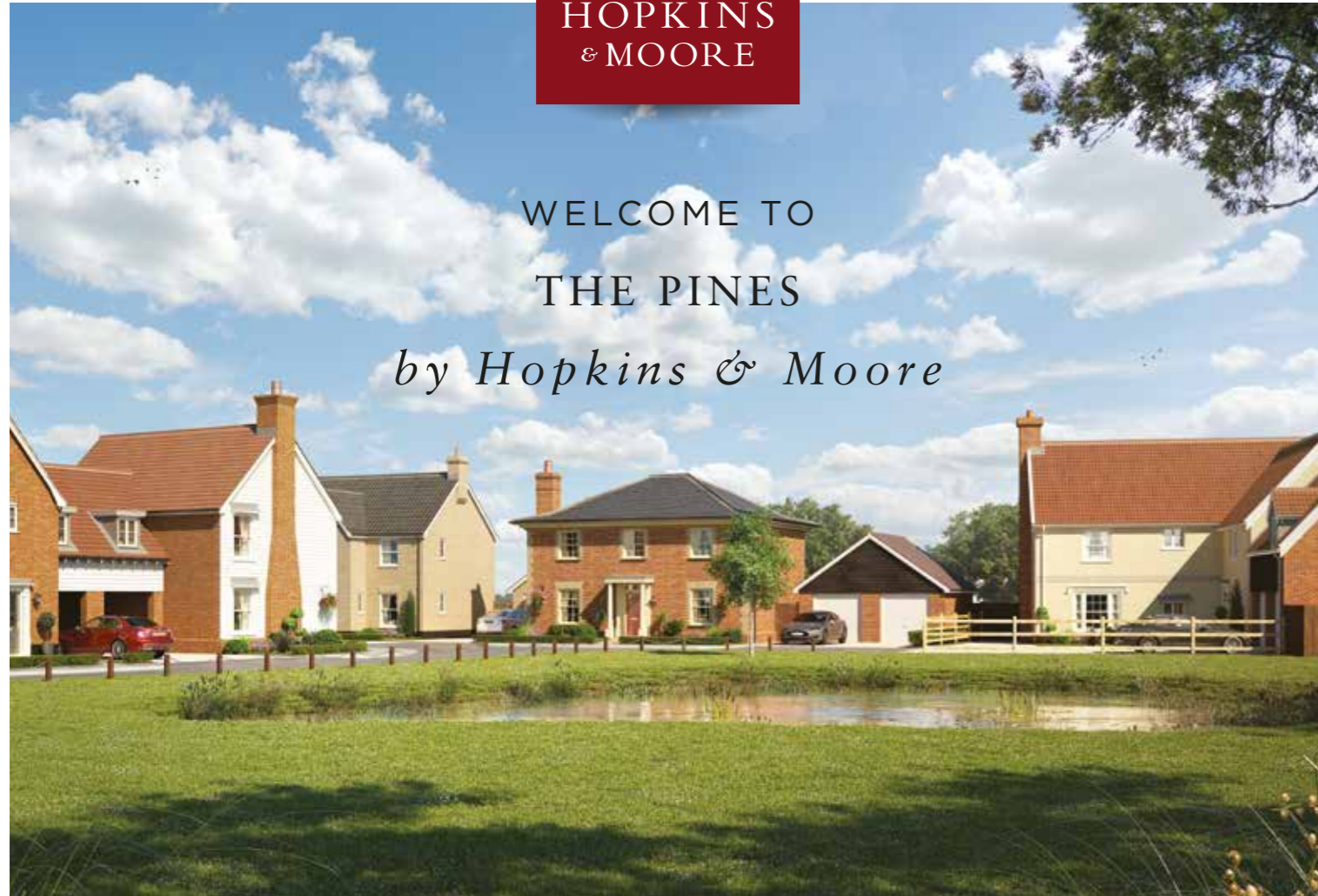
Traditionally designed 2, 3, 4 & 5 bedroom homes





HOPKINS  
& MOORE

WELCOME TO  
THE PINES  
*by Hopkins & Moore*



Computer generated image of properties at The Pines. Indicative only.



