



DENBURY
HOMES

HEMINGWAY RISE

BRIGHTWELL LAKES | SUFFOLK



An exquisite collection of 2, 3 & 4 bedroom homes



WELCOME TO Hemingway Rise

Located in Martlesham and forming part of the wider Brightwell Lakes community, Hemingway Rise offers a beautiful collection of energy-efficient 2, 3 and 4-bedroom homes that perfectly balance countryside living with modern convenience.

Designed with the surrounding landscape in mind, Brightwell Lakes places nature at its heart.

A generous network of green spaces includes retained and enhanced woodland, wildflower meadows and areas of heathland for residents to enjoy. New walking, cycling and transport links connect the community to the surrounding area and local facilities, ensuring everyday life is both easy and enjoyable.

Nearby Adastral and Martlesham Heath Business and Retail Parks provide a wide range of amenities, employment and leisure opportunities, while good local schools and plenty of options for days out are close at hand. The riverside market town of Woodbridge can be reached in under 10 minutes by car, and Ipswich town centre is just seven miles away, making Hemingway Rise a peaceful yet well-connected place to call home.

Joshua Hopkins

Managing Director of Denbury Homes

Computer generated image of properties at Hemingway Rise. Indicative only.



DISCOVER THE Denbury Difference

Our hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come.

These energy-efficient homes are designed for modern living, featuring elegant exteriors that blend in with their surroundings, and contemporary interior design to suit every lifestyle.

Every home is designed with a clear focus - thoughtful layouts, stylish finishes, and traditional methods, come together to create homes that are both beautiful and practical. From our robust block and brick construction to our smooth plaster interior walls and traditional Georgian-style columns found on some of our porches, meticulous care goes into the design of every home. Our approach to design and construction is complemented by our commitment to the care of our customers, which extends far beyond completion.

The Denbury Difference is found in the details that really matter, creating more than just houses, but homes to be enjoyed, cherished, and lived in for years to come. Denbury Homes was born amidst the stunning East Anglian landscape, which has inspired artists for generations. We ensure that everything we build reflects the beauty of this special place that you'll love to call home.



Photos depict previous Denbury Homes developments.



A great place to call home

Life at Hemingway Rise offers the best of both worlds. Enjoy fresh air, country parks and peaceful riverside walks along the River Deben, whilst a host of shops, schools, leisure facilities and great places to eat are all close by.

FOOD & DRINK

Just south of the development, The Stables Coffee Shop & Sandwich Bar is a local favourite for relaxed catch-ups and great coffee. For something special, Milsoms' Kesgrave Hall offers elegant dining in beautiful surroundings. In nearby Waldringfield, The Maybush Inn sits on the banks of the River Deben and is a great place to enjoy a drink or meal on the terrace watching the boats go by. The highly-rated Fox Inn in Newbourne is also nearby, serving seasonal food in a traditional pub setting.

SHOPPING & AMENITIES

For your weekly shop, Martlesham Heath Retail Park is close by, with a Tesco Extra, M&S Food Hall as well as a range of well-known retail stores. Ipswich and Woodbridge both offer lively high streets, mixing independent shops with familiar brands, along with cafés, markets and local services. Community clubs, activities and events run regularly in nearby villages and neighbourhood centres, helping you feel connected and settled from the moment you move in.

SPORT & LEISURE

There are plenty of ways to stay active and unwind. Nearby Martlesham Leisure Club offers gym facilities, fitness classes and swimming, while Seckford Hall Hotel & Spa provides a more relaxed escape with spa treatments and countryside views. For fresh air, Martlesham Common Nature Reserve and Walk Farm Woods are ideal for walking, cycling and wildlife spotting. Golfers are well served too, with several highly regarded courses nearby such as Rushmere Golf Club or Ipswich Golf Club offering parkland settings and welcoming clubhouses.

DAYS OUT

You'll be spoiled for choice when it comes to days out. Jimmy's Farm & Wildlife Park is a hit with families, offering animals, play areas and seasonal events. Sutton Hoo, the famous Anglo-Saxon burial site, provides fascinating history and scenic walks. Felixstowe is close enough for spontaneous trips to the beach, seafront gardens and pier. For something completely different, Foxhall Stadium hosts major motorsport events throughout the year, including world championship races and family-friendly spectacles.

EDUCATION

Waldringfield Primary School, Birchwood Primary School and Martlesham Primary Academy are all within 2 to 3 miles. Kesgrave High School, 3 miles away, is a popular secondary school choice and was rated Good by Ofsted in the latest inspections. Nearby independent schools include Woodbridge School, St Josephs College, Ipswich School and Royal Hospital School. For older students, Suffolk One in Ipswich provides sixth-form and vocational courses, while University of Suffolk offers a broad range degree courses, both within easy reach by road or public transport.



School places are not guaranteed. Before making commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas. Do not rely upon any information provided in this respect within this brochure. Ofsted ratings are correct at time of publication. Lists of amenities are not exhaustive and information is provided in good faith but satisfy yourself in all regards prior to committing to purchase.



