



HOPKINS
HOMES

MILL GROVE

Stowmarket • Suffolk

Traditionally designed 1, 2, 3, 4 & 5 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 & 5 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 & 5 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’ 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



“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



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



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.



Bury St Edmunds



Ipswich Waterfront



Stowmarket High Street



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 hosteleries 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.





In partnership with



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hopkinshomes.co.uk

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ
Telephone: 01394 446800 Fax: 01394 389605

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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.

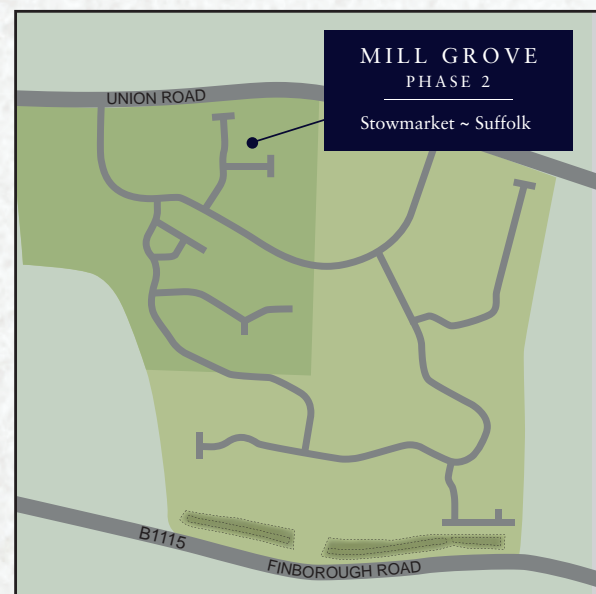


MILL GROVE

Stowmarket • Suffolk



Development Layout



WELCOME TO MILL GROVE

At Mill Grove you can choose from 1, 2, 3, 4 & 5 bedroom houses, bungalows and apartments, across a range of 22 exciting designs

2 Bedroom Homes

- The Alde
Plots 208, 209(h), 224, 230 & 242(h)
- The Burgh
Plots 228(h) & 229
- The Holkham
Plots 233, 234 & 235
- The Santon (b)
Plots 150 & 151(h)

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

3 Bedroom Homes

- The Blyth
Plots 231
- The Lynford
Plots 251
- The Bourne (b)
Plot 149
- 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 169, 170, 171, 210(h), 211(h), 212(h), 217(h), 218, 219(h), 220, 225, 226 & 227
- The Nedging
Plots 200(h), 201, 202(h), 203, 204(h), 205, 206(h) & 207

- Flagship Shared Ownership
- Affordable Housing

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)



SHOW HOME

- (h) Handed Plot
- (b) Bungalow
- SS Sub Station
- RS Refuse Store
- CS Cycle Store
- GPRI Gas Installation
- Wildflower Areas*





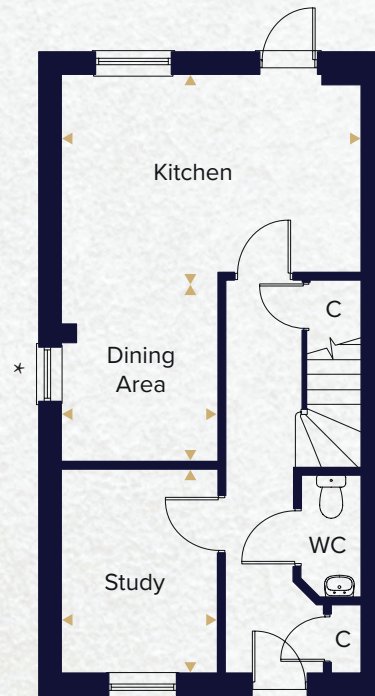
The Nedging

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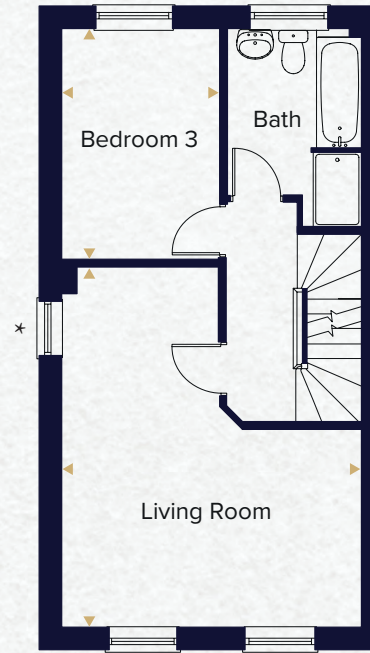
The Nedging

3 Bedroom Townhouse

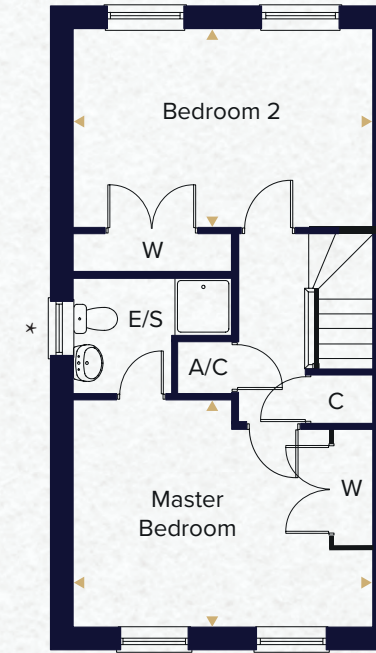
Plot 200(h), 201, 202(h), 203, 204(h), 205, 206(h) & 207



