



HOPKINS
HOMES

BERGHOLT PLACE.

WEST BERGHOLT, ESSEX

The best of village, town and countryside.



Bergholt Place, beautifully located in the idyllic countryside of Essex.

Bergholt Place is a collection of 2, 3 and 4-bedroom homes at the heart of West Bergholt village, three miles from Colchester. Enjoy life close to nature, with the best of town and country within easy reach.



The Hopkins Story.

Creating exceptional quality homes that stand the test of time is our life's work. Our designers, architects and craftspeople are passionate about retaining the heritage of the past to create homes and environments that will stand the test of time in the future.



“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 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.”

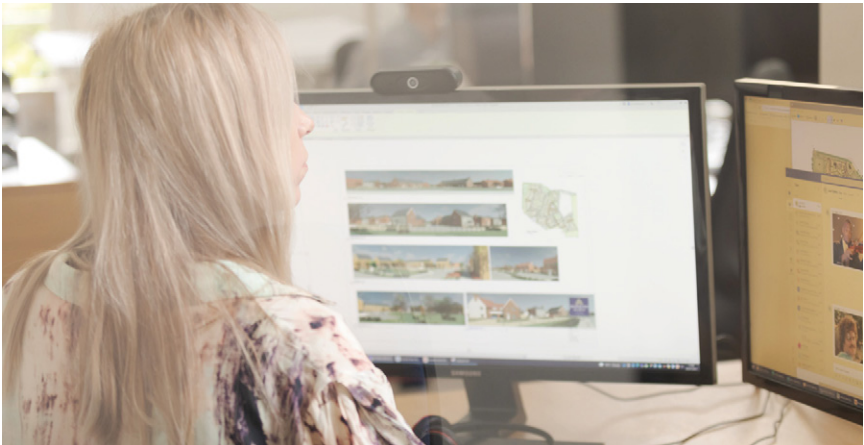
Sarah Brown – Birch Gate, Wymondham

The Hopkins Legacy.



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

Premium village living at Bergholt Place.

DISCOVER SOMETHING SPECIAL IN THE CHARMING TOWN OF WEST BERGHOLT

The village of West Bergholt offers the perfect rural lifestyle surrounded by stunning countryside and access to great local amenities.

Make the most of the green spaces on your doorstep with beautiful walking and cycling routes. Nearby Hillhouse Wood, famed for its beautiful display of bluebells, nightingales and colonies of rare butterflies, is a woodland less than a mile and a half from Bergholt Place.

This village has its own primary school and sports facilities for football, cricket, netball and tennis plus a choice of local golf courses. There is also the village hall, which is home to clubs and activities for all ages.

The East of England Co-op Food Store is within easy walking distance for when you want to stock up on essentials and there is also a convenience store and a Post Office.



Bluebell Woods



River Stour



Castle Park, Colchester

Close by.

Head to nearby Colchester with its restaurants and culture, Colchester Zoo, theatres or Castle Park. Britain's oldest recorded town, Colchester has a host of independent and high street shops, including a Fenwick store. Supermarkets include a Waitrose store and there are markets and farmers' markets to browse. Also within range is Tollgate Centre Shopping Park in Stanway, which has a variety of large retail stores such as; Argos, Smyths Toys and SportsDirect.

Colchester Leisure World has a swimming pool, gym and sports hall and is a 9-minute drive away. There is also a David Lloyd Club a 10-minute drive away. Bergholt Place is less than 5 miles from Colchester's Northern Gateway Sports Park and the neighbouring Northern Gateway Leisure Park. Due to be complete in 2024, the leisure park will include a 12-screen cinema, restaurants and bowling lanes.

Excellent road and rail links make it easy to travel for work or pleasure and London Liverpool Street is just 50 minutes from Colchester Station, which is 2 miles away.

You'll be a frequent visitor to the villages and beauty spots close by, especially Dedham, which inspired artist John Constable. The Dedham Vale Area of Outstanding Natural Beauty offers endless ways to exercise, energise and unwind on land or water. Try boating or paddle boarding on the River Stour, walk along the river banks or shop for treasures at the arts and craft centre.

Mersea Island, with its pastel-coloured beach huts, famous seafood restaurants, water sports and wildlife is another beauty spot just 11 miles away.



Amenities.

