

Station Fields

Mendlesham



Welcome to

Station Fields

Mendlesham



Rural, yet accessible

Lovell Homes select development of 2, 3 and 4 bedroom homes on the site of the former railway station in Mendlesham, enjoys a rural location coupled with excellent road links to both Ipswich and Norwich.

This picturesque village is an artist's dream, with a conservation area in its heart containing many historic and interesting buildings – including

a church dating back to 1086!

Yet despite the tranquil setting, you'll find yourself in the perfect spot for commuting to the towns and cities in the region via road, or even into the capital by train.

With a new home at Station Fields you really can have the best of both worlds.





At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



STYLE
QUALITY
VALUE

SQV

It's what makes
our homes unique



COTTON 2 1/2
FRINTON 4 1/2

NORWICH 29
IPSWICH 18

STOWMARKET 6 1/2

Life at Station Fields

Within the village you'll find a good selection of independent shops, as well as a post office, pub and health centre. Mendlesham Millenium Woodland, which is just to the south of Station Fields, provides a haven for wildlife and a beautiful walks for the local community.

The annual street fair, held on May Day bank holiday, is definitely worth visiting. The event attracts 1,000s, and with everything from live music, childrens' entertainment, displays and food stalls on hand, there's something for all the family.

For the younger generation, the local primary school will be just a few hundred metres from home - giving you the reassurance of a simple journey

to and from school. The nearest secondary school is in Stowupland, with bus services available from various stops within the village.

Your nearest town is Stowmarket, just seven miles away. This market town is home to the award-winning Museum of East Anglian Life – one of the biggest museums in Suffolk, a thriving cinema in The Regal, The John Peel Centre for Creative Arts, an annual carnival, an annual music festival, an historic church and much more. Not only that, but the town's mainline railway station provides direct access to Norwich and London Liverpool Street.

Live your life here in Mendlesham and take a break from the everyday, somewhere space prevails and the pace of life recedes.

Mendlesham Front Street



St. Mary's Church, Mendlesham



Mendlesham village playground

Old Market Street, Mendlesham



Gallus Fields, The Blakeney showhome interior



Gallus Fields, The Kelling showhome interior

Lovell Life

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Surround yourself with the comfort

that comes from carefully considered contemporary design, combined with rigorous build quality. Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.





Development Layout

Kenton

2 bedroom home

Gipping

3 bedroom home

Laxfield

3 bedroom home

Wilby

3 bedroom home

Stradbroke

3 bedroom home

Aspall

4 bedroom home

Brockford

4 bedroom home

Debenham

4 bedroom home

Worlingworth

4 bedroom home

Affordable housing*

Private Road Cycle store



This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

*Affordable housing will include homes for rent and for shared ownership.



Kenton

2 bedroom house

Plots 11, 14, 17, 18, 21, 22, 30, 31 & 33

Ground floor

Kitchen/Dining Room

4135mm x 3000mm (max)
13'6" x 9'10" (max)

Living Room

2735mm x 4915mm (max)
8'11" x 16'1" (max)

Cloaks

1000mm x 1700mm (max)
3'3" x 5'6" (max)

First floor

Bedroom 1 (inc. w'robe)

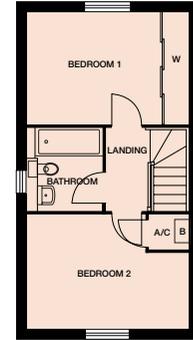
4135mm x 2875 (max)
13'6" x 9'5" (max)

Bedroom 2

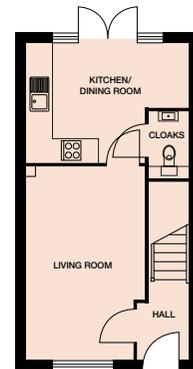
4135mm x 2910mm (max)
13'6" x 9'6" (max)

Bathroom

1950mm x 2100mm (max)
6'4" x 6'10" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

CGI shows plots 21-22.

CGIs are indicative, external finishes and features may vary.

