



HOPKINS
HOMES

Swanton Vale.

SWANTON MORLEY, NORFOLK

Beautifully crafted living in the heart of Norfolk.



Swanton Vale, beautifully located in the heart of Norfolk.

Nestled in the picturesque village of Swanton Morley, Swanton Vale is a collection of 2, 3, and 4-bedroom homes that puts you squarely in the middle of one of England's finest counties, which means life here has a little bit of everything.



The Hopkins Story.

For us, building exceptional quality homes isn't a job, it's a vocation. Our designers, architects and craftspeople are passionate about retaining the heritage of the past, to create homes and communities that will stand the test of time in the future.

James Hopkins

Executive Chairman
and founder of Hopkins Homes



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

Ben and Charlotte Cobbold – Mill Grove, Stowmarket

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

Ella Dowling – Woodland Rise, Barrow

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

Sarah Brown – Birch Gate, Wymondham

The Hopkins Charitable Fund.

Hopkins Homes is proud to call East Anglia home. We care deeply about the legacy we leave in the place that we live and work, our impact on existing communities and what we can do to create a positive change for all local people.

The Hopkins Charitable Fund is our way of putting back help and support to those that need it most in our society.



Proud of our contribution.

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



Over
£450k
FOR MAJOR PROJECTS

Over
£370k
IN SMALL GRANTS SINCE 2017



140
LOCAL CHARITIES
SUPPORTED

11
WAR MEMORIALS
RESTORED

25
COMMUNITY SHOPS
& PUBS SUPPORTED

6
COUNTY-WIDE
CHARITY VOTES

70
AWARDS AND
COUNTING

16
WHATHOUSE?
AWARDS

33
NHBC
AWARDS

3
YEARS IN THE LSE 1000
COMPANIES TO INSPIRE
BRITAIN

Swanton Vale puts you squarely in the middle of one of England’s finest counties.

WHICH MEANS LIFE HERE HAS A LITTLE BIT OF EVERYTHING

The village of Swanton Morley is a trove of local amenities. The Butchers Shop on Gooseberry Hill serves up high-quality meats and cheeses, and The Mill Bakery will take care of your bread, bakes and cakes. There is also a Post Office and village shop to keep things convenient. Swanton Morley’s Village Hall is a hub of the community.

At Swanton Vale, there are two pubs nearby. The cosy, welcoming spirit of Darbys Pub is just a five-minute stroll away and just a little further south, you’ll find the beautiful grade II-listed The Angel.

Swanton Morley was voted the Calor Village of the Year in 2009 – the final year the awards ran - beating over 1,600 other villages to the trophy.



Holkham Beach



Swanton Morley House

Close by.

Swanton Morley House is just under a mile away. Surrounded by ten acres of glorious gardens, you can explore their spectacular floral displays and for those tying the knot, enjoy the big day in the most beautiful of locations.

The metropolitan city of Norwich is close by, where you will be spoilt for choice with an incredible selection of theatres, cinemas and shops ranging from stylish independent boutiques to modern shopping malls.

Local Schools.

For families with children, Swanton Morley V.C. Primary is an eight-minute walk from Swanton Vale and was rated Good by Ofsted in 2018. The two closest secondary schools, are Northgate High School, rated Good in 2017 and Neatherd High School, rated Good in 2020. Both schools are in Dereham and around a 10-minute drive away.*



Swanton Morley House



As if that wasn’t enough, the nearby market town of Dereham puts even more on your doorstep, dotted with independent shops and cafes, a market every Tuesday, a golf course, a swimming pool and one of the country’s smallest cinemas.

The town is also home to the beautiful Neatherd Moor, Vicarage Meadow and a restored railway station from which the preserved Mid Norfolk Railway operates excursions.

With Swanton Morley’s central location you’re not far for trips to Norfolk’s celebrated beaches, which are all within easy reach including, the seaside towns of Cromer, Blakeney and Wells-next-the-Sea, which are all under 25 miles away.

Those needing links to London are well catered for too. London is around a 2.5-hour drive or under two hours by train from Norwich.



