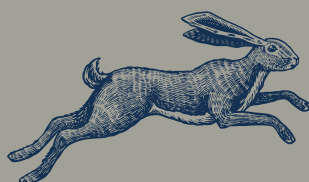




# Harewood

MENDLESHAM



— ✂ —

# Harewood

MENDLESHAM

— ✂ —

“Every new site is important to Bayfield but Mendlesham holds a personal connection for me as it was the location of my very first home. I enjoyed all that the village had to offer for seven years of my life and I can testify to the strong sense of community and traditional village life I encountered.

Mendlesham truly has a lot to offer to all that reside there, I loved the village and I was so pleased that I could bring Bayfield Homes back to where it started for me and I hope the village will share its virtues and create wonderful memories for those that choose to live in a new Bayfield Home at Harewood”

*Jamieson Bird*

**Jamieson Bird**  
Managing Director



## — Welcome Home —

A thriving village offering a sought-after lifestyle, with everything you need close by, Mendlesham offers convenience in the heart of the village and a wide range of facilities nearby.

Semi-rural living is enhanced with local amenities including a convenience store with Post Office and its own bakery and a fish and chip shop. There is a lively community centre as well as football pitches, play park and even a skate park.

Harewood is just a stone's throw from Mendlesham Health Centre and dispensary and for those with young families, you'll find Mendlesham Primary School is only ten minutes' walk away with a nursery and preschool opposite. There is also a C of E primary school at Wetheringsett and secondary schools at Debenham and Stowmarket as well as Hartismere Secondary School & Sixth Form College in Eye.

Golfers can choose from two courses in Diss and Stowmarket and there are plenty of routes in the village and surrounds for walking, running or cycling. A short drive provides plenty of variety for those looking for a gym membership and with swimming pools in Debenham and Stowmarket, fitness fans are well-served.

Stowmarket is also home to an award-winning museum, a thriving cinema, the John Peel creative arts centre, an annual street fair and music festival and much more. Coffee shops, restaurants, cafés and shops abound, plus there's a good choice of larger supermarkets for the weekly shop.

A quiet, rural location but with everything you need close by; that's the beauty of Harewood, Mendlesham's location.



Pretty streets and houses, woodland walks aplenty and the source of the River Gipping, Mendlesham is no ordinary village. Just six miles to Stowmarket and easily under an hour to the beautiful coast and Aldeburgh.



**Harewood**  
MENDLESHAM

Bressingham  
Steam Museum  
& Gardens

Thornham Walks

The Auberge

Fox and Goose

Hartismere  
Secondary School

The Walnut Tree

Huttons of Earl Soham

Hog & Hen  
Farm Shop

Needham  
Lakes

Ipswich

Lavenham



ADNAMS  
SOUTHWOLD

Southwold

Heveningham Hall

Dunwich

Franklingham Castle

Aldeburgh

**Local Links**

As well as everything that Mendlesham offers for every day living, a little farther afield is everything from superb eateries and places to discover, plus you're not that far from major towns such as Bury St Edmunds, Ipswich, and even Cambridge.

Onward travel is a cinch too: Norwich International Airport is around an hour away and Stansted only an hour and a quarter, plus Diss and Stowmarket's railway stations offer fast and regular links to London and the rest of the country; talking of which, Mendlesham is just a short drive from Bury St Edmunds, Cambridge and the A11.

—❧—  
**Harewood**  
MENDLESHAM  
—❧—

— **Designed for Living** —

These welcoming homes offer open plan living where family and friends can gather in generous kitchen/dining rooms. With sizeable sitting rooms to plots 1, 2, 4-9 and 16, these properties also include the privacy of a separate snug/study/family room.

Created to make the most of space and filled with cool, contemporary design, some interiors feature beautiful oak flooring, all have luxurious bathrooms and plentiful glazing, maximising natural sunlight.

Featuring a high quality Masterclass kitchen with integrated appliances, the kitchen is a luxurious place to be and truly the heart of your new home.

All homes enjoy at least one set of patio or French doors, leading out to a stone terrace and the gardens beyond.

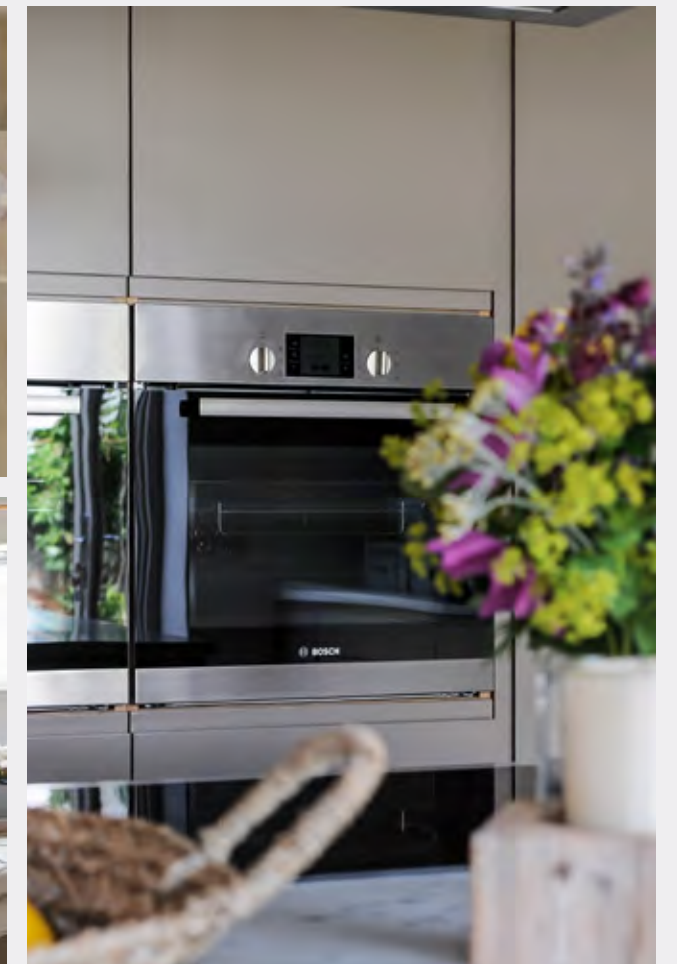
Our homes are powered and heated purely by electricity. The heat and hot water is generated by low carbon Air Source Heat Pumps, extracting the heat from the air. Combined with a well-insulated home, heat pumps are a cosy and cost-effective. Heat is supplied via underfloor heating and efficient radiators, and all complimented by highly thermal windows & doors. Keep the heat in and the cold outside!



