

# Castlefields

HADLEIGH | SUFFOLK

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An outstanding new collection of beautifully-planned  
houses and bungalows in a superb location.

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## A long-established reputation for exceptional homes

At Landex New Homes we offer a wide variety of designs and finishes but the foundation of your home will always be a high-quality build as standard. With numerous awards to our name, our commitment to quality and customer satisfaction speaks for itself. However, in addition to our own comprehensive quality assurance checks during the build, your home will also be covered by a 10-year structural warranty – giving you ultimate peace of mind.

*And with a focus on energy efficiency, our homes are built with industry-leading features designed to minimise environmental impact, maximise comfort and cost savings for homeowners.*

## Enjoy the Landex New Homes difference.

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# Welcome.

Landex New Homes and Fenn Wright are extremely proud to offer this exceptional collection of new homes in the sought-after town of Hadleigh, in a beautiful part of Suffolk's renowned countryside.

Offering a range of carefully-planned houses and bungalows, it is an attractive development designed to offer a good balance of privacy, character, space and quality construction – whilst placing residents just moments from the town centre and good travel connections for work and leisure.

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# We love our new Landex home.

" We were impressed by the layout of the property, the spacious feel, and more than anything the quality of the build, with its premium fixtures and fittings. Dealing with Landex New Homes was so easy, from making initial contact and viewing the property, right through to handover. We would recommend Landex New Homes as your new home builder."

Sam & Mikaela – recent buyers at Goldsmiths, Ufford.

Sleek, contemporary and professionally built to the very high standards for which Landex New Homes are renowned, Castlefields is a premium development that residents will be proud to call home from day one – and for many years to come.

Superbly positioned approximately a mile from Hadleigh's historic town centre – the location ensures a semi-rural lifestyle, good quality local amenities and excellent connections to the stunning Suffolk countryside and beyond.

Inside, every detail has been well-planned from the outset and the homes offer generous living and reception areas, stunning designer kitchens with branded integrated appliances – and a host of desirable features included as standard. Good sized bedrooms, contemporary fitted bathrooms and beautifully-appointed en-suites are all finished to an exceptional level – and you'll find desirable touches such as underfloor heating with heating supplied by modern high efficiency air source heat pumps.

Outside, all the private homes feature a turfed rear garden, patio areas, ample off-street parking and a garage – and the thoughtfully planned landscaping around the development creates an attractive environment to relax and call home.

Indicative computer generated images shows Plots 5 to 9 from left-to-right.



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**The Crest**3 Bedroom House  
1157.76 SqFt (107.5 Sqm)

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**The Crest**3 Bedroom House  
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**The Crest**3 Bedroom House  
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**The Crest**3 Bedroom House  
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**The Duke**3 Bedroom Bungalow  
1658.67 SqFt (154.0 Sqm)

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**The Duke**3 Bedroom Bungalow  
1658.67 SqFt (154.0 Sqm)

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11

**The Duke**3 Bedroom Bungalow  
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12

**The Duke**3 Bedroom Bungalow  
1658.67 SqFt (154.0 Sqm)

Page 10

13

**The Manor**4 Bedroom House  
2073.52 SqFt (192.63 Sqm)

Page 12

14

**The Manor**4 Bedroom House  
2073.52 SqFt (192.63 Sqm)

Page 12

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Please note ; Plots 1-4 are not for open-market private sale.  
Please speak to a Sales Adviser for further information on the plots available.

All housetype/plot sizes are approximate only. 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 Consultant 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 Agent to view the detailed architects site drawings for full and accurate details.







# ● The Crest

3 bedroom semi-detached houses with attached single garage.

