

An aerial architectural rendering of a modern residential development. The scene features several multi-story houses with dark grey and light grey facades, flat roofs, and large windows. The houses are arranged around a central green space with trees and a paved walkway. In the background, a lush green golf course is visible, followed by a sandy beach and the ocean. The sun is low on the horizon, creating a warm, golden glow over the water and sky. The overall aesthetic is clean, modern, and luxurious.

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# BALFOUR PLACE

FELIXSTOWE

Balfour Place is a distinguished development featuring five unique properties set in a picturesque location with stunning sea and estuary views. Situated in an Area of Outstanding Natural Beauty, these modern homes offer breathtaking vistas of the ever-changing coastal landscape and charming rural countryside, along with views of the rolling fairways and nearby historic landmarks. Named after the Rt. Hon. A.J. Balfour MP who was Captain of Felixstowe Ferry Golf Club in 1889 and served as Prime Minister between 1902 - 1905, each of the houses is exclusively named after an important historical figure in the golf club's history and thereby links directly to early days of what is now a sport/pastime played throughout the world. You will have the opportunity to work with the award winning Architect Wincer Kievenaar to complete the interior design of your new home.

Established in 1880, Felixstowe Ferry Golf Club is one of England's oldest golf clubs and is the only links course in Suffolk, one of only 246 true links courses in the world. Members' amenities include the 18-hole Martello course, the 9-hole full-length Kingsfleet course, indoor and outdoor practice facilities and a brand new clubhouse to be constructed. Buyers of these prestigious homes will have two full memberships to the Club for two years. Plus two years complimentary membership for two Juniors (under 14) of the 9-hole Kingsfleet course.

The town boasts four miles of beach stretching from Landguard Point, home to an 18th-century fort, to Felixstowe Ferry, a delightful fishing hamlet that hosts the Felixstowe Ferry Sailing Club. Along this stretch are the award-winning Seafront Gardens and the bustling town centre, which features its Spa Pavillion Theatre, cinema, shops, and numerous bars and restaurants. Felixstowe also provides various recreational facilities, including a leisure centre, tennis club, rugby club, and cricket club. Felixstowe South Beach and Pier have been recognized for their 'excellent' water quality for swimming (Blue Flag 2020) and Felixstowe has undergone significant regeneration and improvement in recent years, there is also convenient access to the A12 and A14 roads, as well as rail connections to London Liverpool Street, Cambridge and Norwich.





## DARWIN HOUSE

An imposing architect designed house of 3,830 square feet over three storeys, with magnificent coastal views across the golf course to Bawdsey. The accommodation comprises; double garage, four double bedrooms all with en-suite facilities, living room, open plan family/dining room/kitchen with walk-in pantry and utility room. A feature on the first floor is a balcony across the full width of the house and on the top floor there a superior bedroom suite with large en-suite, dressing room and a truly amazing roof top terrace to two elevations. The low maintenance exterior includes high specification aluminium framed powder coated double glazed windows and doors.

**Darwin House**  
**Approximate Gross Internal Area**  
**Main House = 3458 Sq Ft/321 Sq M**  
**Garage = 372 Sq Ft/35 Sq M**  
**Balcony external area = 283 Sq Ft/26 Sq M**  
**Total = 3830 Sq Ft/356 Sq M**



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### GROUND FLOOR

- 1,827 sq. ft.
- Double height entrance hall
- Double integral garage with electric roller shutter door
- Utility room & Cloakroom
- Living room
- Two double bedrooms both with en-suite facilities
- Infrastructure included for future platform lift
- Access to rear patio and garden

### FIRST FLOOR

- 1,286 sq. ft.
- Open plan kitchen/dining/lounge with access to terrace and breath-taking views
- Fully fitted modern kitchen with large island unit
- Cloakroom
- Double bedroom with en-suite facilities
- Under floor heating throughout

