



CLAY HALL COURT

ACTON SUFFOLK



GRANVILLE
& FIRTH

A remarkable collection of four outstanding new residences
in a picturesque and well-connected location.



Established in 2022 Granville & Firth was formed by the directors of the established Granville Group in response to the increased demand within Essex & Suffolk for the highest quality new homes, constructed in a traditional style, with the utmost attention to detail.

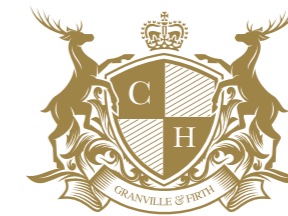
Focusing on the delivery of smaller niche development sites of up to five properties, Granville & Firth look to deliver these homes to a level far in excess of their major house-builder competitors, whilst maintaining the Granville Group ethos of being Developers of Distinction.

The Group CEO Matthew Firth says ;

"For some years the Granville Group have delivered delightful new homes within Essex & Suffolk, I am thrilled to be able to launch our niche development business Granville & Firth on Clayhall Court, Acton, which is the sole reason we established the business, to deliver exceptional homes in exceptional positions throughout Essex & Suffolk. From the moment I set eyes on this development I knew it was the jewel in the crown and thought, these opportunities rarely become available. The Granville Group was established in 1977 by my late father and we together built our well-deserved reputation. I am enjoying the opportunity to take this one step further by offering a bespoke niche service, solely aimed to deliver these rare and exclusive development projects."

Matthew Firth

Matthew A G Firth, June 2022



WELCOME



Tucked away in an idyllic corner of the beautiful Suffolk countryside, this is the latest unique collection from The Granville Group – builders with an enviable reputation for style, quality and unrivalled standards of craftsmanship.

This boutique enclave of just four generously proportioned, luxury family homes has been designed to perfectly complement the character of its sensational rural surroundings, and features a superior specification of finishes, fittings and fixtures both inside and out.

Clay Hall Court enjoys a highly desirable location at the periphery of picturesque village life – where open green spaces and well-appointed homes meet the leafy lanes and gentle rolling fields of Suffolk’s famous inspirational countryside.

Accessed via a peaceful countryside approach lined with manicured hedges and attractive trees, Clay Hall Court offers a warm welcome within this most peaceful and beautiful setting. With its four luxurious properties carefully positioned to provide space, comfort and privacy, this will be an arrival home that residents will absolutely love.

Thoughtfully designed to make the most of its majestic setting, the collection offers a much sought-after combination of peace, privacy and sophisticated charm, with plenty of space for everyone to breathe. With convenient amenities close at hand and the vibrant market town of Sudbury just 2.5 miles away, Clay Hall Court will provide everything you need for a well-balanced modern lifestyle

You’ll find each property has been uniquely configured to provide the atmosphere of a natural, established settlement – all boasting traditional charm and contemporary features throughout. Each plot features a generous garden with a variety of open spaces for the whole family to enjoy, complemented by attractive trees, elegant boundary treatments and new landscaping.

Using over four decades of experience and award-winning expertise in the creation of high-quality bespoke developments, Granville are extremely excited to be constructing these four individual luxury detached homes.



Indicative computer generated image shows Plot Two.

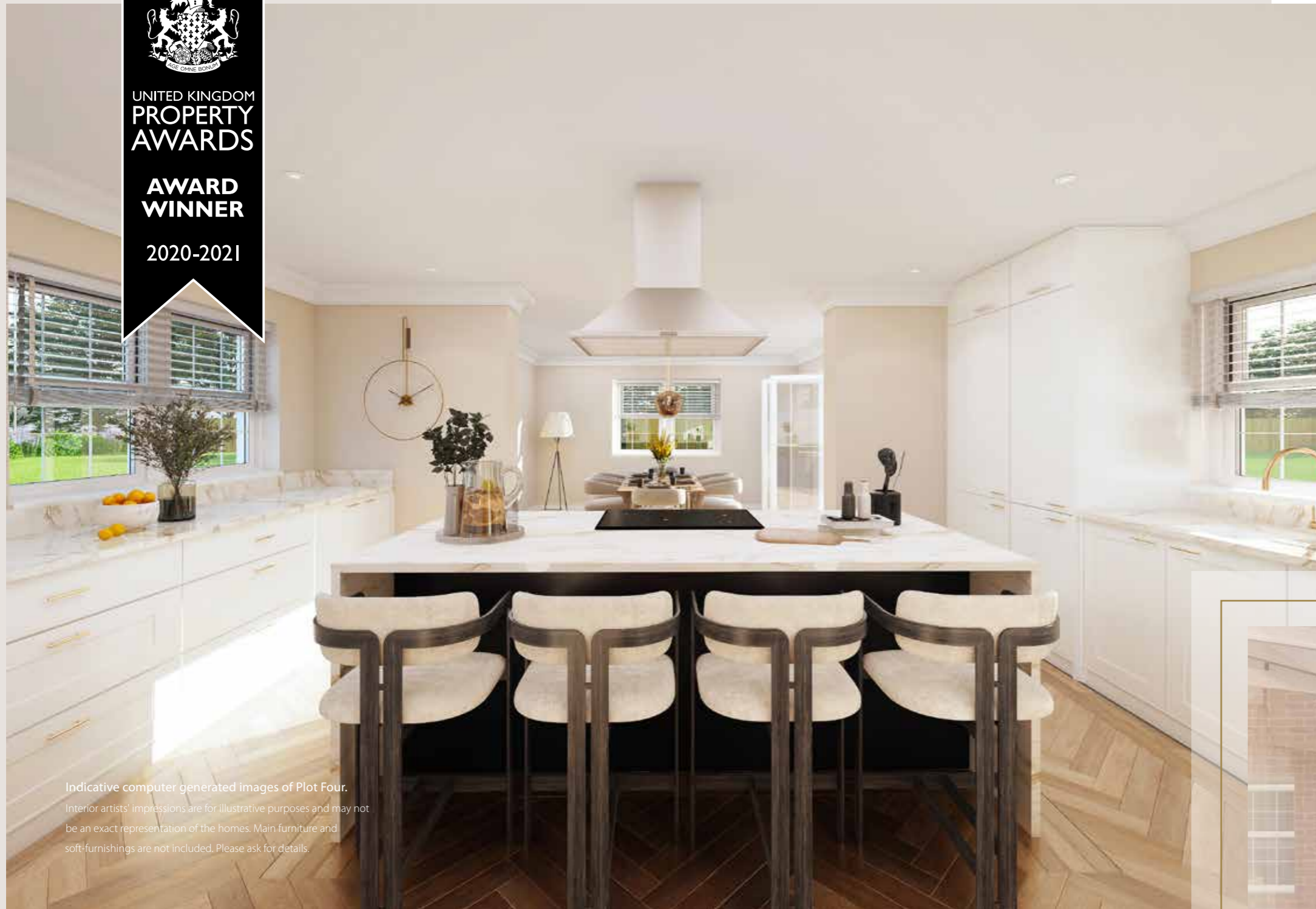
All planting and landscaping shown within the computer generated imagery is indicative only and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.



