



SARSONS MEADOW

HOPTON • SUFFOLK

A DEVELOPMENT BY



BURGESS

HOMES

Minors & Brady
LAND & NEW HOMES

EAST ANGLIAN HOMES OF DISTINCTION

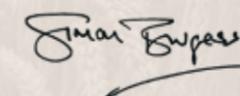
WELCOME TO
SARSONS MEADOW,
HOPTON

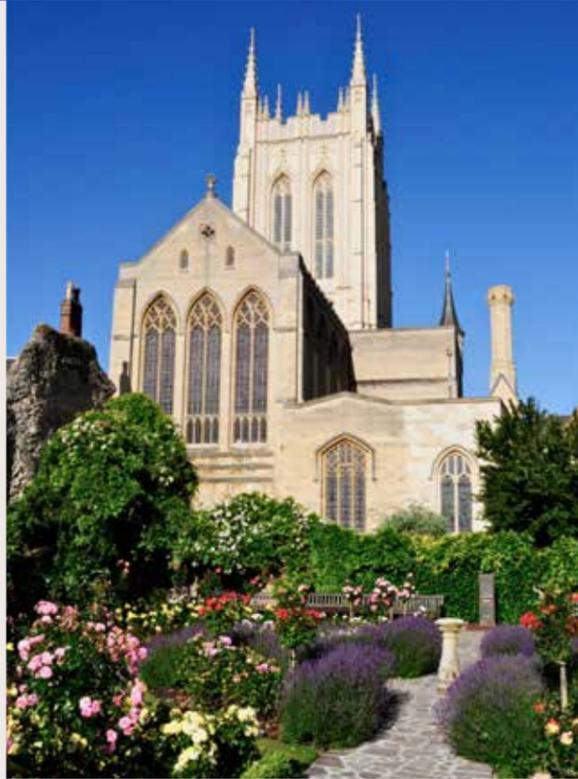
A warm welcome to Sarsons Meadow. Hopton is a picturesque village with a thriving community, offering many great facilities. Our family business has been building homes in East Anglia for over 30 years. This is actually our third development in the village, and we are delighted to be returning!

Sarsons Meadow has been designed to include a mixture of homes from two-bedroom through to five-bedroom properties to accommodate first time buyers, families and those looking for a home to enjoy their retirement.

Sarsons Meadow is surrounded by footpaths to the open countryside and links back to the village with a new village green at the heart of the development. Our aim is to create an extension of the village, not simply providing 'new housing', and we hope you agree that we have achieved this.

We look forward to bringing our vision to life and welcoming new residents to be part of this wholesome community.





EXPLORE SUFFOLK AND NORFOLK

Hopton is conveniently situated to make the most of both town and country living. Market towns of Diss and Thetford are close by and boast excellent facilities. The historic market town of Bury St Edmunds and its medieval landmarks is a 25-minute drive away. Indulge in a day of shopping in the city of Norwich, with its thriving open-air market, designer names and bustling independent boutiques, which is approximately 45 minutes by car. Cosmopolitan Ipswich with its waterfront setting and restaurants is a similar distance and the picturesque seaside town of Southwold, located within the Suffolk Coast and Heaths area of outstanding natural beauty, is just over an hour away.

THE HOMES AND SURROUNDING AREA

Set in a former village meadow, overlooking open fields, Sarsons Meadow offers a mixture of homes with spacious living spaces; from kitchen/family rooms, bright sitting rooms, peaceful bedrooms, and contemporary bathrooms and en-suites. Each property is unique with well-proportioned private gardens and all enjoy the convenience of garaging and private driveways. Located in the heart of Hopton, these stunning homes include a generous specification and modern efficiencies, offering you the very best of luxury country living.

Full of charm, Hopton is located just south of the Norfolk border and benefits from a vibrant pub with live music and events, a fish and chip shop, convenience store, primary school, bowling green and more.

The adjacent villages of Barningham, Coney Weston and Garboldisham provide further amenities, including shops, schooling, churches, a post office, public houses and a garden centre.

Hopton is superb for nature lovers. Countryside walks abound in the immediate local area, from leisurely strolls to an 8.5 mile circular walk. A short drive east takes you to Redgrave and Lopham Fen, or to the west you'll find Knettishall Heath Nature Reserve.

