



CHARLES CHURCH



Rose Manor

Hadleigh | Suffolk



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Deposit Unlock

Deposit Unlock is a new mortgage guarantee product which allows you to buy a new-build home with a deposit of just 5%.



Deposit Boost

If you’re a first time buyer and have saved a 10% deposit for a Charles Church home, we could boost it by providing an additional 5%, giving you a total deposit of 15%.



Bank of Mum and Dad

Our new Bank of Mum & Dad scheme means that if you’re first-time buyer and your parent or family member contributes 5% or more of the purchase price of your home, they’ll receive a thank you from us after completion.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2024 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and ponds, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



Rose Manor

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Key features:

- > Choice of three, four and five-bedroom homes
- > Excellent local schooling
- > Good transport to Ipswich & Colchester
- > Range of amenities close to hand
- > Stunning town location

Enjoy settling into your new home within the idyllic town of Hadleigh

Rose Manor is our sought-after new development located in the charming market town of Hadleigh, Suffolk. With a range of stunning three, four and five-bedroom homes, this lovely location will suit a range of buyers.

Offering the best of both worlds, Hadleigh is surrounded by breath-taking countryside, has a wide range of local amenities and is close to thriving towns including Ipswich, Bury St Edmunds, Colchester and Sudbury.

Great local amenities

Hadleigh's historic, atmospheric centre benefits from a range of individual and high street shops, including Boots, Co-op and several popular pubs, restaurants and cafés - everything you need for day-to-day living. Every Friday, there's also a popular market perfect for picking up fresh produce, including fruit, vegetables, and seafood.

For shopping further afield, Ipswich is just under 9 miles from Rose Manor and is the perfect place for a shopping spree. Buttermarket shopping centre boasts a great variety of high street stores and facilities, including New Look, Boots, Prezzo, Super Bowl and Empire Cinema, which are excellent for a fun-filled family day out.

If you enjoy keeping fit, the town has plenty to offer. Hadleigh Pool & Leisure centre has a 30-station Matrix state of the art gym, a 25m, 5-lane fitness pool and a variety of group fitness classes. There's also Hadleigh Rugby Club, Hadleigh United Football Club, Hadleigh Cricket Club, Bedlam Paintball and Hadleigh Skatepark.

As well as a great range of leisure facilities in Hadleigh, there's also a wide variety of entertainment and leisure facilities in nearby towns, including Ipswich, Bury St Edmunds and Colchester.

A good education for all.



Hadleigh is the perfect place for families, with first-class education for all ages, including St Mary's Church of England Primary School, Hadleigh Community Primary School and Hadleigh High School.



Always in reach.

Hadleigh is ideally-situated central to Bury St Edmunds, Ipswich and Colchester. It also benefits from good road links to and from neighbouring villages and towns, including the A1071 and A14.

Sudbury train station is just a 20-minute drive from Rose Manor, with hourly trains to the mainline at Marks Tey, Ipswich or Manningtree.



Approximate travel distance by car to:

- > Hadleigh town centre: **1.3 miles**
- > Ipswich: **8.9 miles**
- > Sudbury train station: **12.4 miles**
- > Colchester: **17.3 miles**
- > Bury St Edmunds: **22.6 miles**

Rose Manor

Site plan



KEY

- The Piccadilly (3)
- The Whitehall (3)
- The Chester (3)
- The Knightsbridge (4)
- The Mayfair (4)
- The Marlborough (4)
- The Strand (5)
- The Marylebone (5)
- The Fenchurch (5)
- Affordable Housing

(3) indicates number of bedrooms

SUDS = Sustainable Urban Drainage System



CHARLES CHURCH

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Pond

Existing Housing

Weavers Meadow Development
(by Persimmon Homes)

