



Jeffreys Green, Cockfield, Suffolk

A collection of 2, 3 and 4 Bedroom Houses

Call now to register your interest with Fine & Country Bury St Edmunds

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An exciting opportunity has arisen in the sought after village of Cockfield with Orwell Homes Limited who are creating an exclusive development of 24 homes that have been carefully planned to offer the best use of space and light coupled with energy efficiency and contemporary designs all rounded off with excellent build quality.

The properties will be an impressive mix of 2, 3 & 4 bedroom houses and 2 bedroom bungalows, with private parking for 2 cars and larger plots with cartlodes.

The open market homes will be finished to a high specification with close attention to the finest details with space designed for modern living and the most demanding families.

Anticipated completion is Spring 2022, prices start and range from £245,000 to £525,000, with the show home available from January 2022.



A unique development of 24 individual semi and detached properties situated in a quiet rural location on the outskirts of the village of Cockfield. All properties are thoughtfully laid out to give you space and privacy with classic and timeless style blending the various styles which all have bright and airy flexible spaces to help your daily life flow.

The site comprises six different sized designs of 3 & 4 bed detached houses, 3 & 2 bed semi detached houses and 2 bed bungalows with parking and gardens with views over open countryside.

Jeffreys Green is nestled in the heart of the mid Suffolk countryside equidistant from both the historic market town of Bury St Edmunds and the bustling town of Sudbury on the Suffolk Essex borders.

The quintessential English villages of both Lavenham and Long Melford with their picturesque Suffolk countryside and chocolate box period houses, galleries and pubs are both within easy striking distance as are the attractions of Kentwell Hall and Melford Hall. The locations were made famous by artists Thomas Gainsborough and John Constable and the BBC's Lovejoy TV series.

Site Plan

First Release



The local Cockfield Primary School offers top quality education in the village, with small class sizes and 70 children on the list it can be seen why Ofsted says that pupils feel happy and safe at the school. The village store/post office is a great convenience with good local produce being stocked.

There are plenty of long countryside walks around the village and there is great home cooking and real ale at the Horseshoes Inn whilst the Plough & Fleece overlooks the Great Green. There are numerous bars, hotels, restaurants and cafes in nearby Lavenham and Long Melford.



Cockfield proves to be a popular choice for homeowners and once you arrive you will see why people have been settling here over the centuries. Beautiful green countryside wraps around the collection of hamlets and greens that make up the historic parish, with the 14th century Grade 1 Listed St Peters Church a centrepiece of the village.

The large open space which is "Great Green" provides a great focal point for the locals with a recently renovated pavilion and brand new adventure playground adding to the sense of community. The annual produce, flower and craft show and the carols on the green are just a few of the activities on the calendar with more energetic dance nights and regular sports events to be added.

Whatever your interest you won't miss out with the local village magazine Green Links being circulated to all residents.



Cockfield

Cockfield is in West Suffolk, about 6 miles south of the market town of Bury St Edmunds, and close to historic Lavenham. It is a spread out village, geographically the second largest village in Suffolk. Cockfield's 800 residents mainly live grouped around its eight greens.

Cockfield was awarded the title of Suffolk Village of the Year in 2012, a title the whole village was very proud to receive and one it wears with pride.

Cockfield is a lively village boasting many Clubs and Societies, two Churches, two public houses, a restaurant, garage, Post Office and Primary School.

Cockfield Parish and Community Councils are very active in the village and are pro-active to the needs of residents. Councillors work closely with all village groups, and with each other, listening to what residents need and then working in partnership to achieve it.

At the heart of village life is our community spirit and as you look through our site the hope is you will get a feel for what we as a village do for each other to make ours a community to be proud of.





Lavenham

Lavenham, located in the heart of the stunning Suffolk countryside, is considered to be Britain's best preserved medieval village and one of Suffolk's most important wool towns. Medieval charm can be found at every turn with timber framed buildings lining the narrow streets and lanes leading up to the impressive market place. There is a rich history to discover – Lavenham was the 14th richest town in Tudor England thanks to its famous Lavenham Blue broadcloth.

Over 300 buildings are listed as being of architectural and historic interest, including the beautiful and stately church of St Peter and St Paul, The Guildhall, Little Hall, and De Vere House to name but a few.

