

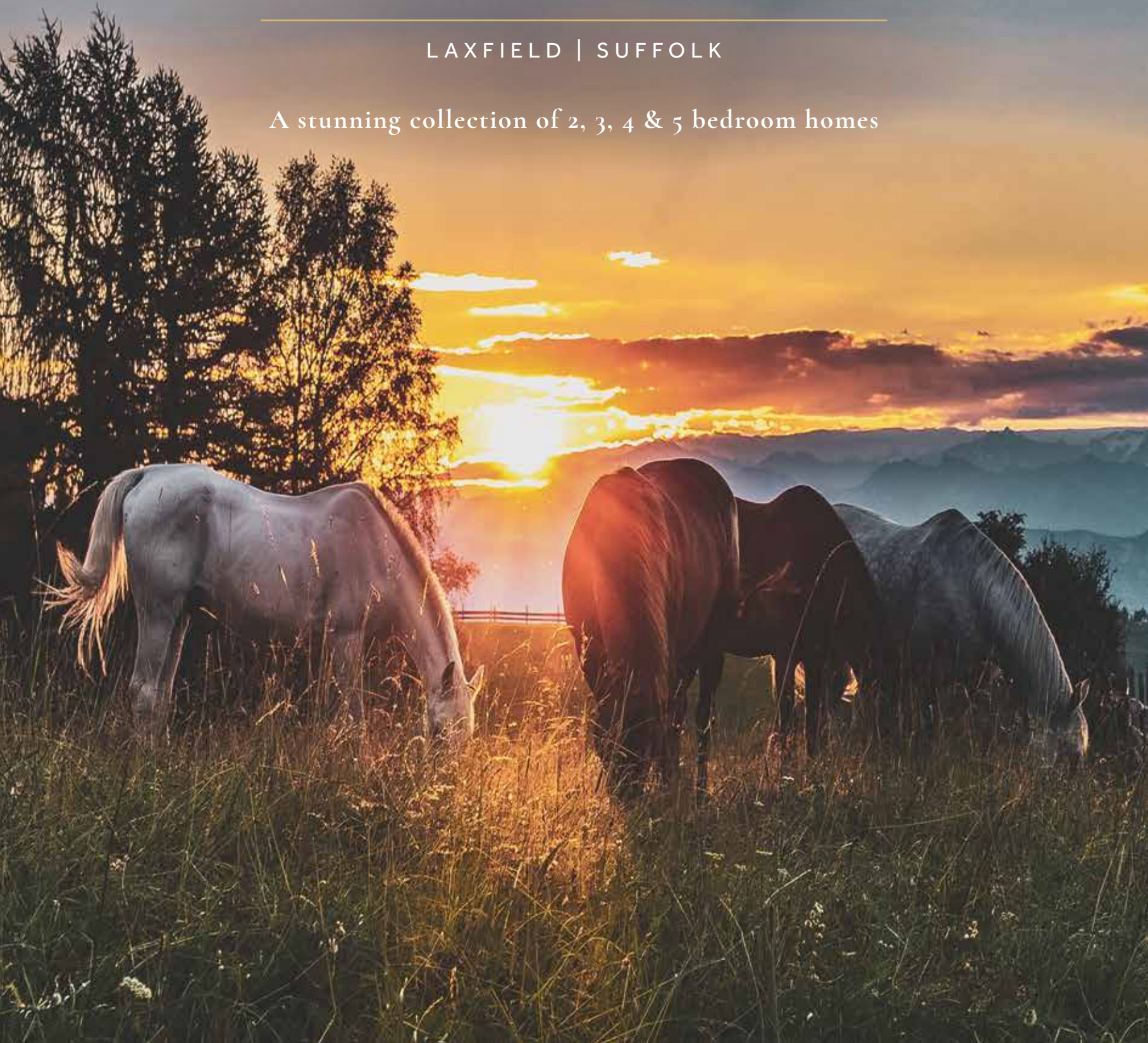


DENBURY
HOMES

BLACKSMITHS WAY

LAXFIELD | SUFFOLK

A stunning collection of 2, 3, 4 & 5 bedroom homes





DENBURY
HOMES

WELCOME TO
BLACKSMITHS WAY
by Denbury Homes



Computer generated image of properties at Blacksmiths Way. Indicative only.



Photographs depict previous Hopkins & Moore / Denbury Homes developments.

The charming village of Laxfield is home to Blacksmiths Way, a highly desirable collection of 2, 3, 4 and 5 bedroom houses and bungalows.

Discover your perfect lifestyle from this hidden gem of a Suffolk village, living close to nature with everything you need close at hand. Blacksmiths Way is perfectly placed a stone's throw from the heart of this thriving village with its attractive amenities, including a primary school, two charming pubs and a Co-op food store.

Nestled mid-way between the bustling market towns of Framlingham and Halesworth and within easy reach of the coast, Laxfield is surrounded by breath-taking countryside. Here, rural charm and modern convenience combine to make Blacksmiths Way the ideal place to call home.

A proud tradition of excellence

The enviable homes at Blacksmiths Way beautifully showcase Denbury Homes' tradition of putting exceptional design at the heart of everything we do.

