



# St. James Place

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EAST BERGHOLT



# Welcome Home



Take a look around this exceptional collection of new homes from Hills Residential, a charming addition to the picturesque village of East Bergholt in the desirable Essex-Suffolk border region.

Halfway between thriving Colchester and bustling Ipswich, with excellent travel connections and the beautiful Dedham Vale and Stour Estuary right on its doorstep, this truly is a place where you can enjoy everything this lovely part of the world has to offer.





A beautiful setting for these  
impressive countryside homes.

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St. James Place has been designed to perfectly complement and enhance this proud, historic village.

East Bergholt has for centuries been home to a variety of highly respectable dwellings and St. James Place continues this tradition with an elegant selection of 2, 3, 4 and 5-bedroom homes built to high specifications, inspired by the finer styles found in the local region. Positioned at the north-east side of the village, this collection is surrounded by a picturesque network of open fields, enchanting woodland and scenic country lanes with noted historic churches, ancient public houses and halls all within easy walking distance.

This is a location that combines the atmosphere and charm of the countryside with all the connections and convenience of modern living. St. James Place's spacious layout, generous gardens and attractive shared green areas ensure that residents have the space to relax and enjoy a peaceful and contemporary new neighbourhood.





From the elegant estate fencing that surrounds the collection to the neat borders, new plantings and spacious plot layouts, everything within this development is designed to deliver a refined setting.

Drawing on the traditional vernacular found in the more cultivated heritage properties in the Essex-Suffolk region, these outstanding homes blend a classical appearance with contemporary, style and functionality to deliver homes that satisfy every need of the modern household.

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Make yourself at home within this peaceful modern enclave, surrounded by countryside and traditional village life.

As the birthplace of renowned painter John Constable, the stunning scenery of East Bergholt and Flatford was immortalised over 200 years ago in his famous landscapes. While the countryside has evolved, all its magical beauty and charm has been preserved.

A peaceful stroll through East Bergholt's ancient lanes and historic village centre provides a visual feast of quaint cottages, beautiful period houses and characterful pubs – as well as a convenient bakery, pharmacy, post office and village shop. But with Dedham Vale and tranquil views across the Stour Estuary at Manningtree and Mistley also on your doorstep, you'll find so many more magical places to explore. This is a truly exceptional opportunity to purchase a premium family home in a highly desirable location.



Beautifully-framed by nature,  
this hugely sought-after setting  
is a place for all seasons.





Just a short drive away on the banks of the River Stour, the charming quayside villages of Manningtree and Mistley are perfect for a relaxing days out.



All the opportunities of Suffolk and Essex are right on the doorstep of St. James Place.

The heart of Constable Country is a setting where you can stroll through undisturbed woodland and pastures, or take boat trips along the enchanting River Stour – in an historic landscape largely unchanged since the time of the classical painters. Dedham and Flatford are both magical places to spend an afternoon amidst picture-postcard village scenes, wildlife gardens, tea rooms, fine eateries, characterful countryside pubs and waterside footpaths.



Dedham Boathouse

2.5 miles from St. James Place

### Mistley and Manningtree

4 miles from St. James Place

Take the time to enjoy the beautiful panoramic views out across the estuary before getting a bite to eat at the Tea At The Quay or a snack with a drink at The Crown.

For a fine evening meal, the Mistley Thorn Hotel and Manningtree's Lucca Italian restaurant are both highly respected for their excellent menus



Flatford Mill

2 miles from St. James Place



# Take advantage of this amazing location

Residents of St. James Place will enjoy a wealth of options when it comes to leisure time and relaxation. From the attractions of town and retail, to stunning scenery and fun outdoor pursuits, there's everything you need for a fully balanced lifestyle nearby.



## Enjoy the modern vibe of Ipswich 10 miles from St. James Place

Modern shopping malls rub shoulders with medieval buildings in the pedestrianised streets of Ipswich's town centre, where you'll find all kinds of independent shops as well as well-known department stores and high street names. The town's marina is home to a range of waterside bars, eateries and summer street food events – complementing Ipswich's vibrant selection of bars, family friendly restaurants and coffee shops – while Christchurch Park and Elizabethan mansion are great for a family day out.

## Refresh and refuel at Northern Gateway 9 miles from St. James Place

With Colchester continuing to grow, the area to the north of the city – by the A12 – now offers a great range of exciting sports and leisure choices. The Northern Gateway area has long been home to the modern football stadium and top-of-the-range David Lloyd fitness centre, but recent developments have seen facilities significantly expand, with the addition of a popular new sports park, pitches and floodlit cycling track, as well as a new 12-screen cinema, bowling alley, indoor golf centre, hotel and Wendy's restaurant.

## Ready for anything in Colchester 10 miles from St. James Place

*Its origins may date back to Roman times, but Colchester is brimming with contemporary eateries, entertainment and fashion.*

The city's historic streets, squares and alleyways are home to a wide array of shops, boutiques and salons, from household names to quirky independent outlets and of course the flagship Fenwick store on the high street featuring all the latest designer brands. With new coffee shops and eateries opening almost every week, a host of great bars – and a wealth of culture at the Castle, Arts Centre and Firstsite gallery – there's something for every taste.



## Explore Dedham Vale Area of Outstanding Natural Beauty 1-12 miles from St. James Place

Known as 'Constable country', this picturesque rural region follows the banks and valleys around the tranquil River Stour from Bures in the west to Manningtree in the east. Home to a rich tapestry of woodland walks, beautiful meadows, historic villages, charming cottages, welcoming coffee shops, quality restaurants and stunning waterside views, visitors can take time to unwind and soak up the scenery all year round.



## Time to try some new outdoor pursuits 6 miles from St. James Place

Less than 15 minutes' drive away near the village of Sutton is Alton Water – a large scenic reservoir and waterside venue well known locally for its cycling trails, woodland walks and range of aquatic sports, including windsurfing, kayaking, canoeing and wild swimming. Walks around the lake are beautiful all year round, with plenty of open areas perfect for a picnic in the warmer months.



## Enjoy the bright lights 10 miles from St. James Place

When you want a special evening out, there will always be something to choose from, with Ipswich's Regent Theatre and Colchester's Charter Hall both featuring appearances from nationally renowned artists and comedians. Also in Colchester, the respected Mercury Theatre features high quality productions and touring shows all year round, while the modern Firstsite Gallery is home to world-class exhibitions. Ipswich's vibrant performing art scene is also worth investigating, with numerous cutting edge shows at its independent theatres.



## Stroll on the Stour riverbanks 4 miles from St. James Place

Forming most of the boundary between Essex and Suffolk, you'll find countless waterside paths and countryside views to enjoy along the gently twisting river's edge. From the quaint market town of Sudbury via Bures, Nayland and Dedham to where the river widens at Manningtree and onward to Wrabness or Holbrook Creek, this is one of Britain's most scenic waterways – with many tea rooms or characterful pubs close by for rest and refreshment!

