



HOPKINS
HOMES

Grundisburgh Vale.

GRUNDISBURGH, SUFFOLK

Historic village location surrounded by countryside



Grundisburgh Vale. A charming Suffolk village location surrounded by beautiful countryside.

Welcome to Grundisburgh Vale, a stunning collection of 2, 3, 4 and 5 bedroom homes in picturesque Grundisburgh. Set back from the main road, residents are greeted at the gateway of the development by a sweeping expanse of open space welcoming them home.

Contemporary interiors and layouts offer a high specification, whilst the traditionally styled exteriors perfectly complement the heritage of the village.



Key features



Energy Efficient
Homes



Village
location



Countryside
walks



10 year
guarantee

The Hopkins Story.

Creating exceptional quality homes that stand the test of time is our life's work. Our designers, architects and craftspeople are passionate about retaining the heritage of the past to create homes and environments that will stand the test of time in the future.



“When we started looking for our dream home we knew we wanted a new build property that was located in the heart of Suffolk’s countryside but still offered all the facilities and amenities we needed on a day-to-day basis. Thankfully, we have got all that and more with our Hopkins Home and it really stood head and shoulders above anything else we looked at.”

Ben and Charlotte Cobbold – Mill Grove, Stowmarket

“As a younger person, the area gives me the space I want but also has plenty of amenities nearby for me to take advantage of. Buying your first home is daunting enough luckily for me, Hopkins Homes was with me every step of the way.”

Ella Dowling – Woodland Rise, Barrow

“We love our new home. The house itself is beautifully designed and finished. All those working on the development are friendly and helpful and nothing has been too much trouble, from supporting us during the purchase through to answering queries in our first few weeks of ownership.”

Sarah Brown – Birch Gate, Wymondham

The Hopkins Legacy.



Proud of our contribution.

We're proud of what we do and of the contribution we make to people's lives and communities. However, while it's great to be recognised by industry experts, we never rest on our laurels. That's why we continue to be awarded year after year.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

33

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN

Make your home in the heart of Suffolk's outstanding beauty.

DISCOVER AN IDYLIC LIFESTYLE, CLOSER TO NATURE IN VIBRANT GRUNDISBURGH

Nestled within breath taking countryside, Grundisburgh encompasses a variety of amenities and flourishes with community spirit.

Overlooked by the 13th century St. Mary's Church, the traditional village green, with its stunning weeping willow centrepiece, and the enchanting fords of the River Lark are at the heart of this historic village.

The newly-opened village hall is the hub of the community and home to over 40 groups, classes and activities to suit everyone. The large playing field has all-weather tennis courts, football pitches, a playground and all the open space you could want to exercise or relax.

Many essential amenities including a convenience store, doctors' surgery, post office and primary school are all within walking distance of Grundisburgh Vale. Browse the treats at Williams' Stores & The Old Drapery Coffee Shop, or visit The Grundisburgh Dog Delicatessen, stocked full of the finest local products. The village's popular pub, The Dog, has a restaurant serving seasonal British dishes, with an emphasis on delicious Suffolk produce.



Milsoms Kesgrave Hall



Rendlesham Forest



Tide Mill on the River Deben, Woodbridge



The Dog at Grundisburgh



Grundisburgh Village



Woodbridge Train Station



Thorpeness Golf Course



Southwold Pier



Framlingham College

Close by.

Grundisburgh Vale is perfectly located for experiencing Suffolk's endlessly impressive countryside and coastline.

The nearest town is pretty Woodbridge, just three miles away. Renowned for its independent shops, quaint pubs, restaurants and colourful markets, Woodbridge is a riverside gem.

The nearby Suffolk Coast and Heaths Area of Outstanding Natural Beauty offers miles of wildlife-rich estuaries, beaches, heathlands and woodland. Explore the towns and villages of this charming landscape on foot, by bicycle and car, or take to the water.

For a family day out, visit Stonham Barns Park and Suffolk Owl Sanctuary, which has a host of family attractions, or explore the archaeological wonders of nearby Sutton Hoo.