An exclusive collection of prestigious new homes  
within the picturesque village of Tunstall in Suffolk.

This illustrious collection of desirable homes range from 2, 3, 4 and 5 bedroom properties, each carefully crafted to deliver homes of distinction that are built and finished to the highest possible standard.

Hopkins & Moore has focused its impressive design and traditional build methods to create a sublime array of homes, ensuring you have the perfect space to meet all of your needs whether you are a first time buyer, have a growing family or are looking to downsize, at The Pines there's no need to compromise.

*James Hopkins*

Executive Chairman and founder of Hopkins & Moore



## A TRADITION

OF EXCELLENCE

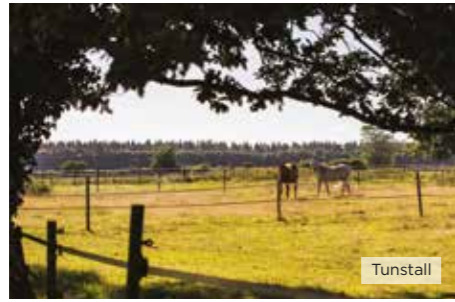
At Hopkins & Moore, we strive to create properties that you will be proud to come home to every day and long into the future.

We pride ourselves on fusing a unique blend of traditional and 21st Century building styles, which truly deliver homes that stand the test of time. Hopkins & Moore are known for building exceptional properties that seamlessly blend classic style, energy efficiency, contemporary features and all the convenience required for modern lifestyles.

Our award-winning designs have been approved and commended by thousands of discerning homeowners and industry experts over the years, and The Pines is no exception; meticulously designed to complement and enhance this idyllic location.







## PERFECTLY POSITIONED FOR THE BEST OF COAST AND COUNTRY LIFE

The highly desirable village of Tunstall is located in an enviable position within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, offering the very best of coast and country life.

Just a short distance from home is the unspoiled beauty of Tunstall Forest and the RSPB Minsmere nature reserve, perfect for exploring diverse woodland, wetland and coastal habitats. The unique Victorian complex at nearby Snape Maltings brings together outstanding concerts and events, a host of independent shops and galleries and is home to the world famous Aldeburgh Festival and Snape Proms.

There is a superb selection of restaurants within close proximity to Tunstall, offering a myriad of styles and flavours to sate all tastes including the Butley Oysterage at Orford for smoked delicacies and fresh local fish and shellfish, the Unruly Pig in

Bromeswell serving a selection of Mediterranean modern cuisine or The Fire Station in Woodbridge; a niche art gallery, café and bar offering their own roasted coffees, cocktails and homemade food alongside original work from local artists.

The nearby market towns of Woodbridge and Wickham Market provide everyday amenities such as supermarkets, independent retailers, GP and dental surgeries, post office's and both benefit from their own rail station offering links to London, Ipswich and Norwich.

The area is well served with a selection of schools; for younger children, there is the Rendlesham Primary School and the Eyke C of E VCP School whilst older children are catered for at Thomas Mills High School in Framlingham or Farlingaye High School in Woodbridge.



## A SPECIFICATION OF THE HIGHEST QUALITY

### Kitchens

- Choice of cupboards and worktops\*
- Neff oven, hob and 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
- 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  
**THE PINES**

At The Pines you'll find a collection of stylish 2, 3, 4 and 5 bedroom properties. These homes have been tailored to suit the demands of today's modern lifestyles as well as blending in with their beautiful surroundings.



- The Hazel  
Plots 1 & 3(h)
- The Beech  
Plot 2
- The Maple  
Plots 4 & 33(h)
- The Elm  
Plot 5
- The Hawthorn  
Plots 6, 7(h), 8, 9(h) & 19
- The Alder  
Plot 20
- The Juniper  
Plot 21
- The Holly  
Plots 22, 23(h)
- The Oak  
Plots 24 & 27
- The Spindle  
Plots 25, 26(h) & 31
- The Birch  
Plot 28
- The Willow  
Plots 29 & 30(h)
- The Buckthorn  
Plot 32
- Affordable Housing
- S/S Sub Station
- C/S Cycle Store
- Surface Water Basin

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.