## Get into the swing of things 3-11 miles from St. James Place

Nearby Brett Vale Golf Club, just the other side of the A12, is loved for its friendly atmosphere, attractive greens and great food at the clubhouse, all set against a glorious rural Suffolk backdrop.

Alternatively, the undulating, leafy fairways at Colchester Golf Club in Braiswick and Hintlesham Golf Club's lush, rolling landscape also offer the peace of the countryside with excellent dining at their indoor facilities.





# A feast of wining and dining close to hand

You'll find many places in East Bergholt and the surrounding area to meet up with friends and family to share a coffee, excellent locally produced food and so much more!

Within the village, two lovely tea rooms are perfect for a breakfast, lunch or an afternoon meet-up, both being just a mile from St. James Place. The Fountain House Kitchens has built a great reputation for its friendly welcome, delicious food and excellent coffee, all served in its quaint, refurbished cafe it's the ideal stop-by after a visit to the shop. Meanwhile, the Oranges & Lemons cafe on Rectory Hill comes highly recommended for its generous platters and sizable afternoon teas in rustic surroundings. However, it's fine dining where this region really begins to shine...



## Treat yourself to the finest cuisine in the area

The area around Dedham Vale is not only noted for its natural beauty – there are also a number of highly rated establishments serving excellent menus of finely-prepared exquisite meals all year round. Perfect for those special family occasions or quiet romantic evenings together.



### **The Lion, East Bergholt** 1 mile from St. James Place.

On a warm pleasant evening, you have the option to leave the car at home and sample the fine dining available locally on your doorstep. At the centre of the village, The Lion's 18th-century building is home to a modern luxury brasserie and bar in a picturesque walled garden setting that attracts diners from all over the region with its fine dishes all proudly sourced locally.

### **The Marquis, Layham** 4.5 miles from St. James Place.

A 15 minute drive towards the heart of Suffolk brings you to this sophisticated hotel and restaurant, housed in a beautifully converted 16th century farmhouse which is surrounded by rolling countryside. Diners are drawn equally to its bold open kitchen, exquisitely presented modern dishes and the panoramic views afforded by the restaurant's floor to ceiling windows.

### **La Talbooth, Dedham** 4 miles from St. James Place.

Known throughout the surrounding region as the place to go for a truly upmarket dining experience, this award-winning riverside restaurant near Stratford St. Mary oozes class and character from every inch of its half-timbered design. Diners are consistently delighted by menus of seasonal British cuisine that manage to perfectly combine the classic with the exciting.

### **Milsoms, Dedham** 4.5 miles from St. James Place.

Just the other side of the A12 towards Dedham, you'll find La Talbooth's sister establishment, Milsoms Hotel. Its ivy-covered exterior contains a delightful boutique 4-star hotel and an informal but upmarket contemporary bar and brasserie where they serve delicious food all day, including favourites such as duck tacos, deluxe fish pies and stylish steak dishes.

### **Stoke by Nayland Resort** 9 miles from St. James Place.

Also a golf club with a beautiful course and a luxurious hotel & spa with peaceful modern lodges within its stunning grounds, this outstanding destination venue is home to the award-winning Lakes Restaurant. Their expert chefs have created mouth-watering menus around their inventive takes on favourite British dishes – all locally sourced and expertly presented by their professional team.





## Each day presents opportunities for learning

The rural surroundings of East Bergholt offer a relaxing sense of seclusion, however an exciting range of distinguished educational facilities are within reach of home.

With the celebrated East Bergholt High School literally a moments walk away, and the nationally renowned Independent Schools of Ipswich and Colchester around 10 miles away by car or coach, there really is a wealth of academic opportunities at your fingertips.

Those with young families will be delighted to find the well-respected East Bergholt Church of England Primary School just a ten minute walk from home, enjoying a generous playing field and fantastic links with the local community. Meanwhile, just over the road from home, East Bergholt High School offers all of the key ingredients for students to achieve the very highest levels – both academically, and in their sporting endeavors.

Ipswich, an easy drive from home, is well known for the exceptional standard of education offered at The Ipswich School, St Joseph's College, Ipswich High School and The Royal Hospital School – all amongst East Anglia's leading independent schools and each providing remarkable opportunities for their attendants to flourish academically, creatively and sportingly.

In the other direction along the A12, Colchester is also a city where your children can benefit from educational excellence, being home to some of the most sought-after selective schools in the country. Colchester Royal Grammar School is well known for its prestigious facilities and standards, while Colchester County High School for Girls and St Mary's School for Girls each provide a truly outstanding level of education for aspirational young ladies.

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## Internal living spaces with immaculate details that will be a joy to experience every day.

Hills Residential homes feature some of the most attractive designer kitchens and bathrooms on the market as standard. Every aspect of our interiors – from cabinets and doors, to all fittings and fixtures throughout the home – has been carefully chosen and skilfully assembled to ensure a long-lasting yet elegant final end product.

With every living space finished to perfection, this collection conveys our core values ; exceptional quality in everything we build and an unrivalled level of customer care.

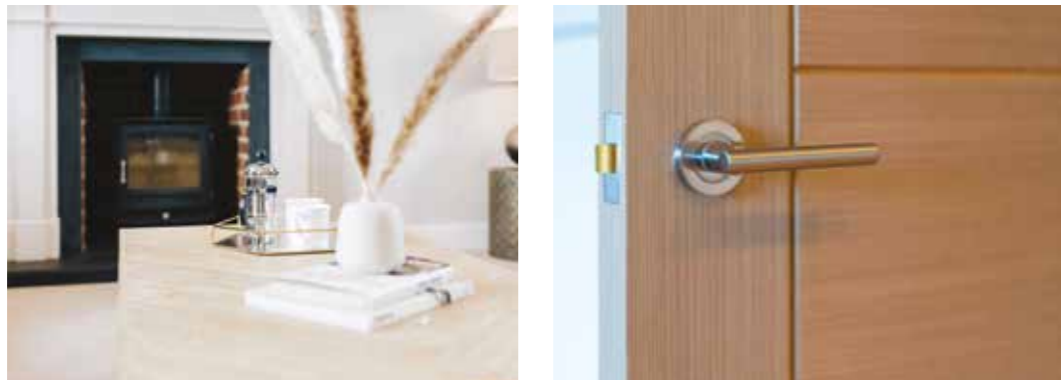
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All interior images are from previous showhomes.







*"Each property at St. James Place receives the careful attention to detail that residents deserve from our skilled craftsmen, designers and technicians – allowing you to relax and enjoy every aspect of its appearance."*

External finishes to each property promote a feeling of bold brightness, with playful details in the brickwork and attractive doors and windows giving each home real character. Inside, all spaces are generous and have been configured to work instinctively with everyday life and make the best use of natural light. Featuring clean lines and beautifully-finished surfaces, each room is presented in attractive bright white to form the ideal backdrop to residents' own decorative touches.

