

HORSENDEN HOUSE



BEECHLAKE
DEVELOPMENTS

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This individual, architect-designed newly built house has been constructed to the highest level of specification resulting in a truly unique and beautiful home. The house design reflects the Suffolk vernacular and features of local barns set in the countryside. The construction is finished in facing brick and solid oak cladding under a new slate roof.

The home extends to approximately 227sqm (2,448sqft) of living accommodation plus a detached double cart lodge in the driveway.

A stunning, large, light and airy hallway greets you through the front door with an impressive, vaulted ceiling and a beautifully crafted bespoke solid oak staircase to the first floor.

Outside the main driveway is block paved and provides parking for several cars and the house sits on a very good-sized plot of nearly one third of an acre.

The rear of the house faces south and has a large patio and lawned gardens.

Please note all images in this brochure are computer generated (CGI) for illustrative purposes only.



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The high-specification kitchen provides a large space which benefits from a great deal of natural light including bi-fold doors which lead out to the south-facing garden with fabulous countryside views.

The kitchen has been sympathetically designed to incorporate all high quality modern Siemens appliances, including a double oven, fitted fridge/freezer and wine fridge. A detailed specification sheet provides further information and is available on request.



The living room is set off from the open kitchen creating a lovely room at the front of the house – we have included a media wall and inbuilt electric heater in the computer-generated image (CGI) here that could easily be constructed but is not included in the sale price and would be at an additional cost.





All bedrooms have beautifully fitted ensuite bathrooms. We have created large areas of space for built in wardrobes – which have also been shown in the CGI a design by well renowned company Neville Johnson who specialise in Handcrafted & Bespoke Bedroom Furniture.

There are two large bedrooms suites on the first floor and a beautiful bedroom suite on the ground floor overlooking the rear garden and countryside with a very large ensuite.

The fourth bedroom is also on the ground floor with ensuite shower room but could also serve well as a study or a snug.

Please note the fitted wardrobes are not included in the sale price but are shown for illustrative purposes in the CGI.



FLOOR PLANS



HORSENDEN HOUSE SPECIFICATION

Clarke &
Simpson

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MAIN HOUSE

- Build zone 10-year structural warranty.
- Main external walls are constructed of cavity block walls with Solid Oak timber cladding under a slate roof.
- The rear extended areas are cavity red brick under a Danosa Single Ply Membrane insulated flat roof covering which is covered by a 20-year guarantee.
- Aluminium guttering and downpipes.
- Aluminium Triple Glazed windows with 10-year product Warranty.
- Aluminium doors with 10-year product Warranty.
- Air source heat pump providing heating & hot water to main house.
- Ground floor zoned underfloor heating with radiator heating on the first floor.
- Heated towel radiators in all bathrooms and underfloor heating mats in the first-floor bathrooms.
- A 4.2kWp Solar PV System consisting of the following: -
 - 10 x 420w Phono Solar Draco Solar PV Panels (15 Year product warranty)
 - 1 x SolaX Power X1-3.6-TN(L) · 3600W Inverter (12 Year product warranty)
 - GSE In-Roof Mounting System
 - Optional Battery storage – at additional cost
- Bastille Legon light grey shaker style kitchen range, finished with Mistral work surface.
- Fully integrated Siemens appliances.
 - Siemens Single Oven
 - Siemens Combination Oven
 - Siemens Induction Hob/80Cm
 - Extractor Hood/80Cm
 - Siemens Dishwasher
 - Large Siemens 70/30 Fridge Freezer
 - Wine cooler.
- Electrically operated skylight over Island in kitchen
- Mixture of tiled and carpeted floor finishes throughout the ground floor.
- Solid Oak staircase, leading to carpeted landing and bedrooms.
- Tiled floor and shower enclosures in the ensuite bathrooms.
- Large Double ended bath in the main ensuite, with separate screened shower with large soaker and hand-held shower heads.
- First floor ensuite bathrooms with baths and separate screened showers, vanity units with basin and electrically operated Velux window.
- Low energy LED fittings throughout.
- Security and smoke alarms fitted throughout the main house.

CARTLODGE

- Solid Red brick external walls under a slate roof.
- Low energy LED lighting.
- Electric Vehicle charger power supply currently single-phase supply but with capacity to upgrade to 3 phase supply.
- Bicycle storage area within garage.
- Option for adding manual opening or automated garage door (at extra cost).
- Timber front entrance gate – provision to be automated (at extra cost).

EXTERNAL AREAS

- All round Low Energy LED External lighting
- External taps.
- Block paved driveway with Car Parking for several vehicles.
- Porcelain tiled entrance area under a leaded canopy.
- Extensive lawned private garden to the rear.
- Large External paved patio area to the rear.
- The plot is fenced with a mixture of close-boarded fencing and paddock fencing combined with mixed native hedging.
- External storage area to side of house incorporating Solar PV Inverter and Air Source Heat pump condensing unit.
- Provision for external electric power supply for additional lighting sockets etc.

