



WHEPSTEAD
BURY ST EDMUNDS
SUFFOLK

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Oak Lodge, Doveden Woods - for illustrative purposes

WELCOME

Blending elements of traditional British heritage with contemporary, yet timeless design, we bring you Doveden Woods; two bespoke 'grand design' eco homes, situated on the edge of the picturesque village of Whepstead, four miles south of the historic Cathedral town of Bury St. Edmunds, Suffolk.

Both substantial country residences - each with their own sweeping private driveways - is individually finished to the highest of standards and to your specifications.

Kitchen and living areas feature an open-plan design, creating light-filled spaces to entertain or simply unwind in. The homes command far-reaching countryside views towards neighbouring National Trust Ickworth Estate while nestled in acres of grounds.



Sunken seating area – for illustrative purposes

BESPOKE FINISH

As a boutique developer, Notley & Co has the added advantage of being able to offer you the choice to customise interior finishes throughout. From the style of the kitchen cabinetry and worktops, to the wet room tiles, stone floors and lighting, your ideas can be realised to create a premium, bespoke home (subject to deposits and early exchange). The larger of the two properties, Chestnut House, boasts a stylish sunken seating area and spectacular vaulted reception hall.



Lark Valley Kitchen – for illustrative purposes



Chestnut House, Doveden Woods – for illustrative purposes

ECO CREDENTIALS

Rooted in the build of Doveden Woods is sustainable living in every respect. Critically acclaimed *Passivhaus* style building standards and techniques have been adopted. These 'grand design' new homes will achieve enviable net zero carbon and Energy Performance Certificate (EPC) A ratings.

Ground source heat pumps power the core while solar panels cover the running costs generating an impressive 4 kW of energy out of every 1 kW in, enables surplus energy to be returned back to the grid and deliver near zero annual running costs. High levels of insulation and triple glazing enhance solar gains with considerable heat loss reduction, while respecting the natural rural setting. Mechanical Ventilation with Heat Recovery (MVHR) systems and Electric Vehicle (EV) charging points complement the eco home credentials.



HIGH SPECIFICATION

Note: Certain specifications subject to stage of construction
Includes a 10-Year Building 2-Year Developer Defective Repair warranties



Kitchen

- Choice of kitchen cabinetry and worktops, by internationally-acclaimed, locally based, *Plain English*
- *AGA & Miele* ovens and hobs
- *Miele* Combination Microwave
- *Bora* Surface-mount extraction
- *Miele* dishwasher
- *Hisense* 52-bottle wine-cooler

Bathroom

- Marble Tiling, with integrated recesses
- Sleek fully tiled wet rooms paired with *Grohe* Smart Control & Rain Shower
- *Grohe* concealed cistern wc
- Under-mount sinks with Carrara marble-top basins
- Demisting mirrors with concealed lighting

Environmental Details

- Ground source heat pump to be Viessmann Vitocal 13kW
- Clearwater Bio Air 3 sewage treatment plant
- Triple glazing
- Mechanical Ventilation with Heat Recovery (MVHR) system

Interior

- Tumbled Limestone flooring: Egyptian, Jaipur, Taj Grey
- Limestone or Oak staircases; with choice of Laminated-Glass or Oak Balustrades
- USB sockets
- TV/Satellite aerial
- Smart Home Integration & electric blinds

Exterior

- Matched limestone paving, to pair with interior choices
- An abundance of space for parking
- Privacy screening from a mix of post and rail, hedging, woven willow fencing and 12ft tall pleached trees
- Electric gates at entrance of sweeping driveway



Lark Valley Kitchen – for illustrative purposes



Bathroom – for illustrative purposes



Ickworth Estate, Credit: National Trust

RURAL IDYLL



Situated in an historic setting, surrounded by 187 acres of protected ancient woodland and nestled adjacent the moated manorhouse Doveden Hall that dates to 1066, these prime country residences offer a harmonious balance of modern living, heritage and nature.

Dovedenhall Woods connects to Lady Katharina's Woods and arrives at the resplendent rotunda of the National Trust property: Ickworth House.

Wildlife is in abundance, from leaping hares to prancing deer and pluming peacocks. The exceptional peaceful setting and surrounding undulating countryside is ideal for rambling, cycling and horse-riding.

Chestnut House and Oak Lodge have 1.65 acres and 1 acre of post and rail fenced grounds respectively.

Bury St Edmunds is an historic and vibrant market town, located in the heart of Suffolk, and with connectivity to the A14/M11 London, Cambridge, Norwich, Ipswich, and Stansted Airport.