UNITED KINGDOM
PROPERTY
AWARDS

AWARD
WINNER

2020-2021

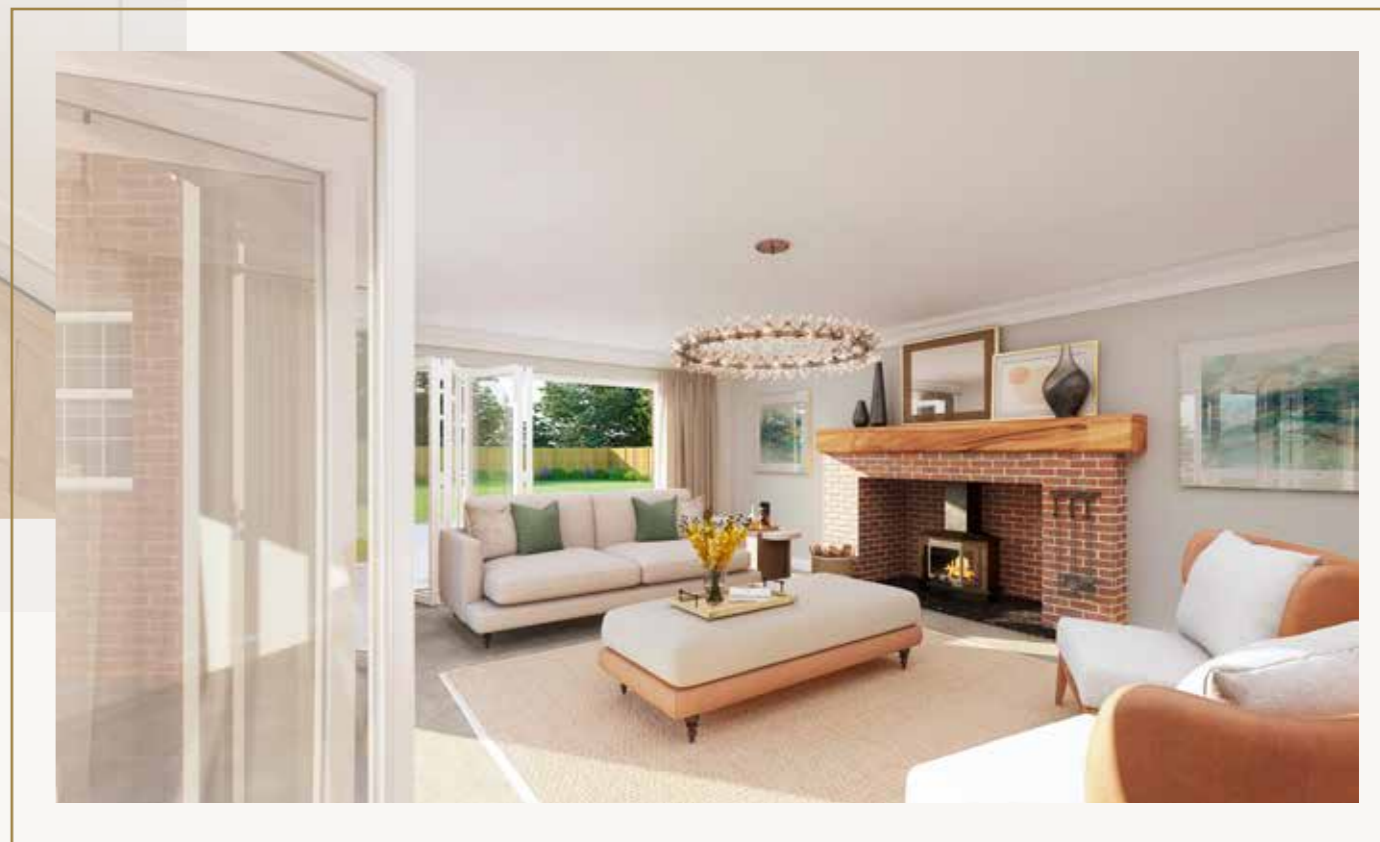


Indicative computer generated images of Plot Four.
Interior artists' impressions are for illustrative purposes and may not
be an exact representation of the homes. Main furniture and
soft-furnishings are not included. Please ask for details.

Beautiful, innovative and flexible interiors.

This collection has been designed to reflect the classic Suffolk countryside vernacular while incorporating sophisticated contemporary styling – emphasising these properties' clean lines, exceptional materials and high-quality finishes throughout. Striking the ideal balance between luxury and functionality, you'll find light-filled rooms boasting exceptional fittings, finishes and premium branded appliances, delivering the feeling of exclusivity everywhere you look.

Granville & Firth intelligently plan and create every home with today's lifestyles in mind, allowing people to enjoy time together, accomplish daily tasks and find privacy, with everything they need conveniently close to hand. All surfaces, fittings and fixtures are expertly finished to the very high standards we have been synonymous with for 45 years, resulting in bright rooms, sparkling clean lines and flexible living spaces that suit every taste, whilst offering the ideal blank canvas for resident's own personal additions.



This is your chance to enjoy stunning, high-quality and energy efficient interiors from one of the area's most respected, award-winning development groups.

Versatile.

For those whose work can now be done remotely, having enough room for a designated study area within their home has recently moved significantly up the list of desired features when looking for a new property.

