
DRURY PLACE



GRANVILLE

Present an exclusive new collection of
DETACHED HOUSES AND BUNGALOWS
in Harrow Green, Lawshall, Suffolk





AWARD WINNING
GRANVILLE DEVELOPMENTS

In 2020 we received an award in the category of **Best Residential Development**
in Essex for our Doubleday Gardens project in Coggeshall, Essex.

Developers of distinction for over 40 years

QUALITY HOMES
BEAUTIFUL LOCATION

Welcome to Drury Place, a charming new collection of five exceptional houses and bungalows, carefully arranged along their own private driveway in the village of Lawshall. Designed to complement their tranquil setting, these properties perfectly combine high-quality materials, outstanding craftsmanship and traditional rural styling to superb effect.

With Suffolk's picturesque scenery as your backdrop, and local roads connecting you easily with nearby bustling market towns, this distinguished countryside location will be a sensational place to call home.





Set back from the road, Drury Place is an excellent new addition to the historic village of Lawshall. Named after the noble Drury family – the 16th-century landowners of the surrounding area who hosted a visit by Queen Elizabeth at their home, Lawshall Hall in 1578 – the collection uses its style and palette to seamlessly fit in this truly remarkable rural setting.

Offering exceptional modern design and construction standards, each home enjoys a well-planned kitchen, beautifully-appointed bathrooms, and living areas that make the most of natural light throughout. Positioned in carefully-designed plots with easy access to the region's network of market towns, Drury Place is an idyllic place to put down roots.



SPOILT FOR CHOICE BY SENSATIONAL SUFFOLK

Drury Place is perfectly positioned to offer the very best of village life and stunning countryside surroundings. Secluded, but not isolated, Lawshall is not only blessed with far-reaching open field views and enchanting scenery to enjoy all year round, it is also spoilt with easy access to the region's main thoroughfares enabling convenient travel options to the larger towns and cities in the area— whether for work or leisure.



Drury Place comprises three superior detached houses and two beautifully-designed bungalows arranged in a charming paddock formation – with each home complemented by a carport and private rear garden. With peaceful open-field views and a friendly community on your doorstep, this is the perfect place to relax and enjoy the countryside – whether you're a growing family, active household or simply looking for a serene rural retreat with all the modern conveniences of a contemporary new home.

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

PLOT ONE



DETACHED HOME

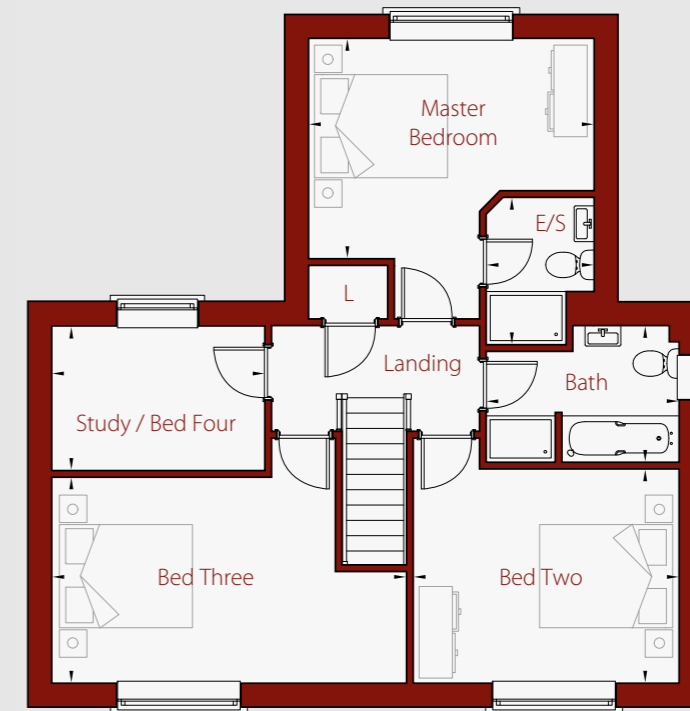
GROUND FLOOR

Kitchen	4300 x 4180mm	14'1" x 13'9"
Dining Room	3965 x 3455mm	13'0" x 11'4"
Sitting Room	5300 x 3265mm	17'5" x 10'9"
Utility Room	2935 x 1695mm	9'8" x 5'7"
Cloakroom	1695 x 880mm	5'7" x 2'11"