Gipping

3 bedroom house

Plots 23, 24, 28, 29, 39 & 40

Ground floor

Kitchen/Dining Room

2700mm x 4915mm (max)
8'10" x 16'1" (max)

Living Room

5035mm x 3000mm
16'6" x 9'10"

Cloaks

950mm x 1925mm (max)
3'1" x 6'3" (max)

First floor

Bedroom 1

2835mm x 3650mm (max)
9'3" x 11'11" (max)

En-suite

2835mm x 1200mm (max)
9'3" x 3'11" (max)

Bedroom 2

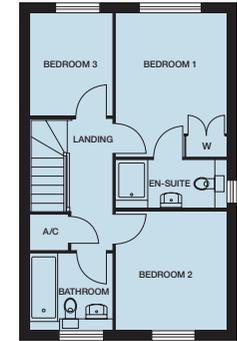
2835mm x 3035mm
9'3" x 9'11"

Bedroom 3

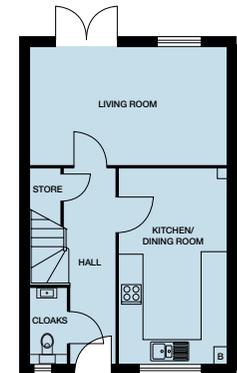
2110mm x 2600mm
6'11" x 8'6"

Bathroom

2110mm x 1950mm (max)
6'11" x 6'4" (max)



First floor



Ground floor



CGI shows plot 28.
CGIs are indicative, external finishes and features may vary.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

Laxfield

3 bedroom house

Plots 3, 19, 20, 25, 26, 27, 34, 35, 37, 38, 42, 53 & 54

Ground floor

Kitchen/Dining Room

5365mm x 2875mm (max)
17'7" x 9'5" (max)

Living Room

2900mm x 3150mm (max)
9'6" x 10'4" (max)

Cloaks

950mm x 1675mm (max)
3'1" x 5'5" (max)

First floor

Bedroom 1

3175mm x 3200mm (max)
10'5" x 10'6" (max)

En-suite

3175mm x 1200mm (max)
10'5" x 3'1" (max)

Bedroom 2

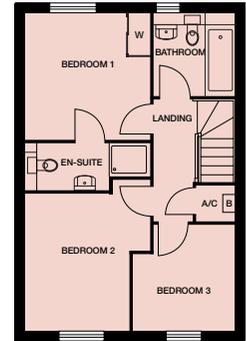
2650mm x 3485mm (min)
8'8" x 11'5" (min)

Bedroom 3

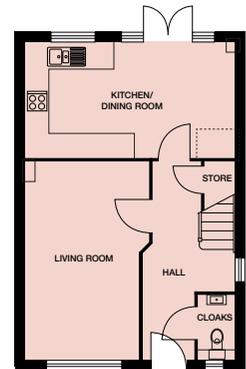
2625mm x 2700mm (max)
8'7" x 8'10" (max)

Bathroom

2100mm x 2100mm (max)
6'10" x 6'10" (max)



First floor



Ground floor

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CGI shows plot 3.
CGIs are indicative, external finishes and features may vary.



Wilby

3 bedroom house

Plots 12, 13, 43 & 44

Ground floor

Kitchen/Dining Room (exc. bay)

2700mm x 5000mm (max)
8'10" x 16'4" (max)

Living Room

4690mm x 3290mm (max)
15'4" x 10'9" (max)

Cloaks

1000mm x 1650mm (max)
3'3" x 5'5" (max)

First floor

Bedroom 1

3980mm x 3300mm (max)
13'0" x 10'9" (max)

En-suite

2500mm x 1550mm (max)
8'2" x 5'1" (max)

Bedroom 2

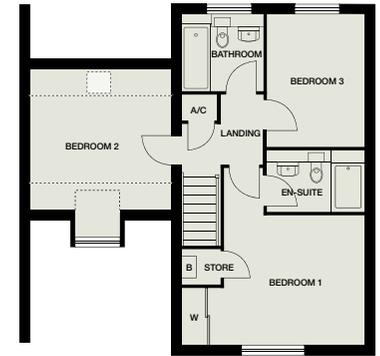
3530mm x 3600mm
11'7" x 11'9"

Bedroom 3

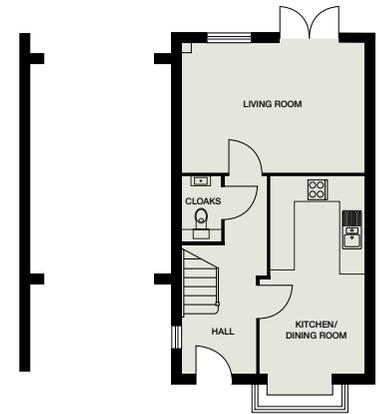
2500mm x 3370mm
8'2" x 11'0"

Bathroom

2100mm x 1950mm (max)
6'10" x 6'4" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

CGI shows plot 13.
CGIs are indicative, external finishes and features may vary.

