



HOPKINS
& MOORE

THE
WILLOWS

KENTFORD | SUFFOLK

Traditionally designed
2, 3 & 4 bedroom homes



WELCOME TO
THE WILLOWS
by Hopkins & Moore



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



Photographs depict previous Hopkins Group developments.

The Willows is an exclusive collection of prestigious new homes within the picturesque village of Kentford.

This luxurious selection of 2, 3 and 4 bedroom homes provides both sophisticated elegance and practical convenience in equal measure. Set within the historical village of Kentford, The Willows has excellent travel connections to the vibrant centres of Newmarket, Bury St Edmunds and Cambridge, whilst enjoying a village setting.

This outstanding development enhances Hopkins & Moore's reputation for building homes of superior quality. Each residence caters for the most modern lifestyles, while maintaining a traditional architectural style that provides a touch of all-important character and charm.

James Hopkins

Executive Chairman and founder of Hopkins & Moore



A TRADITION OF EXCELLENCE

At Hopkins & Moore, we don't just offer you a stunning place to live, we offer you the peace of mind that comes with outstanding quality.

Every one of our award-winning homes is built using high quality materials and skilful building techniques. Unique design, meticulous planning and a relentless passion for quality are the things that make every Hopkins & Moore property exceptional.

These beautiful homes perfectly combine traditional character and technology to create comfort, convenience and connectivity within an exterior that blends seamlessly with the local surroundings. This commitment to excellence is what has earned us an enviable reputation, plus it is what makes a home at The Willows perfect today and long into the future.





CONNECTED TO THE TOWN, THE CITY AND THE COUNTRY

The village of Kentford enjoys a superb location close to the border between Suffolk and Cambridgeshire. Surrounded by beautiful, unspoilt countryside for which the area is renowned, this picturesque village is excellently positioned to enjoy not only natural beauty, but also some of the most unique and attractive urban centres in the country.

The village itself benefits from the everyday essentials with a Post Office, village stores and train station in Kennett, just a short walk away, plus a choice of two local pubs that both provide the perfect venue for afternoon drinks or evening meals.

Just a short drive away is the unique town of Newmarket. Often referred to as the Home of Horseracing, this town is renowned across the racing world. It is not unusual to give way to a string of world-class thoroughbreds on the way to one of the town's supermarkets, or brush shoulders with an internationally renowned jockey while enjoying afternoon tea in the town centre. However, if you really want to experience the thrilling spectacle first hand, the town's two racecourses provide entertainment for most of the year in the form of race meetings and pop concerts.

For a little more choice, the charming market town of Bury St Edmunds is located within 20 minutes by road. The pretty streets simply ooze character and play home to everything from independent boutiques to national high street chains, the Theatre Royal and the award-winning 14 acre Abbey Gardens.

Within just over half an hour you can be exploring the vibrant city of Cambridge. Visit the famous colleges and museums including the University of Cambridge's Fitzwilliam Museum and Kettle's Yard. Enjoy punting along the River Cam, eat in a variety of cafés and restaurants, or shop at a range of boutiques, designer shops and high street retailers. Cambridge has everything you could want and much more.

All of this can be easily enjoyed via Kentford's outstanding travel links. The nearby A14 provides easy access to the A1, A11, M11 and A12, while the Kennett train station operates regular direct services to Cambridge, Bury St Edmunds and Ipswich. Connections to London King's Cross from Cambridge open up a gateway to the capital and beyond, while Stansted Airport can be reached in just over 40 minutes and operates direct flights to more than 140 destinations.



A SPECIFICATION OF THE HIGHEST QUALITY

Kitchens

- Choice of cupboards and worktops*
- Neff oven, hob and hood 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 on certain plots

Plumbing

- Air source heat pump supplying under floor heating to ground floor only and thermostatically controlled radiators to upper floor on plots 1, 4, 5, 6, 7, 14, 15, 16, 17 & 18
- Air source heat pump supplying thermostatically controlled radiators on plots 26, 27, 28, 29 & 30
- Oil fired central heating supplying thermostatically controlled radiators on plots 8, 9, 10, 11, 12 & 13
- 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

