



WOOLNER AND ROLAND

Boswell Lane, Hadleigh, Suffolk



BALKERNE GATE
DEVELOPMENTS
SOUTH EAST LTD

Two new spectacular three bedroom bungalows, in the desirable town of Hadleigh.



Balkerne Gate Developments would like to thank you for taking the time to prospect Woolner and Roland, a delightful pair of three bedroom Bungalows, situated in the historic town of Hadleigh.

WELCOME

Balkerne Gate Developments are proud to present this unique pairing of contemporary bungalows situated in the historic town of Hadleigh, just twelve miles from Sudbury.

Situated on a quiet residential lane in an elevated position, these properties offer both a secluded and generous amount of privacy, whilst boasting a short walk to local conveniences.

The location offers a closeness to nature, being a short distance to the quaint trails at Wolves Wood, and short drive to Dedham Vale, an Area of Outstanding Natural Beauty.

Woolner and Roland is an elegant, exclusive development coupled with a charismatic community and reliable transport links. Hadleigh offers a variety of amenities from butchers to historic public houses, not to mention idyllic British countryside all within the reach of this charming development. These homes are perfect for families, couples, and retirees alike.

Discover your new home.

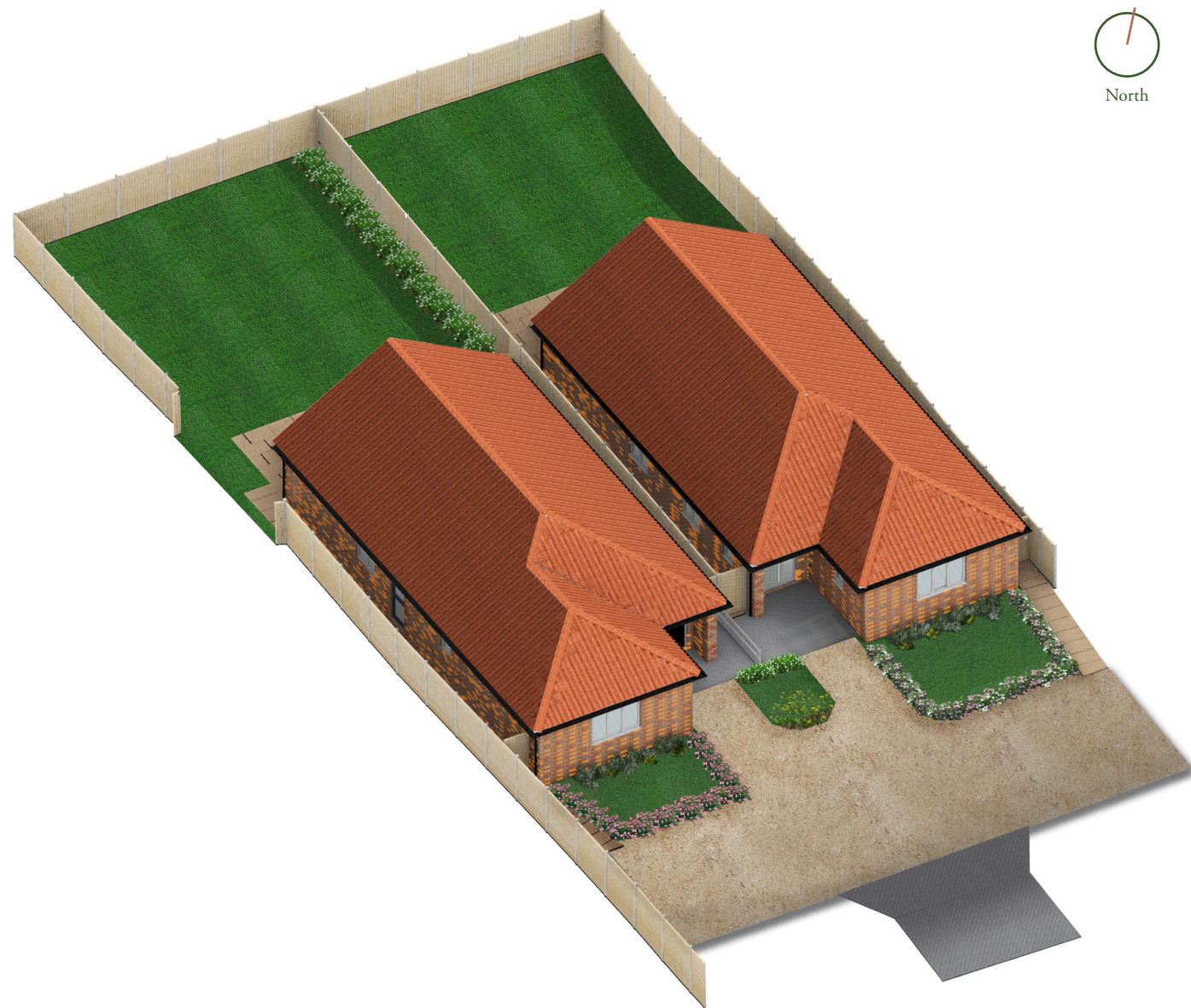
A discrete turning off the quiet Boswell Lane leads you to an elevated Woolner and Roland. These homes offer views of scenic farm fields, rolling hills and lush greenery. These contemporary homes, complimented with a rustic finish, are set away from the road and provide exceptional views of the delightful surroundings.