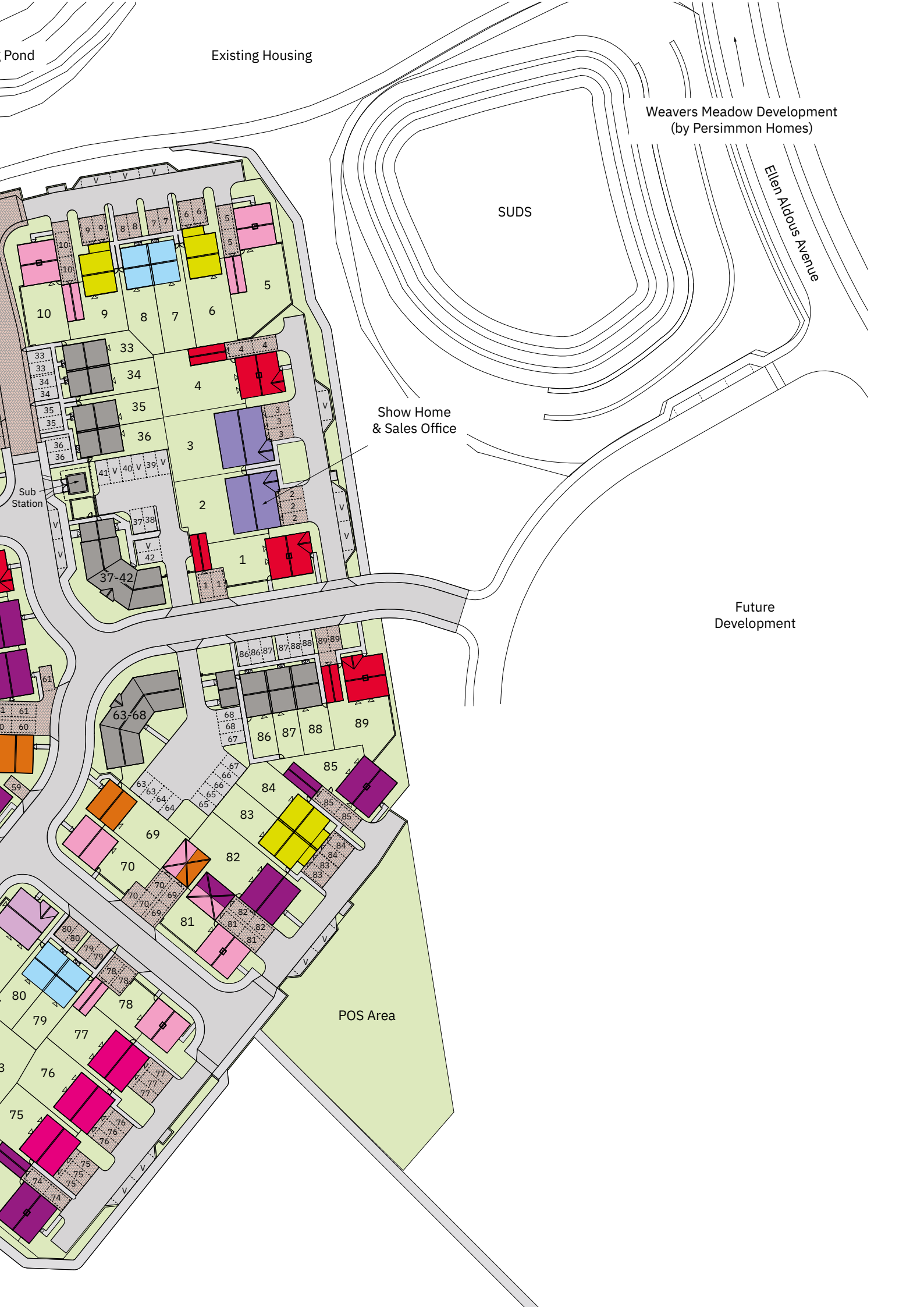
SUDS

Ellen Aldous Avenue

Show Home
& Sales Office

Future
Development

POS Area

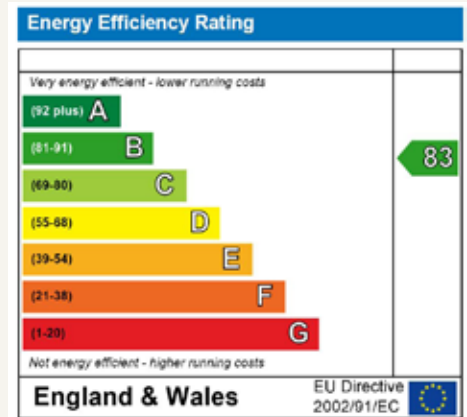


The Piccadilly

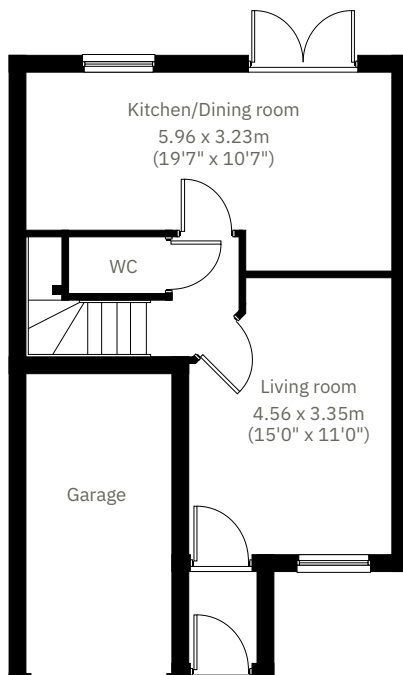


PICCADILLY

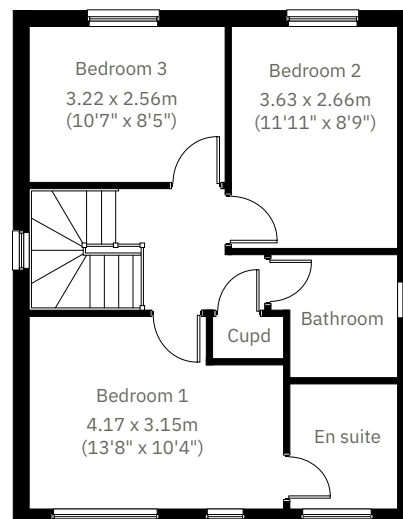
Three bedroom home



An attractive three-bedroom family home, the Piccadilly is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. There's a handy front porch, integral garage and downstairs WC. Plus there's an en suite to bedroom one and a spacious family bathroom.



Ground floor



First floor

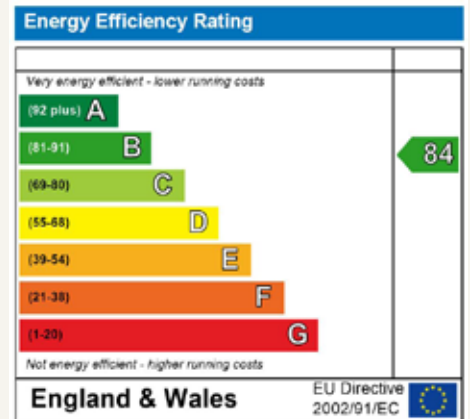