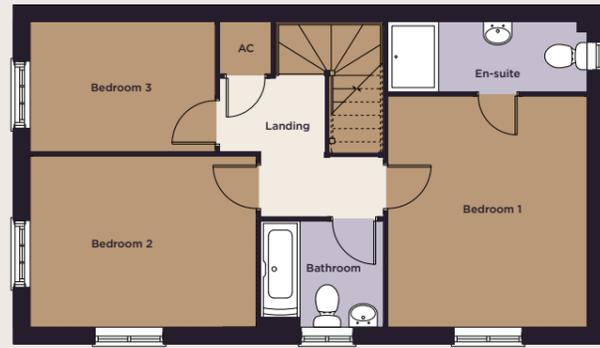
SARSONS MEADOW SITE PLAN



Illustrations may involve artistic interpretation and are for indicative purposes only.



Ground Floor



First Floor



Ground Floor



First Floor

3 BEDROOM LINK-ATTACHED HOUSE

SITTING ROOM	5400 x 3500	17'8" x 11'6"	BEDROOM 1	4085 x 3525	13'5" x 11'7"
KITCHEN/BREAKFAST ROOM	5400 x 3450	17'8" x 11'4"	BEDROOM 1 EN-SUITE	3525 x 1240	11'7" x 4'1"
UTILITY	2700 x 1900	8'10" x 6'3"	BEDROOM 2	4000 x 3025	13'1" x 9'11"
WC	1850 x 1000	6'1" x 3'3"	BEDROOM 3	3275 x 2300	10'9" x 7'7"
			BATHROOM	2175 x 1875	7'2" x 6'2"

3 BEDROOM LINK-ATTACHED HOUSE

SITTING ROOM	5850 x 3650	19'2" x 11'12"	BEDROOM 1	4075 x 3500	13'4" x 11'6"
KITCHEN/BREAKFAST ROOM	5850 x 3650	19'2" x 11'12"	BEDROOM 1 EN-SUITE	2275 x 2050	7'6" x 6'9"
UTILITY	2400 x 1900	7'10" x 6'3"	BEDROOM 2	3675 x 2888	12'1" x 9'6"
WC	1800 x 1350	5'11" x 4'5"	BEDROOM 3	3675 x 2888	12'1" x 9'6"
			BATHROOM	2575 x 1950	8'5" x 6'5"



Ground Floor



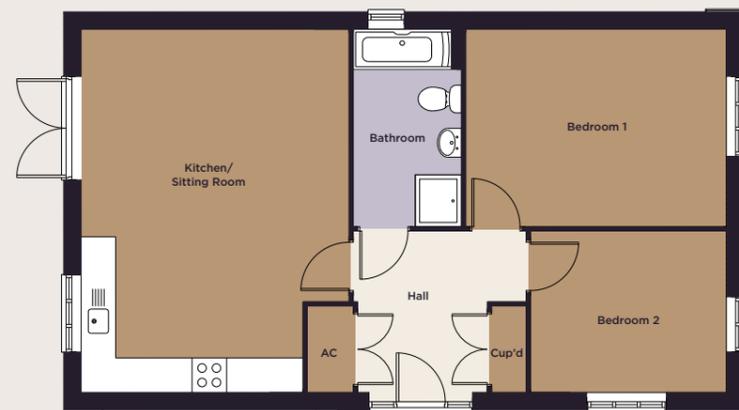
Ground Floor

2 BEDROOM DETACHED BUNGALOW

KITCHEN/SITTING ROOM	6300 x 4650	20'8" x 15'3"
BEDROOM 1	4525 x 3425	14'10" x 11'3"
BEDROOM 2	3400 x 2800	11'2" x 9'2"
BATHROOM	3425 x 1875	11'3" x 6'2"

3 BEDROOM DETACHED BUNGALOW

SITTING ROOM	5900 x 4000	19'4" x 13'1"	BEDROOM 1 EN-SUITE	3300 x 1250	10'10" x 4'1"
KITCHEN/BREAKFAST ROOM	5350 x 4200	17'7" x 13'9"	BEDROOM 2	3900 x 3350	12'10" x 10'12"
UTILITY	3100 x 1800	10'2" x 5'11"	BEDROOM 3	3450 x 2750	11'4" x 9'
BEDROOM 1	4200 x 4000	13'9" x 13'1"	BATHROOM	2300 x 1800	7'7" x 5'11"



Ground Floor

2 BEDROOM DETACHED BUNGALOW

KITCHEN/SITTING ROOM	6300 x 4650	20'8" x 15'3"
BEDROOM 1	4525 x 3425	14'10" x 11'3"
BEDROOM 2	3400 x 2800	11'2" x 9'2"
BATHROOM	3425 x 1875	11'3" x 6'2"



