



DENBURY
HOMES

THE HORNBEAMS

ELMSETT | SUFFOLK

A stunning collection of 2, 3, 4 & 5 bedroom homes





DENBURY
HOMES

WELCOME TO
The Hornbeams
by Denbury Homes



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



Photographs depict previous Hopkins & Moore / Denbury Homes developments.

Welcome to The Hornbeams, a selection of 2, 3, 4 and 5 bedroom houses and bungalows nestled in the desirable Suffolk village of Elmsett.

Perfectly placed to enjoy the best of town and country, Elmsett offers all the charm of a small village, yet is just a short drive from the bustling towns of Hadleigh, Needham Market and Ipswich.

Make the most of life living close to nature in this idyllic village, surrounded by enchanting countryside criss-crossed with footpaths. At The Hornbeams, rural charm and modern convenience in the form of a school, pub and village store, all make Elmsett an enviable place to call home.



A proud tradition of excellence

The exceptional homes at The Hornbeams beautifully showcase Denbury Homes' tradition of putting outstanding design at the heart of everything we do.

Renowned for our passion for quality and excellence, we blend traditional craftsmanship with timeless luxury, ensuring you enjoy your home for many years to come.

With elegant exteriors and superior interior design, our homes not only look beautiful, but are energy efficient and perfect for modern living.

Denbury Homes was born amidst the uniquely beautiful East Anglian landscape which has inspired artists for generations. We ensure everything we build reflects the charm and elegance of this special place you'll love to call home.





DENBURY HOMES

A rare quality of life in beautiful Suffolk

Discover your perfect lifestyle in friendly Elmsett with acres of stunning countryside on your doorstep and everything you need close at hand. At the heart of Elmsett is the village hall, home to community groups and activities, including dance, Zumba and carpet bowls. When you want to meet friends for a quiet drink or a meal, take a short stroll to the welcoming Rose and Crown Inn. This family-run hostelry has a pretty beer garden and children's play area, seasonal events and live music. The village has two churches, a popular garden centre, Post Office and a convenience store. For your weekly shop, there is a Morrisons and Co-op in Hadleigh and many to choose from in Ipswich, including a Waitrose.

It is easy to make the most of your precious leisure time from The Hornbeams. Nearby Hadleigh has shops, restaurants, wine bars and cafés to suit every taste, and the historic market town is just 4 miles from home. There are plenty of pubs and eateries in neighbouring towns and villages too, including Alder Carr Farm in Needham Market, with its delicatessen, café and shops. At Kersey Mill, the mill building, maltings and Georgian fronted house are surrounded by 18 acres of grounds with a gym, gallery, boutique and cake shop. For a special occasion, try the award-winning restaurant at the spectacular Hintlesham Hall, a 16th century, listed manor house hotel and spa set in 175 acres or the bustling Waterfront in Ipswich, Suffolk's county town, with a variety of options overlooking the marina.

Buckle's Wood is a charming community woodland, a 6-minute walk away, making it the ideal place for a lunchtime stroll. At the ancient Wolves Wood near Hadleigh, you can see an array of birds, including Nightingales nesting in the hedgerows. Stay active by working out at Hadleigh Pool and Leisure with its swimming pool, gym and fitness studios, or there is a David Lloyd Club at Ipswich. If you prefer to exercise in the open air, there are endless walking, cycling and running routes to choose from. Golfers will appreciate the many clubs nearby, including Hintlesham Golf Club.

For families with children, The Hornbeams is conveniently located just a short walk from Elmsett Church of England Primary School with Hadleigh High School, a 12-minute drive away. For those looking for independent schooling, there is a selection of options, including The Meadows Montessori Independent School, St. Joseph's College, Ipswich Prep School and Ipswich School, all under 7 miles away. For further education, both Suffolk New College and the University of Suffolk are based in Ipswich.

Enjoy a family day out to the impressive Suffolk coast with its miles of unspoiled beaches or spend endless hours exploring the wider Suffolk Coast and Heaths Area of Outstanding Natural Beauty with its unique wildlife habitats. The Dedham Vale Area of Outstanding Natural Beauty, home to Constable and Gainsborough, is a 15-minute drive. For a fun packed day including cycling, watersports or walking, Alton Water is a 30-minute drive. Further afield, Felixstowe, Southwold and Aldeburgh offer unique experiences, perfect for families and friends alike, while charming Woodbridge, nestled on the River Deben, has many independent shops and eateries.

When you want to travel for work or pleasure, there is easy access to the A14 and good rail links from Needham Market Station, which is a 16-minute drive. From here you can be at Norwich in 50 minutes and Cambridge in 71 minutes. Ipswich Station is 22 minutes by car and trains run to Liverpool Street in 65 minutes and Norwich in 38 minutes. Local buses serve Hadleigh and Ipswich.



