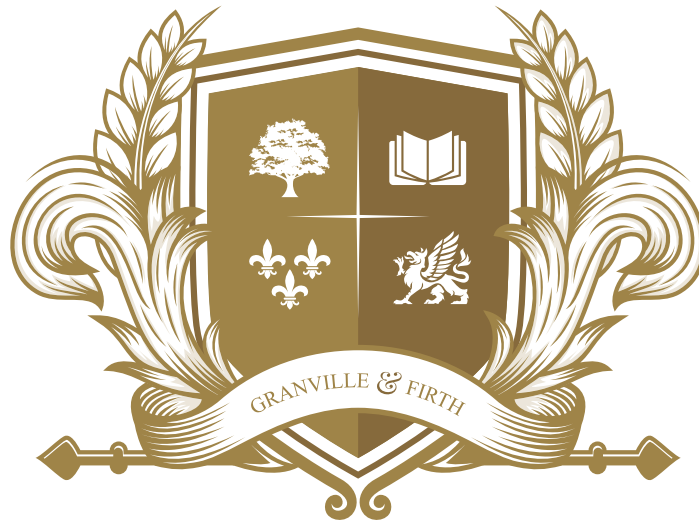




BRETtenham GROVE

Suffolk



GRANVILLE
& FIRTH

A beautifully-planned new collection of four impressive
detached homes in stunning rural Suffolk.





Established in 2022 Granville & Firth was formed by the directors of the established Granville Group in response to the increased demand within Essex & Suffolk for the highest quality new homes, constructed in a traditional style, with the utmost attention to detail.

Focusing on the delivery of smaller niche development sites of up to five properties, Granville & Firth look to deliver these homes to a level far in excess of their major house-builder competitors, whilst maintaining the Granville Group ethos of being Developers of Distinction.

The Group CEO Matthew Firth says ;

“ Using over four decades of experience and award-winning expertise in the creation of high-quality bespoke developments, We are extremely excited to be constructing these four individual luxury detached homes in such a wonderful location. ”

Matthew Firth

Matthew A G Firth



Brettenham Grove is a beautiful new collection of detached homes in the rural village of Brettenham, surrounded by the breathtaking Suffolk countryside.

Offering just four individually-planned four bedroom homes – this exquisite collection fuses with the setting perfectly and offers an ideal blend of country life and contemporary modern living. These high-quality, energy-efficient residences have been designed with over 45 years of award-winning experience – so whichever home you choose, you'll find it sophisticated, flexible, impressive, stylish and infused with natural light.

Welcome to Brettenham Grove.

Brettenham Grove is a sensational quartet of premium four bedroom properties, each offering a unrivalled slice of luxury in one of the loveliest locations Suffolk has to offer.

This prestigious new collection has been thoughtfully-designed from the very outset and each home will be beautifully appointed to the high standards that Granville Developments are renowned for.

Surrounded by panoramic open-fields and offering a highly desired combination of quality craftsmanship, elegant design and practical modern luxury – they are guaranteed to delight from the moment you arrive, right through to the very finest detail.

The interiors have been sensitively created with a modern take on classical design, with the interior specifications expertly selected to complement the traditional styling of the external elevations. They offer hugely impressive family inspired reception areas, fittings that go above and beyond expectations, the latest integrated appliances, and desirable features such as underfloor heating, good sized bedrooms, dressing area's, well-appointed bathrooms and contemporary en-suites – all neatly set back from the road within an exclusive private driveway.

As with all our developments, these homes carry style and character, alongside our commitment to exacting standards and unique detailing.



UNITED KINGDOM
PROPERTY
AWARDS

**AWARD
WINNER**

2020-2021



Indicative computer generated image shows Plots 1-4 from right-to-left.
All planting and landscaping shown within the computer generated imagery is
indicative only and may vary as construction takes effect. Planting shown
is an interpretation of how the site may look when matured.

Site plan.

Planned with exceptional care and an awareness of the latest lifestyle trends, the appeal of these remarkable homes is a combination of their stunning location, their attractive materials and the timeless colour palette – alongside their luxurious fittings and their well considered practical touches.

It really is a fantastic rural retreat away from daily life.



1

Plot One
The Winchester
Four Bedroom Home
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Plot Two
The Westminster
Four Bedroom Home
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Plot Three
The Shrewsbury
Four Bedroom Home
Pages 12-13

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Plot Four
The Eaton
Four Bedroom Home
Pages 14-15

All housetype/plot sizes are approximate only. 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 Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.