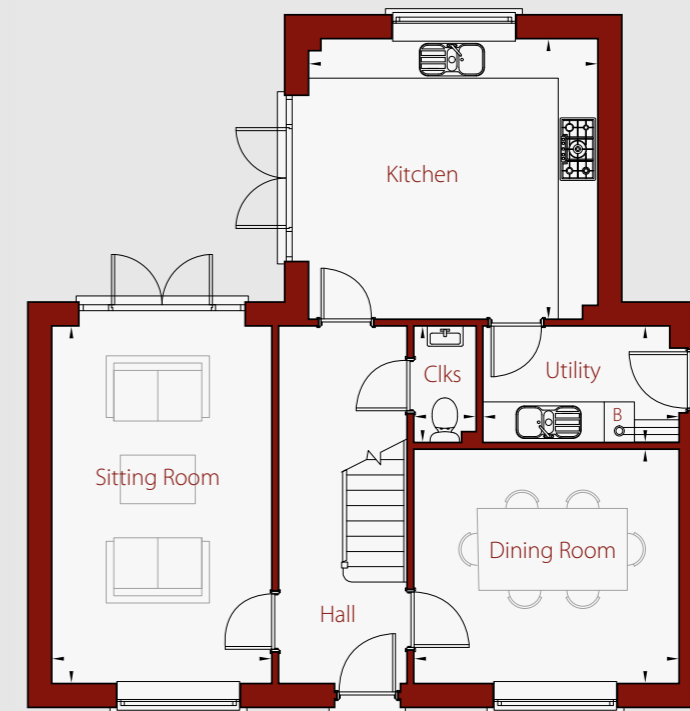
FIRST FLOOR

Master Bedroom	4300 x 3280mm	14'1" x 10'9"
En-Suite	2160 x 1600mm	7'3" x 5'3"
Bedroom Two	3966 x 3160mm	13'0" x 10'4"
Bedroom Three	5296 x 3025mm	17'5" x 9'11"
Study / Bed Four	3190 x 2150mm	10'6" x 7'1"
Bathroom	2910 x 2015mm	9'7" x 6'7"

► Indicates where approximate measurements are taken from.



First Floor



Ground Floor

L Linen Cupboard B Boiler C Cupboard Clks Cloakroom E/S En-Suite RL Rooflight Window

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PLOTS TWO AND THREE



Plots Two and three are shown here from right-to-left.

