

KILN GROVE

WOOLPIT

A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



TILIA
HOMES

Welcome to Kiln Grove

Tucked away in the heart of the Suffolk countryside, in the charming village of Woolpit, Kiln Grove is a collection of 2, 3, 4 & 5 bedroom homes. They offer stylish, contemporary living surrounded by a historic rural setting.



Education

Nestled between the towns of Bury St. Edmunds and Stowmarket, Woolpit keeps you close to education options for all ages.

Woolpit Primary School

Woolpit Primary School aims to instil a love for learning in all students who pass through their doors, offering excellent education on your doorstep.

King Edward VI School (Secondary)

King Edward VI School has a strong history of academic excellence that goes back almost 500 years. They work closely with primary schools in the area to ensure that local children grow into happy and successful young adults.

Thurston Community College

Consisting of a secondary school and sixth form, Thurston Community College offers a wealth of opportunities for local students to help them thrive as part of a diverse society.

Although the schools listed above are nearby, we cannot guarantee admission.





Connections

Strong transport links keep you connected to neighbouring towns and beyond.



Destinations by car

25
min

Thetford
16.1 miles

30
min

Ipswich
19.1 miles

47
min

Cambridge
36.6 miles



Destinations by train
Elmswell

13
min

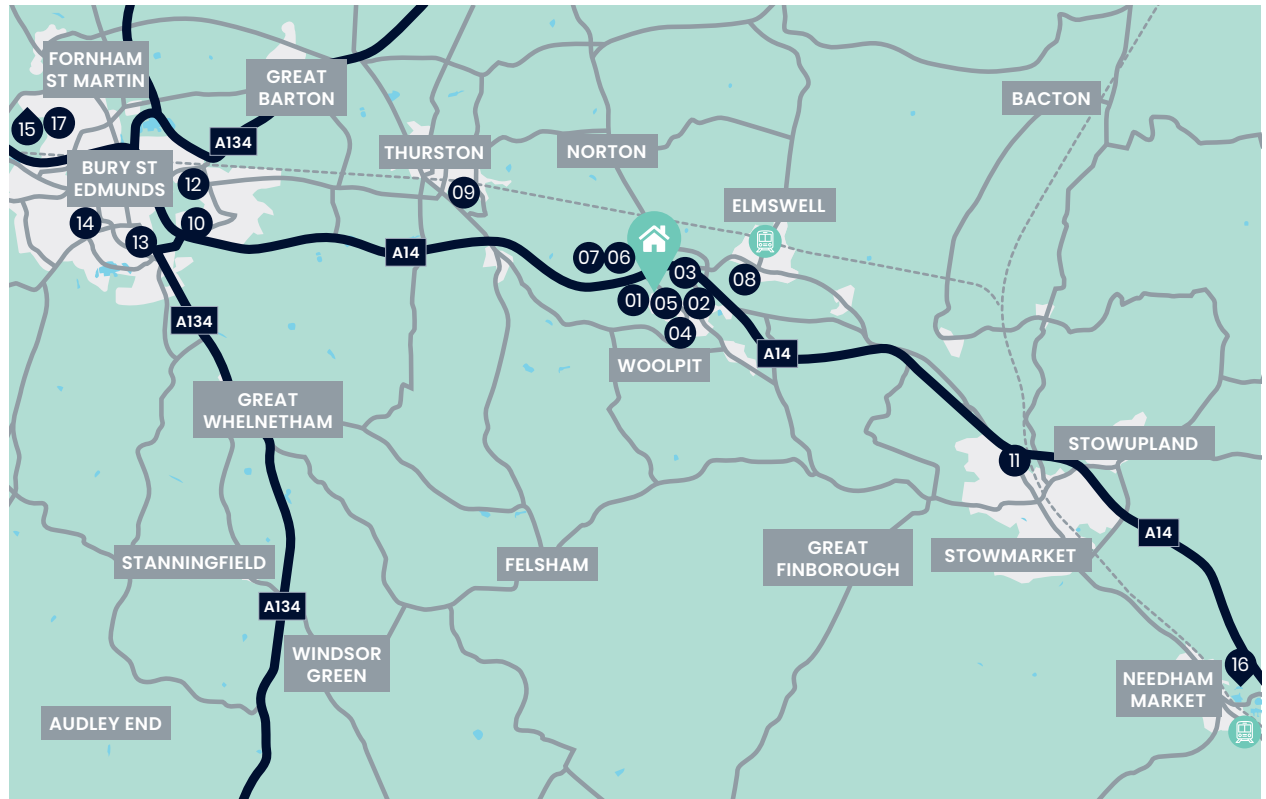
Bury St Edmunds

34
min

Newmarket

47
min

Norwich



Your nearest transport links



Elmswell Railway
Station



A14



London Stansted
Airport

Up to 2 Miles

01. The Bull Inn
02. Woolpit Nurseries
03. Woolpit Tennis Club
04. East of England Co-op
05. Tea Cups Tea Rooms

Up to 5 Miles

06. Tostock Animal Parks
07. The Gardeners Arms
08. Luke's Wood Nature Reserve
