



HOPKINS
HOMES

St George's Park.

NEEDHAM MARKET, SUFFOLK

Traditionally designed 1, 2, 3, 4 & 5 bedroom homes



St George's Park is an award winning development nestled on the edge of Needham Market, in the heart of Suffolk.

This exceptional collection of one, two, three and four bedroom homes benefit from stunning surroundings and excellent transport connections, providing the perfect setting for modern living.



The Hopkins Story.

For us, building exceptional quality homes isn't a job, it's a vocation. Our designers, architects and craftspeople are passionate about retaining the heritage of the past, to create homes and communities that will stand the test of time.



“There is a strong sense of community here, more so than anywhere else we have both lived. We have already made lots of friends and when we go out to walk our dog there will always be someone to bump in to for a chat.”

Emma and Louisa – St George's Park, Needham Market

“When we started looking for our dream home, we knew we wanted a new build property that was located in the heart of Suffolk's countryside but still offered all the facilities and amenities we needed on a day-to-day basis. Thankfully we have got all that and more with our Hopkins Home, and it really stood head and shoulders above anything else we looked at.”

Ben and Charlotte Cobbold – Mill Grove, Stowmarket

“As a younger person, the area gives me the space I want but also has plenty of amenities nearby for me to take advantage of. Buying your first home is daunting enough but luckily for me, Hopkins Homes was with me every step of the way.”

Ella Dowling – Woodland Rise, Barrow

At St George's Park, the homes have been built with their surroundings in mind, complementing and enhancing the local area.

CONSTRUCTED TO STAND THE TEST OF TIME, ST GEORGE'S PARK HOMES CAN BE ENJOYED BY GENERATIONS TO COME.

With a wide range of styles to choose from, St George's Park boasts houses of character and style that you would be proud to call home.

Recognised as a leading regeneration scheme, this exciting new community provides a unique environment where the architecture and landscaping have been consciously created to complement the former chalk quarry. This can be seen from the distinctive white terracing, public space and the wide range of homes, each carefully designed to complement this new community.

St George's Park is located in Needham Market, a delightful town situated in the heart of the Suffolk countryside and 20 miles east of the cathedral town of Bury St Edmunds.



Hawks Mill, Needham Market



St George's Park, Needham Market



Bury St Edmunds Cathedral

Close by.

St George's Park has stunning surroundings and excellent transport connections, providing the perfect setting for blissful countryside living with easy access.

Needham Market sits just off the A14, providing convenient access to the main East/West corridor and easy journeys to Stowmarket, Ipswich, Bury St Edmunds, Cambridge and Norwich.

This delightful town has a picturesque high street made up of an eclectic mix of buildings boasting spectacular architectural features, including the 15th Century Church of St John the Baptist and the medieval Limes Hotel, as well as timber-framed properties and grand townhouses. This rural town is a haven for walkers and cyclists, providing beautiful routes along the River Gipping and around Needham Lake. The Lake not only provides play areas and picnic tables, but fantastic spots for fishing whilst nature lovers will discover a variety of wildlife, including waterfowl, fish and dragonflies.

Needham Market is a vibrant community with a range of independent stores to meet your everyday needs, including an award-winning butchers and bakery. The town is also home to Alder Carr Farm, which boasts the Barn Café, courtyard craft centre and popular farm shop.

The Great Eastern Main Line railway runs through the town, with Needham Market Railway Station providing frequent trains to Ipswich, just 10 minutes away, and connections to both London Liverpool Street and Cambridge.



Train Station, Needham Market



The Limes Hotel



Alder Carr Farm



Needham Lake

Local Schools.

St George's Park is ideally located within the catchment area of several OFSTED rated preschools, nurseries, primary schools and high schools. For babies and toddlers, Busy Bees Day Nursery in Stowmarket is just a nine-minute drive from St George's Park, or in the other direction towards Sproughton, you will find the preschool Jigsaw, just a 13-minute drive away. When the little ones are ready to start school Bosmere Community Primary School is within walking distance of the development or just a short 4-minute drive or head down the B113 for 9 minutes to find Combs Ford Primary School.



The Lion Pub, Needham Market



Needham Market High Street

Amenities.

- | | |
|-------------------|------------------|
| Country walks | Friendly pubs |
| Two supermarkets | Doctors surgery |
| Post office | Train station |
| Independent shops | Community centre |

St George's Park.

