



THORNHILL GREEN

REDGRAVE • SUFFOLK

A DEVELOPMENT BY



BURGESS

HOMES



Welcome to

THORNHILL GREEN
REDGRAVE

A DEVELOPMENT BY



BURGESS
HOMES

Burgess Homes are proud to offer an exclusive collection of just seven detached homes set in the idyllic Suffolk countryside. Nestled in the picturesque village of Redgrave, these unique three, four and five bedroom homes each have a character all of their own.

These beautiful homes all enjoy only the highest specification and, thanks to their bespoke design, no two are the same. Set in a former village meadow overlooking open fields to the south, each have their own generous sized, private gardens and all enjoy the benefits of garaging and private drives.

Each individual home has spacious living areas, from family rooms and kitchen/breakfast rooms to either three, four or five large bedrooms and contemporary bathrooms and en-suites. Located in the heart of Redgrave, these new homes offer you the very best of luxury country living.



Explore
BEAUTIFUL SUFFOLK
AND NORFOLK

Redgrave is conveniently situated to make the most of both town and country. The splendid market towns of Diss and Stowmarket are close by and boast excellent facilities, whilst the historic market town of Bury St Edmunds and its medieval landmarks is about a 30 minute drive. Indulge in a day of shopping in the city of Norwich, with its magnificent open-air market, designer names and bustling independent boutiques which are around 45 minutes away. Cosmopolitan Ipswich with its waterfront setting and restaurants is also about 45 minutes by car, whilst the seaside town of Southwold, located within the Suffolk Coast and Heaths area of outstanding natural beauty, is about an hour away.





THORNHILL GREEN

REDGRAVE • SUFFOLK

The Homes

AND SURROUNDING AREA

The very popular mid-Suffolk village of Redgrave enjoys amenities, including a village shop, a public house, a brewery and tap room and wonderful walks either on the extensive footpaths throughout the village or the Redgrave Fens.

The adjacent villages of Botesdale and Rickinghall provide further amenities, including a range of shopping facilities, primary schooling, churches, a local chapel, a health centre, a dentist, public houses, and takeaways.

With stunning preservation of the natural surroundings as well as many countryside walks, including the St Botolph's 10-mile circular walk around the nearby villages, it is superb for country lovers. It offers residents a quiet and peaceful village life. Redgrave is ideally situated between the A143 and A1066.

Set on a private lane with its own green and open spaces, each unique new home at Thornhill Green boasts traditional East Anglian design and is complemented by being built with all the convenience and efficiencies that a new home provides. Crafted into the countryside, your new home benefits from timber windows with deep Suffolk-style barges and joinery, whilst the use of traditional bricks and white mortar effortlessly blends it into its sumptuous surroundings.