Norwich



Amenities.

- | | |
|--------------|--|
| Village shop | Two excellent pubs |
| Butcher | Primary school |
| Baker | Village hall and green for bowls and cricket |
| Post Office | |



This is our life's work.

For us, building homes isn't a job it's a vocation.

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

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

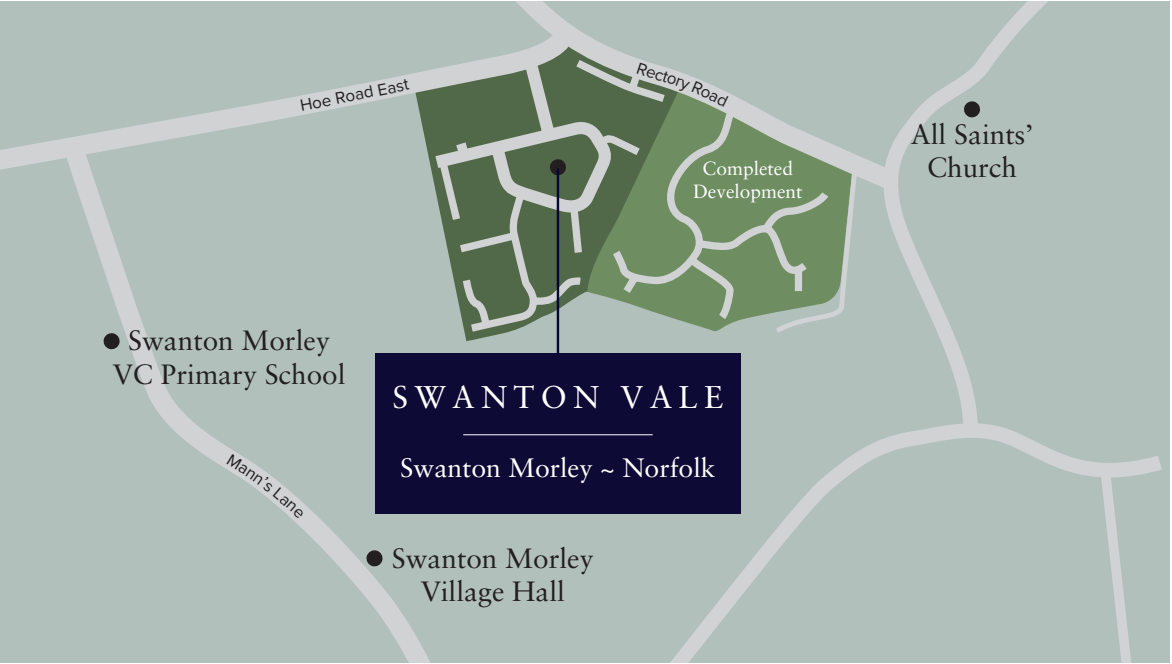
Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.



Swanton Vale.

SWANTON MORLEY, NORFOLK



2 Bedroom Homes

THE NESS
Plots 30, 31(h), 42(h) & 43

3 Bedroom Homes

THE BRETT
Plots 25, 26(h), 28(h), 29(h), 66 & 67(h)

THE LISTON
Plots 27, 39, 40, 41, 48(h), 49, 51(h), 52, 68(h) & 69

THE SUTTON
Plots 8, 9(h), 10, 11(h), 33, 34, 35(h), 36, 44, 47(h), 72 & 84(h)

THE BLYTH
Plots 50, 53(h), 70(h), 71(h), 82 & 83

THE BOURNE (b)
Plots 74, 75(h), 76 & 77(h)

4 Bedroom Homes

THE BIXLEY
Plots 73 & 85(h)

THE STANFORD
Plots 37, 45 & 46(h)

THE KENNETT
Plot 22 & 23(h)

THE KESWICK
Plots 7 & 78

THE LANGFORD
Plots 2 & 5

THE CHELMER
Plot 3, 4, 79(h) & 80(h)

THE WHITWELL
Plot 21, 24(h) & 32(h)

