



WILLOW
MEWS

COCKFIELD, SUFFOLK

Willow Mews

A Fresh Start Awaits

Willow Mews offers a range of homes designed with singles, couples & families in mind. Built for open-plan living, these bright, airy and flexible spaces offer the perfect balance of traditional and innovative living; all while being nestled in the picturesque Suffolk countryside.

Each carefully designed plot benefits from high specification kitchens, with quartz work surfaces and integrated appliances, underfloor heating throughout the ground floors, premium carpets throughout the first floors and luxury bathroom suites. Outside, you will find a generous garden to the rear and ample off road parking to the front of each plot.

Further information regarding specification can be found at the end of the brochure.





Welcome to Cockfield

Life in the Heart of Suffolk

Cockfield offers the warm sense of belonging we all crave. Traditions are kept alive and well. Flower, craft and produce shows and a duck race are all part of the annual calendar, along with carols on the green during the festive period. For something more energetic there are regular dance nights and sports clubs.

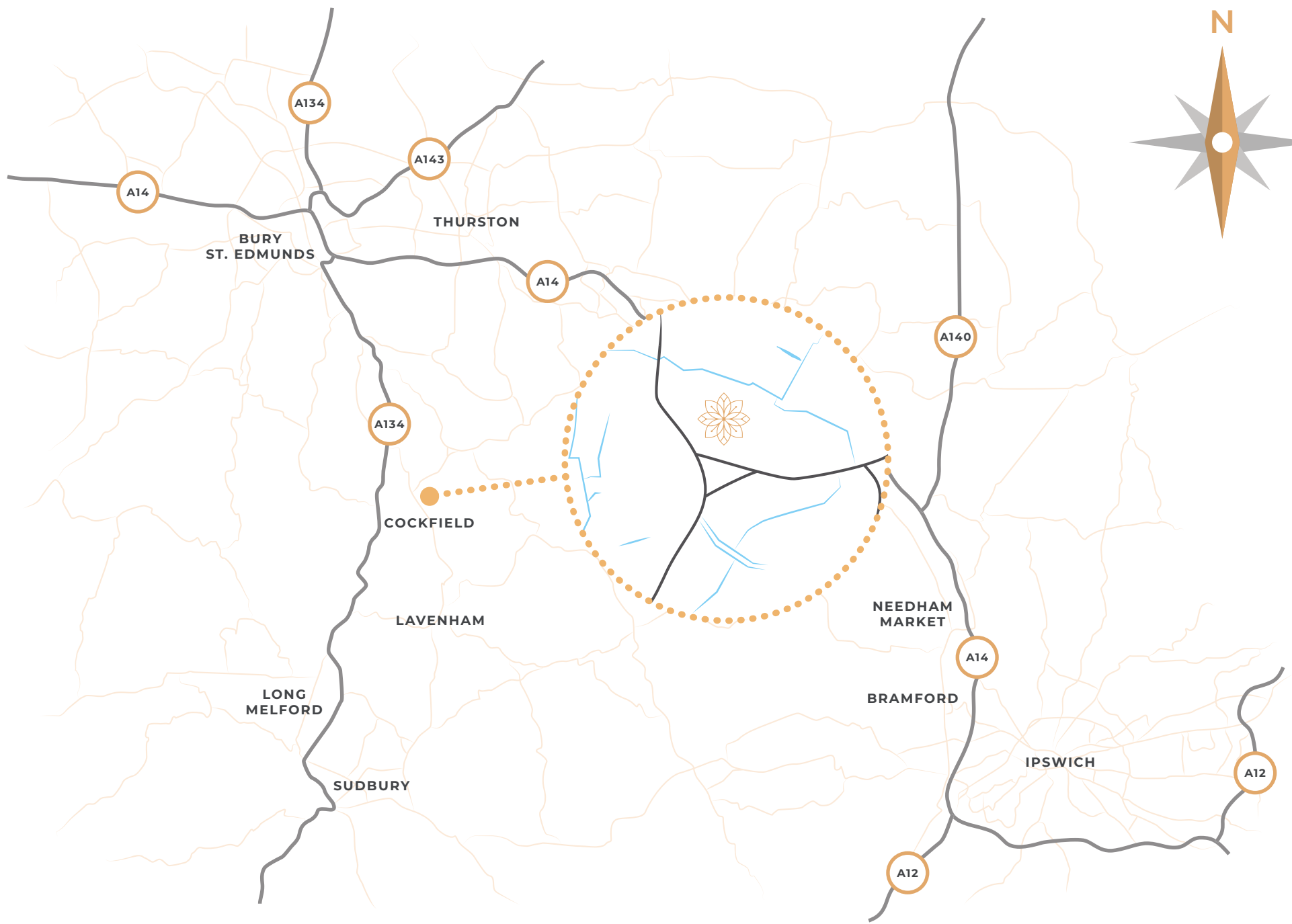
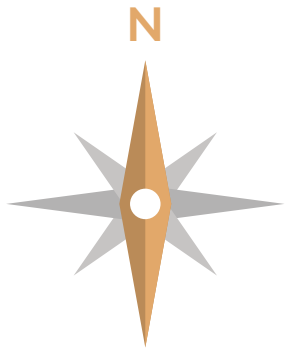
Catey Pre-School and the highly rated Cockfield Primary School provide the village's children with a high standard of education, with small class sizes ensuring your children get that vital one-to-one interaction with their teachers.

