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# Bell's Meadow

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A high-quality development of  
**beautiful new houses and bungalows**  
in the village of Raydon, Suffolk

A **Rusden Ltd** project built by  
**Vaughan & Blyth** ( Construction ) Limited.

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Indicative computer generated image shows Plots 1-4 from left to right, and Plot 9 in the background. The materials and surroundings may vary.

# Welcome.

Situated between Hadleigh, Ipswich and Colchester, Britain's oldest recorded town, Bell's Meadow enjoys an outstanding position – and this latest development from VB Homes offers three varying types of home – all of which have been carefully planned to combine comfort, quality and functionality.

There are 4 three-bedroom semi-detached houses, 3 beautiful three-bedroom bungalows and 2 impressive four-bedroom houses – all which have been designed to be both sleek and welcoming, with the exceptional craftsmanship and superb attention to detail which Vaughan & Blyth have been synonymous with for decades.

Cleverly arranged to make the most of their setting, each home enjoys a private garden and good-sized patio area, a landscaped frontage, off-road parking and a private garage – all complemented by neatly landscaped areas and kerbside plantings around the driveway, quality fencing and a pretty countryside backdrop.

Inside you can expect elegant kitchens with a range of pre-installed branded appliances, generous light-filled living areas, well-proportioned bedrooms and stylish bathrooms and en-suites – all finished with designer Roca sanitaryware, fashionable chrome fittings and modern tiling.

Welcome to Bell's Meadow, an alluring rural development which homeowners will love for many years to come.





# The Siteplan.

Set within good-sized plots, these exceptional new homes offer generous living spaces and stylish interiors – featuring premium surfaces, quality fittings and branded appliances.

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Plot One

Three Bedroom Home  
96 sqm / 1032 sqft  
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Plot Two

Three Bedroom Home  
96 sqm / 1032 sqft  
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Plot Three

Three Bedroom Home  
96 sqm / 1032 sqft  
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Plot Four

Three Bedroom Home  
96 sqm / 1032 sqft  
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Plot Five

Three Bedroom Bungalow  
104.8 sqm / 1128 sqft  
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Plot Six

Three Bedroom Bungalow  
135.7 sqm / 1460 sqft  
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Plot Seven

Three Bedroom Bungalow  
118.2 sqm / 1272 sqft  
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Plot Eight

Four Bedroom House  
179.1 sqm / 1928 sqft  
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Plot Nine

Four Bedroom House  
179.1 sqm / 1928 sqft  
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Please note; areas shown are approximate only. Purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.



Future Phase

There will be a Second Phase  
( five plots ) adjacent to Plot Nine.  
Please ask for full details.



North

Carefully-created by our team of experienced designers, Bell's Meadow offers something to suit every lifestyle, from detached bungalows, through to three and four bedroom houses perfect for growing families.

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

# Plots One–Four



## Three bedroom houses with attached garages.

Indicative computer generated image shows Plots 1-4 from left-to-right. The materials and surroundings may vary.

These delightful three bedroom homes effortlessly blend a classic exterior with a modern well-planned interior. The well-appointed kitchen/dining area is full of branded integrated appliances, making it the perfect space to cook and enjoy breakfast with the family – whilst the living room features double-doors leading to the rear garden and patio area.

There is also a cloakroom and under stairs storage cupboard for convenience. Upstairs, there is a master bedroom with an en-suite shower room, two further good-sized bedrooms and a main family bathroom.

### Ground Floor

Living Room	5450 x 3450mm	17'11" x 11'4"
Kitchen/Dining	5150 x 3100mm	16'11" x 10'2"
Cloakroom	1850 x 950mm	6'1" x 3'1"

### First Floor

Bedroom One	3520 x 3050mm	11'7" x 10'0"
En-Suite	2650 x 1180mm	8'8" x 3'10"
Bedroom Two	3450 x 2950mm	11'4" x 9'8"
Bedroom Three	2350 x 2350mm	7'9" x 7'9"
Bathroom	2250 x 1850mm	7'5" x 6'1"

Gross internal floor area : 96 sqm ( 1032 sqft )



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# Plot Five



## Detached three bedroom bungalow with garage and parking.

Indicative computer generated image shows Plot 5. The materials and surroundings may vary.