THE HEACHAM
Plot 1, 6, 38 & 81(h)

Key

AFFORDABLE HOUSING

SHARED OWNERSHIP

WILDFLOWER AREAS*

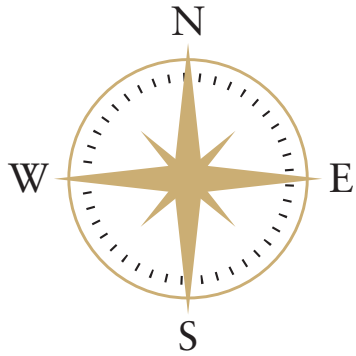
BIN COLLECTION LOCATIONS

(b) BUNGALOWS

V VISITOR PARKING

S/S SUBSTATION

(h) HANDED PLOT



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.



Specification.

Kitchens

- Choice of kitchen cupboards and worktops
- Neff oven, hob and hood fitted as standard to certain plots
- Electric 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

Plumbing

- Underfloor heating to ground floor and thermostatically controlled radiators to upper floors
- Central heating via air source heat pumps located outside within the curtilage of the home
- White Roca 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
- Tile trim 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
- Media plate to living room
- TV points to living room, study and all bedrooms
- Data points to living room, study and all bedrooms
- Outside lighting to front and rear on certain plots
- Double socket outlets throughout

Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber double-glazed 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
- Timber fencing and garden gate
- Patio to all gardens in buff riven slabs
- Lighting and double power socket to certain garages
- External light to front door where applicable

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. *Not applicable when upgrading work surfaces with upstand.



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The Ness

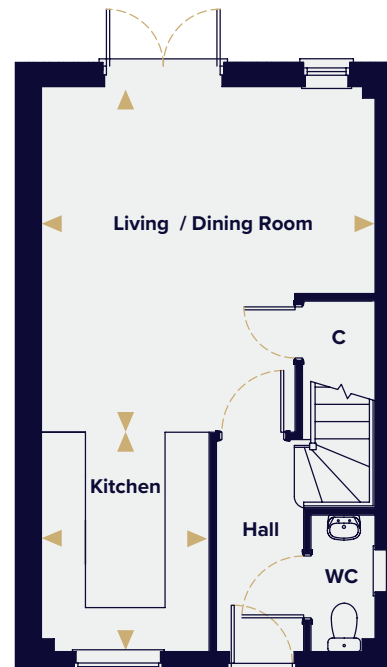


The Ness

TWO BEDROOM HOUSE

Plots 30, 31(h), 42(h) & 43

Ground floor



First floor



Living/Dining Room	4.71m x 4.55m	15'5" x 14'11"
Kitchen	2.99m x 2.29m	9'10" x 7'6"
Master Bedroom	3.88m x 3.25m	12'9" x 10'8"
Bedroom 2	2.98m x 2.39m	9'9" x 7'10"

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- ◻ Velux window
- AC Airing cupboard
- (h) Plot is handed