*West Stow Country Park,
Credit: Komoot*



Chevington Estate, Credit: Reinterred



Aldeburgh, Credit: NatureTrek

SITE PLAN



1.65 acres

1.00 acre

Moat

Moat

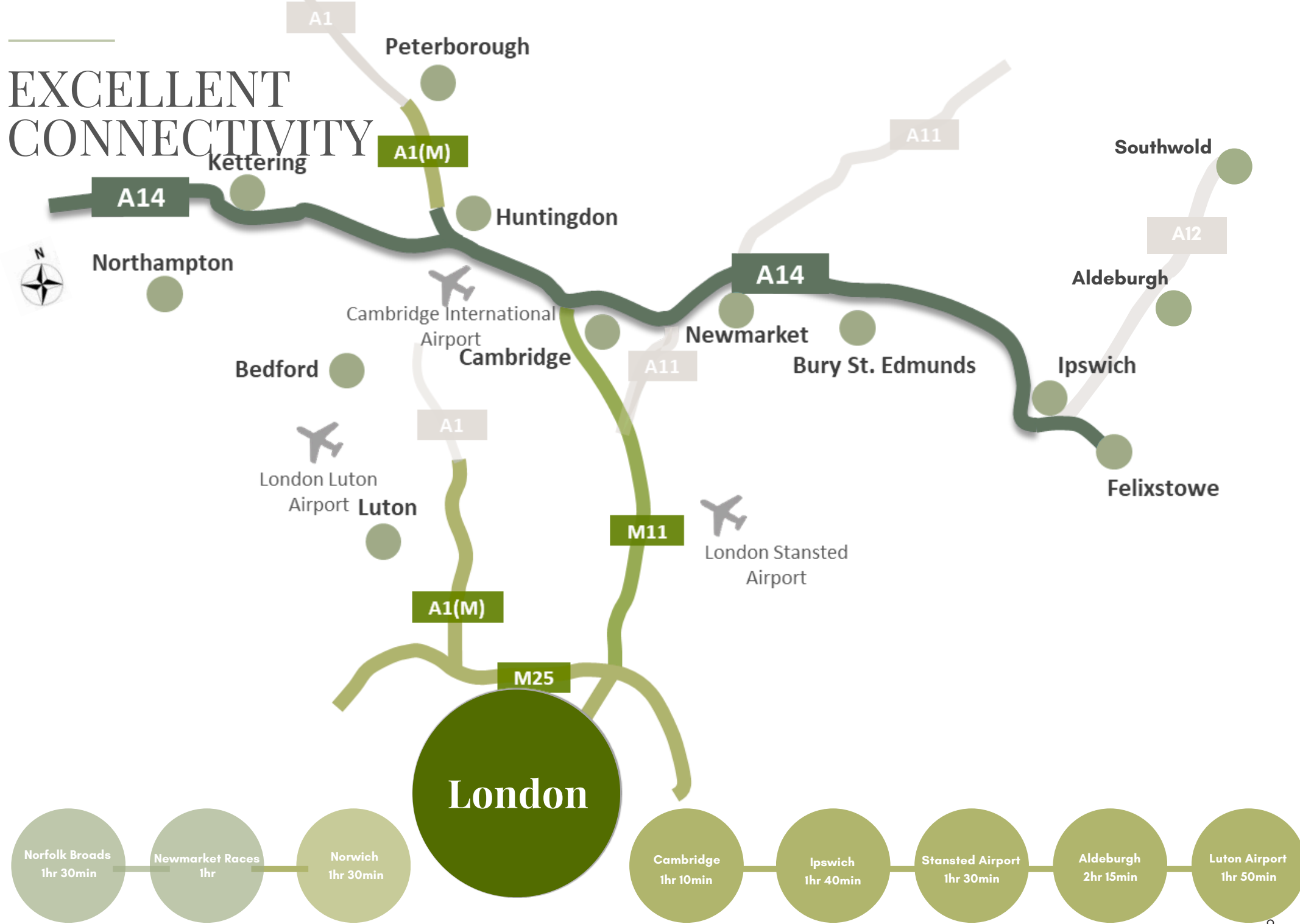
Chedburgh Road

Chedburgh Road

Site Map - for illustrative purposes



EXCELLENT CONNECTIVITY



OAK LODGE



West Elevation

Total (GIA): 3,441 sq ft (320 sq m)



CHESTNUT HOUSE



West Elevation

Total (GIA): 3,767 sq ft (350 sq m)

TERMS & CONDITIONS

TERMS

10-year build warranty.
2-year defective developers repair.

DEPOSIT

A deposit of £250,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

RESERVATION

On reservation, the sole selling agent, Whatley Lane, will require details of the purchaser's solicitor who must be instructed immediately.

EXCHANGE OF CONTRACTS

The exchange of contracts date will be strictly adhered to. If contracts are not exchanged on or by the appropriate date, Notley & Co reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the developer.

COMPLETION

On reservation an anticipated completion date will be given and the sole selling agent, Whatley Lane, will keep you informed as to the progress of construction. The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from Whatley Lane Estate Agents.

ABOUT US



Experts in restoration and new developments since 1925, Notley & Co are no stranger to creating beautiful homes such as Doveden Woods; taking pride in their architectural style and sustainable approach.

With deep respect for the history of architecture, the team are well-equipped to create stunning new properties, which serve to complement the idyllic surrounds in which they are situated.



From a rural cottage to a country house, period townhouses to new homes, our professional sales and lettings teams offer a bespoke, unrivalled boutique service tailored to your needs.

Covering Suffolk and further afield, we cater for all clients' sales, lettings, valuation, development and investment needs.



Rooted in Whatley Lane's business is their tree planting mission. As advocates for a sustainable built environment, carbon off-setting efforts focus on reforestation projects in Madagascar, Uganda, Argentina and Mozambique.

For each property sold or let, a contribution of their commission goes towards planting trees. View their forest at: www.whatley-lane.co.uk/sustainability.





For sales enquiries, contact Whatley Lane:

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