This charming light-filled bungalow has an array of nice features, such as a beautifully-fitted kitchen with outside access, a large living room – also with bi-folding doors leading through to the rear garden – and three good-sized bedrooms, with the master bedroom boasting it's own luxury en-suite shower room. There is also main bathroom and storage cupboards in the hallway.

### Measurements

Living Room	5450 x 3950mm	17'11" x 13'0"
Kitchen	4850 x 3950mm	15'11" x 13'0"
Bedroom One	4020 x 3950mm	13'2" x 13'0"
En-Suite	2750 x 1180mm	9'0" x 3'10"
Bedroom Two	3450 x 2950mm	11'4" x 9'8"
Bedroom Three	3550 x 2750mm	11'8" x 9'0"
Bathroom	2976 x 2050mm	9'9" x 6'9"

Gross internal floor area : **104.8 sqm ( 1128 sqft )**



► Indicates where approximate measurements are taken from.

**AC** Airing Cupboard **B** Boiler **C** Cupboard **CLs** Cloakroom **En/S** En-Suite

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# Plot Six



## Detached three bedroom bungalow with garage and parking.

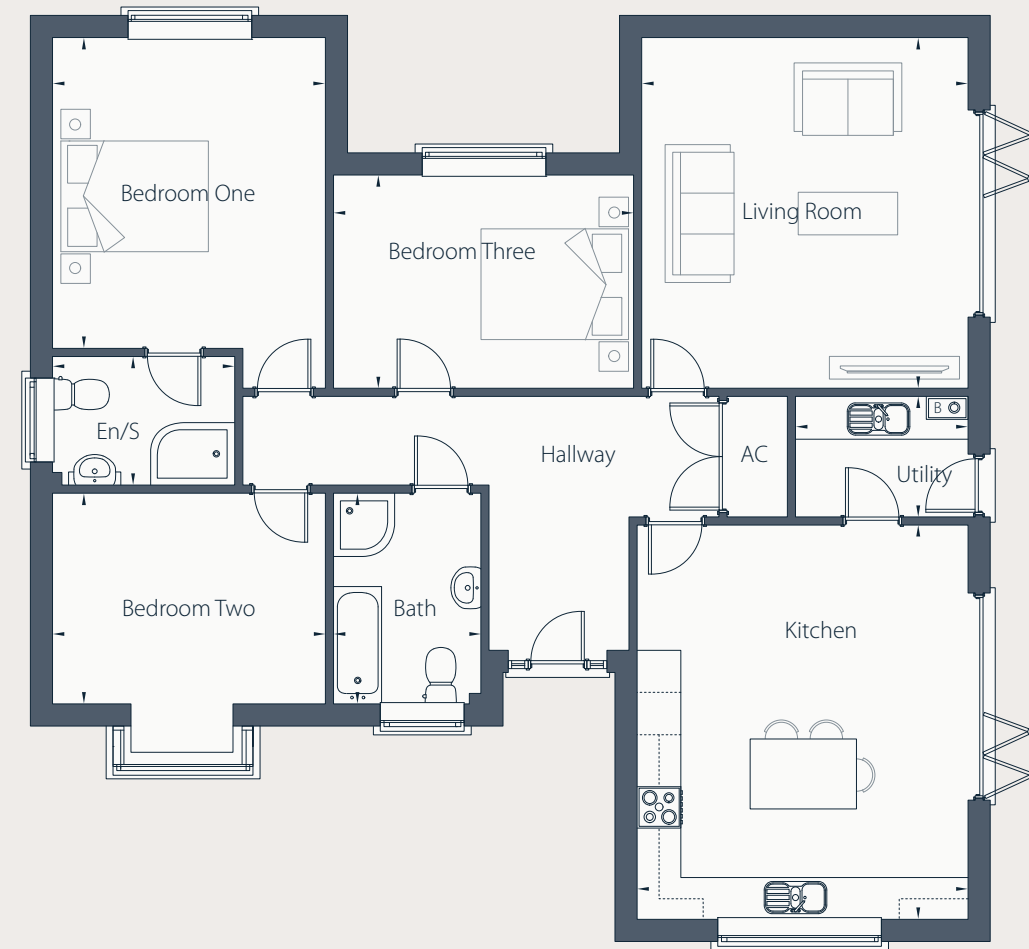
Indicative computer generated image shows Plot 6. The materials and surroundings may vary.

