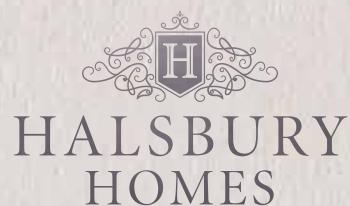


# St. George's Park

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Loddon





Passion, design and quality,  
welcome to Halsbury Homes



At Halsbury Homes we are committed to building your new home with style, quality and a return to more traditional values. We like to call it 'The Halsbury Way' and we are sure you will notice the difference.

As a new housebuilder, our team brings together a wealth of experience under a new, more considered approach to house building, driven at all times by our customers' needs, we take our responsibilities seriously for what is often the most significant purchase in any homeowner's life.

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David Bryant  
Chief Executive

## A considered approach to house building

Halsbury Homes is a new housebuilder based in Loddon, Norfolk. Combining quality craftsmanship with thoughtful design and a passion for making every customer proud to call their new house a home. Halsbury Homes are unlike any other, committed to ensuring customer satisfaction, they strive to make the complete home buying process as effortless as possible.

Bringing together experts from across the property development sector under the experienced guidance of industry renowned David Bryant, Halsbury Homes are passionate about building properties to the highest of standards with an uncompromising attention to detail.

Halsbury Homes provide attractive and individual homes combining traditional styles with the conveniences of modern living. With generous proportions, homes provide light and airy spaces with high quality fixtures and finishes. All homes are designed to complement each other and their surroundings, blending seamlessly within their environment.

Computer generated images of The Ludham and The Dedham.



## Discover Loddon

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### An idyllic retreat in the heart of the Norfolk Broads

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Nestled between the meandering Waveney Valley, the bustling City of Norwich and Britain's magical waterland of the Norfolk Broads, the charming town of Loddon can be found. The small market town is situated on the River Chet and is one of South Norfolk's finest towns.

Wherries once brought much trade to Loddon and its rich history is reflected in the attractive Georgian and Victorian architecture dotted throughout the town. In the 15<sup>th</sup> century, James Hobart, Henry VII's Attorney General, built Hales Hall and provided Loddon with a new church, Holy Trinity, which still stands as a formidable figure captivating the Loddon skyline.

Living at St. George's Park, you are well served by schools catering for all ages. As well as nursery schools, a primary and secondary school, Loddon is also home to the prestigious Langley School, an independent co-educational boarding school for children ages 10-18 and Nursery and Preparatory School for ages 2-11.

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Images of Holy Trinity Church, town signs and the River Chet.

  
**HALSBURY**  
HOMES

## Be part of a thriving community

The delightful market town of Loddon has an intriguing High Street with an abundance of historic architectural buildings, sitting alongside a variety of boutique shops and convenient services. These include the locally revered Rosy Lee's Tearoom, The Lawnes Beauty Clinic, a quaint community store, an independent butchers and a beautifully housed library on Church Plain as well as a doctors surgery, dentists and a bank.

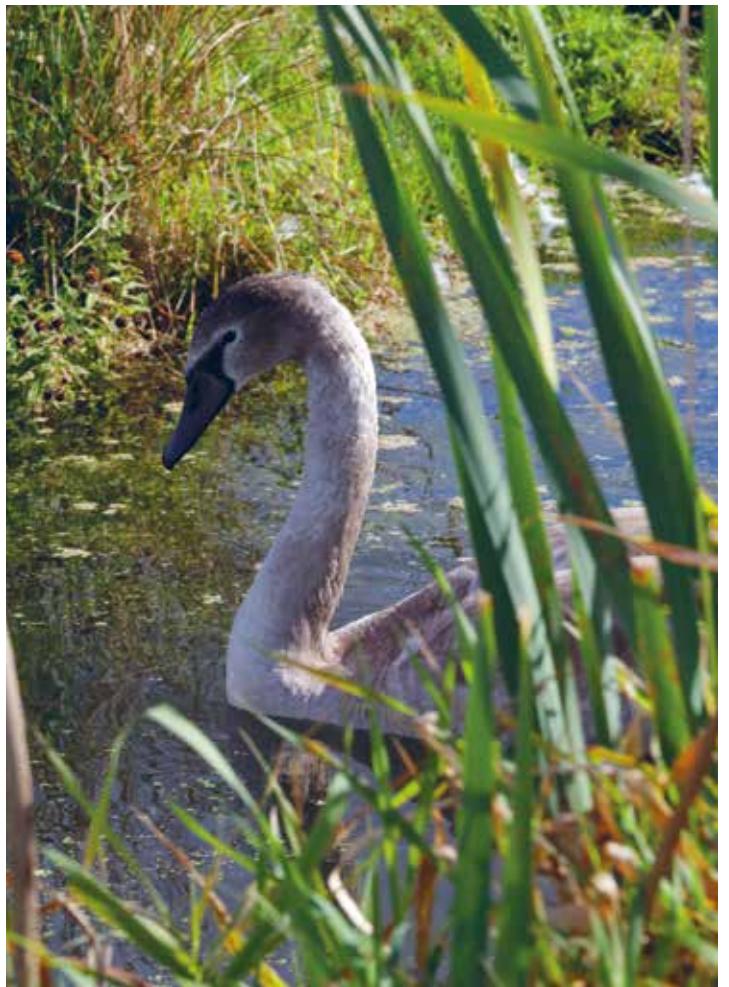
The town is also home to three independent Free Houses; The Angel, The Kings Head and The Swan with its admired menu sourcing ingredients from the very best local farmers, fishermen and producers within the region. A country market is held every week and a farmer's market is held every two weeks featuring the very best of locally produced food and drink. All produce at the market has been grown, reared, caught, brewed, pickled, or baked in East Anglia.

Close by is The Mill complex which was originally a working watermill. It is now home to Loddon Mill Arts venue which offers award-winning comedy, music and the arts and the Well Being Centre which delivers individual and bespoke treatment and spa packages.

With a friendly atmosphere the town of Loddon has plenty of community events and activities taking place. From the community cinema and fitness classes to The WI and the Horticultural society there is something for everyone.

Images of Lawnes Beauty Clinic, St. John's Church, The Mill, The Swan and A J Ward Butchers.





### Explore the tranquillity and serenity of the countryside

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The Broads are spectacular wetlands and are just on the doorstep of Loddon. With rich, diverse wildlife and sensational scenery, The Broads provide the perfect environment for entertainment throughout the seasons. Meandering waterways, picturesque villages and historic market towns sit amongst the beautiful and peaceful countryside, with traditional pubs to savour and enjoy.