With that in mind, every layout and detail of our homes is attentively considered to ensure, wherever possible, we create properties which offer flexible living spaces that exceed the needs of today's modern households – with an array of options for your home office requirements – whether it's full or part-time.



Indicative computer generated image of Plot Four.
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Style and Opulence.

Granville & Firth renowned attention to detail will be evident at every turn, combining quality craftsmanship with authentic individuality and a state-of-the-art specification.

Indicative computer generated images of Plot Four.

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Authenticity.

This characterful development effortlessly combines a traditional approach with superior materials and superb craftsmanship, from design through to completion. Each property features a bespoke designer kitchen with premium work surfaces, elegant contemporary bathrooms and refined living spaces designed for relaxation, shared family time and hospitality. High-quality windows and broad sections of glazed doors allow natural light to bathe every corner of the interior spaces and afford residents the chance to enjoy this beautiful setting to the full.

We also offer purchasers the opportunity to personalise their new home with a choice of kitchen units from our standard range, as well as tiling to the first floor bathroom and en-suite. These choices are offered to all 'from plan' purchasers giving you the opportunity to create a family home, finished to be as unique and authentic as you are.

Site plan.

Clay Hall Court is a distinctive collection of just four luxury family properties that draw on a classic East Anglian style, but incorporate a host of attractive contemporary features that place these homes firmly in the twenty-first century.

A private driveway leads you through to each individual plot, where expertly paved parking areas meet carefully landscaped new lawns, neat hedgerows and high quality fencing.

Each property is of a unique design with echoes of large country farmhouses, with accompanying private double-garages and generous garden plots that cater to all kinds of family activity or can potentially be transformed into a dream personal hideaway.



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Plot One

Four Bedroom Home
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Plot Two

Four Bedroom Home
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Plot Three

Four Bedroom Home
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Plot Four

Seven Bedroom Home
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All housetype/plot sizes are approximate only. 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 Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.

Plot One.



This outstanding four bedroom family home delivers ample space for all aspects of active family life. Entering the wide hallway, you'll first find a dedicated dining room and then, opposite, a beautifully-appointed sitting room with wood burner and section of glazed bi-folding doors that open out onto the rear patio, allowing light to fill the room and inviting an indoor-outdoor feel. The open-plan kitchen and family areas flow effortlessly together, creating space for the whole family to share time together, while a separate utility room with outdoor access means the practicalities are kept out of sight.

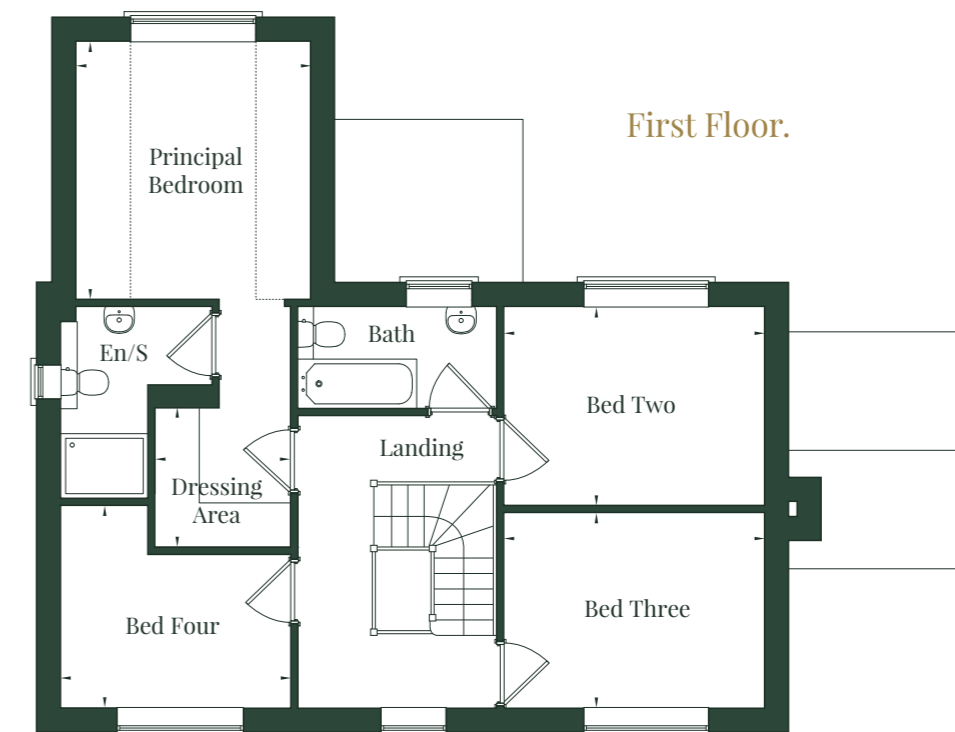
There's also a handy study off the sitting room for home working. Upstairs you'll find four double bedrooms, a sleek family bathroom and the luxury en-suite shower room complements the principle bedroom.

Ground floor

Kitchen / Family	5.950m x 4.680m	19'6" x 15'4"
Utility Room	2.260m x 2.054m	7'5" x 6'9"
Dining Room	3.546m x 3.475m	11'8" x 11'5"
Sitting Room	5.700m x 3.700m	18'8" x 12'2"
Study	2.285m x 2.700m	7'6" x 8'10"

First floor

Principal Bedroom	3.650m x 3.350m	12'0" x 11'0"
Dressing Area	2.000m x 1.935m	6'7" x 6'4"
Bedroom Two	3.700m x 2.812m	12'2" x 9'3"
Bedroom Three	3.700m x 2.813m	12'2" x 9'3"
Bedroom Four	3.225m x 2.900m	10'7" x 9'6"



L Laundry Cupboard C Cupboard Clks Cloakroom ▶ Indicates where approximate measurements are taken from.

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Plot Two.



