



# TUDOR GARDENS

Framlingham Suffolk

# TUDOR GARDENS

An attractive development of 16 two and three bedroom homes, all for private sale, close to the heart of the historic market town of Framlingham.

Architect-designed and highly-specified, the properties incorporate a range of features ideal for contemporary living.



Welcome to your new home



me in Suffolk



## OUR COMMITMENT

*Quality homes for contemporary living.*

For 70 years, Bennett Homes has been successfully providing high quality homes for customers, employing craftsmen trained in traditional skills, using first-class materials.



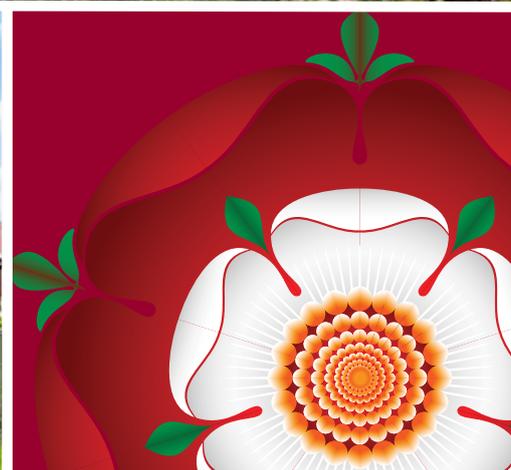
Our Tudor Gardens development overlooking Framlingham Castle and The Mere is no exception – offering two and three bedroom properties, each one built to exacting standards.

Our reputation for excellence is of paramount importance to us and we are delighted that it has been recognised nationally with a number of prestigious awards, including being named House Builder of the Year by the National Federation of Builders four times – most recently in 2016.



As a family-run company, we put customers top of our agenda and we listen to what they want in terms of attractive and practical homes to meet today's lifestyles. Over recent years this has included spacious open plan living, a wealth of built-in storage and highly-specified contemporary kitchens and bathrooms.

That's not all. Buying new brings with it a whole range of other benefits – such as efficient heating systems combined with high levels of insulation which result in more comfortable homes and lower bills – and Bennett Homes includes many features as standard in the purchase price.

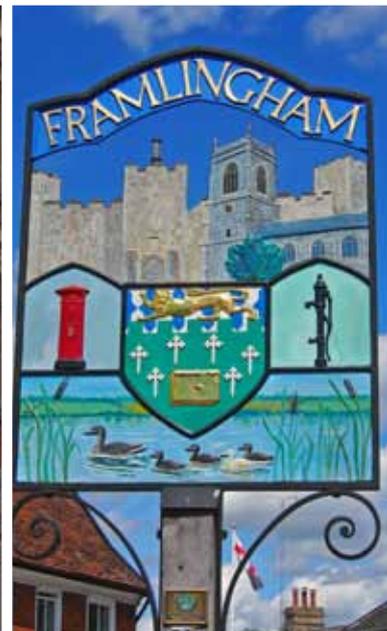


Photographs of previous Bennett Homes developments.

Centre: Maltsters' Yard, Eye.

Bottom left: The Ranworth house type at Abbots Grange, Forncett St Peter, Norfolk.

For disclaimer see back cover.



# FRAMLINGHAM

*Historic market town*

Tudor Gardens enjoys an attractive and convenient location in this traditional market town, with views over Framlingham Castle and The Mere.

Named as one of The Sunday Times '101 Best Places To Live In Britain', Framlingham – or 'Fram' as the locals call it – has a rich history and the town centre is an official conservation area with 74 listed buildings.