Image is of a previous Bayfield Homes house.



All images are of homes previously completed by the Bayfield Homes team



# Specification

## CONSTRUCTION

Exteriors are a combination of traditional red / orange bricks and darker red bricks and detailing with stone cills and timber cladding to chosen plots.

Render to selected plots in Buttermilk, White and Oatmeal.

A mix of antique rustic red pantiles, slate grey pantiles and imitation blue/black slate tiles and black uPVC guttering and downpipes.

## KITCHEN

Stylish, contemporary Masterclass handleless units in smooth silk light grey finish.

Quartz Carrara 20mm worktop and 100mm upstand to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18.

Duopal Classic and Quadra 40mm Clay Sangha Wenge worktop with 100mm upstand to plots 10, 11, 12, 13, 14, 15.

800mm or 600mm ceramic induction hob (plot specific).

Island cooker hood to plots 1, 2, 3, 4, 5, 8, 16, 18. Wall-mounted cooker hood with 700mm or 900mm glass upstand to all other plots.

Eye-level double oven to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 16. Undercounter double oven to plots 10, 11, 12, 13, 14, 15, 17, 18.

Fully integrated fridge/freezer.

Integrated dishwasher.

Integrated washer/dryer to plots 10, 11, 12, 13, 14, 15.

Saneux Tempus chrome contemporary style mixer tap.

Stainless steel under-mount 1.5 bowl sink to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18. Stainless steel inset sink with drainer to plots 10, 11, 12, 13, 14, 15.

Integrated waste bin with recycling facility.

## UTILITY

Stylish, contemporary Masterclass units with brushed nickel T-bar handles in smooth silk light grey finish.

Duopal Classic and Quadra 40mm Clay Sangha Wenge worktop with 100mm upstand.

Saneux Tempus chrome contemporary style mixer tap.

Stainless steel inset sink with drainer.

## BATHROOMS / ENSUITES

Saneux contemporary style white sanitary ware.

Saneux Matteo contemporary back to the wall toilets with soft-close seat and chrome flush plate.

Single basins to all plots except plots 6 & 7 bathrooms which will receive dual basins.

Saneux Pascale contemporary style chrome brassware.

Shower head and rail in selected bathrooms.

Chrome fixed shower head, with control panel and secondary hand-held hose to ensembles.

Saneux 1700mm x 700 bath.

Low profile shower tray. Saneux glass shower doors or screens.

Large format Ashlar ceramic wall tiles in warm taupe.

Mink tumbled-edge limestone shelving above boxing.

Dual fuel heated towel radiators.

Contemporary wall lighting (plot specific).

## LIGHTING, ELECTRICAL & BROADBAND

A mixture of downlights, uplights, wall lights and pendants. Dimmer switches to living room.

TV & BT points to selected rooms.

Pre-wiring for customer's own connection for Sky TV in living room, kitchen, snug/study and some bedrooms where applicable.

Broadband to the premises for customer's choice of broadband provider.

Alarm or CCTV spur provided for future connection.

Hard-wired smoke and heat detectors.

External power socket at rear of the house.

Light and power to garage.

Contemporary style external lighting to front and rear of house and garage where applicable.

Electric vehicle charging point pre-wired for customer's own connection.

## HEATING & WATER

Mitsubishi Ecodan Air Source Heat Pump serving all hot water and underfloor heating to ground floor, with radiators to the first floor.

Wood-burning stoves with natural limestone tumbled-edge hearths to plots 1-9, 16 & 17.

External tap.

## WINDOWS & DOORS

Timber entrance doors and uPVC windows & patio/French doors coloured as follows:

Kensington Grey to plots 1 & 8. Agate Grey to plots 2, 4, 5, 6, 7, 9, 16, 17. Moondust Grey to plots 3, 12, 13, 18. Cream to plots 10, 11, 14, 15.

Roof windows to plots 1 & 8 with white internal finish.

Garage up-and-over doors, colour matched to front doors.

Fully finished Suffolk Oak internal doors with chrome contemporary handles and hinges. Half glazed as above to selected rooms to plots 2, 4, 6, 7, 16.

Built in wardrobe with Suffolk Oak internal doors with chrome hanging rail and shelf to bedrooms where applicable.

Sliding wardrobe with Suffolk Oak doors, chrome hanging rail and shelf to plots 6 & 18.

# Specification

## STAIRS & SKIRTING

Traditional stairs with softwood newels, hardwood handrails to plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18.

Traditional stairs with softwood newels, softwood handrails to plots 10, 11, 12, 13, 14, 15.

Square edge skirting and architraves.

## FLOOR COVERINGS

Timber engineered grey stained oak floorboards to ground floor selected reception rooms to plots 1-9 and 16-18.

Luxury grey oak effect plank flooring to ground floor selected reception rooms to plots 10, 11, 12, 13, 14 & 15.