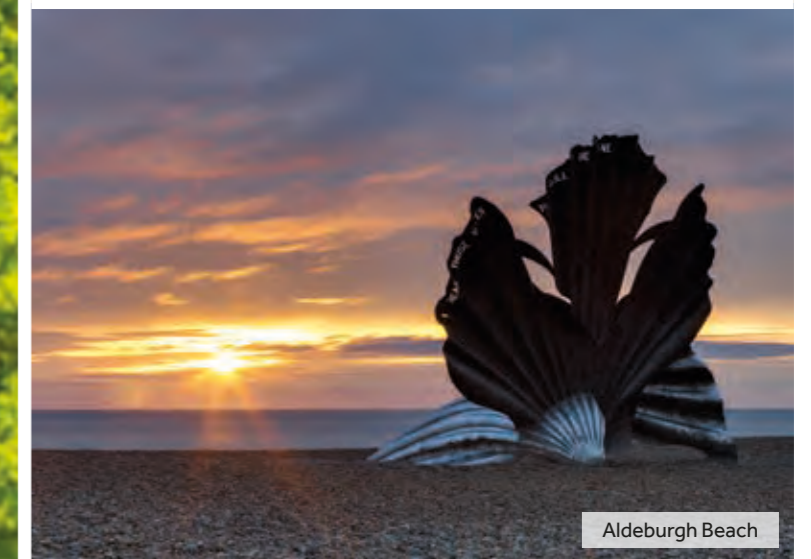
School places are not guaranteed. Before making a commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places. Do not rely upon any information provided in this respect within this brochure. It is provided in good faith but satisfy yourself in all regards prior to committing to purchase.



St. Peter's Church, Elmsett



Elmsett Post Office



Aldeburgh Beach



Rose & Crown Inn, Elmsett



Hadleigh High Street



A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Bosch oven, hob and hood fitted as standard
- Integrated fridge/freezer and dishwasher to kitchen of The Jay, The Robin, The Kestrel and The Sparrowhawk only
- Granite or Quartz worktop to The Jay, The Robin, The Kestrel and The Sparrowhawk only

Electrical

- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room, study and all bedrooms
- Data points to living room, study and master bedroom
- Burglar alarm, sensors to ground floor
- Downlights to the kitchen, breakfast/dining area, family room, utility and all wet rooms in The Jay, The Robin, The Kestrel and The Sparrowhawk only
- Provision for a fast electric vehicle charging point to plots with a garage and to plots 32, 37, 38 & 39

Plumbing

- Plumbing for washing machine and dishwasher (in plots without integrated appliances)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens

Joinery

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- Timber double-glazed windows throughout
- Timber staircase painted white
- Fitted wardrobes included
- Coved cornice



Tiling

- Kitchen - choice of Porcelanosa wall tiles between worktop and wall cupboards*
- Kitchen - choice of Porcelanosa floor tiles*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin*

Other Items

- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotovated and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots**
- Garden shed to plots 30, 31, 32, 37, 38 and 39 only

* Subject to build stage.

** The FTTP provided is a closed network service provided by nominated suppliers only.

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 & Moore / Denbury Homes developments.

WELCOME TO The Hornbeams

2 Bedroom Homes

● The Skylark (b)
Plots 42 & 43(h)

● The Chaffinch
Plots 30, 31 & 32

● The Redwing
Plots 37, 38 & 39

3 Bedroom Homes

● The Fieldfare
Plots 6 & 14

● The Swift (b)
Plots 41(h) & 44

● The Kingfisher
Plot 5

● The Woodpecker
Plots 2, 3(h), 4, 13, 21,
24, 27 & 28

4 Bedroom Homes

● The Jay
Plots 29 & 40

● The Robin
Plots 1, 20 & 25

● The Kestrel
Plot 23

5 Bedroom Homes

● The Sparrowhawk
Plots 22 & 26

● Affordable Rented

● Shared Ownership



● Attenuation basin

▬ Swale

▨ Wildflower areas

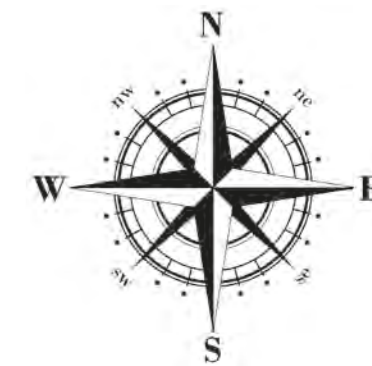
(b) Bungalow

(h) Handed

P/S Pumping Station

● LEAP - Local Equipped Area for Play

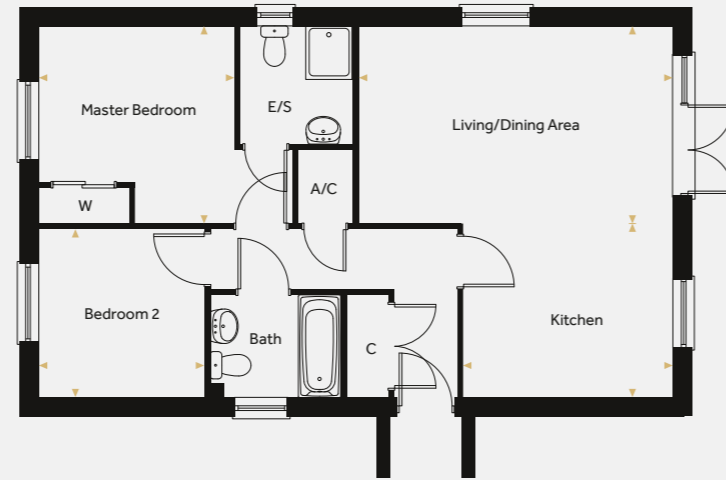
PROW Public Right Of Way



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. Attenuation Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature. These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.