Footpaths alongside the River Deben



Ipswich



The Stables Coffee Shop & Sandwich Bar



Jimmy's Farm & Wildlife Park



Woodbridge Thoroughfare



The Maybush Inn, Waldringfield

PERFECTLY PLACED FOR Convenient Living

Surrounded by green spaces, riverside walks along the Deben and nearby nature reserves, Hemingway Rise offers a calm countryside setting with everyday conveniences close by, including supermarkets, schools and leisure facilities.

For wider shopping, dining, work and cultural options, Ipswich is around 20 minutes away, while the riverside town of Woodbridge is less than 10 minutes by car.

TRAVEL TIMES AND DISTANCES

BY ROAD (from Hemingway Rise)		BY RAIL (from Ipswich station)	
Martlesham Heath	2 miles	Colchester	18 mins
Woodbridge	6 miles	Bury St Edmunds	27 mins
Ipswich	7 miles	Norwich	39 mins
Felixstowe	9 miles	London Liverpool Street	66 mins

All travel times and distances are approximate and are courtesy of Google Maps and Greater Anglia.

THE SURROUNDING AREA



- 1 Ipswich Train Station
- 2 Jimmy's Farm & Wildlife Park
- 3 Seckford Hall Hotel & Spa
- 4 Sutton Hoo
- 5 Waitrose & Partners
- 6 Felixstowe Beach



**PROTECTING AND IMPROVING
THE ENVIRONMENT**

It's not just people that need homes. From bat boxes, bee and swift bricks, to the planting we choose and wildflower seeds we sow, new homes for bats, birds, bugs, and bees can be found on our developments.



Ecology



Charity



**ENCOURAGING LOCAL
SUPPORT**

The tireless efforts of charities and community groups across our region help protect the vulnerable, bring people together, and provide essential services to many. We are proud that the Denbury Charitable Fund has so far made over £1.6 million in donations and grants to help these inspiring organisations.

ENVIRONMENTS ENRICHED. COMMUNITIES ENHANCED.

Our Commitment to a Sustainable Future

Our homes are designed to blend seamlessly into existing cities, towns and villages, but we know it's more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity, or our support of local groups and charities, we are as committed as ever to creating a legacy that can be enjoyed for generations to come.



Photos depict previous Denbury Homes developments.



**HELPING
COMMUNITIES THRIVE**

We carefully select the homes we build on our developments. Different sizes and styles are chosen to meet local demand. Footpaths, bike lanes, and public open space, all contribute towards a safe and welcoming environment, and help residents quickly settle in.



Community

**SMARTER HOMES IN TUNE
WITH MODERN LIVING**



Many of our homes have separate studies for homeworking, and all can be connected to Ultrafast BT Fibre broadband. Air source heat pumps fuel underfloor heating and radiators, and individual room thermostats help keep your bills down and your home comfortable. All homes are fitted with electric vehicle charging units.



Technology



Economy

**SUPPORTING LOCAL TRADES,
SKILLS, AND BUSINESSES**



Our East Anglian roots run deep, so we always seek to support local businesses. Our developments create employment, help young people gain new skills, and keep traditional building methods and skills in the limelight.



THE HIGHEST QUALITY Specification

KITCHENS

- Natural Mineral Silestone worktops to The Swan, The Sandpiper and The Siskin
- High quality 38mm laminate worktop by Egger to all other homes
- Choice of Gaddesby kitchen cupboards
- Contemporary white glass splashback to hob
- Integrated Bosch oven, ceramic hob and hood
- Induction hob to The Swan, The Sandpiper and The Siskin
- Integrated washing machine to The Sandpiper

ELECTRICAL

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes
- Downlights to the dining area and wet rooms in The Siskin

JOINERY

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- UVPC double-glazed windows throughout
- Fitted wardrobes where indicated
- Coved cornicing

PLUMBING

- Space and plumbing for a washing machine in the kitchen/utility room
- White Porcelanosa sanitary ware throughout with chrome effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to all upper floors

TILING

- Kitchen – choice of Porcelanosa floor tiles*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round*
- En-suite – choice of Porcelanosa wall tiles at full-height to shower cubicle with splashback above hand basin*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin*

OTHER ITEMS

- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All walls wet plastered to give a superior smooth appearance
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast Fibre Broadband to all plots provided by Openreach ^
- Woodburner to The Swan, The Sandpiper and The Siskin

* Subject to build stage. ^ The FTTP provided is a closed network service provided by nominated suppliers only. Integrated washing machine not applicable to homes with a utility room. Please note the specification is subject to change depending on materials and suppliers. Please speak to our Sales Consultant for further details. Photographs depict previous Denbury Homes' developments.





