



HOPKINS
HOMES

Church Farm.

DRAYTON, NORFOLK

Beautifully crafted Norfolk Living



Church Farm, in
the charming village
of Drayton, just a
stone's throw away
to bustling Norwich.

Located in the heart of Norfolk, Church Farm
is a collection of 2, 3 and 4-bedroom homes
offering the perfect blend of country living
and city life.



The Hopkins Story.

For us, building exceptional quality homes isn't a job, it's a vocation. Our designers, architects and craftspeople are passionate about retaining the heritage of the past, to create homes and communities that will stand the test of time in the future.



“When we started looking for our dream home, we knew we wanted a new build property that was located in the heart of Suffolk’s countryside but still offered all the facilities and amenities we needed on a day-to-day basis. Thankfully we have got all that and more with our Hopkins Home, and it really stood head and shoulders above anything else we looked at.”

Ben and Charlotte Cobbold – Mill Grove, Stowmarket

“As a younger person, the area gives me the space I want but also has plenty of amenities nearby for me to take advantage of. Buying your first home is daunting enough but luckily for me, Hopkins Homes was with me every step of the way.”

Ella Dowling – Woodland Rise, Barrow

“We love our new home. The house itself is beautifully designed and finished. All those working on the development are friendly and helpful and nothing has been too much trouble, from supporting us during the purchase through to answering queries in our first few weeks of ownership.”

Sarah Brown – Birch Gate, Wymondham

The Hopkins Legacy.



Proud of our contribution.

We're proud of what we do and of the contribution we make to people's lives and communities. However, while it's great to be recognised by industry experts, we never rest on our laurels; that's why we continue to be awarded year after year.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

33

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN

Church Farm puts you pride of place in the middle of one of England’s oldest and finest counties.

WHICH MEANS THERE’S SOMETHING FOR EVERY AGE AND INTEREST.

The village of Drayton has everything you need, thanks to a collection of local amenities. From quintessential farm shops and traditional farmers’ markets to high street staples, such as a Post Office, an Estate Agents and a Tesco Superstore. The much-loved leisure centre hosts a range of sports and social events, while the Grand Edwardian mansion, Drayton Old Lodge (set in 10 acres of land) provides the perfect place to celebrate special occasions.

Village life and public houses go hand in hand, and The Cock Inn and The Red Lion don’t disappoint when it comes to the traditional English pub experience. Both establishments serve a menu packed with delicious dishes. The Cock Inn boasts a child-friendly beer garden while The Red Lion is part of the Greene King Group.

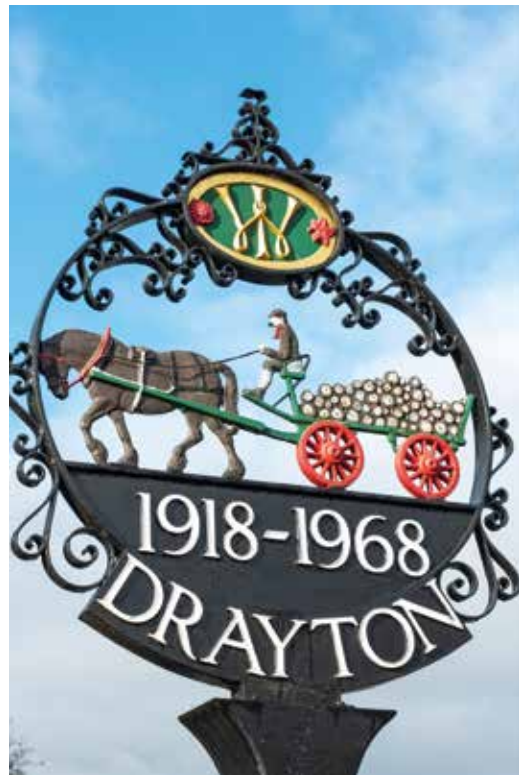
Drayton’s history dates back to Roman times and the village is even mentioned in the Domesday Book. The remains of a Grade II listed medieval house are still visible today.



River Wensum



Royal Arcade, Norwich



Close by.

Drayton is nestled between Hellesdon and Taverham, both boasting their own list of amenities and facilities. While there’s plenty of access to open spaces and fresh country air, Drayton is also conveniently close to the county’s regional capital, Norwich.

Norwich city centre is less than 15 minutes by car from Drayton and is also easy to reach on public transport thanks to the Yellow Line buses, which run every 20 minutes from the nearby bus stop. Norwich is bursting with character and charm; it is also home to a wonderful array of theatres, independent shops, cinemas and modern shopping malls.

