



BLYTHE MEADOW

CHARSFIELD • SUFFOLK



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Welcome to BLYTHE MEADOW



An exclusive collection of quality 3 & 4 bedroom new homes, Blythe Meadow offers the very best of rural life. Close to some of the prettiest villages, cosy country pubs and beautiful landscapes in the area, and within easy reach of a wealth of larger towns and cities.

Comprising eighteen family inspired new houses and bungalows, this appealing development is spoilt by the charms of village life – and is complemented by exceptionally good travel connections. All of the homes offer the perfect environment for modern lifestyles, with outstanding interior specifications, versatile floor layouts that work for even the busiest households, and good-sized private gardens.

These well-planned new homes really do offer the best of all worlds – elegance, quality and technology – space and sustainability – and of course a superb location to be enjoyed with family and friends.



Carefully considered in every way.

Set amid Suffolk's rolling countryside, each of these 3 & 4 bedroom homes has been thoughtfully designed and inspired by the local surroundings, creating traditional homes but with a contemporary twist. From the initial designs, through to the materials palette and landscaping, we have focused hard on every detail at Bythe Meadow, to ensure these are homes people will love.

Whichever home you choose, you'll find they're all a beautifully finished blank canvas ready for you to personalise. Filled with natural light, with some rooms enjoying dual-aspect outlooks, they offer spaces which are as perfect for flexible everyday living, as they are impressive when entertaining. Striking an ideal balance between luxury and functionality, they are contemporary and energy-efficient, with upmarket fittings, beautiful finishes and premium appliances – all combining to deliver an overall feeling of high-quality throughout.

Location

Situated in the Potsford Valley, on the outskirts of Wickham Market, Charsfield is a lovely village surrounded by the idyllic Suffolk countryside. A short distance from Framlingham, Woodbridge and Ipswich – Blythe Meadow is a beautifully considered collection of new homes that complement today's lifestyles and the stunning rural surroundings.

The village itself comprises a delightful mix of properties from the 16th to 21st centuries – including a primary school which is located opposite the parish church and welcomes children from ages 5 to 11. This beautiful area is characterised by a gently undulating landscape of patchwork farmers fields, stitched together with pockets of historic woodlands.

For trips into town or city for shopping, leisure and entertainment, you will find a wealth of options within easy reach. 6, 7 and 10 miles away respectively, Framlingham, Woodbridge and Ipswich's bustling centres are home to a host of household brands, well-known franchises, major supermarkets, leisure centres and eateries.



& Lifestyle

Welcome to the peaceful patchwork of rolling fields, magical woodlands, meandering brooks and charming villages that make Suffolk one of the loveliest places to live in the country.

This area is home to countless places to visit, relax and enjoy, most notably Framlingham, just a few minutes away by car. A thriving market town of Anglo-Saxon origin, with many of its historic features still intact, it offers a wide range of shops, cafés and restaurants, as well as ancient features, lovely green spaces and of course the superb castle. Ideal for everyday needs, as well as special occasions, it's great to have so close-by.

With everything from ancient market towns and characterful rural inns, to panoramic views, tranquil countryside and highly-rated restaurants that are all within easy driving distance, you'll be delighted to call Blythe Meadow your home.



Secluded but not isolated, Charsfield grants easy access to the region's main thoroughfares, enabling you to easily reach towns, cities and the coastline, whether it's for work or leisure.