DENBURY
HOMES

WELCOME TO Hemingway Rise

2 Bedroom Homes

 **The Snipe**
Plots 8(h), 9, 11(h), 12, 49,
50(h), 68 & 69(h)

 **The Kite**
Plots 31(h) & 37

 **The Moorhen***
Plots 59(h) & 60

3 Bedroom Homes

 **The Magpie***
Plots 15 & 16

 **The Goshawk**
Plots 3, 23, 24(h), 63(h) & 64

 **The Sparrow**
Plots 1(h), 2(h), 26, 27(h), 51 & 52(h)

 **The Linnet**
Plots 54, 66(h), & 67(h)

 **The Redpoll**
Plots 29(h), 30, 38, 39 & 40

4 Bedroom Homes

 **The Nuthatch***
Plot 14

 **The Kingfisher**
Plots 6(h), 7 & 25

 **The Firecrest**
Plots 32, 33, 34, 35 & 36

 **The Greenfinch**
Plots 4 & 5

 **The Swan**
Plots 10, 13(h), 17(h),
28, 53, 61 & 62

 **The Sandpiper**
Plots 18, 21(h), 22 & 65(h)

 **The Siskin**
Plots 19 & 20



Show Home

 Affordable Housing

* Shared Equity Homes

(h) Handed

 Swale

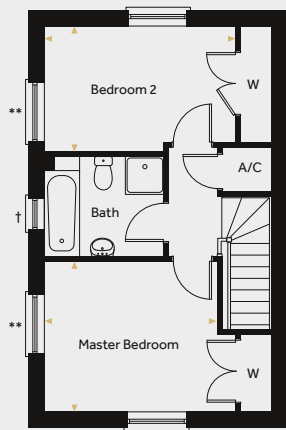
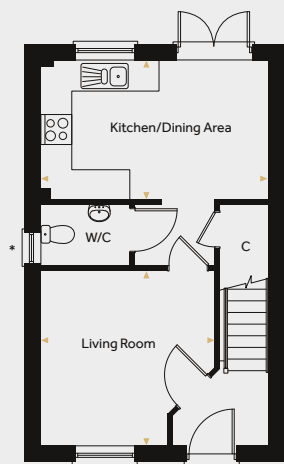


External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale.
Development layout not to scale, for indication only. See Sales Consultant for information.

The Snipe

759 SQ FT

Plots 8(h), 9, 11(h), 12, 49, 50(h), 68 & 69(h)



GROUND FLOOR

Kitchen/Dining Area	4.550m x 2.810m	14'11" x 9'3"
Living Room	3.500m x 3.490m	11'6" x 11'6"

FIRST FLOOR

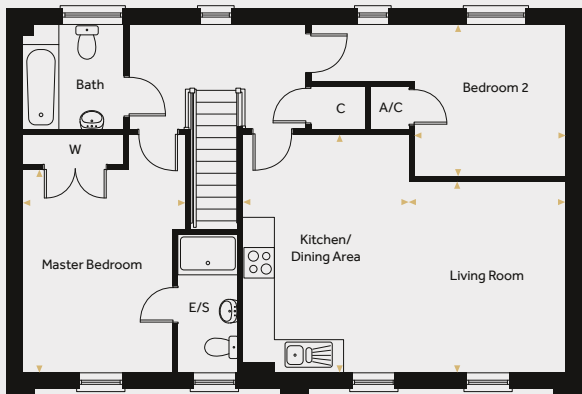
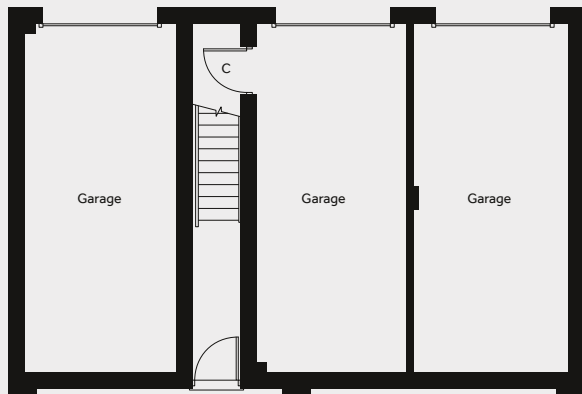
Master Bedroom	3.850m x 3.010m	12'8" x 9'11"
Bedroom 2	3.850m x 2.540m	12'8" x 8'4"

(h) Handed. Indicates where measurements have been taken from. * Window to plots 8, 9, 11, 12, 50, 68 & 69. ** Windows to plot 49. † Window to plots 8, 11, 12, 50, 68 & 69.

The Kite

788 SQ FT

Plots 31(h) & 37



FIRST FLOOR

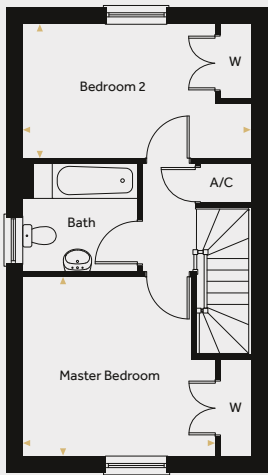
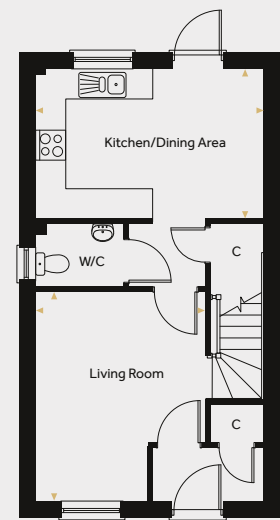
Kitchen/Dining Area	4.766m x 3.298m	15'8" x 10'10"
Living Room	3.820m x 3.130m	12'7" x 10'3"
Master Bedroom	4.065m x 2.992m	13'4" x 9'10"
Bedroom 2	3.030m x 3.030m	9'11" x 9'11"

(h) Handed. Indicates where measurements have been taken from.