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The Whitehall

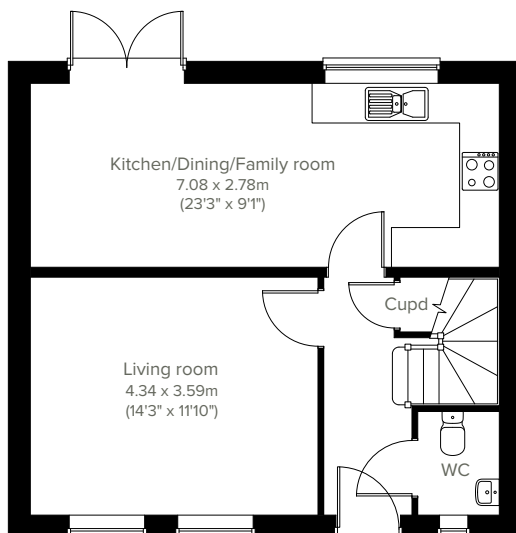


WHITEHALL

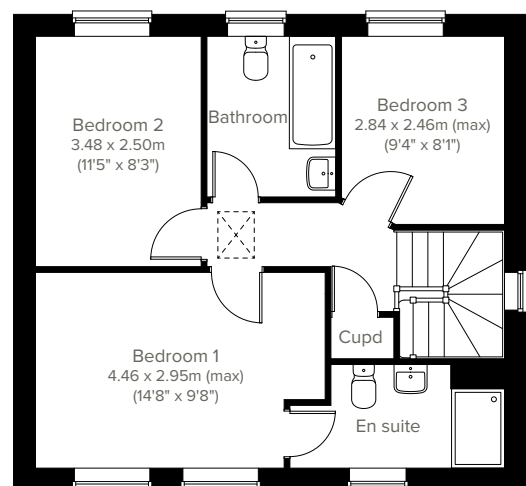
Three bedroom home



Stylish yet practical, the Whitehall is a three-bedroom detached home perfectly designed for modern family living. Its features include a bright front-aspect living room, an open plan kitchen/dining/family room with French doors leading into the garden, downstairs WC and an en suite to bedroom one.



Ground floor



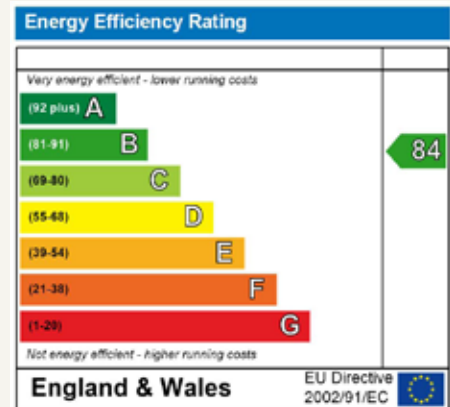
First floor

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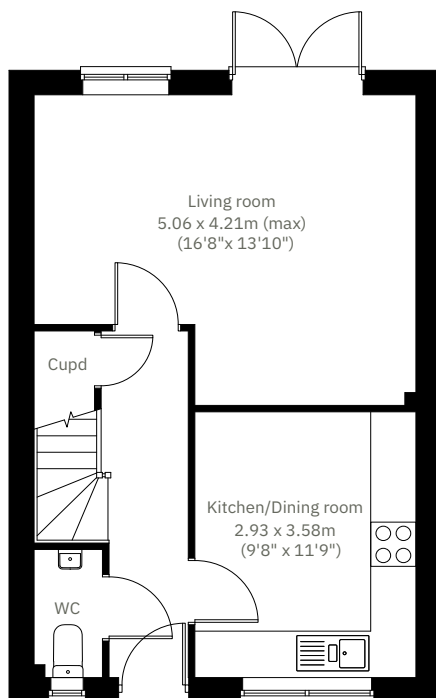
The Chester