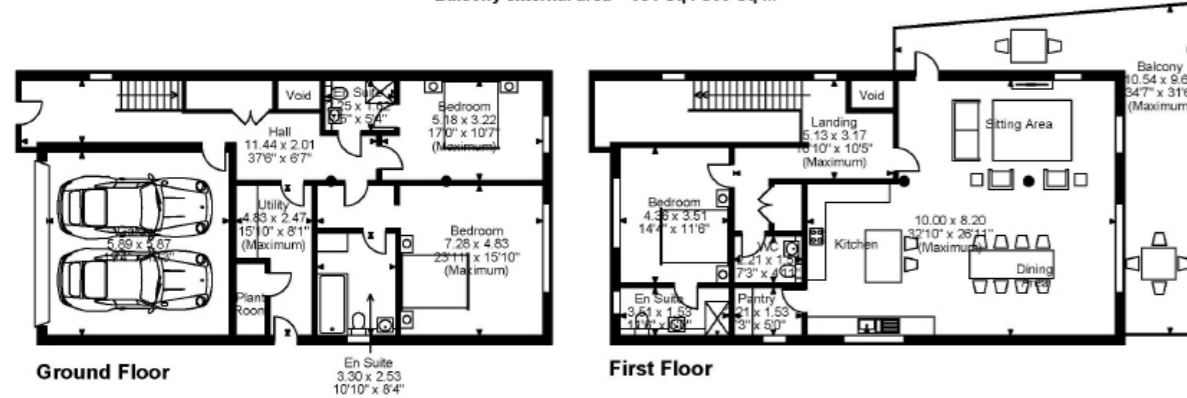
### SECOND FLOOR

- 717sq. ft.
- Double bedroom with en-suite facilities and separate dressing room
- Access to terrace with spectacular views

## COBBOLD VILLA

A superb architect designed two storey house of 2,674 square feet with stunning elevated coastal views across the golf course and to the Deben Estuary and Bawdsey. The accommodation offers variable family space which comprises three double bedrooms, all with en-suites, an open plan lounge/dining room/kitchen with pantry and utility room. A magnificent balcony wrapping around two sides of the house at first floor level giving unrivalled elevated views and a double garage. The exterior of the house has a very low maintenance finish including high specification aluminium framed and powder coated double glazing.

**Cobbold Villa**  
Approximate Gross Internal Area  
Ground Floor = 1501 Sq Ft/139 Sq M  
First Floor = 1173 Sq Ft/109 Sq M  
Total = 2674 Sq Ft/248 Sq M  
Balcony external area = 381 Sq Ft/35 Sq M



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### GROUND FLOOR

- 1,501 sq. ft.
- Double height entrance hall
- Double integral garage with electric roller shutter door
- Utility room
- Two double bedrooms both with en-suite facilities
- Infrastructure included for future platform lift
- Access to rear patio and garden

### FIRST FLOOR

- 1,173 sq. ft.
- Open plan kitchen/dining/lounge with access to balcony and breath-taking views
- Fully fitted modern kitchen with large island unit
- Separate pantry
- Cloakroom
- Double bedroom with en-suite facilities
- Under floor heating throughout

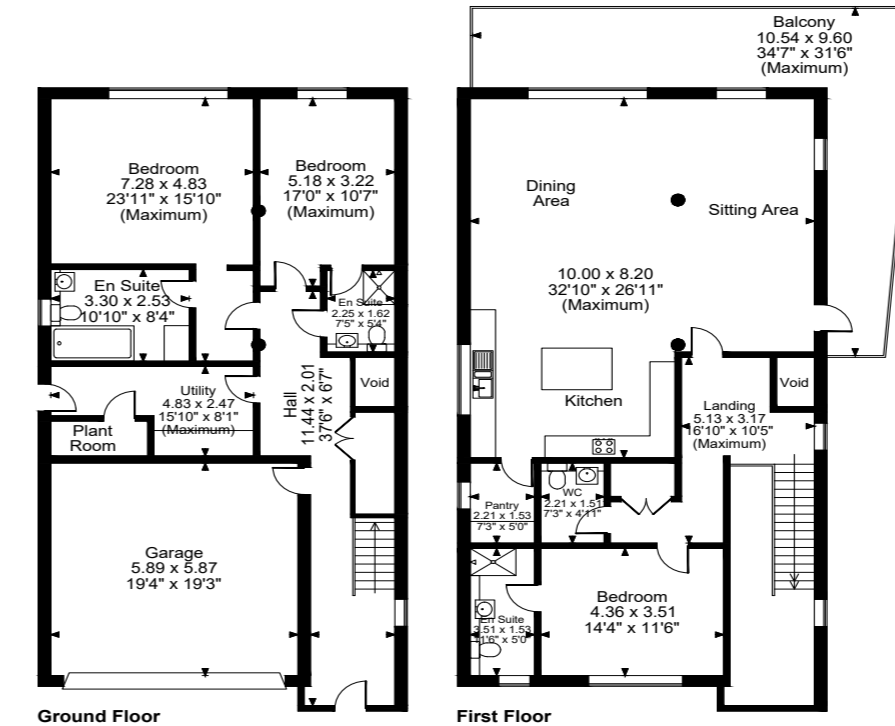




## ELCHO HOUSE

This individual architect designed 2,732 square feet two storey house has unrivalled elevated coastal views across the golf course, down to the Deben Estuary and Bawdsey Manor. The flexible accommodation comprises three double bedrooms, all with en-suite facilities, double garage, utility room, open plan lounge/dining room/kitchen with walk-in pantry and a magnificent balcony on to two sides of the house at first floor level giving incredible elevated coastal views. The exterior of the house is constructed with self-finish very low maintenance materials, including high specification aluminium framed powder coated double glazed windows and doors.

