



Oak Farm Meadow Stowupland

A stunning collection of 2, 3, 4 and 5 bedroom homes.

Oak Farm Meadow is an exciting new development, conveniently situated off the B1115, at the southern end of Thorney Green Road, in the mid Suffolk village of Stowupland. Within walking distance of a range of village amenities, these include the parish church, village hall, shops and two pubs. Perfect for families, a primary school, secondary school and sports centre are all within easy reach of Oak Farm Meadow, while Stowmarket is less than a mile away, offering all the charm of a traditional market town and further opportunities for shopping, entertainment and leisure.

With its surrounding countryside of open farmland, charming villages, fine heritage sites and rural visitor attractions, you'll be spoilt for choice for great family days out. With excellent travel links, Oak Farm Meadow is little over a mile from the A14, allowing stress-free travel by road to Bury St Edmunds, Newmarket and Cambridge, while Suffolk's county town of Ipswich is only 12 miles away, also via the A14. By train, Stowmarket station is less than a mile away and provides regular direct rail services to Ipswich (12 mins), Norwich (32 mins) and London Liverpool Street (84 mins).

Oak Farm Meadow

Stowupland IP14 4AB | 01449 424 672

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Around the local neighbourhood

- | | | |
|---|---|--|
| 1 Museum of East Anglian Life | 5 Stowupland Fish & Chip Shop | 9 The Crown (Public House) |
| 2 Market Place | 6 M & M Butchers | 10 Stowupland Village Hall |
| 3 Stowmarket Library | 7 The Retreat (Public House) | 11 Holy Trinity Church |
| 4 The Co-operative Food & Petrol | 8 Stowupland High School & Sports Centre | 12 Freeman Community Primary School |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). December 2020.



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Development layout



Existing Residential Development



5 bedroom home

- The Nash

4 bedroom home

- The Knightley
- The Mylne
- The Grainger
- The Leverton
- The Pembroke
- The Cottingham

3 bedroom home

- The Mountford
- The Eveleigh

2 bedroom home

- The Hardwick

Affordable Housing *

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home

BCP	Bin Collection Point	LAP	Local Area of Play
V	Visitor Parking Space	■	Shed
■	Bin Store	○	Removeable Bollards
▶	Garage Entrance		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.

Development layout



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Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.



Specification

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Specification

We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes	4 & 5 bedroom homes (semi detached)
Kitchens					
Symphony fitted kitchen with standard worktops, upstand and stainless steel splashback behind hob	■	■	■	■	■
Stainless steel single bowl sink with drainer and single lever mixer tap	■	■			
Stainless steel bowl and half sink with drainer and single lever mixer tap			■	■	■
Single stainless steel under worktop oven, gas stainless steel hob and recirculating integrated cooker hood	■	■			
Double stainless steel under worktop oven, gas stainless steel hob and recirculating chimney style cooker hood			■	■	■
Integrated 70/30 fridge/freezer			■	■	
Bathrooms, cloakrooms & ensuites					
White sanitaryware by Ideal Standard with contemporary chrome fittings	■	■	■	■	■
Close-coupled WC with soft close seat	■	■	■	■	■
Bath with bath/shower mixer and hand-held showerhead	■	■	■	■	■
Thermostatic shower with silver framed clear glass enclosure to ensuite (refer to Sales Executive for enclosure size)	■	■	■	■	■
Splashback tiling to basins	■	■	■	■	■
Half height tiling to walls around bath	■	■	■	■	■
Full height tiling to shower enclosure	■	■	■	■	■
Electrical & lighting					
BT point to service cupboard (master) and living room	■	■			
BT point to service cupboard (master), living room and family room			■	■	■
Quadplex TV point to living room (refer to Sales Executive for other TV point locations)	■	■	■	■	■
Spotlight track to kitchen, low energy pendant or batten holder lighting elsewhere	■	■	■	■	■
Hard-wired smoke alarm and battery operated carbon monoxide detector	■	■	■	■	■
External light to front door area	■	■	■	■	■
Power and lighting to garages (where within the curtilage of the property)		■	■	■	■
Internal finishes					
White ladder moulded internal doors with polished chrome/satin nickel lever on rose door handles	■	■	■	■	■
Dulux white matt emulsion walls and smooth white matt emulsion ceilings	■	■	■	■	■
Dulux white gloss woodwork	■	■	■	■	■
White painted timber staircase with white painted handrail	■	■	■	■	■
Heating					
Gas fired boiler, combined programmer and thermostats	■	■	■	■	■
Myson Premier HE round top radiators with thermostatic radiator valves	■	■	■	■	■
External features					
GRP main entrance door with 3 point locking system (refer to Sales Executive for door style and colour)	■	■	■	■	■
White GRP windows with energy efficient glazing	■	■	■	■	■
White PVCu French and patio doors with energy efficient glazing (where applicable)	■	■	■	■	■
Buff riven paving, paths and patios	■	■	■	■	■
Rotavated rear gardens and front gardens planted as per landscape design	■	■	■	■	■
Bird/bat boxes are located on selected homes (where applicable)	■	■	■	■	■

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information. December 2020.

