



SAXON COURT

FRAMLINGHAM | SUFFOLK

By Bennett Homes

WELCOME

Nestled in the heart of the picturesque Suffolk countryside, Saxon Court offers a unique blend of modern luxury and rural charm. Located in the historic town of Framlingham, this exclusive development consists of four meticulously designed homes, each tailored to provide an unparalleled living experience.

Embrace the tranquillity of country living while enjoying the conveniences of modern design and sustainability.



Discover the pinnacle of refined living at Saxon Court, where timeless elegance meets modern luxury in the heart of Suffolk's enchanting countryside.



Embrace the Charm of Framlingham

A place that warmly invites you to linger as you discover Saxon Court - where each of the four exquisite properties stand as a testament to contemporary living.

Saxon Court features spacious plots that offer privacy and exclusivity within a premium residential development. Each property at Saxon Court is highly specified with premium finishes and design, from the state-of-the-art kitchen appliances to high-end bathroom fixtures, underscoring a dedication to quality and modern living.

All properties at Saxon Court are fitted with air source heat pumps, underfloor heating on the ground floor and radiators upstairs. This advanced heating technology provides significant savings over traditional heating systems, with lower running costs and reduced carbon emissions.

Each home at Saxon Court is designed with a harmonious blend of indoor and outdoor living spaces. Spacious living areas open out to private gardens, while customisable interiors let you create your own personal sanctuary (subject to build stage).

Indicative image only. Materials and landscaping will differ.



A Historic Cultural Gem

Renowned for its iconic castle and vibrant community, Framlingham offers a serene backdrop for a lifestyle that is both peaceful and connected.

Here, you can delve into history at the 12th-century Framlingham Castle, take in the natural beauty on a stroll through the countryside or alongside the tranquil River Ore, and immerse yourself in the community spirit through local markets, festivals and events. Despite its quiet setting, Framlingham is conveniently connected, allowing for easy access of the broader charms of Suffolk and beyond, making Saxon Court not just a home, but a part of a living history.

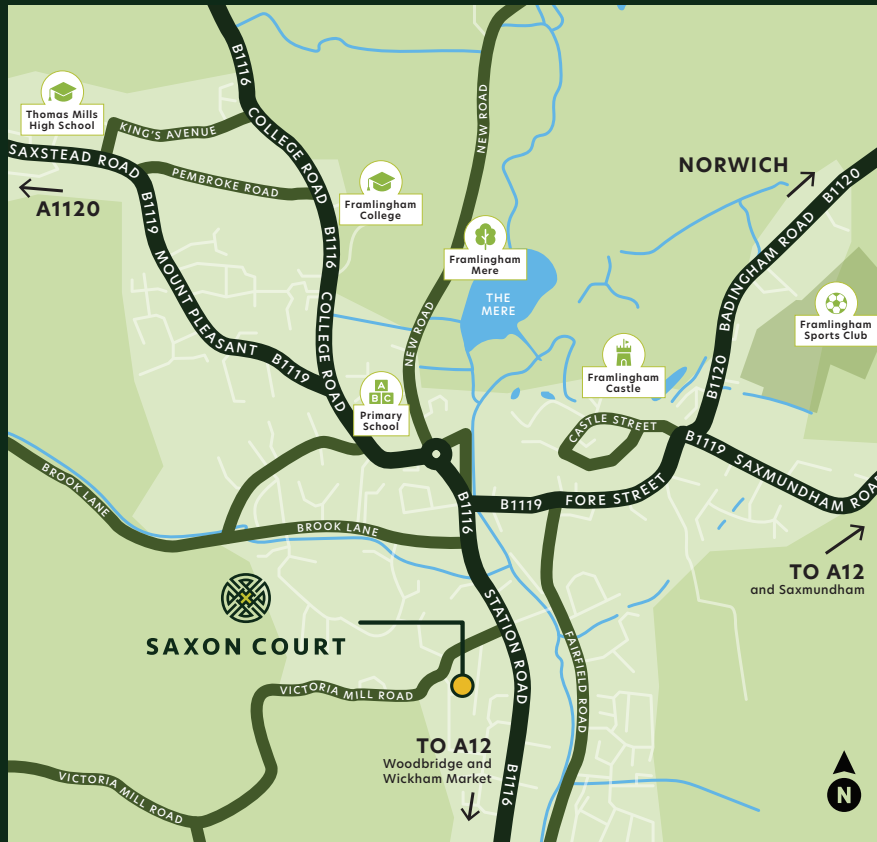




The Best of Town and Country Living

The ancient market town of Framlingham is set within the charming Suffolk countryside, just a short drive from the picturesque Heritage Coast. With such a wonderful sense of community to match its rich history, this stunning market town offers everything you could need for a fulfilling rural life, while still enjoying good connections to the wider area and the rest of the country.

