



CHEYNEY GREEN

THE STREET • DARSHAM • SUFFOLK IP17 3QF





CHEYNEY GREEN

WELCOME TO A SPLENDID COLLECTION OF JUST TWENTY
CONTEMPORARY TWO, THREE, FOUR AND FIVE BEDROOM
HOMES SET OFF THE STREET IN DARSHAM

ABOUT SUNBURY HOMES

Sunbury Homes are locally based in Maldon, and was established in 2011 and run by experienced house-building professionals, all with a stake in the business, who have held senior positions within the UK's largest and most respected housebuilders. Together, with well over 70 years of experience the directors strive to bring passion, pride, thought and consideration to every aspect of the design and build at all our developments.

During the sales, moving process and beyond we will give you a personal point of contact with a Director who will ensure that any questions you have are answered and that the process runs as smoothly as possible.

We hope that you appreciate the individual design quality, the well thought out accommodation and spaces both within and outside the new homes at Cheyney Green in Darsham.

Nearby Aldeburgh





Cheyney Green offers a select development of 2, 3, 4 and 5 bedroom houses, arranged around a village green with a new village hall. Darsham is a quintessential, charming village situated a few miles from the unspoilt Suffolk Heritage coast while conveniently located half a mile from the A12. This offers easy access to both the county town of Ipswich 26 miles to the South, and the cosmopolitan University City of Norwich to the North.

The village of Darsham has a railway station on the Ipswich to Lowestoft line, with onward links to London as well as having a local bus service. The village also benefits from a pub serving food, a Co-op store with cafe and a Norman church.

This peaceful, rural location offers great footpath walking, as well as farm and craft shops selling local produce, such as Emmerdale Farm and Darsham Nurseries.

Other local activities include golf at renowned Suffolk courses such as Aldeburgh and Thorpeness; shooting and archery at nearby High Lodge; Darsham Marshes, a 49-acre nature reserve; RSPB Minsmere; many English Heritage properties; the beautiful unspoilt Suffolk Coastal beaches and not least the world-famous Snape Maltings concert hall.

Locally there are many GP surgeries, and several schools in neighbouring Saxmundham and Halesworth. Saxmundham is an historic market town with a Waitrose and a diverse range of individual shops. While Halesworth also offers a traditional shopping experience, as well as a museum and The Cut arts centre hosting many music events and classes.





Welcome to Cheyney Green, a stunning collection of two, three, four and five bedroom homes in the Suffolk village of 'Darsham' - a name derived from 'home of the deer'.

Traditional architecture with clean, contemporary profiles are the hallmark of these attractive new homes, with a mixture of red brick, permanent coloured render and weatherboarded exteriors and plain clay tile, pan tile and slate roofs.. These smart houses are designed and built for 21st century living.

Inside your new home you'll discover attractive fitted kitchens with integrated oven, hob and hood, and dishwasher all as standard together with utility rooms to some plots. With modern white sanitaryware with chrome fittings, thermostatically controlled showers and stylish heated towel rails to bathrooms and en-suites.

Owning a new Sunbury home also means that maintenance promises to be minimal for many years to come. Our environmentally-friendly homes are built to high standards and will feature as standard, uPVC windows and French doors plus underfloor heating to both ground and first floor powered by an Air Source Heat Pump system, for efficient and sustainable heating. The green credentials are further boosted with energy saving insulation to keep running costs low.





THE SITE PLAN

Plots 1 & 2	The Lark
Plot 3	The Waveney
Plots 4 & 7	The Dove
Plots 5 & 6	The Alde
Plot 8	The Blyth
Plots 9, 10, 13 & 14	The Yox
Plot 11	The Oulton
Plot 12	The Stour
Plots 15, 17 & 20	The Deben
Plot 16	The Kennett
Plot 18	The Brett
Plot 19	The Minsmere



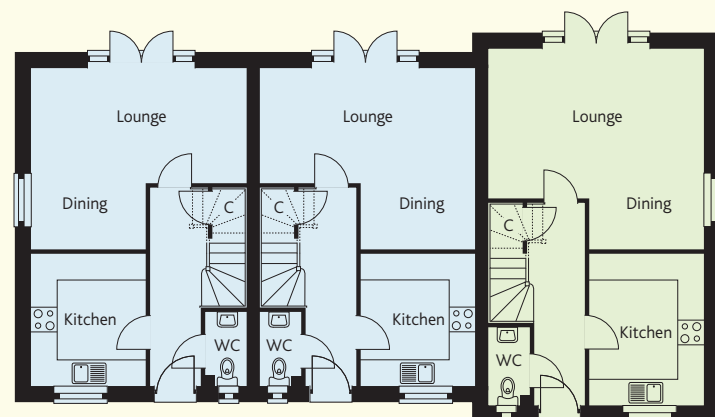
Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a guide only. Ground levels and other variances are not shown.



