



HOPKINS  
HOMES

# WEAVER'S TYE

---

Long Melford ~ Suffolk

Traditionally designed 1, 2, 3 & 4 bedroom homes





Computer generated image of properties at Weaver's Tye Indicative only. External finishes and appearance likely to vary. Images below depict previous Hopkins Homes developments.







WELCOME TO  
WEAVER'S TYE  
*by Hopkins Homes*



Weaver's Tye offers an outstanding collection of  
1, 2, 3 & 4 bedroom homes in the beautiful village of Long Melford.

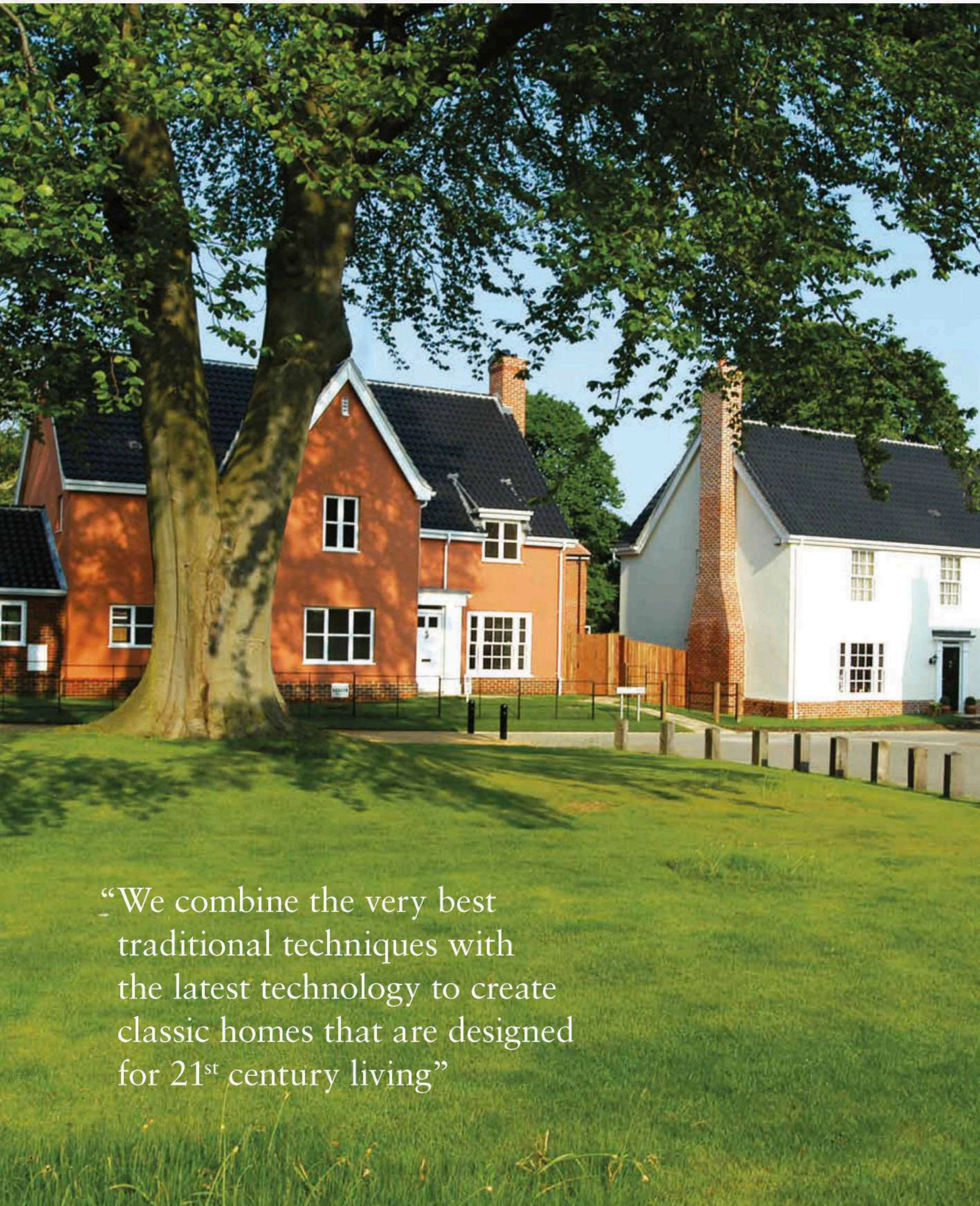
Located in the historic village of Long Melford, close to Suffolk's border with Essex, Weaver's Tye offers residents the perfect blend of rural countryside living along with all of the everyday amenities one could need in an active and thriving community.