Large format Ashlar ceramic floor tiles in warm taupe to Utility rooms.

A combination of Ashlar ceramic floor tiles in warm taupe. Luxury grey oak effect plank to bathrooms, ensembles & WC in plots 10, 11, 12, 13, 14 & 15.

Dark grey coir mat well to the front door.

Carpets are available as an additional option (except plot 1).

## PAINT FINISHES

Walls and ceilings in heritage Crown Classic Collection 'Tottington White' matt emulsion.

Skirting and architraves in 'Tottington White' satin wood.

## GARDENS & BOUNDARIES

Turf to front garden, plus planted beds, hedges and trees where applicable.

Rear garden prepared and seeded.

Boundaries are a mix of 1.8m close board fencing, willow fence, timber post-and-rail fence, picket fence, estate railings and walls.

450mm x 450mm Saxon textured buff terracing, paths and steps to garden.

A mix of asphalt or gravel driveways.

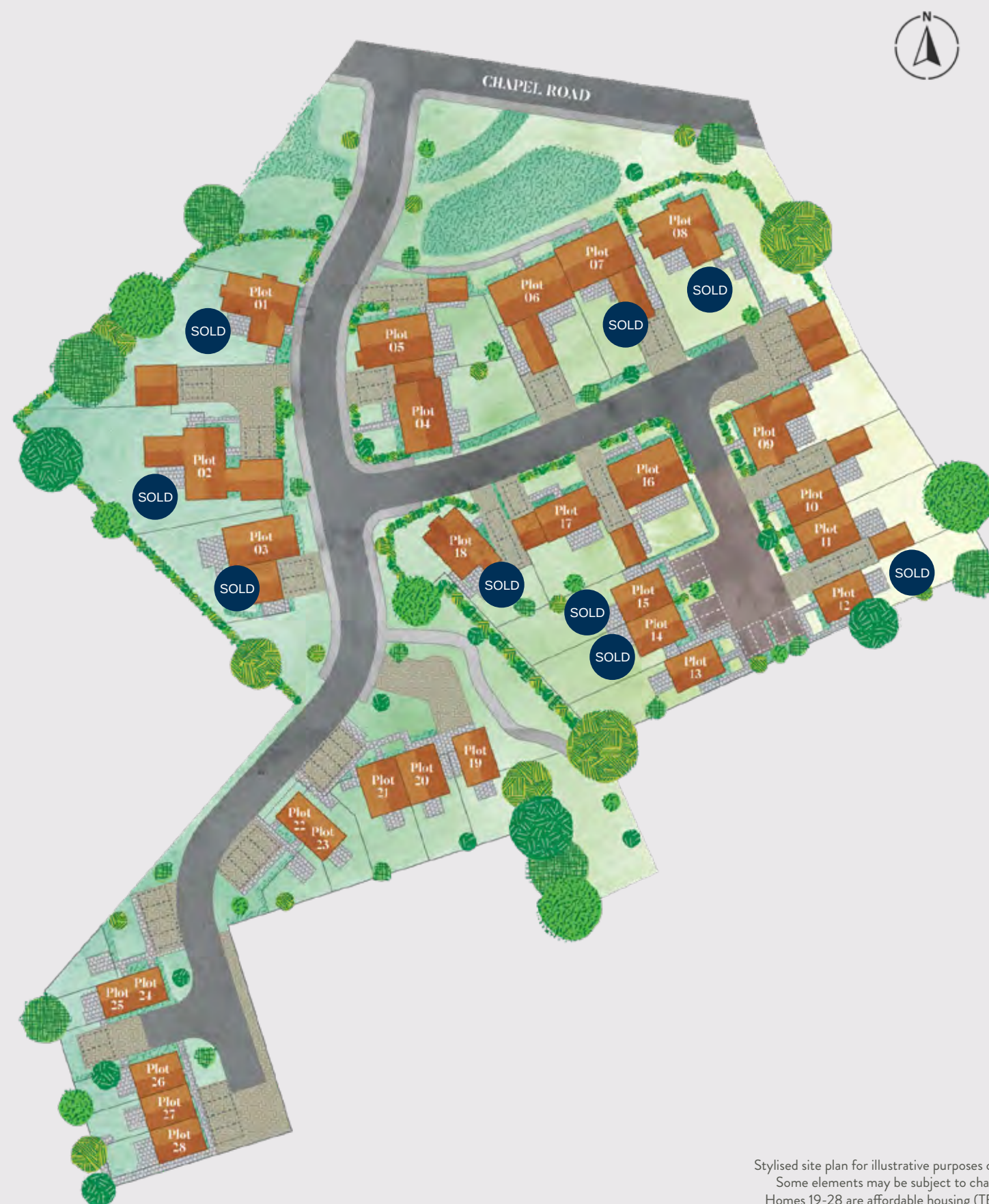
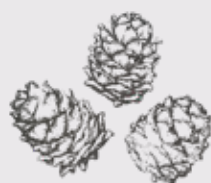
Bin storage area.

For more detail on specification, please ask the agent.

Please note all elements are subject to change and Bayfield Homes reserves the right to alter the specification.

## The Homes

As well as attractively landscaped front gardens, pretty specimen trees feature throughout the site, while each property enjoys a sizeable rear garden, with many homes enjoying a south or west-facing aspect in this unique countryside development surrounded by fields.



Sold plot pages have been removed from this brochure.