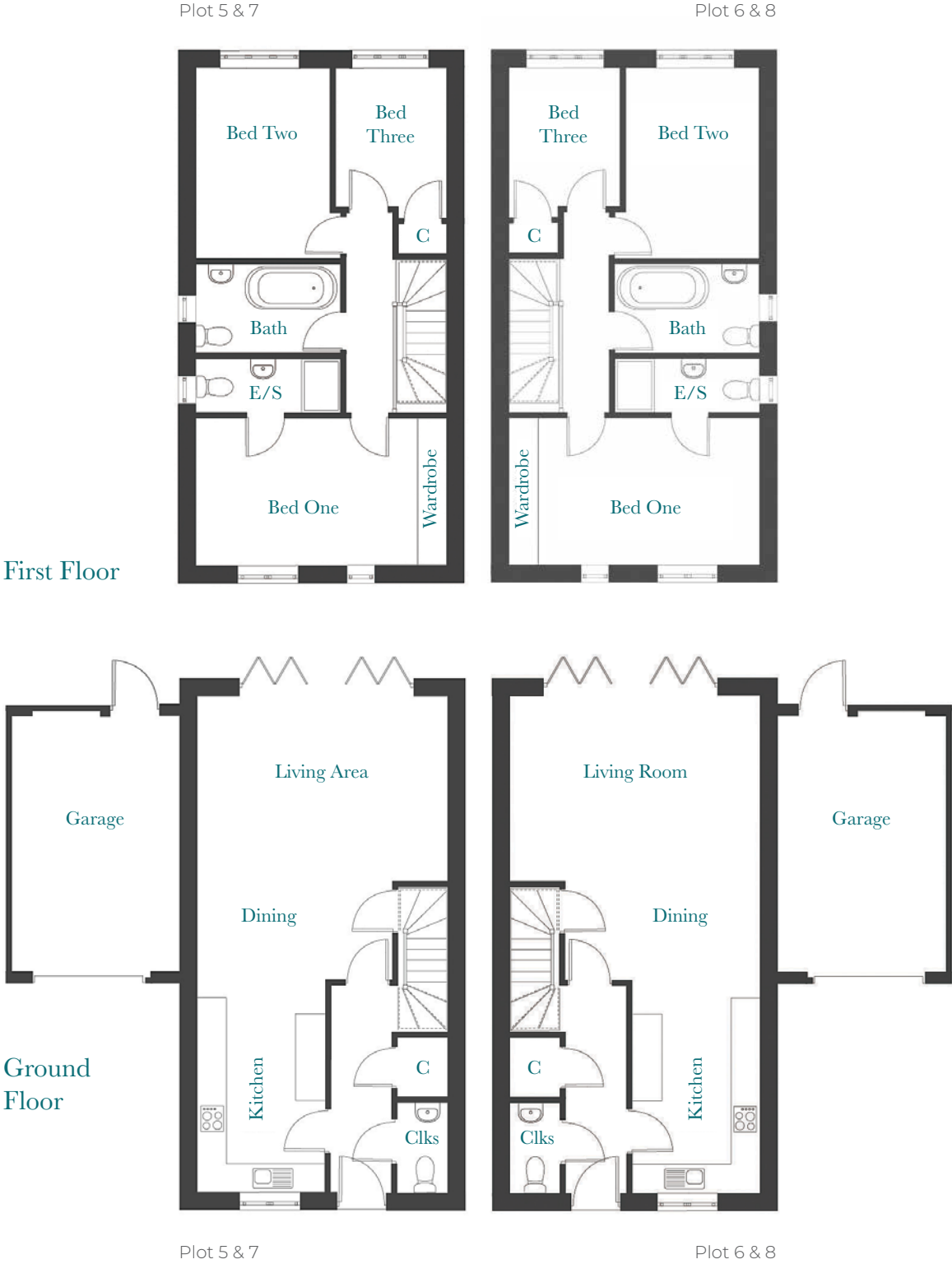
These delightful three bedroom homes effortlessly blend a classic exterior with a modern well-planned interior. The fully appointed kitchen blends seamlessly into the living / dining area – beautifully light-filled by glazed doors leading to the rear garden and patio area. There is also a cloakroom and under stairs storage cupboard for convenience. Upstairs, there is a principal bedroom with an en-suite shower room, two further good sized bedrooms and a family bathroom.

Plots 5, 6, 7 and 8  
Image Shows Plots 7 & 8.

## Room Measurements.

Kitchen	2.62m x 4.39m	8'6" x 14'4"
Living / Dining	5.27m* x 5.9m	17'3"* x 19'3"
Principal Bedroom	3.03m x 5.27m	9'9" x 17'3"
Bedroom Two	3.02m* x 3.99m	9'9"* x 13'1"
Bedroom Three	2.35m x 3.99m*	7'7" x 13'1"*
Single Garage	3.57m x 5.31m	11'7" x 17'4"

\* Maximum measurement



Floorplans are indicative and for guidance only.

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● The Duke

3 bedroom detached bungalows with detached single garage.

