

# MARHAM *Park*



BURY ST EDMUNDS ▼ SUFFOLK



**COUNTRYSIDE**

Places People Love



# WELCOME TO MARHAM PARK



Imagine a place which offers the convenience of modern living in a village setting.  
Marham Park is a brand new village-style development on the outskirts of  
Bury St Edmunds, from award-winning developer Countryside.

Just minutes from the A14, Marham Park offers a variety of one to five bedroom  
traditional style new homes, with over 65 acres of parkland and open space to explore  
and enjoy, blending seamlessly with the surrounding picturesque Suffolk countryside.

Our vision for Marham Park includes a village square with amenities  
and new sports facilities, so you will feel right at home.





## THE BEST OF STYLE AND CULTURE

The historic market town of Bury St Edmunds provides an extraordinary combination of shopping and leisure facilities in a unique historical yet modern setting. Independent shops, exclusive boutiques and high street names sit side by side in the medieval streets and market squares. The award-winning market takes place twice weekly with the very best of local and regional produce to be enjoyed.

In addition, there is a great selection of eateries around the town, ranging from small cafés to fine-dining, to suit a wide variety of tastes and offering cuisine from all around the world. Popular restaurants such as Wagamama and Carluccios are situated in The Arc shopping centre, a perfect resting place after a morning's shopping.



## THE RURAL LIFE

The attractive village of Fornham All Saints is just a short walk away from Marham Park, with its village pub, shop and café. The surrounding countryside is perfect for walks with many more picturesque villages, country pubs, woodland walks, nature reserves and golf courses to enjoy.





## AN EDUCATED CHOICE

Families at Marham Park can choose from an array of primary and secondary schools close by, together with a selection of independent schools and a college for further education.

The outstanding County Upper School is less than a mile away. Serving the western villages of Bury St Edmunds, this academy school is part of the through ages Bury St Edmunds Academy Trust that includes six local schools. The Howard Community Primary School adjoins the site and is part of the Bury Schools Partnership. There are also a number of prestigious private schools nearby, including Culford, which offers independent education from nursery through to sixth-form.

For further education, West Suffolk College is a great choice. Home to over 11,000 students from sixth form and apprenticeships through to degree courses, the College provides its programmes in association with the University of Suffolk.



Culford School, Bury St Edmunds



## THE GOOD LIFE

Marham Park offers the best of both worlds. A village style community with all the benefits of modern living, in a beautiful countryside location with easy access to the town and the A14.

Your place to call home awaits. You can choose from a range of house styles, designs and sizes, from one bedroom apartments to five bedroom detached houses, designed to offer the perfect blend of traditional architecture paired with stylish contemporary interiors.

Marham Park is the place you will want to come home to.



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Thoughtfully considered, Marham Park offers the perfect mix of new homes in ideal surroundings.

As well as the acres of open space and parkland, the village square will offer community facilities at the heart of the development with a network of footpaths and cycleways to get around. A welcoming neighbourhood that is locally distinctive, Marham Park will be a vibrant, attractive new place to live.

To A14  
J42  
(0.4 Mile)

Bury St Edmunds  
Golf Club

Fornham  
All Saints

Country Park

Countryside  
Properties

Bloor  
Homes

David Wilson  
Homes

Howard Primary  
School

Mildenhall Road A1101

To Town  
Centre  
(3 Miles)

## Key

- Footpaths
- Cycle path
- Proposed bus route
- Village square
- Local centre
- Proposed leisure site
- Proposed site for play area, allotments and sports pitches
- Proposed play area
- Future residential development



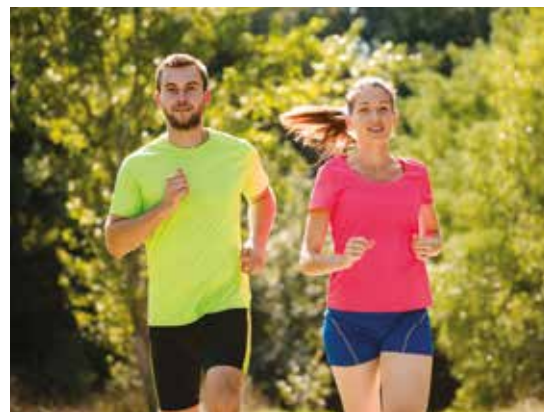
## PARK LIFE



Enjoy coming home to acres of parkland and open space. Marham Park has provided the opportunity to open up access to native countryside for residents and the wider community to enjoy. The 35 acre Country Park being created at Marham Park has been specifically designed to encourage biodiversity and to provide new habitats for wildlife to thrive.

