

Festival Park

Easton | Norwich | Norfolk



CHARLES CHURCH



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over six decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over sixty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.

Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.





CHARLES CHURCH



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

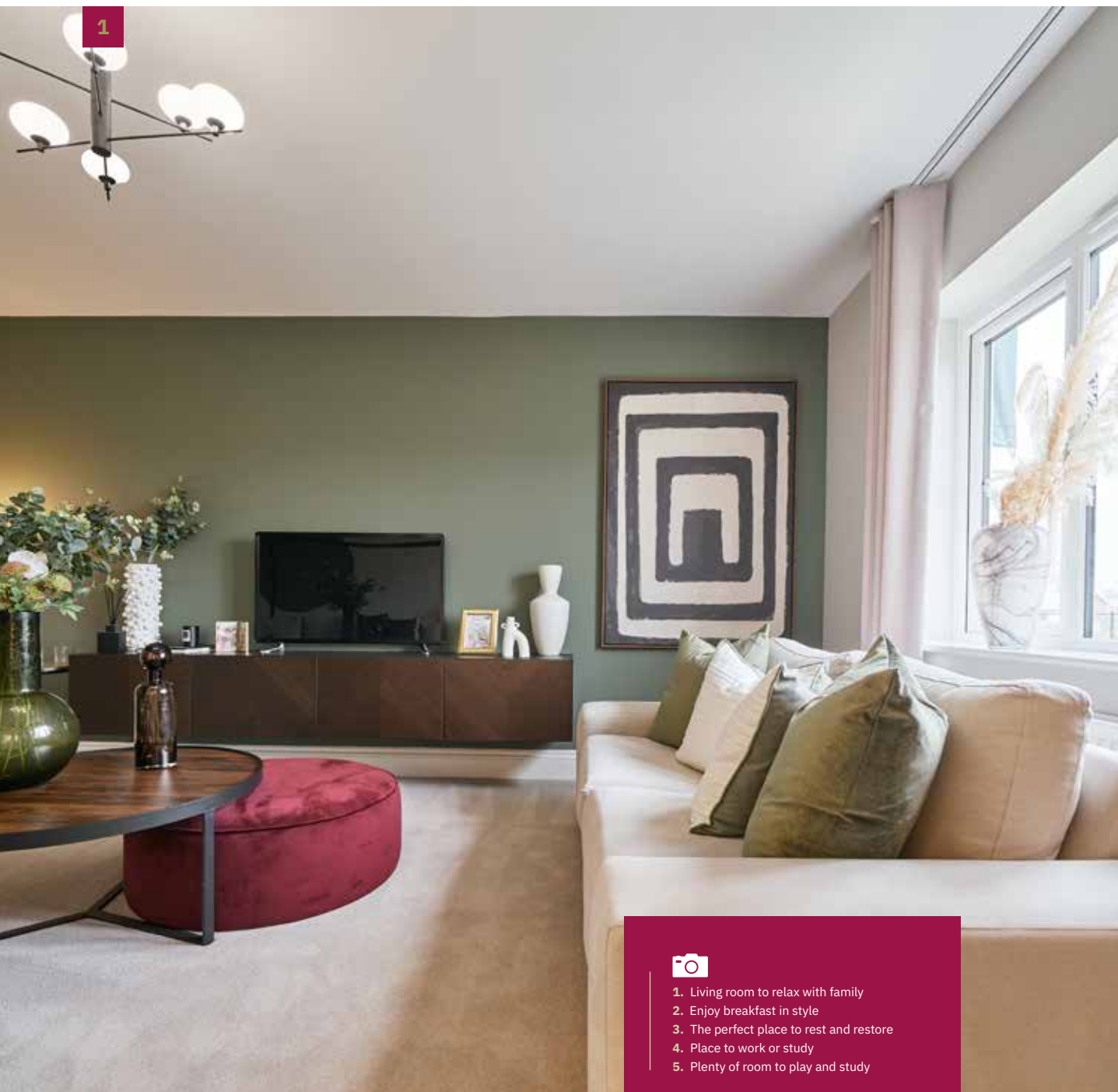
As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and ponds, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

