



DENBURY
HOMES

WITTEN'S MEADOW

WITNESHAM | SUFFOLK

An impressive collection of 2, 3, 4 & 5 bedroom homes





DENBURY
HOMES

WELCOME TO
Witten's Meadow
by Denbury Homes



Computer generated image of properties at Witten's Meadow. Indicative only.



Photographs depict previous Hopkins & Moore / Denbury Homes developments.

Welcome to Witten's Meadow, a selection of 2, 3, 4 and 5 bedroom houses and bungalows nestled in the pretty Suffolk village of Witlesham.

Ideally situated just 5 miles from the county town of Ipswich, Witlesham offers the best of both worlds. Close enough to experience the town's multiple shops and services, yet living surrounded by the beautiful Suffolk countryside.

Locally there is a pub, primary school, church, and village hall, all within walking distance. Just over two miles away, the railway station at Westerfield can take you to Ipswich and beyond with regular services into London Liverpool Street within an hour and 10 minutes.

A proud tradition of excellence

The desirable homes at Witten's Meadow beautifully showcase Denbury Homes' tradition of putting exceptional design at the heart of everything we do.

Our hallmark passion for quality and excellence, blends traditional craftsmanship with timeless luxury, which means you will be proud of your new home for years to come. These energy efficient homes are designed for modern living, with elegant exteriors that stand the test of time and contemporary interior design to suit every lifestyle.

Denbury Homes was born amidst the stunning East Anglian landscape which has inspired artists for generations. We ensure everything we build reflects the beauty of this special place you'll love to call home.



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A rare quality of life awaits

Discover an enviable lifestyle in the friendly village of Witnesham. Situated just 5 miles from the county town of Ipswich, with its multiple shops and services, yet surrounded by stunning field views, Witnesham offers the best of both worlds.

You'll love this idyllic location. Take a short stroll to the 15th century Barley Mow pub or meet friends for a meal at the Moon and Mushroom in nearby Swilland. Witten's Meadow is near to a recreation ground and play area, whilst the village hall is home to a host of community groups and activities such as Tai Chi and children's dance classes. St. Mary's Church is also close by offering regular religious services. Pick up your fresh produce and daily staples at Richard's, which is a 10-minute walk away and for your weekly shop, there is a choice of national supermarkets within a 20-minute drive including Sainsbury's, Tesco, Asda and a Waitrose & Partners, in Ipswich.

Keep fit by working out at Whitton Sports Centre which has a gym, fitness classes, trampolining, and roller-skating, just an 11-minute drive away. When you want to swim, Crown Pools offers water-based fun for all ages and there are several gyms, including David Lloyd in Ipswich. If you prefer to exercise in the open air, there are numerous walking, cycling and running routes to choose from. The Fynn Valley Walk is a footpath that starts at Witnesham and runs for 9 miles to Woodbridge where the Fynn River joins the river Deben. Golfers will enjoy the Fynn Valley Golf Club in the village, as well as Rushmere Golf Club and Bramford Golf Centre.

It is easy to make the most of your precious leisure time from Witten's Meadow. Enchanting Woodbridge is just over 6 miles away and offers numerous independent shops, restaurants, wine bars and cafés to suit every taste. This attractive riverside town also has a colourful bi-weekly market.

Ipswich, just under 15 minutes away by car, has a wide range of shopping, sport, leisure, cultural and entertainment venues, including cinemas and theatres. The market towns of Needham Market and Hadleigh are easy to access for a relaxing walk or brunch with friends. There are plenty of eateries in other nearby villages too, whether you want an award-winning restaurant or a quaint country pub.

Enjoy a day out at the impressive Suffolk coast with its miles of unspoilt beaches or spend happy hours exploring the wider Suffolk Coast and Heaths Area of Outstanding Natural Beauty with its unique wildlife habitats. The Dedham Vale Area of Outstanding Natural Beauty, home to Constable and Gainsborough, is a 25-minute drive. Baylham House Rare Breeds Farm has plenty to attract animal lovers of all ages, or travel a little further afield to enjoy an exciting trip to Pleasurewood Hills family theme park.

For families with children, Witten's Meadow is a 3-minute drive from the village primary school, which was rated Good by Ofsted in 2022. There are nurseries in the area and Witnesham pre-school takes youngsters between 0-5 years. For older pupils, Northgate High School and Sixth Form, a 10-minute drive away, was rated Good in 2019. The Ormiston Endeavour Academy, 4 miles away, caters for those aged 11-16 and was rated Good in 2022. ONE Sixth Form College, 6.5 miles away, is Ofsted Outstanding.

Families considering independent schools have a good choice within 10 miles, including The Ipswich School, St Joseph's College, Woodbridge School, Framlingham College, Ipswich High School and The Royal Hospital School. When the time comes for further or higher education, West Suffolk College and Suffolk New College are close by and the University of Suffolk has its campus in Ipswich.

When you want to travel for work or pleasure, there is easy access to the A14 and good rail links from Ipswich Station, which is a 15-minute drive. From here you can be at London Liverpool Street in 65 minutes, or Norwich in 38 minutes. Needham Market Station is 18 minutes by car and trains run to Cambridge in 71 minutes and Norwich in 50 minutes. Buses run to Ipswich, Debenham and Eye.

