



HOPKINS  
HOMES

# Queen's Meadow.

HOLT, NORFOLK

Charming market town close to the coast



Located in the historic town of Holt, Queen's Meadow is perfectly placed to enjoy North Norfolk's coastal beauty.

Welcome to Queen's Meadow, a charming range of high specification 2, 3 and 4-bedroom homes, featuring contemporary interiors in a wide range of layouts to suit all lifestyles.

Whilst being designed with modern life and energy efficiency in mind, properties have been traditionally styled with brick and flint-rendered exteriors, to perfectly complement Holt's heritage and history.

Whether Queen's Meadow is welcoming you into your first, your forever or your holiday home, you can rest assured you will experience the exacting standards of an award-winning housebuilder.



#### Key features



Energy efficient homes



10 year guarantee



Countryside walks



No onward chain

## The Hopkins Story.

We dedicate ourselves to craft, care and social responsibility. Building timeless homes and thriving communities that protect and respect the environment, for this generation and the next.



“When we started looking for our dream home we knew we wanted a new build property that was located in the heart of the Suffolk countryside, but still offered all the facilities and amenities we needed on a day-to-day basis. Thankfully, we have got all that and more with our Hopkins home and it really stood head and shoulders above anything else we looked at.”

**Ben and Charlotte Cobbold** – Mill Grove, Stowmarket

“As a younger person, the area gives me the space I want but also has plenty of amenities nearby for me to take advantage of. Buying your first home is daunting enough, luckily for me, Hopkins Homes was with me every step of the way.”

**Ella Dowling** – Woodland Rise, Barrow

“We love our new home. The house itself is beautifully designed and finished. All those working on the development are friendly and helpful and nothing has been too much trouble, from supporting us during the purchase through to answering queries in our first few weeks of ownership.”

**Sarah Brown** – Birch Gate, Wymondham

# The Hopkins Legacy.



# Proud of our contribution.

We're proud of what we do and of the contribution we make to people's lives and communities. However, while it's great to be recognised by industry experts, we never rest on our laurels. That's why we continue to be awarded year after year.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

33

NHBC AWARDS

3

YEARS IN THE LSEG 1000 COMPANIES TO INSPIRE BRITAIN

# Discover something special at Queen's Meadow.

**MAKE YOUR HOME IN ONE OF THE PRETTIEST GEORGIAN TOWNS THAT NORFOLK HAS TO OFFER.**

Nestled in the heart of Norfolk's breath-taking beauty, Holt is the perfect base for discovering idyllic countryside living.

From Queen's Meadow, you can discover an abundance of walks and cycling routes. Metres from your doorstep is the stunning, award-winning 100-acre Holt Country Park with an adventure playground, tea room, sensory garden, picnic areas and colour-coded woodland walks including accessible trails. Alternatively, unwind at nearby Spouts Hill; a green oasis perfect for a calming stroll, picnic or playing games.

Holt's flint-stone 'yards', brings an enchanting mix of independent shops, bakeries, cafés, antique stores and galleries. Browse the exceptional Bakers & Larners Department Store, offering everything from furniture and gardening to fashion and a food hall. For everyday amenities there is a convenience store, post office, doctors and dentist close to hand.

If you're looking for a bite to eat, Byfords - celebrated for its emphasis on Norfolk produce - is the perfect spot. Or why not try The King's Head for a drink by the fire or a delicious home-cooked meal.

Community spirit thrives with a selection of clubs and societies to get involved with. Sundays in Holt can be spent browsing the weekly market full of regional foods and wares. Holt Festival comes alive every July with an eclectic mix of music, art and culture. Later in the year, the holiday season is ushered in with Holt's Christmas Lights' event and its now legendary 'Panto Horse Race' which has become a major festive feature in the county.



Holt Country Park



Independent shops in Holt's flint-stone yards



Cley next the Sea

## Close by.

Queen's Meadow is perfectly located for experiencing Norfolk's impressive countryside and coastline, with many beautiful beaches within a 20-minute drive.