Three bedroom houses (plots 4, 5, 6 & 7 illustrated)

THE LARK

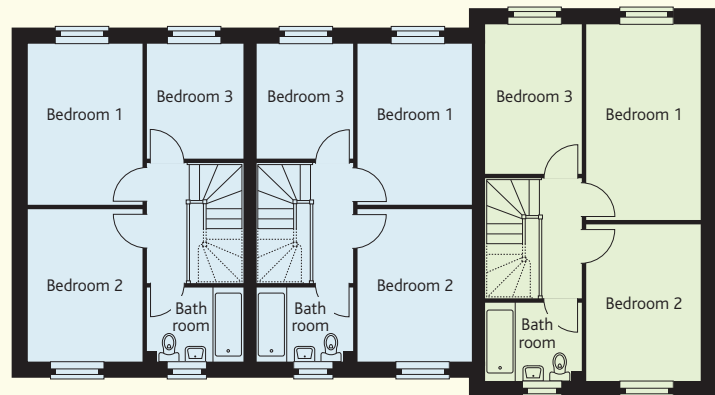
3 bedroom house (plots 1 & 2)



Plot 1

Plot 2

Plot 3

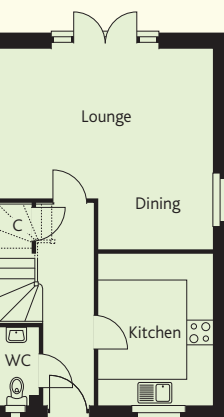


THE **LARK** (plots 1 & 2)

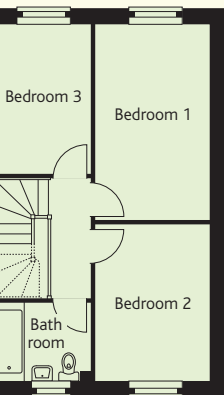
Lounge	2647 x 4978 mm	(8'8" x 16'4")
Dining Area**	1530 x 2640 mm	(5'0" x 8'7")
Kitchen*	2640 x 3050 mm	(8'7" x 10'0")
Bedroom 1	2640 x 3713 mm	(8'7" x 12'2")
Bedroom 2	3513 x 2640 mm	(11'6" x 8'7")
Bedroom 3	2223 x 2647 mm	(7'3" x 8'8")

THE WAVENEY

3 bedroom house (plot 3)



Plot 3

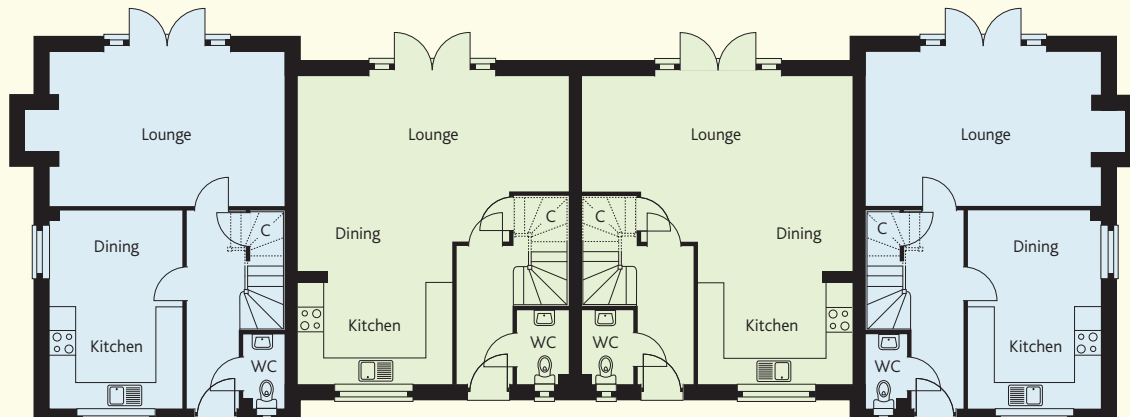


THE **WAVENEY** (plot 3)

