



HOPKINS
HOMES

MILL GROVE

Stowmarket • Suffolk

Traditionally designed 1, 2, 3 & 4 bedroom homes

WELCOME TO
Hopkins Homes
AT MILL GROVE



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



Mill Grove is being developed by Hopkins Homes in association with the Flagship Group and offers an outstanding collection of 1, 2, 3 & 4 bedroom stylish new homes in the delightful market town of Stowmarket.

Located in the heart of Suffolk's stunning countryside, Mill Grove offers a thoughtfully designed range of properties consisting of 1, 2, 3 & 4 bedroom houses, bungalows and apartments. With 22 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 Mill Grove where you can find your perfect traditionally built home designed for modern living.

James Hopkins

Executive Chairman and founder of Hopkins Homes



A commitment to excellence

When choosing a property at Mill Grove 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 a multi award-winning house builder known for creating exceptional properties of the highest quality. The stylish homes at Mill Grove are no exception; these are homes designed to meet the needs of a modern lifestyle without compromising their aesthetic appeal.

At Mill Grove 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 Homes 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.



Bury St Edmunds



Stowmarket High Street



Ipswich Waterfront



View From Mill Grove

A traditional market town with fantastic facilities

Located on the edge of the historic market town of Stowmarket, Mill Grove offers the beauty of rural living alongside all the facilities and convenience you would expect within a thriving town.

Set within the heart of the idyllic Suffolk countryside and yet ideally located for travel, Stowmarket offers a range of shopping and leisure facilities as well as its own main line train station.

The town high street has 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 local market, held on Thursdays and Saturdays, 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 families, Stowmarket affords a variety of schools covering all key stages, including playgroups and nurseries, as well as two tier education with further education opportunities available at Suffolk New College, Suffolk One and the University of Suffolk all located in nearby Ipswich. The highly rated Finborough School, an independent day and boarding school, is just under 3 miles away.*

There are also plenty of leisure and dining opportunities including modern bars & grills, international cuisine and many hostels in the

local villages of Onehouse, Buxhall, Great Finborough and Stowupland, boasting home cooked food alongside real ales. Plus, as you would expect from a bustling town there are plenty of takeaways for whatever you are in the mood for.

Entertainment is plentiful with both the John Peel Centre for Creative Arts and the Regal Theatre hosting a variety of events including live music, theatre, comedy nights and blockbuster film screenings. For a more energetic pace, Stowmarket's Mid Suffolk Leisure Centre has a state-of-the-art gym, 3 swimming pools, a climbing wall and childrens' soft play area. There are also plenty of sports clubs including rugby, football, cricket and bowls and an abundance of hobbies to take up or perfect from amateur dramatics, falconry, golf, fencing, martial arts, Pilates and several bands and choirs. Everything you could want for a great lifestyle is all close to home.

The town occupies a perfectly central location, only 2 miles from the A14, the main trunk road through the heart of Suffolk and, being just over a mile from the train station, you can be in Ipswich in 14 minutes, Bury St Edmunds in 20 minutes or Norwich in 32 minutes. Heading into the capital is easy as there is a direct line into London Liverpool Street offering journey times of just 78 minutes.

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.





**HOPKINS
HOMES**

MILL GROVE

Stowmarket · Suffolk

In partnership with



Area map



Local map

Maps not to scale

Travel times and distances

By road to:

The A14	2.0 miles
Bury St Edmunds	15.5 miles
Ipswich	15.5 miles
Norwich	39.2 miles
Cambridge	43.1 miles
London Stansted Airport	64.6 miles
Central London	96.5 miles

By rail to:

(From Stowmarket train station - 1.3 miles from Mill Grove)	
Ipswich	14 mins
Bury St Edmunds	20 mins
Norwich	32 mins
Cambridge	1 hr 6 mins
London Liverpool Street	1 hr 18 mins

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

Mill Grove Marketing Suite, Off Union Road, Stowmarket, Suffolk, IP14 1HL

Telephone: 01449 703916 Email: mill.grove@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

**CONSUMER
CODE FOR
HOME BUILDERS**

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 Mill Grove 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.



