



HOPKINS
HOMES

Church Farm.

DRAYTON, NORFOLK

Beautifully crafted Norfolk Living



Church Farm, in
the charming village
of Drayton, just a
stone's throw away
to bustling Norwich.

Located in the heart of Norfolk, Church Farm
is a collection of 2, 3 and 4-bedroom homes
offering the perfect blend of country living
and city life.



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.



“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 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

Church Farm puts you pride of place in the middle of one of England’s oldest and finest counties.

WHICH MEANS THERE’S SOMETHING FOR EVERY AGE AND INTEREST.

The village of Drayton has everything you need, thanks to a collection of local amenities. From quintessential farm shops and traditional farmers’ markets to high street staples, such as a Post Office, an Estate Agents and a Tesco Superstore. The much-loved leisure centre hosts a range of sports and social events, while the Grand Edwardian mansion, Drayton Old Lodge (set in 10 acres of land) provides the perfect place to celebrate special occasions.

Village life and public houses go hand in hand, and The Cock Inn and The Red Lion don’t disappoint when it comes to the traditional English pub experience. Both establishments serve a menu packed with delicious dishes. The Cock Inn boasts a child-friendly beer garden while The Red Lion is part of the Greene King Group.

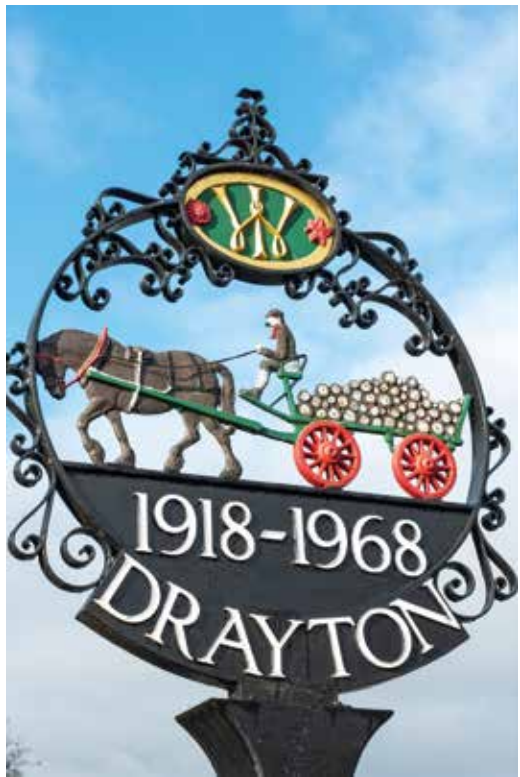
Drayton’s history dates back to Roman times and the village is even mentioned in the Domesday Book. The remains of a Grade II listed medieval house are still visible today.



River Wensum



Royal Arcade, Norwich



Close by.

Drayton is nestled between Hellesdon and Taverham, both boasting their own list of amenities and facilities. While there’s plenty of access to open spaces and fresh country air, Drayton is also conveniently close to the county’s regional capital, Norwich.

Norwich city centre is less than 15 minutes by car from Drayton and is also easy to reach on public transport thanks to the Yellow Line buses, which run every 20 minutes from the nearby bus stop. Norwich is bursting with character and charm; it is also home to a wonderful array of theatres, independent shops, cinemas and modern shopping malls.

Situated close to the River Wensum, Church Farm is perfectly set for riverside walks and well placed for trips to the celebrated North Norfolk coastline.

As if that wasn’t enough, the nearby Wensum Valley Hotel, Golf and Country Club’s picturesque golf course is the perfect place for people looking for a round of golf and those looking to hit the gym, take a dip in the pool, or relax in a sauna. Drayton is within easy reach of a number of family-friendly attractions, from tree-top escapes to discovering dinosaurs and children’s farms to the chance to try all sorts of sports.

Drayton is also a matter of minutes in the car from Norwich International Airport, ideal if you love to explore. Those looking for easy access to London are well catered for too. London is around a 2.5-hour drive or under 2 hours by train from Norwich.



Cromer Beach



Local Schools.

Drayton is ideally placed for families with children. There are a number of preschools, nurseries and playgroups for babies and toddlers. Drayton Community Infant School welcomes children aged 4 to 7 and offers a Breakfast and an After School Club, as well as a range of extended clubs. Drayton CofE Junior School for pupils aged 7 to 11, was rated Good by Ofsted in 2018 and is within walking distance of Church Farm. As they move onto secondary school, nearby Taverham High School was also rated Good by Ofsted in 2018 and is only a 7-minute drive from Drayton. Langley Senior School and Sixth Form, an excellent independent school, was rated Good by Ofsted in 2019 and is a 34-minutue drive from Church Farm.

Amenities.

