



CHURCH VIEW

METHWOLD

DEREK HALES LIMITED

PRESENT AN OUTSTANDING COLLECTION
OF 3 & 4 BEDROOM HOMES

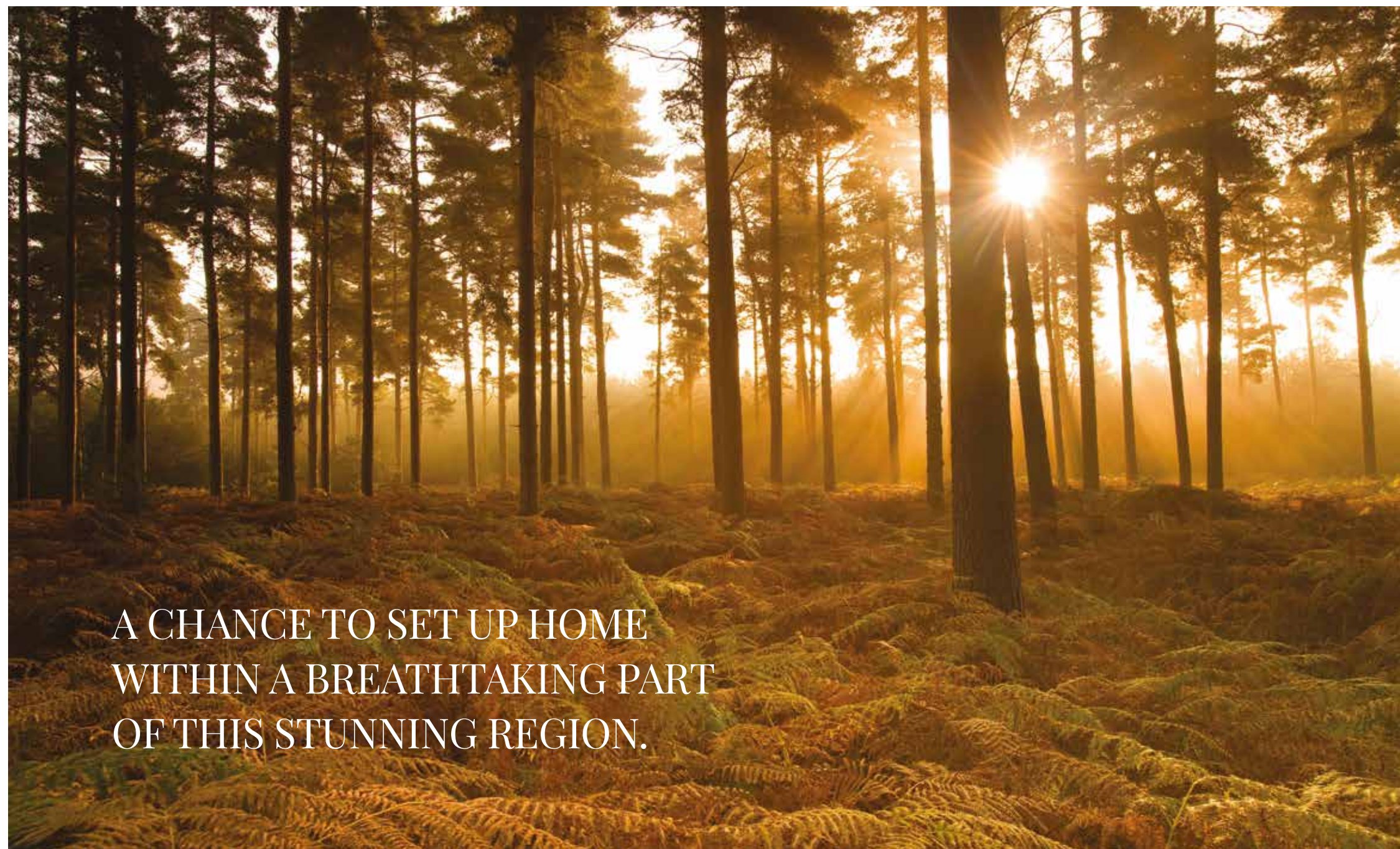


Welcome to Church View, an outstanding collection of beautifully appointed homes set against a quintessentially English backdrop of green fields and countryside spires in the village of Methwold, Norfolk.

