



ST. EDMUNDS MEADOW

Assington, Suffolk



*Proudly present a delightful new collection of
2, 3 & 4 BEDROOM HOUSES AND 3 BEDROOM BUNGALOWS
in a desirable village on the outskirts of the Dedham Vale.*

A peaceful village enclave nestled in the Suffolk countryside, close to beautiful Dedham Vale yet within easy travelling distance of Sudbury and Colchester – Assington is an incredible setting for our latest collection of outstanding new family homes.

Vaughan & Blyth.



Welcome to St. Edmunds Meadow, an elegant new development placing residents in the heart of an idyllic and sought-after local community.

Comprising just ten superbly-designed and professionally constructed houses and bungalows – spanning two, three and four bedrooms – this collection presents a perfect opportunity to set up home in a desirable position with delightful rural Suffolk surrounds. With the exceptional attention to detail people have come to expect from V&B Homes, these homes have been created to offer the perfect combination of superior quality and rich lifestyle opportunities, alongside an ideal location for a relaxed pace of life, and the very best of town and country.





Offering exclusive, modern houses and bungalows in a charming village setting, St. Edmunds Meadow has been perfectly designed to complement its beautiful surroundings.

Situated opposite Assington's historic schoolhouse – which is now residential – this collection is grouped around a carefully-landscaped driveway and open-green space, giving each property room to breathe amongst thoughtful paving, attractive grass areas and professionally-selected plantings.

Each house within the collection has been designed to make best use of open space and light, while the bungalows maintain a sense of privacy and enjoy an uncrowded outlook.

Computer generated illustration image is indicative only and shows Plots 02, 03, 04, 07, 08 and 09 from an imaginary viewpoint from within the collection. All planting shown is for illustrative purposes only.

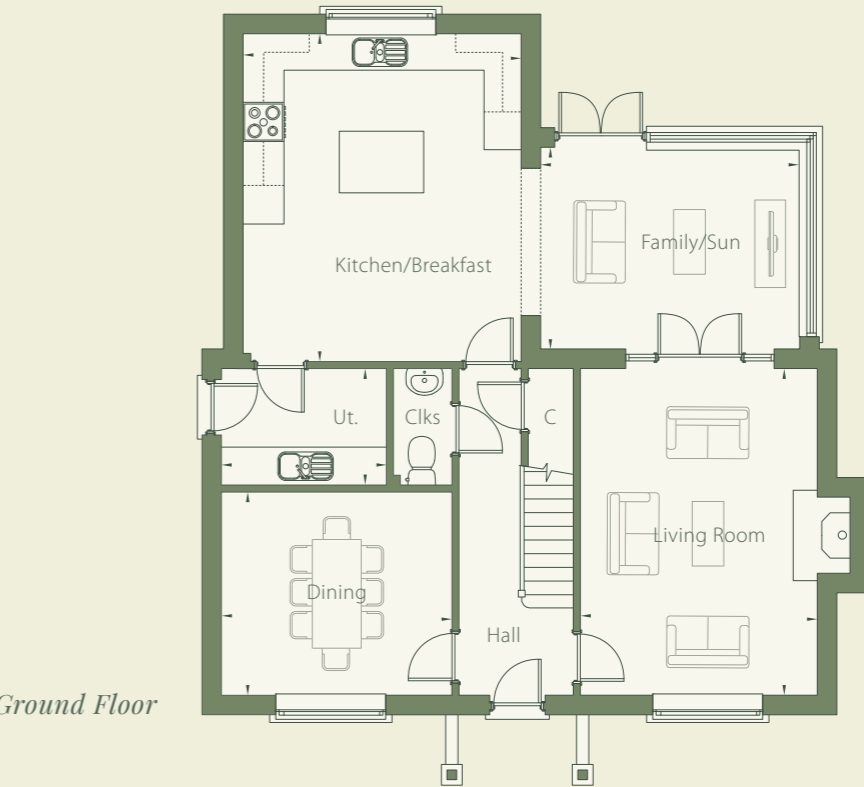
Plots One and Two – Four Bedroom houses



This illustration image shows Plots One and Two from right-to-left.