The town centre features a great selection of boutiques selling a range of fashion, fresh food, antiques and gifts, a traditional market, plus all the essentials such as a bank, pharmacy and supermarket. There is also a variety of delicious independent cafés and restaurants, each offering an atmosphere as unique as its food.



By far Framlingham's most prominent feature is its spectacular castle, which is over eight centuries old and the inspiration behind Ed Sheeran's song 'Castle on the Hill'. This striking local landmark is surrounded by parkland and offers regular events and family-friendly activities. The castle also overlooks The Mere, a nature reserve that plays home to nearly 300 species of plant and 8 species of bird and makes the perfect location for a stroll.

There is also a fantastic selection of local schools in Framlingham. Sir Robert Hitcham's CEVA Primary School and Nursery is a one-minute drive or under a 10-minute walk from Saxon Court. Thomas Mills High School is also conveniently located to Saxon Court, 4 minutes by car or 5 minutes by bicycle. The highly regarded independent school Framlingham College, is under a mile away.

Along with such great local amenities, Framlingham is also well-positioned to enjoy all the delights that the surrounding area has to offer. Its close proximity to the A1120 joins the A12 to the east and the A14 and A140 to the west providing great road links to the Suffolk Coast, the vibrant city of Norwich and Cambridge and the prominent market town Bury St Edmunds. Further afield the A12 takes you to London and the M25, while the A1 and M1 open up a gateway to the Midlands and Northern England. Wickham Market train station is just a 16-minute drive away and connects to London Liverpool Street, via Ipswich Station, Saxon Court offers the very best of the country, the city and the coast.

All times and distances quoted in this brochure are only approximate but believed to be correct.



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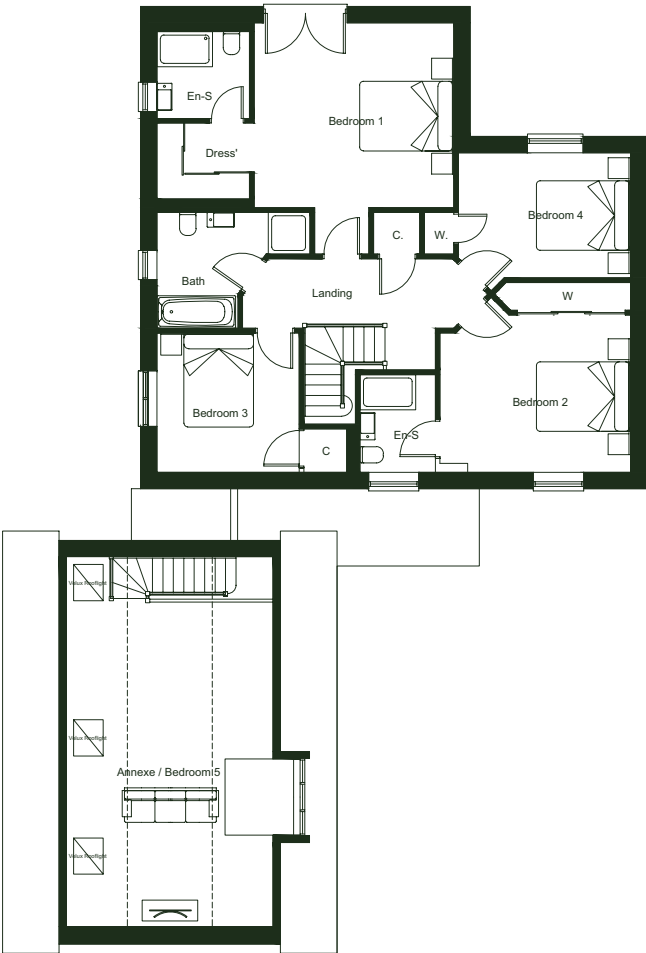
Birch House