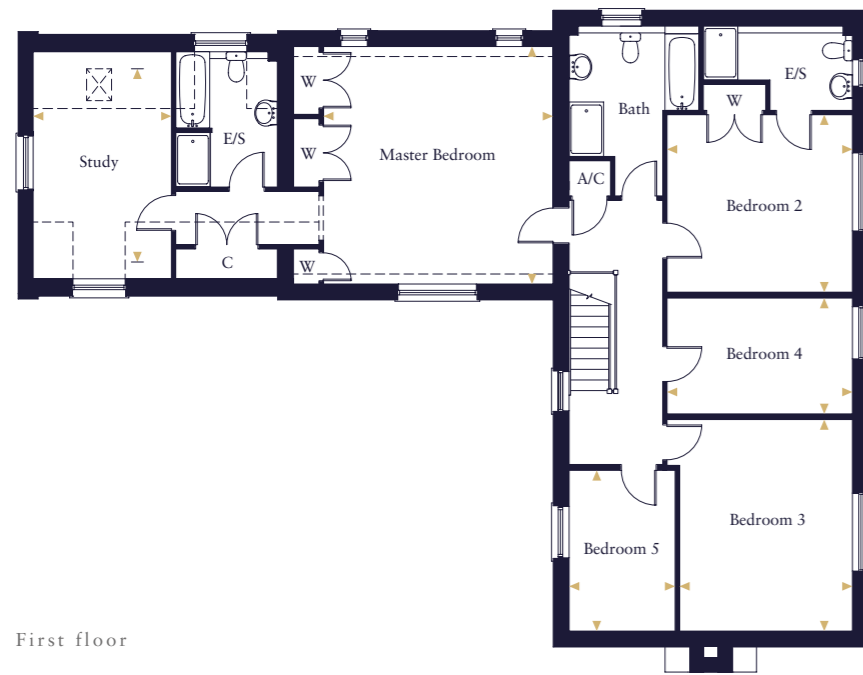




Computer generated image indicative only.

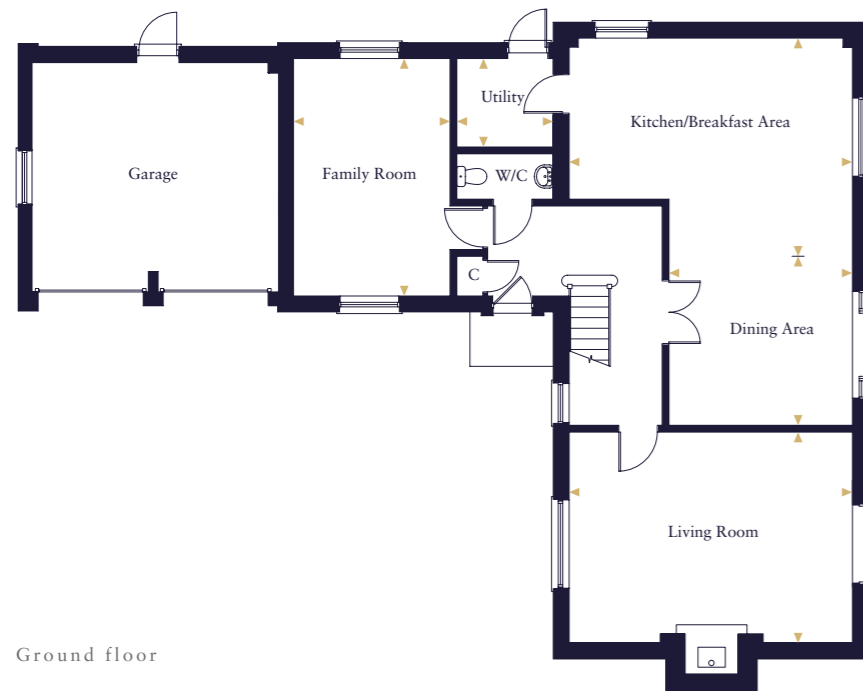
## THE HAZEL

PLOTS 1 & 3(H)



