

Ashfield Park

ASHFIELD ROAD ELMSWELL SUFFOLK IP30 9HG

Ashfield Park

A DEVELOPMENT BY MATTHEW HOMES

MATTHEW HOMES

OVER 40 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1976 Matthew Homes has been building homes for over 40 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom flats ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the West in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.



ELMSWELL, SUFFOLK



Elmswell

AND SURROUNDING AREA



The charming village of Elmswell lies in the rolling open countryside of Suffolk, midway between Bury St Edmunds and Ipswich just off the A14.

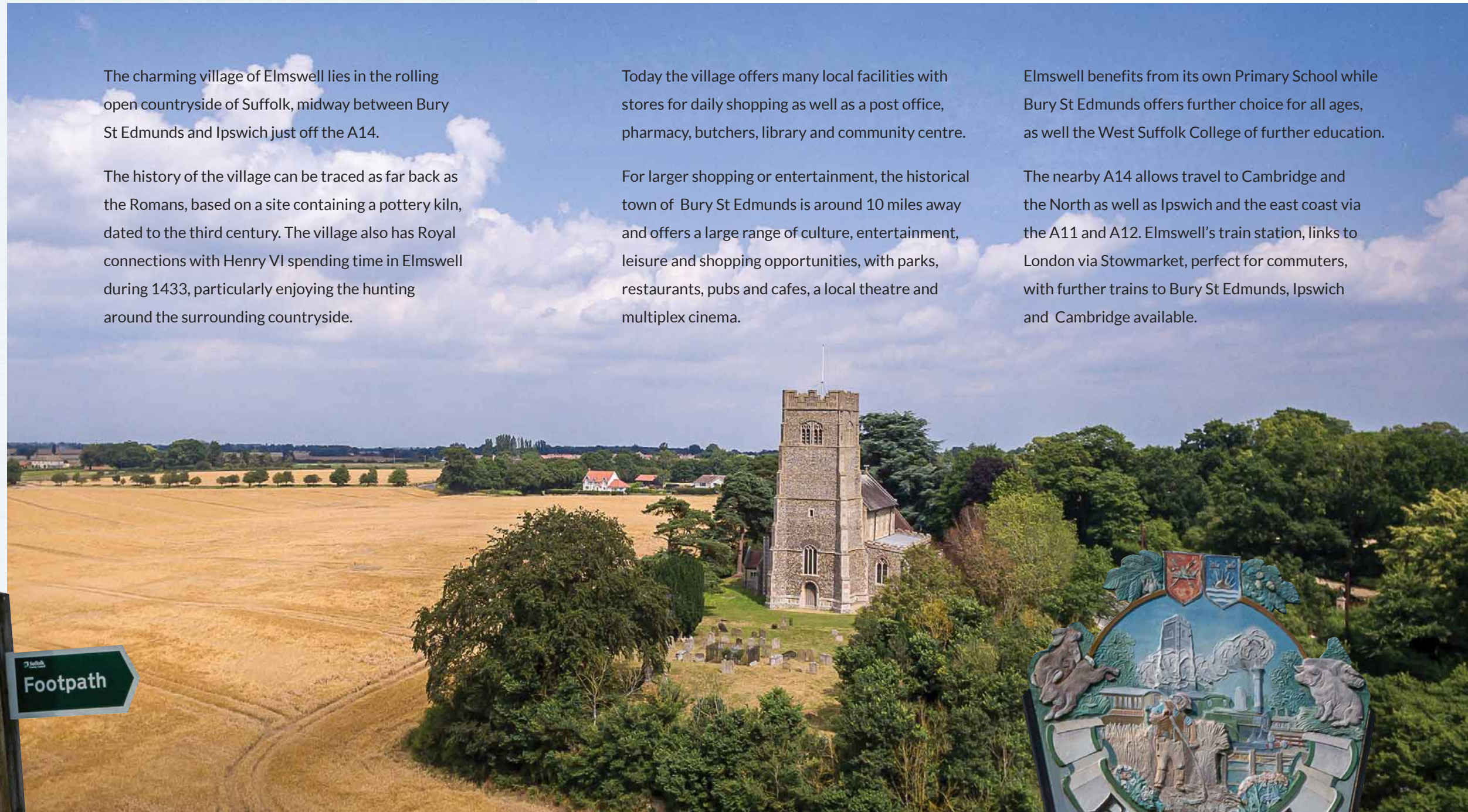
The history of the village can be traced as far back as the Romans, based on a site containing a pottery kiln, dated to the third century. The village also has Royal connections with Henry VI spending time in Elmswell during 1433, particularly enjoying the hunting around the surrounding countryside.

Today the village offers many local facilities with stores for daily shopping as well as a post office, pharmacy, butchers, library and community centre.

For larger shopping or entertainment, the historical town of Bury St Edmunds is around 10 miles away and offers a large range of culture, entertainment, leisure and shopping opportunities, with parks, restaurants, pubs and cafes, a local theatre and multiplex cinema.

Elmswell benefits from its own Primary School while Bury St Edmunds offers further choice for all ages, as well the West Suffolk College of further education.

The nearby A14 allows travel to Cambridge and the North as well as Ipswich and the east coast via the A11 and A12. Elmswell's train station, links to London via Stowmarket, perfect for commuters, with further trains to Bury St Edmunds, Ipswich and Cambridge available.