Stradbroke

3 bedroom house

Plots 1, 16, 32, 36 & 55

Ground floor

Kitchen/Dining Room
3125mm x 5480mm (max)
10'3" x 17'11" (max)

Living Room
3150mm x 5480mm (max)
10'4" x 17'11" (max)

Cloaks
1100mm x 1650mm (max)
3'7" x 5'5" (max)

First floor

Bedroom 1
3170mm x 3740mm
10'4" x 12'3"

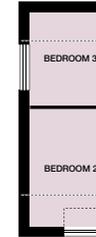
En-suite
3170mm x 1650mm (max)
10'4" x 5'5" (max)

Bedroom 2
3195mm x 2990mm
10'5" x 9'9"

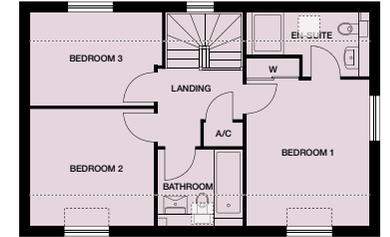
Bedroom 3
3400mm x 2400mm (max)
11'1" x 7'10" (max)

Bathroom
2195mm x 1950mm (max)
7'2" x 6'4" (max)

Plot 1



Plots 16, 32, 36 & 55

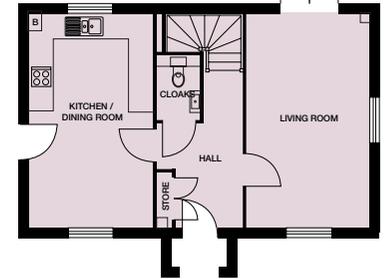


First floor

Plot 1



Plots 16, 32, 36 & 55



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

CGI shows plot 55.
CGIs are indicative, external finishes and features may vary.

No Landing window or Living Room French doors to plot 1.

Aspall

4 bedroom house

Plots 4, 15, 48, 51 & 52

Ground floor

Kitchen/Dining Room
3525mm x 6215mm (max)
11'6" x 20'4" (max)

Living Room (exc. bay)
3375mm x 6215mm
11'0" x 20'4"

Utility Room
3365mm x 1525mm (max)
11'0" x 5'0" (max)

Cloaks
1100mm x 1650mm (max)
3'7" x 5'5" (max)

First floor

Bedroom 1 (inc. w'robe)
3595mm x 3575mm
11'9" x 11'8"

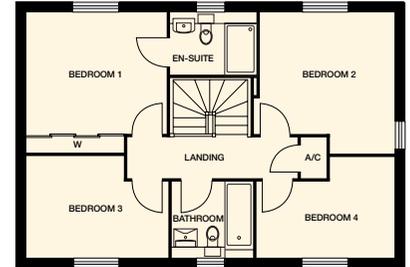
En-suite
2190mm x 1595mm (max)
7'2" x 5'2" (max)

Bedroom 2
3450mm x 3600mm (max)
11'3" x 11'9" (max)

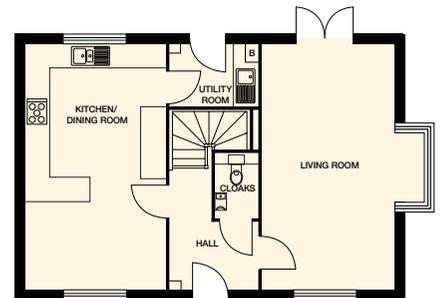
Bedroom 3
3625mm x 2600mm (max)
11'10" x 8'6" (max)

Bedroom 4
3500mm x 2575mm (max)
11'5" x 8'5" (max)

Bathroom
2075mm x 2190mm (max)
6'9" x 7'2" (max)



First floor



Please note: No bay window to plots 15 and 52.