First floor

Master Bedroom	5.234m x 5.063m	17'2" x 16'7"
Bedroom 2	4.086m x 3.912m	13'5" x 12'10"
Bedroom 3	4.663m x 3.813m	15'3" x 12'6"
Bedroom 4	4.086m x 2.553m	13'4" x 8'4"
Bedroom 5	3.542m x 2.334m	11'7" x 7'7"
Study	4.190m x 3.047m	13'9" x 10'0"



Ground floor

Kitchen/Breakfast Area	6.244m x 4.834m	20'6" x 15'10"
Dining Area	4.044m x 3.700m	13'3" x 12'2"
Utility	2.120m x 1.950m	6'11" x 6'4"
Living Room	6.244m x 4.650m	20'6" x 15'3"
Family Room	5.234m x 3.450m	17'2" x 11'3"

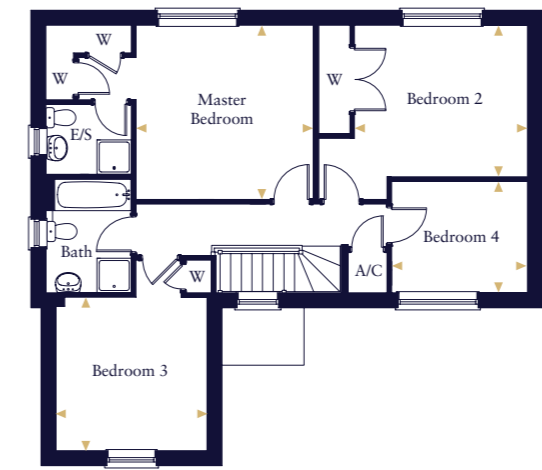
Dimensions taken from 1.5m head height  
 Indicates reduced head height to master bedroom and study  
 Velux window



Computer generated image indicative only.

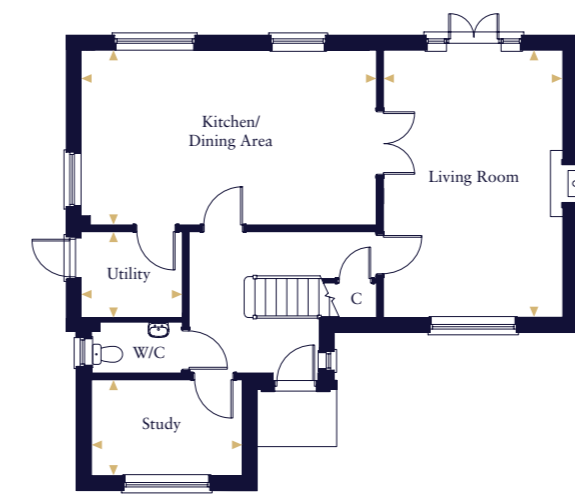
## THE BEECH

PLOT 2



First floor

Master Bedroom	3.929m x 3.839m	12'10" x 12'7"
Bedroom 2	3.807m x 3.339m	12'5" 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"



Ground floor

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"

Indicates where measurements have been taken from







Computer generated image indicative only.

