

SUDBURY FIELDS

Great Cornard, Sudbury, Suffolk, CO10 0JQ





CGIs are indicative of specification only

Sudbury Fields forever...

Sudbury Fields is a rural community of 46 homes in the Suffolk village of Great Cornard, close to the picturesque market town Sudbury. Designed to be forever homes, this uniquely crafted and charming development blends the classical proportions of Georgian and local Suffolk architecture with a specification that is designed to achieve up to an EPC A rating.

Residents enjoy modern and contemporary interiors with best-in-class kitchen appliances from Samsung in a home which promotes smart and sustainable living.

LIVE SMARTLY & SUSTAINABLY
Come home to Sudbury Fields...



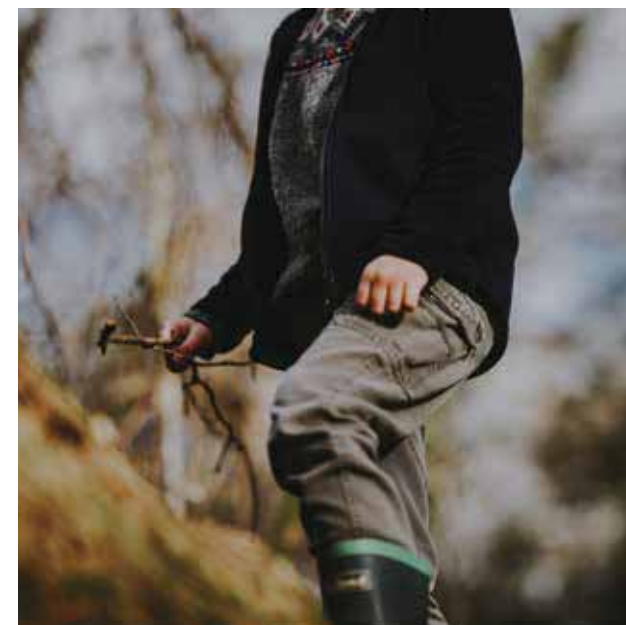
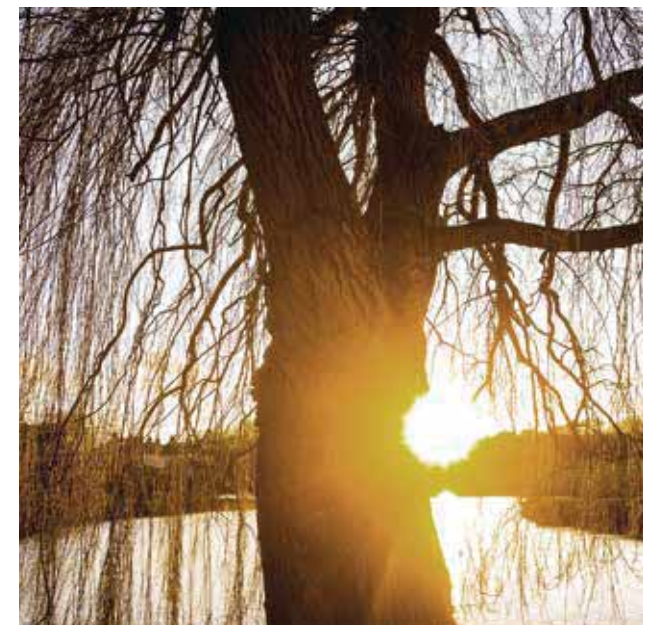
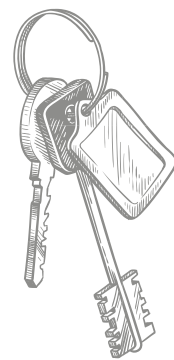
Find your forever home at

SUDBURY FIELDS

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From one-bedroom maisonettes to four-bedroom executive homes, Sudbury Fields is a new community appealing to families, first time buyers and downsizers.

A stunning development of 46 homes, built to a high environmental standard, the development is situated in the popular village of Great Cornard, two miles south of Sudbury and 13 miles north of Colchester.



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WHAT MAKES A SUDBURY FIELDS HOME SO SPECIAL?

BUILT FOR LIFE

North Avenue homes are built to last.

INNOVATIVE

Utilising the latest technologies.

EXCELLENT AFTERCARE & MAINTENANCE

Award-winning customer service, our developments enjoy 100% claim free building warranties.

ARCHITECTURALLY PLEASING

Communities that complement and enhance local architecture.

SUSTAINABLE

Good for the environment and your household economy.