Hopkins Homes are delighted to welcome you to Weaver's Tye where our excellent design and attention to detail has resulted in exceptional new homes which sit perfectly in their surroundings.

*James Hopkins*

Executive Chairman and founder of Hopkins Homes





“We combine the very best traditional techniques with the latest technology to create classic homes that are designed for 21<sup>st</sup> century living”





## Tradition and technology combined

Hopkins Homes properties are crafted to the highest standards by our team of skilled tradesmen using cutting-edge technology and materials.

Hopkins Homes are multi award-winning house builders known for creating exceptional properties of the highest quality throughout the East of England. The stylish homes at Weaver's Tye are no exception; these are homes designed to meet the balanced needs of a modern lifestyle.

Weaver's Tye offers a selection of thoughtfully designed properties, consisting of 1 & 2 bedroom cottages, 2 & 3 bedroom bungalows and 3 & 4 bedroom family homes. With 13 exciting designs available, there are styles and sizes to suit a wide range of buyers and individual tastes.

At Weaver's Tye the homes have been built with their surroundings in mind, complementing and enhancing the local area. What's more, the properties have been built to stand the test of time, creating homes that can be enjoyed by generations to come.

Photographs depict previous Hopkins developments.





Melford Green, Long Melford



Water meadows by the River Stour



Melford Hall



The Bull, Long Melford



Hall Street, Long Melford

## The very best of country life

Recently voted within the top 10 most beautiful places to live in Suffolk, Long Melford is an ancient village surrounded by an abundance of rolling fields set beneath the huge skies that make up the Suffolk landscape; famously captured by local artists Thomas Gainsborough and John Constable. With much to offer including stunning historic architecture, independent boutiques, fine dining alongside art and antiques, Long Melford provides the perfect setting for exceptional country living.

At Weaver's Tye you are only a 15 minute walk from the village centre which more than caters for day to day needs including a butchers, doctors surgery, pharmacy and local convenience stores. The nearby market town of Sudbury is just over 2 miles away and provides a wider range of facilities including Waitrose and Tesco, Winch & Blatch department store and a twice weekly market for fresh local produce.

Long Melford has a choice of local schools including Woodhall Primary School in Sudbury as well as Wells Hall Primary School and Acton CoE Primary School. For older children there are two secondary schools with sixth forms in Sudbury: Ormiston Sudbury Academy and Thomas Gainsborough School. For higher education, there is the choice of West Suffolk College in Bury St Edmunds, the University of Colchester and the University of Suffolk in Ipswich, all within 20 miles.

Long Melford is also perfectly positioned for commuting to the major nearby towns or the many commercial and science enterprises that are available within the City of Cambridge approximately 40 miles away.

You will be spoilt for choice with the excellent range of eateries within the village, with restaurants, hotels, pubs and tea shops all offering individual specialities. For fine dining, Scutchers is an award-winning restaurant offering superb seasonal menus or, if you prefer something more traditional, The Bull, The Crown and The Swan all offer high end 'pub-grub' of a superb standard.

For an active lifestyle the Kingfisher Leisure Centre in Sudbury has a swimming pool, spa and gym and offers numerous classes whilst the sports clubs available include rugby, football, cricket and rowing. Given the countryside location, it's not surprising that there are numerous footpaths and bridle paths for the walkers, runners and riders and all just minutes from Weaver's Tye.

Long Melford is ideally located with good transport links to the A14 at Bury St Edmunds where you can head west to Cambridge, east to Ipswich or south to the A12 linking you to Colchester and the mainline rail stations offering a direct service to London Liverpool Street. For travel further afield Stansted Airport is just a 36 mile drive.