A beautifully-planned, large, three bedroom bungalow designed for comfortable living. The kitchen/dining room, with bi-folding doors to the generous rear garden, offers the perfect area in which to relax or entertain, whilst the impressive living room – also with glazed bi-fold doors – offers a light-filled space to unwind. There are three bedrooms, with the master bedroom boasting a contemporary en-suite shower room.

### Measurements

Living Room	5050 x 4750mm	16'7" x 15'7"
Kitchen	5700 x 4750mm	18'8" x 15'7"
Utility Room	2450 x 1700mm	8'0" x 5'7"
Bedroom One	5150 x 3950mm	16'11" x 13'0"
En-Suite	2650 x 1850mm	8'8" x 6'1"
Bedroom Two	4350 x 3050mm	14'3" x 10'0"
Bedroom Three	3976 x 3050mm	13'1" x 10'0"
Bathroom	3050 x 2150mm	10'0" x 7'1"

Gross internal floor area : **135.7 sqm ( 1460 sqft )**



► Indicates where approximate measurements are taken from.

**AC** Airing Cupboard **B** Boiler **C** Cupboard **CLks** Cloakroom **En/S** En-Suite

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# Plot Seven



## Detached three bedroom bungalow with garage and parking.

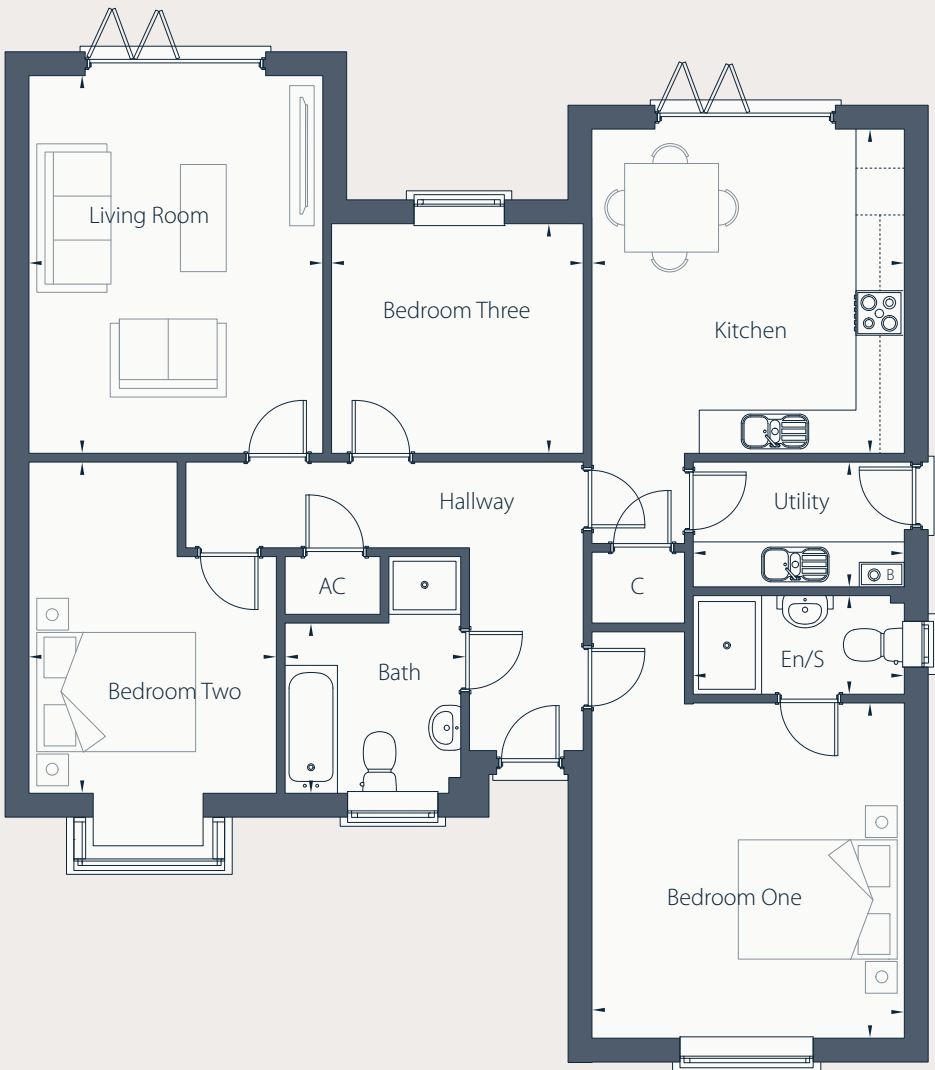
Indicative computer generated image shows Plot 7. The materials and surroundings may vary.

