



HOPKINS
HOMES

BARSHAM VALE

Beccles ~ Suffolk

Traditionally designed 2, 3 & 4 bedroom homes

WELCOME TO
BARSHAM VALE
by Hopkins Homes



Computer generated images of properties at Barsham Vale are indicative only. External finishes and appearance will vary. Images below depict previous Hopkins Group developments.



Barsham Vale offers an outstanding collection of 2, 3 & 4 bedroom stylish new homes in the picturesque market town of Beccles located on the Suffolk/Norfolk border.

Less than 10 miles from the Suffolk Heritage Coast, Barsham Vale offers a thoughtfully designed range of properties consisting of 2, 3 & 4 bedroom houses, bungalows and apartments. With 23 exciting designs available, there are styles and sizes to suit a wide range of buyers and individual tastes.

Hopkins Homes is proud to invite you to Barsham Vale where you can find your perfect traditionally built home designed for modern living.



A commitment to excellence

When choosing a property at Barsham Vale you can expect a home that has been crafted to high standards by our team of skilled tradesmen, fusing traditional build methods with modern technologies.



Hopkins Homes is an award-winning house builder known for creating exceptional properties of the highest quality. The stylish homes at Barsham Vale are no exception; these are homes designed to meet the needs of a modern lifestyle without compromising their aesthetic appeal.

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

Photograph depicts previous Hopkins Group development.

"Hopkins Homes' ability to create award-winning homes is due in no small part to the highly talented and experienced team."
East Anglian Daily Times

"With a Hopkins home, you can be sure that each home has been designed and built to last."
UK Construction Magazine

Our portfolio of success



"Skilled craftsmanship was used to restore the period heritage of the original building."
Hot Property



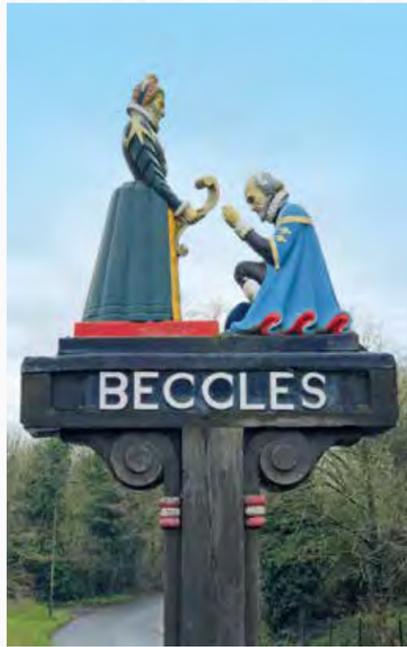
"Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them."
Eastern Daily Press



Photographs depict previous Hopkins Group developments.



Lowestoft



City of Norwich



The Broads



Ipswich Waterfront



Suffolk Heritage Coast

A traditional market town in a stunningly beautiful location

Situated within the picturesque market town of Beccles, Barsham Vale offers the beauty of rural living alongside the convenience and facilities that you would expect in a thriving market town.

Located between the famous Suffolk Heritage Coast to the East, the Norfolk Broads National Park to the West and within 20 miles of the cosmopolitan city of Norwich, Beccles is enviably located. Residents at Barsham Vale will be perfectly positioned to enjoy idyllic country living with the vibrancy of the city and the splendour of the coast and broads all within easy reach.

Beccles offers a range of shopping and leisure facilities as well as its own train station with direct connections to Norwich and Ipswich. The town centre boasts a unique blend of national and independent retailers, with a range of family run specialist stores and national chains that provide a variety of products. The towns market, held on Fridays, offers fresh local produce from the region whilst a selection of large supermarkets and smaller stores cater for all your grocery and household needs.

For young families, Beccles has a variety of schools covering all key stages, including playgroups and nurseries. Further education facilities can be found in Lowestoft, Norwich and Ipswich, all easily reached by road or rail. There is an abundance of leisure and dining opportunities

including modern bars, international cuisine and many hostelrys, both in the town and across the local area. There are also plenty of takeaway restaurants to cater for a variety of taste buds.

Entertainment in the town includes the Beccles Public Hall & Theatre which hosts a variety of events including live music, theatre and comedy nights. Nothing beats swimming outdoors and the Beccles Lido offers a 30 metre pool alongside separate toddler and paddling pools, all heated to 27°C. There are also plenty of sports clubs including football, cricket, bowls and fishing. Everything you could want for a great lifestyle is all close to home.

Beccles enjoys great road and rail connections and is easily accessed. For work or pleasure, Norwich is a 43 minute rail journey away and boasts a vast array of cultural and entertainment venues including the medieval Norwich Cathedral, the Chapelfield and Castle Mall shopping centres, multiplex cinema and live theatre and a huge choice of places to wine and dine. Head south to Ipswich and the rejuvenated Waterfront Marina offers alfresco dining, lively bars and lots of family friendly restaurant chains all within walking distance of the rail station. Trains from Beccles to Ipswich also connect with the main line to London Liverpool Street offering journey times of under 3 hours into the capital.

School places not guaranteed. Before making a commitment to purchase please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places. Do not rely upon any information provided in this respect within this brochure. It is provided in good faith but satisfy yourself in all regards prior to committing to purchase.
*Times and distances courtesy of Google Maps.



Barsham Vale.

