



# BURNHAM

## MEADOWS

A small, luxury development of nine,  
high end homes, just 6 miles from the  
golden sands of Brancaster Beach,

**BESPOKE** GROUP  
CONSTRUCTION









## WELCOME TO BURNHAM MEADOWS

Nestled within the idyllic setting of the prestigious market town of Burnham Market, a small development of nine bespoke constructed new homes awaits. A rare opportunity presents itself to own a piece of luxury within one of the UK's '20 most beautiful villages', as deemed by Conde Nast Traveller in 2020. Scheduled for completion in early summer of 2025, these luxurious properties offer an outstanding opportunity for those seeking a holiday let in one of North Norfolk's most beloved towns.

Each home within this exclusive development boasts unparalleled craftsmanship and design. From bespoke kitchens featuring granite or quartz work surfaces to open-plan layouts that invite natural light to dance through the spacious interiors, every detail has been meticulously considered to provide a living experience that transcends the ordinary.

Step outside to fully landscaped gardens adorned with porcelain tiled patios, offering a serene retreat to unwind and soak in the beauty of your surroundings. The seamless fusion of modern comforts with traditional charm is evident in every corner of these homes, where elegant finishes combine to create an ambience of sophistication and warmth.

Whether you're looking for a tranquil retreat to call your own or an investment opportunity in the flourishing holiday rental market, these properties offer the perfect blend of exclusivity and convenience. Immerse yourself in the vibrant community of Burnham Market, where boutique shops, gourmet restaurants, and cultural attractions await just moments from your doorstep.

Don't miss your chance to secure a home in this sought-after location, where the allure of village life meets the luxury of bespoke living. Contact us today to learn more about this exceptional offering and make your dream of owning a piece of Burnham Market a reality.



9 exclusive 3 bedroom properties

Village location

Close to breathtaking Norfolk coastline





## DISCOVER THE CHARM OF BURNHAM MARKET

Nestled in the heart of North Norfolk, Burnham Market is a quintessential English village that perfectly balances timeless charm with contemporary living. Known affectionately as the “Chelsea-on-Sea,” this picturesque destination offers an idyllic lifestyle for those seeking tranquility, luxury, and a deep connection to nature.

Burnham Market boasts a vibrant village green surrounded by an array of boutique shops, independent galleries, and award-winning eateries, including traditional pubs and fine-dining restaurants. It’s a hub of activity, yet retains the relaxed pace of life that makes it so special. Whether you’re browsing artisan goods, enjoying a coffee al fresco, or indulging in freshly caught seafood, Burnham Market delivers a sense of community and sophistication.

### THE GATEWAY TO NATURAL BEAUTY

Burnham Market sits on the doorstep of the North Norfolk Coast Area of Outstanding Natural Beauty (AONB), one of the UK’s most treasured landscapes. Stretching for miles, the AONB offers breathtaking coastal views, expansive



sandy beaches, and unspoiled salt marshes teeming with wildlife. This protected region is a haven for nature enthusiasts, birdwatchers, and those who simply enjoy the serenity of the great outdoors.

### A LIFESTYLE LIKE NO OTHER

Burnham Market is more than just a place to live—it’s a lifestyle. With its proximity to the AONB, residents can enjoy the best of both worlds: the vibrancy of village life and the peace of nature’s embrace.

Whether you’re looking for a weekend retreat or a forever home, Burnham Market and its surrounding landscapes offer an unparalleled quality of life.









PLOT  
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PLOT  
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PLOT  
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**BURNHAM**  
MEADOWS









## WHO WE ARE

At Bespoke Construction Group Ltd, we are passionate about creating exceptional homes that offer more than just a place to live—they provide a lifestyle. As an independently owned, family-run business, we pride ourselves on delivering bespoke properties that combine timeless design, quality craftsmanship, and a deep respect for the surrounding environment.

Every home we build reflects our commitment to excellence and individuality. With a strong focus on quality materials and working alongside skilled local craftsmen, we create properties that are not only visually stunning but also built to last. From the neutral tones of Farrow & Ball interiors to the careful selection of premium finishes, each detail is thoughtfully considered to provide a perfect canvas for your style.

For those seeking a second home or an idyllic retreat, our properties are designed to blend seamlessly into their surroundings, offering complementary additions to the local environment. Whether it's the proximity to Burnham Market's vibrant village center, the unspoiled beauty of the Norfolk coast, or the convenience of nearby amenities, our homes are perfectly positioned to enhance your lifestyle.

Choosing a Bespoke Construction Group home means choosing a property shaped by transparency, collaboration, and care. From the first consultation to the final handover, we work closely with our clients to ensure every aspect of the home aligns with their vision. Our design and build package, developed in partnership with local architects, provides a seamless process and a home tailored to your needs.