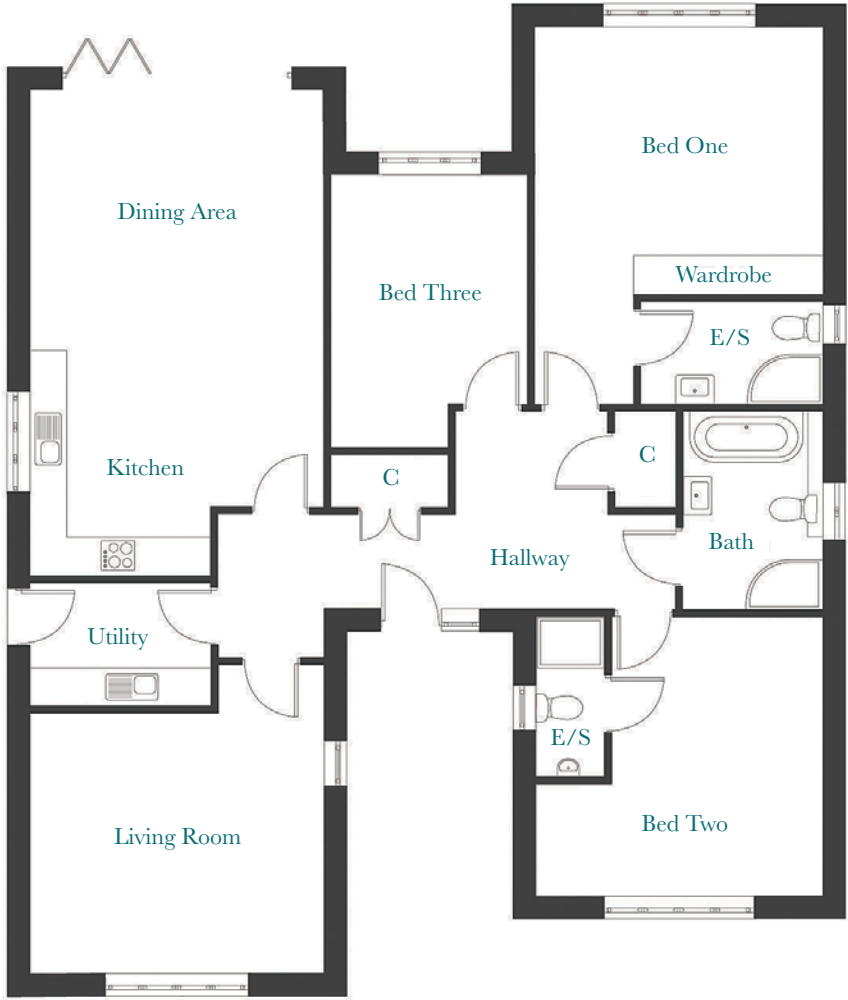
These impressively spacious bungalows feature a large kitchen/dining area with designer fittings, stylish preparation island and glazed bi-folding doors flooding the room with natural light. There is a separate living room at the front of the bungalow, and a utility room with convenient outside access. Both the well-proportioned principal and second bedrooms are complemented by luxury en-suite shower rooms, with a further third bedroom and family bathroom completing the home.

Plots 9, 10, 11 & 12 (Plot 9 is handed)  
Image Shows Plot 12.

Room Measurements.

Kitchen / Dining	3.03m** x 7.79m*	9'9"*** x 25'5"*
Utility Room	1.99m x 3.03m	6'5" x 9'9"
Living Room	5.03m* x 4.73m	16'5"*** x 15'5"
Bed One ( Inc E/S )	4.62m x 6.10m	15'1" x 20'0"
Bed Two ( Inc E/S )	4.51m x 4.62m	14'8" x 15'1"
Bedroom Three	3.00m x 4.39m	9'8" x 14'4"
Single Garage	3.70m x 6.08m	12'1" x 19'9"

\* Maximum measurement \*\* Minimum measurement



Please note. Plot 9 is handed compared to plan shown.

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● The Manor

4 bedroom detached houses with detached double garage.

