

Woodview Grove

BENTLEY | SUFFOLK | IP92DG



LYNMORE HOMES



Development Layout

Welcome to Woodview Grove, the latest collection of luxury new bungalows from Lynmore Homes. Positioned in attractively landscaped plots, with gardens, patios, dedicated garages and plenty of off-road parking, the three impressive bungalows within this development will allow residents the chance to enjoy the tranquility of the countryside, good quality local amenities, and excellent leisure opportunities.

1

Treetops

Plot One
 Three Bedroom Bungalow
 162 sqm (1,744 sqft)
 Pages 6-7

2

The Drey

Plot Two
 Three Bedroom Bungalow
 163 sqm (1,755 sqft)
 Pages 8-9

3

Wimer Lodge

Plot Three
 Three Bedroom Bungalow
 162 sqm (1,744 sqft)
 Pages 6-7



North

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.

Situated on the outskirts of the rural Suffolk village of Bentley, a short distance from Capel St Mary, Mannigtree – and the truly idyllic Constable Country – Woodview Grove is a beautifully considered collection of just three quality bungalows offering stylish, versatile layouts that complement today's lifestyles and their surroundings.

Tucked away in their own private turning on a lane between Capel St Mary and Brantham, enclosed by trees and set against a quintessential backdrop of green open-fields, these stunning new bungalows have been planned with the care and attention to detail that Lynmore Homes are known for.

Each of these high-specification new homes displays an elegant combination of thoughtfully chosen materials, generous proportions and professional craftsmanship both inside and out – with every fitting carefully selected and each fixture finished to an extremely high standard. With sleek surfaces, an array of branded appliances and plenty of storage – they work beautifully for a range of family scenarios.



Within easy reach of thriving Colchester and bustling Ipswich, with excellent travel connections and the Dedham Vale and Stour Estuary on your doorstep, this is a location from where you can enjoy everything this quaint part of the desirable Essex-Suffolk border region has to offer.

Offering a wealth of options when it comes to work, leisure and relaxation – from the attractions of town and retail, to stunning scenery and outdoor pursuits, there's everything you need for a fully balanced lifestyle nearby. From walking, golfing, cycling and boating – through to relaxing afternoons spent amidst picture-postcard village scenes, wildlife gardens, tea rooms, fine eateries, countryside pubs and waterside footpaths.



**Beautiful homes
in a superb location.**



Indicative image shows the rear of **Plot Three**. **Plot One** is handed compared to this. Please ask for further details.

Plots One & Three

A closer look.

These welcoming bungalows feature light-filled kitchen-dining areas and a spacious living room, all enhanced with large glazed doors that open onto the garden and patio area. The beautiful designer kitchen comes with a range of integrated appliances, there is a separate study, a modern cloakroom – and a handy utility/boot room with outdoor access. A large master bedroom suite is complemented by a sleek shower room – while two further good-sized bedrooms, and a well-appointed family bathroom offer plenty of space to relax and unwind.

Measurements.

Kitchen	6.05m x 3.24m	19'10" x 10'8"
Utility / Boots	3.24m x 2.32m	10'8" x 7'8"
Sitting Room	5.16m x 4.73m	16'11" x 15'6"
Cloakroom	2.35m x 1.15m	7'9" x 3'9"
Study	3.77m x 2.56m	12'4" x 8'5"
Master Bedroom	5.37m x 3.91m	17'7" x 12'10"
Dressing Area	2.55m x 1.94m	8'4" x 6'4"
En-Suite / Shower	2.55m x 1.93m	8'4" x 6'4"
Bedroom Two	4.73m x 3.39m	15'6" x 11'1"
Bedroom Three	3.64m x 3.39m	11'11" x 11'1"
Bathroom	3.44m x 2.15m	11'3" x 7'1"

Beautifully-planned **three bedroom detached bungalows** offering all the spaces required for living, entertaining, relaxing and working.



Please Note.

Plot One Floorplan is Shown.
Plot Three is handed compared to this.
 Please ask for further details.

Gross internal floor area : 162 sqm (1,744 sqft)

Clks Cloakroom ▶ Approximate measurements

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An exceptional **three bedroom detached new bungalow** with spaces that thoughtfully interconnect throughout the property.



Plot Two

A closer look.

This impressive home is designed to make the most of natural light, with both the spacious sitting room and dual aspect kitchen-diner boasting an abundance of glazing. The outstanding kitchen is the heart of the home – with quality integrated appliances – and there is a separate study, cloakroom, utility room and boot room (with outdoor access) for convenience. A generous master bedroom comes with its own elegant en-suite shower room – while two further bedrooms and a beautifully-appointed bathroom complete the accommodation.

Measurements.

Kitchen	5.89m x 4.73m	19'4" x 15'6"
Sitting Room	5.89m x 5.24m	19'4" x 17'2"
Utility Room	2.60m x 1.87m	8'6" x 6'2"
Boot Room	1.64m x 1.87m	5'5" x 6'2"
Study	2.64m x 2.57m	8'8" x 8'5"
Cloakroom	2.04m x 1.14m	6'8" x 3'9"
Master Bedroom	5.91m x 3.50m	19'5" x 11'6"
En-Suite / Shower	2.60m x 1.87m	8'7" x 6'2"
Bedroom Two	3.87m x 3.25m	12'8" x 10'8"
Bedroom Three	4.08m x 3.00m	13'5" x 9'10"
Bathroom	3.25m x 2.49m	10'8" x 8'2"

Gross internal floor area : 163 sqm (1,755 sqft)

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Property Specifications

Each of these homes feature bright, spacious, professionally planned living areas with careful consideration to every aspect of modern lifestyles and tastes – and as a flexible approach to work-life has become a key element of everyday living, these homes have been planned to provide dedicated studies for working from home.