Ashfield Park

A DEVELOPMENT BY MATTHEW HOMES

Gas central heating

Vertical five panel internal doors

Chrome finish door furniture

UPVC double glazed windows

Lemongrass fitted kitchen

Integrated kitchen including high level oven (except Cedar), gas hob, cooker hood, fridge/freezer, washing machine and dishwasher

Choice of floor tiling to kitchen

(subject to stage of construction)

Built in wardrobes to bedroom 1 with further wardrobes to

Cedar, Chestnut, Ash, Aspen and Oak

Choice of floor and wall tiling to bathroom and en-suite

(subject to stage of construction)

Roca sanitaryware

Chrome heated towel rails to bathroom and en-suite

Inset ceiling lights to kitchen, bathroom and en-suite

Light and power to garages

NHBC cover

SPECIFICATION



Photographs show previous Matthew Homes show homes

2 Bedroom homes

- ◆ THE CEDAR
8, 9, 51, 52, 53, 54, 55, 56, 94, 95, 96 & 97

3 Bedroom homes

- ◆ THE BIRCH
10, 11, 15, 16, 18, 19, 21 & 22
- ◆ THE MAPLE
23
- ◆ THE WALNUT
29, 30, 32, 33, 57, 58, 79, 80, 92 & 93
- ◆ THE WILLOW
5, 6, & 64

4 Bedroom homes

- ◆ THE ROWAN
1, 7, 12 & 63
- ◆ THE SYCAMORE
71, 98 & 99
- ◆ THE BEECH
13, 14, 17 & 88
- ◆ THE ELM
3 & 31
- ◆ THE CHESTNUT
2, 20, 66, 67, 70, 81, 82, 89 & 90
- ◆ THE ASH
65, 68, 69, 72, 73 & 83
- ◆ THE ASPEN
4, 76, 77 & 91

5 Bedroom homes

- ◆ THE OAK
74, 75 & 78

- ◆ AFFORDABLE HOUSING



Ashfield
Park

SITE PLAN

Ashfield Park

OUR HOUSETYPE RANGE AT ELMSWELL

THE CEDAR
TWO BEDROOM



THE BIRCH
THREE BEDROOM



THE MAPLE
THREE BEDROOM



THE WALNUT
THREE BEDROOM



THE WILLOW
THREE BEDROOM



THE ROWAN
FOUR BEDROOM



THE SYCAMORE
FOUR BEDROOM



THE BEECH
FOUR BEDROOM



THE ELM
FOUR BEDROOM



THE CHESTNUT
FOUR BEDROOM



THE ASH / ASPEN
FOUR BEDROOM

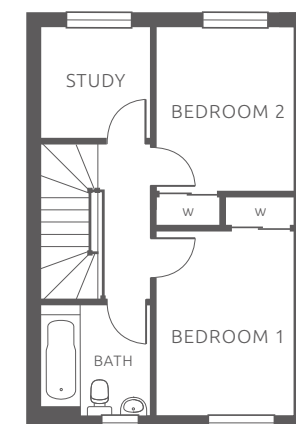
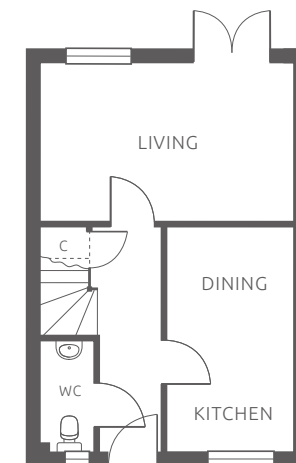


THE OAK
FIVE BEDROOM



The Cedar

TWO BEDROOM



plots
8, 9, 51, 52, 53, 54, 55, 56,
94, 95, 96 & 97

*NOTE : Some plots are handed
versions of shown and exact plot
layouts may vary*

GROUND FLOOR

Living Room	4800 x 2950	15' 9" x 9' 9"
Kitchen/Dining	4200 x 2475	13' 10" x 8' 2"

FIRST FLOOR

Bedroom 1	3450 x 2675	11' 4" x 8' 10"
Bedroom 2	2950 x 2675	9' 9" x 8' 10"
Study	2050 x 2025	6' 9" x 6' 8"

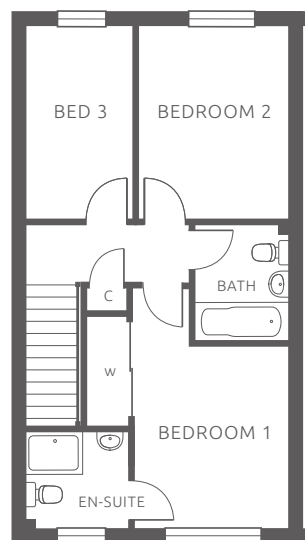
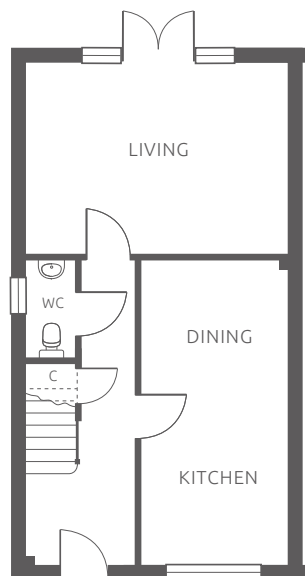
The Birch

THREE BEDROOM

The Maple

THREE BEDROOM

plot
23



GROUND FLOOR

Living Room	5800 x 3300 19' 1" x 10' 10"
Kitchen/Family	5800 x 3325 (max) 19' 1" x 10' 11" (max)

FIRST FLOOR

Bedroom 1	3850 x 3400 12' 8" x 11' 2"
Bedroom 2	3350 x 3000 11' 0" x 9' 11"
Bedroom 3	3350 x 2700 11' 0" x 8' 11"

GROUND FLOOR

Living Room	4875 x 3600	16' 0" x 11' 10"
Kitchen/Dining	5700 x 2775	18' 9" x 9' 2"