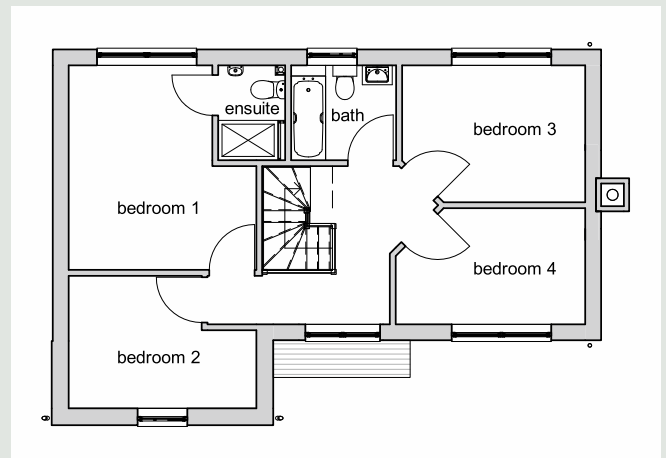
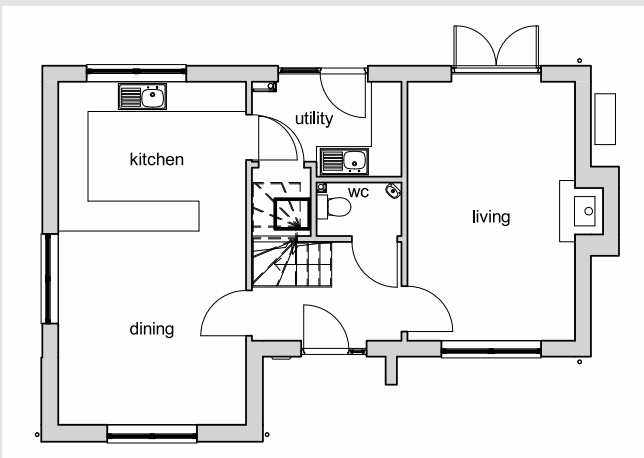
Lavenham is proud of its strong links to America. The Lavenham airbase was home to the 487th Bombardment Group of the 8th US Army Air Force. The group flew 185 missions and more than 6000 sorties whilst stationed at Lavenham during WWII.

Today Lavenham is a thriving village with a strong community spirit. It is a hub of independent boutique shops and galleries, fantastic restaurants, chic hotels and luxury holiday cottages, plenty of cafes and pubs, and has a full diary of events and activities for locals and visitors alike.



Plot 9

4 bed house @120m² (1,291 ft²) plus double cartlodge



Our four bedroom properties are suited to growing families or professional couples. A kitchen/diner area leads onto a handy utility room which provides a useful space for laundry. A separate living room with fire place and doors to the garden, guest cloakroom and an understairs cupboard completes the ground floor layout. Bedroom one with en-suite shower room is found upstairs, along with 3 further bedrooms and a main bathroom.

Room by room

Living Room 5.20m x 3.37m

Kitchen/Dining 6.89m x 3.77m

Bedroom One 4.11m x 2.89m

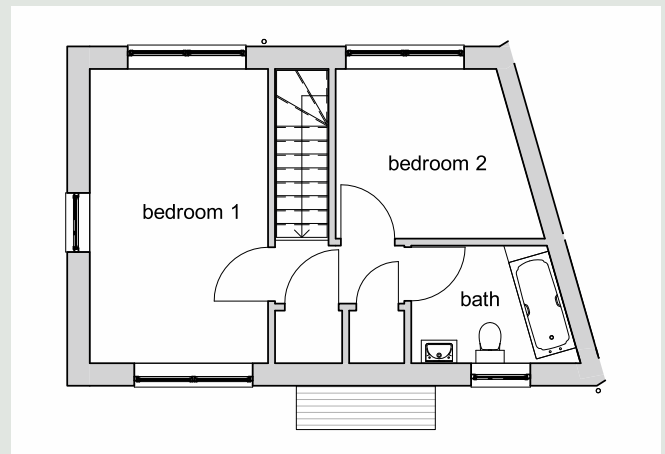
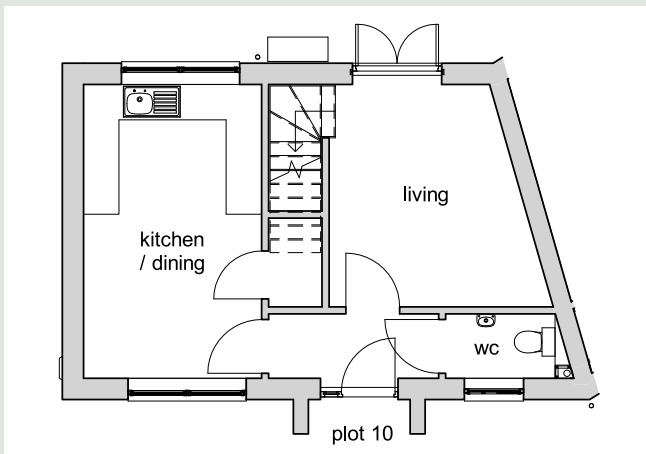
Bedroom Two 3.77m x 2.66m