## THE ELM

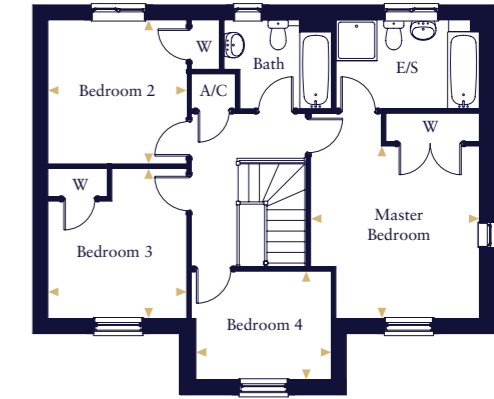
PLOT 5



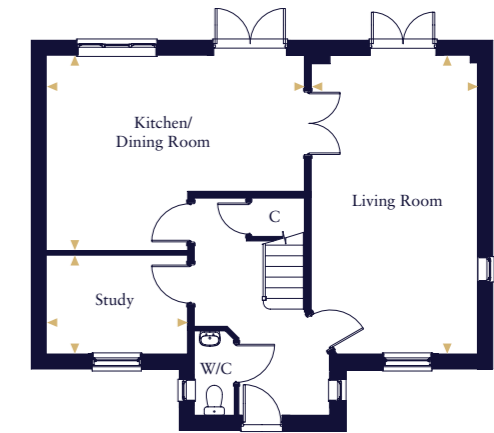
Computer generated image indicative only.

Kitchen/Dining Area	5.690m x 4.305m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.118m x 2.180m	10'2" x 7'1"
Master Bedroom	4.055m x 3.720m	13'3" x 12'2"
Bedroom 2	3.175m x 3.062m	10'5" x 10'1"
Bedroom 3	3.310m x 3.062m	10'10" x 10'1"
Bedroom 4	2.985m x 2.395m	9'9" x 7'10"

◀ Indicates where measurements have been taken from



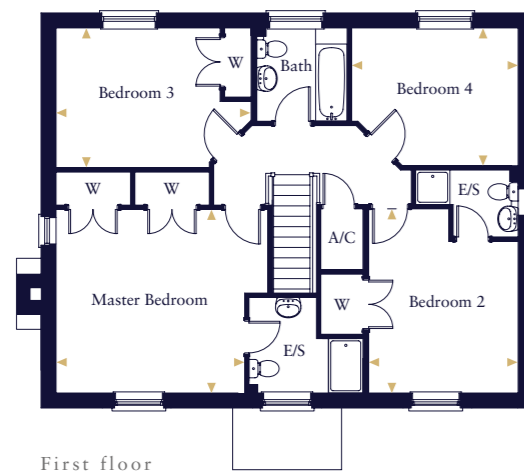
First floor



Ground floor

## THE MAPLE

PLOTS 4 & 33(H)



First floor



Ground floor

Master Bedroom	4.670m x 4.160m	15'3" x 13'8"
Bedroom 2	4.060m x 3.305m	13'3" x 10'10"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"

Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"
Utility	2.235m x 1.780m	7'3" x 5'10"
Study	3.355m x 2.942m	11'0" x 9'7"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Living Room	4.823m x 4.668m	15'9" x 15'3"

◀ Indicates where measurements have been taken from

## THE HAWTHORN

PLOTS 6, 7(H), 8, 9(H) & 19



Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.805m	17'8" x 9'4"
Living Room	4.692m x 3.337m	15'5" x 10'11"
Master Bedroom	3.625m x 3.148m	11'11" x 10'4"
Bedroom 2	3.148m x 2.905m	10'4" x 9'6"
Bedroom 3	2.721m x 2.157m	8'11" x 7'1"

◀ Indicates where measurements have been taken from



First floor

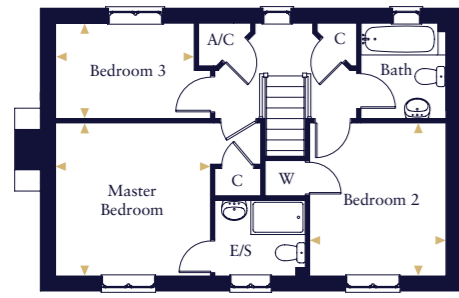


Ground floor

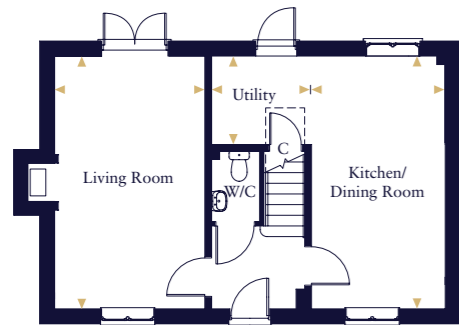


# THE ALDER

PLOT 20



First floor



Ground floor



Computer generated image indicative only.