Situated close to the River Wensum, Church Farm is perfectly set for riverside walks and well placed for trips to the celebrated North Norfolk coastline.

As if that wasn’t enough, the nearby Wensum Valley Hotel, Golf and Country Club’s picturesque golf course is the perfect place for people looking for a round of golf and those looking to hit the gym, take a dip in the pool, or relax in a sauna. Drayton is within easy reach of a number of family-friendly attractions, from tree-top escapes to discovering dinosaurs and children’s farms to the chance to try all sorts of sports.

Drayton is also a matter of minutes in the car from Norwich International Airport, ideal if you love to explore. Those looking for easy access to London are well catered for too. London is around a 2.5-hour drive or under 2 hours by train from Norwich.



Cromer Beach



Local Schools.

Drayton is ideally placed for families with children. There are a number of preschools, nurseries and playgroups for babies and toddlers. Drayton Community Infant School welcomes children aged 4 to 7 and offers a Breakfast and an After School Club, as well as a range of extended clubs. Drayton CofE Junior School for pupils aged 7 to 11, was rated Good by Ofsted in 2018 and is within walking distance of Church Farm. As they move onto secondary school, nearby Taverham High School was also rated Good by Ofsted in 2018 and is only a 7-minute drive from Drayton. Langley Senior School and Sixth Form, an excellent independent school, was rated Good by Ofsted in 2019 and is a 34-minutue drive from Church Farm.

Amenities.

- | | |
|--------------------------|--------------------------|
| Golf club | Two friendly pubs |
| Medical centre | Leisure centre |
| First and middle schools | Regular public transport |
| Range of shops | Tesco superstore |



Pulls Ferry



Norwich





This is our life's work.

For us, building homes isn't a job it's a vocation.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

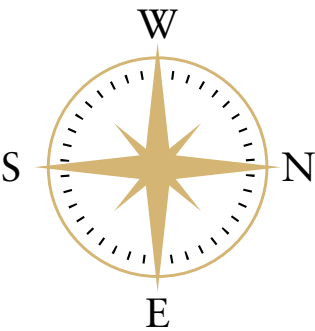
Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.



Church Farm.

DRAYTON, NORFOLK



2 Bedroom Homes

THE SANTON (b)
Plots 75, 76(h) & 93

THE LYNFORD
Plots 15(h) & 96

THE LANGFORD
Plots 23 & 31

THE BOURNE (b)
Plots 72(h), 94, 95(h) & 100

THE CHELMER
Plots 5(h), 6(h) & 14

3 Bedroom Homes

THE BRETT
Plots 45(h), 46, 47(h) & 68

THE LISTON
Plots 8, 9, 10, 17(h), 18, 21(h),
22, 26(h), 27, 49, 50 & 51

THE SUTTON
Plots 2(h), 91 & 99

THE BLYTH
Plots 13(h), 24(h), 25(h), 32(h),
48, 52(h), & 71(h)

4 Bedroom Homes

THE BIXLEY
Plots 3(h), 90 & 98

THE ROXHAM
Plots 4(h), 19(h), 20, 92
& 97(h)