This is an attractive three bedroom bungalow with classic appeal. The good-sized separate kitchen opens directly onto the patio area, as does the well-proportioned living room, and there is further outside access through the handy utility room. Three double sized bedrooms, an en-suite shower room and a well-planned main family bathroom ensure this home is ideal for today's lifestyles.

### Measurements

Living Room	5050 x 3950mm	16'7" x 13'0"
Kitchen	4450 x 4150mm	14'7" x 13'7"
Utility Room	2750 x 1650mm	9'0" x 5'5"
Bedroom One	4370 x 4150mm	14'4" x 13'7"
En-Suite	2750 x 1380mm	9'0" x 4'6"
Bedroom Two	4450 x 3250mm	14'7" x 10'8"
Bedroom Three	3350 x 3200mm	11'0" x 10'6"
Bathroom	2376 x 2200mm	7'10" x 7'3"

Gross internal floor area : **118.2 sqm ( 1272 sqft )**



► Indicates where approximate measurements are taken from.

AC Airing Cupboard   B Boiler   C Cupboard   Cks Cloakroom   En/S En-Suite

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# Plots Eight & Nine



## Stunning four bedroom houses with double-garages.

Indicative computer generated image shows Plots 8-9 from left-to-right. The materials and surroundings may vary.

These impressive four bedroom homes blend a traditional country style appearance with contemporary interiors thoughtfully-designed to complement today's modern lifestyles. The kitchen and light-filled sun area benefits from lots of glazing and double-doors leading to the rear garden, there is a generous dining room that could be used as a home office and the separate living room with a feature fireplace. On the first floor the master bedroom has an attractive en-suite shower room, there are three further bedrooms and a beautifully-finished main family bathroom.

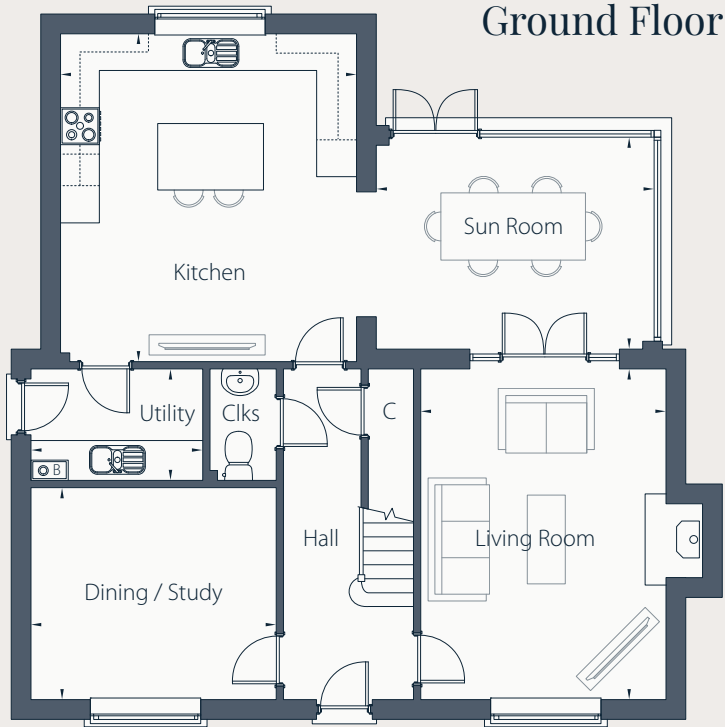
### Ground Floor

Kitchen	5350 x 4750mm	17'7" x 15'7"
Utility Room	2750 x 1800mm	9'0" x 5'11"
Sun / Family	4650 x 3350mm	15'3" x 11'0"
Living Room	5350 x 3950mm	17'7" x 13'0"
Dining / Study	3950 x 3400mm	13'0" x 11'2"
Cloakroom	1800 x 1050mm	5'11" x 3'5"

### First Floor

Bedroom One	4020 x 4750mm	13'2" x 15'7"
En-Suite	2850 x 1180mm	9'4" x 3'10"
Bedroom Two	3950 x 3350mm	13'0" x 11'0"
Bedroom Three	3950 x 2850mm	13'0" x 9'4"
Bedroom Four	3950 x 2350mm	13'0" x 7'9"
Bathroom	2850 x 1850mm	9'4" x 6'1"

Gross internal floor area : 179.1 sqm ( 1928 sqft )



► Indicates where approximate measurements are taken from.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En/S En-Suite

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# Relax amongst quality specifications.