The picturesque Waveney Valley provides lots to do for outdoor enthusiasts, anglers and nature-lovers, and there are a number of long and short distance walking and cycling routes to enjoy throughout South Norfolk. Whitlingham Broad offers sailing tuition, canoeing and other water sports, and is just a short distance away from Norfolk's only dry ski-slope.

The Wherryman's Way – a meandering 37.5 miles walking trail, runs between Norwich and Great Yarmouth and can easily be reached. Taking its name from the wherry, a large, cargo-carrying barge whose black sails were a once common sight on the waters, the Wherryman's Way runs through the heart of the Broads, winding along the banks of the River Yare, through open marshes, reedbeds, grazing meadows and riverside villages.

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Images of The River Chet, Oulton Broad and The Lord Nelson pub in Reedham.

## Discover a vibrant city and captivating coastline

Just 12 miles from Loddon is Norwich, a fascinating, vibrant and culturally rich city that beautifully combines its heritage with modern living. The city has an excellent blend of boutique stores, small specialist shops and major high street chains. It hosts England's largest permanent six-day market and Norwich Lanes offer one of the UK's best selections of independent shops, bars and restaurants. Live music, theatre and sporting events thrive in Norwich, with venues like the Playhouse, UEA's LCR, The Waterfront, Norwich City Football Club and Theatre Royal offering a range of entertainment.

Just half an hour away from Loddon is the beautiful Norfolk coastline. Traditional seaside towns and idyllic fisherman's villages hug the wide sandy beaches. Close to Loddon are the popular coastal towns of Gorleston-on-Sea, Winterton-on-Sea and Hopton-on-Sea with their golden sandy shores and stunning cliff top vistas. Further north is home to some of most beautiful beaches in Britain such as Sheringham, Cromer and Holkham where it is renowned for its sightings of seals. The popular seaside towns of Burnham Market on the north Norfolk coast and Southwold and Aldeburgh on the Suffolk coast provide great days out.



Images of Norwich and Hopton-on-Sea.



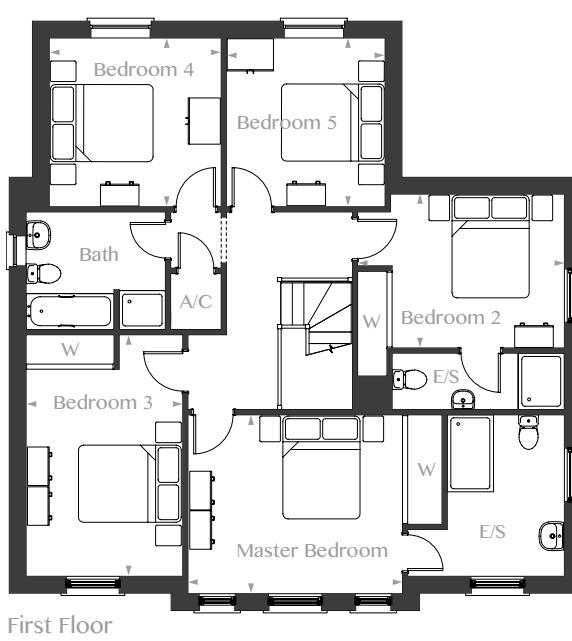
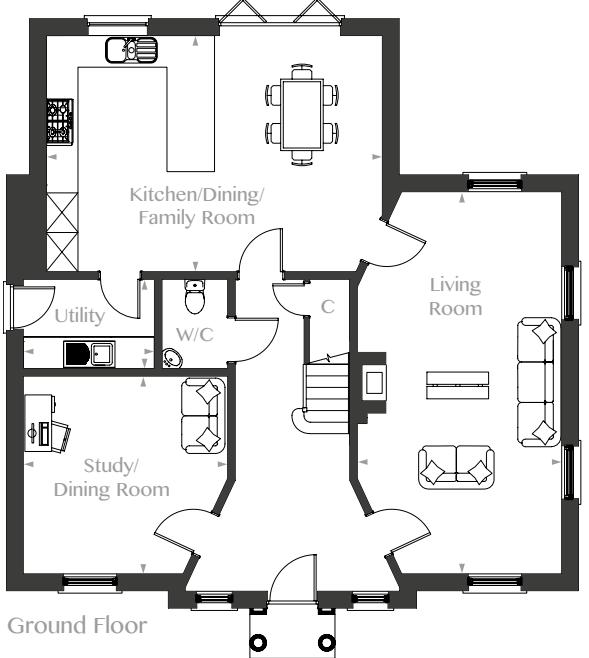
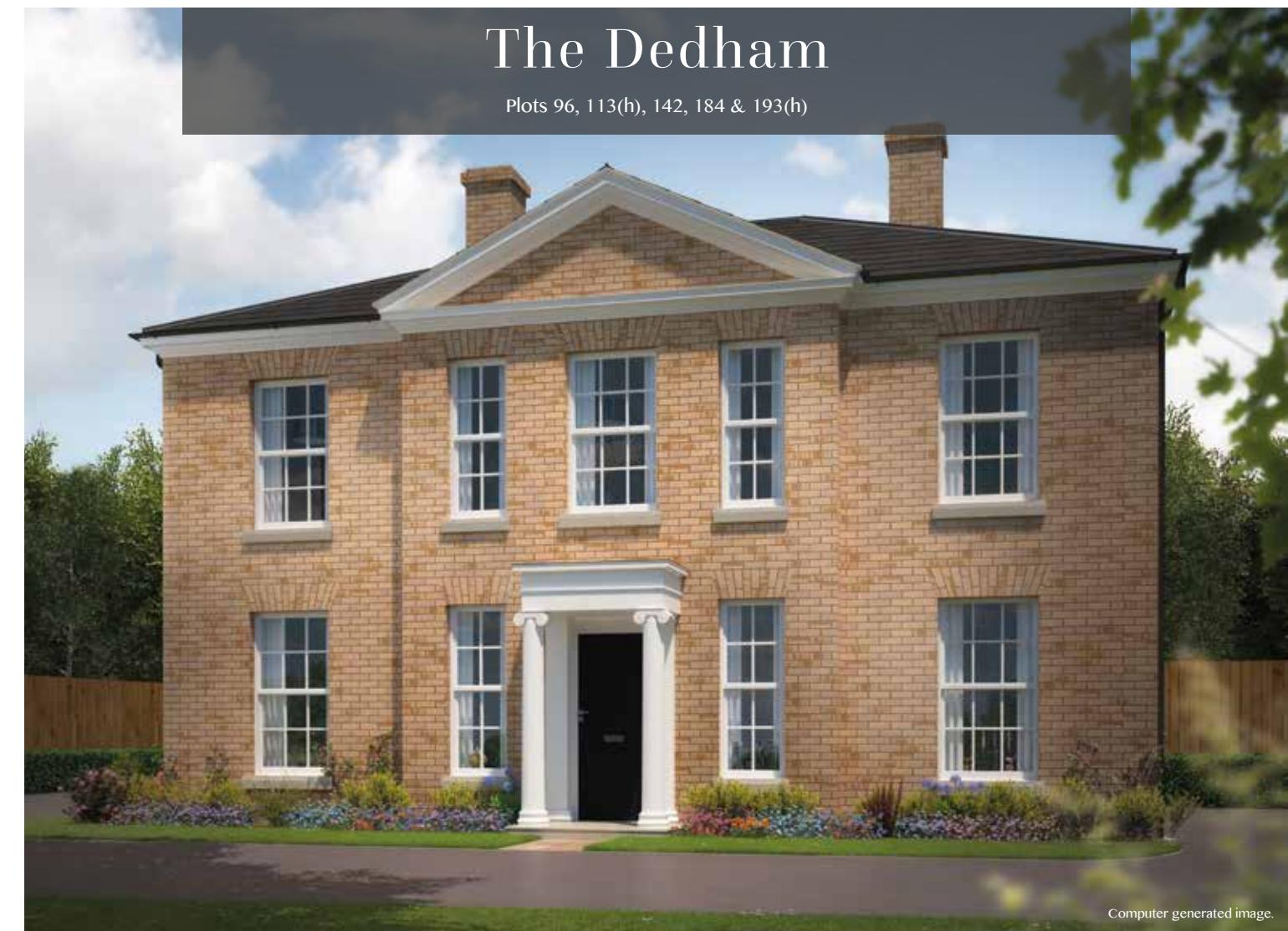
## The perfect blend of modern design and traditional style