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BUILT FOR LIFE

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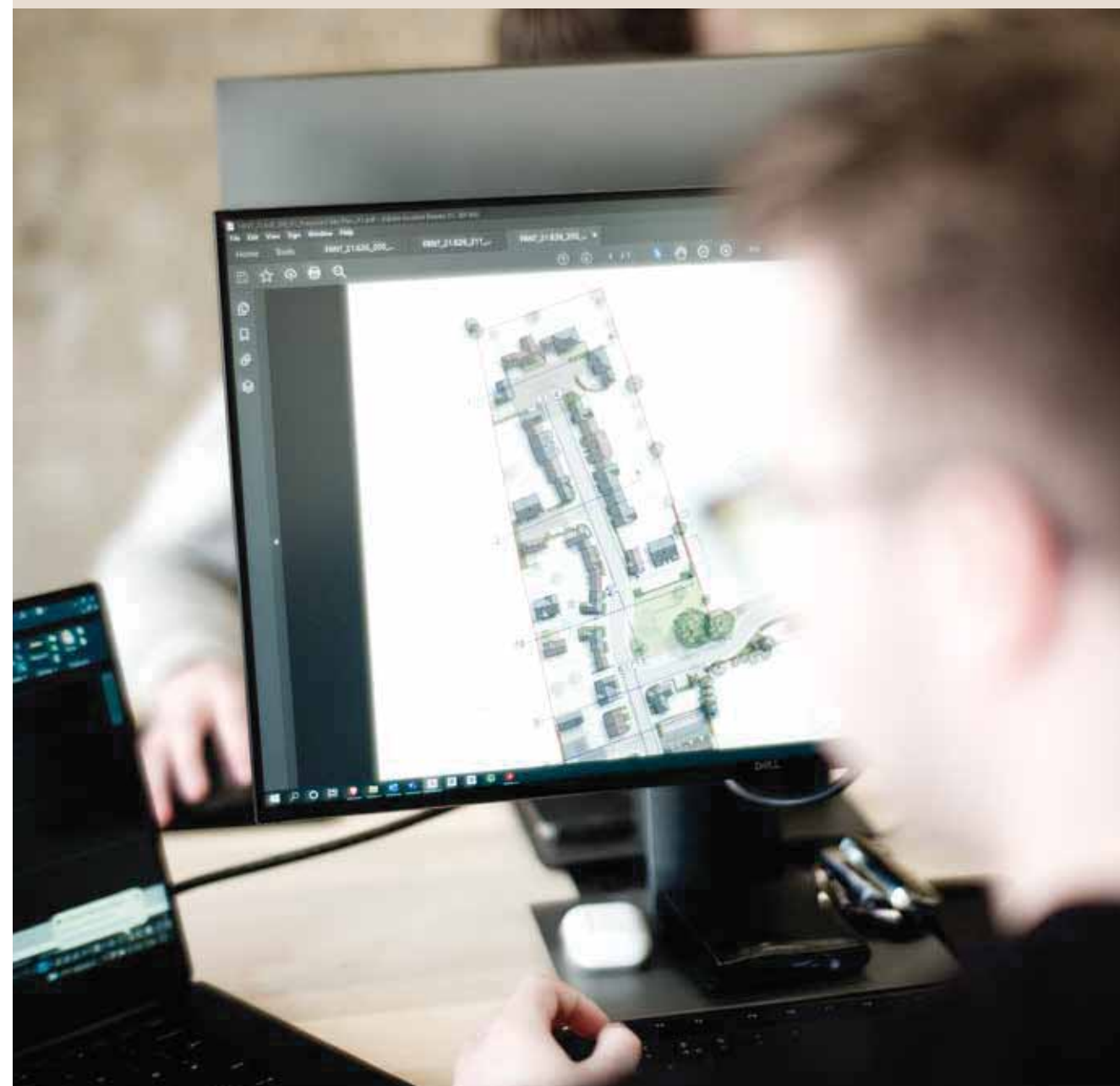
North Avenue homes are built to last. Our developments stand the test of time, growing in character and becoming an integral part of the local landscape. We want the communities we build to complement their surroundings, blending seamlessly into the local area as though they have always been there.

Our homes look as good from the day they were built to decades later; we build using the best materials, trades and craftsmanship, fusing traditional construction techniques with the latest technology to create homes you can cherish forever.

EXCELLENT AFTERCARE & MAINTENANCE

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As a North Avenue customer you can count on outstanding levels of customer service. We've delivered over 600 homes and we're very proud of our 100% claim free building warranties. However, should any issue occur, our aftercare maintenance team are on hand to sort out any problems, treating you and your home with the utmost respect.



Traditionally styled

Beautiful landscaping





THE PARK HOUSE



THE CARRIAGE HOUSES



THE STEADINGS



FOXGLOVES



THE BRAMBLES

Full of Character

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North Avenue homes are full of character. Sudbury Fields offers 16 different house types designed to suit the changing lifestyles of our customers. We want our homes to be unique and individual, homes that spark joy when you step inside.



Site plan

Private luxury residences in a thriving rural community, Sudbury Fields showcases architect- designed modern homes, built entirely for their owners’ convenience; a friendly neighbourhood and a place you can be proud to call home.