“Discover traditional  
craftsmanship and an  
uncompromising  
attention to detail”







# Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with numerous national and local awards.

## 2018

- London Stock Exchange Group  
1000 Companies to Inspire Britain

## 2017

- WhatHouse? Gold Award  
Best Medium Housebuilder
- WhatHouse? Silver Award  
Best Regeneration Scheme  
Prospect Place, Framlingham
- Broadland Design Award,  
Certificate of Merit  
St George's Place, Sprowston

## 2016

- NHBC Seal of Excellence Award  
Oliver's Grove, Stanway
- NHBC Pride in the Job Award  
Oliver's Grove, Stanway
- NHBC Pride in the Job Award  
Grove Park, Barrow

## 2015

- Sunday Times British Homes  
Awards Best Development  
St Michael's & Bure Place, Aylsham
- What House? Award  
Best Development  
St Michael's & Bure Place, Aylsham
- Housebuilder Awards  
Best Refurbishment  
Bure Place, Aylsham
- LABC Building Excellence Award  
The Water Tower, Bure  
Place, Aylsham
- NHBC Pride in the Job Award  
Grove Park, Barrow

## 2014

- NHBC Seal of Excellence Award  
St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award  
St Andrew's Place, Kilverstone
- Building Excellence Awards  
Best New Housing Development  
Scholars' Quarter, Norwich, Finalist

## 2013

- NHBC Pride in the Job Award  
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award  
St Andrew's Place, Kilverstone

## 2012

- Housing Design Awards  
Completed Project Winner  
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award  
Scholars' Quarter, Norwich
- NHBC Pride in the Job Award  
The Martellos, Felixstowe
- NHBC Pride in the Job Award  
Miller's Tye, Soham

## 2011

- What House? Gold Award  
Best Brownfield Development  
Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award  
Bell's Grange, Bocking
- NHBC Pride in the Job Award  
Bell's Grange, Bocking
- NHBC Pride in the Job Award  
Fairfield Park, Costessey
- Norwich Society Design Award  
Scholars' Quarter, Norwich

## 2010

- NHBC Seal of Excellence Award  
Fairfield Park, Costessey
- NHBC Pride in the Job Award  
Fairfield Park, Costessey
- NHBC Pride in the Job Award  
Albany Place, Ipswich

## 2009

- What House? Bronze Award  
Best Medium House Builder
- What House? Bronze Award  
Best Renovation  
Melton Grange, Melton
- NHBC Seal of Excellence Award  
Albany Place, Ipswich

## 2008

- Housing Design Awards Best Project  
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award  
Pitcher's Place, Harleston,  
Blyth Place, Reydon,  
Fairfield Park, Costessey
- NHBC Eastern Regional Award  
Medium Sized Builder  
Blyth Place, Reydon
- What House? Bronze Award  
Best Medium House Builder
- What House? Bronze Award  
Best Development  
St Giles View, Risby

## 2007

- Ernst & Young Arts and Business  
East Employees Award
- NHBC Pride in the Job Award  
Mulbarton Gardens, Mulbarton
- Norwich Society Commendation  
Baltic Wharf, Norwich
- Norwich Society Honourable  
Mention  
Appleyard's Mill, Norwich





# WEAVER'S TYE

Long Melford ~ Suffolk







**The Liston**  
Plots 8 & 35

**The Pentlow**  
Plots 9, 10(h), 17, 22(h), 45, 46(h), 49 & 64(h)

**The Shimpling**  
Plots 14, 15, 26, 27(h), 28 & 29(h)

**The Foxearth**  
Plots 16, 42, 43(h) & 44(h)

**The Yeldham**  
Plots 18, 19, 20(h), 21(h) & 40

**The Chilton**  
Plots 30 & 69

**The Twinstead**  
Plot 31

**The Rodbridge**  
Plot 32

**The Cavendish**  
Plots 33 & 34(h)

**The Ovington**  
Plots 41 & 68(h)

**The Bulmer**  
Plots 36(h), 37, 38(h) & 39

**The Henny**  
Plots 47, 48(h), 65, 66 & 67

**The Belchamp**  
Plots 50, 51(h), 70 & 71(h)

**Affordable Housing**  
Plots 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 23, 24, 25, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 & 63

C/S Denotes Cycle Store  
B/S Denotes Bin Store

Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External and landscaping finishes may vary, please refer to drawings in sales office. Development layout not to scale for indication only.