The Winchester



This home's versatile spaces make it perfect for busy family life. The impressive open-plan kitchen / dining / family area is flooded with natural light by roof lanterns and a pair of panoramic bi-folding doors that open-out onto the patio and rear garden, while the generous dual-aspect sitting room has a bay window to the front as well as a feature fireplace. A separate study, cloakroom and utility room with outside access complete the ground floor.

Upstairs, four good-sized bedrooms offer plenty of personal space, with the principal complemented by an en-suite shower room.

Ground floor

Kitchen/Breakfast	5.350m x 5.500m	17'7" x 18'1"
Dining/Family	5.810m x 4.190m	19'1" x 13'9"
Sitting Room	5.550m x 4.190m	18'3" x 13'9"
Utility/Pantry	3.505m x 2.885m	11'6" x 9'6"
Office/Study	3.500m x 2.560m	11'6" x 8'5"
Cloakroom	1.400m x 1.245m	4'7" x 4'1"

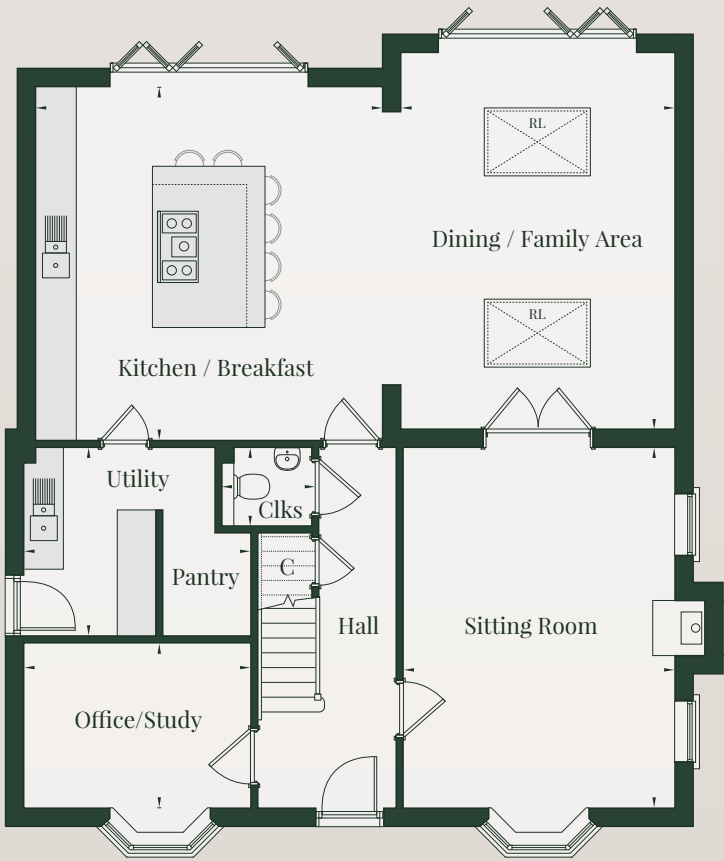
First floor

Principal Bedroom	5.350m x 3.950m	17'7" x 13'0"
En-Suite	3.340m x 1.480m	10'11" x 4'10"
Bedroom Two	4.190m x 3.260m	13'9" x 10'8"
Bedroom Three	3.580m x 3.530m	11'9" x 11'7"
Bedroom Four	4.190m x 2.220m	13'9" x 7'3"
Bathroom	3.530m x 1.890m	11'7" x 6'2"

First Floor.



Ground Floor.



L Laundry Store C Cupboard Clks Cloakroom RL Rooflight Window ► Indicates where approximate measurements are taken from.