The village store / post office stocks all the essentials, with a focus on locally sourced produce.

Beyond the village, and just a 15 minute car journey lies the historic market town of Bury St. Edmunds which offers a range of amenities, including but not limited to shopping centres, supermarkets, bars & restaurants and two cinemas.

Positioned just 6 miles away from the A14 makes Cockfield the ideal base for commuters with it's excellent links to Cambridge, Ipswich, Colchester and London.





A14

A134

A143

THURSTON

BURY
ST. EDMUNDS

A14

A140

A134

COCKFIELD



LAVENHAM

NEEDHAM
MARKET

LONG
MELFORD

A14

BRAMFORD

SUDBURY

IPSWICH

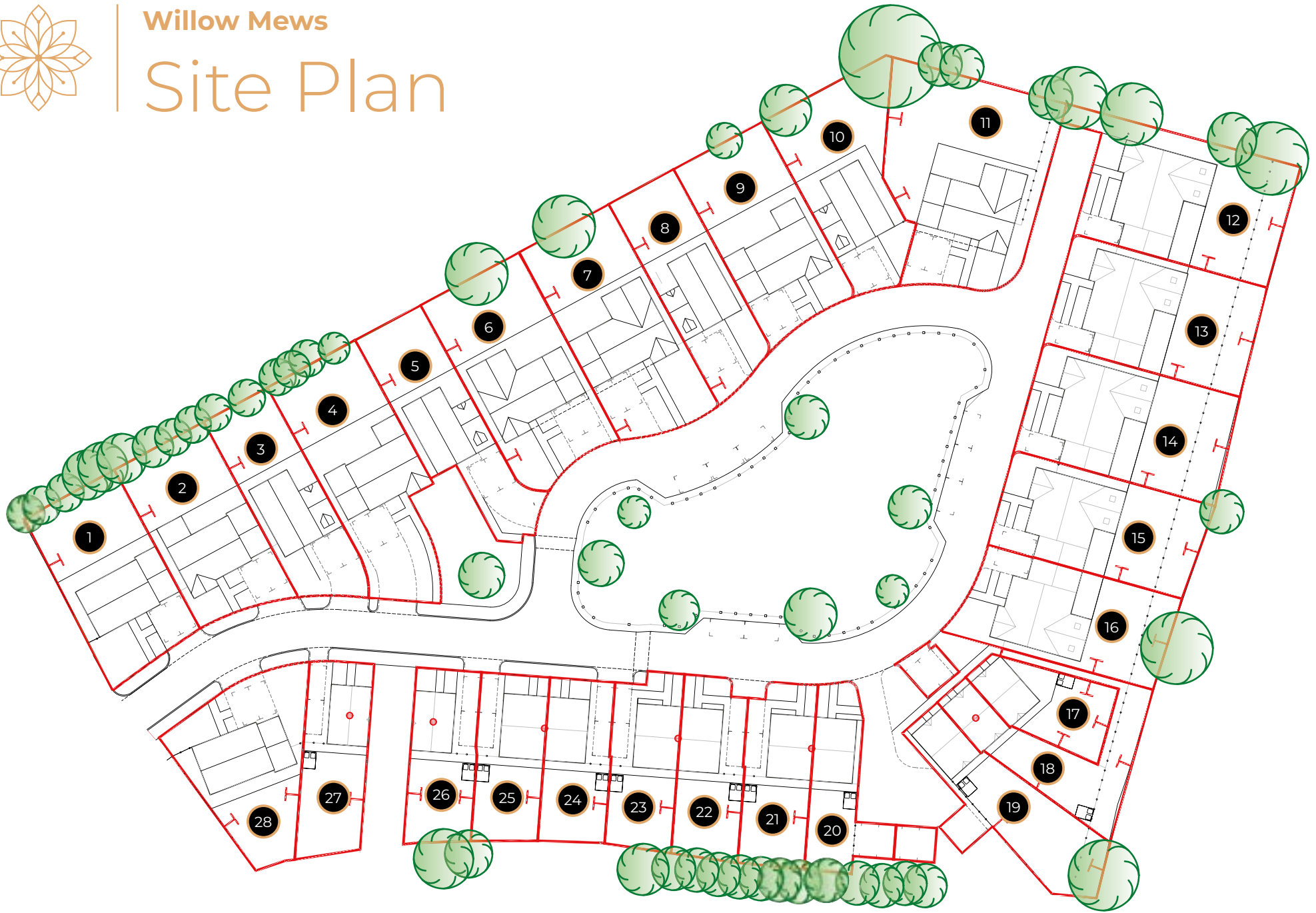
A12

A12



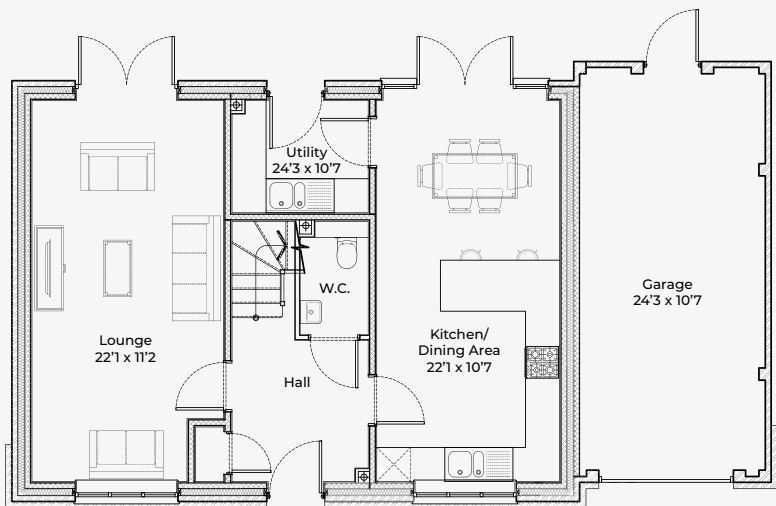