- | | |
|-----------------------|-----------------------------------|
| Nurseries | Sports pitches |
| Primary school | Playgrounds |
| Pubs/restaurants | Doctors' surgery |
| Post office | Easy access to Colchester Station |
| Village shops | East of England Co-op Food Store |
| Open spaces | Convenience Store |
| Woods and countryside | |

Local Schools.

West Bergholt is well served with plenty of early years childcare, with a nursery, baby toddler group and Heathlands C of E Primary School. Ofsted rated Good with Outstanding nursery provision in September 2018, the school is a 6-minute walk. Secondary schools include The Stanway School in Colchester, rated Good in March 2017.

Colchester also has a sixth form college, university, further education college and two grammar schools. Among the independent schools are Holmwood House preparatory school and nursery, St Mary's School for Girls and Colchester High School.*



White Hart Pub, West Bergholt



The Hole In The Wall Pub, Colchester



High Street, Colchester



Grey Friars Hotel, Colchester



Mersea Island



This is our life's work.

Building homes is our vocation, not our job.

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

Bergholt Place.

WEST BERGHOLT, ESSEX



Bergholt Place Marketing Suite.

Address: Colchester Road,
Essex CO6 3JQ

Telephone: 01394 446860

Email: bergholt.place@hopkinshomes.co.uk

Travel times and distances.

By road to:

Colchester Station	3 miles
Marks Tey Station	4 miles
Colchester Town Centre	4 miles
Ipswich	21 miles
Chelmsford	22 miles
Stansted Airport	30 miles

By rail (from Colchester Station) to:

Marks Tey	6 mins
Ipswich	16 mins
Chelmsford	20 mins
London Liverpool Street	60 mins
Norwich	1hr 5 mins

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

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*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 Bergholt Place may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes developments. Other photographs are of the local area or are indicative lifestyle images. Help To Buy is available, subject to eligibility, terms and conditions.

Bergholt Place.

WEST BERGHOLT, ESSEX



2 Bedroom Homes

- **THE BURGH**
Plots 14, 19(h), 20(h) & 21(h)
- **THE APTON (b)**
Plots 5, 6(h), 8 & 9(h)
- **THE CLARE (ch)**
Plot 23
- **THE SANTON (b)**
Plots 4 & 7(h)
- **THE BLAKE**
Plot 22
- **THE LEXHAM**
Plot 32

3 Bedroom Homes

- **THE BROOK**
Plots 39(h) & 40
- **THE SUTTON**
Plots 2, 12(h) & 13
- **THE BLYTH**
Plots 3, 33(h), 37 & 38(h)

4 Bedroom Homes

- **THE KESWICK**
Plots 34(h) & 36
- **THE WENSUM**
Plot 41
- **THE OXBOROUGH**
Plots 10 & 11(h)
- **THE WHITWELL**
Plot 1
- **THE HEACHAM**
Plot 35

Key

- | | |
|--|-------------------|
| ■ AFFORDABLE HOUSING | (b) BUNGALOW |
| ■ SHARED OWNERSHIP | (ch) COACH HOUSE |
| P/S PUMP STATION | V VISITOR PARKING |
| BIN COLLECTION LOCATIONS | (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, configurations 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, for indication only.

Bergholt Place.

West Bergholt

Specification.

Kitchens

- Choice of kitchen cupboards and worktops
- Neff oven, hob and hood fitted as standard to certain plots
- Dual fuel range cooker and hood fitted as standard to certain plots
- Plumbing for washing machine and dish washer 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
- Media plate to living room
- TV points to living room, study and all bedrooms
- Data points to living room, study and all bedrooms

Plumbing

- Single or dual zone central heating via thermostatically controlled radiators depending upon plot
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

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

Wall tiling

- Kitchen - between worktop and wall cupboards
- Bathroom - half-height all round
- En-Suite - full-height to shower cubicle with half-height to hand basin and tiled window sill where applicable
- Cloakroom - splashback to hand basin and tiled window sill where applicable
- Tile trim where applicable

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

Other items

- Allowance for electric car charging points in garages
- 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 white matt emulsion



HOPKINS
HOMES



The Santon



The Santon

TWO BEDROOM BUNGALOW

Plots 4, 7(h)



Kitchen	2.93m x 2.76m	9'7" x 9'0"
Living/Dining Area	5.68m x 3.83m	18'7" x 12'6"
Master Bedroom	4.38m x 3.24m	14'4" x 10'7"
Bedroom 2	3.52m x 3.52m	11'6" x 11'6"