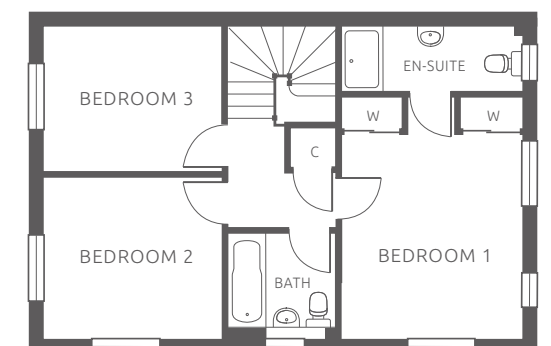
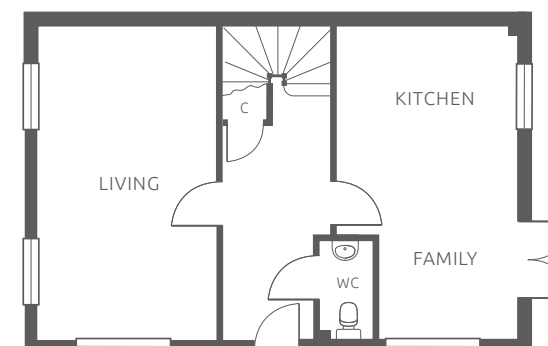
FIRST FLOOR

Bedroom 1	3825 (min) x 2875	12' 7" (min) x 9' 6"
Bedroom 2	3575 x 2775	11' 9" x 9' 2"
Bedroom 3	3575 x 1975	11' 9" x 6' 6"

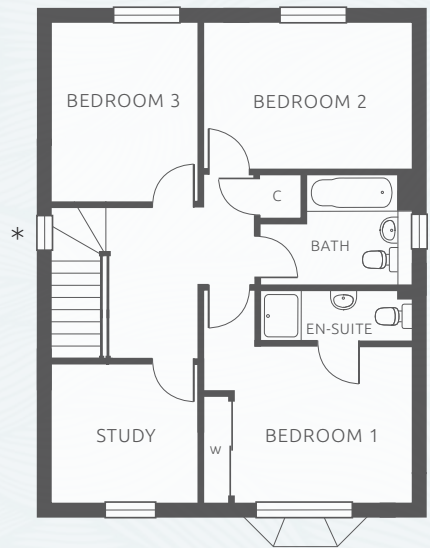
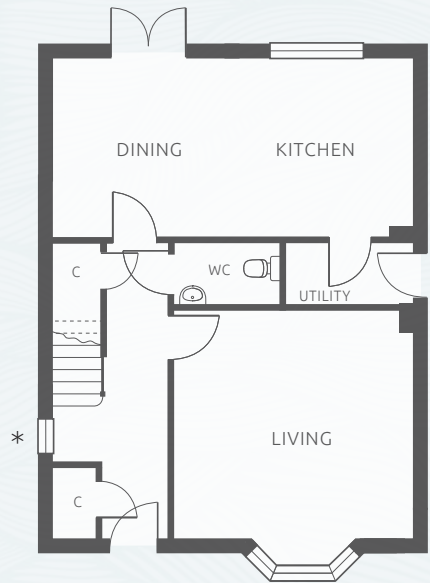


plots
10, 11, 15, 16, 18, 19, 21 & 22

NOTE : Some plots are handed
versions of shown and exact plot
layouts may vary



GROUND FLOOR		
Living Room	4450 x 4300 (+bay)	14' 8" x 14' 2" (+bay)
Kitchen/Dining	6700 x 3300	22' 0" x 10' 10"
Utility	2350 x 1100	7' 9" x 3' 8"



FIRST FLOOR		
Bedroom 1	3275 (min) x 2925 (min)	10' 9" (min) x 9' 8" (min)
Bedroom 2	3850 x 2675	12' 8" x 8' 10"
Bedroom 3	3350 x 2750	11' 0" x 9' 1"
Study	2750 x 2550	9' 1" x 8' 5"

* NOTE: Hall and Landing window omitted to plots 30, 32, 33, 80 & 93

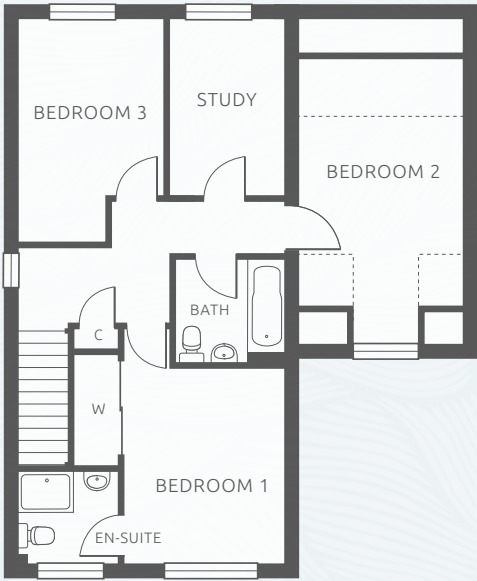
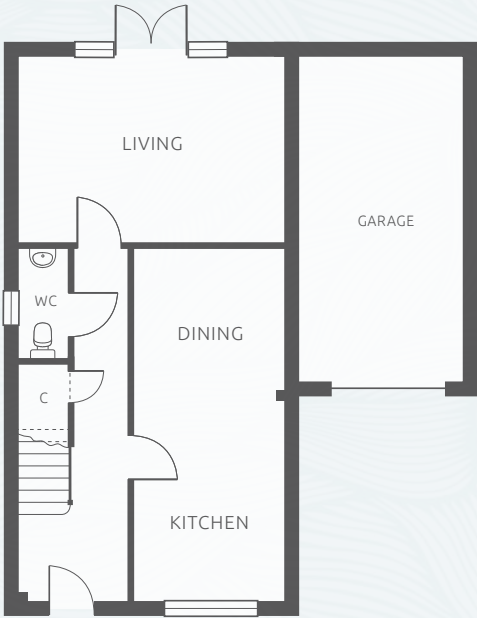
The
Walnut
THREE BEDROOM



plots
29, 30, 32, 33, 57, 58, 79, 80, 92 & 93

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

GROUND FLOOR		
Living Room	4900 x 3450	16' 1" x 11' 4"
Kitchen/Dining	6650 x 2850	21' 10" x 9' 5"