The Skylark

Plots 42 & 43(h)

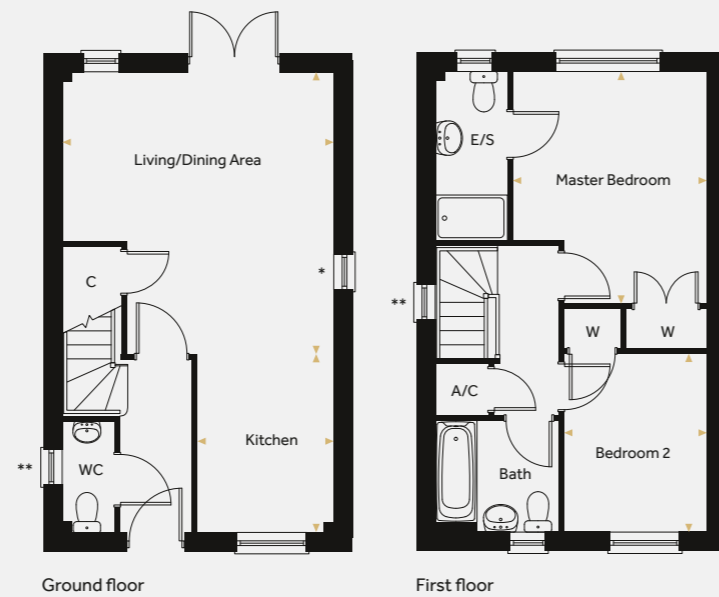


Kitchen	3.500m x 2.900m	11'6" x 9'6"
Living/Dining Area	5.235m x 3.293m	17'2" x 10'9"
Master Bedroom	3.293m x 3.257m	10'9" x 10'7"
Bedroom 2	2.800m x 2.752m	9'2" x 9'0"

◀ Indicates where measurements have been taken from.

The Chaffinch

Plots 30, 31 & 32



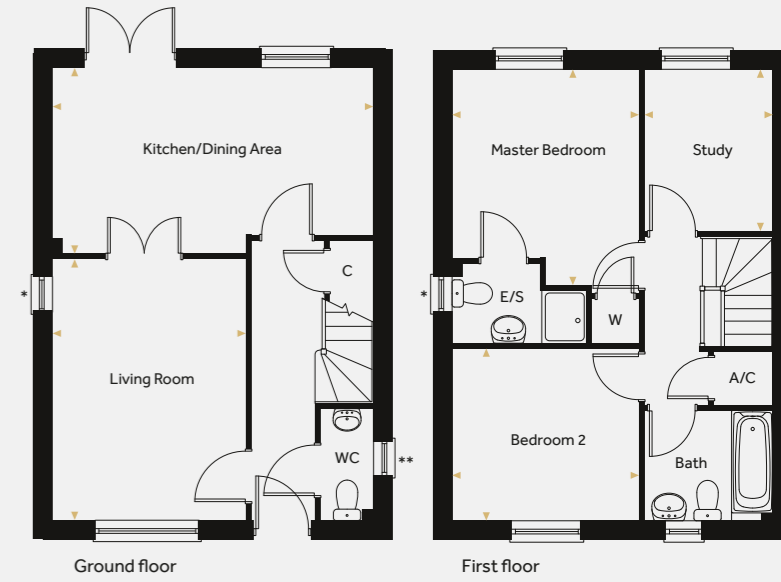
Kitchen	2.990m x 2.285m	9'10" x 7'6"
Living/Dining Area	4.710m x 4.544m	15'5" x 14'11"
Master Bedroom	3.877m x 3.253m	12'8" x 10'8"
Bedroom 2	2.978m x 2.390m	9'9" x 7'10"

◀ Indicates where measurements have been taken from.

- * Window to plot 32 only
- ** Window to plot 30 only

The Redwing

Plots 37, 38 & 39



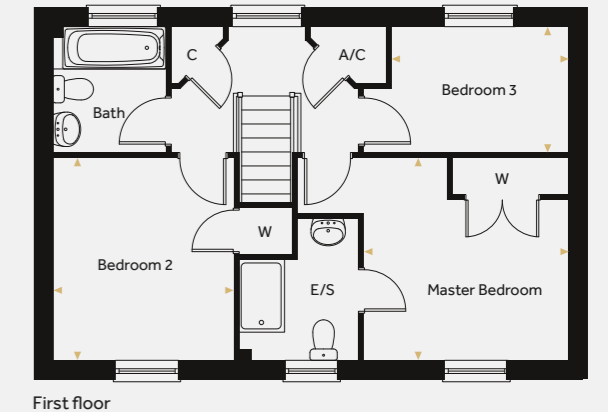
Kitchen/Dining Area	5.395m x 2.805m	17'8" x 9'4"
Living Room	4.381m x 3.248m	14'4" x 10'7"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Study	2.721m x 2.159m	8'11" x 7'1"

◀ Indicates where measurements have been taken from.