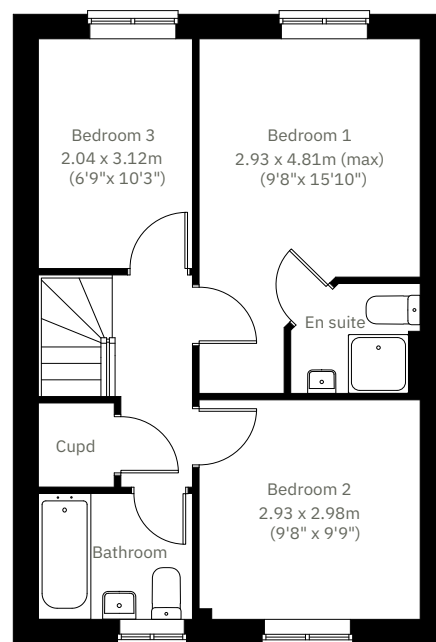
CHESTER
Three bedroom home



The popular Chester is a three-bedroom home featuring a spacious kitchen/dining room and separate living room with French doors leading into the garden. There are three good-sized bedrooms, bedroom one benefiting from an en suite, two handy storage cupboards and a modern family bathroom.



Ground floor



First floor

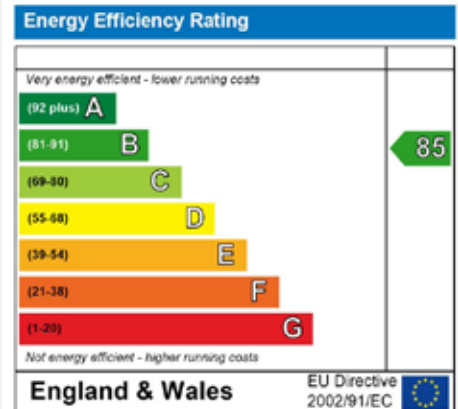
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The Knightsbridge

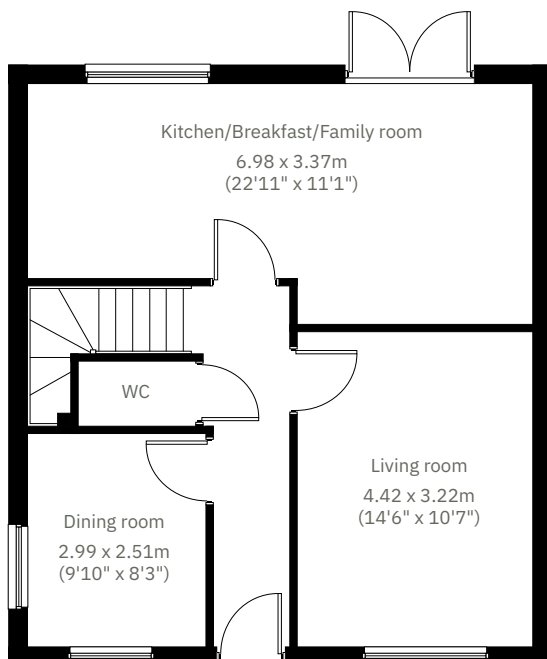


KNIGHTSBRIDGE

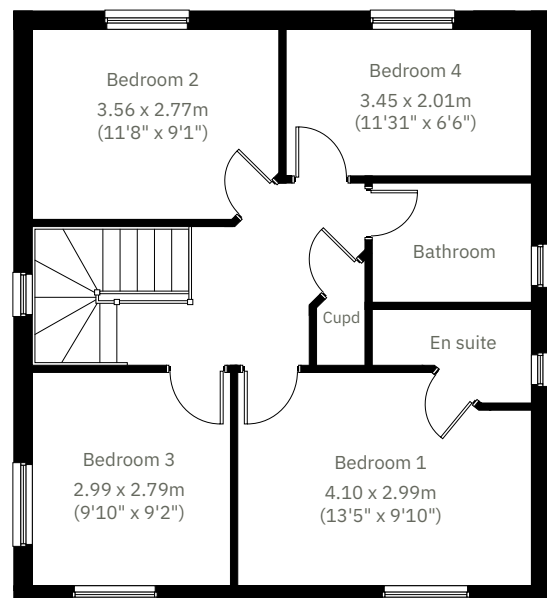
Four bedroom home



A popular family home, the Knightsbridge is a four-bedroom detached property perfectly designed for modern living. Its features include an open plan kitchen/breakfast/family room - ideal for entertaining friends and family - plus a bright front-aspect living room, separate dining room and an en suite to bedroom one.