Ground Floor

Kitchen/Dining Area	6.35 x 4.66 m	20' 10" x 15' 3"
Living Room	6.84 x 3.66 m	22' 5" x 12' 0"
Study	3.76 x 3.02 m	12' 4" x 9' 11"
Double Garage	6.50 x 5.88 m	21' 4" x 19' 3"

First Floor

Bedroom 1	3.95 x 4.28 m	12' 11" x 14' 0"
Bedroom 2	4.08 x 3.36 m	13' 4" x 11' 0"
Bedroom 3	3.04 x 2.98 m	9' 11" x 9' 9"
Bedroom 4	3.68 x 2.67 m	12' 1" x 8' 9"
Annexe / Bedroom 5	7.94 x 4.45 m	26' 0" x 14' 7"



HIGHLIGHTS:

- Five Bedrooms
- Four Bathrooms
- Work-from-Home Study
- Bi-folds providing easy access to the garden
- Double Garage
- Generous Annexe/Bedroom 5
- Bosch Appliances
- Ceramic Floor and Wall Tiles to selected rooms
- Quartz Worktops
- Granite Sinks
- EV Charging Point
- Air Source Heat Pump

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Birch House stands out as a distinguished five-bedroom home, offering spacious and well-designed living spaces.

The ground floor features a generously proportioned living room, extending the entire length of the house, with bi-folding doors opening onto the garden.

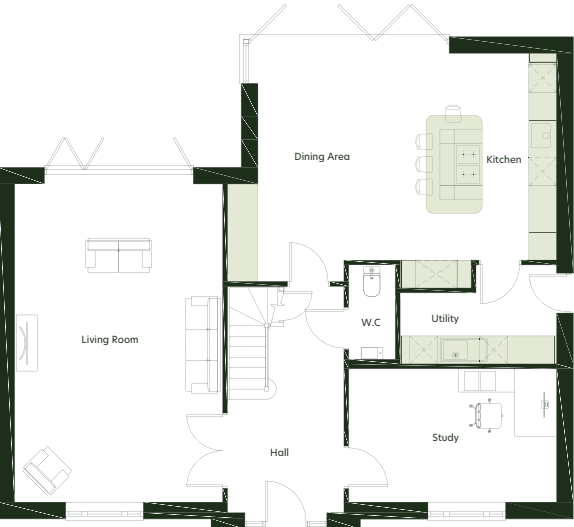
The kitchen/dining area, designed for both culinary delights and comfortable dining, also boasts bi-folding doors for easy garden access, filling the room with stunning light. A Bosch induction hob with an integrated downdraft extractor unit, and a pair of Bosch single ovens with touchscreen and app connectivity, are among some of the highlights of this contemporary kitchen.

A separate utility room features Granite sink and Quartz worktops, as per the kitchen, along with convenient outdoor access.

For those working from home, the study serves as an ideal home office or can be transformed into a cosy reception room. The ground floor is finished with WC, ground floor shower room and private access to your annexe / bedroom 5.

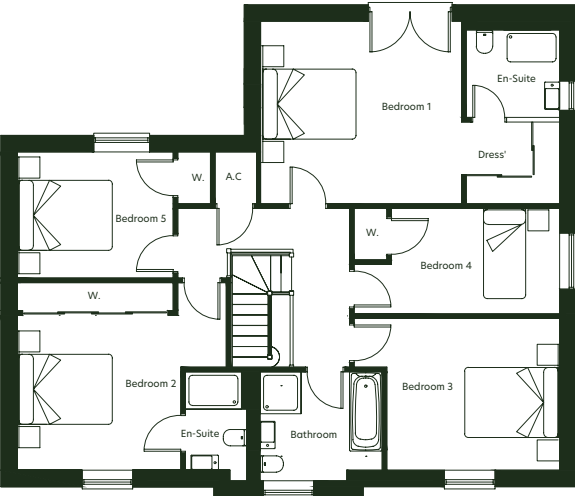
The first floor of the main house reveals its true family-friendly nature. It houses four double bedrooms, with a family bathroom and two bedrooms with en-suite facilities, all with ample storage. The master bedroom is a luxurious retreat, featuring a dressing area. Externally, Birch House boasts a double garage and generous garden.