# Plot 04

3-BEDROOM LINK-DETACHED HOUSE WITH  
SINGLE GARAGE & PARKING FOR TWO CARS

- 3 bedrooms
- 2 reception rooms
- 2 bathrooms
- 3 toilets

## GROUND FLOOR

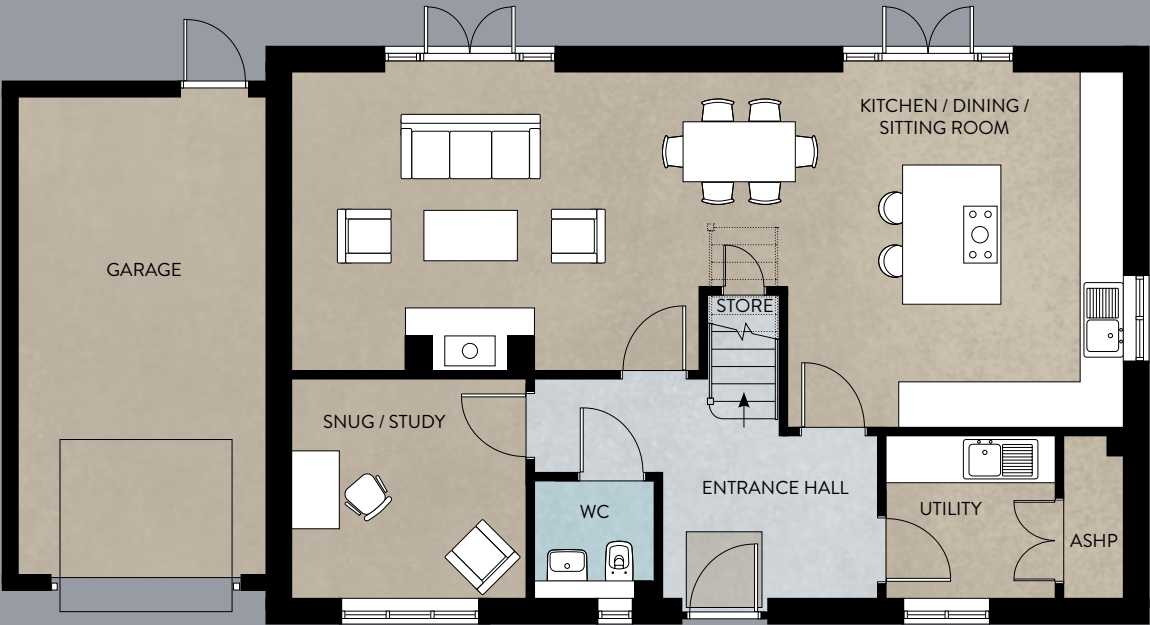
|                        |              |
|------------------------|--------------|
| Kitchen/Dining/Sitting | 11.0m x 3.9m |
| Snug/Study             | 2.9m x 3.1m  |
| Utility                | 2.1m x 2.2m  |

## FIRST FLOOR

|                   |             |
|-------------------|-------------|
| Principal Bedroom | 4.5m x 4.2m |
| Bedroom 2         | 3.2m x 3.3m |
| Bedroom 3         | 4.2m x 2.9m |



FIRST FLOOR



GROUND FLOOR



This illustration is an artistic interpretation and for indicative purposes only.

# Plot 05

3-BEDROOM LINK-DETACHED HOUSE WITH  
SINGLE GARAGE & PARKING FOR TWO CARS

3 bedrooms 2 reception rooms 2 bathrooms 3 toilets

## GROUND FLOOR

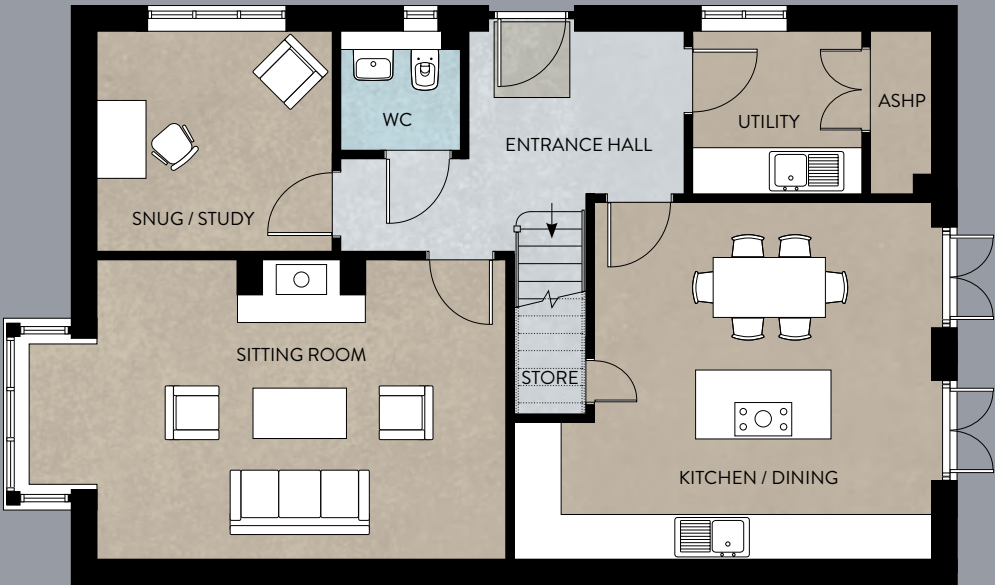
|                     |             |
|---------------------|-------------|
| Kitchen/Dining Room | 4.7m x 4.4m |
| Sitting Room        | 5.4m x 3.9m |
| Snug/Study          | 2.9m x 3.1m |
| Utility             | 2.2m x 2.1m |

## FIRST FLOOR

|                   |             |
|-------------------|-------------|
| Principal Bedroom | 4.4m x 4.3m |
| Bedroom 2         | 3.7m x 3.3m |
| Bedroom 3         | 4.2m x 3.0m |



FIRST FLOOR



GROUND FLOOR



This illustration is an artistic interpretation and for indicative purposes only.

