



Abbotts

— GRANGE —

Forncett St Peter | Norfolk

An exclusive collection of 3 & 4 bedroom bungalows
and 4 & 5 bedroom houses



BENNETT HOMES

At home in East Anglia



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Bennett Homes

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Award-winning property developers Bennett Homes have been building quality houses and bungalows throughout East Anglia for over 65 years. Based in Bury St Edmunds, we have an extensive knowledge of the local area and choose development locations in thriving market towns and rural country locations.

As a family run company, our core values have been maintained throughout our 65 years of business. We take great pride in producing quality homes from start to finish. We train our staff to a high standard, favouring traditional craftsmanship techniques and we select the finest materials. Each and every Bennett home carries the NHBC Buildmark warranty ensuring ten years of structural insurance. With a stringent quality check system throughout the construction process we make sure that every home exceeds this benchmark giving you peace of mind.

We are proud to have won numerous awards over the years for our dedication to providing quality homes and customer satisfaction. We look to make the moving process as simple as possible and remove any unnecessary stress. Each stage of this process is backed by our Customer Charter, a commitment to giving you the best possible service.



At Bennett Homes we understand the importance of character; each of our house types has a unique feel and we let you choose the finishing touches to your home*. With a range of high-end appliances fitted as standard we have chosen a variety of quality fixtures and fittings to complement your style. If you would like to maximise your living space, conservatories can be added as an optional extra via our recommended supplier. All of this and more can be discussed with our team at our Customer Choices centre.

We offer a range of services, subject to terms and conditions, to further enhance your Bennett Homes experience. These include:



Home Check¹

To leave you completely satisfied with your new home we offer a courtesy Home Check service three months after you move in. Any issues and concerns you may face with your new property that have become apparent after moving in will be addressed and resolved.



Lend-A-Home²

We understand the timing difficulties that can arise when buying a new-build property. We created the Lend-A-Home service for this reason. This scheme provides you with a home to live in short term between properties for no extra cost, we even pay for the moving costs to your new home.



Handyman Service³

One of our team will be on hand to help with any final finishing touches you require. This can be anything from hanging a picture to plumbing in a washing machine. No job is too small, giving you the time to enjoy your new home.

* Subject to build stage.

1. Details to be confirmed with a Home Adviser at time of reservation. Not applicable on all plots, please check with your Home Adviser.

2. Terms and conditions apply. Not applicable on all plots, please check with your Home Adviser.

3. Terms and conditions apply. Handyman Service must be arranged with a Home Adviser in advance of completion.



Welcome to Forncett St Peter

Situated in South Norfolk, the idyllic village of Forncett St Peter offers a tranquil country lifestyle with the benefits of larger towns and the city of Norwich within easy reach. Forncett St Peter along with Forncett St Mary and Forncett End make up the small and sleepy parish of The Forncetts.

With rolling countryside all around, you are well placed to make the most of the natural surroundings. The river Tas winds its way through the village and with plenty of footpaths, it couldn't be easier to explore the nature and wildlife of the local area.

Come and find out what makes Forncett St Peter so special.



Rural Living





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Captivating Surroundings



Discover

a different way of life

In this vibrant rural village you will find a real sense of community. With a small number of residents the parish of The Forncetts has a friendly, welcoming feel and regularly hosts events from baking competitions and quizzes to drama workshops and fêtes.

With Forncett St Peter Primary School located a mile away and Long Stratton High School nearby in the next village, families can expect quality education right on their doorstep. Forncett St Peter Primary School is a Church of England school and has been awarded outstanding on their Ofsted reports. With just four classes, this close-knit school works closely with the children and parents alike to achieve great results. Long Stratton High School has continually improved their results over the last few years and is one of the top schools in Norfolk.

In the nearby village of Long Stratton you can find many essential services and amenities from the Doctors Surgery and Post Office to a supermarket, bank and public houses. For those looking to keep active the local leisure centre offers fitness classes as well as martial arts and gymnastic lessons, amongst others, and at Dunston Hall Golf Club you can take advantage of the beautiful 18-hole course shaped by the Norfolk fenland.





Explore Norfolk

and all that it has to offer

Perfectly placed in Norfolk, Forncett St Peter enjoys the best of both worlds; peaceful village life with the advantage of stunning scenery, a vibrant city and picturesque coastal spots all on your doorstep.

Forncett St Peter benefits from a bus service connecting it with Diss, Long Stratton and Norwich. Located just off the A140, Forncett St Peter has excellent road links both south and north with Ipswich and Norwich both under an hour away. The historic city of Norwich offers the perfect blend of culture, entertainment and retail therapy with its vast array of museums and theatres, live music venues and an eclectic mix of independent and established stores.

