



# THORNBOROUGH PARK

Yarmouth Road, Ufford IP13 6EG



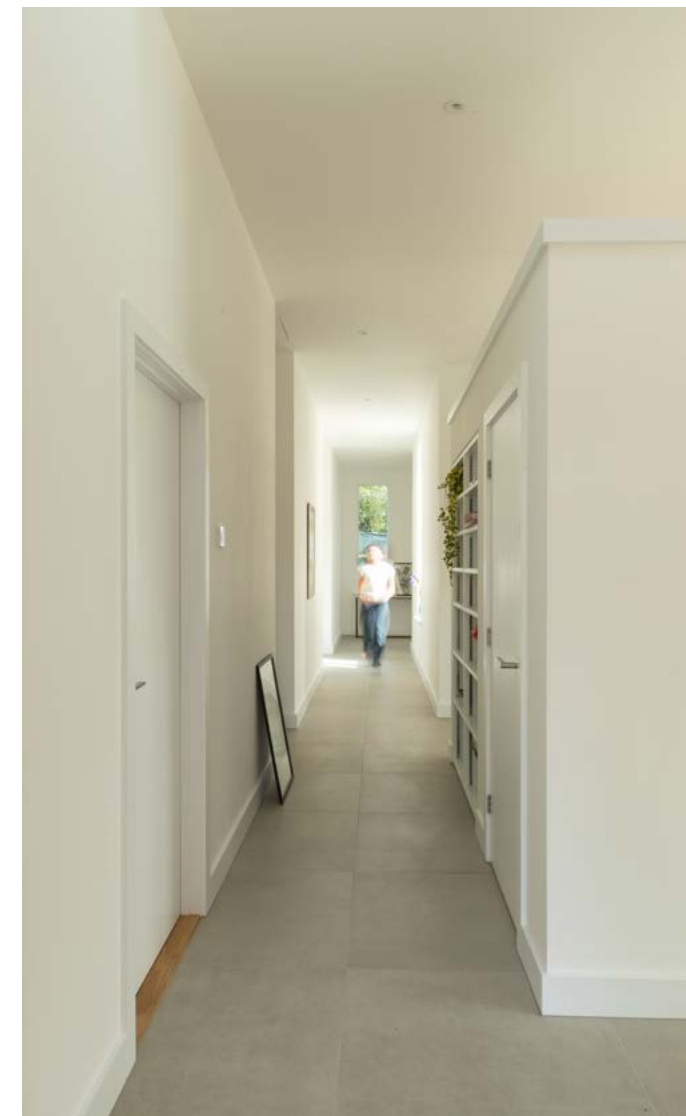
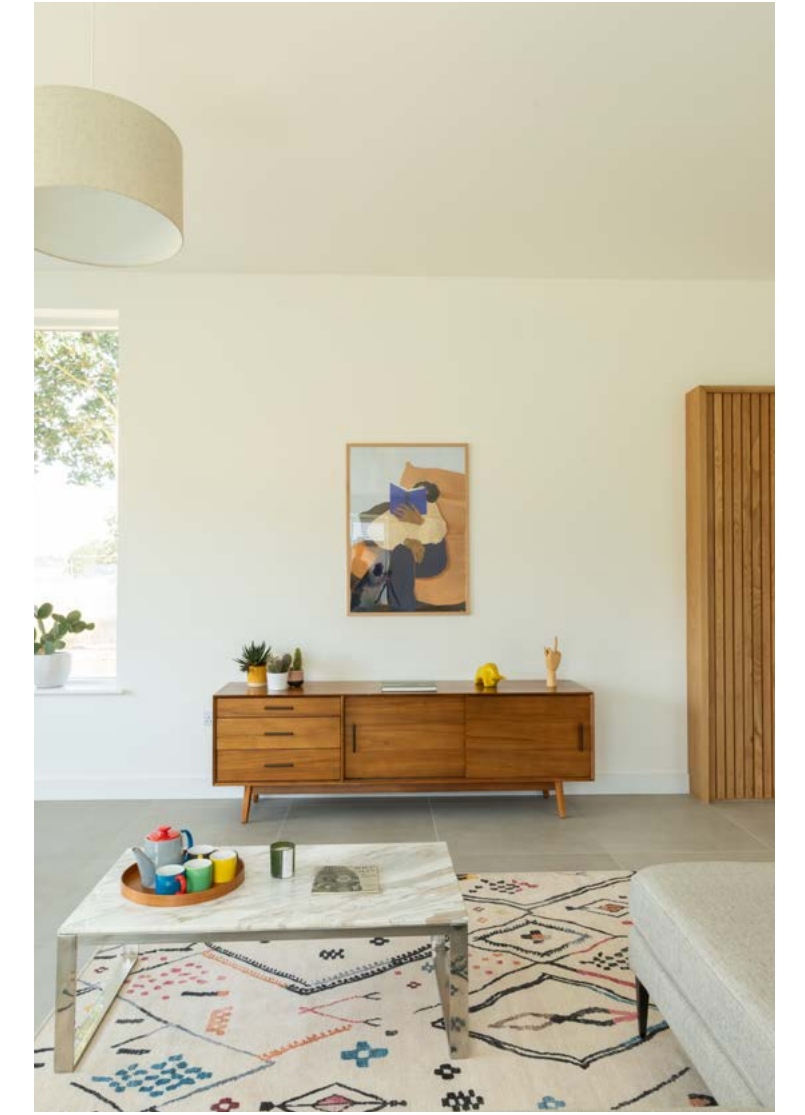