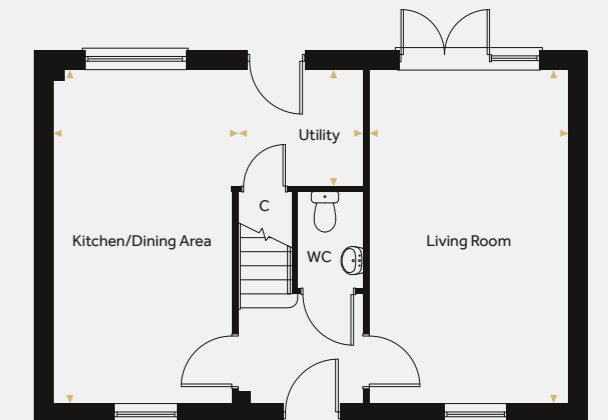
- * Window to plot 37 only
- ** Window to plot 39 only

The Fieldfare

Plots 6 & 14



First floor



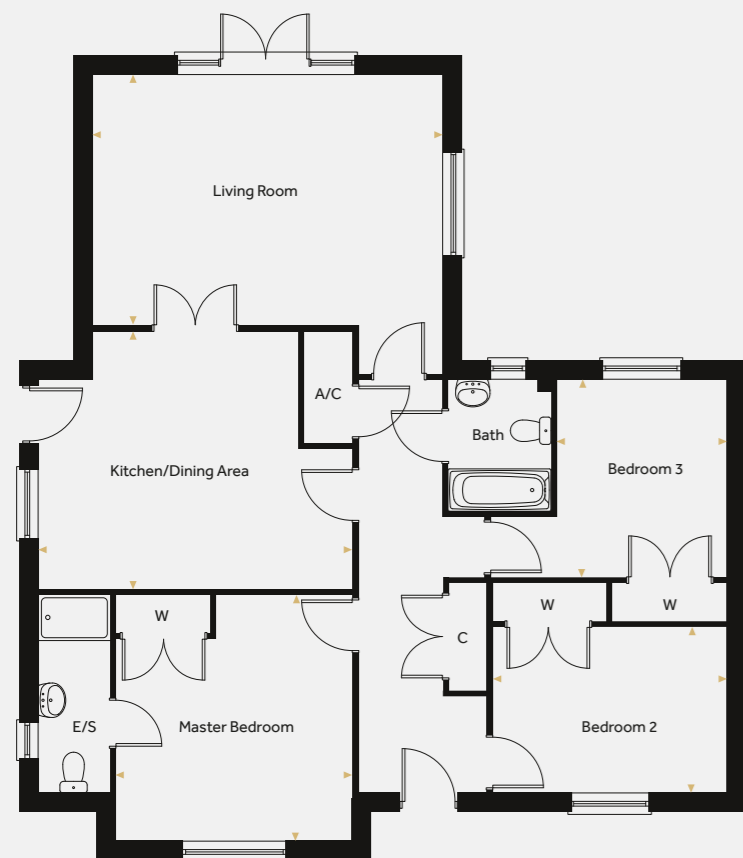
Ground floor

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
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	2.960m x 2.103m	9'8" x 6'10"

◀ Indicates where measurements have been taken from.

The Swift

Plots 41(h) & 44

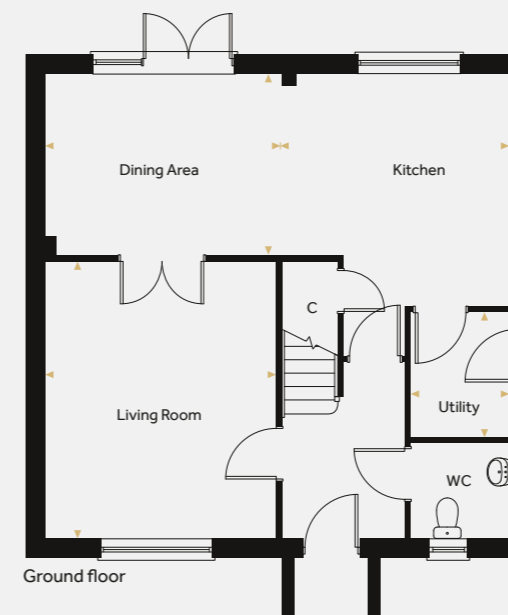


Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Living Room	5.850m x 4.200m	19'2" x 13'9"
Master Bedroom	4.105m x 3.942m	13'5" x 12'11"
Bedroom 2	3.910m x 2.765m	12'9" x 9'1"
Bedroom 3	3.300m x 2.844m	10'10" x 9'4"

◀ Indicates where measurements have been taken from.