# Plot 06

4-BEDROOM SEMI-DETACHED HOUSE WITH  
SINGLE GARAGE & PARKING FOR TWO CARS

-  4 bedrooms
-  2 reception rooms
-  2 bathrooms
-  3 toilets

## GROUND FLOOR

|                     |             |
|---------------------|-------------|
| Kitchen/Dining Room | 4.5m x 4.4m |
| Sitting Room        | 6.6m x 4.2m |
| Snug/Study          | 4.1m x 2.7m |
| Utility             | 2.3m x 2.1m |

## FIRST FLOOR

|                   |             |
|-------------------|-------------|
| Principal Bedroom | 3.9m x 3.6m |
| Bedroom 2         | 4.3m x 2.7m |
| Bedroom 3         | 3.8m x 3.0m |
| Bedroom 4         | 4.7m x 2.6m |



FIRST FLOOR



GROUND FLOOR



This illustration is an artistic interpretation and for indicative purposes only.

# Plot 07

3-BEDROOM SEMI-DETACHED HOUSE WITH  
SINGLE GARAGE & PARKING FOR TWO CARS

- 3 bedrooms
- 2 reception rooms
- 2 bathrooms
- 3 toilets

## GROUND FLOOR

|                     |             |
|---------------------|-------------|
| Kitchen/Dining Room | 4.5m x 3.7m |
| Sitting Room        | 6.6m x 3.6m |
| Snug/Study          | 4.1m x 2.7m |
| Utility             | 3.2m x 2.0m |

## FIRST FLOOR

|                   |             |
|-------------------|-------------|
| Principal Bedroom | 4.1m x 3.5m |
| Bedroom 2         | 3.2m x 3.7m |
| Bedroom 3         | 3.7m x 2.7m |



FIRST FLOOR



GROUND FLOOR



# Plot 09

3-BEDROOM DETACHED HOUSE WITH  
SINGLE GARAGE & PARKING FOR ONE CAR

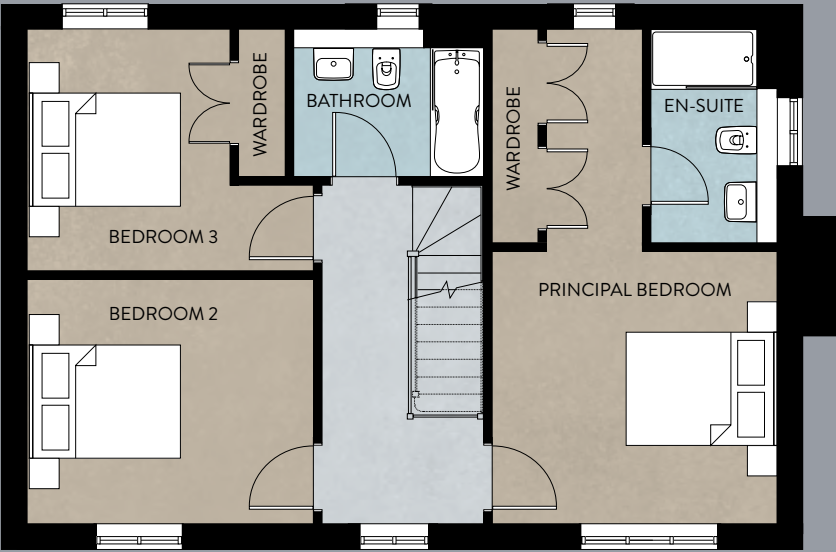
- 3 bedrooms
- 2 reception rooms
- 2 bathrooms
- 3 toilets

## GROUND FLOOR

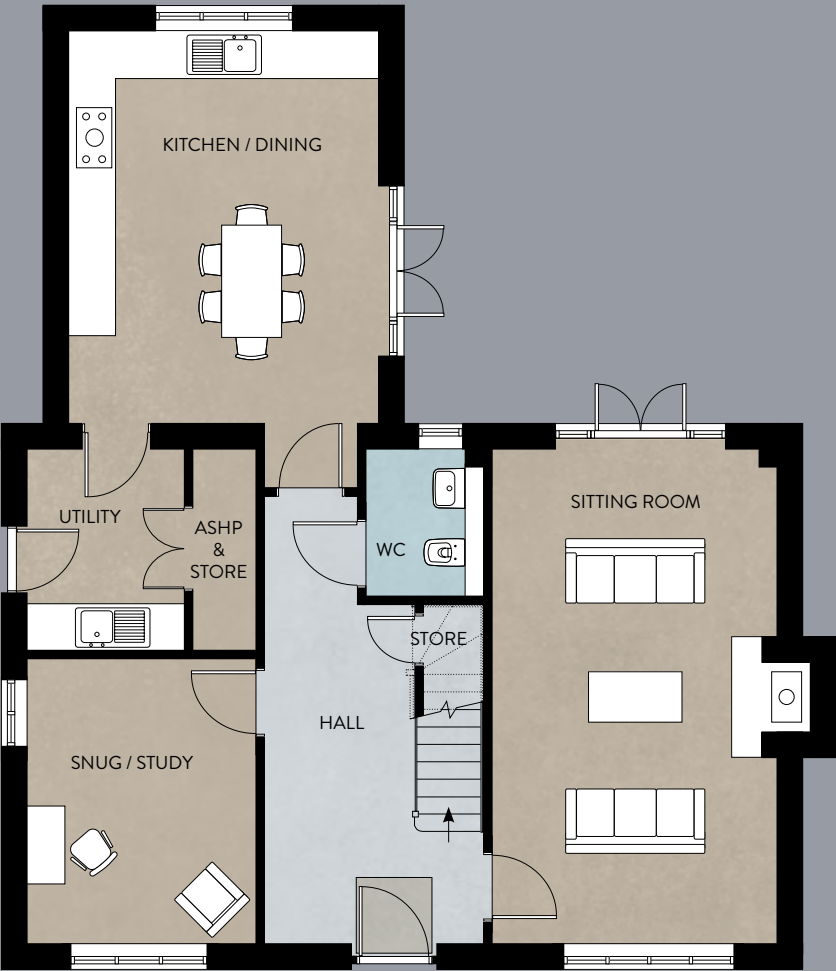
|                     |             |
|---------------------|-------------|
| Kitchen/Dining Room | 5.2m x 4.1m |
| Sitting Room        | 6.5m x 3.7m |
| Snug/Study          | 3.7m x 3.0m |
| Utility             | 2.6m x 2.1m |