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The Hardwick 2 bedroom home

Homes 3, 4, 24, 25, 51, 52, 135 & 136

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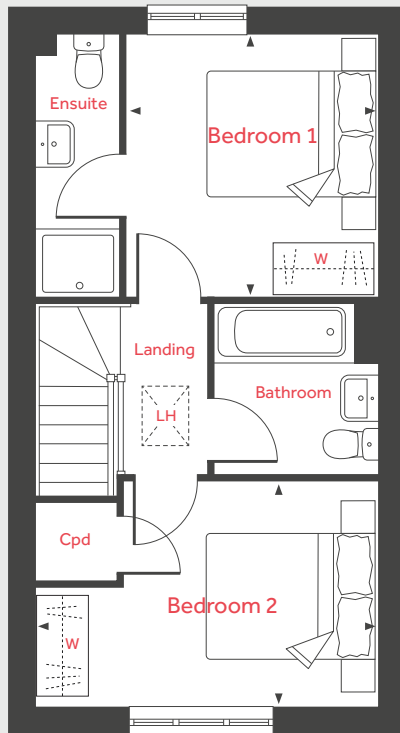
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The Hardwick

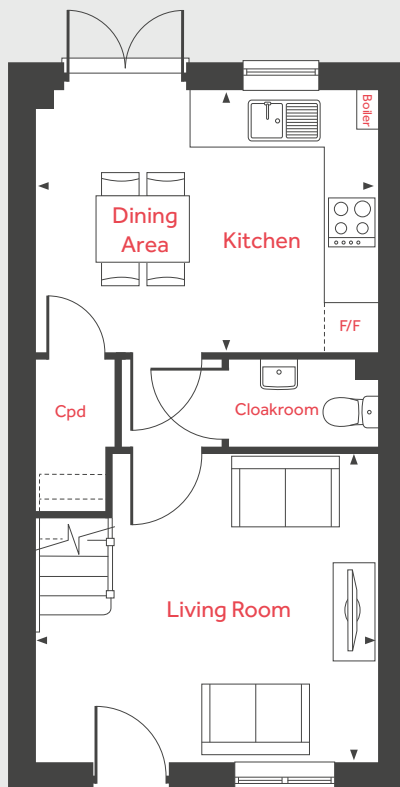
2 bedroom home

Homes 3, 4, 24, 25, 51, 52, 135 & 136

First Floor



Ground Floor



Ground Floor

Living Room

4.08m x 3.70m 13'5" x 12'2"

Kitchen/Dining Area

4.08m x 3.15m 13'5" x 10'4"

First Floor

Bedroom 1

3.16m x 3.01m 10'5" x 9'11"

Bedroom 2

4.08m x 2.70m 13'5" x 8'10"

LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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The Mountford 3 bedroom home

Homes 7, 14, 21, 29, 33, 49, 54, 58, 64, 75, 100, 107 & 124

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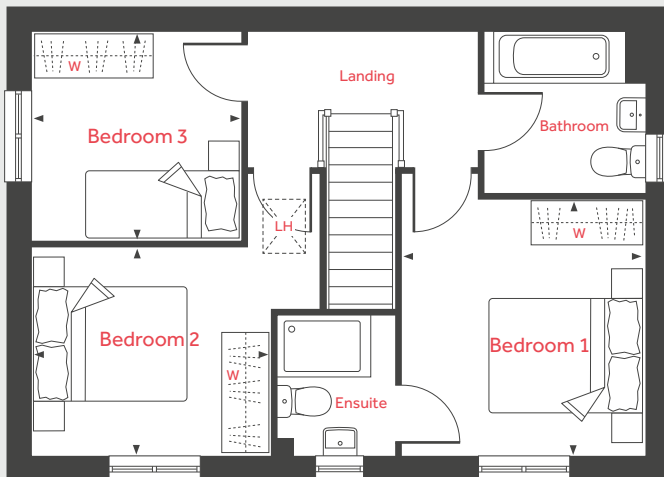
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The Mountford

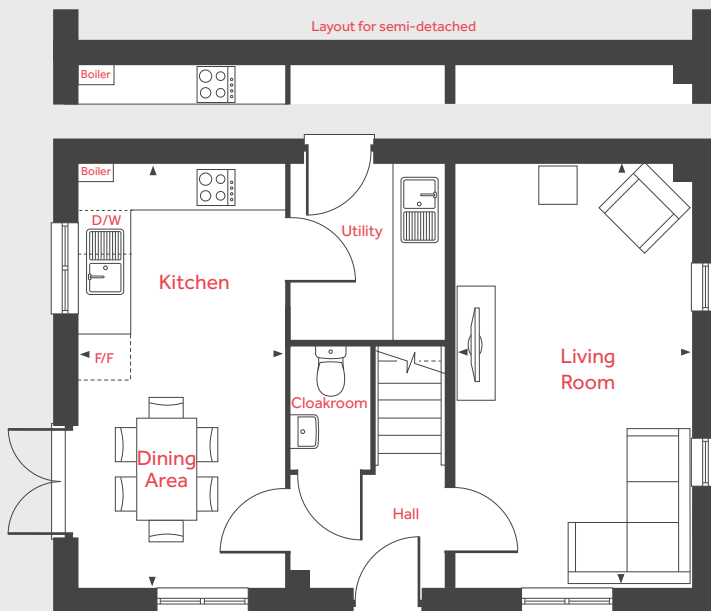
3 bedroom home

Homes 7, 14, 21, 29, 33, 49, 54, 58, 64, 75, 100, 107 & 124

First Floor



Ground Floor



Ground Floor

Living Room
5.59m x 3.11m 18'4" x 10'3"