THORNHILL GREEN SITE PLAN





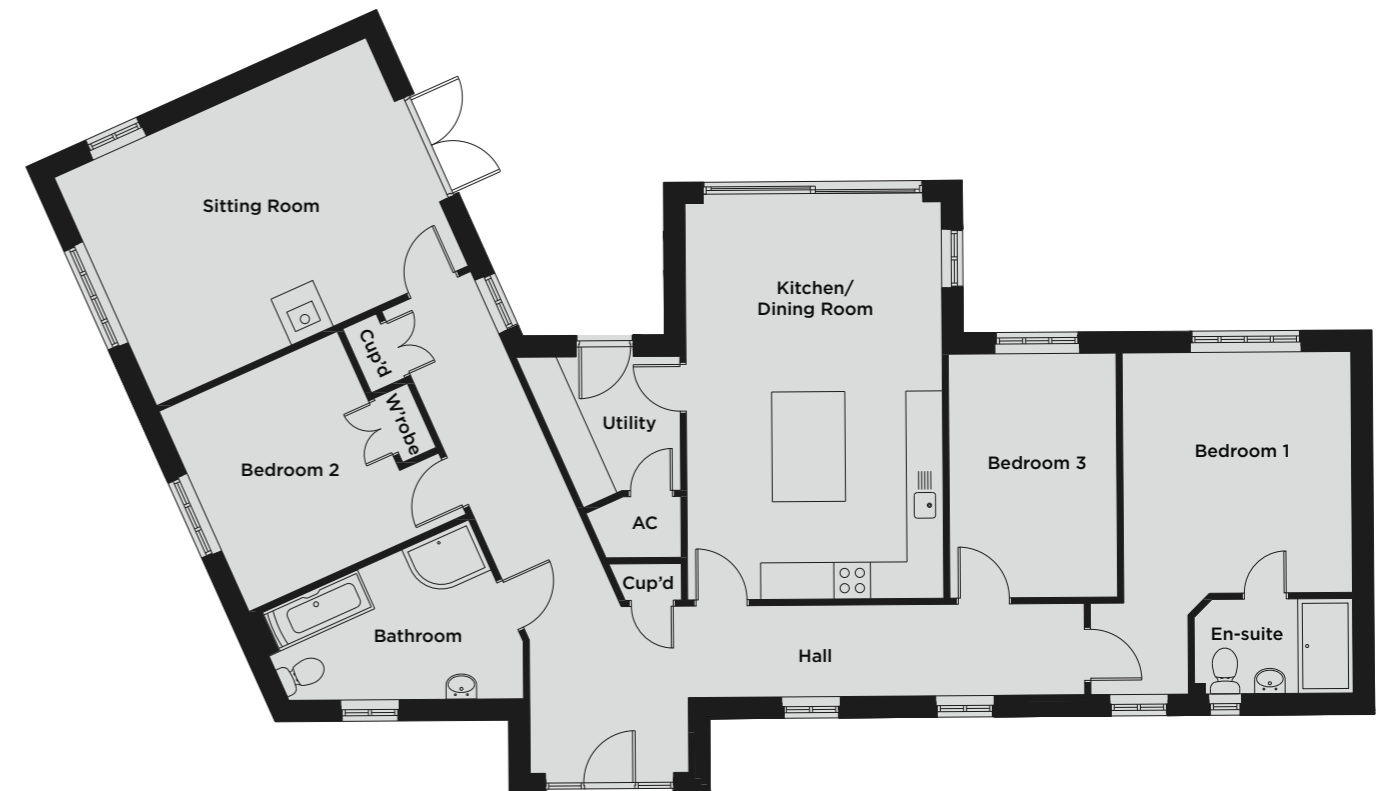
1 Thornhill Green

A 3 BEDROOM DETACHED HOUSE
WITH GARAGING

GROUND FLOOR

SITTING ROOM	5600 X 4100	18' 4" X 13' 5"
KITCHEN/DINING ROOM	6500 X 4200	21' 4" X 13' 9"
UTILITY	3250 X 2650	10' 8" X 8' 8"
BEDROOM 1	3950 X 3750	12' 11" X 12' 4"
BEDROOM 1 EN-SUITE	2600 X 1550	8' 6" X 5' 1"
BEDROOM 2	3850 X 3600	12' 8" X 11' 10"
BEDROOM 3	4000 X 2750	13' 1" X 9'
BATHROOM	3800 X 2900	12' 6" X 9' 6"

FLOOR PLANS



Ground Floor



2 Thornhill Green

A 3 BEDROOM DETACHED HOUSE
WITH GARAGING

GROUND FLOOR

SITTING ROOM	4200 X 4200	13'9" X 13'9"
KITCHEN/DINING ROOM	5100 X 3900	16'9" X 12'10"
STUDY	3435 X 2500	11'3" X 8'2"
UTILITY	2450 X 2200	8' X 7'3"
WC	2200 X 1450	7'3" X 4'9"

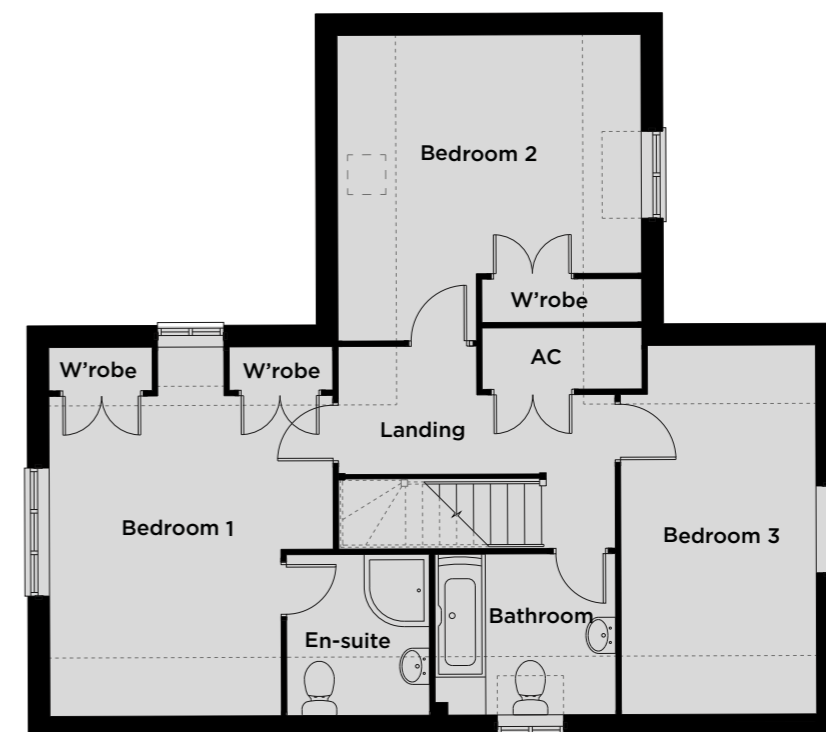
FIRST FLOOR

BEDROOM 1	5100 X 3200	16'9" X 10'6"
BEDROOM 1 EN-SUITE	2225 X 1975	7'4" X 6'6"
BEDROOM 2	4200 X 4200	13'9" X 13'9"
BEDROOM 3	5100 X 2700	16'9" X 8'10"
BATHROOM	2500 X 2225	8'2" X 7'4"