- | | |
|--------------------------|--------------------------|
| Golf club | Two friendly pubs |
| Medical centre | Leisure centre |
| First and middle schools | Regular public transport |
| Range of shops | Tesco superstore |



Pulls Ferry



Norwich





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

The Liston

THREE BEDROOM HOUSE

92.80m² | 999ft²



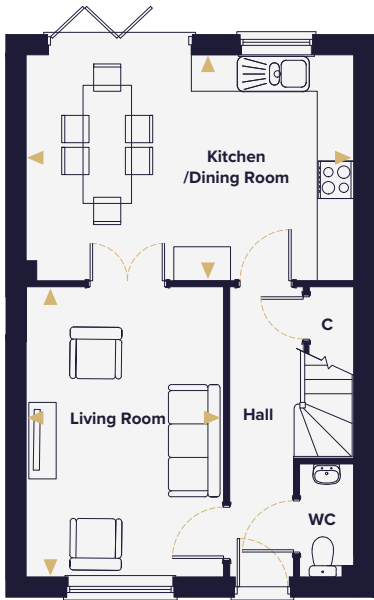
The Liston

THREE BEDROOM HOUSE

Homes 150(h), 151, 163,
164(h) & 177

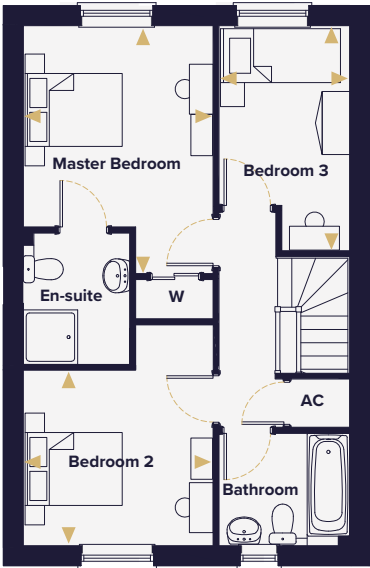


Ground Floor



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"

First Floor



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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- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Sutton

THREE BEDROOM HOUSE

94.92m² | 1,021ft²



The Sutton

THREE BEDROOM HOUSE

Homes 117(h), 129(h), 130, 134(h), 135,
136, 142(h), 143, 146 & 149

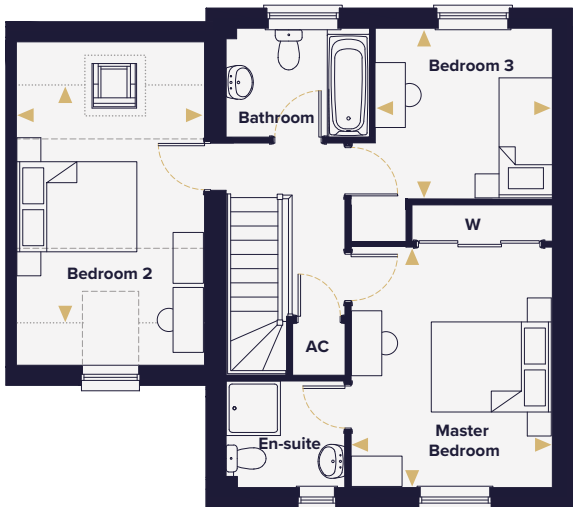


Ground Floor



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"

First Floor



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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- Indicates reduced head height below 1.5m
- Rooflight
- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Blyth

THREE BEDROOM HOUSE

95.96m² | 1,032ft²



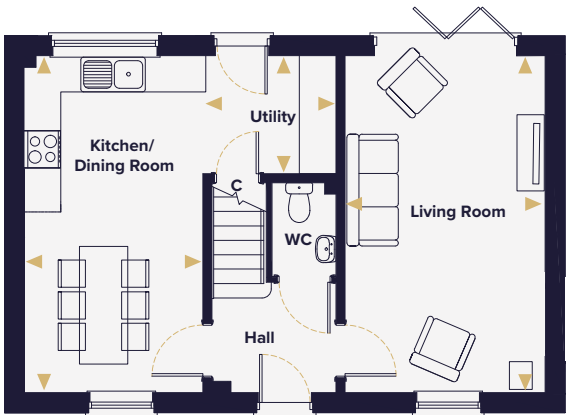
The Blyth

THREE BEDROOM HOUSE

Homes 106(h), 137,
144(h) & 176

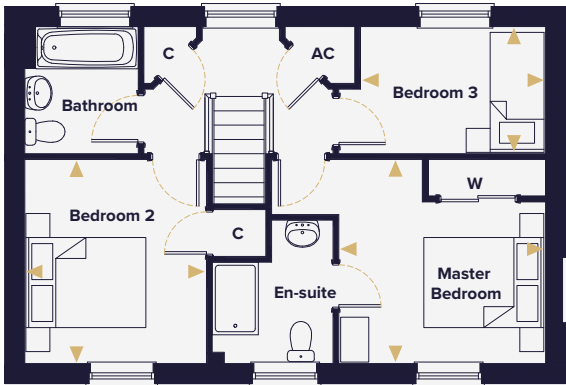


Ground Floor



Living Room	5.57m x 3.31m 18'3" x 10'10"
Kitchen/ Dining Room	5.57m x 2.97m 18'3" x 9'8"
Utility	2.18m x 1.95m 7'2" x 6'4"