Just four miles north of Holt is Cley next the Sea, famed for its nature reserve and exquisite views. This is a renowned starting point to take the three-mile coastal walk to Blakeney Point - a popular location to see the seals that inhabit the coastline.

The quintessential seaside towns of Sheringham and Cromer are just a few miles away by road. Both offer excellent days out exploring the pristine pebble and sand beaches, perusing the museums and arcades that pepper the seafront or sampling the freshest seafood whilst overlooking rows of colourful beach huts.

For a tranquil spot steeped in history, visit English Heritage's Baconsthorpe Castle, or try your hand at Morse code and walk the in the steps of service men and women at nearby Langham Dome Museum. Lose yourself in nostalgia upon the heritage trains of the North Norfolk Railway, where you can enjoy special events and dining experiences whilst taking in the stunning coastal scenery.

For larger town and city life, Norwich and King's Lynn are easily reached by train or car for a day of shopping, theatre, museums and award-winning bars and restaurants.

By rail from Sheringham station you can reach Cromer in eight minutes, Norwich in under an hour and London Liverpool Street in under three hours.



Seals at Blakeney Point



Sheringham Railway Station



Baconsthorpe Castle



Norwich

## Local Schools.

Holt Community Primary School, just a short walk from home, is rated 'Good' by Ofsted and offers education for children ages 4 to 11. Younger children have a choice of several nurseries including Stepping Stones Day Nursery which is under five-minutes' walk. Neighbouring village schools include Kelling Primary School and Sheringham High School, both rated 'Good'.\* For the independent choice, Gresham's - comprising of three schools in the town - provides high-quality education for children aged from three through to sixth form.



Holt Town Sign



Gresham's Senior School

## Amenities.

- |                                 |                                 |
|---------------------------------|---------------------------------|
| Schools for all ages            | Convenience store               |
| Pubs, cafés, restaurants        | Budgen's supermarket            |
| Medical practice                | Woodland and countryside spaces |
| Dental practice                 | Dental practice                 |
| Independent shops and boutiques | Police station                  |



Byfords, Holt





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# Specification.

## Kitchens

- Choice of kitchen cupboards and worktops
- Undercounter or eye level Bosch oven, hob and cooker hood fitted as standard
- Choice of Porcelanosa wall and floor tiles from our selected range \*\*

## Plumbing

- Single or dual zone central heating
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Plumbing for washing machine and dishwasher where possible
- Outside tap to certain plots

## Wall tiling

- Kitchen - between worktop and wall cupboards \*
- Bathroom - full height around bath and half height to wet walls
- En-suite - full height to shower cubicle and half height to wet walls
- Cloakroom - splashback to hand basin \*
- Tiled window sill to bathroom and en-suite

## Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces
- Media plate to living room
- TV points to study and master bedroom
- Data points to study and master bedroom
- Outside lighting to front and rear on certain plots
- White downlights to kitchen, utility, cloakroom, bathroom and en-suite

## Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

## Exterior

- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled
- Timber fencing and garden gate to certain plots
- Patio to all gardens in buff riven slabs
- Lighting and double power socket to certain garages
- External light to front door where applicable
- Woodgrain UPVC double-glazed windows
- Aluminium bi-folding doors to selected plots