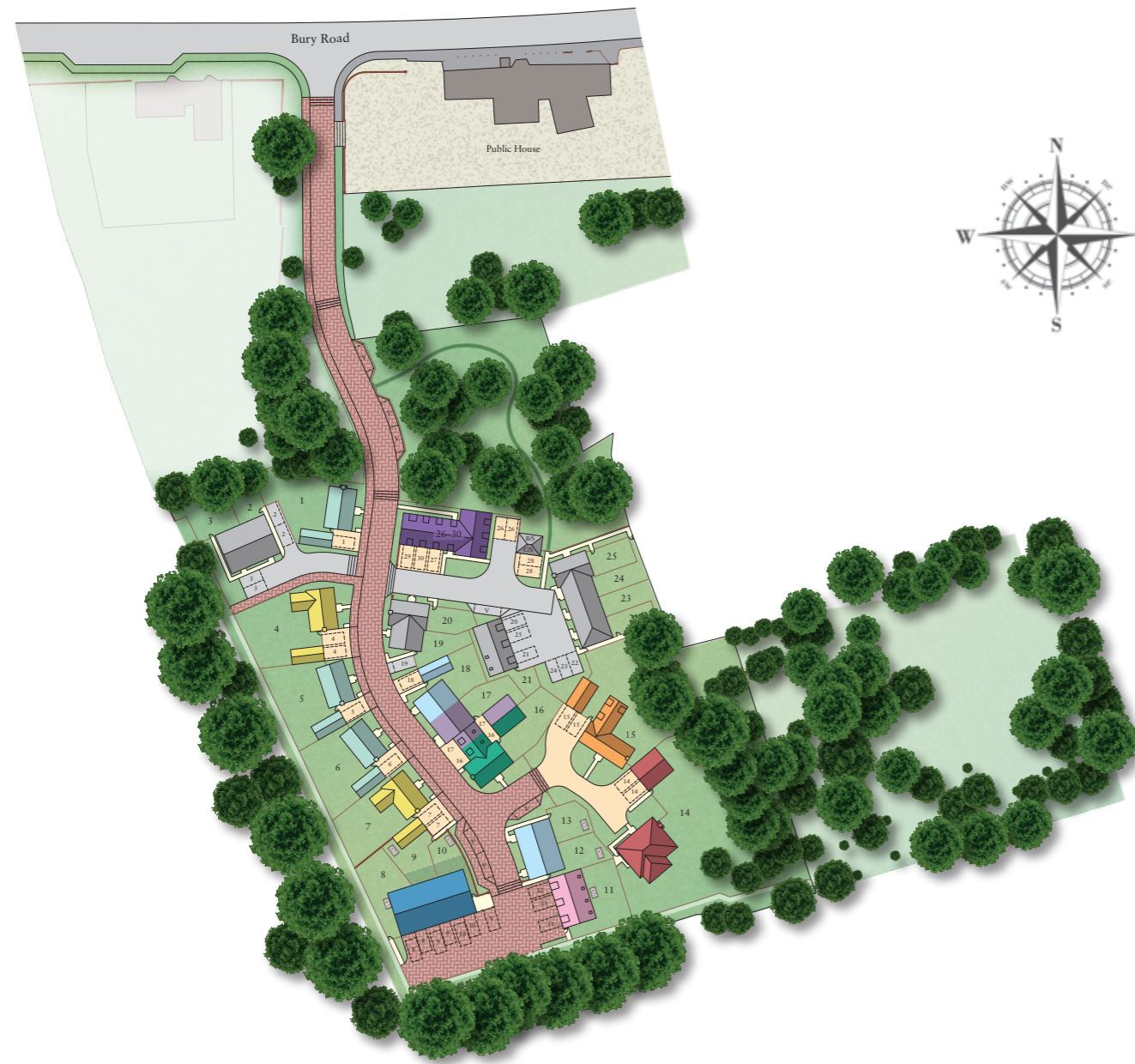
- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- All internal walls painted Dulux Swansdown

*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 Group developments.



WELCOME TO
THE WILLOWS

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



- The Hornbeam
Plots 1, 5(h) & 6(h)
- The Beech
Plots 12, 13(h) & 18(h)
- The Yew
Plot 17
- Oil Tank
- The Aspen
Plot 4 & 7
- The Maple
Plot 14
- The Osier
Apartments
Plots 26-30
- B/S Bin Store
- The Hazel
Plots 8, 9 & 10
- The Poplar
Plot 15
- Affordable Housing
- The Cherry
Plot 11
- The Juniper
Plot 16
- C/S Cycle Store

Development released in phases. 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, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only.