BECCLES, SUFFOLK

1 & 2 Bedroom Apartments

THE BARSHAM APARTMENTS
Plots 139(h), 140, 141, 142, 143 & 144

THE OTLEY APARTMENTS
Plots 198, 199(h), 200, 201(h), 202 & 203(h)

2 Bedroom Homes

THE BURGH
Plots 11(h), 13, 14, 15, 69(h), 70, 213, 214(h) & 219

THE NESS
Plots 9, 10, 72, 131(h), 132(h), 133(h), 134(h), 135, 152(h), 153, 185, 186, 187, 239(h) & 240

THE KIPTON
Plot 136

THE ALDE
Plots 8(h), 18, 90(h), 223 & 237

3 Bedroom Homes

THE BROOK
Plots 2, 17, 77(h), 123(h), 124, 225(h) & 226

THE THORINGTON
Plots 68 & 71(h)

THE LISTON
Plots 84(h), 85, 129(h), 130, 137(h) & 138

THE SUTTON
Plots 1, 3(h), 66, 78, 79(h), 80, 121, 122(h), 178, 179(h), 181(h), 182, 183(h), 210, 211, 212(h), 215, 216(h), 218(h), 220, 221 & 222(h)

THE BLYTH
Plots 151(h), 188, 189(h) & 224

THE LYNFORD
Plots 4, 172(h) & 238

THE EATON
Plots 5, 6, 7, 60, 61, 87(h), 88, 125(h), 126(h), 127, 128, 148, 149, 150, 207, 208, 209, 233, 234, 235(h) & 236(h)

THE CANTLEY
Plots 26, 27, 28, 29 & 30

THE NEDGING
Plots 19(h), 20, 21(h) & 22

THE BOURNE (b)
Plots 168(h), 177, 180 & 206

4 Bedroom Homes

THE BIXLEY
Plots 65, 67, 86(h), 89, 184(h) & 217(h)

THE STANFORD
Plot 83

THE ROXHAM
Plots 119, 120, 156, 158(h), 161(h), 162(h) & 173(h)

THE KESWICK
Plots 157, 160, 165(h), 174(h), 175(h) & 241

THE LANGFORD
Plot 228

THE KENNETT
Plots 62, 63(h), 64, 81(h) & 82

THE CHELMER
Plot 167

THE HEACHAM
Plots 163, 170, 171 & 227

THE CHILTERN
Plots 154, 159(h), 164(h), 169 & 176

THE APPLETON
Plots 155 & 166

Key

AFFORDABLE HOUSING

SHARED OWNERSHIP

(b) BUNGALOWS

B/S BIN STORE

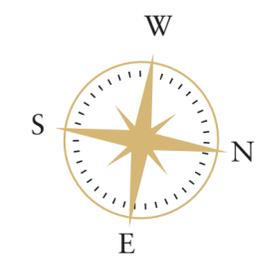
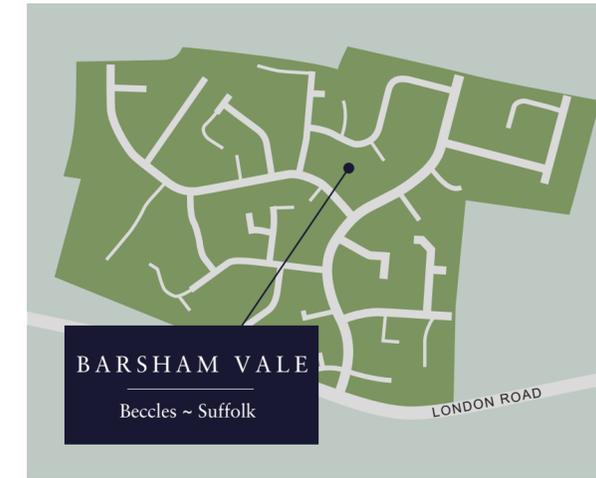
C/S CYCLE STORE

(h) HANDED PLOT

V VISITOR PARKING

***** SELF BUILD DISCOUNTED

***** SELF BUILD PRIVATE



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 finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale. This is indicative and liable to change. *These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.



HOPKINS
HOMES

Specification.

Kitchens

- Choice of kitchen cupboards and worktops
- Bosch oven, hob and hood fitted as standard to certain plots
- Dual fuel range cooker and hood fitted as standard to certain plots
- Choice of Porcelanosa wall and floor tiles from our selected range*

Plumbing

- Plumbing for washing machine and dishwasher where possible
- Single or dual zone central heating via thermostatically controlled radiators depending upon plot
- White sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

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
- Cloakroom – splashback to hand basin and tiled window sill where applicable

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 in matt emulsion

Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces or gas appliances
- TV points to study and all bedrooms
- Data points to study and all bedrooms
- Media plate to living room

Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber windows as standard
- 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 where applicable
- Lighting and double power sockets to certain garages
- Timber fencing and garden gate to certain plots
- Patio to all gardens in Buff Riven Slabs

All choices are subject to stage of construction. 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. Cloakroom splashback tile from matching range to either kitchen, bathroom or en-suite.

*Not applicable when upgrading work surfaces with upstand.



HOPKINS
HOMES



The Burgh

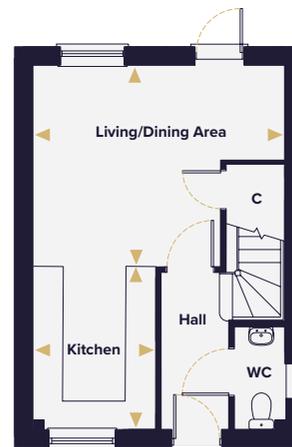


The Burgh

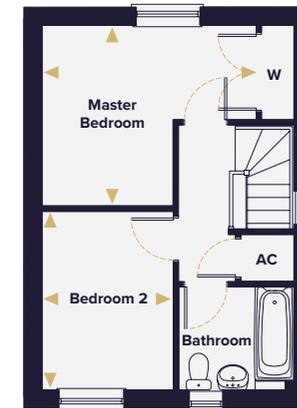
TWO BEDROOM HOUSE

Plots 11(h), 13, 14, 15, 69(h), 70, 213, 214(h) & 219

Ground floor



First floor



Living/Dining Room	4.55m x 3.59m	14'11" x 11'10"
Kitchen	2.99m x 2.29m	9'10" x 7'6"
Master Bedroom	3.77m x 3.27m	12'5" x 10'9"
Bedroom 2	3.21m x 2.40m	10'7" x 7'10"

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

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.