## FIRST FLOOR

|                   |             |
|-------------------|-------------|
| Principal Bedroom | 3.8m x 3.6m |
| Bedroom 2         | 3.8m x 3.3m |
| Bedroom 3         | 3.2m x 2.6m |



FIRST FLOOR



GROUND FLOOR



This illustration is an artistic interpretation and for indicative purposes only. Plot 10 is a handed version of plot 11.

# Plots 10 & 11

3-BEDROOM SEMI-DETACHED HOUSE WITH  
SINGLE GARAGE & PARKING FOR TWO CARS

-  3 bedrooms
-  1 reception room
-  2 bathrooms
-  3 toilets

## GROUND FLOOR

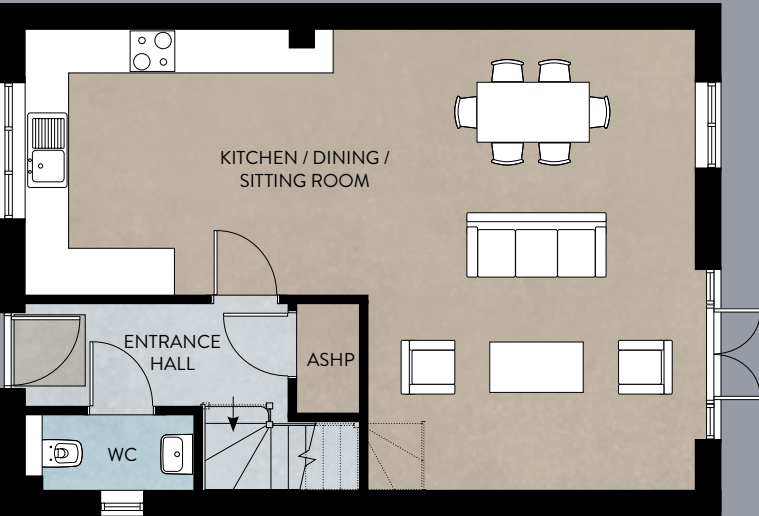
Kitchen/Dining/Sitting      8.9m x 6.1m

## FIRST FLOOR

|                   |             |
|-------------------|-------------|
| Principal Bedroom | 3.4m x 3.1m |
| Bedroom 2         | 3.6m x 2.9m |
| Bedroom 3         | 3.1m x 2.3m |



FIRST FLOOR



GROUND FLOOR



This illustration is an artistic interpretation and for indicative purposes only.  
Plot 13 is the same house type as plot 12 and the image is a representation of the house only. The garage is not assigned to this plot.

# Plot 13

2-BEDROOM DETACHED HOUSE  
WITH PARKING FOR TWO CARS

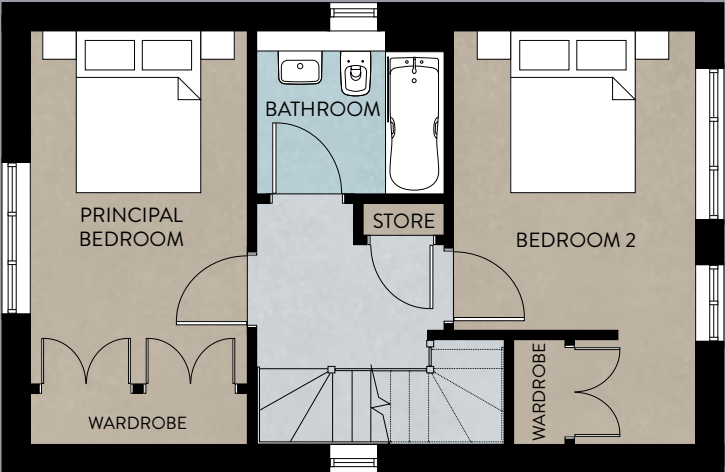
- 2 bedrooms
- 1 reception room
- 1 bathroom
- 2 toilets

## GROUND FLOOR

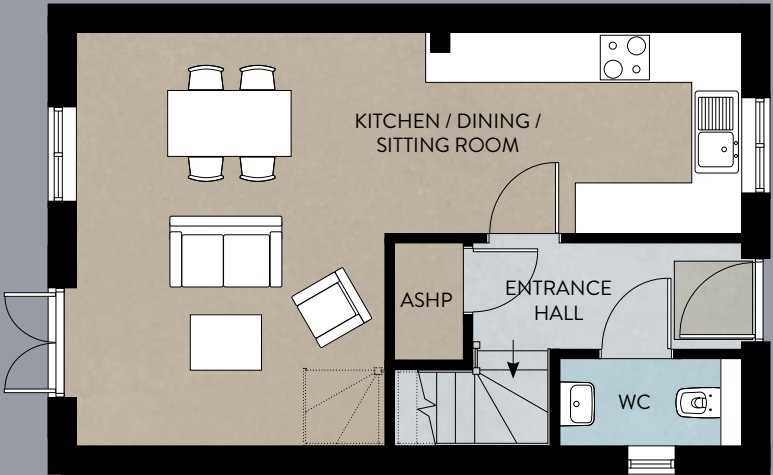
Kitchen/Dining/Sitting     8.0m x 5.0m

## FIRST FLOOR

|                          |             |
|--------------------------|-------------|
| <u>Principal Bedroom</u> | 3.6m x 2.9m |
| <u>Bedroom 2</u>         | 4.2m x 2.6m |



FIRST FLOOR



GROUND FLOOR



This illustration is an artistic interpretation and for indicative purposes only.