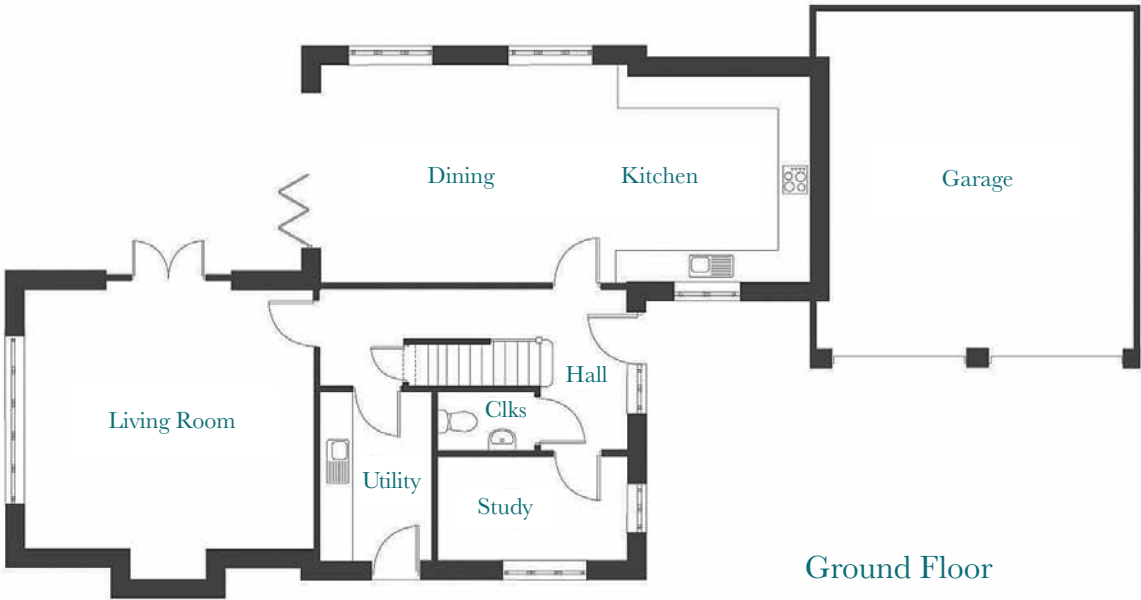
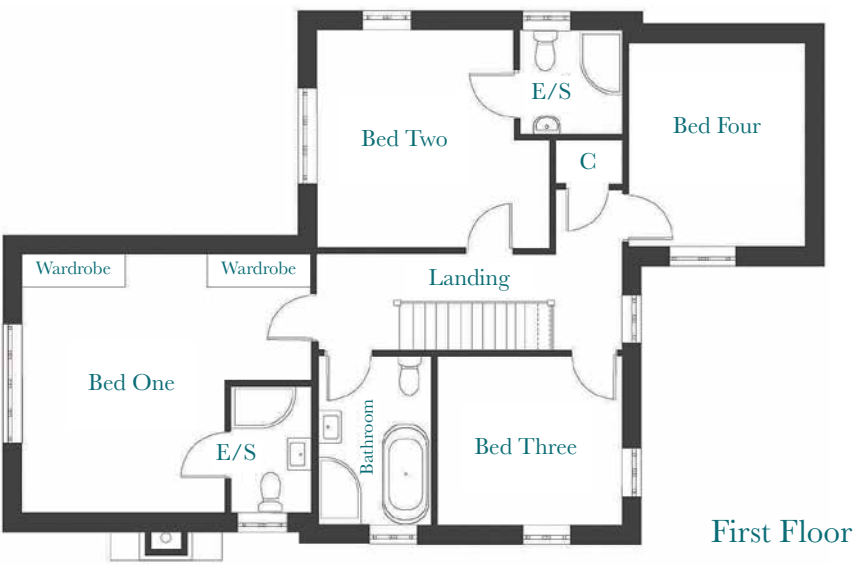
Beyond the welcoming hallway of these substantial four bedroom family homes, you'll find a stunning open-plan kitchen / dining / family area – filled with an abundance of natural light from the glazed bi-folding doors which face onto the rear garden. For convenience, there is a utility room with outside access, a cloakroom and an under stairs storage cupboard. The ground floor also boasts a separate study – and a living room with French doors opening onto the patio. Upstairs, the principal bedroom and second bedrooms have en-suites – while bedrooms three and four are serviced by a family bathroom.

Plots 13 & 14 (Plot 14 is handed)  
Image Shows Plot 13.

Room Measurements.

Kitchen / Dining	3.03m** x 7.79m*	9'9"*** x 25'5"*
Utility Room	1.99m x 3.03m	6'5" x 9'9"
Living Room	5.03m* x 4.73m	16'5"*** x 15'5"
Study	3.60m x 2.01m	11'10"x 6'7"
Bed One ( Inc E/S )	4.62m x 6.10m	15'1" x 20'0"
Bed Two ( Inc E/S )	4.51m x 4.62m	14'8" x 15'1"
Bedroom Three	3.00m x 4.39m	9'8" x 14'4"
Bedroom Four	3.55m x 3.24m	11'8" x 10'8"
Garage	3.70m x 6.08m	12'1" x 19'9"