HOPKINS
HOMES



The Otley Apartments



The Otley Apartments

TWO BEDROOM APARTMENT

Plots 198, 199(h), 200, 201(h), 202 & 203(h)



Living/Dining Room	4.19m x 3.40m	13'9" x 11'2"	W Wardrobe
Kitchen	4.11m x 1.60m	13'6" x 5'3"	C Cupboard
Master Bedroom	3.59m x 3.05m	11'9" x 9'12"	▶ Denotes where dimensions are taken from
Bedroom 2	3.59m x 2.90m	11'9" x 9'6"	(h) Plot is handed
			* No window to Plots 198 and 200

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.



HOPKINS
HOMES



The Barsham Apartments



The Saffron

ONE BEDROOM APARTMENT

Plots 139(h), 141 & 144



Living/Dining Room	3.93m x 3.63m	12'11" x 11'11"
Kitchen	3.16m x 2.41m	10'4" x 7'11"
Master Bedroom	3.42m x 3.38m	11'2" x 11'1"

The Maypole

TWO BEDROOM APARTMENT

Plots 140 & 143



Living/Dining Room	4.00m x 3.40m	13'1" x 11'2"
Kitchen	3.92m x 1.80m	12'10" x 5'11"
Master Bedroom	3.59m x 3.08m	11'9" x 10'1"
Bedroom 2	3.59m x 2.89m	11'9" x 9'6"

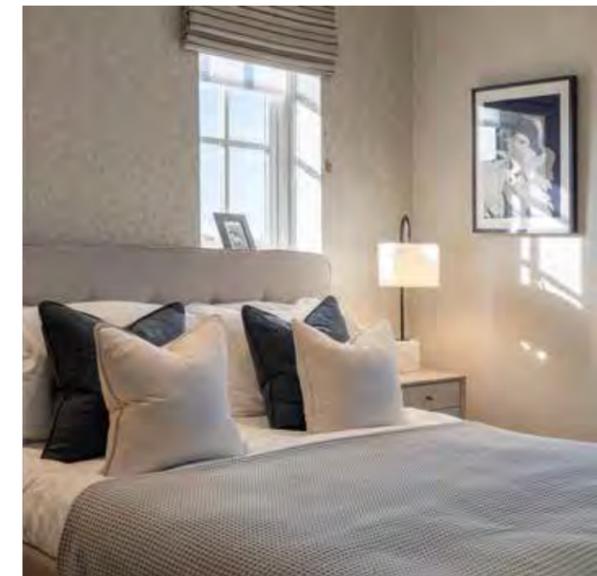
The Walsham

TWO BEDROOM APARTMENT

Plot 142



Living/Dining Room	4.18m x 3.99m	13'8" x 13'1"
Kitchen	4.82m x 1.80m	15'10" x 5'11"
Master Bedroom	3.90m x 3.11m	12'9" x 10'2"
Bedroom 2	4.89m x 2.90m	16'1" x 9'6"



W Wardrobe C Cupboard ▶ Denotes where dimensions are taken from (h) Plot is handed



HOPKINS
HOMES



The Ness

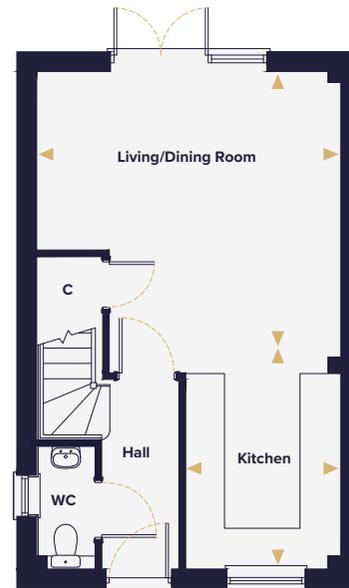


The Ness

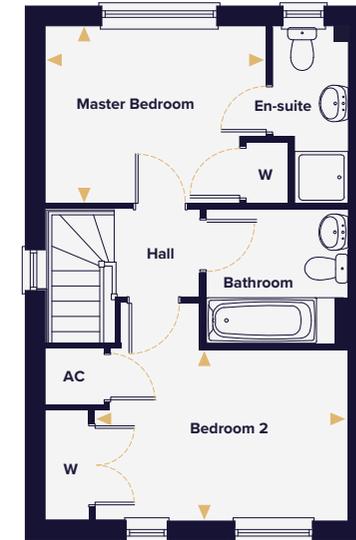
TWO BEDROOM HOUSE

Plots 9, 10, 72, 131(h), 132(h), 133(h), 134(h), 135, 152(h), 153, 185, 186, 187, 239(h) & 240

Ground floor



First floor



Living/Dining Room	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"

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

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.