Plot 2



Ground Floor

Kitchen/Dining Area	4.38 x 6.35 m	14' 4" x 20' 10"
Living Room	6.77 x 4.41 m	22' 2" x 14' 5"
Study	4.41 x 2.83 m	14' 5" x 9' 3"
Double Garage	6.13 x 7.00 m	20' 1" x 22' 11"



First Floor

* At widest point

Bedroom 1	4.28 x 3.88 m	14' 0" x 12' 8"
Bedroom 2	4.45* x 3.29 m	14' 7" x 10' 9"
Bedroom 3	4.37* x 3.22 m	14' 4" x 10' 6"
Bedroom 4	4.37* x 2.25 m	14' 4" x 7' 4"
Bedroom 5	3.31 x 2.67 m	10' 10" x 8' 9"

Croft House

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HIGHLIGHTS:

- Five Bedrooms
- Three Bathrooms
- Work-from-Home Study
- Bi-folds providing easy access to the garden
- Double Garage
- Bosch Appliances
- Ceramic Floor and Wall Tiles to selected rooms
- Quartz Worktops
- Granite Sinks
- EV Charging Point
- Air Source Heat Pump

Croft House, a majestic property at Plot 2, welcomes you with grand pillars and a stunning brick exterior, lending an air of classic charm with modern functionality.

The double garage provides ample parking while inside, Croft House unfolds into a realm of comfort and style. The expansive living room spans the entire length of the house, with bi-folding doors that open onto the garden, inviting natural light and creating a seamless indoor-outdoor experience.

The spacious kitchen/dining area is bathed in light and features bi-folding doors leading to the garden, perfect for alfresco dining or entertaining. The contemporary kitchen is equipped with a Bosch induction hob with an integrated downdraft extractor unit, a pair of

Bosch single ovens with touchscreen and app connectivity, and a lifestyle larder unit with a microwave oven.

A separate utility room features Granite sink and Quartz worktops, as per the kitchen, along with convenient outdoor access. For those working from home, the dedicated study serves as an ideal home office or quiet retreat, alongside a convenient downstairs WC.

The first floor is a haven of tranquillity, hosting five well-proportioned bedrooms. The master bedroom is a luxurious sanctuary with a dressing area and en-suite bathroom. Bedroom two also enjoys an en-suite and ample wardrobe space, while the remaining three bedrooms are served by a dedicated family bathroom.



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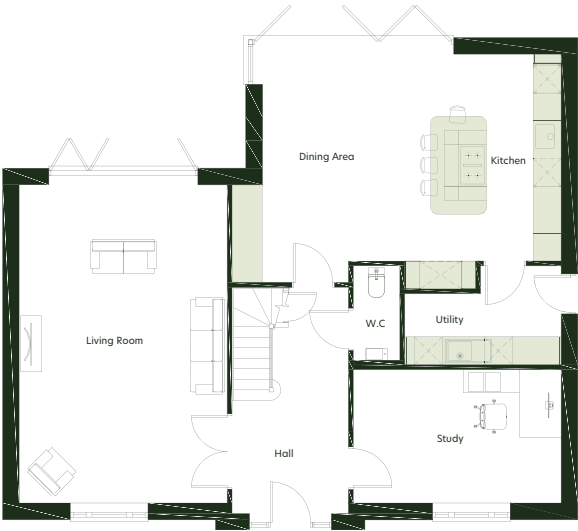
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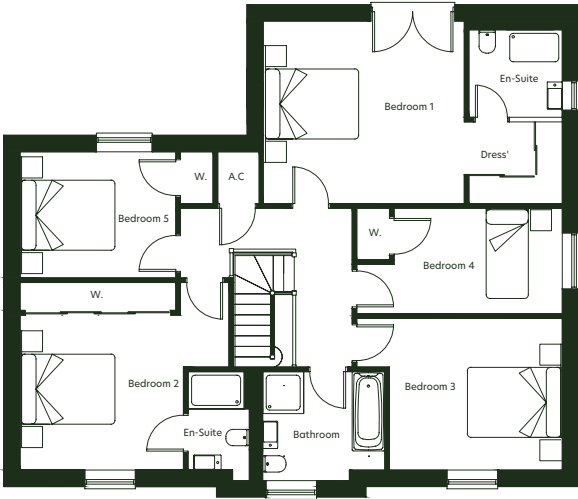
Reed House