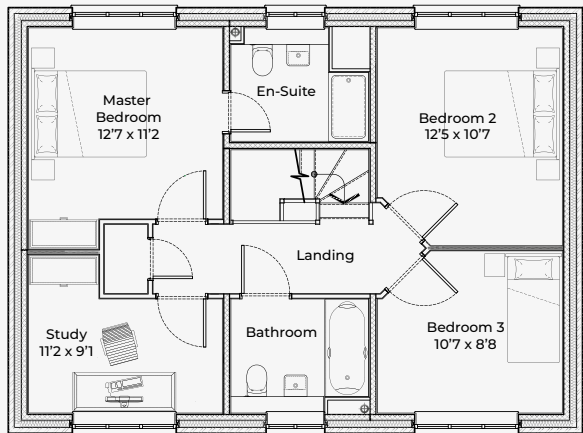
Willow Mews

Site Plan



Plot No.	House Type	Type	Bedrooms	Sq. M / Sq. Ft
Plot 1	Type 1	Detached	3	148 / 1597
Plot 2	Type 2	Detached	4	165 / 1773
Plot 3	Type 3	Detached	4	151 / 1623
Plot 4	Type 2	Detached	4	165 / 1773
Plot 5	Type 3	Detached	4	151 / 1623
Plot 6	Type 4	Detached	4	201 / 2161
Plot 7	Type 4	Detached	4	201 / 2161
Plot 8	Type 3	Detached	4	151 / 1623
Plot 9	Type 2	Detached	4	165 / 1773
Plot 10	Type 3	Detached	4	151 / 1623
Plot 11	Type 4	Detached	4	201 / 2161
Plot 12	Type 5	Detached	3	142 / 1533
Plot 13	Type 5	Detached	3	142 / 1533
Plot 14	Type 5	Detached	3	142 / 1533
Plot 15	Type 6	Detached	4	121 / 1302
Plot 16	Type 6	Detached	4	121 / 1302
Plot 28	Type 1	Detached	3	148 / 1597

