



HOPKINS
HOMES

Wickham Gate.

WICKHAM MARKET, SUFFOLK



The best of village living in the stunning Suffolk countryside



Wickham Gate, beautifully located in the heart of idyllic Suffolk.

Nestled in an exceptional landscape on the outskirts of the Suffolk Coastal Heritage Area, Wickham Gate is a collection of 1, 2, 3 and 4-bedroom homes in thriving Wickham Market.

In the River Deben valley and minutes from both coast and woodland, the village benefits from a wide range of amenities including a primary school, quaint cafés, shops and more.

Built in a traditional style but with carefully crafted flexible spaces, these energy efficient new homes have been designed with modern family life in mind.



Key features



Energy efficient
homes



10 year
guarantee



Village
location



No onward
chain

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 the Suffolk 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 LSEG 1000 COMPANIES TO INSPIRE BRITAIN

Enjoy the best of contemporary village life, closer to nature.

DISCOVER AN ENVIABLE LIFESTYLE IN VIBRANT WICKHAM MARKET

Experience a rare quality of life in the charming village of Wickham Market, surrounded by stunning countryside.

The village boasts all of life’s essential amenities including a pharmacy, butchers, post office, newsagents and hardware store, as well as a packed events calendar featuring regular fairs, markets, yoga and art classes, and an annual village show.

Wickham Market is surrounded by idyllic footpaths and bridleways, and for those preferring an activity on four legs, nearby, Valley Farm Equestrian Centre offers lessons and activities for all ages and experiences.

A plant lover’s paradise can also be found at Suffolk Plant Centre, a little under a mile away.

When you want to relax with friends, enjoy a meal from The New Peach Bower or The Bengal. Local hosteleries include the 14th Century Greyhound Inn at Pettistree, a quintessential Suffolk pub within walking distance.

The nearest town is Woodbridge, with its independent shops, pubs, restaurants and cinema. The delights of the upmarket seaside towns and villages of the Suffolk coast are within easy reach.



Enjoy a local walk along the River Deben



All Saints Church



Sample some fantastic local produce

Close by.

The Suffolk coastal jewels of Aldeburgh, Orford and Southwold, renowned for their world class cultural events, fabulous food and breath taking beauty, are around half an hour from Wickham Gate. The charms of these locations are never-ending; stroll along Southwold Pier, enjoy a concert at Aldeburgh, or dine on Orford’s smoked delicacies.

For a family day out, try Easton Farm Park, Snape Maltings, Framlingham Castle or Orford Castle, one of the many RSPB reserves and the archaeological wonders at Sutton Hoo.

It is easy to make the most of your leisure time from this idyllic rural location. Cycle, walk or picnic in nearby Rendlesham Forest, amble by the River Deben or play golf at a choice of clubs.

The unique Suffolk Coast and Heaths Area of Outstanding Natural Beauty is on the doorstep, offering 170 square miles of wildlife-rich estuaries, shingle beaches, ancient heaths and woodland to explore.

With playgrounds, clubs and sports groups for all ages, there are plenty of ways to enjoy life from Wickham Gate. There is a swimming pool and gym at The Deben Leisure Centre.

Wickham Market station is at Campsea Ashe, a 3 mile drive and London Liverpool Street is an hour and 45 minutes’ journey via train from Ipswich. The A12 is close and links to the A14 and the motorway network.



Woodbridge



The Greyhound Inn, Pettistree



Southwold



Wickham Market Train Station



River Deben, Woodbridge

Local Schools.

Wickham Market Primary School is within easy walking distance and was rated as ‘Good’ in the latest Ofsted assessment. For secondary school and further education, Thomas Mills High School & Sixth Form is seven miles away. The area has several nurseries and play groups for younger children. Local independent schools include Woodbridge School and Framlingham College, both of which have preparatory schools. Within a 30 minute drive, The University of Suffolk and the main campus of Suffolk New College can be reached in Ipswich, both offering further and higher education opportunities.*



Wickham Market Village Centre



Framlingham College

Amenities.

- | | |
|--------------------------------------------|----------------------------------|
| Village primary school | Local pubs and restaurants |
| On-site open space and proposed play areas | Rural walks |
| Busy village calendar | Village shops |
| Excellent transport links | East of England Co-op food store |



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.



Wickham Gate.

WICKHAM MARKET, SUFFOLK



■ Apartments

THE OTLEY
Plots 10 & 13

THE SAFFRON
Plot 11

THE MAYPOLE
Plots 12 & 15

THE WALSHAM
Plot 14

■ 2 Bedroom Homes

THE NESS
Plots 7, 8(h), 16, 17(h), 73, 74(h), 75, 78(h), 109, 110, 111, 117, 118(h), 119, 120(h), 131(h), 132(h) & 133(h)

THE ALDE (ch)
Plots 9(h), 41(h) & 112

THE RESTON (b)
Plots 103 & 104(h)

■ 3 Bedroom Homes

THE BROOK
Plots 42, 43 & 116(h)

THE BLYTH
Plots 18 & 115

THE SUTTON
Plots 3, 6(h), 44(h), 47(h), 50, 71, 72(h), 135 & 136(h)