Ground Floor



First Floor



Second Floor

Kitchen	4.705m x 3.114m	15'5" x 10'3"
Dining Area	2.960m x 2.473m	9'9" x 8'1"
Living Room	5.690m x 4.705m	18'8" x 15'5"
Study	3.227m x 2.473m	10'7" x 8'1"
Master Bedroom	4.705m x 3.582m	15'5" x 11'9"
Bedroom 2	4.705m x 3.114m	15'5" x 10'3"
Bedroom 3	3.613m x 2.488m	11'10" x 8'2"

* Windows to Plots 200, 203, 204 and 207.
(h) Handed plot.

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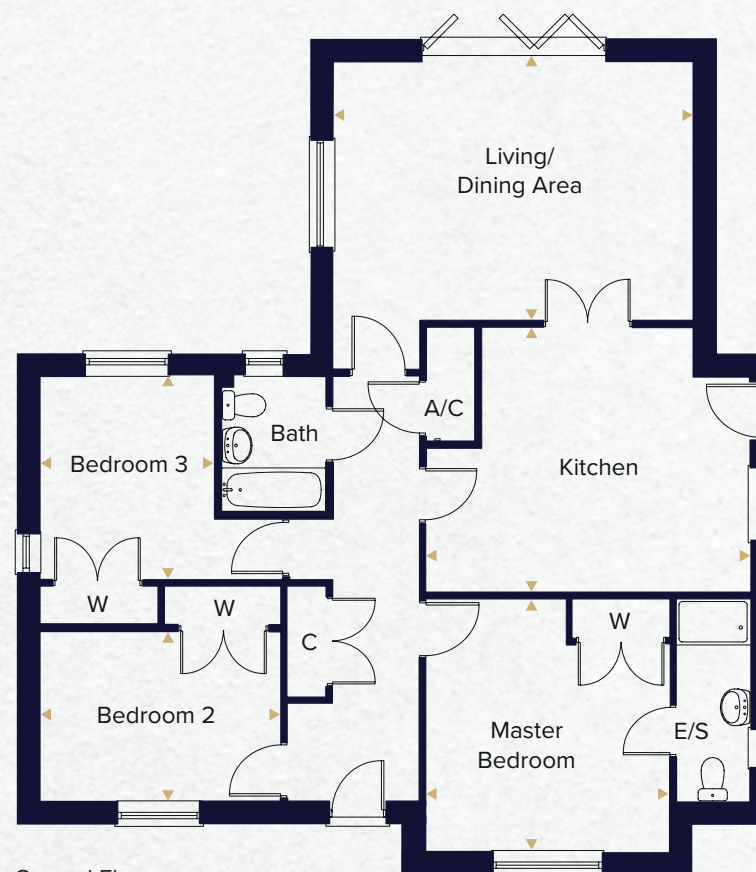
The Bourne

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

The Bourne

3 Bedroom Bungalow

Plot 149



Ground Floor

Kitchen	5.243m x 4.303m	17'2" x 14'1"
Living/Dining Area	5.853m x 4.200m	19'2" x 13'9"
Master Bedroom	3.949m x 4.107m	12'11" x 13'6"
Bedroom 2	3.913m x 2.768m	12'10" x 9'1"
Bedroom 3	2.841m x 3.303m	9'4" x 10'10"

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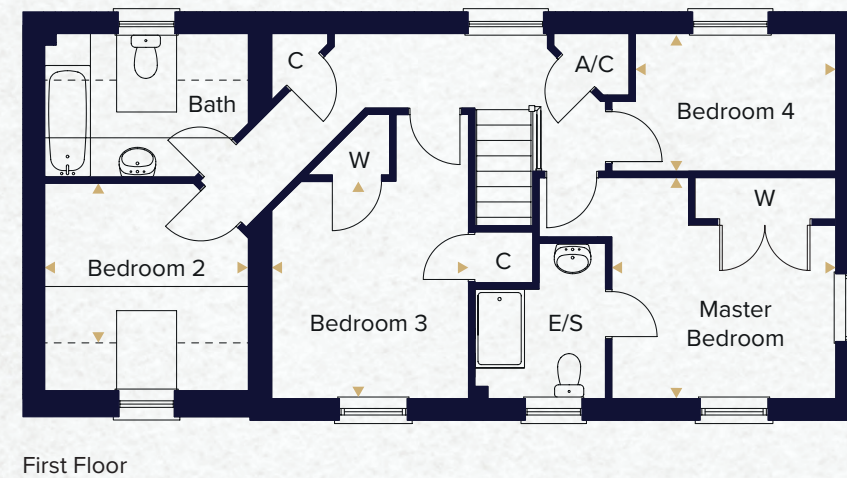
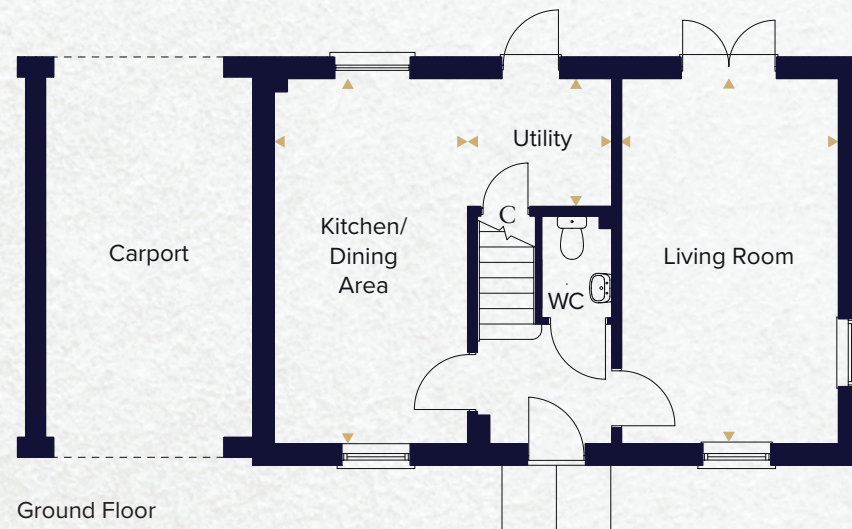
The Stanford