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.



Fynn Valley Walk, Witnesham



The Barley Mow Inn, Witnesham



Tide Mill, Woodbridge



St. Mary's Church, Witnesham



Ipswich Town Centre



A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Bosch oven, hob and hood fitted as standard
- Integrated fridge/freezer and dishwasher to kitchen of The Jay, The Robin, The Kestrel, The Lapwing
- Granite or Quartz worktop to The Jay, The Robin, The Kestrel and The Lapwing

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 and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen in all homes
- Downlights to the breakfast/dining area, family room, utility and all wet rooms in The Jay, The Robin, The Kestrel and The Lapwing
- Electric vehicle charging points to all homes

Plumbing

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- 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

Joinery

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



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
- Natural Rivern paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots**
- Feature fireplace and wood burner to The Heron, The Sandpiper, The Jay, The Robin, The Kestrel and The Lapwing

* 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 Witten's Meadow



2 Bedroom Homes

The Chaffinch
Plots 20, 21(h), 23 & 24(h)

3 Bedroom Homes

The Raven
Plots 18 & 19(h)

The Teal (b)
Plots 29 & 30(h)

The Swift (b)
Plots 31 & 32

4 Bedroom Homes

The Kingfisher
Plot 22

The Woodpecker
Plot 3

The Heron
Plots 4 & 25

The Sandpiper
Plot 1

The Jay
Plot 2

The Robin
Plots 5(h) & 7

The Kestrel
Plots 26 & 28(h)

5 Bedroom Homes

The Lapwing
Plots 6 & 27



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.



*Scan for more information on the First Homes Scheme: discounts for first-time buyers

Show Home

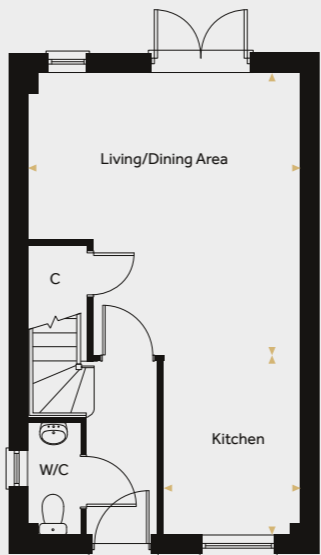
- Attenuation basin
- Swale
- Wildflower areas
- Existing hedgerow
- (b) Bungalow
- (h) Handed

- Affordable Rented
- Shared Ownership
- First Homes*

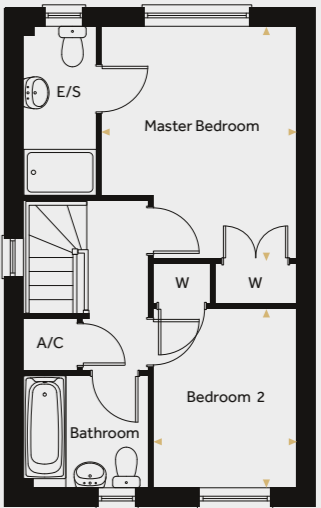


The Chaffinch

Plots 20, 21(h), 23 & 24(h)



Ground floor



First floor

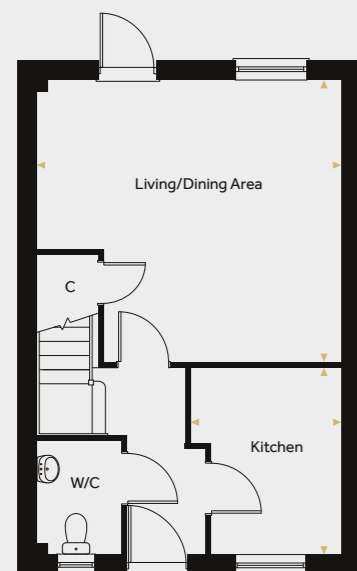
Kitchen	2.990m x 2.285m	9'10" x 7'6"
Living/Dining Area	4.710m x 4.544m	15'5" x 14'11"

Master Bedroom	3.877m x 3.253m	12'8" x 10'8"
Bedroom 2	2.978m x 2.390m	9'9" x 7'10"

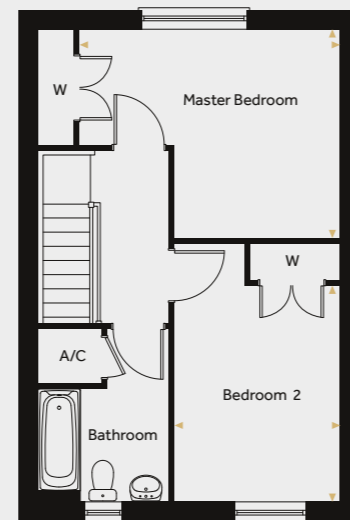
◀ Indicates where measurements have been taken from.