We are renowned for our passion for quality and excellence, blending traditional craftsmanship with timeless luxury, which means you will be proud of your new home for years to come. Every home is impressive both inside and outside, with characterful exteriors in harmony with contemporary interior design.

Denbury Homes was born amidst the uniquely beautiful East Anglian landscape which we cherish. We are proud to ensure everything we build reflects the charm and elegance of this special place you'll love to call your home.



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A rare quality of life in beautiful Suffolk

Enjoy a rare quality of life in the pretty, friendly village of Laxfield where it is easy to make the most of your precious leisure time. Take a short stroll to the superb 8-acre playing field, where you can play cricket, football and bowls, or let younger family members have fun at the well-equipped play area. The village hall is popular for events and hosts regular clubs and activities including Karate, Table Tennis and a Kids Games Club. At the heart of Laxfield is the beautiful 16th century Guildhall, home to a museum. All Saints' Church and the Baptist Church both hold regular services and events. The two pubs, The King's Head (also known as The Low House) and The Royal Oak, both have an excellent food offering. When you want to have brunch with friends, a quiet drink or a meal to celebrate a special occasion, there are plenty of other pubs and eateries in neighbouring towns and villages too. Laxfield has a Co-op food shop and Post Office, which is a short walk from Blacksmiths Way. For your weekly shop, there is a choice of supermarkets within a 20-minute drive, including a Waitrose and Partners' store at Saxmundham.

For families with children, Blacksmiths Way is conveniently located opposite to All Saints' Church of England Primary School, which was rated Outstanding by Ofsted in 2016. There is also a pre-school and a toddler group. Stradbroke High School, rated Good in 2018, is a 10-minute drive. For those looking for independent schooling, there is a selection of local options, including Framlingham College and Woodbridge School. For further education, both Suffolk New College and the University of Suffolk are based in the county town of Ipswich, just 45 minutes away by car.

It's easy to stay active from Blacksmiths Way. Stradbroke Swimming Pool and Fitness Centre is under five miles away and includes a state-of-the-art gym, as well as outdoor tennis courts. Golfers will appreciate the many clubs in the area, including Halesworth Golf Club, which is close by. If you prefer to exercise while you explore the countryside, there are endless walking, running and cycling routes around Laxfield to enjoy.

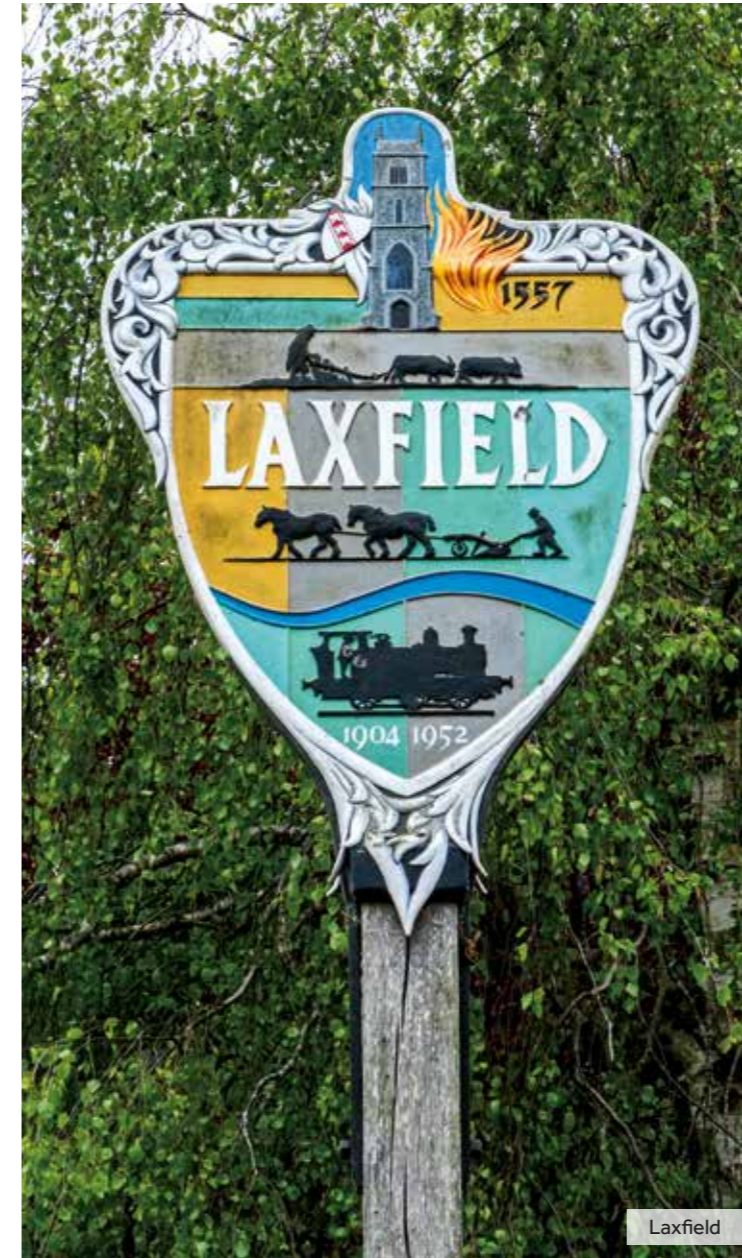
The neighbouring towns of Framlingham, famous for its castle, and Halesworth are minutes away and have an excellent selection of independent shops, as well as cafés, restaurants and colourful markets. Charming Woodbridge, on the River Deben is 18 miles from Blacksmiths Way. Enjoy its many shops and eateries or visit Sutton Hoo, home to one of the UK's greatest archaeological discoveries. The charming towns of Southwold, Aldeburgh and Walberswick are also close by, offering a quintessential coastal treat for foodies, families and lovers of art and nature alike.