Lounge	4978 x 3447 mm	(16'4" x 11'3")
Dining Area**	2640 x 1180 mm	(8'7" x 3'10")
Kitchen*	2640 x 3500 mm	(8'7" x 11'5")
Bedroom 1	2640 x 4513 mm	(8'7" x 14'9")
Bedroom 2	2640 x 3613 mm	(8'7" x 11'10")
Bedroom 3	2223 x 3447 mm	(7'3" x 11'3")

THE DOVE

3 bedroom house (plots 4 & 7)

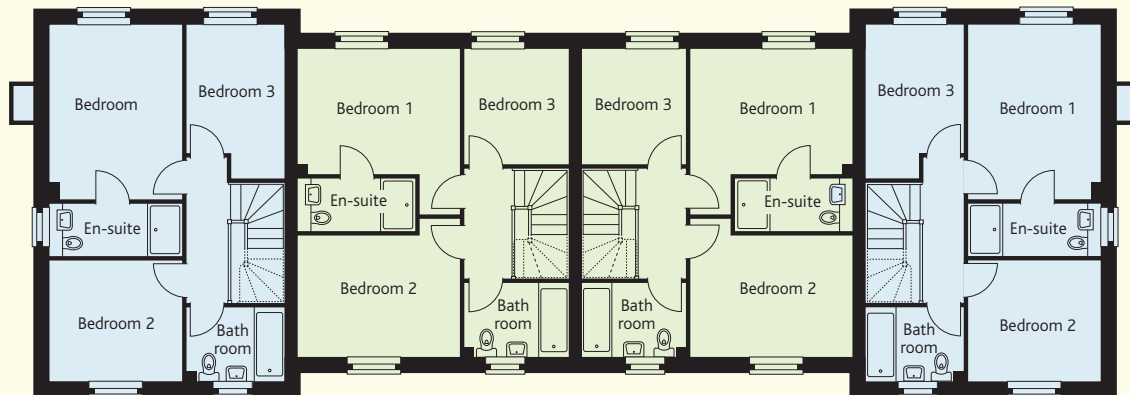


Plot 4

Plot 5

Plot 6

Plot 7

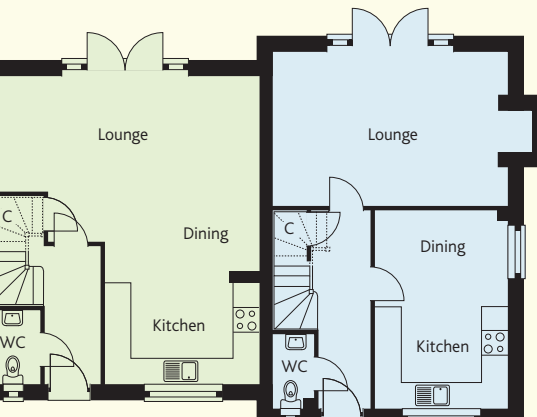


THE **DOVE** (plots 4 & 7)

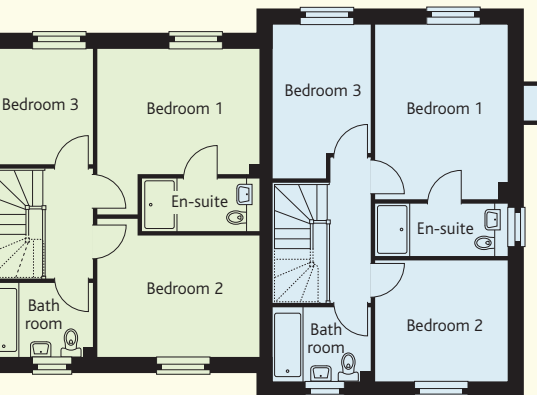
Lounge/Dining	5427 x 3547 mm	(17'9" x 11'7")
Kitchen	3058 x 4465 mm	(10'0" x 14'7")
Bedroom 1	4027 x 3058 mm	(13'2" x 10'0")
Bedroom 2	2785 x 3058 mm	(9'1" x 10'0")
Bedroom 3	3547 x 2255 mm	(11'7" x 7'4")

THE ALDE

3 bedroom house (plots 5 & 6)



Plot 6



THE **ALDE** (plots 5 & 6)

Lounge/Dining	3845 x 6257 mm	(12'7" x 20'6")
Kitchen	3565 x 3186 mm	(11'8" x 10'5")
Bedroom 1	2887 x 3743 mm	(9'5" x 12'3")
Bedroom 2	3743 x 2800 mm	(12'3" x 9'2")
Bedroom 3	2657 x 2400 mm	(8'8" x 7'10")

* Kitchen/dining area where dining not stated separately ** Open plan to living room

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. The computer generated illustrations are drawn from plan and are indicative only of how the completed development will appear.