Norfolk is host to some of the Country's finest scenic attractions with The Broads within half an hour drive and the stunning coast under an hours drive away. Many of Norfolk's coastal regions have been awarded the prestigious status of Area of Outstanding Natural Beauty and it is easy to see why. From the pine-fringed beaches of North Norfolk to the sandy dunes of East Norfolk there are plenty of places worth exploring.



By Car

Long Stratton – 2 miles
Norwich – 12 miles
Diss – 14 miles
Lowestoft – 28.5 miles



By Bus

Long Stratton – From 4 minutes
Diss – From 27 minutes
Norwich College – From 27 minutes
Norwich – From 30 minutes



By Train*

Norwich – 21 minutes (direct)
Cambridge – 53 minutes (direct)
London King's Cross – 2 hours



By Bike

Village Hall – 4 minutes
Forncett St Peter Church – 5 minutes
Forncett Primary School – 5 minutes

*Trains are from Attleborough Station. The station is 11.7 miles away and is approximately a 23 minute drive from Abbotts Grange. All travel times and distances are approximate and are courtesy of www.theaa.com, www.google.co.uk/maps and www.nationalrail.co.uk. Images left to right: Norwich Cathedral, Norwich Forum, Norwich Grand Arcade and the Mere at Diss.



Vibrant Culture





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Recognised for quality over quantity

Bennett Homes

We understand the importance of both quality and individual style. This is why we fit high-end brand name appliances as standard in our homes and offer a variety of choices from worktops and tiles, to carpets and wall colours. Our properties are finished to an exceptionally high standard and are protected by the NHBC ten year Buildmark warranty, giving you peace of mind.*

General

- Choice of wall colours*
- Oak hardwood handrails to stairs
- Fitted wardrobes as shown on individual house type plans
- 10 year NHBC warranty

Floors

- Porcelanosa ceramic floor tiles to kitchens and utility rooms*
- Full range of carpets available to purchase

Kitchen

- Superb choice of modern units, stylish worktops with upstands in a wide variety of colours and styles*
- Under pelmet lighting
- Rangemaster style ovens
- Chimney style extractor hood
- Integrated Bosch dishwasher, and plumbing for washing machine
- Satin chrome socket and switch plates to kitchen and utility rooms
- Option to upgrade to granite worktops*

Bathroom

- Quality Roca sanitary ware with chrome finish Vado taps
- Efficient thermostatically controlled showers
- Extensive choice of Porcelanosa ceramic wall tiles*
- Quality silver framed shower cubicles
- Drencher head and handset shower to master bedroom en-suite
- Fitted furniture to all bathrooms and en-suites
- Chrome towel radiators to bathroom and en-suites

Heating

- Efficient air source heat pump manufactured by Daikin with zoned underfloor heating to ground floor
- Thermostatic valves to all first floor radiators for greater control and cost effectiveness
- Electric fires with fire surround of your choice in various styles and colours*

Electrical Installation

- Comprehensive electrical installations throughout with circuit breaker to consumer unit
- Mains operated smoke detector with battery back up
- TV Points to lounge, kitchen and all bedrooms
- External lighting to front and rear
- Downlighters to kitchen, bathrooms and shower rooms

External

- A range of good quality facing materials carefully chosen, in keeping with the local environment
- Cream or white timber double glazed windows and french doors
- Top glazed garage doors
- Black UVPC soffit, fascias, guttering and downpipes

Gardens

- Timber screen fencing to all rear boundaries (where no existing boundary treatment)
- Matchboarded gate for access to rear garden where suitable
- Outside garden tap
- Double or triple garages to all plots (see layout plan)
- Turf and/or shrubs to all front gardens
- Block paved driveways



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Abbotts

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A unique place to live

Welcome to Abbotts Grange, an exclusive development of just 17 high-specification family homes. Each home is built with a distinctive character and with Bennett Homes' range of fixtures and finishes to choose from you will find a unique home to suit your needs.

There is a choice of 4 and 5 bedroom houses as well as 3 and 4 bedroom bungalows, all of which are large detached properties with generous grounds and double or triple garages.

Six Bespoke House Types



The Ranworth 5 bedrooms 203.6m²/2192ft²

The Haughey 4 bedrooms 173.9m²/1871ft²

The Beyton 4 bedrooms 158.3m²/1703ft²

The Lincoln 4 bedrooms 140.8m²/1516ft²



The Blakeney 4 bedrooms 142.0m²/1528ft²

The Boston 3 bedrooms 125.0m²/1345ft²

All areas believed to be correct but accuracy cannot be guaranteed.