HOPKINS
HOMES



The Kipton

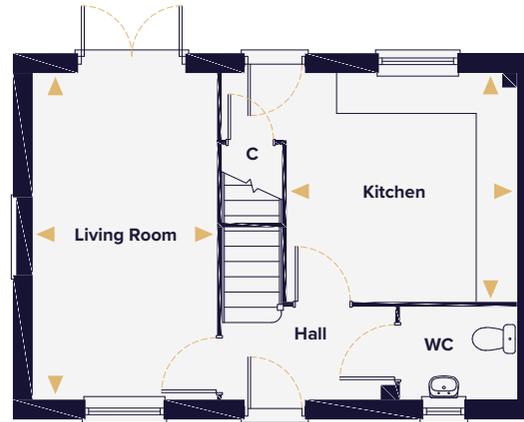


The Kipton

TWO BEDROOM HOUSE

Plot 136

Ground floor



First floor



Living Room	4.98m x 2.80m	16'4" x 9'2"
Kitchen	3.51m x 3.49m	11'6" x 11'5"
Master Bedroom	3.49m x 2.80m	11'5" x 9'2"
Bedroom 2	3.51m x 2.79m	11'6" x 9'2"

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

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.



HOPKINS
HOMES



The Brook



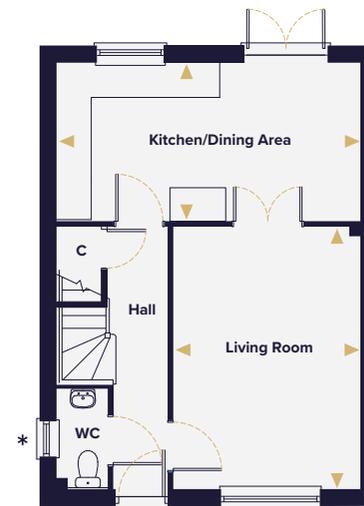


The Brook

THREE BEDROOM HOUSE

Plots 2, 17, 77(h), 123(h), 124, 225(h) & 226

Ground floor



First floor



Living Room	4.78m x 3.33m	15'8" x 10'11"
Kitchen/Dining Area	5.40m x 2.72m	17'8" x 8'11"
Master Bedroom	3.63m x 3.14m	11'11" x 10'4"
Bedroom 2	3.14m x 2.91m	10'4" x 9'6"
Bedroom 3	2.72m x 2.16m	8'11" x 7'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- * No window to Plot 17
- ** Window to Plots 2, 77 and 225

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.



HOPKINS
HOMES



The Alde

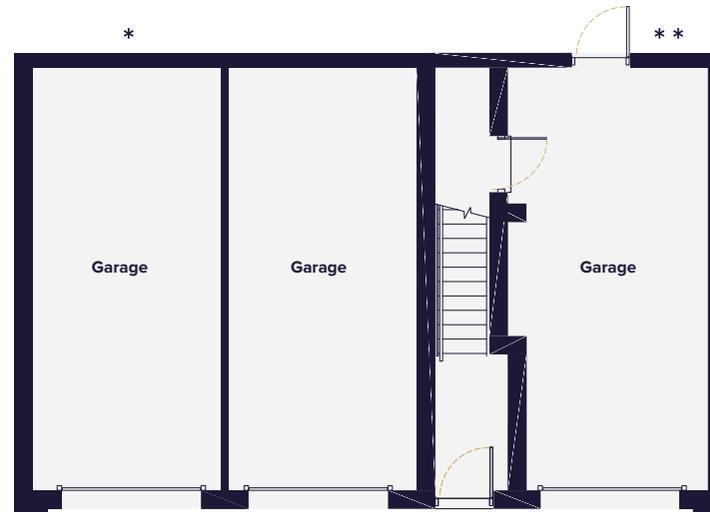


The Alde

TWO BEDROOM HOUSE
Plots 8(h), 18, 90(h), 223 & 237

Ground floor

First floor



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

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- - - Indicates reduced head height
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed
- * Drive through access to Plot 223
- ** Garage door to Plot 223

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.



HOPKINS
HOMES



The Thorington



The Thorington

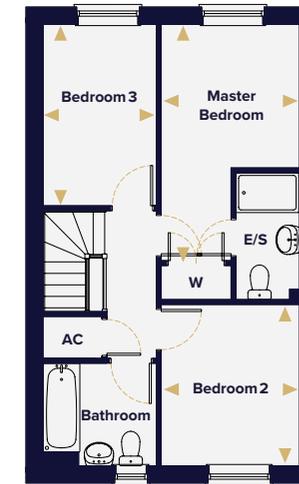
THREE BEDROOM HOUSE

Plots 68 & 71(h)

Ground floor



First floor



Living/Dining Room	5.37m x 4.90m	17'8" x 16'1"
Kitchen	2.98m x 2.56m	9'10" x 8'5"
Master Bedroom	4.52m x 2.64m	14'10" x 8'8"
Bedroom 2	3.09m x 2.64m	10'2" x 8'8"
Bedroom 3	3.47m x 2.16m	11'5" x 7'1"

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

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.



HOPKINS
HOMES



The Liston

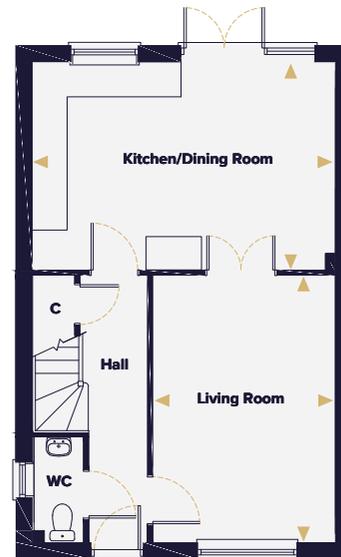


The Liston

THREE BEDROOM HOUSE

Plots 84(h), 85, 129(h), 130, 137(h) & 138

Ground floor



First floor



Living Room	4.78m x 3.25m	15'8" x 10'8"
Kitchen/Dining Room	5.40m x 3.72m	17'8" x 12'2"
Master Bedroom	4.10m x 3.14m	13'5" x 10'3"
Bedroom 2	3.14m x 2.90m	10'3" x 9'6"
Bedroom 3	3.72m x 2.16m	12'2" x 7'1"

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

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.