Bedroom Three 3.68m x 2.75m

Bedroom Four 3.81m x 2.33m

Plot 10

2 Bed house @75m² (807 ft²) plus 2 parking spaces



Our two bedroom semi detached properties offer versatility and have been designed with first time buyers in mind. The entrance hallway leads onto a kitchen/diner area, with separate cloakroom. A separate living room with double doors lead to the rear garden. Bedroom one and two on the first floor are served by the main bathroom

Room by room

Living room 3.78m x 2.72m

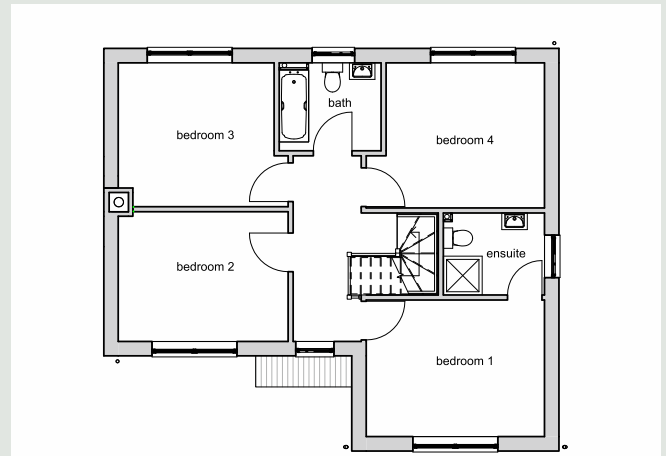
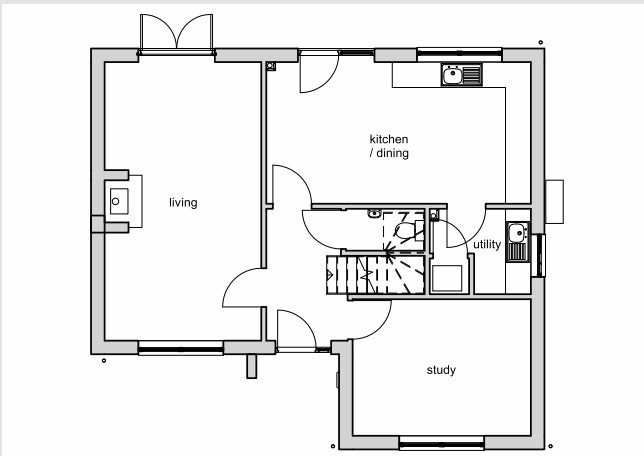
Bedroom One 4.98m x 3.02m

Kitchen/Dining 4.98m x 3.02m

Bedroom Two 2.87m x 3.54m

Plot 27

4 bed house @150m² (1,614 ft²) plus single cartlodge



Our four bedroom properties are suited to growing families or professional couples. A kitchen/diner area leads onto a handy utility room which provides a useful space for laundry. A separate living room with fire place and doors to the garden, home office/study, guest cloakroom and an understairs cupboard completes the ground floor layout. Bedroom one with en-suite shower room is found upstairs, along with 3 further bedrooms and a main bathroom.