First Floor



Master Bedroom	3.42m x 3.38m 11'2" x 11'0"
Bedroom 2	3.38m x 3.01m 11'1" x 9'10"
Bedroom 3	3.06m x 2.10m 10'0" x 6'10"

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The Lynford

THREE BEDROOM HOUSE

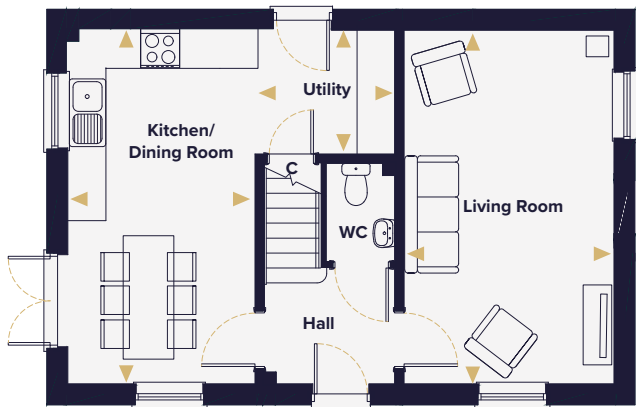
95.96m² | 1,032ft²



The Lynford
THREE BEDROOM HOUSE
Homes 152(h) & 165



Ground Floor

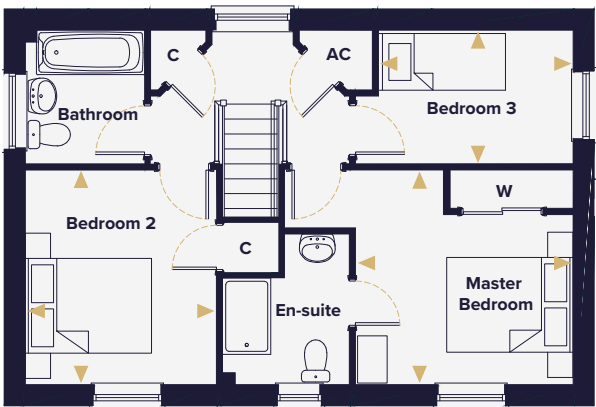


Living Room	5.57m x 3.31m 18'3" x 10'10"
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Kitchen/ Dining Room	5.57m x 2.97m 18'3" x 9'9"
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Utility	2.18m x 1.95m 7'2" x 6'4"
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First Floor



Master Bedroom	3.42m x 3.38m 11'2" x 11'0"
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Bedroom 2	3.38m x 3.01m 11'0" x 9'10"
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Bedroom 3	3.06m x 2.10m 10'0" x 6'11"
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- C Cupboard
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- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Eaton