## Other items

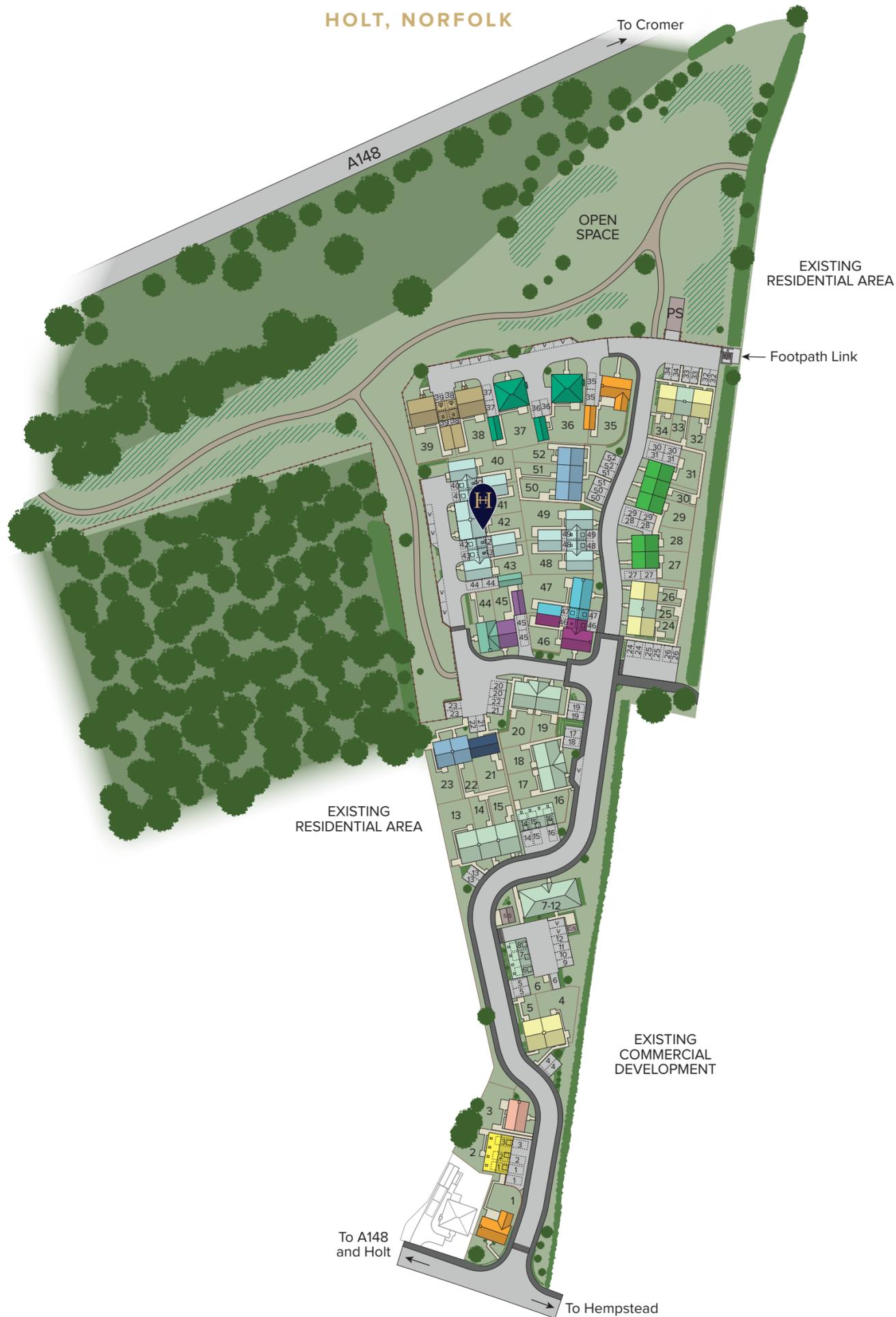
- Coving to certain areas
- Loft light where applicable
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- All internal walls painted matt pure white

\* All choices are subject to stage of construction. Cloakroom splashback tile from matching range to either kitchen, bathroom or en-suite. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Homes developments.

\*\* Not applicable when upgrading work surfaces with upstand.

# Queen's Meadow.

HOLT, NORFOLK



## 2 Bedroom Homes

- **THE NESS**  
Plots 27(h), 28, 29, 30 & 31
- **THE ALDE**  
Plot 2
- **THE BLAKENEY**  
Plot 21

## 3 Bedroom Homes

- **THE BRETT**  
Plots 22(h), 23(h), 50, 51 & 52
- **THE BROOK**  
Plot 45
- **THE SUTTON**  
Plots 40, 41(h), 42, 43(h), 48, & 49(h)
- **THE BLYTH**  
Plot 3
- **THE LYNFORD**  
Plot 44

## 4 Bedroom Homes

- **THE BIXLEY**  
Plot 46
- **THE STANFORD**  
Plot 47
- **THE ROXHAM**  
Plots 1 & 35(h)
- **THE HINGHAM**  
Plots 38 & 39(h)
- **THE HEACHAM**  
Plots 36 & 37

### Key

- **MARKETING SUITE AND SHOW HOME**
- PS PUMPING STATION**
- (h) HANDED PLOT**
- S/S SUB STATION**
- C/S CYCLE STORE**
- ▨ **WILDFLOWER AREAS\***
- **AFFORDABLE HOUSING**
- **SHARED OWNERSHIP**
- V VISITOR PARKING**



The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale, for indication only. \*These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.