NEEDHAM MARKET, SUFFOLK



1 Bedroom Homes

THE THISTLE
Plots 27, 29, 201 & 203

2 Bedroom Homes

THE HEATHER
Plots 4(h), 5, 81, 82, 109, 110, 111, 185 & 186

THE WILLOW
Plots 28, 30, 31, 36, 37, 38, 39, 40, 41, 200 & 202

THE PINE
Plots 14(h), 26(h), 52(h), 96(h), 136(h), 188(h) & 189

THE LARCH (b)
Plots 182 & 183

3 Bedroom Homes

THE CATKIN
Plots 3, 9, 10(h), 16, 17(h), 80, 83(h), 105, 106, 107, 184(h) & 187

THE ELDER
Plots 8(h), 11, 15, 18, 54(h), 55, 57(h), 58, 62, 63, 64, 104(h) & 108

THE BRAMFIELD
Plots 91 & 94(h)

THE BRETTENHAM
Plots 92(h) & 93

THE MALLOW
Plots 42, 53, 56(h), 65, 66(h), 90, 95(h) & 120

THE HAZEL
Plots 2(h), 6, 7(h), 12, 46, 47(h), 59, 60(h), 70, 71(h), 128(h), 129, 130(h), 208(h), 209, 237 & 238(h)

THE ALDER
Plots 48, 49, 50, 51, 132, 133, 134, 135, 190, 191, 192, 193, 194, 195, 196, 197, 198 & 199

THE CAMPION
Plots 19, 20, 21, 204, 205, 206 & 207

THE YEW
Plots 32, 33, 34, 35, 97, 98, 99, 100(h), 101(h), 102(h) & 103(h)

4 Bedroom Homes

THE SNOWDROP
Plots 23(h), 24 & 210

THE ROWAN
Plots 1, 13(h), 72(h) & 127

THE MARIGOLD
Plots 69, 73, 79(h) & 84

THE CLOVER
Plots 44(h), 77, 86(h) & 88(h)

THE ASH
Plots 22, 25(h), 61, 74, 89(h), 118(h), 119(h), 131, 211 & 236

THE TEASEL
Plots 43 & 75

THE COWSLIP
Plot 239

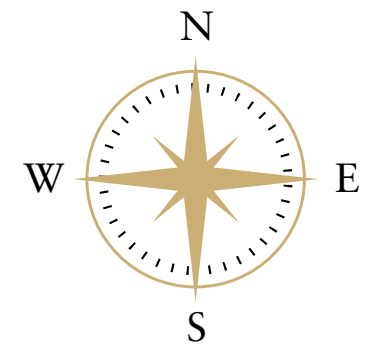
THE SORREL
Plots 68, 78 & 87

5 Bedroom Homes

THE THURTON
Plots 45, 67, 76 & 85

Key

- AFFORDABLE HOUSING
- (b) BUNGALOWS
- BIN COLLECTION LOCATIONS
- B/S BIN STORE
- (h) HANDED PLOT
- C/S CYCLE STORE
- (V) VISITOR PARKING
- S/S SUBSTATION



Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale. This is indicative and liable to change.



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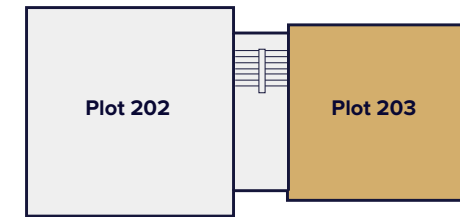
The Thistle



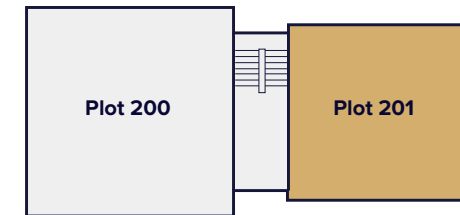
The Thistle

ONE BEDROOM APARTMENT

Plots 201 & 203



First floor



Ground floor

Kitchen/Dining Area	3.29m x 2.70m	10'9" x 8'10"
Living Room	4.07m x 3.30m	13'4" x 10'9"
Master Bedroom	4.38m x 3.38m	14'4" x 11'1"