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

The Stanford

4 Bedroom House

Plot 256



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.
▨ Velux window.

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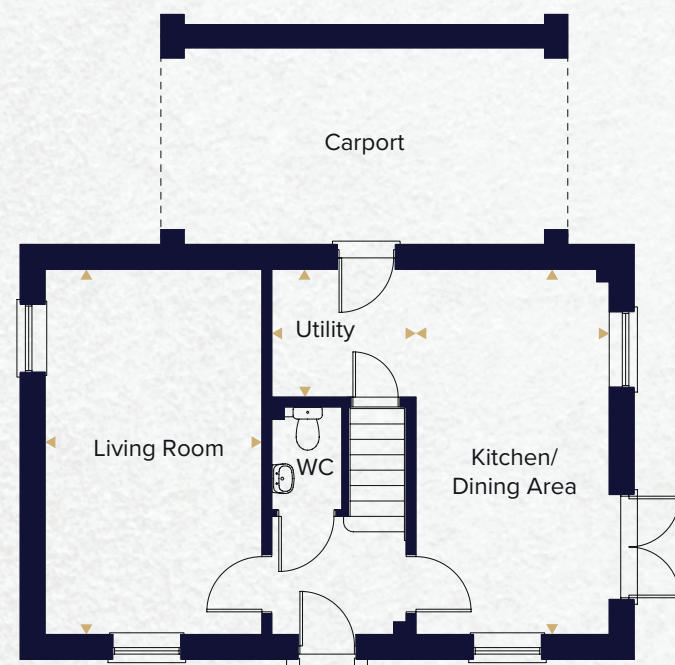
The Bixley

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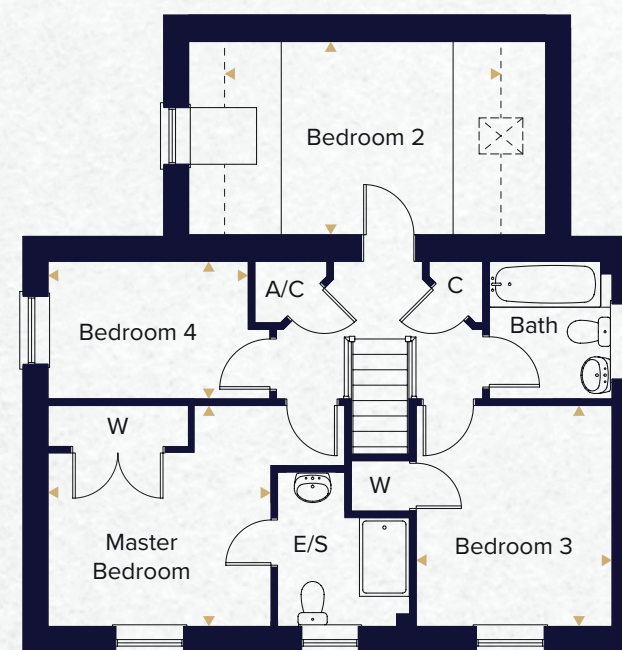
The Bixley

4 Bedroom House

Plot 221 & 225




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 Santon

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The Santon

2 Bedroom Bungalow

Plots 150 & 151(h)



Ground Floor

Kitchen	2.933m x 2.755m	9'8" x 9'1"
Living/Dining Area	5.675m x 3.830m	18'8" x 12'7"
Master Bedroom	4.075m x 3.245m	13'5" x 10'8"
Bedroom 2	3.518m x 3.515m	11'7" x 11'6"