Designed to blend perfectly with the surrounding historic local architecture, Church View positions residents at the heart of this charming setting, with the village green, playing fields, post office, characterful pub and local schools all within easy walking distance.

With all the amenities of town – as well as breathtaking views across the fens and country parks – only a short drive away, this is an unparalleled opportunity to set up home in an incredible village location.





Located 12 miles north-west of Thetford – via acres of stunning forest, beautiful country parks and a picture postcard patchwork of ancient farmland – the village of Methwold is a gem in the heart of the Norfolk-Suffolk border region.

In this exquisite setting within sight of St George's church spire, every care has been taken to preserve the village's sense of charm and history. Church View has been designed to perfectly complement its immediate surroundings, with a high level of attention paid to architectural details, the choice of materials and the feeling of space everywhere you look.

Church View's thoughtful selection of three and four bedroom properties – all expertly crafted to reflect the area's characterful traditional brick and flint-faced walls – make it the ideal choice for families, professional couples and down-sizers looking for a well-appointed countryside retreat. And with excellent travel connections nearby, you'll be well-placed for trips to the nearest cities, whether for work or leisure.



THE WEYMOUTH

Three Bedroom Home
Page 8

THE DOUGLAS

Three Bedroom Home
Page 10

THE BROADLEAF

Four Bedroom Home
Page 12

Our architects devised Church View to blend perfectly with its surroundings, retaining the existing mature trees and reconstructing the site's original roadside wall. All homes benefit from ample off-road parking and neatly landscaped gardens, with properties set in carefully configured plots to convey a sense of variety, character and space.

Behind every distinctive flint-faced frontage you'll find generous living spaces, exceptional designer kitchens, contemporary bathrooms and en-suites – all with the latest high-quality integrated appliances ready for you to enjoy from the moment you move in.

Please note ; Plots 11, 12, 15, 16, 17 and 18 are not for open-market private sale.

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

THE WEYMOUTH



PLOTS 1, 2, 24 AND 25

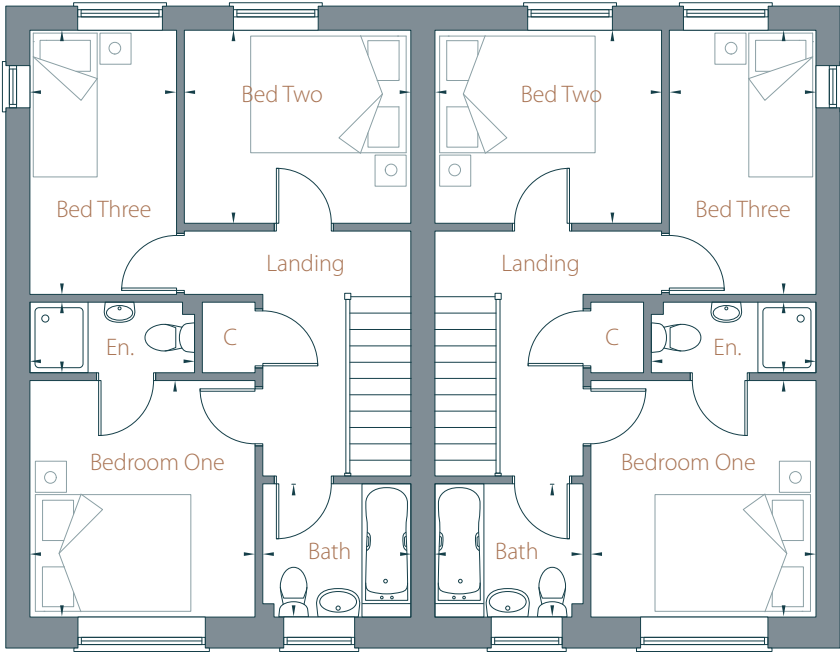
Ground Floor Measurements			First Floor Measurements		
Kitchen	5.375m x 2.775m	17'8" x 9'1"	Bedroom One	3.337m x 3.187m	10'11" x 10'5"
Utility Room	2.575m x 2.125m	8'5" x 7'0"	En-Suite	2.337m x 1.025m	7'8" x 3'4"
Living Area	5.375m x 3.275m	17'8" x 10'9"	Bedroom Two	3.212m x 2.737m	10'6" x 9'0"
Study / Snug	3.215m x 2.800m	10'7" x 9'2"	Bedroom Three	3.737m x 2.087m	12'3" x 6'10"
Cloakroom	1.913m x 0.963m	6'3" x 3'2"	Bathroom	1.887m x 2.112m	6'2" x 6'11"