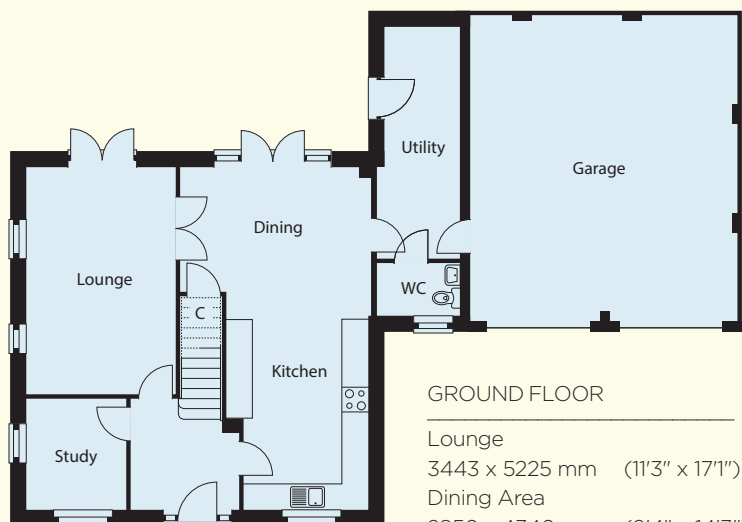


Three and four bedroom houses and a 2 bedroom bungalow (plots 8, 9, 10 & 11 illustrated)

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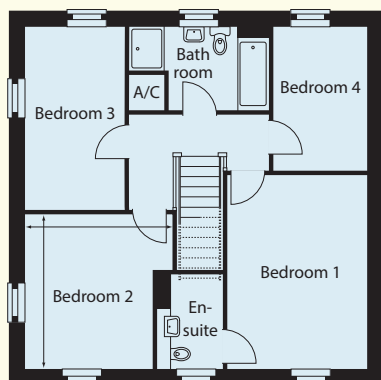
THE BLYTH

Four bedroom house (plot 8)



GROUND FLOOR

Lounge	3443 x 5225 mm	(11'3" x 17'1")
Dining Area	2856 x 4346 mm	(9'4" x 14'3")
Kitchen	5046 x 2880 mm	(16'6" x 9'5")
Study	2300 x 2564 mm	(7'6" x 8'4")

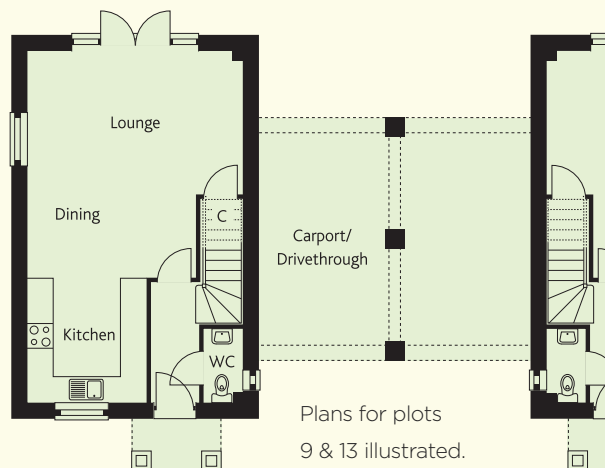


FIRST FLOOR

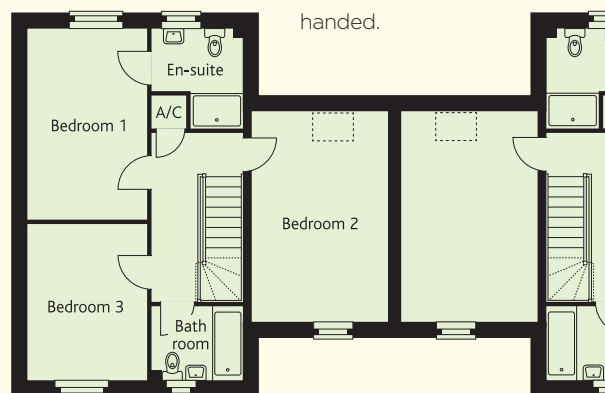
Bedroom 1	3232 x 4478 mm	(10'7" x 14'8")
Bedroom 2	3567 x 2943 mm	(11'8" x 9'7")
Bedroom 3	4224 x 2292 mm	(13'10" x 7'6")
Bedroom 4	3311 x 2171 mm	(10'10" x 7'1")

THE YOX

Three bedroom house (plots 9, 10, 13 & 14)



Plans for plots
9 & 13 illustrated.
Plots 10 & 14 are
handed.

