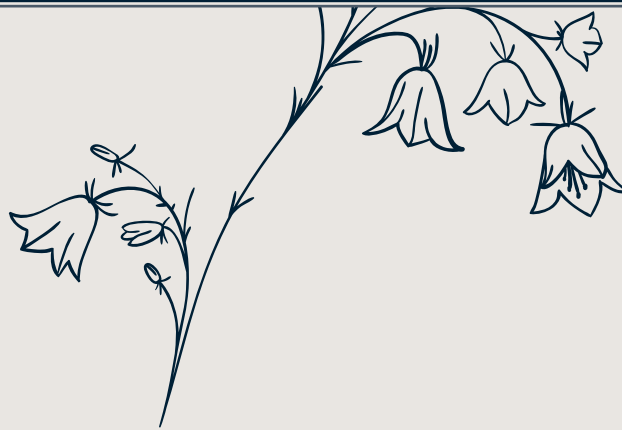




Bell's Meadow



• Phase Two •

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.



Indicative computer generated image shows Plots 12-14 from left-to-right. 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.

This exclusive second release comprises just 2 three-bedroom detached bungalows, and 3 stunning four-bedroom detached 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 white 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.





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

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.

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Plot 10

Three Bedrooms
129 sqm / 1389 sqft

Page 6

11

Plot 11

Four Bedrooms
177 sqm / 1900 sqft

Page 8

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Plot 12

Four Bedrooms
183 sqm / 1974 sqft

Page 10

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Plot 13

Four Bedrooms
179 sqm / 1927 sqft

Page 12

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Plot 14

Three Bedrooms
149.8 sqm / 1612 sqft

Page 14

Plot Ten



Detached three bedroom bungalow with garage and parking.

Indicative computer generated image only, materials and surroundings may vary.

Measurements

Living Room	4950 x 3950mm	16'2" x 12'9"
Kitchen	5150 x 4150mm	16'8" x 13'6"
Utility Room	2750 x 1750mm	9'0" x 5'7"
Master Bedroom	4500 x 4150mm	14'7" x 13'6"
En-Suite	2750 x 1400mm	9'0" x 4'5"
Bedroom Two	4550 x 3950mm	14'9" x 12'9"
Bedroom Three	4350 x 2950mm	14'2" x 14'2"
Bathroom	2676 x 2200mm	8'7" x 7'2"

Gross internal floor area : **129 sqm (1389 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 Eleven



Detached four bedroom home with garage and parking.

Indicative computer generated image only, materials and surroundings may vary.

Ground Floor

Living Room	5350 x 4000mm	17'5" x 13'1"
Kitchen	5350 x 4350mm	17'5" x 14'2"
Study / Office	4000 x 3300mm	13'1" x 10'8"
Day Room	4385 x 3650mm	14'3" x 11'9"
Utility Room	2850 x 1900mm	9'3" x 6'2"
Cloakroom	1900 x 1000mm	6'2" x 3'2"

First Floor

Master Bedroom	5150 x 3550mm	16'8" x 11'6"
En-Suite	2450 x 1650mm	8'0" x 5'4"
Bedroom Two	4000 x 3300mm	13'1" x 10'8"
Bedroom Three	4000 x 2505mm	13'1" x 8'2"
Bedroom Four	4000 x 2505mm	13'1" x 8'2"
Bathroom	2850 x 1900mm	9'3" x 6'2"

Gross internal floor area : 177 sqm (1900 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 Twelve



Detached four bedroom home with garage and parking.

Indicative computer generated image only, materials and surroundings may vary.