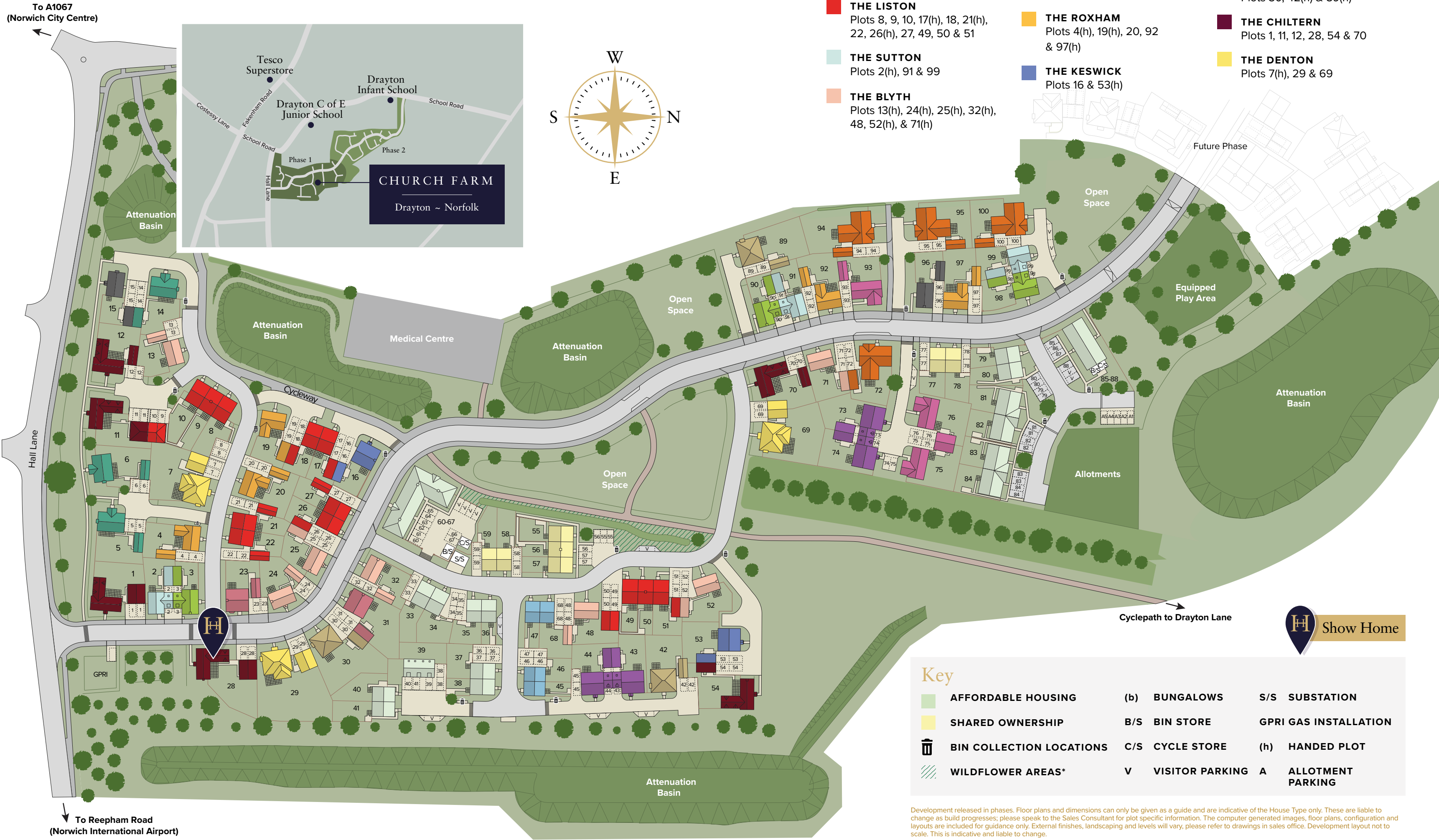
THE KESWICK
Plots 16 & 53(h)

THE HINGHAM
Plots 43(h), 44, 73(h) & 74

THE HEACHAM
Plots 30, 42(h) & 89(h)

THE CHILTERN
Plots 1, 11, 12, 28, 54 & 70

THE DENTON
Plots 7(h), 29 & 69



Key

AFFORDABLE HOUSING	(b) BUNGALOWS	S/S SUBSTATION
SHARED OWNERSHIP	B/S BIN STORE	GPRI GAS INSTALLATION
BIN COLLECTION LOCATIONS	C/S CYCLE STORE	(h) HANDED PLOT
WILDFLOWER AREAS*	V VISITOR PARKING	A ALLOTMENT PARKING

Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale. This is indicative and liable to change.

*These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.

Specification

Kitchens

- Choice of kitchen cupboards and worktops
- Neff oven, gas hob and hood fitted as standard to certain plots
- Range cooker and hood fitted as standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall tiles from our selected range
- Choice of flooring from our selected range

Plumbing

- Single or dual zone central heating via thermostatically controlled radiators depending upon plot
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

Wall tiling

- Kitchen – between worktop and wall cupboards*
- Bathroom & en-suite – Full height tiling to bath and shower. Half height tiling to wet walls. Tiled window sill where applicable
- Cloakroom – splashback to hand basin and tiled window sill where applicable
- Tile trim where applicable

Other items

- Coving to certain areas
- Loft light where applicable
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- All internal walls painted in matt emulsion

Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces
- Media plate to living room
- TV points to living room, study and all bedrooms
- Data points to living room, study and all bedrooms
- Outside lighting to front and rear on certain plots
- Double socket outlets throughout

Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber double-glazed windows as standard
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

Exterior

- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled
- Timber fencing and garden gate to certain plots
- Patio to all gardens in buff riven slabs
- Lighting and double power socket to certain garages
- External light to front door where applicable

All choices are subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Group developments. *Not applicable when upgrading work surfaces with upstand.



