



HOPKINS
HOMES

Church View.

BRAMFORD, SUFFOLK

Traditionally designed 2, 3, 4 & 5 bedroom homes



Perfectly positioned in a quaint and historic village, close to the maritime town of Ipswich.

Bramford, recorded in the Domesday Book as 'Brunfort' or 'Branfort', provides the ultimate setting for Church View. This beautiful collection of 2, 3, 4 & 5-bedroom homes is ideally located close to the countryside but with excellent transport links for that sought-after lifestyle balance.

The centrepiece of this development is the extensive on-site public open space – offering a delightful outlook for many of the properties and a home to an abundance of wildlife.

Key features.



Energy-efficient homes



No onward chain



Countryside walks



10 year guarantee



The Hopkins story.

We dedicate ourselves to craft, care and social responsibility. Building timeless homes and thriving communities that protect and respect the environment, for this generation and the next.



“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

“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

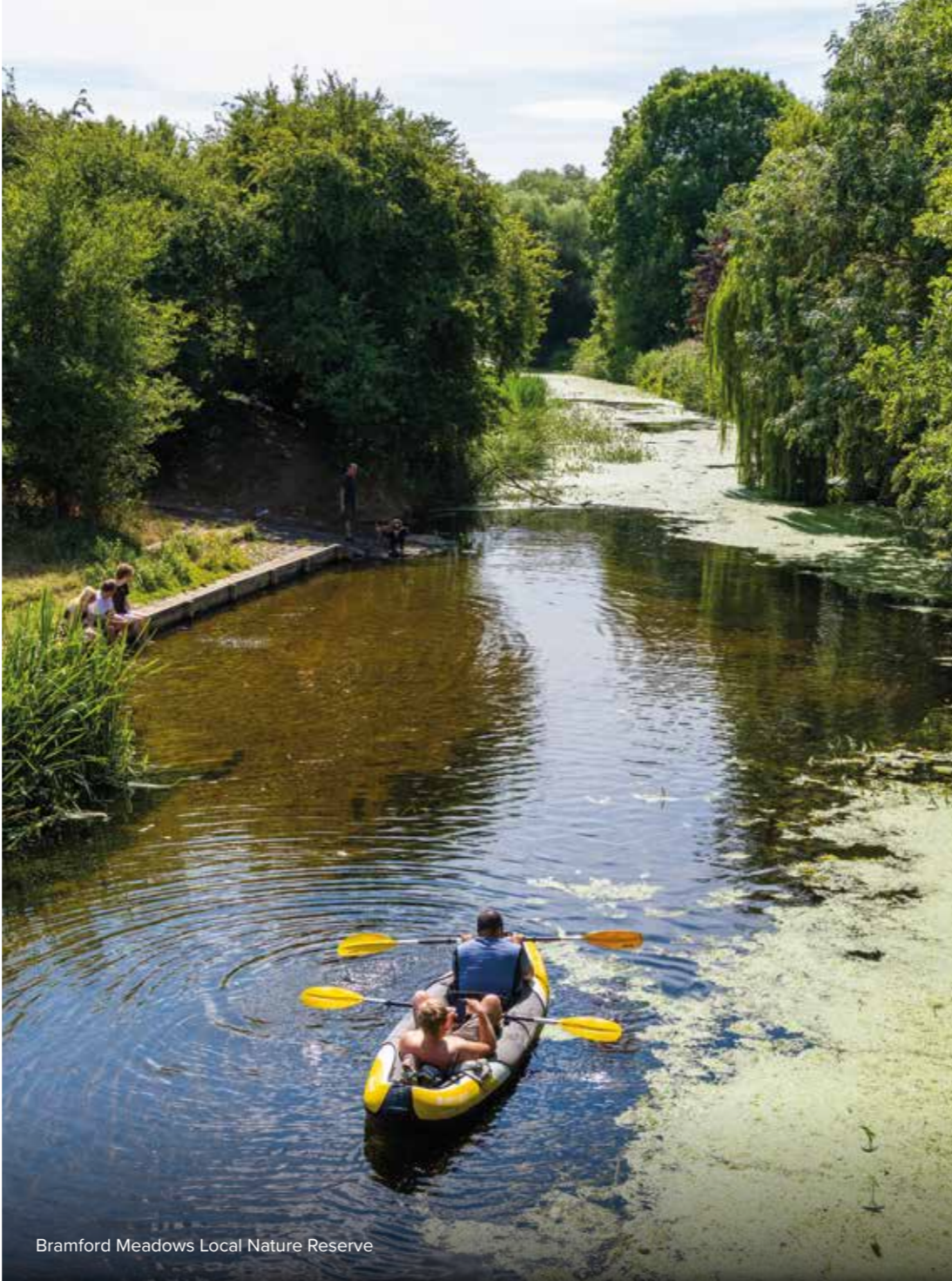
Church View benefits from glorious views onto open countryside.