The Eider (First Homes)

Plots 8, 9 & 10



Ground floor



First floor

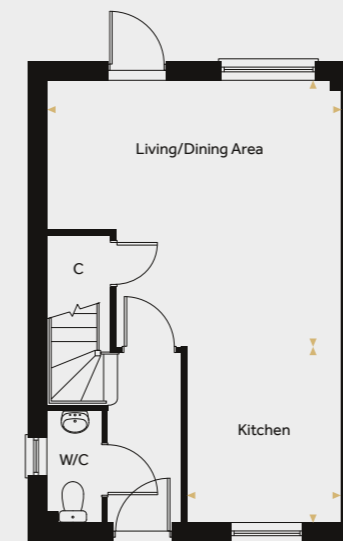
Kitchen	3.100m x 2.503m	10' 2" x 8' 3"
Living/Dining Area	5.059m x 4.692m	16' 7" x 15' 5"

Master Bedroom	4.359m x 3.485m	14' 4" x 11' 5"
Bedroom 2	3.610m x 2.773m	9' 11" x 9' 1"

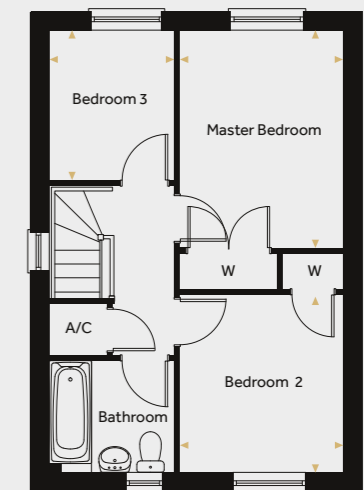
◀ Indicates where measurements have been taken from.

The Raven

Plots 18 & 19(h)



Ground floor



First floor

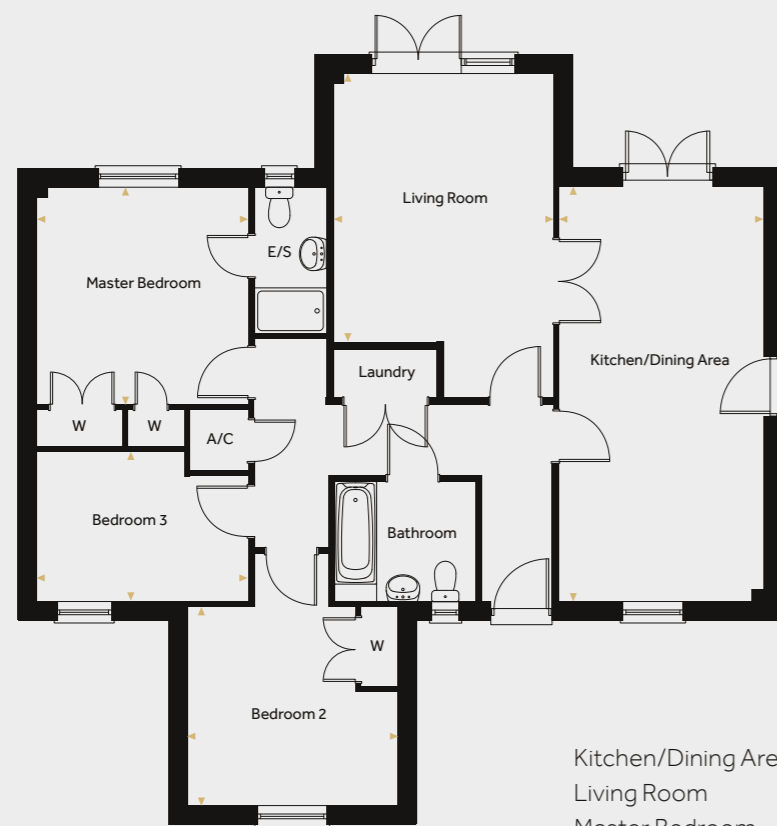
Kitchen	2.937m x 2.571m	9' 7" x 8' 5"
Living/Dining Area	4.899m x 4.437m	16' 0" x 14' 6"

Master Bedroom	3.622m x 2.719m	11' 10" x 8' 11"
Bedroom 2	2.957m x 2.719m	9' 8" x 8' 11"
Bedroom 3	2.494m x 2.080m	8' 2" x 6' 9"

◀ Indicates where measurements have been taken from.

The Teal

Plots 29 & 30(h)



Kitchen/Dining Area	6.912m x 3.400m	22'8" x 11'2"
Living Room	4.460m x 3.650m	14'8" x 12'0"
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"

◀ Indicates where measurements have been taken from.

The Swift

Plots 31 & 32



Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Living Room	5.850m x 4.170m	19'2" x 13'8"
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 2.632m	10'10" x 8'8"

◀ Indicates where measurements have been taken from.