09. Hawkswood Vineyard & Winery

Up to 10 Miles

10. Sainsbury's
11. Lidl
12. Moreton Hall Health Club
13. St Edmunds Hospital
14. Waitrose

Up to 15 Miles

15. Bury St Edmunds Golf Club
16. Needham Lake
17. Bury St Edmunds Leisure centre



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. April 2025.

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WOOLPIT

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MARKETING SUITE

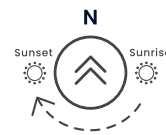
3 Bedroom Homes

- The Roman
- The Greencroft

4 Bedroom Homes

- The Abbott

Full development plan



- Affordable Homes
- Bollards
- LEAP Local Equipped Area for Play
- SS Sub-Station
- V Visitor Parking

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change. Properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. February 2025.

The Abbott

3 Bedroom Home



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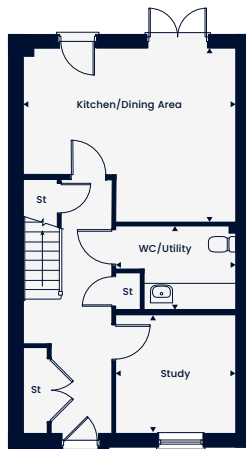


The Abbott

3 Bedroom Home

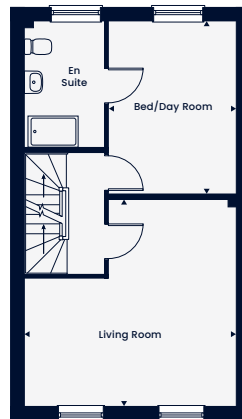
Total Area 1,563 sq. ft.

A delightful three bedroom, three-storey home with a kitchen/dining area featuring double doors leading out to the garden. On the first floor, there is a day room and a living room and on the second floor a main bedroom featuring an en suite, two further bedrooms and a family bathroom.



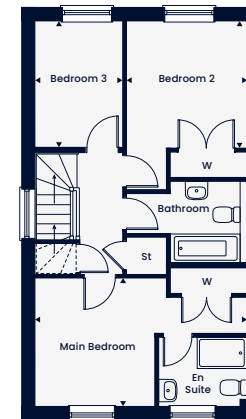
Ground Floor

Kitchen/Dining Area
5.15m x 4.25m | 16'11" x 13'11"
Study
2.91m x 2.88m | 9'7" x 9'5"
WC/Utility
2.91m x 2.04m | 9'1" x 6'8"



First Floor

Living Room
5.15m x 5.04m | 16'11" x 16'7"
Bed/Day Room
4.21m x 3.10m | 13'10" x 10'2"



Second Floor

Main Bedroom
5.15m x 3.11m | 16'11" x 10'3"
Bedroom 2
3.11m x 3.11m | 13'4" x 10'3"
Bedroom 3
3.08m x 2.12m | 10'1" x 7'0"

St – Store W – Wardrobe WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. December 2024.