*** Please note – Plot 1 has 2 parking spaces (No Garage) ***

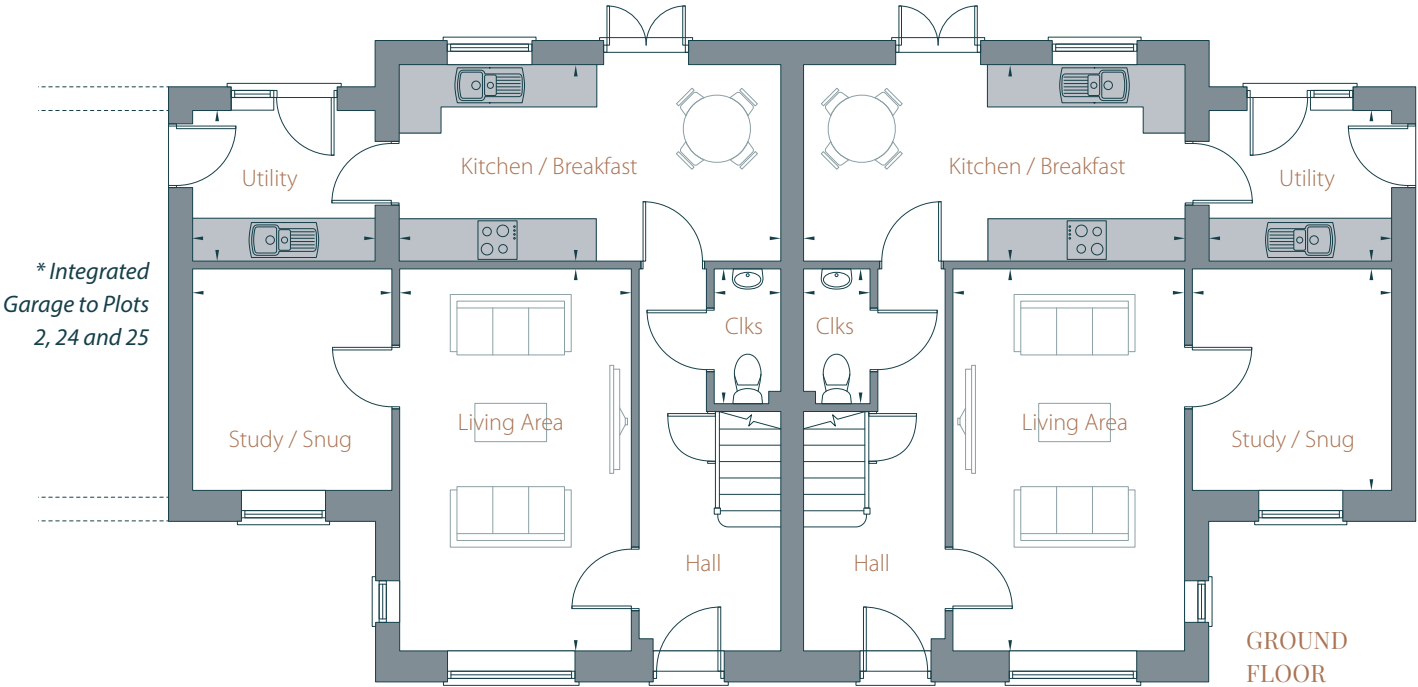
► Indicates where approximate measurements are taken from

Please note – all dimensions provided are to face of skim plaster finish to walls/partitions and are preliminary, pending final design of house type.
They are accurate to +/- 150mm (6 inches) and should not be used for carpet sizes, appliance spaces or items of furniture.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information is preliminary and for marketing guidance purposes only.
Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire for further details.