THREE BEDROOM HOUSE

104.2m² | 1,122ft²



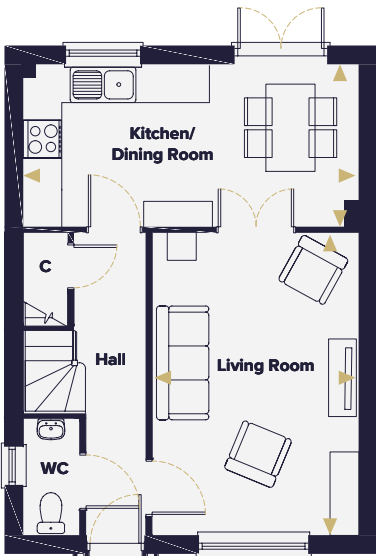
The Eaton

THREE BEDROOM HOUSE

Homes 153, 154, 155, 160, 161 & 162

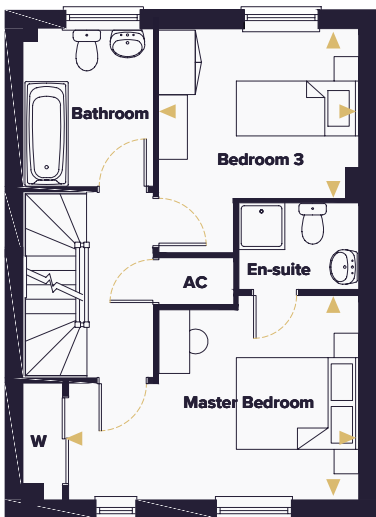


Ground Floor



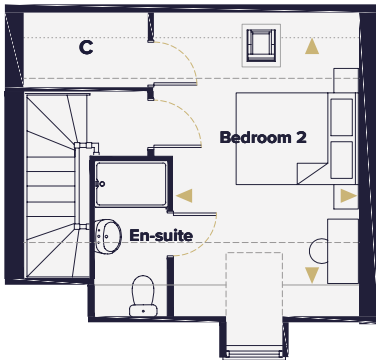
Kitchen/ Dining Room	5.40m x 2.62m 17'8" x 8'7"
Living Room	4.88m x 3.33m 16'0" x 10'11"

First Floor



Master Bedroom	4.69m x 3.30m 15'4" x 10'9"
Bedroom 3	2.72m x 3.22m 8'11" x 10'6"

Second Floor



Bedroom 2	4.17m x 2.99m 13'8" x 9'9"
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- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☐ Rooflight
- AC Airing cupboard



HOPKINS
HOMES

The Bixley

FOUR BEDROOM HOUSE

109.54m² | 1,179ft²



The Bixley
FOUR BEDROOM HOUSE
Homes 104 & 118(h)



Ground Floor



Living Room	5.57m x 3.31m 18'3" x 10'10"
Kitchen/ Dining Room	5.57m x 2.97m 18'3" x 9'9"
Utility	2.20m x 1.95m 7'2" x 6'4"

First Floor



Master Bedroom	3.42m x 3.38m 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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- Indicates reduced head height below 1.5m
- ☐ Rooflight
- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Stanford

FOUR BEDROOM HOUSE

110.94m² | 1,194ft²

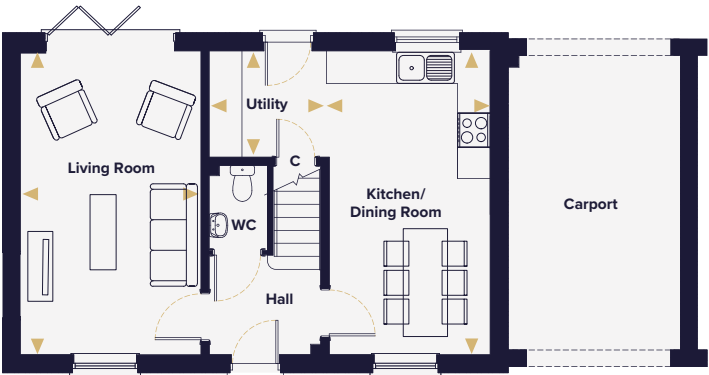


The Stanford
FOUR BEDROOM HOUSE
Homes 105(h), 145 & 148



Ground Floor

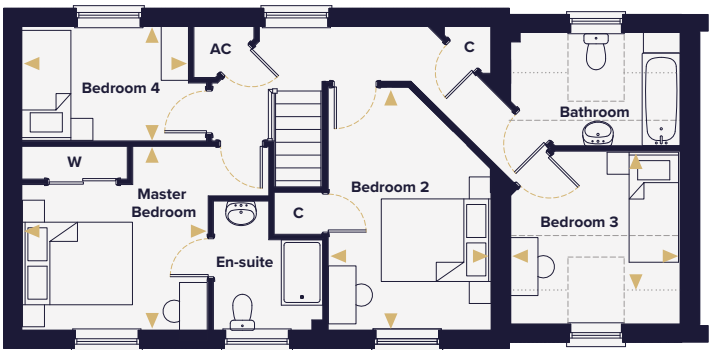
First Floor



Living Room 5.57m x 3.31m
18'3" x 10'10"

Kitchen/
Dining Room 5.57m x 2.99m
18'3" x 9'9"

Utility 2.18m x 1.95m
7'1" x 6'4"



Master Bedroom 3.42m x 3.38m
11'2" x 11'0"

Bedroom 2 4.46m x 2.99m
14'7" x 9'9"

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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- C Cupboard
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- Indicates reduced head height below 1.5m
- AC Airing cupboard



