



# Goldings Yard

GREAT THURLOW






Goldings Yard is situated in the pretty West Suffolk village of Great Thurlow, surrounded by glorious rolling countryside, with the River Stour passing through it. Built by Laragh Homes, an award winning developer, this exclusive development offers just four traditional style high-quality homes, located on a former farmyard in the centre of the village, tucked away from The Street and its attractive period properties and backing on to open fields.

Each property has been thoughtfully designed to seamlessly blend traditional style with today's modern living requirements, providing considered space with a high specification of finish throughout. Carefully chosen materials feature throughout these beautiful homes, including heritage range roof tiles, high-quality facing bricks and timber windows. Open-plan kitchen/dining/living rooms (plot dependant) are to the heart of these homes; providing the space in which to congregate as a family and entertain in. Bifold doors from the living areas together with French doors from the sitting rooms open out to generous landscaped gardens for outdoors-in living and enjoyment. Comfortably sitting in this tucked away but central village position, the properties are well placed for all that country village life has to offer.

Great Thurlow is a sought-after small village surrounded by attractive countryside situated in the South-West corner of Suffolk, about 8 miles from Newmarket, 17 miles from Cambridge and 16 miles from Bury St Edmunds. The village has an attractive Parish Church, village hall, primary school and recreation ground. There is a well-regarded local pub restaurant at Little Thurlow (0.3 miles) and excellent facilities in the neighbouring town. The village has a genuine community spirit with events for both young and old organised throughout the year, including the popular annual Thurlow Fayre during the summer. Communications are good with easy access to major routes nearby facilitating onward travel.

 **BY CAR**

The A11 provides easy access to the M11 motorway, joining the M25 south and directly onto central London. Cambridge, Addenbrooke's Hospital, Biomedical Campus and AstraZeneca are just a 35-minute drive. Stansted Airport is 24 miles away.

 **BY TRAIN**

There is a choice of neighbouring train stations, including Dullingham (7.2 miles) Newmarket (11.9 miles), Cambridge (18.2 miles) with fast and frequent train lines to Kings Cross, accessing London underground and the St Pancras Eurostar gateway to Europe.

All times and distances are approximate.

# Site plan

A stunning cul-de-sac of just four traditional style high-quality homes designed for today's family-living, including air source heat pumps, car charging points, water butts all included as standard.