The Ranworth - Plots 3, 5 and 17(h)

Kitchen/Breakfast

7553mm x 3600mm - 24'9" x 11'10"

Living Room

5638mm x 4787mm - 18'6" x 15'8"

Dining Room

4787mm x 3000mm - 15'8" x 9'10"

Study

3609mm x 3138mm - 11'10" x 10'4"

Utility

2509mm x 1800mm - 8'3" x 5'11"

Master Bedroom

4000mm x 3787mm - 13'1" x 12'5"

Bedroom 2

3759mm x 3300mm - 12'4" x 10'10"

Bedroom 3

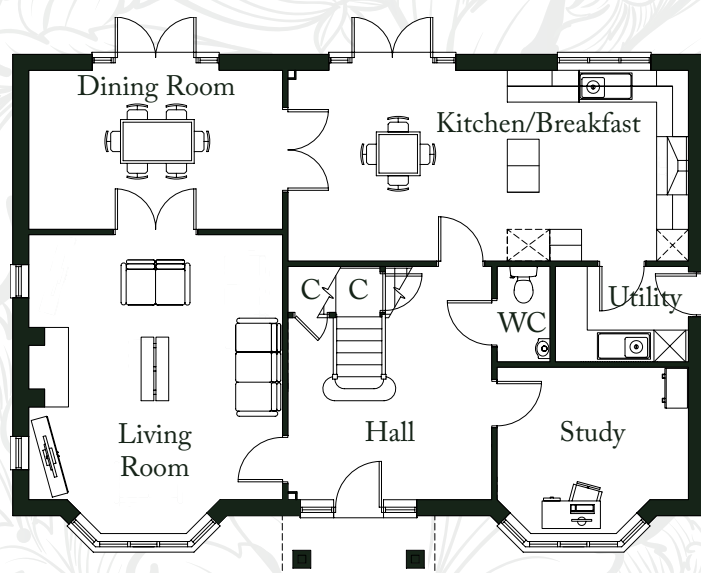
4000mm x 3758mm - 13'1" x 12'4"

Bedroom 4

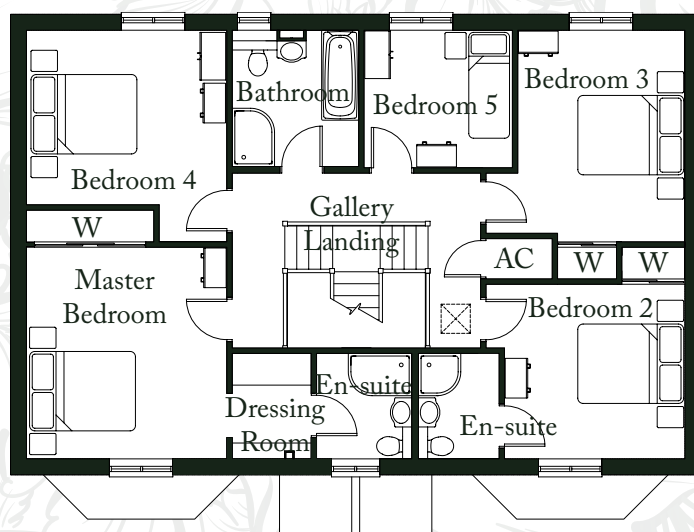
4000mm x 3787mm - 13'1" x 12'5"

Bedroom 5

2600mm x 2804mm - 8'6" x 9'2"



Ground Floor



First Floor

Room dimensions and layouts may vary. Kitchen and bathroom layouts are indicative only. Maximum dimensions are shown on all properties. The computer generated illustrations are representative only and some features and elevation details will differ. Garage sizes and locations may vary between plots. Please check with your Home Adviser at time of reservation. (h) indicates a specific plot is a handed version of the floor plan shown.



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The Haughley - Plots 1(h), 6(h), 7 and 10

Kitchen/Dining

6400mm x 3419mm - 21'0" x 11'3"

Living Room

6820mm x 3700mm - 22'5" x 12'2"

Study

3490mm x 3089mm - 11'5" x 10'2"

Utility

2102mm x 1800mm - 6'11" x 5'11"

Master Bedroom

3700mm x 3286mm - 12'2" x 10'9"

Bedroom 2

3543mm x 3000mm - 11'7" x 9'10"