HOPKINS
HOMES



The Sutton



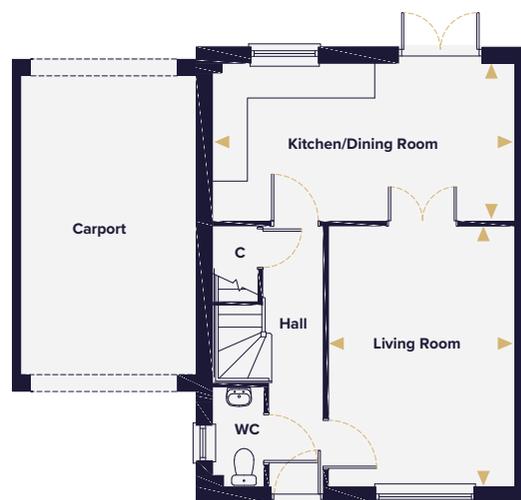


The Sutton

THREE BEDROOM HOUSE

Plots 1, 3(h), 66, 78, 79(h), 80, 121, 122(h), 178, 179(h), 181(h), 182, 183(h), 210, 211, 212(h), 215, 216(h), 218(h), 220, 221 & 222(h)

Ground floor



First floor



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

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- - - Indicates reduced head height
- ⋯⋯ Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed

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.



HOPKINS
HOMES



The Blyth

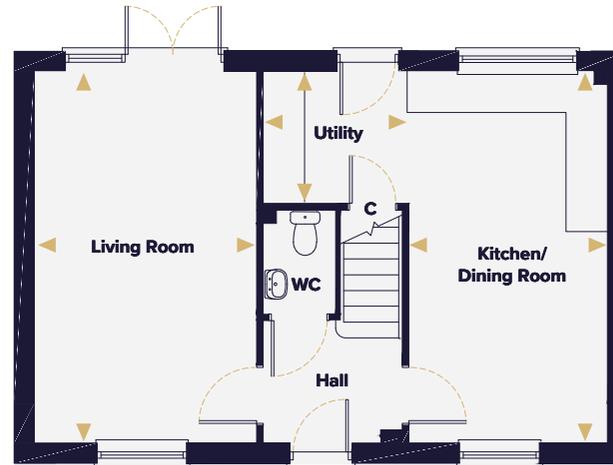


The Blyth

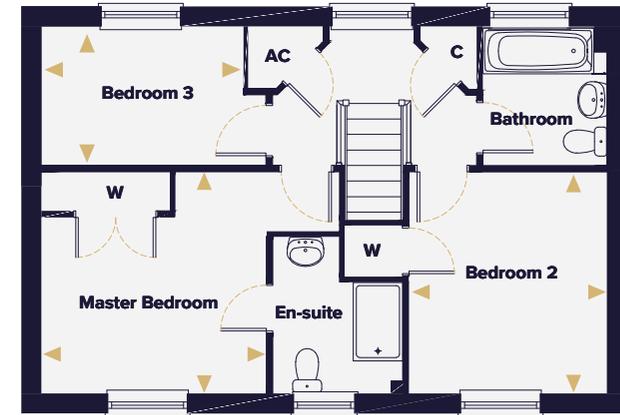
THREE BEDROOM HOUSE

Plots 151(h), 188, 189(h) & 224

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	5.57m x 2.95m	18'3" x 9'8"
Utility	2.20m x 1.95m	7'3" x 6'5"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.38m x 3.01m	11'1" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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

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.



HOPKINS
HOMES



The Lynford



The Lynford

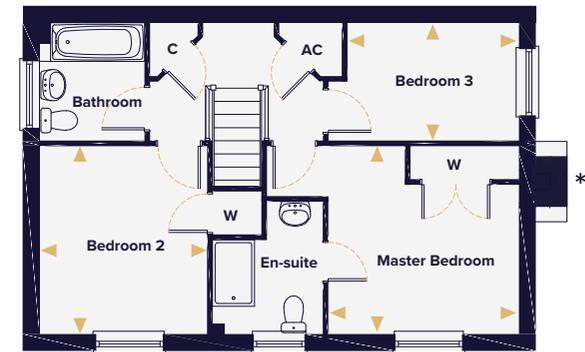
THREE BEDROOM HOUSE

Plots 4, 172(h) & 238

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	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"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- * Chimney to Plot 4 only

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.



HOPKINS
HOMES



The Eaton



The Eaton

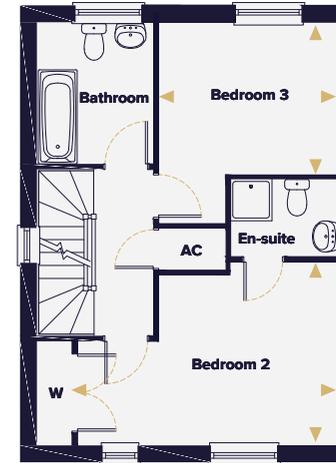
THREE BEDROOM HOUSE

Plots 5, 6, 7, 60, 61, 87(h), 88, 125(h), 126(h), 127, 128, 148, 149, 150, 207, 208, 209, 233, 234, 235(h) & 236(h)

Ground floor



First floor



Second floor



Kitchen/Dining Room	5.40m x 2.62m	17'8" x 8'7"
Living Room	4.88m x 3.33m	16'0" x 10'11"
Master Bedroom	4.17m x 3.31m	13'8" x 10'10"
Bedroom 2	4.69m x 3.29m	15'4" x 10'9"
Bedroom 3	3.22m x 2.72m	10'6" x 8'11"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed

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.