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The Brett

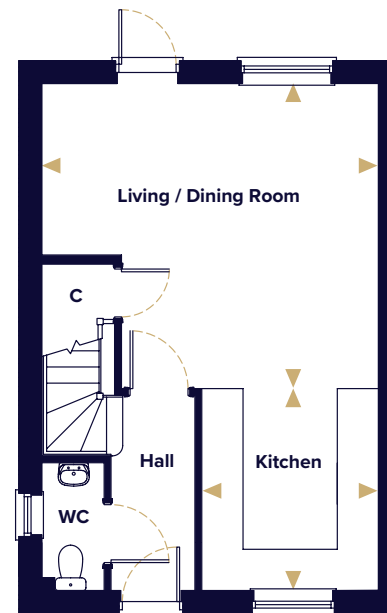


The Brett

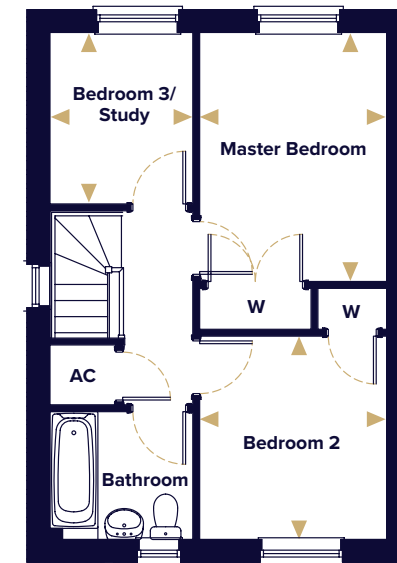
THREE BEDROOM HOUSE

Plots 25, 26(h), 28(h), 29(h), 66 & 67(h)

Ground floor



First floor



Living/Dining Room	4.90m x 4.44m	16'0" x 14'6"
Kitchen	2.94m x 2.57m	9'7" x 8'5"
Master Bedroom	3.62m x 2.72m	11'10" x 8'11"
Bedroom 2	2.96m x 2.72m	9'8" x 8'11"
Bedroom 3/Study	2.49m x 2.08m	8'2" x 6'9"

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CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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The Liston

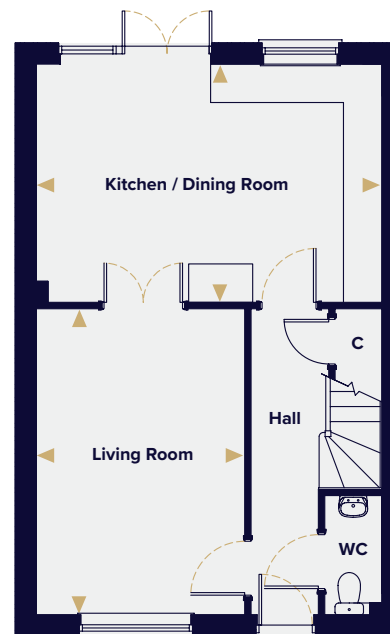


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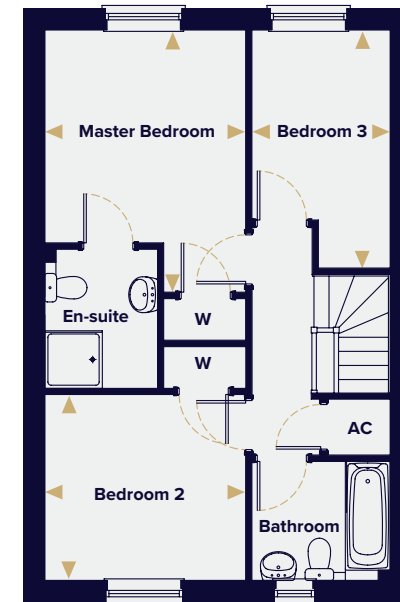
THREE BEDROOM HOUSE

Plots 27, 39, 40, 41, 48(h), 49, 51(h), 52, 68(h) & 69

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"

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The Sutton



The Sutton

THREE BEDROOM HOUSE

Plots 8, 9(h), 10, 11 (h), 33, 34, 35(h), 36, 44, 47(h), 72 & 84(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"