Bedroom 3

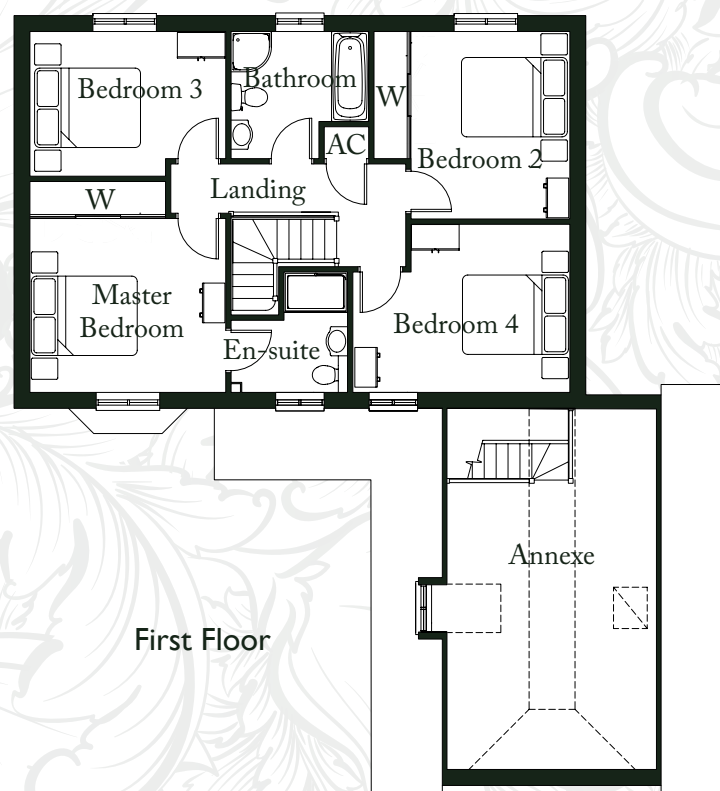
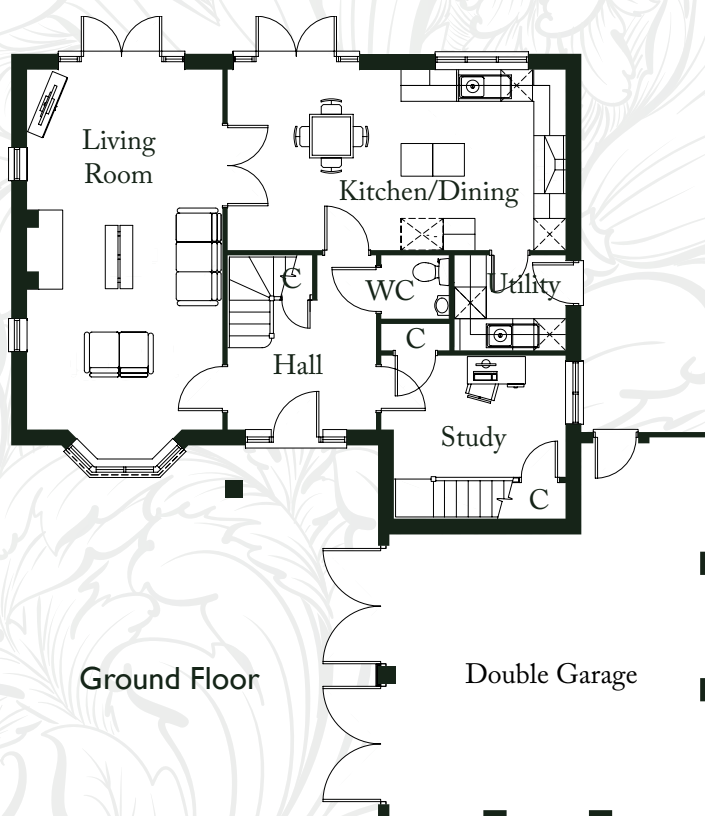
3675mm x 2734mm - 12'1" x 9'0"

Bedroom 4

4100mm x 3177mm - 13'5" x 10'5"

Annexe

6837mm x 3982mm - 22'5" x 13'1"



The Beyton - Plots 2, 9(h) and 14

Kitchen/Family Room

5913mm x 6408mm - 19'5" x 21'0"

Living Room

7436mm x 3712mm - 24'5" x 12'2"

Study

4223mm x 3170mm - 13'10" x 10'5"

Utility

1875mm x 1625mm - 6'2" x 5'4"

Master Bedroom

4013mm x 3395mm - 13'2" x 11'2"