Room by room

Living Room 6.56m x 3.69m

Kitchen/Dining 6.23m x 3.34m

Study 4.20m x 3.22m

Bedroom One 4.20m x 3.22m

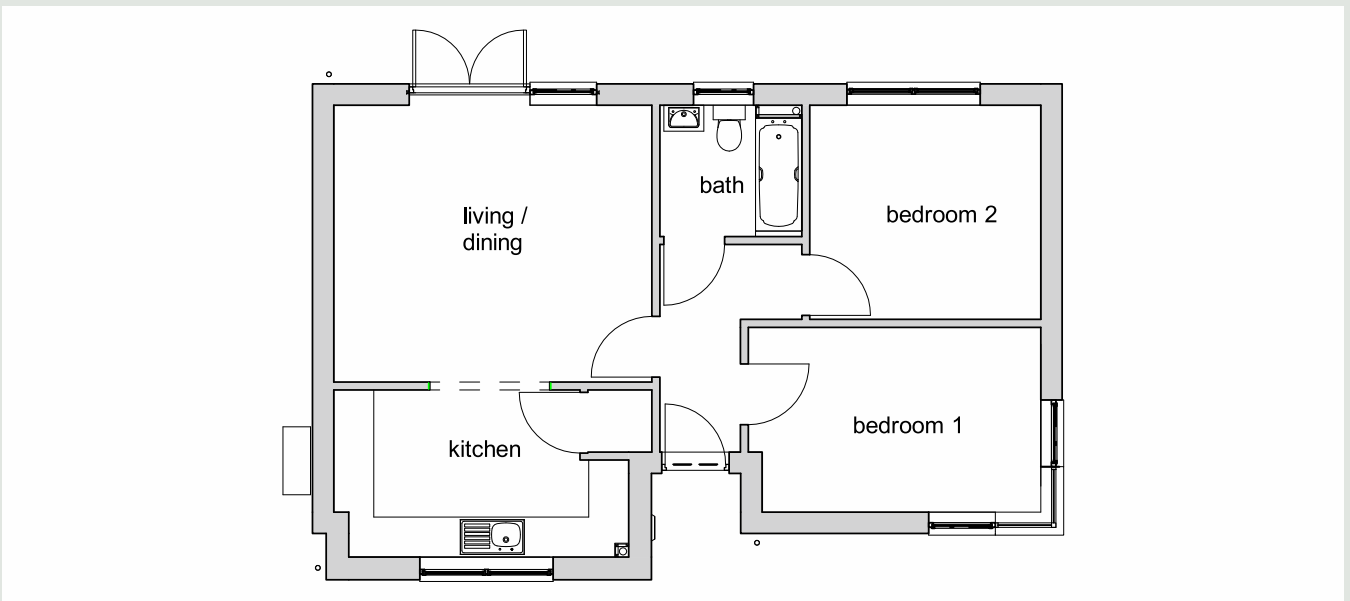
Bedroom Two 4.00m x 3.10m

Bedroom Three 3.39m x 3.67m

Bedroom Four 3.73m x 3.42m

Plot 29

2 Bed Bungalow @65m² (700 ft²) plus 2 parking spaces



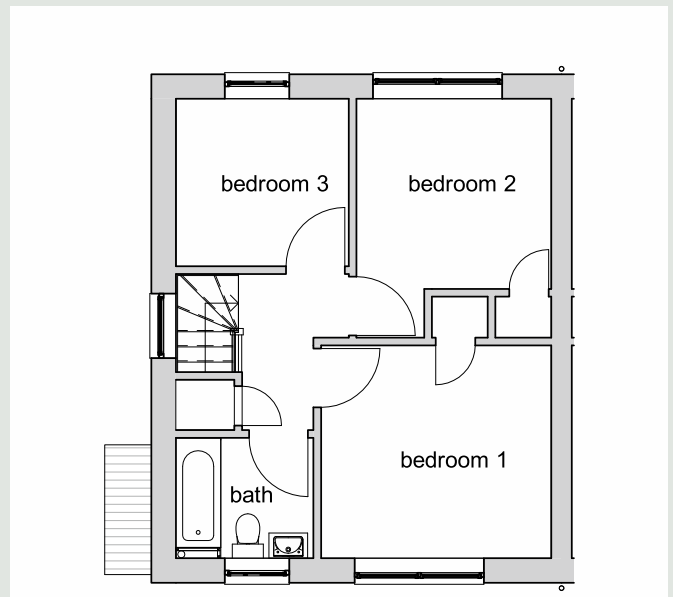
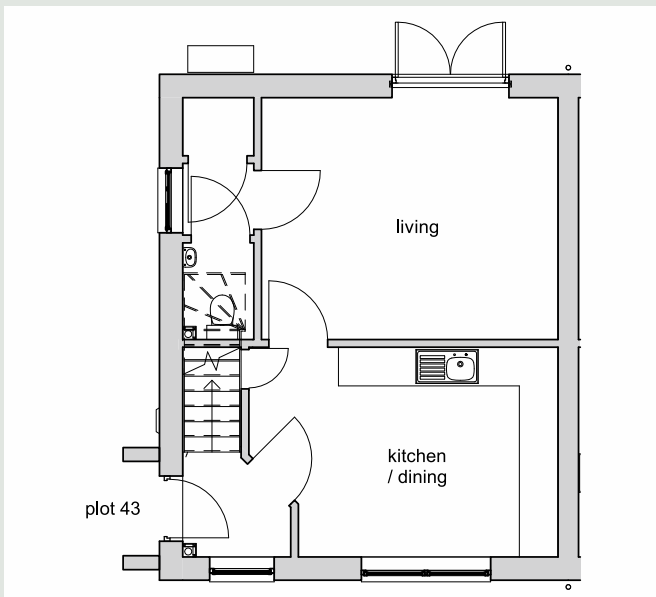
Our two bedroom detached bungalows offer versatility and have been designed with single floor living in mind. The entrance hallway leads onto a living/dining room with double doors which lead to the rear garden, with the kitchen off the living space. Bedroom one and two share the main bathroom.

Room by room