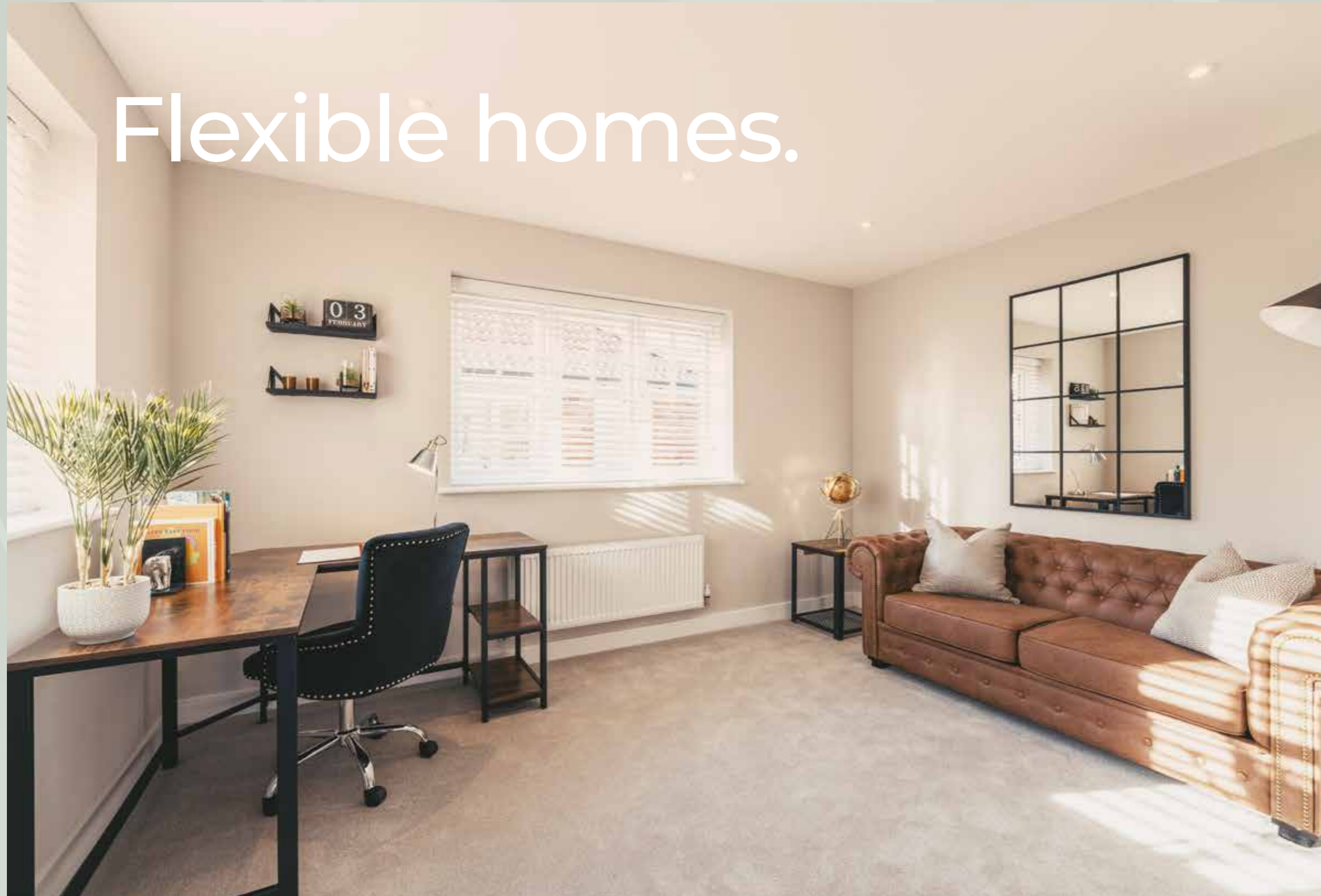
With a high specification of fittings throughout each home, kitchens include quality ironmongery, premium worktops and exceptional designer units housing a selection of superior integrated branded appliances, chosen with energy-efficiency and durability in mind. Similarly, bathrooms feature sleek, contemporary sanitaryware and quality tiling, while warm-light LED downlighters create a subtle ambient glow.

All images are from our showhomes at previous developments. Please speak with our sales agent for full and exact specifications of each plot.  
Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.





# Flexible homes.



## Homes designed with space to offer a superb work-life balance.

With more people and businesses than ever before embracing the options to work from home, we recognise the importance of allowing space within the home to accommodate flexible and remote working.

The homes at St. James Place have been configured to make life easy and practical for those working from home or running their own business, with many incorporating rooms that would work perfectly as a home office or study, and all benefitting from superfast broadband. Those properties without a dedicated work setting are still designed to provide versatile spaces where an office set-up can be placed while still allowing for dining, relaxing and recreation.

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**Step up into a high quality family home and  
make memories to last a lifetime.**

Your home should be a place where you can feel comfortable relaxing and unwinding in spacious rooms where you and your family can be yourselves, put down roots and stretch your wings. Here, you'll find bedrooms that hold the glow of natural light by day and become cosy, luxurious spaces at night, ready for dreams, fairy tales and legends, old and new.

**It's our complete commitment to quality in design, materials  
and workmanship that will make these properties ones to remember.**

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### Individually designed kitchens.

- Choice of wall and base units with handleless design \*
- Shaker style kitchen available as upgrade
- Choice of laminate worktop and up-stands \*  
(Stone options are available as an extra)
- Choice of LVT plank flooring \*
- Stainless steel sink
- Bosch oven and separate microwave oven  
to all three bedroom homes
- Bosch induction hob to all homes
- Glass splashback behind hob
- Chimney cooker hood
- Fully integrated fridge / freezer to all homes
- Fully integrated dishwasher to all homes

### Utility rooms.

- Sink provided in the Holland, Elmstead,  
Lawford, Oakley, Mistley and Bentley
- Space for washing machine and tumble dryer
- Units and worktop with up-stand provided \*  
(Stone options are available as an extra)
- Choice of LVT plank flooring \*

### Bathrooms, en-suites & cloaks.

- Choice of LVT plank flooring \*
- Choice of Porcelanosa wall tiling to the en-suite  
and bathrooms in the required areas \*
- White gloss basin with vanity unit to en-suite  
and bathroom
- ROCA floor mounted back to wall toilet with  
soft close seat and concealed cistern
- ROCA targa taps
- ROCA shower as shown on floorplans  
with silver / clear shower door
- ROCA bath as shown on the floorplans
- Separate ROCA shower over bath to the Flatford
- Chrome finish towel rail to en-suite and bathrooms