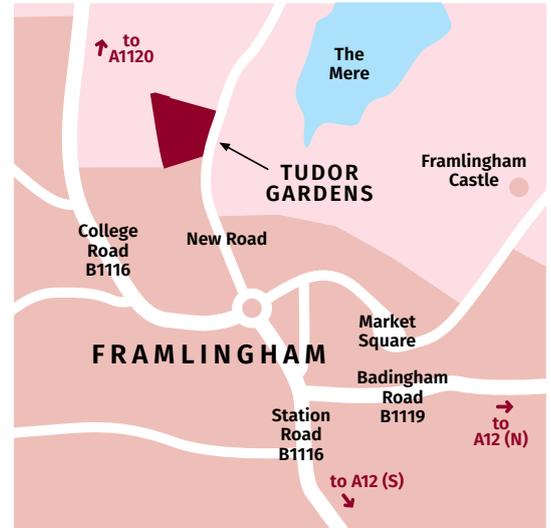
The 12th century Castle, built by the Bigods, a powerful Norman family and owned for over 400 years by the Earls and Dukes of Norfolk, is surrounded by parkland and estates. In 1552 it came into the hands of Mary Tudor elder daughter of Henry VIII and around this time, became the subject of a succession crisis. After years of legal wrangling, it passed to English Heritage in 1984.

More 12th century history can be seen in St Michael's Church with its oak hammer-beam roof, fan vaulting and Arts and Crafts stained glass. The organ made by Thomas Talmar of Peterborough in 1674 is particularly special and attracts organists from all over the world.

In the present day, on Tuesdays and Saturdays, you can enjoy a traditional shopping experience at the Open Market which has a Continental ambience and pavement cafés for coffee or lunch where you can sit and watch the world go by. There's also the Crown Hotel with its cosy interior, log fires, exposed Tudor oak beams and well-established reputation for fine food and local ales.

In addition to the markets, Framlingham offers an excellent range of independent shops, cafés, restaurants, delicatessen, library, post office and medical centre, dentist and pharmacy. Further shopping is available in Saxmundham, a charming town just seven miles away which has a weekly market on a Wednesday, Waitrose and Tesco supermarkets and more independent shops.

Also on the doorstep is The Mere, managed by Suffolk Wildlife Trust and comprising 31 acres of footpaths and trails for countryside walks. For sports enthusiasts there's Framlingham Sports Club which has a wide range of facilities for tennis, badminton, football, croquet and archery.



## THE LOCAL AREA

*close to the Suffolk coast.*

From Framlingham it is easy to explore all that Suffolk has to offer – whether it is golf, classical music or birdwatching – with excellent links to other towns and cities nearby.

Surrounded by quintessentially Suffolk villages with houses in pale pastels of pink, lemon and salmon, the town is only 12 miles from the coast with its traditional destinations of Southwold, Dunwich, Thorpeness and Orford.

Just 18 miles to the south-west is the county town of Ipswich, with The Ipswich Hospital and a wider range of shopping and cultural activities, including bars and restaurants at the recently-restored Waterfront.

Three golf courses are on the doorstep – at Cretingham, Woodbridge and Aldeburgh – as well as birdwatching at the RSPB Centre at Minsmere Nature

Reserve. There's also the musical heritage at Snape Maltings with its annual classical music festival and year-round programme of concerts and events.



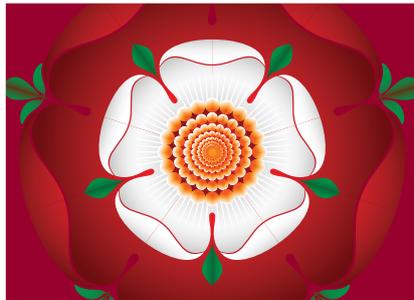
By Car: Saxmundham 7 miles  
Ipswich 20 miles  
Bury St Edmunds 35 miles  
Cambridge 62 miles

By Train: Framlingham does not have a station  
Saxmundham to Ipswich 40 minutes  
Wickham Market to Ipswich 30 minutes  
Ipswich to London Liverpool Street 80 minutes

By Bus: Ipswich 50 minutes

Airports: Norwich Airport 38 miles  
London Stansted Airport 85 miles

All times and distances approximate and believed to be correct.



National Trust Coastguard Cottages on Dunwich Heath.

Maggi Hambling's scallop sculpture on Aldeburgh beach – a tribute to Suffolk composer, Benjamin Britten.

Half-timbered medieval cottages in Lavenham.

Ipswich Haven Marina in the heart of the town.