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The Westminster



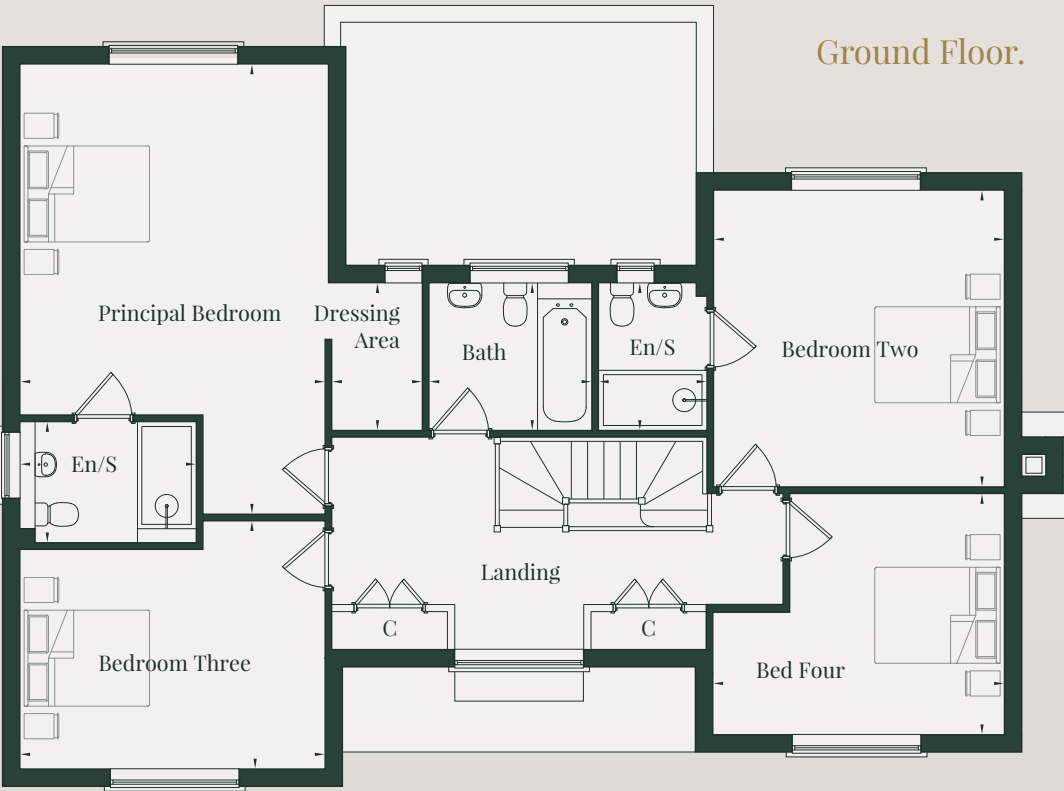
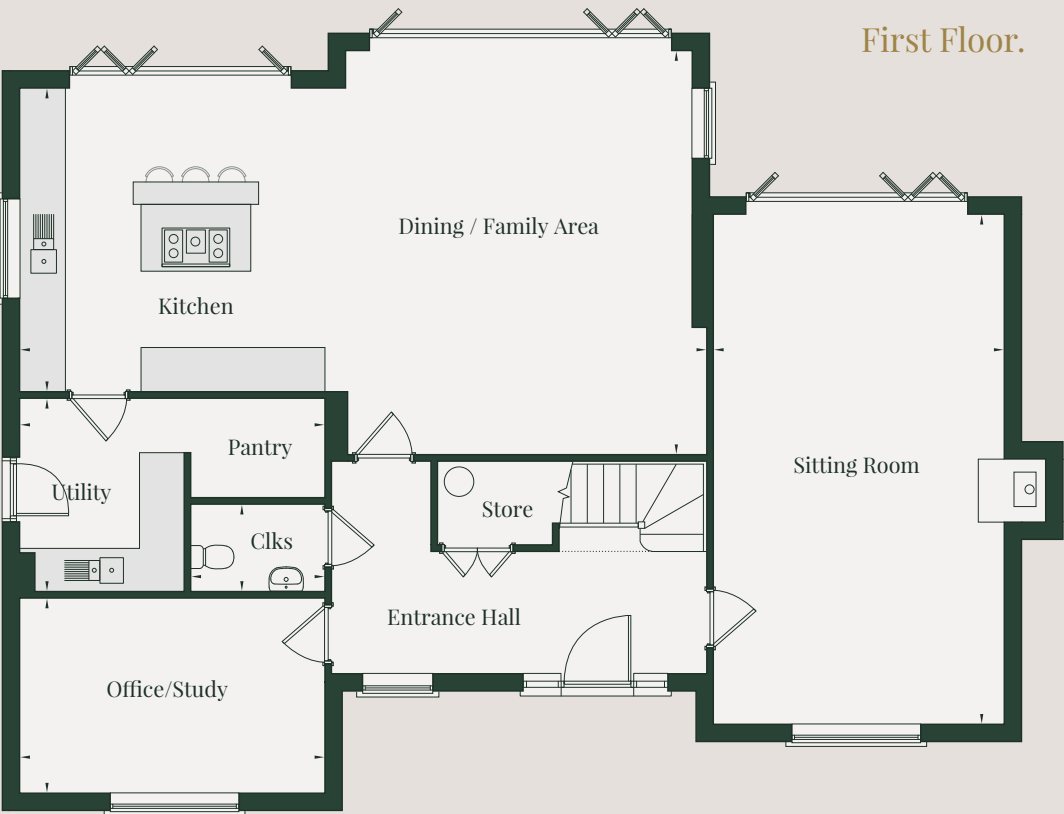
This exceptionally elegant four bedroom detached home offers plenty of space for you to relax in comfort, with wide bay windows and three large sets of glazed bi-folding doors opening onto the rear garden. The open-plan kitchen / dining / family area and spacious living room are flooded with natural daylight, and for convenience you'll find a utility area and cloakroom on the ground level. Upstairs features four generous bedrooms and a sleek family bathroom, with the principal and second bedrooms coming with their own en-suite shower rooms. This home offers plenty of storage space and a double garage.