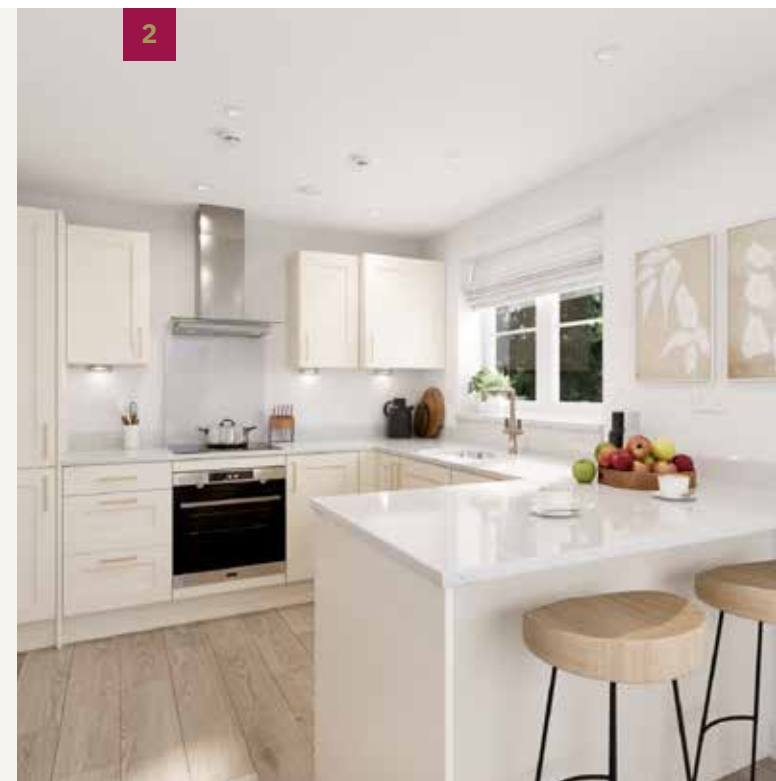
Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.



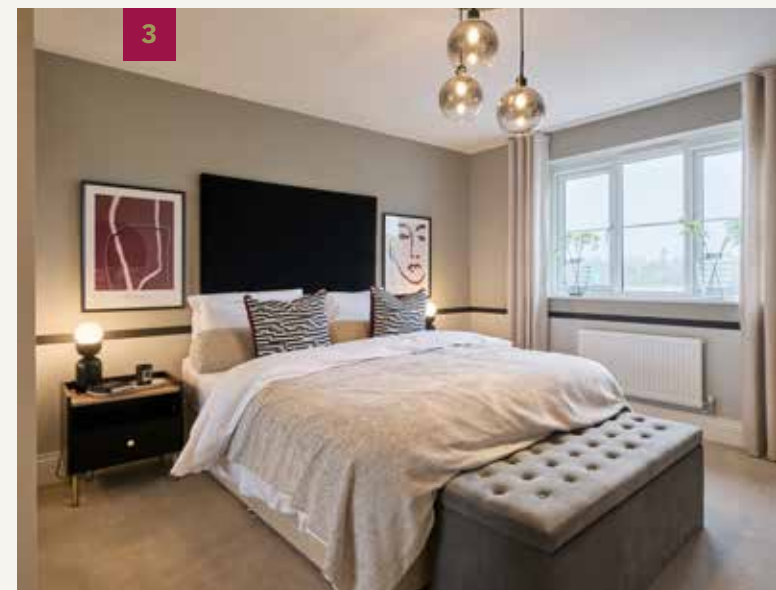
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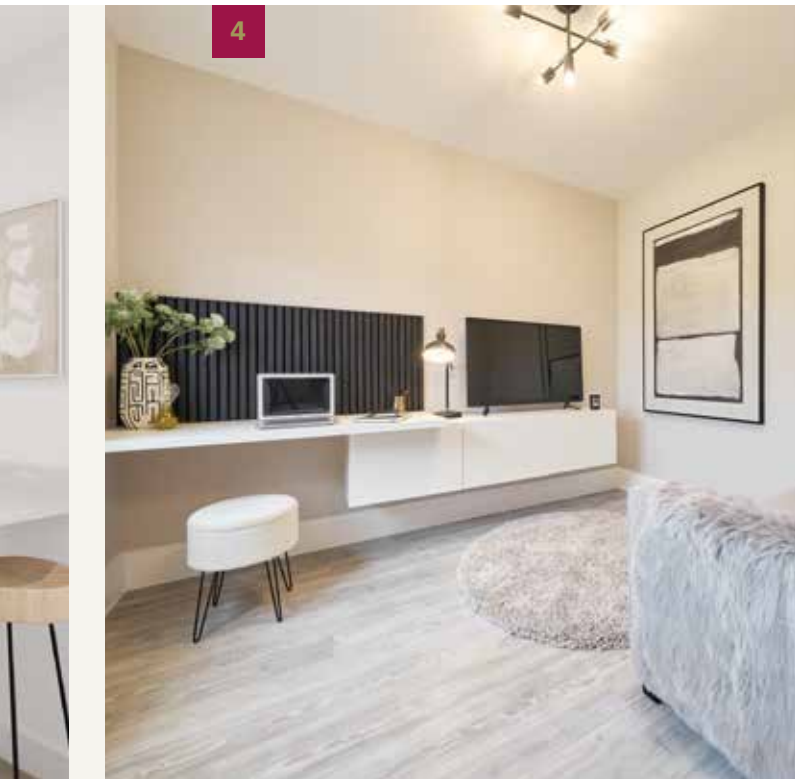
1. Living room to relax with family
2. Enjoy breakfast in style
3. The perfect place to rest and restore
4. Place to work or study
5. Plenty of room to play and study