Woodbridge Tide Mill.

Gun Hill, Southwold.

Snape Maltings.





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11

12

V V V 11 12 12 BINS

V 13 13 14 15 16

Communal  
Open Space

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14

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16

V 1 1

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2



# TUDOR GARDENS

Framlingham Suffolk

## 2 bedroom homes



Plots 8, 9, 11, 14 and 15

## 3 bedroom homes



Plot 1



Plots 2, 3, 5, 6, 7, 12, 13 and 16



Plot 4



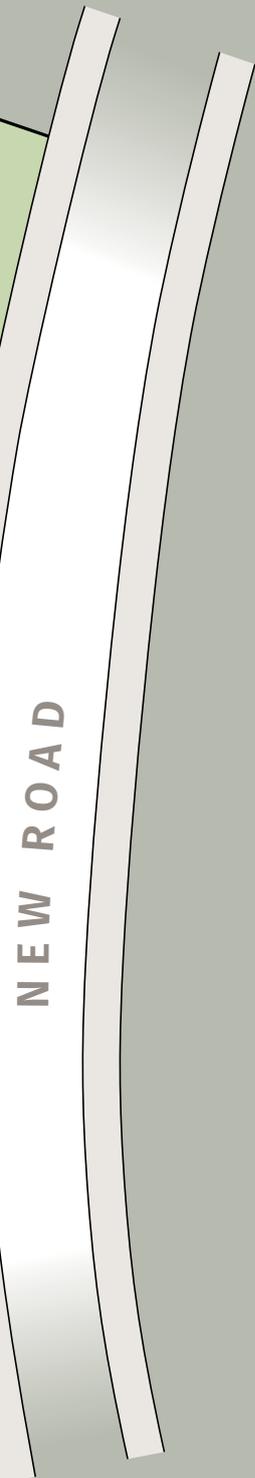
Plot 10

The site plan shows allocated parking spaces, visitor parking spaces (V) and bin collection point (BINS).

A Residents' Management Committee will supervise day-to-day aspects of the development so that residents can actively contribute to the environment in which they live. This also enables agreement on the level of services, for example gardening, maintenance, lighting and the employment of any communal help, such as a handyman. An annual fee will cover the cost of these shared services.

The Residents' Management Committee will manage the communal landscaped areas, access road, shared footpaths, attenuation tank, parking court and bin collection point.

This layout plan is indicative only and subject to change.  
Boundary, landscaping and plot footpath details may vary.



## TUDOR GARDENS

*Quality homes for contemporary living.*

Located in a private cul de sac off New Road, with views across The Mere to the Castle, Tudor Gardens offers the best of both worlds – a peaceful rural setting but within the town of Framlingham with its wide range of local amenities.



There's a choice of 16 highly-specified two and three bedroom properties, all for private sale and each with a private garden and paved terrace.

Architect-designed and traditionally built, all have downstairs cloakrooms and each of the three bedroom properties incorporates an en-suite shower room.

A range of features are included as standard: contemporary kitchens with fitted Bosch appliances, bathrooms with rainfall showers and built-in storage.

Tudor Gardens is served by a parking court with allocated spaces and additional visitor spaces. The development has a spacious feel with a landscaped green area and mature trees at the rear.





**Plot 1**  
 three bedroom  
 detached house

Ground levels, footpaths and the presence of any steps, ramps and/or handrails are indicative only and will vary. Please ask for further details.

Kitchen/Dining Area  
 4900 x 3350mm  
 16'0" x 10'11"