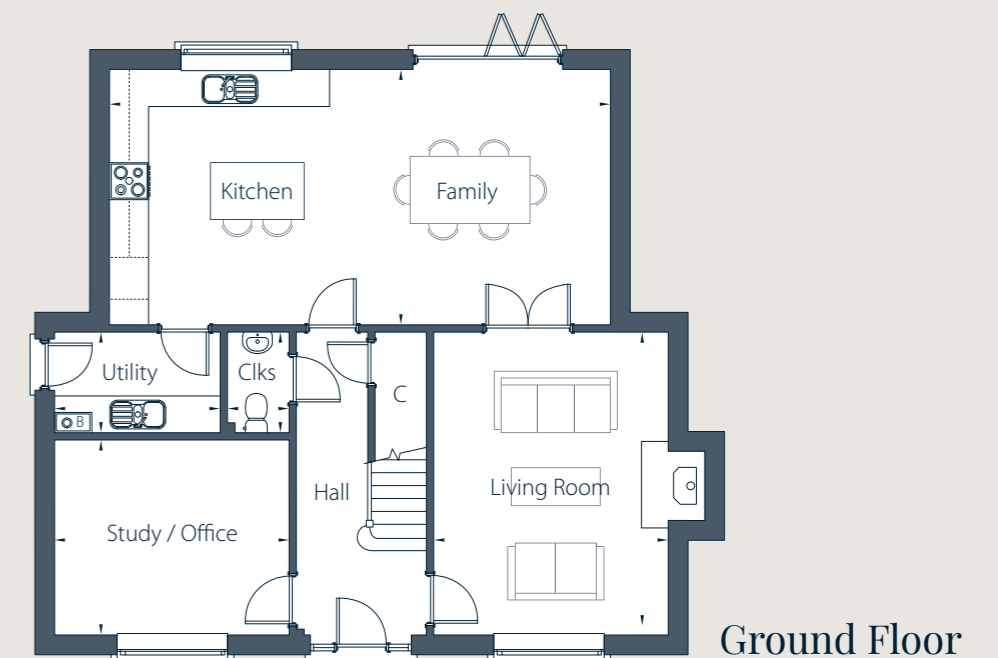
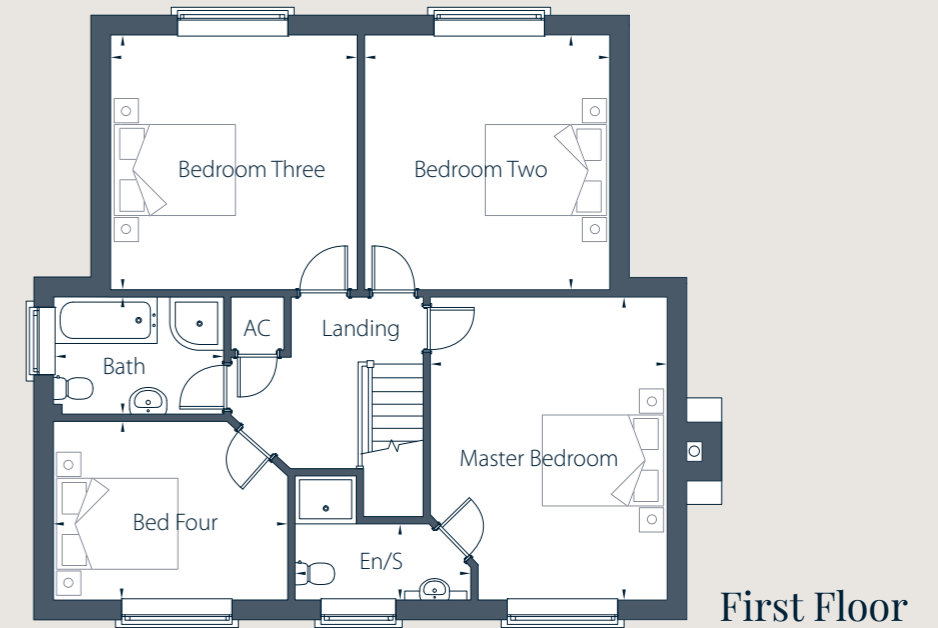
Ground Floor

Living Room	5350 x 3800mm	17'5" x 12'4"
Kitchen / Family	8150 x 4450mm	26'7" x 14'5"
Study / Office	3800 x 3450mm	12'4" x 11'3"
Utility Room	2600 x 1750mm	8'5" x 5'7"
Cloakroom	1750 x 1050mm	10'6" x 3'4"

First Floor

Master Bedroom	5350 x 3800mm	17'5" x 12'4"
En-Suite	2800 x 1350mm	9'1" x 4'4"
Bedroom Two	4450 x 4000mm	14'5" x 13'1"
Bedroom Three	4450 x 4000mm	14'5" x 13'1"
Bedroom Four	3800 x 3250mm	12'4" x 10'6"
Bathroom	2750 x 1950mm	3'4" x 3'4"

Gross internal floor area : **183 sqm (1974 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 Thirteen



Detached four bedroom home with garage and parking.

Indicative computer generated image only, materials and surroundings may vary.