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The Brett

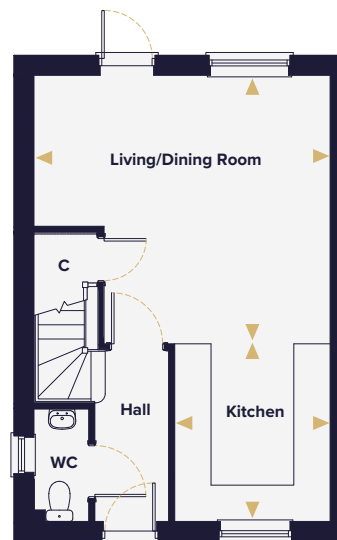


The Brett

THREE BEDROOM HOUSE

Plots 45(h), 46, 47(h) & 68

Ground floor



First floor



Living/Dining Room	4.90m x 4.44m	16'0" x 14'6"
Kitchen	2.94m x 2.57m	9'7" x 8'5"
Master Bedroom	3.62m x 2.72m	11'10" x 8'11"
Bedroom 2	2.96m x 2.72m	9'8" x 8'11"
Bedroom 3	2.49m x 2.08m	8'2" x 6'9"

► Denotes where dimensions are taken from
AC Airing cupboard
(h) Plot is handed

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The Santon



The Santon

TWO BEDROOM BUNGALOW

Plots 75, 76(h) & 93



Living/Dining Room	5.68m x 3.83m	18'7" x 12'6"
Kitchen	2.93m x 2.76m	9'7" x 9'0"
Master Bedroom	4.03m x 3.25m	13'5" x 10'7"
Bedroom 2	3.52m x 3.50m	11'6" x 11'6"

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The Liston



The Liston

THREE BEDROOM HOUSE

Plots 8, 9, 10, 17(h), 18, 21(h), 22, 26(h), 27, 49, 50 & 51

Ground floor



First floor



Living Room	4.78m x 3.25m	15'8" x 10'8"
Kitchen/Dining Room	5.40m x 3.72m	17'8" x 12'2"
Master Bedroom	4.10m x 3.14m	13'5" x 10'3"
Bedroom 2	3.14m x 2.90m	10'3" x 9'6"
Bedroom 3	3.72m x 2.16m	12'2" x 7'1"

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The Sutton

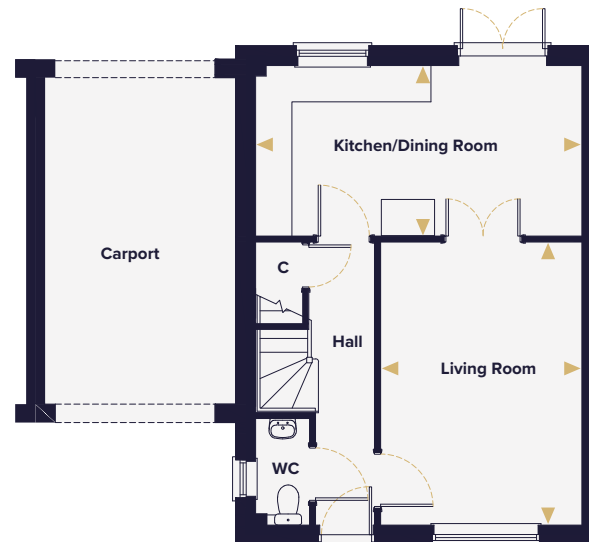


The Sutton

THREE BEDROOM HOUSE

Plots 2(h), 91 & 99

Ground floor



First floor



Living Room	4.68m x 3.33m	15'4" x 10'11"
Kitchen/Dining Room	5.40m x 2.82m	17'8" x 9'3"
Master Bedroom	3.98m x 3.33m	13'0" x 10'11"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	2.93m x 2.82m	9'7" x 9'3"

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- Indicates reduced head height below 1.5m
- ◻ Velux window
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The Blyth

