



HOPKINS
HOMES



The Santon

Computer generated image indicative only*. External finishes and appearance will vary.

The Santon

Plot 91



Ground Floor

| | | |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/ Dining Area | 6.762m x 5.675m | 22'2" x 18'7" |
| Master Bedroom | 4.075m x 3.245m | 13'4" x 10'8" |
| Bedroom 2 | 3.515m x 2.625m | 11'6" x 18'7" |

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The Clare

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The Clare

Plot 97



| | | |
|----------------------------|-----------------|----------------|
| Kitchen/Living/Dining Area | 5.590m x 3.931m | 19'6" x 12'11" |
| Master Bedroom | 5.066m x 3.795m | 16'7" x 12'5" |
| Bedroom 2 | 3.795m x 2.287m | 12'5" x 7'6" |

-- Indicates reduced head height
 Velux window

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The Eaton

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The Eaton

Plots 7, 8 & 9



Ground Floor



First Floor



Second Floor

| | | |
|---------------------|-----------------|----------------|
| Kitchen/Dining Area | 5.395m x 2.620m | 17'8" x 8'7" |
| Living Room | 4.883m x 3.331m | 16'0" x 10'11" |
| Master Bedroom | 4.168m x 3.304m | 13'8" x 10'10" |
| Bedroom 2 | 4.687m x 3.287m | 15'5" x 10'9" |
| Study/Bedroom 3 | 3.220m x 2.720m | 10'7" x 8'11" |

- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☒ Velux window

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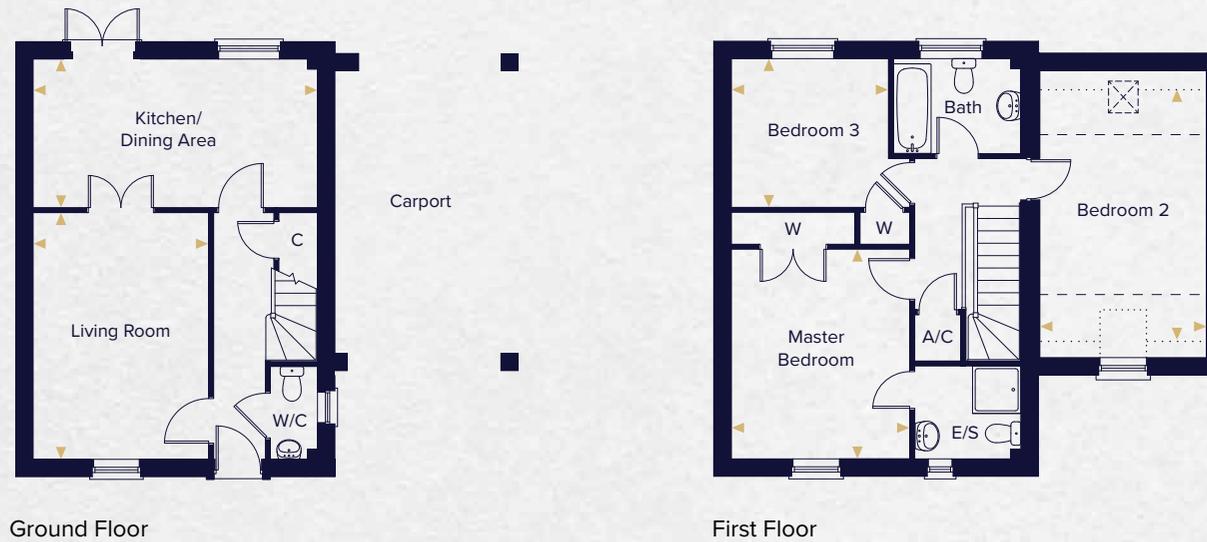


The Sutton

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The Sutton

Plots 19 & 20, 23(h) & 24



| | | |
|---------------------|-----------------|----------------|
| Kitchen/Dining Area | 5.395m x 2.820m | 17'8" x 9'3" |
| Living Room | 4.682m x 3.330m | 15'4" x 10'11" |
| Master Bedroom | 3.979m x 3.322m | 13'1" x 10'11" |
| Bedroom 2 | 5.450m x 3.110m | 17'11" x 10'2" |
| Bedroom 3 | 2.928m x 2.823m | 9'7" x 9'3" |

-- Indicates reduced head height

.... Indicates reduced head height below 1.5m

☒ Velux window

(h) plot is handed

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The Keswick

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The Keswick

Plots 21 & 25(h)