House Type 1

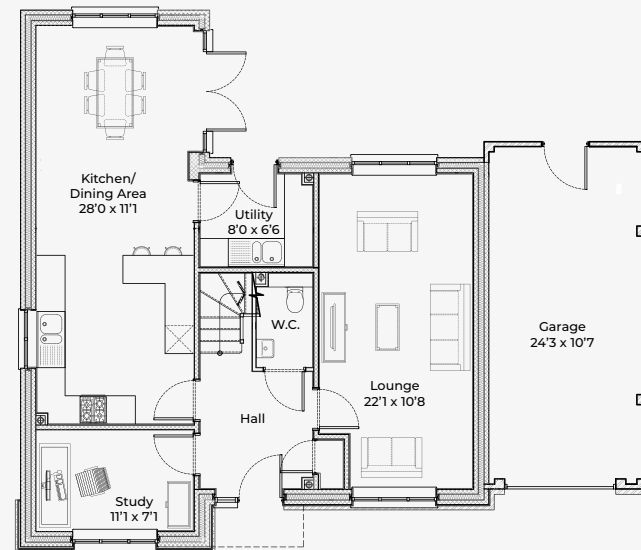
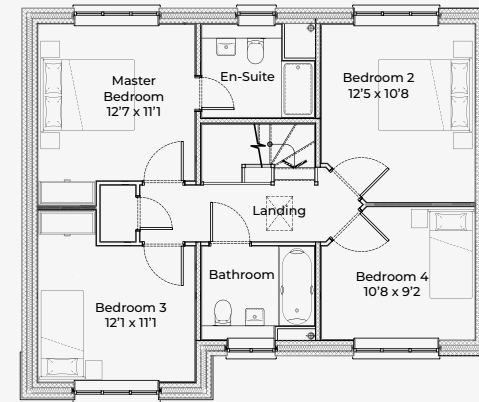


| 1 • 28 |





House Type 2



| 2 • 4 • 9 |

House Type 3

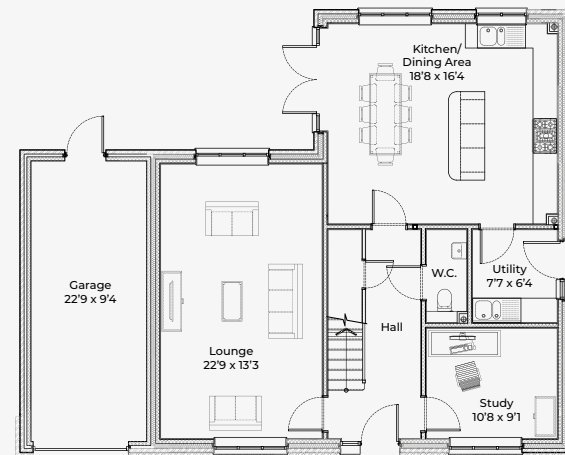
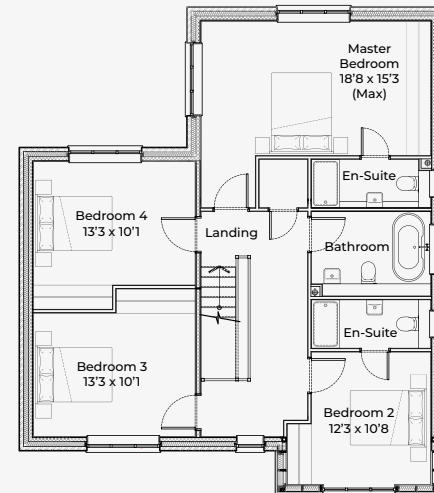