DETACHED HOMES

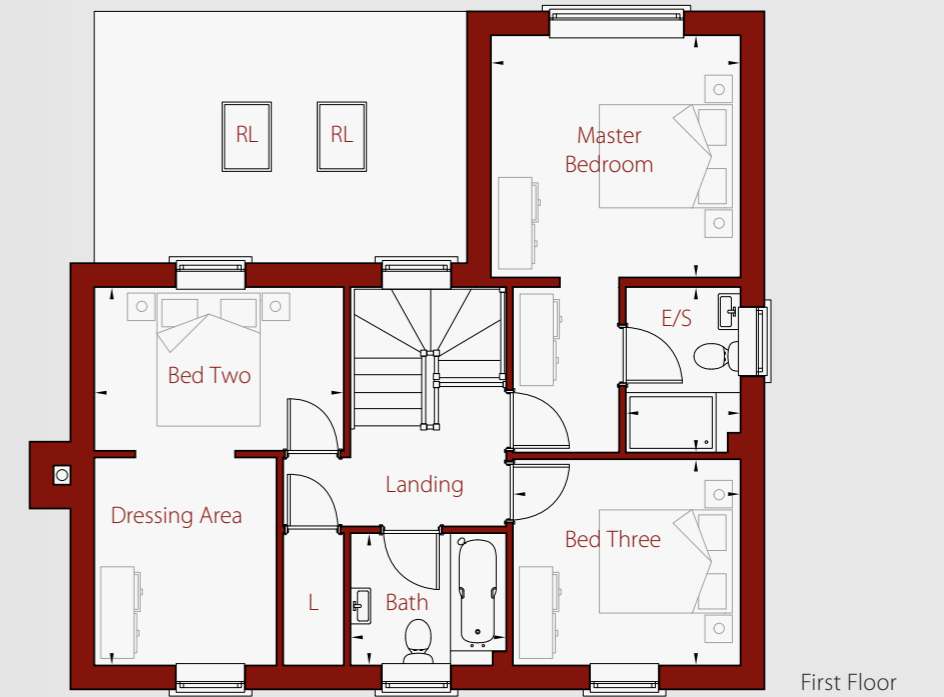
GROUND FLOOR

Kitchen / Family	8425 x 3025mm	27'8" x 9'11"
Sitting Room	5100 x 3350mm	16'9" x 11'0"
Study / Office	3034 x 2750mm	9'11" x 9'0"
Utility Room	2200 x 1850mm	7'3" x 6'1"
Cloakroom	1652 x 945mm	5'5" x 3'1"

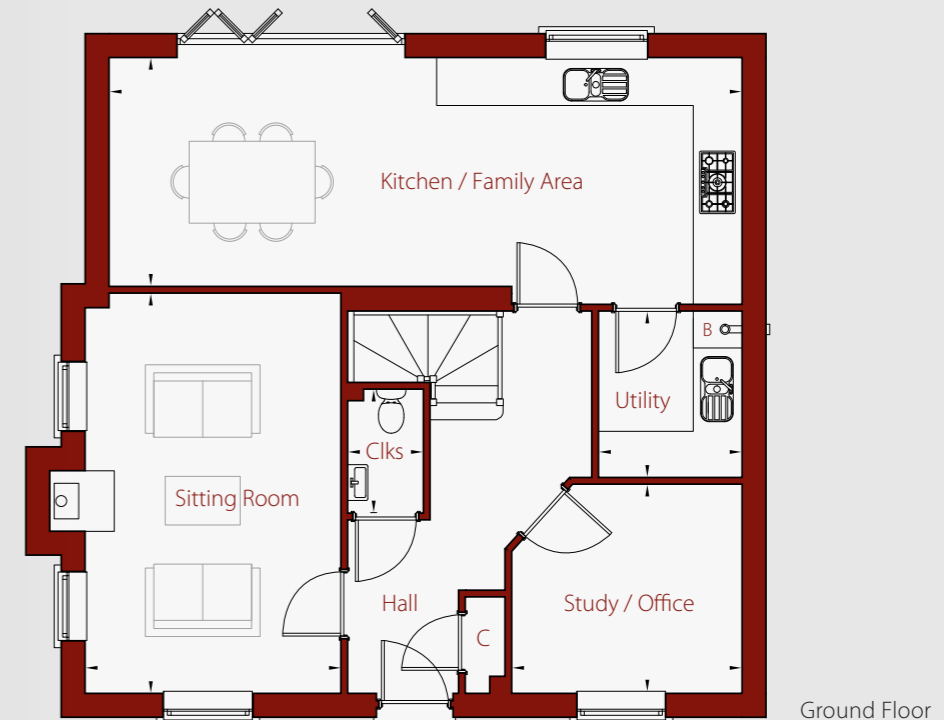
FIRST FLOOR

Master Bedroom	3340 x 3250mm	10'11" x 10'8"
En-Suite	2233 x 1604mm	7'4" x 5'3"
Bedroom Two	5100 x 2430mm	16'9" x 8'0"
Bedroom Three	3034 x 2732mm	9'11" x 9'0"
Bathroom	2066 x 1750mm	6'9" x 5'9"

► Indicates where approximate measurements are taken from.