FIRST FLOOR		
Bedroom 1	3650 (min) x 2975	12' 0" (min) x 9' 10"
Bedroom 2	4650 (+bay) x 3000	15' 4' (+bay) x 9' 11"
Bedroom 3	4150 (max) x 2700 (max)	13' 8" (max) x 8' 11" (max)
Study	3300 x 2100	10' 10" x 6' 11"

The Willow

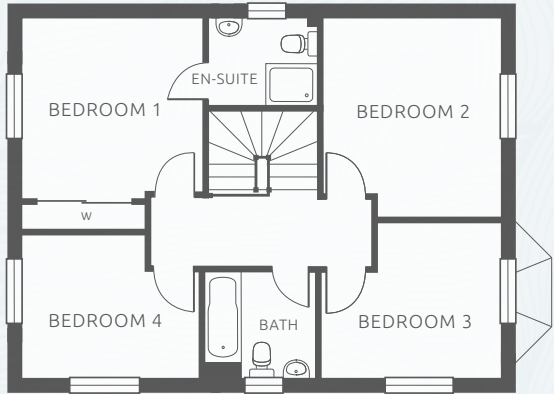
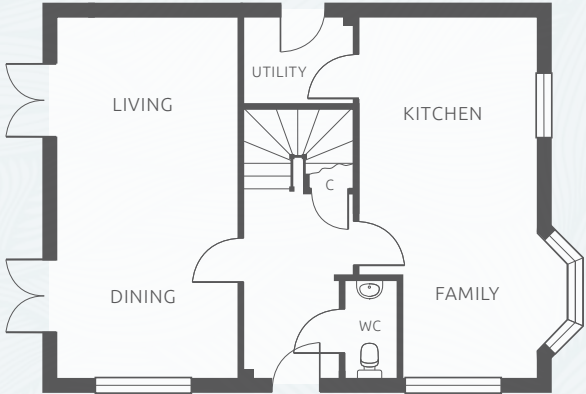
THREE BEDROOM



plots
5, 6, & 64

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

GROUND FLOOR		
Living/Dining	6700 x 3300	22' 0" x 10' 10"
Kitchen/Family	6700 <i>(max)</i> x 3300 <i>(max)</i>	22' 0" <i>(max)</i> x 10' 10" <i>(max)</i>
Utility	2025 x 1550	6' 8" x 5' 2"



FIRST FLOOR		
Bedroom 1	3400 x 3375	11' 2" x 11' 1"
Bedroom 2	3750 <i>(max)</i> x 3350 <i>(max)</i>	12' 4" <i>(max)</i> x 11' 0" <i>(max)</i>
Bedroom 3	3350 <i>(max)</i> x 2875 <i>(max)</i>	11' 0" <i>(max)</i> x 9' 6" <i>(max)</i>
Bedroom 4	3300 <i>(max)</i> x 2650 <i>(max)</i>	10' 10" <i>(max)</i> x 8' 9" <i>(max)</i>

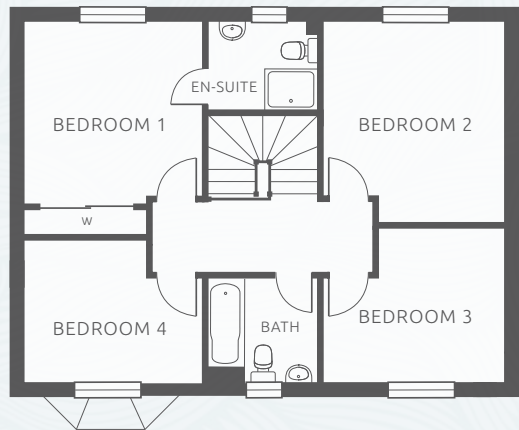
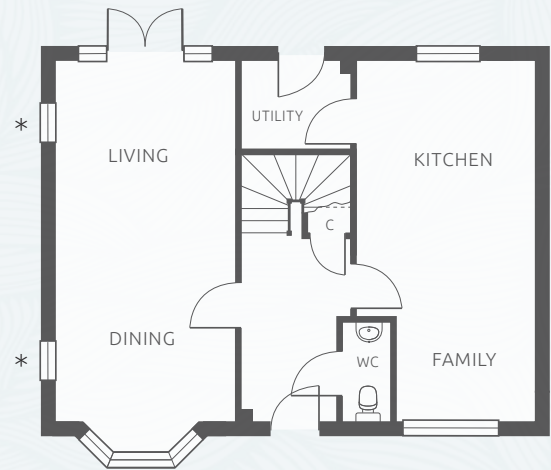
The
Rowan
FOUR BEDROOM



plots
1, 7, 12 & 63

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

GROUND FLOOR		
Living/Dining	6700 (+bay) x 3300	22' 0" (+bay) x 10' 10"
Kitchen/Family	6700 x 3300 (max)	22' 0" x 10' 10" (max)
Utility	2025 x 1550	6' 8" x 5' 2"



FIRST FLOOR		
Bedroom 1	3400 x 3375	11' 2" x 11' 1"
Bedroom 2	3750 (max) x 3375 (max)	12' 4" (max) x 11' 1" (max)
Bedroom 3	3375 (max) x 2850 (max)	11' 1" (max) x 9' 5" (max)
Bedroom 4	3300 (max) x 2650 (max)	10' 10" (max) x 8' 9" (max)