When you want to travel for work or pleasure, it is easy thanks to a choice of bus and train routes. The 118 bus runs from Stradbroke to Ipswich several times a day while from Saxmundham Train Station you can be at London Liverpool Street in under 2 hours, Norwich in 90 minutes and Ipswich in 39 minutes.

Enjoy a family day out at Easton Farm Park, Africa Alive Zoological Reserve or Pleasurewood Hills Family Theme Park, all within an hour's drive away. For a relaxing day, visit one of the wildlife and bird havens, nature reserves and Sites of Special Scientific Interest dotted around the area. Delight in the flora and fauna at Winks Meadow Nature Reserve, Framlingham Mere or Knettishall Heath. You'll want to be a frequent visitor to the stunning Suffolk coast, just 30 minutes away by car. Spend endless hours exploring the Suffolk Coast and Heaths Area of Outstanding Natural Beauty with its unique wildlife habitats and beauty.



Laxfield and District Museum



Laxfield



The Kings Head (The Low House), Laxfield



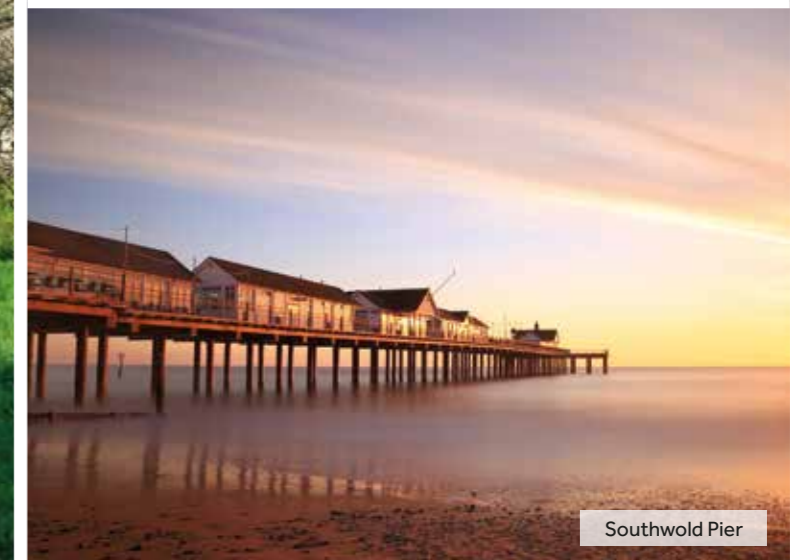
Woodbridge Tide Mill, Suffolk



Halesworth Town



Framlingham Castle



Southwold Pier

School places are not guaranteed. Before making a commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places. Do not rely upon any information provided in this respect within this brochure. It is provided in good faith but satisfy yourself in all regards prior to committing to purchase.



A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Neff oven, hob and hood fitted as standard
- Rangemaster Range Cooker to The Chiltern, The Colveston, The Burghley and The Wolterton only
- Plumbing for washing machine and dishwasher
- Integrated fridge/freezer and dishwasher to kitchen of The Colveston, The Burghley and The Wolterton only
- Granite or Quartz worktop to The Colveston, The Burghley and The Wolterton only

Electrical

- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room, study and all bedrooms
- Data points to living room, study and master bedroom
- Burglar alarm, sensors to ground floor
- Downlights to the kitchen/dining/family room, utility and all wet rooms in The Colveston, The Burghley and The Wolterton only

Plumbing

- Air source heat pump supplying underfloor heating to all bungalows
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens

Joinery

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- Timber double-glazed windows throughout
- Timber staircase painted white
- Fitted wardrobes included
- Coved corning



Tiling

- Kitchen - choice of Porcelanosa wall tiles between worktop and wall cupboards*
- Kitchen - choice of Porcelanosa floor tiles*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin*

Other Items

- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Dulux Swansdown
- Indian sandstone paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots**

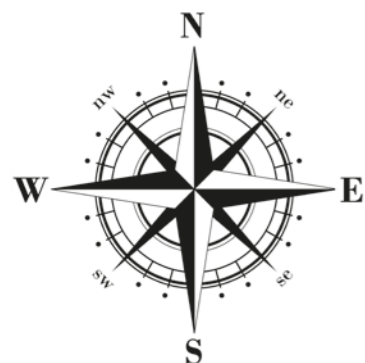
* Subject to build stage.
 ** The FTTP provided is a closed network service provided by nominated suppliers only.