First Floor



Ground Floor

Ground Floor			First Floor		
Kitchen/B'kfast	5.35m x 4.55m	17' 7" x 14'11"	Master Bedroom	4.56m x 3.90m	15'0" x 12'10"
Family/Sun Area	4.19m x 3.33m	13'9" x 10'11"	En-Suite	2.95m x 1.40m	9'8" x 4'7"
Living Room	5.35m x 3.85m	17'7" x 12'8"	Bedroom Two	3.77m x 3.25m	12'4" x 10'8"
Utility Room	2.66m x 1.85m	8'9" x 6'1"	Bedroom Three	3.90m x 2.88m	12'10" x 9'5"
Dining Room	3.77m x 3.35m	12'4" x 11'0"	Bedroom Four	3.90m x 2.38m	12'10" x 7'10"
			Bathroom	2.77m x 2.00m	9'1" x 6'7"

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C Cupboard Clks Cloakroom En En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from. Furniture sizes and positions are for illustrations only and are not included in the property. All dimensions are accurate to 50mm.

Plots Three and Four



This illustration image shows Plots Three and Four from right-to-left.

Plot Four (Two Bedrooms)

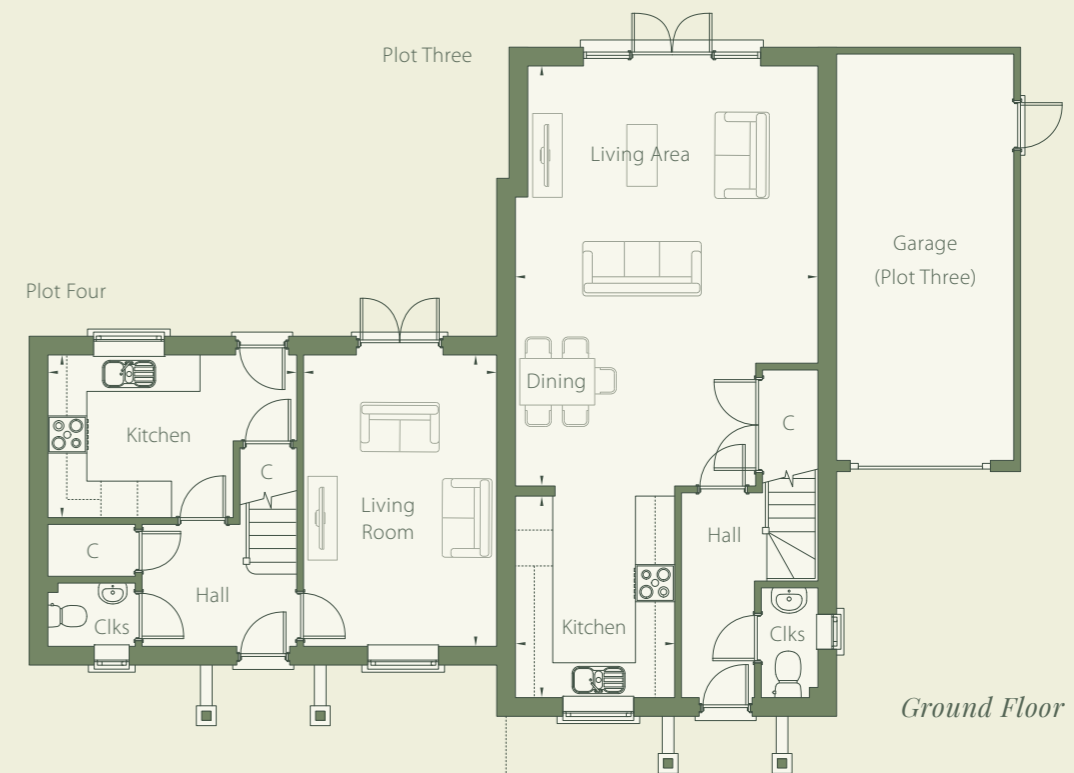
Living	4.99m x 3.26m	16'4" x 10'8"
Kitchen *	4.30m x 2.77m	14'1" x 9'1"
Master Bedroom	5.00m x 3.31m	16'5" x 10'10"
Bedroom Two	4.28m x 3.00m	14'0" x 9'10"
Bathroom	2.15m x 1.90m	7'1" x 6'3"