THE FYNN
Plots 19, 20(h), 21 & 22(h)

THE EATON
Plots 51(h), 52, 53(h), 54, 113 & 114(h)

THE BOURNE (b)
Plots 105(h), 121 & 122(h)

■ 4 Bedroom Homes

THE STANFORD
Plots 45 & 107

THE KENNETT
Plots 4(h), 5, 48, 49(h), 76(h) & 77

THE HINGHAM
Plots 59, 60(h), 65, 66(h) & 108(h)

THE HEACHAM
Plots 61, 64(h), 68 & 69

THE CHILTERN
Plots 2, 46, 63, 67(h) & 134(h)

THE COLVESTON
Plot 23

THE DENTON
Plots 1(h), 58(h) & 106

THE BAYFIELD
Plots 62 & 70

Key

■ AFFORDABLE HOUSING

■ SHARED OWNERSHIP

□ SELF BUILD PLOTS

S/S SUB STATION

■ WILDFLOWER AREA*

(b) BUNGALOW

(ch) COACH HOUSE

V VISITOR PARKING

(h) HANDED PLOT

■ MARKETING SUITE AND SHOW HOME



Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. Self-build homes show indicative layout 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.

*These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.



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Specification.

Kitchens

- Choice of kitchen cupboards and worktops
- Undercounter or eye level Bosch oven, hob and cooker hood fitted as standard *
- Choice of Porcelanosa wall and floor tiles from our selected range **

Plumbing

- Single or dual zone central heating
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Plumbing for washing machine and dishwasher where possible
- Outside tap to certain plots
- Central heating via air source heat pumps to selected plots
- Underfloor heating to ground floor and thermostatically controlled radiators to upper floors for homes with air source heat pumps

Wall tiling

- Kitchen - between worktop and wall cupboards *
- Bathroom - full height around bath and half height to wet walls
- En-suite - full height to shower cubicle and half height to wet walls
- En-suite with bath - full height to shower cubicle and half height to wet walls
- Cloakroom - splashback to hand basin and tiled window sill where applicable *
- Tiled window sill to bathroom, en-suite and cloakroom where applicable

Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces or gas appliances
- Media plate to living room
- TV points to study and master bedroom
- Data points to study and master bedroom
- Outside lighting to front and rear on certain plots
- White downlights to kitchen, utility, cloakroom, bathroom and en-suite

Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber double-glazed windows
- 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 to certain plots
- 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

- Coving to certain areas
- Loft light where applicable
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- All internal walls painted matt pure white

* All choices are subject to stage of construction. Cloakroom splashback tile from matching range to either kitchen, bathroom or en-suite. 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 Homes developments.

** Not applicable when upgrading work surfaces with upstand.



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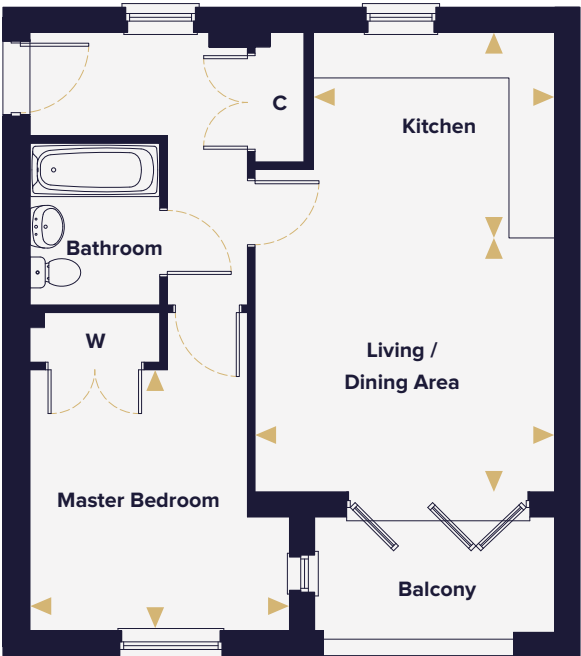
The Saffron Apartments



The Saffron Apartments

ONE BEDROOM APARTMENT

Plot 11



Kitchen	3.16m x 2.87m	10'4" x 9'5"
Living / Dining Area	3.95m x 3.14m	13'0" x 10'4"
Master Bedroom	3.42m x 3.40m	11'2" x 11'2"

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Computer generated images are a generic indication of a finished house type but are not specific to this development.
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- Denotes where dimensions are taken from
- W Wardrobe
- C Cupboard



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The Otley Apartments



The Otley Apartments

TWO BEDROOM APARTMENT

Plots 10, 13



Kitchen	4.14m x 1.80m	13'7" x 5'11"
Living / Dining Area	3.99m x 3.40m	13'1" x 11'2"
Master Bedroom	3.59m x 3.08m	11'9" x 10'1"
Bedroom 2	3.59m x 2.89m	11'9" x 9'6"