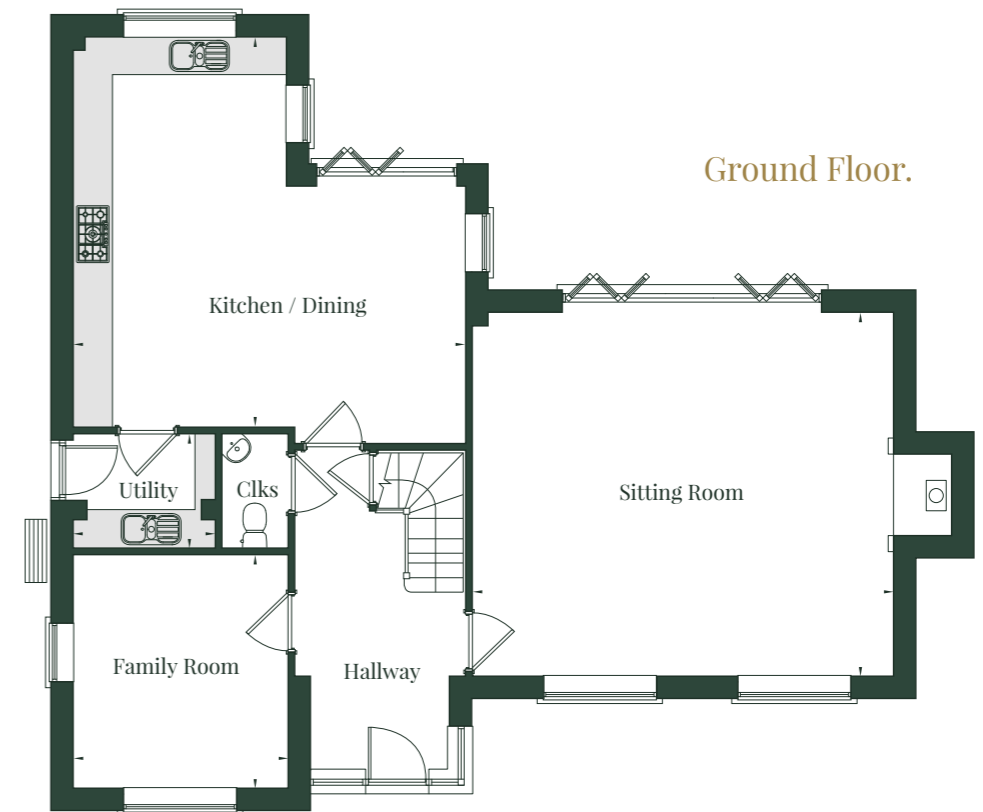
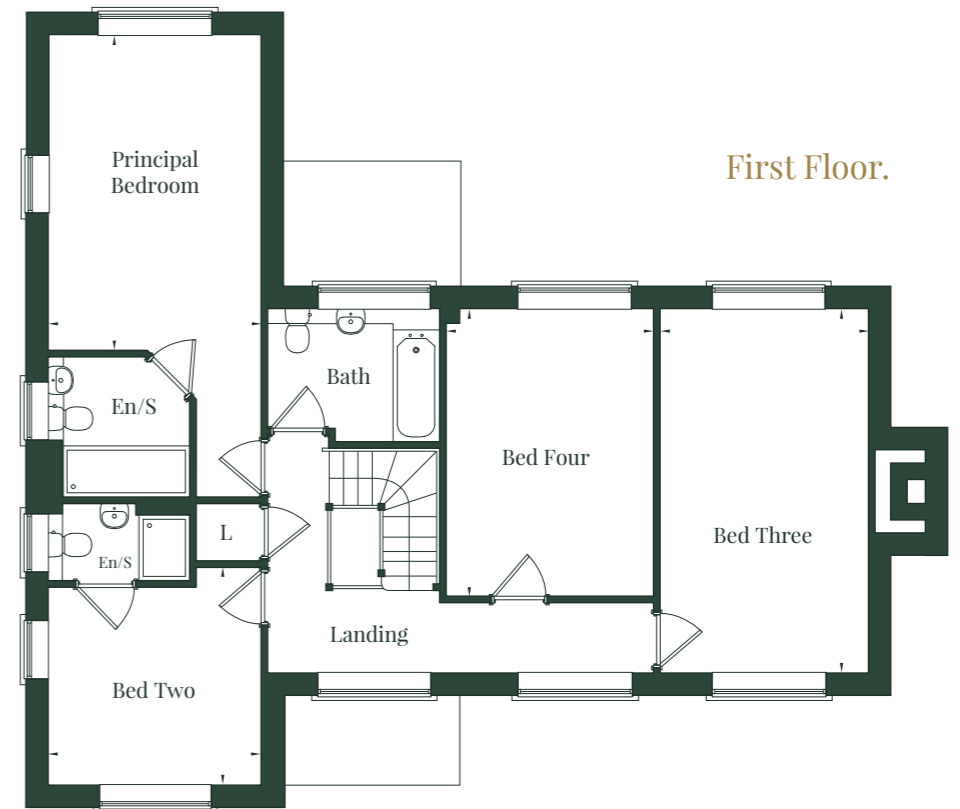
This is an exceptional family home, designed to impress right from the very start. You'll immediately be drawn to the generous sitting room, where two wide windows let the sunlight flood in from the south, whilst a set of large bi-folding doors allow you to open the room up to the patio and garden beyond, creating an indoor-outdoor atmosphere, with a feature wood burner, this is the perfect space for entertaining all year round. The spacious kitchen-dining area is the heart of the house, featuring a bespoke kitchen with the latest integrated appliances and a further set of bi-fold doors opening out onto the garden. With a convenient utility room, also with outdoor access and a further separate family room that could also easily serve as a home office, all your practicalities are easily covered. Upstairs, the principle bedroom is enhanced by a luxurious en-suite shower room, whilst off the landing you'll find three further spacious double bedrooms with the guest bedroom benefitting from a further en-suite along with an elegant bathroom.

Ground floor

Kitchen / Dining	6.122m x 6.114m	20'1" x 20'1"
Utility Room	2.227m x 1.774m	7'4" x 5'10"
Sitting Room	6.611m x 5.708m	21'8" x 18'9"
Family Room	3.665m x 3.357m	12'0" x 11'0"

First floor

Principal Bedroom	4.963m x 3.357m	16'3" x 11'0"
Bedroom Two	3.357m x 3.125m	11'0" x 10'3"
Bedroom Three	5.709m x 3.295m	18'9" x 10'10"
Bedroom Four	4.505m x 3.233m	14'9" x 10'7"



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Plot Three.