Bedroom 2

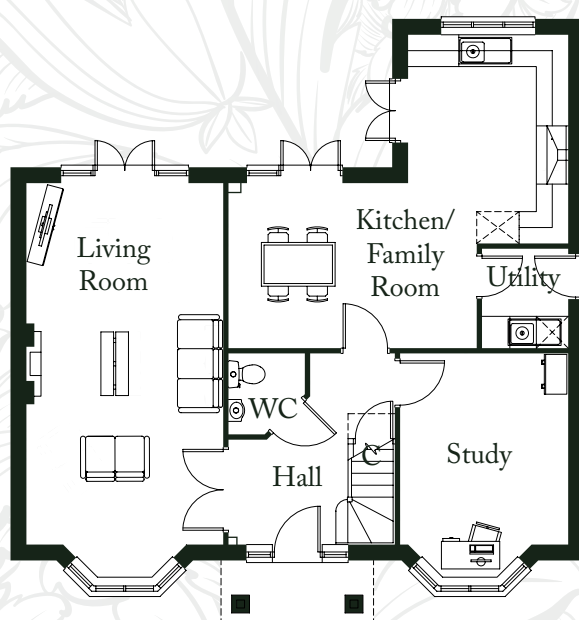
5625mm x 3020mm - 18'5" x 9'11"

Bedroom 3

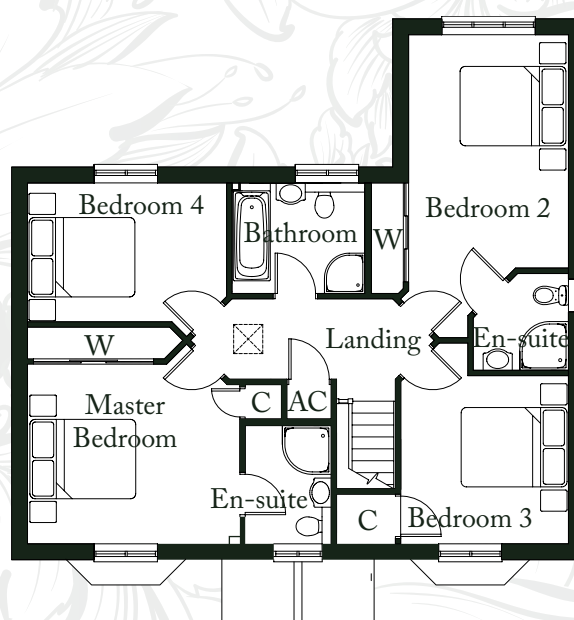
3795mm x 3170mm - 12'6" x 10'5"

Bedroom 4

3762mm x 2625mm - 12'4" x 8'8"



Ground Floor



First Floor

--- Indicates reduced head height. Room dimensions and layouts may vary. Kitchen and bathroom layouts are indicative only. Maximum dimensions are shown on all properties. The computer generated illustrations are representative only and some features and elevation details will differ. Garage sizes and locations may vary between plots. Please check with your Home Adviser at time of reservation. (h) indicates a specific plot is a handed version of the floor plan shown.



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The Lincoln - Plots 4(h), 8 and 12

Kitchen/Dining

6400mm x 3419mm - 21'0" x 11'3"

Living Room

6820mm x 3700mm - 22'5" x 12'2"

Study

3490mm x 1926mm - 11'5" x 6'4"

Utility

2102mm x 1275mm - 6'11" x 4'2"

Master Bedroom

4100mm x 3286mm - 13'5" x 10'9"

Bedroom 2

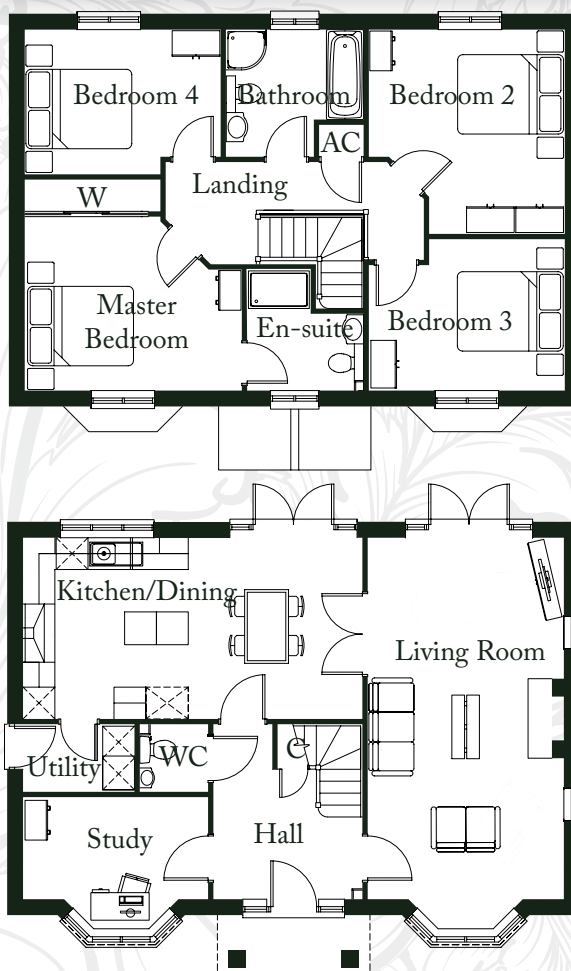
3860mm x 3700mm - 12'8" x 12'2"