- C Cupboard
- ▶ Denotes where dimensions are taken from

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The Heather

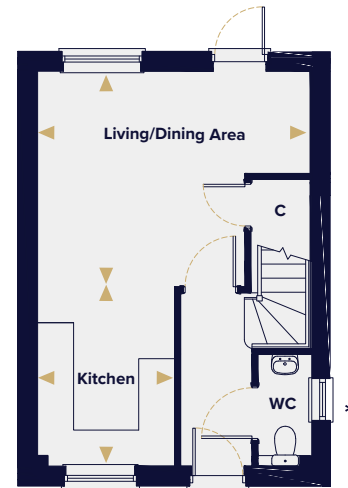


The Heather

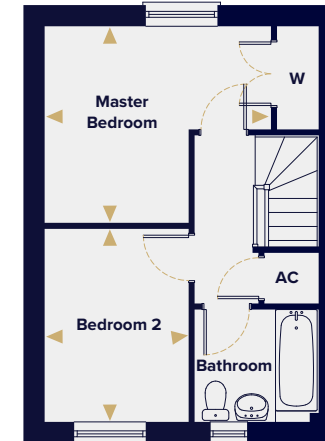
TWO BEDROOM HOUSE

Plots 81, 82, 109, 110, 111, 185 & 186

Ground floor



First floor



Kitchen	2.39m x 2.29m	7'8" x 7'5"
Living/Dining Area	4.55m x 4.20m	14'9" x 13'7"
Master Bedroom	3.78m x 3.28m	12'3" x 10'7"
Bedroom 2	3.22m x 2.39m	10'5" x 7'8"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- * Window to Plot 111

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The Pine



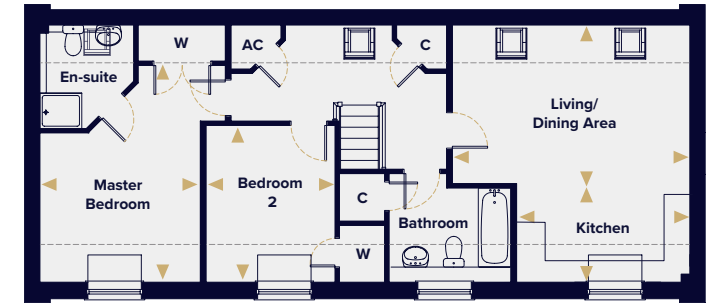
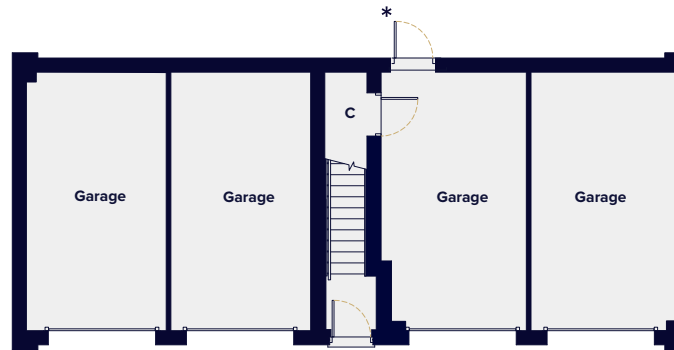
The Pine

TWO BEDROOM HOUSE

Plots 14, 26, 52, 96, 136, 188 & 189(h)

Ground floor

First floor



Kitchen	3.73m x 2.03m	12'3" x 6'8"
Living/Dining Area	5.11m x 3.51m	16'9" x 11'6"
Master Bedroom	4.66m x 3.45m	15'3" x 11'4"
Bedroom 2	3.37m x 2.77m	11'1" x 9'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed
- * Door to Plot 14 only

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The Catkin



The Catkin

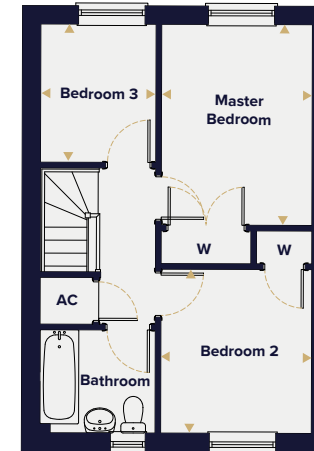
THREE BEDROOM HOUSE

Plots 80, 83(h), 105, 106, 107, 184(h) & 187

Ground floor



First floor



Kitchen	2.94m x 2.58m	9'8" x 8'6"
Living/Dining Area	4.90m x 4.44m	16'1" x 14'7"
Master Bedroom	3.63m x 2.72m	11'11" x 8'11"
Bedroom 2	2.96m x 2.72m	9'9" x 8'11"
Bedroom 3	2.50m x 2.08m	8'2" x 6'10"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- * Attached garage to Plots 80, 83 & 187