Renowned for building properties of remarkable quality, carefully-selected specifications and attention to detail are intrinsic in the appeal of our new homes – this, alongside all the benefits of modern energy-efficiency, allows us to produce exceptional new homes that you and your family can enjoy for many years to come.



Each new home at Bell's Meadow comes with a 10-year NHBC warranty – one of the market leading warranty providers. For more information visit [www.nhbc.co.uk](http://www.nhbc.co.uk). Specific items within the properties have individual manufacturers warranties. Please refer to the manuals provided upon completion for further details.



## Vaughan & Blyth – Quality Homes Naturally.

In fifty years we have established an enviable reputation for high standards of design, traditional construction and exceptional attention to detail.

A Rusden Ltd project built by Vaughan & Blyth (Construction) Limited.

Estuary House, Whitehall Road, Colchester, Essex CO2 8HA

For further information please call **01206 791660** or visit **[vbhomes.co.uk](http://vbhomes.co.uk)**

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## Kitchens and Utility Rooms

**Plots 1-4** will be fitted with contemporary 'Slab Style' coloured kitchens. Duropal post-formed worktops with matching upstands and choice of coloured glass splashbacks to hob area. These plots will have Neff 1 ½ ovens, induction hob, stainless steel extractors, fully integrated dishwasher, fridge and freezer. All appliances by Neff.

**Plots 5-9** have stylish fitted kitchens with quality painted shaker style doors. These are complimented with highly attractive and functional Silestone worktops. Coloured splash-backs will complete the look. These plots will have single Neff ovens and a combination microwave oven as well as the standard appliances. All appliances by Neff.

**Plots 1-5** will have a Neff fully integrated washing machine, whereas **Plots 6-9** will have 'space only' provided in the separate utility rooms for the future installation of washing machine and tumble dryer.

## Bathrooms and en-suites

All bathrooms and En-Suites are fitted with high-quality Roca sanitaryware with chrome Bristan taps. Both rooms are half-tiled with full height tiling to shower cubicles. Classy shower enclosures are fitted with Aqualisa control valves giving a contemporary yet traditional feel. Chrome towel rails complete the look.

## Decoration and finishes

Plots 8 & 9 will benefit from oak newel posts and feature stair cases with spindles to compliment the oak handrail. Suffolk style feature oak internal doors are paired with chrome contemporary handles. A modern clean look is achieved with white painted architraves, door surrounds and skirting boards. White painted 'flat' ceilings and Dulux White Mist walls complete the modern interior. Stairs to include oak handrail with French polished finish.

## Electrics

BT fibre optic broadband will be connected to each property. Recessed LED down-lighters feature in kitchens, bathrooms and En-Suites with additional under pelmet lights in kitchens. Elsewhere pendant lights with low energy lamps are fitted. A generous amount of double power sockets are installed throughout the homes with TV points to living rooms and all bedrooms. The TV cabling is coiled in the loft which also has a light and power point for client's own TV aerial/satellite dish. Smoke detectors are fitted to hallways and landings with carbon monoxide detectors fitted to living rooms with multi-fuel stoves. Kitchens have dual smoke and heat detectors. All access/egress doors have switchable/automatic external lights for client's convenience.

## Plumbing and heating

Gas fired central heating is provided by Alpha Boilers via a pressurised heating and hot water system. (Boilers have a 7-year warranty). Calor gas will be stored on site via two large underground tanks located in the communal front greensward. These are monitored and refilled automatically by Calor. Each property has its own dedicated metered supply. All plots have chrome towel rails to the bathrooms. All plots underfloor heating controlled by individual room thermostats to the ground floor and radiators to the first floor. Plots 8 & 9 also have the additional benefit of a feature log burner/multi-fuel stove with stone surround.

## Floor Coverings

Kitchens, hallways and WC's will be tiled as standard, together with those properties benefitting from utility rooms. Bathrooms and en-suites in the bungalows (Plots 5-7) will have tiled flooring to compliment the walls. Bathrooms and en-suites in the houses will have a choice of luxury vinyl cushion flooring. All plots will benefit from a choice of carpet from our standard range (supreme 40oz twist carpet) single colour throughout.