This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for further details.



Photographs depict previous Hopkins & Moore / Denbury Homes developments.

WELCOME TO BLACKSMITHS WAY



2 Bedroom Homes

- The Ness
Plots 36, 37(h), 39, 40(h), 41 & 42(h)
- The Santon (b)
Plots 17 & 22
- The Ashby (b)
Plots 10 & 33

3 Bedroom Homes

- The Blyth
Plot 23
- The Bourn (b)
Plots 16 & 21
- The Keswick
Plots 13, 15, 18, 32, 38(h) & 47

4 Bedroom Homes

- The Dunton (b)
Plots 11 & 35
- The Heacham
Plots 19, 45 & 46(h)
- The Chiltern
Plots 20, 34 & 49
- The Colveston
Plots 12 & 48

5 Bedroom Homes

- The Wolterton
Plots 14 & 44
- The Burghley
Plot 43

- Shared Ownership
- Affordable Rented



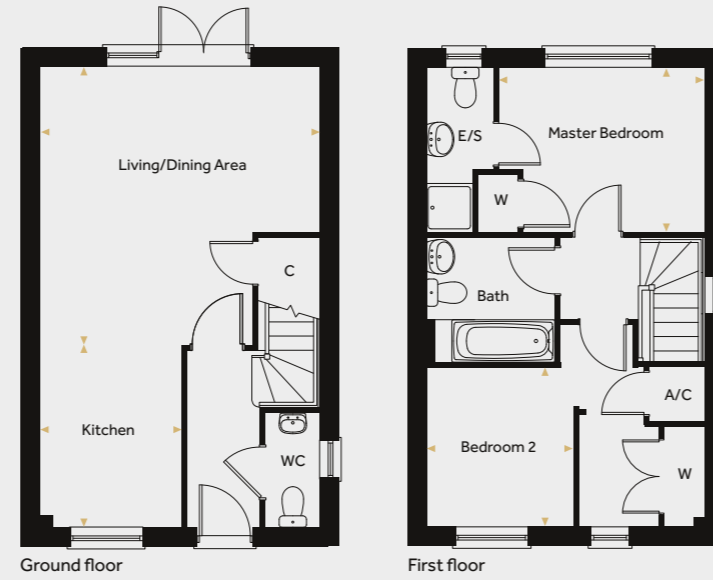
- Attenuation basin
- (b) Bungalow
- (h) Handed
- P/S Pumping Station
- Swale

Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer-generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Attenuation Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature. These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature. Open Space, Allotments & Orchard to be adopted by Parish Council

The Ness

2 Bedroom semi-detached house

Plots 36, 37(h), 39, 40(h), 41 & 42(h)

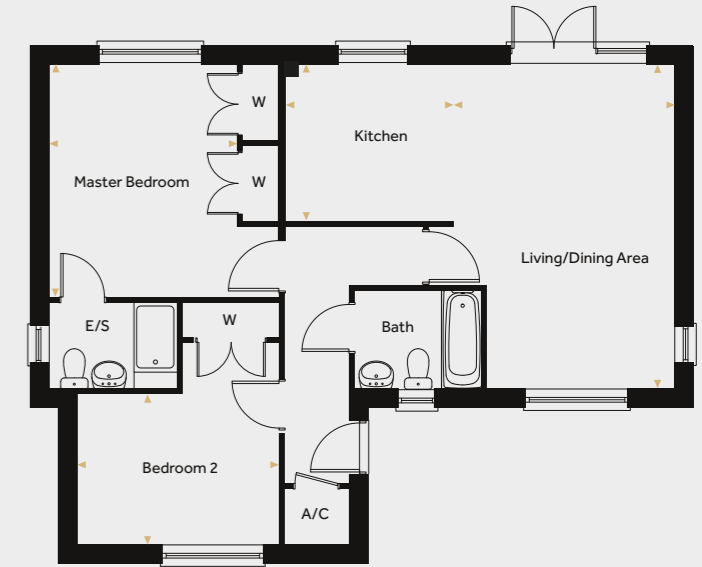


Kitchen	2.990m x 2.360m	9'10" x 7'9"
Living/Dining Area	4.622m x 4.607m	15'2" x 15'1"
Master Bedroom	3.386m x 3.217m	11'1" x 8'11"
Bedroom 2	3.877m x 2.623m	12'9" x 8'7"

The Santon

2 bedroom detached bungalow

Plots 17 & 22



Living/Dining Area	5.675m x 3.830m	18'7" x 12'6"
Kitchen	2.933m x 2.755m	9'7" x 9'0"
Master Bedroom	4.07m x 3.245m	13'4" x 10'7"
Bedroom 2	3.525m x 3.515m	11'7" x 11'6"