Dotted along the coast are seaside destinations famous for their beauty, cultural events and fabulous food. Try the seafood and visit the castle at Orford, or hire a rowing boat at Thorpeness. Along the coast, Aldeburgh is home to world-class music and literary festivals. Within 45 minutes' drive you can be at Southwold to enjoy a walk along the pier of this quintessentially picturesque English seaside town, home of the famous Adnams brewery.

It is easy to make the most of your leisure time from this idyllic rural location. Cycle, walk or picnic in Rendlesham Forest, a short drive away, or play golf at a choice of clubs, including nearby Fynn Valley. There is a swimming pool, fitness studios and gym at Deben Leisure Centre, Woodbridge.

Ipswich, with its vibrant waterfront area, exciting entertainment and cultural venues, shops and cinema, is just six miles from Grundisburgh Vale. The town has a Waitrose & Partners, John Lewis Home and a David Lloyd leisure club.

Ipswich Station is just an 18-minute drive and direct trains can reach London Liverpool Street in 65 minutes. Alternatively, Woodbridge Station is an 11-minute car journey. The village is conveniently within a short drive of both the A14 and A12.

Local Schools.

Grundisburgh Primary School is a 5-minute walk from home and was rated 'Good' by Ofsted in February 2022. Farlingaye High School and sixth form, three miles away, was rated 'Good' in March 2022. Local independent schools include Woodbridge School, Ipswich School, Framlingham College and St Joseph's College. The University of Suffolk has a campus at Ipswich. For young children, there are nurseries, preschools and playgroups in the area.

Amenities.

- | | |
|--------------------------|--------------------------------|
| Primary school | Easy access to railway station |
| Nearby pubs/ restaurants | Milsoms restaurant and spa |
| Village shops | Village hall |
| Convenience store | Suffolk Coastline |
| Nearby open spaces | Doctors' surgery |
| Playgrounds | |



This is our life's work.

Building homes is our vocation, not our job.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.



Grundisburgh Vale.

GRUNDISBURGH, SUFFOLK



2 Bedroom Homes

- THE NESS**
Plots 2, 12(h), 15, 29, 34(h), 35, 43, 47(h) & 48
- THE KIPTON**
Plots 13(h), 14, 27 & 28

3 Bedroom Homes

- THE LISTON**
Plots 1 & 60(h)
- THE BLYTH**
Plots 39 & 59(h)
- THE LYNFORD**
Plots 5 & 64
- THE FYNN**
Plots 40, 41(h) & 42
- THE BOURNE(b)**
Plots 30, 31, 32 & 33

4 Bedroom Homes

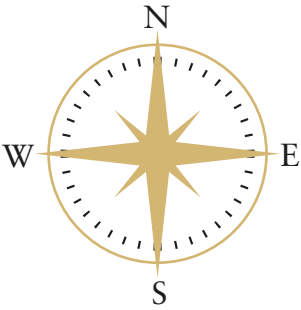
- THE BIXLEY**
Plot 36
- THE STANFORD**
Plot 37
- THE HINGHAM**
Plots 65 & 66(h)
- THE CHILTERN**
Plots 3(h), 4(h), 49, 57, 58(h), 67(h) & 69
- THE DENTON**
Plots 38, 50, 51, 56, & 68
- THE BAYFIELD**
Plots 52 & 53(h)

5 Bedroom Homes

- THE ALETHORPE**
Plots 54, 55(h) & 70

Key

- | | |
|-------------------------------|-------------------|
| AFFORDABLE HOUSING | S/S SUB STATION |
| SHARED OWNERSHIP | V VISITOR PARKING |
| MARKETING SUITE AND SHOW HOME | (h) HANDED PLOT |
| | (b) BUNGALOW |



Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. Self-build homes show indicative layout only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale, for indication only.

Specification.