The Moorhen

847 SQ FT (Shared Equity Home)

Plots 59(h) & 60



GROUND FLOOR

Kitchen/Dining Area	4.550m x 3.000m	14'11" x 9'10"
Living Room	4.180m x 3.390m	13'9" x 11'2"

FIRST FLOOR

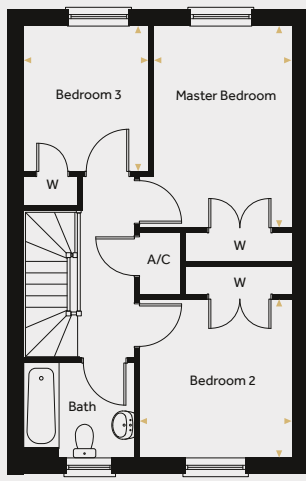
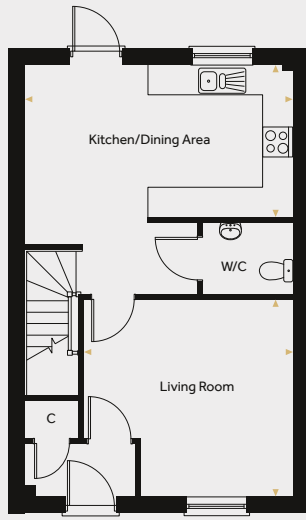
Master Bedroom	3.850m x 3.590m	12'7" x 11'9"
Bedroom 2	4.550m x 2.683m	14'11" x 8'10"

(h) Handed. Indicates where measurements have been taken from. * Window to plot 59 only.

The Magpie

996 SQ FT (Shared Equity Home)

Plots 15 & 16



GROUND FLOOR

Kitchen/Dining Area	5.350m x 3.609m	17'7" x 11'10"
Living Room	4.183m x 3.950m	13'9" x 13'0"

FIRST FLOOR

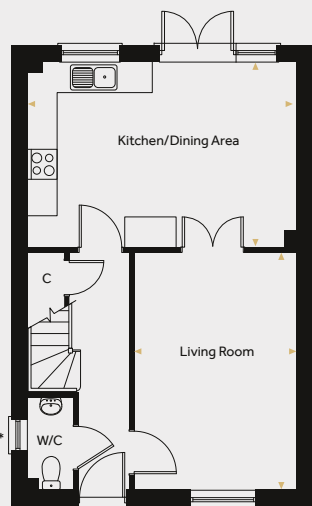
Master Bedroom	4.095m x 2.750m	13'5" x 9'0"
Bedroom 2	3.175m x 3.040m	10'5" x 10'0"
Bedroom 3	2.925m x 2.500m	9'7" x 8'3"

(h) Handed. Indicates where measurements have been taken from.

The Goshawk

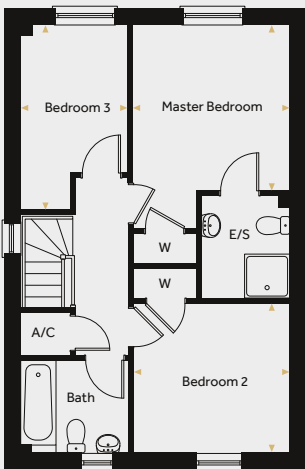
999 SQ FT

Plots 3, 23, 24(h), 63(h) & 64



GROUND FLOOR

Kitchen/Dining Area	5.395m x 3.721m	17'9" x 12'3"
Living Room	4.780m x 3.252m	15'8" x 10'8"



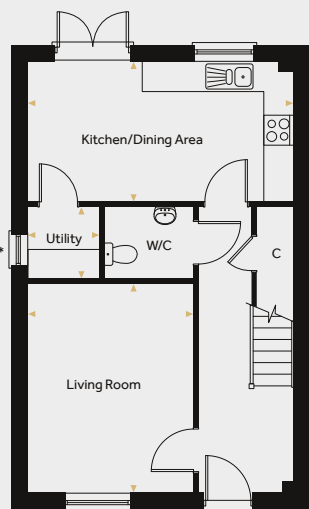
FIRST FLOOR

Master Bedroom	3.328m x 3.138m	10'11" x 10'4"
Bedroom 2	3.138m x 3.004m	10'4" x 9'10"
Bedroom 3	3.721m x 2.159m	12'3" x 7'1"

The Sparrow

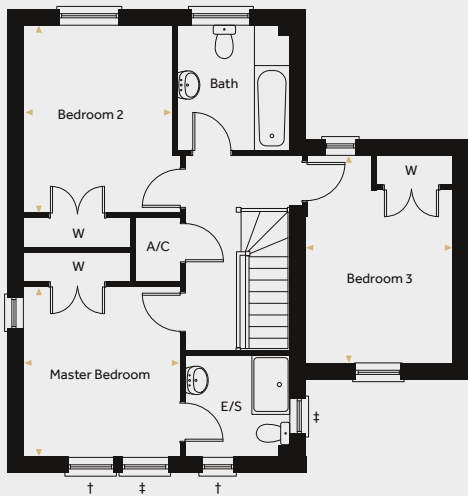
1,116 SQ FT

Plots 1(h), 2(h), 26, 27(h), 51 & 52(h)