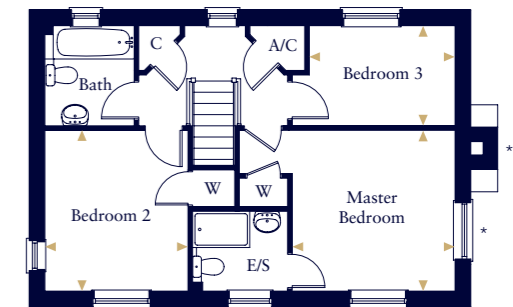
THE HORNBEAM

PLOTS 1, 5(H) & 6(H)

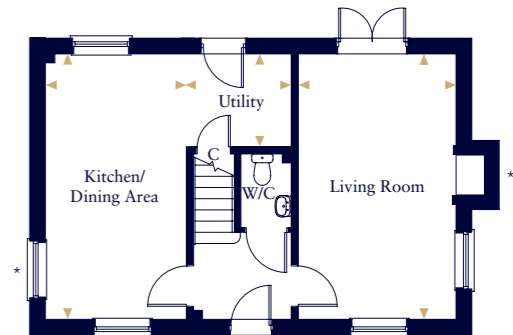


Computer generated image indicative only. External finishes and appearance likely to vary.

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	2.910m x 2.103m	9'6" x 6'10"



First floor



Ground floor

◀ Indicates from where measurements have been taken
* To plot 1 only

THE ASPEN

PLOTS 4 & 7

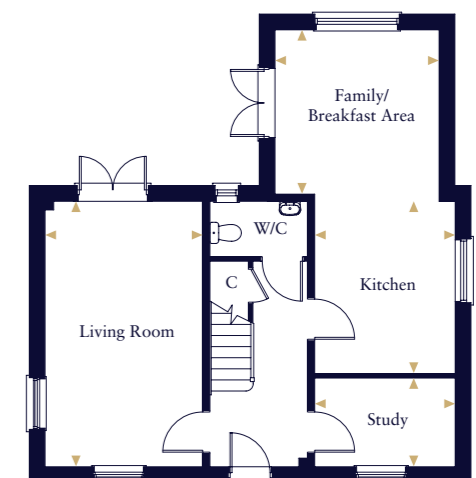


Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Family/Breakfast Area	3.450m x 3.444m	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"



First floor



Ground floor

◀ Indicates from where measurements have been taken



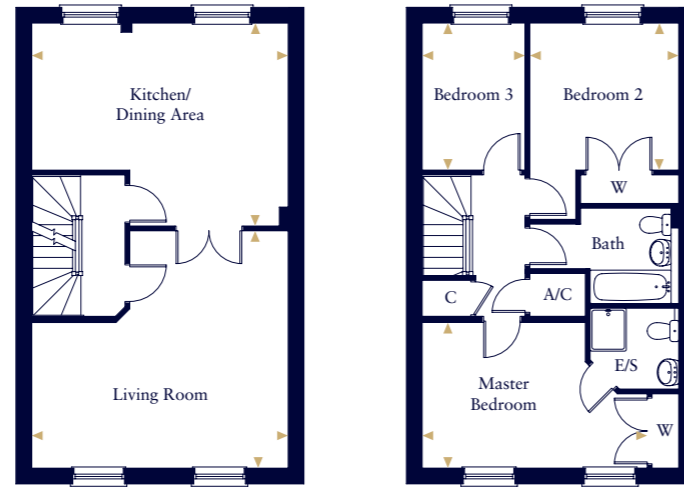
THE HAZEL

PLOTS 8, 9 & 10



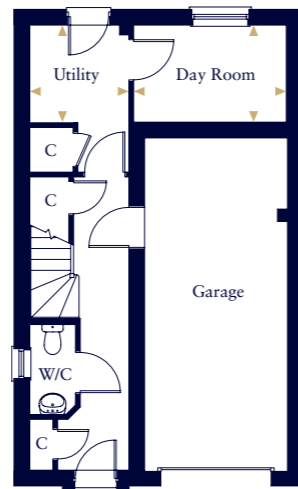
Computer generated image indicative only. External finishes and appearance likely to vary.