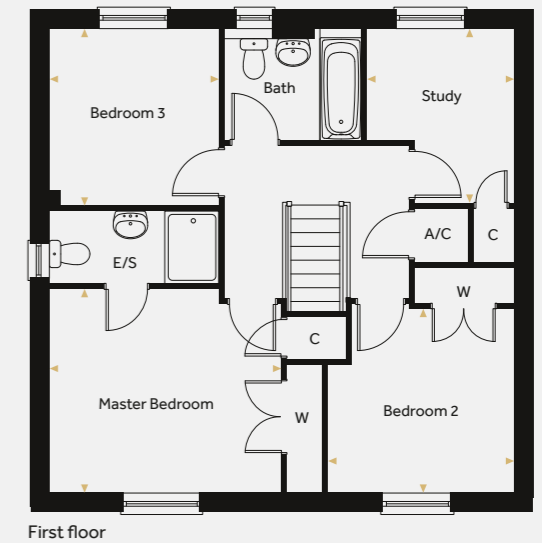
The Kingfisher

Plot 5



Kitchen	3.915m x 3.837m	12'10" x 12'7"
Dining Area	3.985m x 3.062m	13'1" x 10'1"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Utility	1.883m x 1.667m	6'2" x 5'6"

◀ Indicates where measurements have been taken from.



Master Bedroom	3.901m x 3.434m	12'10" x 11'3"
Bedroom 2	3.130m x 3.099m	10'3" x 10'2"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Study	2.937m x 2.424m	9'8" x 7'11"

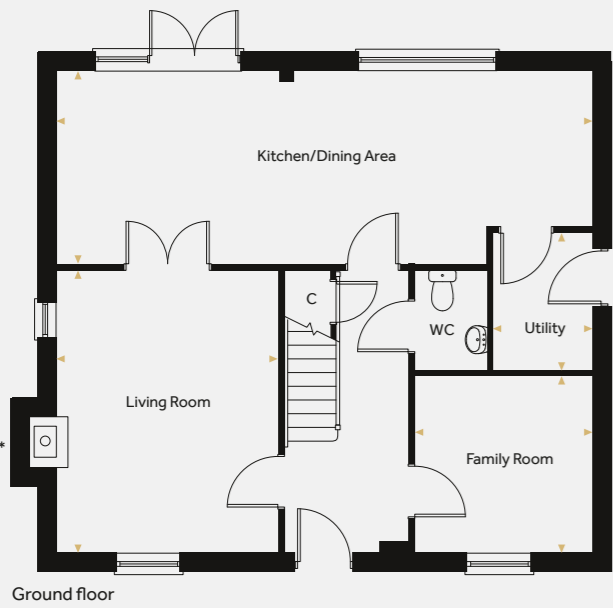
The Woodpecker

Plots 2, 3(h), 4, 13, 21, 24, 27, & 28

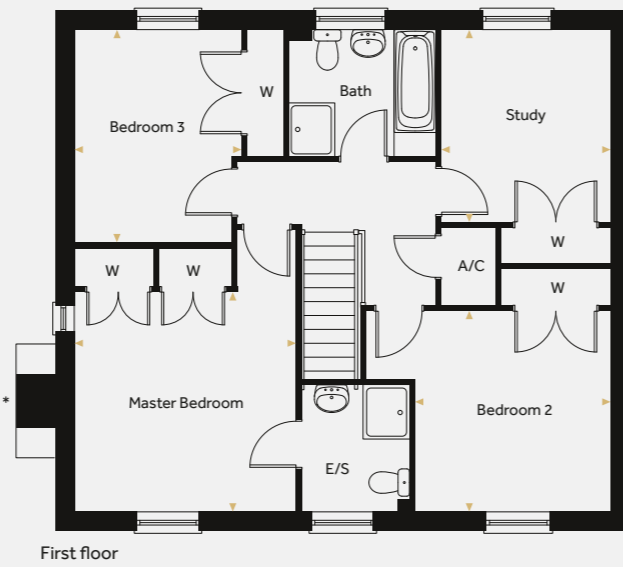


The Jay

Plots 29 & 40

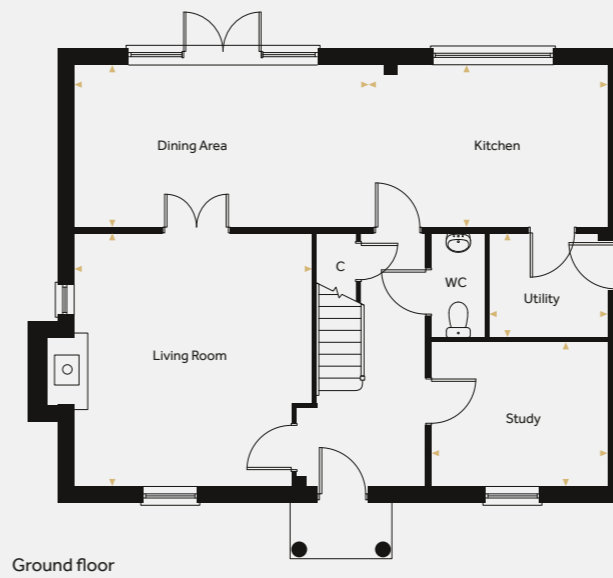


Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"
Living Room	4.698m x 3.716m	15'4" x 12'2"
Family Room	2.949m x 2.987m	9'8" x 9'9"
Utility	2.268m x 1.650m	7'5" x 5'5"