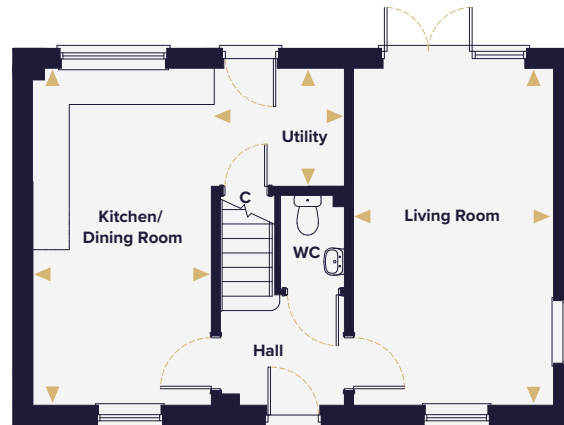


The Blyth

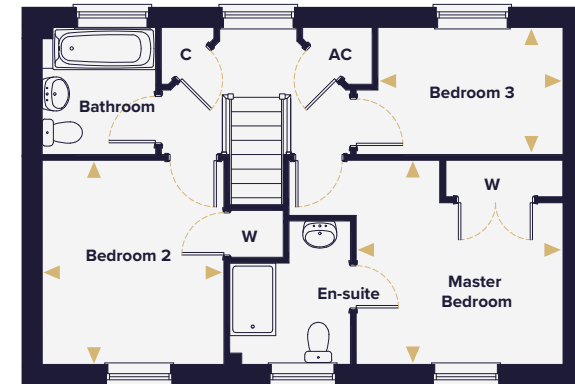
THREE BEDROOM HOUSE

Plots 13(h), 24(h), 25(h), 32(h), 48, 52(h) & 71(h)

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	5.57m x 2.99m	18'3" x 9'10"
Utility	2.18m x 1.95m	7'2" x 6'4"
Master Bedroom	3.42m x 3.38m	11'2" x 11'0"
Bedroom 2	3.38m x 3.01m	11'0" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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The Bourne



The Bourne

THREE BEDROOM BUNGALOW

Plots 72(h), 94, 95(h) & 100



Living Room	5.85m x 4.17m	19'2" x 13'8"
Kitchen/Dining Room	5.24m x 4.29m	17'2" x 14'1"
Master Bedroom	4.11m x 3.94m	13'5" x 12'11"
Bedroom 2	3.91m x 2.77m	12'9" x 9'1"
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"

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(h) Plot is handed

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The Lynford

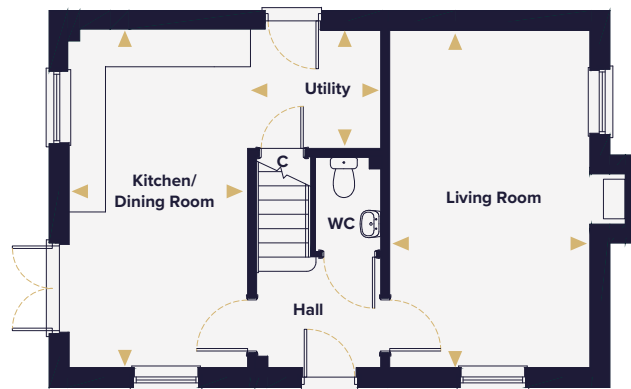


The Lynford

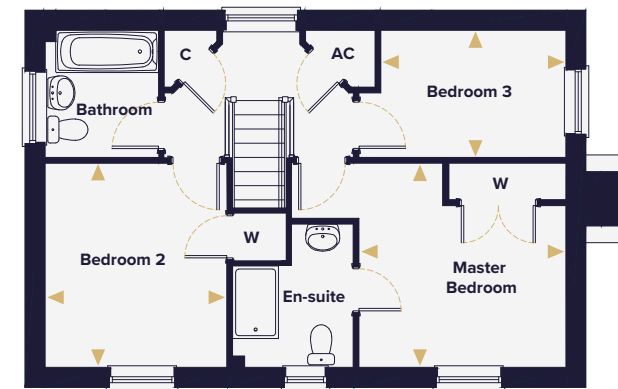
THREE BEDROOM HOUSE

Plots 15(h) & 96

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	5.57m x 2.97m	18'3" x 9'9"
Utility	2.18m x 1.95m	7'2" x 6'4"
Master Bedroom	3.42m x 3.38m	11'2" x 11'0"
Bedroom 2	3.38m x 3.01m	11'0" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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The Bixley



The Bixley

FOUR BEDROOM HOUSE

Plots 3(h), 90 & 98

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	5.57m x 2.97m	18'3" x 9'9"
Utility	2.20m x 1.95m	7'2" x 6'4"
Master Bedroom	3.42m x 3.38m	11'2" x 11'0"
Bedroom 2	3.88m x 3.11m	12'8" x 10'2"
Bedroom 3	3.38m x 3.01m	11'0" x 9'10"
Bedroom 4	3.06m x 2.10m	10'0" x 6'10"

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- ◻ Velux window
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The Roxham



The Roxham

FOUR BEDROOM HOUSE

Plots 4(h), 19(h), 20, 92 & 97(h)

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen	3.76m x 2.95m	12'4" x 9'8"
Dining Room	3.45m x 3.34m	11'3" x 10'11"
Study	2.95m x 1.86m	9'8" x 6'1"
Master Bedroom	3.31m x 3.28m	10'10" x 10'9"
Bedroom 2	3.41m x 2.96m	11'2" x 9'8"
Bedroom 3	3.50m x 3.34m	11'5" x 10'11"
Bedroom 4	2.66m x 2.07m	8'8" x 6'9"