Plot 3



Ground Floor

Kitchen/Dining Area	4.38 x 6.35 m	14' 4" x 20' 10"
Living Room	6.77 x 4.41 m	22' 2" x 14' 5"
Study	4.41 x 2.83 m	14' 5" x 9' 3"
Double Garage	6.13 x 7.00 m	20' 1" x 22' 11"



First Floor

Bedroom 1	4.28 x 3.88 m	14' 0" x 12' 8"
Bedroom 2	4.45* x 3.29 m	14' 7" x 10' 9"
Bedroom 3	4.37* x 3.22 m	14' 4" x 10' 6"
Bedroom 4	4.37* x 2.25 m	14' 4" x 7' 4"
Bedroom 5	3.31 x 2.67 m	10' 10" x 8' 9"

* At widest point



Reed House presents a distinguished façade with its striking red brick exterior and grand pillar entrance. This remarkable five-bedroom home seamlessly blends traditional craftsmanship with contemporary design. Upon entering, guests are greeted by a grand entrance hall leading to the various rooms on the ground floor. The dedicated study room offers a serene space for work or can be used as a reception room.

The expansive living room spans the entire length of the house, illuminated by natural light streaming through bi-folding doors that open onto the garden. The kitchen/dining area, a combination of style and functionality, with Granite sink and Quartz worktops, also features bi-folding doors leading to the garden.

The contemporary kitchen is equipped with a Bosch induction hob and integrated downdraft extractor unit, a pair of Bosch single ovens with touchscreen, app connectivity, and a lifestyle larder unit with a microwave oven. A separate utility room, provides convenient outdoor access and practicality.

Upstairs, Reed House continues to impress with its five bedrooms. The master bedroom is a luxurious retreat, featuring an en-suite bathroom and a dedicated dressing area. The second bedroom also enjoys the privacy of an en-suite and generous wardrobe space. The remaining three bedrooms share a well-equipped family bathroom. Externally, Reed House boasts a double garage and generous driveway for additional parking.

HIGHLIGHTS:

- Five Bedrooms
- Three Bathrooms
- Work-from-Home Study
- Bi-folds providing easy access to the garden
- Double Garage
- Bosch Appliances
- Ceramic Floor and Wall Tiles to selected rooms
- Quartz Worktops
- Granite Sinks
- EV Charging Point
- Air Source Heat Pump



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Plot 4

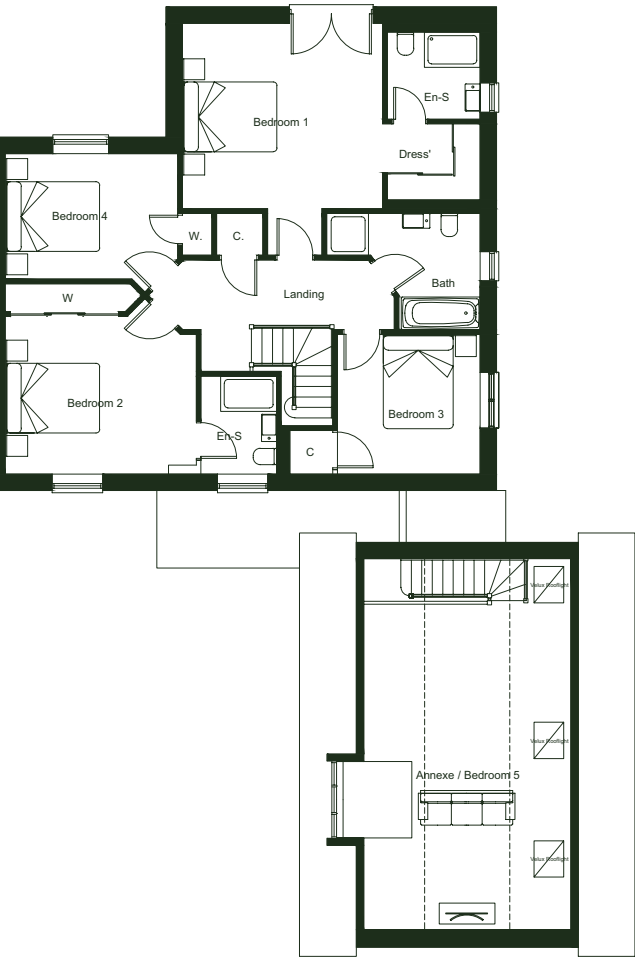
Ground Floor

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First Floor

Bedroom 1	3.95 x 4.28 m	12' 11" x 14' 0"
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Annexe / Bedroom 5	7.94 x 4.45 m	26' 0" x 14' 7"