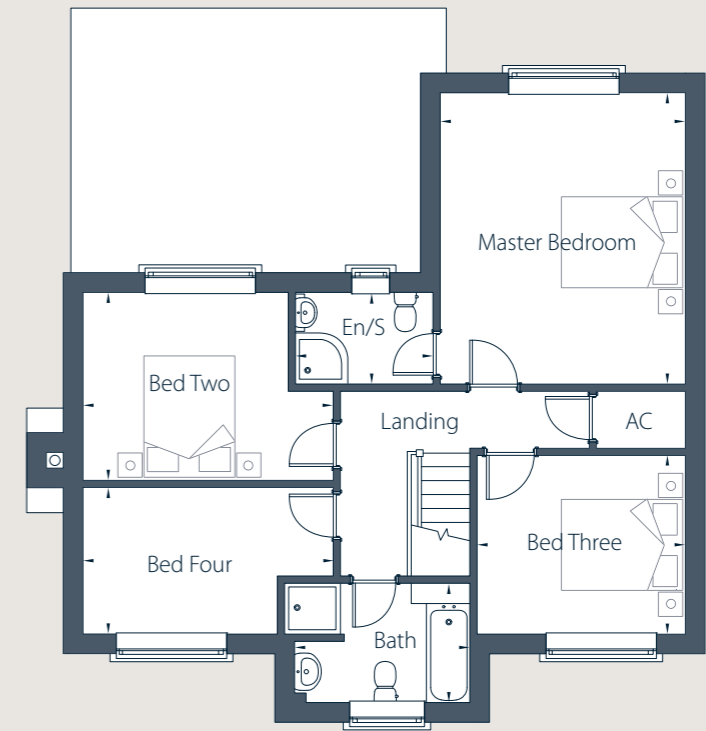
Ground Floor

Living Room	6100 x 3950mm	20'0" x 12'9"
Kitchen	4350 x 3950mm	14'2" x 12'9"
Dining Room	4400 x 3350mm	14'4" x 10'9"
Day Room	5213 x 3887mm	17'1" x 12'7"
Utility Room	2150 x 1750mm	7'0" x 5'7"
Cloakroom	1650 x 1450mm	5'4" x 4'7"

First Floor

Master Bedroom	5150 x 3950mm	16'8" x 12'9"
En-Suite	2250 x 700mm	7'3" x 2'2"
Bedroom Two	4050 x 3350mm	13'2" x 10'9"
Bedroom Three	3350 x 3150mm	10'9" x 10'3"
Bedroom Four	4050 x 2600mm	13'2" x 8'5"
Bathroom	2850 x 1650mm	9'3" x 5'4"

Gross internal floor area : 179 sqm (1927 sqft)



First Floor



Ground Floor

► 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 Fourteen



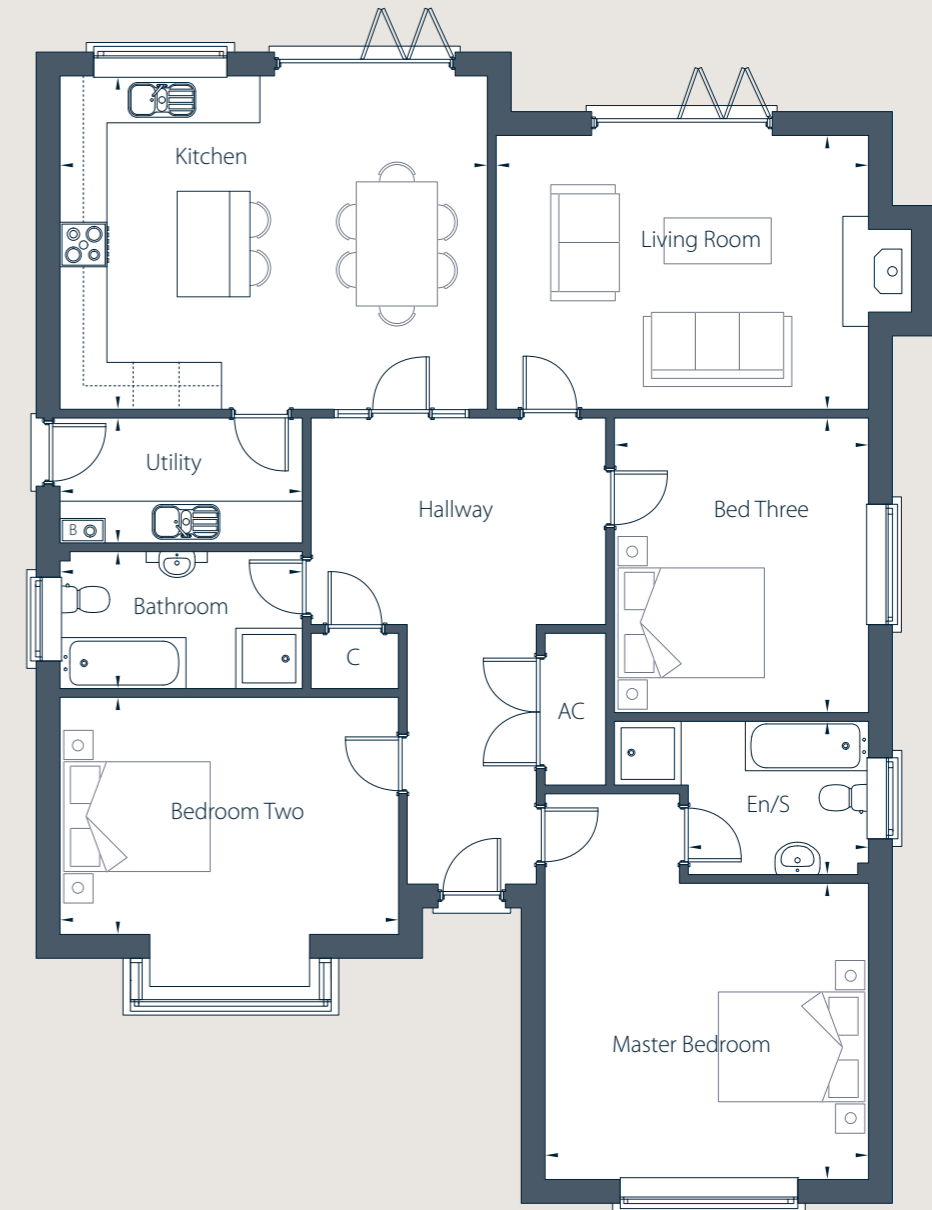
Detached three bedroom bungalow with garage and parking.