Day Room	3.205m x 2.038m	10'6" x 6'8"
Utility	2.080m x 2.050m	6'10" x 6'8"
Kitchen/Dining Area	5.385m x 4.260m	17'8" x 13'11"
Living Room	5.385m x 4.983m	17'8" x 16'4"
Bedroom 2	3.125m x 3.087m	10'3" x 10'1"
Bedroom 3	3.087m x 2.160m	10'1" x 7'1"
Master Bedroom	4.725m x 3.087m	15'6" x 10'1"



First floor

Second floor



Ground floor

◀ Indicates from where measurements have been taken

THE BEECH

PLOTS 12, 13(H) & 18(H)



Computer generated image indicative only. External finishes and appearance likely to vary.

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"



First floor



Ground floor

◀ Indicates from where measurements have been taken
* To plot 13 only

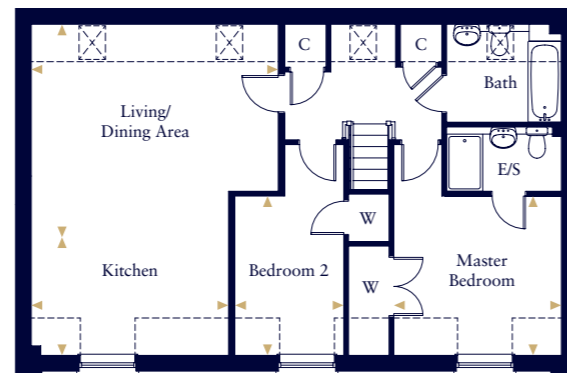
THE CHERRY

PLOT 11

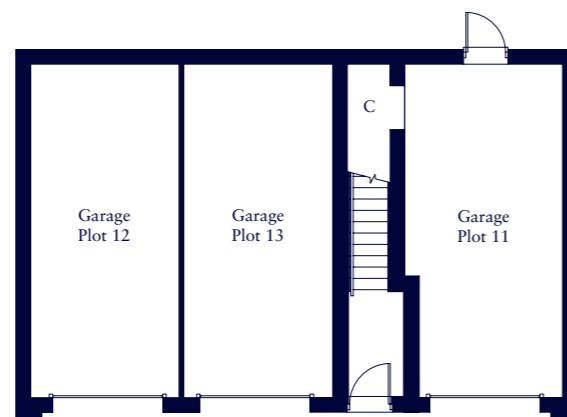


Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen	4.140m x 2.400m	13'7" x 7'10"
Living/Dining Area	5.185m x 4.550m	17'0" x 14'11"
Master Bedroom	3.518m x 3.345m	11'6" x 10'11"
Bedroom 2	3.345m x 2.287m	10'11" x 7'6"



First floor



Ground floor

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



THE MAPLE

PLOTS 14

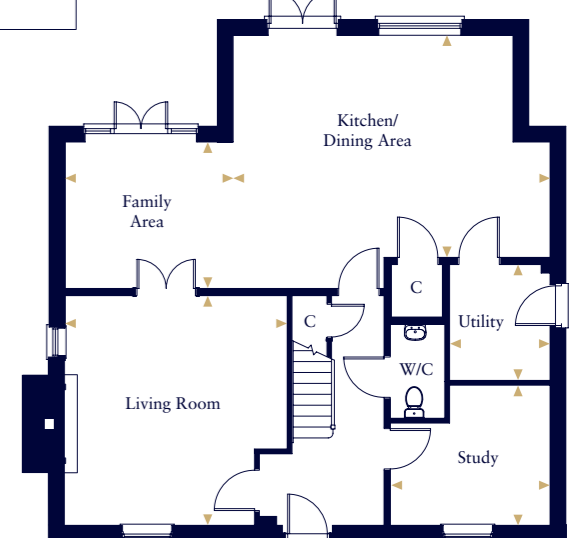


Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Dining Area	6.650m x 4.663m	21'9" x 15'3"
Family Area	3.350m 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"