# A specification of the highest quality

## Kitchens

- Choice of kitchen cupboards and worktops\*
- Oven, hob and fan fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range\*
- Choice of floor tiles from our selected range\*

## Electrical

- Double socket outlets where applicable
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

## Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- Roca white sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

## Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

## Ceilings

- Ceilings smooth throughout with coved cornicing where possible

## Wall tiling

- Kitchen - between worktop and wall cupboards\*
- Bathroom - half-height all round\*
- En-Suite - full-height to shower cubicle with splashback to hand basin and tiled window sill where applicable\*
- En-Suite with bath - full-height to shower cubicle and half-height all around\*
- Cloakroom - splashback to hand basin and tiled window sill where applicable\*

## Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable





# The Liston

Plots 8 & 35



Computer generated image indicative only. External finishes and appearance likely to vary.



Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Utility	2.235m x 1.780m	7'4" x 5'10"
Study	3.355m x 2.942m	11'0" x 9'7"
Master Bedroom	4.670m x 4.160m	15'3" x 13'7"
Bedroom 2	4.060m x 3.304m	13'3" x 10'10"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"

\*Plot 35 does not have bay window in dining room.  
 \*\*Plot 35 does not have window in bedroom 3.

◀ Indicates where measurements have been taken from.  
 Computer generated images are a generic indication of a finished house type but are not specific to this development.  
 External finishes, materials and appearances are likely to vary, please refer to plot specific drawing in sale office.  
 Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



# The Pentlow

Plots 9, 10(h), 17, 22(h), 45, 46(h), 49 & 64(h)



Computer generated image indicative only. External finishes and appearance likely to vary.

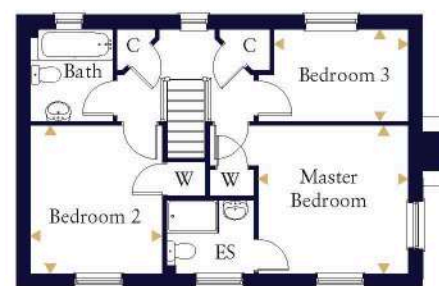
Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	3.060m x 2.103m	10'0" x 6'10"

\*Plot 10(h) has double doors instead of window in dining area and window instead of double doors in living room.

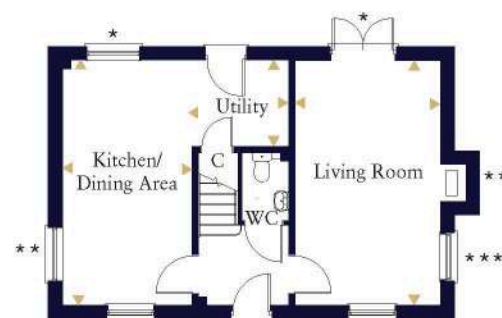
\*\*Plots 46(h) & 64(h) do not have a chimney and have one window in dining area.

\*\*\*Plots 9, 46(h) & 64(h) have one window in living room.

Plot 45 side and rear doors and windows vary.



First Floor



Ground Floor

# The Shimpling

Plots 14, 15, 26, 27(h), 28 & 29(h)



Computer generated image indicative only. External finishes and appearance likely to vary.

Living/Dining Area	6.082m x 3.293m	19'11" x 10'9"
Kitchen	3.631m x 2.800m	11'11" x 9'2"
Master Bedroom	4.369m x 3.293m	14'4" x 10'9"
Bedroom 2	2.971m x 2.800m	9'9" x 9'2"

\*Plots 27(h) & 28 do not have window in dining area.

\*\*Plots 27(h) & 28 have a bay window in master bedroom.