St. George's Park is a splendid collection of two, three, four and five bedroom luxurious homes in the beautiful Norfolk town of Loddon. Creating a new community within the town, St. George's Park provides attractive living for first-time buyers, families or those looking to downsize.

Combining traditional architectural design styles with quality craftsmanship, the homes at St. George's Park emanate charm and beauty. Many of the properties feature large open plan kitchen and dining areas and spacious living areas with fire places perfect for family living, whilst master bedrooms all have en-suite bathrooms.

Computer generated scene of St. George's Park.



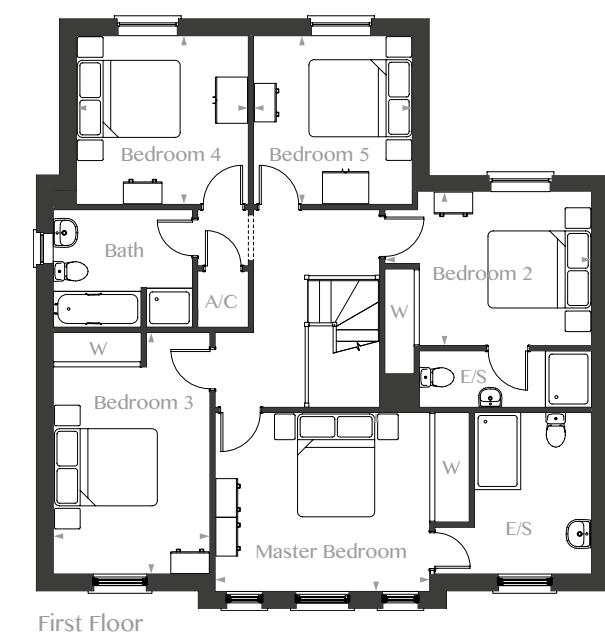
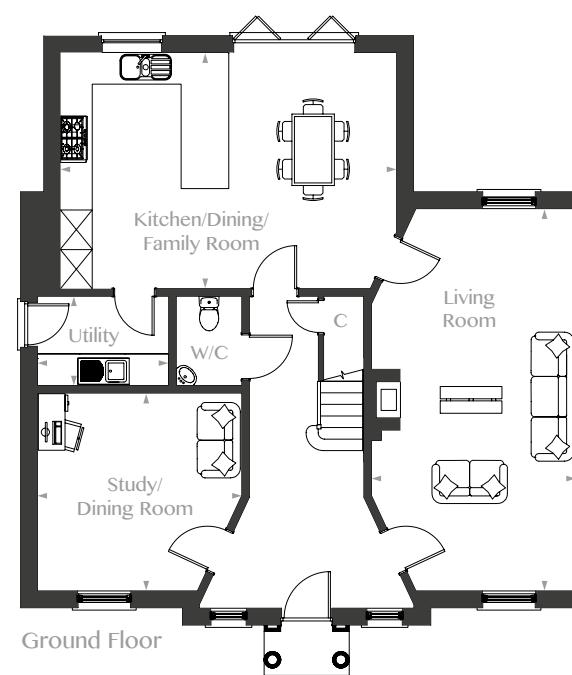


Overall size - 200 sq m, 2156 sq ft

Kitchen/Dining/Family Room	6540mm x 4590mm
Utility	2550mm x 1740mm
Living Room	7440mm x 3970mm
Study/Dining Room	3970mm x 3850mm

21'5" x 15'1"
8'4" x 5'8"
24'5" x 13'0"
13'0" x 12'7"

Master Bedroom	4170mm x 3480mm	13'6" x 11'5"
Bedroom 2	4020mm x 2990mm	13'2" x 9'10"
Bedroom 3	4700mm x 3050mm	15'5" x 10'0"
Bedroom 4	3340mm x 3280mm	10'11" x 10'9"
Bedroom 5	3280mm x 3090mm	10'9" x 10'2"



Overall size - 200 sq m, 2156 sq ft

Kitchen/Dining/Family Room	6540mm x 4590mm
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Bedroom 4	3340mm x 3280mm	10'11" x 10'9"
Bedroom 5	3280mm x 3090mm	10'9" x 10'2"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

Kitchen layouts are indicative only. h - Handed, C - Cupboard, A/C - Airing Cupboard, W - Wardrobe, E/S - En-suite. ► Denotes max measurement.