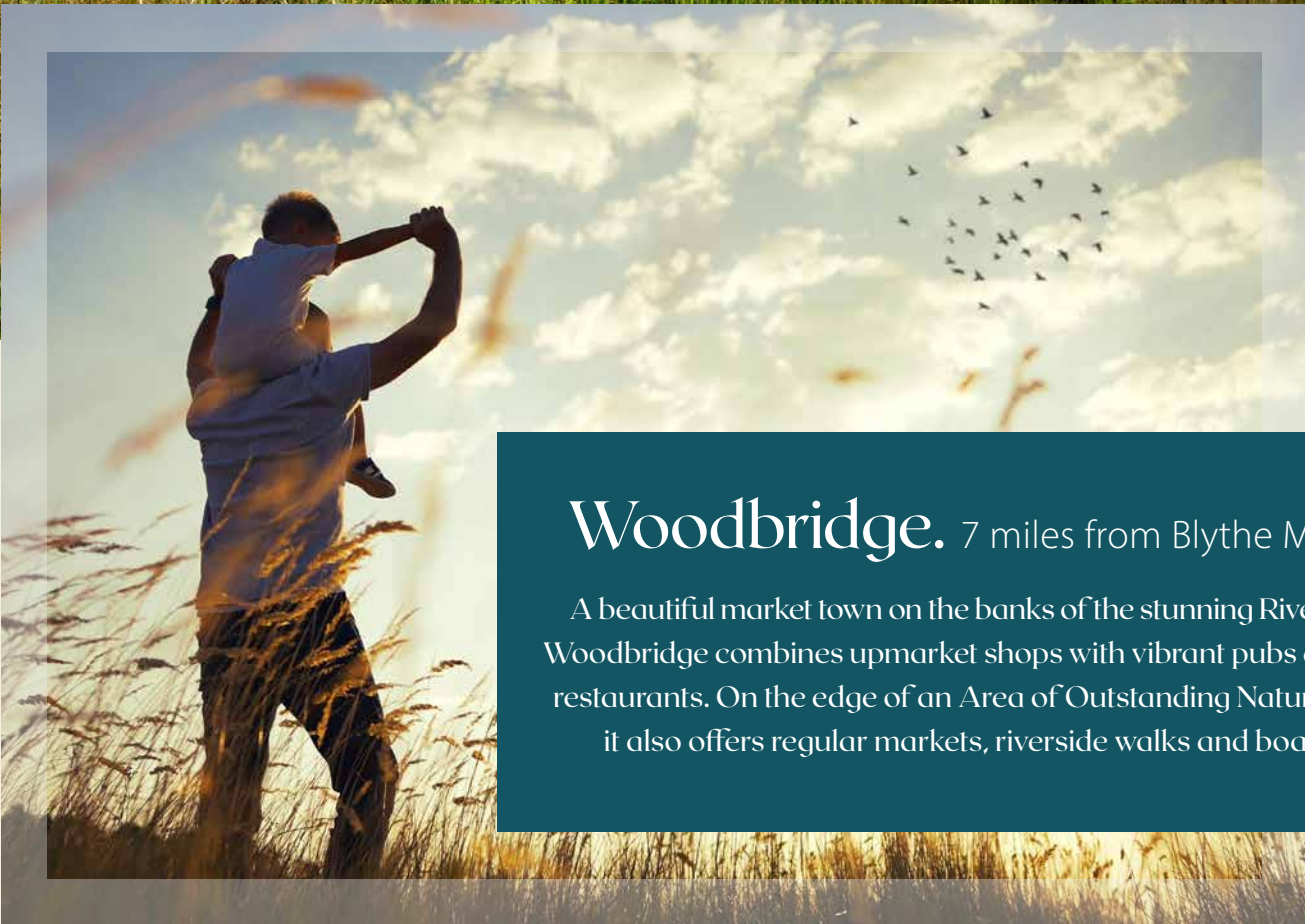
Serene Suffolk

Framlingham.
6 miles from Blythe Meadow

Ipswich.
10 miles from Blythe Meadow

Surrounded by Suffolk's stunning countryside ensures this an incredible place to live – and with all the sights, sounds, shopping and entertainment opportunities of Ipswich's metropolitan centre close to hand, you'll have everything you need for a balanced modern lifestyle.

Lining the pedestrianised streets of Ipswich's centre, you'll find all kinds of shops, department stores and high street names – while the town's marina is home to a range of waterside bars, eateries and family friendly restaurants – all complementing the selection of beautiful parks, museums and historic theaters within the town.



Woodbridge. 7 miles from Blythe Meadow

A beautiful market town on the banks of the stunning River Deben, Woodbridge combines upmarket shops with vibrant pubs and quality restaurants. On the edge of an Area of Outstanding Natural Beauty, it also offers regular markets, riverside walks and boat trips.



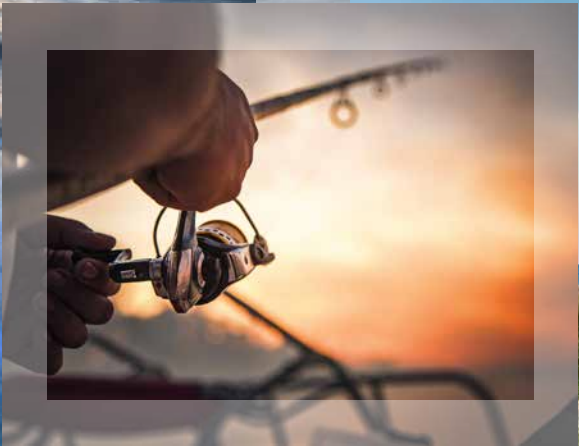
Just a short drive away, the famous and charming beachfront towns of Aldeburgh and Southwold are perfect for a relaxing days out.



Southwold.

25 miles from Blythe Meadow

One of the most quintessential British seaside towns you can find, Southwold is home to a glorious sandy beach, a beach hut lined promenade, a picturesque pier – and a thriving market town atmosphere. Catering for young and old, families and couples, it is the perfect year-round destination to lose yourself amongst designer stores high street shops, pubs, restaurants and traditional seaside features.



Aldeburgh.

15 miles from Blythe Meadow

Renowned for its pebble beach, pastel-coloured properties, outstanding fish and chips, and genteel fisherman's huts selling their daily catch, Aldeburgh is a traditional seaside escape that never fails to impress – it's a location that has been inspiring people for centuries.

The high street offers an array of delightful clothes boutiques, antique stores and art shops – as well as a range of culinary delights – and the town host a great selection of arts festivals throughout the year. With both laid-back charm and exciting opportunities in abundance, Aldeburgh really is a sensational destination to have so close to home.





Time to take a closer look...

All the homes benefit from ample off-road parking and neatly landscaped gardens, with properties set in carefully configured plots to convey a sense of variety, character and space.

And behind every attractive frontage you'll find generous living spaces, exceptionally planned designer kitchens, contemporary bathrooms and en-suites – all with the latest high-quality integrated appliances ready for you to enjoy from the moment you move in.

1 4 Bedroom House 1,861 Sqft (172.9 Sqm) <i>Page 16</i>	2 3 Bedroom House 949 Sqft (88.2 Sqm) <i>Page 17</i>	3 3 Bedroom House 949 Sqft (88.2 Sqm) <i>Page 17</i>	
8 3 Bedroom House 949 Sqft (88.2 Sqm) <i>Page 18</i>	9 3 Bedroom House 949 Sqft (88.2 Sqm) <i>Page 18</i>	10 3 Bedroom House 1,313 Sqft (122 Sqm) <i>Page 19</i>	11 4 Bedroom House 1,861 Sqft (172.9 Sqm) <i>Page 20</i>
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Floor areas shown do not include garage or carport floor space

Please note ; Plots 4-7 are not for open-market private sale.