**Elcho House**  
**Approximate Gross Internal Area**  
**Ground Floor = 1505 Sq Ft/139 Sq M**  
**First Floor = 1227 Sq Ft/114 Sq M**  
**Total = 2732 Sq Ft/253 Sq M**  
**Balcony external area = 381 Sq Ft/35 Sq M**



### GROUND FLOOR

- 1,505 sq. ft.
- Double height entrance hall
- Double integral garage with electric roller shutter door
- Cloakroom
- Two double bedrooms both with en-suite facilities
- Infrastructure included for future platform lift
- Access to rear patio and garden

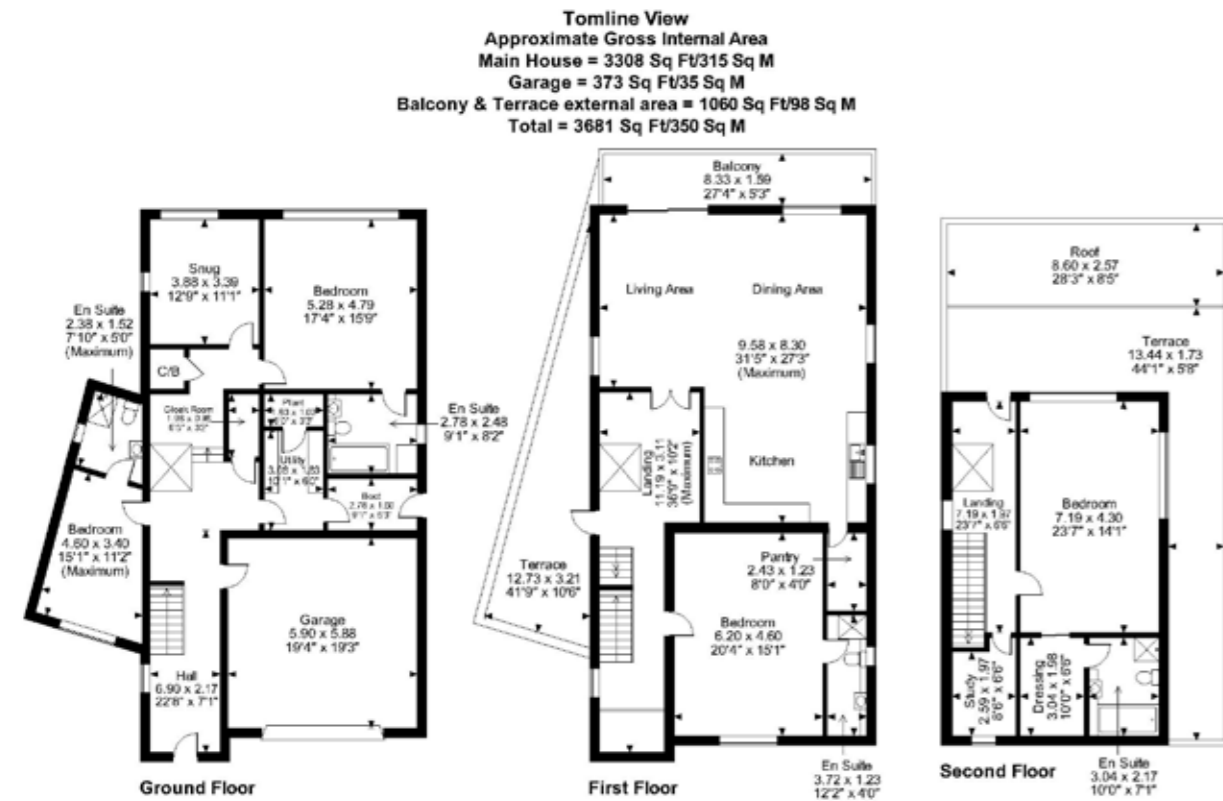
### FIRST FLOOR

- 1,227 sq. ft.
- Open plan kitchen/dining/lounge with access to balcony and breath-taking views
- Fully fitted modern kitchen with large island unit
- Separate pantry
- Cloakroom
- Double bedroom with en-suite facilities
- Under floor heating throughout

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## TOMLINE VIEW

An individual architect designed three storey house extending to 3,681 square feet with enviable coastal views across the Ferry Golf Course to Bawdsey Manor on two elevations and unrivalled views across the Kingsfleet course and the Deben Estuary from the front elevation. The imaginative accommodation comprises 4 double bedrooms all with en-suite, an open plan lounge/dining room/kitchen with pantry and utility room, boot room, snug and double garage. A further feature of Tomline House is the first floor terrace which has lovely views across the Deben Estuary. The top floor 'crow's nest' features a double bedroom, en-suite, dressing room, study and unbelievable roof top



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### GROUND FLOOR

- 1,808 sqft
- Double height entrance hall
- Double integral garage with electric roller shutter door
- Utility room
- Boot room
- Snug
- Two double bedrooms both with en-suite facilities
- Infrastructure included for future platform lift
- Access to rear patio and garden