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W Wardrobe
C Cupboard



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The Maypole Apartments



The Maypole Apartments

TWO BEDROOM APARTMENT

Plots 12, 15



Kitchen	3.92m x 1.80m	12'0" x 5'11"
Living / Dining Area	3.99m x 3.40m	13'1" x 11'2"
Master Bedroom	3.59m x 3.08m	11'9" x 10'1"
Bedroom 2	3.59m x 2.89m	11'9" x 9'6"

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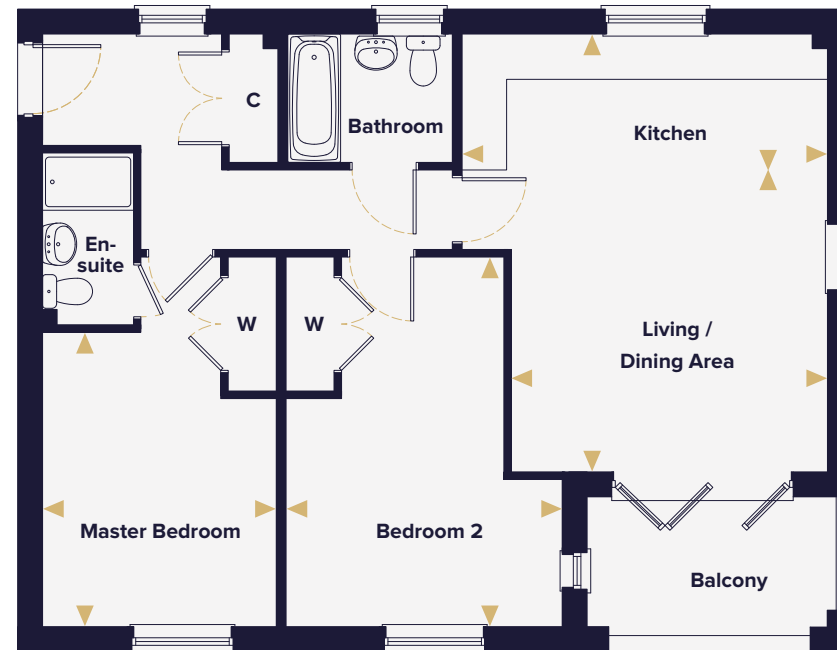
The Walsham Apartments



The Walsham Apartments

TWO BEDROOM APARTMENT

Plot 14



Kitchen	4.83m x 1.80m	15'10" x 5'11"
Living / Dining Area	4.18m x 3.99m	13'8" x 13'1"
Master Bedroom	3.90m x 3.09m	12'9" x 10'2"
Bedroom 2	4.89m x 3.66m	16'1" x 9'6"

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C Cupboard



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The Reston



The Reston

TWO BEDROOM BUNGALOW

Plots 103, 104(h)



Kitchen	3.51m x 2.76m	11'6" x 9'0"
Living / Dining Area	5.68m x 3.25m	18'7" x 10'8"
Master Bedroom	4.08m x 3.25m	13'4" x 10'7"
Bedroom 2	3.50m x 3.04m	11'6" x 9'11"

- (h) Handed
► Denotes where dimensions are taken from
AC Airing cupboard
W Wardrobe
C Cupboard

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The Alde

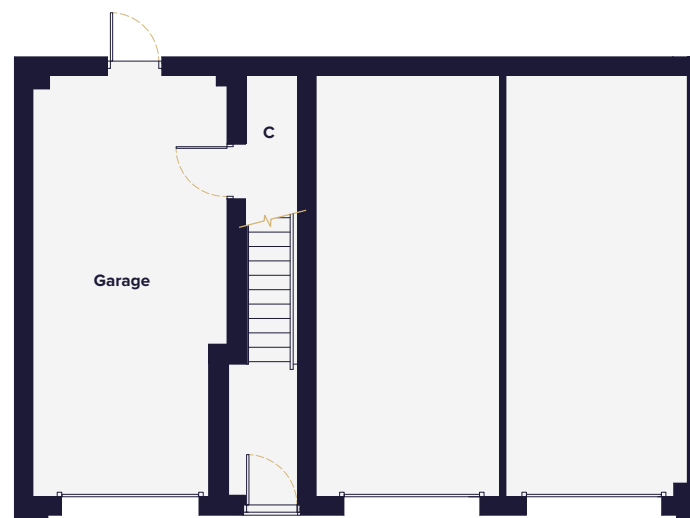


The Alde

TWO BEDROOM COACH HOUSE

Plots 9(h), 41(h), 112

Ground floor



First floor



Kitchen	3.90m x 2.40m	12'9" x 7'10"
Living / Dining Area	5.19m x 4.55m	17'0" x 14'11"
Master Bedroom	3.52m x 3.35m	11'6" x 10'11"
Bedroom 2	4.43m x 2.76m	14'6" x 9'1"

- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
- ▶ Denotes where dimensions are taken from
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- W Wardrobe
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The Ness