Living/Dining	4.77m x 4.15m	Bedroom One	4.39m x 2.77m
Kitchen	4.42m x 2.51m	Bedroom Two	3.21m x 3.47m

Plot 42

3 bed House @82m2 (882 ft2) plus 2 parking spaces



Our three bedroom semi detached properties offer versatility for couples and growing families looking for extra space. The entrance hallway leads onto a kitchen/diner area with separate cloakroom. There is a separate living room with double doors leading to the rear garden. Bedroom one is found upstairs, along with 2 further bedrooms and a main bathroom.

Room by room

Living Room 4.59m x 3.75m

Kitchen/Dining 4.79m x 3.25m

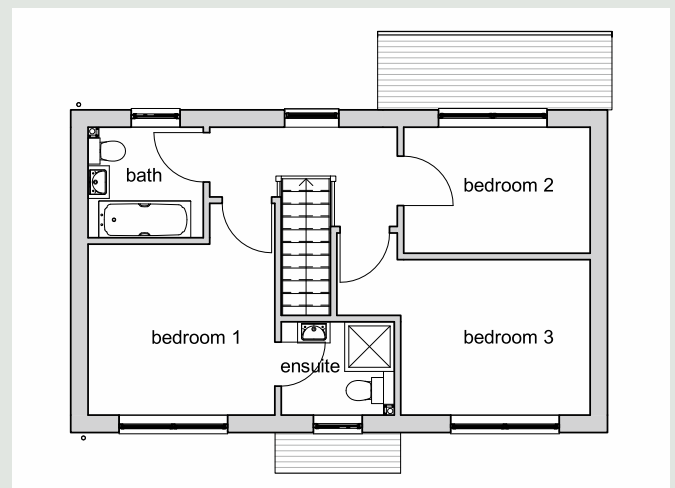
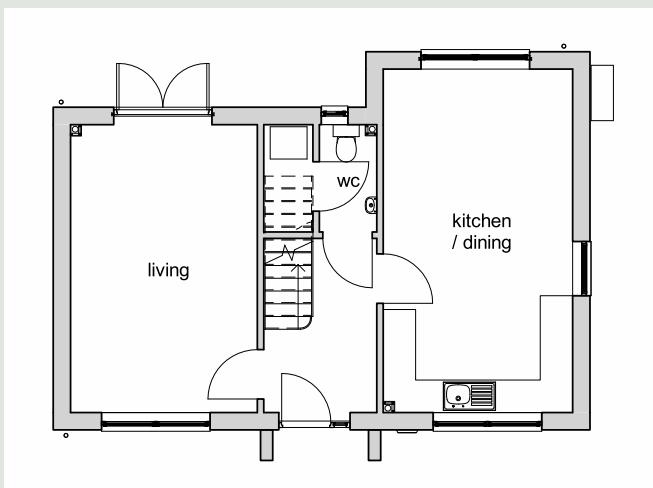
Bedroom One 3.57m x 3.30m