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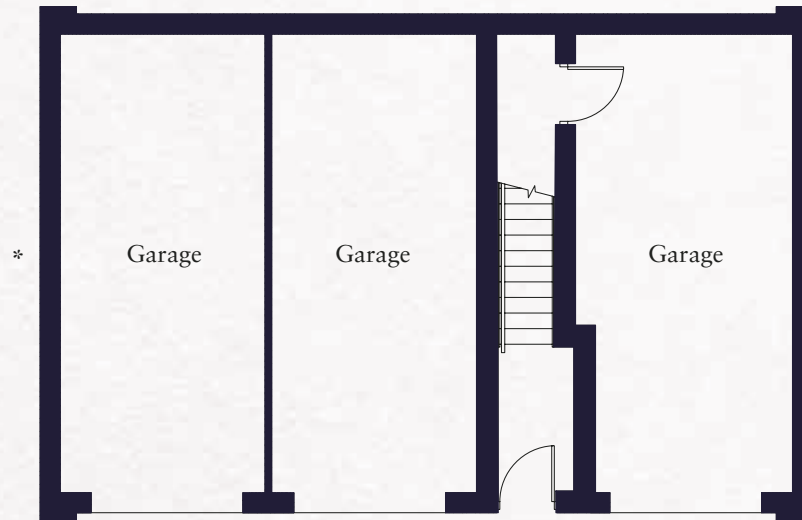
The Alde

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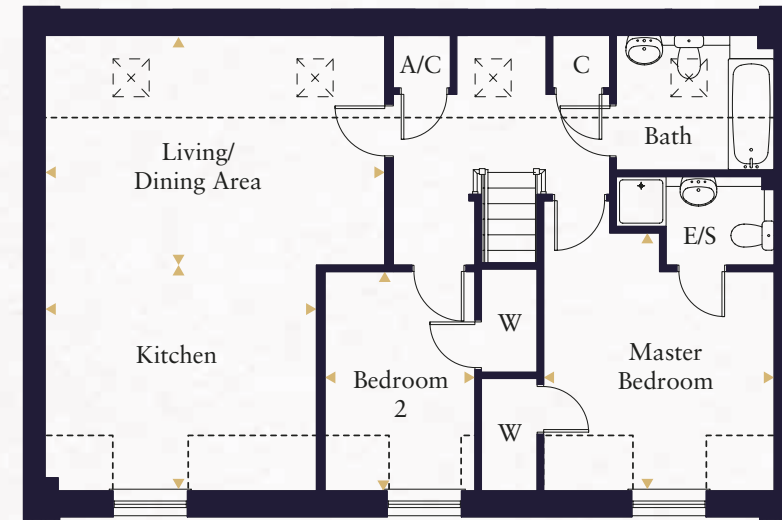
The Alde

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

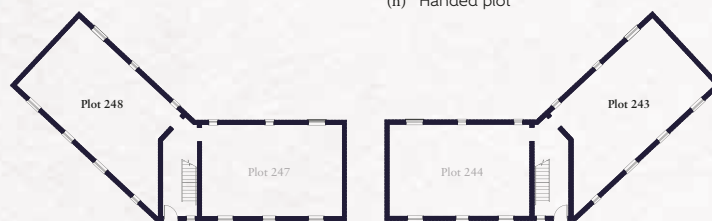
Ground Floor - Plots 243 & 248(h)

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"

(h) Handed plot



Ground Floor



First Floor

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The Buckthorn
Apartments

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The Buckthorn

2 Bedroom Apartment

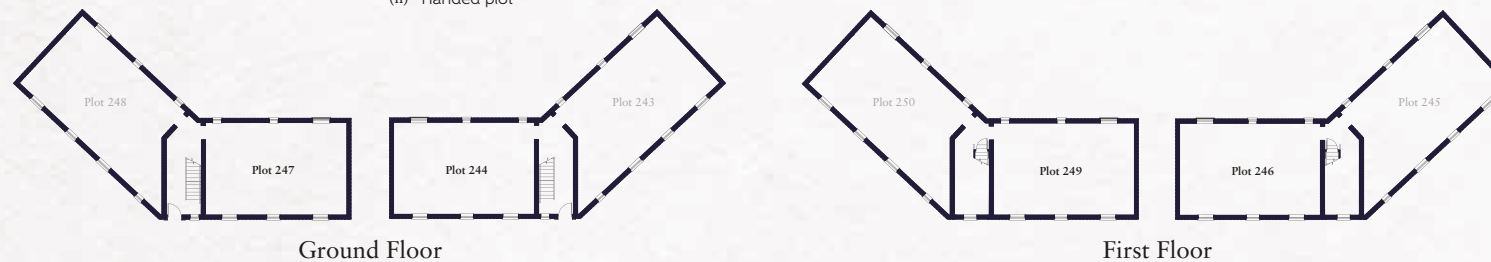
Ground Floor - Plots 244 & 247(h)

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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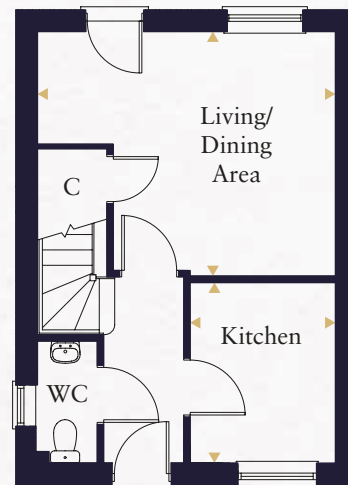
The Burgh

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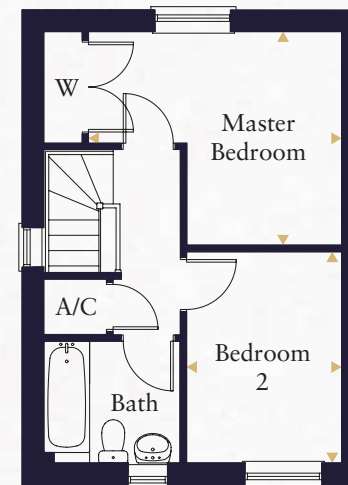
The Burgh