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The Keswick

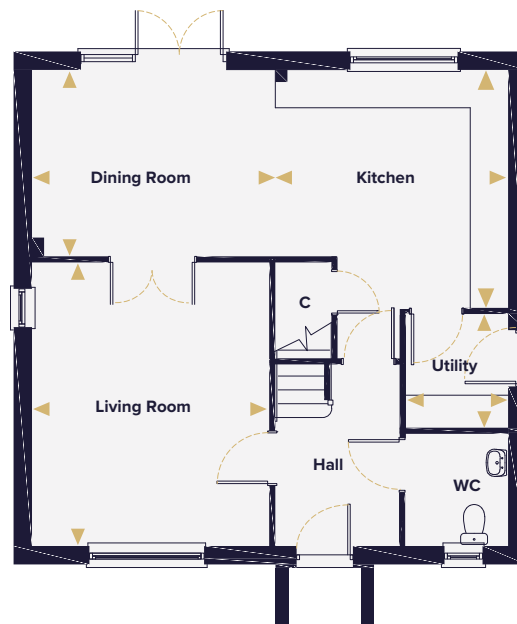


The Keswick

FOUR BEDROOM HOUSE

Plots 16 & 53(h)

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Room	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.67m	6'11" x 5'6"
Master Bedroom	3.90m x 3.18m	12'10" x 10'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.91m x 2.85m	9'7" x 9'4"
Bedroom 4	3.04m x 2.47m	10'0" x 8'1"

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The Langford



The Langford

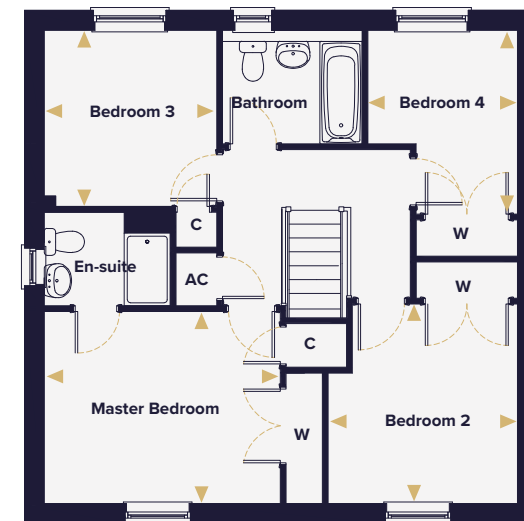
FOUR BEDROOM HOUSE

Plots 23 & 31

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Room	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.67m	6'11" x 5'6"
Master Bedroom	3.90m x 3.18m	12'10" x 10'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.91m x 2.85m	9'7" x 9'4"
Bedroom 4	3.04m x 2.47m	10'0" x 8'1"

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The Chelmer



The Chelmer

FOUR BEDROOM HOUSE

Plots 5(h), 6(h) & 14

Ground floor



First floor



Living Room	6.59m x 3.67m	21'7" x 12'0"
Kitchen/Dining Room	5.69m x 3.00m	18'8" x 9'10"
Utility	1.54m x 1.35m	5'1" x 4'5"
Study	3.11m x 2.05m	10'3" x 6'8"
Master Bedroom	4.31m x 3.72m	14'1" x 12'2"
Bedroom 2	3.18m x 3.06m	10'5" x 10'1"
Bedroom 3	3.06m x 2.60m	10'1" x 8'6"
Bedroom 4	3.09m x 2.70m	10'1" x 8'10"