FIRST FLOOR



GROUND FLOOR

* Integrated
Garage to Plots
2, 24 and 25

THE DOUGLAS



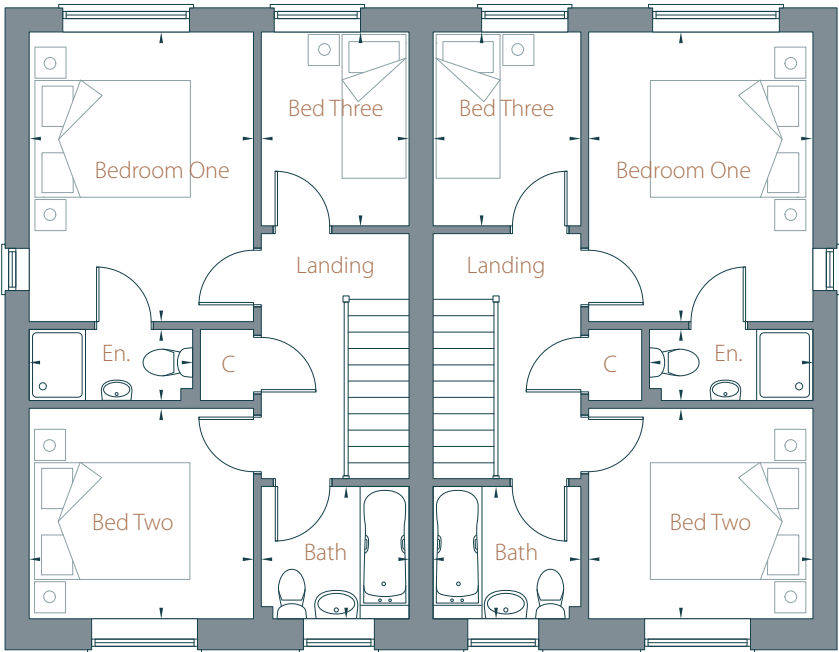
PLOTS 4-7, 9-14, 20-23 AND 27-30

Ground Floor Measurements			First Floor Measurements		
Kitchen	5.375m x 2.775m	17'8" x 9'1"	Bedroom One	4.087m x 3.187m	13'5" x 10'5"
Living Room	5.375m x 3.275m	17'8" x 10'9"	En-Suite	2.337m x 1.025m	7'8" x 3'4"
Cloakroom	1.913m x 0.963m	6'3" x 3'2"	Bedroom Two	3.187m x 2.988m	10'5" x 9'10"
			Bedroom Three	2.737m x 2.113m	9'0" x 6'11"
			Bathroom	1.887m x 2.112m	6'2" x 6'11"