Kitchen/Dining Area
5.59m x 2.70m 18'4" x 8'10"

First Floor

Bedroom 1
3.36m x 3.19m 11'1" x 10'6"

Bedroom 2
3.15m x 2.75m 10'4" x 9'0"

Bedroom 3
2.76m x 2.76m 9'1" x 9'1"

LH Loft hatch D/W Space for dish washer
Cpd Cupboard W Space for wardrobe
F/F Space for fridge freezer ◀ ▶ Measuring points

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The Eveleigh 3 bedroom home

Homes 13, 20, 28, 30, 31, 32, 50, 55, 99, 109, 110, 111, 120, 121, 122, 137, 138, 140 & 141

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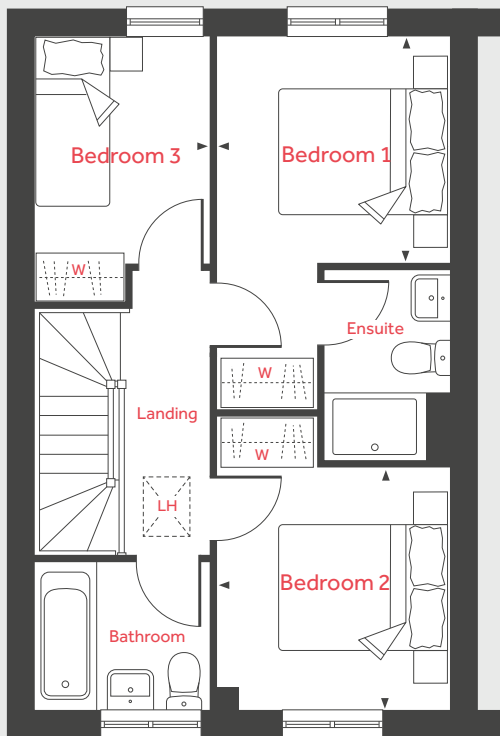
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The Eveleigh

3 bedroom home

Homes 13, 20, 28, 30, 31, 32, 50, 55, 99, 109, 110, 111, 120, 121, 122, 137, 138, 140 & 141

First Floor



Ground Floor

Living Room
4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area
4.78m x 2.80m 15'8" x 9'2"

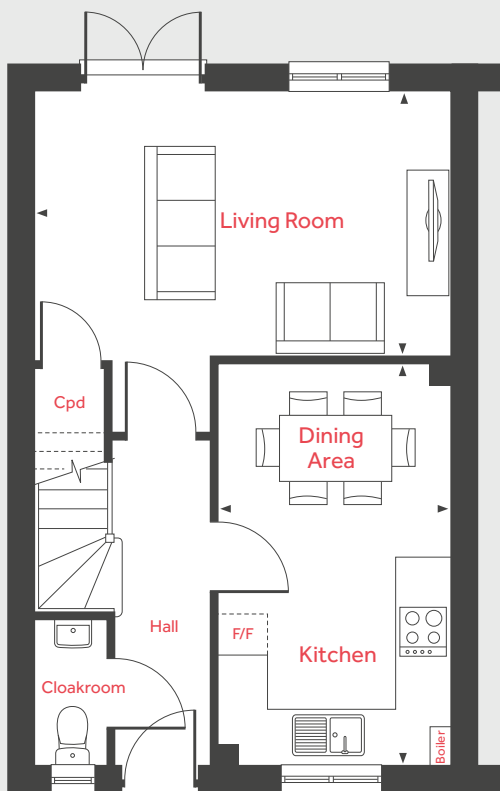
First Floor

Bedroom 1
2.78m x 2.72m 9'2" x 8'11"

Bedroom 2
2.90m x 2.78m 9'6" x 9'2"

Bedroom 3
3.20m x 2.12m 10'6" x 7'0"

Ground Floor



LH Loft hatch W Space for wardrobe
Cpd Cupboard ◀ ▶ Measuring points
F/F Space for fridge freezer

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The Knightley 4 bedroom home