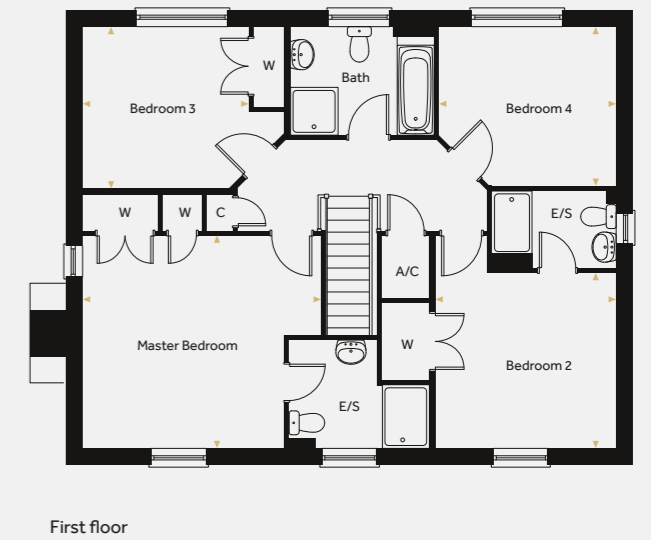


Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.572m x 2.785m	11'9" x 9'1"
Study	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from.
 * Woodburner and chimney to plots 3, 4, 13, 21, 24, 27 & 28



Kitchen	4.584m x 3.075m	15'0" x 10'1"
Dining Area	5.601m x 3.075m	18'4" x 10'1"
Living Room	4.823m x 4.543m	15'10" x 14'11"
Study	3.355m x 2.748m	11'0" x 9'0"
Utility	2.255m x 1.975m	7'5" x 6'6"



Master Bedroom	4.545m x 4.060m	14'11" x 13'3"
Bedroom 2	3.438m x 3.345m	11'3" x 10'11"
Bedroom 3	3.165m x 3.083m	10'5" x 10'1"
Bedroom 4	3.381m x 3.037m	11'1" x 9'11"

◀ Indicates where measurements have been taken from.