HOPKINS
HOMES



The Bixley



The Bixley

FOUR BEDROOM HOUSE

Plots 65, 67, 86(h), 89, 184(h) & 217(h)

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	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	3.88m 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"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed

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.



HOPKINS
HOMES



The Stanford



The Stanford

FOUR BEDROOM HOUSE

Plot 83

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	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	3.40m x 3.00m	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"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- - Indicates reduced head height
- ⋯ Indicates reduced head height below 1.5m
- AC Airing cupboard

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.



HOPKINS
HOMES



The Bourne



The Bourne

THREE BEDROOM BUNGALOW

Plots 168(h), 177, 180 & 206

Ground floor



Living Room	5.85m x 4.20m	19'2" x 13'9"
Kitchen/Dining Area	5.24m x 4.30m	17'2" x 14'1"
Master Bedroom	4.11m x 3.92m	13'6" x 12'11"
Bedroom 2	3.91m x 2.77m	12'10" x 9'1"
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"

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

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.



HOPKINS
HOMES



The Kennett



The Kennett

FOUR BEDROOM HOUSE

Plots 62, 63(h), 64, 81(h) & 82

Ground floor



First floor



Second floor



Living Room	4.88m x 3.26m	16'0" x 10'9"
Kitchen/Dining Room	5.40m x 2.64m	17'8" x 8'8"
Master Bedroom	4.39m x 3.33m	14'5" x 10'11"
Bedroom 2	3.98m x 3.33m	13'1" x 10'11"
Bedroom 3	3.87m x 3.11m	12'9" x 10'2"
Bedroom 4	2.93m x 2.82m	9'7" x 9'3"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- - - Indicates reduced head height
- ⋯⋯ Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed



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.



HOPKINS
HOMES



The Roxham



The Roxham

FOUR BEDROOM HOUSE

Plots 119, 120, 156, 158(h), 161(h), 162(h) & 173(h)

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
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"

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

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.



HOPKINS
HOMES



The Keswick



The Keswick

FOUR BEDROOM HOUSE

Plots 157, 160, 165(h), 174(h), 175(h) & 241

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Room	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.68m	6'11" x 5'6"
Master Bedroom	3.90m x 3.18m	12'10" x 10'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.91m x 2.85m	9'7" x 9'4"
Bedroom 4	3.04m x 2.47m	10'0" x 8'1"

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

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.



HOPKINS
HOMES



The Langford



The Langford

FOUR BEDROOM HOUSE

Plot 228



Living Room	4.67m x 3.87m	15'3" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.06m	13'1" x 10'1"
Utility	1.88m x 1.66m	6'2" x 5'6"
Master Bedroom	3.90m x 3.17m	12'9" x 10'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.85m x 2.91m	9'4" x 9'6"
Bedroom 4	3.02m x 2.47m	9'11" x 8'1"

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

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.



HOPKINS
HOMES

The Cantley

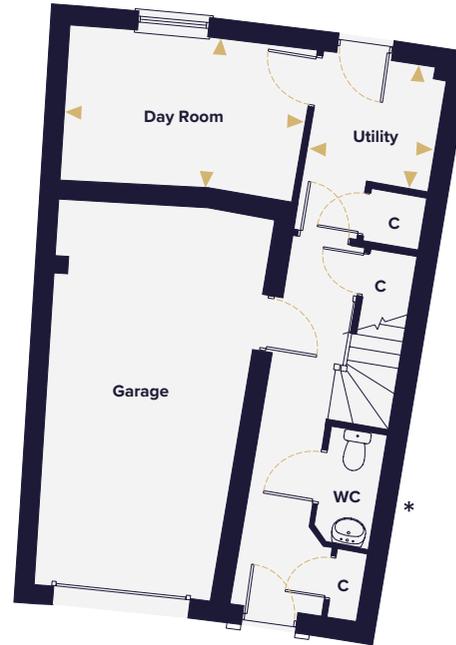


The Cantley

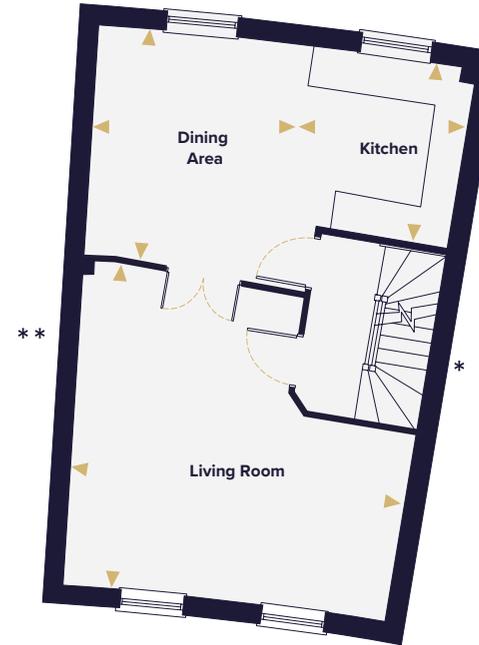
THREE BEDROOM HOUSE

Plots 26, 27, 28, 29 & 30

Ground floor



First floor



Second floor



Living Room	5.60m x 5.44m	18'4" x 17'10"
Kitchen	3.04m x 2.87m	10'0" x 9'5"
Dining Area	3.85m x 3.41m	12'8" x 11'2"
Day Room	4.06m x 2.57m	13'4" x 8'5"
Utility	2.11m x 2.07m	6'11" x 6'10"
Master Bedroom	4.89m x 3.17m	16'0" x 10'5"
Bedroom 2	4.09m x 3.66m	13'6" x 12'0"
Bedroom 3	3.03m x 2.45m	9'11" x 8'0"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- AC Airing cupboard
- * Windows to Plot 26
- ** Plot 28 first and second floor provide increased floor area, please speak to Sales Consultant

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.