Homes 1, 5, 26, 61, 69, 72, 84, 113, 118, 129, 134 & 139

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The Knightley

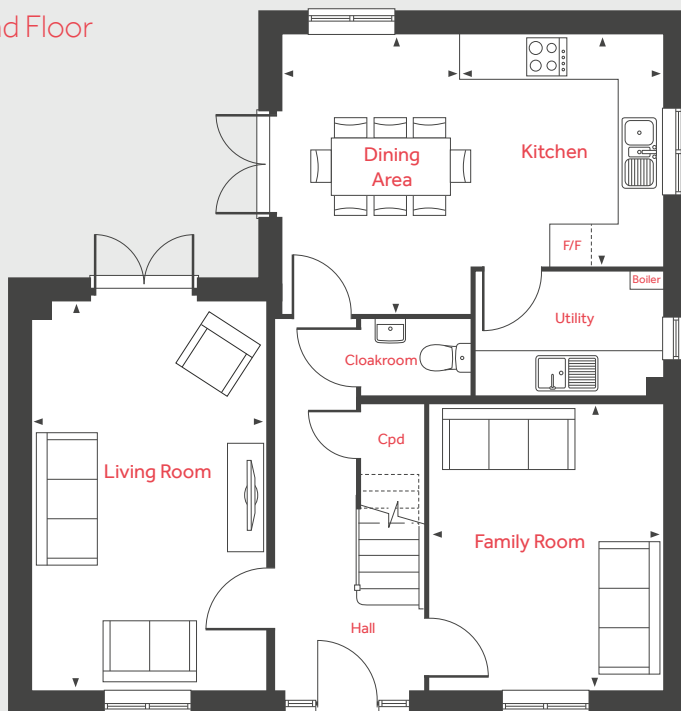
4 bedroom home

Homes 1, 5, 26, 61, 69, 72, 84, 113, 118, 129, 134 & 139

First Floor



Ground Floor



Ground Floor

Living Room
5.36m x 3.22m 17'7" x 10'7"

Kitchen
3.20m x 2.80m 10'6" x 9'2"

Dining Area
3.86m x 2.45m 12'8" x 8'1"

Family Room
3.94m x 3.23m 12'11" x 10'7"

First Floor

Bedroom 1
3.20m x 3.00m 10'6" x 9'10"

Bedroom 2
3.23m x 3.13m 10'7" x 10'3"

Bedroom 3
3.64m x 2.87m 11'11" x 9'5"

Bedroom 4
3.64m x 2.31m 11'11" x 7'7"

LH Loft hatch W Space for wardrobe
Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

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The Mylne 4 bedroom home

Homes 2, 16, 19, 53, 59, 71 & 142

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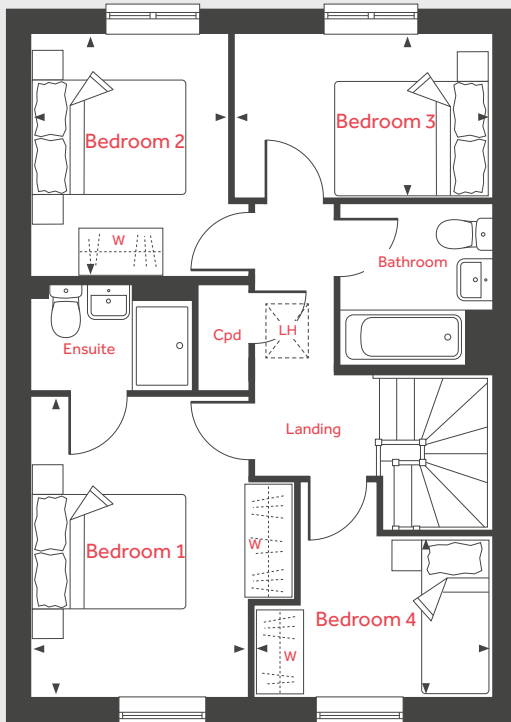
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The Mylne

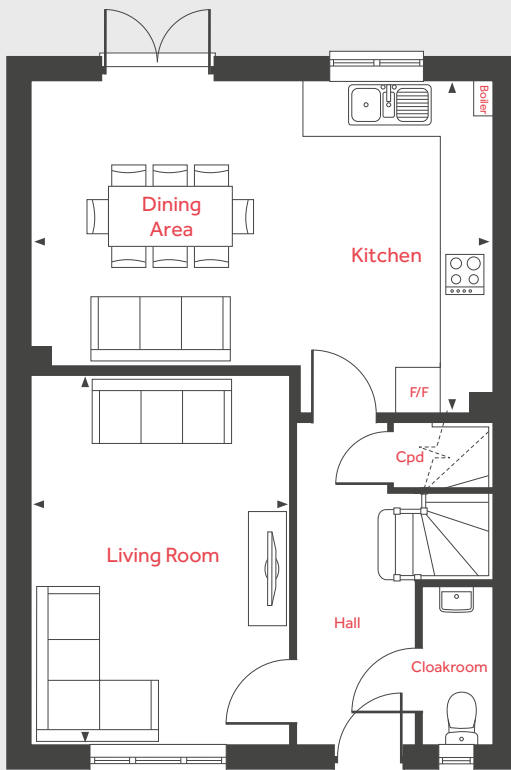
4 bedroom home

Homes 2, 16, 19, 53, 59, 71 & 142

First Floor



Ground Floor



Ground Floor

Living Room
4.83m x 3.39m 15'10" x 11'2"