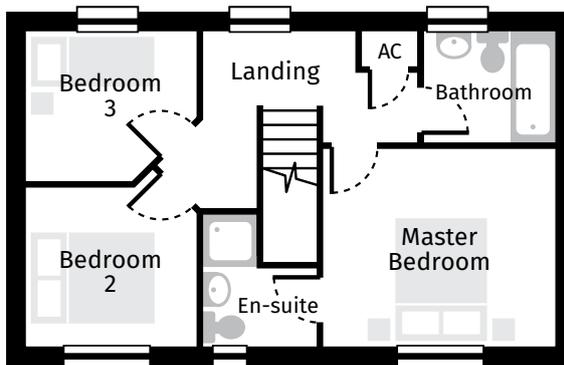
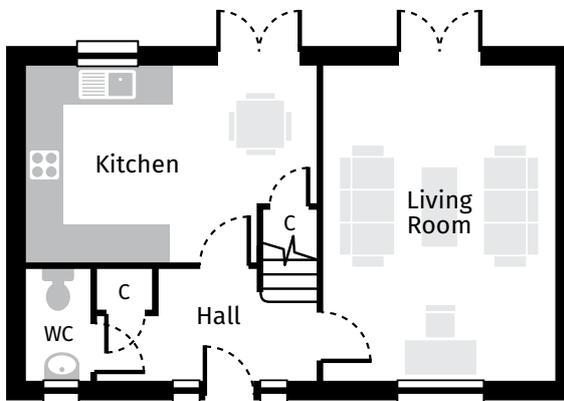
Living Room  
 5350 x 3900mm  
 17'6" x 12'9"

Master Bedroom  
 3900 x 3450mm  
 12'9" x 11'3"

Bedroom 2  
 2700 x 2888mm  
 8'10" x 9'5"

Bedroom 3  
 2550 x 2875mm  
 8'4" x 9'5"

For disclaimer see back cover



## Plots 2 - 6

three bedroom houses

The illustration shows left to right Plots 2 – 6.

Ground levels, footpaths and the presence of any steps, ramps and/or handrails are indicative only and will vary. Please ask for further details.

\* **Plots 3 and 6** have a reversed layout to the floor plans shown below.



Plot 2

Plot 3

Plot 4

### Plots 2 and 6\*

Kitchen/Dining Area  
4800 x 2600mm  
15'8" x 8'6"

Living Room  
5000 x 4400mm  
16'4" x 14'5"

Master Bedroom  
5000 x 3696mm  
16'4" x 12'1"

Bedroom 2  
2650 x 2904mm  
8'8" x 9'6"

Bedroom 3  
2250 x 2524mm  
7'4" x 8'3"

### Plots 3\* and 5

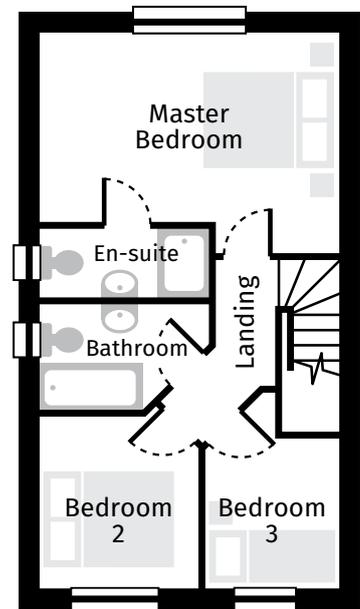
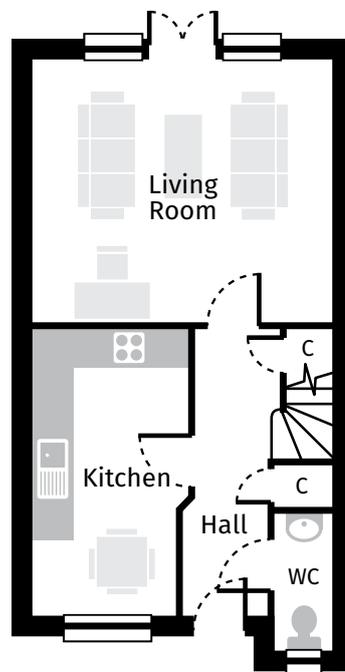
Kitchen/Dining Area  
4500 x 2612mm  
14'8" x 8'6"

Living Room  
5000 x 4400mm  
16'4" x 14'5"

Master Bedroom  
5000 x 3696mm  
16'4" x 12'1"

Bedroom 2  
2650 x 2604mm  
8'8" x 8'6"

Bedroom 3  
2250 x 2224mm  
7'4" x 7'3"