HOPKINS
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MILL GROVE

Stowmarket • Suffolk



Development Layout



HOPKINS
HOMES

In partnership with



Mill Grove Marketing Suite, Off Union Road, Stowmarket, Suffolk, IP14 1HL
Telephone: 01449 703916 Email: mill.grove@hopkinshomes.co.uk

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MILL GROVE

Stowmarket ~ Suffolk

2 Bedroom Homes

- **The Alde**
Plots 209(h), 224, 230 & 242(h)
- **The Burgh**
Plots 228(h) & 229
- **The Holkham**
Plots 233, 234 & 235

Apartments

- **The Gipping Apartments**
Ground Floor - Plots 243 & 248(h)
First Floor - Plots 245 & 250(h)
- **The Buckthorn Apartments**
Ground Floor - Plots 244 & 247(h)
First Floor - Plots 246 & 249(h)

3 Bedroom Homes

- **The Blyth**
Plots 231
- **The Lynford**
Plot 251
- **The Brett**
Plots 214(h), 215, 263(h) & 264
- **The Elder**
Plots 213, 216(h), 262 & 265(h)
- **The Sutton**
Plots 222(h), 254(h) & 257(h)
- **The Eaton**
Plots 210(h), 211(h), 212(h),
217(h), 218, 219(h), 220, 225, 226 & 227

4 Bedroom Homes

- **The Bixley**
Plots 221 & 255
 - **The Stanford**
Plot 256
 - **The Keswick**
Plots 223, 232(h), 259(h) & 260
 - **The Nelson**
Plots 252(h) & 258
 - **The Heacham**
Plot 261
 - **The Fynn**
Plot 253
-
- **Flagship Shared Ownership**



SHOW HOME

- (h) Handed Plot
- SS Sub Station
- RS Refuse Store
- CS Cycle Store
- GPRI Gas Installation





HOPKINS
HOMES

A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops
- Neff oven, hob and hood fitted as standard to certain plots
- Duel fuel range cooker and hood fitted as standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall tiles from our selected range
- Choice of flooring from our selected range

Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces
- TV points to living room, study and all bedrooms
- Telephone/data points to living room, study and all bedrooms
- Media plate to living room

Plumbing

- Central heating via thermostatically controlled radiators
- Roca white sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

Joinery

- Moulded skirting and architraves painted white
- Timber staircase painted white satin
- Timber double glazed windows with a satin finish as standard
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

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
- Tile trim where applicable

Other items

- Loft light where applicable
- Front garden landscaped
- Rear garden cleared, rotivated and topsoiled where applicable
- Coving to certain areas
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- Lighting and double power sockets to certain garages
- All internal walls painted Snowfall

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 Group developments.





Award-winning Hopkins Homes

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

2020

- NHBC Pride in the Job Award
Kingsfleet, Thetford
Kingley Grove, Melbourn

2019

- WhatHouse? Gold Award
Best Regeneration Scheme
St George's Park, Needham Market
- NHBC Seal of Excellence Award
Kingley Grove, Melbourn
- East Suffolk Council
Quality of Place Award
Prospect Place, Framlingham
- NHBC Pride in the Job Award
St George's Park, Needham Market
Kingley Grove, Melbourn

- BUILD Design Awards
New Home Builder of the Year -
East Anglia
- Sunday Times
Grant Thornton Top Track 250
- BUILD Excellence Awards
Building New Homes - East Anglia
- London Stock Exchange Group
1000 Companies to Inspire Britain

2018

- Sunday Times
Grant Thornton Top Track 250
- 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
Grove Park, Barrow
Oliver's Grove, Stanway

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





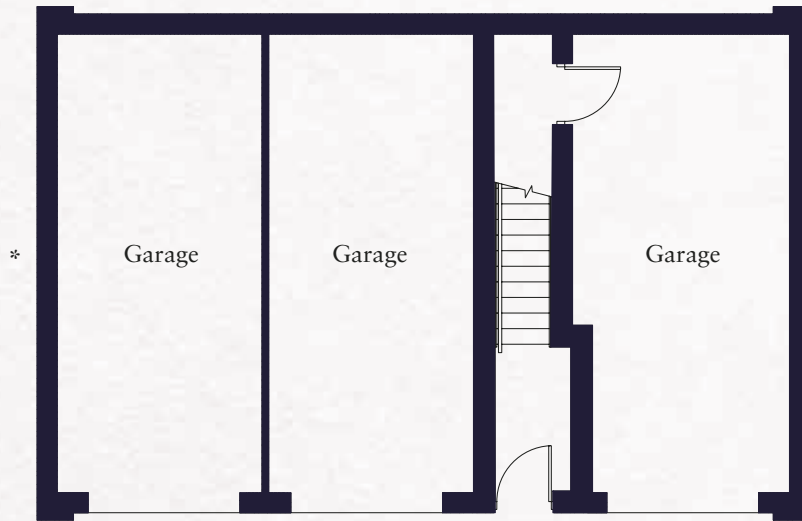
The Alde

Computer generated image indicative only. External finishes and appearance will vary.