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The Hingham

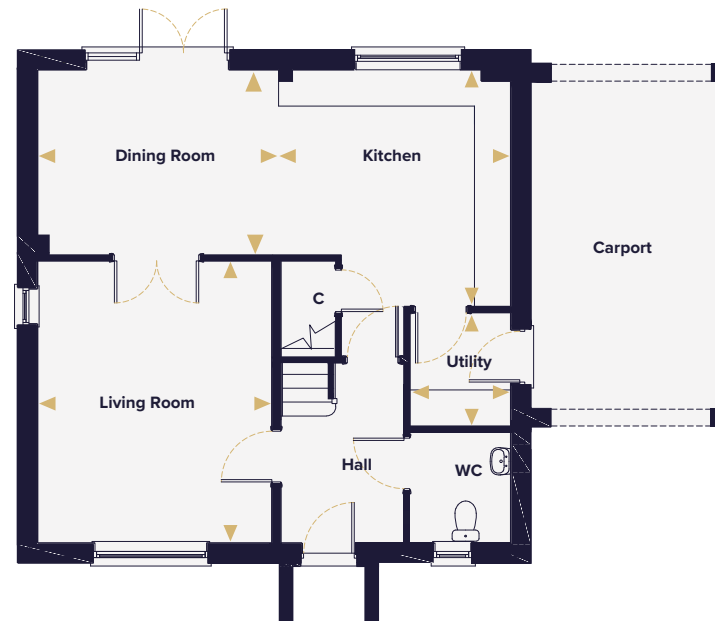


The Hingham

FOUR BEDROOM HOUSE

Plots 43(h), 44, 73(h) & 74

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Room	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.67m	6'11" x 5'6"
Master Bedroom	3.90m x 3.17m	12'10" x 10'4"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	3.13m x 3.02m	10'3" x 9'11"
Bedroom 4	3.15m x 2.91m	10'4" x 9'7"

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The Heacham



The Heacham

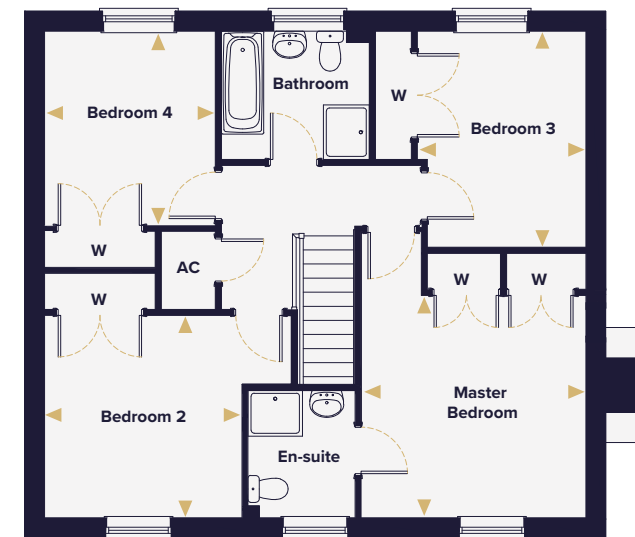
FOUR BEDROOM HOUSE

Plots 30, 42(h) & 89(h)

Ground floor



First floor



Living Room	4.70m x 3.69m	15'5" x 12'1"
Kitchen/Dining Room	8.97m x 3.20m	29'5" x 10'6"
Utility	2.27m x 1.65m	7'5" x 5'5"
Study	2.95m x 2.96m	9'8" x 9'8"
Master Bedroom	3.69m x 3.68m	12'1" x 12'0"
Bedroom 2	3.35m x 3.26m	10'11" x 10'9"
Bedroom 3	3.54m x 2.79m	11'7" x 9'1"
Bedroom 4	3.21m x 2.82m	10'6" x 9'3"

► Denotes where dimensions are taken from
AC Airing cupboard
(h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.



HOPKINS
HOMES



The Chiltern



The Chiltern

FOUR BEDROOM HOUSE

Plots 1, 11, 12, 28, 54 & 70

Ground floor



First floor



Living Room	4.73m x 4.60m	15'6" x 15'1"
Kitchen/Dining Room	6.45m x 4.02m	21'1" x 13'2"
Utility	2.01m x 1.84m	6'7" x 6'0"
Study	2.02m x 3.17m	6'7" x 10'5"
Master Bedroom	4.02m x 3.65m	13'2" x 11'11"
Bedroom 2	3.07m x 2.99m	10'1" x 9'10"
Bedroom 3	3.21m x 2.81m	10'6" x 9'3"
Bedroom 4	3.39m x 2.64m	11'2" x 8'8"

► Denotes where dimensions are taken from
AC Airing cupboard

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HOPKINS
HOMES



The Denton



The Denton

FOUR BEDROOM HOUSE

Plots 7(h), 29 & 69



Living Room	4.82m x 4.67m	15'9" x 15'6"
Kitchen/Dining Room	6.65m x 4.98m	21'9" x 16'4"
Family Room	3.53m x 3.10m	11'7" x 10'2"
Utility	2.12m x 2.11m	6'11" x 6'11"
Study	3.36m x 2.94m	11'0" x 9'7"
Master Bedroom	4.67m x 3.98m	15'3" x 13'0"
Bedroom 2	5.06m x 4.03m	16'7" x 13'3"
Bedroom 3	3.76m x 3.61m	12'4" x 11'10"
Bedroom 4	3.43m x 3.25m	11'3" x 10'1"