---

SEVEN NEW HOMES  
NET CARBON ZERO  
3 & 4 BEDS

---



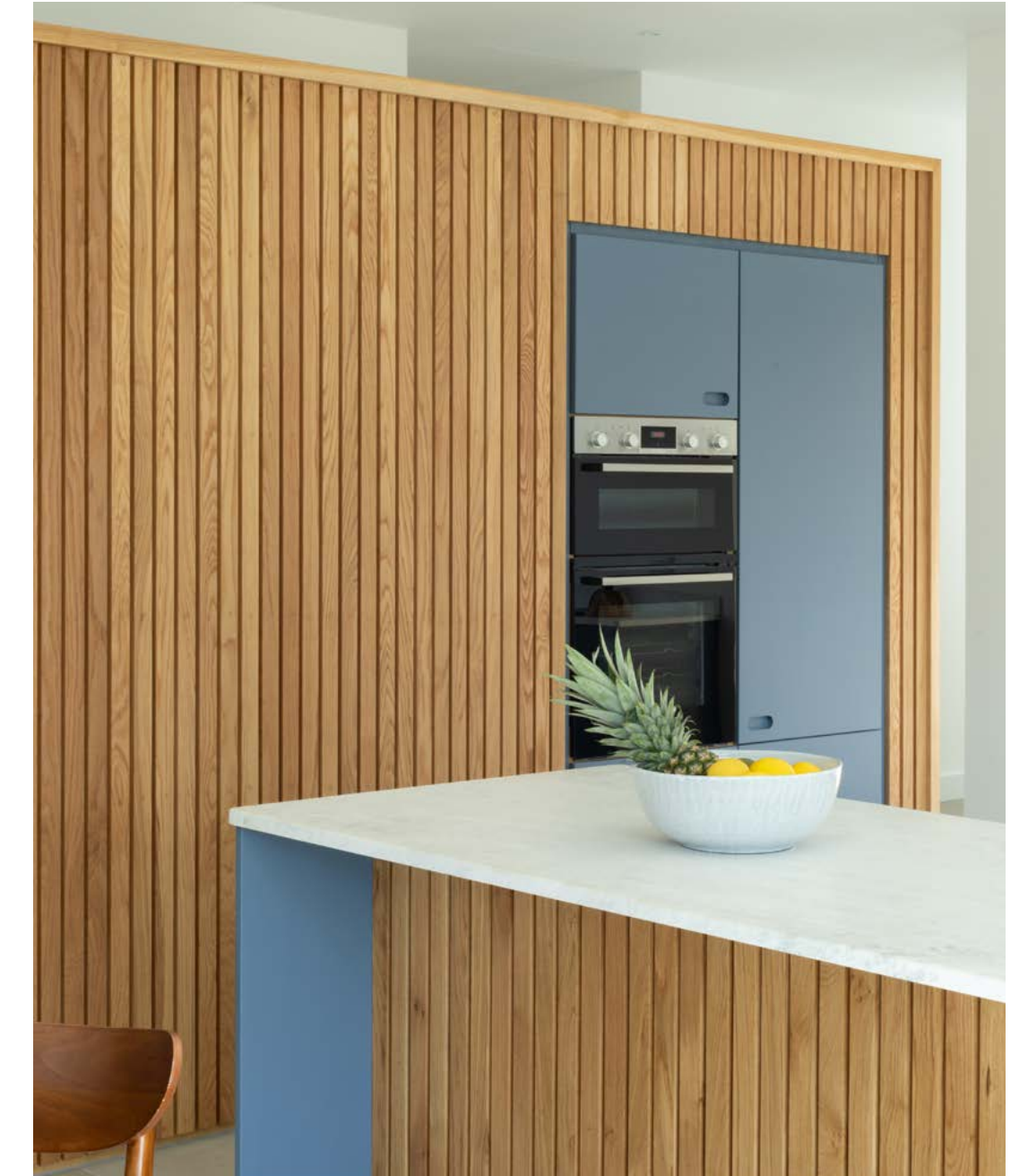


# THE DEVELOPMENT

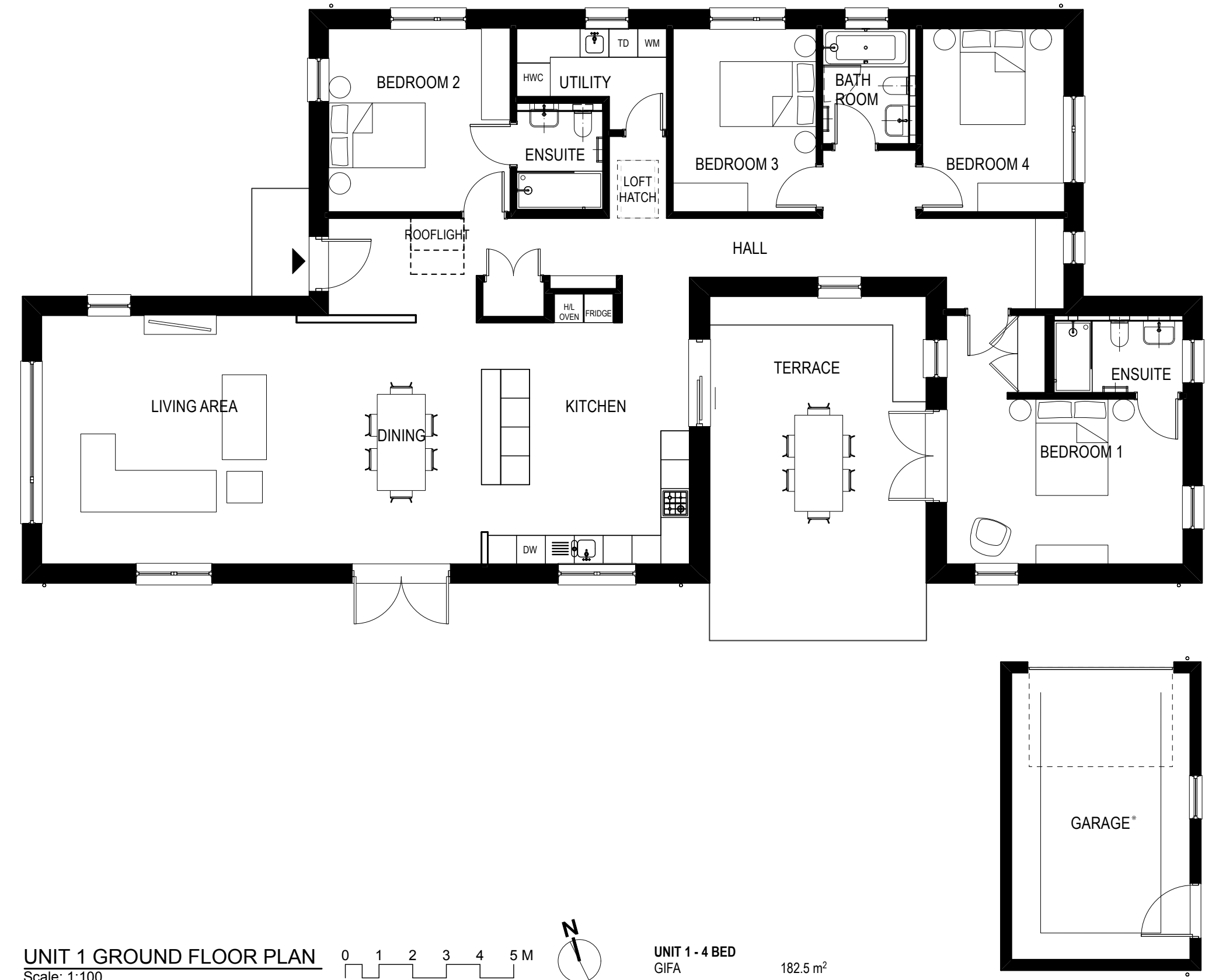
Thornborough Park is an exclusive development of just seven single storey dwellings built to an incredibly high standard with expert craftsmanship in every aspect.

This cluster of new homes sits in a bucolic rural setting, amongst multiple mature trees.

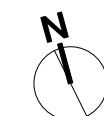
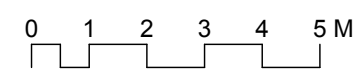
Each property will be Net Zero Carbon meaning that any carbon emissions created are balanced by taking the same amount out of the atmosphere.