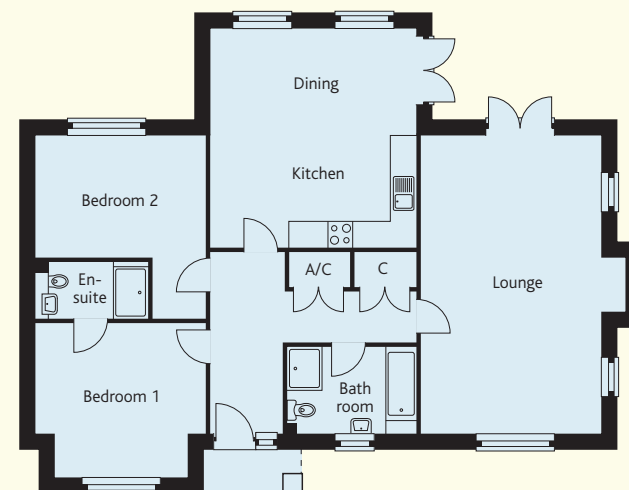


THE YOX GROUND FLOOR

Kitchen	2750 x 2893 mm	(9'0" x 9'5")
Lounge/Dining**	4991 x 5234 mm	(16'4" x 17'2")

THE OULTON

Two bedroom bungalow (plot 11)



THE OULTON DIMENSIONS

Kitchen/Dining Area	4752 x 5059 mm	(13'7" x 22'7")
Lounge	4161 x 6890 mm	(15'7" x 16'7")
Bedroom 1	3561 x 3936 mm	(11'8" x 12'10")
Bedroom 2	3936 x 2814 mm	(12'10" x 9'2")

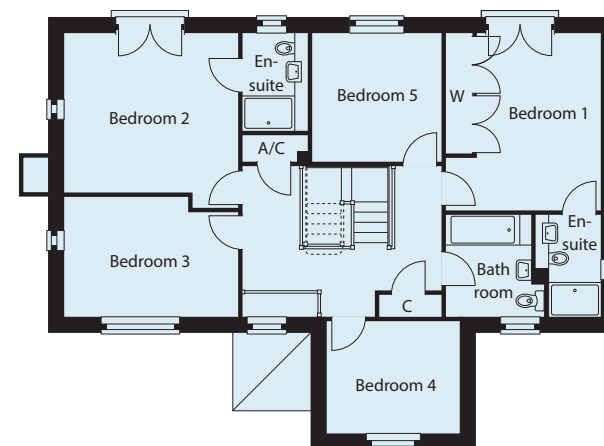
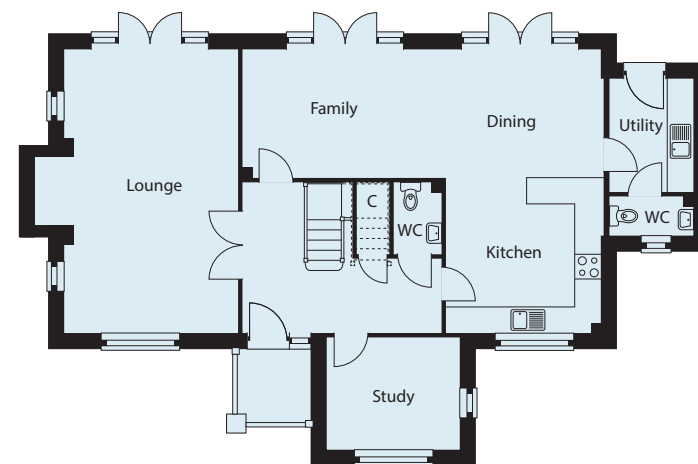
THE YOX FIRST FLOOR

Bedroom 1	4414 x 2764 mm	(14'5" x 9'0")
Bedroom 2	3143 x 4865 mm	(10'3" x 15'11")
Bedroom 3	2764 x 3600 mm	(9'0" x 11'9")

* Kitchen/dining area where dining not stated separately ** Open plan to living room

THE STOUR

Five bedroom house (plot 12)