Ground floor

Kitchen/Family	9.170m x 5.500m	30'1" x 18'1"
Utility/Pantry	4.150m x 2.660m	13'7" x 8'9"
Sitting Room	6.950m x 3.950m	22'10" x 13'0"
Office/Study	4.150m x 2.620m	13'7" x 8'7"
Cloakroom	1.850m x 1.200m	6'1" x 3'11"

First floor

Principal Bedroom	6.160m x 4.150m	20'3" x 13'7"
En-Suite	2.400m x 1.680m	7'10" x 5'6"
Dressing Area	2.000m x 1.250m	6'7" x 4'1"
Bedroom Two	4.050m x 3.950m	13'3" x 13'0"
En-Suite	2.000m x 1.500m	6'7" x 4'11"
Bedroom Three	4.150m x 3.360m	13'7" x 11'0"
Bedroom Four	3.950m x 3.260m	13'0" x 10'8"
Bathroom	2.250m x 2.000m	7'5" x 6'7"



L Laundry Store C Cupboard Clks Cloakroom RL Rooflight Window ► Indicates where approximate measurements are taken from.

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The Shrewsbury



Ideal for an active family, this outstanding four bedroom country home, with double garage, features an impressive sitting room with double-doors into the open-plan kitchen / dining area, where bi-folding doors open directly onto the generous rear garden. You'll also find a utility room and pantry with convenient outdoor access, and a perfect dining room or study room with wide bay window for extra daylight. Upstairs, the property boasts four good sized bedrooms, two of which have en-suites, and a luxury family bathroom.

Ground floor

Kitchen/Family	7.450m x 6.000m	24'5" x 19'8"
Utility/Pantry	3.920m x 3.540m	12'10" x 11'7"
Dining/Study	4.340m x 3.800m	14'3" x 12'6"
Sitting Room	7.800m x 4.010m	25'7" x 13'2"
Cloakroom	1.970m x 1.050m	6'6" x 3'5"

First floor

Principal Bedroom	4.020m x 3.400m	13'2" x 11'2"
Dressing Room	3.010m x 1.800m	9'11" x 5'11"
En-Suite	2.960m x 1.990m	9'9" x 6'6"
Bedroom Two	4.600m x 3.540m	15'1" x 11'7"
En-Suite	2.010m x 1.600m	6'7" x 5'3"
Bedroom Three	4.330m x 3.100m	14'2" x 10'2"
Bedroom Four	3.000m x 2.410m	9'10" x 7'11"
Bathroom	2.980m x 1.980m	9'9" x 6'6"



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The Eaton



This stunning four bedroom detached family home, with double garage, features an impressive sitting room with double-doors into the open-plan kitchen / dining area, where bi-folding doors open directly onto the generous rear garden. You'll also find a utility room and pantry with convenient outdoor access, and a perfect dining room or study room with wide bay window for extra daylight.

Upstairs, the property boasts four good sized bedrooms, two of which have en-suites, and a luxury family bathroom.