Field View House



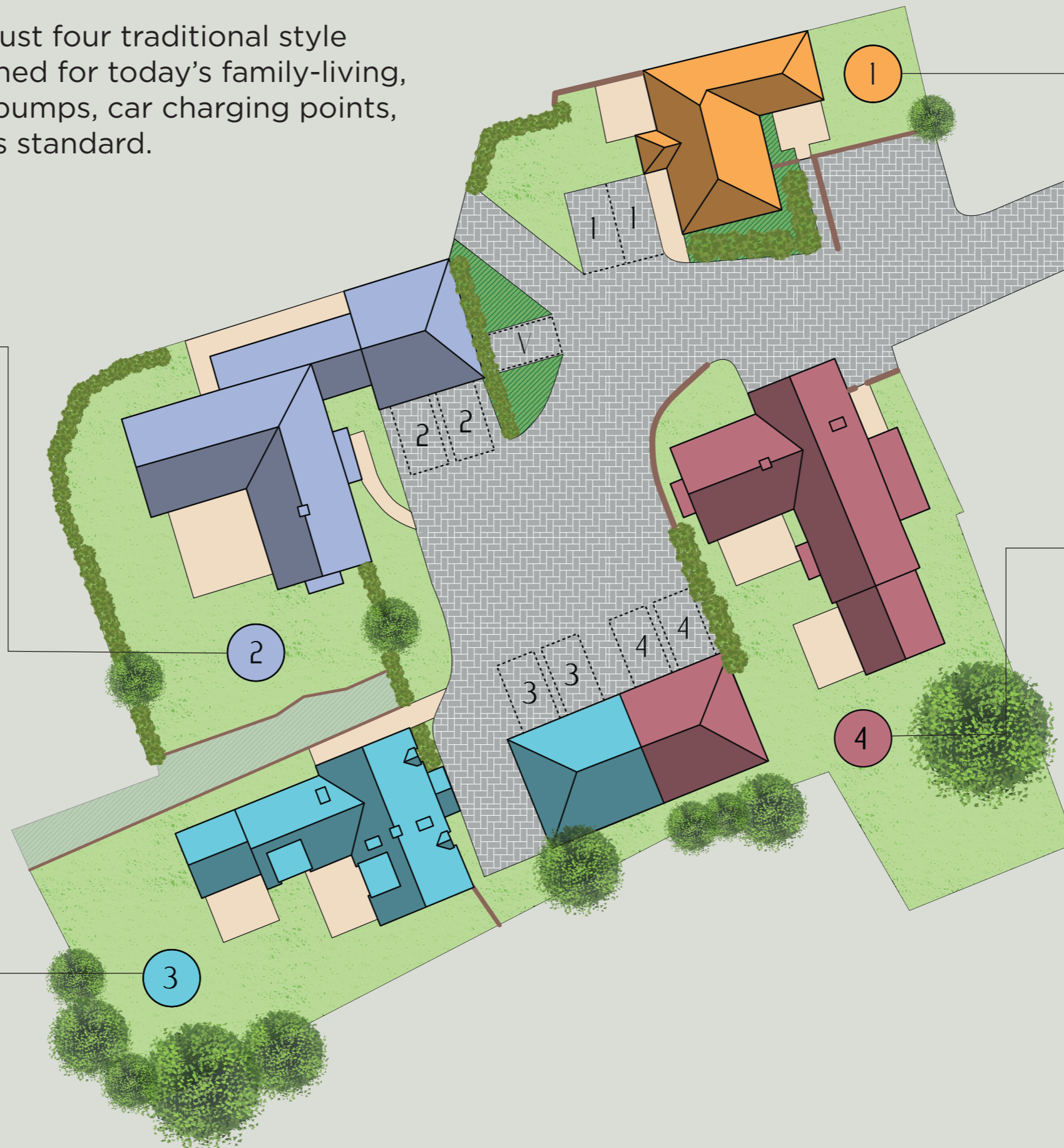
Goldings Cottage



Goldings House



Paddock View House







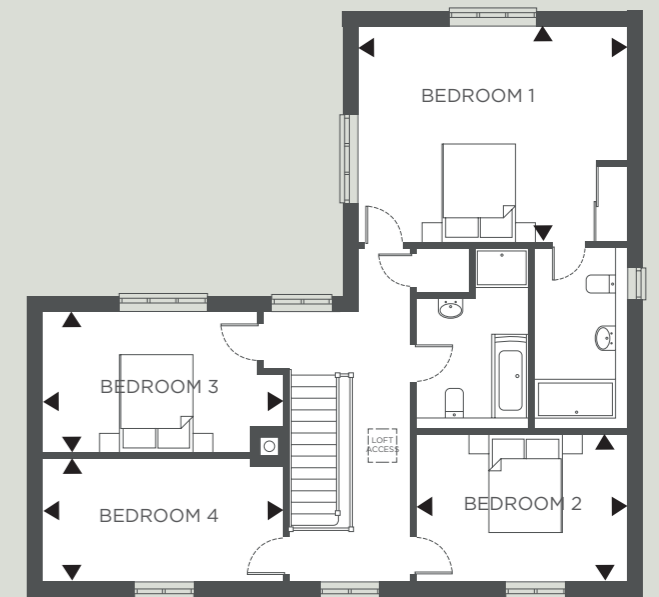
CGI's are for illustrative purposes only and may vary from finishes within individual properties