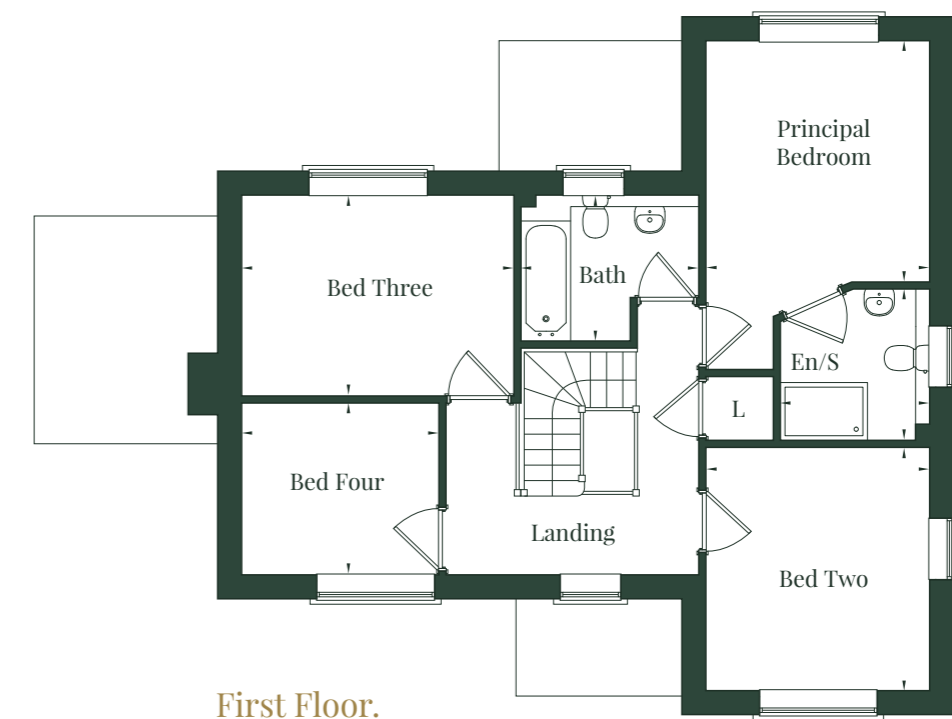
Featuring a distinctive courtyard area between the house and the double garage, this impressive four bedroom home boasts ample spaces both for family gatherings and a sense of privacy. The sitting room and adjoining study both invite sunlight from the north and south, with quality glazed bi-folding doors opening out onto the expertly-laid patio. A feature wood burner makes this a welcoming place to relax all year round. The bright, open-plan kitchen-family area benefits from French windows drawing in light and offering views out onto the expansive rear garden, while bespoke designer units accommodate the latest quality branded appliances. A handy utility room with outdoor access is ideal for all practicalities, while the dedicated dining room to the front of the house will be perfect for more intimate family meals or dinner parties. Upstairs, the Principal bedroom is complemented by a luxury en-suite and off the landing you'll find two more generous double bedrooms, a single room and an outstanding family bathroom.

Ground floor

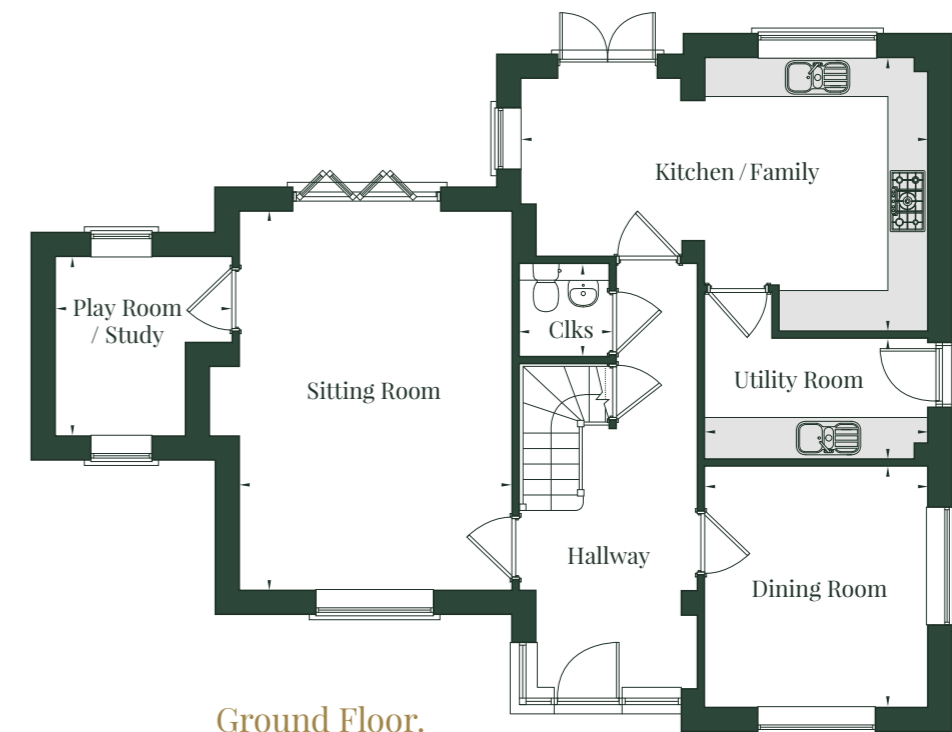
Kitchen / Family	6.122m x 4.199m	20'1" x 13'9"
Utility Room	3.357m x 1.806m	11'0" x 5'11"
Dining Room	3.629m x 3.357m	11'11" x 11'0"
Sitting Room	5.709m x 3.864m	18'9" x 12'8"
Playroom / Study	2.740m x 2.550m	9'0" x 8'4"

First floor

Principal Bedroom	3.735m x 3.357m	12'3" x 11'0"
Bedroom Two	3.656m x 3.357m	12'0" x 11'0"
Bedroom Three	4.089m x 3.049m	13'5" x 10'0"
Bedroom Four	2.984m x 2.585m	9'9" x 8'6"



First Floor.



Ground Floor.

