



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.



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

# 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.



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

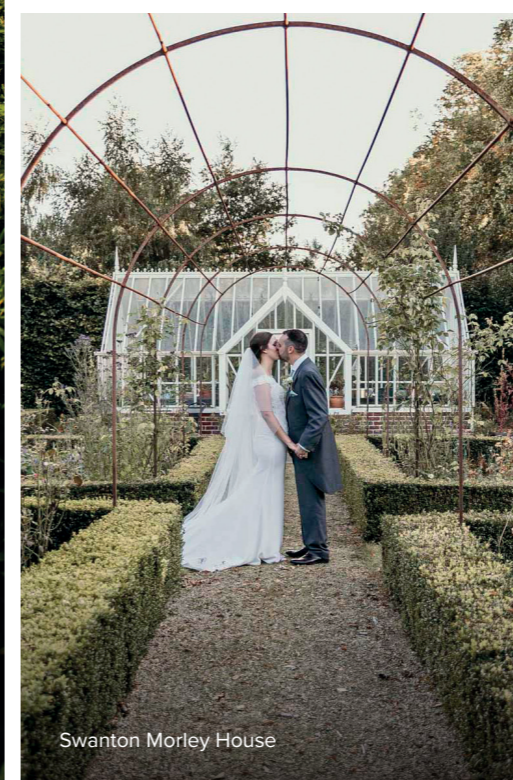
The village of Swanton Morley is a trove of local amenities. The Butchers Shop on Gooseberry Hill serves up high-quality meats and cheeses, and The Mill Bakery will take care of your bread, bakes and cakes. There is also a Post Office and village shop to keep things convenient. Swanton Morley's Village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



8. Darbys Pub & Restaurant



Norwich



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.

## 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.

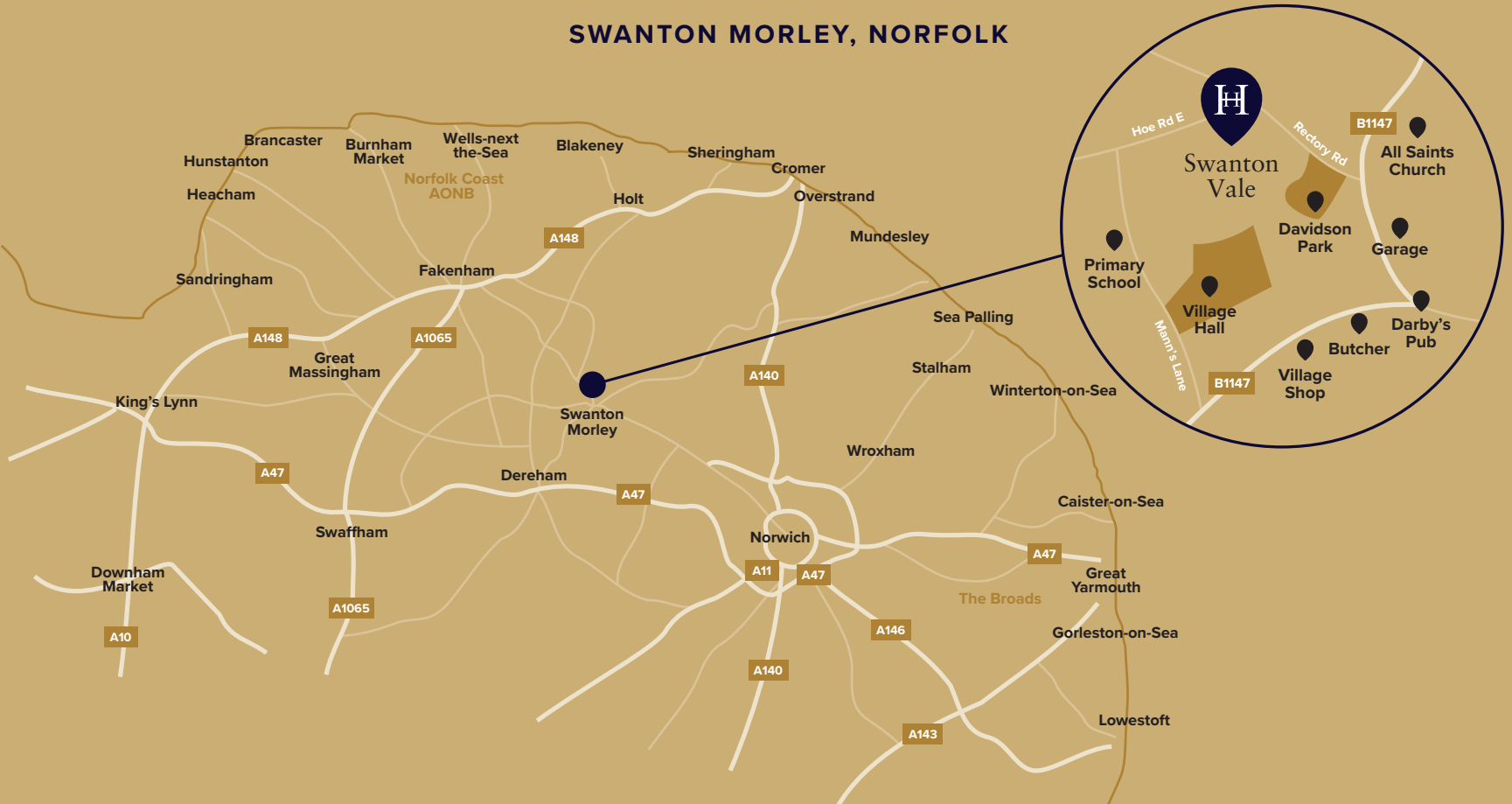




**HOPKINS  
HOMES**

# Swanton Vale.

**SWANTON MORLEY, NORFOLK**



## Swanton Vale Marketing Suite.

**Address:** 5 Rectory Road,  
Swanton Morley, Norfolk  
NR20 4QA

**Telephone:** 01362 709195

**Email:** swanton.vale@hopkinshomes.co.uk

## 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](http://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.