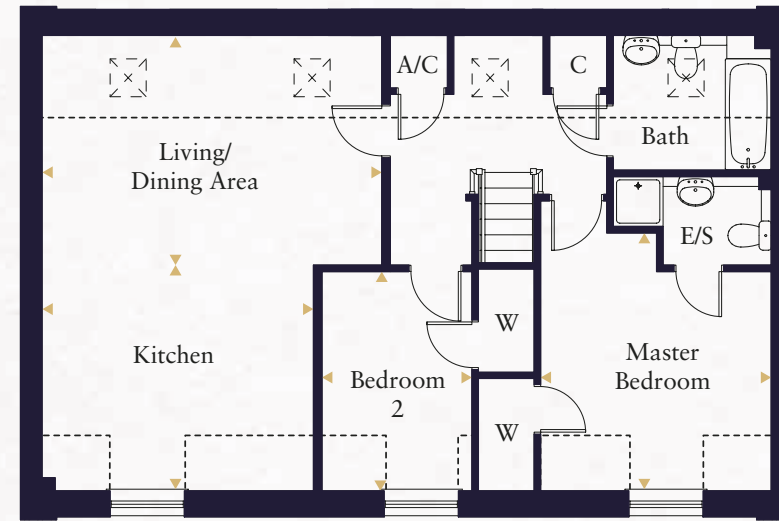
The Alde

2 Bedroom Coach House

Plots 209(h), 224, 230 & 242(h)



Ground Floor



First Floor

Kitchen	4.141m x 2.400m	13'7" x 7'11"
Living/Dining Area	5.184m x 4.550m	17'0" x 14'11"
Master Bedroom	3.935m x 3.518m	12'11" x 11'7"
Bedroom 2	3.345m x 2.287m	11'0" x 7'6"

*Plot 209(h) has a drive through to the ground floor.

--- Indicates reduced head height.

▤ Velux window.

(h) Handed plot

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The Gipping
Apartments

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The Gipping

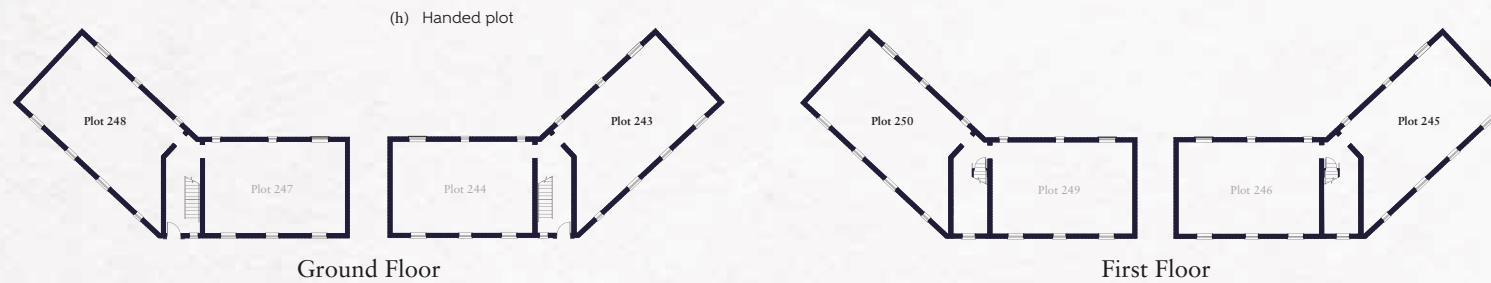
2 Bedroom Apartment

Ground Floor - Plots 243 & 248(h)

First Floor - Plots 245 & 250(h)



Kitchen	3.625m x 2.385m	11'11" x 7'10"
Living/Dining Area	3.920m x 3.625m	12'10" x 11'11"
Master Bedroom	3.548m x 3.455m	11'8" x 11'4"
Bedroom 2	3.145m x 2.365m	10'4" x 7'9"



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The Buckthorn
Apartments

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The Buckthorn

2 Bedroom Apartment

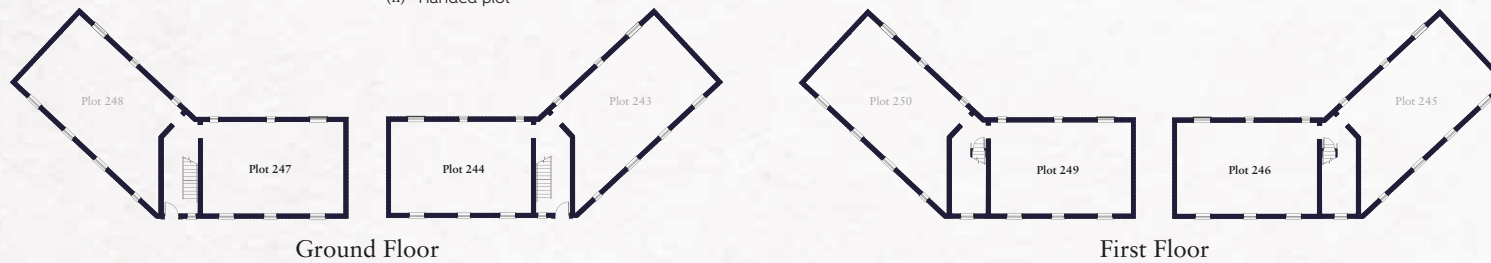
Ground Floor - Plots 244 & 247(h)