Plot Three (Three Bedrooms)

Kitchen	3.44m x 2.71m	11'3" x 8'11"
Living/Dining **	7.27m x 5.21m	23'10" x 17'1"
Master Bedroom	3.86m x 2.98m	12'8" x 9'9"
En-Suite	2.29m x 1.22m	7'6" x 4'0"
Bedroom Two	3.36m x 2.72m	11'0" x 8'11"
Bedroom Three	2.53m x 2.11m	8'4" x 6'11"
Bathroom	2.39m x 1.92m	7'10" x 6'4"

* Measurement excludes cupboard ** Maximum Room Measurement.

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C Cupboard Clks Cloakroom En En-Suite RL Rooflight Ut Utility Room — Indicates where approximate measurements are taken from. Furniture sizes and positions are for illustrations only and are not included in the property. All dimensions are accurate to 50mm.

Plots Five and Six



This illustration image shows Plots Five and Six from right-to-left.

Plot Six (Three Bedrooms)

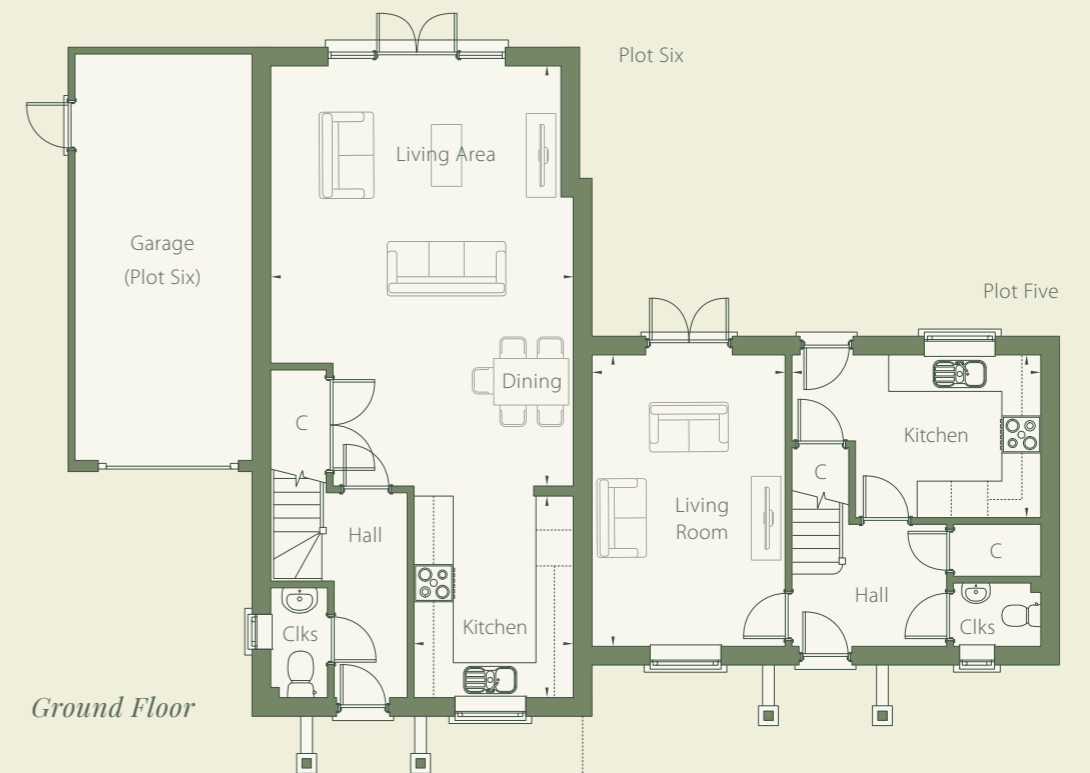
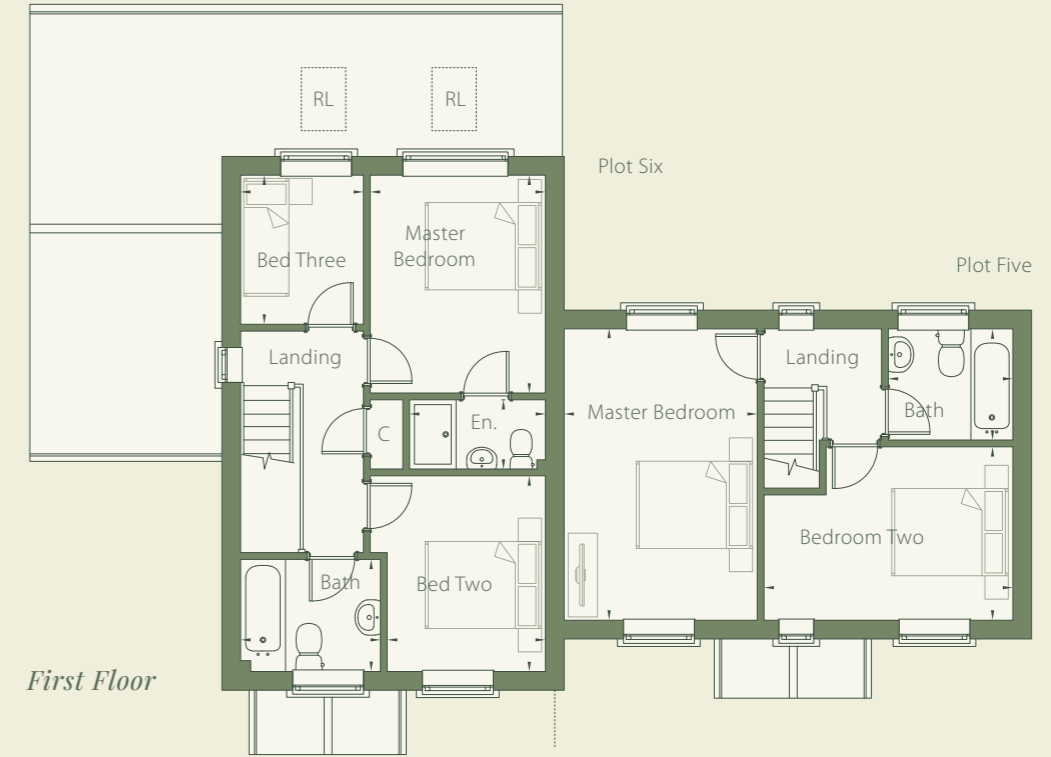
Kitchen	3.44m x 2.71m	11'3" x 8'11"
Living/Dining *	7.27m x 5.21m	23'10" x 17'1"
Master Bedroom	3.86m x 2.98m	12'8" x 9'9"
En-Suite	2.29m x 1.22m	7'6" x 4'0"
Bedroom Two	3.36m x 2.72m	11'0" x 8'11"
Bedroom Three	2.53m x 2.11m	8'4" x 6'11"
Bathroom	2.39m x 1.92m	7'10" x 6'4"

Plot Five (Two Bedrooms)

Living	4.99m x 3.26m	16'4" x 10'8"
Kitchen **	4.30m x 2.77m	14'1" x 9'1"
Master Bedroom	5.00m x 3.31m	16'5" x 10'10"
Bedroom Two	4.28m x 3.00m	14'0" x 9'10"
Bathroom	2.15m x 1.90m	7'1" x 6'3"