The Ashby

3 Bedroom detached bungalow

Plots 10 & 33

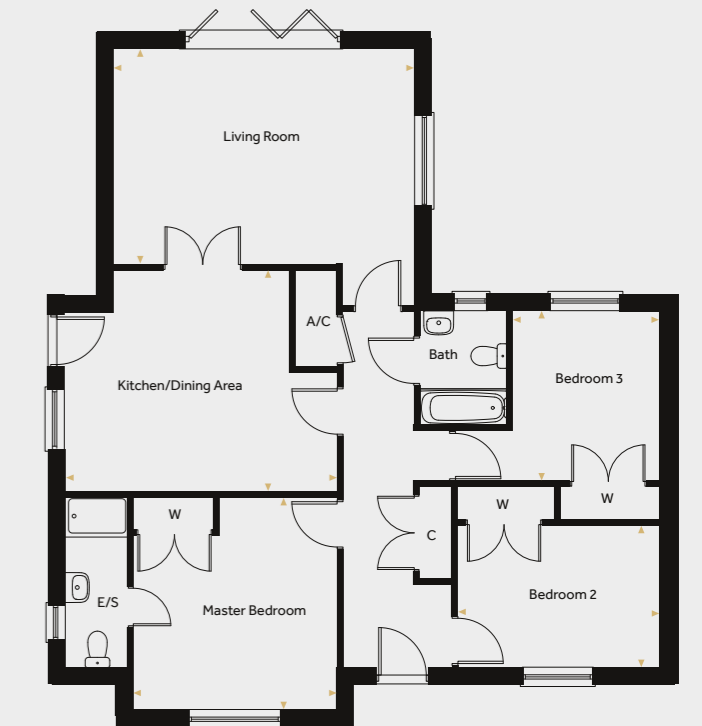


Living Room	4.460m x 3.650m	14'8" x 12'0"
Kitchen/Dining Area	6.912m x 3.400m	22'8" x 11'2"
Master Bedroom	3.625m x 3.520m	11'11" x 11'7"
Bedroom 2	3.500m x 3.300m	11'6" x 10'10"
Bedroom 3	3.520m x 2.487m	11'7" x 8'2"

The Bourn

3 bedroom detached bungalow

Plots 16 & 21



Living Room	5.850m x 4.200m	19'2" x 13'9"
Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Master Bedroom	4.105m x 3.942m	13'5" x 12'11"
Bedroom 2	3.910m x 2.765m	12'9" x 9'1"
Bedroom 3	3.300m x 2.844m	10'10" x 9'4"

◀ Indicates where measurements have been taken from. (h) Handed. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearances will vary, please refer to plot specific drawing in sales office. Plans and dimensions are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

The Blyth

3 Bedroom detached house

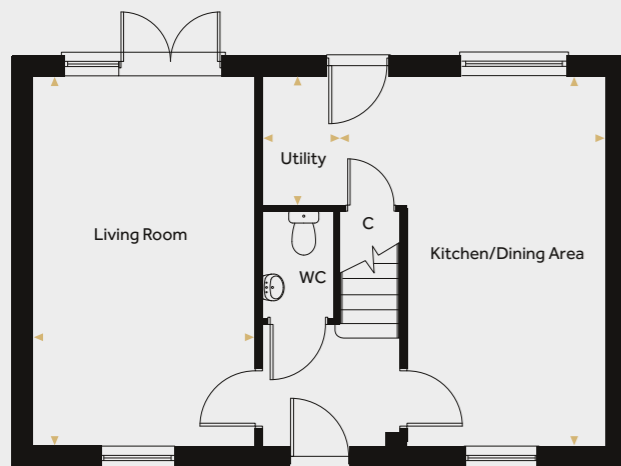
Plots 23



The Keswick

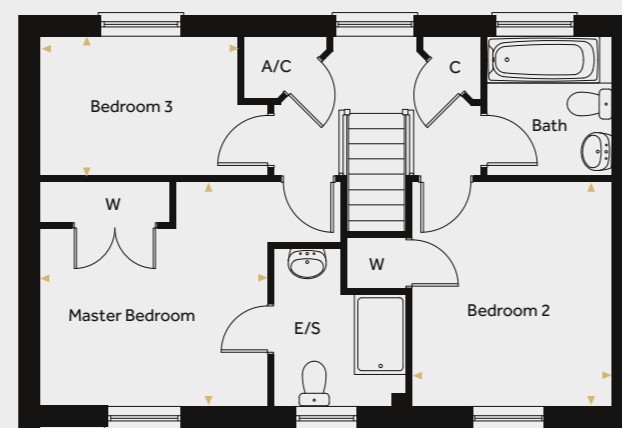
3 Bedroom detached house

Plots 13, 15, 18, 32, 38(h) & 47



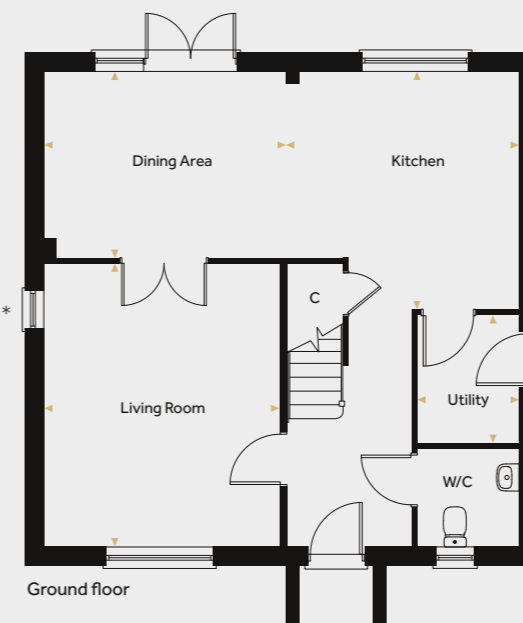
Ground floor

Kitchen/Dining	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"