(h) Handed
 ► Denotes where dimensions are taken from
 AC Airing cupboard

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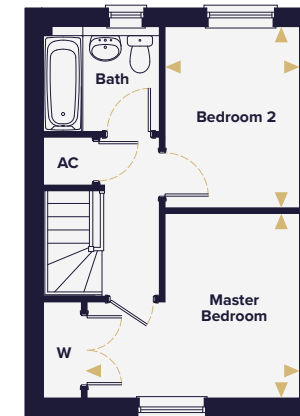
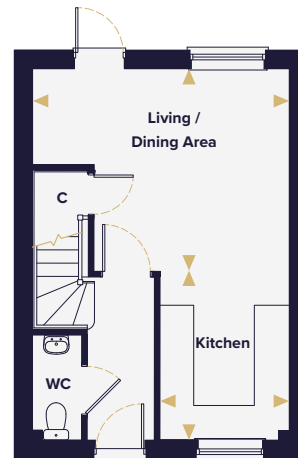
The Burgh



The Burgh

TWO BEDROOM HOUSE

Plots 14, 19(h), 20(h), 21(h)



Kitchen	2.99m x 2.29m	9'9" x 7'6"
Living / Dining Area	4.55m x 4.19m	14'11" x 13'9"
Master Bedroom	3.77m x 3.27m	12'4" x 10'8"
Bedroom 2	3.21m x 2.39m	10'6" x 7'10"

(h) Handed
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AC Airing cupboard

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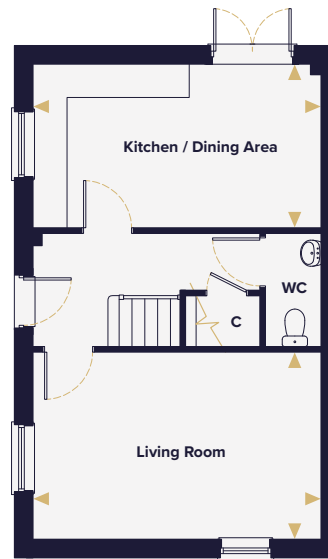
The Blake



The Blake

TWO BEDROOM HOUSE

Plot 22



Kitchen / Dining Area	5.17m x 2.95m	17'0" x 9'8"
Living Room	5.17m x 3.36m	17'0" x 11'0"
Master Bedroom	5.17m x 3.36m	17'0" x 11'0"
Bedroom 2	3.19m x 2.97m	10'6" x 9'9"

► Denotes where dimensions are taken from
AC Airing cupboard

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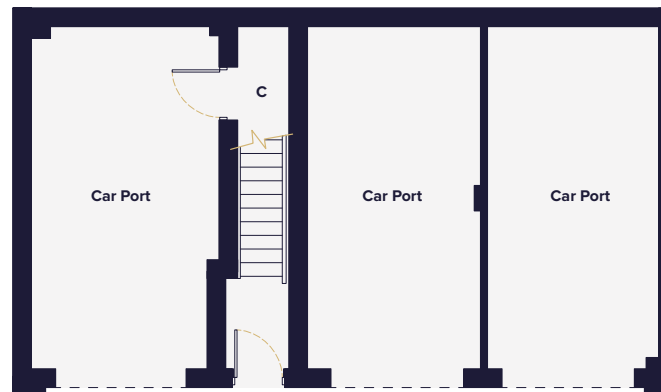
The Clare



The Clare

TWO BEDROOM COACH HOUSE

Plot 23



Kitchen	3.93m x 2.03m	12'10" x 6'7"
Living / Dining Area	4.69m x 3.93m	15'4" x 12'10"
Master Bedroom	3.80m x 3.51m	12'5" x 11'6"
Bedroom 2	3.80m x 2.29m	12'5" x 7'6"

- Denotes where dimensions are taken from
- AC Airing cupboard
- Indicates reduced head height
- ☒ Velux window