### FIRST FLOOR

- 1,227 sqft
- Open plan kitchen/dining/lounge with access to terrace and breath-taking views
- Fully fitted modern kitchen with large island unit /
- Separate pantry
- Cloakroom
- Double bedroom with en-suite facilities /
- Under floor heating throughout

### SECOND FLOOR

- 646 sqft
- Study
- Double bedroom with en-suite facilities and separate dressing room
- Access to terrace with spectacular views

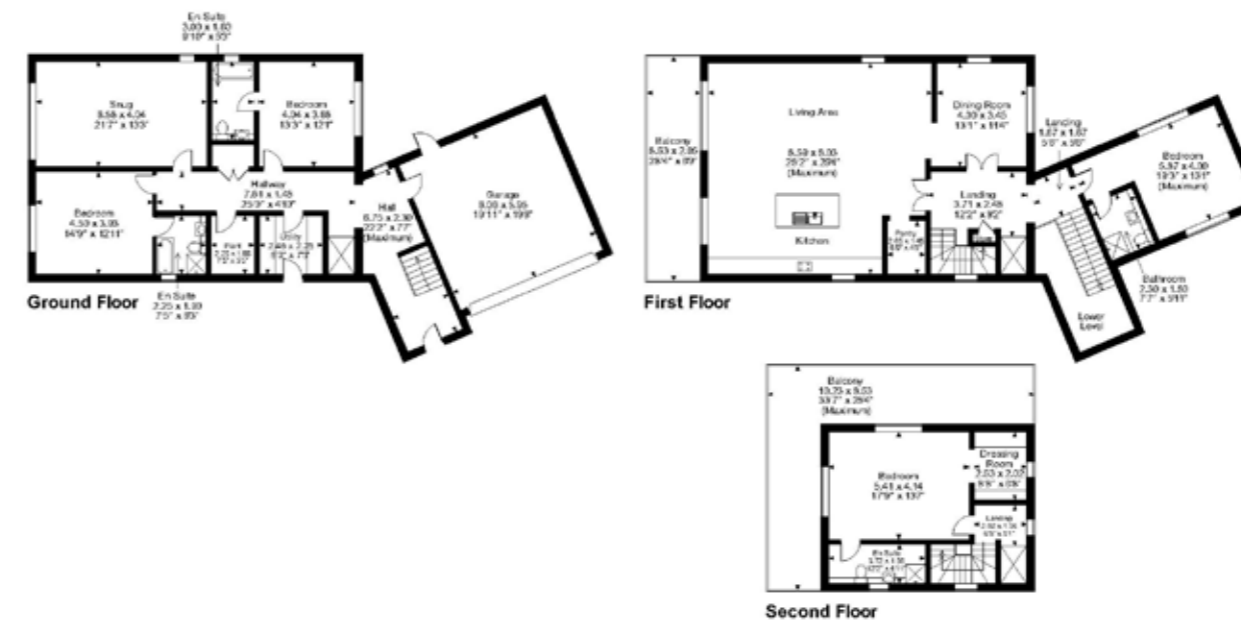




## FERNIE LODGE

A simply stunning architect designed house of 3,880 square feet with accommodation over three storeys, which enjoys far reaching views across the golf course and the surrounding area. The accommodation offers a high degree of versatility including four double bedrooms, all with en-suites, a snug/study, An impressive open plan lounge/kitchen with pantry and utility room, dining room and double garage. The stunning first floor balcony extends across the full width of the house with direct access from the lounge and the top floor features a double bedroom, en-suite, dressing room and balcony on two sides providing elevated views. High specification double glazed doors and windows are powder coated aluminium and low maintenance exterior finish have been chosen for the construction.

**Fernie Lodge**  
**Approximate Gross Internal Area**  
**Main House = 3059 Sq Ft/284 Sq M**  
**Garage = 388 Sq Ft/36 Sq M**  
**Balcony external area = 578 Sq Ft/54 Sq M**  
**Total = 3880 Sq Ft/360.46 Sq M**



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### GROUND FLOOR

- 1,772 sqft
- Double height entrance hall
- Double integral garage with electric roller shutter door
- Utility room
- Cloakroom
- Snug
- Two double bedrooms both with en-suite facilities
- Infrastructure included for future platform lift
- Access to rear patio and garden

### FIRST FLOOR

- 1,400 sqft
- Open plan kitchen/dining/lounge with access to terrace and breath-taking views
- Fully fitted modern kitchen with large island unit
- Separate pantry
- Cloakroom
- Double bedroom with en-suite facilities
- Under floor heating throughout

### SECOND FLOOR

- 708 sqft
- Double bedroom with en-suite facilities and separate dressing room
- Access to terrace with spectacular views





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## EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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