L Laundry Cupboard C Cupboard Clks Cloakroom ▶ Indicates where approximate measurements are taken from.

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Plot Four.



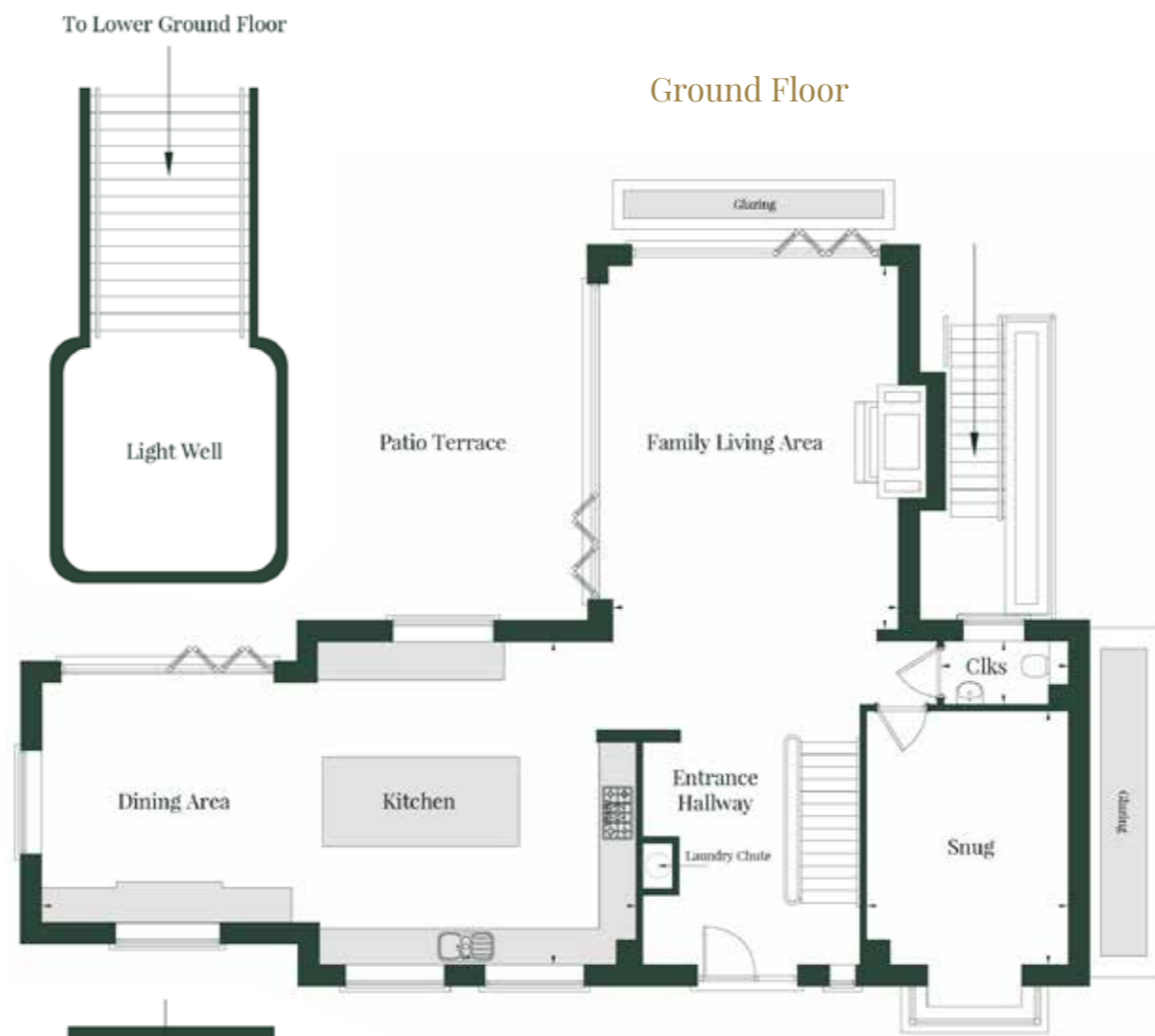
In prime position at the far end of the collection, this is a truly incredible four-storey home, with large rooms centred around family time, relaxation and hospitality. Entering the broad entrance hallway, your eyes are drawn to the bright living area ahead, where wide sections of bi-fold doors on two sides create a luxury indoor-outdoor area in the warmer months. The sensational designer kitchen features a substantial cooking/serving island and extends into a well-proportioned dining area where more glazed bi-folding doors open out onto the beautifully landscaped garden and patio area. There's also a snug which will be perfect as a kids' hangout or your own quiet moments. Upstairs, the principal bedroom suite will take your breath away; where in addition to the substantial sleeping area, you'll have access to two dressing areas (one on the second floor), a stunning en-suite and a glazed gable-window offering panoramic countryside views. Off the landing, two further double bedrooms share a luxury en-suite shower room. On the upper-most level, there are two more bedrooms and a bathroom. The lower ground level of this remarkable home enjoys a host of multi-functional rooms – that can be used as bedrooms, cinema and games rooms, a gymnasium, a party room – and a unique outside sunken terrace area.

Ground floor

Kitchen	5.550m x 5.470m	18'3" x 17'11"
Dining Area	4.375m x 4.150m	14'4" x 13'7"
Snug	4.350m x 3.430m	14'3" x 11'3"
Cloakroom	2.150m x 1.100m	7'1" x 3'7"
Living Room	5.735m x 4.940m	18'10" x 16'2"

First floor

Principal Bedroom	5.000m x 4.950m	16'5" x 16'3"
Dressing Area One	3.430m x 2.725m	11'3" x 8'11"
Bedroom Two	6.110m x 2.725m	20'1" x 8'11"
Bedroom Three	6.110m x 2.725m	20'1" x 8'11"
Shower Room	3.080m x 2.110m	10'1" x 6'11"



AC Airing Cupboard C Cupboard Clks Cloakroom — Indicates where approximate measurements are taken from. 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 they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



Exhibiting a quality specification, these homes offer cutting-edge interiors.

Large glazed doors have been incorporated to create a seamless transition with the outdoor spaces and allow the light to flood the ground floor of your home, whilst contemporary fireplaces and upgraded sanitaryware create a clean, modern feel – all finished in a neutral interior scheme for you to build on.