Bedroom Two 3.02 x 2.95m

Bedroom Three 2.60 x 2.68m

Plot 44

3 bed house @100m² (1,076 ft²) plus 2 parking spaces



Our three bedroom detached properties offer versatility for couples and growing families looking for extra space. The entrance hallway leads onto a kitchen/diner area with separate cloakroom. There is a separate living room with double doors leading to the rear garden. Bedroom one with en-suite shower room is found upstairs, along with 2 further bedrooms and a main bathroom

Room by room

Living Room	5.31m x 3.44m	Bedroom One	3.44m x 3.15m
Kitchen/Dining	6.33m x 3.49m	Bedroom Two	3.44m x 2.32m
		Bedroom Three	3.49 x 2.87m

At Jeffrey's Green you are ideally placed to enjoy the stunning Suffolk countryside for gentle strolls or interesting dog walks, and while it is easy to feel away from it all you are always in close reach of excellent travel links, such as the stations at both Bury St Edmunds and Sudbury, which link via Cambridge or Ipswich and Marks Tey respectively into London Liverpool St.

Just a short distance from the A14, Jeffrey's Green is an ideal base for travel to Cambridge, Ipswich, Colchester and Norwich. Travellers can be on the beaches on the Norfolk and Suffolk coastline, such as Felixstowe and Southwold, within the hour while Stansted airport is a similar journey time for travels abroad.





In just 15 minutes you can be in Bury St Edmunds, a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm.

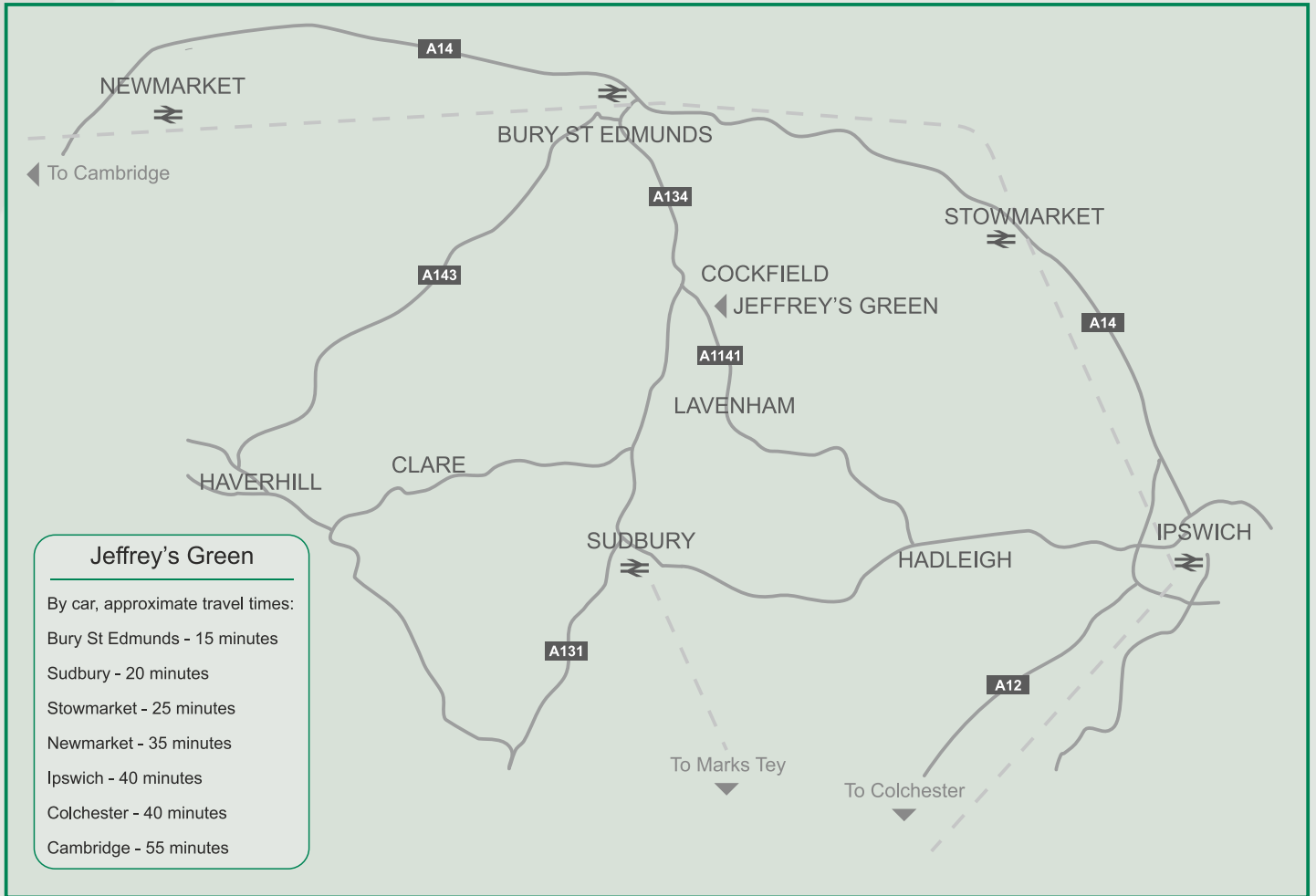
With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