► Denotes where dimensions are taken from
AC Airing cupboard
(h) Plot is handed

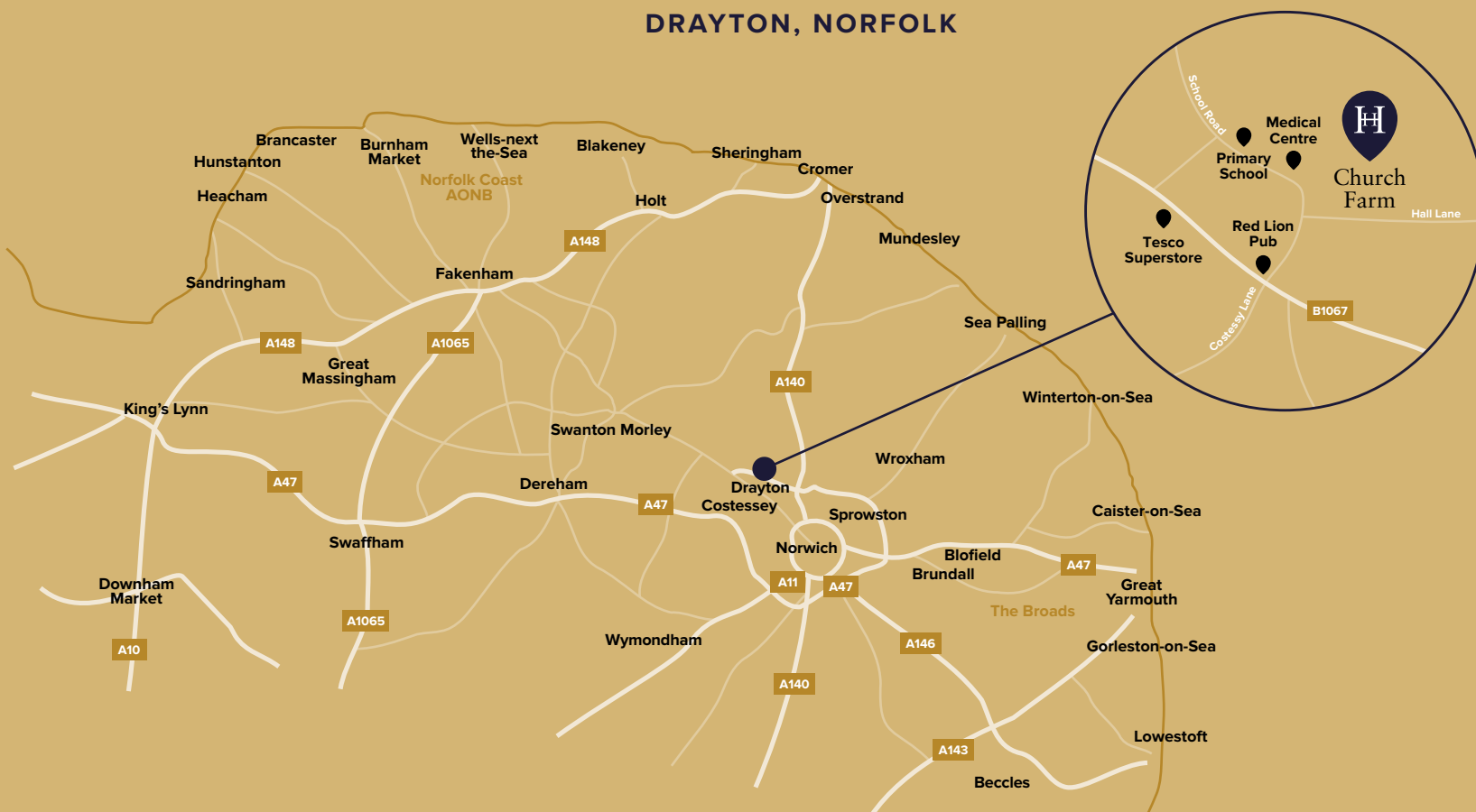
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Church Farm.

DRAYTON, NORFOLK



Church Farm Marketing Suite.

Address: Hall Lane, Drayton
Norfolk, NR8 6DP

Telephone: 01603 365321

Email: church.farm@hopkinshomes.co.uk

Travel times and distances.

By road to:

Norwich	5 miles
Dereham	17 miles
Holt	19 miles
Fakenham	22 miles
Blakeney	24 miles

By rail (from Norwich) to:

Ipswich	37 mins
Cambridge	1 hr 15 mins
Stansted Airport	Under 2 hrs
London King's Cross	Under 2 hrs
London Liverpool Street	Under 2 hrs

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Book your appointment at:
hopkinshomes.co.uk

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ
Telephone: 01394 446800 Fax: 01394 389605

*School places are not guaranteed. Before making a commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places. Do not rely upon any information provided in this respect within this brochure. It is provided in good faith but satisfy yourself in all regards prior to committing to purchase.

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational

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