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The Bramfield

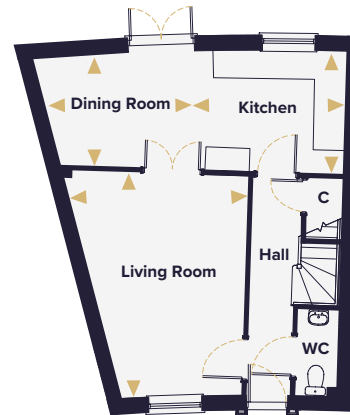


The Bramfield

THREE BEDROOM HOUSE

Plots 91 & 94(h)

Ground floor



First floor



Kitchen	2.92m x 2.72m	9'7" x 8'11"
Dining Room	4.02m x 2.64m	13'3" x 8'8"
Living Room	5.03m x 3.89m	16'6" x 12'10"
Master Bedroom	4.68m x 3.72m	15'5" x 12'3"
Bedroom 2	3.38m x 3.26m	11'1" x 10'9"
Bedroom 3	2.72m x 2.16m	8'11" x 7'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

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The Brettenham

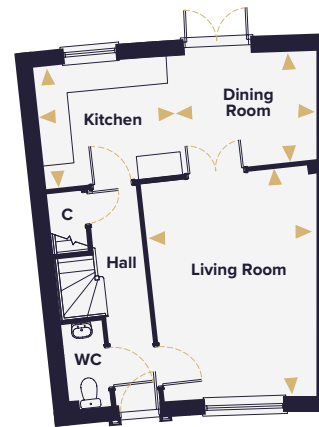


The Brettenham

THREE BEDROOM HOUSE

Plots 92(h) & 93

Ground floor



First floor



Kitchen	2.92m x 2.72m	9'7" x 8'11"
Dining Room	3.35m x 2.64m	11'0" x 8'8"
Living Room	3.72m x 4.91m	12'3" x 16'2"
Master Bedroom	4.02m x 3.72m	13'3" x 12'3"
Bedroom 2	3.54m x 3.21m	11'8" x 10'7"
Bedroom 3	2.72m x 2.16m	8'11" x 7'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

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The Elder

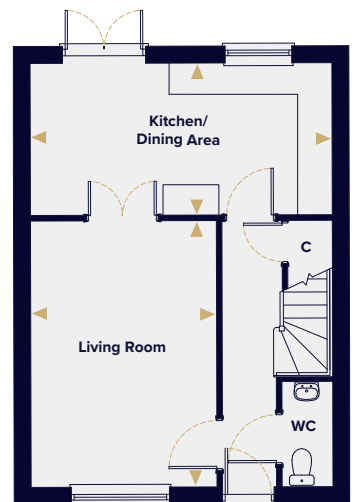


The Elder

THREE BEDROOM HOUSE

Plots 62, 63, 64, 104(h) & 108

Ground floor



First floor



Kitchen/Dining Area	5.40m x 2.81m	17'9" x 9'3"
Living Room	4.70m x 3.33m	15'5" x 10'11"
Master Bedroom	3.63m x 3.15m	11'11" x 10'4"
Bedroom 2	3.15m x 2.91m	10'4" x 9'7"
Bedroom 3	2.73m x 2.16m	8'11" x 7'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- * Window to Plots 104 & 108 only

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The Mallow



The Mallow

THREE BEDROOM HOUSE

Plots 65(h), 66, 90(h) & 95

Ground floor



First floor



Kitchen/Dining Room	5.40m x 3.73m	17'8" x 12'2"
Living Room	4.78m x 3.26m	15'8" x 10'8"
Master Bedroom	4.10m x 3.14m	13'5" x 10'3"
Bedroom 2	3.14m x 2.91m	10'3" x 9'6"
Bedroom 3	3.73m x 2.16m	12'2" x 7'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