Ground Floor



First Floor

| | | |
|------------------------|-----------------|----------------|
| Kitchen/Breakfast Area | 3.915m x 3.800m | 12'10" x 12'6" |
| Utility | 2.654m x 1.667m | 8'8" x 5'6" |
| Living Room | 4.698m x 3.873m | 15'5" x 12'8" |
| Dining Room | 3.029m x 2.700m | 9'11" x 8'10" |
| Master Bedroom | 4.997m x 3.174m | 16'5" x 10'5" |
| Bedroom 2 | 3.300m x 2.730m | 10'10" x 8'11" |
| Bedroom 3 | 2.912m x 2.851m | 9'7" x 9'4" |
| Study/Bedroom 4 | 3.037m x 2.473m | 10'0" x 8'1" |

(h) plot is handed

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The Stanford

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The Stanford

Plots 92 & 93(h)



Ground Floor



First Floor

| | | |
|---------------------|-----------------|----------------|
| Kitchen/Dining Area | 5.572m x 2.948m | 18'3" x 9'8" |
| Utility | 2.200m x 2.000m | 7'2" x 6'6" |
| Living Room | 5.572m x 3.310m | 18'3" x 10'10" |
| Master Bedroom | 3.404m x 3.372m | 11'2" x 11'1" |
| Bedroom 2 | 3.392m x 2.990m | 11'2" x 9'10" |
| Bedroom 3 | 3.172m x 3.110m | 10'5" x 10'5" |
| Study/Bedroom 4 | 3.058m x 2.100m | 10'0" x 6'11" |

(h) plot is handed

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The Felsted

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The Felsted

Plots 94, 95 & 96



Ground Floor



First Floor

| | | |
|---------------------|-----------------|----------------|
| Kitchen | 2.991m x 2.897m | 9'10" x 9'6" |
| Living /Dining Area | 6.062m x 4.383m | 19'11" x 14'5" |
| Master Bedroom | 3.869m x 3.372m | 12'8" x 11'11" |
| Bedroom 2 | 3.179m x 3.129m | 10'5" x 10'3" |
| Bedroom 3 | 2.483m x 2.109m | 8'2" x 6'11" |

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The Blyth

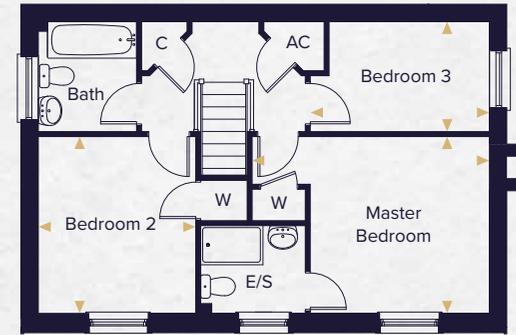
Computer generated image indicative only*. External finishes and appearance will vary.

The Blyth

Plot 99



Ground Floor



First Floor

| | | |
|---------------------|-----------------|----------------|
| Kitchen/Dining Area | 5.572m x 2.950m | 18'3" x 9'8" |
| Utility | 2.200m x 1.950m | 7'3" x 6'5" |
| Living Room | 5.572m x 3.310m | 18'3" x 10'10" |
| Master Bedroom | 4.529m x 3.360m | 14'10" x 11'0" |
| Bedroom 2 | 3.375m x 3.005m | 11'1" x 9'10" |
| Bedroom 3 | 3.420m x 2.100m | 11'3" x 6'11" |

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The Wethersfield

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The Wethersfield

Plot 2



Ground Floor



First Floor

| | | |
|-----------------------------------|-----------------|----------------|
| Kitchen/ Family/Breakfast Area | 5.870m x 5.122m | 19'3" x 16'10" |
| Dining Room | 3.952m x 2.950m | 13'0" x 9'8" |
| Living Room | 5.572m x 3.310m | 18'3" x 10'10" |
| Master Bedroom | 3.420m x 3.375m | 11'3" x 11'1" |
| Bedroom 2 | 5.962m x 3.152m | 19'7" x 10'4" |
| Bedroom 3 | 3.375m x 3.005m | 11'1" x 9'10" |
| Bedroom 4 | 3.060m x 2.102m | 10'0" x 6'11" |

-- Indicates reduced head height
 Indicates reduced head height below 1.5m

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The Chelmer

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The Chelmer

Plots 3 & 22



| | | |
|---------------------|-----------------|----------------|
| Kitchen/Dining Area | 5.690m x 4.313m | 18'8" x 14'2" |
| Living Room | 6.585m x 3.670m | 21'7" x 12'0" |
| Study | 3.113m x 2.177m | 10'3" x 7'2" |
| Master Bedroom | 3.805m x 3.162m | 12'6" x 10'5" |
| Bedroom 2 | 3.310m x 3.063m | 10'10" x 10'1" |
| Bedroom 3 | 3.175m x 3.062m | 10'5" x 10'1" |
| Bedroom 4 | 3.085m x 2.395m | 10'1" x 7'10" |