First Floor



Ground Floor

Plot Three floorplans are show here.

Plot Two is handed compared to floorplans shown.

L Linen Cupboard B Boiler C Cupboard Clks Cloakroom E/S En-Suite RL Rooflight Window

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PLOT FOUR



DETACHED BUNGALOW

MEASUREMENTS

Kitchen / Dining	7800 x 3525mm	25'7" x 11'7"	Master Bedroom	4540 x 3385mm	14'11" x 11'1"
Sitting Room	4605 x 3385mm	15'1" x 11'1"	En-Suite	2460 x 1180mm	8'1" x 3'10"
Utility Room	3800 x 2065mm	12'6" x 6'9"	Bedroom Two	3765 x 3040mm	12'4" x 10'0"
Cloakroom	1830 x 920mm	6'0" x 3'0"	Bedroom Three	2765 x 2535mm	9'1" x 8'4"
			Bathroom	2535 x 2230mm	8'4" x 7'4"

► Indicates where approximate measurements are taken from.



L Linen Cupboard B Boiler C Cupboard Clks Cloakroom E/S En-Suite RL Rooflight Window

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PLOT FIVE



DETACHED BUNGALOW

MEASUREMENTS

Kitchen / Dining	7800 x 3525mm	25'7" x 11'7"	Master Bedroom	4540 x 3385mm	14'11" x 11'1"
Sitting Room	4605 x 3385mm	15'1" x 11'1"	En-Suite	2460 x 1180mm	8'1" x 3'10"
Utility Room	3800 x 2065mm	12'6" x 6'9"	Bedroom Two	3765 x 3040mm	12'4" x 10'0"
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L Linen Cupboard B Boiler C Cupboard Clks Cloakroom E/S En-Suite RL Rooflight Window

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Designed and constructed to the high standards you would expect from a Granville new home, every property within the Drury Place collection features quality specifications, and residents will find these homes are both energy-efficient and durable, enabling peace of mind and comfort for years to come.

Kitchens and Utility Rooms.

We offer a fully individual kitchen design service (subject to build) with a range of styles, colours, plinths, handles, cookers, appliances and lighting.

Bathrooms and En-Suites.

Cloakrooms, bathrooms and en-suites will be fitted with high-quality sanitaryware, baths and showers. Taps, bath fillers and mixers will complement the contemporary style of these rooms.

Wall and Floor Coverings.

All bathrooms and en-suites will be half-tiled from our range of wall and floor tiles. Kitchen and utility room floors will also be tiled.

Decoration.

Ceilings to be a smooth plastered finish and painted in white. Walls will be painted in neutral colours and cove cornice is provided throughout.

Security.

Our properties are fitted as standard with a modern burglar alarm. Mains operated smoke detectors are also fitted. Dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

Internal Electrics.

There will be ample power points throughout, with down lighters in the kitchen, bathroom and en-suites as standard. Ample television and telephone points are also supplied throughout.

Doors, Joinery and Woodwork.

Windows, fascias, soffits and barge boards externally, along with architraves and skirting will be white painted as standard. Oak internal doors as standard.

Central Heating.

A central heating system will be installed to include a pressurised mega-flow hot water system.

External and Internal Walls.

These traditionally built properties will have insulated cavity walls with brick/block work outside and thermal block work inside. Internal first floor walls will be metal stud and plastered.

Gardens.

Will be turfed/seeded on completion, and landscaping in accordance with our professional landscape architects' designs.

The specification shown is correct at the time of brochure production. For exact plot specification details please contact us.

Interior computer generated image shows Plot One.

Interior computer generated images are for illustrative purposes and may not be an exact representation of the homes. Main furniture and interior soft-furnishings are not included. Please ask for details.