Bird boxes and owl nesting boxes are being installed within the Country Park along with the creation of three attenuation ponds and attractive wildflower meadows. A coppice woodland and native orchard with a variety of fruit trees will also feature.

As well as providing a home for wildlife it will be a great place for residents to exercise and spend their leisure time. A network of footpaths and cycle ways will connect residents to the Country Park which also has surfaced pathways throughout.



## GO WHERE THERE IS NO PATH AND LEAVE A TRAIL



A variety of new attractive and accessible green spaces will be created for sport and recreation, complementing its enviable location, nestled in the Suffolk countryside. The combination of existing hedgerows, trees and woodland, linking tree-lined avenues with landscaped areas will create a strong sense of place at this landscape-led development.

Open spaces will be provided within the development that will host a variety of play equipment for toddlers and children to enjoy in a safe environment which will be provided alongside proposed leisure facilities.

And, for those with green fingers, Marham Park will be providing space for allotments to cater for an increasingly popular past time. Recreation to cover all interests and ages.



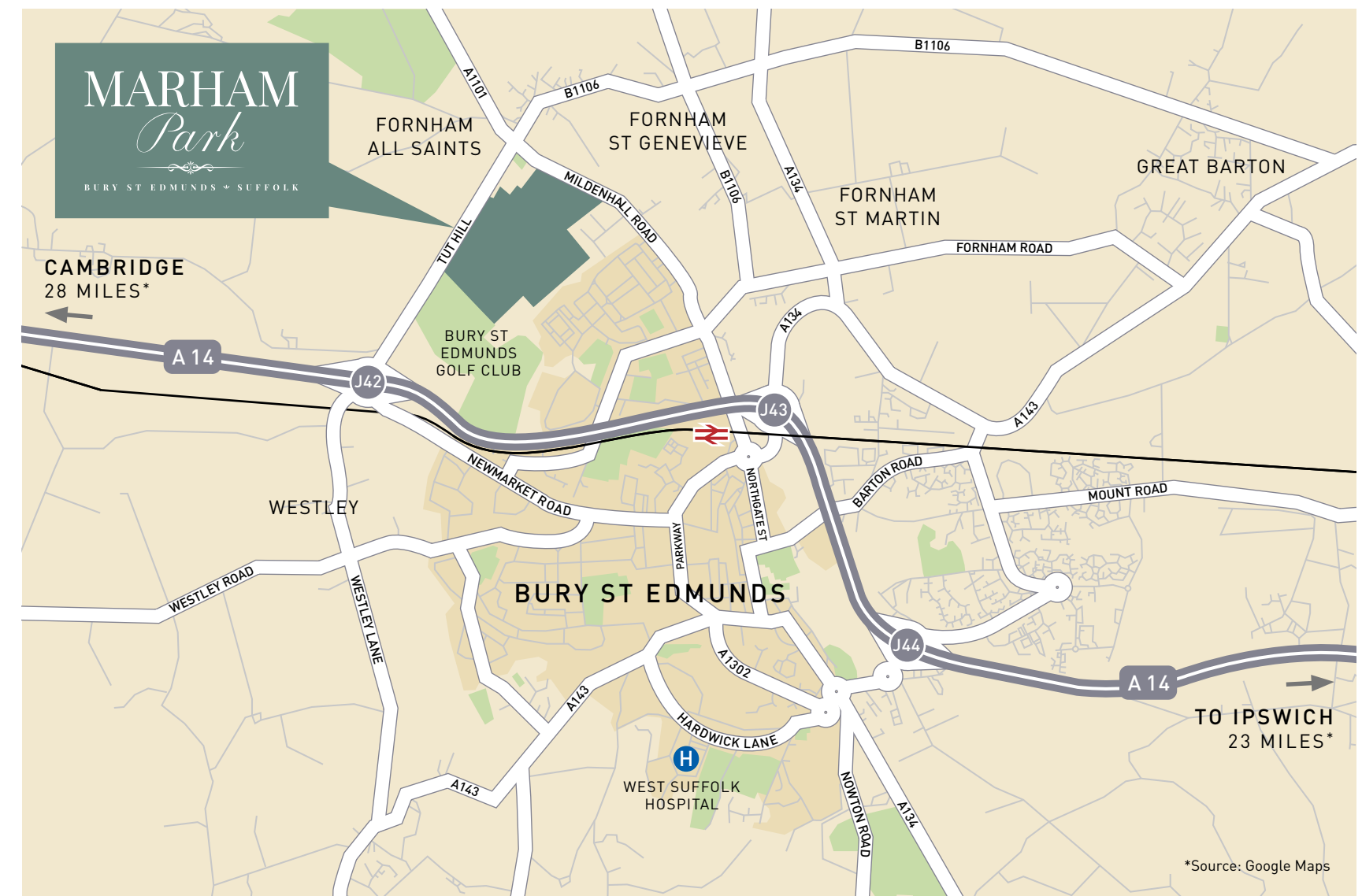