Kitchens

- Choice of kitchen cupboards and worktops
- Bosch oven, hob and cooker hood fitted as standard to certain plots
- Splashback as fitted standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall and floor tiles from our selected range

Plumbing

- Single or dual zone central heating
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

Wall tiling

- Kitchen – between worktop and wall cupboards*
- Bathroom - Half height all round*
- En-suite - Full height to shower cubicle and half height to wet walls
- En-suite with bath - full height to shower cubicle and half height to wet walls
- Cloakroom – splashback to hand basin
- Tiled window sill to bathroom, en-suite and cloakroom where applicable
- Tile trim where applicable

Other items

- Coving to certain areas
- Loft light where applicable
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- All internal walls painted matt pure white

Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces
- Media plate to living room
- TV points to living room, study and all bedrooms
- Data points to living room
- Outside lighting to front and rear on certain plots
- Double socket outlets throughout
- White downlights to kitchen, utility, cloakroom, bathroom and en-suite

Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

Exterior

- Woodgrain UPVC double-glazed windows
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled
- Timber fencing and garden gate to certain plots
- Patio to all gardens in buff riven slabs
- Lighting and double power socket to certain garages
- External light to front door where applicable

All choices are subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Group developments.

*Not applicable when upgrading work surfaces with upstand.



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The Ness

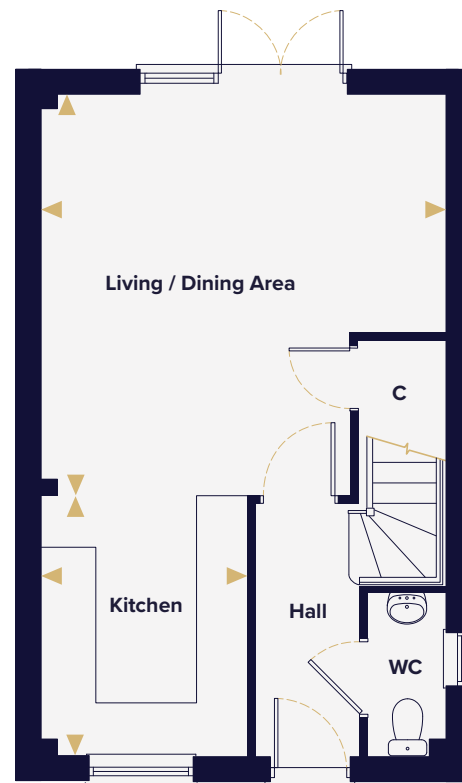


The Ness

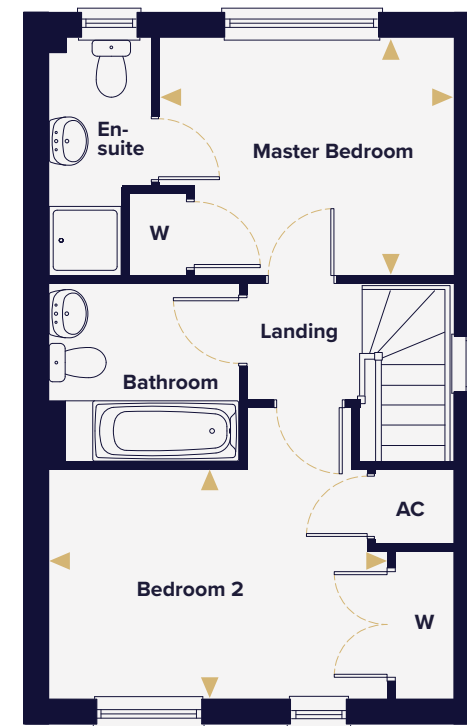
TWO BEDROOM HOUSE

Plots 2, 12(h), 15, 29, 34(h), 35, 43, 47(h) & 48

Ground floor



First floor



Living / Dining Area

4.62m x 4.61m

15'2" x 15'1"

Kitchen

2.99m x 2.36m

9'10" x 7'9"

Master Bedroom

3.39m x 2.72m

11'1" x 8'11"

Bedroom 2

3.88m x 2.62m

12'9" x 8'7"