## Field View House

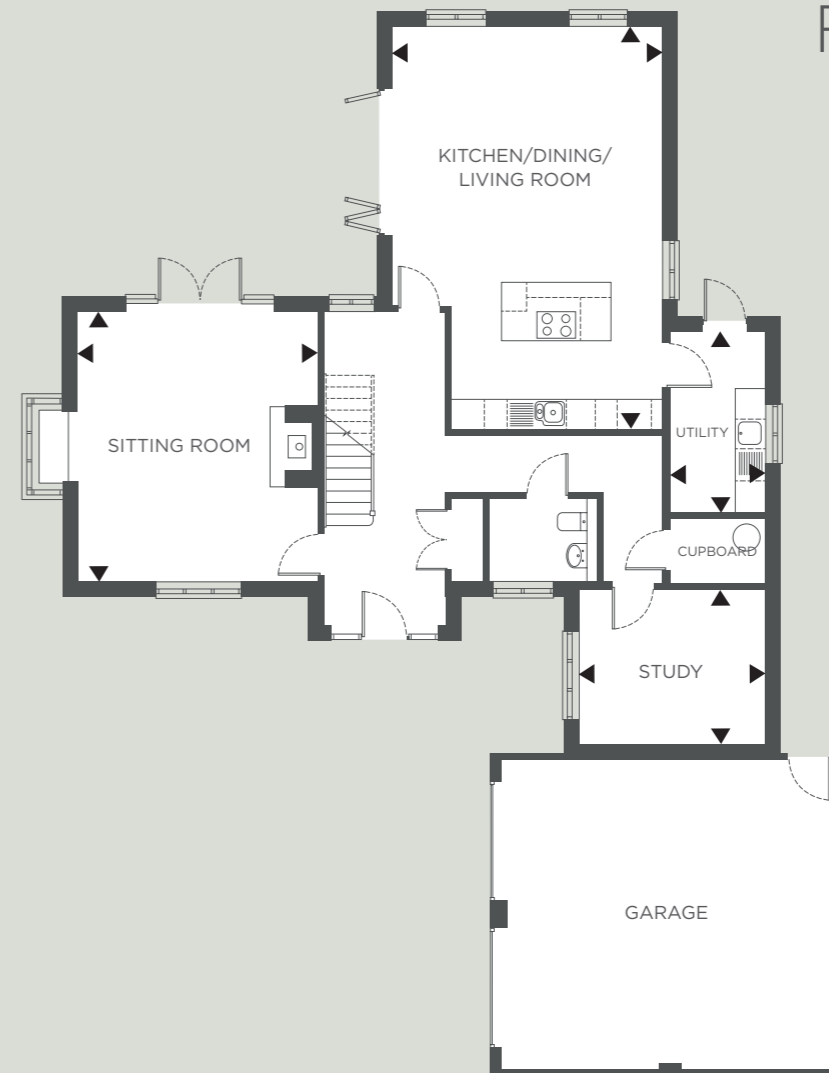
Field View House is a superb traditional style property offering exceptional and versatile family space. The property is built to an impressive and imposing design and provides a spacious open-plan kitchen/dining/living room with bi-folds to the south-facing patio and views to the fields beyond. The kitchen itself features a large island unit and range of high-quality cabinetry. There is also a separate sitting room with feature fireplace and built-in window seat, along with a study. Upstairs there are four bedrooms, en-suite and family bathroom.

- Sitting Room**  
5.21M X 4.87M | 17'11" X 16'0"
- Kitchen/Dining/Living Room**  
8.19M X 5.50M | 26'9" X 18'0"
- Study**  
3.77M X 3.10M | 12'4" X 10'2"
- Utility Room**  
3.65M X 1.95M | 12'0" X 6'4"
- Bedroom 1**  
5.21M X 4.38M | 17'11" X 14'4"
- Bedroom 2**  
4.20M X 3.01M | 14'0" X 9'9"
- Bedroom 3**  
4.87M X 2.89M | 16'0" X 9'5"
- Bedroom 4**  
4.87M X 2.43M | 16'0" X 8'0"
- Overall Size**  
232.25M<sup>2</sup> | 2500FT<sup>2</sup>

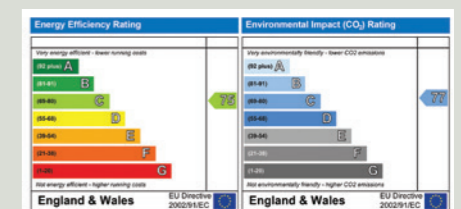
*Dimensions are taken from architects plans and may therefore differ from as-built sizes*



First floor



Ground floor



All EPC's are predicted not actual



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## Paddock View House

Paddock View House is an attractive cottage-style property offering well-thought-out and flexible space for family living. The property has a characterful design featuring dormer windows and a high-pitched entrance porch and inside there is a generous open-plan kitchen/dining/living room plus separate sitting room and study, all with underfloor heating. The kitchen itself features stone worksurfaces upon high-quality cabinetry and opens out to two South-facing patio areas with the garden backing on to fields. Upstairs there are four bedrooms, en-suite and family bathroom.