GROUND FLOOR

Kitchen/Dining Area	5.350m x 2.830m	17'7" x 9'3"
Living Room	4.200m x 3.340m	13'9" x 11'0"
Utility	1.450m x 1.440m	4'9" x 4'9"



FIRST FLOOR

Master Bedroom	3.400m x 3.150m	11'2" x 10'4"
Bedroom 2	3.780m x 3.000m	12'5" x 9'10"
Bedroom 3	4.150m x 2.900m	13'7" x 9'6"

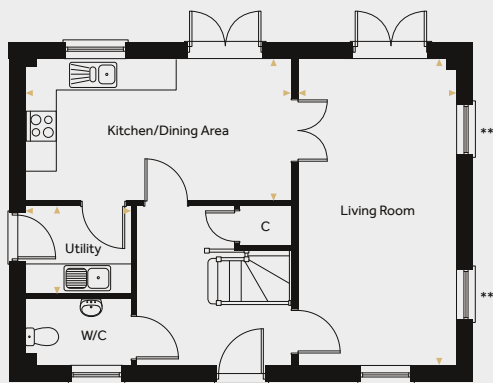
(h) Handed. ▲ Indicates where measurements have been taken from. * Window to plots 23, 24, 63 & 64.

(h) Handed. ▲ Indicates where measurements have been taken from. * Window to plots 1, 27 and 52. ** Window to plot 1. † Window positions 1 & 2. ‡ Window positions to plots 26, 27, 51 & 52. For these plots en-suite door opens into the master bedroom and shower, toilet and basin are re-positioned.

The Linnet

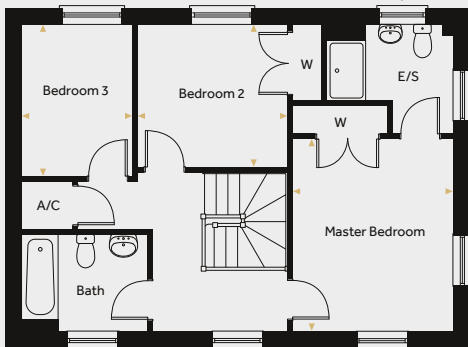
1,144 SQ FT

Plots 54, 66(h) & 67(h)



GROUND FLOOR

Kitchen/Dining Area	5.300m x 2.830m	17'5" x 9'4"
Living Room	6.100m x 3.150m	20'0" x 10'4"
Utility	2.100m x 1.760m	6'11" x 5'9"



FIRST FLOOR

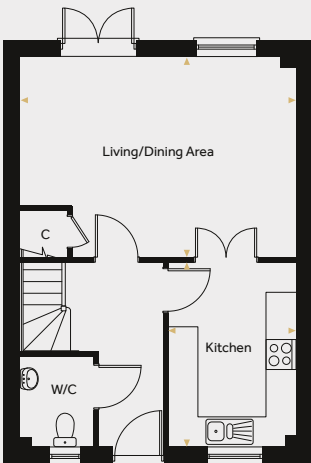
Master Bedroom	3.830m x 3.200m	12'7" x 10'6"
Bedroom 2	3.000m x 2.830m	9'10" x 9'4"
Bedroom 3	3.015m x 2.200m	9'11" x 7'3"

(h) Handed. ◀ Indicates where measurements have been taken from. * Window to plot 66 & 67. ** Windows to plot 54.

The Redpoll

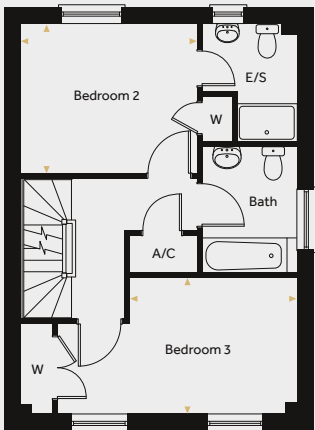
1,219 SQ FT

Plots 29(h), 30, 38, 39 & 40



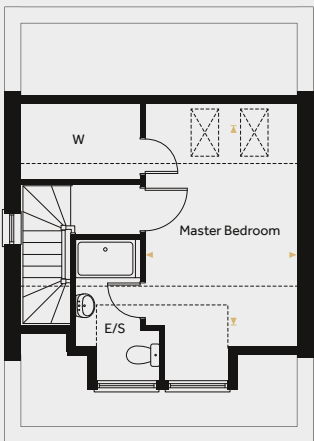
GROUND FLOOR

Kitchen	3.700m x 2.565m	13'0" x 8'5"
Living/Dining Area	5.500m x 4.000m	18'1" x 13'2"



FIRST FLOOR

Bedroom 2	3.540m x 2.980m	11'7" x 9'9"
Bedroom 3	4.800m x 2.725m	15'9" x 8'11"



SECOND FLOOR

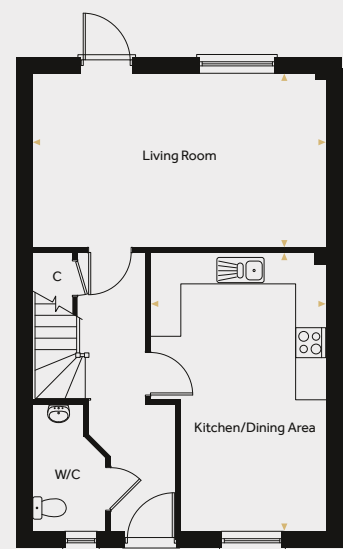
Master Bedroom	4.378m x 3.020m	14'4" x 9'11"
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(h) Handed. ◀ Indicates where measurements have been taken from. ▶ Dimensions taken from 1.5m headroom. * Window to plots 29 & 30. Window size varies. ** Window to plot 38. ----- Indicates reduced ceiling height. ☒ Roof light.