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

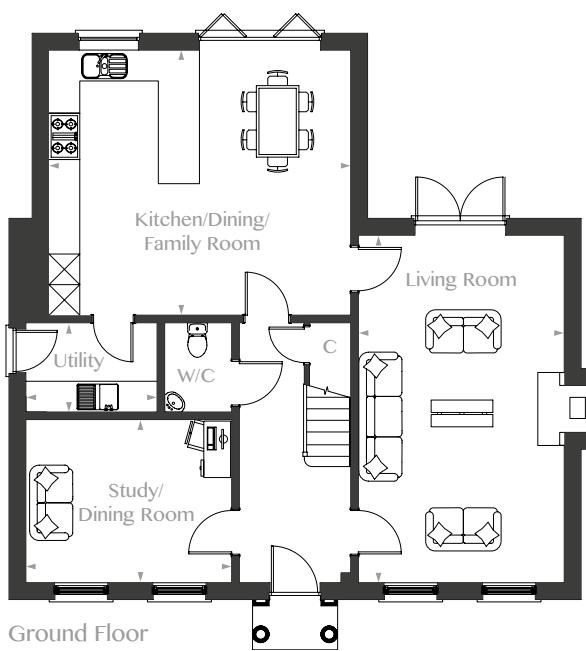
Kitchen layouts are indicative only. h - Handed, C - Cupboard, A/C - Airing Cupboard, W - Wardrobe, E/S - En-suite. ► Denotes max measurement.

## The Surlingham

Plots 89(h), 91(h), 94, 99, 103, 111(h), 115(h), 141 & 191(h)



Computer generated image.



Ground Floor

Overall size - 186 sq m, 2001 sq ft

Kitchen/Dining/Family Room	5870mm x 5160mm
Utility	2550mm x 1740mm
Living Room	6760mm x 4000mm
Study/Dining Room	4000mm x 3170mm

19'3" x 16'11"

8'4" x 5'8"

22'2" x 13'1"

13'1" x 10'5"

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

4190mm x 4040mm

4000mm x 3330mm

4000mm x 3330mm

3500mm x 3370mm

3500mm x 2400mm

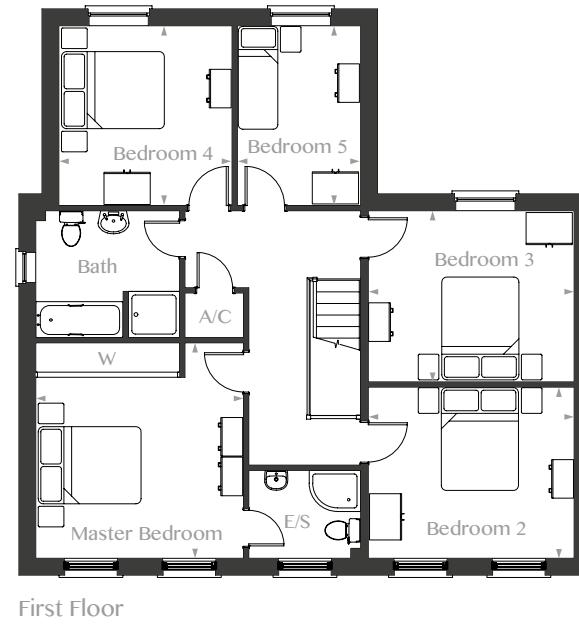
13'9" x 13'3"

13'1" x 10'11"

13'1" x 10'11"

11'6" x 11'1"

11'6" x 7'10"



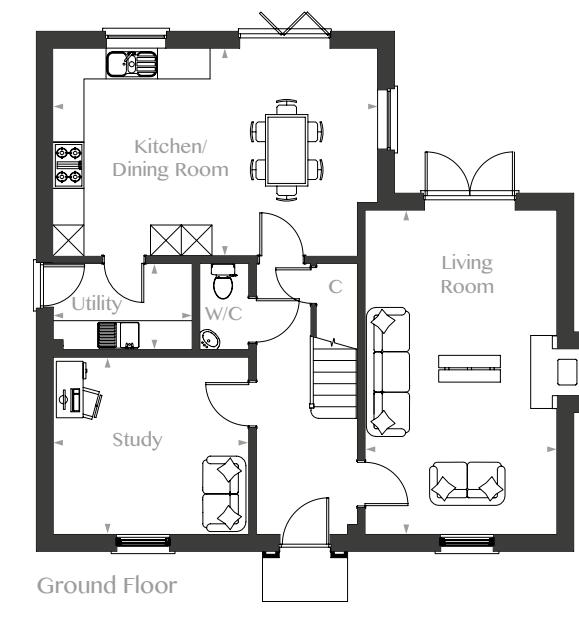
First Floor

## The Winterton

Plots 2, 3, 4, 5, 87(h), 92(h), 107(h), 114(h), 145, 146, 192(h) & 194(h)



Computer generated image.



Ground Floor

Overall size - 165 sq m, 1779 sq ft

Kitchen/Dining Room	6310mm x 4040mm	20'8" x 13'3"
Utility	2700mm x 1680mm	8'9" x 5'6"
Living Room	6310mm x 3730mm	20'8" x 12'3"
Study	3800mm x 3450mm	12'6" x 11'4"
Master Bedroom	3840mm x 3450mm	12'7" x 11'4"
Bedroom 2	3730mm x 3100mm	12'3" x 10'2"
Bedroom 3	3730mm x 3100mm	12'3" x 10'2"
Bedroom 4	3650mm x 3000mm	12'0" x 9'10"
Bedroom 5	3000mm x 2560mm	9'10" x 8'5"

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Kitchen/Dining Room

Utility

Living Room

Study

20'8" x 13'3"

8'9" x 5'6"

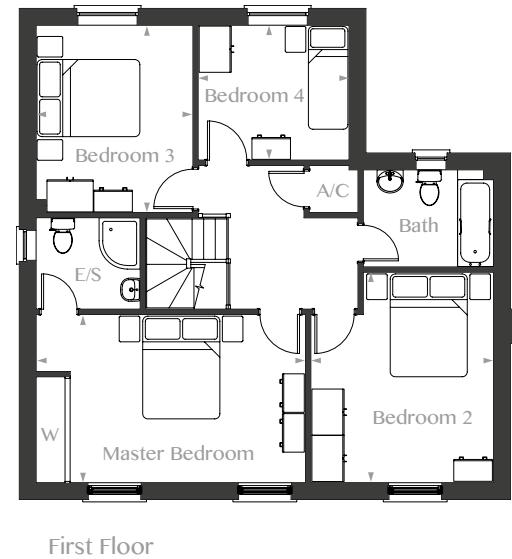
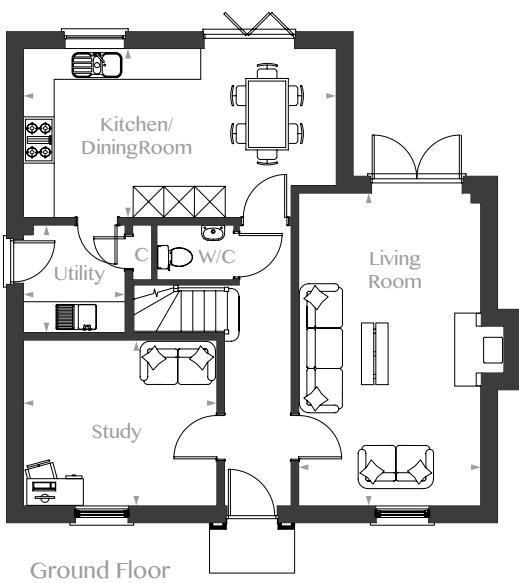
20'8" x 12'3"