BEAUTIFUL AND VERSATILE

Versatile living space for family enjoyment and having enough room for a designated study area within the home has never been so important. With that in mind, we attentively consider our interior layouts from the very outset, to ensure wherever possible, we create our homes to provide flexible accommodation that meets the needs of today's modern households – offering good-quality options for your home office requirements – whether it's full or part-time.



Raising Standards. Protecting Homeowners

Situated in the heart of rural Suffolk, the district of Lawshall encompasses a charming spread of settlements from Harrow Green to Lawshall Green, centred around the historic 15th-century All Saints Church, 16th-century Lawshall Hall and the village's All Saints Primary School.

Within a few minutes' drive from home, you can enjoy everything this pleasant countryside location has to offer: charming village greens, beautiful woodland walks, open playing fields and of course the friendly local public house, The Swan Inn. A picturesque 18th-century thatched-roof building not far from the church, the pub is well-known throughout the area for its excellent food, welcoming staff and lovely beer garden.

Just over seven miles away, the bustling regional centre of Bury St Edmunds is host to a complete range of shops, stores and outlets to suit every need and taste – from high street brands to unique boutiques, salons and major supermarkets. Famed for its impressive heritage sites – the medieval Abbey Gate Gardens, breathtaking St Edmundsbury Cathedral, Norman Tower and stunning Guildhall – the town is perfect for a day out amongst its ancient lanes and modern retail, leisure and entertainment opportunities.

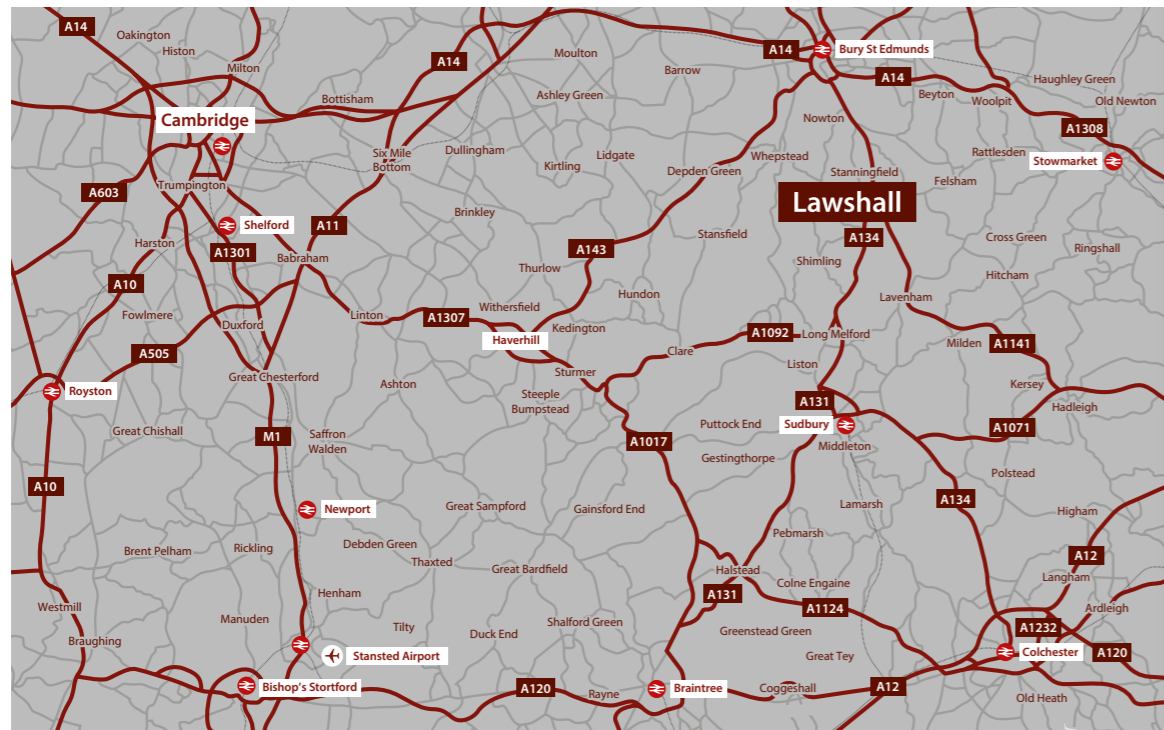
Further convenient stores and unique artisan goods are also available a similar distance from home in the historic town of Lavenham. Once a boom-town of the Elizabethan textiles trade, Lavenham's opulent 15th and 16th-century architecture remains largely intact, and it is a popular destination for high-class meals in fine restaurants, quintessential afternoon teas and visits to soak up the local history.