HOPKINS
HOMES



The Nedging

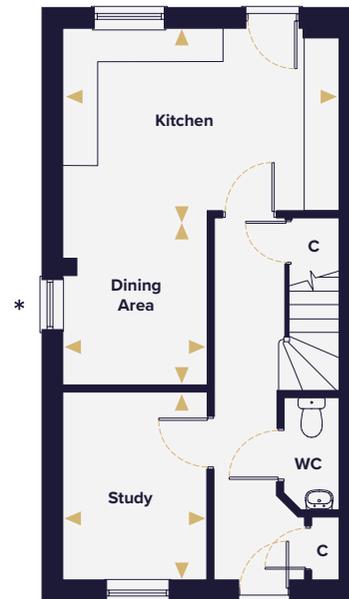


The Nedging

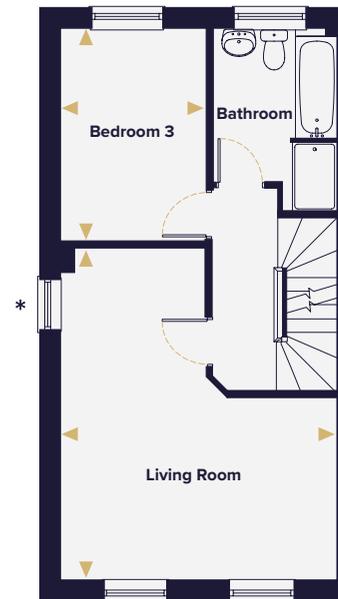
THREE BEDROOM HOUSE

Plots 19(h), 20, 21(h) & 22

Ground floor



First floor



Second floor



Kitchen	4.71m x 3.12m	15'5" x 10'3"
Dining Area	2.96m x 2.47m	9'9" x 8'1"
Living Room	5.69m x 4.71m	18'8" x 15'5"
Study	3.23m x 2.47m	10'7" x 8'1"
Master Bedroom	4.71m x 3.58m	15'5" x 11'9"
Bedroom 2	4.71m x 3.12m	15'5" x 10'3"
Bedroom 3	3.61m x 2.49m	11'10" x 8'2"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- AC Airing cupboard
- (h) Plot is handed
- * Windows to Plots 19 and 22 only

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.



HOPKINS
HOMES



The Chelmer



The Chelmer

FOUR BEDROOM HOUSE

Plot 167

Ground floor



First floor



Living Room	6.59m x 3.67m	21'7" x 12'0"
Kitchen/Dining Room	5.69m x 3.00m	18'8" x 9'10"
Study	3.11m x 2.05m	10'3" x 6'9"
Master Bedroom	4.31m x 3.72m	14'1" x 12'2"
Bedroom 2	3.18m x 3.06m	10'5" x 10'1"
Bedroom 3	3.06m x 2.59m	10'1" x 8'6"
Bedroom 4	2.99m x 2.70m	9'10" x 8'10"

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

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.



HOPKINS
HOMES



The Heacham



The Heacham

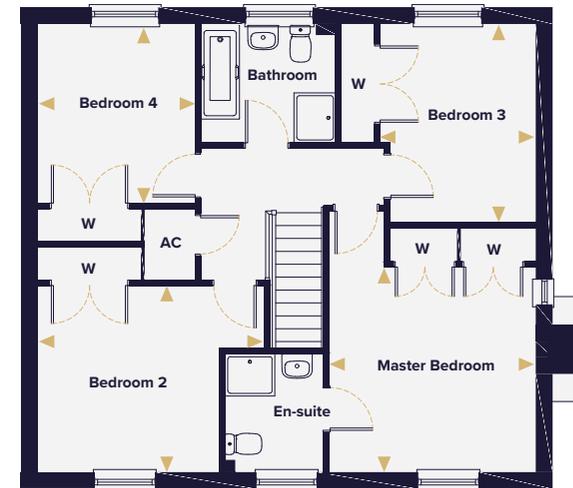
FOUR BEDROOM HOUSE

Plots 163, 170, 171 & 227

Ground floor



First floor



Living Room	4.70m x 3.69m	15'5" x 12'1"
Kitchen/Dining Area	8.95m x 3.20m	29'5" x 10'6"
Study	2.96m x 2.95m	9'10" x 9'8"
Utility	2.27m x 1.65m	7'5" x 5'5"
Master Bedroom	3.69m x 3.68m	12'2" x 12'1"
Bedroom 2	3.35m x 3.26m	11'0" x 10'9"
Bedroom 3	3.54m x 2.79m	11'9" x 9'2"
Bedroom 4	3.21m x 2.82m	10'6" x 9'3"

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

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.