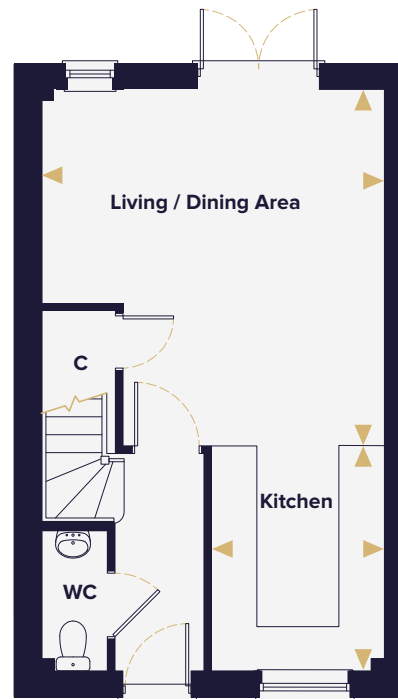


The Ness

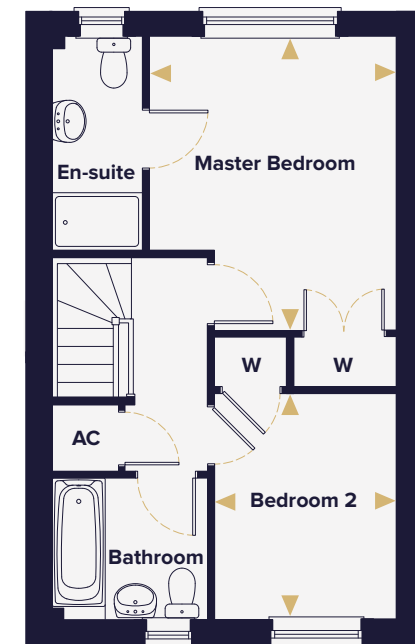
TWO BEDROOM HOUSE

Plots 7, 8(h), 16, 17(h), 73, 74(h), 75, 78(h), 109, 110, 111, 117, 118(h), 119, 120(h), 131(h), 132(h), 133(h)

Ground floor



First floor



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

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- W Wardrobe
- C Cupboard



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The Hingham



The Hingham

FOUR BEDROOM HOUSE

Plots 59, 60(h), 65, 66(h), 108(h)

Ground floor



First floor



Kitchen	3.92m x 3.84m	12'10" x 12'7"	Master Bedroom	3.91m x 3.17m	12'10" x 10'5"
Living Room	4.67m x 3.87m	15'4" x 12'8"	Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Dining Area	3.99m x 3.06m	13'1" x 10'1"	Bedroom 3	3.13m x 3.02m	10'3" x 9'11"
Utility	2.11m x 1.67m	6'11" x 5'6"	Bedroom 4	3.15m x 2.91m	10'4" x 9'7"

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The Bourne



The Bourne
THREE BEDROOM BUNGALOW
Plots 105(h), 121, 122(h)



Kitchen / Dining Area	5.24m x 4.29m	17'2" x 14'0"	Master Bedroom	4.11m x 3.94m	13'5" x 12'11"
Living Room	5.85m x 4.17m	19'2" x 13'8"	Bedroom 2	3.91m x 2.77m	12'9" x 9'1"
			Bedroom 3	3.30m x 2.85m	10'9" x 9'4"

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The Sutton



The Sutton

THREE BEDROOM HOUSE

Plots 3, 6(h), 44(h), 47(h), 50, 71, 72(h), 135, 136(h)

Ground floor



First floor



Kitchen / Dining Area	5.40m x 2.82m	17'8" x 9'3"
Living Room	4.68m 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"

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HOMES



The Blyth



The Blyth

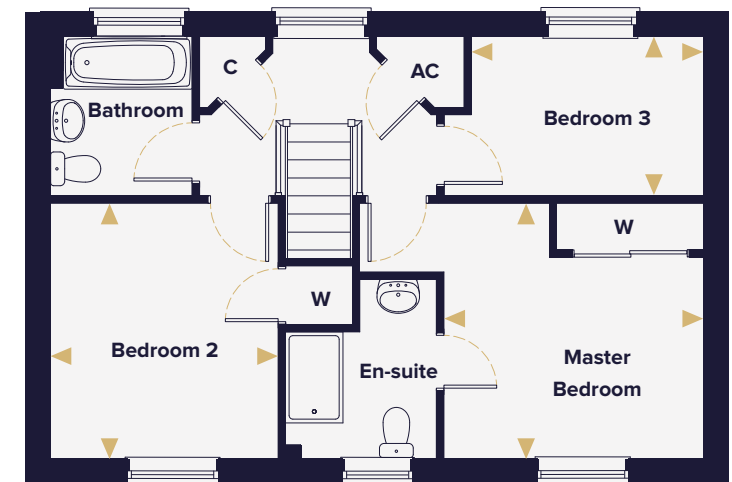
THREE BEDROOM HOUSE

Plots 18, 115

Ground floor



First floor



Kitchen / Dining Area	5.57m x 3.00m	18'3" x 9'10"
Utility	2.15m x 1.95m	7'0" x 6'4"
Living Room	5.57m x 3.31m	18'3" x 10'10"

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 Fynn



The Fynn

THREE BEDROOM HOUSE

Plots 19, 20(h), 21, 22(h)

Ground floor



First floor



Kitchen / Dining Area	5.40m x 2.82m	17'8" x 9'3"
Living Room	4.68m x 3.33m	15'4" x 10'11"