Bedroom 3

3700mm x 2860mm - 12'2" x 9'5"

Bedroom 4

3700mm x 2734mm - 12'2" x 9'0"



First Floor

Ground Floor

The Blakeney - Plots 11 and 13(h)

Kitchen/Dining
6275mm x 4000mm - 20'7" x 13'1"

Utility
1825mm x 2950mm - 6'0" x 9'8"

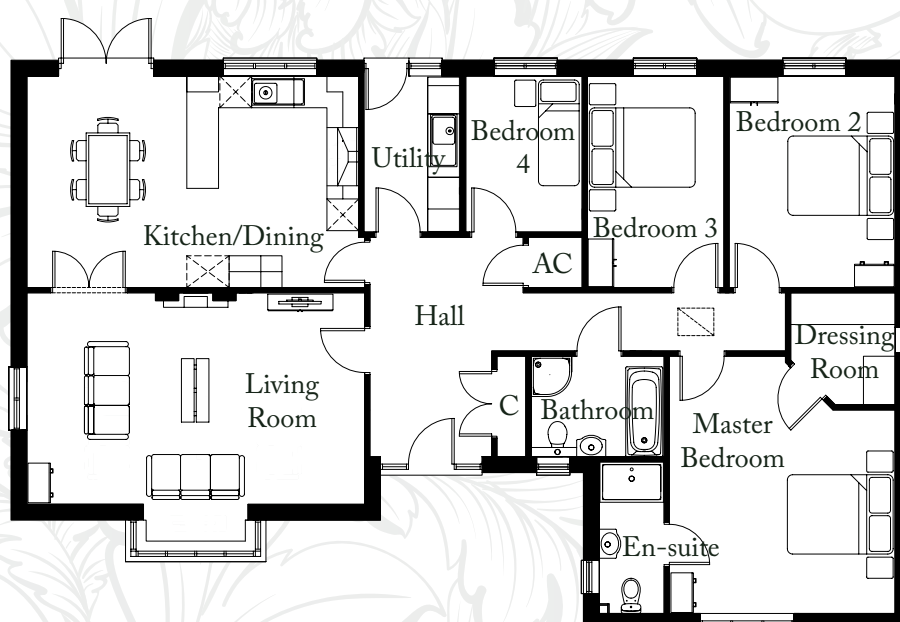
Living Room
6388mm x 4697mm - 20'11" x 15'5"

Master Bedroom
4865mm x 4270mm - 16'0" x 14'0"

Bedroom 2
4000mm x 3139mm - 13'1" x 10'4"

Bedroom 3
4000mm x 2579mm - 13'1" x 8'6"

Bedroom 4
2950mm x 2200mm - 9'8" x 7'3"



--- Indicates reduced head height. Room dimensions and layouts may vary. Kitchen and bathroom layouts are indicative only. Maximum dimensions are shown on all properties. Please check with your Home Adviser at time of reservation. The computer generated illustrations are representative only and some features and elevation details will differ. (h) indicates a specific plot is a handed version of the floor plan shown.



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The Boston - Plots 15 and 16(h)

Kitchen

4000mm x 2950mm - 13'1" x 9'8"

Utility

2650mm x 2200mm - 8'8" x 7'3"

Dining Room

4000mm x 2925mm - 13'1" x 9'7"

Living Room

6088mm x 4000mm - 19'11" x 13'1"