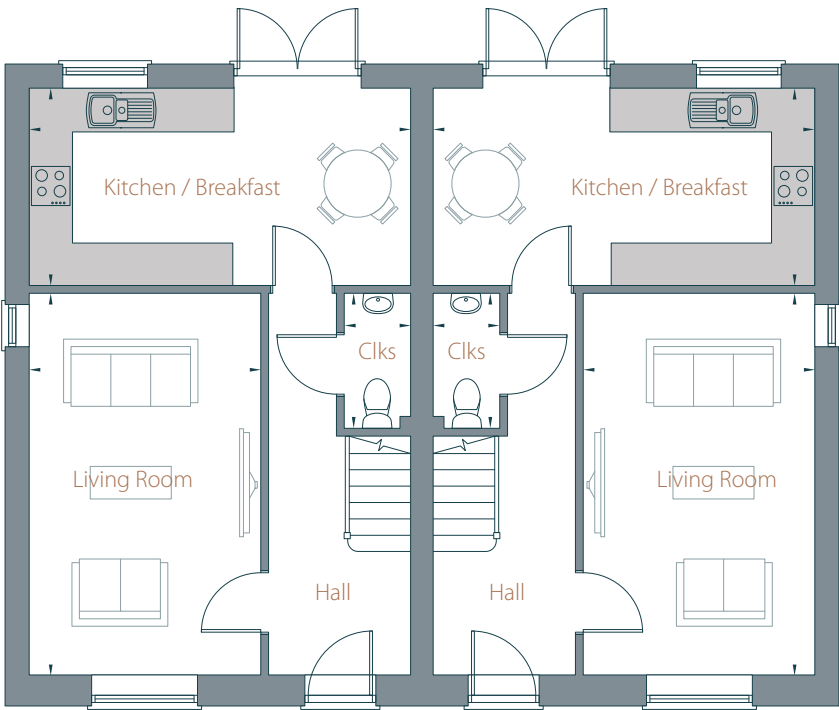
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FIRST FLOOR



GROUND FLOOR

THE BROADLEAF



Indicative Computer Generated Shows Plot 26 (Surroundings may vary on other plots listed).

PLOTS 3, 8, 26 (AND 19 HANDED)

Ground Floor Measurements			First Floor Measurements		
Kitchen	5.060m x 3.690m	16'7" x 12'1"	Bedroom One	5.124m x 4.120m	16'10" x 13'6"
Utility Room	3.690m x 1.770m	12'1" x 5'10"	En-Suite	2.070m x 1.790m	6'9" x 5'10"
Living Room	6.990m x 4.500m	22'11" x 14'9"	Bedroom Two	4.952m x 3.690m	16'3" x 12'1"
Study	3.512m x 2.350m	11'6" x 7'9"	Bedroom Three	3.820m x 3.345m	12'6" x 11'0"
Cloakroom	1.940m x 1.400m	6'4" x 4'7"	Bedroom Four	3.545m x 2.270m	11'8" x 7'5"
			Bathroom	2.375m x 1.790m	7'10" x 5'10"

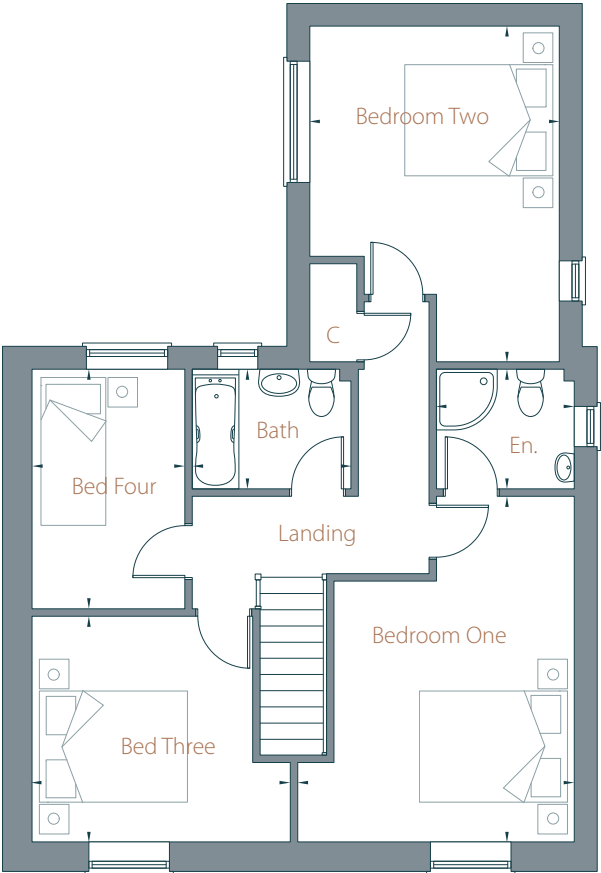
** Please note – Plot 3 has 2 parking spaces (No Garage) **