# PLOT ONE



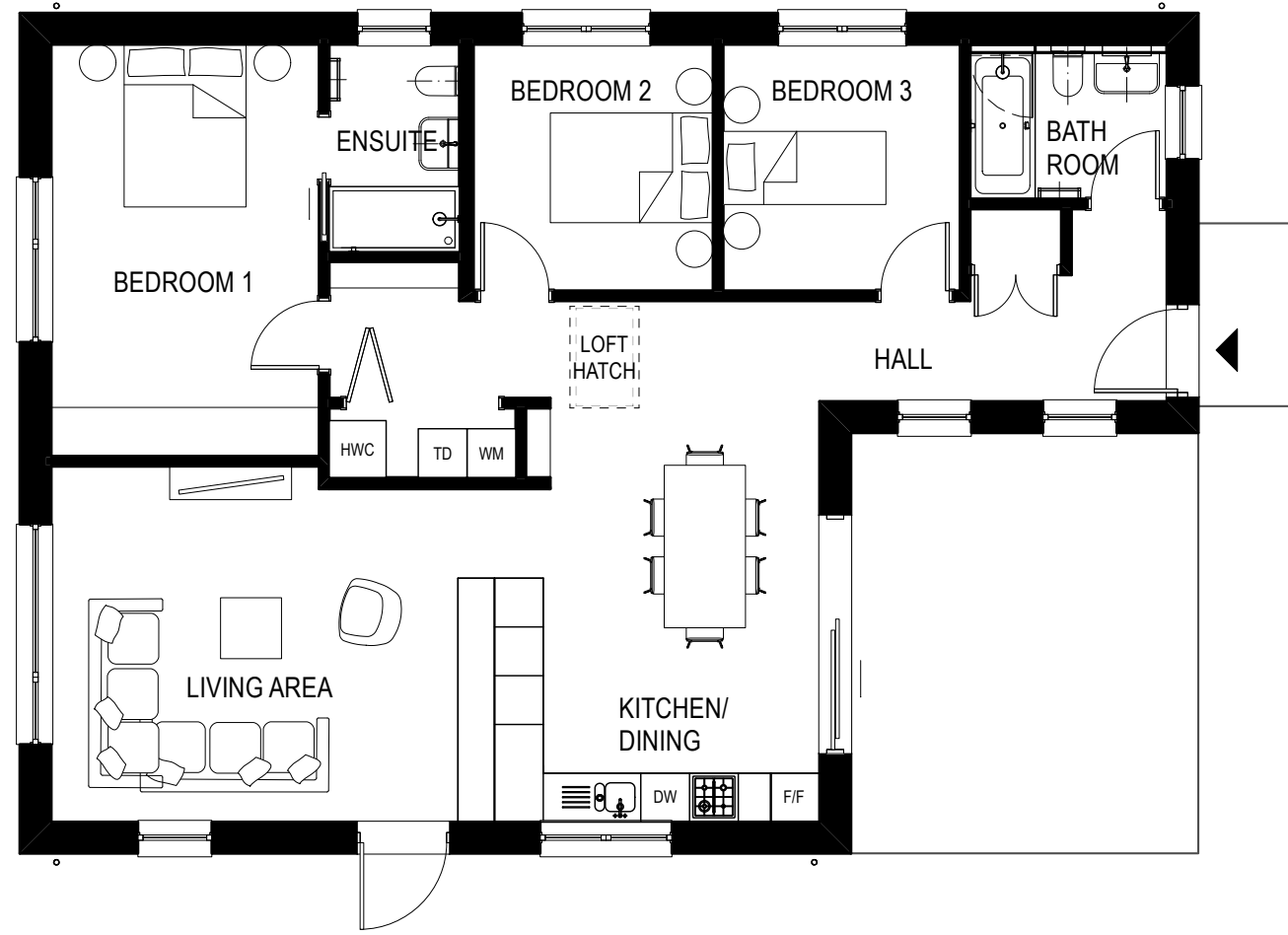
UNIT 1 GROUND FLOOR PLAN  
Scale: 1:100



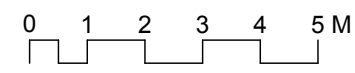
UNIT 1 - 4 BED  
GIFA 182.5 m<sup>2</sup>

\*See site plan for actual garage position

# PLOT TWO



UNIT 2 PLAN  
Scale: 1:100



UNIT 2 - 3 BED  