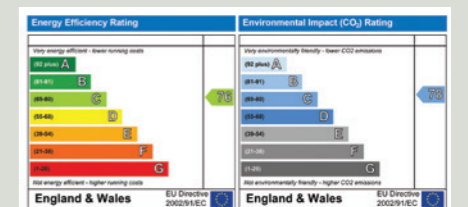
- Sitting Room**  
5.40M X 4.51M | 17'7" X 14'8"
- Kitchen/Dining/Living Room**  
9.29M (max) X 4.48M (max)  
30'5" (max) X 14'7" (max)
- Study**  
2.81M X 2.35M | 9'2" X 7'7"
- Utility Room**  
2.22M X 1.73M | 7'3" X 5'7"
- Bedroom 1**  
5.40M X 3.32M | 17'7" X 10'9"
- Bedroom 2**  
4.50M X 3.23M | 14'8" X 10'6"
- Bedroom 3**  
3.92M X 2.66M | 12'9" X 8'7"
- Bedroom 4**  
2.74M X 2.62M | 9'0" X 8'6"
- Overall Size**  
181.16M<sup>2</sup> | 1950FT<sup>2</sup>

*Dimensions are taken from architects plans and may therefore differ from as-built sizes*



First floor

Ground floor



All EPC's are predicted not actual



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# Goldings House

Goldings House is a beautiful period-style property offering exceptional space to accommodate the family for today's modern living. The property has a carefully considered design featuring timber sash windows and a portico entrance and inside the property offers generous open-plan kitchen/dining/living room space plus separate sitting room and study. Special features such as bespoke window seats to the sitting room and kitchen are included, and upstairs there are four bedrooms, en-suite and family bathroom.

- Sitting Room**  
5.21M X 5.21M | 17'11" X 17'11"
- Kitchen/Dining/Living Room**  
11.2M X 4.99M | 37'0" X 16'4"
- Utility Room**  
3.81M X 1.55M | 12'5" X 5'1"
- Study**  
3.59M X 3.07M | 11'8" X 10'1"
- Bedroom 1**  
5.39M X 4.96M | 17'7" X 16'3"
- Bedroom 2**  
4.96M X 3.59M (max) | 16'3" X 11'8" (max)
- Bedroom 3**  
5.48M X 2.71M | 18'10" X 8'9"
- Bedroom 4**  
5.51M X 2.71M | 18'0" X 8'9"
- Overall Size**  
232.25M<sup>2</sup> | 2500FT<sup>2</sup>

*Dimensions are taken from architects plans and may therefore differ from as-built sizes*



Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>Very energy efficient - lower energy costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>201-255 kWh/m<sup>2</sup>   10-15 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>Very energy efficient - lower energy costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>201-255 kWh/m<sup>2</sup>   10-15 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>256-350 kWh/m<sup>2</sup>   16-20 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>256-350 kWh/m<sup>2</sup>   16-20 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>351-500 kWh/m<sup>2</sup>   21-27 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>351-500 kWh/m<sup>2</sup>   21-27 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>501-650 kWh/m<sup>2</sup>   28-35 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>501-650 kWh/m<sup>2</sup>   28-35 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>651-850 kWh/m<sup>2</sup>   36-45 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>651-850 kWh/m<sup>2</sup>   36-45 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>851-1250 kWh/m<sup>2</sup>   46-60 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>851-1250 kWh/m<sup>2</sup>   46-60 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>1251-1500 kWh/m<sup>2</sup>   60-75 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>1251-1500 kWh/m<sup>2</sup>   60-75 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>1501-2000 kWh/m<sup>2</sup>   75-100 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>1501-2000 kWh/m<sup>2</sup>   75-100 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>2001-2500 kWh/m<sup>2</sup>   100-125 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>2001-2500 kWh/m<sup>2</sup>   100-125 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>2501-3000 kWh/m<sup>2</sup>   125-150 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>2501-3000 kWh/m<sup>2</sup>   125-150 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>3001-3500 kWh/m<sup>2</sup>   150-180 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>3001-3500 kWh/m<sup>2</sup>   150-180 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>3501-4500 kWh/m<sup>2</sup>   180-225 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>3501-4500 kWh/m<sup>2</sup>   180-225 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>4501-5500 kWh/m<sup>2</sup>   225-275 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>4501-5500 kWh/m<sup>2</sup>   225-275 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>5501-6500 kWh/m<sup>2</sup>   275-330 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>5501-6500 kWh/m<sup>2</sup>   275-330 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>6501-8000 kWh/m<sup>2</sup>   330-400 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>6501-8000 kWh/m<sup>2</sup>   330-400 tCO<sub>2</sub>/m<sup>2</sup></p>
<p>8001-10000 kWh/m<sup>2</sup>   400-500 tCO<sub>2</sub>/m<sup>2</sup></p>	<p>8001-10000 kWh/m<sup>2</sup>   400-500 tCO<sub>2</sub>/m<sup>2</sup></p>