* Maximum Room Measurement. ** Measurement excludes cupboard

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Plots Seven and Eight



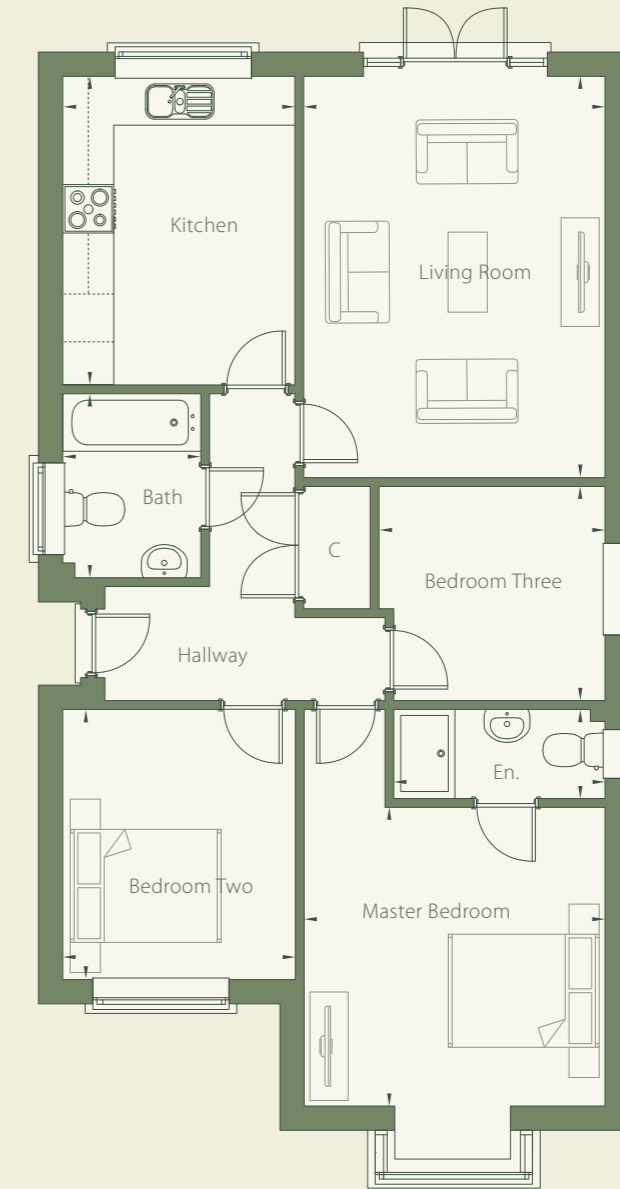
Plot Eight (Three Bedrooms)

Kitchen	4.08m x 3.08m	13'5" x 10'1"
Living Room	5.29m x 3.96m	17'4" x 13'0"
Master Bed (+ Bay)	3.98m x 3.93m	13'1" x 12'11"
En-Suite	2.78m x 1.2m	9'1" x 3'11"
Bedroom Two	3.56m x 3.09m	11'8" x 10'2"
Bedroom Three	2.95m x 2.87m	9'8" x 9'5"
Bathroom	2.39m x 1.82m	7'10" x 6'0"

Plot Seven (Three Bedrooms)

Kitchen	4.08m x 3.08m	13'5" x 10'1"
Living Room	5.29m x 3.96m	17'4" x 13'0"
Master Bed (+ Bay)	3.98m x 3.93m	13'1" x 12'11"
En-Suite	2.78m x 1.2m	9'1" x 3'11"
Bedroom Two	3.56m x 3.09m	11'8" x 10'2"
Bedroom Three	2.95m x 2.87m	9'8" x 9'5"
Bathroom	2.39m x 1.82m	7'10" x 6'0"

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Plot Eight floorplan is shown here – Plot Seven is handed/flipped compared to this plan.

C Cupboard Ckls Cloakroom En En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from. Furniture sizes and positions are for illustrations only and are not included in the property. All dimensions are accurate to 50mm.