At Bespoke Construction Group, we don't just build houses—we create homes that inspire. If you're looking for a property that combines luxury, practicality, and a connection to the local community, our homes are the perfect choice.

"The quality of the work exceeded my expectations. The attention to detail was remarkable, and it's evident that the team takes pride in their craftsmanship. The extension not only blends seamlessly with my existing structure but also adds significant value to my property".

Paul B



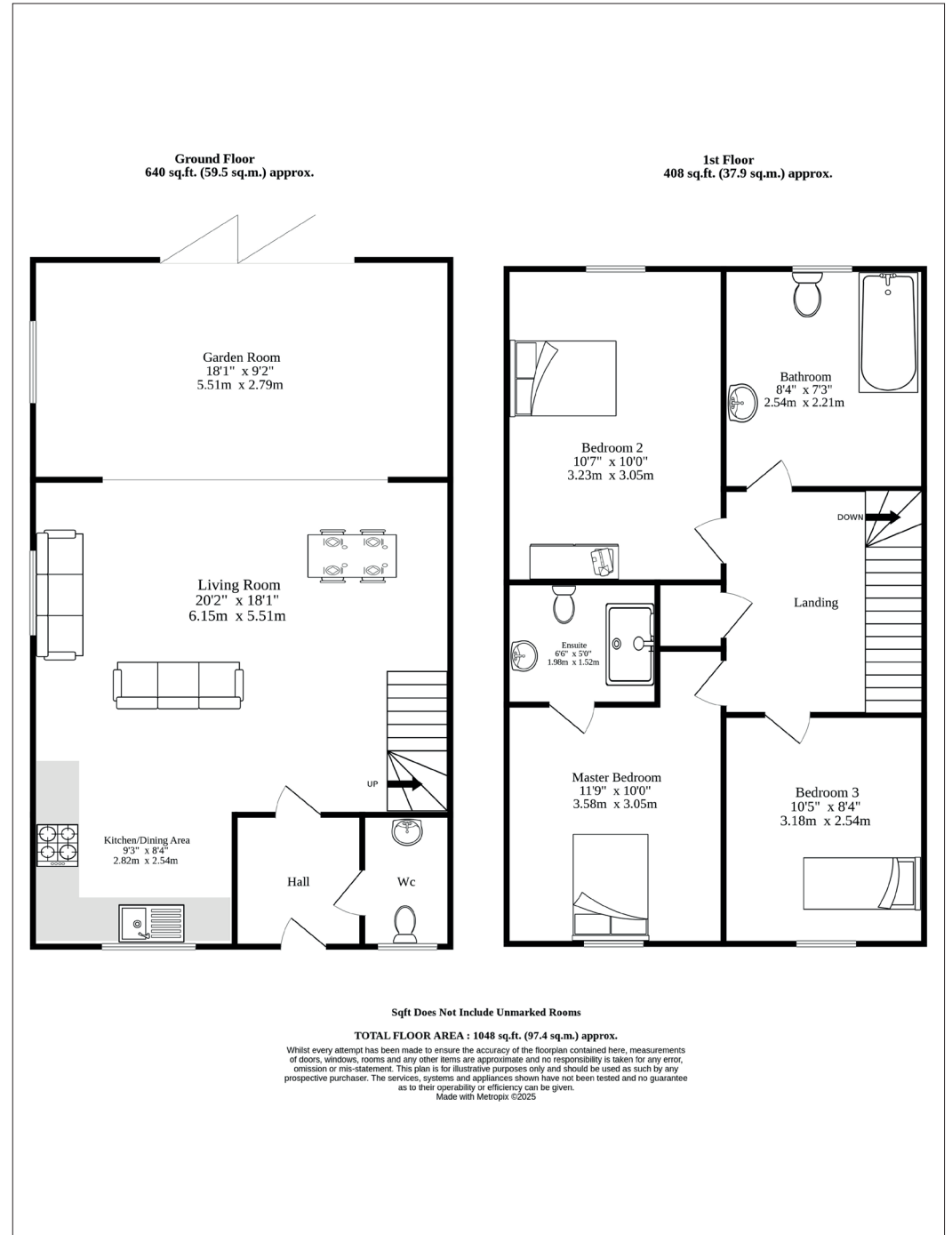






## MEADOW HOUSE, MEADOW COTTAGE & SCOLT HEAD HOUSE

PLOT 1 - MEADOW HOUSE - 111m<sup>2</sup>  
 PLOT 3 - MEADOW COTTAGE - 118 m<sup>2</sup>  
 PLOT 4 - SCOLT HEAD HOUSE - 118m<sup>2</sup>