BULRUSHES

Nº20	2 bed semi detached	818 Ft² / 76 M²
Nº21	2 bed semi detached	818 Ft² / 76 M²
Nº24	2 bed semi detached	818 Ft² / 76 M²
Nº25	2 bed semi detached	818 Ft² / 76 M²

THE STEADINGS

Nº42	2 bed bungalow	840 Ft² / 78 M²
Nº43	2 bed bungalow	840 Ft² / 78 M²

CARRIAGE HOUSE

Nº29	3 bed semi detached	1023 Ft² / 95 M²
Nº30	3 bed semi detached	1023 Ft² / 95 M²
Nº32	3 bed semi detached	1023 Ft² / 95 M²
Nº33	3 bed semi detached	1023 Ft² / 95 M²
Nº40	3 bed semi detached	1023 Ft² / 95 M²
Nº41	3 bed semi detached	1023 Ft² / 95 M²
Nº44	3 bed semi detached	1023 Ft² / 95 M²
Nº45	3 bed semi detached	1023 Ft² / 95 M²

THE LODGE

Nº34	3 bed detached	1044 Ft² / 97 M²
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FOXGLOVES

Nº23	3 bed detached	1055 Ft² / 98 M²
Nº27	3 bed detached	1055 Ft² / 98 M²
Nº31	3 bed detached	1055 Ft² / 98 M²

THE BRAMBLES

Nº1	3 bed detached	1087 Ft² / 101 M²
Nº28	3 bed detached	1087 Ft² / 101 M²
Nº46	3 bed detached	1087 Ft² / 101 M²

THE RAMBLINGS

Nº22	4 bed detached	1163 Ft² / 108 M²
Nº26	4 bed detached	1163 Ft² / 108 M²
Nº39	4 bed detached	1163 Ft² / 108 M²

STOURLSIDE HOUSE

Nº35	4 bed detached	1162 Ft² / 108 M²
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THE SORRELS

Nº38	4 bed detached	1593 Ft² / 148 M²
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FOXTAILS

Nº37	4 bed detached	1593 Ft² / 148 M²
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THE PARK HOUSE

Nº36	4 bed detached	1615 Ft² / 150 M²
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COACH HOUSES

Nº2	2 bed maisonette	753 Ft² / 70 M²
Nº3	1 bed maisonette	678 Ft² / 63 M²



Subject to change and planning.

SENSE YOUR SPACE





KITCHENS

- Contemporary style light grey (or similar) handleless, soft-closing cabinets
- Composite stone worktops, upstands and splashback behind hob.
- Stainless steel tap and matching under mount sink
- Integrated appliances, ceramic hob, oven, chimney hood, fridge freezer and dishwasher.
- LED strip lighting under wall cabinets.
- Wood effect flooring, luxury vinyl tile by Karndean (or similar) flooring.

BATHROOMS

- Contemporary white sanitary ware with chrome fittings.
- White basin with chrome mixer taps and bespoke under-basin cabinetry. Dual flush, soft close back to wall WC with chrome flush plate.
- Chrome rain-head thermostatic showers, to showers and over baths, with glass shower / bath screens.
- Heated designer towel rails in chrome.
- Neutral palette of white / stone coloured tiles, half height to wet walls and full height around baths and showers.

FINISHING

- Internal doors, painted panelled, quality internal doors with chrome furniture.
- Walls and ceilings, all walls painted in matt emulsion, neutral colour to compliment flooring, white flat ceilings.
- Woodwork, contemporary square edged skirtings and architraves, painted in satin paint, white.
- Wood effect luxury vinyl tile, Karndean or similar, to kitchens and hallway.
- Luxury textured 2-ply carpets to bedrooms and living room.
- Porcelain tiled flooring, to bathrooms and ensuites, neutral stone effect palette.

HEATING/ENERGY

- High efficiency gas boilers providing space and water heating.

ELECTRICAL

- Recessed downlight fittings to kitchens and bathrooms.
- White finish sockets and switches.
- High speed fibre broadband connectivity.
- Smart Ring video door bell.
- Nest learning thermostat.



COMMUNITY AT SUDBURY FIELDS

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Only Connect

Living at Sudbury Fields you're connecting to a community; the community of the development, Great Cornard – the village you call home and also your local town Sudbury and the county of Suffolk

There are farmers markets, local theatrical and arts groups, toddler groups, sports clubs and hundreds of local businesses to discover.

Bus routes serve the village of Great Cornard making trips into town very easy if you don't want to take the car.

Local landscape

• LIVE IN GAINSBOROUGH COUNTRY •

The landscape around Sudbury is immortalised in the paintings of one of the UK's most famous painters; Thomas Gainsborough. Born in Sudbury in 1727, his works of art have made the Suffolk countryside world-famous.

There is no shortage of green space around Sudbury Fields. Listed nature reserve, Great Cornard Country Park lies directly behind the development, less than a mile's walk, on route passing the Great Cornard historic oak tree.

The other side of town, discover The Croft Watermeadows and Sudbury Common Lands, teeming with wildlife and famous for their stunning sunsets. Not forgetting that Great Cornard itself lies in the Dedham Vale & Stour Valley AONB, 90 sqkm of unspoilt parkland and countryside just waiting to be discovered.





An active life

STOUR VALLEY ADVENTURE CENTRE

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If you don't even know where to begin amidst Suffolk's thousands of acres of parkland, then Stour Valley Adventure Centre is a good place to start and it's right on the doorstep in Sudbury. Enjoy guided walks, cycling and kayaking and paddle boarding on the River Stour. The centre also has a wild swimming group as well as a glamping site.