GROUND FLOOR

Lounge	4013 x 6553 mm	(13'1" x 21'5")
Dining Area	3571 x 2964 mm	(11'8" x 9'8")
Kitchen	3571 x 3475 mm	(11'8" x 11'4")
Study	2589 x 3065 mm	(8'5" x 10'0")
Family Area	4591 x 2964 mm	(15'0" x 9'8")

FIRST FLOOR

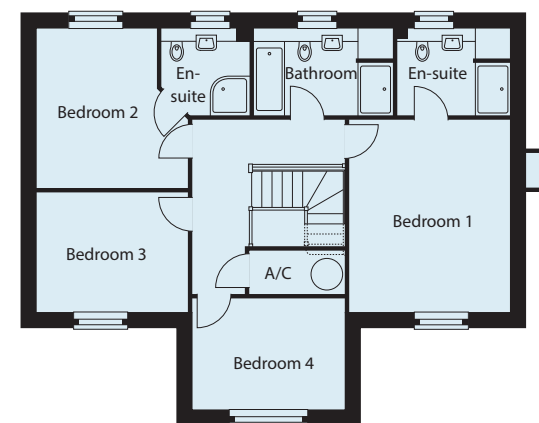
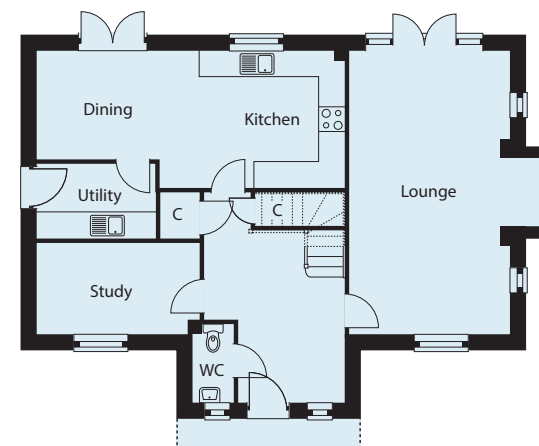
Bedroom 1	4089 x 3571 mm	(13'4" x 11'8")
Bedroom 2	3675 x 4013 mm	(12'0" x 13'1")
Bedroom 3	4013 x 2764 mm	(13'1" x 9'0")
Bedroom 4	3065 x 2586 mm	(10'0" x 8'5")
Bedroom 5	2977 x 2977 mm	(9'9" x 9'9")

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THE KENNETT & MINSMERE

Four bedroom houses

(Kennett plot 16. Minsmere plot 19)



GROUND FLOOR

Lounge	3825 x 6553 mm	(12'6" x 21'5")
Dining Area	2511 x 2864 mm	(8'2" x 9'4")
Kitchen	4251 x 3161 mm	(13'11" x 10'4")
Study	2114 x 3764 mm	(6'11" x 12'4")

FIRST FLOOR

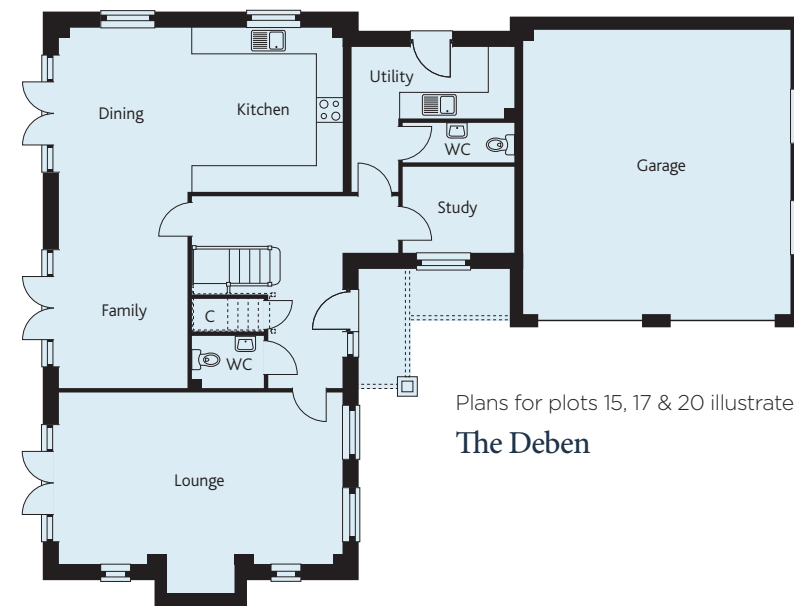
Bedroom 1	4439 x 3486 mm	(14'6" x 11'5")
Bedroom 2	2657 x 3582 mm	(8'8" x 11'9")
Bedroom 3	3711 x 2857 mm	(12' 2" x 9'4")
Bedroom 4	3515 x 2555 mm	(11'6" x 8'4")