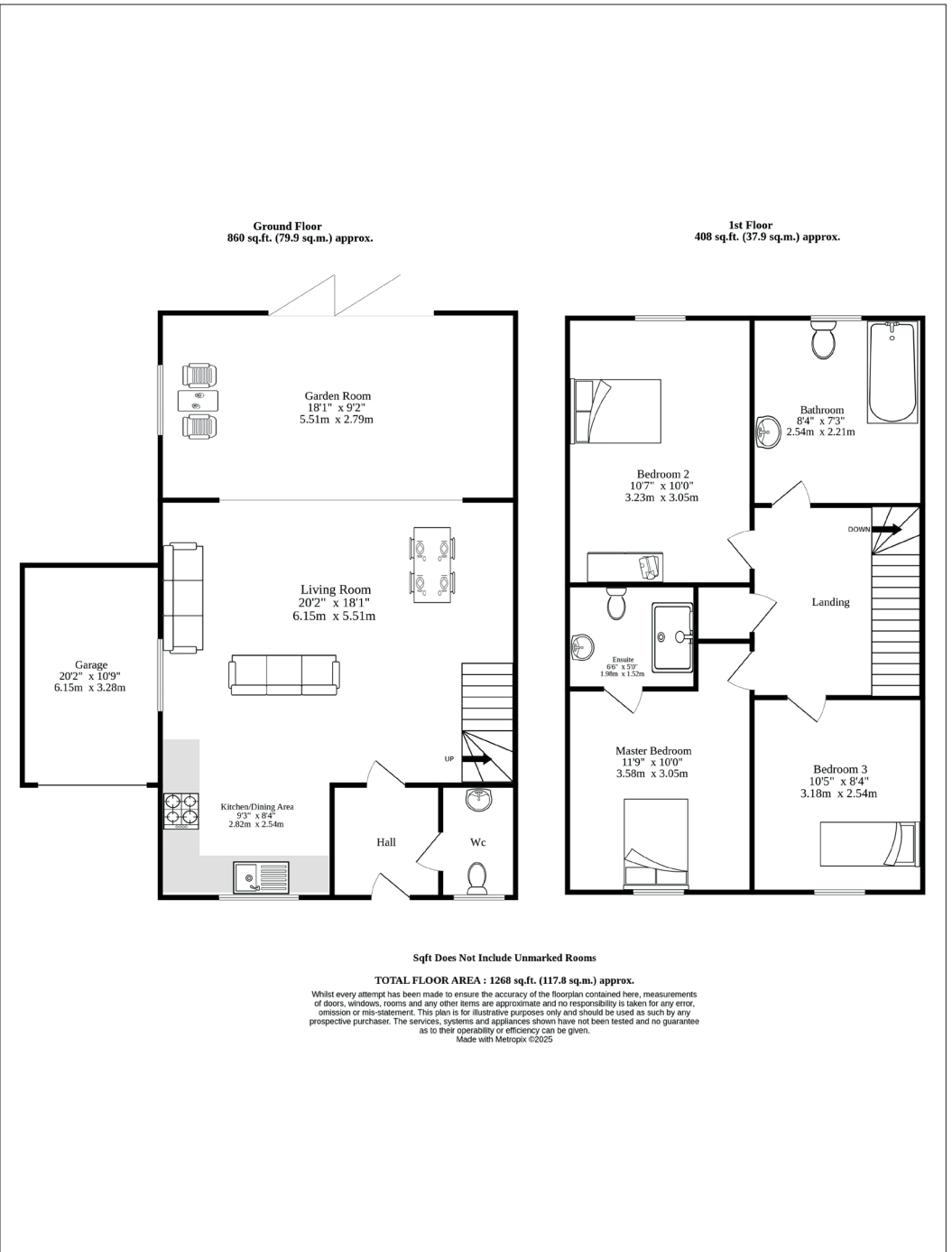






MARSH VIEW

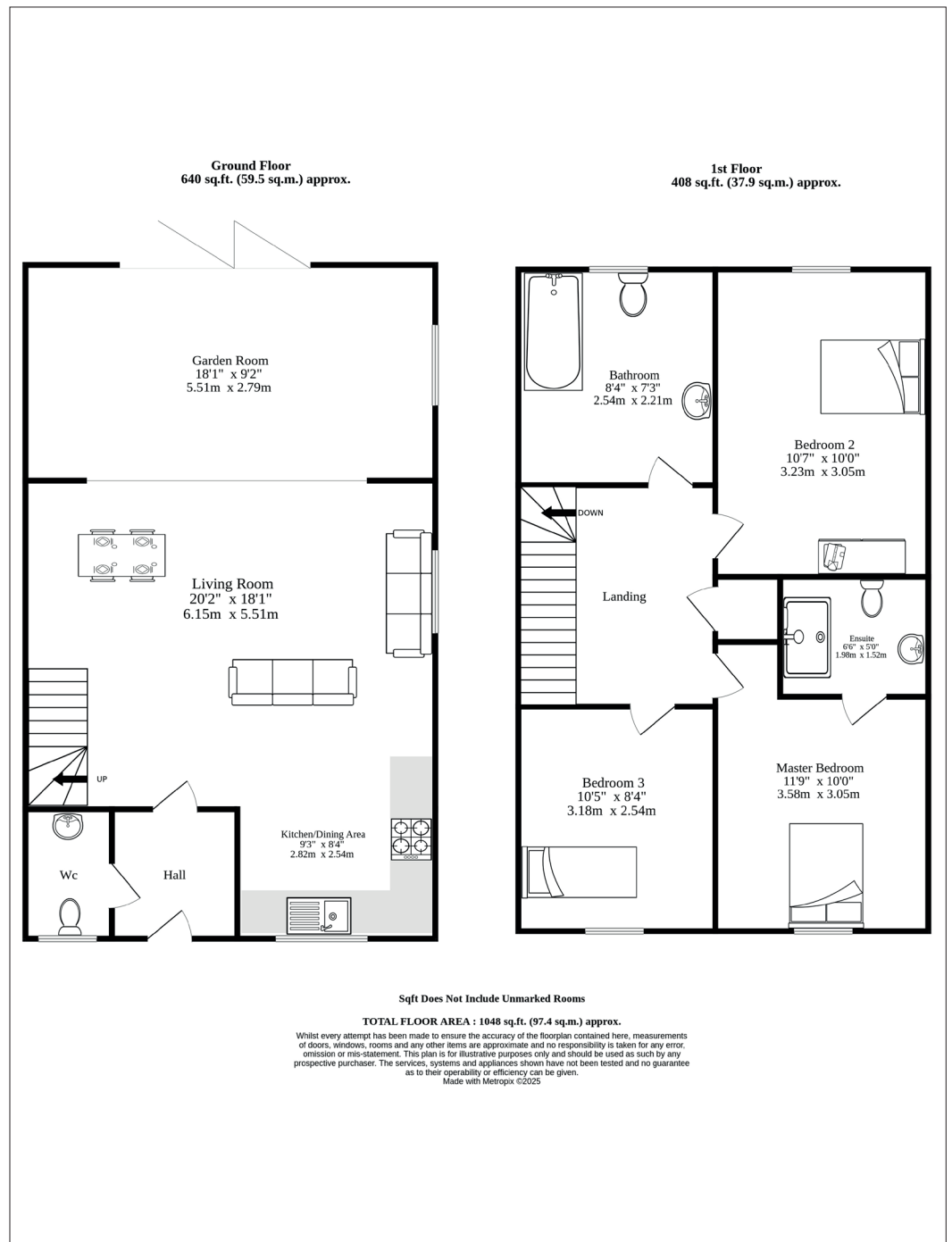
PLOT 2 - MARSH VIEW - 111m<sup>2</sup> (not including garage)