Ground floor

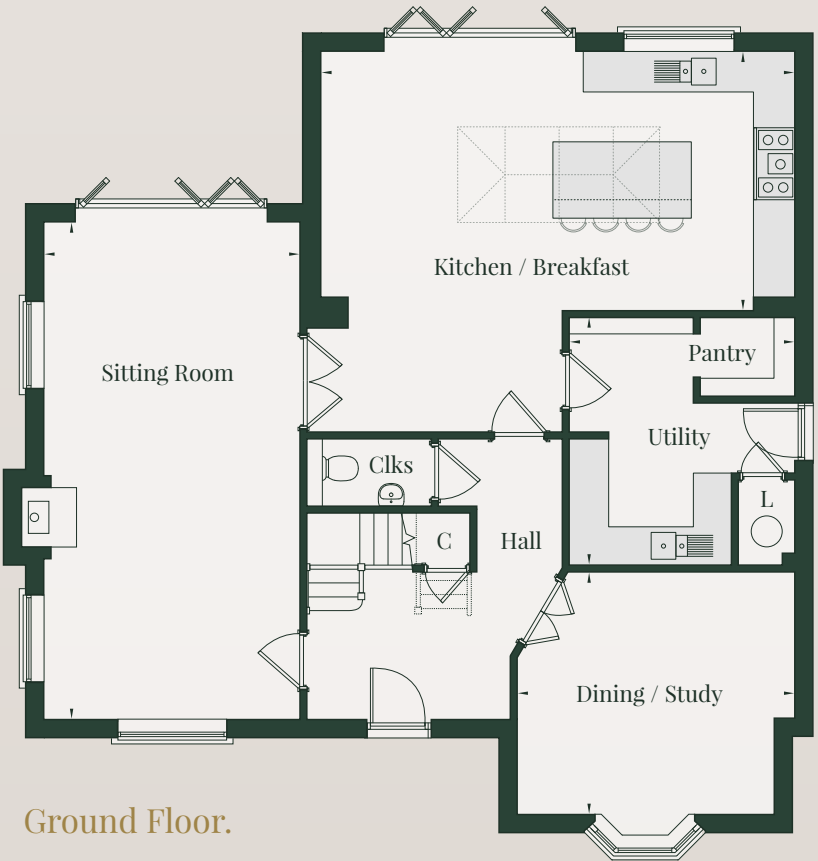
Kitchen/Family	7.450m x 6.000m	24'5" x 19'8"
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Dining/Study	4.340m x 3.800m	14'3" x 12'6"
Sitting Room	7.800m x 4.010m	25'7" x 13'2"
Cloakroom	1.970m x 1.050m	6'6" x 3'5"

First floor

Principal Bedroom	4.020m x 3.400m	13'2" x 11'2"
Dressing Room	3.010m x 1.800m	9'11" x 5'11"
En-Suite	2.960m x 1.990m	9'9" x 6'6"
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En-Suite	2.010m x 1.600m	6'7" x 5'3"
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Bedroom Four	3.000m x 2.410m	9'10" x 7'11"
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First Floor.



Ground Floor.

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Specification.

Kitchens and utility rooms.

We offer a fully individual kitchen design service (subject to build) with a bespoke hand painted kitchen available in a variety of colours, with a choice of handles, appliances, and lighting. Kitchen and utility room worktops are quartz stone as standard.

Cloakrooms.

Concealed Geberit or Grohe cisterns in a tiled enclose with floor standing W/C. Wash hand basin with vanity cupboard below and tiled splash back behind.

Bathrooms and En-Suites.

The bathrooms and en-suites will be fitted with quality sanitaryware, baths and showers. Taps, bath fillers and mixers will complement the modern style of these rooms. W/C will include Geberit or Grohe concealed cistern. The wall hung wash hand basins will be fitted upon a two drawer vanity unit. All bathrooms are fitted with a chrome radiator towel rail.

Showers and Bathroom Fittings.

All showers are installed with dual control drench head and hand shower combined. All baths include a hand shower from the bath filler as standard, completed by contemporary modern taps.

Wall and Floor Coverings.

All bathrooms and en-suites will be half tiled and full height in shower enclosures. Kitchen and utility room floors will also be tiled from a wide selection of tiles by Porcelanosa as standard.

Security.

Our properties are fitted as standard with a modern burglar alarm. Mains operated smoke detectors are also fitted. Dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

Decoration.

Ceilings are a smooth plastered finish and painted in white, whilst the walls will be painted in neutral colours and cove cornice is provided throughout.

Internal Electrics.

There will be ample power points throughout, with downlighters in the kitchen, bathroom and en-suites as standard. Ample television and CAT-6 points are also supplied throughout. USB socket either side of bed in the Principal bedroom. Externally the garages will benefit from power and light connected with an external power point to the rear of each new home.

Doors, Joinery and Woodwork.

Externally, fascia, soffit and bargeboards along with windows are UPVC, internally 5 vertical panel cottage style doors Oak finished doors are framed by architraves and deep skirting which is white painted as standard.

Central Heating.

An Air Source central heating system will be installed including a pressurised unvented hot water cylinder as standard.

External and Internal Walls.

These traditionally built homes will have insulated cavity walls with brick/block work outside and thermal block work inside. Some internal first floor walls will be stud and plastered.

Gardens and Exteriors.

Lawns will be turfed/seeded on completion, and landscaping in accordance with our professional landscape architects' designs. All homes feature a bespoke hand-carved oak house sign.

The specifications listed on this page are correct and as intended at the time of going to print. 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.

Offering you the chance to personalise your new dream home.

We also offer purchasers the opportunity to personalise their new home with a choice of kitchen units from our standard range, as well as tiling to the first floor bathroom and en-suite. These choices are offered to all 'from plan' purchasers giving you the opportunity to create a family home, finished to be as unique as you are.