KINGFISHER LEISURE CENTRE

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Sudbury's public leisure centre with a 25-metre pool with family-fun water slides and an active swim timetable. The centre also has an 80-station Matrix state-of-the-art gym, three fitness studios running a packed group class timetable, sauna and spa, soft play area, meeting rooms for hire and a café.

CORNARD LEISURE CENTRE

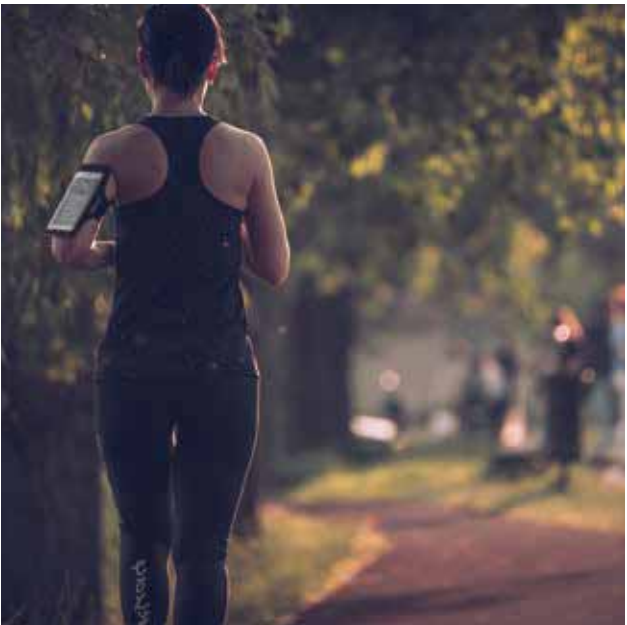
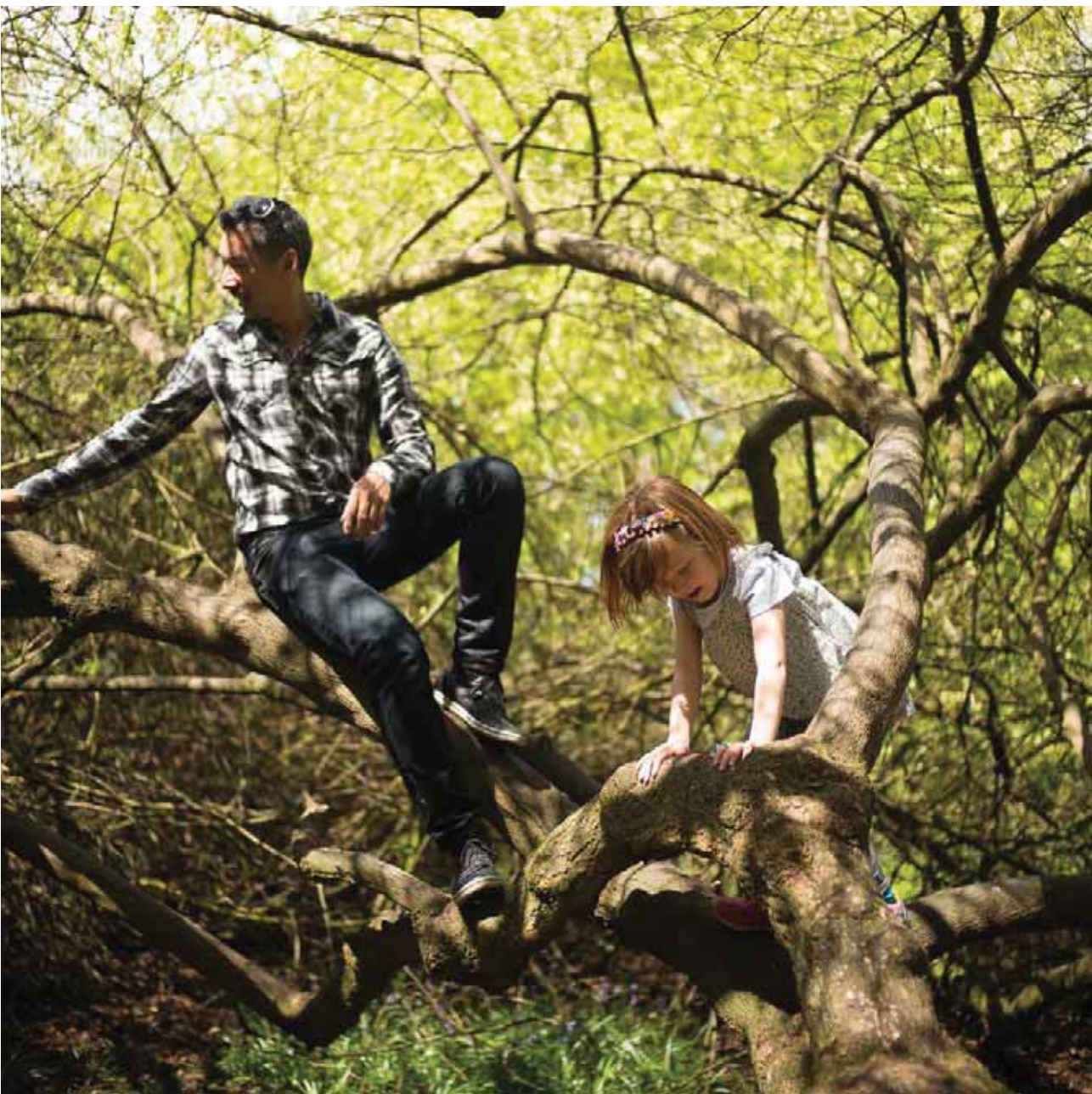
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Great Cornard's newly refurbished leisure centre with a gym and schedule of dance and fitness classes, only a short walk from the development.