The Kingfisher

Plot 22

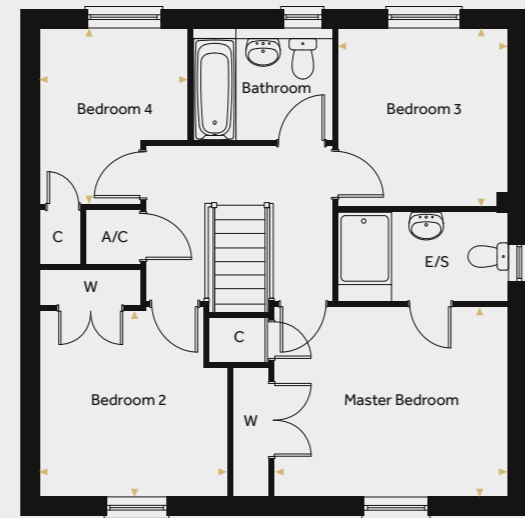


The Woodpecker

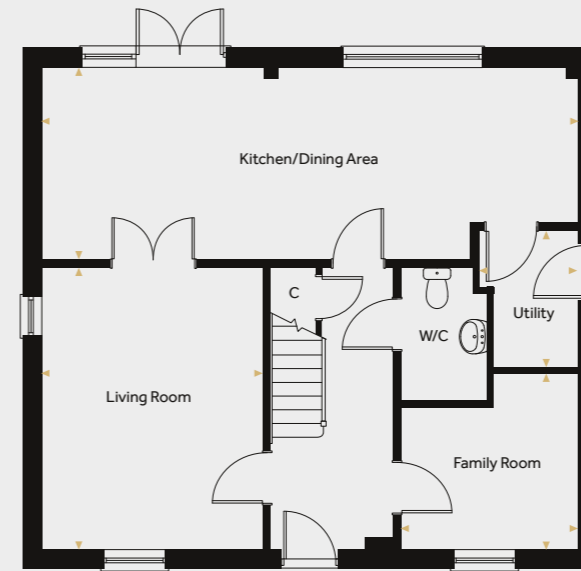
Plot 3



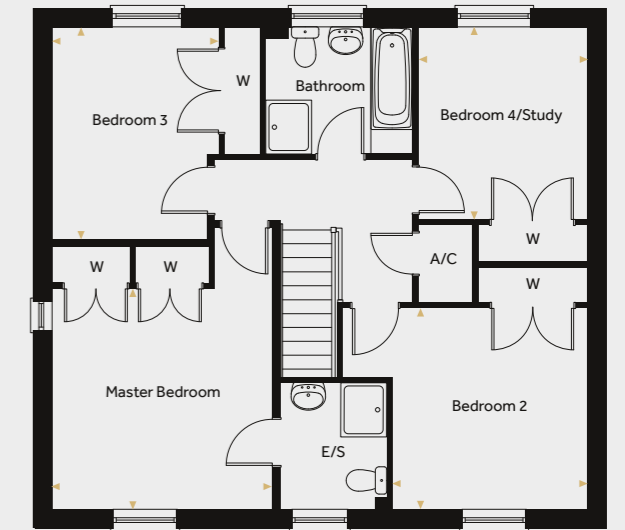
Ground floor



First floor



Ground floor



First floor

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Utility	2.108m x 1.667m	6'11" 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"

Master Bedroom	3.901m x 3.175m	12'10" x 10'5"
Bedroom 2	3.130m x 3.099m	10'3" x 10'2"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Bedroom 4	2.937m x 2.474m	9'8" x 8'1"

Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.698m x 3.686m	15'5" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"
Family Room	2.957m x 2.949m	9'9" x 9'8"

Master Bedroom	3.686m x 3.680m	12'1" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.542m x 2.785m	11'8" x 9'1"
Bedroom 4/Study	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from.

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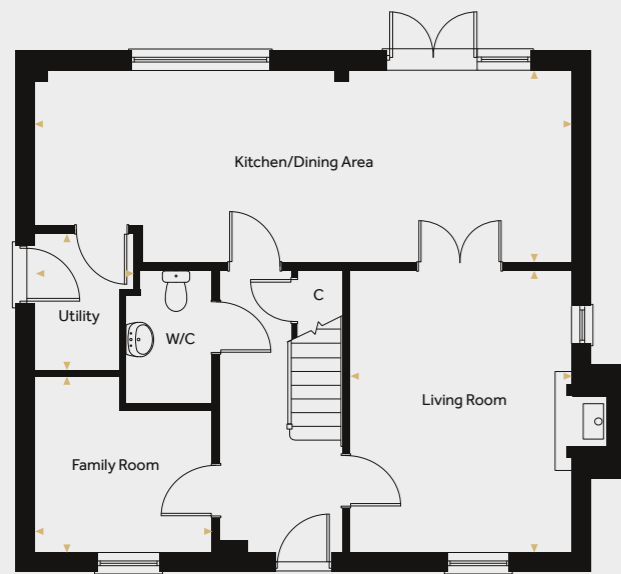
The Heron