The materials used for these homes are perfectly balanced - with a continuous, blended colour palette of burnt oranges and deep reds, complimented with farmhouse antique inspired brickwork. The simplicity of the material palette creates a fluidity in the narrative of these enchanting homes. The plots have been cultivated to provide spacious, landscaped gardens.

Within these properties, a warm, welcoming atmosphere is captured by generous contemporary windows, bathing the interior with sunlight. All internal spaces are finished to an exceptional level, fitted with the latest integrated appliances, fittings and sanitaryware to give you every modern comfort.



Indicative computer generated image is from an imaginary viewpoint looking into the development. All Landscaping shown is indicative only and elevations/ground levels not shown.



A secluded and picturesque setting

Woolner and Roland sits modestly in its gently-sloping hillside location in the quiet residential part of Hadleigh, creating a subtle yet enchanting addition to this thriving and historic rural town. Surrounded by stunning countryside, high-quality housing and peaceful tree-line lanes, this pair of three bedroom exceptional bungalows form an attractive contribution that residents will find a delight to live in.

The driveways and thoughtfully designed gardens have been carefully planned from the outset to provide the most premium and relaxing experience for residents to enjoy their home, whilst interiors have been formulated for light, comfort and style throughout.



Buildzone Warranty for New Homes
Every home within this development is covered by a guarantee for new homes which includes features such as a 10-year structural warranty cover.
(www.build-zone.com)

Take a closer look

These are an exceptional pair of bungalows that illuminate with charm, uniqueness, and outstanding attention to detail. From their meticulously chosen material palette, to generous-sized plots, stylish appearance, luxurious finishes and refined interior specifications, these are homes of real elegance that will continue to impress.