| 3 • 5 • 8 • 10 |





House Type 4



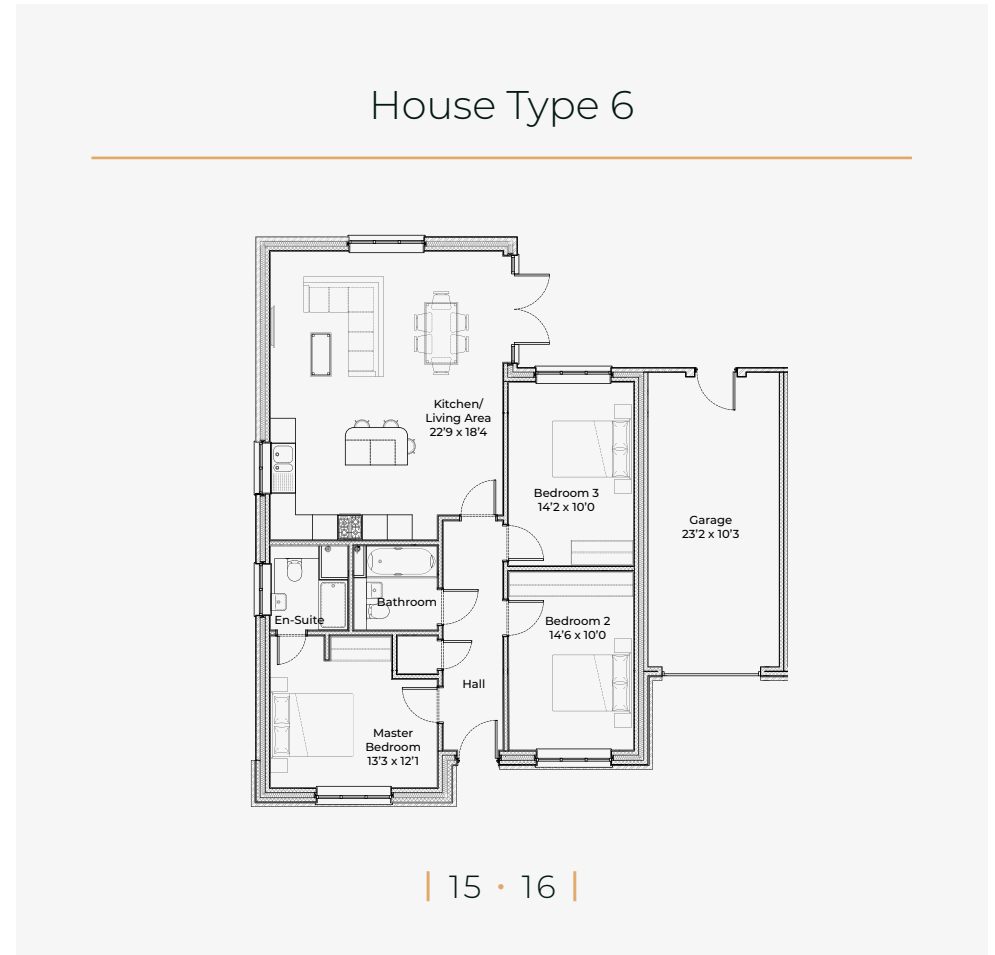
| 6 • 7 • 11 |

House Type 5



| 12 • 13 • 14 |







Willow Mews

Specification

Internal Features

- High quality Oak internal doors.
- Karndean or equivalent luxury vinyl flooring in ground floor hallways and kitchen areas.
- Fully carpeted lounge areas, stairs and bedrooms.

Kitchen & Utility Areas

- Sherwood shaker style in either midnight blue or grey.
- Bosch oven & hob, Neue Integrated dishwasher & fridge freezer.
- Full Quartz work surfaces in kitchens & utility areas.
- Brushed chrome tap & handles.

Sanitary Appliances

- Luxury sanitary ware in white.
- Vanity units to Bathroom & En Suites.
- Heated towel rails.

Electrical Installation

- Brushed chrome light fittings.
- USB chargers.
- External light fittings.
- Ceiling mounted smoke & heat detectors.
- Fully installed full Fibre Broadband.
- Security alarms on all plots.

Heating

- Vaillant air source heat pump & underfloor heating.

External Features

- Munster high quality UPVC windows and French Doors doors.
- All plots finished with Plymth bricks and stone Cils.
- Fully turfed rear gardens.
- Quality external finishes.
- 1.8m fencing.
- Electric powered garage doors.
- Infrastructure for electrical car charging points.



Premier 10 year warranty.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.



Savannah Properties have their own land acquisition department, which specialises in finding suitable development opportunities, particularly in areas with great transport links to London and / or major UK cities.

With proven experience in both small, single development plots and large sites, Savannah Properties excels in identifying land with potential for 100's of new homes, with or without existing planning permission.



WILLOW
MEWS





Bychoice SAVANNAH
ESTATE AGENTS

01284 769598 • burystedmunds@bychoice.co.uk

bychoice.co.uk • willowmews.co.uk