2



3



Welcome to Festival Park

Discover our new homes at Festival Park in the popular village of Easton, Norwich. Enjoy scenic country views, excellent city links and a variety of amenities on your doorstep.

Nestled in the picturesque Norfolk village of Easton, Festival Park features our stunning eco range of three, four and five-bedroom premium new homes – designed with sustainability and energy efficiency in mind.

Settled between the historic, riverside city of Norwich and the charming market town of Dereham, here you can enjoy a family-friendly lifestyle including country walks, culture, fine dining, city shopping and entertainment.

Away from tranquil village life, you're under half an hour's drive from vibrant city of Norwich boasting its excellent transport connections by road, rail and air.

Easton features a range of schools rated 'Good' and 'Outstanding' by Ofsted. These include St Peter's CofE Primary School, St Augustine's Catholic Primary School, Ormiston Victory Academy and St Michael's VA Junior School.

With family-friendly planning in mind, we've committed to the addition of new play areas and an extension to a local primary school. Plans also feature a village green, a local shop, new allotments and improvements to the cycle routes. Which means you have a safe, friendly and active community to put down roots for the future.

Always in reach



The historic heart of Norwich is just a short drive from Festival Park and is home to a Norman cathedral, a magnificent castle and medieval streets. Perfect for a day out with friends and family, there's also a wealth of shops, a daily market, restaurants, bars and museums.

For more shopping opportunities, Longwater Retail Park is just five minutes from Festival Park. And for travel further afield, you have Norwich train station, various bus routes and Norwich International Airport – which is under 20 minutes by car from Festival Park.

Approximate travel distance by car to:



Norwich city centre:	6 miles
Norwich International Airport:	6.5 miles
Norfolk Broads:	13.6 miles
Blickling:	15.2 miles
Wells-Next-The-Sea:	33.5 miles

Festival Park

Site plan



Our homes



● The Rhossilli



● The Studland



● The Chopwell



● The Sandwood



● The Turnberry



● The Hastings



● The Kensington



● The Bamburgh



● The Hollicombe



● The Landcombe



● The Seacombe



● The Kingsand

The Rhosilli



The Rhosilli

The Rhosilli is thoughtfully-designed to be as practical as well as an attractive living space. The living room has bi-fold doors to the garden. With a family bathroom and three bedrooms - one of which benefits from an en suite - there's plenty of space with four handy storage cupboards.

QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  x2 parking spaces
-  EV charging point
-  **B [90]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.99 x 3.29
Living room	2.74 x 5.41



First floor

	Metres
Bedroom 1	3.22 x 3.56
Bedroom 2	3.29 x 3.35
Bedroom 3	2.21 x 2.91

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The Studland



The Studland

The open plan kitchen/dining room is the spacious heart of this home, with bi-fold doors opening into the garden and rooflights to let light stream in. The Studland also features a separate living room, practical utility, downstairs WC, and both understairs and hallway storage. Upstairs there are three well-proportioned bedrooms with an en suite to bedroom one.

QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



x2 parking spaces



EV charging point



B [91] Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	4.44 x 5.39
Living room	3.35 x 4.52



First floor

	Metres
Bedroom 1	3.22 x 3.87
Bedroom 2	3.22 x 4.82
Bedroom 3	2.66 x 2.85

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The Chopwell



The Chopwell

The Chopwell is a double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining/snug with bi-fold doors to the garden, a separate living room and a utility with outside access.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



B [91] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	7.32 x 5.75
Living room	3.94 x 3.15



First floor

	Metres
Bedroom 1	4.08 x 3.54
Bedroom 2	4.25 x 3.20
Bedroom 3	2.99 x 2.79
Bedroom 4	3.16 x 2.77

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The Sandwood



The Sandwood

The Sandwood is practical as well as attractive and offers family friendly space. The kitchen/dining room has bi-fold doors leading to the garden as well as a handy downstairs WC and utility. Upstairs, bedroom one benefits from an en suite and bedrooms two and three also benefit from the use of a Jack and Jill en suite.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En suites



Integral garage
and x2 parking spaces



EV charging point



A [92] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	5.47 x 3.08
Living room	4.99 x 3.39



First floor

	Metres
Bedroom 1	5.20 x 3.47
Bedroom 2	4.87 x 3.39
Bedroom 3	3.36 x 3.26
Bedroom 4	2.93 x 2.89

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The Turnberry



The Turnberry

The Turnberry has a great balance of living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a garage complete this family-friendly home.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



A [93] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Family room	8.56 x 3.10
Dining room	3.33 x 2.72
Living room	4.86 x 3.11



First floor

	Metres
Bedroom 1	3.98 x 3.37
Bedroom 2	4.37 x 2.70
Bedroom 3	4.04 x 3.37
Bedroom 4	3.23 x 2.78

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The Hastings



The Hastings

The Hastings is a flexible home featuring a spacious kitchen/family room, as well as separate living and dining rooms. Upstairs also benefits from four bedrooms and two bathrooms. There's also a study, convenient utility room and lots of storage space.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



A [93] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Family room	8.11 x 3.21
Living room	4.87 x 3.22
Dining room	3.49 x 2.55



First floor

	Metres
Bedroom 1	4.44 x 3.18
Bedroom 2	4.44 x 2.61
Bedroom 3	3.05 x 2.56
Bedroom 4	2.82 x 2.80
Study	2.56 x 2.08

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The Kensington



The Kensington

The Kensington features a dual aspect kitchen/dining room that has French doors leading to the garden. The ground floor also benefits from a utility store, a separate living room, downstairs WC and built in storage. This three-storey home boasts four bedrooms, with bedroom one on the top floor benefiting from an ensuite and dormer window.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



B [90] Energy
Efficiency Rating



Ground floor

	Metres
Dining	2.38 x 2.59
Kitchen	2.74 x 2.59
Living room	4.16 x 3.95



First floor & Second floor

	Metres
Bedroom 1	4.14 x 5.91
Bedroom 2	3.00 x 2.85
Bedroom 3	2.69 x 3.10
Bedroom 4	2.34 x 3.10

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The Bamburgh



The Bamburgh

For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. The open plan kitchen/dining/snug area provides the perfect balance of both practical and flexible living. Bi-fold doors lead to the rear garden, and a separate bath and shower in the family bathroom provides convenience as well as luxury.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single/double garage (plot specific) and x2 parking spaces



EV charging point



A [93] Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	7.81 x 6.20
Living room	5.30 x 3.84



First floor

	Metres
Bedroom 1	3.84 x 3.31
Bedroom 2	3.92 x 3.57
Bedroom 3	3.17 x 2.69
Bedroom 4	2.94 x 2.68

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The Hollicombe



The Hollicombe

The Hollicombe is thoughtfully designed to be a practical as well as an attractive living space. The kitchen/family room has bi-fold doors to the garden and the living room benefits from a bay window. With a family bathroom and four bedrooms – three of which benefit from en suites – there's plenty of space upstairs for all the family.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En suites



Integral garage
and x2 parking spaces



EV charging point



A [93] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Family room	8.92 x 3.42
Living room	4.29 x 3.50



First floor

	Metres
Bedroom 1	4.43 x 3.50
Bedroom 2	3.32 x 3.16
Bedroom 3	3.70 x 3.16
Bedroom 4	3.68 x 2.99