First Floor - Plots 246 & 249(h)



Kitchen	3.625m x 2.400m	11'11" x 7'11"
Living/Dining Area	3.905m x 3.625m	12'10" x 11'11"
Master Bedroom	3.445m x 2.968m	11'4" x 9'9"
Bedroom 2	3.145m x 2.365m	10'4" x 7'9"

(h) Handed plot



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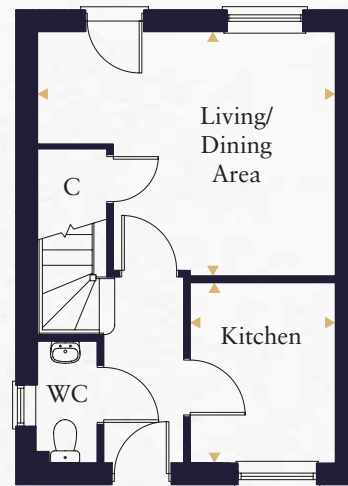
The Burgh

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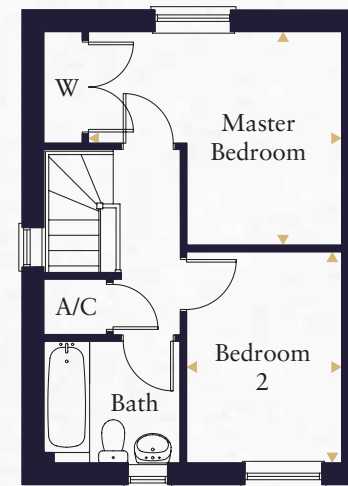
The Burgh

2 Bedroom Cottage

Plots 228(h) & 229



Ground Floor



First Floor

Kitchen	2.990m x 2.285m	9'10" x 7'6"
Living/Dining Area	4.547m x 3.590m	14'11" x 11'10"
Master Bedroom	3.770m x 3.270m	12'5" x 10'9"
Bedroom 2	3.210m x 2.390m	10'7" x 7'10"

(h) Handed plot

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The Holkham

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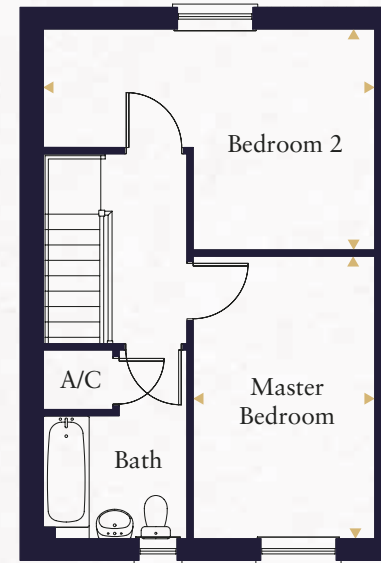
The Holkham

2 Bedroom Cottage

Plots 233, 234 & 235



Ground Floor



First Floor

Kitchen	3.102m x 2.502m	10'2" x 8'2"
Living/Dining Area	4.820m x 4.582m	15'10" x 15'0"
Master Bedroom	5.059m x 3.372m	14'2" x 9'1"
Bedroom 2	4.312m x 2.772m	16'7" x 11'1"

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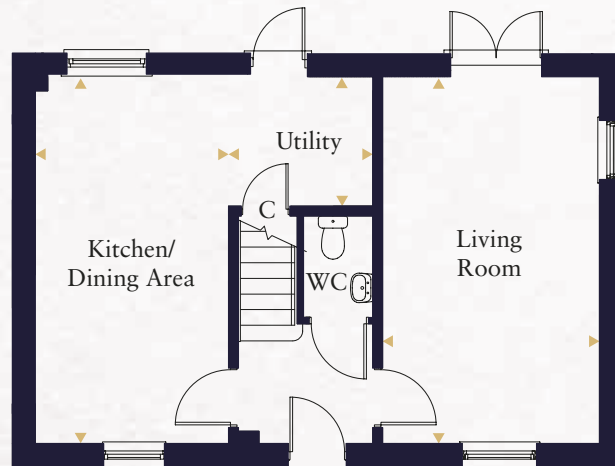
The Blyth

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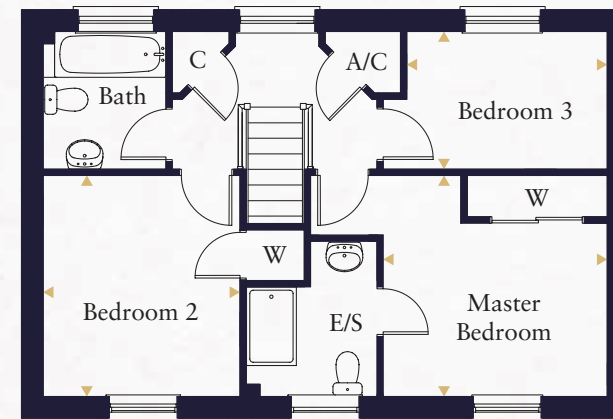
The Blyth