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The Blyth

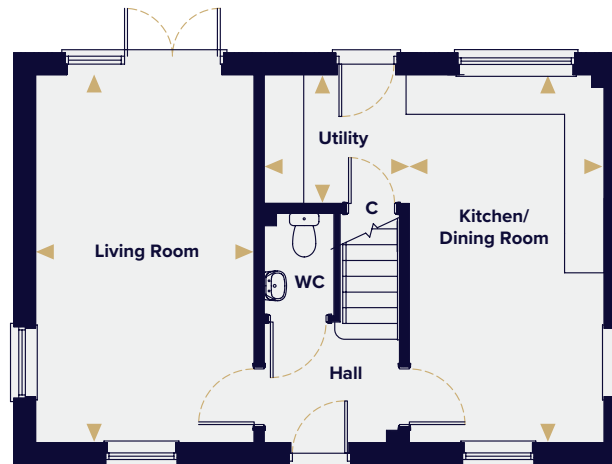


The Blyth

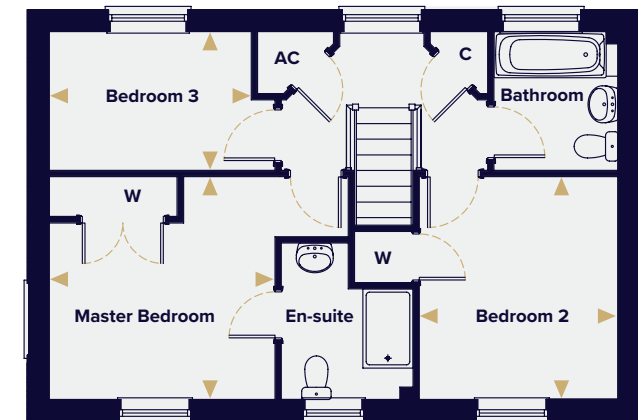
THREE BEDROOM HOUSE

Plots 50, 53(h), 70(h), 71(h), 82 & 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	3.38m x 3.01m	11'0" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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The Bourne



The Bourne

THREE BEDROOM BUNGALOW

Plots 74, 75(h), 76 & 77(h)



Living Room	5.85m x 4.20m	19'2" x 13'9"
Kitchen/Dining Room	5.24m x 4.29m	17'2" x 14'1"
Master Bedroom	4.11m x 3.94m	13'5" x 12'11"
Bedroom 2	3.91m x 2.77m	12'9" x 9'1"
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"

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The Bixley



The Bixley

FOUR BEDROOM HOUSE

Plots 73 & 85(h)



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 3.76m	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"

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The Stanford



The Stanford

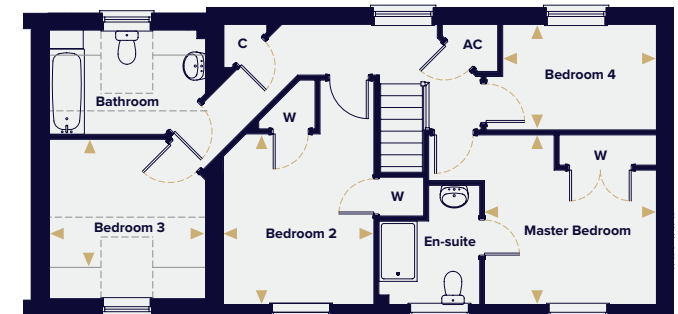
FOUR BEDROOM HOUSE

Plots 37, 45 & 46(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 3.37m	11'2" x 11'1"
Bedroom 2	3.39m 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"

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The Kennett

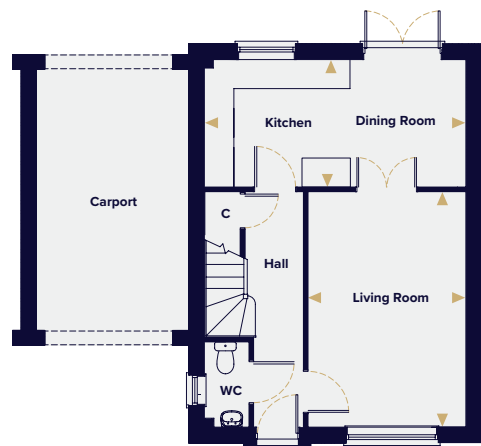


The Kennett

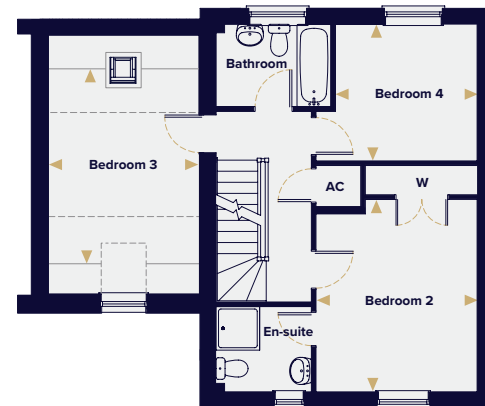
FOUR BEDROOM HOUSE

Plots 22 & 23(h)