RIVER STOUR FOOTPATH

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Access the River Stour footpath, only half a mile from the development and enjoy stunning picturesque runs, walks or cycles for miles and miles.

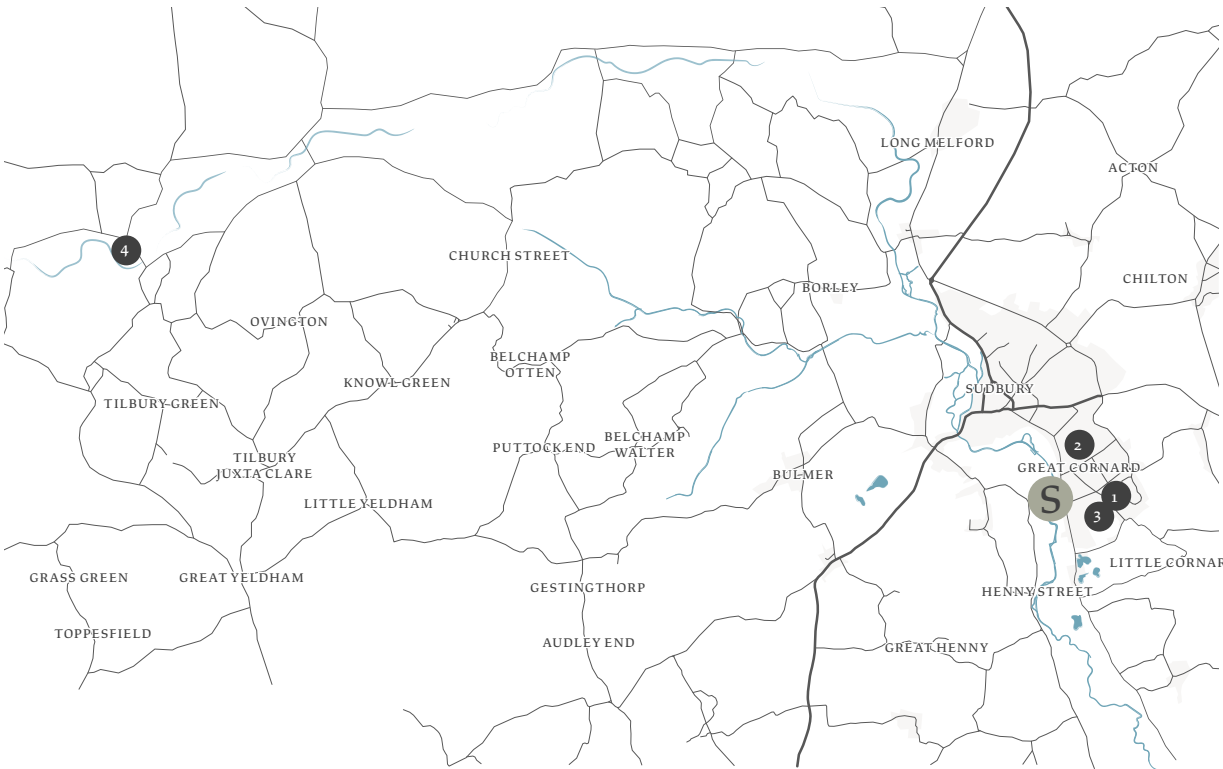


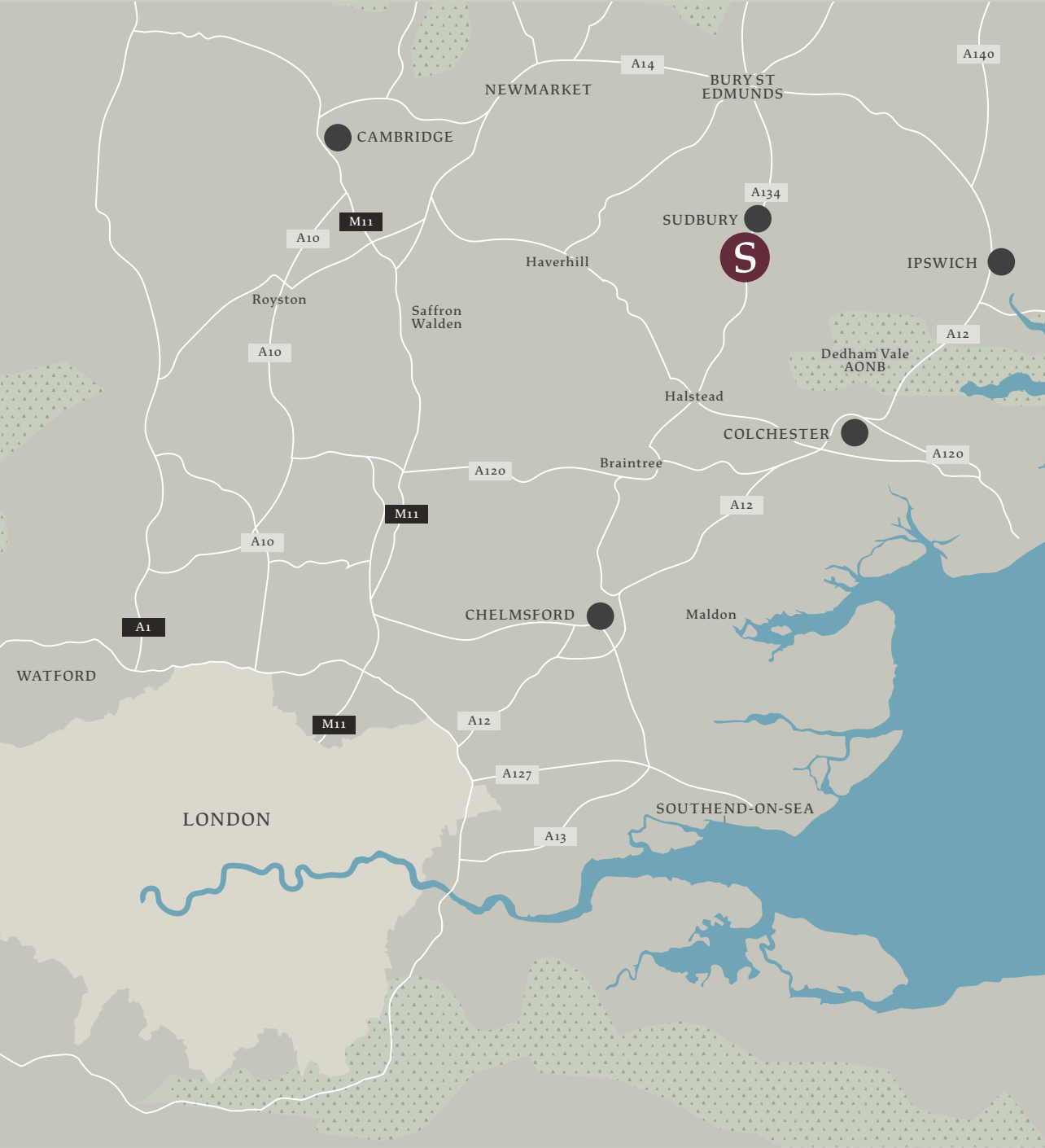


A Fantastic Education

Great Cornard offers a great choice of pre, infant and primary schools as well as the highly regarded secondary; The Thomas Gainsborough School.

1 WELLS HALL PRIMARY SCHOOL Ofsted: Good	3 THOMAS GAINSBOROUGH SCHOOL Ofsted: Good
2 POT KILN PRIMARY SCHOOL Ofsted: Good	4 STOKE COLLEGE Independent co-ed boarding