* NOTE: Living and Dining Room side windows omitted to plots 98 & 99

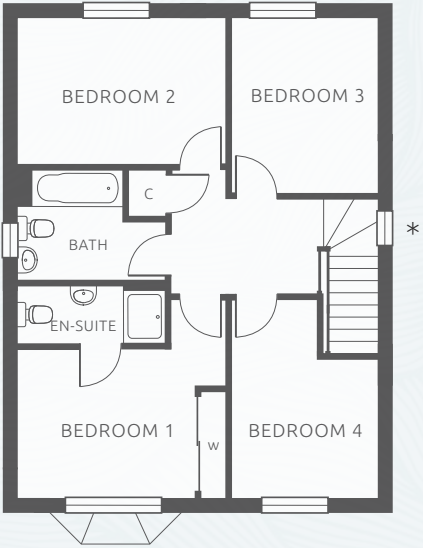
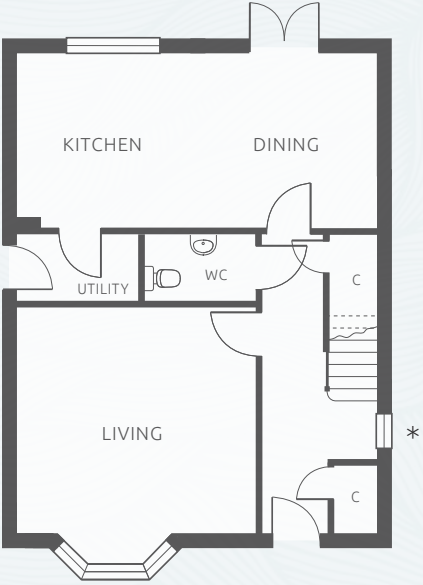
The
Sycamore
FOUR BEDROOM



◆
plots
71, 98 & 99

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

GROUND FLOOR		
Living Room	4450 x 4225 (+bay)	14' 8" x 13' 11" (+bay)
Kitchen/Dining	6700 x 3250	22' 0" x 10' 8"
Utility	2250 x 1225	7' 5" x 4' 1"



FIRST FLOOR		
Bedroom 1	3350 (min) x 2775 (min)	11' 0" (min) x 9' 2" (min)
Bedroom 2	3900 x 2725	12' 10" x 9' 0"
Bedroom 3	3300 x 2700	10' 10" x 8' 11"
Bedroom 4	3750 (max) x 2675 (max)	12' 4" (max) x 8' 10" (max)

* NOTE: Hall and Landing windows omitted to plots 13 & 14

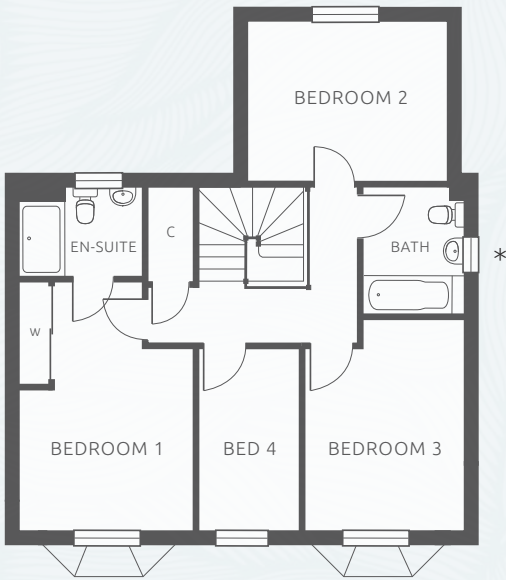
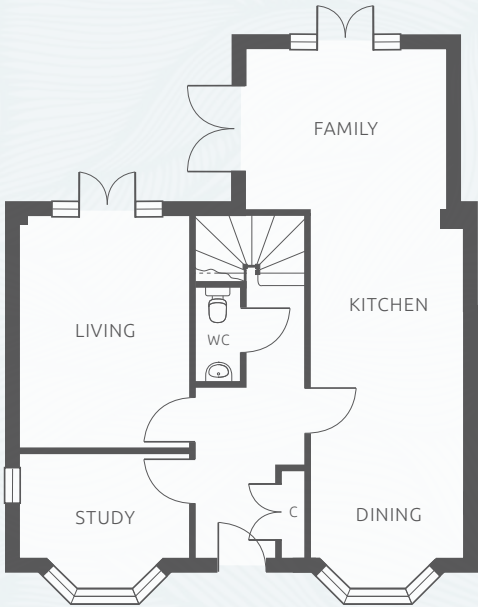
The
Beech
FOUR BEDROOM



plots
13, 14, 17 & 88

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

GROUND FLOOR		
Living Room	4325 x 3150	14' 3" x 10' 5"
Kitchen/Dining	6375 (+bay) x 2800	20' 11" (+bay) x 9' 3"
Family Area	3675 x 3000	12' 1" x 9' 11"
Study	3150 x 1950 (+bay)	10' 5" x 6' 5" (+bay)



FIRST FLOOR		
Bedroom 1	4650 (max) x 3200 (max)	15' 4" (max) x 10' 6" (max)
Bedroom 2	3675 x 3050	12' 1" x 10' 1"
Bedroom 3	3950 x 2900	13' 0" x 9' 7"
Bedroom 4	3375 x 1975	11' 1" x 6' 6"