HOPKINS
HOMES

The Roxham

FOUR BEDROOM HOUSE

119.96m² | 1,291ft²



The Roxham
FOUR BEDROOM HOUSE
Home 107 & 128

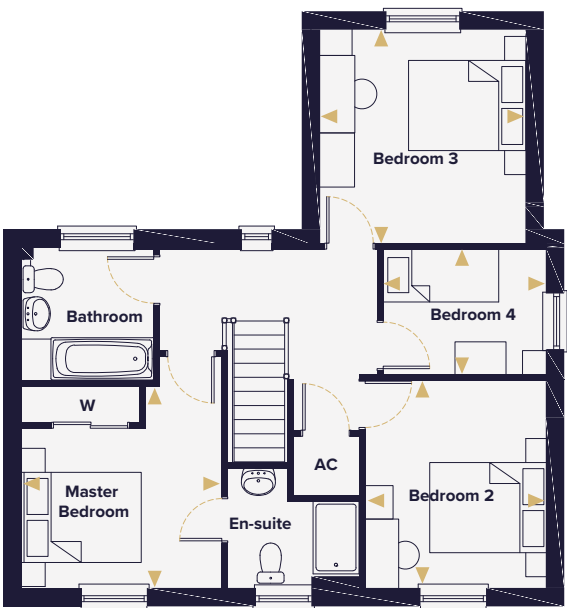


Ground Floor



Living Room	5.57m x 3.31m 18'3" x 10'10"
Kitchen	3.76m x 2.95m 12'4" x 9'8"
Dining Room	3.45m x 3.34m 11'3" x 10'11"
Study	2.95m x 1.86m 9'8" x 6'1"

First Floor



Master Bedroom	3.31m x 3.28m 10'10" x 10'9"
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"

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- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Keswick

FOUR BEDROOM HOUSE

122.38m² | 1,317ft²



The Keswick
FOUR BEDROOM HOUSE
Homes 109(h), 116(h) & 138



Ground 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	2.11m x 1.67m 6'11" x 5'6"

First Floor



Master Bedroom	3.90m x 3.18m 12'10" x 10'5"
Bedroom 2	3.30m x 3.13m 10'9" x 10'3"
Bedroom 3	2.91m x 2.85m 9'7" x 9'4"
Bedroom 4	3.04m x 2.47m 10'0" x 8'1"

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- C Cupboard
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- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Cantley

THREE BEDROOM HOUSE

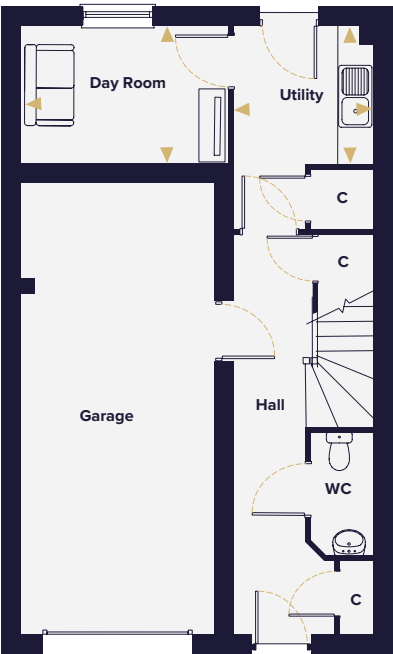
128.5m² | 1,383ft²



The Cantley
THREE BEDROOM HOUSE
Homes 157, 158 & 159



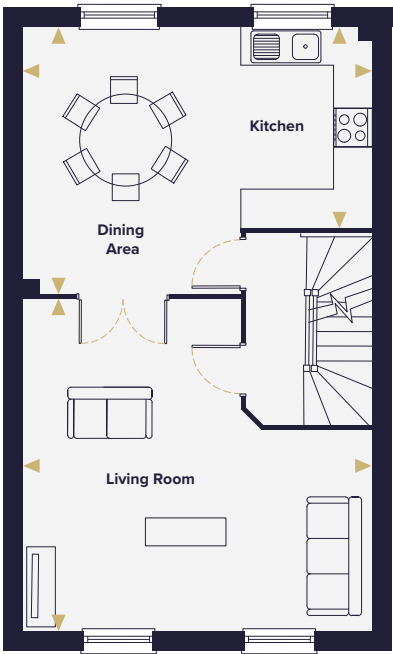
Ground Floor



Day Room 3.21m x 2.09m
10'6" x 6'10"

Utility 2.11m x 2.13m
6'11" x 6'11"

First Floor

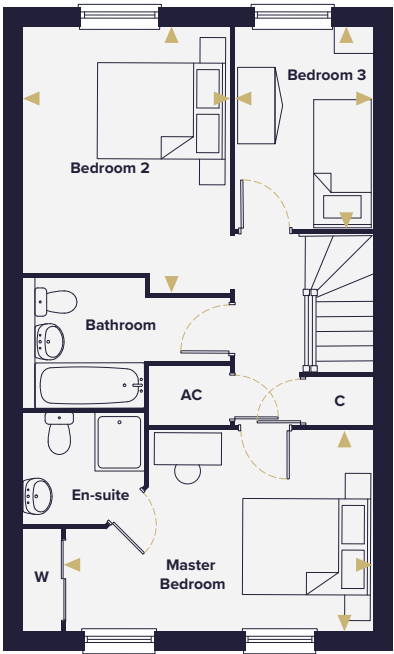


Dining Area 3.37m x 4.14m
11'0" x 13'6"

