



Great Finborough
Suffolk

**DAVID
BURR**



Plot 3, Great Finborough, Suffolk, IP14 3AQ.

The village itself offers a charming and well-supported lifestyle, with a traditional public house, primary school, church and mobile Post Office, together with the much-admired Finborough Hall Independent School. Just 2.5 miles to the north-east, Stowmarket provides a comprehensive range of amenities including independent and national retailers, leisure facilities and a mainline railway station with regular services to London Liverpool Street and Norwich. The nearby A14 affords excellent connectivity across Suffolk, the East Coast and beyond.

Discreetly positioned within the centre of the highly regarded Suffolk village of Great Finborough, Meadow View is an exclusive development of just four bespoke homes by the respected McNamara Developments Ltd, renowned for their attention to detail, craftsmanship and considered design.

Windfell at Meadow View — An exceptional new home by McNamara Developments in the heart of Great Finborough.

Windfell (Plot Three) is scheduled for completion in April 2026 and has been carefully designed to deliver elegant, light-filled accommodation with a strong emphasis on quality, comfort and modern living. The generous layout includes four well-proportioned bedrooms, two en-suite shower rooms and a family bathroom, together with three reception areas that offer flexibility for entertaining, working from home or relaxed family life. A double garage and private off-street parking complete the arrangement.

At the heart of the home will be a locally crafted kitchen by Hart & Craftsmen, supplied from their Stowmarket studio, featuring island units, quartz work surfaces and a full suite of integrated appliances (specification to be confirmed). For purchasers securing the property off-plan, there may be the opportunity to tailor certain finishes and colour palettes, subject to build stage and potential additional cost.

The rear garden will be fully enclosed and enjoys open countryside views, creating a peaceful and private setting that enhances the sense of space and rural refinement.

Construction is to a high standard, incorporating block and beam foundations, traditional cavity wall construction with subtle external cladding and double glazing throughout. Sustainability and efficiency have

been thoughtfully addressed with an air source heat pump, underfloor heating to the ground floor, a wood-burning stove, solar panels and full fibre broadband. Mains drainage is pumped to the main road, with the cost incorporated within a shared maintenance arrangement.

Access to the development is via a shared, commercially paved driveway, with a modest maintenance contribution shared between the four properties.

Each home will benefit from a Build-Zone 10-Year Warranty, offering additional peace of mind.

TENURE: Freehold

AGENT NOTE: Photographs shown are of Plot Two and are indicative of the specification, finish and overall style.

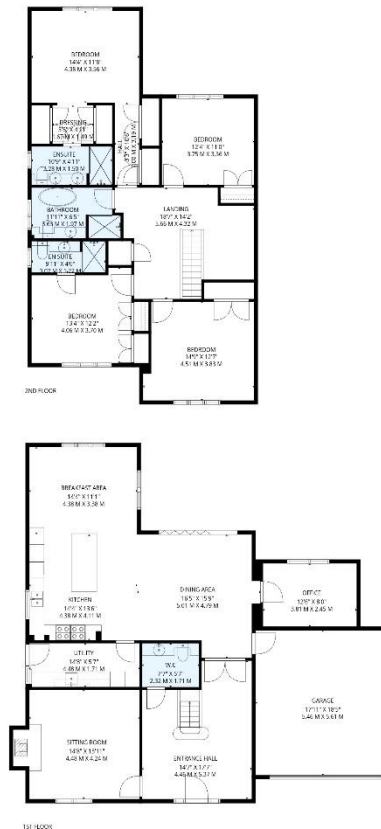
LOCAL AUTHORITY: Mid Suffolk District Council.

EPC RATING: A

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL: 2426 sq. ft, 225 m2
 1st floor: 1198 sq. ft, 111 m2, 2nd floor: 1228 sq. ft, 114 m2
 EXCLUDED AREAS: GARAGE: 329 sq. ft, 31 m2, UTILITY: 82 sq. ft, 8 m2, WALLS: 192 sq. ft, 18 m2

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dcopp.

Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

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