12'6" x 11'4"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

Kitchen layouts are indicative only. h - Handed, C - Cupboard, A/C - Airing Cupboard, W - Wardrobe, E/S - En-suite. ► Denotes max measurement.

## Floorplans

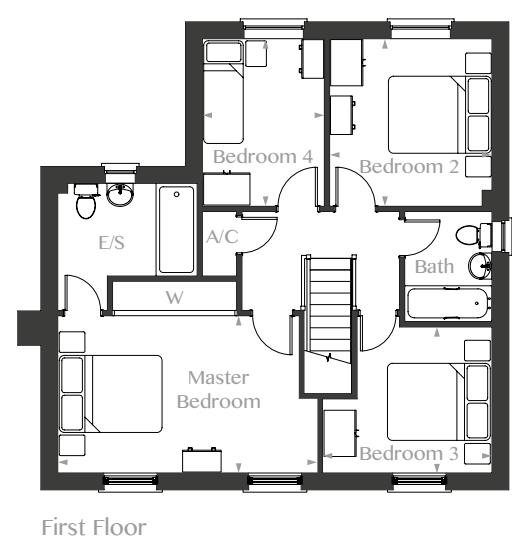
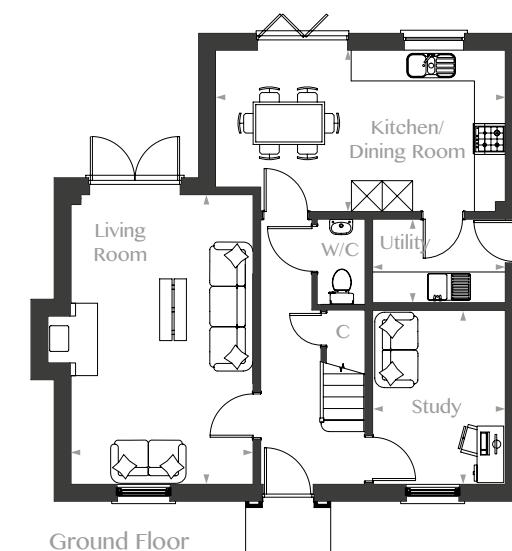


Shown as handed.

Overall size - 144 sq m, 1553 sq ft

Kitchen/Dining Room	6090mm x 3280mm	20'0" x 10'9"
Utility	2090mm x 1980mm	6'10" x 6'6"
Living Room	6090mm x 3540mm	20'0" x 11'7"
Study	3760mm x 3230mm	12'4" x 10'7"

Master Bedroom	5240mm x 3270mm	17'2" x 10'9"
Bedroom 2	4090mm x 3560mm	13'5" x 11'8"
Bedroom 3	3390mm x 3050mm	11'2" x 10'0"
Bedroom 4	2930mm x 2620mm	9'7" x 8'7"



Overall size - 129 sq m, 1384 sq ft

Kitchen/Dining Room	5640mm x 3140mm	18'6" x 10'4"
Utility	2580mm x 1630mm	8'5" x 5'4"
Living Room	5640mm x 3540mm	18'6" x 11'7"
Study	3390mm x 2580mm	11'1" x 8'5"

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Computer generated image.

## Floorplans

### The Worlingham

Plots 8, 13(h), 84(h), 147(h), 148(h), 149, 158, 159, 188, 189, 196(h), 197(h), 201 & 202



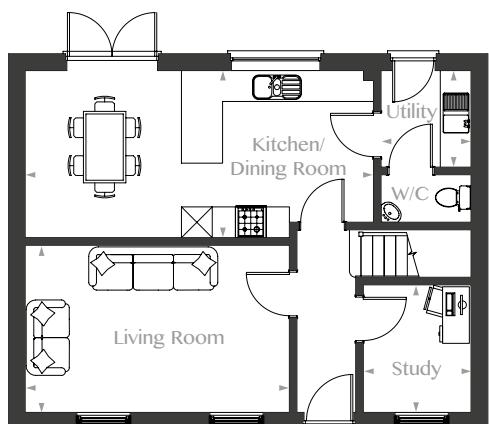
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### The Sheringham

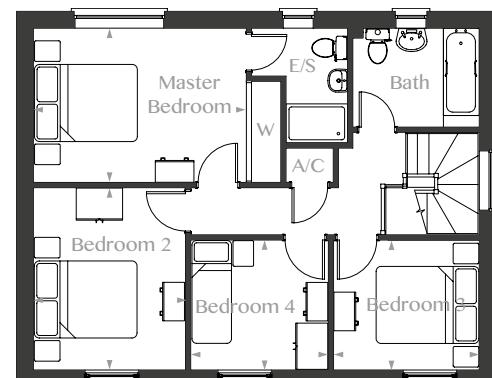
Plots 152 & 178(h)



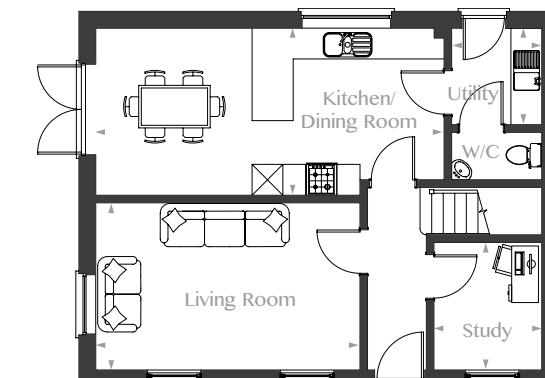
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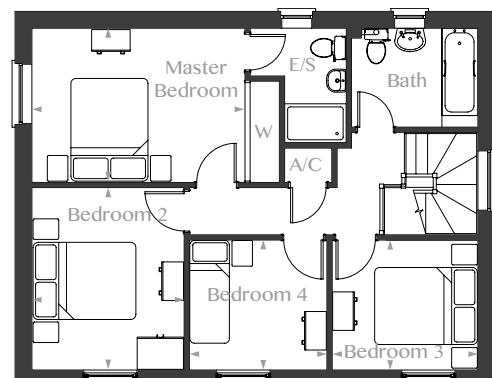
Ground Floor