* NOTE: Bathroom window omitted to plot 31

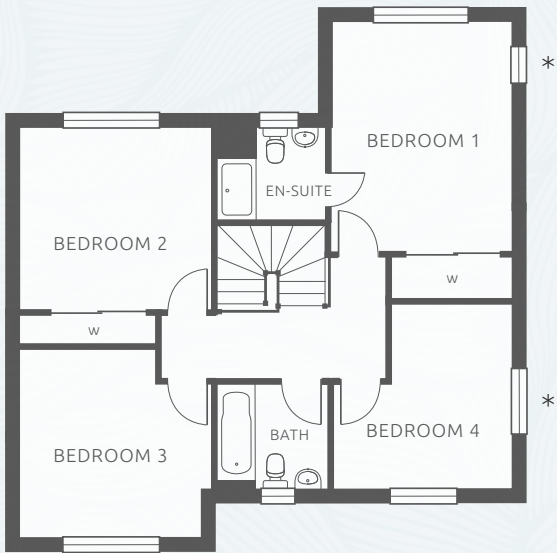
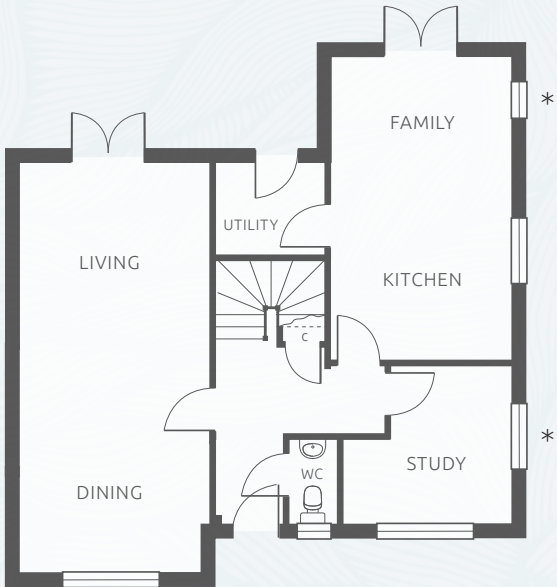
The
Elm
FOUR BEDROOM



plots
3 & 31

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

GROUND FLOOR		
Living/Dining	7600 x 3500	25' 0" x 11' 6"
Study	3125 (max) x 2925 (max)	10' 4" (max) x 9' 8" (max)
Kitchen/Family	5650 x 3325	18' 7" x 10' 11"
Utility	1800 x 1650	5' 11" x 5' 5"



FIRST FLOOR		
Bedroom 1	4275 x 3325	14' 1" x 10' 11"
Bedroom 2	3575 x 3350	11' 9" x 11' 0"
Bedroom 3	3575 (max) x 3500 (max)	11' 9" (max) x 11' 6" (max)
Bedroom 4	3475 (max) x 3325 (max)	11' 5" (max) x 10' 11" (max)

* NOTE: Windows to plots 20 & 89 only

The
Chestnut

FOUR BEDROOM



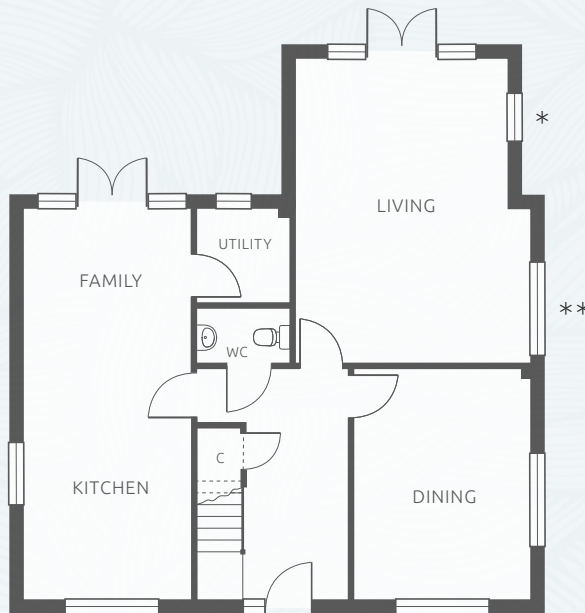
◆
plots
2, 20, 66, 67, 70, 81, 82, 89 & 90

NOTE : Some plots are handed versions of shown and exact plot layouts may vary

Ash

GROUND FLOOR

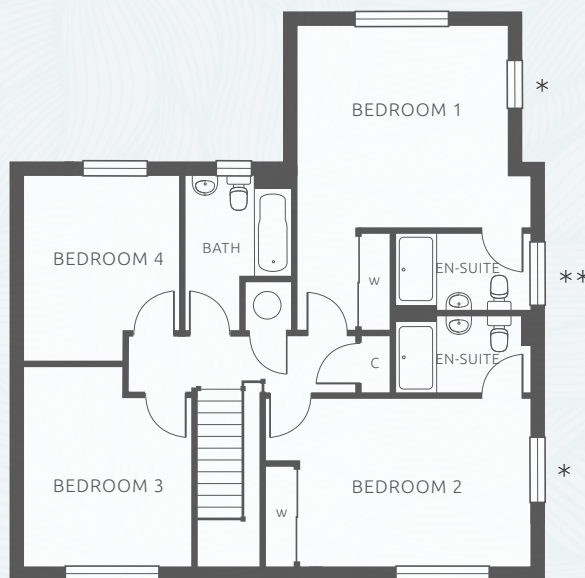
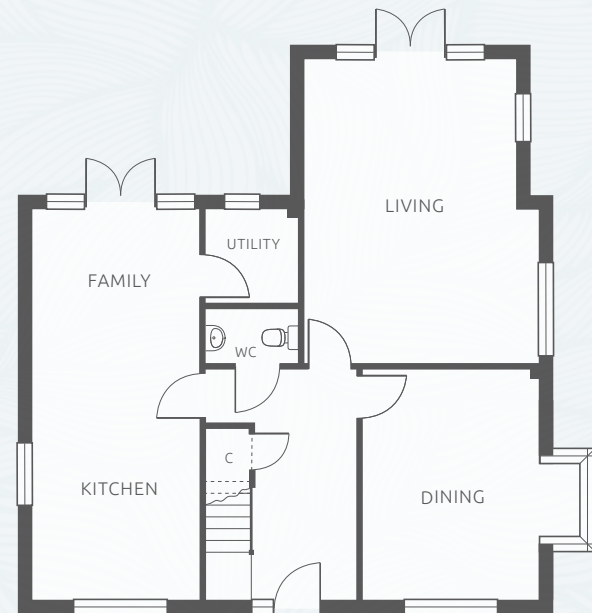
Living Room	5850 x 4000 <i>(max)</i>	19' 3" x 13' 2" <i>(max)</i>
Dining Room	4425 x 3350	14' 7" x 11' 0"
Kitchen/Family	7500 x 3175	24' 8" x 10' 5"
Utility	1800 x 1575	5' 11" x 5' 3"