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The Landcombe



The Landcombe

The Landcombe is a four-bedroom home with a generous open plan kitchen/family room which provides the perfect place to entertain. Separate living and dining rooms offer extra space for the family. Upstairs you'll find four bedrooms and a study. Bedroom one has an en suite, and there's also a family bathroom with a bath and separate shower, plus two handy storage cupboards.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Double garage
and x4 parking spaces



EV charging point



A [93] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Family room	8.56 x 4.24
Dining room	3.95 x 2.80
Living room	4.37 x 3.50



First floor

	Metres
Bedroom 1	3.63 x 3.50
Bedroom 2	3.44 x 2.85
Bedroom 3	3.96 x 2.55
Bedroom 4	3.73 x 2.52

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The Seacombe



The Seacombe

The Seacombe boasts a spacious open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En suite



Double garage and x2 / x4 parking spaces
(plot specific)



EV charging point



A [94] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	8.56 x 5.46
Living room	4.62 x 4.18



First floor

	Metres
Bedroom 1	4.19 x 2.87
Bedroom 2	3.85 x 3.06
Bedroom 3	3.98 x 3.21
Bedroom 4	3.21 x 2.92

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The Kingsand



The Kingsand

Step into the Kingsand, a five-bedroom home with an open plan kitchen/dining/snug, bi-folding doors, separate living room, utility and WC. On the first floor there are three bedrooms, including bedroom one with a dressing room and en suite, plus a family bathroom. Then on the top floor, you'll find two further bedrooms, both with their own en suites and storage areas.