Ground Floor



# The Foxearth

Plots 16, 42, 43(h) & 44(h)



Computer generated image indicative only. External finishes and appearance likely to vary.

Living/Dining Area	5.850m x 4.938m	19'2" x 16'2"
Kitchen	5.000m x 3.563m	16'5" x 11'8"
Master Bedroom	3.966m x 3.653m	13'0" x 12'0"
Bedroom 2	3.920m x 3.400m	12'10" x 11'2"
Bedroom 3	3.365m x 2.820m	11'0" x 9'3"



Ground Floor

# The Yeldham

Plots 18, 19, 20(h), 21(h) & 40



Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.690m x 4.305m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.118m x 2.180m	10'2" x 7'2"
Master Bedroom	3.897m x 3.720m	12'9" x 12'2"
Bedroom 2	3.175m x 3.062m	10'5" x 10'0"
Bedroom 3	3.310m x 3.062m	10'10" x 10'0"
Bedroom 4	2.985m x 2.395m	9'9" x 7'10"

\*Plots 19 & 20(h) have differing window position in living room.

\*\*Plots 19 & 20(h) have a full height chimney.



First Floor



Ground Floor

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearances are likely to vary, please refer to plot specific drawing in sale office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



# The Chilton

Plots 30 & 69



Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'5"
Utility	2.653m x 1.663m	8'8" x 5'5"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.996m x 3.174m	16'4" x 10'5"
Bedroom 2	2.912m x 2.850m	9'6" x 9'4"
Bedroom 3	3.299m x 2.742m	10'9" x 9'0"
Bedroom 4	3.037m x 2.473m	9'11" x 8'1"

\*Plot 30 does not have a chimney.



First Floor



Ground Floor

# The Twinstead

Plot 31



Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Study	3.060m x 2.103m	10'0" x 6'10"
Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.862m x 3.111m	12'8" x 10'2"
Bedroom 3	3.375m x 3.005m	11'0" x 9'10"

--- Indicates reduced head height.  
Velux window



First Floor



Ground Floor



# The Rodbridge

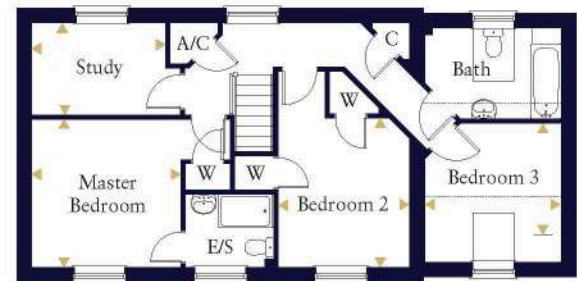
Plot 32



Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Study	3.058m x 2.100m	10'0" x 6'11"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'2" x 9'10"
Bedroom 3	3.112m x 2.541m	10'2" x 8'4"

--- Indicates reduced head height.



First Floor



Ground Floor

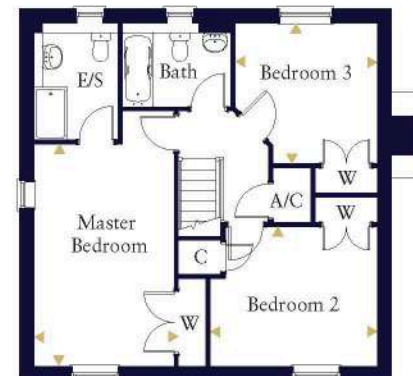
# The Cavendish

Plots 33, 34(h)



Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen	4.253m x 2.962m	13'11" x 9'8"
Dining/Breakfast Area	3.703m x 3.195m	12'1" x 10'5"
Living Room	5.138m x 3.420m	16'10" x 11'2"
Study	2.589m x 2.160m	8'6" x 7'1"
Master Bedroom	3.495m x 3.174m	11'5" x 10'5"
Bedroom 2	3.462m x 3.185m	11'4" x 10'5"
Bedroom 3	2.982m x 2.942m	9'9" x 9'8"



First Floor



Ground Floor

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearances are likely to vary, please refer to plot specific drawing in sale office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