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The Ness



# The Ness

## TWO BEDROOM HOUSE

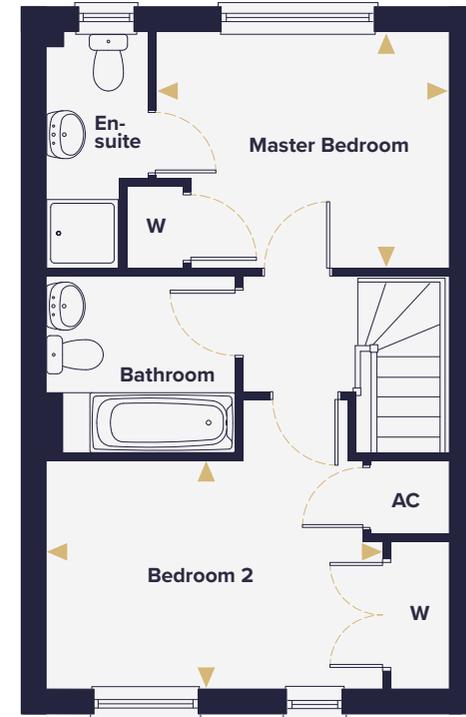
Plots 27(h), 28, 29, 30 & 31

70.22m<sup>2</sup> | 754ft<sup>2</sup>

Ground floor



First floor



Living / Dining Area	4.62m x 4.61m	15'2" x 15'1"
Kitchen	2.99m x 2.36m	9'10" x 7'9"

Master Bedroom	3.39m x 2.72m	11'1" x 8'11"
Bedroom 2	3.88m x 2.62m	12'9" x 8'7"

- (h) Handed
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard

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The Alde



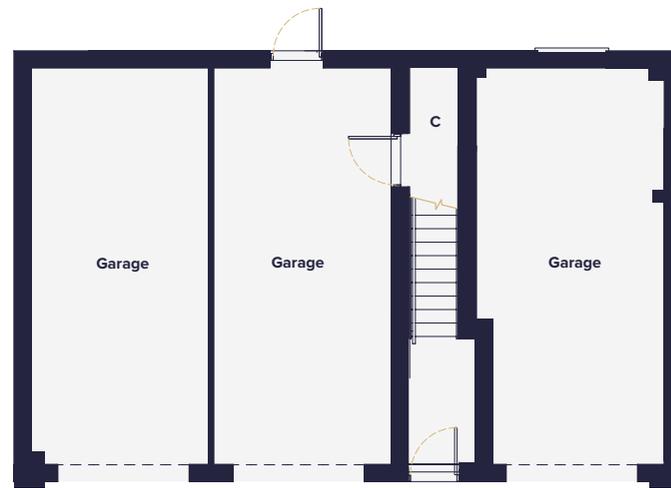
# The Alde

## TWO BEDROOM COACH HOUSE

Plot 2

82.92m<sup>2</sup> | 885ft<sup>2</sup>

Ground floor



First floor



Living / Dining Area	5.18m x 4.55m	17'0" x 14'11"
Kitchen	3.90m x 2.40m	12'9" x 7'10"
Master Bedroom	3.52m x 3.35m	11'7" x 11'0"
Bedroom 2	4.43m x 2.76m	14'6" x 9'1"

- Indicates reduced head height
- ⊠ Velux Window
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard

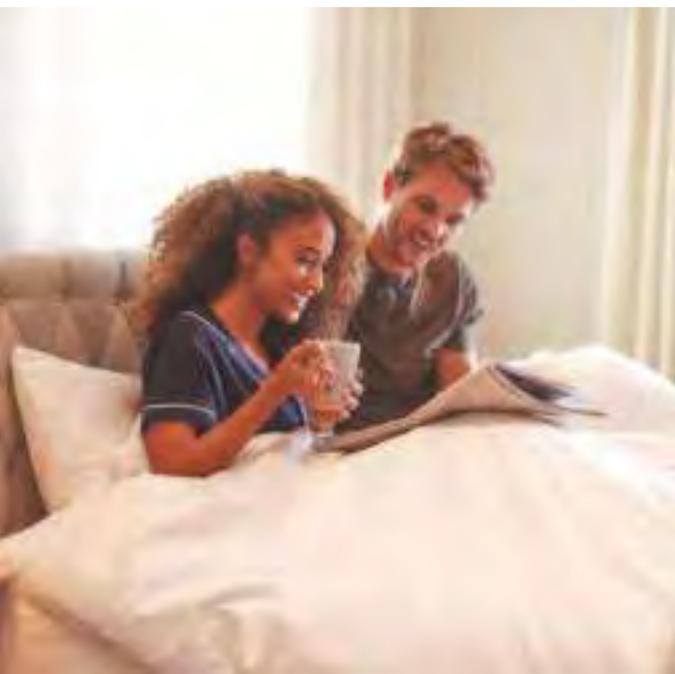
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The Brett



# The Brett

## THREE BEDROOM HOUSE

Plots 22(h), 23(h), 50, 51 & 52

72.24m<sup>2</sup> | 777ft<sup>2</sup>

Ground floor



First floor



Living / Dining Area      4.90m x 4.44m      16'0" x 14'6"  
 Kitchen                      2.94m x 2.57m      9'7" x 8'5"

Master Bedroom              3.62m x 2.72m      11'10" x 8'11"  
 Bedroom 2                      2.96m x 2.72m      9'8" x 8'11"  
 Bedroom 3                      2.49m x 2.08m      8'2" x 6'9"

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The Brook



# The Brook

## THREE BEDROOM HOUSE

Plot 45

81.98m<sup>2</sup> | 882ft<sup>2</sup>

Ground floor



First floor



Kitchen / Dining Area	5.40m x 3.12m	17'8" x 10'3"
Living Room	4.38m x 3.33m	14'4" x 10'11"

Master Bedroom	3.63m x 3.14m	11'11" x 10'4"
Bedroom 2	3.14m x 2.90m	10'4" x 9'6"
Bedroom 3 / Study	2.72m x 2.16m	8'11" x 7'1"