Ground floor



CGI shows plot 4.
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Brockford

4 bedroom house

Plots 41 & 49

Ground floor

Kitchen

4090mm x 4280mm (max)
13'5" x 14'0" (max)

Dining Room

2950mm x 3280mm (max)
9'8" x 10'9" (max)

Living Room

4100mm x 4800mm (max)
13'5" x 15'9" (max)

Study

1800mm x 2900mm
5'10" x 9'6"

Utility Room

1700mm x 1860mm (max)
5'6" x 6'1" (max)

Cloaks

1070mm x 1860mm (max)
3'6" x 6'1" (max)

First floor

Bedroom 1

3160mm x 4650mm (max)
10'4" x 15'3" (max)

En-suite

1900mm x 2950mm (max)
6'2" x 9'8" (max)

Bedroom 2

3100mm x 3440mm
10'2" x 11'3"

Bedroom 3

2970mm x 2900mm
9'8" x 9'6"

Jack & Jill En-suite

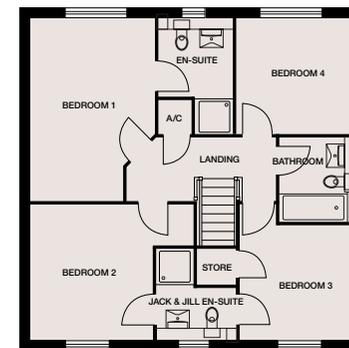
2040mm x 1330mm (max)
6'8" x 4'4" (max)

Bedroom 4

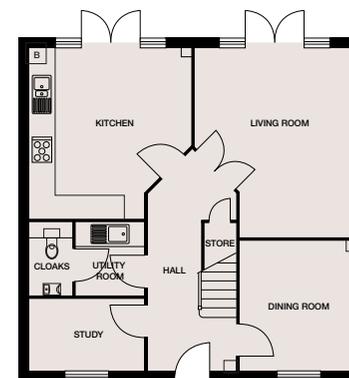
3050mm x 2950mm
10'0" x 9'8"

Bathroom

1950mm x 2150mm (max)
6'4" x 7'0" (max)



First floor



Ground floor



CGI shows plot 49.
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Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

Debenham

4 bedroom house

Plots 2, 45, 50 & 56

Ground floor

Kitchen Room

4465mm x 3200mm (max)
14'7" x 10'6" (max)

Living Room

3400mm x 5250mm (max)
11'1" x 17'2" (max)

Dining/Family Room (exc. bay)

4200mm x 5250mm (max)
13'9" x 17'2" (max)

Utility Room

2835mm x 2100mm (max)
9'3" x 6'10" (max)

Cloaks

2180mm x 1800mm (max)
7'1" x 5'10" (max)

First floor

Bedroom 1 (inc. w'robe)

5500mm x 2375mm (max)
18'0" x 7'9" (max)

Bedroom 1 En-suite

2000mm x 2300mm (max)
6'6" x 7'6" (max)

Bedroom 2

3190mm x 3460mm
10'5" x 11'4"

Bedroom 2 En-suite

2150mm x 1700mm (max)
7'0" x 5'6" (max)

Bedroom 3

3420mm x 3110mm
11'2" x 10'2"

Bedroom 4

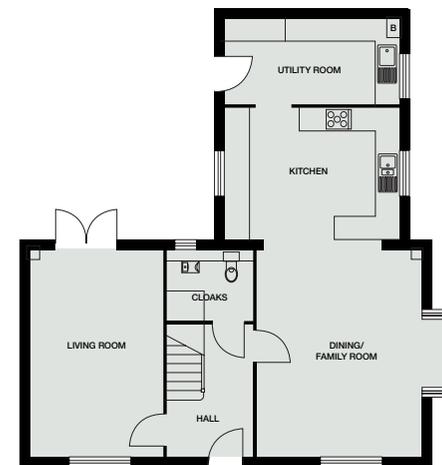
3190mm x 3100mm (max)
10'5" x 10'2" (max)

Bathroom

2200mm x 2050mm (max)
7'2" x 6'8" (max)



First floor



Ground floor

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CGI shows plot 2.

CGIs are indicative, external finishes and features may vary.

Worlingworth

4 bedroom house

Plots 46 & 47

Ground floor

Kitchen

4860mm x 3200mm (max)
15'11" x 10'6" (max)

Dining Room

3540mm x 4340mm (max)
11'7" x 14'2" (max)

Living Room (exc. bay)

3850mm x 5200mm (max)
12'7" x 17'0" (max)

Study

2300mm x 3000mm
7'6" x 9'10"

Utility Room

2250mm x 2040mm (max)
7'4" x 6'8" (max)

Cloaks

2250mm x 1050mm (max)
7'4" x 3'5" (max)

First floor

Bedroom 1 (inc. w'robe)

5830mm x 5590mm (max)
19'1" x 18'4" (max)

Bedroom 1 En-suite

2500mm x 1950mm (max)
8'2" x 6'4" (max)