3 Bedroom House

Plot 231



Ground Floor



First Floor

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	7'3" x 6'5"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.060m x 2.102m	10'0" x 6'11"

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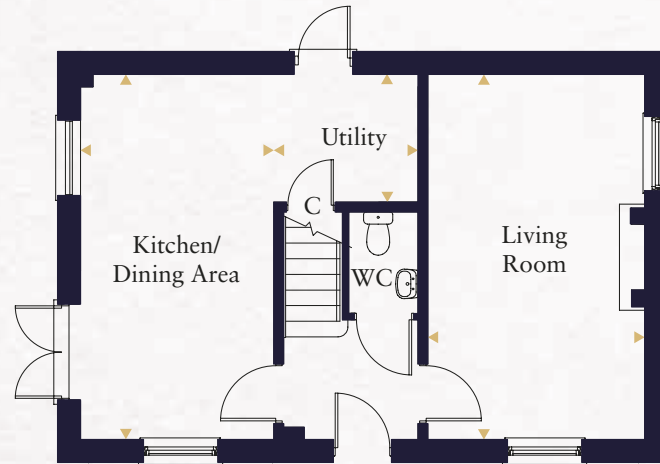
The Lynford

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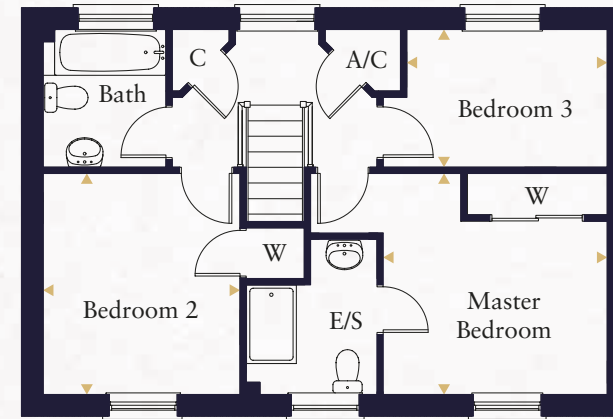
The Lynford

3 Bedroom House

Plot 251



Ground Floor



First Floor

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	7'3" x 6'5"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.060m x 2.102m	10'0" x 6'11"

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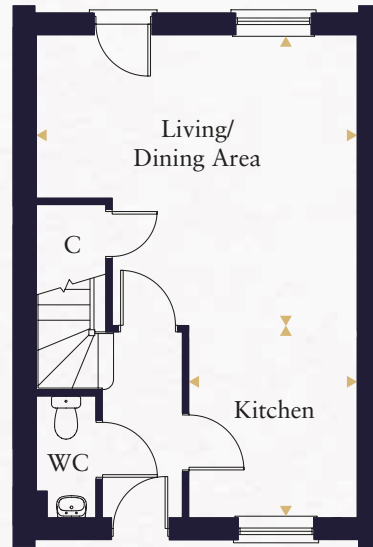
The Brett

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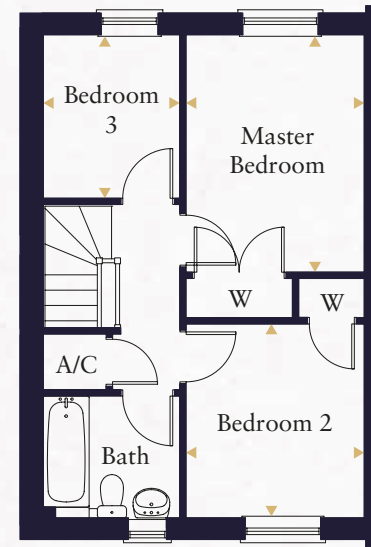
The Brett

3 Bedroom House

Plots 214(h), 215, 263(h) & 264



Ground Floor



First Floor

Kitchen	2.930m x 2.570m	9'8" x 8'5"
Living/Dining Area	4.900m x 4.440m	16'1" x 14'7"
Master Bedroom	3.662m x 2.720m	11'11" x 8'11"
Bedroom 2	2.897m x 2.720m	9'9" x 8'11"
Bedroom 3	2.500m x 2.080m	8'2" x 6'10"