Ground floor



First floor



Second floor



Living Room	4.87m x 3.26m	16'0" x 10'9"
Kitchen	3.00m x 2.64m	9'10" x 8'8"
Dining Room	2.40m x 2.64m	7'10" x 8'8"
Master Bedroom	5.15m x 3.31m	13'7" x 10'9"
Bedroom 2	3.98m x 3.33m	12'9" x 10'9"
Bedroom 3	5.53m x 2.98m	18'0" x 12'8"
Bedroom 4	2.93m x 2.82m	9'6" x 9'2"

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The Keswick



The Keswick

FOUR BEDROOM HOUSE

Plots 7 & 78



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	1.88m x 1.67m	6'2" x 5'6"
Master Bedroom	4.30m x 3.18m	14'1" x 10'5"
Bedroom 2	3.10m x 2.73m	10'2" x 9'
Bedroom 3	2.98m x 2.85m	9'9" x 9'4"
Bedroom 4	2.94m x 2.47m	9'8" x 8'1"

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The Langford



The Langford

FOUR BEDROOM HOUSE

Plots 2 & 5

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	1.88m x 1.67m	6'2" x 5'6"
Master Bedroom	4.30m x 3.18m	14'1" x 10'5"
Bedroom 2	3.10m x 2.73m	10'2" x 9'
Bedroom 3	2.98m x 2.85m	9'9" x 9'4"
Bedroom 4	2.94m x 2.47m	9'8" x 8'1"

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The Chelmer



The Chelmer

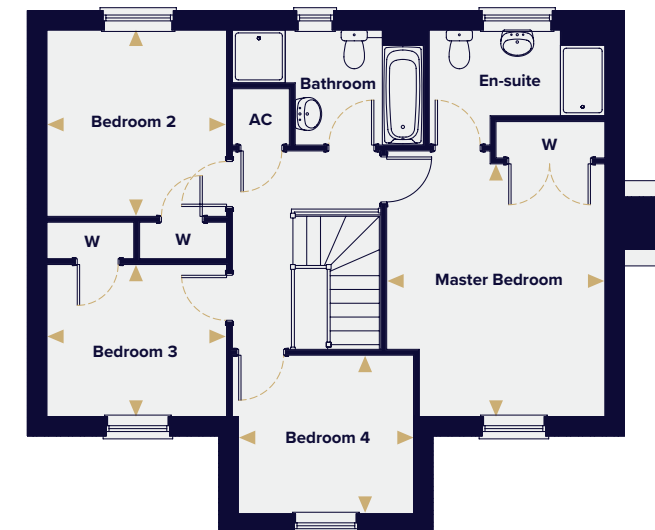
FOUR BEDROOM HOUSE

Plots 3, 4, 79(h) & 80(h)

Ground floor



First floor



Living Room	6.59m x 3.67m	21'7" x 12'0"
Kitchen/ Dining Room	5.69m x 4.31m	18'8" x 14'2"
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"
Study	3.11m x 2.18m	10'3' x 7'2"