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(h) Handed

► Denotes where dimensions are taken from

AC Airing cupboard

W Wardrobe

C Cupboard



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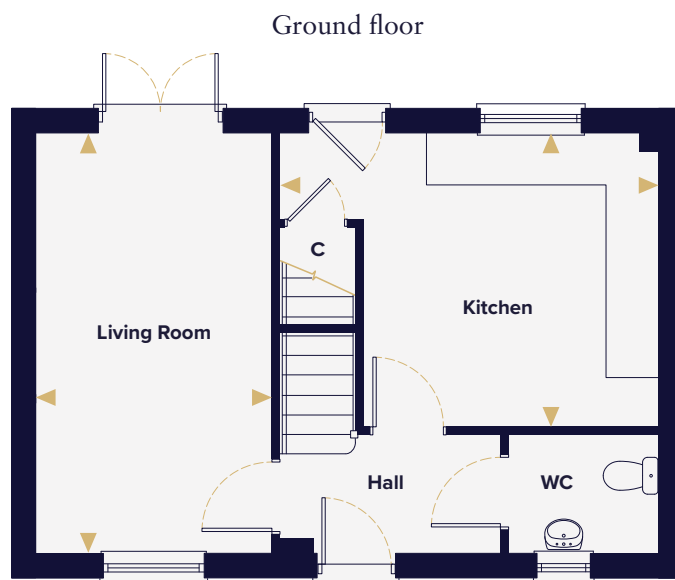
The Kipton



The Kipton

TWO BEDROOM HOUSE

Plots 13(h), 14, 27 & 28



Living Room	4.98m x 2.80m	16'4" x 9'2"
Kitchen	4.51m x 3.49m	14'9" x 11'5"

Master Bedroom	3.49m x 2.80m	11'5" x 9'2"
Bedroom 2	3.51m x 2.79m	11'6" x 9'2"

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HOPKINS
HOMES



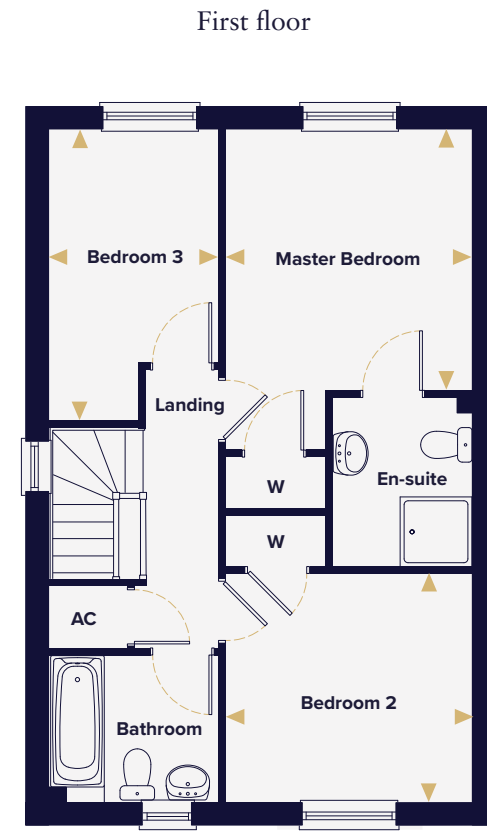
The Liston



The Liston

THREE BEDROOM HOUSE

Plots 1 & 60(h)



Kitchen / Dining Area	5.40m x 3.72m	17'8" x 12'2"
Living Room	4.78m x 3.25m	15'8" x 10'8"

Master Bedroom	3.33m x 3.14m	10'11" x 10'3"
Bedroom 2	3.14m x 2.90m	10'3" x 9'6"
Bedroom 3	3.72m x 2.16m	12'2" x 7'1"

- (h) Handed
 ► Denotes where dimensions are taken from
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 W Wardrobe
 C Cupboard

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The Blyth



The Blyth

THREE BEDROOM HOUSE

Plots 39 & 59(h)



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen / Dining Area	5.57m x 2.97m	18'3" x 9'9"
Utility	2.18m x 1.95m	7'2" x 6'5"

Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.38m x 3.00m	11'1" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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The Lynford