(h) Handed plot

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The Elder

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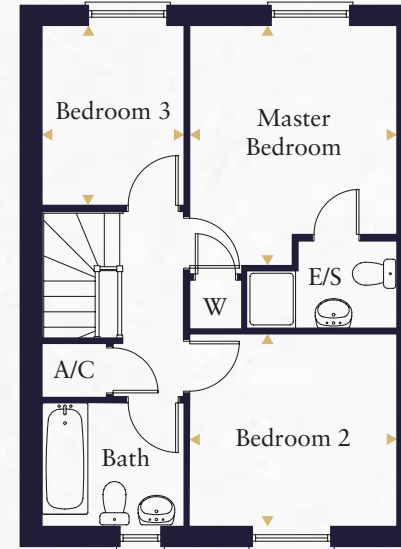
The Elder

3 Bedroom House

Plots 213, 216(h), 262 & 265(h)



Ground Floor



First Floor

Kitchen/Dining Area	5.395m x 2.720m	17'10" x 8'11"
Living Room	4.782m x 3.330m	15'8" x 10'11"
Master Bedroom	3.625m x 3.140m	11'11" x 10'5"
Bedroom 2	3.140m x 2.900m	10'5" x 9'6"
Bedroom 3	2.720m x 2.160m	8'11" x 7'1"

(h) Handed plot

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The Sutton

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The Sutton

3 Bedroom House

Plots 222(h), 254(h) & 257(h)



Kitchen/Dining Area	5.395m x 2.820m	17'8" x 9'2"
Living Room	4.682m x 3.350m	15'4" x 11'0"
Master Bedroom	3.978m x 3.330m	13'1" x 10'11"
Bedroom 2	3.881m x 3.110m	12'9" x 10'2"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

- Indicates reduced head height.
- Indicates reduced head height below 1.5m.
- ▤ Velux window.
- (h) Handed plot

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The Eaton

Computer generated image indicative only. External finishes and appearance will vary.

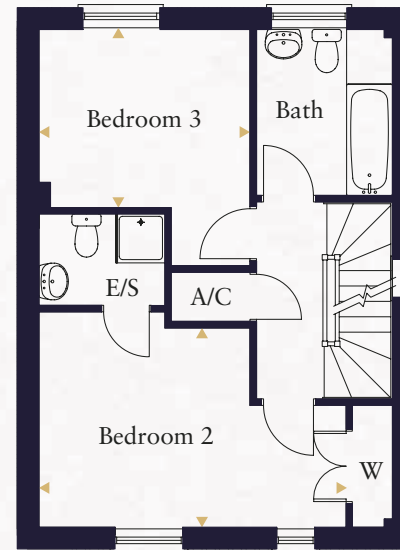
The Eaton

3 Bedroom Townhouse

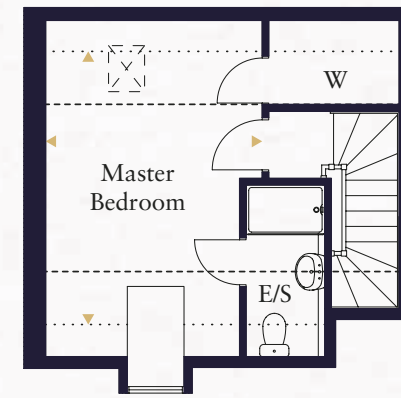
Plots 210(h), 211(h), 212(h), 217(h), 218, 219(h), 220, 225, 226 & 227



Ground Floor



First Floor



Second Floor

Kitchen/Dining Area	5.395m x 2.620m	17'10" x 8'7"
Living Room	4.880m x 3.330m	16'0" x 10'11"
Master Bedroom	4.680m x 3.280m	15'5" x 10'10"
Bedroom 2	4.130m x 3.300m	13'7" x 10'10"
Bedroom 3	3.220m x 2.720m	10'8" x 8'11"

- Indicates reduced head height.
- Indicates reduced head height below 1.5m.
- ▨ Velux window.
- (h) Handed plot

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The Bixley

Computer generated image indicative only. External finishes and appearance will vary.

The Bixley

4 Bedroom House

Plots 221 & 255



Ground Floor

First Floor

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	7'3" x 6'5"
Master Bedroom	3.420m x 3.376m	11'2" x 11'1"
Bedroom 2	3.881m x 3.110m	12'9" x 10'3"
Bedroom 3	3.375m x 2.983m	11'1" x 9'10"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

--- Indicates reduced head height.
 Indicates reduced head height below 1.5m.
 ☒ Velux window.