First floor



Ground floor

◀ Indicates from where measurements have been taken



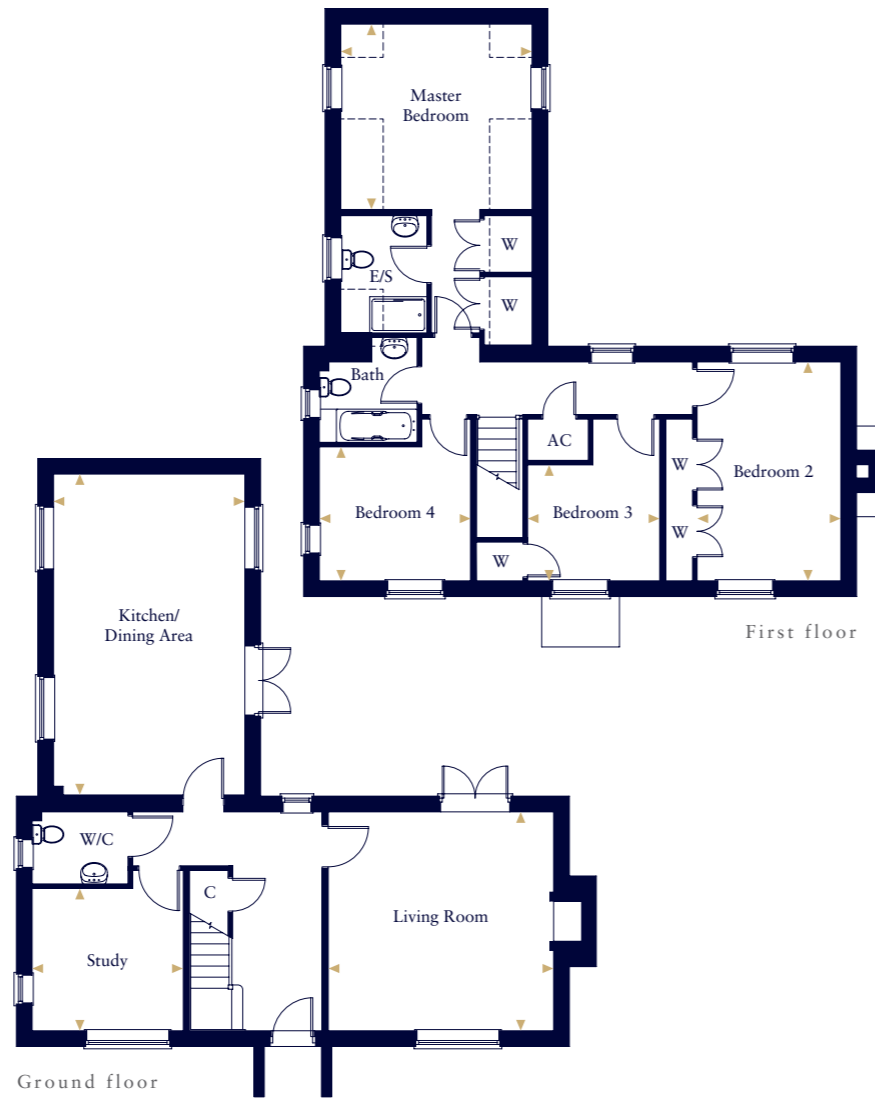
THE POPLAR

PLOT 15



Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Dining Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.174m x 2.988m	10'5" x 9'10"
Master Bedroom	4.015m x 3.890m	13'2" x 12'9"
Bedroom 2	4.595m x 3.017m	15'1" x 9'11"
Bedroom 3	3.174m x 2.812m	10'5" x 9'3"
Bedroom 4	3.394m x 2.772m	11'2" x 9'1"