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HOMES



The Whitwell

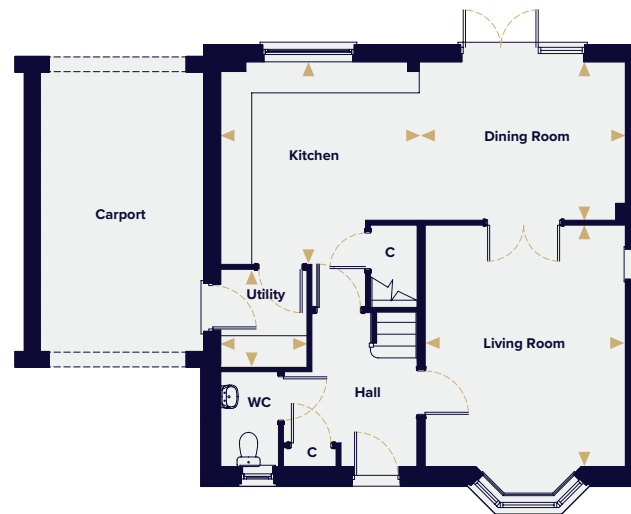


The Whitwell

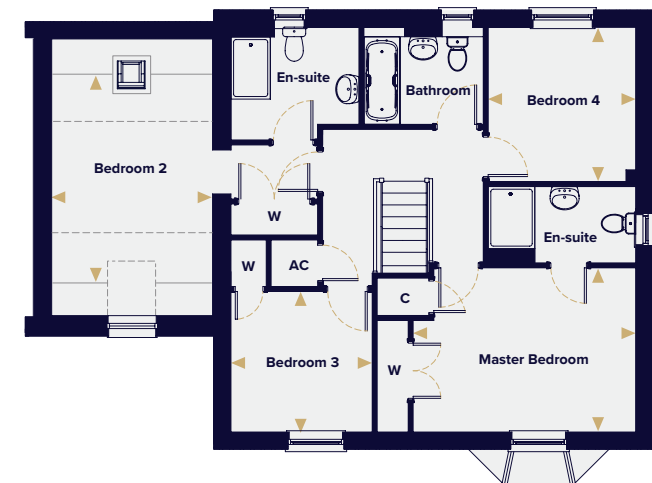
FOUR BEDROOM HOUSE

Plots 21, 24(h) & 32(h)

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	1.88m x 1.67m	6'2" x 5'6"
Master Bedroom	4.30m x 3.18m	14'1" x 10'5"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	2.73m x 2.72m	8'11" x 8'11"
Bedroom 4	2.85m x 2.98m	9'4" x 9'9"

- ▶ 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 Heacham



The Heacham

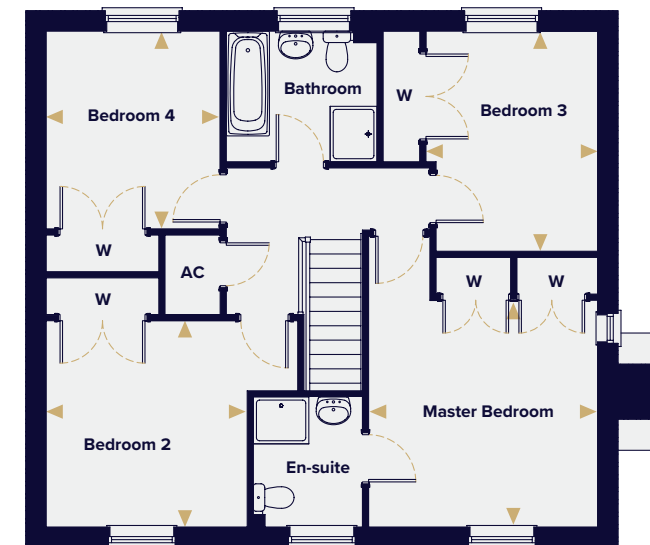
FOUR BEDROOM HOUSE

Plots 1, 6, 38 & 81(h)

Ground floor



First floor



Living Room	4.70m x 3.72m	15'5" x 12'2"
Kitchen/ Dining Room	8.95m x 3.20m	29'4" x 10'6"
Utility	2.27m x 1.65m	7'5" x 5'5"
Master Bedroom	3.72m x 3.68m	12'2" x 12'0"
Bedroom 2	3.35m x 3.26m	10'11" x 10'8"
Bedroom 3	3.57m x 2.79m	11'9" x 9'1"
Bedroom 4	3.21m x 2.82m	10'6" x 9'3"
Study	2.95m x 2.99m	9'8" x 9'9"

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- AC Airing cupboard
- (h) Plot is handed