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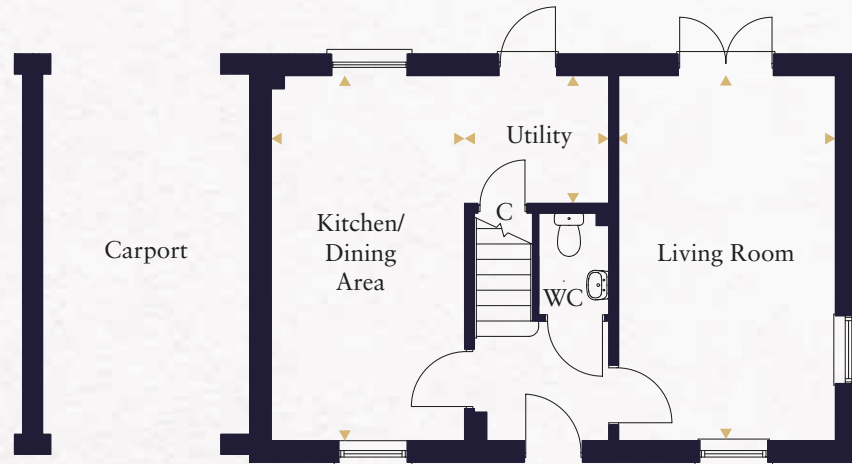
The Stanford

Computer generated image indicative only. External finishes and appearance will vary.

The Stanford

4 Bedroom House

Plot 256



Ground Floor



First Floor

Kitchen/Dining Area	5.570m x 2.950m	18'5" x 9'8"
Living Room	5.570m x 3.310m	18'5" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	3.420m x 3.375m	11'4" x 11'2"
Bedroom 2	3.110m x 2.440m	10'3" x 8'0"
Bedroom 3	3.395m x 3.005m	11'2" x 9'10"
Bedroom 4	3.060m x 2.100m	10'1" x 6'7"

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

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The Keswick

Computer generated image indicative only. External finishes and appearance will vary.

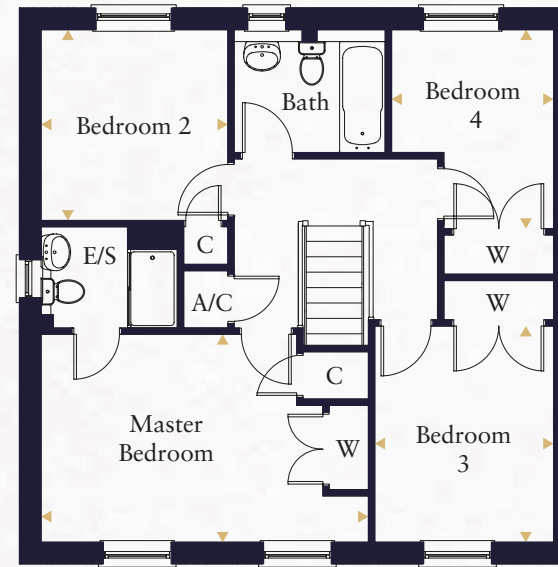
The Keswick

4 Bedroom House

Plots 223, 232(h), 259(h) & 260



Ground Floor



First Floor

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Utility	2.654m x 1.667m	8'8" x 5'6"
Master Bedroom	4.300m x 3.174m	14'1" x 10'5"
Bedroom 2	2.912m x 2.851m	9'7" x 9'4"
Bedroom 3	3.300m x 2.730m	10'10" x 9'0"
Bedroom 4	3.037m x 2.474m	10'0" x 8'1"

(h) Handed plot

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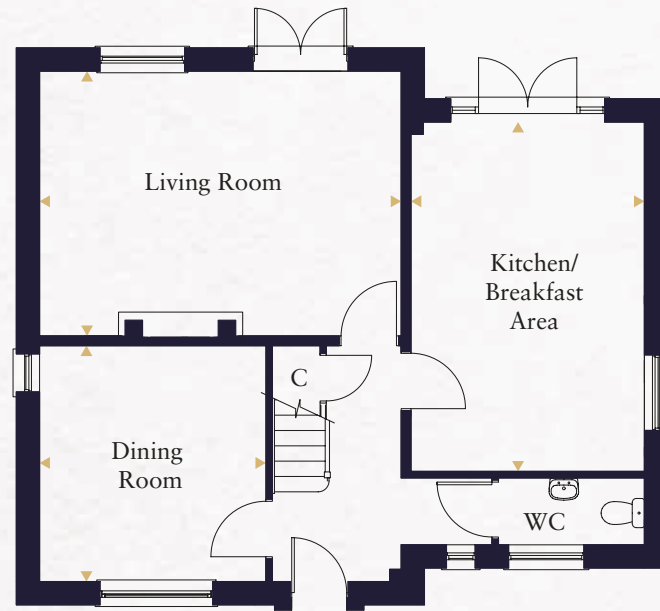
The Nelson

Computer generated image indicative only. External finishes and appearance will vary.