Kitchen/Dining Room	5.572m x 2.950m	18'3" x 9'8"
Utility	2.199m 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	11'1" x 9'10"
Bedroom 3	2.910m x 2.103m	9'6" x 6'11"

◀ Indicates where measurements have been taken from  
 --- Indicates reduced head height

# THE HOLLY

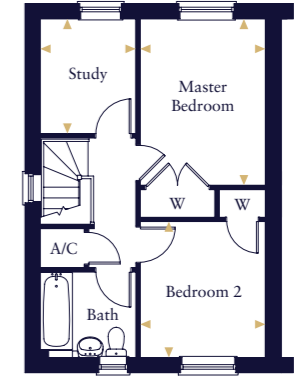
PLOTS 22 & 23(H)



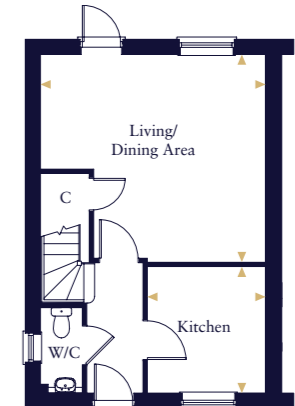
Computer generated image indicative only.

Kitchen	2.755m x 2.574m	9'0" x 8'5"
Living/Dining Area	4.900m x 4.524m	16'0" x 14'10"
Master Bedroom	3.624m x 2.726m	11'10" x 8'11"
Bedroom 2	2.959m x 2.726m	9'8" x 8'11"
Study	2.497m x 2.082m	8'2" x 6'9"

◀ Indicates where measurements have been taken from



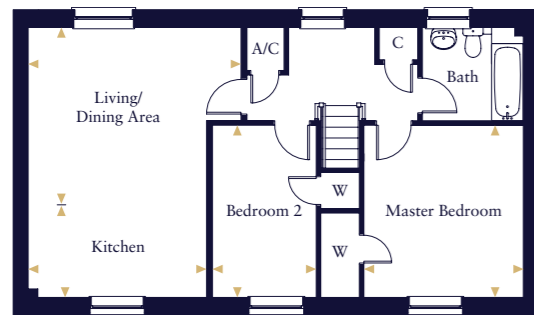
First floor



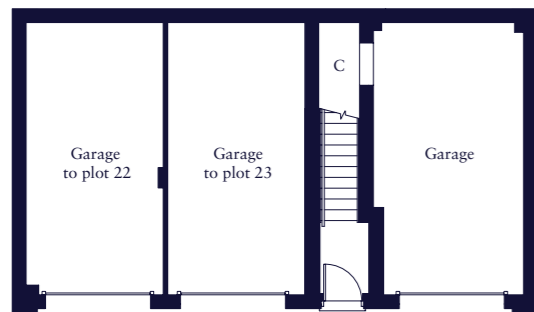
Ground floor

# THE JUNIPER

PLOT 21



First floor



Ground floor



Computer generated image indicative only.

Kitchen	3.931m x 2.025m	12'10" x 6'7"
Living/Dining Area	4.591m x 3.950m	15'1" x 12'11"
Master Bedroom	3.795m x 3.514m	12'5" x 11'6"
Bedroom 2	3.795m x 2.287m	12'5" x 7'6"

◀ Indicates where measurements have been taken from

# THE OAK

PLOTS 24 & 27



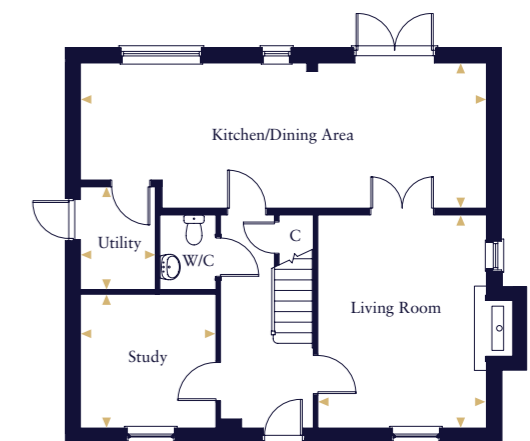
Computer generated image indicative only.