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The Blakeney





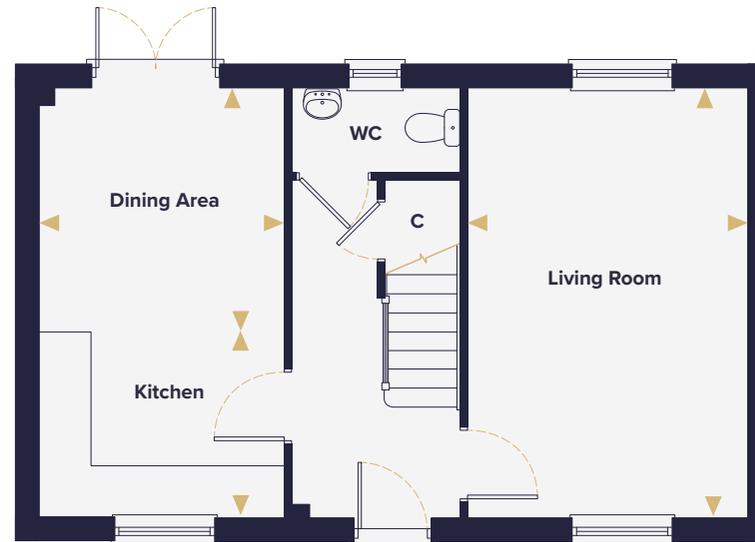
# The Blakeney

## TWO BEDROOM HOUSE

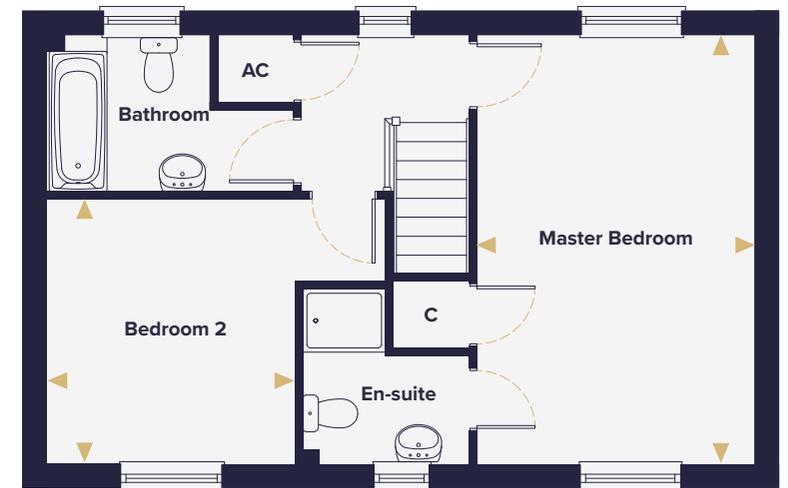
Plot 21

88.35m<sup>2</sup> | 951ft<sup>2</sup>

Ground floor



First floor



Kitchen	2.95m x 2.22m	9'8" x 7'3"
Dining Area	2.95m x 2.95m	9'8" x 9'8"
Living Room	5.17m x 3.36m	17'0" x 11'0"

Master Bedroom	5.17m x 3.36m	17'0" x 11'0"
Bedroom 2	3.20m x 2.95m	10'6" x 9'8"

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The Sutton



# The Sutton

## THREE BEDROOM HOUSE

Plots 40, 41(h), 42, 43(h), 48 & 49(h)

94.92m<sup>2</sup> | 1,021ft<sup>2</sup>

Ground floor



First floor



Kitchen / Dining Area	5.40m x 2.82m	17'8" x 9'3"
Living Room	4.68m x 3.33m	15'4" x 10'11"

Master Bedroom	3.98m x 3.33m	13'0" x 10'11"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	2.93m x 2.82m	9'7" x 9'3"

- (h) Handed
- Indicates reduced head height
- .... Indicates reduced head height below 1.5m
- ☒ Velux Window
- ▶ Denotes where dimensions are taken from
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The Blyth



# The Blyth

## THREE BEDROOM HOUSE

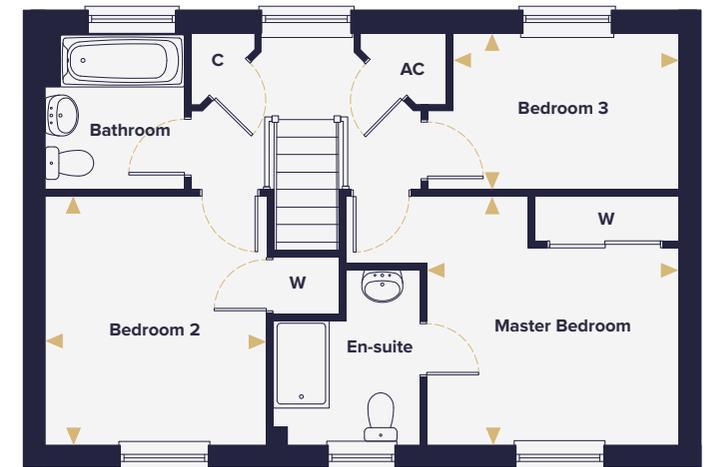
Plot 3

95.96m<sup>2</sup> | 1,032ft<sup>2</sup>

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen / Dining Area	5.57m x 2.95m	18'3" x 9'8"
Utility	2.20m x 1.95m	7'2" x 6'4"

Master Bedroom	3.42m x 3.38m	11'2" x 11'0"
Bedroom 2	3.38m x 3.01m	11'0" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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The Lynford