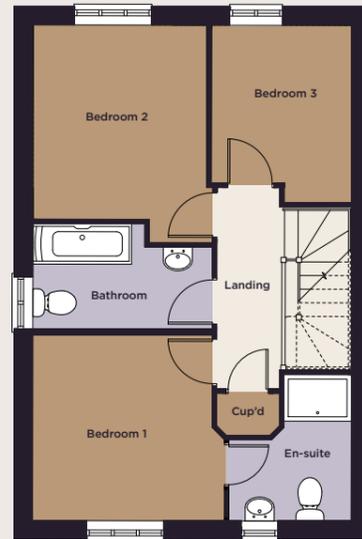
Ground Floor

3 BEDROOM DETACHED BUNGALOW

SITTING ROOM	5900 x 4000	19'4" x 13'1"	BEDROOM 1 EN-SUITE	3300 x 1250	10'10" x 4'1"
KITCHEN/BREAKFAST ROOM	5350 x 4200	17'7" x 13'9"	BEDROOM 2	3900 x 3350	12'9" x 10'12"
UTILITY	3100 x 1800	10'2" x 5'11"	BEDROOM 3	3450 x 2750	11'4" x 9'
BEDROOM 1	4200 x 4000	13'9" x 13'1"	BATHROOM	2300 x 1800	7'7" x 5'11"



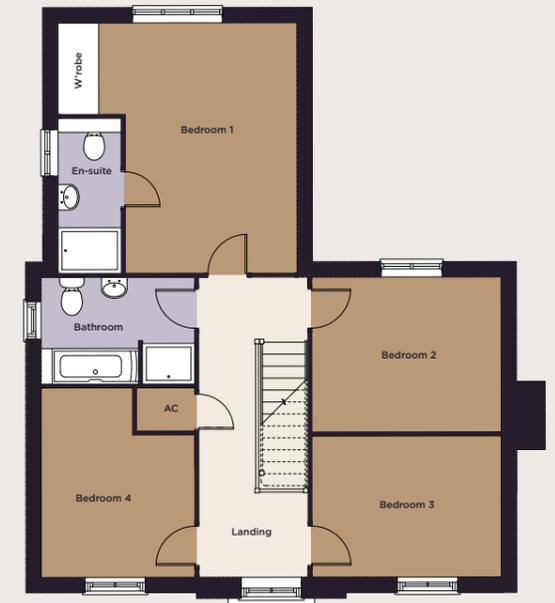
Ground Floor



First Floor



Ground Floor



First Floor

3 BEDROOM SEMI-DETACHED HOUSE

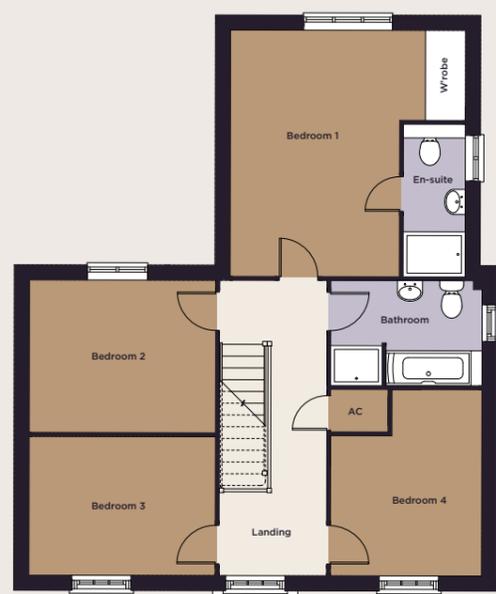
SITTING ROOM	5500 x 3600	18'1" x 11'10"	BEDROOM 1	3310 x 3225	10'10" x 10'7"
KITCHEN/BREAKFAST ROOM	3200 x 3200	10'6" x 10'6"	BEDROOM 1 EN-SUITE	2400 x 2115	7'10" x 6'11"
UTILITY	2250 x 1550	7'5" x 5'1"	BEDROOM 2	3000 x 3350	9'10" x 10'12"
WC	2500 x 1000	8'2" x 3'3"	BEDROOM 3	3350 x 2450	10'12" x 8'
			BATHROOM	3000 x 1825	9'10" x 5'12"

4 BEDROOM DETACHED HOUSE

SITTING ROOM	5900 x 3700	19'4" x 12'	BEDROOM 1	5000 x 4700	16'5" x 15'5"
KITCHEN/DINING ROOM	4900 x 4700	16'1" x 15'5"	BEDROOM 1 EN-SUITE	3050 x 1240	10' x 4'1"
UTILITY	3000 x 3000	9'10" x 9'10"	BEDROOM 2	3725 x 3050	12'3" x 10'
STUDY	3000 x 2800	9'10" x 9'2"	BEDROOM 3	3725 x 2775	12'3" x 9'1"
WC	1900 x 1000	6'3" x 3'3"	BEDROOM 4	3725 x 3025	12'3" x 9'11"
			BATHROOM	3025 x 2100	9'11" x 6'11"