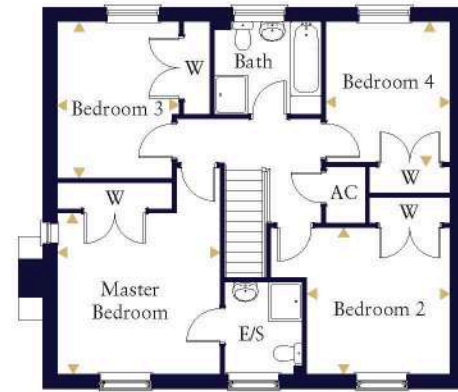
# The Ovington

Plots 41 & 68(h)



Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"
Living Room	4.698m x 3.693m	15'4" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"
Study	2.987m x 2.949m	9'9" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.576m x 2.785m	11'9" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"



First Floor



Ground Floor

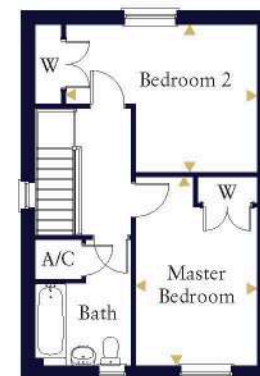
# The Bulmer

Plots 36(h), 37, 38(h) & 39

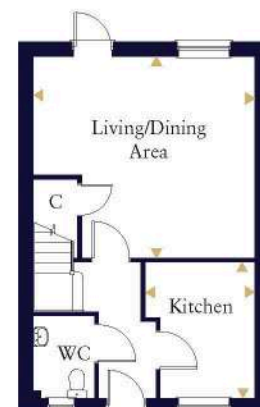


Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen	3.100m x 2.503m	10'2" x 8'3"
Living/Dining Area	5.059m x 4.582m	16'7" x 15'0"
Master Bedroom	4.312m x 2.773m	14'2" x 9'1"
Bedroom 2	4.361m x 3.373m	14'4" x 11'1"



First Floor



Ground Floor



# The Henny

Plots 47, 48(h), 65, 66 & 67



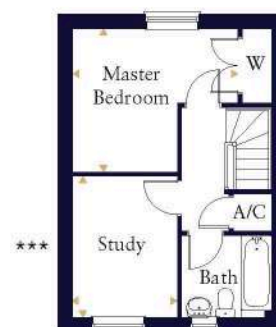
Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen	2.755m x 2.285m	9'0" x 7'5"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'2"
Master Bedroom	3.772m x 3.271m	12'4" x 10'8"
Study	3.213m x 2.390m	10'6" x 7'10"

\*Plot 48(h) has window in WC.

\*\*Plot 67 has extra window in living/dining area.

\*\*\* Plots 65, 66 & 67 have bedroom 2 instead of study.



First Floor



Ground Floor

# The Belchamp

Plots 50, 51(h), 70 & 71(h)



Computer generated image indicative only. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.395m x 2.805m	17'4" x 9'4"
Living Room	4.692m x 3.331m	15'7" x 10'11"
Master Bedroom	3.978m x 3.331m	13'0" x 10'11"
Bedroom 2	4.044m x 3.110m	13'3" x 10'2"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

\*Plots 70 & 71(h) do not have second window in master bedroom.

\*\*Plots 70 & 71(h) do not have second window in living room.

--- Indicates reduced head height.

Velux window



First Floor



Ground floor

Indicates where measurements have been taken from.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearances are likely to vary, please refer to plot specific drawing in sale office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