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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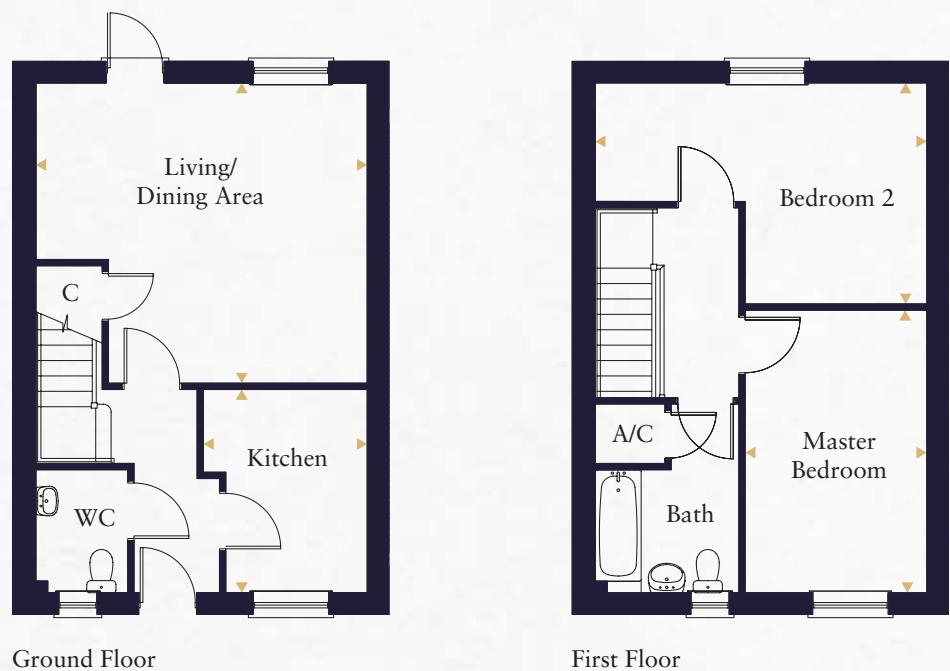
The Holkham

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

The Holkham

2 Bedroom Cottage

Plots 233, 234 & 235



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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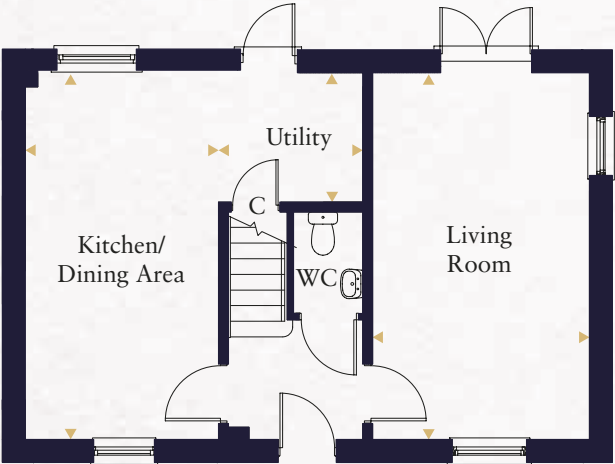
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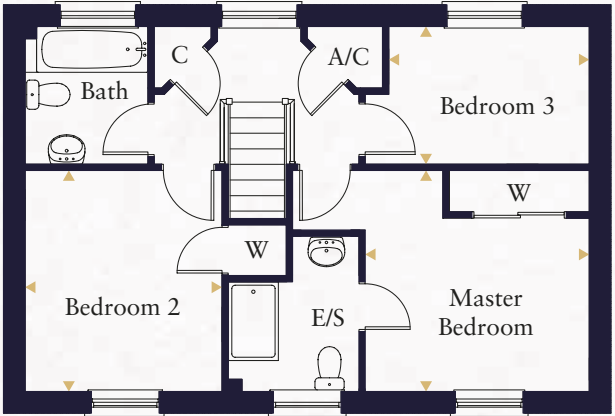
The Blyth

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

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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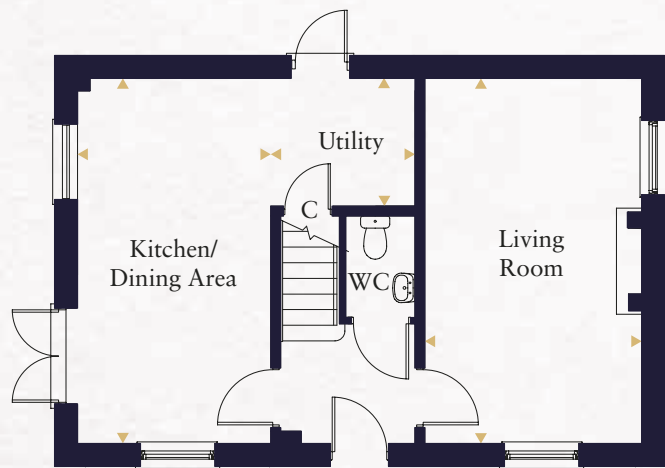
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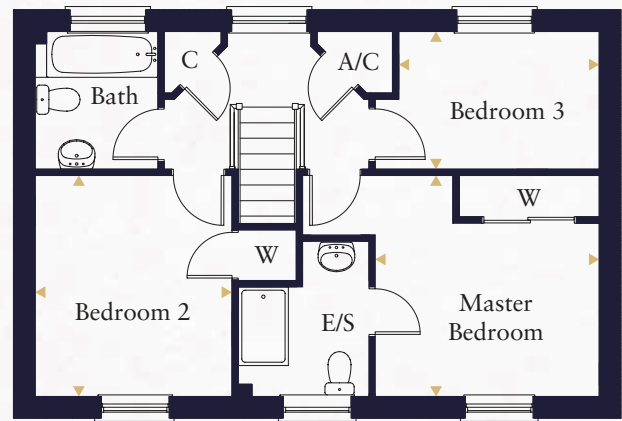
The Lynford