Ground floor



First floor

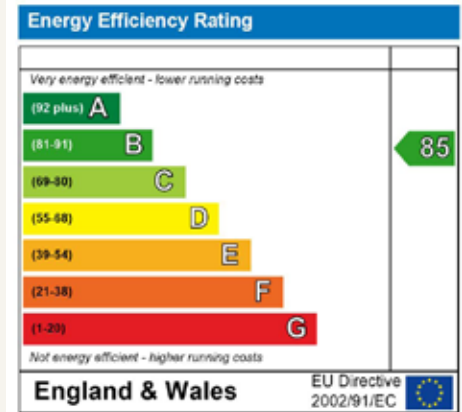
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The Mayfair

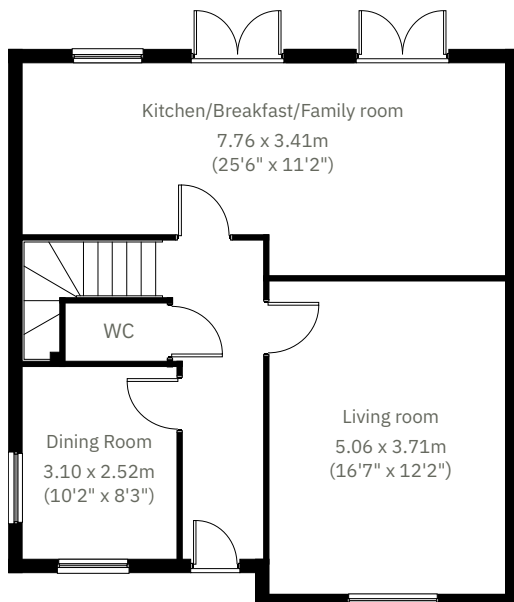


MAYFAIR

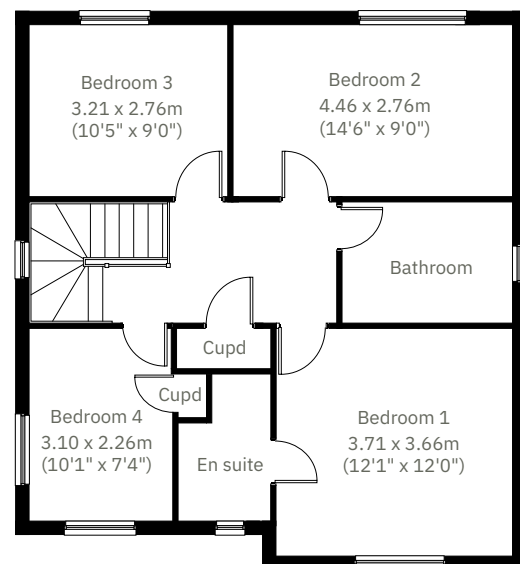
Four bedroom home



Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room and an en suite to the bedroom one.



Ground floor



First floor

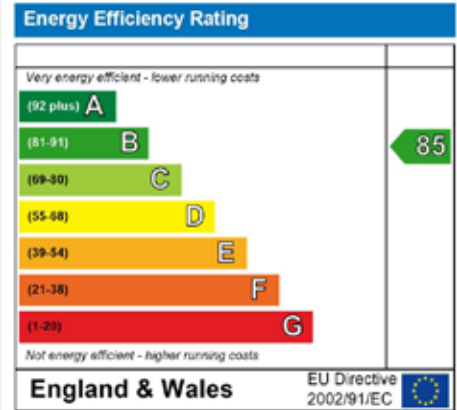
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The Marlborough

