



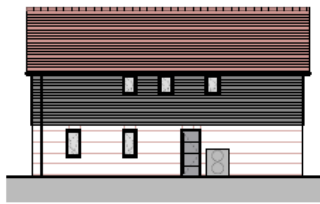
Virginia Meadows
Church Road
Wortham
Suffolk
IP22 1PT

Three superbly appointed,
luxury detached homes

Price Range:
£775,000—£995,000.



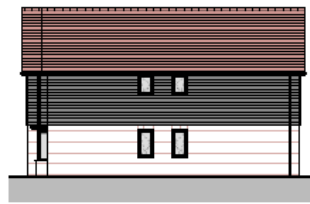
PLOT 1



NORTH ELEVATION



WEST ELEVATION



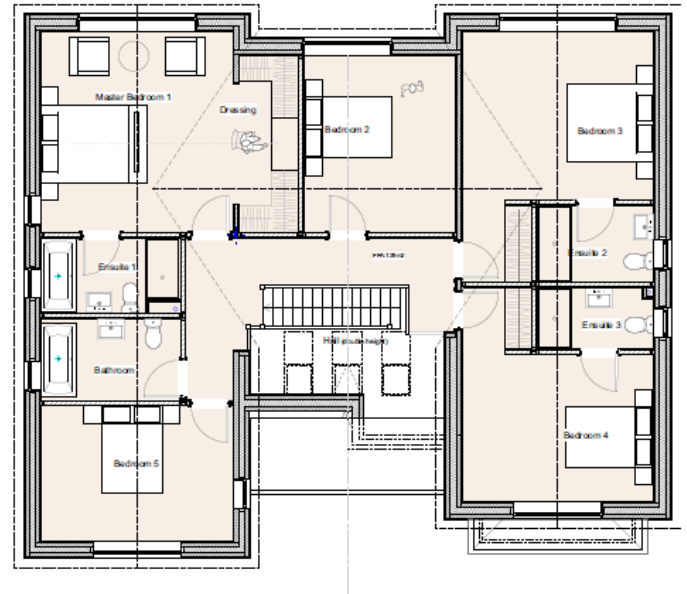
SOUTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

An outstanding development of three, high quality homes from well respected developer, Xanadu Construction.

Client satisfaction is of paramount importance with complete control over internal fixtures and fittings, including kitchen design.

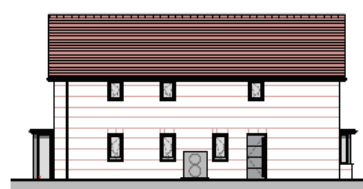
The homes combine luxury lifestyles with eco friendly living with features such as Air source heat pumps.

Situated in a quiet, village location with lovely field views to the rear.

Location

This development combines a country style of living with easy access to the wider world and is excellent for the commuter with a mainline rail service at Diss to London Liverpool Street just a couple of miles away. This line is due to be upgraded in the next few years making the journey quicker than the current 90 minutes. This allows a better life/work balance in a very affordable area compared to villages closer to London

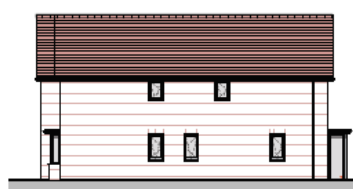
The properties are just off the centre of the village which lies on the borders of Suffolk with Norfolk and has for many years been considered a 'hot spot' for housing. The village is centred around its vast area of Common and has a well regarded junior school, public house, village shop with tea room and fine church. For wider amenities the thriving market town of Diss is around 2 miles away and has a good range of local and national shops, various supermarkets, sporting facilities for all ages and abilities including rugby, tennis, cricket, squash, football and bowls clubs and modern health centre. The smaller town of Eye is just 4 miles away and provides schooling to Sixth form level and is Ofsted rated as 'Outstanding'.



NORTH ELEVATION



WEST ELEVATION



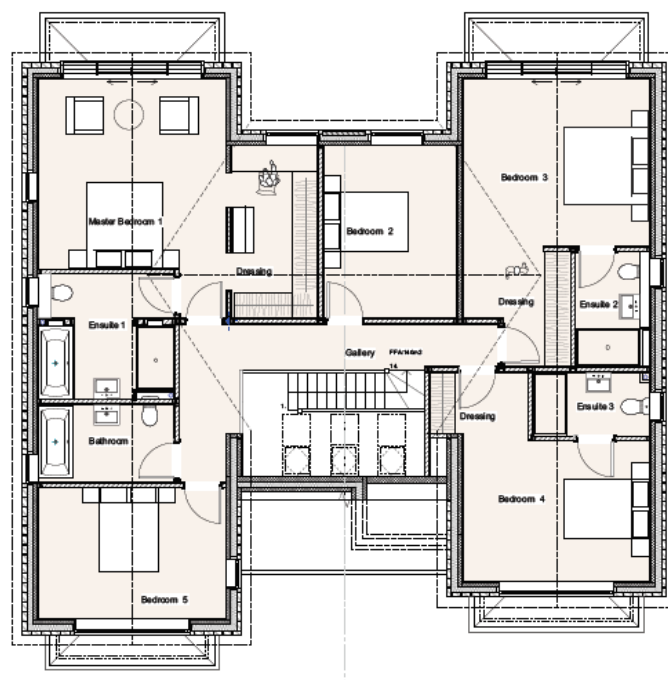
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FIRST FLOOR PLAN 1:50