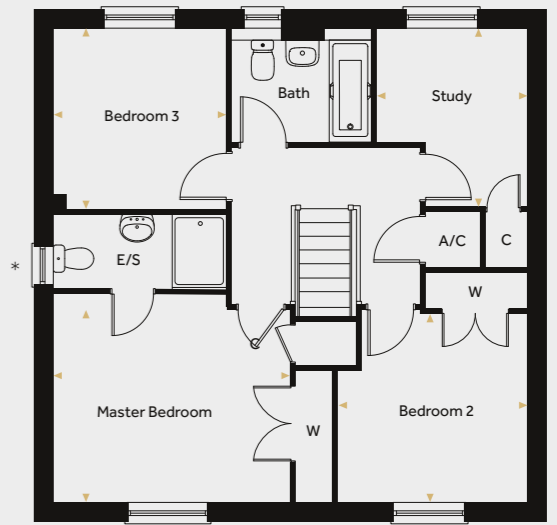
First floor

Master Bedroom	3.375m x 3.420m	11'0" x 11'2"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	2.960m x 2.103m	9'8" x 6'10"



Ground floor

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Utility	1.883m x 1.667m	6'2" x 5'6"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Dining Area	3.985m x 3.062m	13'1" x 10'1"



First floor

Master Bedroom	3.901m x 3.433m	12'10" x 11'3"
Bedroom 2	3.099m x 3.130m	10'2" x 10'3"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Study	2.937m x 2.424m	9'8" x 7'11"

* Window to plots 15, 18, 32 & 47 only.

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The Dunton

4 Bedroom detached house

Plots 11 & 35



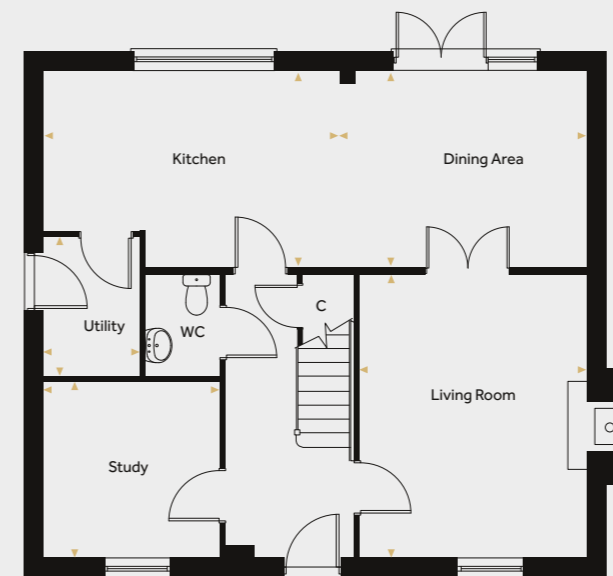
The Heacham

4 Bedroom detached house

Plots 19, 45 & 46(h)

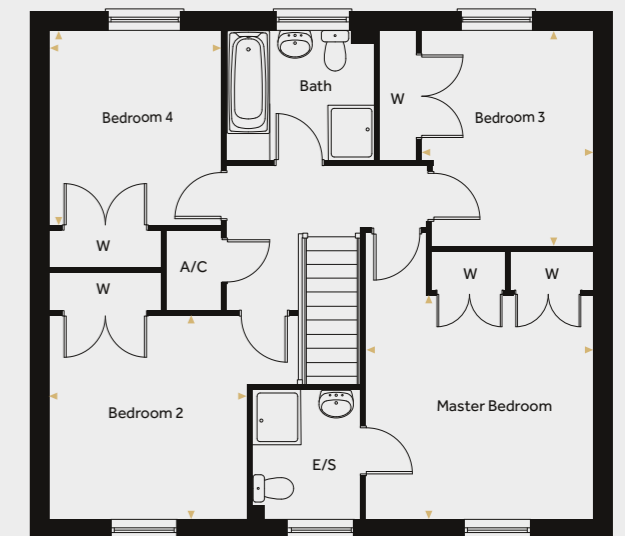


Living Room	7.240m x 4.250m	23'9" x 13'11"
Kitchen/Dining Area	4.987m x 4.190m	16'4" x 13'9"
Master Bedroom	4.630m x 4.190m	15'2" x 13'9"
Bedroom 2	4.157m x 2.900m	13'8" x 9'6"
Bedroom 3	3.462m x 3.307m	11'4" x 10'10"
Bedroom 4	4.190m x 2.975m	13'9" x 9'9"