To the south, the attractive market town of Sudbury boasts a comprehensive mix of supermarkets, schools high street stores, independent shops, popular eateries and a leisure centre amongst its historic streets and period architecture. It has retained much of its heritage and hosts a range of places of interest to visit, from Gainsborough's House and the Tudor Salter's Hall, to St Peter's Church, attractive parks and stunning riverside walks.

Those with younger children will be delighted to note that the Lawshalls All Saints Primary School carries an 'Outstanding' rating from Ofsted, while you'll find several schools in Bury St Edmunds catering for secondary education. With the region's rich tapestry of scenery and history to enjoy – and multiple options for culture, entertainment and leisure just a short journey away – you'll be pleased to make Drury Place your home for years to come.



Bury St Edmunds boasts a large choice of eateries, from familiar franchises to fine dining restaurants, cosy coffee shops, historic pubs, and specialist international bistros.



Award winning
 GRANVILLE HAVE BEEN CREATING
 EXCEPTIONAL NEW HOMES THROUGHOUT
 THE AREA FOR OVER FORTY YEARS.

Proudly celebrating our 40th anniversary in 2017, Granville Developments have grown to become one of the pre-eminent housebuilders in the local area, with an extensive portfolio of beautifully completed projects and many happy customers to endorse our success. Every one of our developments – whether it's a collection of family bungalows, a carefully-restored conversion, or a prestigious detached residence – live up to our principles of creating new homes that exceed expectations in terms of design, build-quality and luxury fittings.

We are dedicated to excellence in every aspect of our business, from planning, through to construction and customer service. Full NHBC certifications and excellent after sales care are guaranteed when purchasing a new property through Granville Developments, ensuring our customers' peace of mind with their beautiful new home or investment.

Each property is thoroughly checked and inspected before being handed over to our customers.

Please note – although this is all as intended, Granville reserve the right, together with their contractors, to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

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No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

Drury Place, Harrow Green, Lawshall, Suffolk, Please use the SatNav Code IP29 4PW

Drury Place's prime rural location places residents just a 5-minute drive from the A134, the main arterial route through the region running between the vibrant market towns of Bury St Edmunds and Sudbury. Connecting with the A14 to the north enables onward journeys to Cambridge, Ipswich, Norwich and destinations all over East Anglia and the Midlands – while the road network to the south of Sudbury takes you quickly through 'Constable Country' into bustling Braintree or historic Colchester.

Whether travelling for work or leisure you'll be well-placed to enjoy the very best of both town and country.

CONNECTIONS WITH IN EASY REACH

Bury St Edmunds	7 Miles	Colchester	25 Miles
Lavenham	8 Miles	Braintree	25 Miles
Long Melford	8 Miles	Ipswich	30 Miles
Sudbury	10 Miles	Cambridge	32 Miles
Stowmarket	15 Miles	Bishops Stortford / Stansted	42 Miles

NB: All car travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.



GRANVILLE

Developers of distinction for over 40 years

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Inworth Road | Feering | Colchester | Essex | CO5 9SE

For further information on any of our developments across the region
visit www.granville.co.uk or call **01376 571556**