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	3.782m x 3.685m	12'5" x 12'1"
Dressing Area	2.673m x 2.109m	8'9" x 6'11"
Bedroom 2	4.016m x 3.716m	13'2" x 12'2"
Bedroom 3	3.931m x 2.621m	12'11" x 8'7"

◀ Indicates where measurements have been taken from



First floor

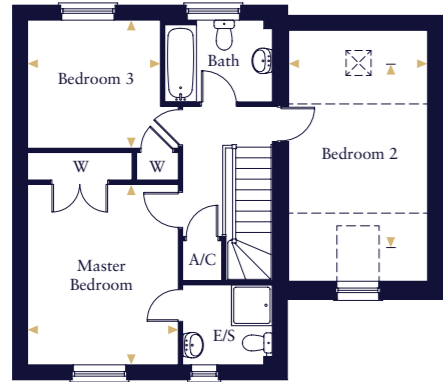


Ground floor

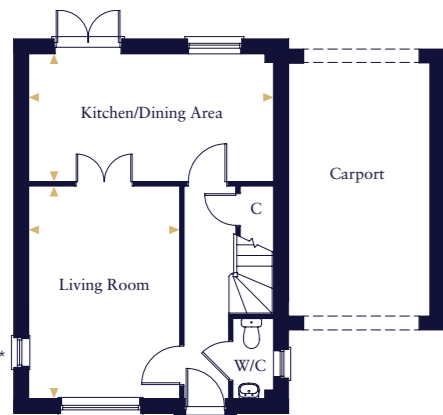


# THE SPINDLE

PLOTS 25, 26(H) & 31



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	4.044m x 3.111m	13'3" x 10'2"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

◀ Indicates where measurements have been taken from  
 --- Indicates reduced head height  
 ☒ Velux window  
 \* Window to plots 26 & 31 only

# THE WILLOW

PLOTS 29 & 30(H)



Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.617m	17'8" x 8'7"
Living Room	4.887m x 3.331m	16'0" x 10'11"
Master Bedroom	4.169m x 3.325m	13'8" x 10'11"
Bedroom 2	3.287m x 3.190m	10'9" x 10'5"
Bedroom 3	3.190m x 2.720m	10'5" x 8'11"

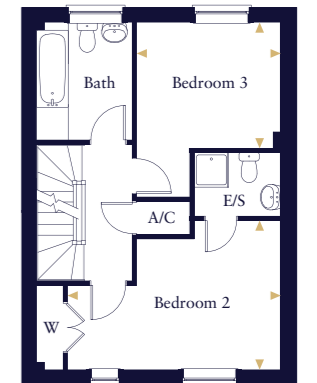
◀ Indicates where measurements have been taken from  
 --- Indicates reduced head height  
 ☒ Velux window



Second floor



Ground floor



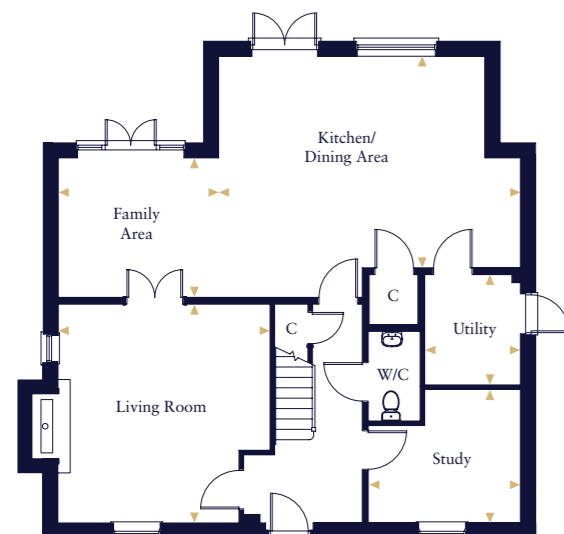
First floor

# THE BIRCH

PLOT 28



First floor



Ground floor



Computer generated image indicative only.