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

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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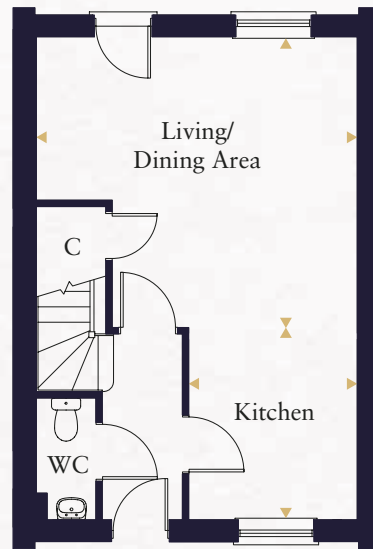
The Brett

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

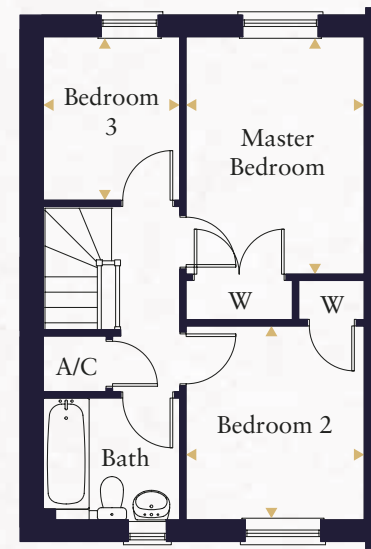
The Brett

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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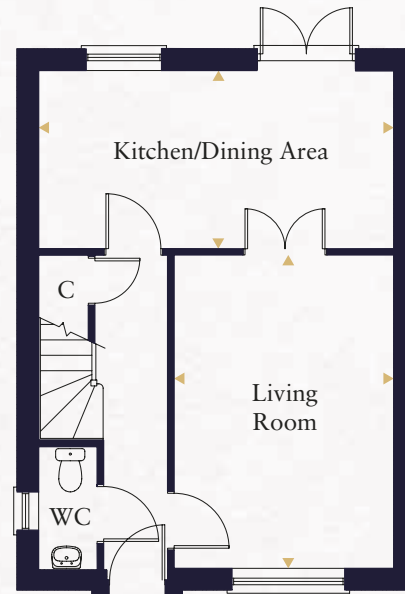
The Elder

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

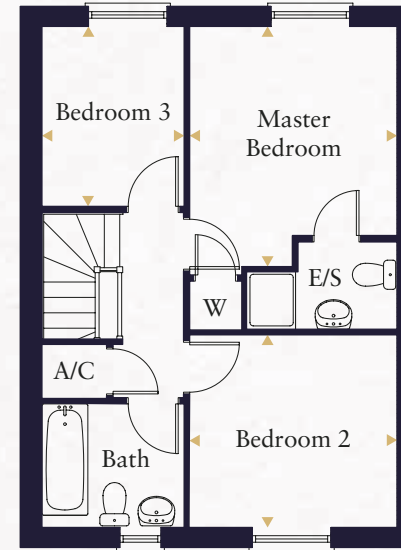
The Elder

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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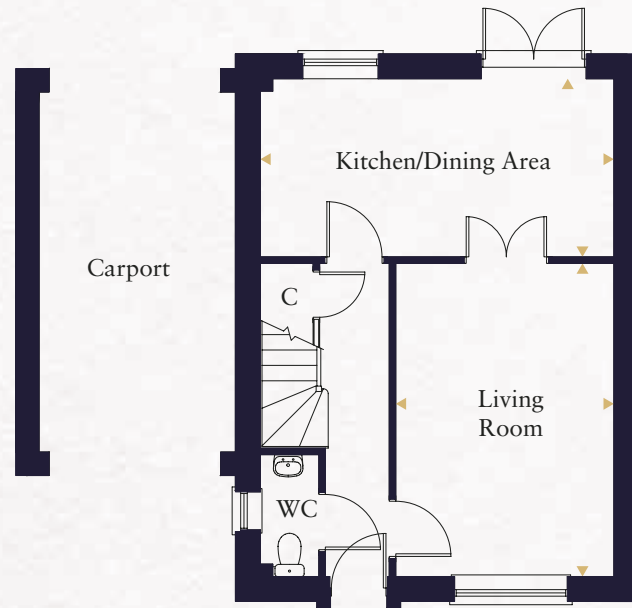
The Sutton