For disclaimer see back cover



Plot 5

Plot 6

**Plot 4**

Kitchen/Dining Area  
3350 x 4900mm  
10'11" x 14'8"

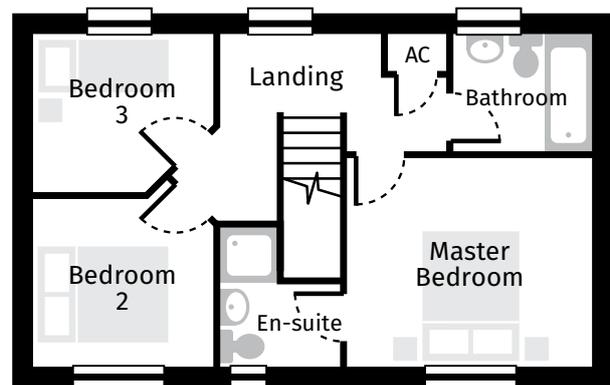
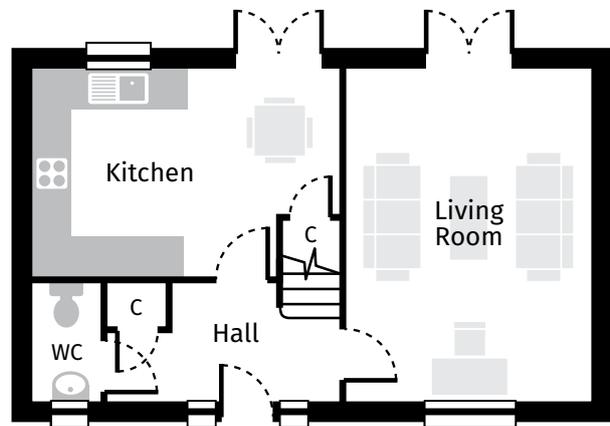
Living Room  
3900 x 5350mm  
12'9" x 17'6"

Master Bedroom  
3900 x 3450mm  
12'9" x 11'3"

Bedroom 2  
2875 x 2700mm  
9'5" x 8'10"

Bedroom 3  
2875 x 2550mm  
9'5" x 8'4"

For disclaimer see back cover



## Plots 7 - 12

two and three bedroom houses

Illustration shows Plot 12 on the left through to Plot 7 on the right.

Ground levels, footpaths and the presence of any steps, ramps and/or handrails are indicative only and will vary. Please ask for further details.

**\*Plots 7 and 8** have a reversed layout to the floor plans shown below.



### Plots 7\* and 12

Kitchen/Dining Area  
4800 x 2600mm  
15'8" x 8'6"

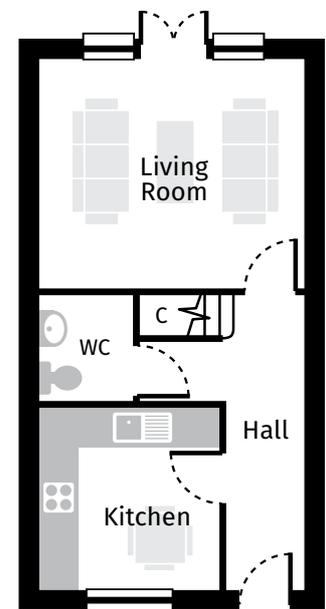
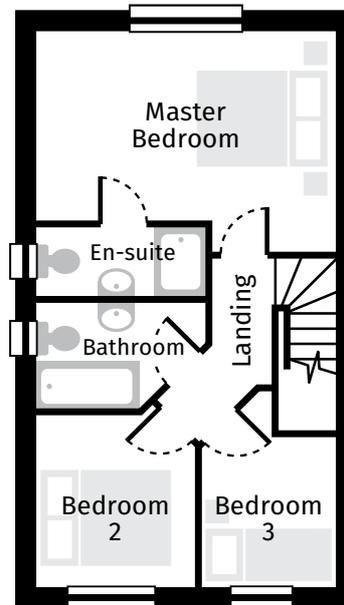
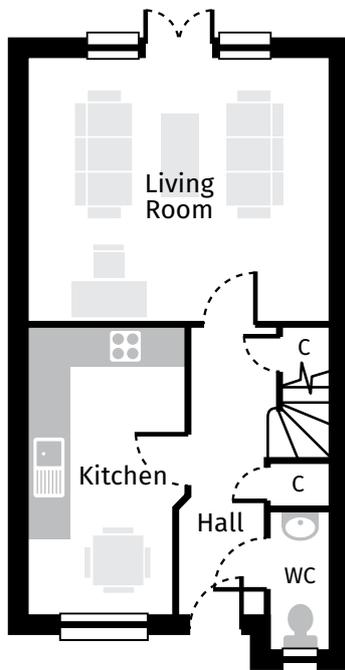
Living Room  
5000 x 4400mm  
16'4" x 14'5"