\* Maximum measurement \*\* Minimum measurement



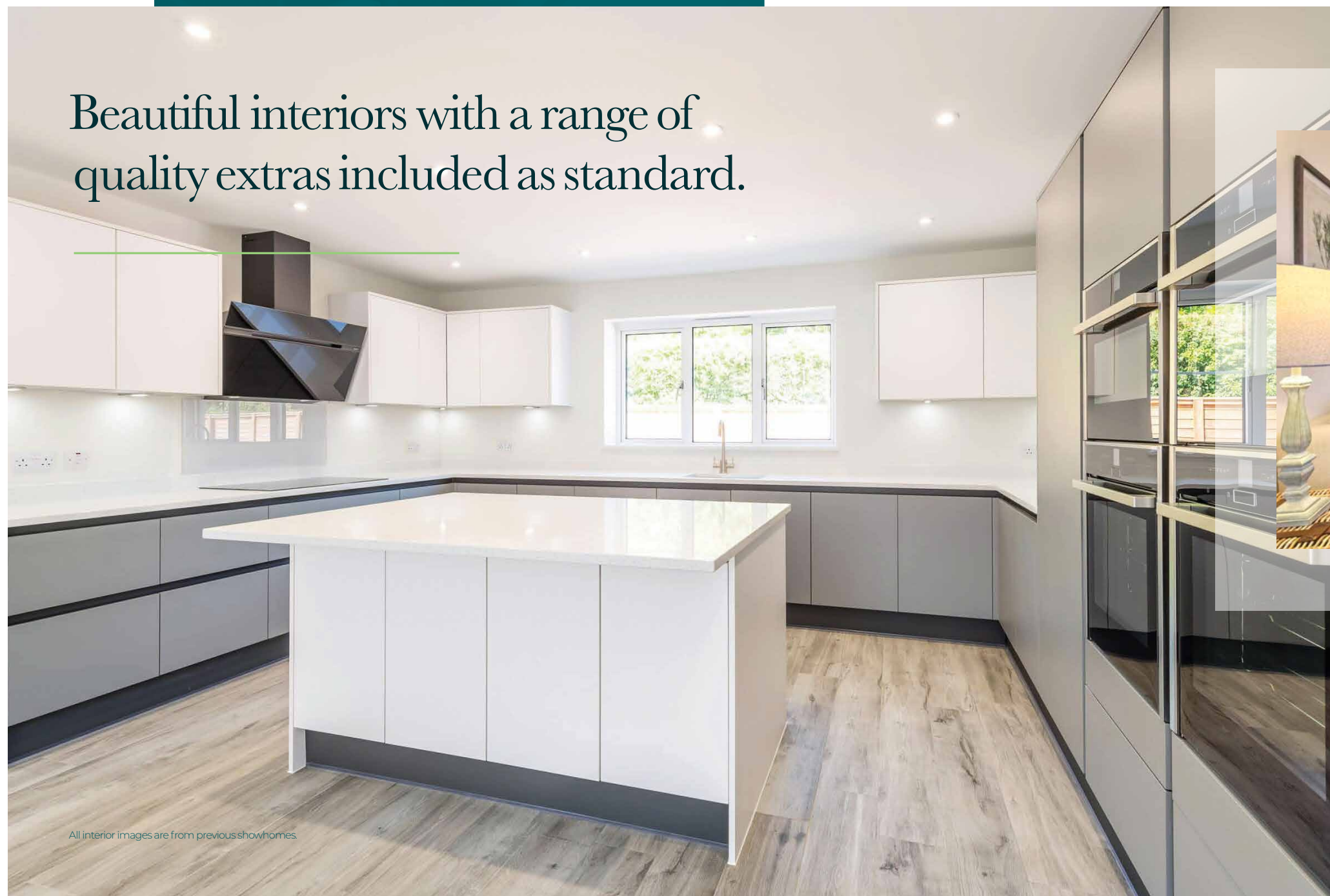
Please note. Plot 14 is handed compared to plan shown.

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Beautiful interiors with a range of quality extras included as standard.



All interior images are from previous showhomes.



We believe in providing “extras” as standard, ensuring that our buyers enjoy modern living without compromise from day one. Our comprehensive standard specification includes everything from underfloor heating and fitted wardrobes, to quality flooring options and intelligent security systems.

We don't forget the basics; USB sockets, spotlights, dimmer switches, composite front doors, electric garage doors, turfed and planted outdoors spaces, generous patio areas and even outdoor sockets and taps that allow you to enjoy your space from the moment you move in.



# Specification

## The Manor and The Duke

### Kitchens

- Choice from a wide range of Masterclass or Crown kitchen units \*
- Quartz worktops and 75 mm up-stands \*
- Franke under mounted sink and tap
- Decoglaze Glass splash-back \*
- Neff integrated oven
- Neff hob. Extractor hood
- Fully integrated A rated fridge freezer
- Fully integrated A rated washing machine ( or free-standing if in utility )
- Dishwasher/integrated microwave fitted where space ( dependent on size of kitchen )
- Free-standing tumble dryer in utility ( where applicable )
- Ceramic floor tiles to Kitchen / Utility / Dining area \*
- Monarch water softener