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

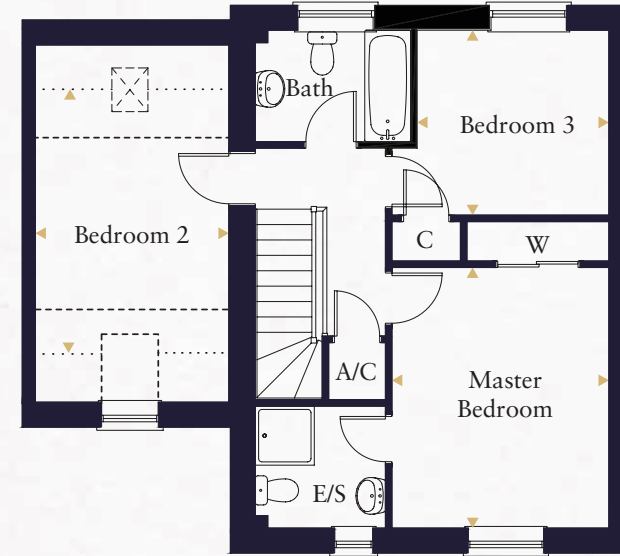
The Sutton

3 Bedroom House

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



Ground Floor



First Floor

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.
 [Pattern] Velux window.
 (h) Handed plot

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The Eaton

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

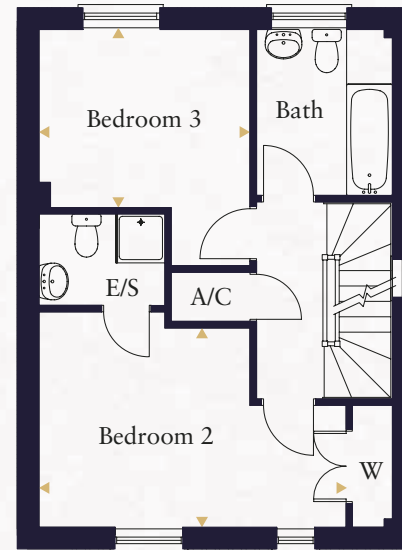
The Eaton

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.
 [Pattern] Velux window.
 (h) Handed plot

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MILL GROVE by HOPKINS HOMES



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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



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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MILL GROVE by HOPKINS HOMES



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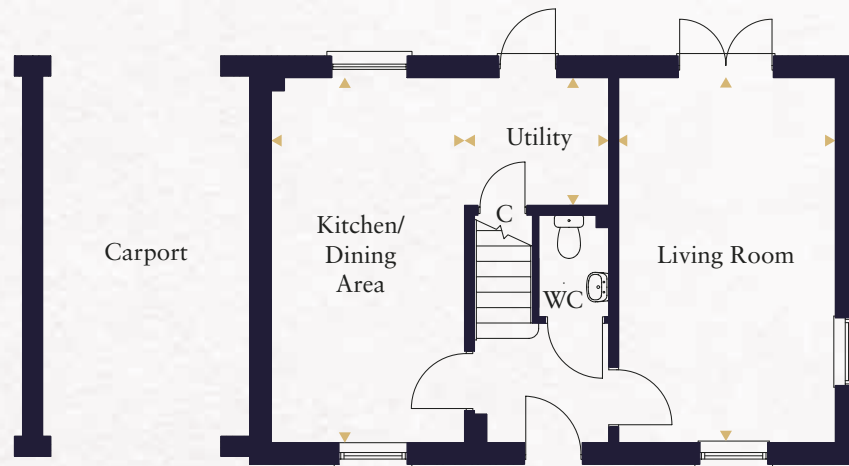
The Stanford

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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MILL GROVE by HOPKINS HOMES



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The Keswick

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

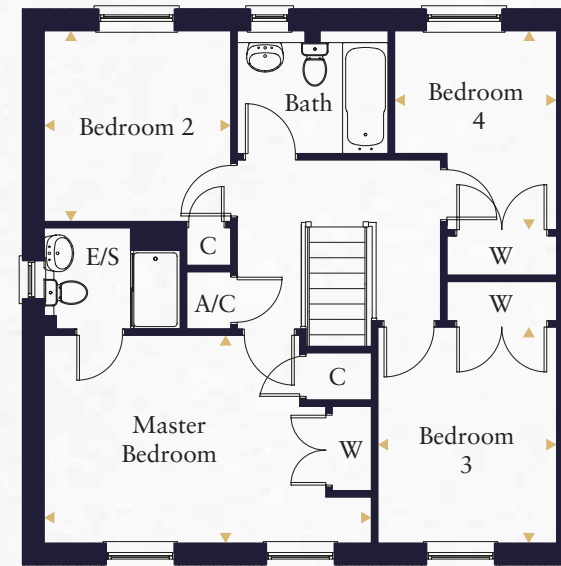
The Keswick

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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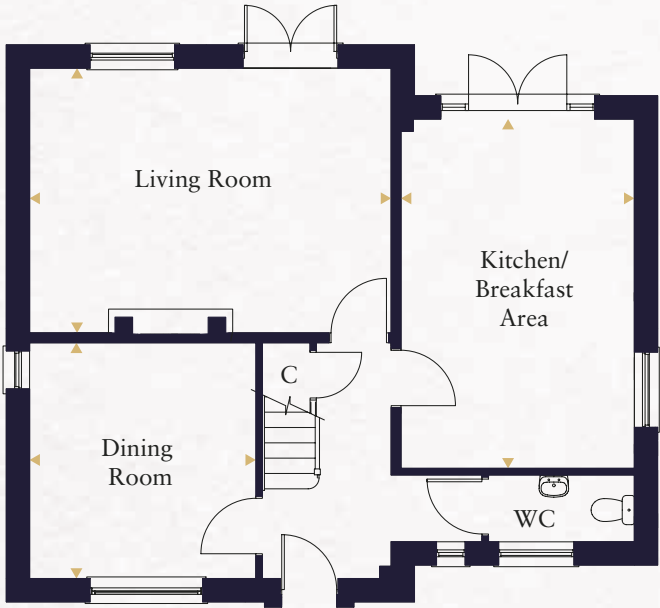
The Nelson