We also offer purchasers the opportunity to personalise their new home with a choice of kitchen units from our standard range, as well as tiling to the first floor bathroom and en-suite. These choices are offered to all 'from plan' purchasers giving you the opportunity to create a family home, finished to be as unique as you are.



Specification.

Kitchens and Utility Rooms.

We offer a fully individual kitchen design service (subject to build) with a bespoke hand painted kitchen available in a variety of colours, with a choice of handles, appliances, and lighting. Kitchen and utility room worktops are quartz stone as standard.

Cloakrooms.

Concealed Geberit or Grohe cisterns in a tiled enclose with floor standing W/C. Wash hand basin with vanity cupboard below and tiled splash back behind.

Bathrooms and En-Suites.

The bathrooms and en-suites will be fitted with quality sanitaryware, baths and showers. Taps, bath fillers and mixers will complement the modern style of these rooms. W/C will include Geberit or Grohe concealed cistern. The wall hung wash hand basins will be fitted upon a two drawer vanity unit. All bathrooms are fitted with a chrome radiator towel rail.

Showers and Bathroom Fittings.

All showers are installed with dual control drench head and hand shower combined. All baths include a hand shower from the bath filler as standard, completed by contemporary modern taps.

Wall and Floor Coverings.

All bathrooms and en-suites will be half tiled and full height in shower enclosures. Kitchen and utility room floors will also be tiled from a wide selection of tiles by Porcelanosa as standard.

Security.

Our properties are fitted as standard with a modern burglar alarm. Mains operated smoke detectors are also fitted. Dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

Decoration.

Ceilings are a smooth plastered finish and painted in white, whilst the walls will be painted in neutral colours and cove cornice is provided throughout.

Internal Electrics.

There will be ample power points throughout, with downlighters in the kitchen, bathroom and en-suites as standard. Ample television and CAT-6 points are also supplied throughout. USB socket either side of bed in the Principal bedroom. Externally the garages will benefit from power and light connected with an external power point to the rear of each new home.

Doors, Joinery and Woodwork.

Externally, fascia, soffit and bargeboards along with windows are UPVC, internally 5 vertical panel cottage style doors Oak finished doors are framed by architraves and deep skirting which is white painted as standard.

Central Heating.

An Air Source central heating system will be installed including a pressurised unvented hot water cylinder as standard.

External and Internal Walls.

These traditionally built homes will have insulated cavity walls with brick/block work outside and thermal block work inside. Some internal first floor walls will be stud and plastered.

Gardens and Exteriors.

Lawns will be turfed/seeded on completion, and landscaping in accordance with our professional landscape architects' designs. All homes feature a bespoke hand-carved oak house sign.

The specifications listed on this page are correct and as intended at the time of going to print. Please speak with our sales agent 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.



Location.

"Within the village of Acton, a small but active community, you'll find a welcome range of local amenities, from the handy convenience store to the much-loved public house, primary school, sports field, historic church and village hall for groups and events. Add to this the numerous walks and paths nearby, and you'll find Acton a very pleasant place to live."

Living in the heart of the Suffolk countryside means it'll be easy to enjoy the beauty of the surrounding region.

Aside from numerous village greens and woodland walks nearby, the gardens at Melford Hall (a National Trust site),

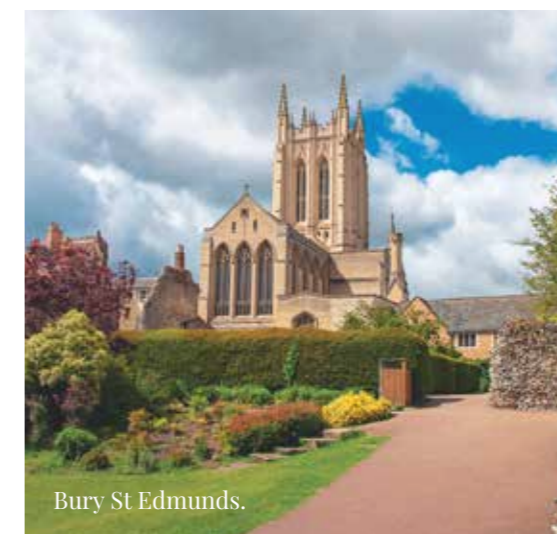
the paths and walkways around Melford Country Park and the stunning meadow walks through Sudbury's

King's Marsh and Common Lands are all well worth a visit for relaxed strolls in the fresh country air.

The nearby ancient market town of Long Melford is also home to several notable historic places of interest. In addition to magical Melford Hall, you'll find a stunning 15th-century church, and numerous shops, boutiques and tea rooms along its 3 mile long high street of picturesque buildings dating from the height of the Tudor and Georgian eras.

Just 4.5 miles north of Acton is the historic village of Lavenham, renowned for its impressively well-preserved mediaeval and Elizabethan architecture. An affluent town in the 15th century, the opulence of the times is still visible today in its enchanting Guildhall, pubs, tea rooms, upmarket hotels and characterful 'crooked house'. Meanwhile, the same distance to the south, Sudbury holds more historic streets and picture-perfect river walks. A vibrant market town, you'll also find a modern leisure centre and swimming pool, countless independent pubs and eateries, and numerous boutiques in addition to its comprehensive selection of supermarkets.

With Acton also being equidistant from Colchester and Bury St Edmunds (each 15 miles away via the A134), you can be sure that more extensive shopping trips and days out to immerse yourself in films, theatre, sports, great food, galleries, ancient history and ornate parks are never far away. Visits to central London, Stratford or Norwich are also made easy by regular train services running out of Sudbury. Connecting with the mainline at Marks Tey, you could be strolling out of Liverpool Street or Norwich stations in 1hr 20 mins without the hassle of traffic.



Location.

Nestled within some of the finest countryside this part of the world has to offer, Clay Hall Court is still well connected to the region's main thoroughfares, ensuring easy access to nearby towns, cities and coastlines, whether travelling for work or leisure.