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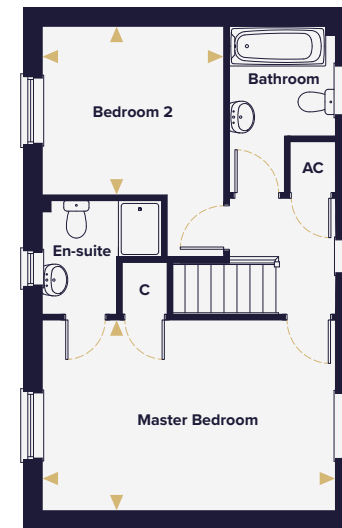
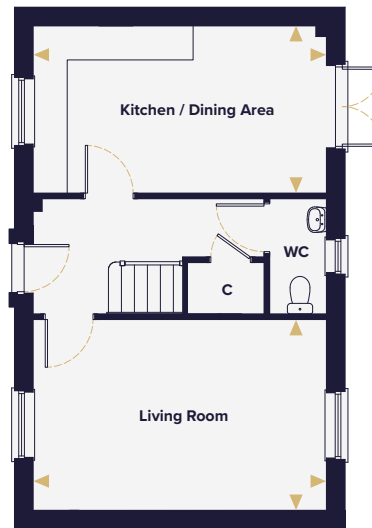
The Lexham



The Lexham

TWO BEDROOM HOUSE

Plot 32



Kitchen / Dining Area	5.17m x 2.95m	17'0" x 9'8"
Living Room	5.17m x 3.36m	17'0" x 11'0"
Master Bedroom	5.17m x 3.36m	17'0" x 11'0"
Bedroom 2	3.20m x 2.95m	10'6" x 9'8"

(h) Handed
 ► Denotes where dimensions are taken from
 AC Airing cupboard

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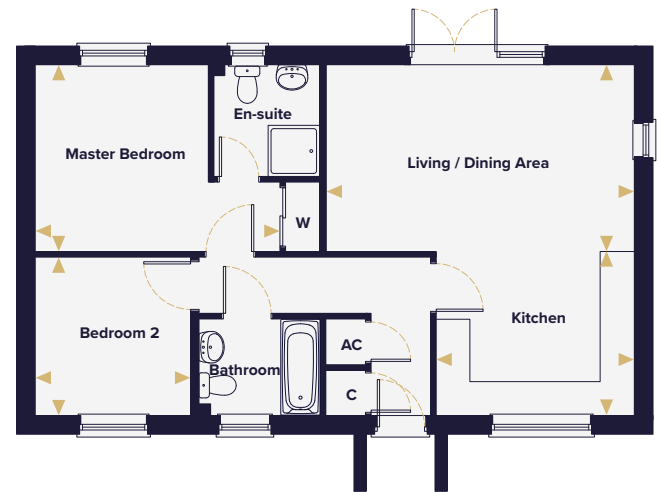
The Apton



The Apton

TWO BEDROOM BUNGALOW

Plots 5, 6(h), 8, 9(h)



Kitchen	3.50m x 2.90m	11'6" x 9'6"	(h) Handed ▶ Denotes where dimensions are taken from AC Airing cupboard * Window to plots 5, 6 and 9
Living / Dining Area	5.44m x 3.29m	17'10" x 10'9"	
Master Bedroom	5.02m x 3.29m	16'5" x 10'9"	
Bedroom 2	2.80m x 2.77m	9'2" x 9'1"	

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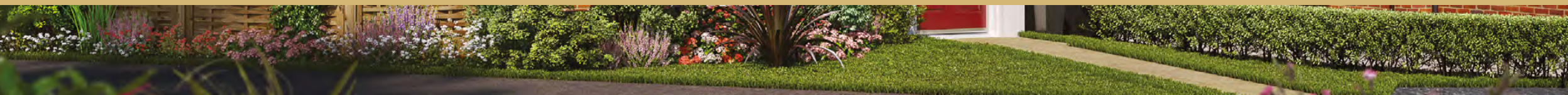
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The Sutton





The Sutton

THREE BEDROOM HOUSE

Plots 2, 12(h), 13



Kitchen / Dining Area	5.40m x 2.81m	17'8" x 9'3"
Living Room	5.68m x 3.33m	15'4" x 10'11"
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"