- Double glazed UPVC windows and doors
- Composite front door
- Quality oak internal doors
- Satin chrome ironmongery
- Air Source Heat Pumps with underfloor heating throughout the homes.
- LED downlights to kitchen and bathrooms
- Contemporary skirting and architraves
- Individually designed kitchens
- Quartz worktops and upstands
- Integrated fridge-freezer
- Integrated dishwashers
- Double oven
- Electric hob
- Glass splashback to hob
- Quality bathroom furniture
- Quality white sanitaryware with fitted units and chrome fittings
- Contemporary taps
- Bathrooms and en-suites to be half-tiled with silver trim
- Internal walls and ceilings to have a smooth plastered finish – painted in white
- Outside tap
- Ample external lighting
- Turfing to front and rear gardens
- Appropriate landscaping
- Sandstone paths and patio areas
- Traditional brick and blockwork with insulated cavity outside.
- Ample TV and telecom points
- FTTP high speed broadband with internal CAT 6 cabling
- Electric vehicle charging points to all Plots
- Photovoltaic (PV) panels that produce electricity directly from sunlight



LABC for New Homes – www.labcwarranty.co.uk

When you buy a new build home from Lynmore Homes a 10 year building warranty is offered through LABC, one of the market leading warranty providers.

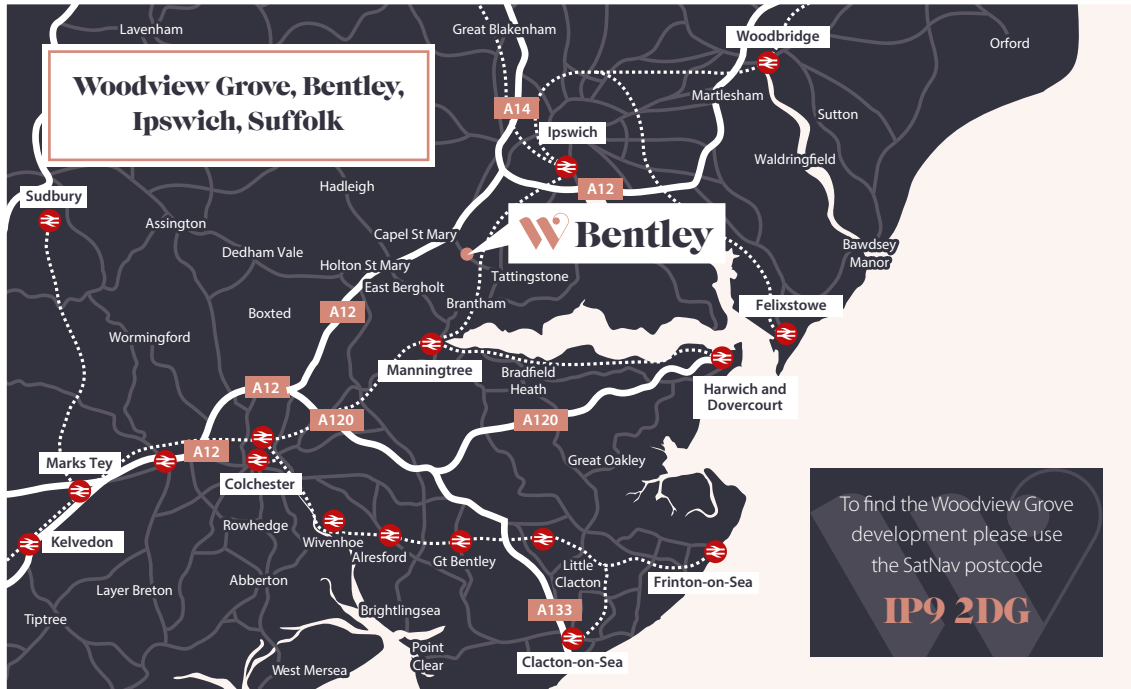


Relax in contemporary interiors designed and finished with superb attention to detail.



We've included a host of high-calibre materials and fittings from carefully selected sources





Enjoying a superb location for access to the A12 and A14, as well as the rail network within the region, Woodview Grove is a base from which to take advantage of excellent travel connections for both work and pleasure. The A12 meets the A14 just 4.5 miles away, placing the whole East Anglia region easily at your disposal. Northbound, the A14 joins the A140 for Norwich, To the south, the A12 is your route into London via Colchester, Chelmsford and the M25. For rail travel, Manningtree station is only 4 miles away, and offers regular services to London and Norwich in around an hour – along with links to a host of stations in between.

Destinations.

Stansted Airport	▲	42.5 Miles
Chelmsford	▲	32.5 Miles
Colchester	▲	10 Miles
Woodview Grove, Bentley, Ipswich, Suffolk IP9 2DG		
Ipswich	▼	6 Miles
Bury St Edmunds	▼	30 Miles
Cambridge	▼	60 Miles

Rail Connections.

Ipswich [IPS]	▲	10 Mins
Manningtree [MNG]		4 miles from home
Chelmsford [CHM]	▼	35 Mins
Shenfield / Crossrail [SNF]	▼	45 Mins
Stratford London [SRA]	▼	55 Mins
London Liverpool Street [LST]	▼	60 Mins
Canary Wharf [DLR]	▼	80 Mins

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LAND & NEW HOMES



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