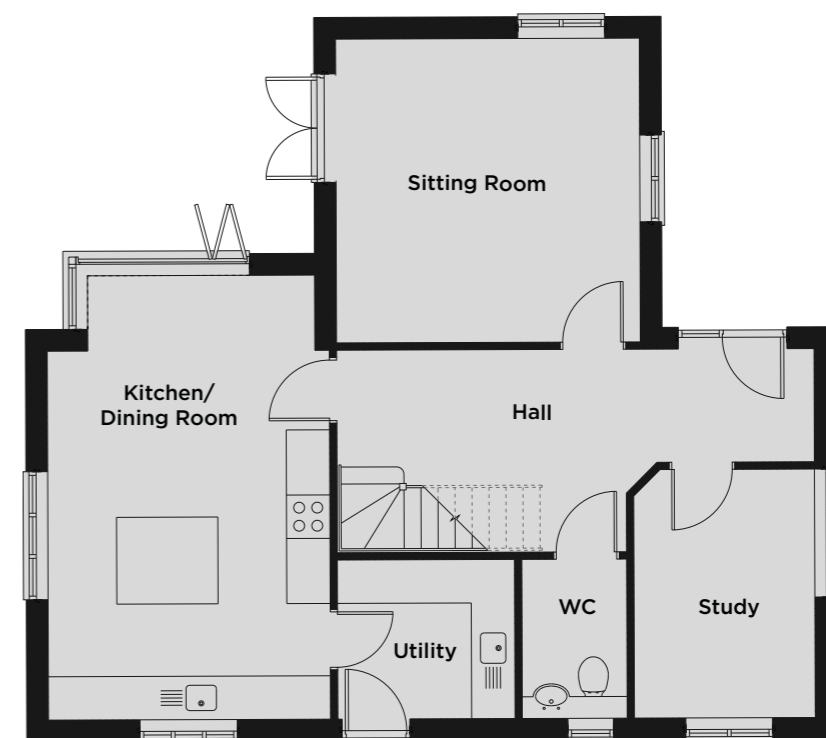
All measurements are approximate.

08

FLOOR PLANS



First Floor



Ground Floor

09



3 Thornhill Green

A 3 BEDROOM DETACHED HOUSE
WITH GARAGING

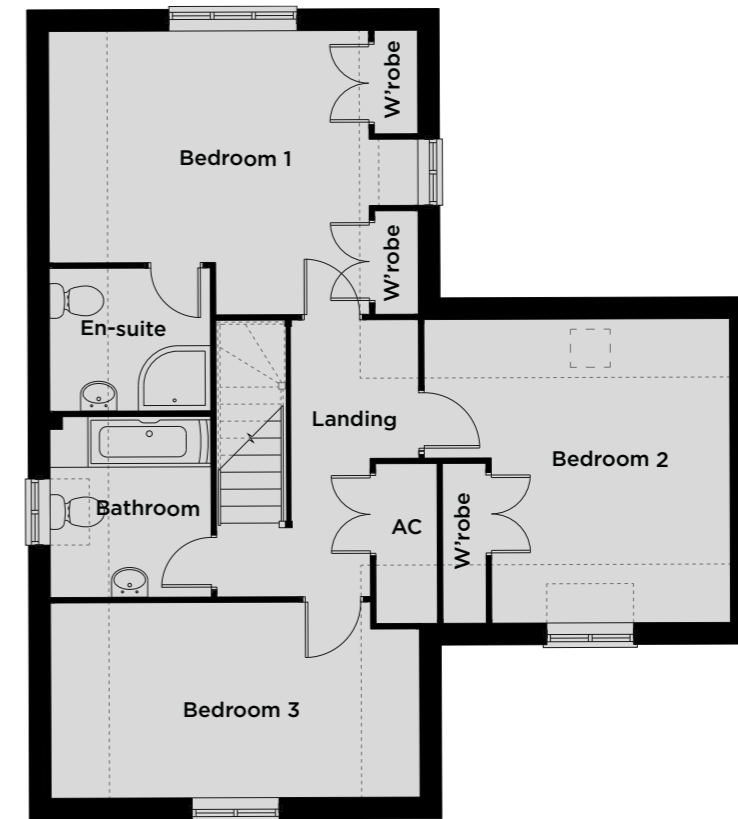
GROUND FLOOR

SITTING ROOM	4200 X 4200	13'9" X 13'9"
KITCHEN/DINING ROOM	6800 X 4200	16'9" X 12'10"
STUDY	3450 X 2500	11'4" X 8'2"
UTILITY	2450 X 2200	8' X 7'3"
WC	2200 X 1450	7'3" X 4'9"