Ground Floor



First Floor



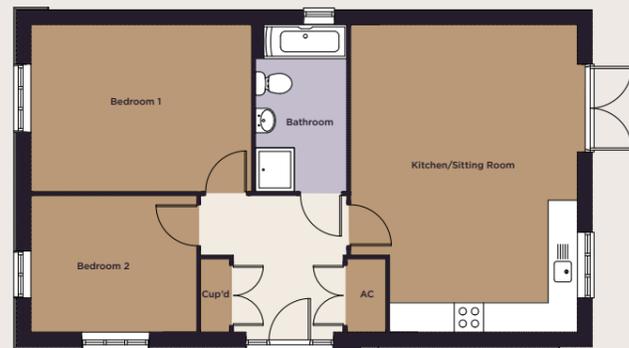
Ground Floor

4 BEDROOM DETACHED HOUSE

SITTING ROOM	5900 x 3700	19'4" x 12'2"	BEDROOM 1	5000 x 4700	16'5" x 15'5"
KITCHEN/DINING ROOM	4900 x 4700	16'1" x 15'5"	BEDROOM 1 EN-SUITE	3050 x 1240	10' x 4'1"
UTILITY	3000 x 3000	9'10" x 9'10"	BEDROOM 2	3725 x 3050	12'3" x 10'
STUDY	3000 x 2800	9'10" x 9'2"	BEDROOM 3	3725 x 2775	12'3" x 9'1"
WC	1900 x 1000	6'3" x 3'3"	BEDROOM 4	3725 x 3025	12'3" x 9'11"
			BATHROOM	3025 x 2100	9'11" x 6'11"

3 BEDROOM DETACHED BUNGALOW

KITCHEN/DINING ROOM	5350 x 4200	17'7" x 13'9"
BEDROOM 1	4200 x 4000	13'9" x 13'1"
BEDROOM 1 EN-SUITE	3300 x 1250	10'10" x 4'1"
BEDROOM 2	3900 x 3350	12'10" x 10'12"
BEDROOM 3	3450 x 2750	11'4" x 9'
BATHROOM	2300 x 1800	7'7" x 5'11"



Ground Floor



Ground Floor



First Floor

2 BEDROOM DETACHED BUNGALOW

KITCHEN/SITTING ROOM	6300 x 4550	20'8" x 14'11"
BEDROOM 1	4525 x 3425	14'10" x 11'3"
BEDROOM 2	3400 x 2800	11'2" x 9'2"
BATHROOM	3425 x 1975	11'3" x 6'6"

4 BEDROOM DETACHED HOUSE

SITTING ROOM	6300 x 4000	19'2" x 13'1"	BEDROOM 1	3950 x 3300	12'12" x 10'10"
KITCHEN/BREAKFAST ROOM	6300 x 3950	20'8" x 12'11"	BEDROOM 1 EN-SUITE	2550 x 1525	8'4" x 5'
UTILITY	2400 x 1950	7'10" x 6'5"	BEDROOM 2	4025 x 2975	13'2" x 9'9"
STUDY	3400 x 2350	11'2" x 7'9"	BEDROOM 3	4025 x 2800	13'2" x 9'2"
WC	2450 x 1350	8' x 4'5"	BEDROOM 4	4175 x 2875	13'6" x 9'5"
			BATHROOM	2900 x 2175	9'6" x 7'2"