## THE MEADOW SIDE

PLOT 5 - THE MEADOW SIDE - 100m<sup>2</sup>

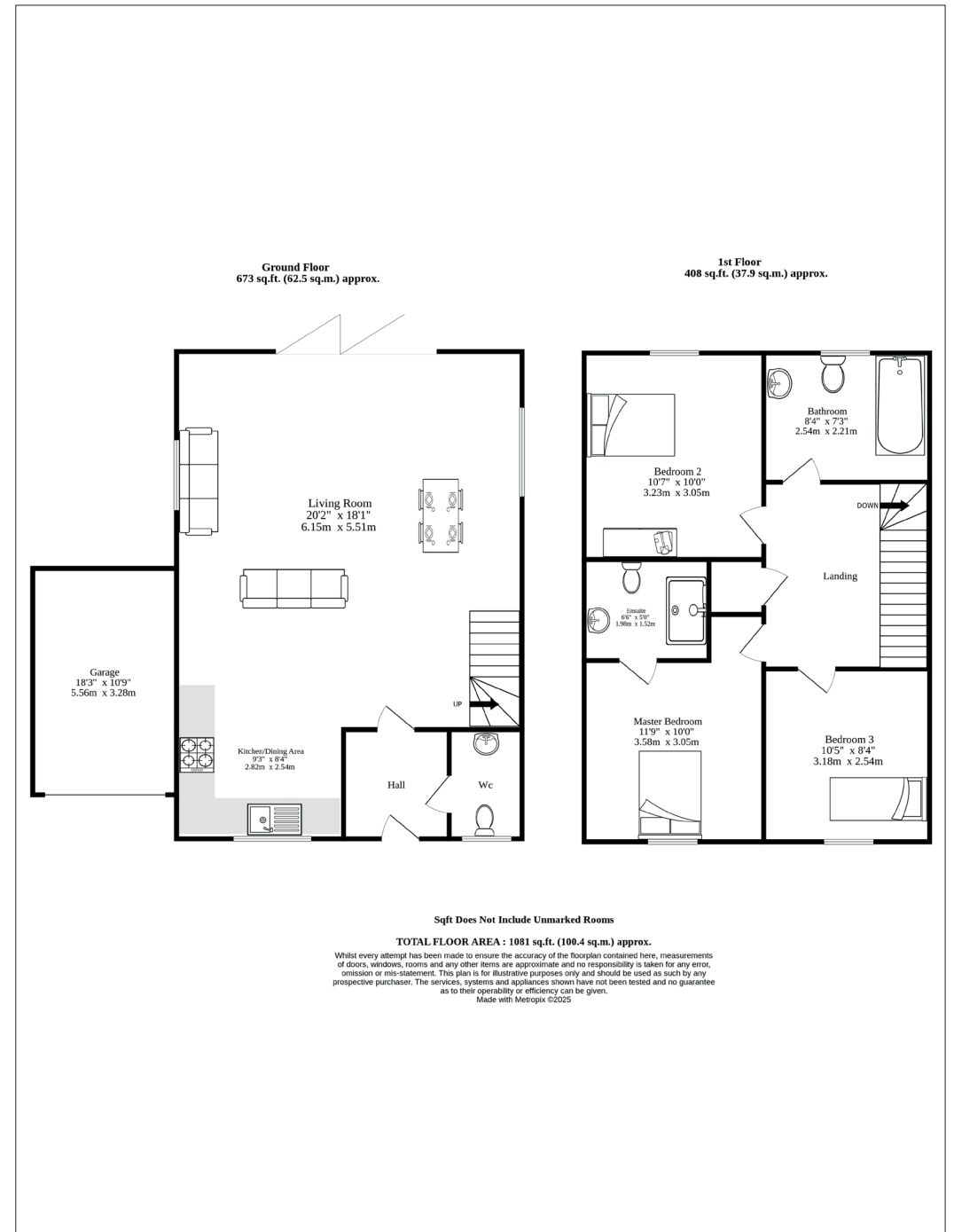






## MEADOWCROFT LODGE

PLOT 6 - MEADOWCROFT LODGE - 100m<sup>2</sup> (not including garage)

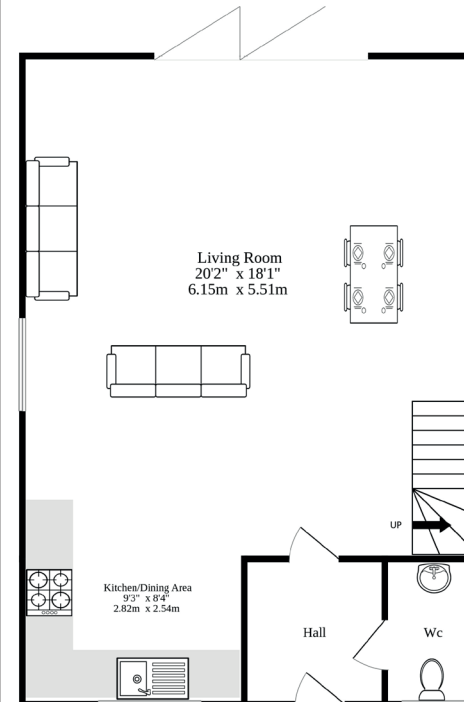




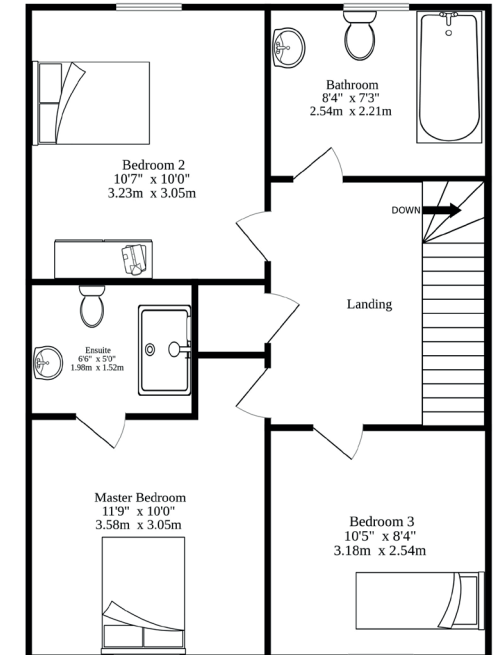
## TURNING TIDES & MEADOWSWEET

PLOT 7 - TURNING TIDES - 88m<sup>2</sup>  
PLOT 9 - MEADOWSWEET - 88m<sup>2</sup>