Kitchen 2.05m x 3.11m
6'8" x 10'2"

Living Room 5.42m x 5.16m
17'9" x 16'11"

Second Floor



Master Bedroom 4.76m x 3.11m
15'7" x 10'2"

Bedroom 2 3.20m x 4.11m
10'5" x 13'5"

Bedroom 3 3.11m x 2.12m
10'2" x 6'11"

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- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
- AC Airing cupboard
- * Window to plot 157



HOPKINS
HOMES

The Chelmer

FOUR BEDROOM HOUSE

135.12m² | 1,454ft²



The Chelmer
FOUR BEDROOM HOUSE
Homes 112, 113, 139(h) & 140(h)

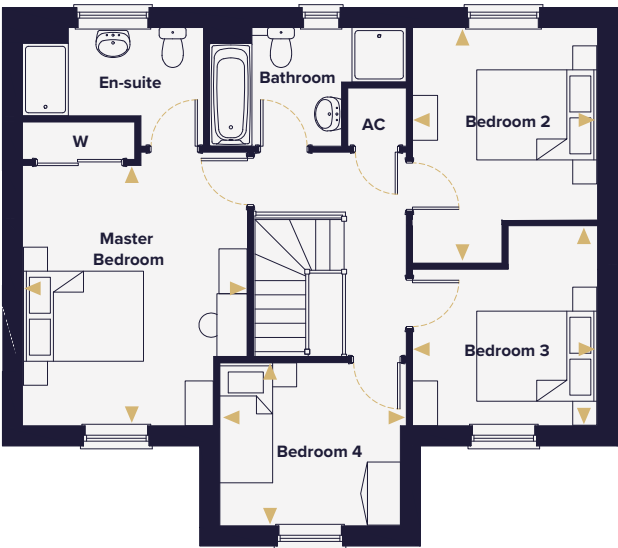


Ground Floor



Living Room	6.59m x 3.67m 21'7" x 12'0"
Kitchen/ Dining Room	5.69m x 3.00m 18'8" x 9'10"
Utility	1.54m x 1.35m 5'1" x 4'5"
Study	3.11m x 2.05m 10'3" x 6'8"

First Floor



Master Bedroom	4.31m x 3.72m 14'1" x 12'2"
Bedroom 2	3.89m x 3.06m 12'9" x 10'1"
Bedroom 3	3.31m x 3.06m 10'10" x 10'1"
Bedroom 4	3.09m x 2.70m 10'1" x 8'10"

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- (h) Plot is handed



HOPKINS
HOMES

The Hingham

FOUR BEDROOM HOUSE

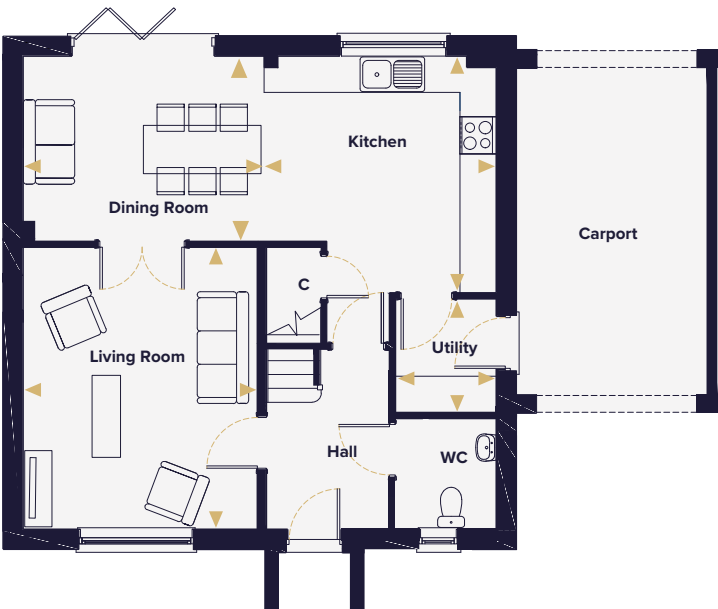
136.44m² | 1,469ft²



The Hingham
FOUR BEDROOM HOUSE
Homes 167(h) & 168



Ground 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	2.11m x 1.67m 6'11" x 5'6"

First Floor



Master Bedroom	3.90m x 3.17m 12'10" x 10'4"
Bedroom 2	3.86m x 3.11m 12'8" x 10'2"
Bedroom 3	3.71m x 3.13m 12'2" x 10'3"
Bedroom 4	3.15m x 2.91m 10'4" x 9'7"

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- Indicates reduced head height below 1.5m
- ☐ Roof light
- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Heacham