The Nuthatch

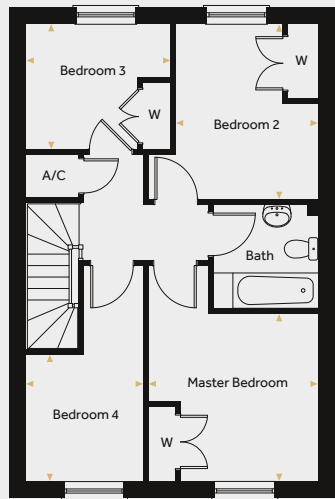
1,152 SQ FT (Shared Equity Home)

Plot 14



GROUND FLOOR

Kitchen/Dining Area	5.582m x 3.500m	18'4" x 11'6"
Living Room	5.850m x 3.468m	19'2" x 11'5"



FIRST FLOOR

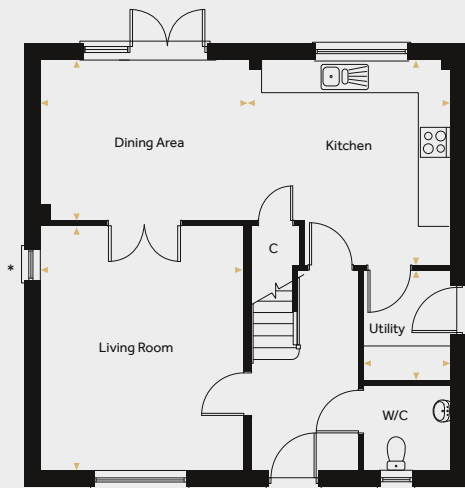
Master Bedroom	3.380m x 3.350m	11'1" x 11'0"
Bedroom 2	3.500m x 2.850m	11'6" x 9'4"
Bedroom 3	2.900m x 2.463m	9'6" x 8'1"
Bedroom 4	2.530m x 2.350m	8'4" x 7'9"

◀ Indicates where measurements have been taken from.

The Kingfisher

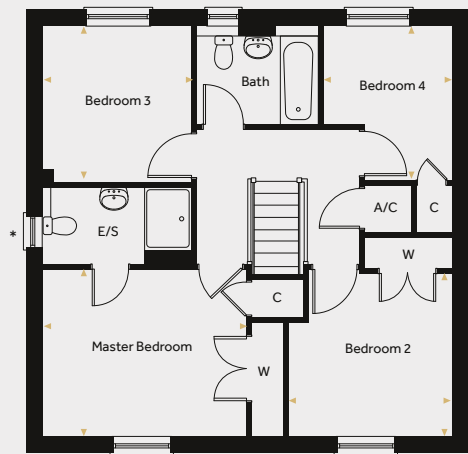
1,317 SQ FT

Plots 6(h), 7 & 25



GROUND FLOOR

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Dining Area	3.985m x 3.062m	13'1" x 10'1"
Utility	2.108m x 1.667m	6'11" x 5'6"



FIRST FLOOR

Master Bedroom	3.901m x 3.175m	12'10" x 10'5"
Bedroom 2	3.130m x 3.099m	10'3" x 10'2"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Bedroom 4	2.937m x 2.474m	9'8" x 8'1"

◀ Indicates where measurements have been taken from. * Window to plots 7 & 25.

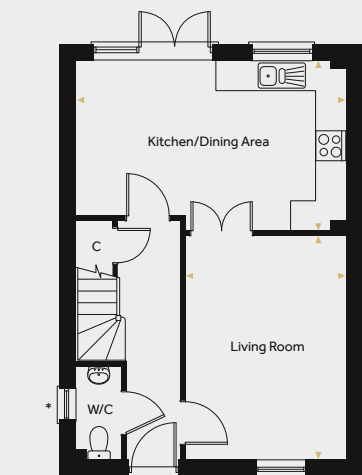
The Firecrest 1,391 SQ FT

Plots 32, 33, 34, 35 & 36



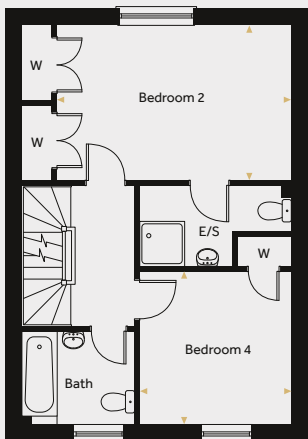
The Greenfinch 1,575 SQ FT

Plots 4 & 5



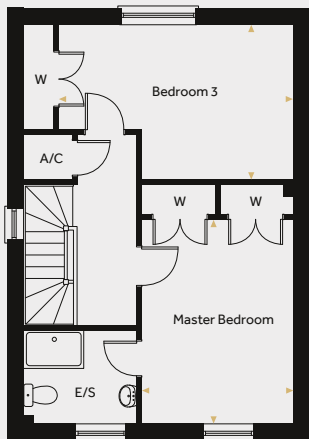
GROUND FLOOR

Kitchen/Dining Area		
5.395m x 3.406m	17'9" x 11'2"	
Living Room		
4.480m x 3.214m	14'9" x 10'7"	