- (h) Handed
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ▤ Velux window

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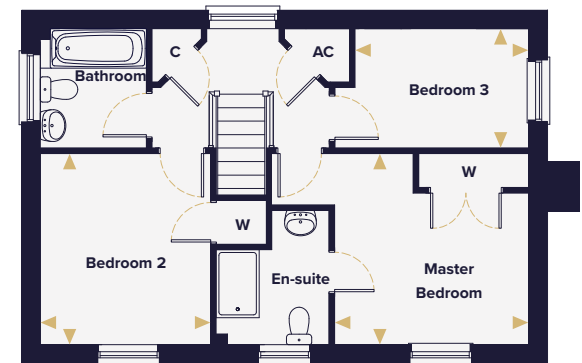
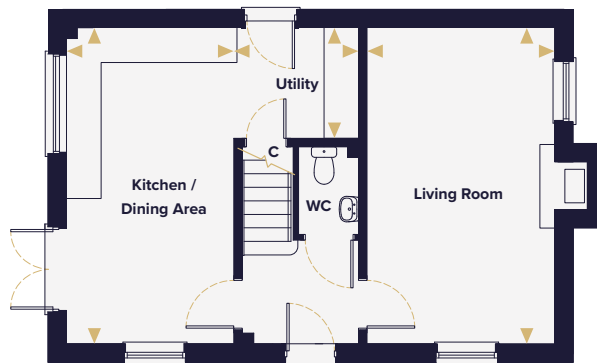
The Blyth



The Blyth

THREE BEDROOM HOUSE

Plots 3, 33(h), 37, 38(h)



Kitchen / Dining Area	5.57m x 2.95m	18'3" x 9'8"
Living Room	5.57m x 3.31m	18'3" x 10'10"
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"

(h) Handed
► Denotes where dimensions are taken from
AC Airing cupboard

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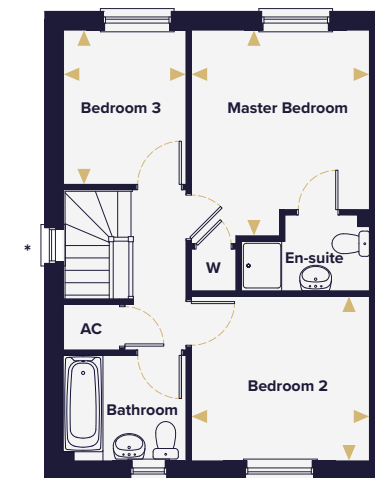
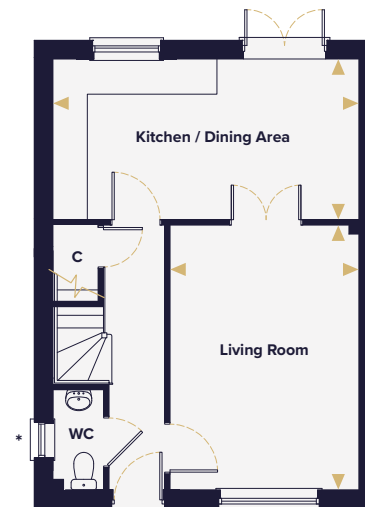
The Brook



The Brook

THREE BEDROOM HOUSE

Plots 39(h), 40



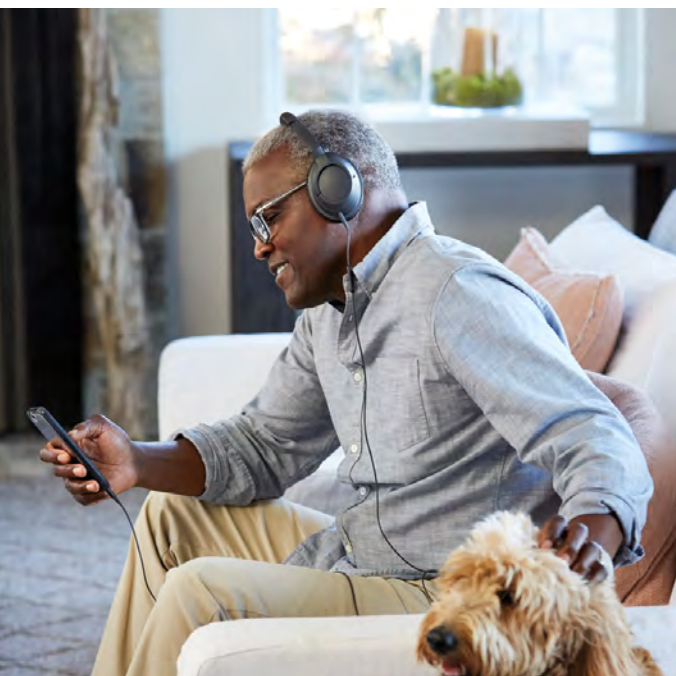
Kitchen / Dining Area	5.40m x 2.80m	17'8" x 9'2"
Living Room	4.70m x 3.33m	15'5" x 10'11"
Master Bedroom	3.63m x 3.14m	11'10" x 10'3"
Bedroom 2	3.14m x 2.90m	10'3" x 9'6"
Bedroom 3	2.72m x 2.16m	8'11" x 7'1"