Master Bedroom  
5000 x 3696mm  
16'4" x 12'1"

Bedroom 2  
2650 x 2904mm  
8'8" x 9'6"

Bedroom 3  
2250 x 2524mm  
7'4" x 8'3"

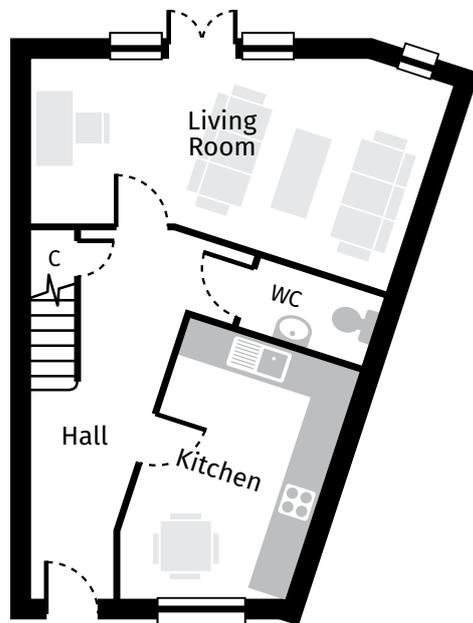
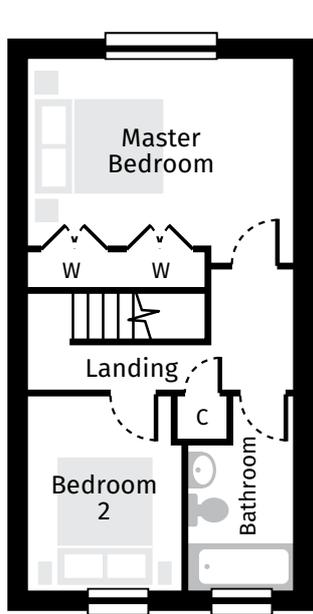
For disclaimer see back cover



### Plots 8\*, 9 and 11

Kitchen/Dining Area  
3050 x 3100mm  
10'0" x 10'2"

Living Room  
3900 x 4500mm  
12'9" x 14'9"



**Plot 10**

Master Bedroom  
3200 x 4500mm  
10'5" x 14'9"

Bedroom 2  
3250 x 2600mm  
10'7" x 8'6"

Kitchen/Dining Area  
3934 x 3000mm  
12'10" x 9'10"

Living Room  
6551 x 3655mm  
18'2" x 11'11"

Master Bedroom  
2964 x 3567mm  
9'8" x 11'8"

Bedroom 2  
3000 x 3821mm  
9'10" x 12'6"

Bedroom 3  
2800 x 2800mm  
9'2" x 9'2"

For disclaimer see back cover



Plot 16

## Plots 13 - 16

### two and three bedroom houses

The illustration shows Plot 16 on the left through to Plot 13 on the right.

Ground levels, footpaths and the presence of any steps, ramps and/or handrails are indicative only and will vary. Please ask for further details.