* Window to plot 3 only

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The Chiltern

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The Chiltern

Plots 5, 17(h) & 27



Ground Floor



First Floor

| | | |
|------------------------|-----------------|----------------|
| Kitchen/Breakfast Area | 6.940m x 4.015m | 22'9" x 13'2" |
| Living Room | 4.730m x 4.595m | 15'6" x 15'1" |
| Cloakroom | 2.010m x 1.830m | 6'7" x 6'0" |
| Study | 3.335m x 3.240m | 10'11" x 10'8" |
| Master Bedroom | 4.015m x 3.915m | 13'2" x 12'10" |
| Bedroom 2 | 3.069m x 2.987m | 10'1" x 9'9" |
| Bedroom 3 | 2.641m x 2.385m | 8'8" x 7'10" |
| Bedroom 4 | 3.335m x 2.812m | 10'11" x 9'2" |

-- Indicates reduced head height
(h) plot is handed

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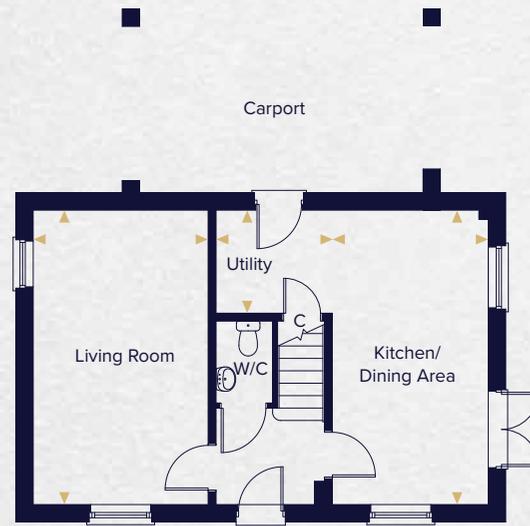


The Bixley

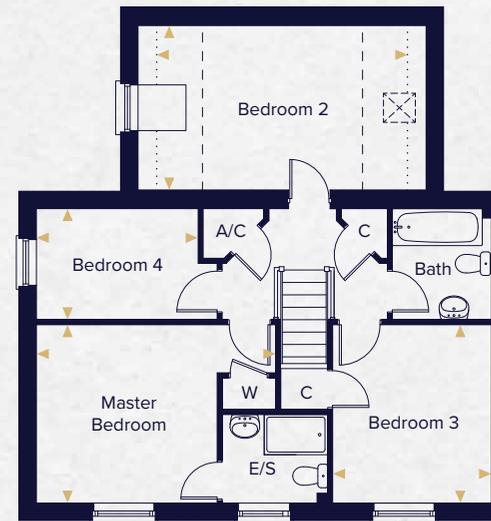
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The Bixley

Plot 18



Ground Floor



First Floor

| | | |
|---------------------|-----------------|----------------|
| Kitchen/Dining Area | 5.572m x 2.950m | 18'3" x 9'8" |
| Living Room | 5.572m x 3.309m | 18'3" x 10'10" |
| Utility | 2.200m x 1.950m | 7'3" x 6'5" |
| Master Bedroom | 4.528m x 3.400m | 14'10" x 11'2" |
| Bedroom 2 | 4.748m x 3.110m | 15'7" x 10'2" |
| Bedroom 3 | 3.375m x 3.004m | 11'1" x 9'10" |
| Bedroom 4 | 3.060m x 2.102m | 10'0" x 6'11" |

-- Indicates reduced head height

.... Indicates reduced head height below 1.5m

☒ Velux window

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The Lynford

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The Lynford

Plots 26 & 98



Ground Floor



First Floor

| | | |
|---------------------|-----------------|-----------------|
| Kitchen/Dining Area | 5.572m x 5.150m | 18'3" x 16'11" |
| Utility | 2.200m x 2.000m | 7'2" x 6'6" |
| Living Room | 5.572m x 3.310m | 18'3" x 10'10" |
| Master Bedroom | 4.529m x 3.375m | 14'10" x 11'11" |
| Bedroom 2 | 3.375m x 3.005m | 11'11" x 9'10" |
| Bedroom 3 | 3.060m x 2.103m | 10'0" x 6'11" |

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The Roxham

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The Roxham

Plots 1, 86 & 100(h)



Ground Floor



First Floor

| | | |
|-----------------------|-----------------|----------------|
| Kitchen | 3.615m x 2.950m | 11'10" x 9'8" |
| Family/Breakfast Area | 3.450m x 3.445m | 11'4" x 11'4" |
| Living Room | 5.572m x 3.310m | 18'3" x 10'10" |
| Study | 2.950m x 1.863m | 9'8" x 6'1" |
| Master Bedroom | 3.313m x 3.285m | 10'10" x 10'9" |
| Bedroom 2 | 3.505m x 3.445m | 11'6" x 11'4" |
| Bedroom 3 | 3.407m x 2.963m | 11'2" x 9'9" |
| Bedroom 4 | 2.662m x 2.070m | 8'9" x 6'9" |

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