OFFERING THE BEST OF BOTH WORLDS: CALMING SCENERY WITHIN EASY REACH OF TOWN LIFE.

The pretty village of Bramford, located on the westerly outskirts of Ipswich, is home to the meandering River Gipping, providing delightful riverside walks.

There is plenty to be enjoyed by waterway enthusiasts. The Bramford Meadows Local Nature Reserve offers serene surroundings and the starting point for walking routes, whilst The Suffolk Water Park – and its incredible café – is available for fishing. Other amenities include Bramford Sports Pavillion for bowls, football and tennis, as well as a range of eateries, shops and convenience stores.

Historical highlights include The Bramford Cock, a Grade II listed pub built in the 15th century, serving locally-sourced, home-cooked classics. It also offers regular quiz nights and private function availability. St Mary the Virgin Church is the oldest building in the village, dating back to the 13th century.



Bramford Meadows Local Nature Reserve



Ipswich Marina

Close by.

The town of Ipswich is conveniently close, just minutes away by car or public transport. Enjoy everything the town centre has to offer, from a vast array of restaurants to well-known and independent shops, museums and parks. Be entertained by performances at the Regent Theatre or New Wolsey Theatre.

Ipswich Marina has long been at the heart of the town throughout its 1,500 year history. Today, it's popular for the many bars, cafés and bistros perched along the water's edge, with charming views over the marina, day and night. Festivals and events are held throughout the year, including the Ipswich Maritime Festival every summer. Plus, you can take one of two highly-rated river trips from the waterfront via Orwell Lady and Sailing Barge Victoria.

With easy access to the A14, you'll never be short of things to do in the area. A little further south you can enjoy a day at the renowned Jimmy's Farm, home to over 100 different animal species. Take pleasure at Pin Mill, a National Trust location with panoramic views over the River Orwell, an array of lovely walks, and The Butt and Oyster pub; simply perfect on a sunny day. Fancy travelling beyond the county? Ipswich train station is nearby, providing various travel options further afield – including access into London in just over an hour.



Ipswich Station



Pin Mill

Local schools.

Church View is conveniently located for a choice of schooling. From tots to teens, there are options aplenty. Within the village itself is Bramford Pre-school Playgroup and Bramford C of E Primary School, both within walking distance. Somersham Primary School is a 4-mile drive away. For secondary schools and sixth forms, Westbourne Academy is the closest, but you're spoilt for choice in the wider area. Ipswich School scored 'Excellent', the highest possible rating, across its nursery, prep and senior year groups. Further education opportunities are available locally at The University of Suffolk in Ipswich and The University of Essex in Colchester, with plenty of courses to choose from.



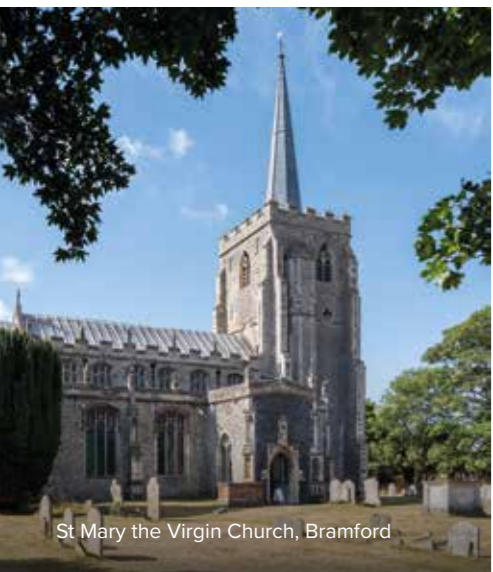
Bramford Sports Pavillion



Bramford C of E Primary School

Amenities.