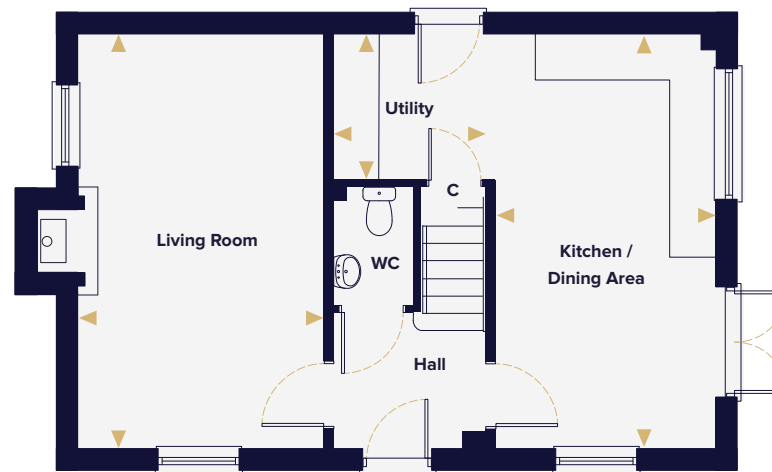


The Lynford

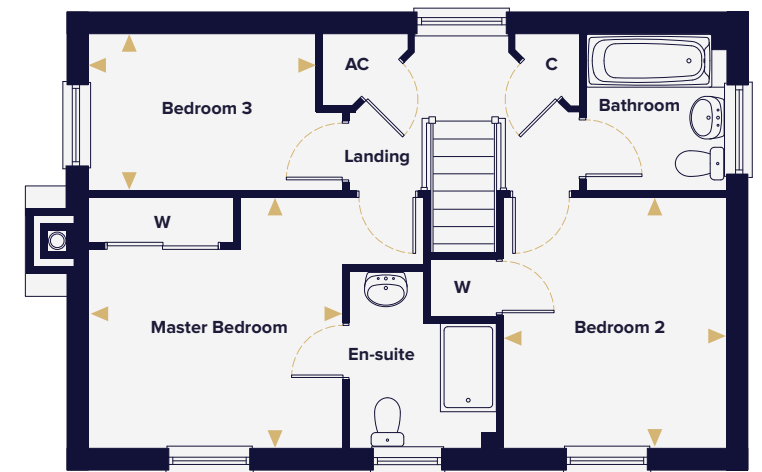
THREE BEDROOM HOUSE

Plots 5 & 64

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen / Dining Area	5.57m x 2.97m	18'3" x 9'9"
Utility	2.17m x 1.95m	7'1" x 6'5"

Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.38m x 3.01m	11'1" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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- Woodburner
- Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard



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The Fynn





The Fynn

THREE BEDROOM HOUSE

Plots 40, 41(h) & 42

Ground floor



First floor



Kitchen / Dining Area	5.40m x 2.82m	17'8" x 9'3"
Living Room	4.68m x 3.33m	15'4" x 10'11"

Master Bedroom	3.98m x 3.33m	13'1" x 10'11"
Bedroom 2	5.46m x 2.93m	17'11" x 9'7"
Bedroom 3	2.93m x 2.82m	9'7" x 9'3"

- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ⊠ Velux Window
- (h) Handed
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard

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The Bixley



The Bixley

FOUR BEDROOM HOUSE

Plots 36



Kitchen / Dining Area	5.57m x 2.97m	18'3" x 9'9"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.20m x 1.95m	7'3" x 6'5"

Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.97m x 3.11m	13'0" x 10'2"
Bedroom 3	3.38m x 3.01m	11'1" x 9'10"
Bedroom 4	3.06m x 2.10m	10'0" x 6'11"

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The Stanford



The Stanford

FOUR BEDROOM HOUSE

Plots 37



Kitchen / Dining Area	5.57m x 2.97m	18'3" x 9'9"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.18m x 1.95m	7'2" x 6'5"

Master Bedroom	4.53m x 3.38m	14'10" x 11'1"
Bedroom 2	3.39m x 2.99m	11'2" x 9'10"
Bedroom 3	3.11m x 2.31m	10'3" x 7'7"
Bedroom 4	3.06m x 2.10m	10'0" x 6'11"

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- W Wardrobe
- C Cupboard



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The Hingham



The Hingham

FOUR BEDROOM HOUSE

Plots 65 & 66(h)



Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.67m	6'11" x 5'6"
Living Room	4.67m x 3.87m	15'4" x 12'8"