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

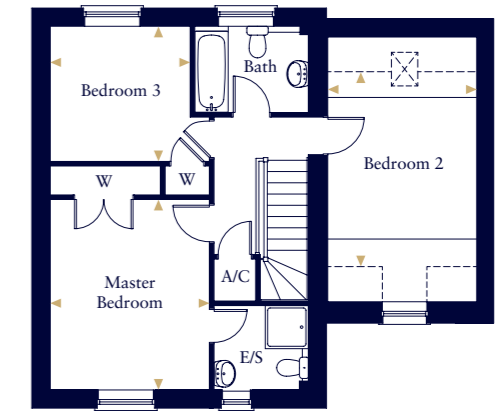
THE YEW

PLOT 17

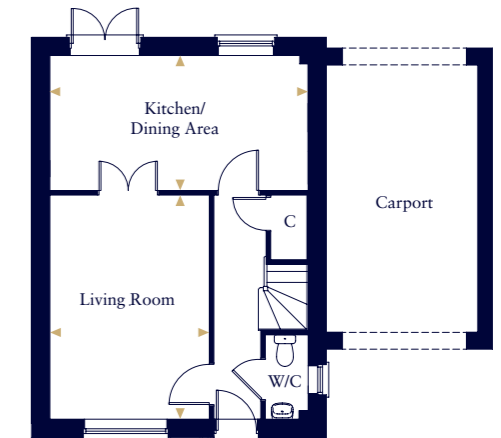


Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.395m x 2.805m	17'4" x 9'4"
Living Room	4.692m x 3.331m	15'7" x 10'11"
Master Bedroom	3.978m x 3.331m	13'0" x 10'11"
Bedroom 2	4.044m x 3.110m	13'3" x 10'2"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"



First floor



Ground floor

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

THE JUNIPER

PLOT 16

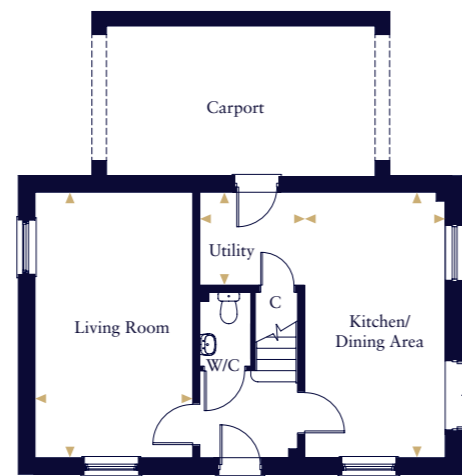


Computer generated image indicative only. External finishes and appearance likely to vary.

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	4.044m 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"



First floor



Ground floor

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



THE OSIER APARTMENTS

PLOTS 26, 27, 28, 29 & 30

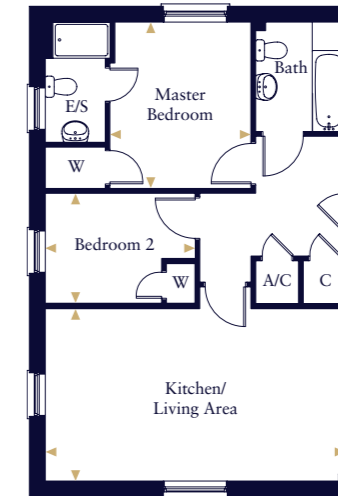


Computer generated image indicative only. External finishes and appearance likely to vary.

The Bay		
Kitchen/Living Area	6.305m x 3.625m	20'8" x 11'11"
Master Bedroom	3.495m x 2.961m	11'6" x 9'9"
Bedroom 2	3.145m x 2.315m	10'4" x 7'7"

The Birch		
Kitchen/Living Area	6.305m x 3.625m	20'8" x 11'11"
Master Bedroom	3.495m x 2.918m	11'6" x 9'7"
Bedroom 2	3.145m x 2.315m	10'4" x 7'7"

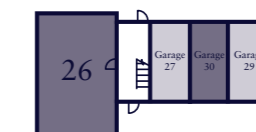
◀ Indicates from where measurements have been taken



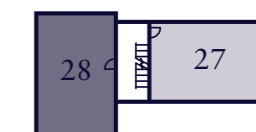
The Bay



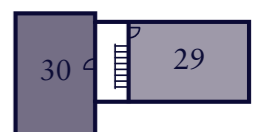
The Birch



Ground floor



First floor



Second Floor





HOPKINS
& MOORE

THE WILLOWS

KENTFORD | SUFFOLK



Area Map



Local Map

Maps not to scale

Travel times and distances

By road from The Willows to:

Kennett Train Station	0.9 miles
Newmarket	4.6 miles
Bury St Edmunds	9.8 miles
Thetford	17.1 miles
Cambridge	19.3 miles
London Stansted Airport	41.2 miles

By rail from Kennett Train Station to:

Bury St Edmunds	11 mins
Newmarket	12 mins
Cambridge	34 mins
London King's Cross	1 hr 55 mins

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

Postcode for Sat Nav use: CB8 7PR

Hopkins & Moore, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

hopkinsandmoore.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 Willows may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Group developments. Other photographs are of the local area or are indicative lifestyle images. 06/19 192121 Designed and produced by thinkBDW 01206 546965.