Bedroom 2

3250mm x 4550mm (max)
10'8" x 14'11" (max)

Bedroom 2 En-suite

2350mm x 1700mm (max)
7'8" x 5'6" (max)

Bedroom 3

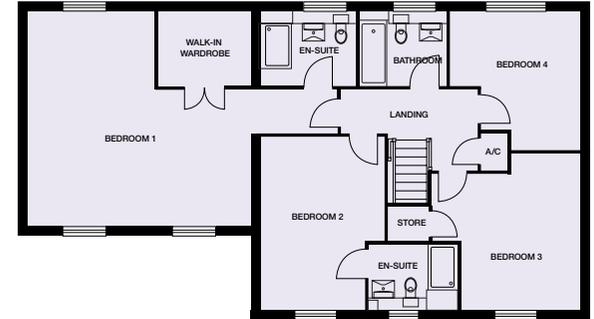
3125mm x 4100mm
10'3" x 13'5"

Bedroom 4

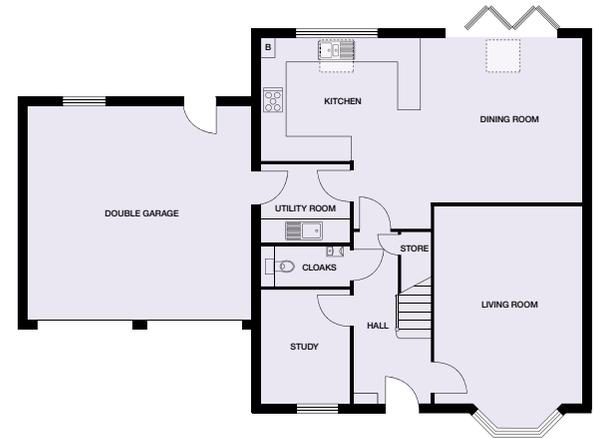
3420mm x 3650mm (max)
11'2" x 11'11" (max)

Bathroom

2300mm x 1950mm (max)
7'6" x 6'4" (max)



First floor



Ground floor

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CGI shows plot 46.
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A quality finish

All housetypes include:

- 10-year NHBC Warranty
- Symphony kitchen with soft close
- Laminate worktop and upstand
- Mira brassware
- 1½ bowl stainless steel kitchen sink and mixer tap
- Brushed steel splashback to hob
- Brushed steel chimney hood
- Vinyl flooring to kitchen & wet rooms
- LED downlighter to kitchen wall units
- Space and plumbing for washing machine*
- White Kohler sanitaryware
- Chrome towel warmer to Bathrooms and En-suites*
- Shaver sockets to Bathrooms & En-suites*
- LED downlighters to Kitchens, Bathrooms and En-suites*
- Media plate to Living Room
- Wardrobes to Bedroom 1
- Telephone points to Hall, Living Room & Bedroom 1
- TV points to Kitchen/Dining Room and all Bedrooms/Study*
- Compact thermostatic radiators
- White emulsion ceilings & walls
- White satinwood finish to internal joinery
- Cream UPVC windows & French doors
- 4 or 5 panel internal doors in white satinwood finish & chrome ironmongery
- Turfed front & rear gardens*
- External tap to rear*
- Brushed steel lamp with PIR activation to front and rear

*Where applicable

Gallus Fields, The Kelling showhome interior





Gallus Fields, The Blakeney showhome interior

	Kenton	Gipping	Laxfield	Wilby	Stradbroke	Aspall	Brockford	Debenham	Woringworth
Gas central heating with combi-boiler	■	■	■	■	■				
Gas central heating with condensing boiler						■	■	■	■
Kitchen									
Bosch integrated stainless steel single oven	■								
Bosch integrated stainless steel double oven	□	■	■	■	■	■	■	■	■
Bosch 4-burner stainless steel gas hob	■	■	■	■	■				
Bosch 5-burner stainless steel gas hob	□	□	□	□	□	■	■	■	■
Space and plumbing for dishwasher	■								
Integrated dishwasher	□	■	■	■	■	■	■	■	■
Integrated fridge freezer	■	■	■	■	■	■	■	■	■
Bathroom									
Mira Agile S EV Eco chrome mixer shower	■	□	□	□	□	□	□	□	□
Mira Elevate bath screen	■	□	□	□	□	□	□	□	□
Porcelanosa wall tiles	■	■	■	■	■	■	■	■	■
Full height tiling around bath	■	□	□	□	□	□	□	□	□
En-suite									
Mira Agile EV chrome mixer shower		■	■	■	■				
Mira Agile ERD shower						■	■	■	■
Mira Platinum rear-fed shower		□	□	□	□	□	□	□	□
Mira Elevate shower enclosure		■	■	■	■	■	■	■	■
Mira flight shower tray		■	■	■	■	■	■	■	■
Porcelanosa wall tiles		■	■	■	■	■	■	■	■

□ Available as part of our Inspirations Range. Please ask for details and prices.