Kitchen/Dining Area
6.04m x 4.37m 19'10" x 14'4"

First Floor

Bedroom 1
3.95m x 2.86m 13'0" x 9'5"

Bedroom 2
3.20m x 2.57m 10'6" x 8'5"

Bedroom 3
3.39m x 2.21m 11'2" x 7'3"

Bedroom 4
3.10m x 2.11m 10'2" x 6'11"

LH Loft hatch W Space for wardrobe
Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

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The Grainger 4 bedroom home

Homes 6, 23, 60, 62, 63, 70, 73, 74, 108, 112, 119, 123, 132 & 133

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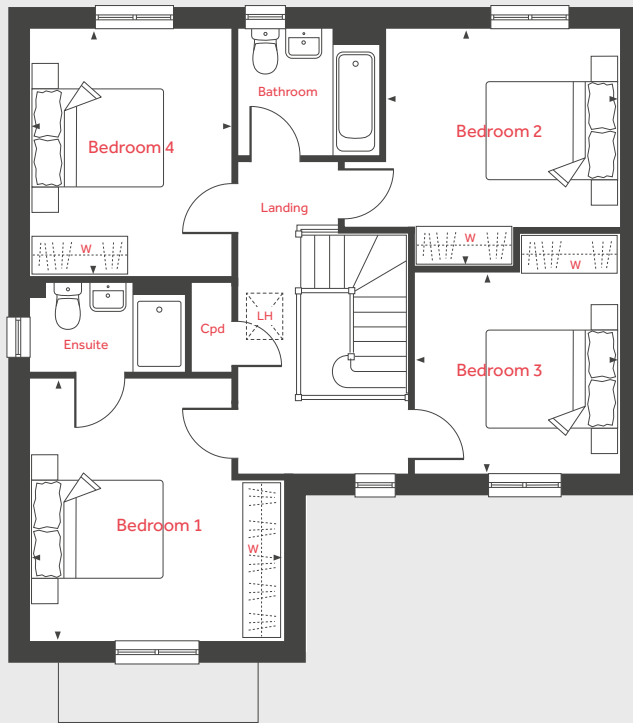
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The Grainger

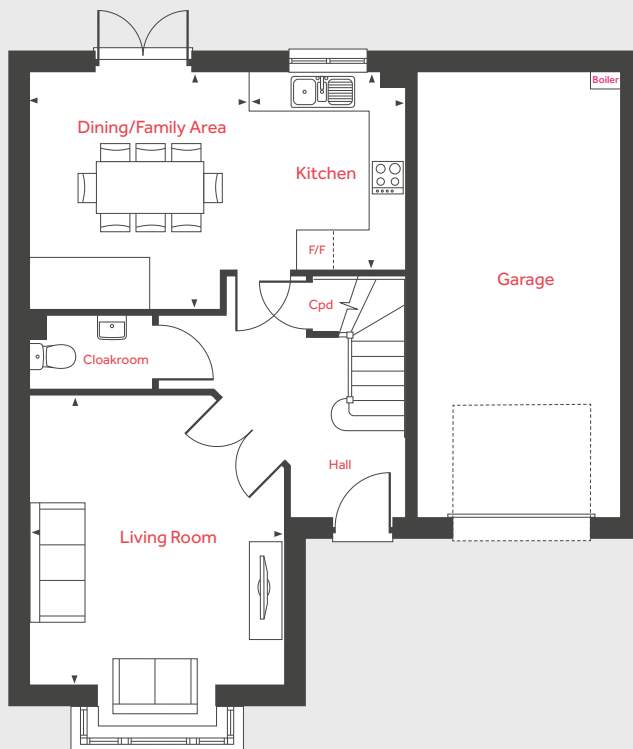
4 bedroom home

Homes 6, 23, 60, 62, 63, 70, 73, 74, 108, 112, 119, 123, 132 & 133

First Floor



Ground Floor



Ground Floor

Living Room

4.39m x 3.90m 14'5" x 12'10"

Kitchen

3.02m x 2.44m 9'11" x 8'0"

Dining/Family Area

3.62m x 3.36m 11'11" x 11'1"

First Floor

Bedroom 1

4.03m x 3.90m 13'3" x 12'10"

Bedroom 2

3.70m x 3.58m 12'2" x 11'9"

Bedroom 3

3.15m x 3.05m 10'4" x 10'0"

Bedroom 4

3.79m x 3.12m 12'5" x 10'3"

LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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The Leverton 4 bedroom home