Please speak to a Sales Consultant for further information on the plots available.

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within the computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

A place for everyone

Carefully designed by our experienced team, Blythe Meadow offers something to suit everyone – from spacious detached bungalows, through to 3 & 4 bedroom houses perfect for expanding families.



1
4 Bedroom House
1,861 Sqft (172.9 Sqm)
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2
3 Bedroom House
949 Sqft (88.2 Sqm)
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3
3 Bedroom House
949 Sqft (88.2 Sqm)
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3 Bedroom House
949 Sqft (88.2 Sqm)
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3 Bedroom House
1,313 Sqft (122 Sqm)
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11
4 Bedroom House
1,861 Sqft (172.9 Sqm)
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12
4 Bedroom House
1,861 Sqft (172.9 Sqm)
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13
4 Bedroom House
1,861 Sqft (172.9 Sqm)
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14
3 Bedroom Bungalow
1,110 Sqft (103.1 Sqm)
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3 Bedroom Bungalow
1,110 Sqft (103.1 Sqm)
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3 Bedroom Bungalow
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17
3 Bedroom Bungalow
1,110 Sqft (103.1 Sqm)
Page 26

18
3 Bedroom Bungalow
1,110 Sqft (103.1 Sqm)
Page 27

Floor areas shown do not include garage floor space

Please note ; Plots 4-7 are not for open-market private sale.

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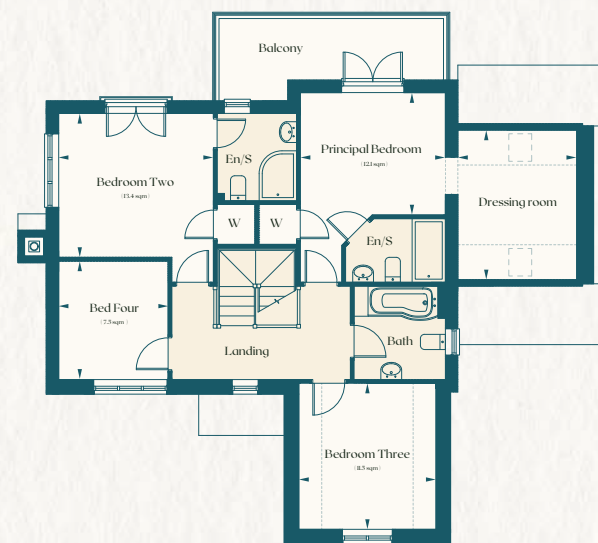
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Plot 1

Four bedroom detached home with integrated carport and parking

Gross internal floor area : 1,861 Sqft (172.9 Sqm) Excluding garage.



Kitchen / Dining	5.475m x 5.490m	18'0" x 18'0"
Sitting Room	6.400m x 3.721m	21'0" x 12'2"
Snug / Study	3.511m x 3.300m	11'6" x 10'10"

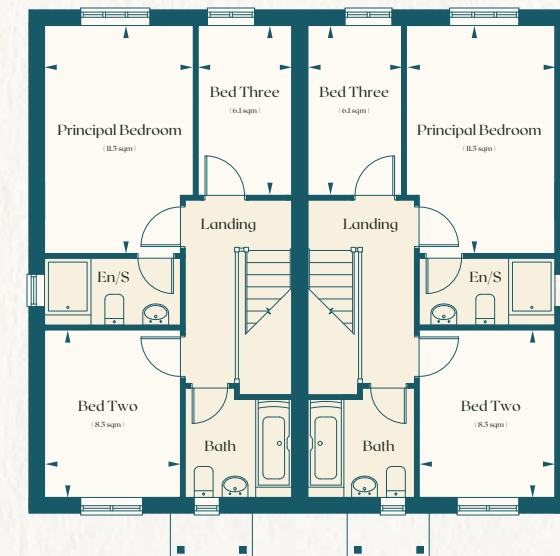
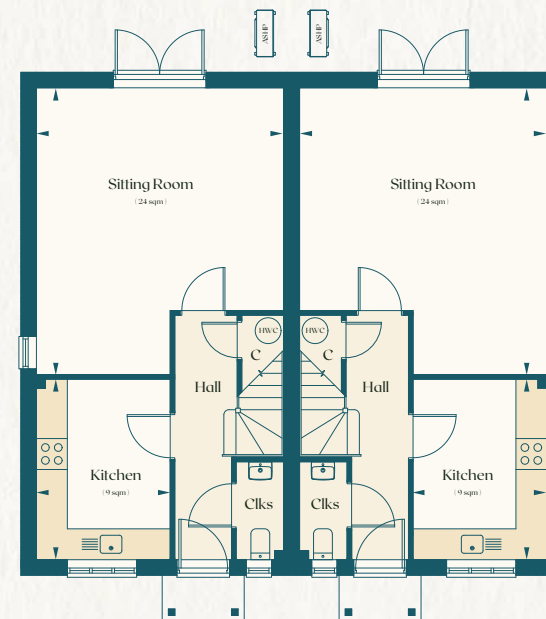
Principal Bedroom	3.490m x 2.942m	11'5" x 9'8"
Bedroom Two	3.721m x 3.461m	12'2" x 11'4"
Bedroom Three	2.850m x 2.632m	9'4" x 8'8"
Bedroom Four	3.721m x 3.461m	12'2" x 11'4"



Plots 2 & 3

Three bedroom semi-detached homes with parking

Gross internal floor area : 949 Sqft (88.2 Sqm).