How to purchase

Buying a new Lovell home couldn't be easier. Follow our step-by-step purchasing guide and you'll be home in no time!





Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Executive will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home - if you have one - proceeds alongside the purchase of your new one. And remember, our Sales Executives are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

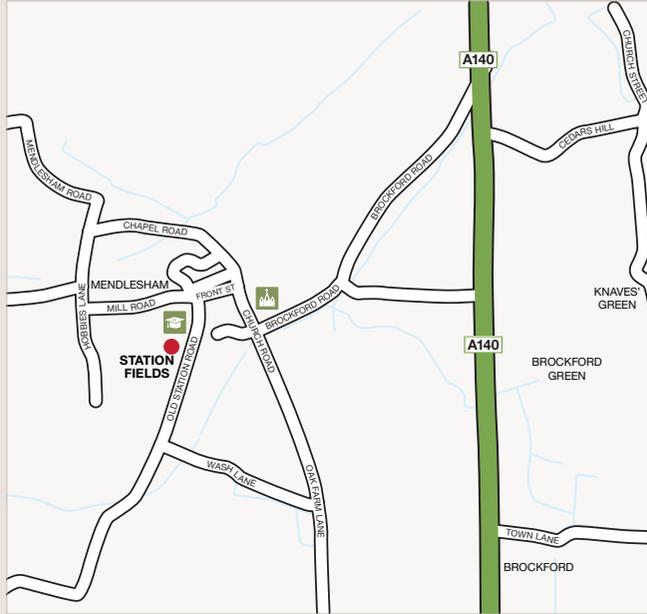
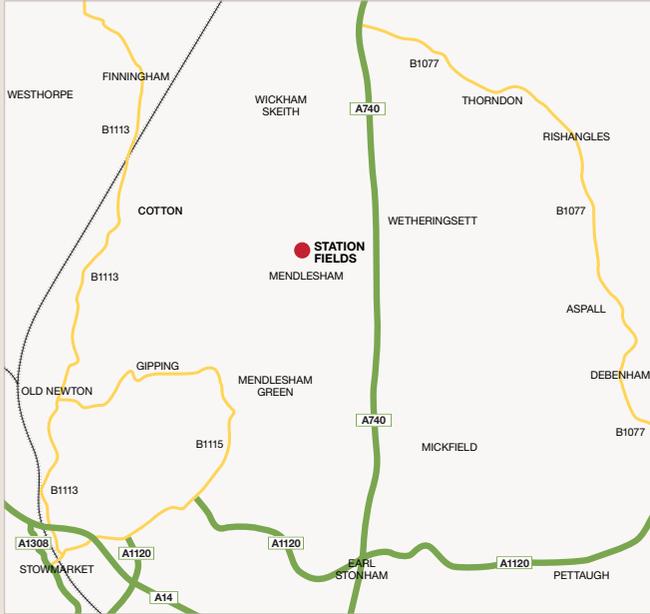
We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Station Fields is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.



From the north/Norwich

Head south along the A140 until you pick up signs for Mendlesham. Turn left (continuing to follow signs for Mendlesham). At the junction turn left onto Brockford Road, then at the next junction right onto Church Road. Continue ahead and take the second left, as you pass St. Mary's Church, onto Front Street. Follow the road around to the left as it becomes Old Station Road. Station Fields will be straight ahead, situated on the right.

From the south/Stowmarket/Norwich

Exit the A14 at junction 51 and join the A140 (signposted Diss/Norwich). Continue north along the A140 for seven miles, then turn left (following signs for Mendlesham). At the junction turn left onto Brockford Road, then at the next junction right onto Church Road. Continue ahead and take the second left, as you pass St. Mary's Church, onto Front Street. Follow the road around to the left as it becomes Old Station Road. Station Fields will be straight ahead, situated on the right.

Cover photo shows Mendlesham Farm

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