Homes 15, 18, 97, 98 & 114

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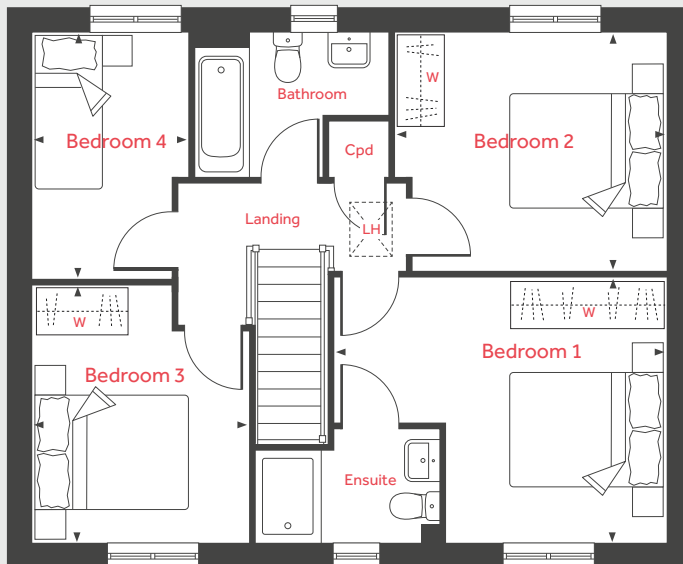
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The Leverton

4 bedroom home

Homes 15, 18, 97, 98 & 114

First Floor



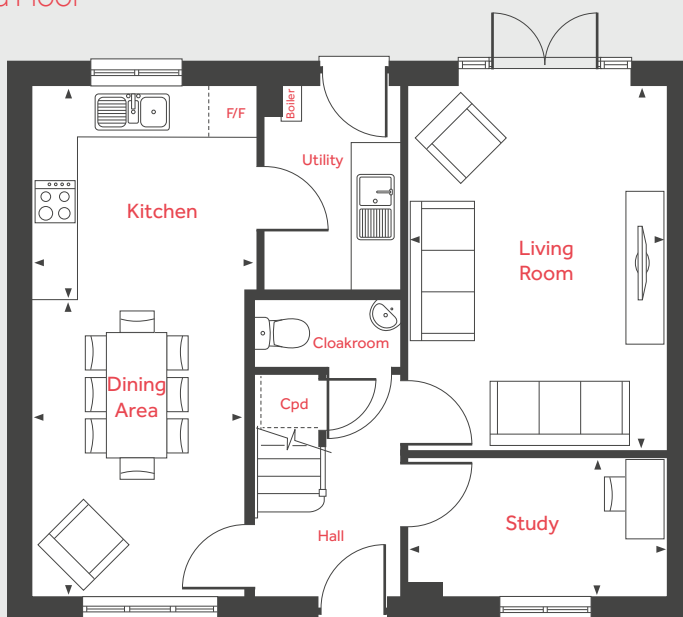
Ground Floor

Living Room	4.81m x 3.39m	15'10" x 11'2"
Kitchen	2.99m x 2.80m	9'10" x 9'2"
Dining Area	3.91m x 2.80m	12'10" x 9'3"
Study	3.39m x 1.82m	11'2" x 6'0"

First Floor

Bedroom 1	4.40m x 3.49m	14'6" x 11'5"
Bedroom 2	3.59m x 3.15m	11'10" x 10'4"
Bedroom 3	3.38m x 2.88m	11'1" x 9'6"
Bedroom 4	3.26m x 2.08m	10'8" x 6'10"

Ground Floor



LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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The Pembroke 4 bedroom home

Homes 17, 22, 27, 56, 57, 83, 85, 86, 116, 117 & 130

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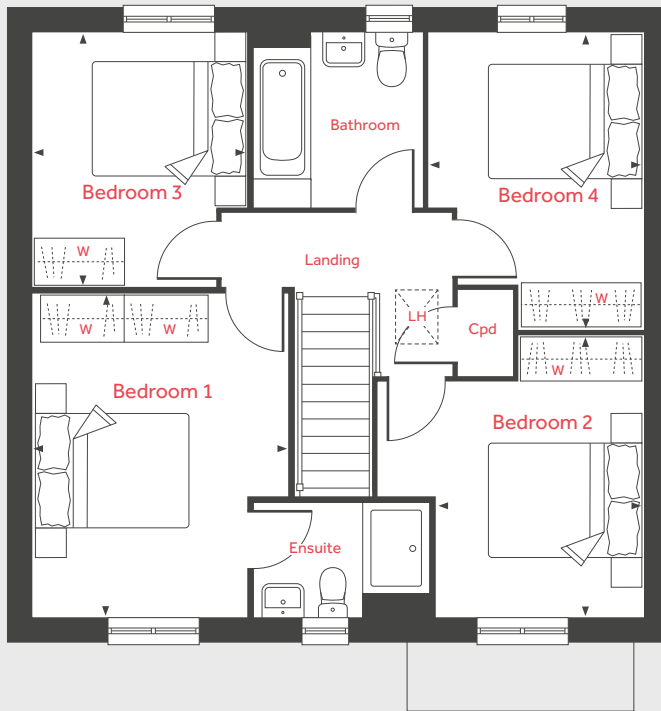
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The Pembroke