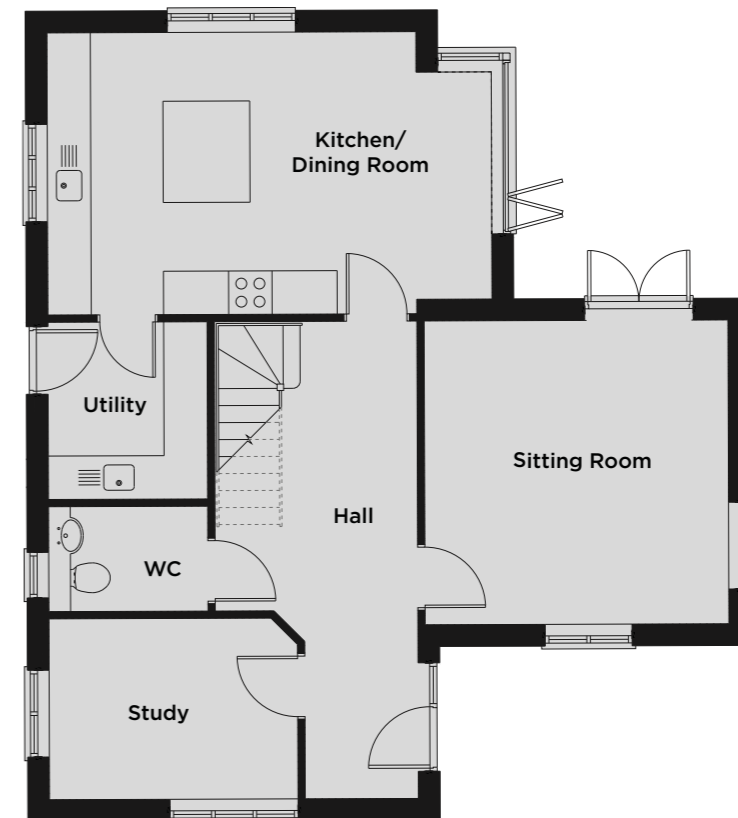
FIRST FLOOR

BEDROOM 1	5100 X 3200	16'9" X 10'6"
BEDROOM 1 EN-SUITE	2200 X 1975	7'3" X 6'6"
BEDROOM 2	4200 X 4200	13'9" X 13'9"
BEDROOM 3	5100 X 2700	16'9" X 8'10"
BATHROOM	2500 X 2225	8'2" X 7'4"

FLOOR PLANS



First Floor



Ground Floor



4 Thornhill Green

A 4 BEDROOM DETACHED HOUSE
WITH GARAGING

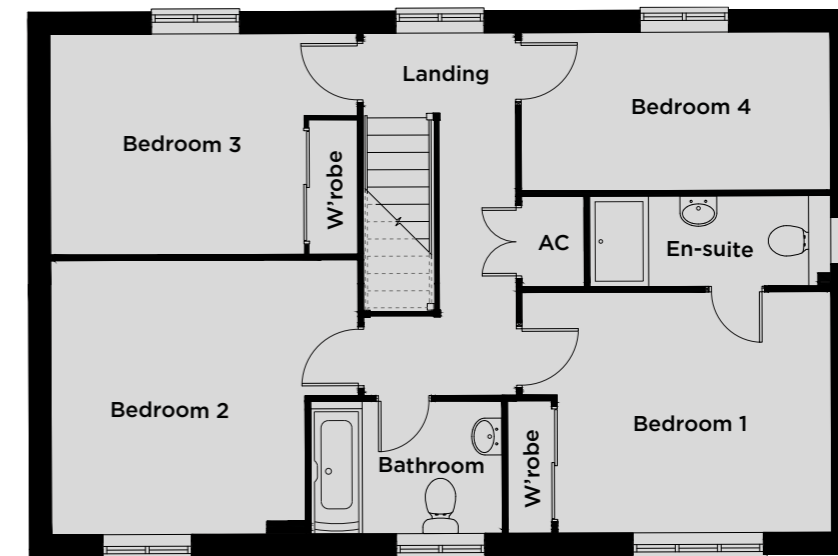
GROUND FLOOR

SITTING ROOM	4600 X 4150	15'1" X 13'7"
KITCHEN/DINING ROOM	6800 X 4200	22'4" X 13'9"
STUDY	3100 X 2100	10'2" X 6'11"
UTILITY	3100 X 2050	10'2" X 6'9"
WC	1600 X 1400	5'3" X 4'7"