**Ground Floor**  
473 sq.ft. (43.9 sq.m.) approx.



**1st Floor**  
408 sq.ft. (37.9 sq.m.) approx.



**Sqft Does Not Include Unmarked Rooms**

**TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

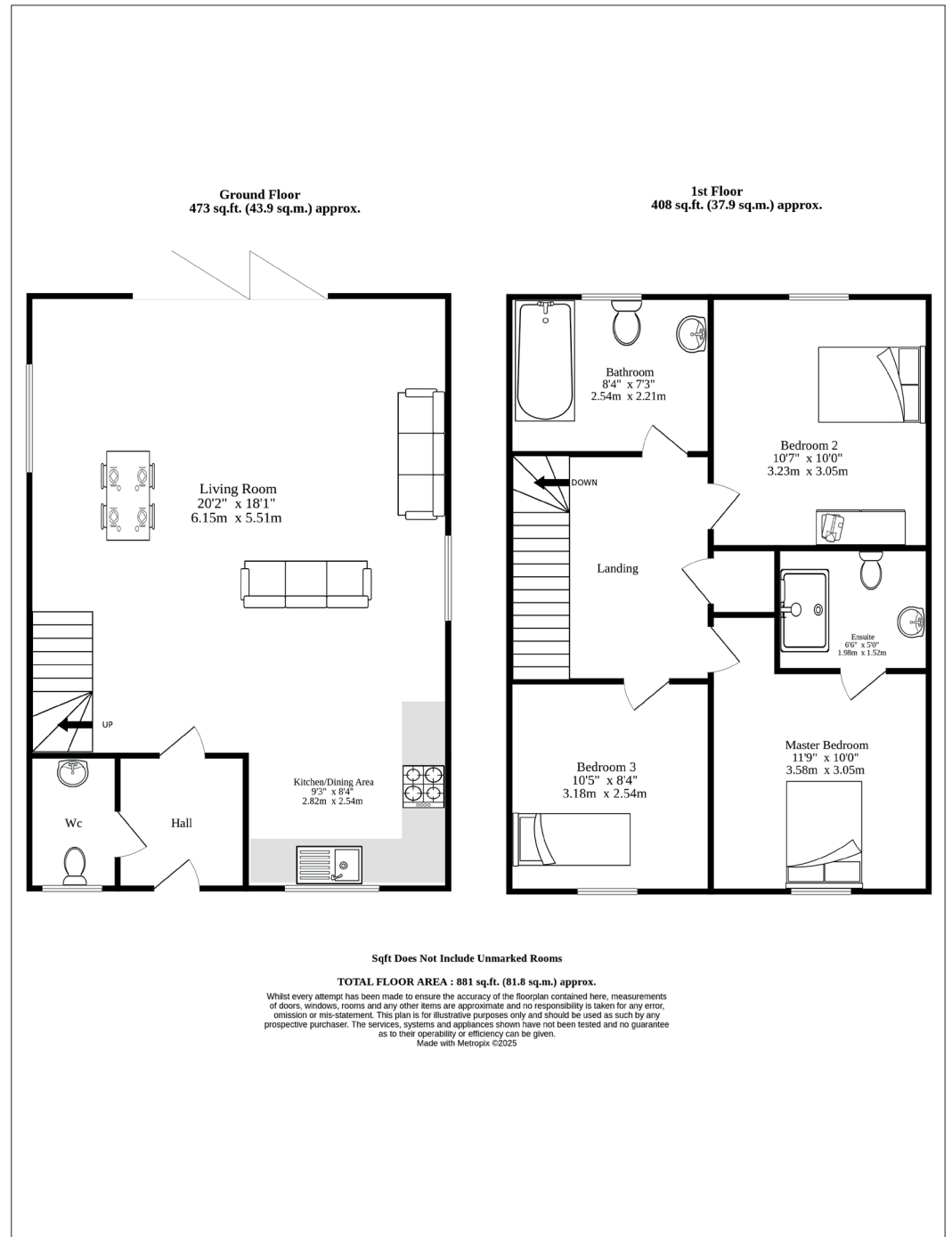
Made with Metropix 62025





OCEAN BREEZE

PLOT 8 - OCEAN BREEZE - 89m2







## SPECIFICATION

### KITCHENS

Bespoke Construction Group have specified Burnham Meadows kitchens with longevity and style in mind.

The kitchen units, quartz worktop and accompanying handles bring design and functionality seamlessly together to create a well thought out and versatile kitchen.