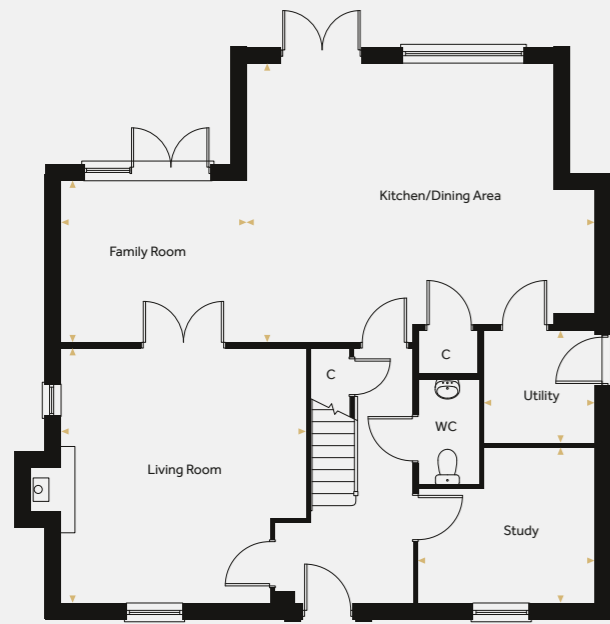
The Robin

Plots 1, 20 & 25



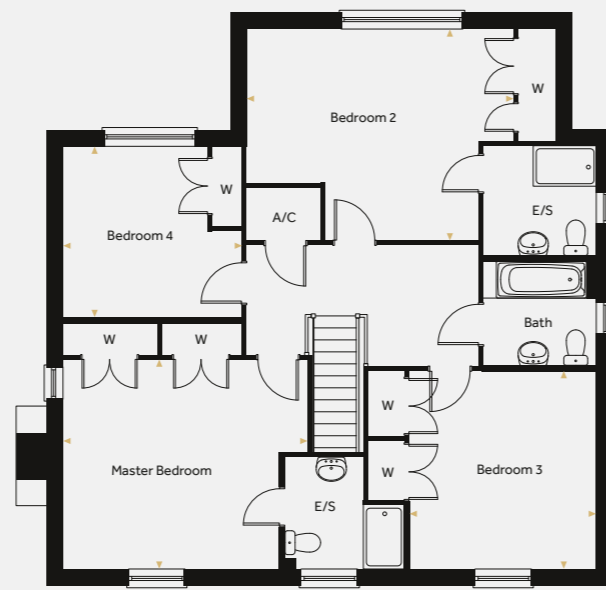
The Kestrel

Plot 23



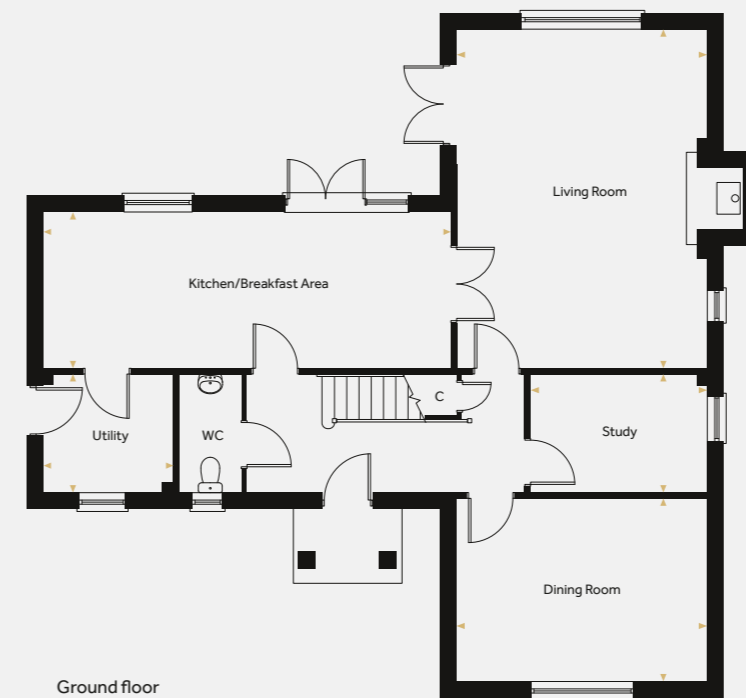
Ground floor

Kitchen/Dining Area	6.528m x 4.979m	21' 5" x 16' 4"
Living Room	4.823m x 4.668m	15' 10" x 15' 4"
Family Room	3.532m x 3.075m	11' 7" x 10' 1"
Utility	2.116m x 2.110m	6' 11" x 6' 11"
Study	3.355m x 2.942m	11' 0" x 9' 8"



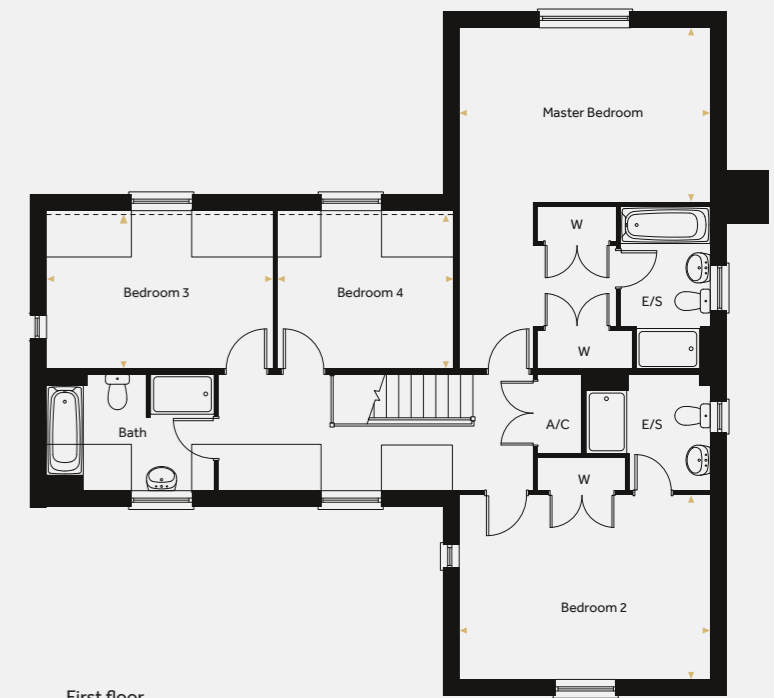
First floor

Master Bedroom	4.668m x 3.972m	15' 4" x 13' 1"
Bedroom 2	5.062m x 4.048m	16' 7" x 13' 3"
Bedroom 3	3.757m x 3.560m	12' 4" x 11' 8"
Bedroom 4	3.434m x 3.250m	11' 3" x 10' 8"



Ground floor

Kitchen/Breakfast Area	7.725m x 2.960m	25' 4" x 9' 8"
Living Room	6.448m x 4.785m	21' 1" x 15' 8"
Dining Room	4.785m x 3.450m	15' 8" x 11' 3"
Study	3.375m x 2.237m	11' 0" x 7' 4"
Utility	2.450m x 2.237m	8' 0" x 7' 4"



First floor

Master Bedroom	4.785m x 3.315m	15' 8" x 10' 10"
Bedroom 2	4.785m x 3.503m	15' 8" x 11' 6"
Bedroom 3	4.310m x 2.786m	14' 1" x 9' 1"
Bedroom 4	3.315m x 2.786m	10' 10" x 9' 1"

◀ Indicates where measurements have been taken from.