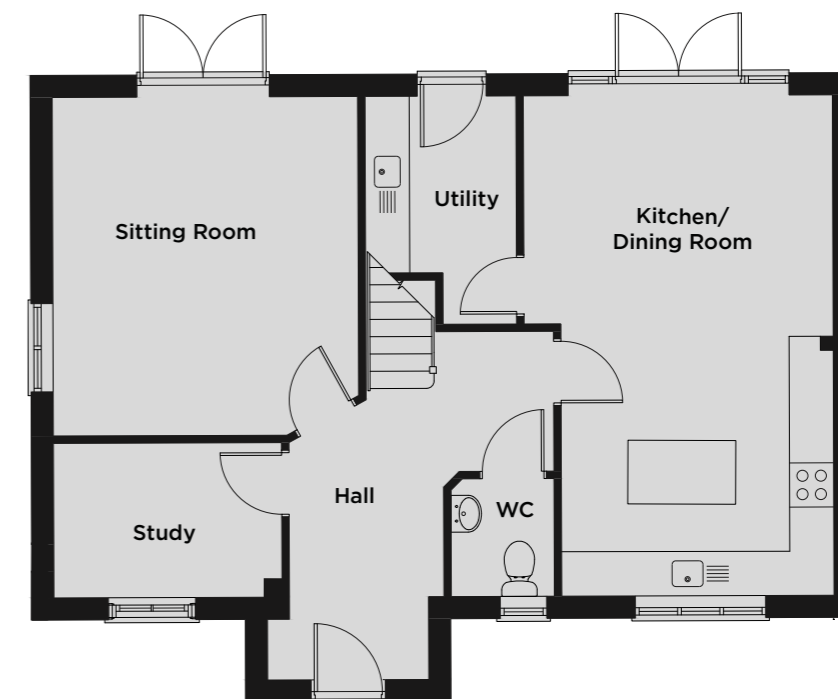
FIRST FLOOR

BEDROOM 1	4200 X 3270	13'9" X 10'9"
BEDROOM 1 EN-SUITE	3275 X 1230	10'9" X 4'
BEDROOM 2	3725 X 3450	12'3" X 11'4"
BEDROOM 3	4175 X 3000	13'8" X 9'10"
BEDROOM 4	4200 X 2150	13'9" X 7'1"
BATHROOM	2600 X 1800	8'6" X 5'11"

FLOOR PLANS



First Floor



Ground Floor



5 Thornhill Green

A 5 BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE

GROUND FLOOR

SITTING ROOM	6400 X 4100	20'12" X 13'5"
KITCHEN/DINING ROOM	6950 X 5400 / 3700	22'10" X 17'9" / 12'2"
STUDY	3150 X 3150	10'4" X 10'4"
UTILITY	3150 X 2500	10'4" X 8'2"
WC	1800 X 1350	5'11" X 4'5"

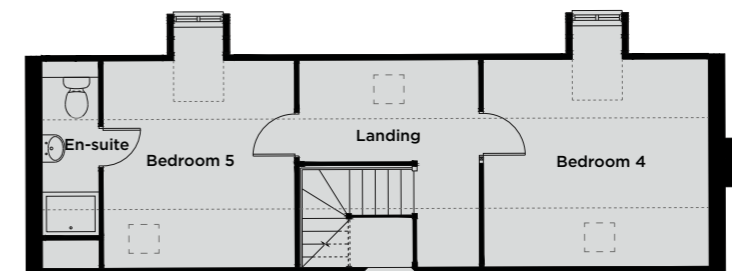
FIRST FLOOR

BEDROOM 1	4625 X 4325	15'2" X 14'2"
BEDROOM 1 EN-SUITE	2450 X 2000	8' X 6'7"
BEDROOM 1 DRESSING ROOM	2100 X 2000	6'11" X 6'7"
BEDROOM 2	4125 X 3125	13'6" X 10'3"
BEDROOM 3	4125 X 3200	13'6" X 10'6"
BATHROOM	3300 X 2000	10'10" X 6'7"

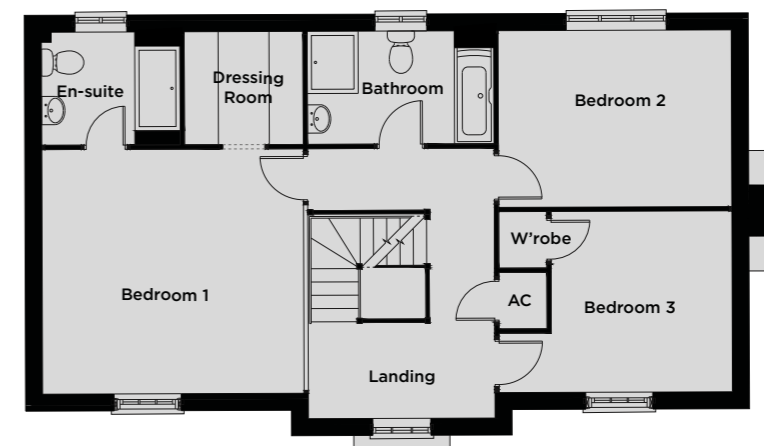
SECOND FLOOR

BEDROOM 4	4125 X 3800	13'6" X 12'6"
BEDROOM 5	3510 X 3800	11'6" X 12'6"
BEDROOM 5 ENSUITE	3200 X 1040	10'6" X 3'5"