Kitchen / Dining	3.500m x 2.595m	11'6" x 8'6"
Sitting Room	5.561m x 4.825m	18'3" x 15'10"

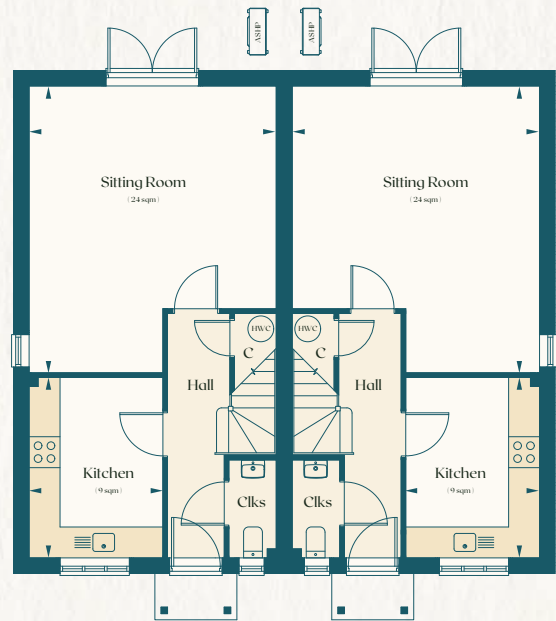
Principal Bedroom	3.733m x 2.886m	12'3" x 9'6"
Bedroom Two	3.250m x 2.636m	10'8" x 8'8"
Bedroom Three	3.293m x 1.850m	10'10" x 6'1"



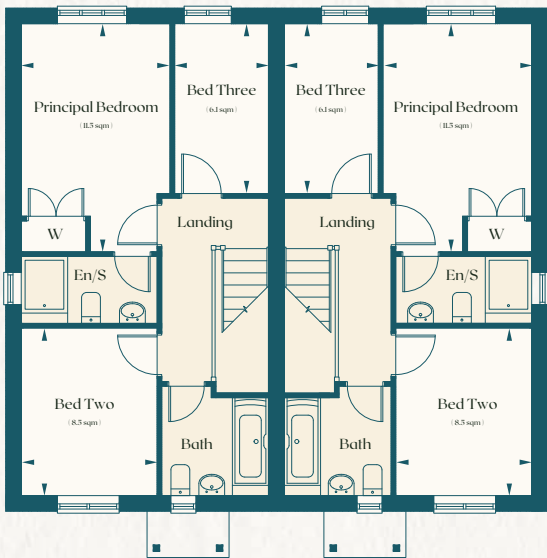
Plots 8 & 9

Three bedroom semi-detached homes with garage and parking

Gross internal floor area : 949 Sqft (88.2 Sqm) Excluding garage.



Kitchen / Dining	3.500m x 2.595m	11'6" x 8'6"
Sitting Room	5.561m x 4.825m	18'3" x 15'10"



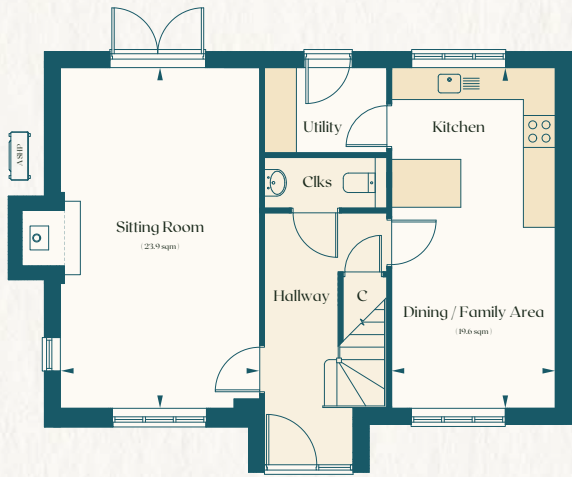
Principal Bedroom	3.733m x 2.886m	12'3" x 9'6"
Bedroom Two	3.250m x 2.636m	10'8" x 8'8"
Bedroom Three	3.293m x 1.850m	10'10" x 6'1"



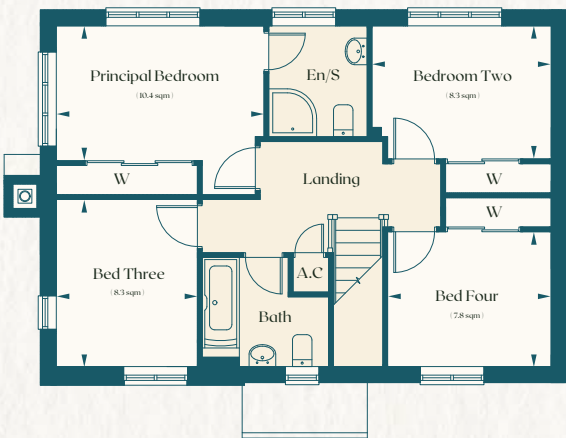
Plot 10

Four bedroom detached home with garage and parking

Gross internal floor area : 1,313 Sqft (122 Sqm) Excluding garage.