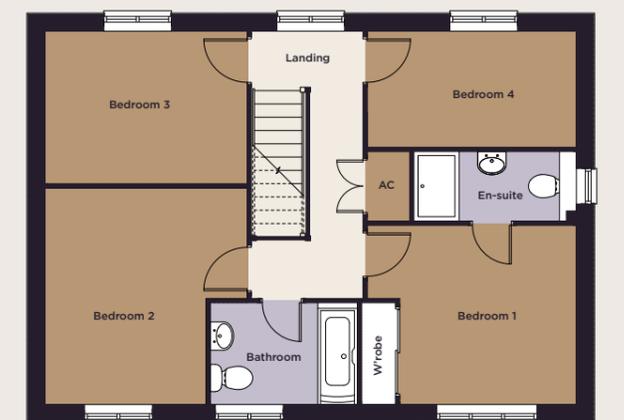
Ground Floor



First Floor



Ground Floor



First Floor

3 BEDROOM DETACHED HOUSE

SITTING ROOM	5500 x 4050	18'1" x 13'3"	BEDROOM 1	3625 x 2850	11'11" x 9'4"
KITCHEN/BREAKFAST ROOM	5500 x 2950	18'1" x 9'8"	BEDROOM 1 EN-SUITE	1900 x 1825	6'3" x 5'12"
DINING ROOM	4100 x 3600	13'5" x 11'10"	BEDROOM 2	3725 x 3100	12'3" x 10'2"
UTILITY	2350 x 2200	7'9" x 7'3"	BEDROOM 3	3000 x 2325	9'10" x 7'8"
WC	1850 x 1150	6'1" x 3'9"	BATHROOM	3150 x 1900	10'4" x 6'3"

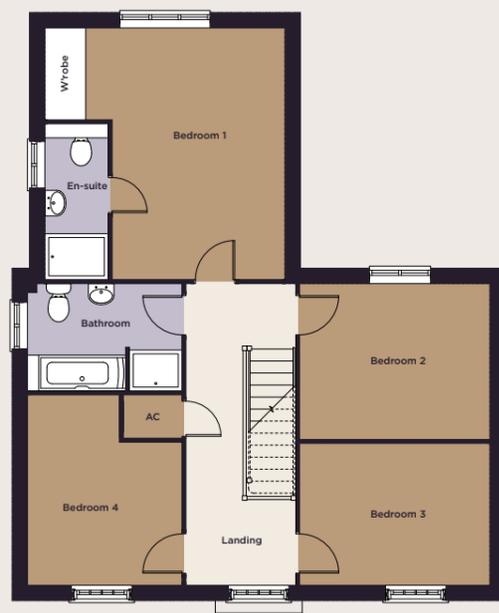
4 BEDROOM DETACHED HOUSE

SITTING ROOM	4500 x 3550	14'9" x 11'8"	BEDROOM 1	3170 x 3125	10'5" x 10'3"
KITCHEN/BREAKFAST ROOM	6600 x 3100	21'8" x 10'2"	BEDROOM 1 EN-SUITE	2875 x 1230	9'5" x 4'
UTILITY	2900 x 2050	9'6" x 6'9"	BEDROOM 2	3825 x 3575	12'7" x 11'9"
STUDY	2500 x 2000	8'2" x 6'7"	BEDROOM 3	3575 x 2700	11'9" x 8'10"
WC	1600 x 1400	5'3" x 4'7"	BEDROOM 4	3700 x 2050	12'2" x 6'9"
			BATHROOM	2600 x 1800	8'6" x 5'11"





Ground Floor



First Floor



Ground Floor



First Floor

4 BEDROOM DETACHED HOUSE

SITTING ROOM	5900 x 3700	19'4" x 12'2"
KITCHEN/BREAKFAST ROOM	4900 x 4700	16'1" x 15'5"
UTILITY	3000 x 3000	9'10" x 9'10"
STUDY	3000 x 2800	9'10" x 9'2"
WC	1900 x 1000	6'3" x 3'3"

BEDROOM 1	5000 x 4700	16'5" x 15'5"
BEDROOM 1 EN-SUITE	3050 x 1240	10' x 4'1"
BEDROOM 2	3725 x 3050	12'3" x 10'
BEDROOM 3	3725 x 2775	12'3" x 9'1"
BEDROOM 4	3725 x 3025	8'11" x 9'11"
BATHROOM	3025 x 2100	9'11" x 6'11"

4 BEDROOM DETACHED HOUSE

SITTING ROOM	5850 x 4000	19'2" x 13'1"
KITCHEN/BREAKFAST ROOM	6400 x 3950	20'12" x 12'12"
UTILITY	2425 x 1950	7'11" x 6'5"
STUDY	3400 x 2350	11'2" x 7'9"
WC	2450 x 1350	8' x 4'5"

BEDROOM 1	3950 x 3300	12'12" x 10'10"
BEDROOM 1 EN-SUITE	2550 x 1525	8'4" x 5'
BEDROOM 2	4025 x 2975	13'2" x 9'9"
BEDROOM 3	4025 x 2800	13'2" x 9'2"
BEDROOM 4	4175 x 2875	13'8" x 9'5"
BATHROOM	2900 x 2175	9'6" x 7'2"