Plots 4 & 25

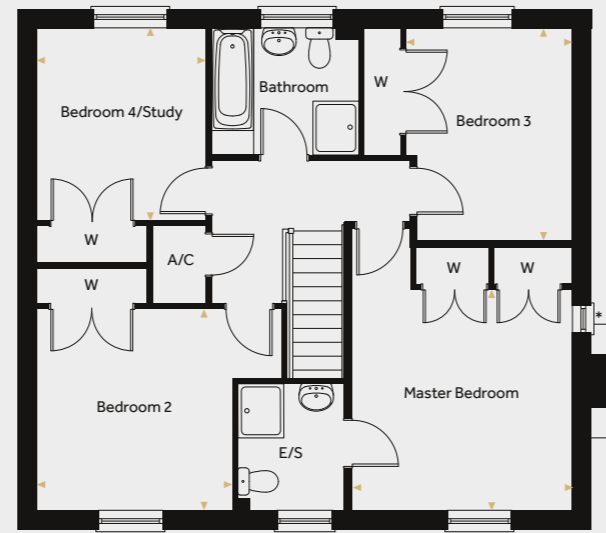


The Sandpiper

Plot 1



Ground floor

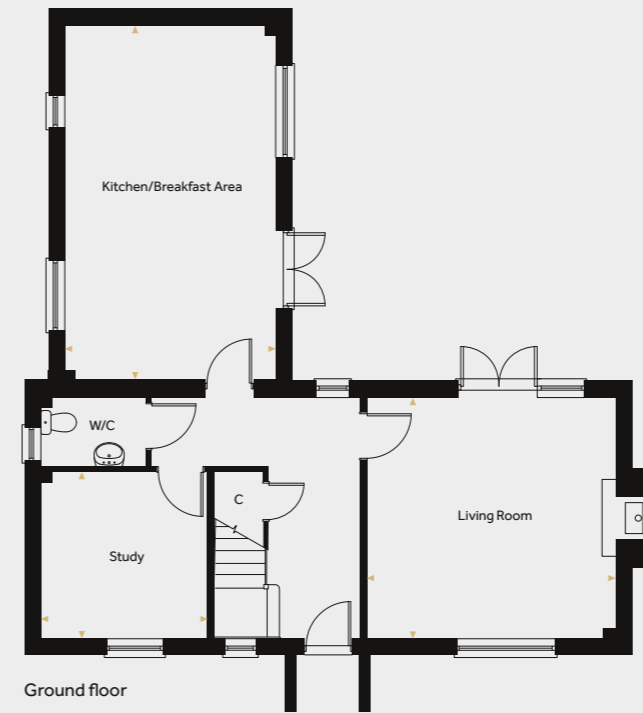


First floor

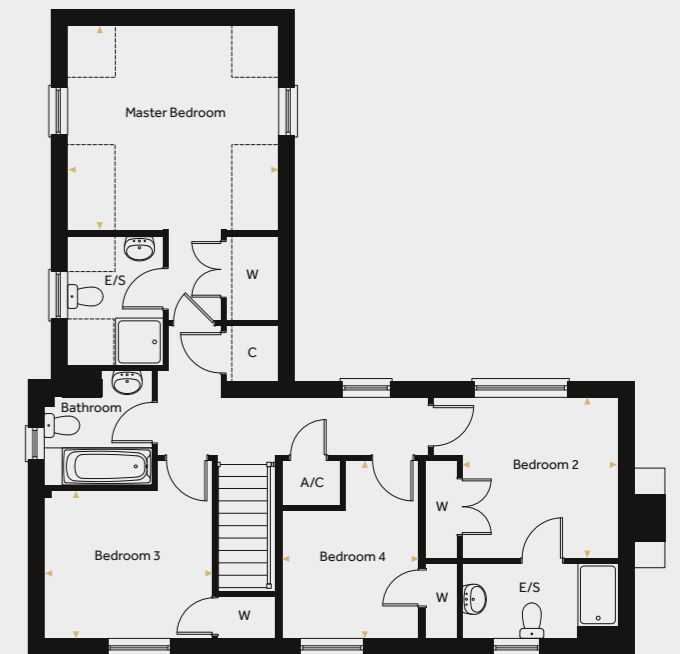
Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.698m x 3.686m	15'5" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"
Family Room	2.957m x 2.949m	9'9" x 9'8"

Master Bedroom	3.686m x 3.680m	12'1" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.542m x 2.785m	11'8" x 9'1"
Bedroom 4/Study	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from.
 * Window to plot 4 only



Ground floor



First floor

Kitchen/Breakfast Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	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	3.270m x 2.974m	10'9" 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"

◀ Indicates where measurements have been taken from.
 -- Denotes reduced head height