Indicative computer generated image only, materials and surroundings may vary.

Measurements

Living Room	5050 x 3950mm	16'7" x 13'0"
Kitchen / Breakfast	5750 x 5200mm	18'8" x 17'0"
Utility Room	3250 x 1750mm	10'6" x 5'7"
Master Bedroom	5063 x 4350mm	16'6" x 14'2"
En-Suite	2400 x 2200mm	7'8" x 7'0"
Bedroom Two	4550 x 4360mm	14'9" x 14'3"
Bedroom Three	4250 x 3450mm	13'9" x 11'3"
Bathroom	3250 x 2050mm	10'6" x 6'7"

Gross internal floor area : **149.8 sqm (1612 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. 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

Please note. Specifications listed correct and as intended at time of print. All internal images used are from previous Vaughan & Blyth developments and are for indicative purposes only. * Help to Buy is subject to qualifying status and specific terms and conditions apply. Please ask for exact details – or visit www.help2obuy.gov.uk.

Kitchens and Utility Rooms

Quality 'shaker style' kitchens with Silestone worktops/undermounted sinks. Matching upstands and 'coloured glass' splashbacks to hob area. Neff appliances throughout to include Neff single oven and combination/microwave oven, 5 burner induction hob with stainless steel/glass extractor, fully integrated dishwasher, washing machine, fridge and freezer.

Utility Rooms

As kitchen but with 'space only' for washing machine and tumble dryer.

Bathrooms and en-suites

All bathrooms and en-Suites are fitted with high quality white 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

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 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. CAT 6 internal telephone/computer cabling. 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 multifuel stoves. Kitchens have dual smoke and heat detectors. All access/egress doors have switchable/automatic external lights for client's convenience. Solar P.V. panels are also fitted to help with electrical efficiency.

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. The bungalows heating is provided by under floor heating to all rooms and chrome towel rails to the bathrooms. The houses have under floor heating to all ground floor rooms and conventional radiators to first floor rooms. Plots 11, 12, 13 and 14 also have the additional benefit of a feature log burner 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 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

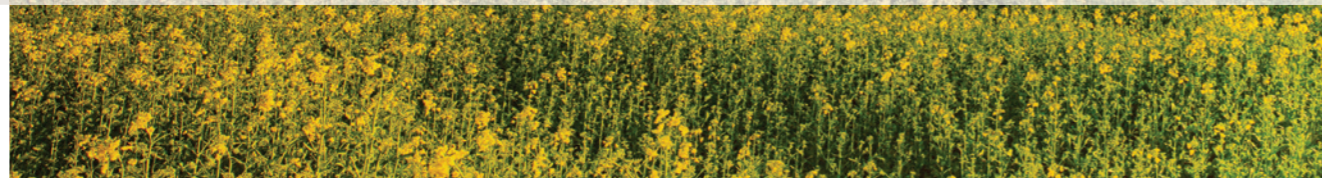
All plots come with the 'extra width' garage with remote control door accessed via a sectional up and over door. Power and lighting are also provided for client's convenience. All garages benefit from a UPVC personnel side entrance.

Gardens and outside

Each plot has generous patios/paths constructed using 'Natural Sandstone'. 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.



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.

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

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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