Ground floor

Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"
Living Room	4.698m x 3.716m	15'4" x 12'2"
Study	2.987m x 2.949m	9'9" x 9'8"
Utility	2.268m x 1.650m	7'5" x 5'5"



First floor

Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.572m x 2.785m	11'9" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

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The Chiltern

4 Bedroom detached house

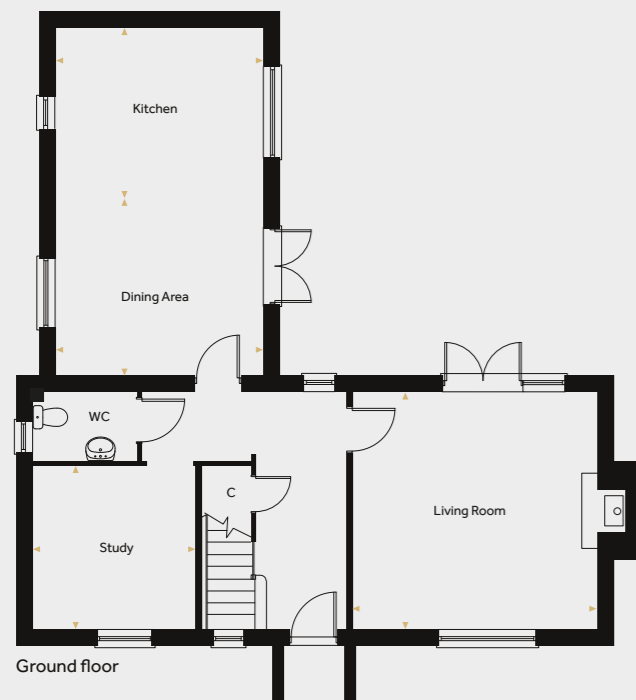
Plots 20(h), 34 & 49



The Colveston

4 Bedroom detached house

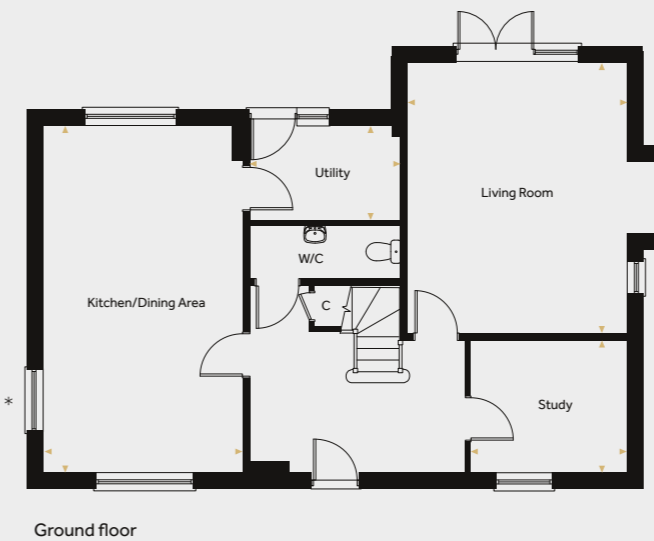
Plots 12 & 48



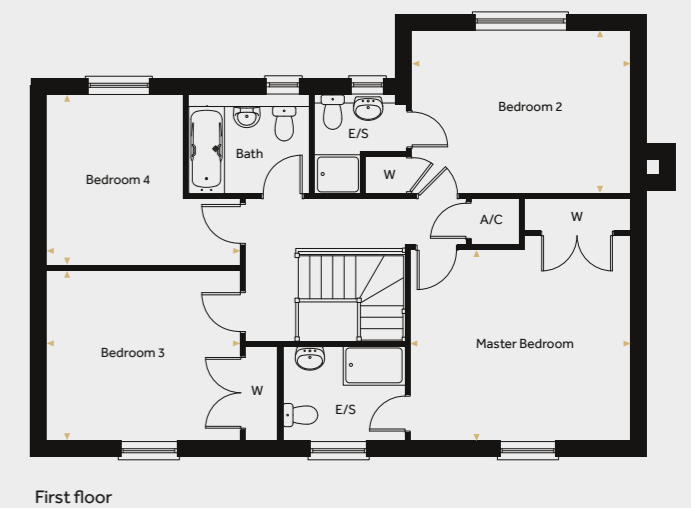
Kitchen/Dining Area	6.735m x 4.015m	22'1" x 13'2"
Lounge	4.730m x 4.595m	15'6" x 15'1"
Study	3.175m x 3.175m	10'5" x 10'5"



Master Bedroom	3.890m x 3.890m	12'9" x 12'9"
Bedroom 2	3.070m x 2.974m	10'1" x 9'9"
Bedroom 3	3.207m x 2.812m	10'6" x 9'3"
Bedroom 4	3.394m x 2.610m	11'2" x 8'7"



Kitchen/Dining Area	6.707m x 3.850m	22'0" x 12'7"
Utility	2.938m x 1.818m	12'7" x 5'11"
Living Room	5.244m x 4.222m	17'2" x 13'11"
Study	3.019m x 2.550m	9'10" x 8'4"



Master Bedroom	4.262m x 3.704m	12'11" x 12'2"
Bedroom 2	4.222m x 3.148m	13'10" x 10'4"
Bedroom 3	3.755m x 3.305m	12'4" x 10'10"
Bedroom 4	3.755m x 3.305m	12'4" x 10'10"

* Window to plot 12 only.