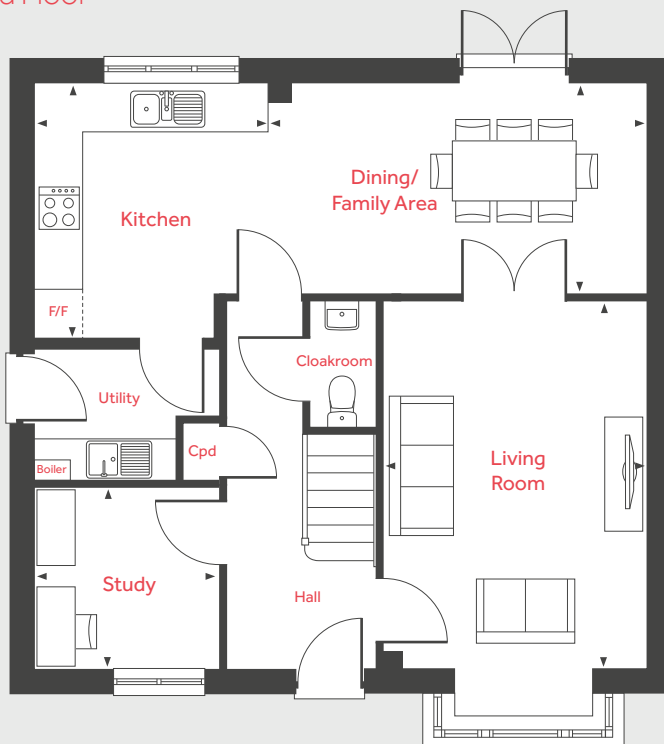
4 bedroom home

Homes 17, 22, 27, 56, 57, 83, 85, 86, 116, 117 & 130

First Floor



Ground Floor



Ground Floor

Living Room
4.83m x 3.50m 15'10" x 11'6"

Kitchen
3.34m x 3.05m 11'0" x 10'0"

Dining/Family Area
5.01m x 2.74m 16'6" x 9'0"

Study
2.41m x 2.37m 7'11" x 7'9"

First Floor

Bedroom 1
4.29m x 2.87m 14'1" x 9'5"

Bedroom 2
3.72m x 2.75m 12'3" x 9'0"

Bedroom 3
3.35m x 2.88m 11'0" x 9'5"

Bedroom 4
3.92m x 2.82m 12'11" x 9'3"

LH Loft hatch W Space for wardrobe
Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

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The Cottingham 4 bedroom home

Home 82

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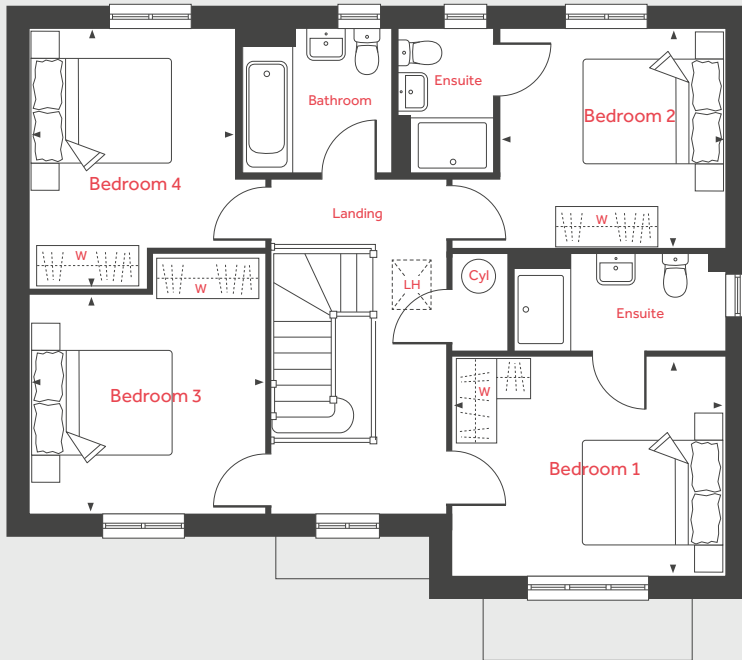
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The Cottingham