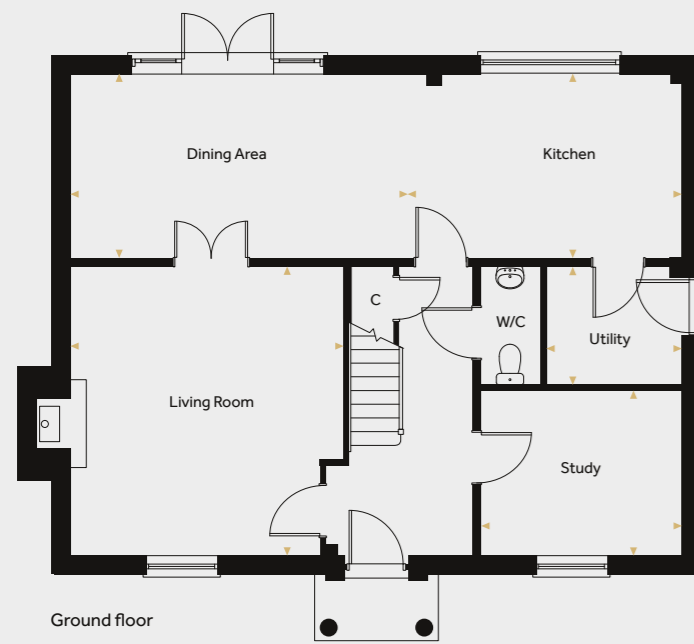
The Jay

Plot 2

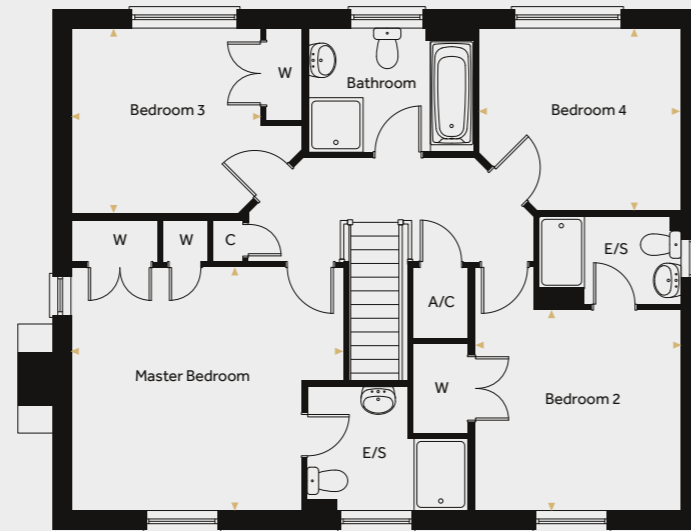


The Robin

Plots 5(h) & 7



Ground floor

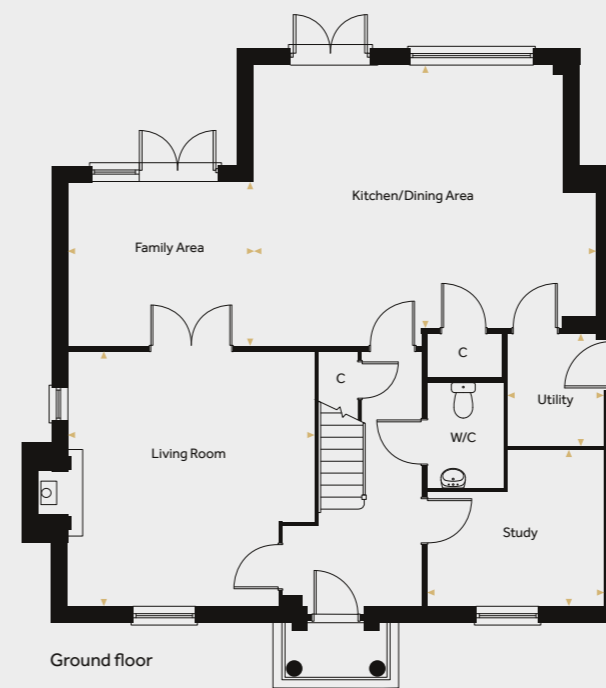


First floor

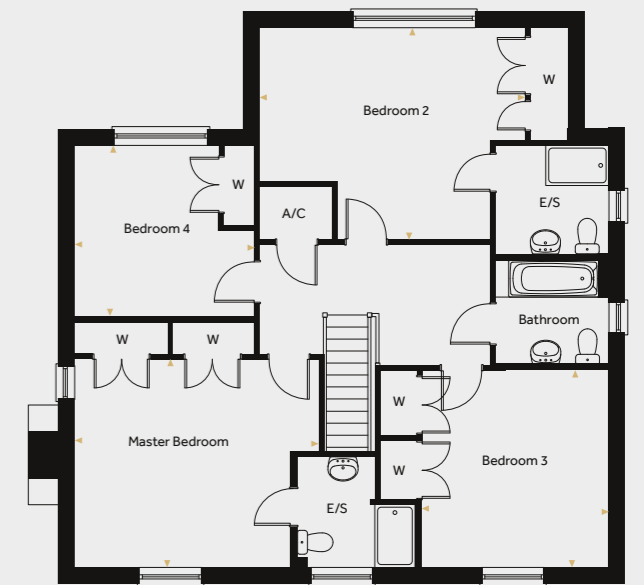
Kitchen	4.256m x 3.075m	14'0" x 10'1"
Utility	2.255m x 1.975m	7'5" x 6'6"
Study	3.355m x 2.748m	11'0" x 9'0"
Dining Area	5.929m x 3.075m	19'6" x 10'1"
Living Room	4.823m x 4.543m	15'10" x 14'11"

Master Bedroom	4.545m x 4.060m	14'11" x 13'3"
Bedroom 2	3.438m x 3.345m	11'3" x 10'11"
Bedroom 3	3.165m x 3.083m	10'5" x 10'1"
Bedroom 4	3.381m x 3.037m	11'1" x 9'11"

◀ Indicates where measurements have been taken from.



Ground floor



First floor

Kitchen/Dining Area	6.528m x 4.976m	21'5" x 16'4"
Utility	2.116m x 1.805m	6'11" x 5'11"
Family Area	3.532m x 3.075m	11'7" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.942m	11'0" x 9'8"

Master Bedroom	4.668m x 3.972m	15'4" x 13'1"
Bedroom 2	5.062m x 4.032m	16'7" x 13'3"
Bedroom 3	3.757m x 3.560m	12'4" x 11'8"
Bedroom 4	3.434m x 3.250m	11'3" x 10'8"

◀ Indicates where measurements have been taken from.