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

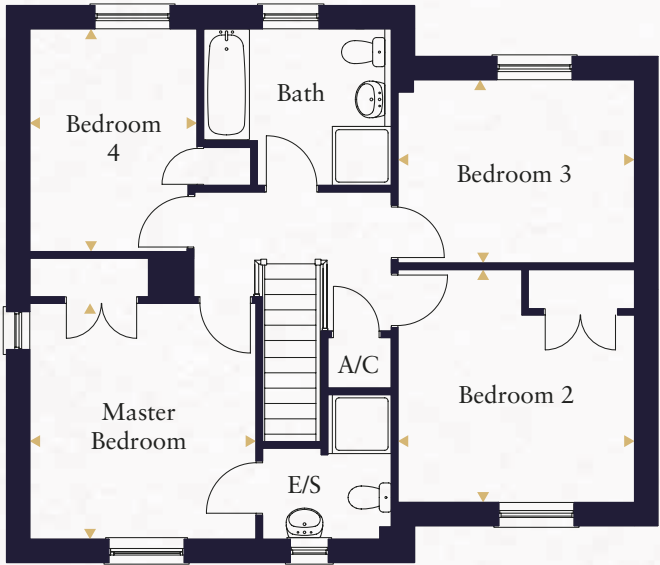
The Nelson

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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HOMES



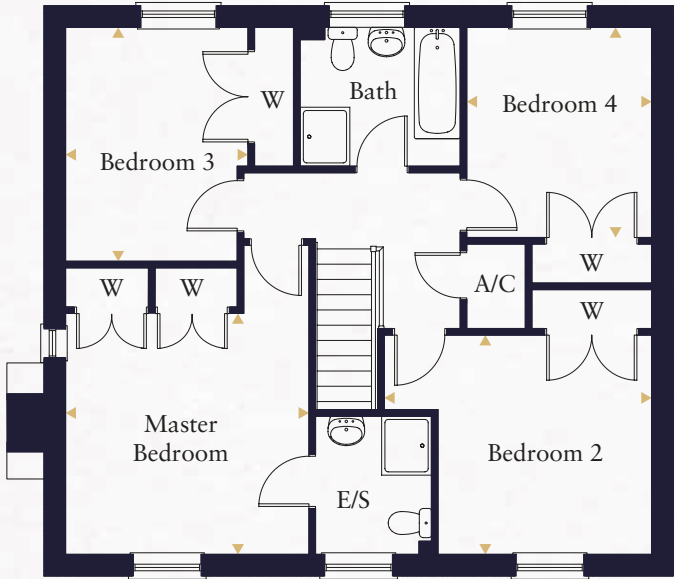
The Heacham

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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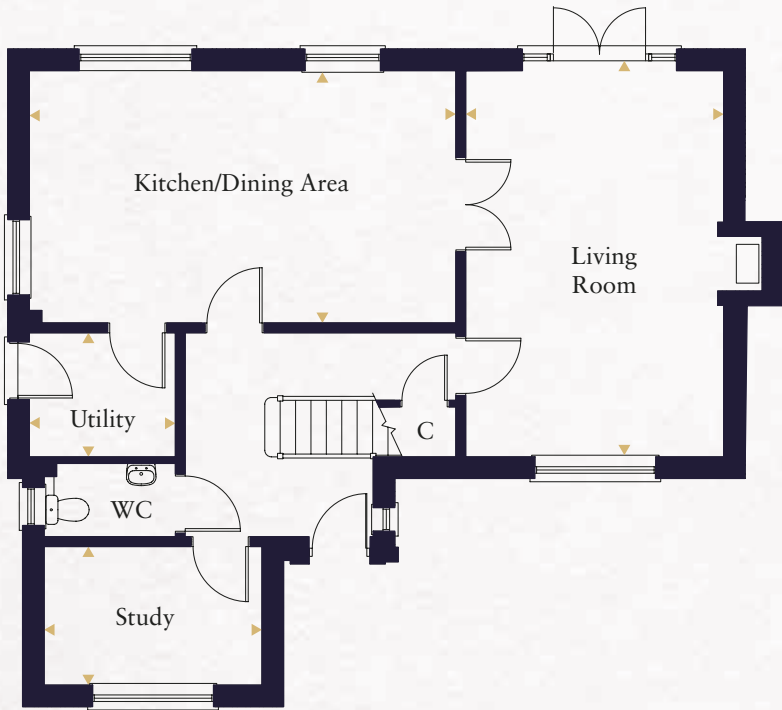
HOPKINS
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The Fynn

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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In partnership with



Maps not to scale

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

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