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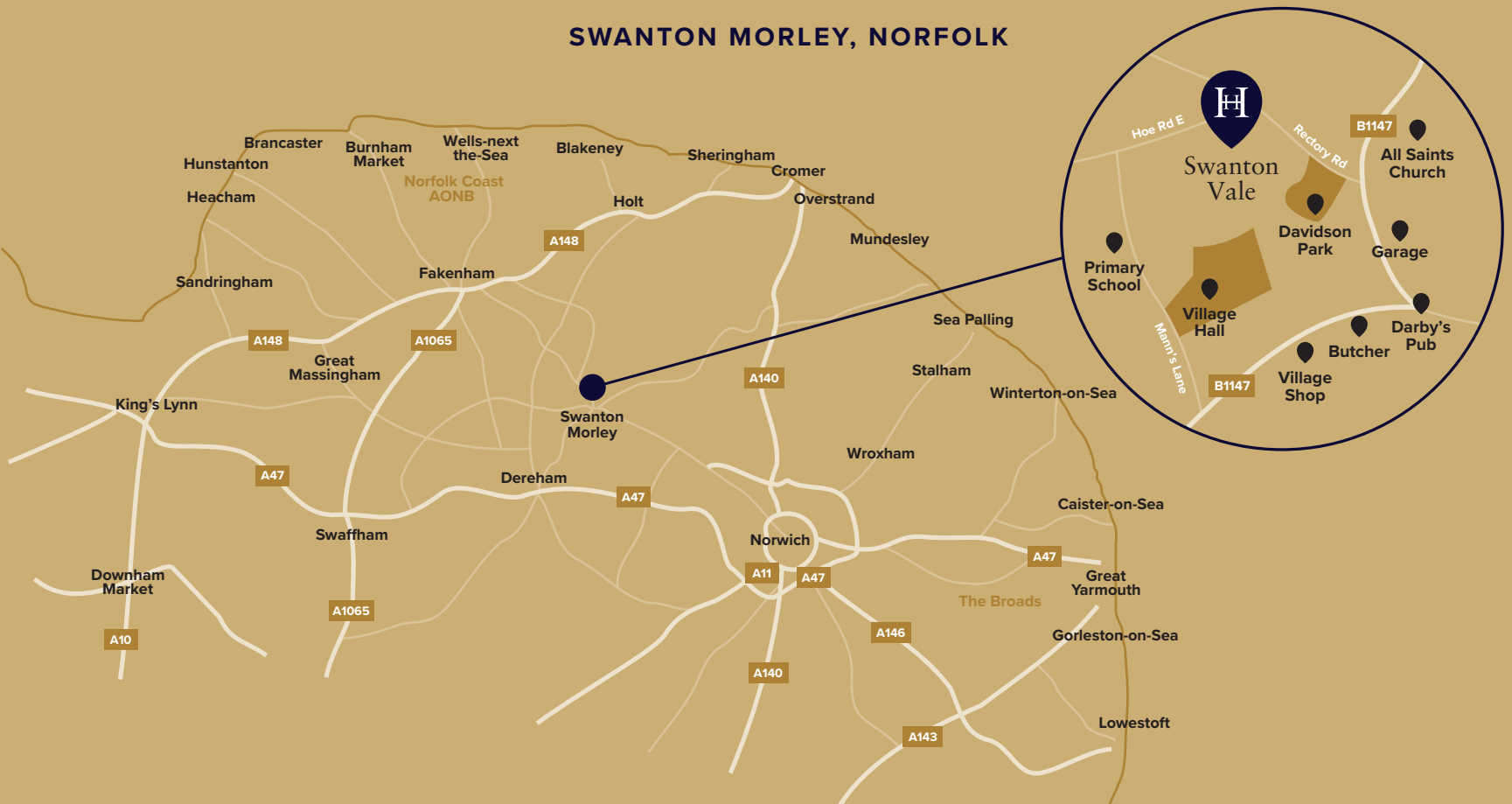
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Travel times and distances.

By road to:

Dereham	4 miles
Fakenham	13 miles
Norwich	18 miles
Holt	18 miles
Blakeney	23 miles

By rail (from Norwich) to:

Ipswich	37mins
Cambridge	1hr 15mins
Stansted Airport	Under 2hrs
London King's Cross	Under 2hrs
London Liverpool Street	Under 2hrs

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



*School places are 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.

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 Swanton 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.