FIRST FLOOR

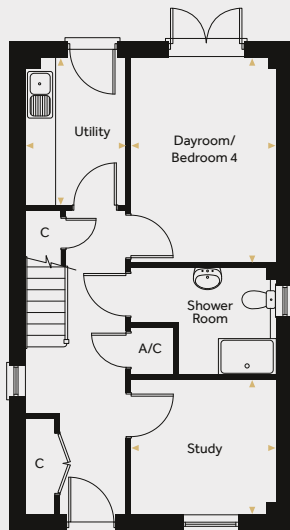
Bedroom 2		
4.695m x 3.106m	15'5" x 10'2"	
Bedroom 4		
3.085m x 3.035m	10'2" x 10'0"	



SECOND FLOOR

Master Bedroom		
4.080m x 3.035m	13'5" x 10'0"	
Bedroom 3		
4.695m x 3.106m	15'5" x 10'2"	

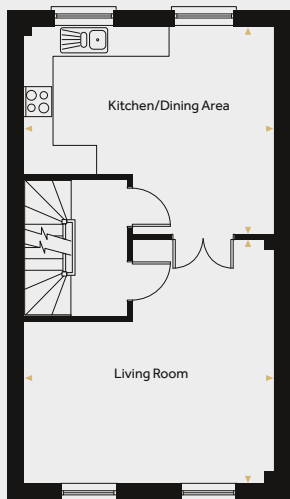
◀ Indicates where measurements have been taken from. * Windows to plot 32.



GROUND FLOOR

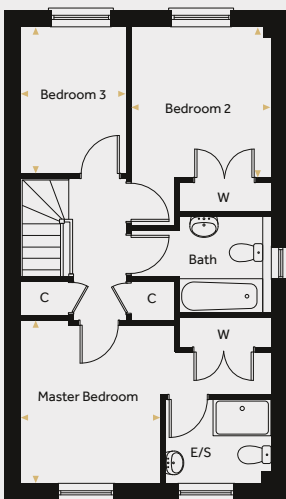
Dayroom/Bedroom 4		
4.234m x 2.975m	13'11" x 9'9"	
Study		
2.975m x 2.765m	9'9" x 9'1"	
Utility		
3.017m x 2.075m	8'11" x 6'10"	

◀ Indicates where measurements have been taken from.



FIRST FLOOR

Kitchen/Dining Area		
5.150m x 4.281m	16'11" x 14'1"	
Living Room		
5.150m x 5.016m	16'11" x 16'6"	



SECOND FLOOR

Master Bedroom		
3.240m x 2.865m	10'8" x 9'5"	
Bedroom 2		
3.122m x 2.900m	10'3" x 9'6"	
Bedroom 3		
3.017m x 2.150m	9'11" x 7'1"	

The Swan

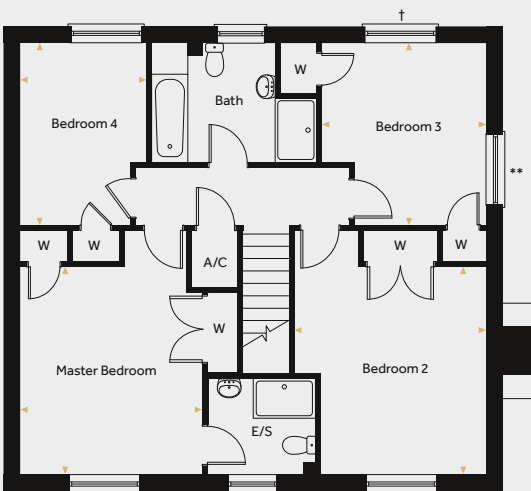
1,592 SQ FT

Plots 10, 13(h), 17(h), 28, 53, 61 & 62



FIRST FLOOR

Master Bedroom	3.962m x 3.475m	13'0" x 11'5"
Bedroom 2	3.962m x 3.650m	13'0" x 12'0"
Bedroom 3	3.468m x 3.130m	11'5" x 10'3"
Bedroom 4	3.468m x 2.425m	11'5" x 8'0"



GROUND FLOOR

Kitchen	3.425m x 3.262m	11'3" x 10'9"
Dining/Family Area	5.643m x 3.425m	18'6" x 11'3"
Living Room	4.655m x 3.650m	15'3" x 12'0"
Study	3.050m x 2.130m	10'0" x 7'0"
Utility	2.425m x 1.500m	8'0" x 4'11"



(h) Handed. ◀ Indicates where measurements have been taken from. * Window to plots 28 & 62. ** Window to plots 10, 53 & 61. † Window to plots 13, 17, 28 & 62.