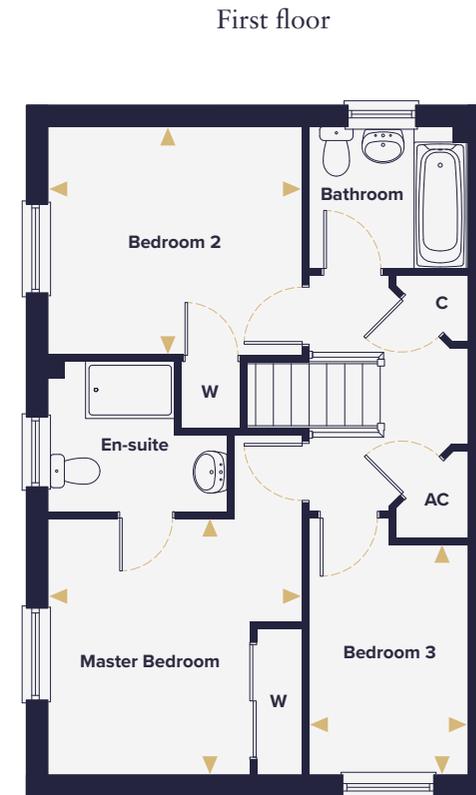


# The Lynford

## THREE BEDROOM HOUSE

Plot 44

95.96m<sup>2</sup> | 1,033ft<sup>2</sup>



Living Room	5.57m x 3.31m	18'3" x 10'10"	Master Bedroom	3.42m x 3.38m	11'2" x 11'0"
Kitchen / Dining Area	5.57m x 2.95m	18'3" x 9'8"	Bedroom 2	3.38m x 3.01m	11'0" x 9'10"
Utility	1.95m x 1.58m	6'5" x 5'2"	Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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The Bixley



# The Bixley

## FOUR BEDROOM HOUSE

Plot 46

109.54m<sup>2</sup> | 1,179ft<sup>2</sup>

Ground floor



First floor



Carport

Kitchen / Dining Area	5.57m x 2.95m	18'3" x 9'8"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.20m x 1.95m	7'2" x 6'4"

Master Bedroom	3.42m x 3.38m	11'2" x 11'0"
Bedroom 2	3.88m x 3.11m	12'8" x 10'2"
Bedroom 3	3.38m x 3.01m	11'0" x 9'10"
Bedroom 4	3.06m x 2.10m	10'0" x 6'10"

- Indicates reduced head height
- ..... Indicates reduced head height below 1.5m
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The Stanford



# The Stanford

## FOUR BEDROOM HOUSE

Plot 47

110.94m<sup>2</sup> | 1,194ft<sup>2</sup>

Ground floor



First floor



Kitchen / Dining Area	5.57m x 2.97m	18'3" x 9'9"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.18m x 1.95m	7'2" x 6'4"

Master Bedroom	3.42m x 3.38m	11'2" x 11'0"
Bedroom 2	3.39m x 2.99m	11'2" x 9'10"
Bedroom 3	3.11m x 2.31m	10'3" x 7'7"
Bedroom 4	3.06m x 2.10m	10'0" x 6'10"

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The Roxham



# The Roxham

## FOUR BEDROOM HOUSE

Plots 1 & 35(h)

119.96m<sup>2</sup> | 1,291ft<sup>2</sup>

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'0"
Kitchen	3.76m x 2.95m	12'4" x 9'8"
Dining Room	3.45m x 3.34m	11'3" x 10'11"
Study	2.95m x 1.86m	9'8" x 6'1"

Master Bedroom	3.31m x 3.28m	10'10" x 10'9"
Bedroom 2	3.41m x 2.96m	11'2" x 9'8"
Bedroom 3	3.50m x 3.34m	11'5" x 10'11"
Bedroom 4	2.66m x 2.07m	8'8" x 6'9"