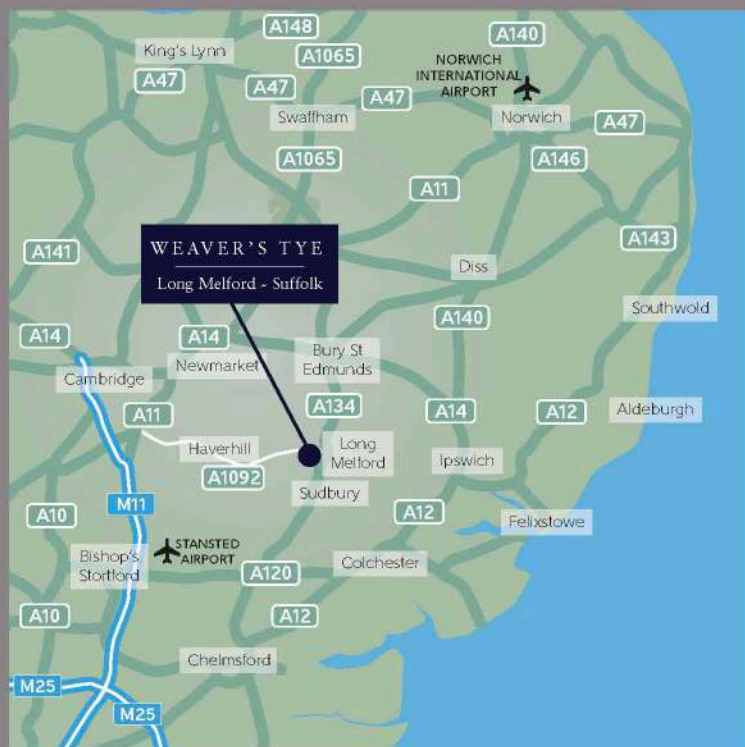




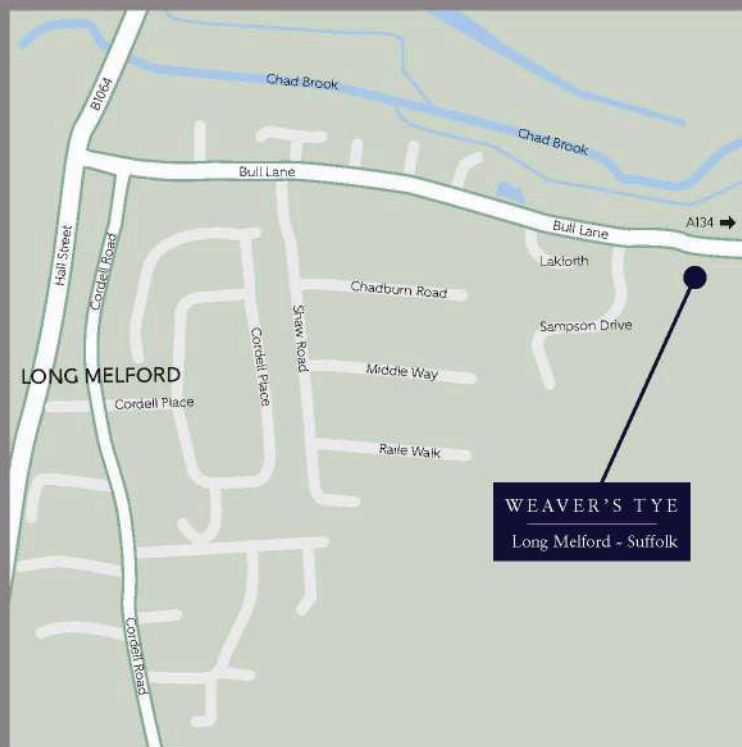
**HOPKINS  
HOMES**

## WEAVER'S TYE

Long Melford ~ Suffolk



Area map



Local map

Maps not to scale

### Travel times and distances

#### By road to:

Sudbury	4 miles
Lavenham	5 miles
Bury St Edmunds	13 miles
Colchester	18 miles
Ipswich	23 miles
Stansted Airport	36 miles
Cambridge	42 miles
London	72 miles

#### By rail to:

(From Sudbury train station- 2.5 miles from Weaver's Tye)

Colchester (via Marks Tey)	29 mins
Ipswich (via Marks Tey)	48 mins
London Liverpool Street (via Marks Tey)	1 hr 18 mins
Norwich (via Marks Tey)	1 hr 37 mins

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

Postcode for Sat Nav use: CO10 9EA

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

**hopkinshomes.co.uk**

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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 Weaver's Tye may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. Designed and produced by Trident Marketing Anglia Ltd 01473 823700 [www.tridentmarketinguk.com](http://www.tridentmarketinguk.com)