Master Bedroom	3.90m x 3.18m	12'10" x 10'5"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	3.13m x 3.02m	10'3" x 9'11"
Bedroom 4	3.15m x 2.91m	10'4" x 9'7"

- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ⊠ Velux Window
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The Chiltern



The Chiltern

FOUR BEDROOM HOUSE

Plots 3(h), 4(h), 49, 57, 58(h), 67(h) & 69



Kitchen / Dining Area	6.45m x 4.02m	21'2" x 13'2"
Living Room	4.73m x 4.60m	15'6" x 15'1"
Study	3.18m x 2.02m	10'5" x 6'8"
Utility	2.01m x 1.84m	6'7" x 6'0"

Master Bedroom	4.02m x 3.91m	13'2" x 12'10"
Bedroom 2	3.07m x 2.99m	10'1" x 9'10"
Bedroom 3	3.21m x 2.81m	10'6" x 9'3"
Bedroom 4	3.39m x 2.64m	11'2" x 8'8"

- Indicates reduced head height
- Woodburner
- (h) Handed
- ▶ Denotes where dimensions are taken from
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- W Wardrobe
- C Cupboard

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The Denton



The Denton

FOUR BEDROOM HOUSE

Plots 38, 50, 51, 56 & 68



Kitchen / Dining Area	6.65m x 4.98m	21'10" x 16'4"
Family Room	3.53m x 3.08m	11'7" x 10'1"
Living Room	4.82m x 4.67m	15'10" x 15'4"
Study	3.36m x 2.94m	11'0" x 9'7"
Utility	2.12m x 2.11m	6'11" x 6'11"

Master Bedroom	4.67m x 3.98m	15'4" x 13'0"
Bedroom 2	5.06m x 4.03m	16'7" x 13'3"
Bedroom 3	3.76m x 3.61m	12'4" x 11'10"
Bedroom 4	3.44m x 3.25m	11'3" x 10'8"

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The Bayfield



The Bayfield

FOUR BEDROOM HOUSE

Plots 52 & 53(h)



Kitchen / Breakfast Area	7.73m x 2.96m	25'4" x 9'9"
Utility	2.45m x 2.24m	8'0" x 7'4"
Living Room	6.45m x 4.79m	21'2" x 15'8"
Dining Area	4.79m x 3.45m	15'8" x 11'4"
Study	3.38m x 2.24m	11'1" x 7'4"

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- Woodburner
- (h) Handed
- Denotes where dimensions are taken from
- C Cupboard



The Bayfield

FOUR BEDROOM HOUSE

Plots 52 & 53(h)



Master Bedroom	4.79m x 3.32m	15'8" x 10'11"
Bedroom 2	4.79m x 3.50m	15'8" x 11'6"
Bedroom 3	4.31m x 2.84m	14'1" x 9'4"
Bedroom 4	3.32m x 2.84m	10'10" x 9'4"