Schedule of Accommodation

| Plot | Bedrooms | Parking | Total sqft | Total sqm | Price |
|--------|------------------------|------------------|------------|-----------|----------|
| Plot 1 | Detached 5 Bedrooms | Triple Garage | 3,358.34 | 312 | £895,000 |
| Plot 2 | Detached 5 Bedrooms | Triple Garage | 3,713.55 | 345 | £995,000 |
| Plot 3 | Detached 4 Bedrooms | Double Garage | 2,743.86 | 255 | £775,000 |

Properties

No expense will be spared to create these exceptional family homes. It is rare that new build dwellings of this quality come to market so an opportunity to purchase a plot off plan and have an input on the internal fixtures and fittings is not to be missed.

Each home will be constructed using natural red clay roof tiles, handmade textured red blend brick and aluminium triple glazing. The eco-friendly air source heat pump powers the underfloor heating throughout the entire ground floor.

The living spaces have been designed to be as flexible as possible to

suit the future resident's needs. Large open plan kitchen, dining and living room exists in all three properties, each divided by a dual fronted fireplace and with large sliding doors onto rear garden patios. The oak carcass, hand painted kitchen is manufactured by Simply Wood and can be completely configured and designed to your wishes.

The oak and glass staircase leads up to the first floor which will lead to a spacious landing of which all bedrooms will be situated from. Each master bedroom suite will possess a dressing area and en-suite bathroom. The sanitary ware in all bathrooms will be sourced from RAK Ceramics with wall to ceiling tiling. The study and snug in each property could double as an additional bedroom should you need it.

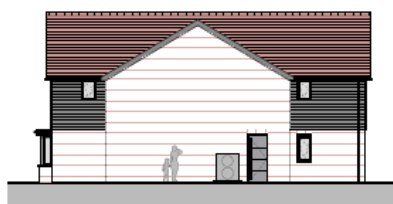
Each property comes with a 10 year build zone warranty and a 2 year snag guarantee.

Outside

Each property will have large front and back gardens with lovely field views to the rear. The front gardens of each property will be landscaped and turfed with the rear patios consisting of Indian sandstone.

A detached garage will come as standard.

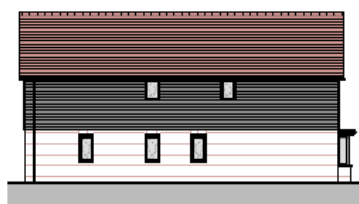
PLOT 3



NORTH ELEVATION



WEST ELEVATION



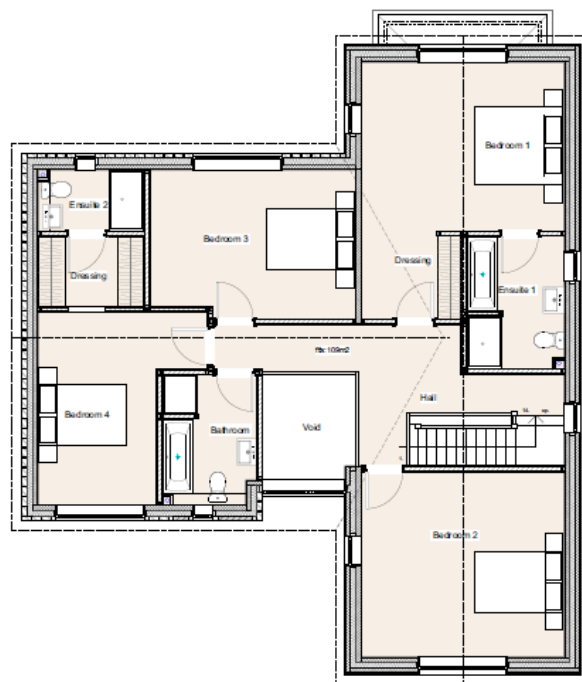
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Services

Mains water and electric are connected to the properties. Individual sewage treatment plants to all three properties.
Heating from Air Source Heat Pump.

Viewings

Strictly by appointment only. Each viewing will be conducted by the developer.

Directions

From Diss, proceed onto the A143 heading towards Bury St Edmunds. Upon reaching Wrotham, proceed into the centre of the village and turn right onto Church Road. After passing the village tennis club, the development will be found shortly after on the right hand side.

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.



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