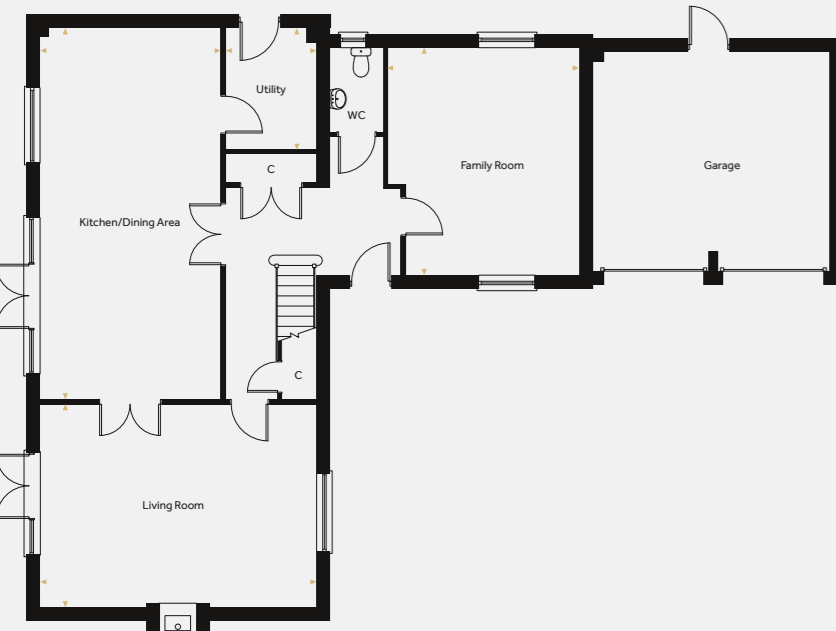
◀ Indicates where measurements have been taken from.

⚡ Dimensions taken from 1.5 metre headroom
— Denotes reduced head height



The Sparrowhawk

Plots 22 & 26



Ground floor

First floor

Kitchen/Dining Area	8.534m x 4.144m	28'0" x 13'7"
Living Room	6.344m x 4.650m	20'10" x 15'3"
Family Room	5.234m x 4.420m	17'2" x 14'6"
Utility	2.800m x 2.050m	9'2" x 6'9"

Master Bedroom	5.720m x 5.234m	18'9" x 17'2"
Bedroom 2	4.187m x 3.229m	13'8" x 10'7"
Bedroom 3	4.650m x 3.613m	15'3" x 11'10"
Bedroom 4	4.187m x 2.958m	13'8" x 9'8"
Bedroom 5	3.563m x 2.637m	11'8" x 8'8"
Study	4.190m x 3.047m	13'9" x 10'0"

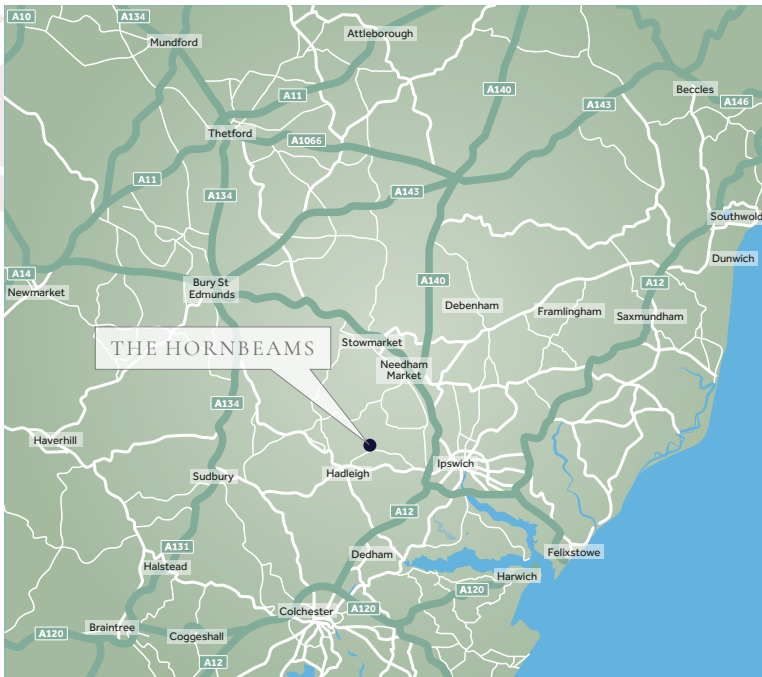
◀ Indicates where measurements have been taken from.
 ✦ Dimensions taken from 1.5 metre headroom
 — Denotes reduced head height
 • Window to plot 22 only



DENBURY
HOMES

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Area Map



Local Map

Maps not to scale

Travel times and distances

By road from The Hornbeams to:

Hadleigh	4 miles
Needham Market	7 miles
Ipswich	8 miles
Lavenham	12 miles
Sudbury	16 miles
Woodbridge	17 miles
Colchester	19 miles
Felixstowe	21 miles

By rail from Ipswich Train Station to:

Colchester	18 mins
Chelmsford	36 mins
Norwich	38 mins
London Liverpool Street	65 mins

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

The Hornbeams, Off Hadleigh Rd, Elmsett, Suffolk IP7 6ND

Telephone: 01473 913164

Email: the.hornbeams@denburyhomes.co.uk

Book your appointment at:

www.denburyhomes.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 The Hornbeams may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

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