Master Bedroom	3.98m x 3.33m	13'0" x 10'11"
Bedroom 2	5.46m x 2.95m	17'11" x 9'8"
Bedroom 3	2.93m x 2.82m	9'7" x 9'3"

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The Brook

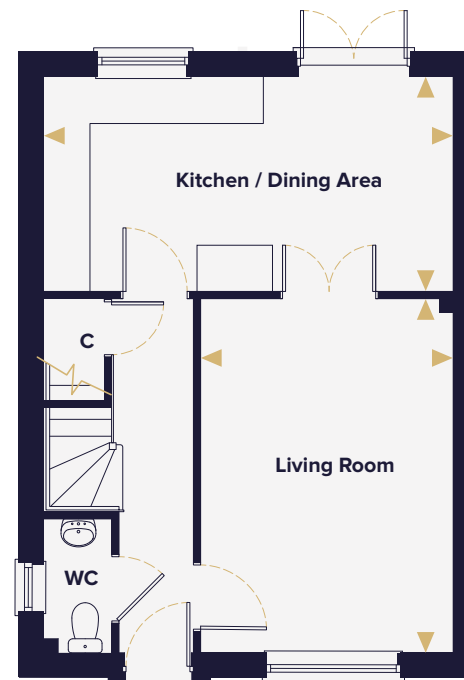


The Brook

THREE BEDROOM HOUSE

Plots 42, 43, 116(h)

Ground floor



First floor



Kitchen / Dining Area	5.40m x 2.81m	17'8" x 9'3"
Living Room	4.68m x 3.33m	15'4" 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 / Study	2.72m x 2.16m	8'11" x 7'1"

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The Eaton

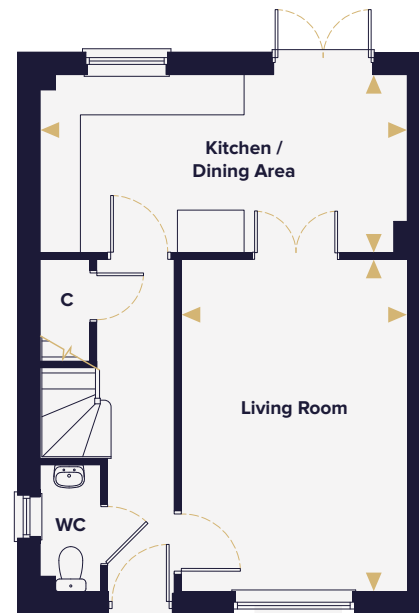


The Eaton

THREE BEDROOM HOUSE

Plots 51(h), 52, 53(h), 54, 113, 114(h)

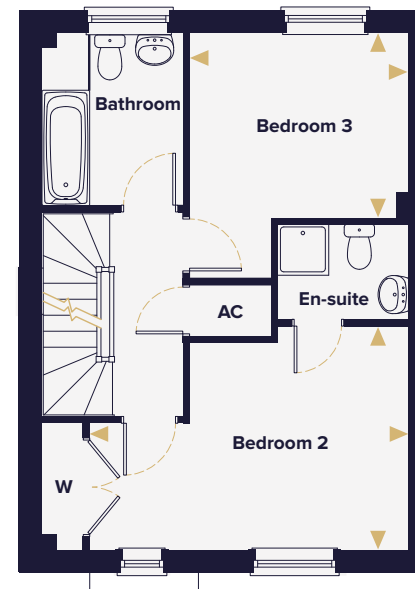
Ground floor



Kitchen / Dining Area
5.40m x 2.62m 17'8" x 8'7"

Living Room
4.88m x 3.33m 16'0" x 10'11"

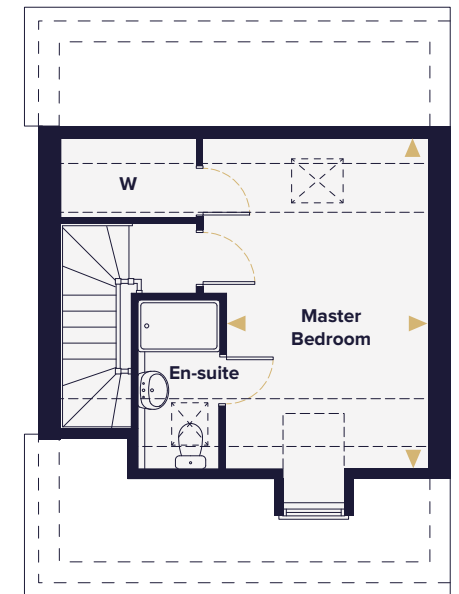
First floor



Bedroom 2
4.69m x 3.29m 15'4" x 10'9"

Bedroom 3
3.22m x 2.72m 10'6" x 8'11"

Second floor



Master Bedroom
4.17m x 3.31m 13'8" x 10'10"

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HOPKINS
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The Denton



The Denton

FOUR BEDROOM HOUSE

Plots 1(h), 58(h), 106

Ground floor



First floor



Kitchen / Dining Area	6.65m x 4.98m	21'9" x 16'4"
Family Area	3.53m x 3.08m	11'7" x 10'1"
Living Room	4.82m x 4.67m	15'9" x 15'6"
Study	3.36m x 2.94m	11'0" x 9'7"
Utility	2.12m x 2.11m	6'11" x 6'11"

Master Bedroom	4.67m x 3.98m	15'3" x 13'0"
Bedroom 2	5.06m x 4.03m	16'7" x 13'2"
Bedroom 3	3.76m x 3.61m	12'4" x 11'10"
Bedroom 4	3.44m x 3.25m	11'3" x 10'8"

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.