PLEASE NOTE - WHILST THE MAIN HOUSE HAS BEEN CONSTRUCTED WITH A SINGLE-PHASE ELECTRICAL SUPPLY, PROVISION HAS BEEN MADE TO ALLOW FOR A 3-PHASE METER TO BE INSTALLED SHOULD ADDITIONAL ELECTRICAL POWER REQUIREMENTS BE REQUIRED IN THE FUTURE.

HORSENDEN HOUSE

PREDICTED ENERGY ASSESSMENT



Address: Plot 1, Elm Farm,
Somersham Road,
Little Blakenham,
Suffolk, IP8 4NF.

Dwelling Type: House, Detached

Assessment Date: 01/03/2024

Produced By: Alexandru Ardelean

Total Floor Area: 240.42m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in the terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

ENERGY EFFICIENT RATING

Very energy efficient - lower running costs



Not energy efficient - lower running costs

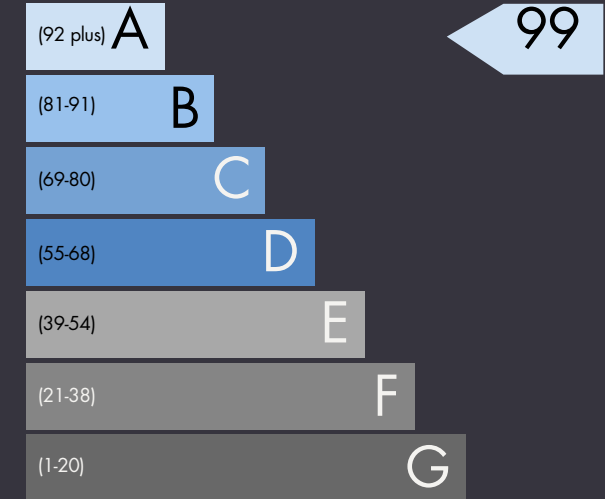
England

EU Directive 2002/91EC

The energy efficiency rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

ENVIRONMENTAL IMPACT (CO₂) RATING

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - lower CO₂ emissions

England

EU Directive 2002/91EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it had on the environment.

LOCATION

Horsenden House is set within the beautiful Suffolk countryside with magnificent views across open pastureland. This newly developed, high-specification home is located on the edge of the village of Little Blakenham, close to the villages of Somersham and Bramford. It is just five miles to the county town of Ipswich which offers a range of local shopping, entertainment and leisure facilities and has a thriving waterfront with various restaurants, hotels and cafés. There are good rail links to London, Norwich and Cambridge and the village is close to road links for the A14 and A12.

With glorious Suffolk countryside right on your doorstep, Horsenden House benefits from a number of fabulous walks, with footpaths taking you through the Gipping Valley and beyond.

The nearby villages of Somersham and Bramford provide friendly, vibrant communities with a rural charm. The well-stocked community-run shop in Somersham is very popular, with the larger Co-op in Bramford and the nearby Ipswich supermarkets offering further choice. The local village pubs provide a warm welcome and there is also a village fish and chip shop and Chinese takeaway in Bramford Village.



BEECHLAKE DEVELOPMENTS LTD

Horsenden House is being constructed by Beechlake Developments, having recently completed the high-end development creating the Fairways at Fynn Valley and the adjacent house called Sorrel Barn.

Beechlake Developments Directors Julian Pennington and Andy Coe along with their construction manager Barrie Pyke, bring over 70 years' experience to the design, development and construction of high-quality properties.

Julian has extensive experience in managing the end-to-end delivery of property projects over the past 20 years. Andy as a qualified engineer has developed an expertise in construction of high specification buildings with a wealth of experience constructing new dwellings. Barrie has 40 years' experience working as a contracts manager successfully managing the construction of new build developments and commercial buildings both in the private and public sector.

Please note CGIs are for illustrative purposes only and not all features will be incorporated as standard.

CLARKE & SIMPSON

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Horsenden House
Somersham Road
Little Blakenham
Ipswich
Suffolk
IP8 4NF

Guide Price: £895,000

Ref: P7338/J

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APPROXIMATE ROOM DIMENSIONS

Ground Floor

Entrance Hall - 5.1m x 3.69m

Cloakroom - 1.7m x 1.21m

Living Room - 5.97m x 3.92m maximum

Kitchen/Dining Room - 8.34m x 5.32m narrowing to 4m

Utility Room - 2.45m x 1.82m

Bedroom 4/Study - 4.28m x 3.27m

En-suite - 3.17m x 1.48m

Bedroom 1 - 6.05m x 3.56m

En-suite - 3.17m x 2.35m maximum

First Floor

Bedroom 2 - 5.87m x 4.03m plus 1.96m x 1.78m plus 2.11m x 1.38m

En-suite - 3.95m x 1.7m

Bedroom 3 - 5.87m x 4.23m plus 1.76m x 1.73m

En-suite - 3.94m x 1.49m

Double Cartlodge

5.12m x 5.11m