Kitchen / Dining	6.400m x 3.076m	21'0" x 10'1"
Sitting Room	6.400m x 3.746m	21'0" x 12'3"



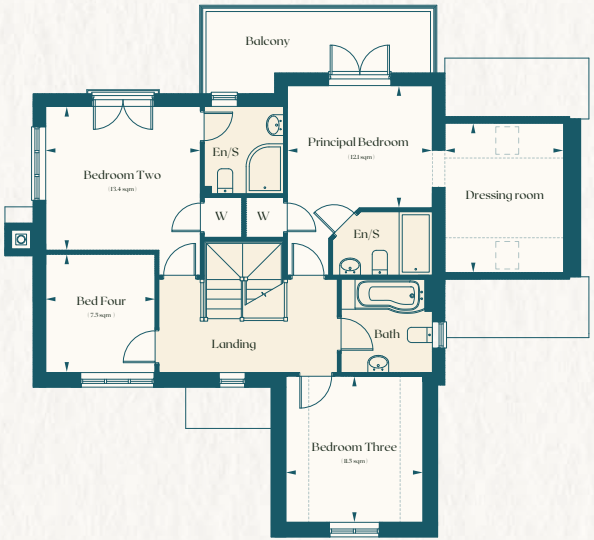
Principal Bedroom	3.902m x 2.533m	12'10" x 8'4"
Bedroom Two	3.370m x 2.500m	11'1" x 8'2"
Bedroom Three	3.139m x 2.650m	10'4" x 8'8"
Bedroom Four	3.076m x 2.533m	10'1" x 8'4"



Plot 11

Four bedroom detached home with integrated carport and parking

Gross internal floor area : 1,861 Sqft (172.9 Sqm) Excluding carport.



Kitchen / Dining	5.475m x 5.490m	18'0" x 18'0"
Sitting Room	6.400m x 3.721m	21'0" x 12'2"
Snug / Study	3.511m x 3.300m	11'6" x 10'10"

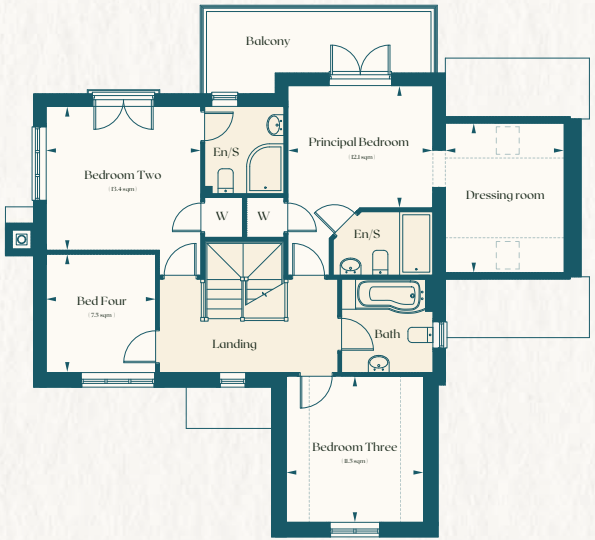
Principal Bedroom	3.490m x 2.942m	11'5" x 9'8"
Bedroom Two	3.721m x 3.461m	12'2" x 11'4"
Bedroom Three	2.850m x 2.632m	9'4" x 8'8"
Bedroom Four	3.721m x 3.461m	12'2" x 11'4"



Plot 12

Four bedroom detached home with integrated carport and parking

Gross internal floor area : 1,861 Sqft (172.9 Sqm) Excluding carport.



Kitchen / Dining	5.475m x 5.490m	18'0" x 18'0"
Sitting Room	6.400m x 3.721m	21'0" x 12'2"
Snug / Study	3.511m x 3.300m	11'6" x 10'10"

Principal Bedroom	3.490m x 2.942m	11'5" x 9'8"
Bedroom Two	3.721m x 3.461m	12'2" x 11'4"
Bedroom Three	2.850m x 2.632m	9'4" x 8'8"
Bedroom Four	3.721m x 3.461m	12'2" x 11'4"



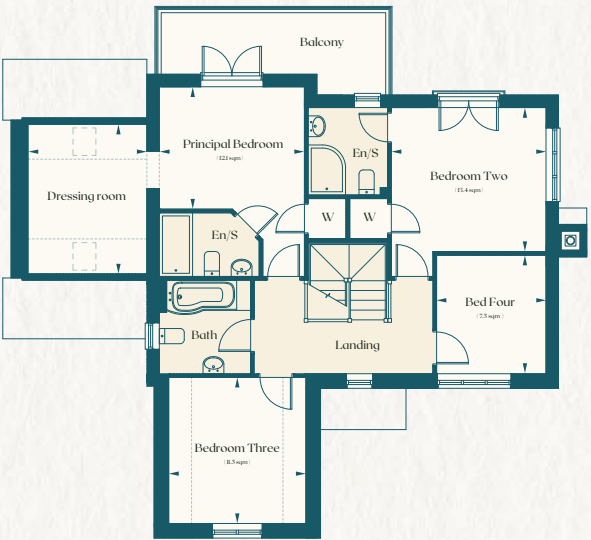
Plot 13

Four bedroom detached home with integrated carport and parking

Gross internal floor area : 1,861 Sqft (172.9 Sqm) Excluding carport.



Kitchen / Dining	5.475m x 5.490m	18'0" x 18'0"
Sitting Room	6.400m x 3.721m	21'0" x 12'2"
Snug / Study	3.511m x 3.300m	11'6" x 10'10"



Principal Bedroom	3.490m x 2.942m	11'5" x 9'8"
Bedroom Two	3.721m x 3.461m	12'2" x 11'4"
Bedroom Three	2.850m x 2.632m	9'4" x 8'8"
Bedroom Four	3.721m x 3.461m	12'2" x 11'4"



Plot 14

Three bedroom detached bungalow with garage and parking

Gross internal floor area : 1,110 Sqft (103.1 Sqm) Excluding garage.