Ground Floor



Second Floor



First Floor



Ground Floor



Second Floor



First Floor

5 BEDROOM DETACHED HOUSE

SITTING ROOM	6400 x 4100	20'12" x 13'5"	BEDROOM 1 DRESSING AREA	2100 x 2000	6'11" x 6'7"
KITCHEN	3250 x 5300	10'8" x 17'5"	BEDROOM 2	4125 x 3125	13'6" x 10'3"
FAMILY ROOM	3750 x 3700	12'4" x 12'2"	BEDROOM 3	4125 x 3200	13'6" x 10'6"
UTILITY	3150 x 2500	10'4" x 8'2"	BEDROOM 4	4125 x 3800	13'6" x 12'6"
STUDY	3150 x 3150	10'4" x 10'4"	BEDROOM 5	3510 x 3800	11'6" x 12'6"
WC	1850 x 1350	6'1" x 4'5"	BEDROOM 5 EN-SUITE	1040 x 3200	3'5" x 10'6"
BEDROOM 1	4625 x 4325	15'2" x 14'2"	BATHROOM	3300 x 2000	10'10" x 6'7"
BEDROOM 1 EN-SUITE	2450 x 2000	8' x 6'7"			

5 BEDROOM DETACHED HOUSE

SITTING ROOM	6400 x 4100	20'12" x 13'5"	BEDROOM 1 DRESSING AREA	2100 x 2000	6'11" x 6'7"
KITCHEN	3250 x 5300	10'8" x 17'5"	BEDROOM 2	4125 x 3125	13'6" x 10'3"
FAMILY ROOM	3750 x 3700	12'4" x 12'2"	BEDROOM 3	4125 x 3200	13'6" x 10'6"
UTILITY	3150 x 2500	10'4" x 8'2"	BEDROOM 4	4125 x 3800	13'6" x 12'6"
STUDY	3150 x 3150	10'4" x 10'4"	BEDROOM 5	3510 x 3800	11'6" x 12'6"
WC	1850 x 1350	6'1" x 4'5"	BEDROOM 5 EN-SUITE	1040 x 3200	3'5" x 10'6"
BEDROOM 1	4625 x 4325	15'2" x 14'2"	BATHROOM	3300 x 2000	10'10" x 6'7"
BEDROOM 1 EN-SUITE	2450 x 2000	8' x 6'7"			



Ground Floor



First Floor



Ground Floor



First Floor

4 BEDROOM DETACHED HOUSE

SITTING ROOM	5850 x 4000	19'2" x 13'1"	BEDROOM 1	3300 x 3950	10'10" x 12'12"
KITCHEN/BREAKFAST ROOM	6400 x 3950	20'12" x 12'12"	BEDROOM 1 EN-SUITE	1525 x 2550	5' x 8'4"
UTILITY	2450 x 1950	8' x 6'5"	BEDROOM 2	4025 x 2975	13'2" x 9'9"
STUDY	3400 x 2350	11'2" x 7'9"	BEDROOM 3	4025 x 2800	13'2" x 9'2"
WC	1350 x 2450	4'5" x 8'	BEDROOM 4	4175 x 2875	13'8" x 9'5"
			BATHROOM	2900 x 2175	9'6" x 7'2"

4 BEDROOM DETACHED HOUSE

SITTING ROOM	5900 x 3700	19'4" x 12'2"	BEDROOM 1	4925 x 4700	16'2" x 15'5"
KITCHEN/BREAKFAST ROOM	4900 x 4700	16'1" x 15'5"	BEDROOM 1 EN-SUITE	3050 x 1240	10' x 4'1"
UTILITY	3000 x 3000	9'10" x 9'10"	BEDROOM 2	3725 x 3050	12'3" x 10'
STUDY	3000 x 2800	9'10" x 9'2"	BEDROOM 3	3725 x 2775	12'3" x 9'1"
WC	1900 x 1000	6'3" x 3'3"	BEDROOM 4	3725 x 3025	8'11" x 9'11"
			BATHROOM	3025 x 2100	9'11" x 6'11"



Ground Floor



First Floor



Ground Floor

4 BEDROOM DETACHED HOUSE

SITTING ROOM	6400 x 4600	20'11" x 15'1"	BEDROOM 1 DRESSING AREA	2425 x 1750	7'11" x 5'9"
KITCHEN/BREAKFAST ROOM	6600 x 4500	21'8" x 14'9"	BEDROOM 2	4625 x 3300	15'2" x 10'10"
UTILITY	2900 x 1800	9'6" x 5'11"	BEDROOM 2 EN-SUITE	3025 x 1500	9'11" x 4'11"
STUDY	3775 x 2500	12'5" x 8'2"	BEDROOM 3	4625 x 3025	15'2" x 9'11"
WC	2100 x 1500	6'11" x 4'11"	BEDROOM 4	3800 x 3000	12'6" x 9'10"
BEDROOM 1	4500 x 3400	14'9" x 11'2"	BATHROOM	3800 x 2050	12'6" x 6'9"
BEDROOM 1 EN-SUITE	2425 x 1600	7'11" x 5'3"			