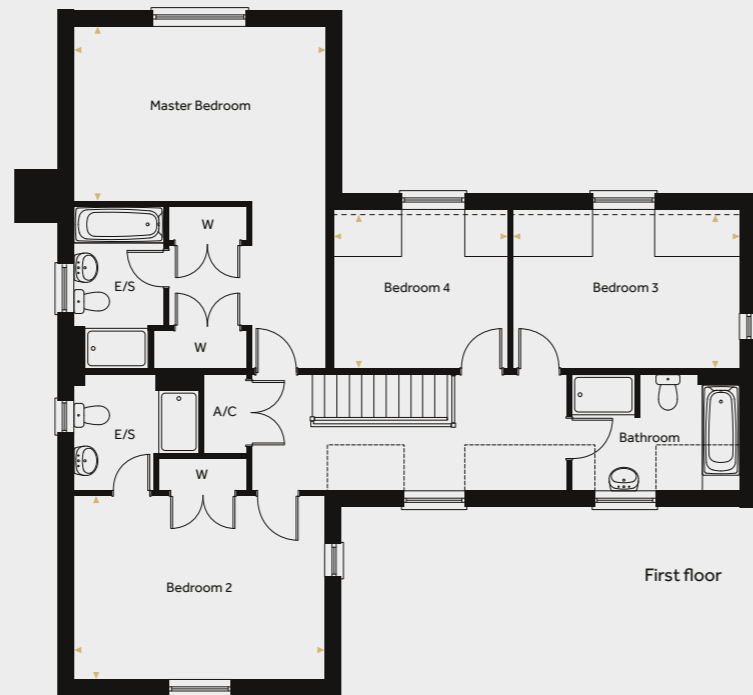
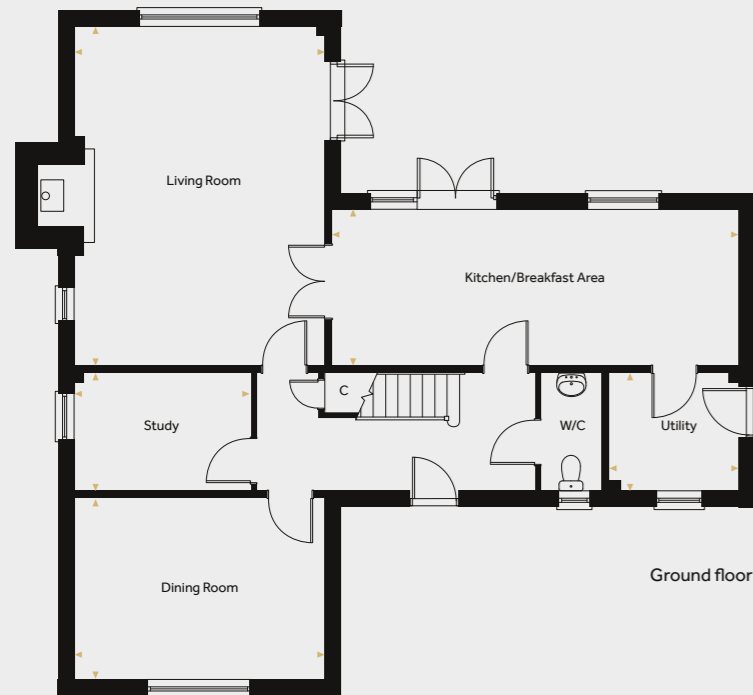
The Kestrel

Plots 26 & 28(h)



The Lapwing

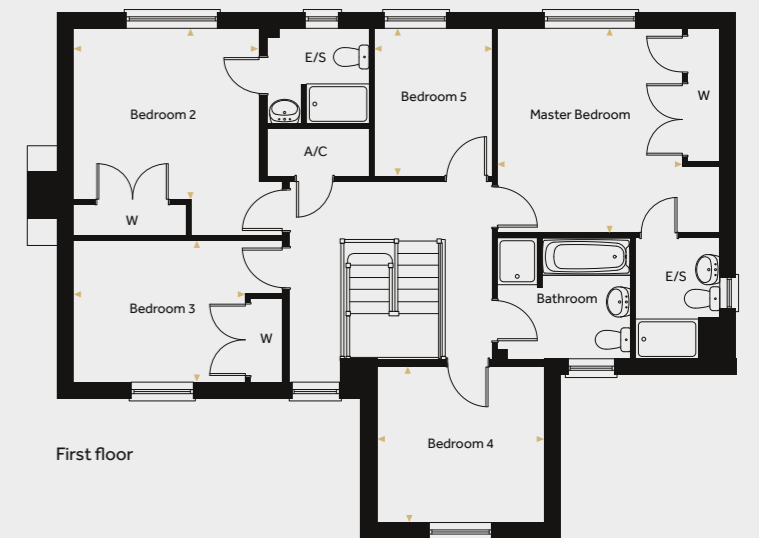
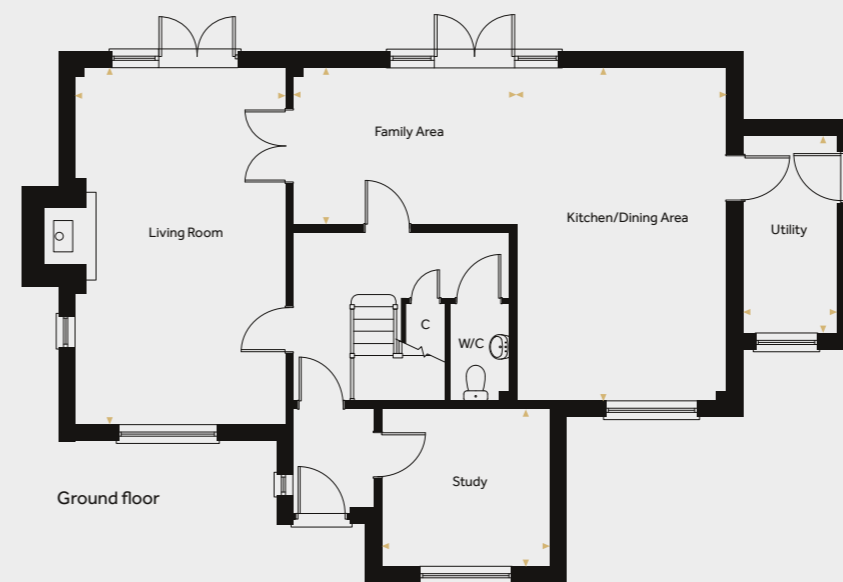
Plots 6 & 27