These outstanding new homes enjoy an exceptional position in the rural gem of Brettenham. Surrounded by rolling fields, residents of these wonderful homes will be able to relax in their own piece of the charming Suffolk countryside, mid-way between the historic market towns of Bury St Edmunds and Ipswich.

The village community has a small but inclusive feel, centred around rows of picturesque cottages, a 14th-century church and the Village Hall – home to a range of activities and special seasonal get-togethers. The nearest post office and convenience store is around three miles away in the neighbouring village of Hitcham, or you could make a short four-mile trip to the Co-op supermarket in historic Lavenham. A wider range of stores, such as Waitrose and Lidl are available in the market towns of Sudbury, Bury St Edmunds and Stowmarket.

Lavenham may be your first port of call for a quality meal out, home as it is to numerous restaurants, upmarket pubs and well-heeled tea rooms. The Swan Hotel is famed for its fine dining menus and luxurious afternoon teas – served in a stunning medieval hall – while you'll also find cuisine of an equally exceptional standard at The Angel Hotel, The Great House and Number Ten Wine Bar & Kitchen. With every eatery housed in authentic surroundings – and the whole village a living example of magical ancient architecture, with walking tours of its medieval and Tudor history – Lavenham is worth a whole day out in itself.

Likewise, the modern amenities, shops and leisure opportunities of bustling towns are always close by. Around nine miles away, Stowmarket is home to another range of high-quality eateries, several supermarkets, Regal Theatre and the John Peel Centre for the Performing Arts, while Bury St Edmunds – just 11 miles to the North and famed for its beautiful cathedral, vast abbey ruins, Theatre Royal and Greene King Brewery – also hosts numerous quality high street brands, household names and fashionable boutiques amongst its historic streets and contemporary Arc shopping centre. Meanwhile Ipswich's modern shopping centres, marina bars and eateries, numerous theatres and cinemas, Christchurch Park and Mansion house are just 18 miles East.

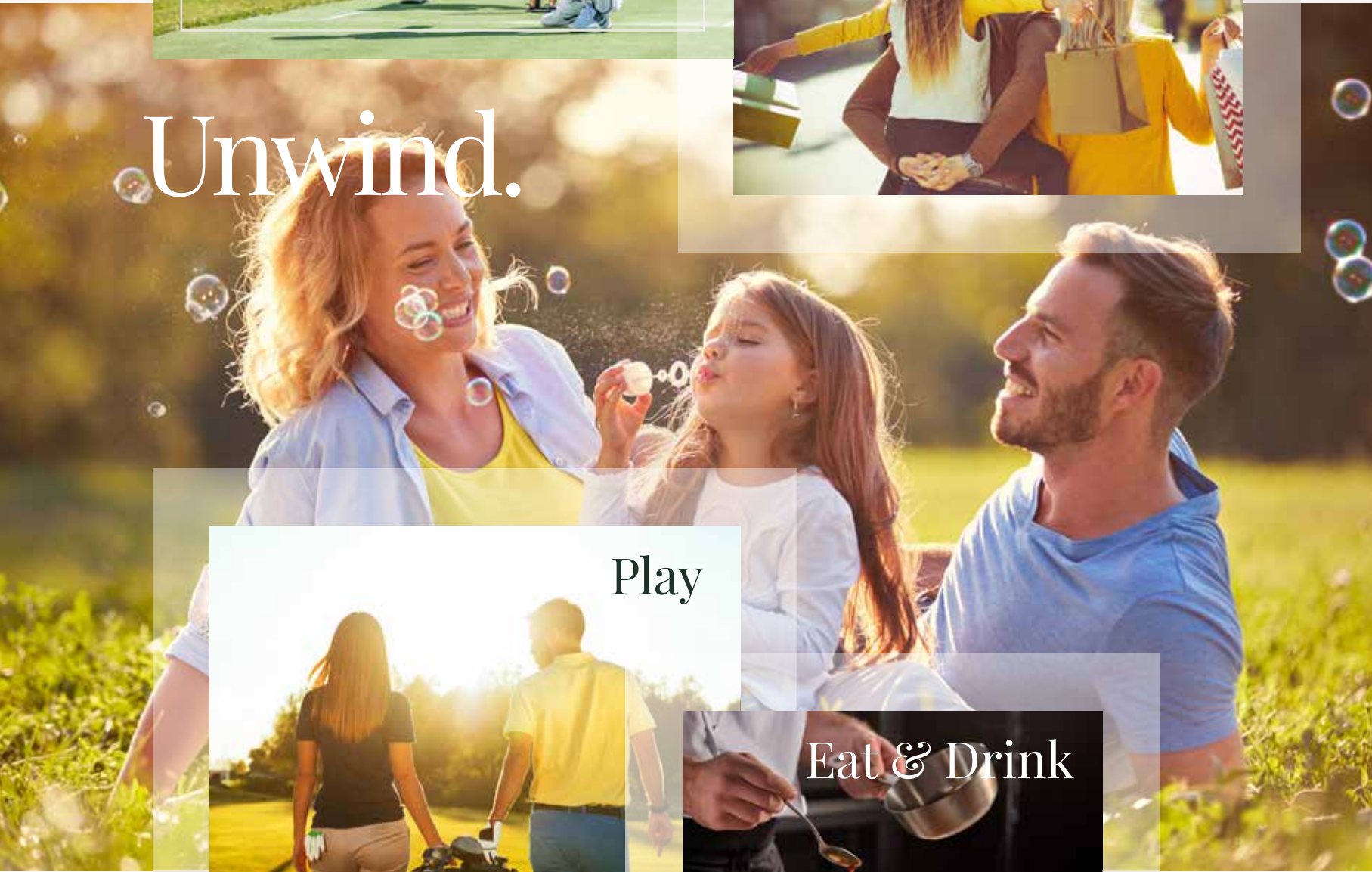
If you're looking for exercise opportunities above and beyond relaxing countryside walks, this part of Suffolk is host to a wide variety of sports and leisure facilities to take advantage of. Stowmarket Golf Club is just 10 minutes away by car, has a pretty parkland course with lovely views, high-quality greens, varied holes suit both low and high handicappers and a grass driving area – while the greens, fairways and panoramic views Hintlesham and Brett Vale Golf Clubs are 12 and 15 miles away respectively. Athletes will be pleased to note The Athletics Arena at Abbeycroft Leisure in Bury St Edmunds – as well as a number of quality gyms such as the Bannatynes Health Centre and Spa on Horringer Road. Nearby, the renowned Old Buckenham Hall school, which has occupied the site of Old Brettenham Hall since 1956, is home to Brettenham Village Cricket Club.