The Nelson

4 Bedroom House

Plots 252(h) & 258



Ground Floor



First Floor

Kitchen/Breakfast Area	5.331m x 3.562m	17'6" x 11'8"
Living Room	5.518m x 4.040m	18'1" x 13'3"
Dining Room	3.600m x 3.453m	11'10" x 11'4"
Master Bedroom	3.600m x 3.453m	11'10" x 11'4"
Bedroom 2	3.612m x 3.553m	11'10" x 11'8"
Bedroom 3	3.612m x 2.797m	11'10" x 9'2"
Bedroom 4	3.400m x 2.553m	11'2" x 8'5"

(h) Handed plot

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The Heacham

Computer generated image indicative only. External finishes and appearance will vary.

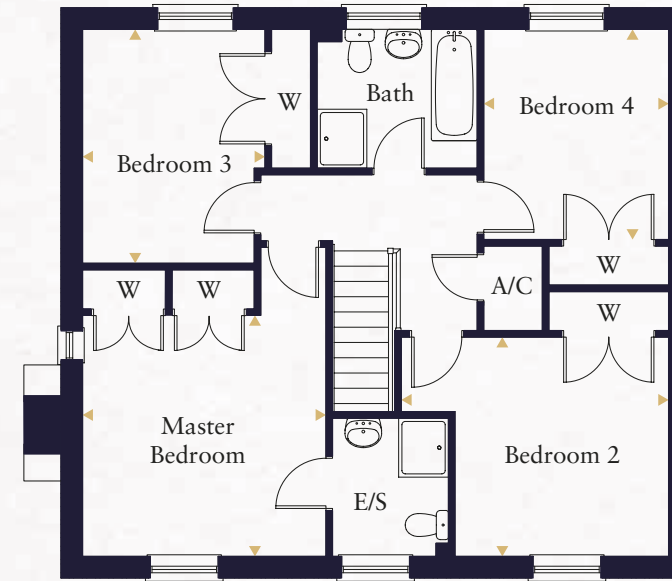
The Heacham

4 Bedroom House

Plot 261



Ground Floor



First Floor

Kitchen	5.260m x 3.200m	17'3" x 10'6"
Dining Area	3.680m x 3.200m	12'1" x 10'6"
Living Room	4.698m x 3.715m	15'5" x 12'2"
Utility	2.268m x 1.650m	7'5" x 5'5"
Study	2.987m x 2.949m	9'10" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Bedroom 2	3.345m x 3.260m	11'0" x 10'9"
Bedroom 3	3.572m x 2.785m	11'9" x 9'2"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

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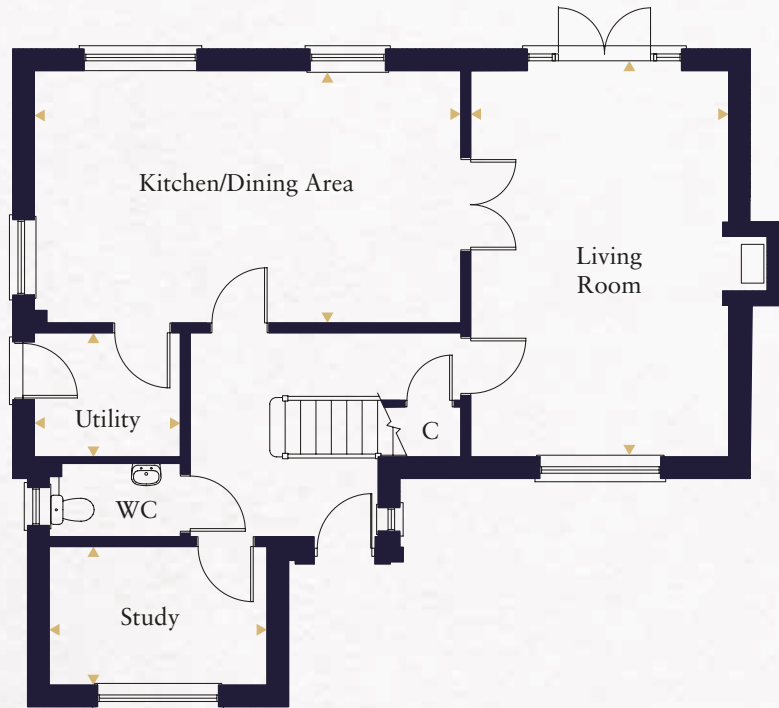
The Fynn

Computer generated image indicative only. External finishes and appearance will vary.

The Fynn

4 Bedroom House

Plot 253



Ground Floor



First Floor

Kitchen/Dining Area	6.509m x 3.850m	21'4" x 12'8"
Living Room	5.894m x 3.937m	19'4" x 12'11"
Utility	2.229m x 1.894m	7'4" x 6'3"
Study	3.324m x 2.114m	10'11" x 6'11"
Master Bedroom	3.931m x 3.839m	12'11" x 12'7"
Bedroom 2	3.860m x 3.339m	12'8" x 10'11"
Bedroom 3	3.383m x 3.324m	11'1" x 10'11"
Bedroom 4	2.977m x 2.455m	9'9" x 8'1"

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