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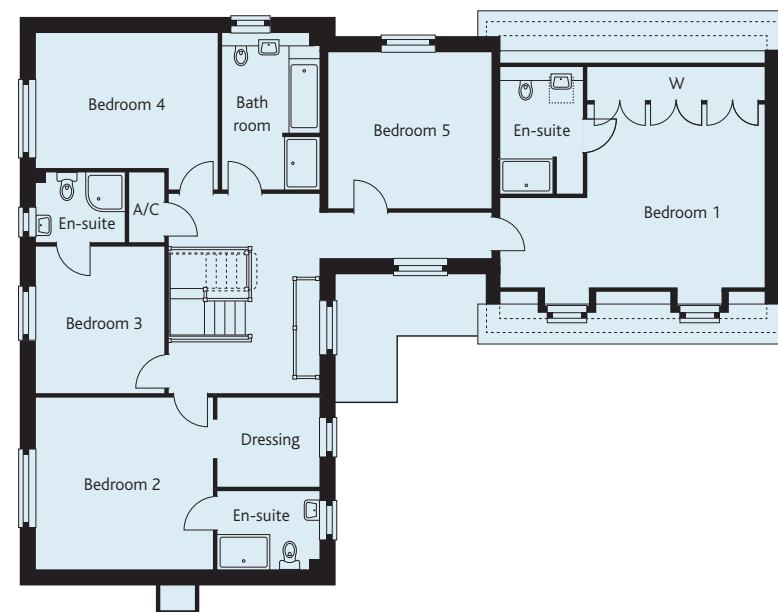
THE DEBEN & BRETT

Five bedroom houses

(Deben plots 15, 17 & 20. Brett plot 18)



Plans for plots 15, 17 & 20 illustrated
The Deben



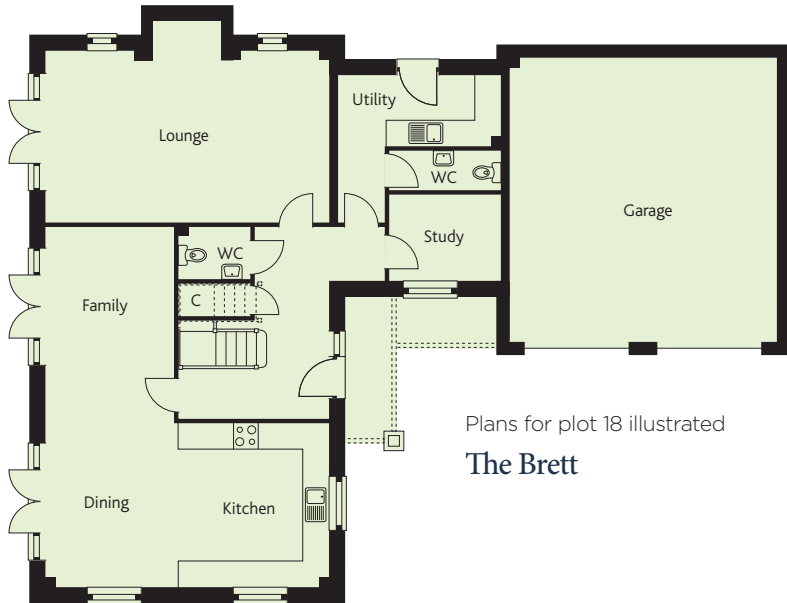
GROUND FLOOR

Lounge	6552 x 3964 mm	(21'5" x 13'0")
Dining Area	2964 x 3789 mm	(9'8" x 12'5")
Kitchen	3789 x 3589 mm	(12'5" x 11' 9")
Study	2576 x 1986 mm	(8'5" x 6'6")
Family Area	2964 x 4422 mm	(9'8" x 14'6")

FIRST FLOOR

Bedroom 1	5109 x 6105 mm	(16'9" x 20'0")
Bedroom 2	4089 x 3964 mm	(13'4" x 13'0")
Bedroom 3	3377 x 2964 mm	(11'0" x 9'8")
Bedroom 4	4089 x 3120 mm	(13'4" x 10'2")
Bedroom 5	3600 x 3757 mm	(11'9" x 12'3")

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Plans for plot 18 illustrated
The Brett