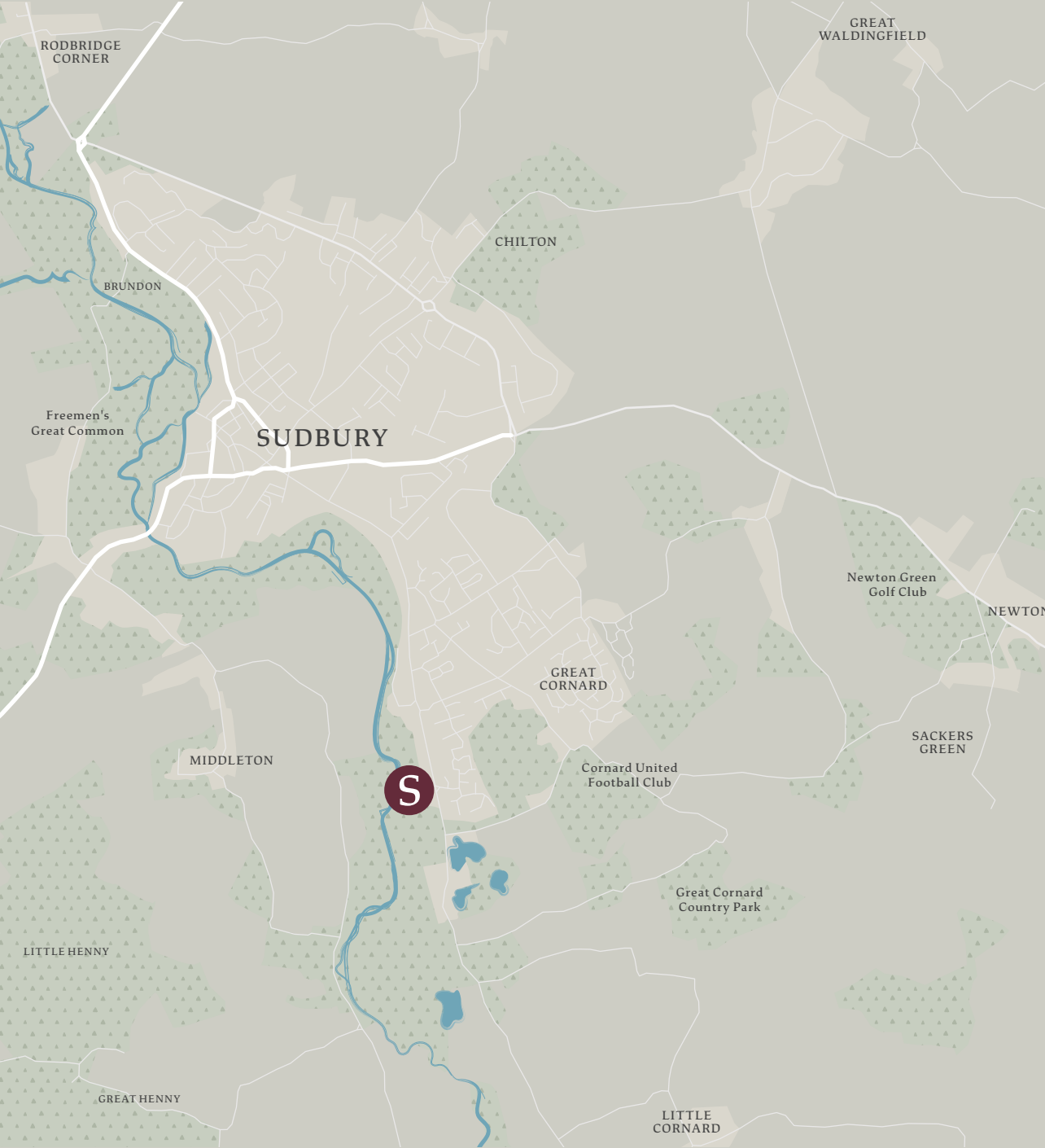


Getting around

Sudbury is a 1 hour and 18 minute commute via train to London Liverpool Street, operated by Greater Anglia trains. Road links via the B1058 and the A133 provide access to Colchester in around 12 minutes, Colchester in 22 minutes and Cambridge in 58 minutes via the A1307. Great Cornard itself is served by good local bus routes to the surrounding towns and villages.

TRAIN

Bures	7 mins
Chappel & Wakes Colne	13 mins
Marks Tey	19 mins
Colchester	31 mins
Chelmsford	46 mins
London Liverpool Street	1 hr 18 mins



CAR

Co-op Foodstore	0.8 miles	3 mins
Sainsbury's	1 mile	3 mins
Waitrose	1.6 miles	5 mins
Aldi	1.7 miles	6 mins
Long Melford	4.3 miles	11 mins
Lavenham	7.9 miles	15 mins
Colchester	13.3 miles	26 mins
Bury St Edmunds	18 miles	31 mins
Ipswich	21 miles	40 mins
Cambridge	47 miles	1 hr 11 mins

WALKING

Hardwicke House doctors surgery	1 mile
Co-op Food	0.8 miles
Thomas Gainsborough	0.9 miles
Great Cornard Country Park	0.8 miles
St Andrew's Church	0.6 miles
Wells Hall Primary School	0.7 miles
Sudbury Rugby Club	0.2 miles
Cornard Leisure Centre	0.5 miles
River Stour footpath	0.6 miles



CLOSE TO TOWN

Sudbury is everything you desire in a local town; picturesque, full of amenities, eye-catching shops and cosy cafes.

There are a range of supermarkets; Waitrose, Sainsbury's, Aldi and Tesco as well as a farmers' market every Friday on the Market Hill.

You'll find high street favourites alongside independent retailers and the town is home to a beautiful library as well as a heritage centre to delve into local history. There's also Gainsborough's House home to a collection of his world-famous artwork.

ANGELO SMITH

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Local family jewellers Angelo Smith has adorned the Sudbury's North Street since 1876, making them Sudbury's oldest independent business.

JAVELIN

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Coffee house and men's clothing store, Javelin has a loyal following of customers, some of whom travel many miles to kit themselves out.



A Quintessentially...



...English Village



LONG MELFORD

Slightly north of Sudbury is the village of Long Melford regarded as the “quintessential” English village, centred around a green and a popular location for film and television. The village church holds lunchtime recitals and locals flock to its tearoom and well-loved pubs; in particular, the George & Dragon Hotel and fine dining restaurant Scutchers.

EATING & DRINKING

Good Times

Enjoy the best of Sudbury's
restaurants and cafes



LYDIA TURKISH KITCHEN
Mouth-watering Turkish cuisine,
available to eat in or take away.

PAINTERS CAFÉ

Charming café evoking Sudbury's artistic
heritage with a cracking daily menu.



THE BREWERY TAP

A real ale pub, home to Suffolk brewer
Mauldons with regular live music and
tasting clubs.



SECRET GARDEN CAFÉ

Lovely café in beautiful premises with an
outdoor courtyard offering 100% home
cooked food and cookery classes.



A SLICE OF NEW YORK

An epic pizza house bringing a slice of the
Big Apple to the centre of Sudbury.

STATION ROAD

Everything from brunch to after
dinner cocktails.