### Heating

- High efficiency Samsung minimum Skw Air Source Heat Pump
- Joules hot water cylinder
- Underfloor heating to ground floor, radiators to first floor. Rooms/areas thermostatically controlled.
- Dual element towel warmer to every ground floor cloaks, dual element tower warmer to every first floor bathroom/en-suite in HOUSES.
- Dual element towel warmer to every bathroom/en-suite/cloaks ( if applicable ) in BUNGALOWS.
- Wood burner ( Plots 13 & 14 only ) and Granite Hearth

### Interior Features / Finishes

- Fitted wardrobes to one bedroom
- Quality fitted carpets
- Ceramic floor tiles to hallway \*
- Solid oak handrails to stairs
- Woodwork painted in Dulux Pure Brilliant White
- Internal walls in Dulux Supermatt Strong White
- Ceilings painted in Dulux Supermatt Matt White
- Bathroom ceilings painted in Armstead Durable Acrylic Eggshell White
- Doors, skirting and architrave painted in Dulux Pure Brilliant White Oil Based Eggshell
- 5 panel internal doors with brushed satin chrome ironmongery

### Bathrooms / En-Suites

- Roper Rhodes sanitaryware throughout
- Low level shower trays
- Merlyn shower enclosures
- Aqualisa Digital showers throughout
- Roper Rhodes vanity units
- Roper Rhodes taps
- Ceramic wall tiles to full height \*
- Ceramic floor tiles \*

### Electrical

- Ample number of sockets in each room, some with USB ports
- Hard-wired ethernet points throughout
- TV face plates fitted in all habitable rooms including some high level
- HDMI cable in living room, principal bedroom and kitchen / dining area where high level TV points are installed
- Low energy LED downlights fitted in kitchen, bathroom, en-suites and cloaks and a mixture of pendants and down lights elsewhere. Dimmers fitted at builder's discretion
- Low energy LED down light fittings to underside of all kitchen cupboards
- Mains Smoke detectors and Carbon monoxide alarms (where necessary) with battery back-up
- Intruder alarm
- All properties wired for satellite/digital TV
- External lights to front, rear and side (where applicable)
- Shaver sockets to all 'wet rooms'
- Electrically operated remote control garage doors
- Light and sockets in all garages and lofts
- 13 amp external socket
- Infrastructure for PV ( solar ) panels ( ie cables in loft to fuseboard )
- Electric Vehicle Charging Point ( EVCP )

### External Features

- Cedral cladding (where applicable) in light grey
- Cottage style front door in Light Grey with small glazed panel. Composite with multi-point locks
- Linar UPVC double glazed windows and external doors. Light Grey exterior and white interior Brushed satin ironmongery
- Soffit, fascias, barge boards and rainwater goods, colour coordinated and maintenance free
- All front (where applicable) and rear gardens laid to turf
- Mulched borders and or planting depending on scheme according to Landscape plan
- Outside tap
- Patio areas and footpaths to all plots
- Privacy 1.8m high close boarded timber fencing between the plots
- External infrared PIR lighting
- Hormann garage doors
- Private roads are 'Brindle' block paving
- Footpaths are 'Charcoal' block paving
- Private driveways are 'Brindle' block paving

Specification correct as intended at the time of brochure origination. \* Any choices available are subject to reservation timing / build programme. Please ask for details.



Protection for new-build home buyers

# Specification

## The Crest

### Kitchens

- Choice from a wide range of Masterclass or Crown kitchen units \*
- Quartz worktops and 75 mm up-stands \*
- Franke under mounted sink and tap
- Decoglaze Glass splash-back \*
- Neff integrated oven
- Neff hob, Extractor hood
- Fully integrated A rated fridge freezer
- Fully integrated A rated washing machine
- Dishwasher/integrated microwave fitted where space ( dependent on size of kitchen )
- Ceramic/porcelain floor tiles to kitchen/dining area \*

### Heating

- High efficiency Samsung minimum Skw Air Source Heat Pump
- Joules hot water cylinder
- Underfloor heating to ground floor, radiators to first floor. Rooms/areas thermostatically controlled.
- Dual element towel warmer to every ground floor cloaks, dual element tower warmer to every first floor bathroom/en-suite in HOUSES.
- Dual element towel warmer to every bathroom/en-suite/cloaks ( if applicable ) in BUNGALOWS.