Plots Nine and Ten



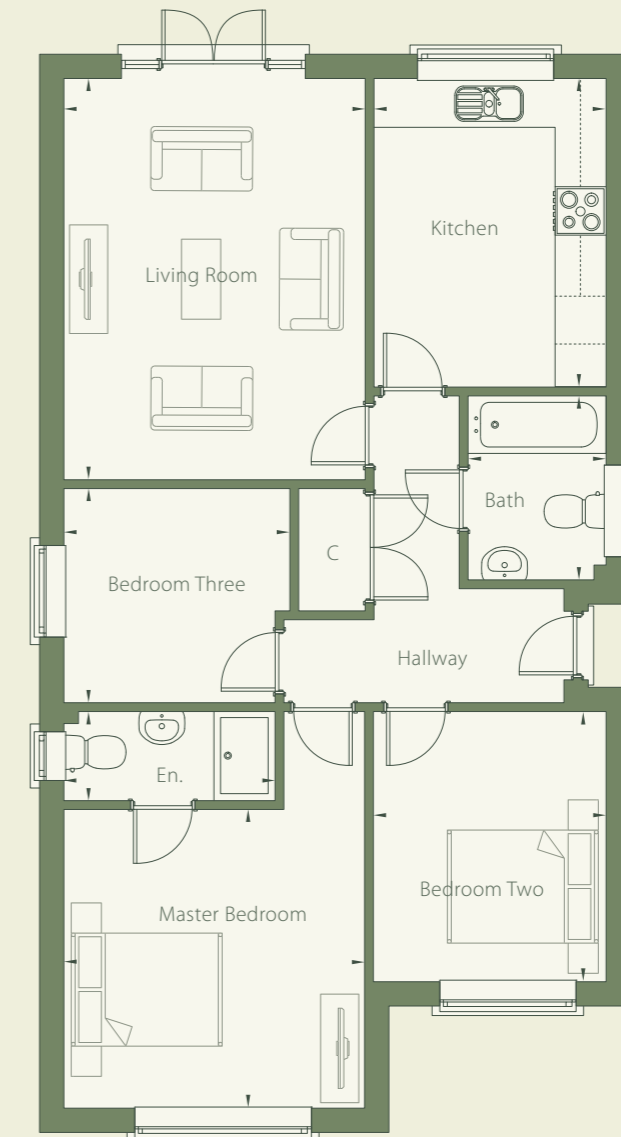
Plot Ten (Three Bedrooms)

Kitchen	4.08m x 3.08m	13'5" x 10'1"
Living Room	5.29m x 3.96m	17'4" x 13'0"
Master Bedroom	3.98m x 3.93m	13'1" x 12'11"
En-Suite	2.78m x 1.2m	9'1" x 3'11"
Bedroom Two	3.56m x 3.09m	11'8" x 10'2"
Bedroom Three	2.95m x 2.87m	9'8" x 9'5"
Bathroom	2.39m x 1.82m	7'10" x 6'0"

Plot Nine (Three Bedrooms)

Kitchen	4.08m x 3.08m	13'5" x 10'1"
Living Room	5.29m x 3.96m	17'4" x 13'0"
Master Bedroom	3.98m x 3.93m	13'1" x 12'11"
En-Suite	2.78m x 1.2m	9'1" x 3'11"
Bedroom Two	3.56m x 3.09m	11'8" x 10'2"
Bedroom Three	2.95m x 2.87m	9'8" x 9'5"
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Each of the homes within this new collection has been thoughtfully-planned to include desirable fittings and quality appliances throughout.

Kitchens and utility rooms

The two detached houses, Plots One and Two, together with the four detached bungalows will have quality matt shaker style doors. Plots One and Two will have Silestone worktops and Duropol to the utility room, whilst the bungalows will have Duropol post-formed worktops. The smaller houses, Plots Three to Six, will have contemporary 'slab' type kitchen doors and Duropol post-formed worktops. All units will benefit from a superb range of integrated Neff appliances to include fridge/freezer, dishwasher (Plots One and Two: single oven/combo microwave) double oven, induction hob and stainless steel extraction fan. Plots Three to Ten will also have Neff integrated washing machines fitted as standard. Client's choice of glass coloured splash-back will be fitted to the hob area (subject to stage of construction). Blanco one-and-a-half bowl sinks will be fitted to Units Three to Ten, whilst Plots One and Two will have Blanco under mount one-and-a-half bowl sinks. All kitchen floors will be fully ceramic tiled.