► Indicates where approximate measurements are taken from

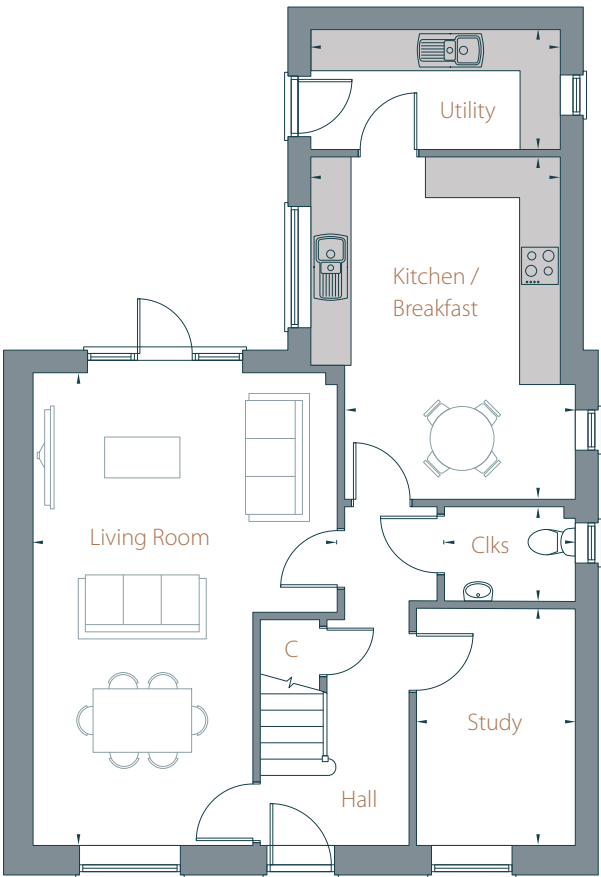
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FIRST
FLOOR



GROUND
FLOOR



SPECIFICATION



Kitchens –

- Laminate work surfaces and up-stands
- Integrated Bosch appliances
- Glass splashback to hob
- 1.5 composite bowl sink
- Soft close doors with chrome ironmongery

Electrical –

- Double socket outlets throughout
- Low-energy downlighters to the kitchen and bathrooms
- Ceiling mounted smoke and heat detectors

Connectivity –

- All TV points Sky and Digital compatible
- Internet point to main TV position for Sky connectivity
- Telephone points to living room and master bedroom

Heating –

- Air Source Heat Pump connected to underfloor or radiators (Plot dependant)

Carpentry –

- Skirting and architraves painted white
- Oak internal doors

Internal Details –

- Ceilings painted white and smooth throughout
- Beachcomb grey painted walls

Bathrooms and En-suites –

- Floors to be tiled
- En-suite : Full height tiling to shower cubicle
- Bathroom : Full height tiling to bath walls
- Saneux wall mounted gloss white vanity unit fitted with chrome taps
- Saneux close coupled open back WC
- Chrome towel rail
- Chrome mixer taps with fixed riser shower head fitted over bath

External Details –

- Paths and rear garden patio to be paving slabs
- Lawns to be seeded
- PCV-U windows and patio doors where applicable

Warranty and Insurance –

- A 10 year building warranty is offered through NHBC, one of the UK's market leading warranty providers. For more information visit www.nhbc.co.uk



The specifications listed on this page are correct and as intended at the time of going to print. Please ask for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.



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Derek Hales Limited is family run business based in West Norfolk specialising in the development, construction and renovation of luxury housing.

Derek Hales and his wife, Helen started their plumbing and heating business in 1968 in the Norfolk village of Foulton. In 1980 the business branched out into small-scale house construction with the aim to build high quality new homes. Over the years this side of the business grew and to date 250 houses have been constructed or renovated.