Shop



Unwind.



Play



Eat & Drink



Connections.

Beautiful Brettenham sits conveniently within a network of peaceful country roads, which in turn allow straightforward connections to the main thoroughfares and major towns within the region. You can reach the A134 in seven miles, where you can then head south to Sudbury and Colchester, or north to Bury St Edmunds and onwards to Thetford. At Bury St Edmunds, you can pick up the A14 towards Newmarket, Cambridge and the Midlands, while at Sudbury, the A131 offers a direct route towards Braintree or Chelmsford.

Around 10 miles to the east, with junctions for Stowmarket and Ipswich, the A14 is the fastest route to Felixstowe and the connection with the A12 northbound– for all the picturesque towns and villages amongst Suffolk’s stunning nature reserves and coastline. With the A134 connecting with the A12 at Colchester, you can also reach Stratford in around 1hr 40mins, and central London in around 2 hours. The nearest train station is in Stowmarket, from where regular services run to Newmarket, Cambridge, Norwich, Colchester, Chelmsford, London and Ipswich, where you can change for the scenic Suffolk coastal branch line.



What's Close-by

Lavenham	4 Miles
Bildeston (High Street)	4 Miles
Dedham Vale (Area of Outstanding Beauty)	8 Miles
Hadleigh (High Street)	8.5 Miles
Tesco Superstore (Stowmarket)	9.5 Miles
Sudbury (Centre)	12 Miles



Main Towns and Cities

Stowmarket	8 Miles
Bury St Edmunds	12 Miles
Ipswich	17 Miles
Colchester	20 Miles
Chelmsford	37.5 Miles
Cambridge	38 Miles