Bathrooms and en-suites

All bathrooms and en-suites are fitted with quality Roca sanitaryware with chrome Bristan taps. There is a variety of tiled wall surfaces from our standard range to complement each layout and setting. Classy Merlyn enclosures with Aqualisa shower valves complete the modern look. The bungalows will have ceramic tiled floors to the bathroom and en-suite.

External finishes

The houses and bungalows will feature a pleasing mixture of brick and render facings, full fill cavity insulation and plain, pantile and slate roofs. All windows, fascia's, soffits and bargeboards will be white UPVC for ease of maintenance. All windows are double glazed to the latest standard.

Decoration and finishes

Modern feature oak internal doors are complimented with dual finish chrome handles. White painted architraves

and skirtings, white flat ceilings and colour painted walls create a contemporary interior. Plots One and Two will have feature oak staircases with oak balustrades and spindles and handrail with a French polish finish. Plots Three to Six will have standard painted staircases with oak handrails.

Electrics

Kitchens and bathrooms will have recessed LED down-lighters in the ceilings and feature under pelmet lighting below wall units. Pendant lights are standard in all other rooms. A generous number of power points are installed throughout with television points to living areas, kitchens and most bedrooms. TV cabling is provided back to the loft for the installation of client's own aerial/satellite equipment. Smoke detectors and burglar alarms add extra security with external movement sensor lights provided to entry points in all plots. All bungalows (Plots 7-10) will incorporate a feature electric fire and stone surround to the main living room.

Plumbing and heating

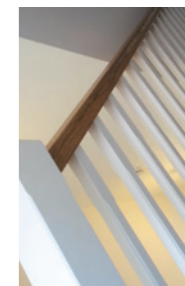
Mitsubishi (electric) air source heat pumps will provide all heating needs via under floor heating on the ground floor and wall hung radiators on the first floor. Heated chrome towel rails are incorporated to all bathrooms.

Garages

All plots will have a 7m long single garage with powered up-and-over door controlled by hand held key fobs. Power and lighting is also provided, together with separate personnel door.

Gardens and outside

Each rear garden is provided with a natural stone patio area with matching footpaths as appropriate. All rear gardens are levelled and turfed with front gardens landscaped and turfed in accordance with landscaping schemes. Each home will have an external tap. Please note that all plots will have a separate Klargest treatment plant to take care of all sewage needs. 'Clean' water is then discharged via a communal pipe system to a water source situated on adjacent land. All rainwater will drain to communal soakaways.



“This part of the world is characterised by picturesque settlements with a rich heritage of pubs, churches and village greens – helping to make the ten homes within this collection ideal residences to escape from today’s busy lifestyles.”



Vaughan & Blyth – Quality Homes, Naturally.

“Over the last fifty years we have become synonymous with properties built to remarkable standards, and the residents of St. Edmunds Meadow will be able to enjoy homes meticulously constructed with quality materials, contemporary fittings and stylish finishes throughout every single room.”

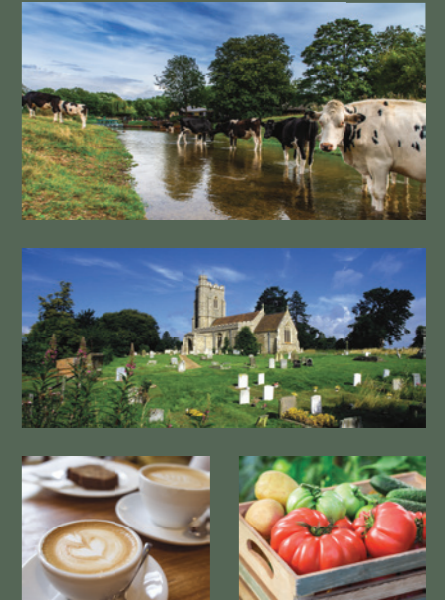
Warranty – Each home within St. Edmunds Meadow is covered by an ICW 10 year insurance backed warranty scheme.