GROUND FLOOR

Lounge	
3964 x 6553 mm	(13'0" x 21'5")
Dining Area	
2964 x 3789 mm	(9'8" x 12'5")
Kitchen	
2964 x 3789 mm	(12'5" x 11'9")
Study	
2576 x 1986 mm	(8'5" x 6'6")
Family Area	
2964 x 4422 mm	(9'8" x 14'6")

FIRST FLOOR

Bedroom 1	
5109 x 6105 mm	(16'9" x 20'0")
Bedroom 2	
4089 x 3964 mm	(13'4" x 13'0")
Bedroom 3	
3377 x 2964 mm	(11'0" x 9'8")
Bedroom 4	
4089 x 3120 mm	(13'4" x 10'2")
Bedroom 5	
3600 x 3757 mm	(11'9" x 12'3")



HELP TO BUY



The government has created the
Help to Buy scheme to assist you
purchase your new home with as little
as 5% deposit and as low as a
75% mortgage.

Please ask to see if your purchase at
Cheyney Green would qualify.





A SPECIFICATION TO SUIT YOUR LIFESTYLE

KITCHEN

- Fully fitted kitchen with a choice of finish*
Quartz worktop and up-stand, stainless steel bowl and half sink with chrome finish mixer tap
 - Integrated oven and hob or oven bank depending on plot
 - Stainless steel extractor hood
 - Integrated dishwasher or space for depending on plot
 - Space and services for american style fridge freezer
- UTILITY ROOMS (Plots 8, 12, 15, 16, 17, 18, 19 & 20)

- Sink base unit, laminate worktop
- Single bowl stainless steel sink and drainer with mixer tap
- Space and services for free standing washing machine and tumble drier

BATHROOMS AND EN-SUITES

- Stylish white sanitary ware with chrome finish taps and controls
- P shaped shower bath to main bathroom with thermostatically controlled bath filler and shower diverter valve
- Shaver point

HEATING AND HOT WATER

- Energy efficient Air Source Heat Pump central heating via under-floor heating to ground and first floors

- Mains pressure hot water – thermostatically controlled to baths and showers
- Heated chrome ladder towel rail to bath-rooms and en-suites

ELECTRICAL

- Energy efficient LED down-lighters to hallway, kitchen, cloakroom, bathroom and en-suites
- Media panel to living room, wired to accept Sky+ decoder (by others). TV points to living room, kitchen and all bedrooms (additional phone socket outlets to bedroom 3 or study for home working)
- Power socket and primary BT socket in under-stairs cupboard for wireless hub installation (by others)

INTERNAL FINISHES

- All walls and ceilings skim coat plastered prior to decoration.
- White vinyl matt emulsion throughout to all walls and ceilings
- Skirting, architrave finished in white satinwood
- White satinwood staircase with varnished oak handrail and newel caps
- White painted or natural finish 4 panel internal doors with chrome finish ironmongery (according to plot)
- Wood-grain effect secure composite front door with lead light glazing and multi point locking and chrome

ironmongery

- Vinyl wood-strip or ceramic tiled flooring to WC, kitchen, bathroom and en-suite

EXTERNAL FEATURES

- Generous paved patio area to rear
- Off street parking for at least 2 cars
- Double garages to plots 8, 11, 12, 15, 16, 17, 18, 19 & 20
- Single garage with carport to plots 9 & 10, 13 & 14
- Outside tap and power socket to rear garden
- Front gardens fully landscaped, rear gardens top-soiled, levelled and ready for turf (by others)
- 1.8m high timber close boarded fence to rear garden boundaries, unless garden wall shown on site plan
- Hedge with boundary fence to southern boundary of gardens of plots 12 to 18

SECURITY AND PEACE OF MIND

- Specification for dwellings complies where possible with 'Secured by Design' criteria including door and window locking and PIR external lighting
- Dedicated fused spur for future installation of wire-free alarm system (by others)
- High standard of wall, loft and floor insulation.
- 10 year LABC Structural Warranty
- Consumer Code for home Builder Consumer Protection

*Choice subject to stage of construction. Internal photographs are from previous Sunbury Homes developments.





Backed by
HM Government

Sat Nav postcode: IP17 3QF

Joint agent



01728 724200

email@clarkeandsimpson.co.uk



Knowles Farm, Wycke Hill, Maldon, Essex CM9 6SH

tel 01621 850 600 email: info@sunbury-homes.co.uk

www.sunbury-homes.co.uk

Joint agent



01473 234800

Mturner@savills.com

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