Aspen

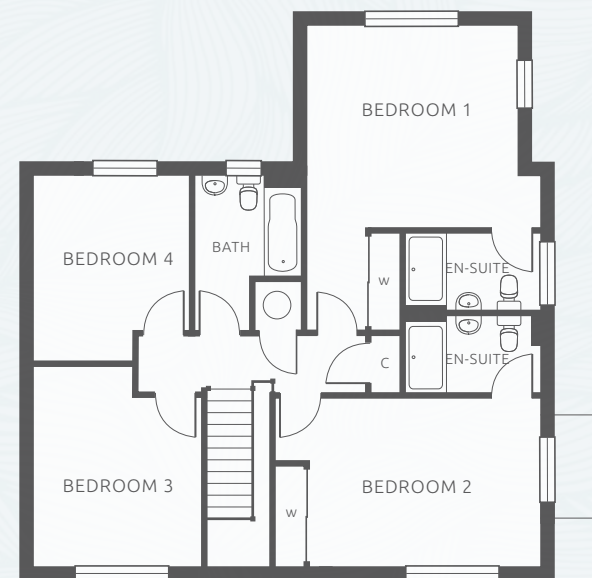
GROUND FLOOR

Living Room	5850 x 4000 <i>(max)</i>	19' 3" x 13' 2" <i>(max)</i>
Dining Room	4425 x 3350 <i>(+bay)</i>	14' 7" x 11' 0" <i>(+bay)</i>
Kitchen/Family	7500 x 3175	24' 8" x 10' 5"
Utility	1800 x 1575	5' 11" x 5' 3"



FIRST FLOOR

Bedroom 1	4000 <i>(min)</i> x 3875 <i>(min)</i>	13' 2" <i>(min)</i> x 12' 9" <i>(min)</i>
Bedroom 2	4450 <i>(min)</i> x 3225	14' 8" <i>(min)</i> x 10' 7"
Bedroom 3	3825 <i>(max)</i> x 3250 <i>(max)</i>	12' 7" <i>(max)</i> x 10' 8" <i>(max)</i>
Bedroom 4	3575 <i>(max)</i> x 2975 <i>(max)</i>	11' 9" <i>(max)</i> x 9' 10" <i>(max)</i>



FIRST FLOOR

Bedroom 1	4000 <i>(min)</i> x 3875 <i>(min)</i>	13' 2" <i>(min)</i> x 12' 9" <i>(min)</i>
Bedroom 2	4450 <i>(min)</i> x 3225	14' 8" <i>(min)</i> x 10' 7"
Bedroom 3	3825 <i>(max)</i> x 3250 <i>(max)</i>	12' 7" <i>(max)</i> x 10' 8" <i>(max)</i>
Bedroom 4	3575 <i>(max)</i> x 2975 <i>(max)</i>	11' 9" <i>(max)</i> x 9' 10" <i>(max)</i>

* NOTE: Rear Living Room side window and Bedrooms 1 & 2 side windows omitted to plots 65 & 69
** NOTE: Side windows to Living Room and En-suite to Bedroom 1 window omitted to plot 69

The
Ash & Aspen
FOUR BEDROOM



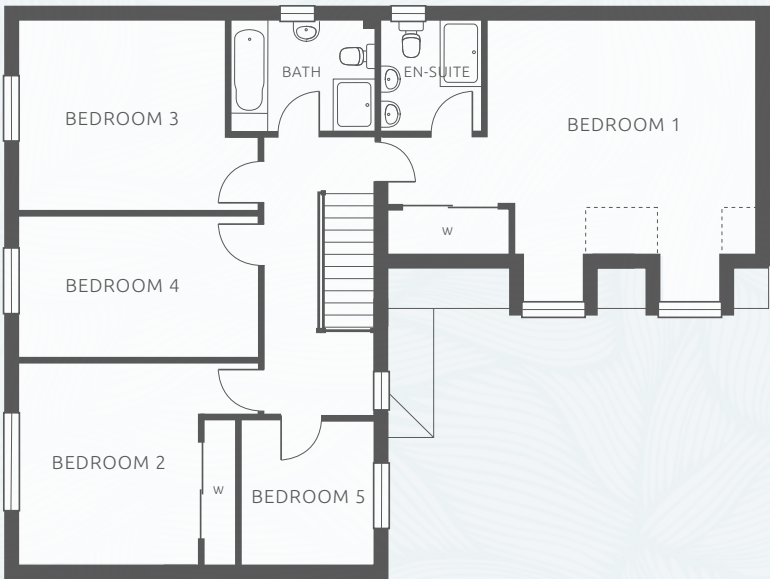
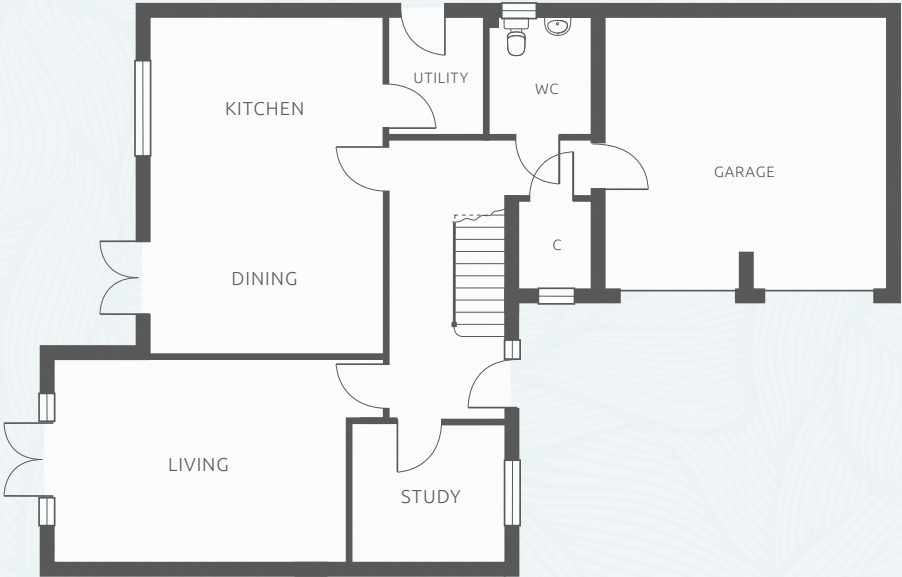
plots
65, 68, 69, 72, 73 & 83