QUICK OVERVIEW



x5 Bedrooms



x1 Bathroom



x3 En suites



Double garage
and x4 parking spaces



EV charging point



A [92] Energy
Efficiency Rating



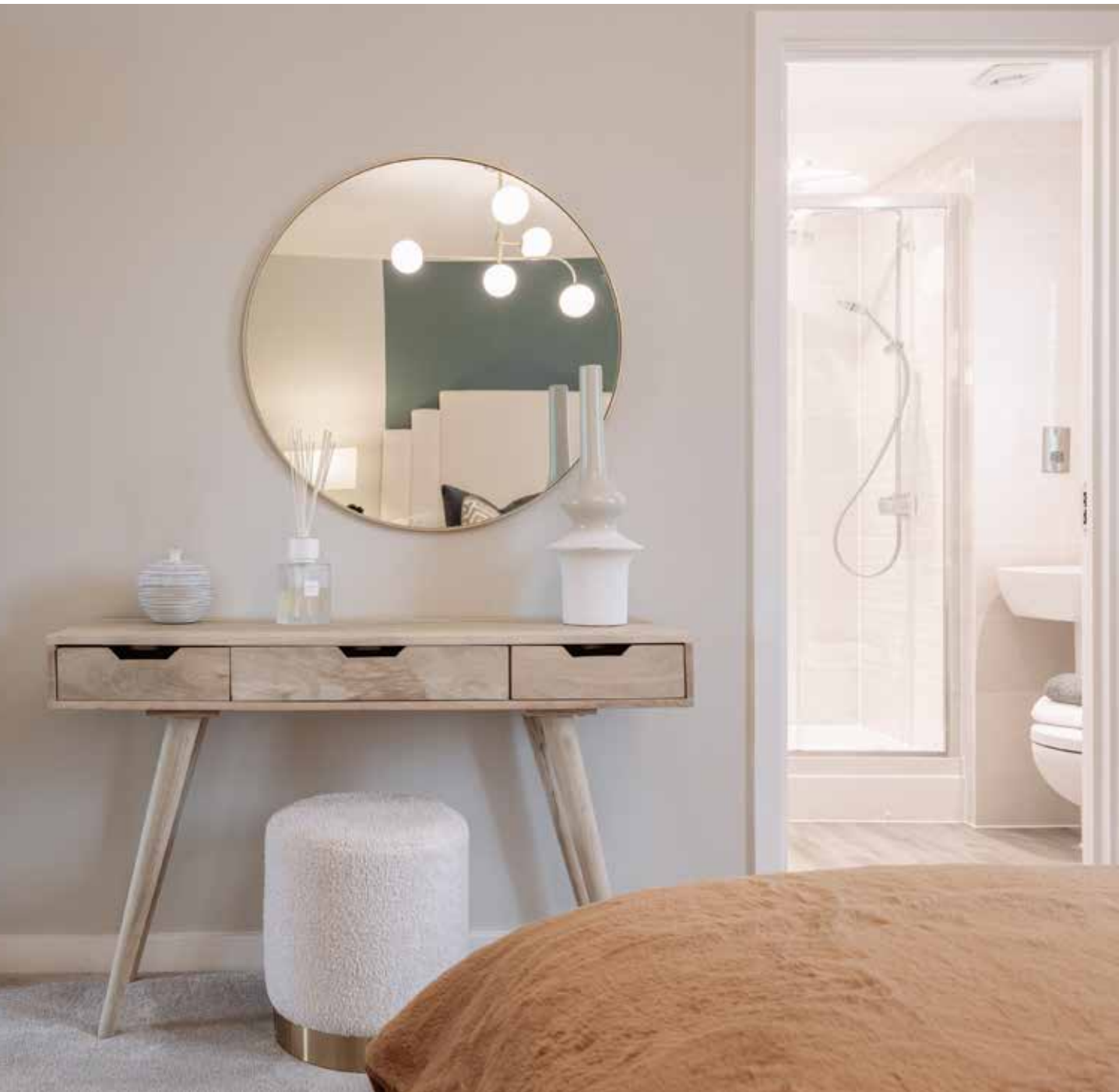
Ground floor

	Metres
Kitchen/Dining/Snug	7.44 x 6.20
Living room	4.05 x 3.42

First floor & Second floor

	Metres
Bedroom 1	3.70 x 3.47
Bedroom 2	2.67 x 3.54
Bedroom 3	3.81 x 3.26
Bedroom 4	3.98 x 3.67
Bedroom 5	3.98 x 3.47

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Enhance your new home

Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



Specification

General

- Electric media plate to living room
- Chrome sockets to ground floor and 1 x USB per room
- Chrome downlighters to kitchen/utility/wc/bathroom/ensuite(s)
- Dulux matt emulsion finish in soft white to walls and ceilings
- Oak finished 5 panel internal doors
- Gas central heating
- UPVC double glazed anthracite windows
- Fitted wardrobes included to bedroom 1 (from evolution plus) – 3 door (2001mm-3000mm)
- Half height tiling to sanitaryware walls in bathroom & ensuite
- Chrome tile trim
- Bathroom brassware by Hansgrohe
- Chrome towel radiators to main bathroom and ensuite
- Hollicombe, Seacombe, Sandwood, Kingsand – fitted with 300L unvented hot water cylinder. In these housetypes, all showers will be Hansgrohe thermostatic showers.
- In all other housetypes, en-suite 1 will be fitted with a Hansgrohe thermostatic shower. Ensuite 2 will be fitted with an electric shower.

Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Worktop upstand to kitchen and utility
- Soft close draws and doors
- AEG stainless steel eye level oven and induction hob – excluding the Rhossili
- Induction hob 60cm and in 4 bed + 80cm
- Integrated fridge/freezer, dishwasher, and washing machine included subject to kitchen layout
- Glass splashback in a variety of colours

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Villeroy Boch
- Choice of wall tiling (dependant on build stage)

Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Front gardens landscaped
- Lockable windows
- Security chain to front door
- Smoke detectors to hall & landing
- Power and light to garage
- Personnel door to detached garages
- 1.8m high fence
- Solar panels (please refer to your sales advisor to confirm details)
- External downlight to front
- External socket to rear





*Unmistakable
quality and style*



“

We've actively enhanced biodiversity at Festival Park.

Proud to be building communities.

When creating Festival Park, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Festival Park has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.

Housing

Charles Church is committed to delivering 23.5% of the development as affordable housing, made up of a mix of affordable rent as well as shared ownership. The affordable housing comprises of a range of 2-to-4-bedroom houses, which meet the Nationally Described Space Standards.



Travel plan

Financial contributions have been made to encourage the use of alternative modes of transport and provide residents with opportunities to reduce over-reliance on the use of their cars.



Community Facility

Charles Church has transferred land to Easton Parish Council for a new village centre which is undergoing construction. Charles Church has also paid financial contributions in the form of Community Infrastructure Levy (CIL) to South Norfolk District Council, for the provision of social infrastructure in the neighbourhood.



Open space and play areas

Charles Church will bring forward the Village Green as part of this phase of development, with play areas provided for children under the age of 5, over the age of 5 and over the age of 7.