GROSS INTERNAL FLOOR AREA 109.3 m<sup>2</sup>

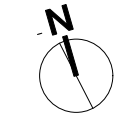
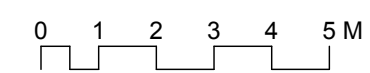




# PLOT THREE

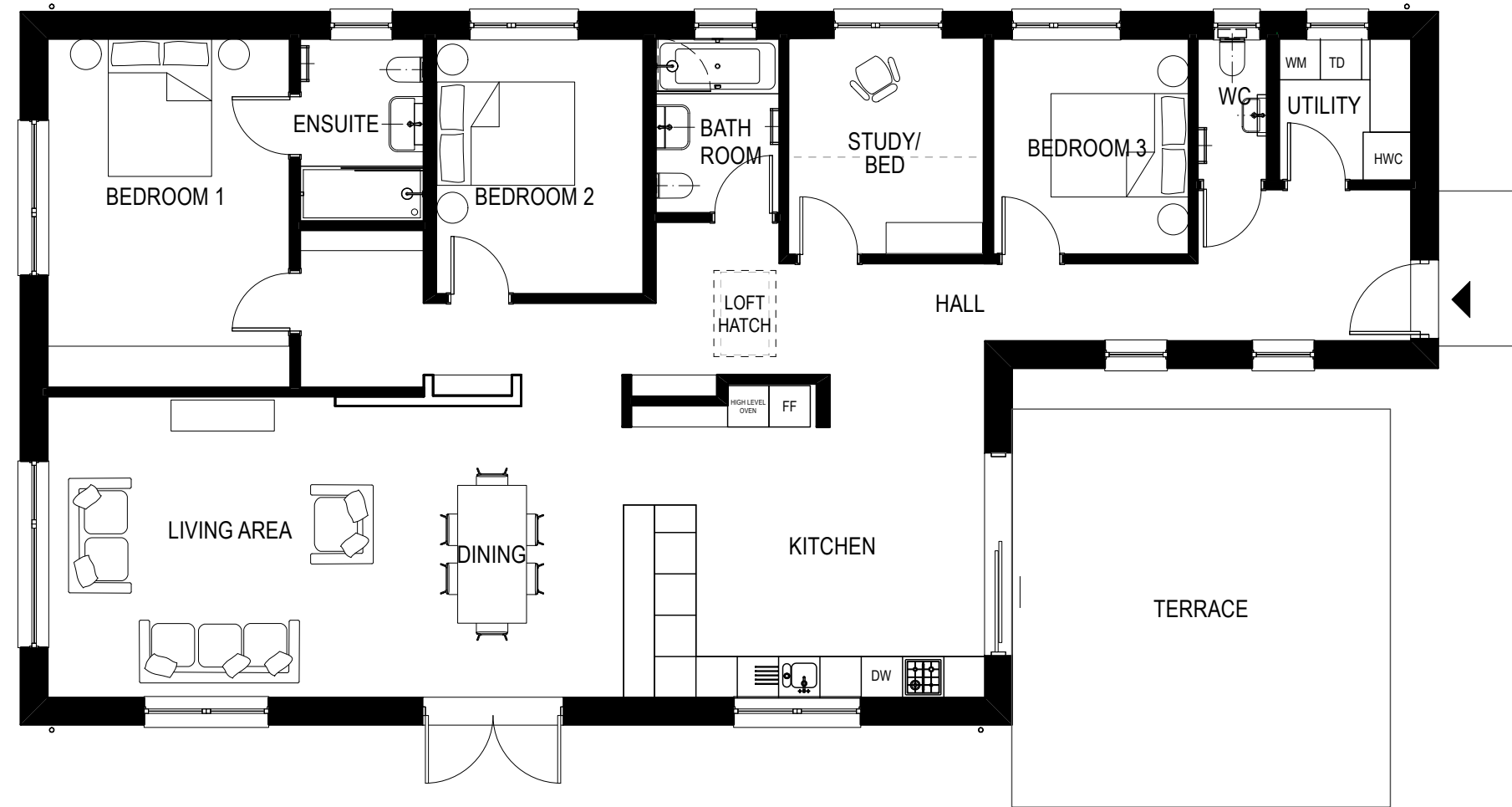


**UNIT 3 PLAN**  
Scale: 1:100

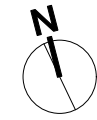
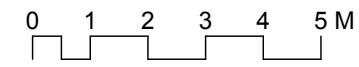