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The Alethorpe



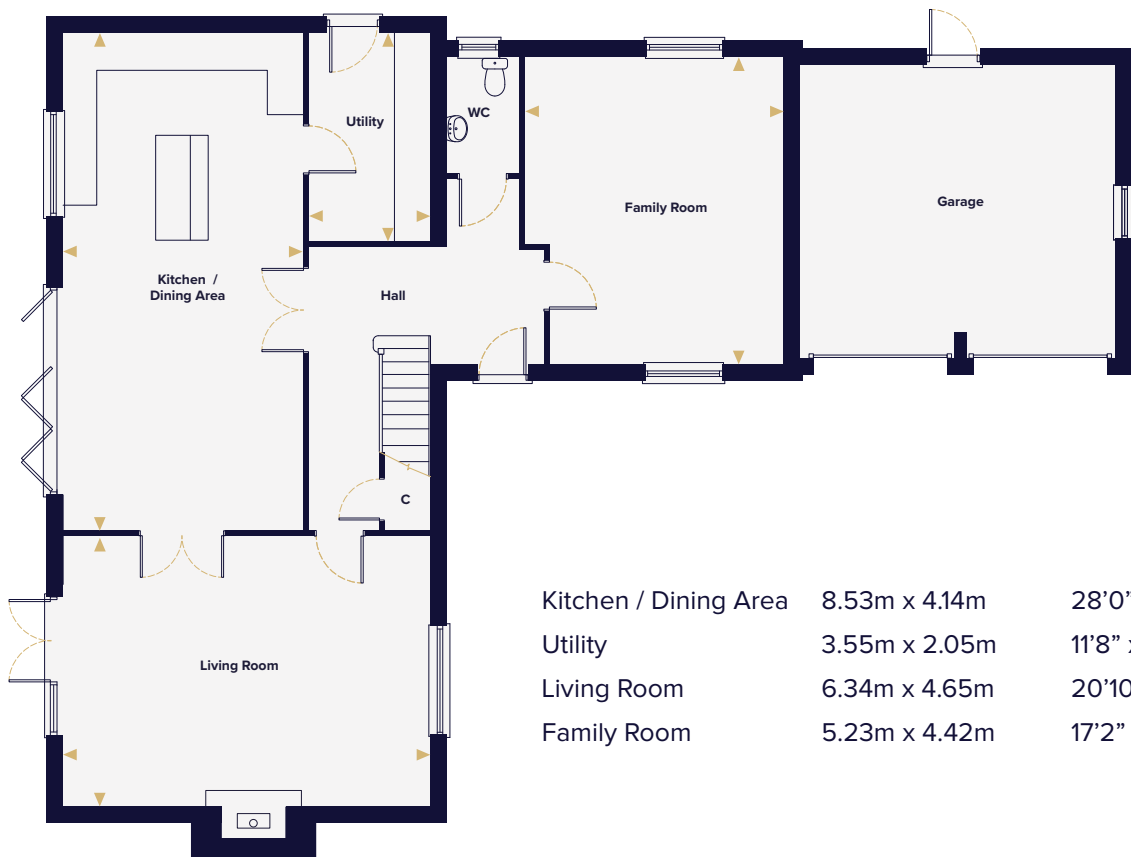


The Alethorpe

FIVE BEDROOM HOUSE

Plots 54, 55(h) & 70

Ground floor



Kitchen / Dining Area	8.53m x 4.14m	28'0" x 13'7"
Utility	3.55m x 2.05m	11'8" x 6'9"
Living Room	6.34m x 4.65m	20'10" x 15'3"
Family Room	5.23m x 4.42m	17'2" x 14'6"

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- Woodburner
- Handed
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- C Cupboard



The Alethorpe

FIVE BEDROOM HOUSE

Plots 54, 55(h) & 70

First floor



Owner's Retreat	4.19m x 3.05m	13'9" x 10'0"
Master Bedroom	5.72m x 5.23m	18'9" x 17'2"
Bedroom 2	4.19m x 3.23m	13'8" x 10'7"
Bedroom 3	4.65m x 3.61m	15'3" x 11'10"
Bedroom 4	4.19m x 2.96m	13'8" x 9'8"
Bedroom 5	3.56m x 2.64m	11'8" x 8'8"

- Indicates reduced head height
- Indicates reduced head height below 1.5m
- (h) Handed
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.
Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.



HOPKINS
HOMES



The Bourne



The Bourne

THREE BEDROOM BUNGALOW

Plots 30, 31, 32 & 33



Living Room	5.85m x 4.20m	19'2" x 13'9"
Kitchen / Dining Area	5.24m x 4.29m	17'2" x 14'1"
Master Bedroom	4.11m x 3.94m	13'5" x 12'11"
Bedroom 2	3.91m x 2.77m	12'9" x 9'1"
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