HOPKINS
HOMES



The Chiltern



The Chiltern

FOUR BEDROOM HOUSE

Plots 154, 159(h), 164(h), 169 & 176

Ground floor



First floor



Living Room	4.73m x 4.60m	15'6" x 15'1"
Kitchen/Dining Room	6.45m x 4.02m	21'2" x 13'2"
Cloakroom	2.01m x 1.84m	6'7" x 6'0"
Study	3.18m x 2.02m	10'5" x 6'8"
Master Bedroom	4.02m x 3.92m	13'2" x 12'10"
Bedroom 2	3.07m x 2.99m	10'1" x 9'10"
Bedroom 3	3.21m x 2.82m	10'6" x 9'3"
Bedroom 4	3.39m x 2.64m	11'2" x 8'8"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- AC Airing cupboard
- (h) Plot is handed
- 🔥 Fireplace

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.



HOPKINS
HOMES



The Appleton



The Appleton

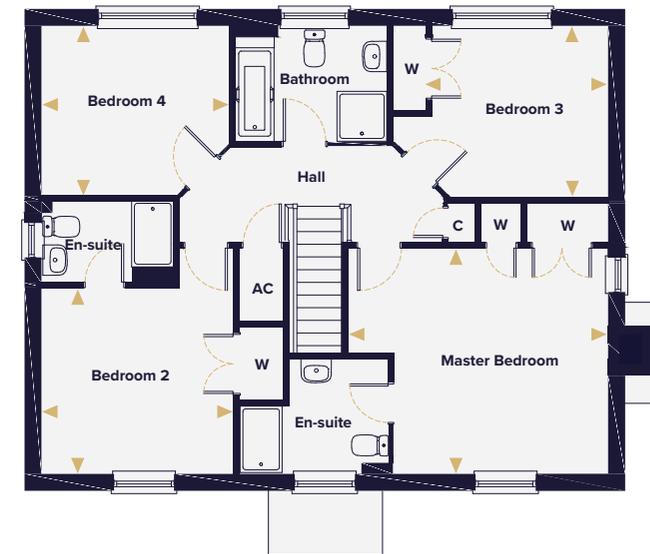
FOUR BEDROOM HOUSE

Plots 155 & 166

Ground floor



First floor



Living Room	4.82m x 4.67m	15'10" x 15'3"
Kitchen	4.58m x 3.08m	15'0" x 10'1"
Dining Area	5.60m x 3.08m	18'4" x 10'1"
Utility	2.26m x 1.98m	7'5" x 6'6"
Study	3.36m x 2.75m	11'0" x 9'0"
Master Bedroom	4.67m x 4.06m	15'3" x 13'3"
Bedroom 2	3.44m x 3.35m	11'3" x 10'11"
Bedroom 3	3.17m x 3.08m	10'5" x 10'1"
Bedroom 4	3.38m x 3.04m	11'1" x 9'11"

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

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.



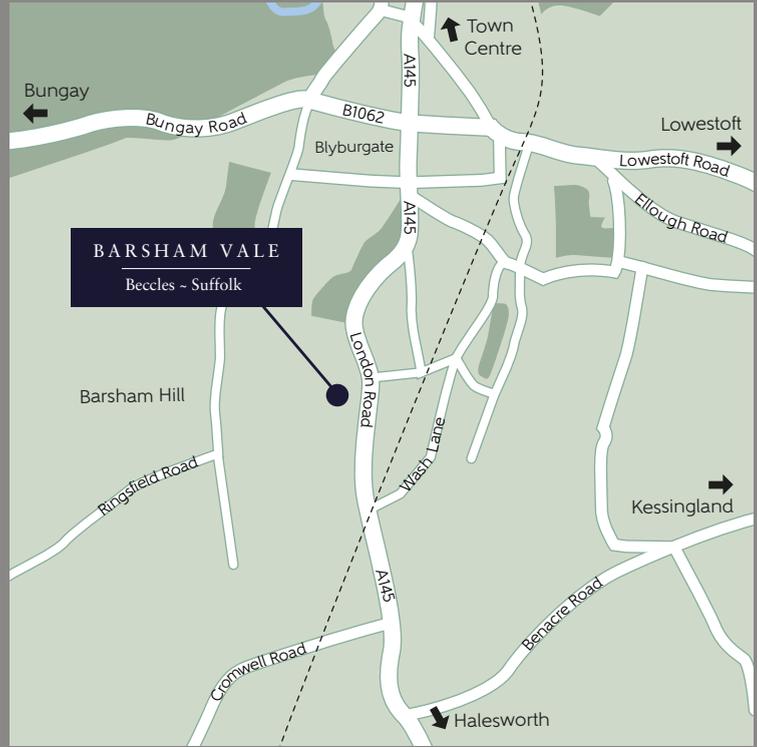
**HOPKINS
HOMES**

BARSHAM VALE

Beccles ~ Suffolk



Area map



Local map

Maps not to scale

Travel times and distances

By road to:

Lowestoft	10.4 miles
Norwich	18.6 miles
Ipswich	40.5 miles
Cambridge	79.1 miles
London Stansted Airport	90.7 miles
Central London	125 miles

By rail to:

(From Beccles train station - 1.1 miles from Barsham Vale)

Lowestoft	15 mins
Norwich	43 mins
Ipswich	1 hr 19 mins
Cambridge	2 hrs 38 mins
London Liverpool Street	2 hrs 55 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk and thetrainline.com.

Barsham Vale Marketing Suite, Off London Road, Beccles, Suffolk NR34 9YU

Telephone: 01502 447778 Email: barsham.vale@hopkinshomes.co.uk

Book your Appointment at:

hopkinshomes.co.uk

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

Telephone: 01394 446800 Fax: 01394 389605



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 Barsham Vale 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.