Within our kitchens we provide:

- High quality kitchen units with 5-piece modern shaker style doors in a neutral stone colour.
- 30mm Quartz Strata Marbled White Worktops with 100mm upstand
- Brushed Brass door handle, seamlessly tying in with finishes around the homes.
- Undermount white ceramic sink, offering elegance and practical design
- Brass Single Lever Sink Tap
- Glass Splashback Integrated Appliances include:
  - Canopy hidden extractor
  - Induction Hob in Black Glass
  - Built in Double Oven
  - Integrated Slimline Dishwasher
  - Integrated Washing Machine
  - Integrated Fridge/Freezer



### IN ADDITION:

- We offer a range of complementary splashback tiles to personalise your kitchen to your own style.
- The opportunity to extend your kitchen and create a breakfast bar (an additional cost to the standard kitchen offered)

### UTILITIES:

- Understairs cupboard for storage
- Recessed downlighters throughout
- Landing cupboard
- Feature Wall Lighting in Dining Area
- Fitted furniture in bathrooms to maximise storage



## FINISHES:

- High quality moulded internal doors
- Brass finished hardware
- Oak balustrade
- Function specific lighting throughout
- Walls painted neutral
- Smooth white clean finish to ceilings
- White satin skirting and architraves

## BATHROOMS, ENSUITES & WC'S

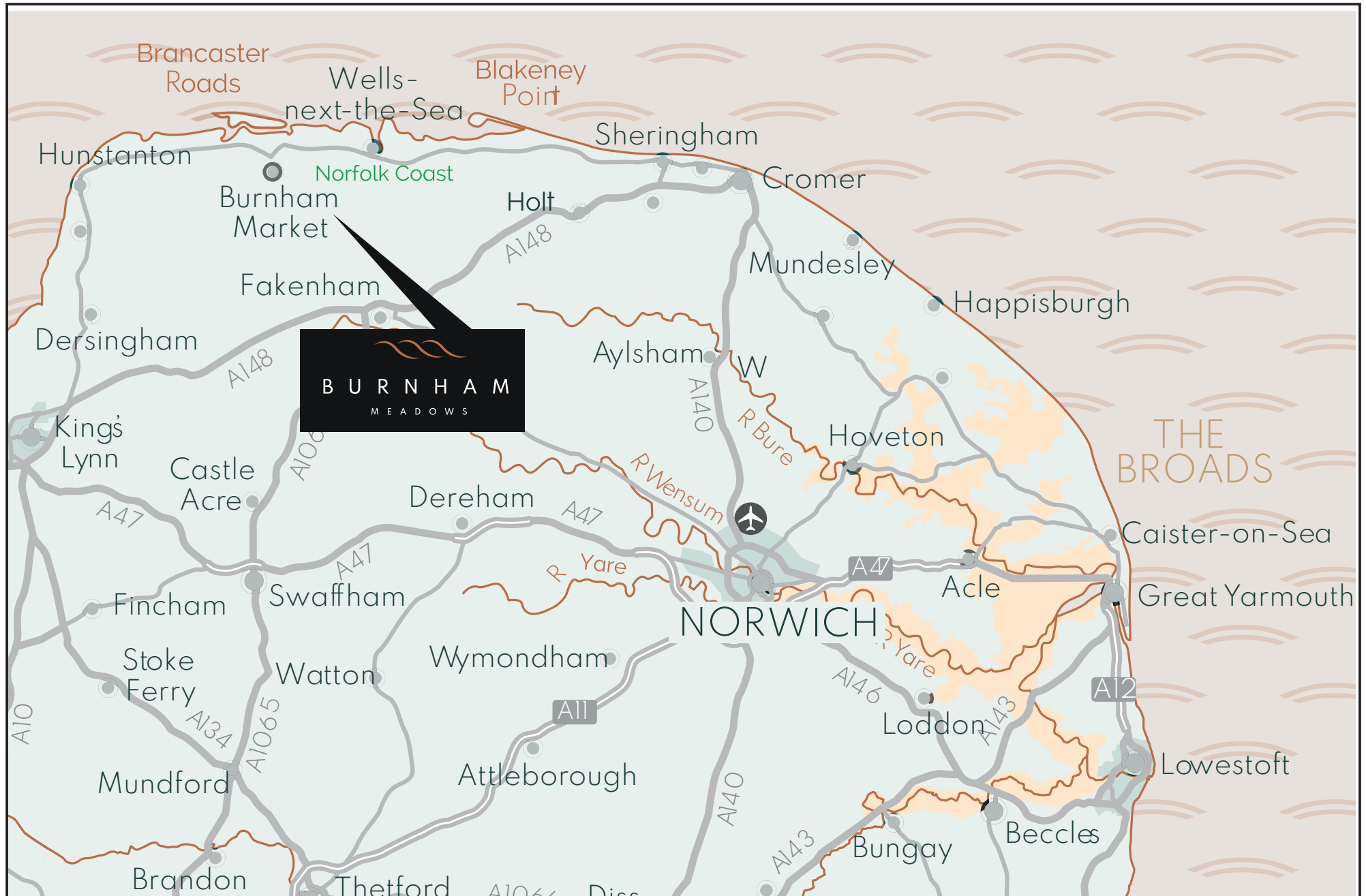
- Sleek, white sanitary ware
- Brass fittings
- Tiling to wet areas and floors
- Illuminated back lit mirror
- Recessed downlighters to ceiling
- Fitted furniture in neutral colour and oak worktops, offering storage and seamless toilet and basin placement