Kitchen/Dining Area	6.650m x 4.663m	21'9" x 15'3"
Family Area	3.530m x 3.075m	11'7" x 10'1"
Utility	2.432m x 2.110m	7'11" x 6'11"
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 3.975m	15'3" x 13'0"
Bedroom 2	4.038m x 3.627m	13'3" x 11'10"
Bedroom 3	3.760m x 3.610m	12'4" x 11'10"
Bedroom 4	3.437m x 3.083m	11'3" x 10'1"

◀ Indicates where measurements have been taken from

# THE BUCKTHORN

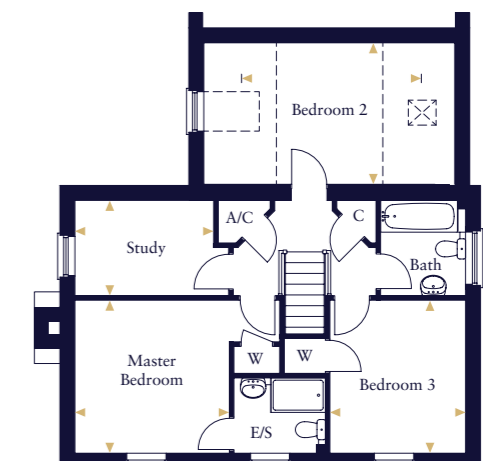
PLOT 32



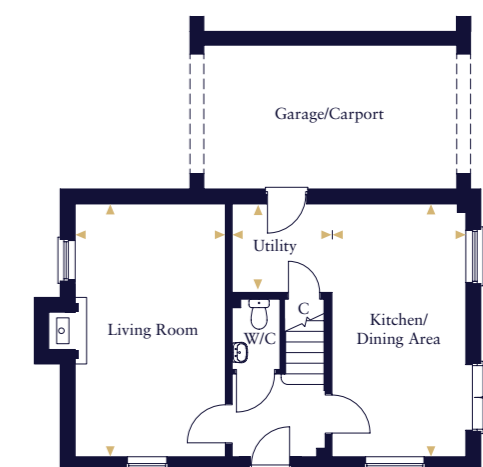
Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	5.572m x 3.310m	18'3" x 10'10"
Living Room	2.200m x 1.950m	7'2" x 6'4"
Study	2.910m x 2.103m	9'6" x 6'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'0"
Bedroom 2	4.044m x 3.111m	13'3" x 10'2"
Bedroom 3	3.375m x 3.005m	11'0" x 9'10"

◀ Indicates where measurements have been taken from  
 --- Indicates reduced head height  
 ☒ Velux window



First floor



Ground floor





**HOPKINS  
& MOORE**

# THE PINES

TUNSTALL | SUFFOLK



Area Map



Local Map

Maps not to scale

## Travel times and distances

By road from The Pines to:

Wickham Market Train Station	2.4 miles
Woodbridge	8.0 miles
Aldeburgh	8.7 miles
Southwold	20.3 miles
Colchester	37.5 miles
Bury St Edmunds	38.7 miles
London Stansted Airport	67.6 miles

By rail from Wickham Market Train Station to:

Ipswich	29 mins
Colchester	55 mins
Norwich	1 hr 17 mins
Bury St Edmunds	1 hr 20 mins
London Liverpool Street	1 hr 48 mins

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

Postcode for Sat Nav use: IP12 2JB

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For more information on any of our developments please visit:

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

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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 Pines 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. 10/17 173939 Designed and produced by thinkBDW 01206 546965.