### Connectivity.

- TV points to the living room, dining / family room  
and all bedrooms

### Heating, lighting & electrics.

- Compact style radiators with top and side grills
- Brushed aluminium sockets and switches  
provided on the ground floor and white sockets  
and switches to the first floor
- Double sockets throughout with selected  
USB sockets provided to kitchen and all bedrooms
- Downlights provided as standard to hall,  
cloakroom, kitchen, utility, bathroom and  
en-suite with pendants elsewhere
- Socket and light to loft

### Finishing details.

- Dulux Supermatt emulsion white to all  
walls and ceilings. Dulux satinwood white  
to all woodwork
- Internal doors are solid core
- Windows and French doors are white PVCU
- Half glazed front doors
- Wardrobes to principal bedroom
- Turf and landscaped front gardens and  
seed to the rear garden
- External tap provided to all homes

### Security and peace of mind.

- Smoke alarm to each floor and carbon monoxide  
alarm to all rooms with a concealed flue
- Spur provided for future alarm fitting

### Choices and Extra Options.

- Please note; Extras and options are only available if  
reservation is at a sufficiently early stage of construction.





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Every home at St. James Place is a combination of traditional design, contemporary styling and exceptional craftsmanship, both inside and out. Interiors are bright and open – and each home is fully fitted out for today’s connected, energy-efficient lifestyles. These are refined properties perfectly suited to well-balanced modern lifestyles, and they will be places you’ll be proud to call home for many years to come.

[Time to take a closer look and take your pick.](#)

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Set within a friendly and welcoming village, St. James Place is a distinctive place to call home. Ideal for family lifestyles, it is a unique collection of 28 classically-inspired new homes, offering the best of luxurious village living, with superb travel connections to Ipswich, Colchester, Chelmsford and London.

Accessed via a gently-curving private driveway, each turning features a pleasing variation in designs, giving the collection an organic feel, with carefully planned open green spaces there for all to enjoy. Offering homes suitable for anyone from professional couples to established families, busy households and those looking to downsize, this well designed development perfectly blends community, privacy and style.



### THE FLATFORD

Two Bedroom Homes  
Plots 3, 4, 5, 6 & 7  
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### THE HOLLAND

Three Bedroom Homes  
Plots 12, 19 & 25  
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### THE ELMSTEAD

Three Bedroom Homes  
Plots 11, 22, 23 & 24  
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### THE LAWFORD

Four Bedroom Homes  
Plots 10, 15, 17, 18, 26, 29, 30 & 31  
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### THE OAKLEY

Four Bedroom Homes  
Plots 2, 16 & 32  
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### THE MISTLEY

Four Bedroom Home  
Plot 1  
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### THE BENTLEY

Four/Five Bed Homes  
Plots 8, 9, 27 & 28  
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\* Please note, Plots 13, 14, 20 and 21 are not for private sale. Please speak to the Sales Adviser for further information.

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 a Sales Adviser 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 to view the detailed architects site drawings for full and accurate details.



# The Flatford



Image shows **Plots 3 to 7** from right-to-left.  
The details and surroundings may vary.

These superbly designed two-bedroom terraced houses make the most of space and light throughout their interiors. Downstairs, the modern open-plan kitchen, dining and living area provides more than enough space to accommodate family activities, from relaxation to social gatherings and preparing meals in a luxury kitchen, all lit by natural daylight flooding in from French doors opening onto the patio and rear garden. There's also a downstairs cloakroom for added convenience. Upstairs, you'll find a generous principal bedroom featuring a large built-in wardrobe, a main family bathroom and a second bedroom at the rear of the home.

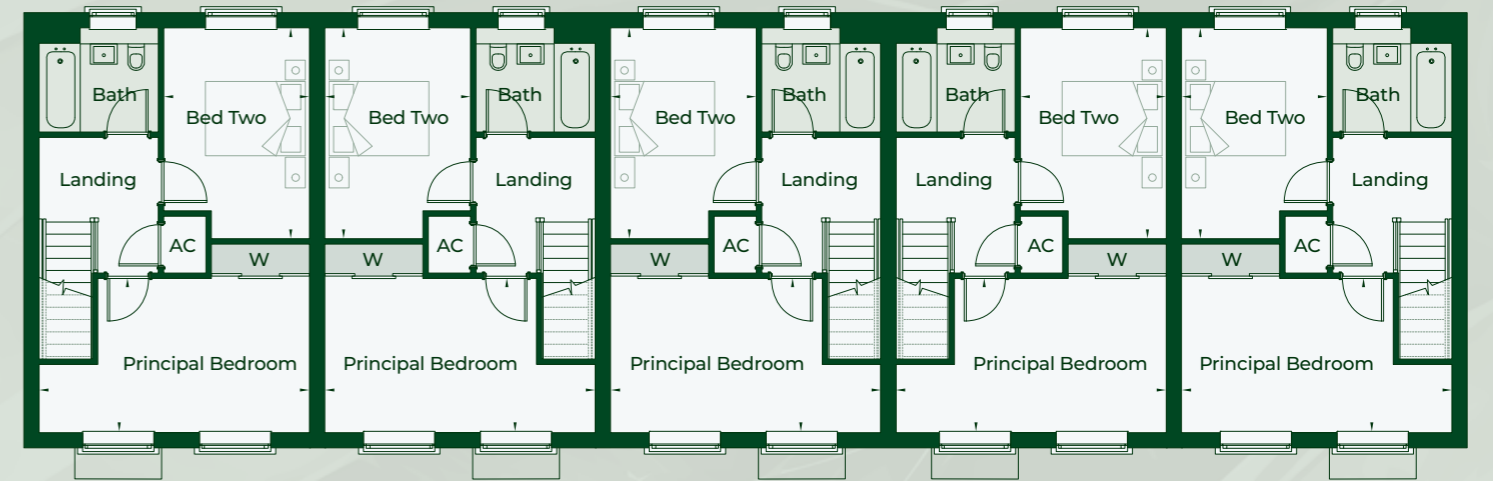
## Ground Floor

Kitchen / Living Area 7.67m x 5.15m 25'2" x 16'11"