First Floor



Ground Floor



First Floor

Overall size - 117 sq m, 1257 sq ft

Kitchen/Dining Room	6780mm x 3250mm	22'3" x 10'8"	Master Bedroom	4140mm x 3000mm	13'7" x 9'10"
Utility	1880mm x 1750mm	6'2" x 5'9"	Bedroom 2	3550mm x 2960mm	11'8" x 9'8"
Living Room	5140mm x 3250mm	16'10" x 10'8"	Bedroom 3	2830mm x 2530mm	9'3" x 8'4"
Study	2480mm x 2090mm	8'2" x 6'10"	Bedroom 4	2680mm x 2530mm	8'9" x 8'4"

Overall size - 117 sq m, 1257 sq ft

Kitchen/Dining Room	6780mm x 3250mm	22'3" x 10'8"	Master Bedroom	4140mm x 3000mm	13'7" x 9'10"
Utility	1880mm x 1750mm	6'2" x 5'9"	Bedroom 2	3550mm x 2960mm	11'8" x 9'8"
Living Room	5140mm x 3250mm	16'10" x 10'8"	Bedroom 3	2830mm x 2530mm	9'3" x 8'4"
Study	2480mm x 2090mm	8'2" x 6'10"	Bedroom 4	2680mm x 2530mm	8'9" x 8'4"

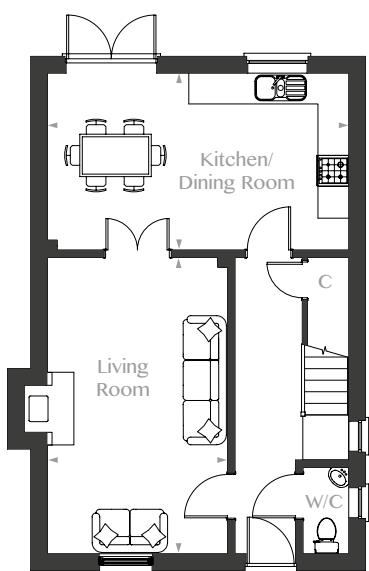
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Kitchen layouts are indicative only. h - Handed, C - Cupboard, A/C - Airing Cupboard, W - Wardrobe, E/S - En-suite. ► Denotes max measurement.

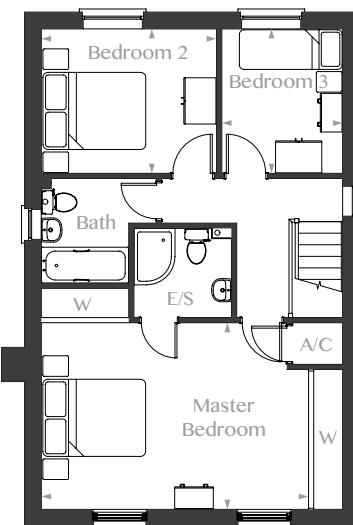
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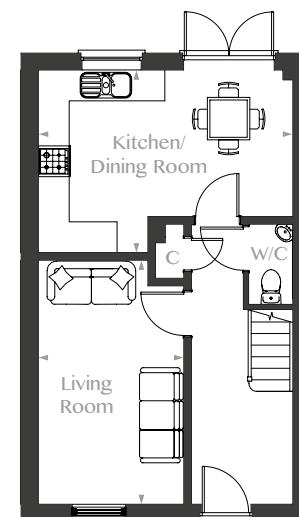
## Floorplans



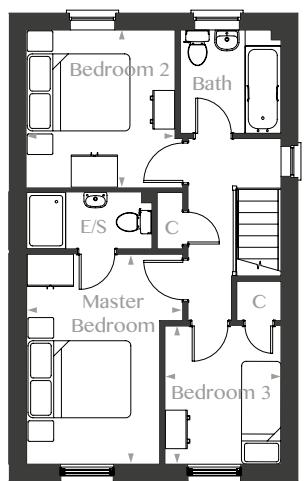
Ground Floor



First Floor



Ground Floor



First Floor

Shown as handed.

Overall size - 111 sq m, 1195 sq ft

Kitchen/Dining Room	5860mm x 3440mm	19'3" x 11'3"	Master Bedroom	5200mm x 3600mm	17'1" x 11'10"
Living Room	5760mm x 3500mm	18'11" x 11'6"	Bedroom 2	3410mm x 2810mm	11'2" x 9'3"

Bedroom 3	2630mm x 2510mm	8'7" x 8'4"
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Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.  
Kitchen layouts are indicative only. h - Handed, C - Cupboard, A/C - Airing Cupboard, W - Wardrobe, E/S - En-suite. ► Denotes max measurement.

Overall size - 85 sq m, 914 sq ft

Kitchen/Dining Room	4950mm x 3550mm	16'3" x 11'8"	Master Bedroom	4110mm x 2590mm	13'6" x 8'6"
Living Room	4750mm x 2830mm	15'7" x 9'3"	Bedroom 2	3060mm x 2890mm	10'0" x 9'6"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.  
Kitchen layouts are indicative only. h - Handed, C - Cupboard, A/C - Airing Cupboard, W - Wardrobe, E/S - En-suite. ► Denotes max measurement.



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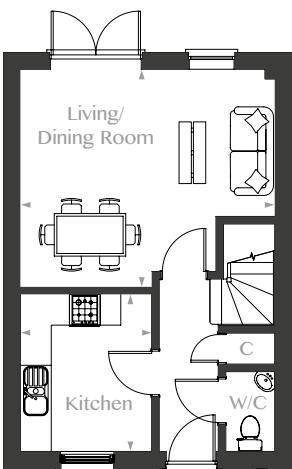
## Floorplans

### The Saxlingham

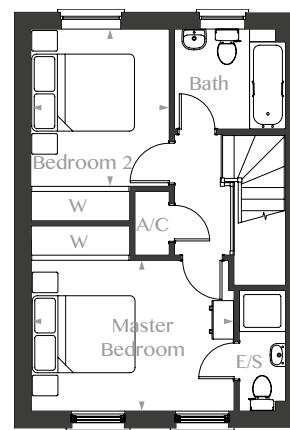
Plots 18, 19 & 20



Computer generated image.