**UNIT 3 - 3 BED**  
GROSS INTERNAL FLOOR AREA 106 m<sup>2</sup>

# PLOT FOUR



UNIT 4 PLAN  
Scale: 1:100



PLOT 4 - 4 BED  
GROSS INTERNAL FLOOR AREA 157.5 m<sup>2</sup>

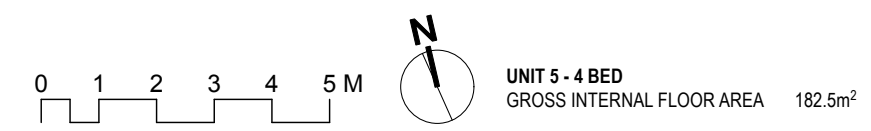




# PLOT FIVE

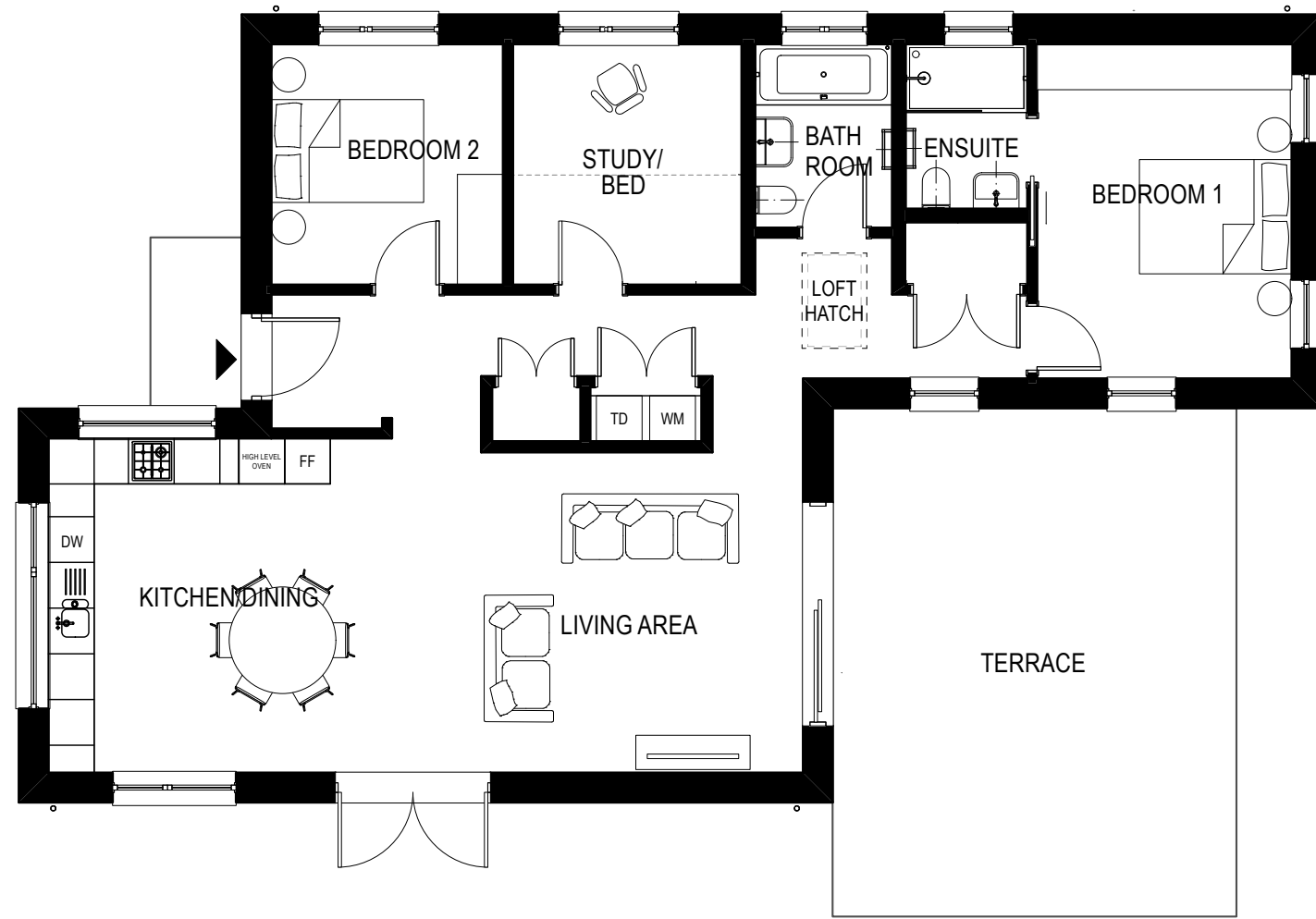


**UNIT 5 PLAN**  
Scale: 1:100



UNIT 5 - 4 BED  
GROSS INTERNAL FLOOR AREA 182.5m<sup>2</sup>

# PLOT SIX



UNIT 6 PLAN  
Scale: 1:100

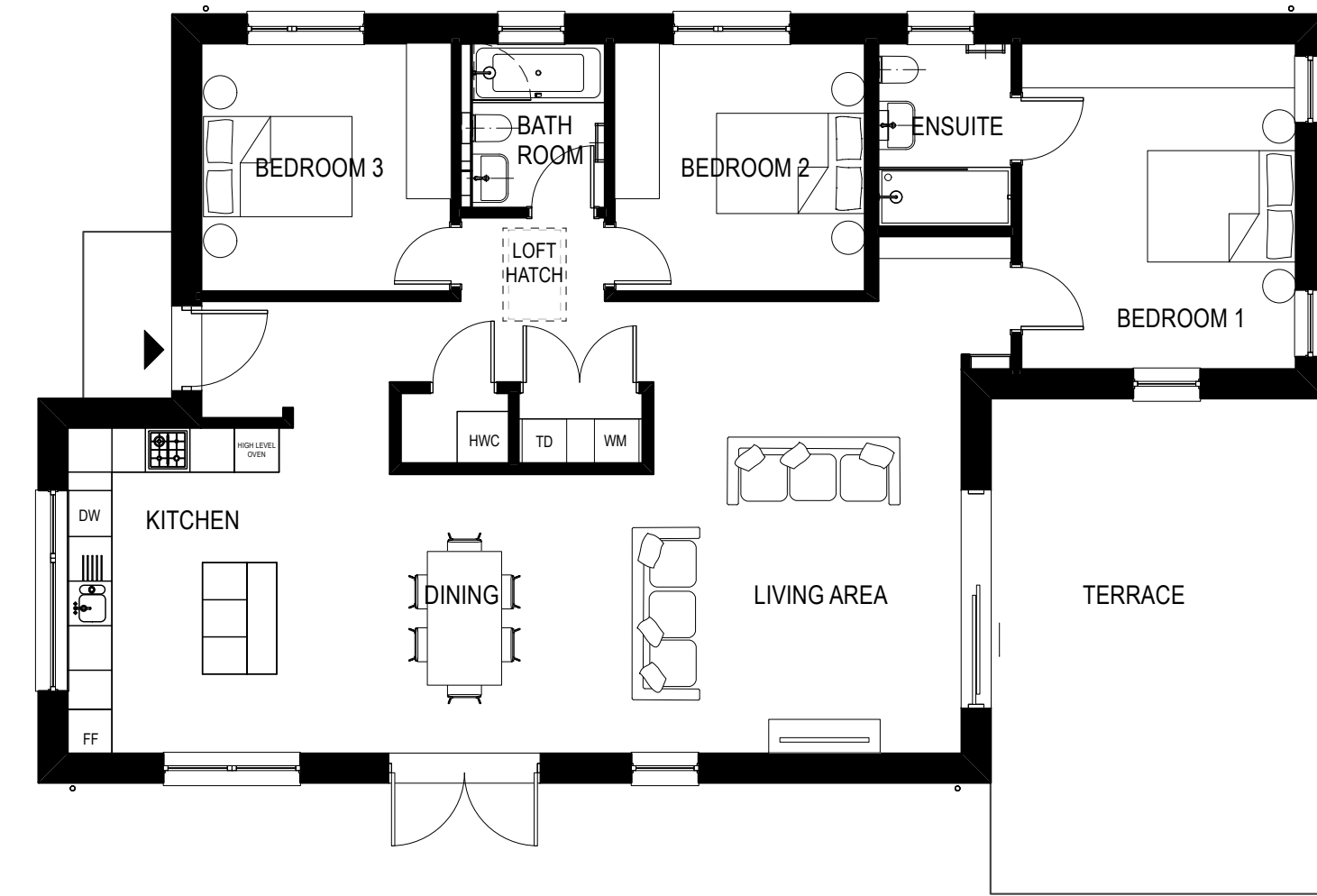
0 1 2 3 4 5 M

UNIT 6 - 3 BED  
GROSS INTERNAL FLOOR AREA 107.7 m<sup>2</sup>





# PLOT SEVEN



**UNIT 7 PLAN**  
Scale: 1:100

0 1 2 3 4 5 M

**UNIT 7 - 3 BED**  
GROSS INTERNAL FLOOR AREA 125.7 m<sup>2</sup>

# SPECIFICATIONS\*

- Design by RIBA award winning architect
- Herringbone brickwork in elegant buff bricks
- Triple glazed windows with 10 year warranty
- Solar panels
- Air Source Heat Pumps