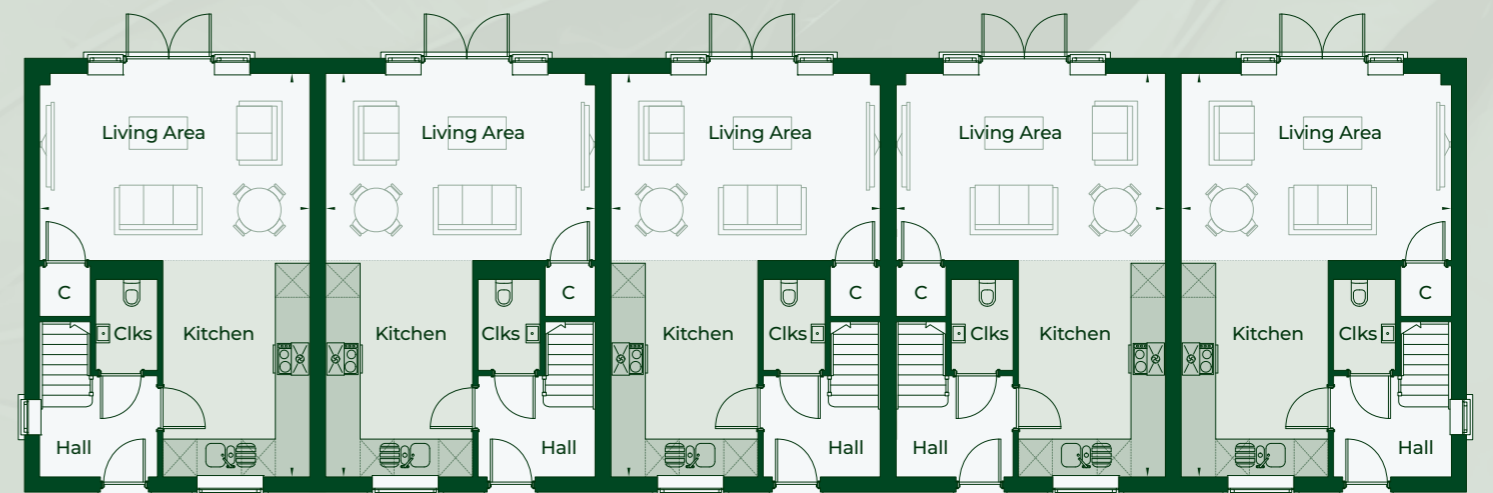
## First Floor

Principal Bedroom 5.15m x 2.93m 16'11" x 9'7"  
Bedroom Two 3.99m x 2.85m 13'1" x 9'4"

## Plots 3, 4, 5, 6 & 7



First Floor



Ground Floor

Plans show **Plots 3 to 7** from right-to-left.

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ▶ Indicates where approximate measurements are from.

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# The Holland



Image shows **Plot 12**. The details and surroundings may vary on other plots.

**Plots 19 & 25** are handed compared to plan and image shown, please ask for full details.

This outstanding detached home has been designed with flexible living in mind, with natural light able to shine through every aspect of the house. The broad hallway gives access to an expansive dual-aspect living room, with glazed double doors looking out onto the rear garden. Meanwhile, the open-plan kitchen / dining area includes the latest integrated appliances and a handy utility space with convenient outdoor access. Upstairs, the impressive principal bedroom is complemented by a luxurious en-suite shower room. There's also a second double bedroom, a stylish family bathroom and a third room suitable as a single bedroom, child's room or home study.

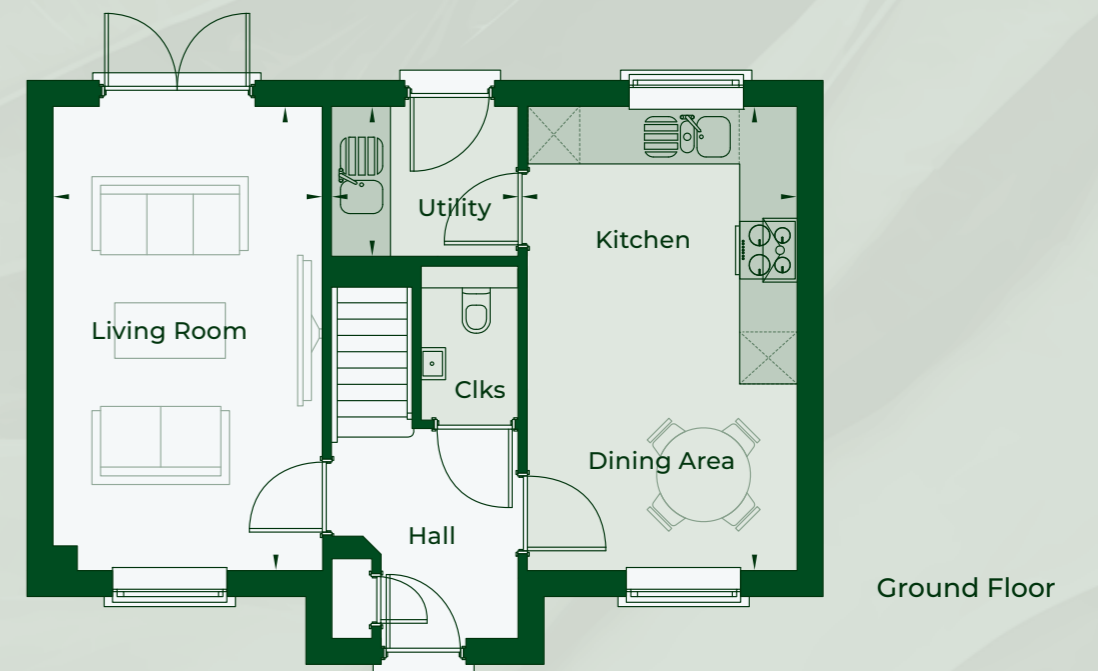
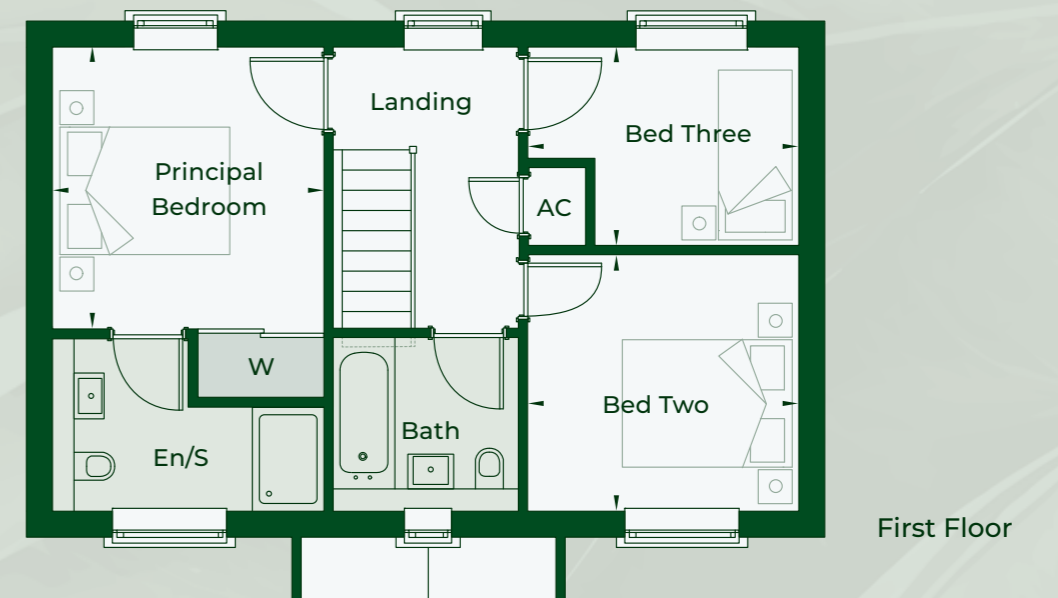
## Ground Floor

Kitchen / Dining	5.53m x 3.23m	18'2" x 10'7"
Living Room	5.53m x 3.23m	18'2" x 10'7"
Utility Room	2.27m x 1.78m	7'5" x 5'10"

## First Floor

Principal Bedroom	3.53m x 3.28m	11'7" x 10'9"
Bedroom Two	3.28m x 3.05m	10'9" x 10'0"
Bedroom Three	3.28m x 2.38m	10'9" x 7'10"

## Plots 12, 19 & 25



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ▶ Indicates where approximate measurements are from.