- Woodburner
- Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard



HOPKINS
HOMES



The Chiltern



The Chiltern

FOUR BEDROOM HOUSE

Plots 2, 46, 63, 67(h), 134(h)



Ground floor



First floor

Kitchen / Dining Area	6.45m x 4.02m	21'1" x 13'2"
Living Room	4.73m x 4.60m	15'6" x 15'1"
Utility	2.02m x 1.84m	6'7" x 6'0"
Study	3.18m x 2.02m	10'5" x 6'8"

Master Bedroom	3.92m x 3.91m	12'10" x 12'10"
Bedroom 2	3.07m x 2.99m	10'1" x 9'10"
Bedroom 3	3.21m x 2.81m	10'6" x 9'3"
Bedroom 4	3.39m x 2.64m	11'2" x 8'8"

- Woodburner
- Indicates reduced head height
- (h) Handed
- Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard

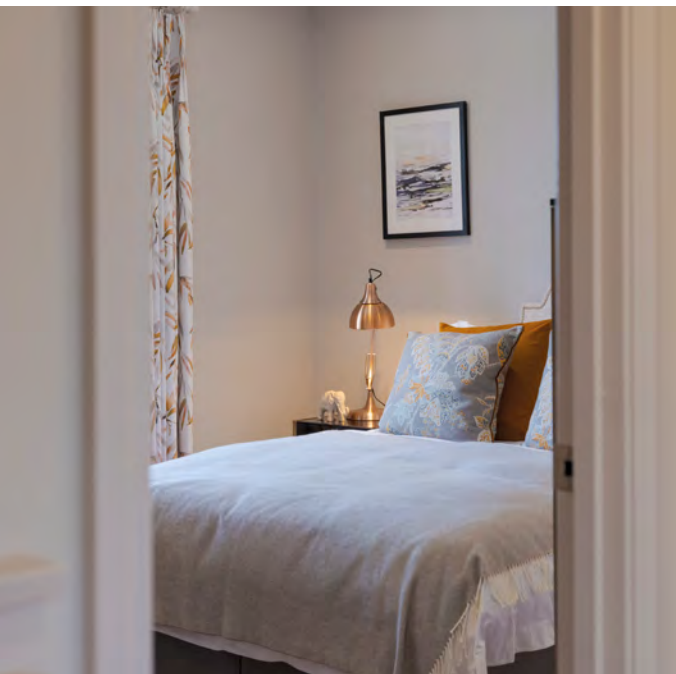
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The Kennett



The Kennett

FOUR BEDROOM HOUSE

Plots 4(h), 5, 48, 49(h), 76(h), 77

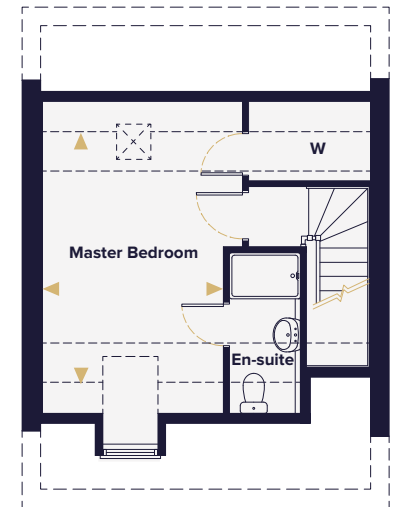
Ground floor



First floor



Second floor



Kitchen / Dining Area

5.40m x 2.64m 17'8" x 8'8"

Living Room

4.87m x 3.26m 15'11" x 10'9"

Bedroom 2

3.98m x 3.33m 13'1" x 10'11"

Bedroom 3

3.86m x 3.11m 12'8" x 10'3"

Bedroom 4 / Study

2.93m x 2.83m 9'7" x 9'3"

Master Bedroom

4.14m x 3.31m 13'7" x 10'10"

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- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard



HOPKINS
HOMES



The Colveston



The Colveston

FOUR BEDROOM HOUSE

Plot 23

Ground floor



First floor



Kitchen / Dining Area	6.71m x 3.85m	22'0" x 12'8"
Living Room	5.24m x 4.22m	17'2" x 13'10"
Utility	2.94m x 1.82m	9'8" x 6'0"
Study	2.99m x 2.55m	9'9" x 8'4"

Master Bedroom	4.26m x 4.03m	14'0" x 13'3"
Bedroom 2	4.22m x 3.15m	13'10" x 10'4"
Bedroom 3	3.73m x 3.31m	12'2" x 10'10"
Bedroom 4	3.31m x 2.61m	10'10" x 8'6"