# Plot 16

3-BEDROOM DETACHED HOUSE WITH SINGLE GARAGE & PARKING FOR TWO CARS

- 3 bedrooms
- 2 reception rooms
- 2 bathrooms
- 3 toilets

## GROUND FLOOR

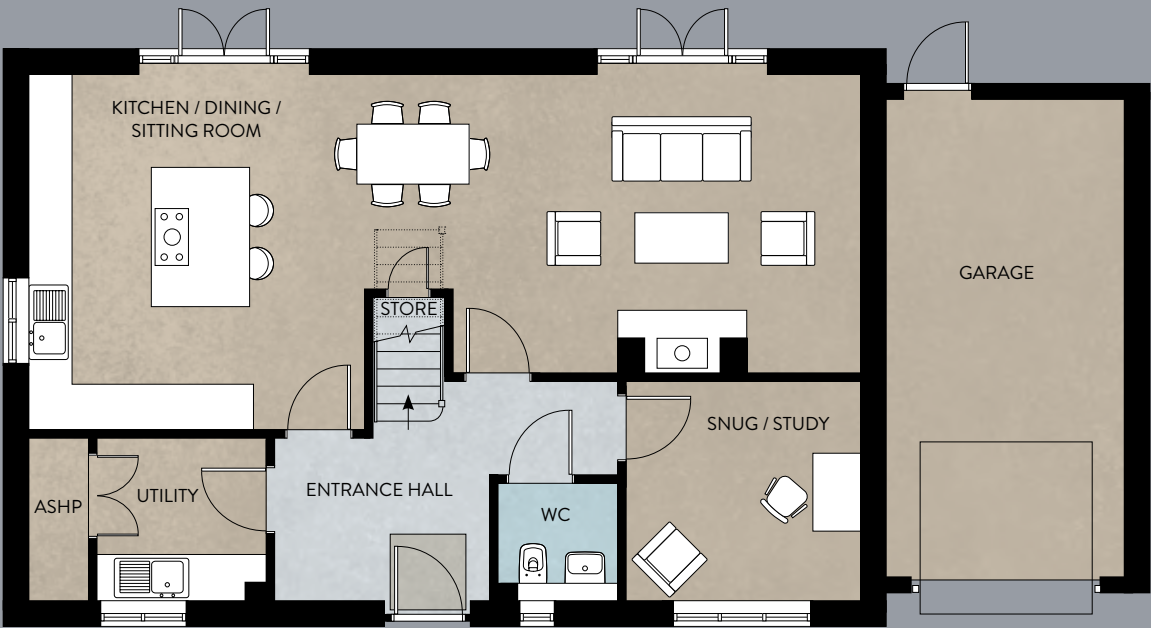
|                        |              |
|------------------------|--------------|
| Kitchen/Dining/Sitting | 11.0m x 3.9m |
| Snug/Study             | 3.1m x 2.9m  |
| Utility                | 2.2m x 2.1m  |

## FIRST FLOOR

|                   |             |
|-------------------|-------------|
| Principal Bedroom | 4.5m x 4.0m |
| Bedroom 2         | 3.5m x 3.3m |
| Bedroom 3         | 4.2m x 2.9m |



FIRST FLOOR



GROUND FLOOR



# Plot 17

3-BEDROOM DETACHED HOUSE WITH  
CAR PORT & PARKING FOR ONE CAR

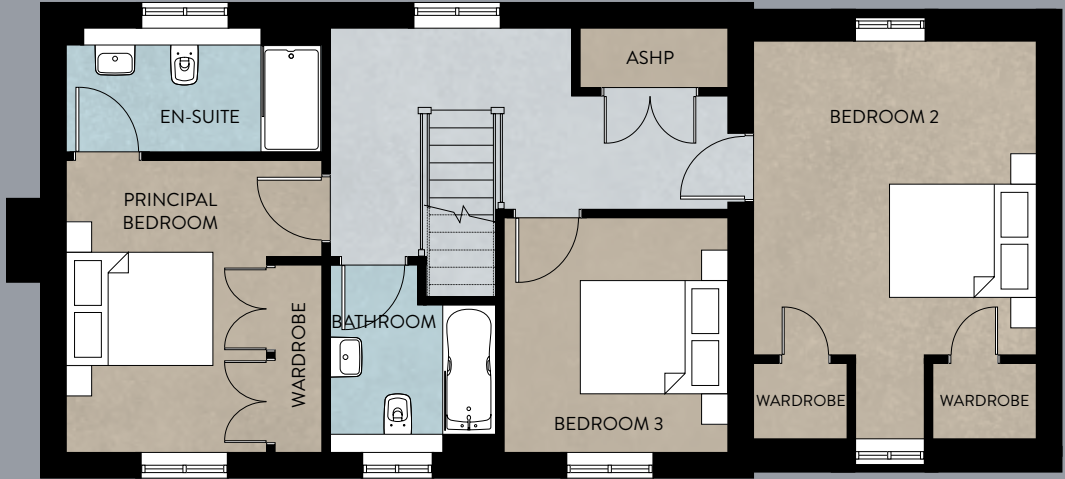
- 3 bedrooms
- 1 reception room
- 2 bathrooms
- 3 toilets