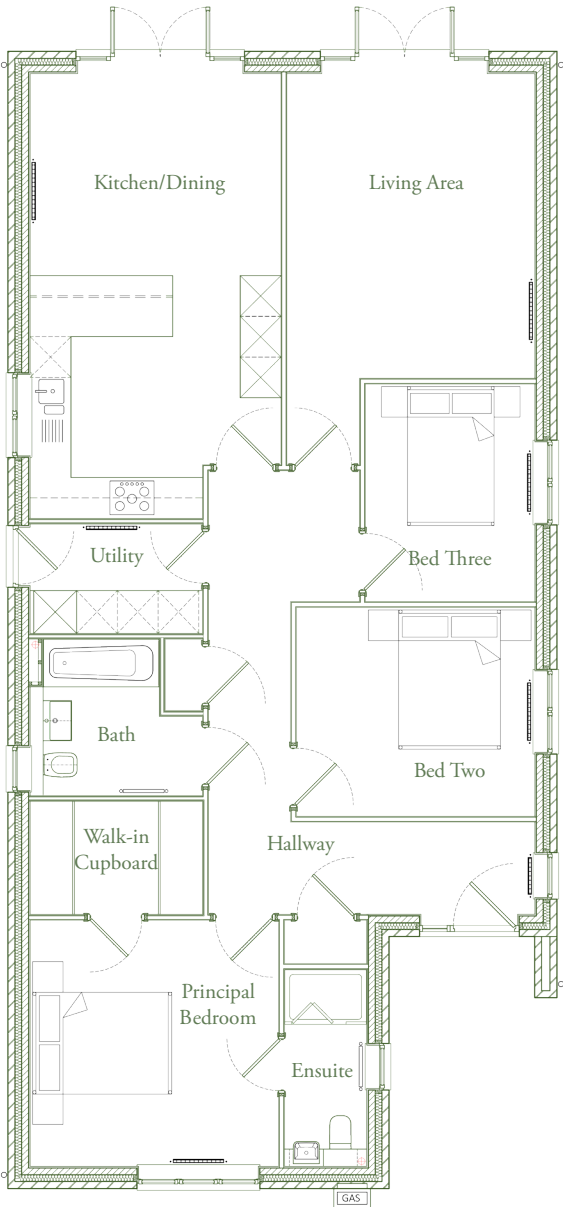
Woolner and Roland

THREE BEDROOM BUNGALOWS

These three bedroom bungalows offer an impressive amount of space for comfort and relaxation. The hallways give immediate access to the principle, beautifully appointed ensuite bedroom with walk-in dressing room, followed by the secondary bedrooms and bathrooms. Each bedroom boasts room for double beds, wardrobe and furniture space, whilst the family bathrooms are complimented with sleek, contemporary sanitaryware.

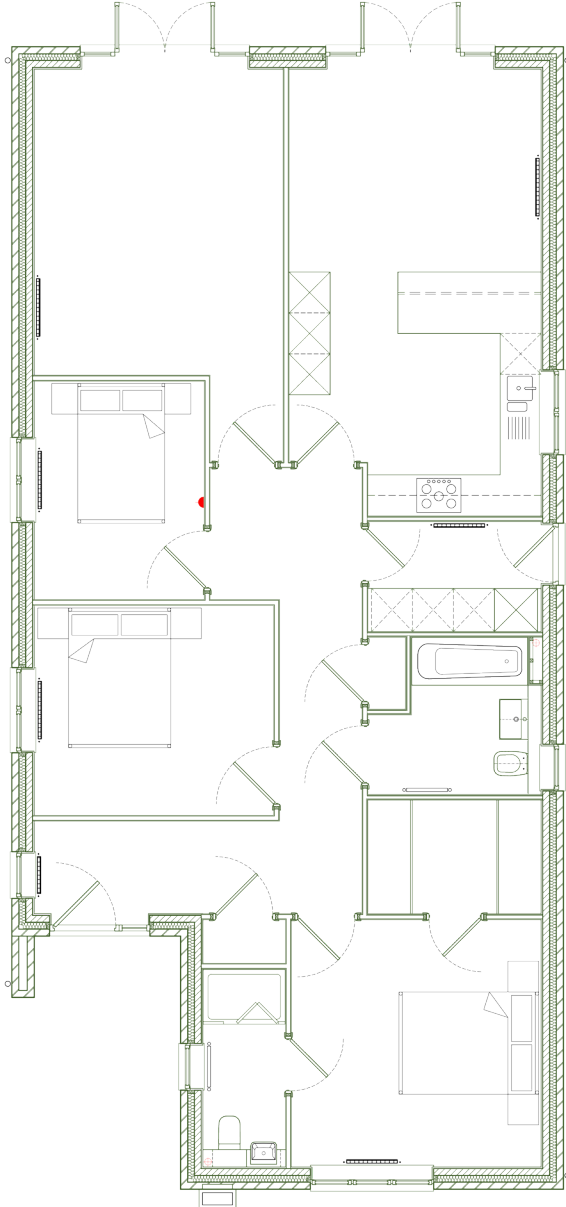
The hallways flow both to the dining/modern kitchen area, and the contemporary open living space - these areas being partitioned to create unique atmospheres. This generous living space is bathed in natural light by French doors with sidelights. There is ample space for dining, providing stunning views of the properties private landscaped gardens.

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 computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Adviser for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate 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.