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Swift House

HIGHLIGHTS:

- Five Bedrooms
- Four Bathrooms
- Work-from-Home Study
- Bi-folds providing easy access to the garden
- Double Garage
- Generous Annexe/Bedroom 5
- Bosch Appliances
- Ceramic Floor and Wall Tiles to selected rooms
- Quartz Worktops
- Granite Sinks
- EV Charging Point
- Air Source Heat Pump

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Swift House, positioned as the final plot in our prestigious development, is a masterpiece of design and elegance. This five-bedroom home features an expansive living room that spans the full length of the property, drawing in natural light, from bi-folding doors that open on to a generous rear garden.

The kitchen/dining area is thoughtfully designed for both functionality and social interaction, equipped with cutting-edge Bosch appliances including an induction hob, touchscreen ovens with app connectivity, and a lifestyle larder unit with a microwave oven. The bi-folding doors provide seamless access to the garden, ideal for alfresco dining and entertaining.

A separate utility room features Granite sink and Quartz worktops, as per the kitchen, along with convenient outdoor access.

For those working from home, the study serves as an ideal home office or can be transformed into a cosy reception room. The ground floor is finished with WC, ground floor shower room and private access to your annexe / bedroom 5, which can function as a guest suite or recreational area.

The first floor of the main house, tranquility reigns with four double bedrooms, a family bathroom and two bedrooms with en-suite facilities, all with ample storage. The master bedroom is a luxurious retreat, with dressing area. Externally, Swift House boasts a double garage and generous garden.



This layout plan is indicative only and subject to change. Boundary, landscaping and plot footpath detail will vary.

Specification

At Saxon Court, each property is crafted to an exceptionally high standard, ensuring a finish that embodies both luxury and quality. Our homes come fully equipped with a comprehensive suite of features, all included within the price.

Additionally, we offer a selection of optional extras, allowing you to tailor your home to your personal taste and requirements. For your peace of mind, every home at Saxon Court is safeguarded by the NHBC Ten Year Buildmark Warranty, ensuring a decade of confidence in the craftsmanship and durability of your new home.

Kitchen

- Choice of contemporary units in a wide range of colours and styles*
- Choice of Quartz worktops and upstands in a wide range of colours*
- Under mounted Granite Composite 1.5 bowl sink in a choice of colour finishes* with chrome tap
- LED downlights and under-pelmet lighting
- Bosch integrated dishwasher**
- A pair of Bosch black glass single ovens with touchscreen and App connectivity
- Bosch induction hob with integrated downdraft extractor unit
- Lifestyle larder unit including microwave oven**
- Plumbing for freestanding American style fridge freezer
- Choice of Porcelanosa ceramic floor tiles*
- Chrome switch plates**
- USB sockets

Utility Room

- Choice of contemporary units in a wide range of colours and styles*
- Choice of Quartz worktops and upstands in a wide range of colours*
- Under mounted Granite Composite single bowl sink in a choice of colour finishes* with chrome tap
- Plumbing for freestanding washing machine
- Choice of Porcelanosa ceramic floor tiles*
- Chrome switch plates**

Bathrooms & En-suites

- Wall hung contemporary white sanitaryware including Roper Rhodes WC and basin with chrome-finish Vado taps.
- Wall hung Roper Rhodes vanity unit to bathroom and master bedroom en-suite
- LED downlights
- Shaver socket
- Heated towel rail
- Choice of Porcelanosa ceramic wall tiles*
- Choice of Porcelanosa ceramic floor tiles*
- Rainfall shower with additional slider

WC & Shower Room (where applicable)

- Contemporary white sanitaryware including Roper Rhodes WC and basin with chrome-finish Vado taps.
- Roper Rhodes vanity unit to ground floor WC
- LED downlights
- Shaver socket to shower room
- Choice of Porcelanosa ceramic wall tiles*
- Choice of Porcelanosa ceramic floor tiles*
- Rainfall shower with additional slider to shower room