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The Hazel





The Hazel

THREE BEDROOM HOUSE

Plots 2(h), 59, 60(h), 70, 71(h), 128(h), 129, 130(h), 208(h) & 209

Ground floor



First floor



Kitchen/Dining Area	5.40m x 2.82m	17'9" x 9'3"
Living Room	4.68m x 3.33m	15'4" x 10'11"
Master Bedroom	3.98m x 3.33m	13'1" x 10'11"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	2.93m x 2.83m	9'7" x 9'3"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☒ Velux window
- AC Airing cupboard
- (h) Plot is handed
- * Window to Plots 128, 208 & 209
- ** Attached garage to Plots 70 & 71

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The Alder



The Alder

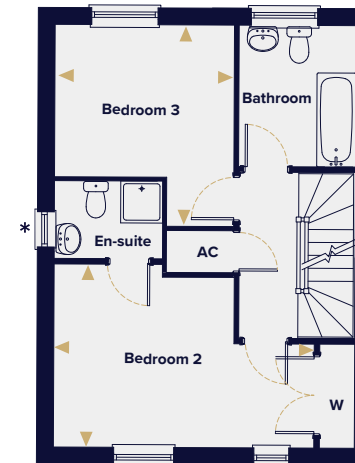
THREE BEDROOM HOUSE

Plots 48, 49, 50, 51, 132, 133, 134, 135, 190, 191, 192, 193, 194, 195, 196, 197, 198 & 199

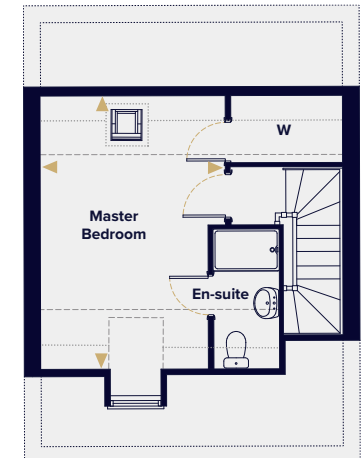
Ground floor



First floor



Second floor



Kitchen/Dining Area	5.40m x 2.62m	17'8" x 8'7"
Living Room	4.89m x 3.34m	16'0" x 10'11"
Master Bedroom	4.17m x 3.31m	13'8" x 10'10"
Bedroom 2	4.69m x 3.29m	15'4" x 10'9"
Bedroom 3	3.23m x 2.73m	10'7" x 8'11"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- - - Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed
- * Windows to Plots 48, 132, 193, 196 & 199 only
- ** Window to Plots 51, 135, 190, 194 & 197 only

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The Champion



The Campion

THREE BEDROOM HOUSE

Plots 204, 205, 206 & 207



Kitchen/Dining Area	5.39m x 3.90m	17'8" x 12'9"
Living Room	5.39m x 4.62m	17'8" x 15'1"
Day Room	3.21m x 2.31m	10'6" x 7'6"
Utility	2.08m x 2.05m	6'10" x 6'8"
Master Bedroom	4.73m x 2.72m	15'6" x 8'11"
Bedroom 2	3.42m x 3.13m	11'2" x 10'3"
Bedroom 3	2.72m x 2.16m	8'11" x 7'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard

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The Snowdrop





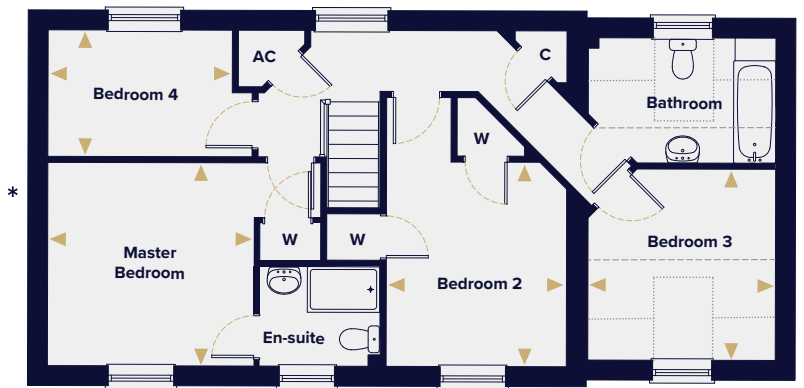
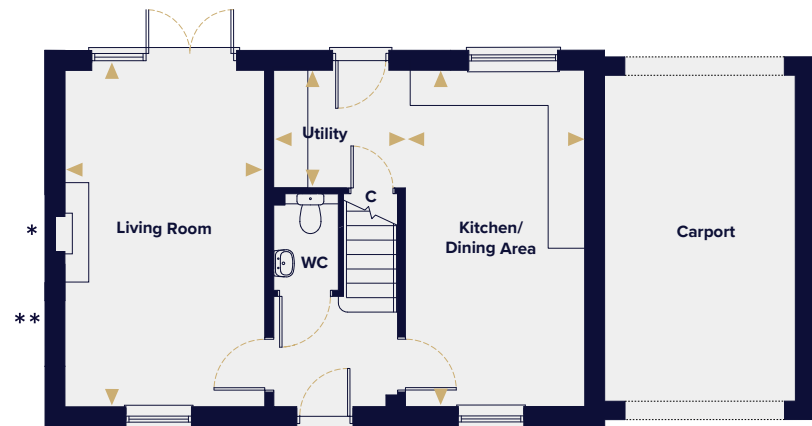
The Snowdrop

FOUR BEDROOM HOUSE

Plots 23, 24(h) & 210

Ground floor

First floor



Kitchen/Dining Area	5.57m x 2.97m	18'3" x 9'9"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.15m x 1.95m	7'2" x 6'4"
Master Bedroom	3.42m x 3.37m	11'2" x 11'1"
Bedroom 2	3.39m x 2.99m	11'2" x 9'10"
Bedroom 3	3.11m x 2.31m	11'0" x 7'11"
Bedroom 4	3.06m x 2.10m	10'0" x 6'11"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- AC Airing cupboard
- ☪ Fireplace
- * External chimney to Plot 210 only
- ** Window to Plot 210 only

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The Rowan

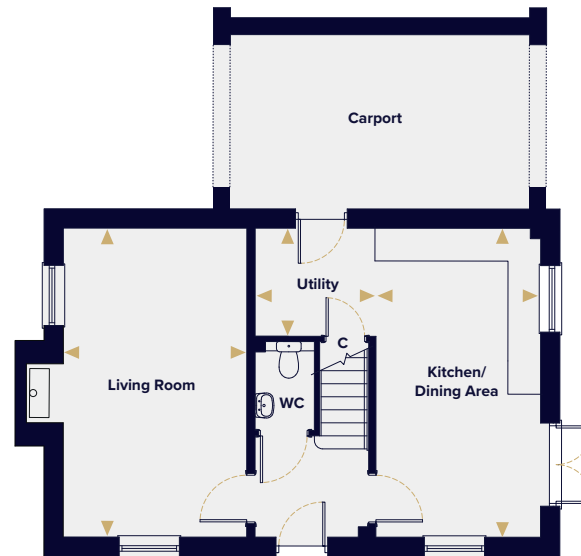


The Rowan

FOUR BEDROOM HOUSE

Plots 1, 72(h) & 127

Ground floor



First floor



Kitchen/Dining Area	5.57m x 2.97m	18'3" x 9'8"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.15m x 1.95m	7'1" x 6'4"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.88m x 3.11m	13'1" x 10'2"
Bedroom 3	3.38m x 3.01m	11'1" x 9'11"
Bedroom 4	3.06m x 2.10m	10'0" x 6'9"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed
- 🔥 Fireplace
- * Master Bedroom wardrobe to Plots 72 & 127 only

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The Marigold



The Marigold

FOUR BEDROOM HOUSE

Plots 69, 73, 79(h) & 84

Ground floor



First floor



Kitchen	3.77m x 3.00m	12'4" x 9'8"
Living Room	5.58m x 3.31m	18'3" x 10'10"
Dining Room	3.45m x 3.34m	11'3" x 10'11"
Study	2.95m x 1.86m	9'8" x 6'1"
Master Bedroom	3.32m x 3.29m	10'10" x 10'9"
Bedroom 2	3.41m x 2.96m	11'2" x 9'8"
Bedroom 3	3.50m x 3.34m	11'5" x 10'11"
Bedroom 4	2.66m x 2.07m	8'8" x 6'9"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

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HOMES



The Clover



The Clover

FOUR BEDROOM HOUSE

Plots 44(h), 77, 86(h) & 88(h)