- Sheltered patios
- Private parking
- Turfed lawns and Hornbeam hedge borders

## Interiors

- Bespoke oak joinery
- Italian floor tiles in concrete finish
- Astro light fittings
- Carpeted bedrooms

## Kitchens

- Handmade contemporary kitchens made by local joinery
- Integrated Bosch fridge freezer and dishwasher
- Induction hobs by AEG
- Bosch ovens
- Composite marbled worktops
- Lusso Stone kitchen tap

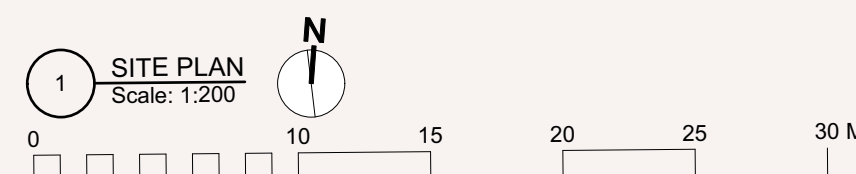
## Bathrooms

- High quality Duravit sanitary ware
- Grohe and Hans Grohe taps and showers
- Soft closing WCs with hidden cisterns

## Security and peace of mind

- All houses are freehold
- Mains fed smoke detectors
- Secured By Design windows and doors

\*This is a general specification. Details may alter house by house. Please request individual house specifications, if required.