Kitchen / Dining	6.760m x 3.450m	22'2" x 11'4"
Sitting Room	3.750m x 3.570m	12'4" x 11'9"

Principal Bedroom	3.570m x 3.893m	11'9" x 12'9"
Bedroom Two	3.660m x 3.311m	12'0" x 10'10"
Bedroom Three	3.101m x 3.203m	10'2" x 10'6"



Plot 15

Three bedroom detached bungalow with garage and parking

Gross internal floor area : 1,110 Sqft (103.1 Sqm) Excluding garage.



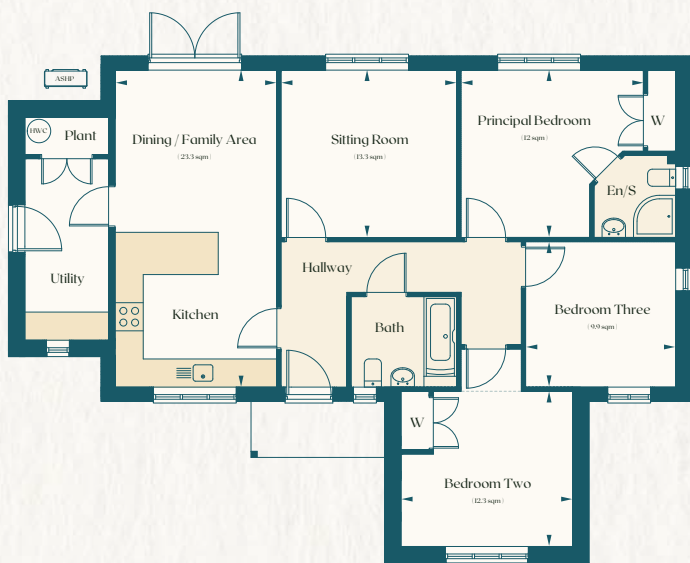
Kitchen / Dining		6.760m x 3.450m	22'2" x 11'4"	Principal Bedroom	3.570m x 3.893m	11'9" x 12'9"
Sitting Room		3.750m x 3.570m	12'4" x 11'9"	Bedroom Two	3.660m x 3.311m	12'0" x 10'10"
				Bedroom Three	3.101m x 3.203m	10'2" x 10'6"



Plot 16

Three bedroom detached bungalow with garage and parking

Gross internal floor area : 1,110 Sqft (103.1 Sqm) Excluding garage.



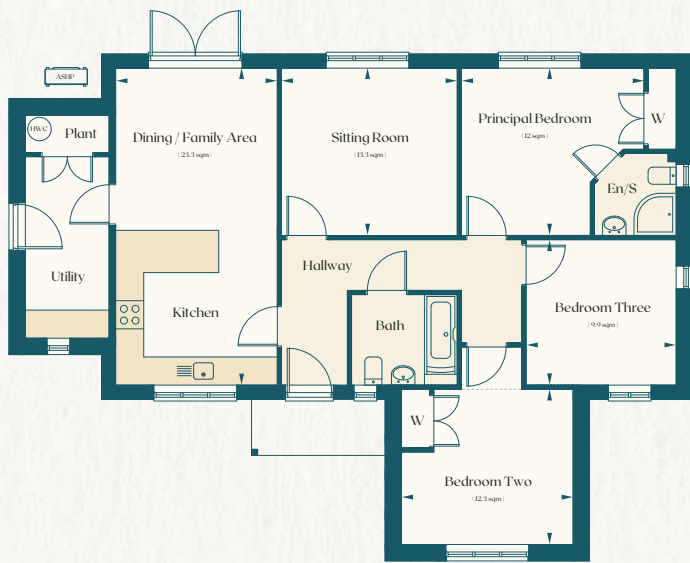
Kitchen / Dining		6.760m x 3.450m	22'2" x 11'4"	Principal Bedroom	3.570m x 3.893m	11'9" x 12'9"
Sitting Room		3.750m x 3.570m	12'4" x 11'9"	Bedroom Two	3.660m x 3.311m	12'0" x 10'10"
				Bedroom Three	3.101m x 3.203m	10'2" x 10'6"



Plot 17

Three bedroom detached bungalow with garage and parking

Gross internal floor area : 1,110 Sqft (103.1 Sqm) Excluding garage.



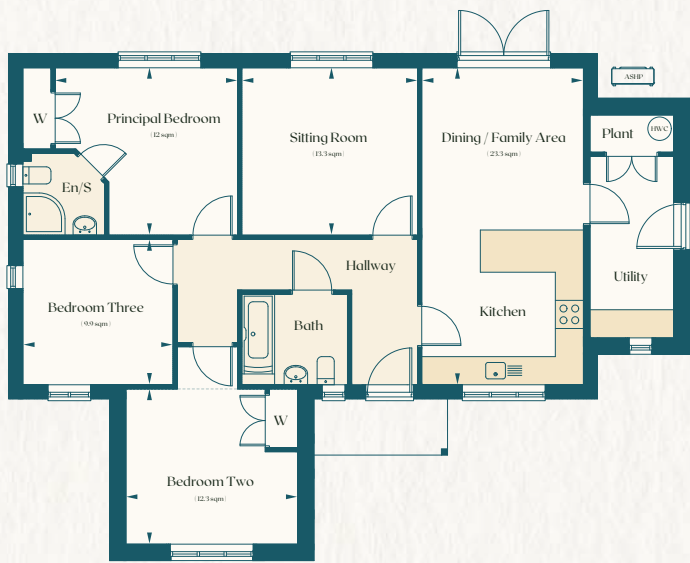
Kitchen / Dining		6.760m x 3.450m	22'2" x 11'4"	Principal Bedroom	3.570m x 3.893m	11'9" x 12'9"
Sitting Room		3.750m x 3.570m	12'4" x 11'9"	Bedroom Two	3.660m x 3.311m	12'0" x 10'10"
				Bedroom Three	3.101m x 3.203m	10'2" x 10'6"



Plot 18

Three bedroom detached bungalow with garage and parking

Gross internal floor area : 1,110 Sqft (103.1 Sqm) Excluding garage.