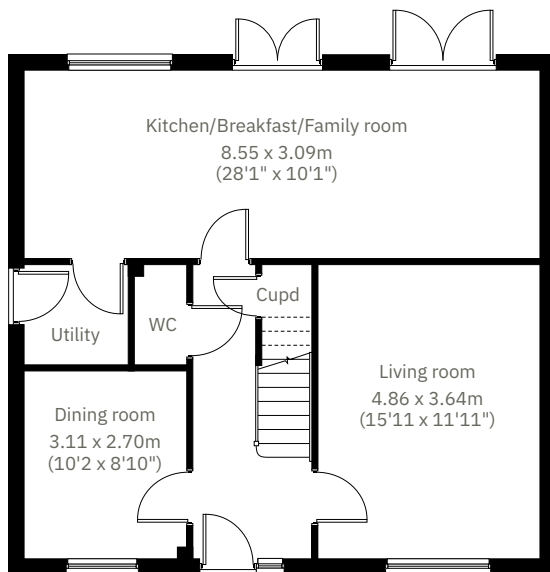


MARLBOROUGH

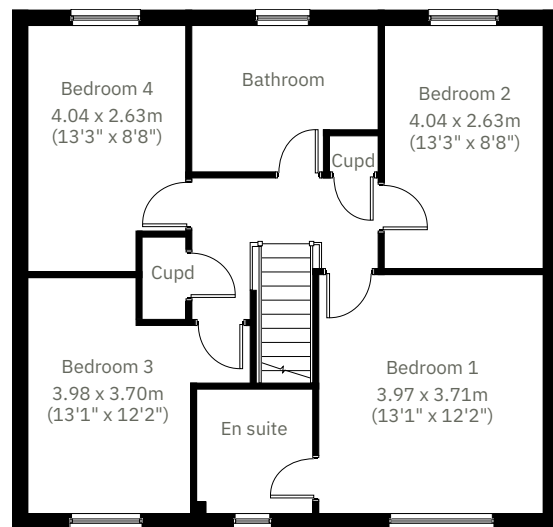
Four bedroom home



The Marlborough is a spacious four-bedroom home featuring an open plan kitchen/breakfast/family room with French doors leading into the garden, front-aspect living room as well as a separate dining room - perfect for entertaining - and a utility with outside access. Upstairs, you'll find bedroom one with an en suite, three further bedrooms and a good-sized family bathroom.



Ground floor



First floor

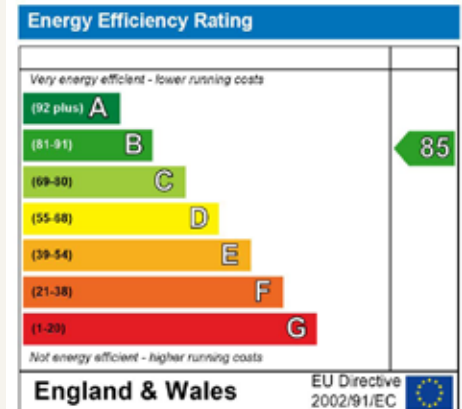
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The Strand

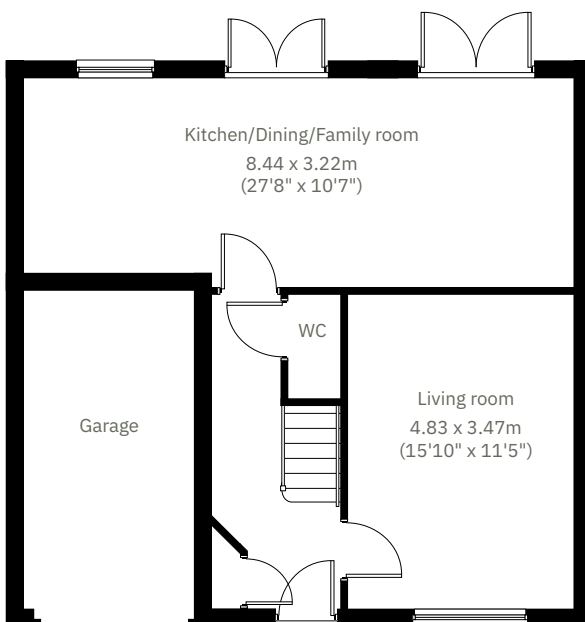


STRAND

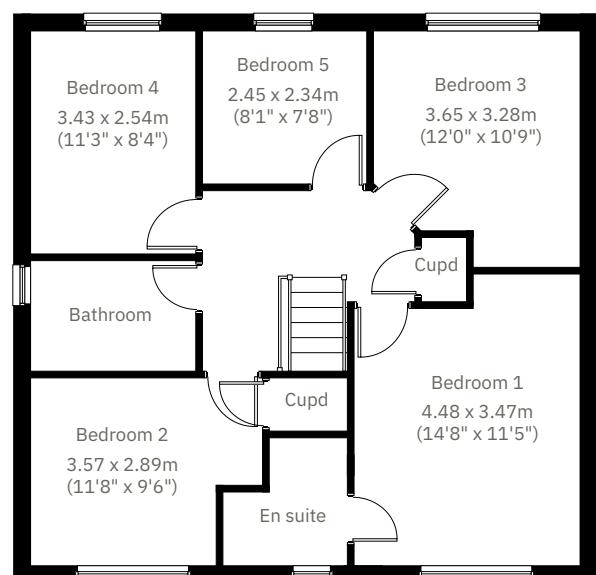
Five bedroom home



The Strand is a stunning five-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden. There's also a generous front-aspect living room, integral single garage and downstairs WC. The first floor benefits from five bedrooms - bedroom one with an en suite - a large family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