Ground Floor



First Floor

Overall size - 75 sq m, 805 sq ft

Kitchen	3060mm x 2550mm	10'0" x 8'4"	Master Bedroom	3950mm x 2360mm	12'11" x 7'4"
Living/Dining Room	4950mm x 4230mm	16'3" x 13'10"	Bedroom 2	3060mm x 2680mm	10'0" x 8'9"

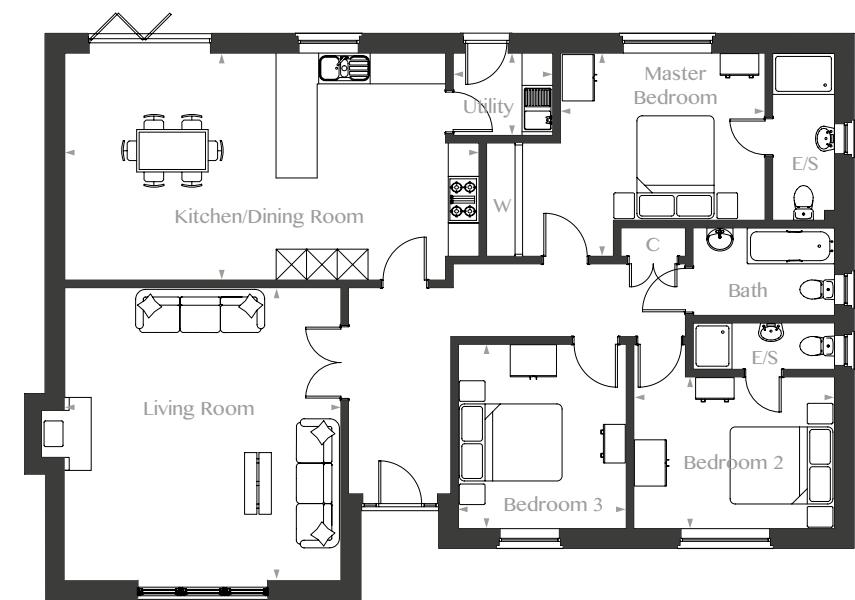
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### The Blakeney

Plots 123(h), 125, 129(h) & 132(h)



Computer generated image.



Shown as handed.

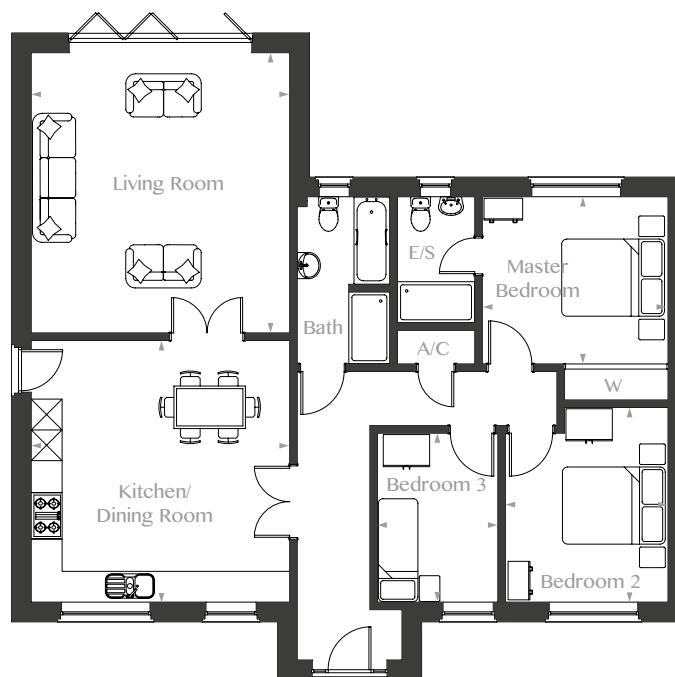
Overall size - 144 sq m, 1545 sq ft

Kitchen/Dining Room	8010mm x 4420mm	26'3" x 14'6"	Master Bedroom	3980mm x 3250mm	13'1" x 10'8"
Utility	1940mm x 1600mm	6'4" x 5'3"	Bedroom 2	3900mm x 2950mm	12'9" x 9'8"
Living Room	5690mm x 5370mm	18'3" x 17'7"	Bedroom 3	3590mm x 3270mm	11'9" x 10'9"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.  
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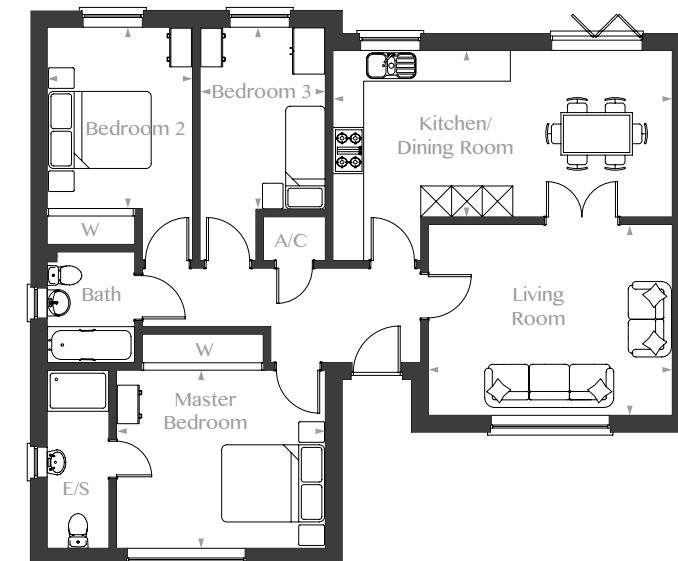
## Floorplans



Overall size - 115 sq m, 1240 sq ft

Kitchen/Dining Room	5090mm x 5030mm	16'8" x 16'6"
Living Room	5450mm x 5030mm	17'11" x 16'6"

Master Bedroom	3610mm x 3250mm	11'10" x 10'8"
Bedroom 2	3790mm x 3160mm	12'5" x 10'4"
Bedroom 3	3290mm x 2340mm	10'9" x 7'8"



Overall size - 102 sq m, 1096 sq ft

Kitchen/Dining Room	6600mm x 3240mm	21'8" x 10'7"
Living Room	4750mm x 3710mm	15'7" x 12'2"

Master Bedroom	4060mm x 3460mm	13'4" x 11'4"
Bedroom 2	3520mm x 2830mm	11'6" x 9'3"
Bedroom 3	3540mm x 2440mm	11'7" x 8'0"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.  
Kitchen layouts are indicative only. h - Handed, C - Cupboard, A/C - Airing Cupboard, W - Wardrobe, E/S - En-suite. ► Denotes max measurement.