Internal Finishes

- Oak finish internal doors
- Staircase with painted spindles and oak handrail
- Fitted wardrobes in selected bedrooms**
- Wide range of flooring available to purchase*

Finishing Touches

- Chrome switch plates to habitable rooms**
- uPVC argon-filled double-glazed windows
- Aluminium bi-fold patio doors
- Block-paved private drives and front pathways
- Tegula paving to rear pathways and patio
- Turf and/or planting to front gardens
- Rear gardens cleared, rotovated and topsoiled
- External tap
- Up and over metal security doors to double garages

Home Entertainment

- TV point to living room, master bedroom and annexe (where applicable)
- Hard wired data point for reliable internet connection to all habitable rooms
- Full Fibre Broadband to the home with an Optical Network Termination***

Electrical Fittings

- Double socket outlets throughout
- External PIR lighting to front of the property
- External lighting to rear of the property
- Lighting and power to garages
- Electric Vehicle (EV) charging point

Heating

- Vaillant Air Source Heat Pump with App connectivity, to maximise efficiency and reduce CO² emissions
- Underfloor heating to all ground floor rooms
- Thermostatic radiator valves to first floor main rooms for greater control and efficiency

Security & Peace of Mind

- Mains-operated smoke detector with battery back-up
- Multi-point locking front door
- NHBC Ten Year Buildmark Warranty
- Mains sewer connected

This specification is intended as a guide only and is subject to change, some items will vary from plot to plot. The locations of heating system apparatus are not shown, as they will vary. Freestanding appliances are not included within sales price. Please refer to your Home Adviser for individual property specifications.

DISCLAIMERS:

* All choices from selected ranges and subject to build stage.

** Please check with your Home Adviser to confirm if applicable to specific plot and for details of location.

*** Please discuss with your Home Adviser for full details.



Photographs indicative only

Our Commitment

Alongside our objective to deliver high quality homes backed up by excellent customer service is our commitment to creating sustainable communities, with the adoption of modern technologies to ensure energy efficiency and reduce carbon emissions.

Across our developments, landscape designs incorporate ecological and biodiversity features such as wildflower meadows, wildlife habitats and extensive recreational spaces.

For more than 75 years, as a company we have been a responsible custodian of the areas we develop throughout East Anglia, which have become lasting legacies - for our customers to enjoy and of which our team can be proud.



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About Bennett Homes

For over 75 years we have built an enviable reputation for crafting high-quality new homes that people are proud to own and for creating welcoming new communities.

Since our first project in 1947, we have harnessed the skills of trained craftsmen who are proficient in traditional building methods. We utilise first-class materials throughout and incorporate modern technologies to create homes that are as pleasing on the eye as they are energy-efficient and low maintenance to run.

There are many advantages to buying a brand-new home and one of the most exciting parts is the chance to make your home your own, choosing the finishes that reflect your individual style. Subject to build stage, you will be invited to our dedicated Customer Choices Centre to select your internal fixtures and fittings and have the opportunity to discuss our comprehensive range of optional extras.

At your very first appointment with us, you will meet your dedicated Home Adviser who will be your single point of contact throughout the buying process, through to moving-in day. We can even help with some of those time-consuming but essential jobs such as putting up curtain rails or hanging pictures and mirrors. Our complimentary Handyman Service* helps you make a house your home.

**Handyman Service terms and conditions apply. Service to be arranged with your Home Adviser in advance of completion.*



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The images and layouts contained in this brochure are intended as a guide only to the quality and style of the development/properties and some of the features and elevation details will differ. Floor plans are intended as a general indication of the proposed layout and should not be used to calculate carpet sizes, appliances spaces or items of furniture. Maximum dimensions are shown on all properties and will vary. Please check with your Home Adviser at the time of reservation. Detailed plans and specifications for each property are available for inspection from your Home Adviser at our Head Office and purchasers must check their individual specifications prior to making a reservation. Landscaping details are illustrative only and subject to change. This brochure is believed to be correct, but its continued accuracy cannot be guaranteed neither does it form an offer or contract. Designed and produced by C&B Studio. candbstudio.co.uk