FOUR BEDROOM HOUSE

144m² | 1,550ft²

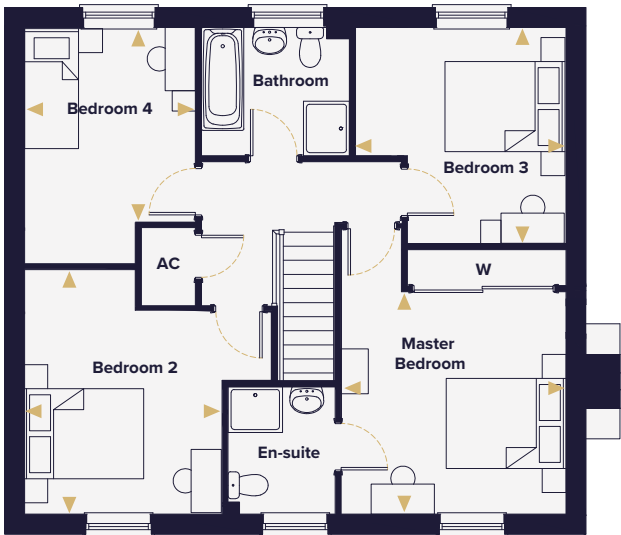


The Heacham
FOUR BEDROOM HOUSE
Homes 108(h), 156 & 166



Ground Floor

First Floor



Living Room	4.70m x 3.69m 15'5" x 12'1"
Kitchen/ Dining Room	8.97m x 3.20m 29'5" x 10'6"
Utility	2.27m x 1.65m 7'5" x 5'5"
Study	2.95m x 2.96m 9'8" x 9'8"

Master Bedroom	3.69m x 3.68m 12'1" x 12'0"
Bedroom 2	4.03m x 3.26m 13'2" x 10'8"
Bedroom 3	3.40m x 3.54m 11'1" x 11'7"
Bedroom 4	3.21m x 2.82m 10'6" x 9'3"

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HOPKINS
HOMES

The Chiltern

FOUR BEDROOM HOUSE

156.74m² | 1,687ft²



The Chiltern
FOUR BEDROOM HOUSE
Homes 103, 141(h) & 147(h)



Ground Floor

First Floor



Living Room	4.73m x 4.60m 15'6" x 15'1"
Kitchen/ Dining Room	6.45m x 4.02m 21'1" x 13'2"
Utility	2.01m x 1.84m 6'7" x 6'0"
Study	2.02m x 3.17m 6'7" x 10'5"

Master Bedroom	4.02m x 3.62m 13'2" x 11'10"
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	3.29m x 3.39m 10'9" x 11'1"

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.

W Wardrobe
C Cupboard
► Denotes where dimensions are taken from
AC Airing cupboard
(h) Plot is handed



HOPKINS
HOMES

The Denton

FOUR BEDROOM HOUSE

190.24m² | 2,048ft²



The Denton

FOUR BEDROOM HOUSE

Homes 101(h), 102(h), 110, 111, 114 & 115



Ground Floor



First Floor



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- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
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HOPKINS
HOMES

Specification.

Kitchens

- Choice of kitchen cupboards and slimline worktops with matching upstands/splashbacks*
- Under pelmet LED lighting to wall units
- Undercounter or eye level Haier oven, & induction hob
- 1.5 white semi-integrated bowl sink to kitchen
- Integrated cooker hood
- Integrated 50/50 fridge freezer and dishwasher
- Integrated washing machine fitted to kitchen where there isn't separate utility room**

Flooring

- Moduleo luxury vinyl tile flooring to kitchen, dining & utility areas
- Moduleo luxury vinyl tile flooring to entrance hall, cloakroom and downstairs cupboard

Plumbing

- Single or dual zone gas central heating via thermostatically controlled radiators
- White sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain homes
- Gloss white towel rails to bathroom & en-suite

Wall tiling

- Half height to wet walls
- Full height to shower cubicles
- Full height tiling around the bath to homes without an en-suite or over 1,550ft² with only one en-suite
- Cloakroom – splashback to hand basin and tiled window sill where applicable*

Electrical

- White downlights to kitchen or kitchen/dining area when open plan, bathroom, en-suite and WC
- 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
- Outside lighting to front and rear on certain plots

Joinery

- Moulded skirting and architraves painted white
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

Exterior

- UPVC double-glazed windows
- Aluminium bi-fold doors to certain homes
- 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 natural paving slabs
- Lighting and double power socket to certain garages

Other items

- Loft light where applicable
- Feature fireplace included to selected homes
- Multi-point locks to external doors
- All internal walls painted in white matt emulsion

*All choices are subject to stage of construction. Cloakroom splashback tile from matching selection to bathroom or en-suite. This specification is only meant as a guide, some items may vary from home to home. Please check with Sales Consultant for home-specific information. Photography depicts previous Hopkins Homes developments.