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.  
Kitchen layouts are indicative only. h - Handed, C - Cupboard, A/C - Airing Cupboard, W - Wardrobe, E/S - En-suite. ► Denotes max measurement.



Computer generated image.

### A superior specification redefining luxury

#### Kitchens

- Classic, stylish kitchens with soft close mechanism to drawers and doors
- 40mm laminated co-ordinated worktop
- Four zone gas hob with splashback to executive range
- Five zone gas hob with splashback to deluxe range
- Stainless steel high level double oven to deluxe range\*
- Chimney hood extractor
- Integrated fridge/freezer to deluxe range\*
- Integrated washing machine to deluxe range\*
- Integrated dishwasher to deluxe range\*
- Stainless steel 1½ bowl sink with mixer tap

#### Electrical & lighting

- Brushed chrome accessories with white inserts to kitchen
- LED downlighters to kitchen, utility, bathroom, en-suite and cloaks
- Low energy pendant lights to all other rooms
- Media plate to living room
- Lighting to front and rear of dwelling

#### Bathrooms and En-suites

- White double ended bath with Hansgrohe bath filler taps to deluxe range\*
- Tempo washbasin with Hansgrohe mixer tap to deluxe range\*
- Back to the wall close coupled toilet with soft closing seat
- Low profile shower tray with fixed and flexible shower head to deluxe range\*
- Chrome heated towel rails to bathroom and en-suite
- Choice of quality wall tiling to bathroom, en-suite and cloaks

\*Speak to advisor for applicable house types.

Please note that specification is subject to availability and may be subject to change;  
please confirm the details with sales advisor at the time of reservation

## Combining traditional design with stylish interiors

### Internal Finishes

- white finish mid weight 5 vertical panel doors with satin stainless steel ironmongery
- Oak finish hand rail and newel cap to deluxe range\*
- Quality finished staircase
- Gloss white paint to all internal joinery
- Almond white matt emulsion to walls
- Fitted wardrobes to various designs\*
- Flooring to kitchen/dining, hall and cloaks to deluxe range\*
- Flooring to kitchen/dining and cloaks to executive range\*

### Heating

- Gas fired central heating to radiators throughout
- Energy efficient boilers with cylinders or combination boilers\*
- Wood burning stoves\*

### External

- Garage and/or parking space\*
- Power and light to all garages
- Hard landscaped areas
- External tap
- Rear gardens topsoiled
- Front gardens turfed or planted as landscape drawings
- Personnel door to garage\*

### Warranty

- All properties include a full 10 year warranty

\*Speak to advisor for applicable house types.  
Please note that specification is subject to availability and may be subject to change;  
please confirm the details with sales advisor at the time of reservation



Computer generated image.

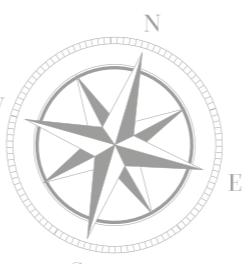
## A new community in the desirable Norfolk countryside

Just a short stroll from the centre of Loddon, St. George's Park is well placed to reach the services and amenities of the town whilst being moments away from the stunning countryside and renowned Norfolk Broads.

All properties come with ample parking or garaging facilities to suit the needs of a modern household and with open spaces and sympathetic landscaping, the homes are enhanced by their surroundings. Carefully positioned to minimise overlooking from neighbouring properties, spacious private gardens provide outdoor spaces to enjoy and relax in.



- The Mundham (Deluxe)**  
Plots 1, 6, 88(h), 90(h), 93(h), 95, 105(h), 151(h) & 190(h)
- The Dedham (Deluxe)**  
Plots 96, 113(h), 142, 184 & 193(h)
- The Surlingham (Deluxe)**  
Plots 89(h), 91(h), 94, 99, 103, 111(h), 115(h), 141 & 191(h)
- The Winterton (Deluxe)**  
Plots 2, 3, 4, 5, 8(h), 92(h), 107(h), 114(h), 145, 146, 192(h) & 194(h)
- The Ludham (Deluxe)**  
Plots 11, 18(h), 97(h), 98(h), 100(h), 102(h), 104(h), 110(h), 138, 150(h), 179, 180, 199(h) & 200(h)
- The Blicking (Executive)**  
Plots 9(h), 12, 79(h), 80(h), 85, 86, 106, 112, 137(h), 140(h), 143(h), 144(h), 181(h), 182, 183, 185(h), 186, 187(h), 195(h) & 198(h)





## Explore all that Norfolk has to offer

Lying just off the A146, Loddon is well placed for easy travel to Norwich in the north and Lowestoft in the east. With the A146 connecting to the A143 and onto the A140 destinations in Norfolk and Suffolk are within reach.

Both First Norfolk & Suffolk and Anglian Buses provide bus services to Norwich and Lowestoft via Beccles. Whilst Ambassador Travel runs services to Thurlton, Seething, Norwich and Great Yarmouth.

### By Road

	10.9 miles	21 mins
Norwich	10.9 miles	21 mins
Hopton-on-Sea	15.6 miles	29 mins
Southwold	20.6 miles	36 mins
Diss	27.2 miles	39 mins
Horsey	28.7 miles	42 mins
Aldeburgh	31.2 miles	56 mins
Burnham Market	50.9 miles	1 hr 11 mins
London	126.1 miles	2 hrs 23 mins

### By Rail (From Norwich Station)

Ipswich	38 mins
Ely	48 mins
Stansted Airport	1 hr 43 mins
London (Liverpool Street Station)	1hr 46 mins
Cambridge	1 hr 11 mins

Sat Nav Postcode: NR14 6JZ



Maps not to scale. Travel times are approximate and are courtesy of The AA and National Rail.

# St. George's Park

George Lane  
Loddon  
Norfolk  
NR14 6JZ



**HALSURY**  
**HOMES**

Seymour House  
Loddon  
Norfolk  
NR14 6JD

Tel: 01508 521500 Fax: 01508 528844  
E-Mail: sales@halsburyhomes.com Web: www.halsburyhomes.com

This development consists of different property styles and the photographs, computer generated imagery and floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to construction and their accuracy cannot be confirmed. The computer generated images featured here are impressions of the design only which are subject to change and the finished properties may therefore differ. This brochure and the information contained within does not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

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