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- W Wardrobe
- C Cupboard

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The Stanford

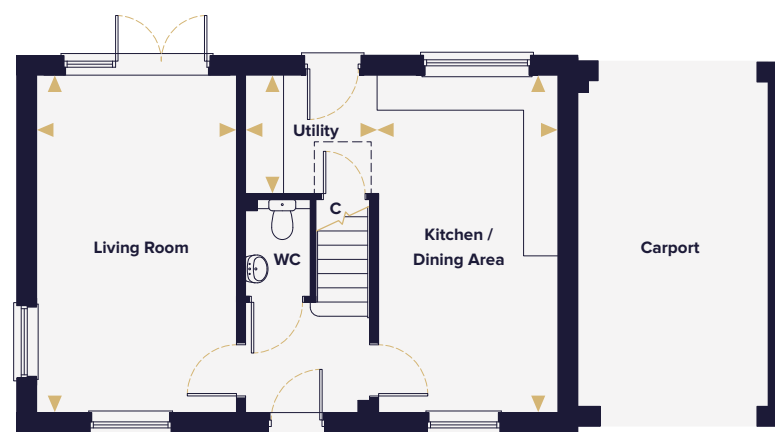


The Stanford

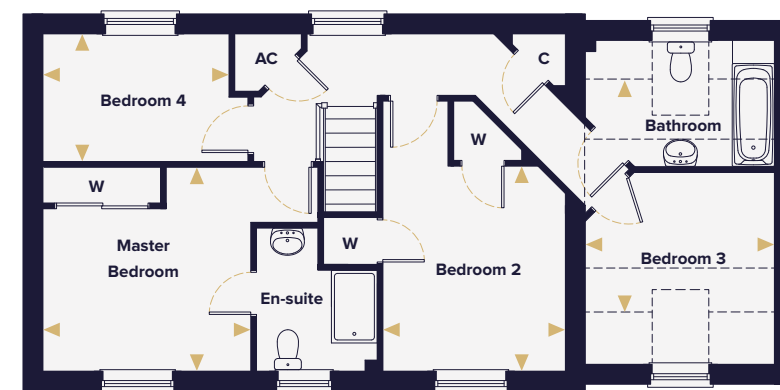
FOUR BEDROOM HOUSE

Plots 45, 107

Ground floor



First floor



Kitchen / Dining Area	5.57m x 2.97m	18'3" x 9'8"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.15m x 1.95m	7'0" x 6'4"

Master Bedroom	3.42m x 3.37m	11'2" x 11'0"
Bedroom 2	3.39m x 2.99m	11'2" x 9'10"
Bedroom 3	3.17m x 3.11m	10'4" x 10'2"
Bedroom 4	3.06m x 2.10m	10'0" x 6'10"

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- W Wardrobe
- C Cupboard



HOPKINS
HOMES



The Heacham



The Heacham

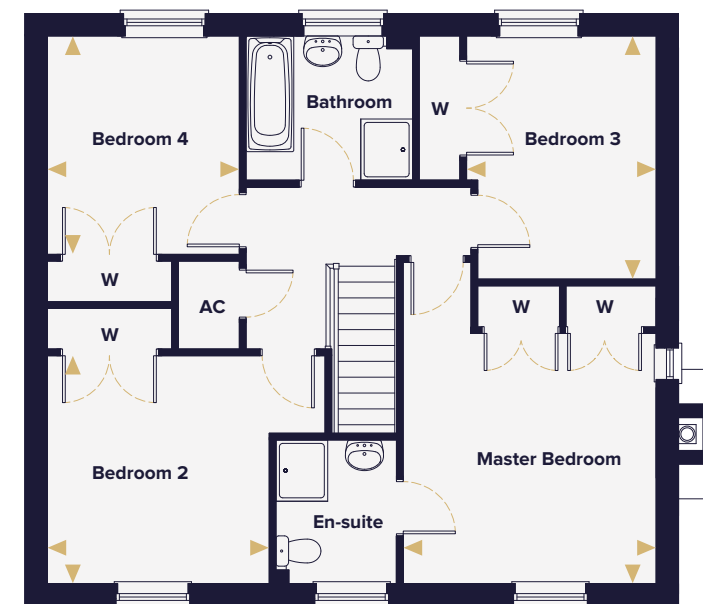
FOUR BEDROOM HOUSE

Plots 61, 64(h), 68, 69

Ground floor



First floor





Kitchen / Dining Area	8.95m x 3.20m	29'4" x 10'6"
Living Room	4.70m x 3.69m	15'5" x 12'1"
Study	2.95m x 2.95m	9'8" x 9'8"
Utility	2.27m x 1.65m	7'5" x 5'5"

Master Bedroom	3.68m x 3.68m	12'0" x 12'0"
Bedroom 2	3.35m x 3.27m	10'11" x 10'8"
Bedroom 3	3.54m x 2.79m	11'7" x 9'1"
Bedroom 4	3.21m x 2.82m	10'6" x 9'3"