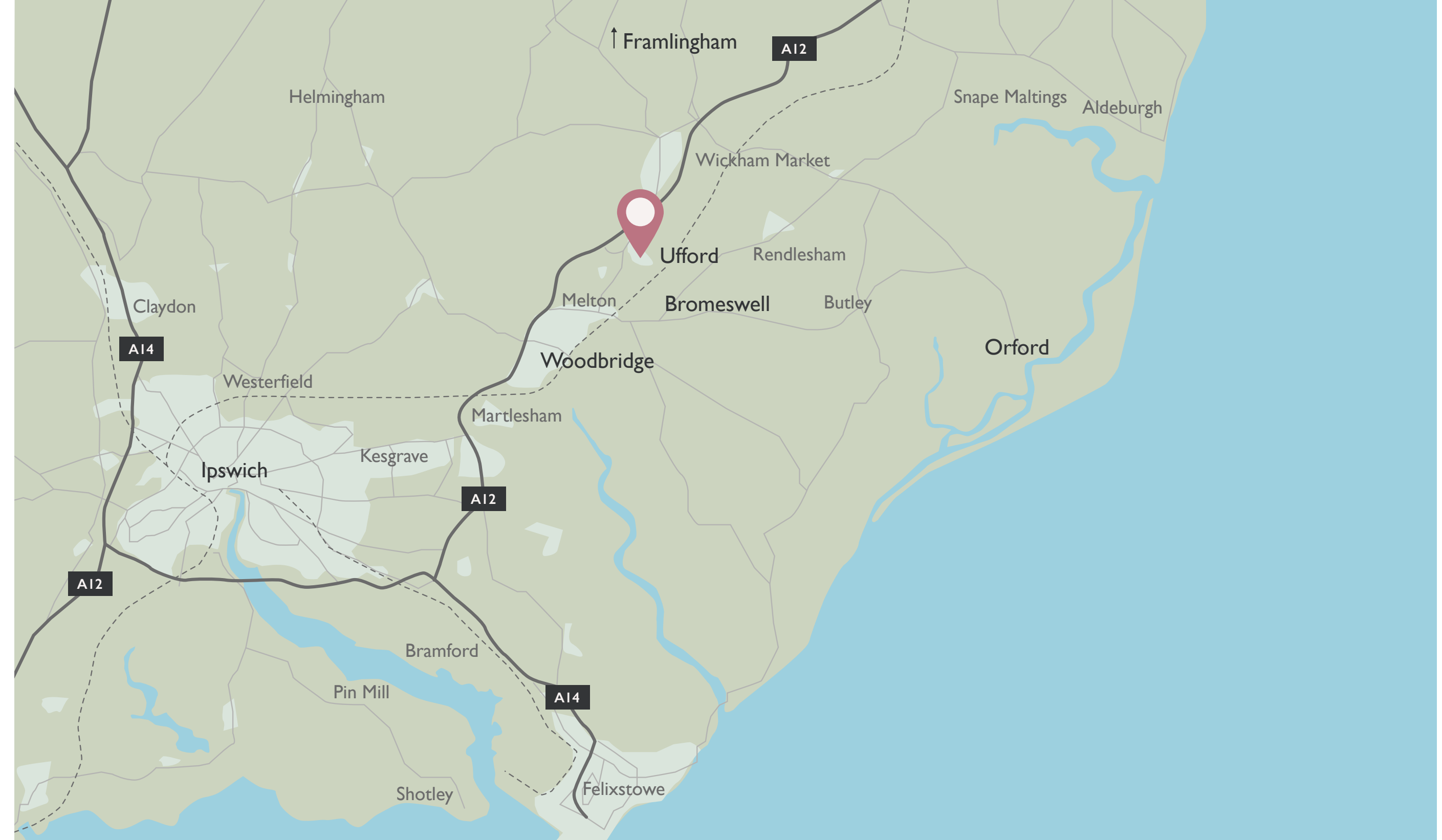
# LOCAL INFORMATION

Thornborough Park occupies a wonderful elevated parkland setting within the village of Ufford, close to Melton and the market town of Woodbridge. Melton itself has a train station where London Liverpool Street can be reached in approximately 1 hr 35 mins with one change at Ipswich Station.

Ufford is a particularly sought after village situated in the Deben Valley, a designated Special Landscape Area offering easy access to the Suffolk Heritage Coast. The village benefits from two good local pubs, including The Crown renowned for its excellent food.

The nearby Ufford Park Hotel sits in beautiful historic parkland. The hotel offers an award winning golf course, Suffolk's only two-tiered driving range and a new spa.

The picturesque Suffolk coast which is famed for seaside towns and villages is also in close proximity. Aldeburgh (14.1 miles) has award winning fish and chips and pebble beaches, there are also a number of shops, restaurants and public houses. Thorpeness, the neighbouring village, has a charming boating lake and country club.



**Woodbridge** (3.3 miles) is undoubtedly one of the most popular towns in East Anglia. Offering an array of charm along with amenities including boutique shops, delicatessen, independent cinema, cafés and a range of public houses. Positioned on the River Deben offering the chance for sailing and rowing. The town boasts excellent schooling opportunities, both state and private. Woodbridge was recently named as the 'Best place to live In the East' by The Sunday Times.