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# The Elmstead



## Plots 11, 22, 23 & 24



Image shows **Plot 11**. The details and surroundings may vary on other plots.  
**Plots 23 & 24** are handed compared to plan and image shown, please ask for full details.

A classic three bedroom family home that offers a feeling of spaciousness in every room. The open-plan ground floor will be the perfect space for family and friends to gather, share conversations and relax in modern, light-filled surroundings, while food is prepared in the contemporary kitchen area. Upstairs, you'll find a generous principal bedroom with built-in wardrobes and a luxury en-suite shower room. Two further good-sized double bedrooms and a well appointed family bathroom complete this outstanding home.

Ground Floor			First Floor		
Kitchen / Dining	6.88m x 3.28m	22'7" x 10'9"	Principal Bedroom	4.52m x 2.81m	14'10" x 9'3"
Utility Room	2.21m x 1.41m	7'3" x 4'8"	Bedroom Two	3.26m x 3.10m	10'8" x 10'2"
Living Room	4.52m x 4.41m	14'10" x 14'6"	Bedroom Three	2.68m x 2.53m	8'0" x 8'4"

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# The Lawford



Image shows **Plot 29**. The details and surroundings may vary on other plots.

**Plots 10, 18, 30 & 31** are handed compared to plan and image shown, please ask for full details.

This is a remarkable four bedroom family residence, where exceptional spaces thoughtfully interconnect throughout the house. The spacious living room with feature fireplace and bay window leads you through double doors into the open-plan kitchen and family area, which is filled with light by the glazed doors opening out onto the rear garden. There is a separate dining room / study, a cloakroom and a handy utility room with access to the integrated double garage. Upstairs, you'll find the spacious principal bedroom with built-in wardrobes and a luxury en-suite, as well as three sizeable double bedrooms and a stylish family bathroom.

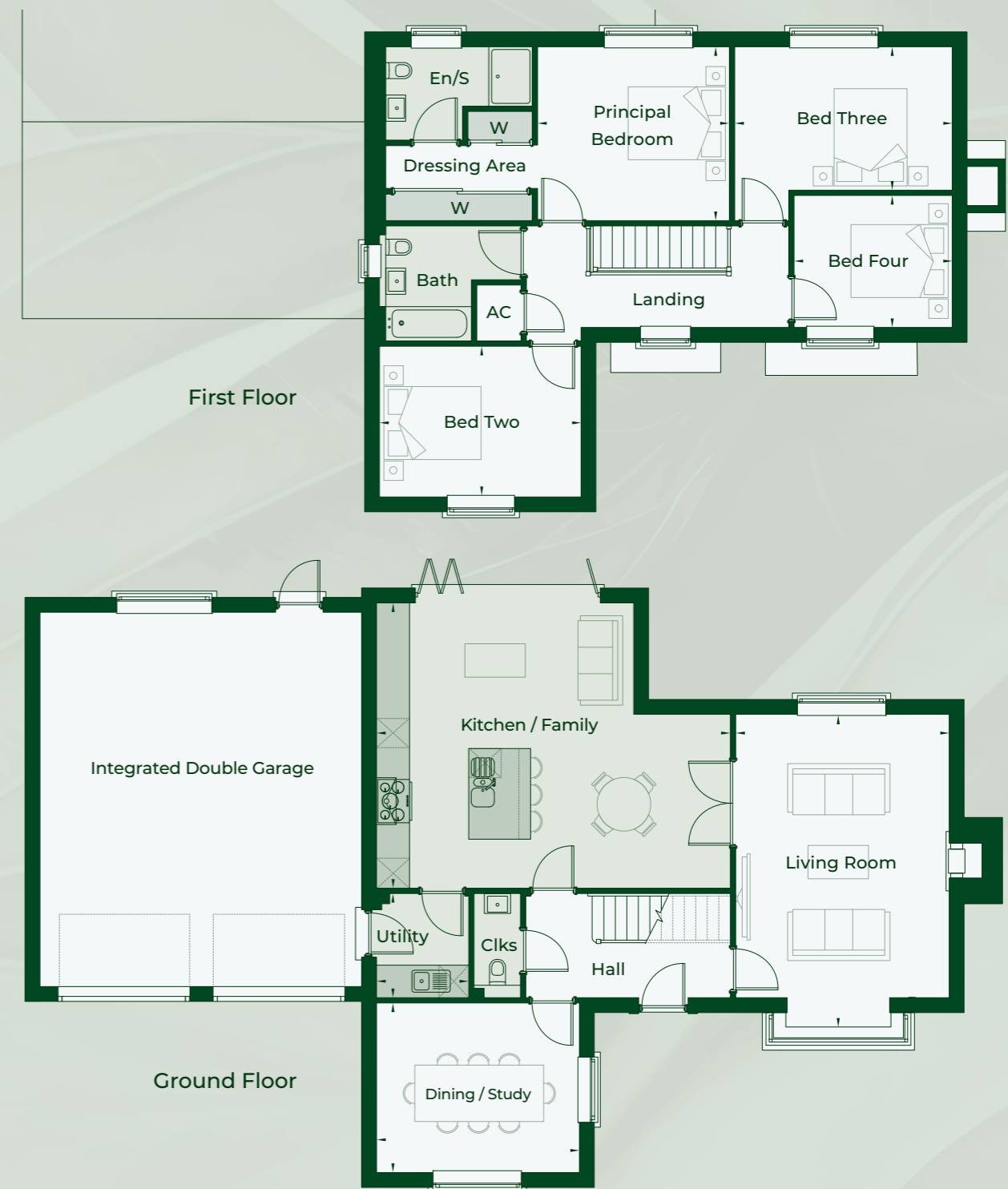
## Ground Floor

Kitchen / Family	6.98m x 5.59m	22'11" x 18'4"
Utility Room	2.04m x 1.77m	6'8" x 5'10"
Living Room	6.23m x 4.14m	20'5" x 13'7"
Dining / Study	3.96m x 3.23m	13'0" x 10'7"

## First Floor

Principal Bedroom	3.87m x 3.37m	12'8" x 11'1"
Bedroom Two	3.96m x 2.95m	13'0" x 9'8"
Bedroom Three	4.07m x 2.81m	13'4" x 9'3"
Bedroom Four	2.88m x 2.62m	9'5" x 8'7"

## Plots 10, 15, 17, 18, 26, 29, 30 & 31



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ► Indicates where approximate measurements are from.