Kitchen/Breakfast Area	7.725m x 2.960m	25'4" x 9'8"
Utility	2.450m x 2.237m	8'0" x 7'4"
Living Room	6.448m x 4.785m	21'1" x 15'8"
Dining Room	4.785m x 3.450m	15'8" x 11'3"
Study	3.375m x 2.237m	11'0" x 7'4"

Master Bedroom	4.785m x 3.315m	15'8" x 10'10"
Bedroom 2	4.785m x 3.503m	15'8" x 11'6"
Bedroom 3	4.310m x 2.786m	14'1" x 9'1"
Bedroom 4	3.315m x 2.786m	10'10" x 9'1"

◀ Indicates where measurements have been taken from
 ✂ Dimensions taken from 1.5 metre headroom
 — Denotes reduced head height



Kitchen/Dining Area	6.359m x 3.997m	20'10" x 13'1"
Utility	3.755m x 1.745m	12'4" x 5'9"
Family Area	4.274m x 2.985m	14'0" x 9'9"
Living Room	6.809m x 4.013m	22'4" x 13'2"
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	2.840m x 2.275m	9'4" x 7'5"

◀ Indicates where measurements have been taken from.

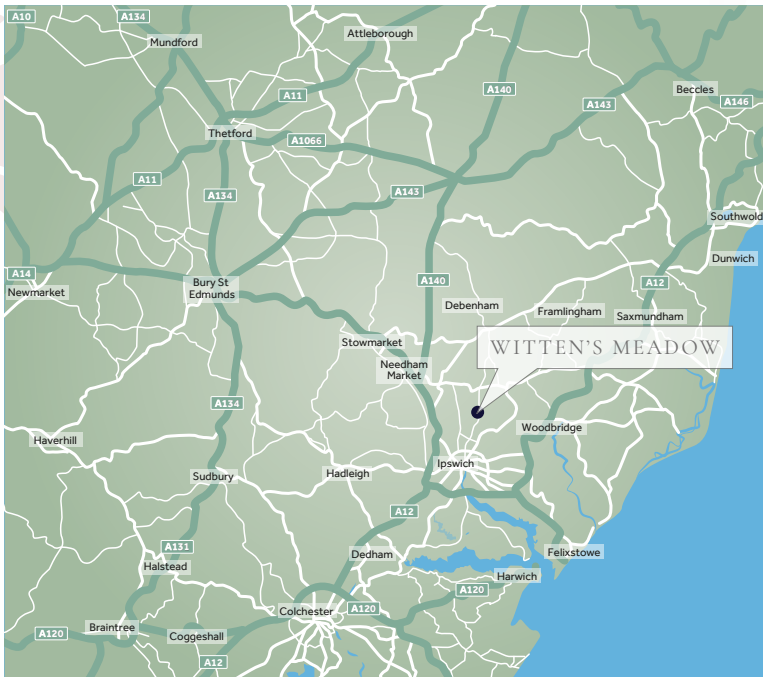




DENBURY
HOMES

WITTEN'S MEADOW

WITNESHAM | SUFFOLK



Area Map



Local Map

Maps not to scale

Travel times and distances

By road from Witten's Meadow to:

Ipswich	5 miles
Woodbridge	6.6 miles
Needham Market	9 miles
Wickham Market	10 miles
Hadleigh	13 miles
Felixstowe	16 miles
Colchester	24 miles
Sudbury	25 miles

By rail from Ipswich Train Station to:

Colchester	18 mins
Chelmsford	36 mins
Norwich	38 mins
London Liverpool Street	65 mins

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

Witten's Meadow, Witnesham, Ipswich, Suffolk IP6 9EH

What3words: ///loves.flows.forest

Telephone: 01473 913219

Email: wittens.meadow@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 Witten's Meadow 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.

01/24 04329-01 Designed and produced by think BDW 01206 546965.