Vaughan & Blyth (Construction) Ltd, Estuary House, Whitehall Road, Colchester, Essex CO2 8HA

For further information please call **01206 791660** or visit us online at **vbhomes.co.uk**



“The countryside and villages throughout the incredibly scenic area around the River Stour are perfect for visits, walks and eating out all year round.”



Assington is a place where you can relax amongst the peaceful backdrop of village life, with eateries, local produce and beautiful scenery right on your doorstep – while great travel connections ensure a wider range of entertainment, leisure and retail opportunities are within easy reach in the larger towns nearby.

With the sensational Suffolk countryside surrounding the village, you will find a wealth of things to enjoy just a short walk from home at St. Edmunds Meadow. Within the village, The Barn at Assington is a modern venue housing a well-stocked farm shop, florist, hairdresser and a contemporary vintage style tea room – a popular complex for those seeking fresh, locally-produced fruit, vegetables, preserves and dairy products, as well as delicious home-baked snacks and cakes served with fine teas and coffee. Just South of the village, Assington Mill and its scenic pond is an incredible slice of 17th-century history on your doorstep, while plenty of country and woodland walks can be found in the nearby sanctuaries of Arger Fen and Spouse’s Vale – with Cornard Mere nature reserve also just a short drive away.

Golf lovers will be pleased to find Newton Green Golf Club and Stoke-by-Nayland Golf Club close by, with a popular driving range also available at Old Joe’s Range in Great Cornard. Assington is also home to a friendly, locally-loved public house which is perfect for refreshments after a bracing stroll, or to relax with friends and family. The Shoulder Of Mutton is a free house serving a wide selection of excellent beers and ciders, as well as a menu of high-quality, locally-sourced traditional pub food. Alternatively, for those who love fine dining, The Case offers an upmarket culinary experience in an extensively-refitted 1920s inn just a mile and a half away on the A134. Similarly, the Crown restaurant and hotel in Stoke by Nayland also offers a fantastic variety of rustic British food in refined surroundings.

With the A134 just outside the village, Assington possesses excellent travel links to the historic towns of Sudbury, Colchester, Ipswich and Bury St. Edmunds. For an extensive selection of shopping opportunities, a wide variety of supermarkets are available five miles away in the bustling market town of Sudbury, where you will also find a full range of services and amenities, as well as plenty of restaurants and places of interest. Colchester, just over ten miles South, is home to a fantastic range of retail outlets – from household brands and high street names to independent boutiques and the impressive upmarket Fenwick department store. There are also plenty of entertainment and dining options in Colchester, including the Castle Museum and surrounding park, the award-winning Mercury Theatre, a multi-screen cinema and Colchester United’s football stadium.

The A12 also opens the door to the vibrant town of Ipswich – home to its own selection of entertainment, leisure and waterfront attractions – and onwards to the beauty of the Suffolk coastline, dotted with historic forts, beaches and settlements. Also just a short drive away is the stunning Dedham Vale, a renowned Area of Outstanding Natural Beauty and setting for Constable’s famous painting ‘The Hay Wain’.



The Barn Farm Shop (Assington)	1 Mile	Colchester (Centre)	11 Miles
Newton Green Golf Club	2.5 Miles	Ipswich (Centre)	18 Miles
Stoke-by-Nayland (Golf and Spa)	3 Miles	Braintree (Centre)	20 Miles
Sudbury (Centre)	5 Miles	Bury St. Edmunds (Centre)	22 Miles
Dedham Village	10 Miles	Stansted Airport / M11	40 Miles



STANFORDS

ESTABLISHED 1879

Please contact **Stanfords** by telephone on **01206 842156**

Visit stanfords-colchester.co.uk or email on sdw@stanfords-colchester.co.uk



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