### Interior Features / Finishes

- Fitted wardrobes to one bedroom
- Quality fitted carpets
- Ceramic floor tiles to hallway \*
- Solid oak handrails to stairs
- Woodwork painted in Dulux Pure Brilliant White
- Internal walls in Dulux Supermatt Strong White
- Ceilings painted in Dulux Supermatt Matt White
- Bathroom ceilings painted in Armstead Durable Acrylic Eggshell White
- 5 panel vertical Safe and sound doors
- Doors, skirting and architrave painted in Dulux Pure Brilliant White Oil Based Eggshell
- 5 panel internal doors with brushed satin chrome ironmongery

### Bathrooms / En-Suites

- Roper Rhodes sanitaryware throughout
- Low level shower trays
- Merlyn shower enclosures
- Roper Rhodes shower
- Roper Rhodes vanity units
- Roper Rhodes taps
- Ceramic wall tiles to full height \*
- Ceramic floor tiles \*

### Electrical

- Ample number of sockets in each room, some with USB ports
- Hard-wired ethernet points throughout
- TV face plates fitted in all habitable rooms including some high level
- Low energy LED downlights fitted in kitchen, bathroom, en-suites and cloaks and a mixture of pendants and down lights elsewhere. Dimmers fitted at builder's discretion
- Low energy LED down light fittings to underside of all kitchen cupboards
- Mains Smoke detectors and Carbon monoxide alarms (where necessary) with battery back-up
- Intruder alarm
- All properties wired for satellite/digital TV (where applicable)
- Shaver sockets to all 'wet rooms'
- Electrically operated remote control garage doors
- Light and sockets in all garages and lofts
- 13 amp external socket
- Infrastructure for PV ( solar ) panels ( ie cables in loft to fuseboard )
- Electric Vehicle Charging Point ( EVCP )

### External Features

- Cedral cladding (where applicable) in light grey
- Cottage style front door in Light Grey with small glazed panel. Composite with multi-point locks
- Linar UPVC double glazed windows and external doors. Light Grey exterior and white interior Brushed satin ironmongery
- Soffit, fascias, barge boards and rainwater goods, colour coordinated and maintenance free
- All front (where applicable) and rear gardens laid to turf
- Mulched borders and or planting depending on scheme according to Landscape plan
- Outside tap
- Patio areas and footpaths to all plots
- Privacy 1.8m high close boarded timber fencing between the plots
- External infrared PIR lighting
- Hormann garage doors
- Private roads are 'Brindle' block paving
- Footpaths are 'Charcoal' block paving
- Private driveways are 'Brindle' block paving

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Protection for new-build home buyers



Nestled in breathtaking countryside, amongst the spectacular Suffolk scenes that inspired renowned painters like Constable and Gainsborough, the ancient market town of Hadleigh offers an eclectic mix of amenities – all of which Castlefields will position you firmly in touch with.



Situated between the larger towns of Sudbury and Ipswich, Hadleigh is charming market town in South Suffolk. Idyllically positioned next to the quaint River Brett, the centre retains the intimate feel of a bygone era but accommodates everything you'll need for modern daily life within a short walk or drive from home.

On and around the High Street you will find a variety of amenities and independent shops – and grocery shopping couldn't be easier with the Morrison's supermarket less than a mile away. Whether you are eating out with the family or fine dining with friends, you will find plenty of options locally, including Indian, Italian and fish & chips on the High Street – plus some well-known gastro-pubs and eateries serving excellent brunches, innovative meals and traditional English cuisine in upmarket settings.

*Sports, health and fitness enthusiasts are well-catered for in Hadleigh, with local cricket, football and rugby clubs in town, as well as the well-equipped pool & leisure centre.*

Outdoor enthusiasts may prefer a visit to the Dedham Vale, where they'll find sensational views, twisting cycling routes and riverside walks mixed with charming opportunities for picnics, lazy pub lunches and afternoon teas with friends.



Hadleigh Cricket Club

Morrisons Supermarket

Primary School

Hadleigh High School

Hadleigh Pool & Leisure

### Hadleigh High Street (0.7miles)

Services and convenience stores, pubs and restaurants, shops and salons, butchers, bakeries, cafés and tea rooms – Hadleigh's High Street boasts a traditional feel with a wealth of contemporary offerings.

Hadleigh Football Club

Hadleigh Rugby Club





# Hadleigh and the surrounding area is a superb place to call home.

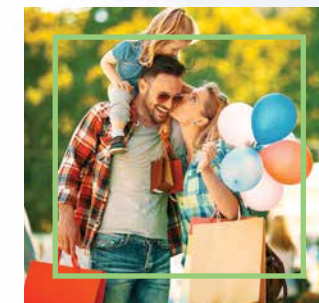
From the famous Dedham Vale to the remarkably stunning landscapes of the Suffolk-Essex border – widely renowned thanks to artists such as Constable and Gainsborough – this area is a truly exceptional place to live. The town enjoys a friendly feel, with plenty going on for everyone to enjoy – and for a wider range of retail, dining and culture opportunities, the regional hubs of Ipswich, Colchester and Bury St Edmunds are all within easy reach.