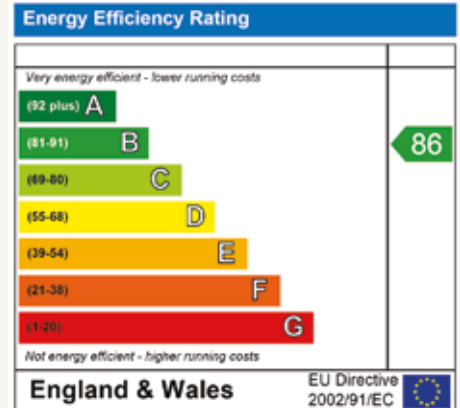
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The Marylebone

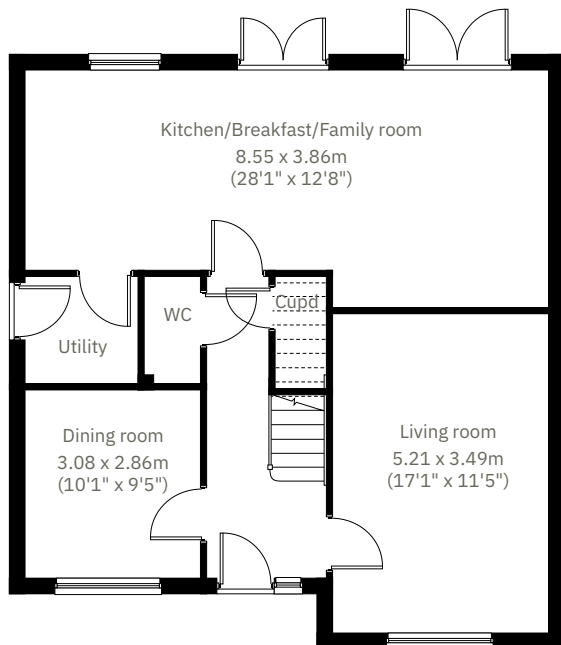


MARYLEBONE

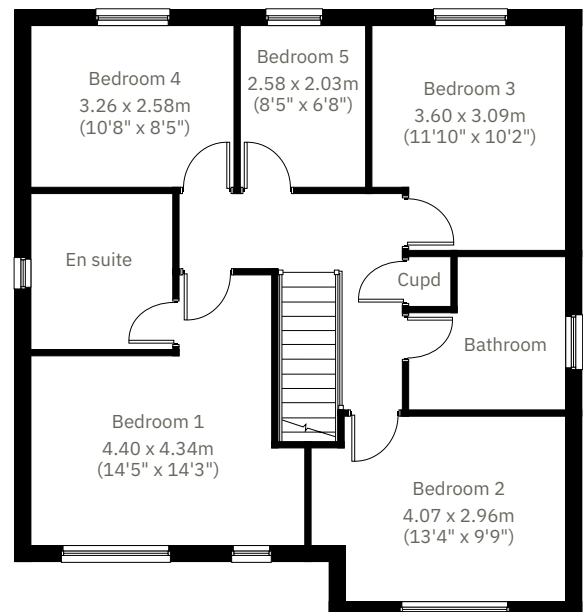
Five bedroom home



The Marylebone is a spacious and stylish family home featuring an open plan kitchen/breakfast/family room. The front-aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and the utility with outside access are ideal for day-to-day storage. Upstairs, you'll find a spacious en suite to bedroom one, four further bedrooms and a family bathroom.



Ground floor



First floor

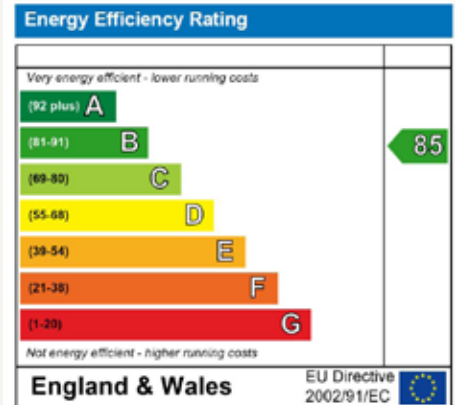
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The Fenchurch