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- W Wardrobe
- C Cupboard



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HOMES



The Bayfield



The Bayfield

FOUR BEDROOM HOUSE

Plots 62 & 70



Kitchen / Breakfast Area	7.73m x 2.96m	25'4" x 9'9"
Utility	2.45m x 2.24m	8'0" x 7'4"
Living Room	6.45m x 4.79m	21'2" x 15'8"
Dining Area	4.79m x 3.45m	15'8" x 11'4"
Study	3.38m x 2.24m	11'1" x 7'4"

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- Woodburner
- (h) Handed
- Denotes where dimensions are taken from
- C Cupboard



The Bayfield

FOUR BEDROOM HOUSE

Plots 62 & 70



Master Bedroom	4.79m x 3.32m	15'8" x 10'11"
Bedroom 2	4.79m x 3.50m	15'8" x 11'6"
Bedroom 3	4.31m x 2.84m	14'1" x 9'4"
Bedroom 4	3.32m x 2.84m	10'10" x 9'4"

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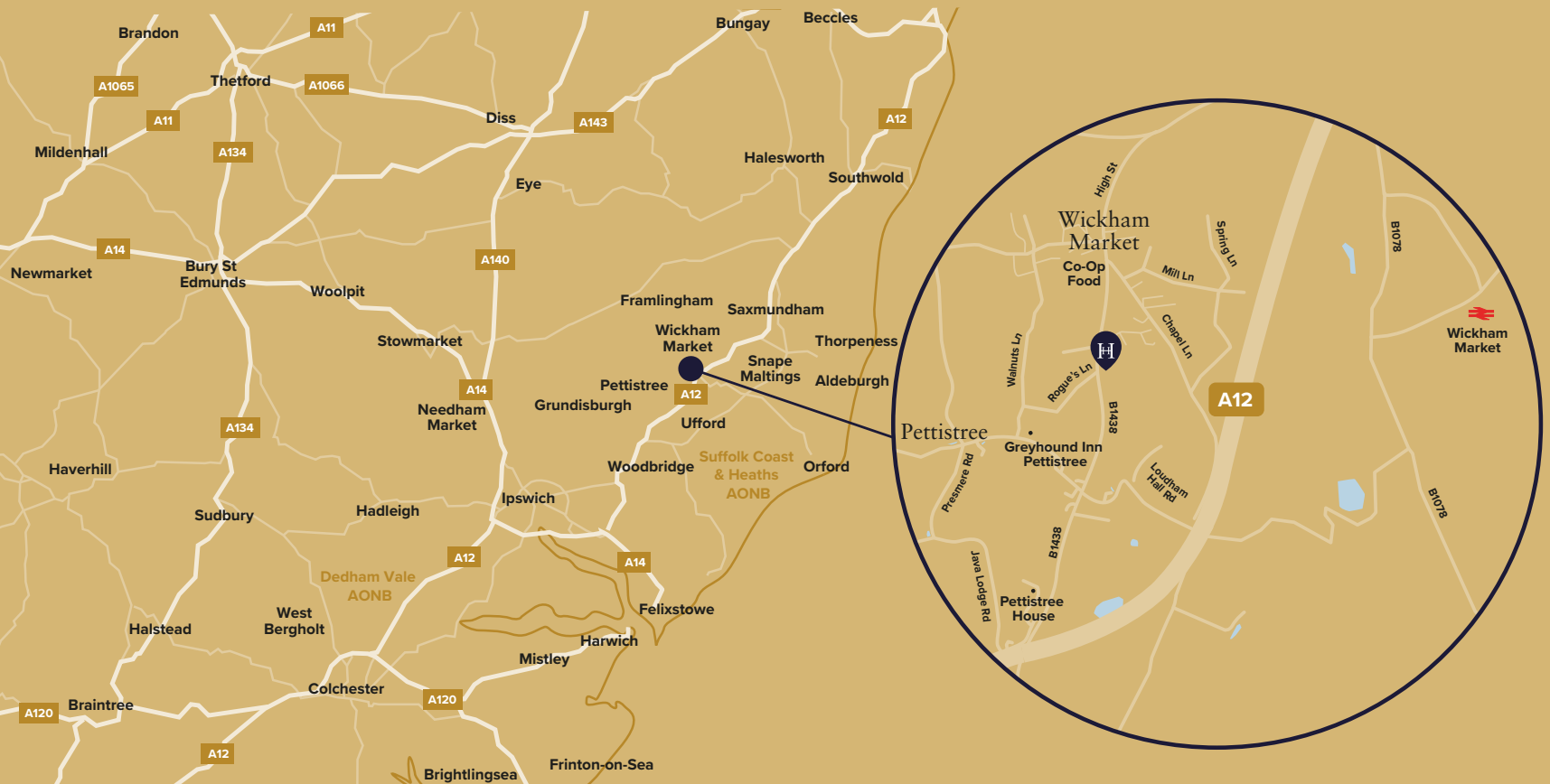
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- AC Airing cupboard
- W Wardrobe



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Wickham Gate.

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Saxmundham	8 miles
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Ipswich	29 mins
Colchester	51 mins
Norwich	1 hour 15 mins
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