Master Bedroom

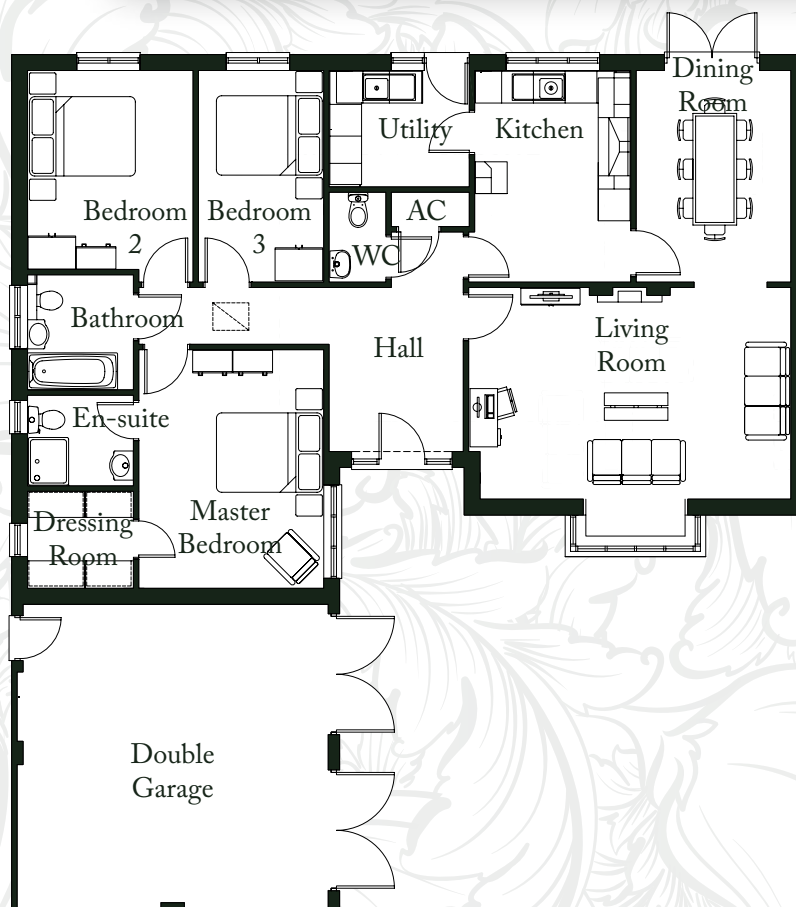
4510mm x 3495mm - 14'10" x 11'6"

Bedroom 2

3760mm x 3127mm - 12'4" x 10'3"

Bedroom 3

4000mm x 2369mm - 13'1" x 7'9"



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Image depicts local area.