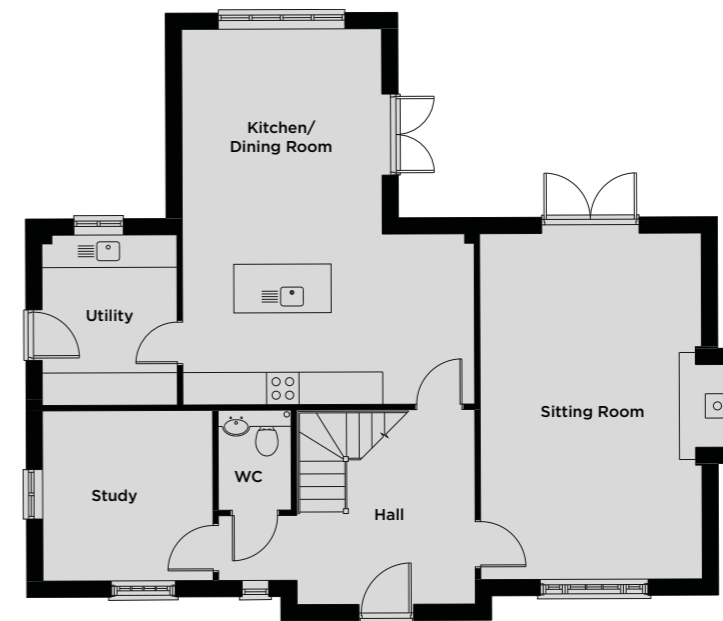
FLOOR PLANS



Second Floor



First Floor



Ground Floor



6 Thornhill Green

A 4 BEDROOM DETACHED HOUSE
WITH DOUBLE GARAGE

GROUND FLOOR

SITTING ROOM	5400 X 4900	17'9" X 16'1"
KITCHEN/DINING ROOM	7650 X 6700 / 3600	25'1" X 21'12"/ 11'10"
STUDY	3100 X 2700	10'2" X 8'10"
UTILITY	3050 X 2000	10' X 6'7"
WC	2100 X 1400	6'11" X 4'7"