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# The Oakley



Image shows **Plot 2**.

The details and surroundings may vary on other plots, please ask for full details.

This handsome, classically styled four bedroom residence offers ample spaces for refined, modern living. The expansive living room with feature fireplace and glazed double doors onto the garden will be perfect for gatherings and relaxation, while the beautiful open-plan kitchen and dining area will impress visitors with its high specification integrated appliances, premium units, sleek surfaces and light fittings. Conveniently, a utility room with outdoor access keeps functional items out of sight. Upstairs, three sizeable double bedrooms and a luxury family bathroom accompany the outstanding principal bedroom with built-in wardrobes and a stylish en-suite shower room.

## Ground Floor

Kitchen / Dining	7.11m x 4.49m	23'4" x 14'9"
Utility Room	1.91m x 1.81m	6'3" x 5'11"
Living Room	7.11m x 4.24m	23'4" x 13'11"

## First Floor

Principal Bedroom	3.85m x 3.29m	12'8" x 10'10"
Bedroom Two	3.91m x 3.24m	12'10" x 10'8"
Bedroom Three	3.76m x 3.27m	12'4" x 10'9"
Bedroom Four	3.42m x 2.64m	11'3" x 8'8"

## Plots 2, 16 & 32



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ▶ Indicates where approximate measurements are from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.





# The Mistley



Image shows **Plot 1**.  
The details and surroundings may vary.

This is a remarkable four bedroom family residence, where exceptional spaces thoughtfully interconnect throughout the house. The spacious living room with feature fireplace and bay window leads you through double doors into the open-plan kitchen and family area, which is filled with light by the glazed doors opening out onto the rear garden. There is a separate dining room / study, a downstairs cloakroom and a handy utility room with outside access. Upstairs, you'll find the spacious principal bedroom with built-in wardrobes and a luxury en-suite shower room, as well as three sizeable double bedrooms and a stylish family bathroom.

## Ground Floor

Kitchen / Family	6.98m x 5.59m	22'11" x 18'4"
Utility Room	2.04m x 1.77m	6'8" x 5'10"
Living Room	6.23m x 4.14m	20'5" x 13'7"
Dining / Study	3.96m x 3.23m	13'0" x 10'7"

## First Floor

Principal Bedroom	3.87m x 3.37m	12'8" x 11'1"
Bedroom Two	3.96m x 2.95m	13'0" x 9'8"
Bedroom Three	4.07m x 2.81m	13'4" x 9'3"
Bedroom Four	2.88m x 2.62m	9'5" x 8'7"



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# The Bentley



Image shows **Plot 28**. The details and surroundings may vary on other plots.

**Plot 8** is handed compared to plan and image shown, please ask for full details.

Entering these five bedroom residences, your eyes are drawn to the double-doors that lead through to the expansive open-plan kitchen, dining and family area – where large bi-folding doors allow light to flood in, and create a fantastic indoor-outdoor experience in warmer months. The beautiful kitchen features quality units with ample storage space, and a central island – all fitted with integrated appliances. Completing everything you need for modern lifestyles, you'll also find a study, utility room, cloakroom, and dual-aspect living room on the ground floor.

Upstairs, the principal suite – with dressing area and en-suite – is complemented by four more bedrooms and a family bathroom.

## Ground Floor

Kitchen / Family	8.68m x 4.35m	28'6" x 14'3"
Utility Room	2.85m x 2.06m	9'4" x 6'9"
Living Room	5.53m x 4.13m	18'2" x 13'7"
Dining / Study	4.18m x 3.37m	13'9" x 11'1"

## First Floor

Principal Bedroom	4.40m x 3.04m	14'5" x 10'0"
Bedroom Two	4.40m x 2.95m	14'5" x 9'8"
Bedroom Three	4.17m x 2.98m	13'8" x 9'9"
Bedroom Four	3.82m x 2.98m	12'6" x 9'9"
Bed Five / Study	3.00m x 2.46m	9'10" x 8'1"

## Plots 8, 9, 27 & 28



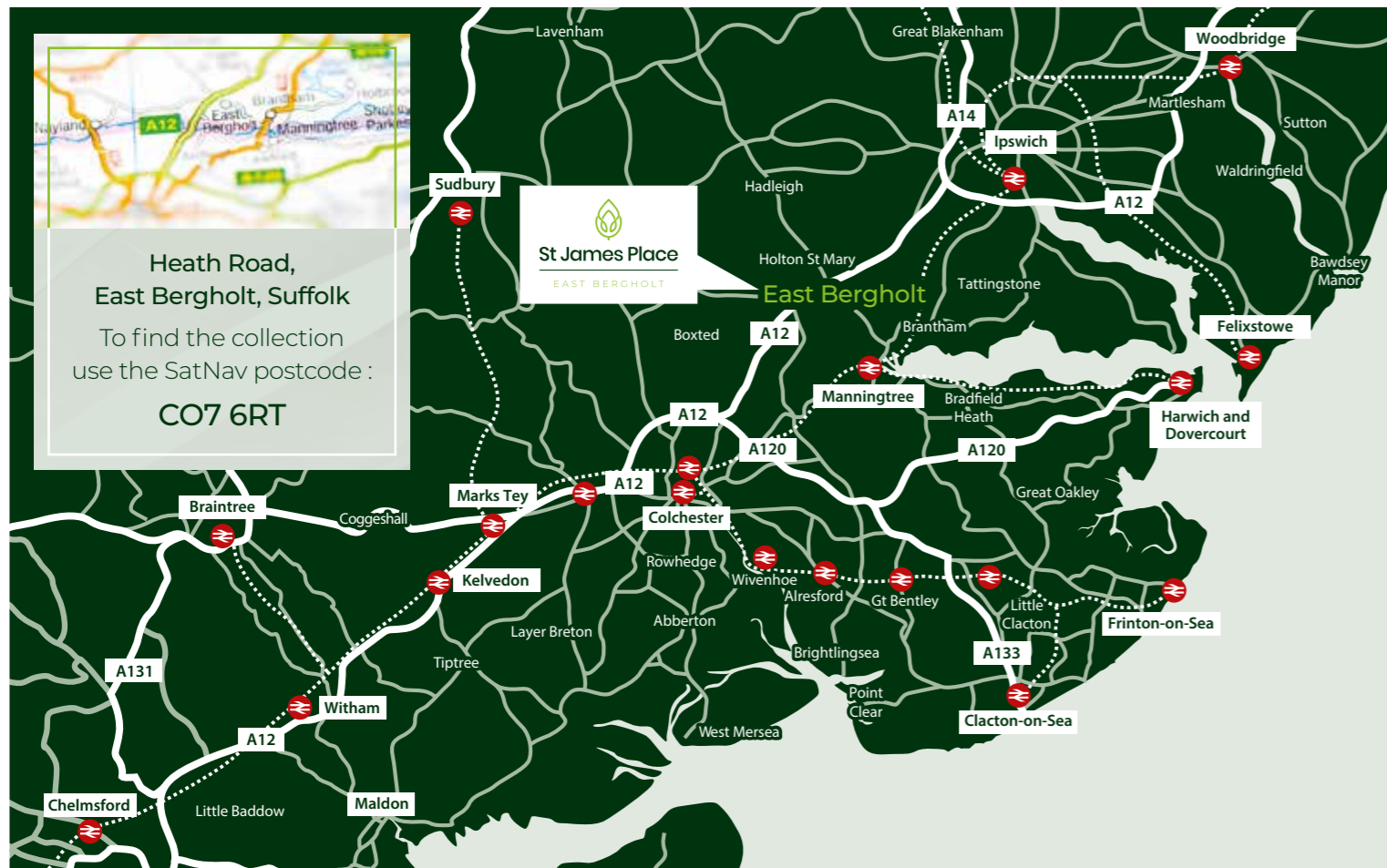
AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ► Indicates where approximate measurements are from.