<i>Woolner and Roland</i>		
THREE BEDROOM BUNGALOW		
Kitchen/Dining	6550 x 3695 mm	21'6" x 12'1"
Utility/Larder	2539 x 1607 mm	8'4" x 5'3"
Living Room	4487 x 3650 mm	14'9" x 11'11"
Principal Bedroom	3661 x 3624 mm	12' x 11'11"
Ensuite	2894 x 1210 mm	9'6" x 4'
Bedroom Two	3510 x 3075 mm	11'6" x 10'1"
Bedroom Three	3201 x 2493 mm	10'6" x 8'2"
Bathroom	2539 x 2300 mm	8'4" x 7'7"

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Specifications

Kitchen and utility rooms:

- Bespoke Rot Punk- Xerox style (handle-less) Lubina kitchen and utility
- Integrated Bosch fridge and freezer
- 1 x Bosch electric oven
- Inductor electric hob
- Blanco sinks and taps
- 20mm Silestone Modern quartz worktops with glass splashbacks (Types A, B + D)
- 25mm Eggar worktops and splashback (Type C)

Bathrooms:

- Tiles to shower and bath areas
- Modern Tavistock wall hung vanity units and taps to suit
- Contemporary RAK wall hung pans with concealed cisterns and wall plate flush
- Aqualisa concealed mixer shower valves with fixed rain head and hand held hose + slider kit
- Chrome towel rails and valves

Heating:

- Ideal Logic Plus gas fired boiler
- Underfloor heating to kitchen and living
- Central heating + hot water controls
- Radiators to bedrooms

Decoration:

- Brilliant white emulsion to ceilings
- Vinyl matt emulsion to all walls
- Satin finish to all woodwork
- Lacquer coat to Oak Doors

Joinery, windows and doors:

- Bi-fold French doors
- UPVC smooth flush sash windows
- White 5 Panel flush Oak doors with brushed chrome handles
- Square edge skirting and architrave
- Loft Access with Ladder

Electrical Fittings + Finishes:

- Low energy lighting to open plan living areas and bathrooms, en suites, hallway and reception areas
- Ceiling pendants and downlighters
- AV cabling to all areas ready for HD TV and Sky connection(s)
- White MK sockets and switches

External finishes:

- 1 x external fitted taps
- External lighting points
- Silver fleck granite Block paving to rear patios and paths
- Chip & tar driveways
- Fencing and gates

A CHARMING COUNTRYSIDE RETREAT

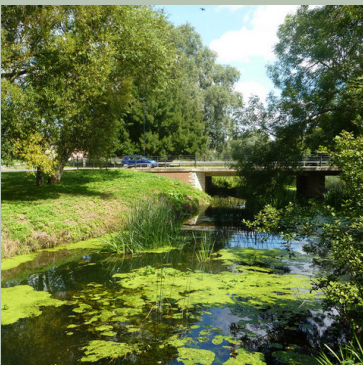
Up until the 17th Century Hadleigh was a cloth-making town in common with the rest of the area (Kersey, Lavenham, Long Melford). Consequently it was a wealthy town and it still contains some lovely old timber framed houses with pargeting. Hadleigh also contains many buildings dating from different periods and therefore has a uniquely mixed architecture. Near the Church you can find the great gatehouse named the Deanery Tower, which dates back to 1495 and is Grade 1 listed.