**\*Plots 13 and 15** have a reversed layout to the floor plans shown.

#### Plots 13\* and 16

Kitchen/Dining Area  
4800 x 2600mm  
15'8" x 8'6"

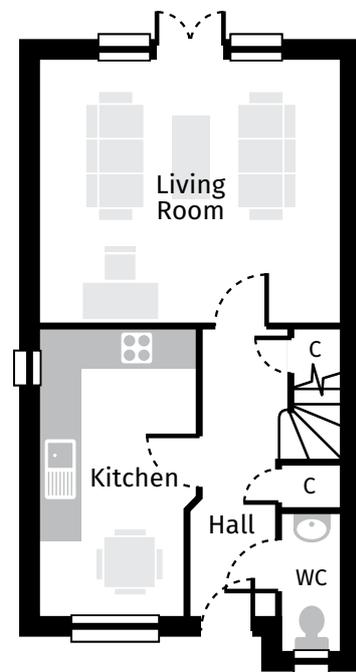
Living Room  
5000 x 4400mm  
16'4" x 14'5"

Master Bedroom  
5000 x 3696mm  
16'4" x 12'1"

Bedroom 2  
2650 x 2904mm  
8'8" x 9'6"

Bedroom 3  
2250 x 2524mm  
7'4" x 8'3"

For disclaimer see back cover

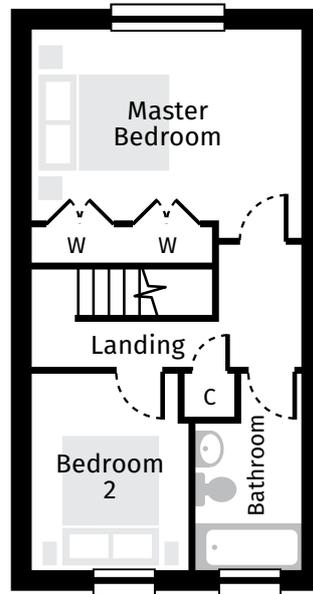
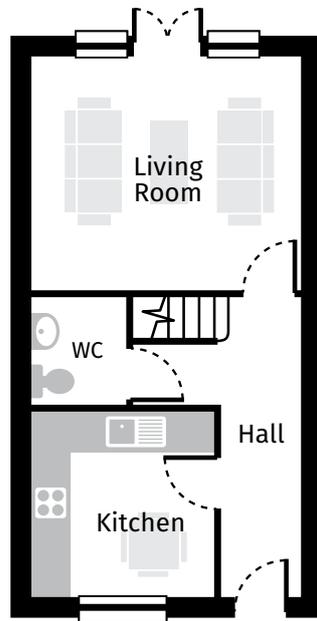
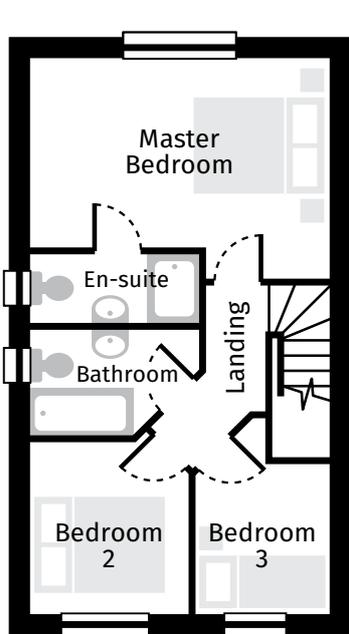




Plot 15

Plot 14

Plot 13



**Plots 14 and 15\***

Kitchen/Dining Area  
3050 x 3100mm  
10'0" x 10'2"

Living Room  
3900 x 4500mm  
12'9" x 14'9"

Master Bedroom  
3200 x 4500mm  
10'5" x 14'9"

Bedroom 2  
3250 x 2600mm  
10'7" x 8'6"

For disclaimer see back cover

## SUPERIOR SPECIFICATION

*High quality features and appliances.*

At Tudor Gardens our properties are finished to an exceptionally high standard and come fully specified with a range of features included in the price, as well as a choice of optional extras.