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The Wolterton

5 Bedroom detached house

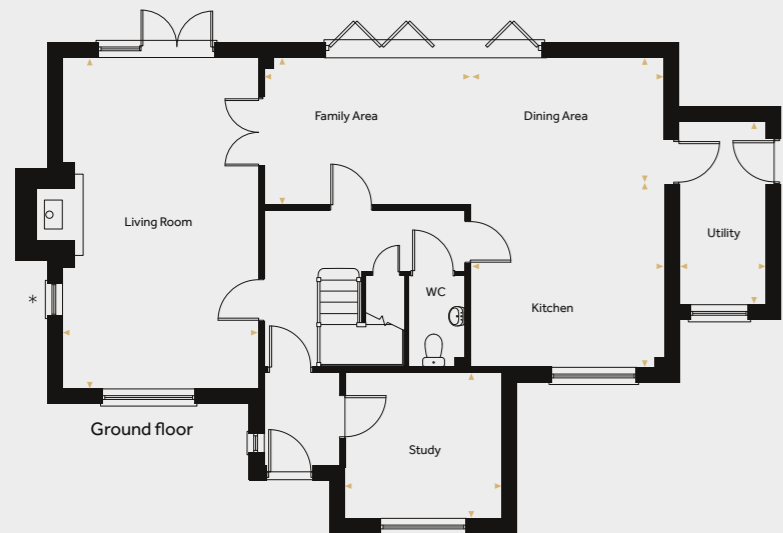
Plots 14 & 44(h)



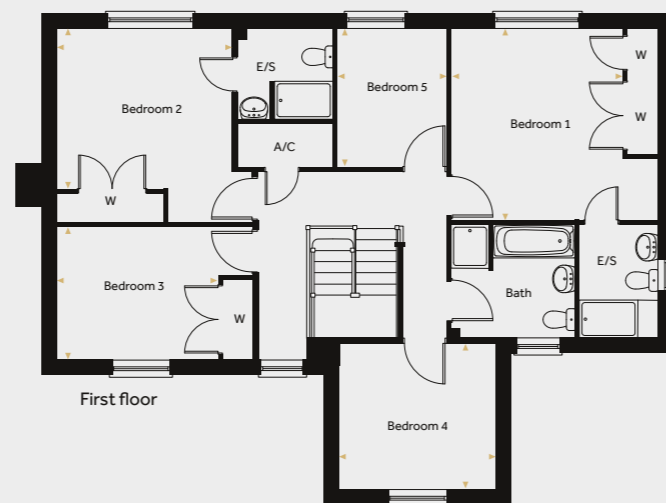
The Burghley

5 Bedroom detached house

Plots 43



Kitchen/Dining Area	6.359m x 3.997m	20'10" x 13'1"
Utility	3.755m x 1.745m	12'4" x 5'9"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Family Area	4.274m x 2.985m	14'0" x 9'9"
Study	3.208m x 3.000m	10'6" x 9'10"



Master Bedroom	3.935m x 3.561m	12'11" x 11'8"
Bedroom 2	3.578m x 3.291m	11'8" x 10'9"
Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.275m x 2.840m	7'5" x 9'4"



Master Bedroom	3.935m x 3.561m	12'11" x 11'8"
Bedroom 2	3.578m x 3.291m	11'8" x 10'9"
Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.275m x 2.840m	7'5" x 9'4"

Kitchen/Dining	6.359m x 3.997m	20'10" x 13'1"
Utility	3.579m x 2.584m	11'9" x 8'6"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Family Area	4.274m x 2.985m	14'0" x 9'9"
Study	3.208m x 3.000m	10'6" x 9'10"
Snug	5.906m x 2.973m	19'4" x 9'9"



* Window to plot 44 only.
 * Indicates where measurements have been taken from. (h) Handed. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearances will vary, please refer to plot specific drawing in sales office. Plans and dimensions are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



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HOMES

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LAXFIELD | SUFFOLK



Area Map



Local Map

Maps not to scale

Travel times and distances

By road from Blacksmiths Way to:

Halesworth	9 miles
Darsham	10 miles
Saxmundham	11 miles
Wickham Market	13 miles
Diss	15 miles
Woodbridge	18 miles
Ipswich	24 miles

By rail from Saxmundham Train Station to:

Ipswich	40 mins
Colchester	1 hour 5 mins
Norwich	1 hour 25mins
London Liverpool Street	2 hours

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Blacksmiths Way, Off Framlingham Road, Laxfield, Suffolk IP13 8HD

Telephone: 01986 801019

Email: blacksmiths.way@denburyhomes.co.uk

Book your appointment at:

www.denburyhomes.co.uk



It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Blacksmiths Way may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

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