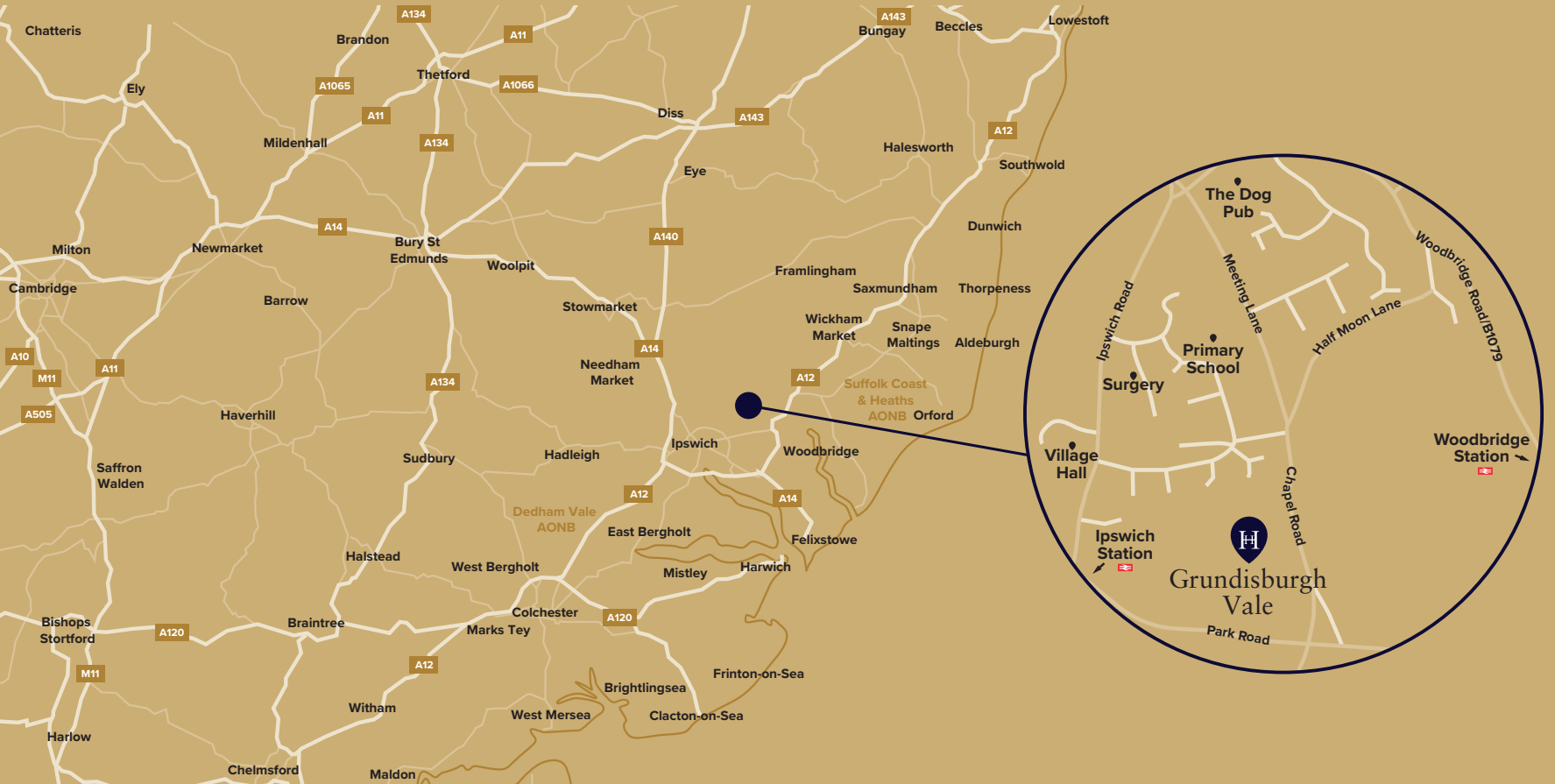
- Denotes where dimensions are taken from
- AC Airing cupboard
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- C Cupboard



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Grundisburgh Vale.

GRUNDISBURGH, SUFFOLK



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Telephone: 01473 353071

Email: grundisburgh.vale@hopkinshomes.co.uk

Travel times and distances.

By road to:

Woodbridge	3 miles
Ipswich	6 miles
Felixstowe	15 miles
Stowmarket	16 miles
Colchester	24 miles

By rail (from Ipswich) to:

Colchester	18 mins
Bury St Edmunds	29 mins
Norwich	38 mins
Stratford	60 mins
London Liverpool Street	65 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Book your appointment at:
hopkinshomes.co.uk

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ
Telephone: 01394 446800

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