- (h) Handed
 ► Denotes where dimensions are taken from
 AC Airing cupboard
 * Window to plot 40 only

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The Whitwell



The Whitwell

FOUR BEDROOM HOUSE

Plot 1



Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.06m	13'1" x 10'1"
Living Room	4.67m x 3.87m	15'4" x 12'8"
Utility	1.88m x 1.67m	6'2" x 5'67"
Master Bedroom	3.90m x 3.18m	12'10" x 10'5"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	3.13m x 3.02m	10'3" x 9'11"
Bedroom 4	3.15m x 2.91m	10'4" x 9'7"

- Denotes where dimensions are taken from
- AC Airing cupboard
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- Velux window

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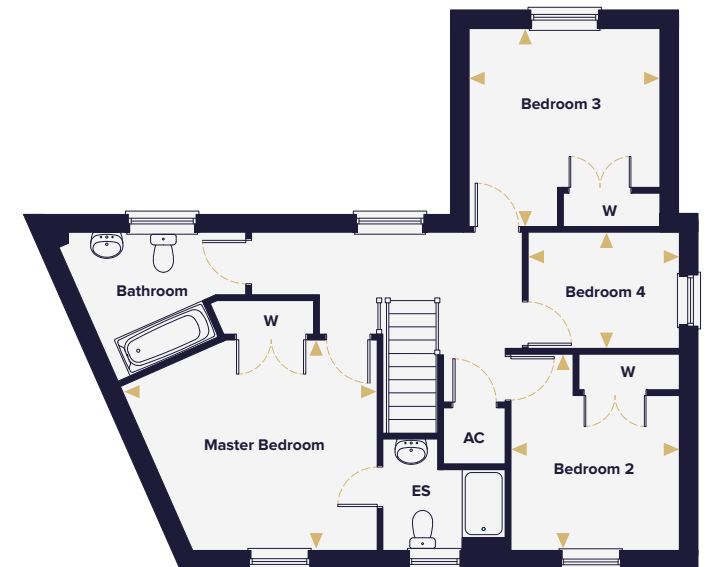
The Oxborough



The Oxborough

FOUR BEDROOM HOUSE

Plots 10, 11(h)



Kitchen	3.76m x 2.95m	12'4" x 9'8"
Dining Area	3.45m x 3.34m	11'3" x 10'11"
Living Room	5.64m x 5.57m (max) (max)	18'6" x 18'3" (max) (max)
Study	2.95m x 1.86m	9'8" x 6'1"
Master Bedroom	4.53m x 3.69m (max) (max)	14'10" x 12'1" (max) (max)
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"

(h) Handed
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 AC Airing cupboard



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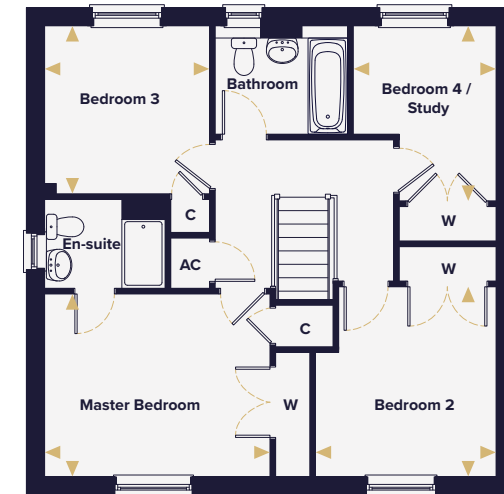
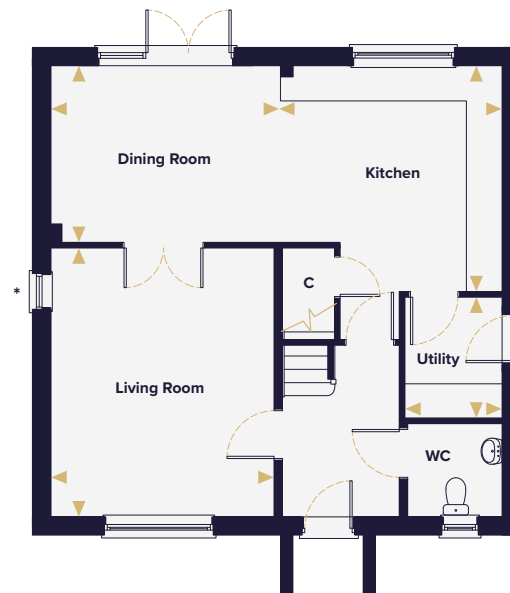
The Keswick