Ground floor



First floor



Kitchen/Dining Room	5.34m x 5.17m	17'6" x 16'11"
Living Room	5.40m x 3.64m	17'9" x 11'11"
Study	3.38m x 2.31m	11'1" x 7'7"
Master Bedroom	3.68m x 3.13m	12'1" x 10'3"
Bedroom 2	3.38m x 2.86m	11'1" x 9'4"
Bedroom 3	3.09m x 2.94m	10'1" x 9'6"
Bedroom 4	2.66m x 2.17m	8'8" x 7'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

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The Ash



The Ash

FOUR BEDROOM HOUSE

Plots 61, 74, 89(h), 118(h), 119(h), 131 & 211

Ground floor



First floor



Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.07m	13'1" x 10'1"
Living Room	4.67m x 3.88m	15'4" x 12'9"
Utility	2.11m x 1.67m	6'11" x 5'6"
Master Bedroom	3.91m x 3.18m	12'10" x 10'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.92m x 2.86m	9'7" x 9'5"
Bedroom 4	3.04m x 2.48m	10'0" x 8'2"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- 🔥 Fireplace
- * Fireplace to Plots 89 & 211

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The Teasel



The Teasel

FOUR BEDROOM HOUSE

Plot 75

Ground floor



First floor



Kitchen/Dining Room	5.69m x 4.44m	18'8" x 14'5"
Living Room	6.59m x 3.67m	21'7" x 12'0"
Utility	1.54m x 1.35m	5'0" x 4'5"
Study	3.12m x 2.50m	10'3" x 8'2"
Master Bedroom	4.31m x 3.72m	14'1" x 12'2"
Bedroom 2	3.18m x 3.07m	10'5" x 10'1"
Bedroom 3	3.07m x 2.59m	10'1" x 8'6"
Bedroom 4	2.99m x 2.70m	9'10" x 8'10"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- ☐ Fireplace

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The Sorrel





The Sorrel

FOUR BEDROOM HOUSE

Plots 68, 78 & 87

Ground floor



First floor



Kitchen	4.59m x 3.08m	15'0" x 10'1"
Utility	2.26m x 1.98m	7'5" x 6'6"
Study	3.36m x 2.75m	11'0" x 9'0"
Dining Area	5.61m x 3.08m	18'4" x 10'1"
Living Room	4.83m x 4.67m	15'10" x 15'3"
Master Bedroom	4.67m x 4.06m	15'3" x 13'3"
Bedroom 2	3.44m x 3.35m	11'3" x 10'11"
Bedroom 3	3.17m x 3.09m	10'5" x 10'1"
Bedroom 4	3.39m x 3.04m	11'1" x 9'11"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- ☐ Fireplace

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The Thurton



The Thurton

FIVE BEDROOM HOUSE

Plots 67, 76 & 85

Ground floor



First floor



Kitchen/Dining Area	6.65m x 4.98m	21'10" x 16'4"
Family Area	3.53m x 3.08m	11'6" x 10'1"
Living Room	4.83m x 4.67m	15'10" x 15'4"
Study	3.36m x 2.95m	11'0" x 9'8"
Utility	2.12m x 2.11m	6'11" x 6'11"
Master Bedroom	4.67m x 3.18m	15'4" x 10'5"
Bedroom 2	3.76m x 3.61m	12'4" x 11'10"
Bedroom 3	4.04m x 2.89m	13'3" x 9'6"
Bedroom 4	3.44m x 2.78m	11'3" x 9'1"
Bedroom 5	4.04m x 2.89m	13'3" x 9'6"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- ☐ Wood burning stove

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St George's Park.

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Travel times and distances.

By road to:

Stowmarket	4 miles
Ipswich	8 miles
Bury St Edmunds	21 miles
Colchester	24 miles
Aldeburgh	27 miles
Cambridge	47 miles
Stansted Airport	54 miles

By rail to:

(From Needham Market station)	
Ipswich	10 mins
Bury St Edmunds	26 mins
Colchester	36 mins
Norwich	50 mins
Cambridge	1 hr 10 mins
London Liverpool Street	1 hr 23 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Book your appointment at:
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It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational

design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at St George's Park may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes developments. Other photographs are of the local area or are indicative lifestyle images.