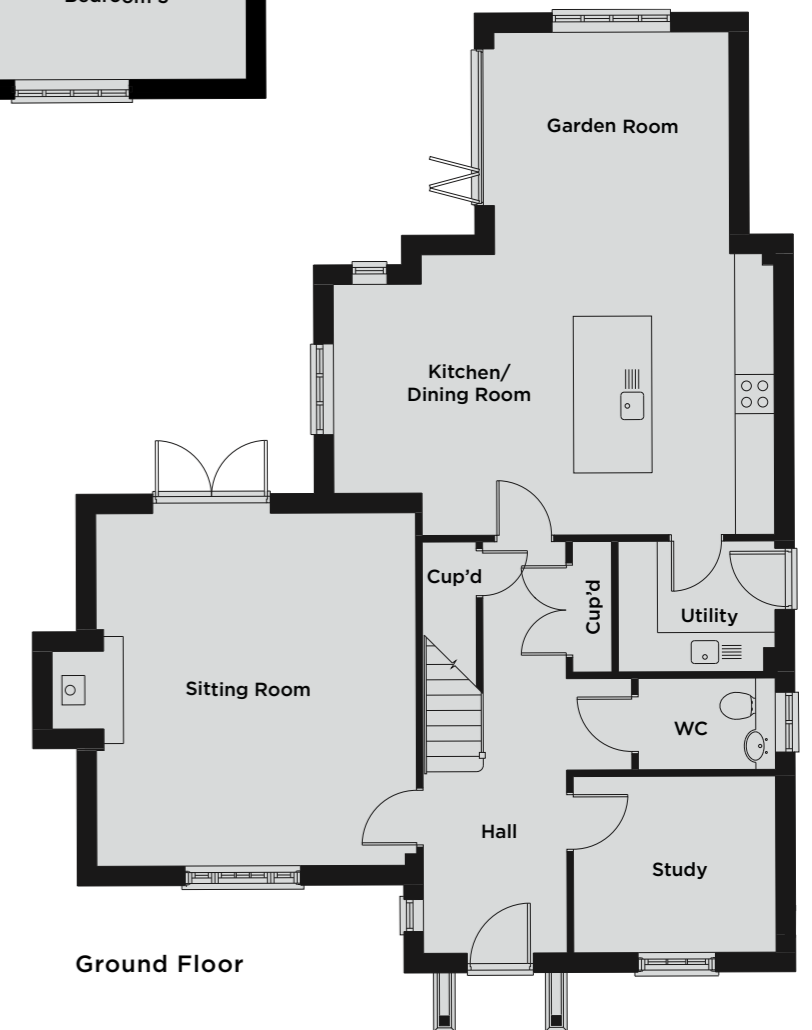
FIRST FLOOR

BEDROOM 1	3875 X 3725	12'9" X 12'3"
BEDROOM 1 EN-SUITE	2700 X 1600	8'10" X 5'3"
BEDROOM 1 DRESSING AREA	3250 X 2675	10'8" X 8'9"
BEDROOM 2	4900 X 2800	16'1" X 9'2"
BEDROOM 2 ENSUITE	2500 X 1500	8'2" X 4'11"
BEDROOM 3	4375 X 3100	14'4" X 10'2"
BEDROOM 4	3000 X 2525	9'10" X 8'3"
BATHROOM	3250 X 2000	10'8" X 6'7"

FLOOR PLANS



First Floor



Ground Floor

Exclusively
YOURS...

Your new home is effortlessly created with modern living in mind. Spacious living areas possess beautiful details, some boast a feature fireplace in the sitting room and some have an island in your open plan kitchen/breakfast room, and all generous master bedrooms boast their own en-suites. Every home benefits from ultrafast broadband as well as state of the art energy efficient appliances and materials.

Enhanced insulation through to the air source heat pumps and water saving devices, all help to reduce household bills and protect the environment.

French or bi-fold doors open to reveal your extensive private garden with sandstone terrace; meaning al fresco living is only a moment away at any time.





IT'S THE
little things

These new homes have only the highest specification so you can relax knowing everything has been taken care of. Our kitchens are individually designed with granite or stone worktops whilst only quality branded sanitaryware can be found in our luxurious bathrooms and en-suites. Oak features are found throughout, from floorboards to beams, as we use bespoke joinery to ensure your home has the very best craftsmanship. Light and airy, each bedroom is individually created with most benefiting from fitted wardrobes and generous storage areas.

SPECIFICATION

DESIGNER KITCHEN / UTILITY ROOM

- Bespoke kitchen, granite/quartz stone worktops and upstands to kitchen
- Bosch induction hob & ovens
- Integrated dishwasher and fridge/freezer
- Large undermounted sink to kitchen and single bowl with drainer to utility
- Ceramic tiles to floors from our selected range
- Splashback to hob in either tiles or coloured glass
- Ceiling flush LED downlighters
- Plumbing for washing machine

LUXURY BATHROOM, EN-SUITES AND CLOAKROOM

- Designer white sanitaryware throughout with chrome taps
- Back-to-wall toilets with soft close seats throughout
- Low profile shower trays with clear glass doors
- Dual fuel towel rails and shaver points to bathroom and en-suites
- Ceramic wall and floor tiles from our selected range with feature recessed tiled shelving to master bedroom shower enclosure
- Ceiling flush LED downlighters

ELECTRICAL

- High specification of double sockets and lighting points
- Flush downlights to kitchen, utility, bathroom, en-suite and hall ceilings
- TV points and Cat 6 cabling to kitchen, family room, sitting room, study and all bedrooms
- BT points to sitting room, study/hall and master bedroom
- Alarm spur for future alarm connection, mains wired smoke alarms
- Outside lighting to front and rear
- Ultrafast broadband available to the premises

PLUMBING AND HEATING

- Air source heating system via underfloor to ground floor and thermostatically controlled radiators to first floor
- Large hot water storage cylinder and electric back-up immersion heater
- Feature fireplace and hearth ready for woodburner (to plots 3, 6, 7 and 8)
- Mains foul sewer connected
- Outside tap

JOINERY AND DECORATIONS

- Oak internal doors and chrome ironmongery
- Lockable timber windows and colour matched French or bi-fold doors
- Tall contemporary pencil round moulded skirting and architrave
- Built-in wardrobes as detailed on floor layouts
- Timber staircase with oak handrail and either white spindles or glass balustrading
- Heritage coloured walls
- Ceilings painted soft white

GARAGING

- Electric sockets and lighting
- Automatic garage doors
- Electricity upgraded to facilitate car charging point

OUTSIDE

- Extensive patios and paths
- Lawns and landscaping completed to front and rear
- External electric socket
- Private Driveways with generous parking
- All boundaries completed with a mixture of either fencing, walls, metal railing and hedging

WARRANTY

All homes are fully inspected during the build process and are covered by a 10-year structural warranty policy to give you peace of mind.