Situated just 3 miles north-east of the charming town of Sudbury, the picturesque country lanes around Acton will connect you quickly and easily with routes to all nearby towns. The A134 is a 5-minute drive to the south, offering a direct route to Colchester's vibrant centre and also connecting with the A1017, a beautiful country route to Ipswich, around 15 miles away. Here, you can also join the A14 – the quickest route to Felixstowe and the A12 northbound for the picturesque towns and villages amidst Suffolk's sensational forest nature reserves and coastline.

Heading west from Acton, you also pick up the A134 heading northbound to Bury St Edmunds and the A14 – from where it's an easy drive onwards to Newmarket, Cambridge and the Midlands. On the other side of Sudbury, the A131 provides a direct route to the bustling town of Braintree, where it connects with the A120 for Stansted Airport and the M11 to the west, or continues southward to Chelmsford and the A12. The M11 will also provide the fastest route into London, connecting you with the North Circular in around 1hr 15-minutes and central London in 1hr 35-minutes.

The nearest train station is in Sudbury, connecting you with the East Anglian main line at Marks Tey and regular services to London Liverpool Street, Stratford, Chelmsford, Norwich and Ipswich, where you can change for the scenic Suffolk coastal branch line.



Close-by Highlights

Long Melford (High Street)	3 Miles
Lavenham (Village Centre)	4 Miles
Melford Country Park	4.5 Miles
Dedham Vale (AONB)	7.5 Miles
Clare (Village Centre)	10 Miles



Regional Hubs

Colchester	15 Miles
Bury St Edmunds	15 Miles
Braintree	19 Miles
Ipswich	20 Miles
Chelmsford	32.5 Miles



Road Connections

A134 [North of Sudbury]	2 Miles
A12 [Junction 28]	15 Miles
A14 [Junction 44]	15 Miles
A120 [Braintree]	18 Miles
M11 [Stansted Airport]	35 Miles



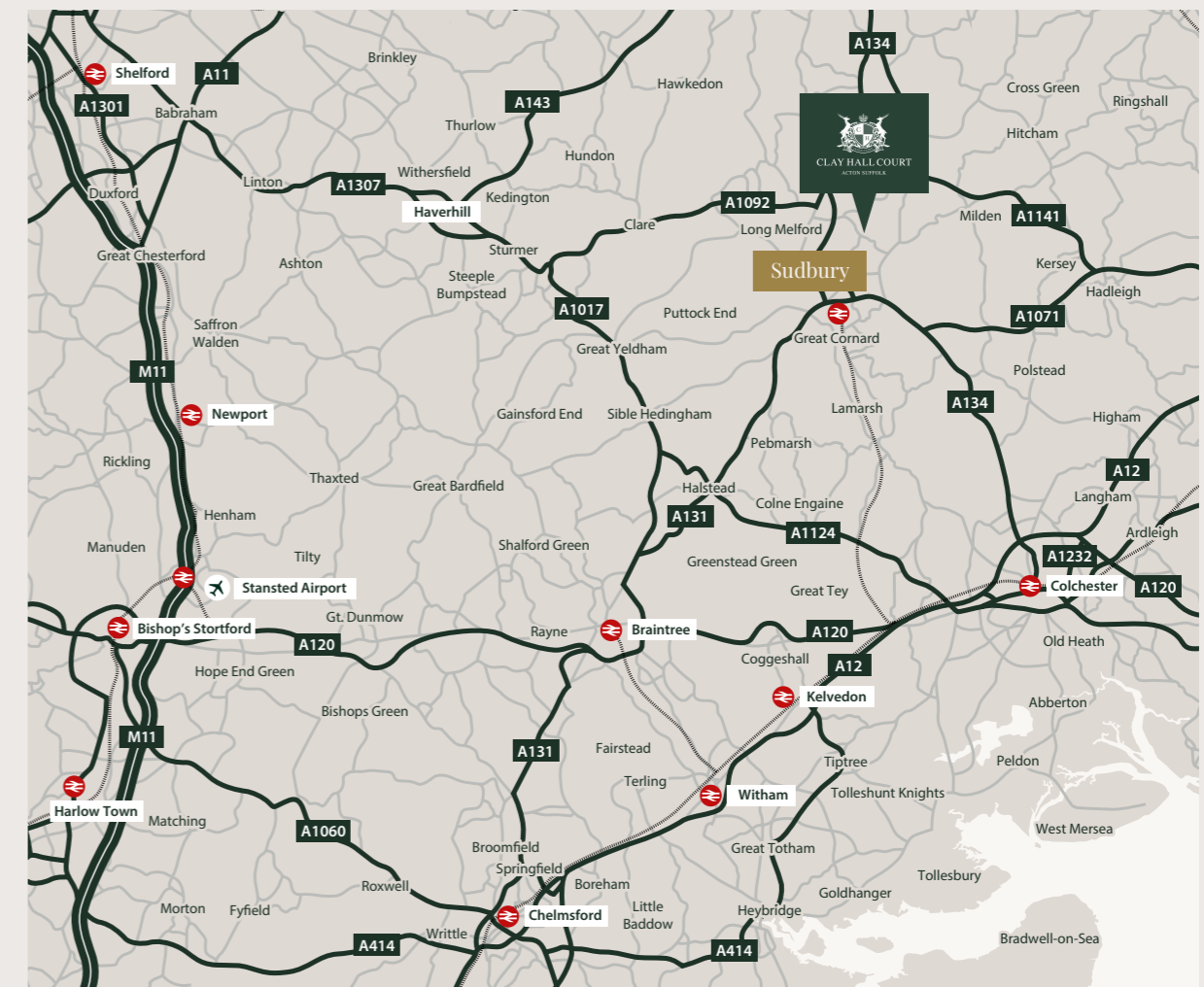
Rail (from Sudbury)

Sudbury [SUY]	4 Miles from Cay Hall Court
Colchester North [COL]	38-minutes
Chelmsford [CHM]	40-minutes
Stratford [SRA]	1hr 10-minutes
London Liverpool Street [LST]	1hr 15-minutes

NB: All travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.
Train times are from Sudbury Station and based on approximate National Rail timings.

Finding us.

Clay Hall Court, Clay Hall Lane, Acton, Sudbury, Suffolk (Use Postcode : CO10 0AQ)



Please note – although this is all as intended, Granville reserve the right, together with their contractors, to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

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Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

