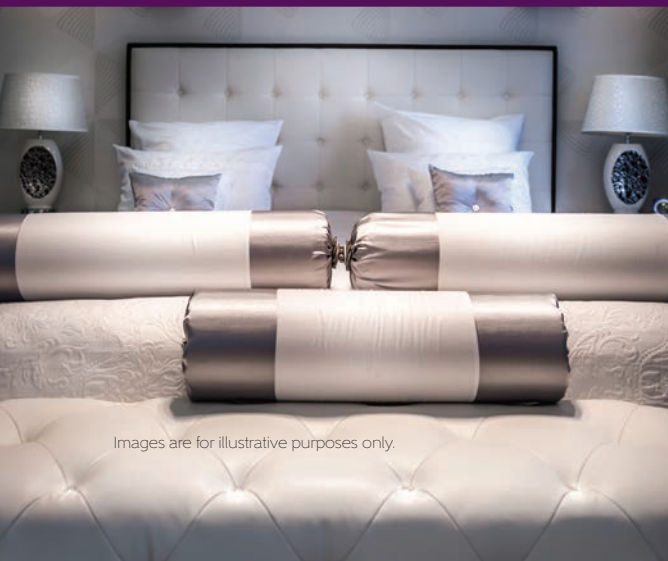


SAXON HEATH

MARHAM PARK, BURY ST EDMUNDS

 **Ashberry**
Homes



Images are for illustrative purposes only.



It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes' abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





A rural idyll with superb town and city connections.



Located just north of the popular market town of Bury St Edmunds, Saxon Heath is an attractive development of 2, 3 and 4 bedroom homes that can provide the perfect base for families, first time buyers or downsizers.

On your doorstep you'll find a 30-acre country park that provides the perfect place to escape life's pressures. This is only complemented by an endless maze of public footpaths that criss-cross the surrounding Suffolk countryside.

The nearby town of Bury St Edmunds also offers some fantastic open spaces. The pristine Abbey Gardens is the ideal place for a peaceful stroll among perfectly manicured gardens, ancient ruins and even an aviary, all overlooked by the spectacular cathedral.

The town itself is a splendid mix of old and new. At one end there are characterful cobbled streets lined with endless independent shops, cafés and restaurants. At the other end is the contemporary Arc Shopping Centre where you'll find many high street favourites, along with a state-of-the-art entertainment venue.

If you love arts and culture, the unique Theatre Royale hosts regular shows, while at Abbeygate Cinema you can see everything from little-known world cinema to Hollywood blockbusters. Alternatively, the town's rich history is lovingly told at Moyses Hall Museum.

There are also plenty of activities to keep the whole family entertained. Aside from Bury St Edmunds Golf Course, which is right next door to Saxon Heath, you can find a fully equipped leisure centre nearby, plus West Stow Anglo-Saxon Village, and a long list of regular town events, including the award-winning Christmas market. Additionally, there is a fantastic selection of local schools to ensure the children are as well-educated as they are entertained.

Saxon Heath is also excellently connected. The A14 is easily accessed and provides a direct route to both Ipswich and Cambridge. It's also easy to connect to the A11 which will take you north to Norwich or south to Stansted Airport and London via the M11. Bury St Edmunds Station is also just minutes away and operates services to Cambridge in 45 minutes.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only. Designed by thinkBDW 01206 546965. 00441-01_220595/07/21.

Love your home,
not somebody else's.





PERSONAL TOUCH

It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHEN

- Integrated washer/dryer Zanussi or AEG
- Integrated washing machine Zanussi or AEG
- Integrated dishwasher Zanussi or AEG
- Integrated fridge/freezer Zanussi or AEG
- Silver freestanding fridge/freezer Zanussi
- Freestanding washing machine Zanussi
- Freestanding washer/dryer Zanussi
- Freestanding dishwasher Zanussi
- Glass splashback
- Composite worktops/splashback
- Under unit pelmet lights

FLOORING

- Amtico Spacia flooring
- Carpeting

CERAMIC TILING

- Floor tiling
- Tiling to additional areas

WARDROBES

- A choice of fitted wardrobes

BATHROOM

- Shower over bath, additional tiling and screen
- Soft close toilet seats
- Chrome towel radiators
- Additional tiling to walls
- Floor tiling
- Upgrade tiles

ELECTRICAL

- Chrome switches and sockets
- Additional TV points
- Additional sockets
- Downlighters
- External socket
- Wireless alarm
- Additional media plate

GARDENS

- Additional paving to extend patio area
- Turf rear garden





Computer generated image.



SAXON HEATH

Surrounded by the glorious rolling Suffolk landscape, yet minutes from the hustle and bustle of one of the area's most popular market towns with its outstanding travel links, Saxon Heath is perfect for anyone seeking countryside, convenience and connections.



Space for everyone in
a house that deserves
to be called home.



Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Assisted Move is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Assisted Move scheme.



Help to Buy

Buy with just 5% deposit

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers, with regional price caps on the value of the property you are able to purchase. Please talk to one of our sales advisors for full details.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by
HM Government

Ashberry Assisted Move

We can help get you moving

With Assisted Move our Intermediate Management Agent will work with a local estate agent to market your home at a price you're happy with, and we will pay the estate agent fees.

You'll receive regular updates, and could soon be moving into your new dream home.



Ashberry
Homes

We look forward to meeting you...



Saxon Heath,
Marham Parkway, off Tut Hill, Marham Park,
Bury St Edmunds, IP32 6TN

Ashberry
Homes

Ashberry Homes (Essex)
Bellway House,
1 Cunard Square,
Townfield Street,
Chelmsford, Essex CM1 1AQ

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