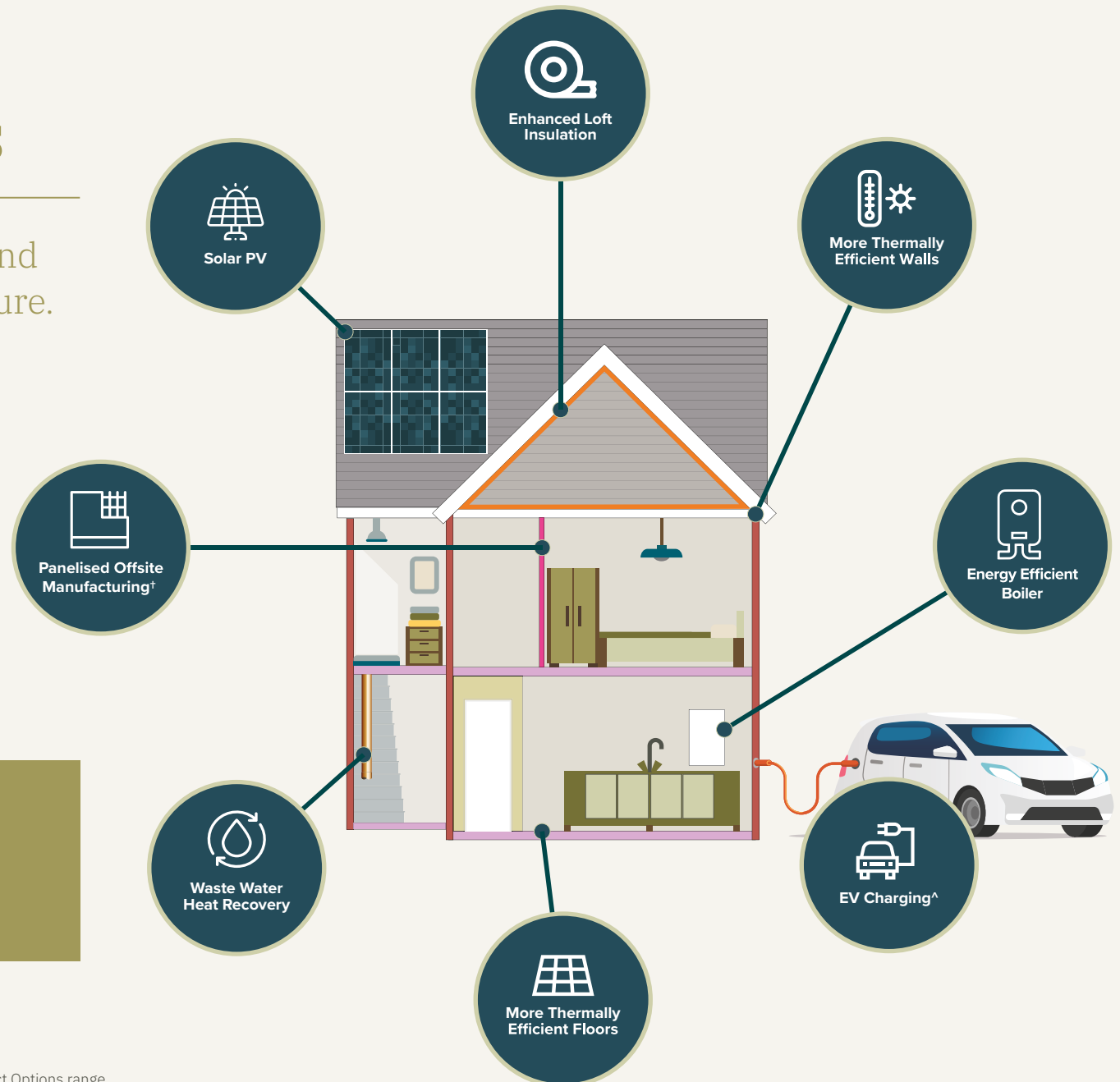
Eco Range Homes

New build homes are changing, and together, we're embracing the future.

Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Charles Church home built to current building regulations (2013).



NB: not all homes will be built using timber frame technology.

^NB: Not all homes will have EV Chargers, but they can be added from our Select Options range.

31% reduction in carbon emissions



Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our **panelised off site-manufactured timber technology** uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to £6,730* over the lifetime of a 25 year mortgage.

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