plots
4, 76, 77 & 91

NOTE: Some plots are handed versions of shown and exact plot layouts may vary

GROUND FLOOR		
Living Room	5450 x 3775	17' 11" x 12' 5"
Study	2800 x 2550	9' 3" x 8' 5"
Kitchen/Dining	6025 x 4350	19' 10" x 14' 4"
Utility	2175 x 1750	7' 2" x 5' 9"



FIRST FLOOR		
Bedroom 1	4975 (min) x 4425 (+bay)	16' 4" (min) x 14' 7" (+bay)
Bedroom 2	3700 x 3350 (min)	12' 2" x 11' 0" (min)
Bedroom 3	3850 x 3550	12' 8" x 11' 8"
Bedroom 4	4475 x 2700	14' 9" x 8' 11"
Bedroom 5	2700 x 2450	8' 11" x 8' 1"

The
Oak
FIVE BEDROOM



◆
plots
74, 75 & 78

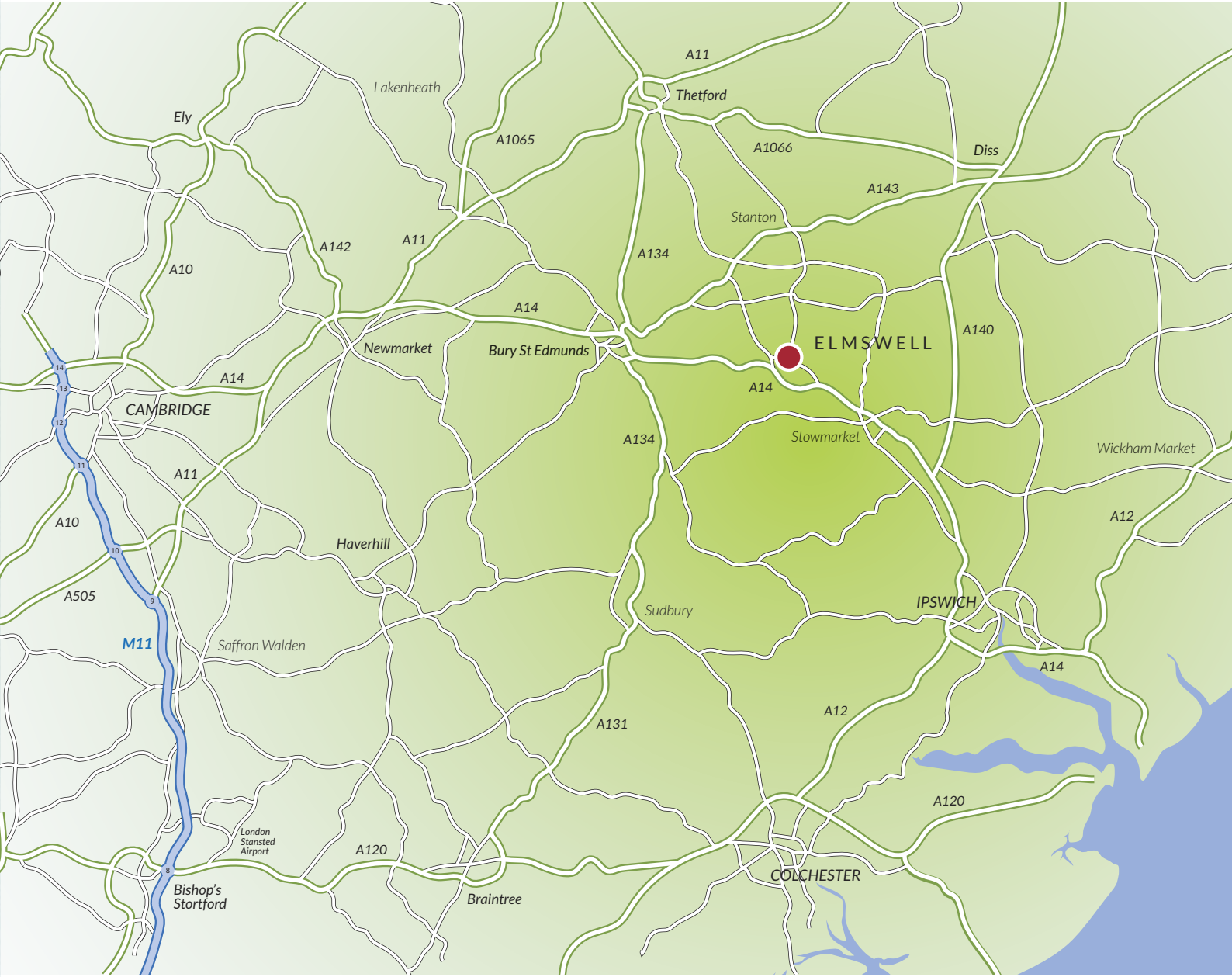
NOTE : Some plots are handed versions of shown and exact plot layouts may vary

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ASHFIELD ROAD ELMSWELL SUFFOLK IP30 9HG



ELMSWELL, SUFFOLK



Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.





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Nov 2021