Key Road Connections

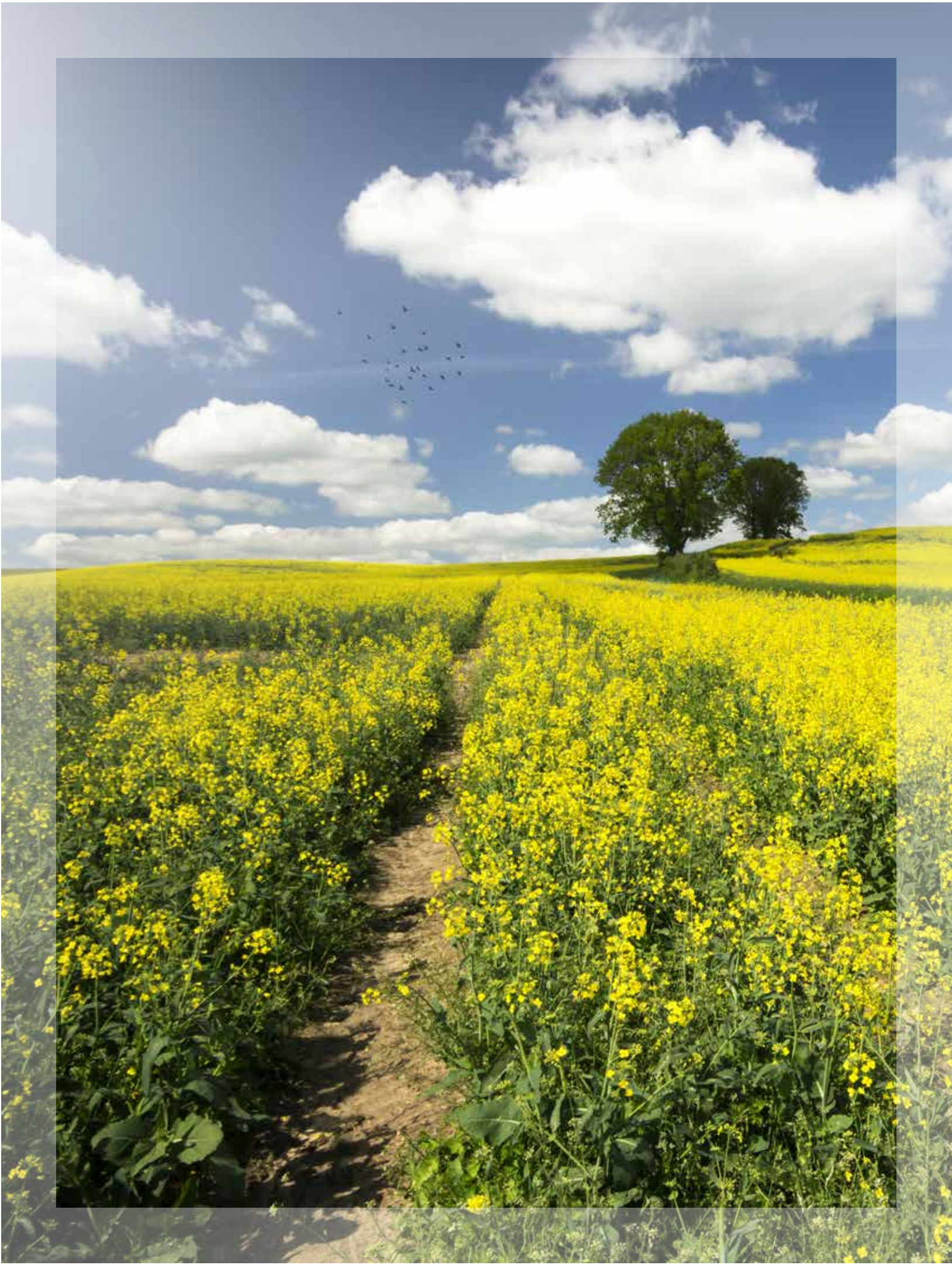
A134 (Bridge Street)	7 Miles
A14 (Junction 47)	7. 5 Miles
A140 (Beacon Hill)	12 Miles
A12 (Junction 31)	14 Miles
A120 (Braintree)	26 Miles
M11 (Bishop's Stortford / Stansted)	40 Miles



Rail Travel Times

Cambridge [CBG]	▲	70 Mins
Norwich [NOR]	▲	35 Mins
Stowmarket [SMK]		8.5 Miles from Brettenham
Shenfield / Crossrail [SNF]	▼	70 Mins
Stratford [SRA]	▼	75 Mins
London Liverpool Street [LST]	▼	90 Mins

NB: All travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.
Train times are from Stowmarket Station and based on approximate National Rail timings.



Finding us.

Brettenham Grove, Brettenham, Ipswich, Suffolk (Use Postcode : IP7 7PB)



Please note – although this is all as intended, Granville reserve the right, together with their contractors, to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found. Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developers run a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All travel times and distances are approximate only and are taken from <http://maps.google.co.uk> and are approximate only.

No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

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



“Utilising our experience and resources – and working with our trusted partners – Brettenham Grove has given us a great opportunity to deliver another exquisite collection homes that are modern, energy efficient and spacious.”

Matthew Firth

Matthew A G Firth



01787 322 799

Please call or email halstead@michaelsproperty.co.uk



**GRANVILLE
& FIRTH**



GRANVILLE
Developers of distinction

Part of the Granville Group. Developers of distinction for over 45 years

Granville House, Threshelfords Business Park Inworth Road, Feering, Colchester, Essex CO5 9SE

For further information on any of our developments across the region

visit www.granville.co.uk or call **01376 571556**