Kitchen / Dining		6.760m x 3.450m	22'2" x 11'4"	Principal Bedroom	3.570m x 3.893m	11'9" x 12'9"
Sitting Room		3.750m x 3.570m	12'4" x 11'9"	Bedroom Two	3.660m x 3.311m	12'0" x 10'10"
				Bedroom Three	3.101m x 3.203m	10'2" x 10'6"

Specification

Construction.

- Roof finishes are plot specific being a mixture of clay pantile or plain tile, natural slate and lead.
- External walls are of traditional timber frame construction with external finishes being plot specific and including red multi brickwork, buff brickwork, through colour render and hardy-plank weatherboarding on blockwork.
- High-quality double-glazed A-rated multi locking foiled uPVC windows and patio doors with chrome furniture, all to ‘Secure By Design’ and PAS 24 certification.
- Composite multi locking front and rear doors with chrome furniture.
- White uPVC fascia and soffits for low maintenance.
- Black half round gutter and black downpipes.

Services.

- Mains supply electricity, water, and waste water drainage.

Kitchen and Utility Room.

- Kitchens individually designed with choice of finishes – subject to build stage
- Energy efficient Neff appliances (subject to availability) – ceramic induction hob, double oven, integrated dishwasher, and integrated fridge / freezer.
- Stainless steel extractor hood.
- Utility room to have under-counter space for and plumbing ready to fit homeowner’s washing and/or drying machine.
- Kitchens fitted with solid quartz / composite worktops and up-stands.
- Utility rooms to be fitted with post formed laminate worktops and up-stands.
- Fitted water softener in either kitchen or utility room

Bathrooms.

- Contemporary white sanitary ware with chrome fittings from the Hartog Hutton range.
- Chrome thermostatic showers with both fixed and adjustable shower heads.
- Fully tiled shower enclosures with low profile shower trays.
- Fully tiled bathroom floors.
- Chrome heated ladder towel rails.

Internal Finishes.

- White painted ceilings and neutral emulsions to walls, on smooth plaster.
- White satin oil paint to all woodwork.
- Heavy ‘safe n sound’ doors painted white or natural oak finish with chrome ironmongery.
- White painted staircase with hardwood handrails.
- Deep skirting and matching architrave.
- Cornice to principal rooms.
- All floor finishes included – Karndean to kitchen, hallways and bathrooms, and carpet to all other rooms.

Lighting and Electrical.

- High-quality electrical white switches and sockets – sockets are generously distributed throughout the homes.
- Recessed LED white down lights to kitchen and bathrooms, recessed or pendant lighting to all other rooms.
- TV points to all principal rooms, wired for free view and sky options.
- BT data points with CAT 6 cabling to all principal rooms.
- 5-amp lighting sockets to living room and main bedroom.

- Outside lighting to front and rear of the house.
- Lighting and power points to garages.
- 7kW car charging point to garage.
- Solar panels to all plots – 2 kwp solar system

Heating.

- Air-Source Heating System.
- Stainless steel hot water storage tank including an immersion heater.
- Under-floor heating to ground floors with individually zoned room thermostats.
- Radiator heating to 1st floor (where applicable).
- Fireplace (in applicable plots) - Stone surround and hearth with a pumice flue lined chimney ready to fit a woodburning stove (the stove to be supplied by the homeowner).
- Electric underfloor comfort heating to all first-floor bathrooms and en-suites.

Security.

- Fitted burglar alarm.
- Mains wired smoke, heat & Co2 detectors.
- Up and over doors to garages where applicable.

External.

- Front and rear gardens turfed.
- Patios and paths finished with sandstone riven slabs.
- Shared private drives finished as per approved landscaping plan

- Block paving to private parking areas.
- 1.8m close boarded fencing to rear boundaries.
- Hedging planted as per approved landscaping plan.
- Bin storage area for each home.
- External water tap & power point for each home.

Structural Warranty.

- When you buy a new build home at Blythe Meadow a 10 year building warranty is offered through ICW, one of the market leading warranty providers. For more information visit www.i-c-w.co.uk



Specification correct as intended at the time of going to print and any choices available are subject to reservation timing / build programme.

Our homes
are creating a
sustainable
legacy.

Nowadays, for those whose jobs can be done remotely, having enough space and versatility for hybrid working is up there with the most desired of features, so rest assured knowing that technology and connectivity has been a key element of our designs – creating homes which offer multi-functional living areas that are perfect for the needs of modern home-based workers.

Smart, future proofed new homes
created with ecology, technology, the
planet and your pocket in mind.

In these modern homes, sustainable heating and hot water is fueled by an Air Source Heat Pump which provides a clean energy source supplemented with solar power to help keep the bills down.

The landscaping and planting has been carefully considered to provide biodiversity improvements, and surface water drainage has been designed to cope with heavy rainfall events.



Electric vehicle charger and solar panels to all plots.

As a locally based family business with more than 25 years' experience, we blend agility, expertise and reliability with our in-depth knowledge of the area- and all our developments are created with an extra level of consideration.



Chantry Meadow, Orford, Suffolk

Premium country homes throughout East Anglia.