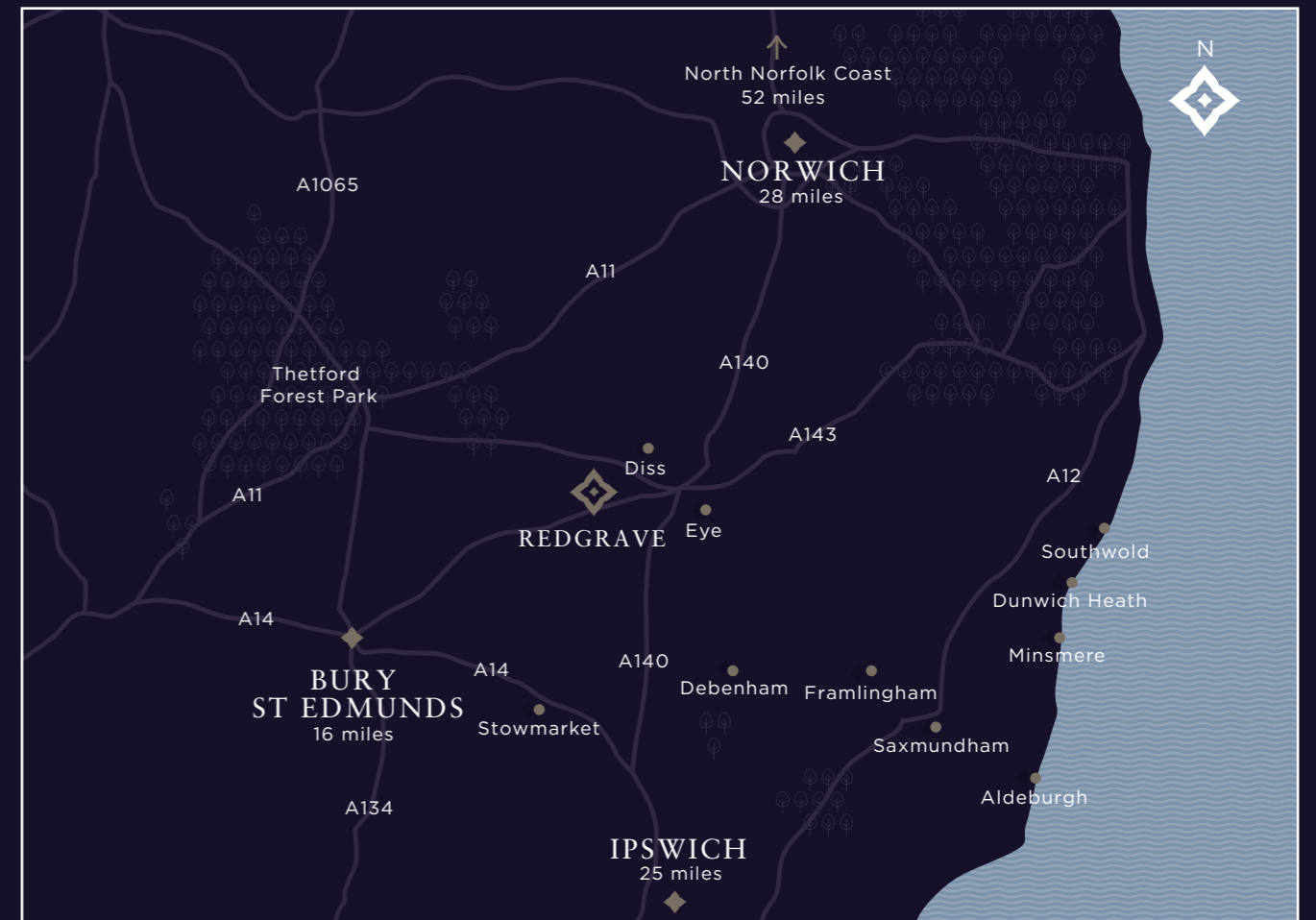
Above is a general list and may vary between plots, dependant on size and layout. Please talk to the sales advisor about personalisation and upgrades for your new home from our selected ranges, subject to stage of construction.




BURGESS
 HOMES

Renowned housebuilder Burgess Homes has been creating luxurious and elegant homes across East Anglia for over 25 years. Celebrated for their unique style and attention to detail, each home is quality checked at every stage of construction so you can be assured you will have a house you will be proud to call your home for many years to come.

HOW TO FIND US
 HALL LANE, REDGRAVE, IP22 1RT



TRAIN TIMES FROM DISS → LONDON LIVERPOOL STREET:
 Approx 86 mins

TRAIN TIMES FROM STOWMARKET → LONDON LIVERPOOL STREET:
 Approx 78 mins



FOR ALL ENQUIRIES

Contact Burgess Homes on:

01379 898152

info@burgesshomesltd.co.uk



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EAST ANGLIAN HOMES OF DISTINCTION