Abbotts Grange

An exclusive development

N



Houses

- The Ranworth
- The Haughley
- The Beyton
- The Lincoln

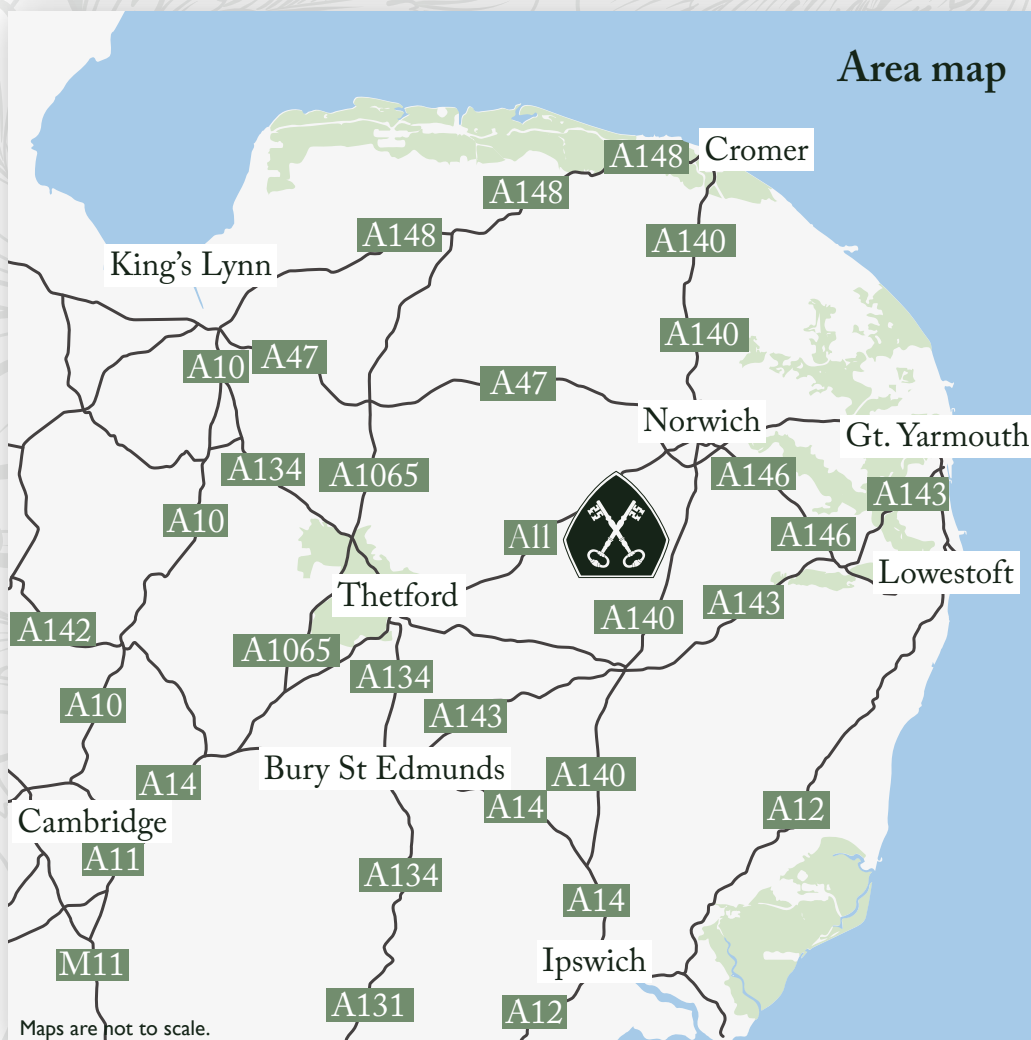
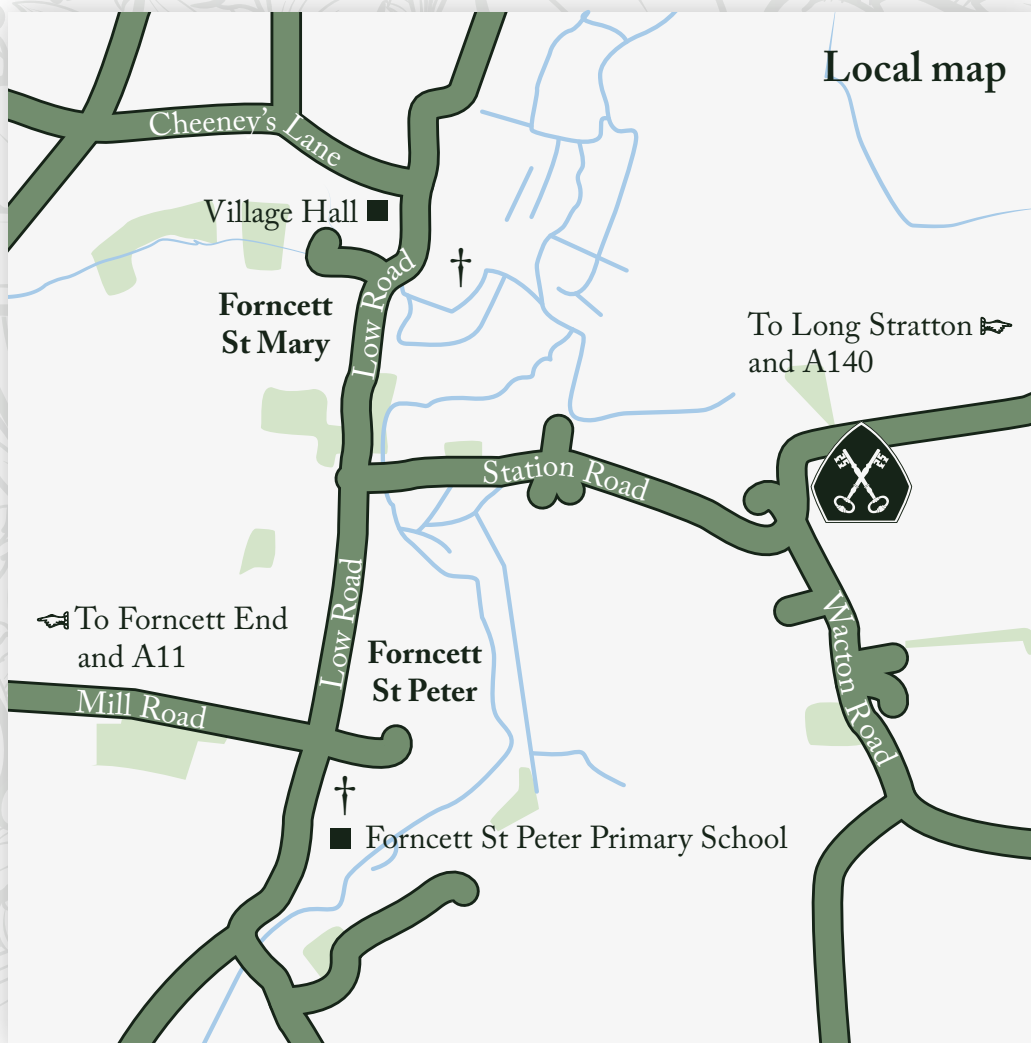
Bungalows

- The Blakeney
- The Boston

S/S indicates an electrical sub station.

* One item of play equipment is to be installed within this public open space.

Landscaping shown is indicative only, please ask your Home Adviser to view a detailed landscaping plan.





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Housebuilder of the Year

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The images contained in this brochure are only a guide to the appearance of the development/properties and are not intended to be definitive. Detailed plans and specifications are available for inspection for each plot from your Home Adviser at our Head Office and purchasers must check their individual specifications prior to making a reservation. This brochure is believed to be correct, but its continued accuracy cannot be guaranteed neither does it form an offer or contract.

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