## GENERAL

- UPVC double glazed soft sage green windows
- TV points
- Double brass sockets throughout
- External Tap
- Turfed and paved gardens
- Single Garage
- External Lighting
- 2x External Parking Spaces
- Composite Front Door











## YOUR GATEWAY TO NORFOLK LIVING

Nestled in the heart of Burnham Market, Norfolk's most desirable village, Burnham Meadows offers a tranquil escape paired with exceptional convenience. Just a short walk from the vibrant town centre, you'll find boutique shops, independent galleries, and cosy cafés. Whether it's fresh local produce, award-winning dining, or unique homeware, Burnham Market has it all to make your second home truly special.

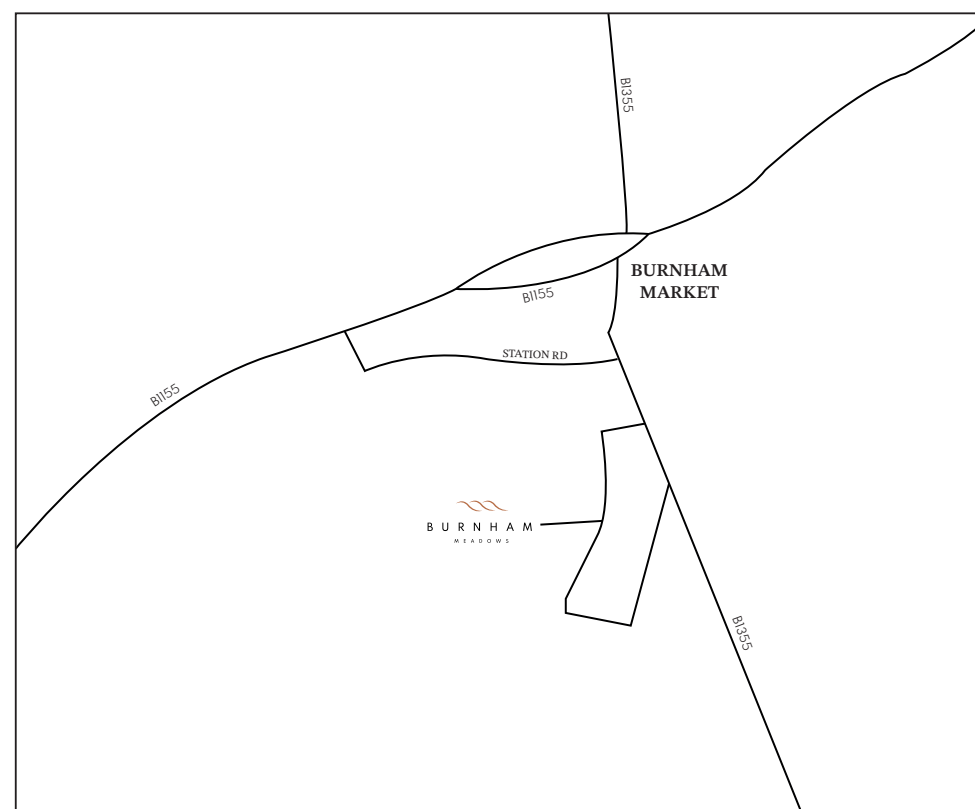
### Local Amenities in Burnham Market:

- Traditional village post office
- Well-stocked delicatessen and wine merchant
- Spa and wellness facilities
- Boutique shops and independent galleries
- Award-winning restaurants and cafés
- Championship golf courses nearby

Burnham Meadows is more than a home—it's a lifestyle. With its blend of tranquillity, convenience, and access to Norfolk's stunning coast, it's the ideal choice for second-home buyers.

### Distances to key locations:

- Holkham Beach: 10-minute drive
- Brancaster Beach: 13-minute drive
- Wells-next-the-Sea: 15-minute drive
- King's Lynn (nearest train station): 35-minute drive
- Norwich City Centre: 1 hour 10-minute drive





# Minors & Brady

9a Market Place, Dereham NR19 2AW  
T: 01362 700820 | [dereham@minorsandbrady.co.uk](mailto:dereham@minorsandbrady.co.uk)



BESPOKE CONSTRUCTION GROUP  
SPECIALISING IN  
CONCRETE REPAIRS