Hartog Hutton are master housebuilders and residential experts. We take great pride in creating wonderful village homes across Suffolk and East Anglia. Our homes are designed with quality and comfort in mind, from their larger rooms and gardens to their energy saving credentials. Our premium service also means we can work with you from the very beginning, so you can design your home and make it your own.



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HARTOGHUTTON.CO.UK

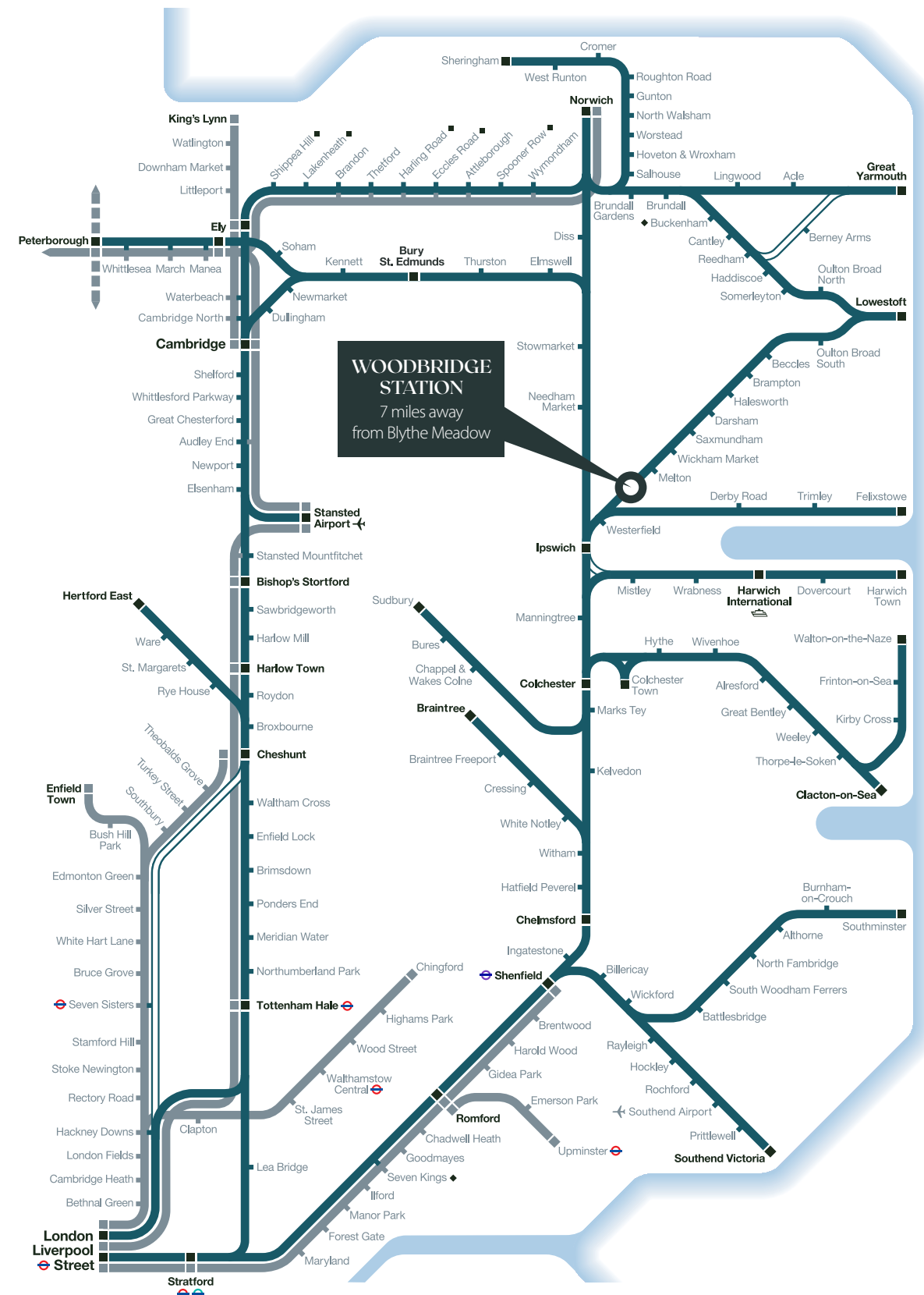


Just 4 miles from the A12 at Wickham Market– the main artery through the region – residents of Blythe Meadow will have excellent access to all the major destinations in the local area. For locations to the north and west, both the A14 (Junction 51) and A140 can be reached in approximately 20 minutes – while in the other direction the busy regional hubs of Ipswich and Colchester can be reached in 15 and 35 minutes respectively in light traffic.

Residents of Blythe Meadow can also make the most of the superb rail links in the area – with Woodbridge Station (7 miles from home) offering regular services into central London in as little as 90 minutes.

Framlingham	6 Miles	Bury St Edmunds	30 Miles
Woodbridge	7 Miles	Felixstowe	19 Miles
Ipswich	10 Miles	Southwold	25 Miles
Saxmundham	11 Miles	Colchester	30 Miles
Aldeburgh	15 Miles	Norwich	40 Miles

All times and distances quoted are approximate only.



Postal Addresses

Located off St. Peters Close, Charsfield, Woodbridge, Suffolk

Plot 1	1 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 2	3 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 3	5 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 4	7 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 5	9 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 6	11 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 7	15 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 8	17 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 9	19 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 10	21 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 11	23 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 12	25 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 13	27 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 14	10 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 15	8 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 16	6 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 17	4 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ
Plot 18	2 Blythe Meadow, Charsfield, Woodbridge, Suffolk	IP13 7FJ

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