LOCATION

Residents of Church View will have so much to look forward to. With a host of opportunities nearby for both relaxing amongst nature and enjoying the delights of town, this area hosts every ingredient for a fully balanced lifestyle.



Situated at the edge of the Norfolk Fens, 12 miles north-west of Thetford, 15 miles south of King's Lynn and just a stone's throw from the A134, Methwold takes pride of place amongst this region's network of picturesque villages. With local amenities within easy walking distance through its charming streets and the main road granting easy access to nearby towns and onwards to the region's major city centres, this is a place you'll be proud to call home.

In addition to the village's charming scenic houses and cottages, you'll find the much-loved traditional pub The George. Dating back to the 18th century, it's renowned locally for its home-cooked meals, satisfying range of drinks and very friendly welcome – perfect for an after-walk drink or meeting up with friends and family.

The local recreation ground is just adjacent to the collection – perfect for exercising pets and children alike. Also on your doorstep in the village you'll find the post office, village green and of course Rumble's Fish Bar – a convenient choice for a traditional takeaway. For food shopping, a wide range of groceries is just a quick drive away at supermarkets in Weeting (4.7 miles) or Brandon (6.3 miles).

Those with growing families will be pleased to note the educational facilities within the village itself. Methwold Primary School is only 150 metres from the entrance to Church View, with Methwold Nursery School around half a mile away, just next to the village's Icení Academy, so you or your children will never face a challenging journey.

Days out will be a joy, with a huge range of outdoor destinations nearby. Thetford Forest Park's acres of trails, picnic areas and magical scenery are home to a fantastic Go Ape venue, archery groups and various activities for children. Also dotted around the area you'll also find Brandon Country Park, Grimes' Graves prehistoric site, Lynford Hall & Arboretum and High Lodge Activity Centre – all great places to spend time with the family and enjoy delicious coffees and cakes in the cafés.

With Thetford and Bury St Edmunds within easy driving distance – and the buzzing centres of Cambridge and Norwich also each around 40 miles away – you'll have no shortage of opportunities for shopping, entertainment and culture. All adding up to make Church View an enviable place to call home.

CONNECTIONS

It's just a short drive from Church View to either of the local area's main thoroughfares, connecting you easily with all the nearest bustling towns and thriving cities.

The A134 offers a picturesque drive north to meet the A10 just outside King's Lynn, 15 miles away, while, heading south, it's just a 12 mile journey through the Thetford Forest to Thetford itself and the junction with the A11. From there, you have a direct route north-east all the way to Norwich, connecting with the city's A146 ring road in around 45 minutes, making it an easy journey to enjoy the wide range of shops, boutiques, theatres, galleries and historic sites this ancient city has to offer.

Heading south-west on the A11 for approximately 30 minutes brings you to the junction with the A14 by Newmarket and its world-famous racecourse. From there, you can continue onwards to arrive at central Cambridge's cornucopia of colleges, shops and eateries of all varieties in around 15 minutes.

Alternatively, taking the quiet, scenic country road west from Methwold soon connects you with the A10, from where you can head south to Cambridge via the beautiful cathedral city of Ely – a lovely day out in itself – or north to King's Lynn and the stunning sandy beaches and beautiful harbours of the north Norfolk coastline.

Norwich Airport is under an hour away via the A11, while Stansted Airport is around 60 miles away by car via the A14 and M11, both offering connections to Scotland and a wide variety of major destinations all over Europe and further afield.

There is an easy rail link to Norwich from Brandon, which is just over six miles from the development, and the best direct links to Cambridge and London are from Downham Market Station which is just over thirteen miles away.

FINDING US

Church View, Crown Street, Methwold, Norfolk IP26 4PN



NEARBY

Methwold Primary School	0.3 Miles
Methwold Nursery School	0.5 Miles
Brandon Country Park	7 Miles
Thetford Town Centre	12.5 Miles
Downham Market	13 Miles

IN REACH

Ely	19 Miles
Klng's Lynn	20 Miles
Bury St Edmunds	21 Miles
Norwich	35 Miles
Cambridge	40 Miles

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