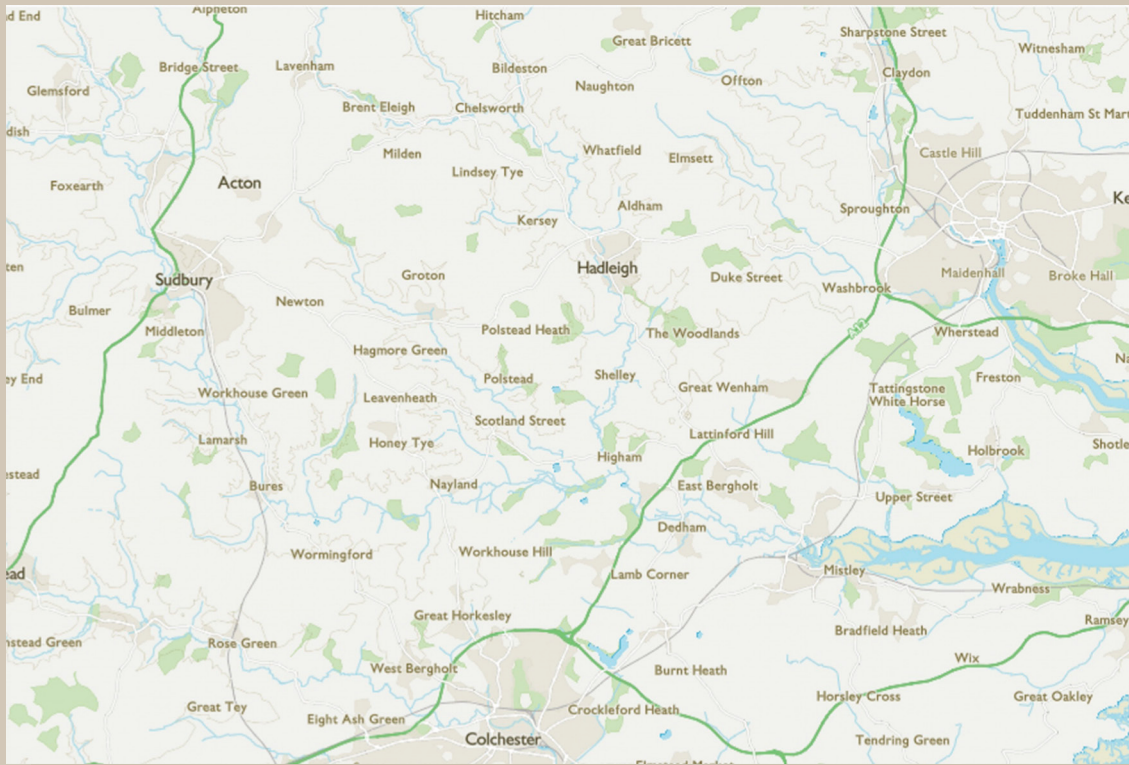
In addition to the independently run shops, Hadleigh has quite a few more gems to offer its residents. Hadleigh Maid is a supplier and manufacturer of quality handmade chocolates and confectionery based in George Street. There are numerous public footpaths throughout the town, several taking advantage of the close proximity of the River Brett. On Friday mornings there is a Market Day in the Market Place offering a wide range of stalls, including fish, fruit and vegetables, flowers, jams, olives and cheese.

Reputedly the oldest pub in town, the Ram has been in continuous use since 1625, but was recorded at least as early as about 1563. The Ram holds the Cask Marque Award for serving great quality real ale. The George is a great pub with food, Sunday roasts, ales, beer garden and events – a friendly independent community pub in in Hadleigh.

The High Street is nearly a mile in length and runs parallel to the River Brett which forms Hadleigh’s western boundary. There are lots of interesting shops in Hadleigh, most of them independently owned rather than chains. Of the 137 properties on the High Street 90% are listed, providing plenty of interesting sights to see.

There are countless walking routes to choose from, a classic being the easy stroll in the countryside near Wickham Bishops, departing close to the redundant St Peter’s church, passing beneath the last wooden railway viaduct in the country and then along the meandering banks of the River Blackwater. The return passes through woodland and has some excellent views across the Essex countryside. This is an all-seasons walk but is particularly good in spring and autumn.





Woolner and Roland, Boswell Lane, Hadleigh, IP7 6BX

Hadleigh is an ancient market town and civil parish in South Suffolk, East Anglia, situated, next to the River Brett, between the larger towns of Sudbury and Ipswich, situated on the A13 between Thundersley, Benfleet and Leigh-on-Sea.

Improvements to the public realm areas of Hadleigh town centre are designed to enhance the quality and attractiveness of the town to shoppers. Footway improvements are planned for the A13 London Road between the junction of New Road and Rectory Road and two bus stops will be combined into one double bus stop, located in close proximity to Morrisons Supermarket. This is designed to improve traffic flows on the route. These works have been funded by the A13 London Road, Hadleigh development and have been arranged with the support of Castle Point Borough Council. The B1070 is the quickest and easiest route to the A12 which will bring you to Colchester in less than 30 minutes. 12 miles west of Hadleigh, Sudbury is 20 minutes away via the A1071, to the east 20 minutes to Ipswich. The historic Bury St. Edmunds is a mere 40 minutes north west, via the A1141.

Sudbury, Ipswich and Colchester provide the closest train links, all of which have routes to the London-Norwich mainline. Buses run regularly to South Essex (Southend, Basildon, Brentwood), Mid Essex (Chelmsford, Braintree, Maldon), North Essex (Colchester, Clacton) and Stanstead Airport. Links to Suffolk (Ipswich, Sudbury) are also available.



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