The Keswick

FOUR BEDROOM HOUSE

Plots 34(h), 36



Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.67m	6'9" x 5'6"
Living Room	4.67m x 3.88m	15'4" x 12'8"
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 2.86m	9'7" x 9'4"
Bedroom 4 / Study	3.04m x 2.47m	10'0" x 8'1"

- (h) Handed
 ► Denotes where dimensions are taken from
 AC Airing cupboard
 * Window to plot 36 only

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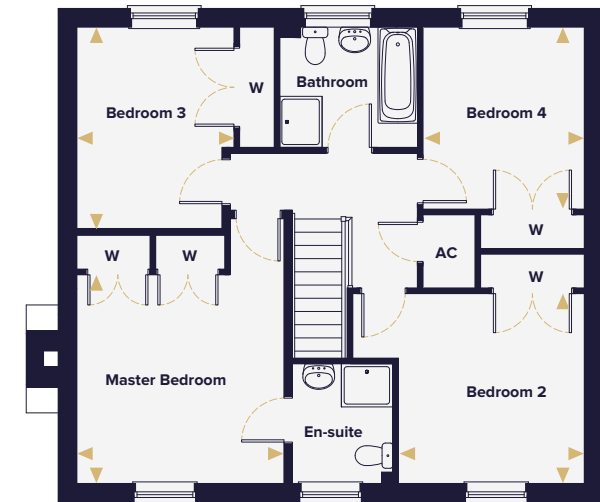
The Heacham



The Heacham

FOUR BEDROOM HOUSE

Plot 35



Kitchen / Dining Area	8.95m x 3.20m	29'4" x 10'6"
Utility	2.27m x 1.65m	7'5" x 5'4"
Living Room	4.70m x 3.72m	15'5" x 12'2"
Study	2.99m x 2.95m	9'9" x 9'8"
Master Bedroom	3.72m x 3.68m	12'2" x 12'0"
Bedroom 2	3.35m x 3.27m	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"

► 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



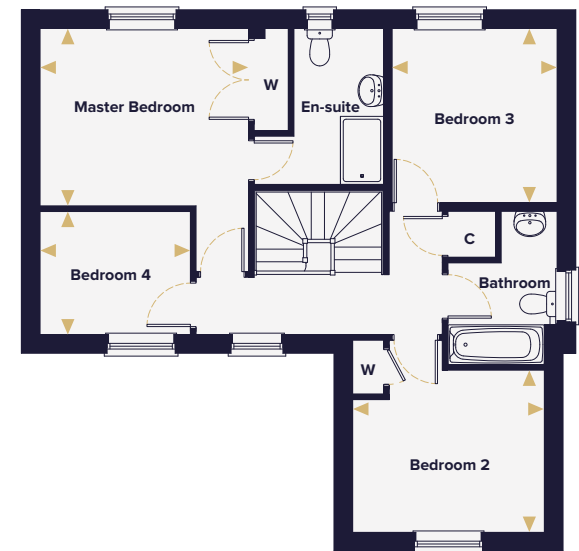
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The Wensum

FOUR BEDROOM HOUSE

Plot 41



Kitchen / Dining Area	5.33m x 5.16m	17'6" x 16'11"
Living Room	5.40m x 3.64m	17'9" x 11'11"
Study	3.38m x 2.31m	11'1" x 7'7"
Master Bedroom	3.68m x 3.13m	12'1" x 10'3"
Bedroom 2	3.38m x 2.86m	11'1" x 9'5"
Bedroom 3	3.12m x 2.96m	10'3" x 9'9"
Bedroom 4	2.65m x 2.17m	8'8" x 7'1"

► Denotes where dimensions are taken from
AC Airing cupboard

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