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GRAND
DAYS OUT
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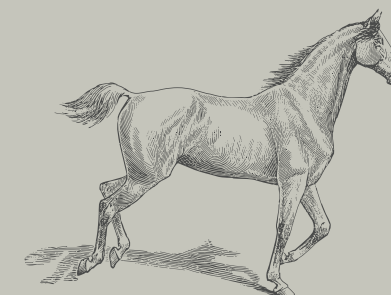
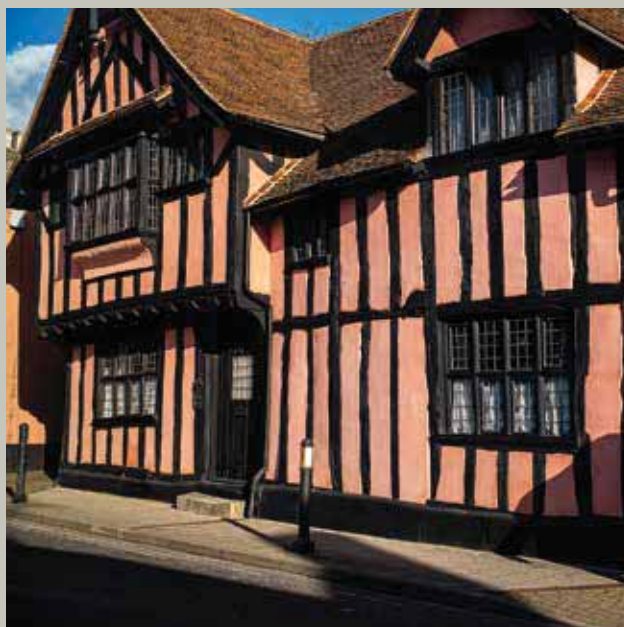


DEDHAM VALE & STOUR VALLEY AONB

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Stretching either side of Sudbury is the Dedham Vale & Stour Valley AONB over 90 sq km of protected park land, famously paid homage to by artists such as Constable, Gainsborough and Munnings. This historic area is full of walks taking you through Suffolk's rich history and its historical wool towns such as Clare, Hadleigh and Lavenham. These towns were amongst the richest in England when the wool trade was at its peak.

Within the AONB there are many activities for families and individuals; nature walks, art classes, pond dipping, food markets, bird watching and much, much more.



LAVENHAM

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Lavenham's half-timbered medieval cottages are one of the area's most popular tourist sites (there are over 320 of them!) and a well-spent day out for locals, only five miles northeast of Sudbury. Check out the Lavenham Butchers for their award-winning pies and sausages or dine in at The Great House, with its celebrated French cuisine. The town has its own farmers market on the fourth Sunday of every month at the village hall with over 30 local traders gathering to tell the region's best produce. There's a family friendly Farmers' café where you can get a bite to eat too. It's also famous for its quilted jackets, once the garb of country folk, now the highest of fashion with outlets in London's Coal Drops Yard. Stop by the original shop and pick yourself up a bargain.

NEWMARKET

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Enjoy a day at the races at Newmarket, 35 miles north.

COLCHESTER ZOO

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Less than a 30-minute drive Colchester Zoo is a great family day out, with more than 260 different species in 60 acres of parkland, it's regularly voted the UK's best zoo. Free parking, reasonably priced tickets, bring your own picnic or eat at one of the park's restaurants, it's a great day for everyone. And you can even walk with woolly mammoths – albeit it in augmented reality!

About the Developer

NORTH AVENUE DEVELOPMENTS

part of Fairfield Holdings Group

North Avenue Developments is a local Essex developer specialising in larger conversions of existing and historic buildings. Their portfolio ranges from developments of five to 50 units, all with the aim to create homes with character, that enhance the local environment. Past projects include the conversion of magistrate courts, offices, shops, hospitals and houses into contemporary and stylish dwellings.



FOLEY HOUSE, ESSEX
18 high quality apartments set within beautiful gardens and countryside

FAIRFIELD COURT, ESSEX
Beautiful restoration of executive homes packed with character



RAYLEIGH QUARTER, ESSEX
41 private gated apartments and penthouses in the heart of Rayleigh



NEW WRITTLE STREET, ESSEX
Eight charming luxury homes, full of local character.



BLACKHEATH ROAD, COLCHESTER
A new build development of contemporary 3 & 4 bedroom family homes





CGIs are indicative of specification only. Fitted wardrobes not included.

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Notwithstanding the generality of the above, please note that: (i) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but no person, whether purchaser, potential purchaser, estate agent, advertiser, introducer or otherwise, should rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (ii) commentary, descriptions, figures, calculations, example financial projections (including, where applicable, examples of possible rental income and yields), plans, images and representations are illustrative only; (iii) images and plans may include artist impressions and computer-generated images which are not to scale; (iv) changes to the property may be made during the further planning or development stages of any development or otherwise, and dimensions, fittings, finishes, ongoing costs and specifications and representations and any other aspect are subject to change without notice; (v) measurements provided are taken at the widest points of rooms, except on angled walls where the measurement is generally taken at the centre of the room; (vi) apartment numbers are for sales purposes only and postal addresses may differ; and (vii) all journey times stated are approximate.

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