## GROUND FLOOR

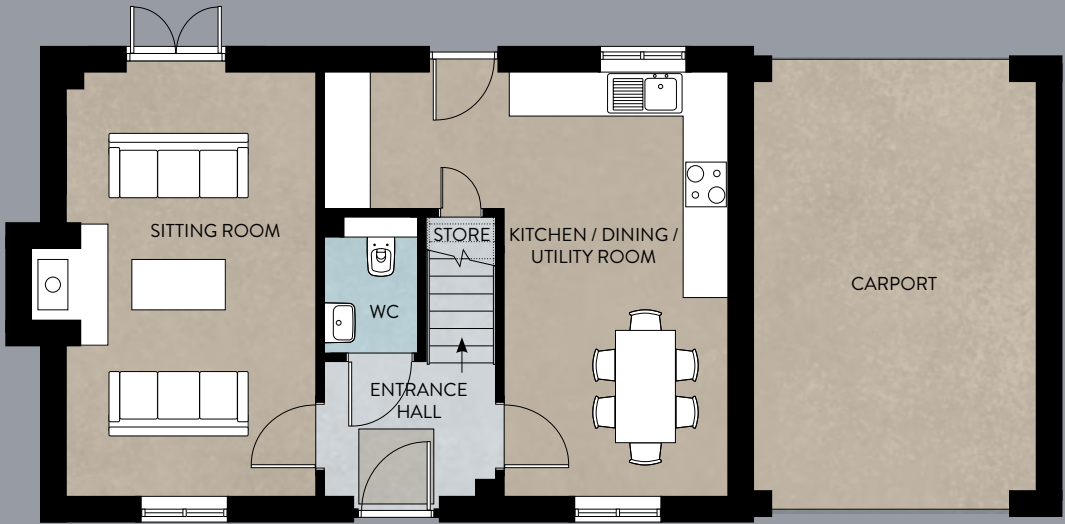
|                     |             |
|---------------------|-------------|
| Kitchen/Dining Room | 5.6m x 2.9m |
| Utility             | 2.3m x 1.8m |
| Sitting Room        | 5.6m x 3.3m |

## FIRST FLOOR

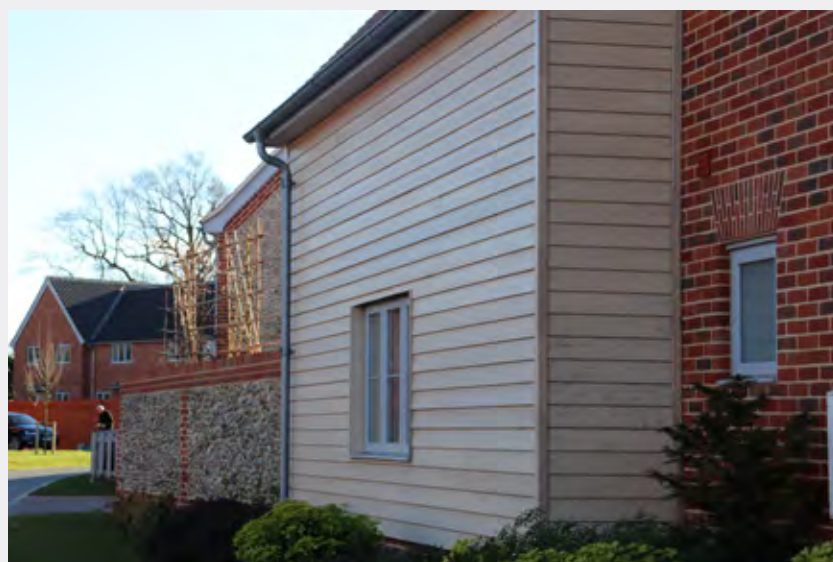
|                   |             |
|-------------------|-------------|
| Principal Bedroom | 3.9m x 2.7m |
| Bedroom 2         | 3.0m x 3.0m |
| Bedroom 3         | 4.1m x 3.7m |



FIRST FLOOR



GROUND FLOOR



All images are of homes previously completed by the Bayfield Homes team.

## — The Bayfield Difference —

Not all housebuilders are the same.

At Bayfield Homes, we choose the best locations and build homes that we would want to live in ourselves. At the design stage, where we ensure each plot is as generous as it can be, and takes maximum advantage of natural light and its position relative to capturing the evening sun, care is taken to ensure the internals maximise space, that rooms flow beautifully and modern open-plan living is a pleasure every day.

Drawing on many years of design experience and a palette of natural colours and specifying only the highest quality materials and appliances, we pair quirky touches with thoughtful ideas that set your new home apart from the rest.

Careful construction techniques are used by our teams of local tradespeople and we take care to ensure the homes are in tune with their surroundings - we care deeply about our mark on the landscape.

You'll also be pleased to know that we take a fabric-first approach to energy efficiency; this means every single component of a Bayfield home is designed to be as efficient as it can be, we use Air Source Heat Pumps and choose quality materials throughout the build, always preferring a sustainable option if we can.

The result? Distinctive, quality homes in harmony with their environment that are unmistakably Bayfield.



*Redefining Houses by Creating Homes*



HAREWOOD, CHAPEL ROAD, MENDLESHAM, SUFFOLK, IP14 5TJ

///elevates.special.gazes



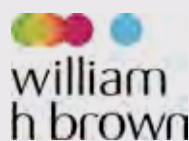
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Telephone 01449 614459



*“We shape our buildings;  
thereafter they shape us.”*

-Winston Churchill

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