**Orford** (12.1 miles) has an award winning bakery, Pump Street, along with the incredible 12th century castle. Snape Maltings (approx 9.6 miles) has an array of independent shops and its internationally renowned concert hall.

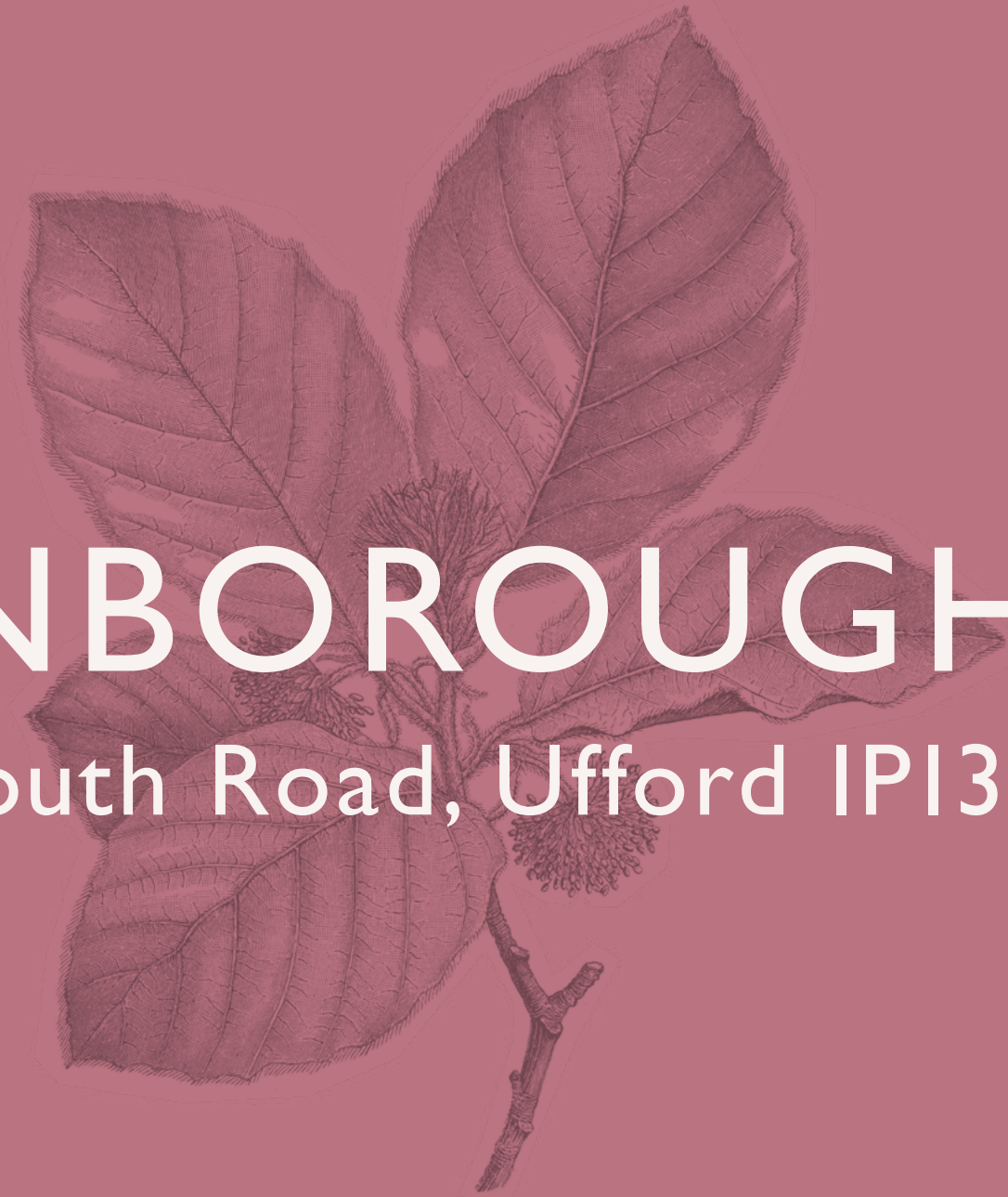
**Framlingham** (8.1 miles) is notably famous for the iconic 12th century castle sat upon the hill overlooking the town and wider countryside. It is very much a bustling market town with various shops, public houses, cafés and delicatessen.

**Bromeswell** (3.3 miles) is home to the multi award winning Unruly Pig, recently named the best gastro pub in the UK.

The county town of **Ipswich** (11.7 miles) offers a wider selection of shops, Christchurch Park with its historic Mansion House, an attractive marina with restaurants and bars, museum, theatres, cinemas and home of premier league football club, Ipswich Town. Direct trains to London Liverpool Street in under 1 hr.

# THORNBOROUGH PARK

Yarmouth Road, Ufford IP13 6EG



To register an interest please contact

Woodcock  
& son

Max Turner

max@woodcockandson.co.uk

07590 061133



Nest are an award winning, design-led house builder and developer delivering finely crafted individual homes across East Anglia.



HOME BUILDER  
OF THE YEAR 2024  
(EAST ANGLIA)



SHORTLISTED  
Best Development 2023  
SHORTLISTED FOR THE  
BRITISH HOMES AWARDS  
– BEST DEVELOPMENT



Design Award Winner 2019  
WINNER OF THE  
RIBA SUFFOLK  
DESIGN AWARD

RICS  
Awards  
Winner

WINNER OF THE RICS  
BEST RESIDENTIAL PROJECT  
(EAST OF ENGLAND)

[nestdevelopment.co.uk](http://nestdevelopment.co.uk)