All EPC's are predicted not actual



## KITCHEN

- Individually designed kitchens featuring contemporary shaker style doors in a choice of colours\*
- All cabinet doors and drawers include soft-close mechanism
- Stone worktops, upstands and splash-back in a choice of colours\*
- Undermounted 1 ½ bowl with contemporary chrome tap (option to upgrade to Quooker Boiling Water tap)
- LED under cupboard lighting
- Induction hob and extractor, oven, and microwave combi
- Integrated fridge freezer and dishwasher
- Integrated washing machine to Goldings Cottage

## UTILITY (WHERE APPLICABLE)

- Individually designed kitchens featuring contemporary shaker style doors in a choice of colours\*
- All cabinet doors and drawers include soft-close mechanism
- Laminate worktop and upstands (option to upgrade to stone) in a choice of colours\*
- Stainless steel sink with contemporary chrome tap
- Space and plumbing/power for washing machine and tumble dryer

## BATHROOM AND ENSUITES

- Porcelanosa contemporary tap fittings and concealed showers with thermostatic valves
- Porcelanosa contemporary white sanitaryware featuring back to wall toilets and vanity units
- Glass screen to all baths with shower over (where no separate shower in room)

- Anthracite heated towel rail
- Porcelanosa wall and floor tiling in a choice of colours\*
- Electric under-floor heating
- Shaver socket
- Toilet roll holders fitted as standard
- Mirrors above every basin

## INTERNAL FINISHES

- Satin chrome window and door ironmongery
- Bespoke fitted wardrobes to master bedroom
- Tiled flooring to hall, WC and kitchen/dining and utility available in a choice of colours\*
- Limestone mantelpiece and hearth (not applicable to Goldings Cottage) (wood burner available at an additional cost)
- White painted contemporary internal doors
- French Grey emulsion to all walls and ceilings, and Linen Wash satinwood to all woodwork.
- Bespoke window bench seating to Field View House and Goldings House

## HOME ENTERTAINMENT

- Sockets and wiring for Sky+
- BT telephone sockets
- CAT6 wiring/data points

## HEATING

- Air Source Heat Pump
- Underfloor heating to the ground floor, bathrooms and en-suites
- Contemporary flat panel radiators to first floor
- Anthracite heated towel rails to bathrooms

## ELECTRICAL FITTINGS

- Downlights to ground floor with dimmer switches to kitchen, living room and study
- Pendant lights to first floor and over kitchen island (where applicable)
- White low-profile switches and sockets (brushed stainless steel to kitchen) with USB sockets to selected areas
- External socket
- Power and lighting to garage (where applicable)
- Contemporary external light fittings
- Wall lights to master bedroom
- Electronically operated velux windows (where applicable)

## SECURITY AND PEACE OF MIND

- Mains-powered smoke and heat alarms (plus CO2 where log burner installed)
- Multipoint locking front door
- 10-year warranty
- 2-year Laragh Homes aftersales service

## FINISHING TOUCHES

- Timber windows and doors
- Aluminium bifold doors (where applicable)
- Electric car charging point to all properties
- Turf and planting to front
- Turf to rear gardens
- Indian sandstone patios
- External tap to rear
- Water butt included to each property



Computer Generated Images



photos are of our previous developments





# Goldings Yard

GREAT THURLOW



DEVELOPED BY



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SELLING AGENTS



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