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With East Bergholt just a short distance from the A12 – the main artery through Essex and Suffolk – residents will have fast, easy access to both Ipswich and Colchester, as well as all other popular destinations between here, the coast and the capital.



Heath Road,  
East Bergholt, Suffolk  
To find the collection  
use the SatNav postcode :  
**CO7 6RT**

Whatever your destination, all the attractions of the city, the charm of the coast, opportunities for shopping, relaxing, exploring and being entertained – and the bright lights of the capital – are never far away.

Southbound, you can reach the junction with the A120 at Colchester in around 10 minutes, giving you access to the villages, waterways and sandy beaches of the Tendring peninsula's 'Sunshine Coast'. Colchester's Northern Gateway is around 12-15 minutes from home and continuing onwards you could be in central Chelmsford in around 40 minutes, with the M25 being just 15 minutes further, around 48 miles from your door.

Northward, the A12 connects with the A14 just outside Ipswich for easy access to Suffolk's stunning coastline, charming market towns and magical areas of outstanding natural beauty, as well as being the fastest route to Bury St Edmunds, Newmarket, Cambridge and the M11 for onward routes to the North.

Please note, illustrative maps are for guidance purposes only and are not to scale.

For those commuting for work or travelling for pleasure by train, the nearest station is just 3 miles away at Manningtree, from where 2 or 3 trains per hour run directly into London Liverpool Street, with a typical journey time of 65 minutes. With the completion of Crossrail at Shenfield, journeys across the centre of the capital to west London and Heathrow will be even easier. Alternatively, heading north, you could arrive in central Norwich in approximately 53 minutes.



### Village Highlights

East Bergholt High School	250 Yards
East Bergholt Sports Centre	250 Yards
East Bergholt Primary School	0.8 Miles
Day Lewis Pharmacy	0.9 Miles
The Lion Brasserie	1 Mile
Co-op Supermarket	1.1 Miles
Oranges & Lemons café	1.2 Miles



### Leisure Facilities

Tennis / Cricket / Bowls Clubs	1 Mile
Brett Vale Golf Club	3 Miles
Alton Water	6 Miles
Hadleigh Pool & Leisure	6.5 Miles
Colchester Sports Park	8 Miles
David Lloyd Colchester	9 Miles
Ipswich Town Football Club	10 Miles



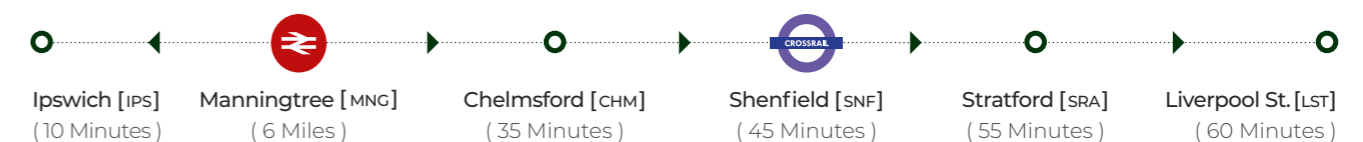
### Local Surroundings

Flatford Mill	2 Miles
Dedham High Street	4 Miles
Manningtree	6 Miles
Hadleigh, Suffolk	6 Miles
Copdock Mill Retail Park	7 Miles
Colchester Business Park	7.5 Miles
Stoke-by-Nayland	7.5 Miles



### Main Connections

Stansted Airport	40 Miles
Chelmsford	30 Miles
Colchester	10 Miles
<b>St. James Place, Heath Road, East Bergholt</b>	
Ipswich	10 Miles
Bury St Edmunds	30 Miles
Cambridge	55 Miles



All times and distances quoted are approximate only. Train times listed are from Manningtree Station and are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)





## We are widely renowned for building quality places where people love to live.

When you invest in a Hills home, you not only buy into a strong family firm that has been building homes across the South East for over 100 years, but also our complete commitment to detail, quality and workmanship in everything we do. We're renowned for distinctive, quality homes on the best sites in the most sought-after locations, whether creating large-scale developments, smaller boutique collections or a bespoke one-off property.

Buying a Hills home means you can be safe in the knowledge that your property will be beautifully designed and expertly constructed to impeccable standards. Our traditional values mean your home benefits from the highest quality materials throughout its fabrication and you'll enjoy a superior level of customer service during and after purchase.

You'll love how our home care and maintenance department is on hand to look after all our customers, and how our entire team is dedicated to making our service – and their part in it – the best it can be. Get in touch with one of our advisors today to see how we can help you find the home of your dreams.



Jonathan Hills, Managing Director

"The quality and care taken in the build is fabulous, we will be happy for many years in our new Hills home."

"We are extremely happy with the design of our home. We feel thought has gone into every little piece. The quality of the fixtures and fittings is very high. We have recommended Hills to friends, clients and others. Having purchased new builds previously, we are extremely happy to say that this has been the best experience, before and after sale."

Recent purchaser of a new Hills home.

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Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.





*“Dedicated to providing exceptional homes in the East of England for nearly 100 years, our care, expertise and attention to detail have resulted in us having an esteemed reputation for producing homes that combine reliability, durability and high-end specifications – and the premium residences at St James Place are no exception – this is a project we could not be more excited about.”*

**Jonathan Hills, Managing Director**

**Hills Residential.**

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