The Roman

3 Bedroom Home



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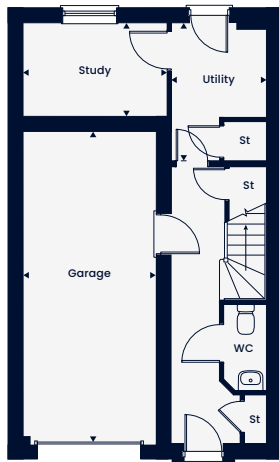


The Roman

3 Bedroom Home

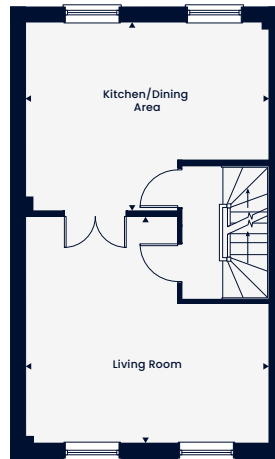
Total Area 1,383 sq. ft.

A delightful three bedroom, three-storey home with a dedicated study, utility and integrated garage located on the ground floor. The kitchen/dining area and separate living room complete the first floor. On the second floor, a main bedroom with an en suite, two further bedrooms and a family bathroom complete the home.



Ground Floor

Study
3.20m x 2.09m | 10'6" x 6'10"
Utility
3.08m x 2.11m | 10'1" x 6'11"



First Floor

Kitchen/Dining Area
5.43m x 4.21m | 17'10" x 13'10"
Living Room
5.42m x 5.05m | 17'10" x 16'7"



Second Floor

Main Bedroom
5.41m x 3.11m | 17'7" x 10'3"
Bedroom 2
3.19m x 3.11m | 10'6" x 10'3"
Bedroom 3
3.08m x 2.12m | 10'1" x 6'11"

St – Store W – Wardrobe WC – Cloakroom

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The Greencroft

3 Bedroom Home



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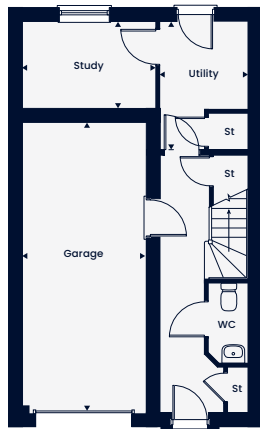


The Greencroft

3 Bedroom Home

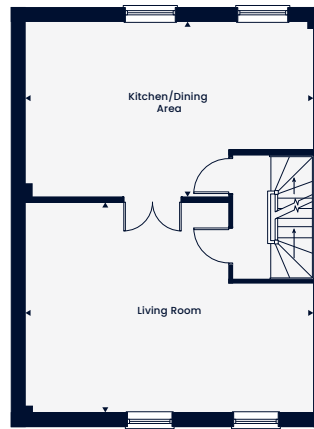
Total Area 1,687 sq. ft.

A delightful three bedroom, three-storey home with a dedicated study, utility and integrated garage located on the ground floor. The kitchen/dining area and separate living room complete the first floor. On the second floor, a main bedroom with an en suite, two further bedrooms and a family bathroom complete the home.



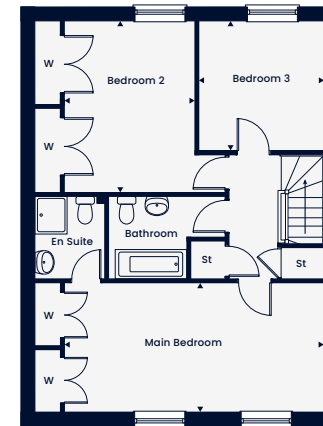
Ground Floor

Study
3.20m x 2.09m | 10'6" x 6'10"
Utility
3.08m x 2.11m | 10'1" x 6'11"



First Floor

Kitchen/Dining Area
6.91m x 4.21m | 22'8" x 13'10"
Living Room
6.91m x 5.05m | 22'8" x 16'7"



Second Floor

Main Bedroom
6.22m x 3.11m | 20'5" x 10'3"
Bedroom 2
4.11m x 3.12m | 13'6" x 10'3"
Bedroom 3
3.10m x 3.00m | 10'2" x 9'10"

St – Store W – Wardrobe WC – Cloakroom

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