** Utility rooms have space for free-standing washing machine and/or tumble dryer (not included) subject to house type. Please speak to sales consultant for full details.

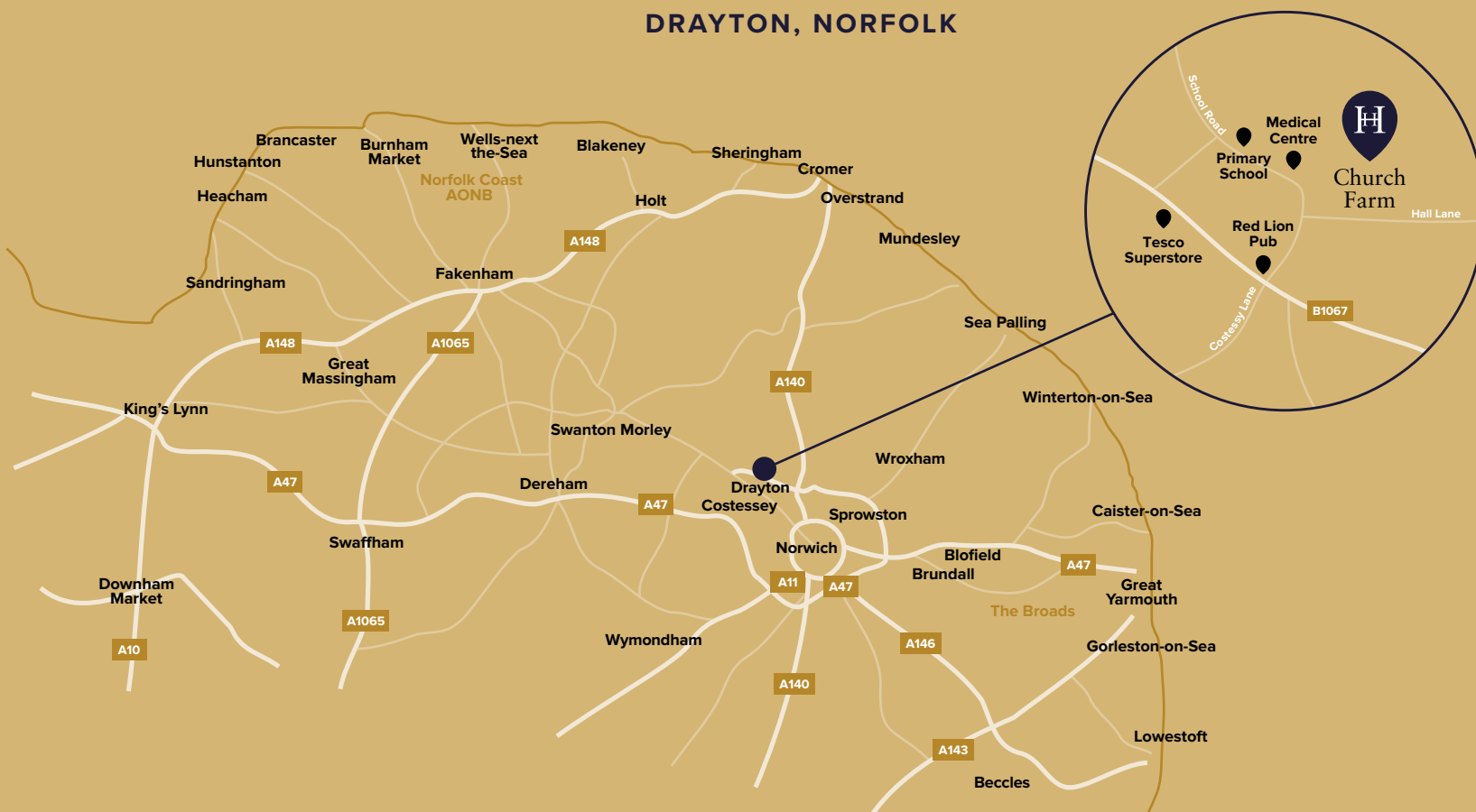
Specification for Phase Two homes at Church Farm, Drayton.
Homes 101-118 & 134-168



HOPKINS
HOMES

Church Farm.

DRAYTON, NORFOLK



Church Farm Marketing Suite.

Address: Hall Lane, Drayton
Norfolk, NR8 6DP

Telephone: 01603 365321

Email: church.farm@hopkinshomes.co.uk

Travel times and distances.

By road to:

Norwich	5 miles
Dereham	17 miles
Holt	19 miles
Fakenham	22 miles
Blakeney	24 miles

By rail (from Norwich) to:

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

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 Church Farm 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.