



**Plot 1 Henslow Gardens The Causeway, Ipswich, IP7 7NE**  
**POA**



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### The setting

Henslow Gardens is a beautifully presented new collection of just six exceptional family homes with a sensational countryside flavour, set within the rural village of Hitcham in Suffolk.

Thoughtfully arranged along their own private driveway, these family properties of 4 & 5 bedrooms have been designed to complement their tranquil surroundings, while offering a wonderful combination of traditional styling, contemporary finishes and extremely high levels of modern craftsmanship.

You'll find convenient amenities, awe-inspiring scenery and easy-to-reach road connections to the vibrant market towns of Stowmarket, Bury St Edmunds and Ipswich on your doorstep – making Henslow Gardens a place you'll be delighted to call home, now, and for many years to come.

### Some more information

Grant House is an exceptional five bedroom family home provides versatile, light-filled spaces to suit family activities, peaceful relaxation and study.

The welcoming open-plan kitchen, dining and family area is the ideal place for quality time together – fitted with premium units, surfaces and appliances – with double-doors leading out onto the rear garden. You'll also find a dedicated study, a generously-proportioned sitting room with feature fireplace and French windows, and a convenient utility room with outdoor access.

Upstairs, the master bedroom is complemented by a luxury en-suite shower room, and the family bathroom features an elegant range of contemporary sanitaryware.

### Your home, your choice!

The Granville Group offer their purchasers the opportunity to personalise their new home including a choice of kitchen units from their standard range, tiling to the first floor bathroom and en-suite, all subject to build stage.

The Granville Group offer this to all 'from plan' purchasers giving you the opportunity to create the perfect family home, finished

to be as unique as you are. (All personal choices are subject to build stage and are subject to change). Please check with Baker Estates at the point of enquiry what choices are available.

### Location

Hitcham is a charming hamlet, with homes from every era clustered along the country road between Causeway House Farm and All Saints Parish Church – an impressive building dating back to the 14th century. Surrounded by an unmistakably English scene of patchwork countryside fields, you'll find much to enjoy locally.

In addition to the beautiful views, woodlands and picturesque settlements, Hitcham's modern Village Hall hosts numerous events and produce sales, while the adventure playground is perfect for children to enjoy.

Hitcham Post Office and Stores – conveniently located just a minute or two's walk from home – offers freshly-baked cakes on top of handy day-to-day necessities, and more extensive household groceries and supplies can be found a short drive away at Bildeston's mini-market, and wider range of well-known stores is also available in Stowmarket, around seven miles away.

For cosy family meals or intimate drinks with friends within three miles of home, The King's Head or Crown at Bildeston, and the Punch Bowl in Battisford all come well-recommended locally for their tasty traditional menus, great range of ales and a friendly atmosphere – as does the quaint Peacock in beautiful Chelsworth. However, the wider region is replete with a range of village inns and old coach houses in a variety of historic settings, giving you much to explore and sample.

Of course, the delights and opportunities of town are never far away. Seven miles drive from home, charming Stowmarket hosts a range of high-quality eateries and independent shops, as well as entertainment at The Regal Theatre and the John Peel Centre for the Performing Arts. Meanwhile, Bury St Edmunds, around 14 miles away, is famed for its breathtaking cathedral, vast abbey ruins, Theatre Royal and Greene King

Brewery, but also hosts numerous high street brands, household names and fashionable boutiques within its contemporary Arc shopping centre and historic streets.

You'll also find day can easily turn to evening with Bury's large choice of eateries, from familiar franchises to fine dining restaurants, historic pubs, family bistros, coffee houses and specialist international cuisine. Alternatively, Ipswich's modern shopping centres, marina bars and eateries, theatres and cinemas, are all the same distance from home.

Those with younger children will be pleased to note the nearby primary school in Bildeston (rated ' Good' by Ofsted), or may wish to take advantage of the prep school at Old Buckenham Hall, around three miles away, where they can receive an attentive, quality education from ages 3 to 13. A range of well-regarded secondary schools are available in Stowmarket, Ipswich and Bury St Edmunds, with easy direct road connections.

#### **Kitchen**

13'9" x 11'2" (4.19m x 3.40m)

#### **Dining/Family**

18'8" x 11'2" (5.69m x 3.40m)

#### **Sitting Room**

20'4" x 11'10" (6.20m x 3.61m)

#### **Study**

14'5" x 10'10" (4.39m x 3.30m)

#### **Utility Room**

7'3" x 5'7" (2.21m x 1.70m)

#### **Master Bedroom**

18'8" x 11'2" (5.69m x 3.40m)

#### **En-suite**

#### **Bedroom Two**

11'10" x 11'2" (3.61m x 3.40m)

#### **Bedroom Three**

13'1" x 8'10" (3.99m x 2.69m)

#### **Bedroom Four**

11'2" x 8'2" (3.40m x 2.49m)

#### **Bedroom Five**

9'2" x 8'10" (2.79m x 2.69m)

#### **Bathroom**

#### **Agents Note**

In accordance with Section 21 of the Estate Agents Act, A director or employee of Baker Estates is also a shareholder of The Granville Group. All negotiations will be carried out in accordance with section 21 of the Estate Agency Act.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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