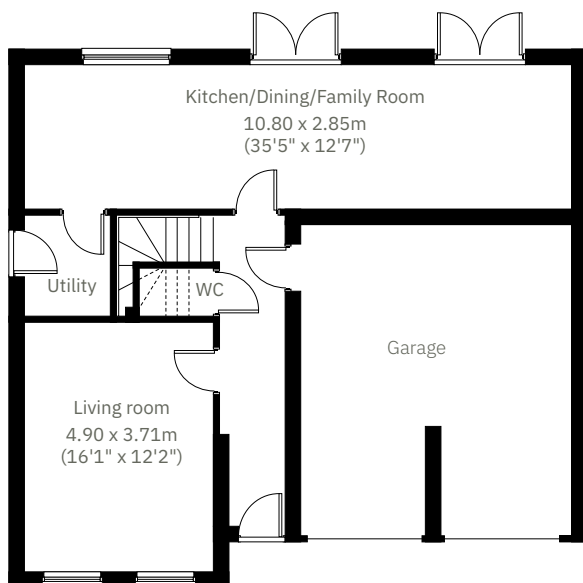


FENCHURCH

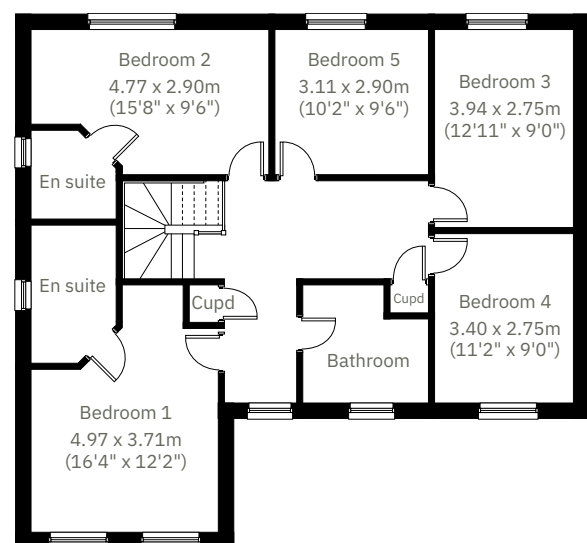
Five bedroom home



The Fenchurch is a beautiful five-bedroom home with an open plan kitchen/dining/family room with double French doors leading into the rear garden. Plus, there's a spacious front-aspect living room, a separate utility with outside access and an integral double garage. Upstairs, there are five bedrooms and both bedroom one and bedroom two have en suites.



Ground floor



First floor

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Specifications



- ⊗ UPVC double glazed windows
- ⊗ GRP front door and UPVC French doors to rear
- ⊗ Personnel door to integral and detached garages (where applicable)
- ⊗ External coach lamp to front entrance & PIR security light to rear
- ⊗ Smooth finish ceilings & walls in white
- ⊗ White 5 panel internal doors with chrome effect ironmongery
- ⊗ Gas central heating
- ⊗ TV point, telephone point and Fibrenest point to living room
- ⊗ TV point to bedroom 1
- ⊗ Choice of kitchen units/worktops (subject to build stage)
- ⊗ Stainless steel splashback, stainless steel chimney hood and soft close hinges to doors and drawers
- ⊗ Stainless steel 4 ring gas hob to 2 & 3 beds. 5 ring to 4 & 5 beds
- ⊗ Stainless steel double electric oven (at eye level where applicable)
- ⊗ Plumbing for washing machine
- ⊗ Integrated dishwasher & fridge/freezer to 4 & 5 beds
- ⊗ Sottini Santorini range sanitary ware
- ⊗ WC splashback tiled with chrome trim (colour choice dependant on build stage)
- ⊗ Bathroom half height tiling to sanitary ware walls with chrome trim. Full height tiling to wall with bath (colour choice dependant on build stage)
- ⊗ En suite(s) half height tiling to sanitary ware walls with chrome trim
- ⊗ Mira Vie electric shower to bathroom with shower screen
- ⊗ Anthracite towel radiators in main bathroom & en suite(s) 1600x600mm (where applicable)
- ⊗ Smoke detectors to all habitable rooms
- ⊗ Oak handrail to staircase
- ⊗ 1.8m high fence to rear garden with matching timber gate
- ⊗ Soft landscaping to front of property, rear garden top soiled
- ⊗ Double power socket and pendant light fitting to integral and detached garages (where applicable)
- ⊗ Parking or garage with up and over door (where applicable)
- ⊗ 10 year new homes warranty
- ⊗ Plots provided with site screed floors – Floor coverings available to purchase through Select Options. *If you use an external flooring supplier it will be their responsibility to prepare the floor to the required specification suitable for the floor finish they are providing



#CharlesChurchLife



Charles Church

We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurch_homes](https://www.instagram.com/charleschurch_homes)



Snap. Share. Win.

Upload your own photos with the hashtag **#CharlesChurchLife** and you could be one of the lucky winners we pick every month to receive a **£100** John Lewis voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good Luck

Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



Top 10 reasons to buy a new home.



1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.





FibreNest™



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six
amazing packages to suit everyone's needs. From surfing the net on the sofa
to binge-watching the latest box set, streaming music with friends to ruling the
galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibre nest.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



Rose Manor

Rose Manor

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