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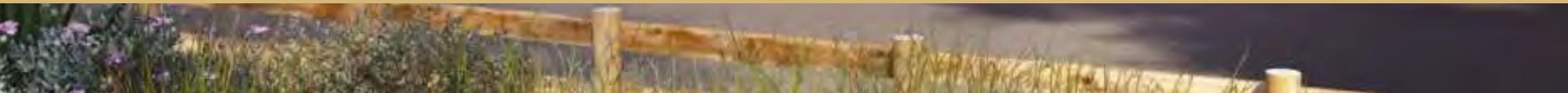
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The Hingham





# The Hingham

## FOUR BEDROOM HOUSE

Plots 38 & 39(h)

136.44m<sup>2</sup> | 1,469ft<sup>2</sup>

Ground floor



First floor



Carport

Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.67m	6'11" x 5'6"
Living Room	4.67m x 3.87m	15'4" x 12'8"

Master Bedroom	3.90m x 2.86m	12'10" x 9'5"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	3.13m x 3.02m	10'3" x 9'11"
Bedroom 4	3.15m x 2.91m	10'4" x 9'7"

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The Heacham





# The Heacham

## FOUR BEDROOM HOUSE

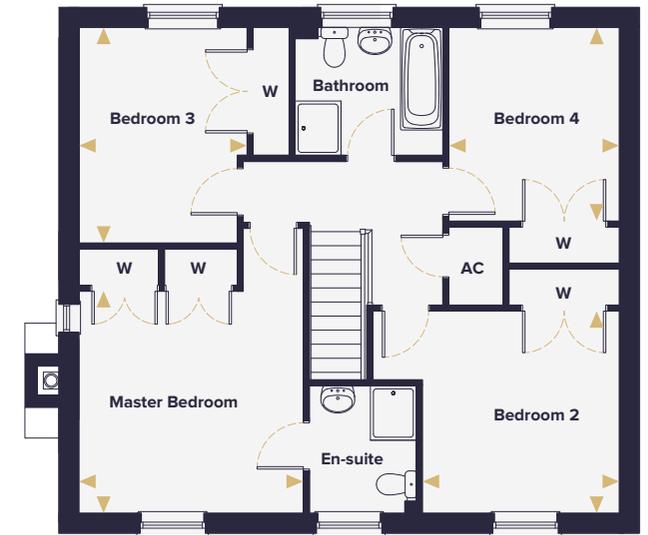
Plots 36, 37 & 53

144m<sup>2</sup> | 1,550ft<sup>2</sup>

Ground floor



First floor



Kitchen / Dining Area	8.95m x 3.20m	29'4" x 10'6"
Living Room	4.70m x 3.69m	15'5" x 12'2"
Study	2.95m x 2.95m	9'8" x 9'8"
Utility	2.27m x 1.65m	7'5" x 5'5"

Master Bedroom	3.69m x 3.68m	12'1" x 12'1"
Bedroom 2	3.35m x 3.27m	10'11" x 10'8"
Bedroom 3	3.54m x 2.29m	11'7" x 9'2"
Bedroom 4	3.21m x 2.82m	10'6" x 9'3"

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard



## This is our life's work.

Building homes is our vocation, not our job.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.





**HOPKINS  
HOMES**

# Queen's Meadow.

**HOLT, NORFOLK**



## Queen's Meadow Marketing Suite.

**Address:** Queen's Meadow, Hempstead Road,  
Holt, Norfolk NR25 6DQ

**what3words:** stumble.outlooks.sooner

**Telephone:** 01263 804520

**Email:** queens.meadow@hopkinshomes.co.uk

## Travel times and distances.

By road to:

<b>Blakeney</b>	5 miles
<b>Sheringham</b>	7 miles
<b>Norwich</b>	24 miles
<b>King's Lynn</b>	34 miles

By rail (from Sheringham) to:

<b>Norwich</b>	52 mins
<b>Peterborough</b>	156 mins
<b>London</b>	176 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Book your appointment at:  
[hopkinshomes.co.uk](http://hopkinshomes.co.uk)

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ  
Telephone: 01394 446800



It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The Properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the

accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Queen's Meadow may not necessarily illustrate that property type in its setting at this development.