The Sandpiper

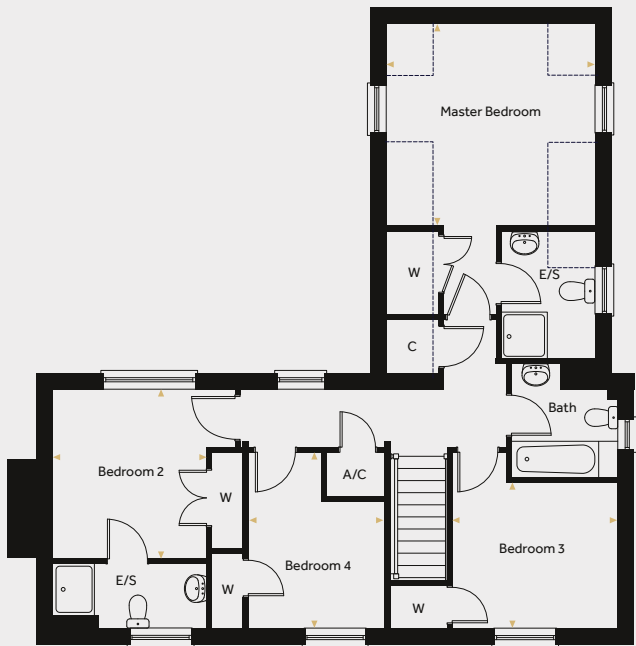
1,687 SQ FT

Plots 18, 21(h), 22 & 65(h)



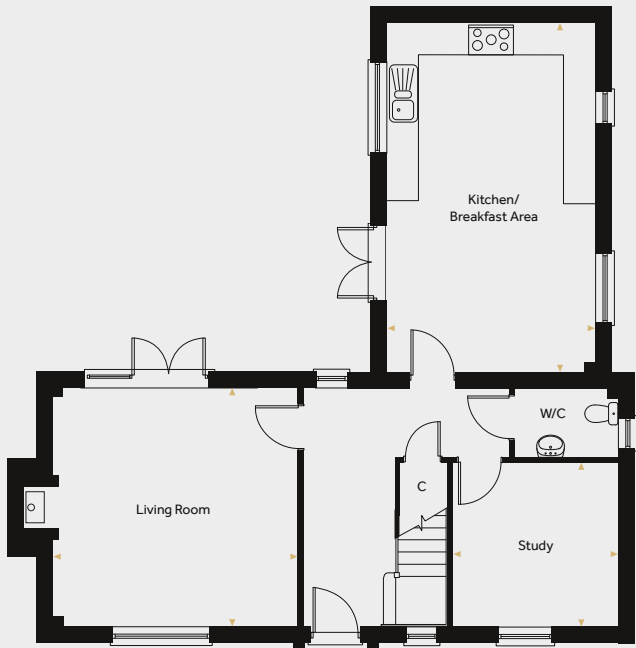
FIRST FLOOR

Master Bedroom	3.890m x 3.890m	12'9" x 12'9"
Bedroom 2	3.270m x 2.974m	10'9" x 9'9"
Bedroom 3	3.207m x 2.812m	10'6" x 9'3"
Bedroom 4	3.394m x 2.610m	11'2" x 8'7"



GROUND FLOOR

Kitchen/ Breakfast Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.175m x 3.175m	10'5" x 10'5"



(h) Handed. ◀ Indicates where measurements have been taken from.

The Siskin

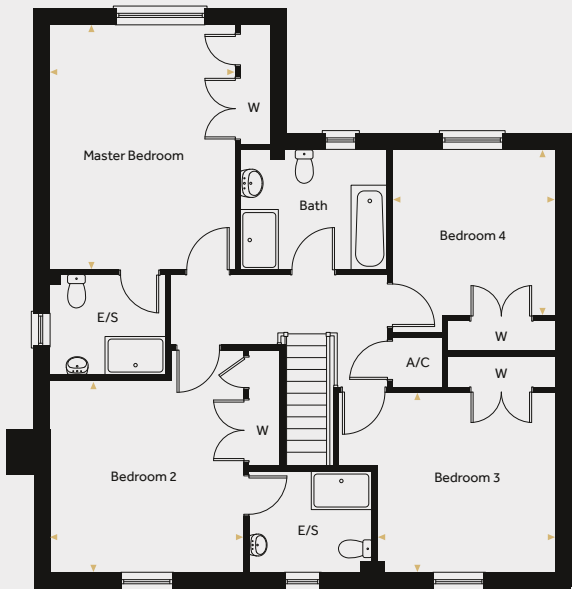
2,106 SQ FT

Plots 19 & 20



FIRST FLOOR

Master Bedroom	4.900m x 3.700m	16'1" x 12'2"
Bedroom 2	3.875m x 3.825m	12'9" x 12'7"
Bedroom 3	3.600m x 3.547m	11'10" x 11'8"
Bedroom 4	3.325m x 3.250m	10'11" x 10'8"



GROUND FLOOR

Kitchen	5.700m x 3.500m	18'9" x 11'6"
Living Room	4.800m x 4.550m	15'9" x 14'11"
Dining/Family Area	6.000m x 4.400m	19'8" x 14'5"
Study	3.350m x 2.777m	11'0" x 9'1"
Utility	1.923m x 1.800m	6'4" x 5'11"



◀ Indicates where measurements have been taken from.





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