3 BEDROOM DETACHED HOUSE

SITTING ROOM	5900 x 4000	19'4" x 13'1"	BEDROOM 1 EN-SUITE	1250 x 3300	4'1" x 10'10"
KITCHEN/BREAKFAST ROOM	4200 x 5275	13'9" x 17'4"	BEDROOM 2	3350 x 3900	10'12" x 12'10"
UTILITY	3100 x 1800	10'2" x 5'11"	BEDROOM 3	3450 x 2750	11'4" x 9'
BEDROOM 1	4200 x 4000	13'9" x 13'1"	BATHROOM	1800 x 2300	5'11" x 7'7"



EXCLUSIVELY YOURS...

Our new homes are meticulously considered with the individual homeowners in mind. We work tirelessly to build properties to the highest specification so you, as the homeowner, can relax knowing everything has been taken care of.

We design each kitchen from scratch, making the most of the space with practical family living in mind. Never compromising on quality, our kitchens are finished with quartz worktops and quality branded sanitaryware is installed in our luxury bathrooms and en-suites.

We use bespoke joinery; adding details such as oak features to enhance each property's unique design. Light and airy, each bedroom is individually created, benefitting from wardrobes and generous storage areas where appropriate.



IT'S THE LITTLE THINGS

Burgess Homes take the time to create beautiful living spaces with timeless details for homeowners to enjoy. Feature fireplaces in elegant sitting rooms. Kitchen islands in open-plan social kitchen spaces. Large patio doors open onto private gardens, with sandstone terraces. Upstairs, generous master bedrooms boast their own luxury en-suites.

With traditional East Anglian architecture at the heart of Burgess Homes' design heritage, the homes are recognised for their quintessential features such as timber windows with deep Suffolk-style barges and joinery, traditional bricks and white mortar, and local handpicked flint.



BURGESS HOMES HERITAGE

Renowned for building exceptional quality homes in sought-after locations, Burgess Homes is a proud family-run company based in Suffolk. Founder and Chairman, Simon Burgess, built his first house over 30 years ago. Since then, the company has developed many luxury new homes, renovations and barn conversions. Passion for building quality traditional homes transcends generations and continues to drive the business forward today.

Each home is designed and built by our dedicated team of skillful craftsmen. Quality is checked at every stage of construction; you can be assured you will have a house you will be proud to call your home for years to come.

SPECIFICATION

BESPOKE KITCHEN AND UTILITY

Bespoke cabinetry with quartz stone worktops and upstands to the kitchen

Bosch induction hob and ovens

Integrated dishwasher and fridge/freezer

Colour glass or tiled splashback to hob

Large undermounted sink to kitchen and single bowl with drainer to utility

Choice of ceramic tiled floors from our selected range

LUXURY BATHROOMS, EN-SUITES AND CLOAKROOM

White designer sanitaryware with polished chrome brassware

Low profile shower trays with clear glass enclosures

Back-to-wall toilets with soft close seats

Dual-fuel towel rails to bathrooms and en-suites

Choice of ceramic tiles from our selected range

ELECTRICAL

Ceiling flush downlights to hallway, kitchen, utility, bathrooms and en-suites

Pendant lights to sitting room and bedrooms

Feature pendant lights to kitchen island

Generous specification of double sockets and lighting points, including bedside switches to master bedroom

TV points and Cat 6 cabling to kitchen, family room, sitting room, study and all bedrooms

Ultrafast broadband available to premises

Mains wired smoke alarm system

External lights to front and rear

WARRANTY

All homes are rigorously inspected during the build process and are covered by a 10-year structural warranty.