### General

- Choice of wall colours\*

### Floors

- Full range of carpets available to purchase

### Kitchen

- Choice of contemporary units and worktops with upstands in a wide variety of colours and styles\*
- Stainless steel Bosch oven and hob
- Chimney-style extractor hood
- Integrated Bosch dishwasher
- Plumbing for washing machine

### Bathroom and en-suite

- Roca Debba and Roper Rhodes sanitaryware with chrome-finish Bristan taps
- Thermostatically-controlled showers
- Choice of wall tiles\*

### Heating

- Gas condensing, combi boiler
- Thermostatic radiator valves in all main rooms

### Electrical Installation

- Comprehensive electrical installations with circuit breaker to consumer unit
- Smoke detector with battery back-up

- Carbon monoxide detector
- TV points in living room and bedrooms
- USB socket in kitchen
- Recessed lighting in kitchen and bathrooms
- Satin chrome switch plates in kitchen
- External PIR lighting

### External finishing

- uPVC-framed double-glazed windows and French doors
- uPVC guttering, soffit and fascia

### Gardens

- Paved pathways
- Turf and/or shrubs to front garden
- Timber gate for access to rear garden where suitable

Our homes are built to comply with all relevant building regulations, to exceed National House Building Council (NHBC) requirements and are protected by the NHBC Ten Year Buildmark Warranty.

\*Choices subject to build stage.  
For disclaimer see back cover.



Show Home kitchen and bathroom at Woodlands, Costessey, Norfolk.

## PUTTING CUSTOMERS TOP OF THE AGENDA

*Making moving an enjoyable experience.*

At Bennett Homes, our reputation is built on more than just bricks and mortar – we are genuinely committed to putting our customers first to ensure that moving is an enjoyable experience.

We know how important it is that you are kept up to date with progress on your property. That's why at your first appointment with us, you will meet your dedicated Home Adviser who will be your point of contact throughout the buying process, through to moving-in day.

Buying new means you can make your home your own and so at a later date, subject to build stage, we will invite you to the Customer Choices Centre at our Nowton headquarters to select many of your internal fixtures and fittings. You will be able to choose kitchen unit doors and worktops and your Home Adviser will also talk you through our comprehensive list of optional extras for your new home.

Our care doesn't end on moving-in day – shortly afterwards our Customer Care Manager will come along to introduce herself and make sure that you are settling in and everything is running smoothly.

At the heart of our award-winning customer service is our portfolio of special schemes. These include being approved under the Government's Help to Buy Scheme, our Lend-A-Home Scheme, complimentary Handyman Service and courtesy HomeCheck visit three months after your purchase.

Last but not least, all our homes are covered by a ten-year NHBC Warranty for extra peace of mind.





We offer a Lend-A-Home Scheme where we provide you with a property to live in rent-free whilst your new home is being built which means that you don't have the expense and stress of having to find somewhere short-term to live. We also pay for your second move from the Lend-A-Home to your new home.



A free Handyman Service is on offer shortly after moving-in day to do some of those time-consuming but essential jobs that turn a house into a home – whether it's plumbing in a washing machine, putting up curtain rails and poles or fixing bathroom accessories.



HomeCheck is a courtesy visit three months after your purchase to look at any work required as a result of thermal movement through drying out, as well as minor details that may have been missed at handover or did not become apparent until you became more familiar with your new home.

Lend-A-Home: Terms and conditions apply. Not applicable on all plots.

Handyman Service: Terms and conditions apply. Service to be arranged with your Home Adviser in advance of completion.

HomeCheck: Confirm details with your Home Adviser at time of reservation. Not applicable on all plots.

# TUDOR GARDENS

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Suffolk IP13 9EH



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The images and layouts in this brochure are only a guide to the quality and style of the development/properties and some features and elevation details will differ. Floor plans are intended as a general indication of the proposed floor layout and should not be used to calculate carpet sizes, appliance spaces or items of furniture. Maximum dimensions are shown on all properties and may vary.

Please check with your Home Adviser at time of reservation.

Detailed plans and specifications for each plot are available for inspection from your Home Adviser at our Head Office and purchasers must check their individual specifications prior to making a reservation. Landscaping details are illustrative only and subject to change.

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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HOME BUILDERS**  
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