## External finishes

A range of external materials and finishes give Bell's Meadow a traditional appearance. A selection of multi-stock facing bricks from Weinberger are matched with either Marley Eternit 'Mendip' pantiles or Marley Eternit 'Acme' plain tiles. Garage roofs add to the look with Marley Eternit 'Birkdale Slates'. Other finishes include coloured render by Monocouche/K-rend or coloured boarding by Hardiplank. Windows, soffits, fascias etc are all white UPVC for ease of future maintenance.

## Garages

All plots come with a single or double-garage with remote control door accessed via a sectional up and over door. Power and lighting are also provided for client's convenience. All garages benefit from a UPVC personnel side entrance.

## Gardens and outside

Each plot has generous patios/paths constructed using 'Natural Sandstone' from Bradstone. Rear gardens will be turfed for customer convenience. Certain areas will have hedges as part of the agreed landscaping schedule. All plots have securely fenced rear gardens and a bespoke side entrance gate.



# This charming development enjoys an enviable location in the heart of the Suffolk countryside.

The village of Raydon is in an idyllic position with the whole of famous Constable Country at it's fingertips. It is perfectly located for residents to enjoy stunning countryside walks and bike rides – whilst being within touching distance of surrounding villages, charming market towns and connections further afield.



## The immediate and surrounding area is a beautiful place for you to call home.

From the beautiful Dedham Vale to the remarkably stunning landscapes of the Essex-Suffolk border – famous worldwide thanks to artists such as Constable and Gainsborough – this wonderful area is a truly exceptional to live. With unrivaled nearby transport links to the A12 and A14, together with easy access to the main line rail stations in Ipswich, Manningtree and Colchester, this area has become a desirable residential location for a range of homeowners ; from professional couples and London commuters, through to growing families and those looking to downsize to a cosy country retreat.

*The market town of Hadleigh is just over three miles away and the ancient towns of Ipswich and Colchester are just ten and eleven miles away respectively – all offering a fantastic range of amenities, from beautiful parks, independent shops and major high-street stores, through to a range of restaurants, wine bars and pubs, cinemas, theatres, well-followed football teams and high-end leisure centres.*

There is also a host of quality pubs and restaurants close to Raydon itself, where you can enjoy everything from homemade lunches and delightful daily specials – through to renowned gastro-style meals, fine wines, real ales and locally produced ciders. Venues such as Milsoms and Le Talbooth in Dedham, The Marquis in Hadleigh, and The Crown at Stoke by Nayland all offer friendly atmospheres and frequently changing menus that offer locally-sourced, freshly made food.

*Raydon enjoys a friendly village feel, with plenty going on for everyone to enjoy. There are a selection of good primary and high schools nearby, a locally cherished village hall which hosts a wide range of activities, and a recreation field with good quality play equipment for children. There are also many footpaths and bridleways taking you through the beautiful Brett Vale, local woodland and surrounding area.*

Outdoor enthusiasts will love the area that surrounds Raydon. It is awash with idyllic country lanes and footpaths which are perfect for an early morning run or dog-walk – and many popular signposted routes (some part of the National Cycling Network) that are ideal for regular road cycling – either alone or as part of a local peloton. Brett Vale Golf Club is literally just minutes away from home, with the links course taking in some of the loveliest parts of the area.



# Bell's Meadow, The Street, Raydon, Suffolk



Whether you are travelling for work or leisure, the roads on your doorstep offer convenient connections to all the major destinations in the area, where an abundance of quality amenities and lifestyle opportunities are within easy reach – plus with the A12 and A14 so nearby, the door to explore the whole of the East Anglian region is wide open.

## What's nearby.

Brett Vale Golf Club	0.5 Miles
East Bergholt	2.5 Miles
Hadleigh	3.5 Miles
Dedham High Street	5 Miles
Manningtree ( Train Station )	6 Miles
Copdock Interchange ( Superstores )	7.5 Miles

## Surrounding area.

Ipswich ( Train Station )	10 Miles
Colchester Town Centre	11 Miles
Alton Water Sports Centre	12 Miles
Sudbury	15 Miles
Bury St. Edmunds	25 Miles
Chelmsford	35 Miles

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