4 bedroom home

Home 82

First Floor



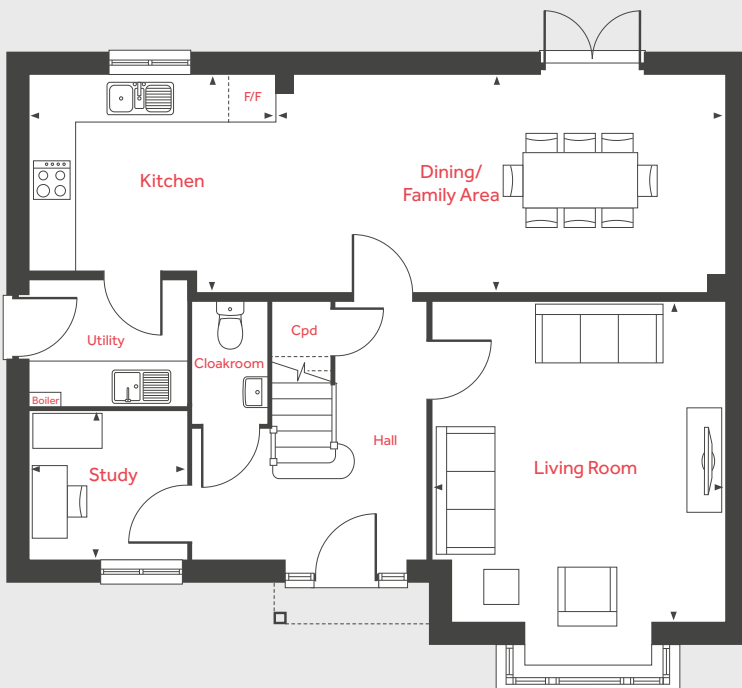
Ground Floor

Living Room	4.60m x 4.20m	15'1" x 13'9"
Kitchen	3.44m x 2.70m	11'4" x 9'1"
Dining/Family Area	6.53m x 3.09m	21'5" x 10'2"
Study	2.24m x 2.11m	7'4" x 6'11"

First Floor

Bedroom 1	3.90m x 3.15m	12'10" x 10'4"
Bedroom 2	3.23m x 3.14m	10'8" x 10'4"
Bedroom 3	3.39m x 3.13m	11'2" x 10'3"
Bedroom 4	3.73m x 2.93m	12'3" x 9'7"

Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points

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The Nash 5 bedroom home

Homes 115, 131 & 143

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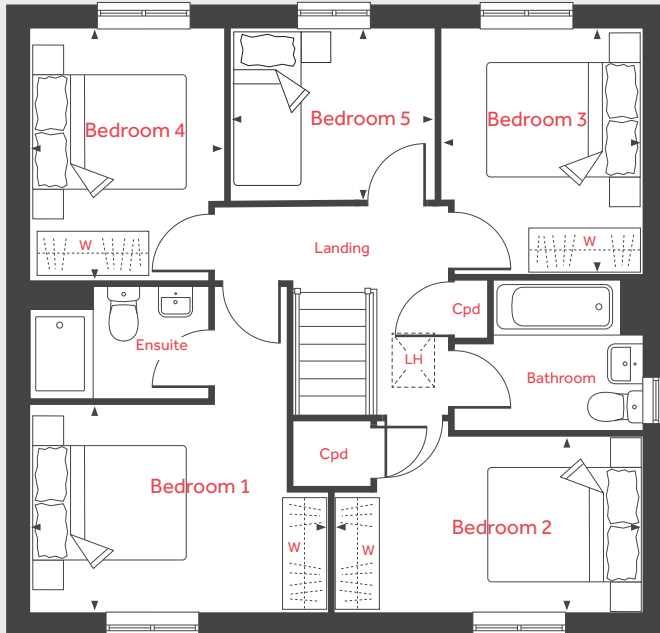
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The Nash

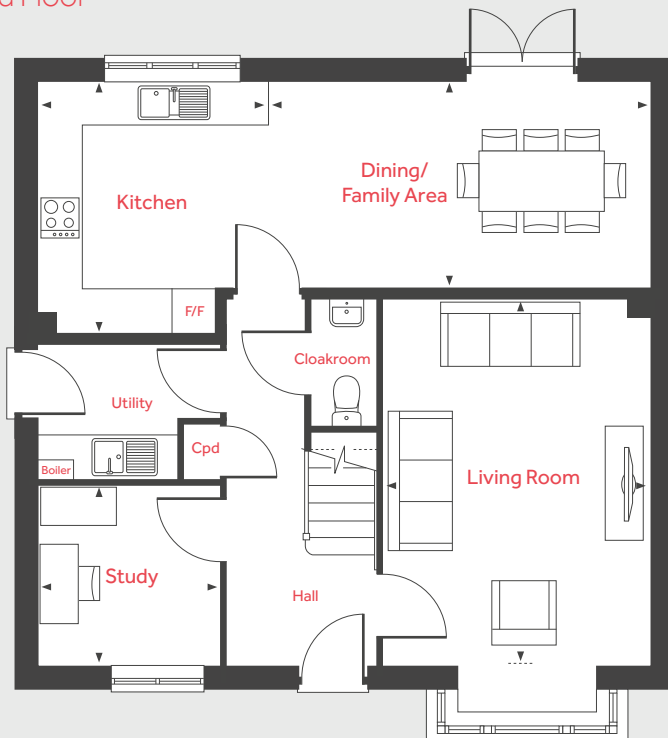
5 bedroom home

Homes 115, 131 & 143

First Floor



Ground Floor



Ground Floor

Living Room
4.83m x 3.50m 15'10" x 11'6"

Kitchen
3.34m x 3.05m 11'0" x 10'0"

Dining/Family Area
5.01m x 2.74m 16'6" x 9'0"

Study
2.41m x 2.37m 7'11" x 7'9"

First Floor

Bedroom 1
3.95m x 2.72m 13'0" x 8'11"

Bedroom 2
4.03m x 2.30m 13'3" x 7'7"

Bedroom 3
3.29m x 2.62m 10'10" x 8'7"

Bedroom 4
3.35m x 2.58m 11'0" x 8'6"

Bedroom 5
2.71m x 2.31m 8'11" x 7'7"

LH Loft hatch W Space for wardrobe
Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

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