10 miles away, Ipswich's waterfront bars and restaurants thrive in the summer months, and its two indoor malls offer a huge range of shops and boutiques, while 15 miles to the south, historic Colchester is home to a variety of unique eateries, stores, salons, galleries, museums, theatres and cinemas.



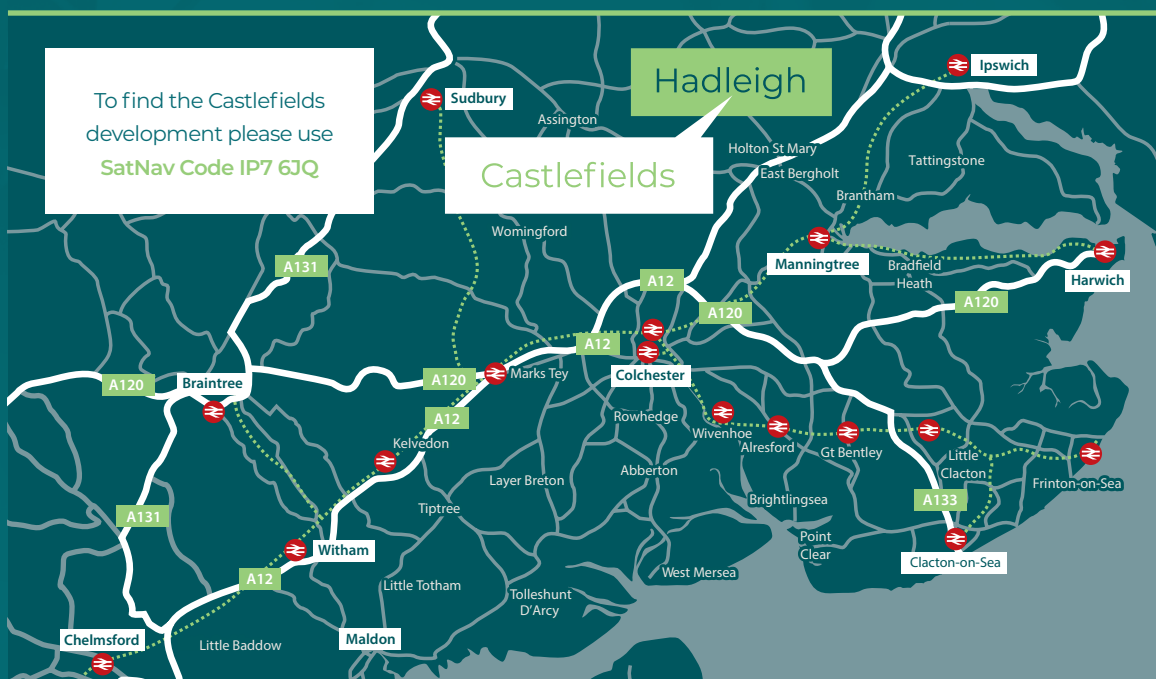
Enjoy an enviable location in the heart of the Suffolk countryside.

Outdoor enthusiasts will love the surrounding area, being awash with idyllic country lanes and footpaths, which are perfect for an early morning run or dog-walk – and there are also many signposted cycling routes around the town. Keen golfers will be pleased to note Brett Vale and Hintlesham Golf Clubs are both within easy reach, as is the historic Newton Green Golf Club – which is just a 15-minute drive away.





# Castlefields, Gallows Hill, Hadleigh, Ipswich, Suffolk



Positioned in the heart of the Suffolk countryside, but well-connected to the region's commercial centres by road, Hadleigh is very highly sought-after for families, downsizers and commuters alike. The offerings within this historic town – and it's proximity to the Dedham Vale Area of Outstanding Natural Beauty – make it a very attractive place to live.

## The Local Highlights

Hadleigh High Street	0.7 Miles
St Mary's Church	0.8 Miles
Morrisons Supermarket	0.9 Miles
Hadleigh Pool & Leisure	1.0 Miles
St. Mary's Church Primary School & Nursery	1.1 Miles
Hadleigh United Football Club	1.2 Miles
Hadleigh High School	1.5 Miles
Marquis Suffolk ( Restaurant )	2.5 Miles

## Nearby Destinations

Dedham	8.5 Miles
Ipswich ( Station )	10 Miles
Manningtree ( Station )	10.5 Mile
Sudbury ( Station )	11 Miles
Colchester ( Station )	15 Miles
Bury St. Edmunds	21 Miles
Stansted Airport / M11	45 Miles
Cambridge	50 Miles

# FennWright

## 01787 327000

Phone or visit [fennwright.co.uk](http://fennwright.co.uk)

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