HEATING AND PLUMBING

Air Source Heat Pump (ASHP) heating system powering underfloor heating to the ground floor

Thermostatically controlled radiators to the first floor

Large hot water storage cylinder and secondary electric immersion heater

Feature fireplace and hearth with the provision for a woodburner

Mains foul sewer connected

Outside tap

JOINERY AND DECORATION

Oak internal doors and chrome ironmongery

Lockable windows and colour matched patio doors

Timber staircase with oak handrail and option for white spindles or glass balustrade

Tall contemporary pencil round moulded skirting and architrave

Built-in wardrobes as detailed on floorplans

Heritage wall colours, ceiling painted soft white

GARAGING

Automatic garage doors

Electric power sockets and lighting

Electricity upgraded to facilitate electric vehicle (EV) charging

OUTSIDE

Extensive patios and paths

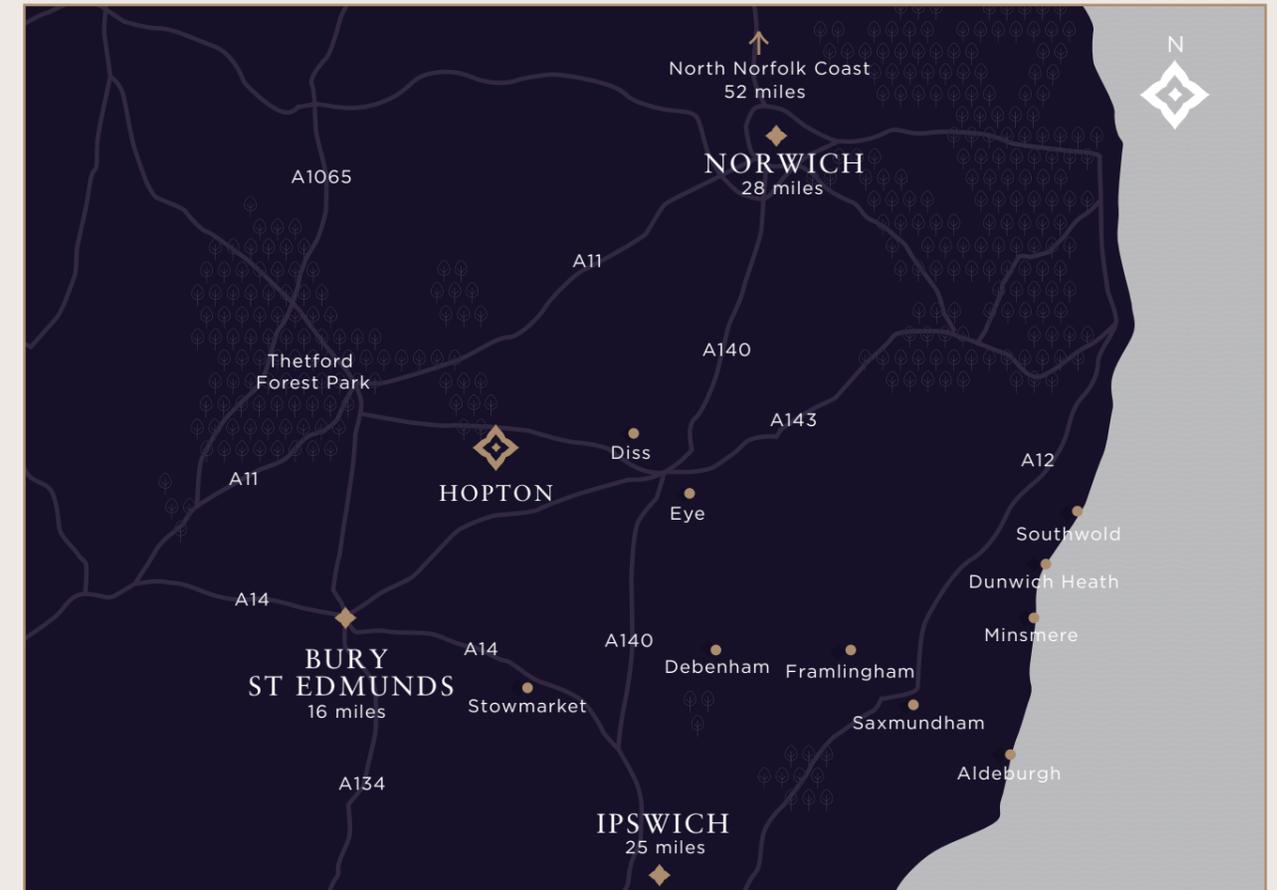
Lawns and landscaping to front and rear gardens

Private driveways with generous parking

All boundaries defined with fencing, walls, estate railing and hedging

Above is a general list and may vary between plots, dependent on size and layout. Please talk to the sales advisor about personalisation and upgrades for your new home from our selected ranges, subject to stage of construction.

HOW TO FIND US BURY ROAD, HOPTON, SUFFOLK, IP22 2NU



TRAIN TIMES FROM DISS → LONDON LIVERPOOL STREET:

Approx 88 mins

TRAIN TIMES FROM THETFORD → LONDON LIVERPOOL STREET:

Approx 131 mins

FOR ALL ENQUIRIES

Contact Burgess Homes on:

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