Lavenham 3.4 miles
Bury St Edmunds 7.9 miles
Long Melford 8 miles
Sudbury 10.2 miles
Stowmarket 11 miles
Colchester 21.6 miles
Ipswich 21.9 miles
Cambridge 37 miles
London 87 miles



Location

Jeffrey's Green Cockfield Suffolk IP30 0BW



Local Map



Specification

All properties will have premium five panel white doors throughout with vinyl floor planks provided to kitchen/dining/utility rooms and downstairs cloakrooms, with vinyl floor tiles provided to the bathroom and en-suites where applicable. Carpets to all other areas an optional extra.

Air source heating will supply radiators, integral white goods will be provided in the kitchens and these will include hob, oven, fridge freezer, dishwasher and washing machine. There will be landscaped gardens to the front of the property with rear turf being an optional extra. Electric vehicle car charging points will be fitted.

Agents Notes

Orwell homes are registered with the Help to Buy Scheme, please check the governments website for eligibility criteria.

A £1,000 reservation fee will be required with purchasers required to exchange contracts in 6 weeks with a 10% deposit, contracts will be issued with completion on notice, it is important all purchasers and their solicitors are aware of this as this may affect any related sale or chain. There will be a nominal monthly estate charge. Build completion on phase one is programmed for spring 2022.

Anti Money Laundering checks with photo ID will need to be carried out for all proposed purchasers. A reservation form will be required to be completed. An Early Bird reservation (£250) form will be available for future plots.

These floorplans and computer generated images are indicative only. All room sizes are approximate. Measurements not intended for carpet sizes or items of furniture. Kitchen and bathroom layouts shown are indicative only. Floorplans are not shown to scale and may be subject to minor modifications. Orwell Homes reserve the right to amend specifications as necessary. Please speak to a Sales Advisor for detailed information regarding specific properties.



Finishing Touches at Jeffrey's Green

Kitchens

- Quality kitchen range from Howdens with Greenwich Gloss one of the contemporary door finishes
- Laminate coordinated worktops with upstands
- Integral oven, hob, fridge/freezer and washing machine
- LED Recessed spot lights
- Luxury vinyl floor planks

Bathrooms, WC and En-Suites

- Modern white bathroom suites
- Full height ceramic wall tiling around baths & showers
- Shower cubicles or showers over bath
- Luxury vinyl floor tiles

General

- Air source heat pump
- Electric car charging point
- Outside tap
- Outside light

Specification upgrades at a cost

- Carpets
- Turf to rear gardens

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