## IDEALLY LOCATED

Marham Park is situated in an enviable location, just two miles from the thriving market town of Bury St Edmunds, close to the sought after village of Fornham All Saints and the surrounding rural landscapes.

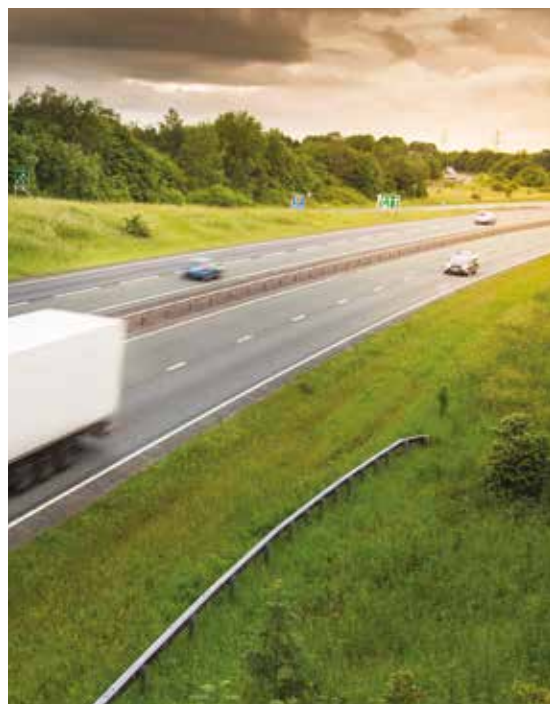
Offering easy access to the A14, Marham Park is centrally located between Cambridge and Ipswich, just 15 miles from Newmarket. Bury St Edmunds railway station is less than 1.5 miles away offering trains to Ipswich in 30 minutes, Cambridge in 40 minutes and onwards to London.\*

Marham Park is served by two bus services providing a service between Bury St Edmunds, Mildenhall and connecting with Lackford and Newmarket.

\*Travel times taken from google maps.



\*Source: Google Maps





# CREATING PLACES PEOPLE LOVE



Countryside believes that where we live matters. We are passionate about creating places where people aspire to live, and where people feel a true sense of belonging.

Our creative approach to placemaking ensures a positive impact on all those who live in and around our developments.

Countryside has earned a reputation for high quality, innovative community-led design, and considerate development, and has created award-winning developments across the country.

For further information, visit  
[www.countryside-properties.com](http://www.countryside-properties.com)



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[marhampark.com](http://marhampark.com)



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