- | | |
|----------------------------|------------------------------|
| Primary school | Sports facilities |
| Grade II listed pub | Mainline station in Ipswich |
| Cafés, restaurants & shops | Local nature reserve |
| Countryside walks | Easy access to the A12 & A14 |



St Mary the Virgin Church, Bramford





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.



Church View.

BRAMFORD, SUFFOLK



2 Bedroom Homes

- THE NESS**
Plots 48, 49(h), 50 & 51(h)
- THE KIPTON**
Plots 52, 53(h), 54 & 55(h)

3 Bedroom Homes

- THE BROOK**
Plots 3, 10(h), 18, 19(h), 20, 21(h), 32(h), 33, 80(h), 81(h), 82(h), 83(h), 84(h) & 85
- THE LISTON**
Plots 4, 5(h), 15(h), 16(h), 17(h), 73, 74(h), 75 & 76(h)
- THE SUTTON**
Plots 2, 11(h), 13(h), 14, 79(h), 110 & 111(h)
- THE BLYTH**
Plots 6, 9(h), 72 & 77(h)
- THE BOURNE (b)**
Plots 91, 92 & 93(h)

4 Bedroom Homes

- THE BIXLEY**
Plots 1(h), 12 & 78
- THE KESWICK**
Plots 35(h), 38 & 39
- THE CHELMER**
Plots 42, 43 & 44
- THE HEACHAM**
Plots 7, 8(h), 40(h), 41(h), 87, 88(h), 105 & 106
- THE CHILTERN**
Plots 34, 36, 37(h), 86 & 89(h)
- THE DENTON**
Plots 46, 47, 90, 112 & 113

5 Bedroom Homes

- THE WOLVERTON**
Plots 45 & 114
- THE ALETHORPE**
Plot 115



- Key**
- AFFORDABLE HOUSING
 - SHARED OWNERSHIP
 - S/S** SUB STATION
 - P/S** PUMP STATION
 - C/S** CYCLE STORE
 - B/S** BIN STORE
 - (b)** BUNGALOWS
 - V** VISITOR PARKING
 - (h)** HANDED PLOT
 - /// WILDFLOWER AREAS*

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
- Undercounter or eye level Bosch oven, hob and cooker hood fitted as standard*
- Choice of Porcelanosa wall and floor tiles from our selected range**
- Integrated 50/50 Fridge Freezer to certain plots

Plumbing

- Single or dual zone central heating
- White 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
- Underfloor heating to ground floor and thermostatically controlled radiators to upper floors

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 and bath
- Cloakroom - splashback to hand basin*
- Tiled window sill to bathroom, en-suite and cloakroom 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

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 point to master bedroom
- Data points to study and master bedroom
- White downlights to kitchen, utility, cloakroom, bathroom and en-suite
- Pendant lights to all remaining areas

Joinery

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

Exterior

- UPVC double-glazed windows
- 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
- Lighting and double power socket to certain garages
- External light to front door where applicable

*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.



HOPKINS
HOMES

Church View.

BRAMFORD, SUFFOLK



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Bramford, Suffolk, IP8 4AF

what3words: flags.hosts.films

Telephone: 01473 357060

Email: church.view@hopkinshomes.co.uk

Travel times and distances.

By road to:

Ipswich	4 miles
Colchester	19 miles
Bury St Edmunds	26 miles
Norwich	44 miles
Cambridge	54 miles

By rail (from Ipswich Station) to:

Colchester	18 mins
Bury St Edmunds	28 mins
Norwich	40 mins
London Liverpool Street	65 mins
Cambridge	80 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



*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 View 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.





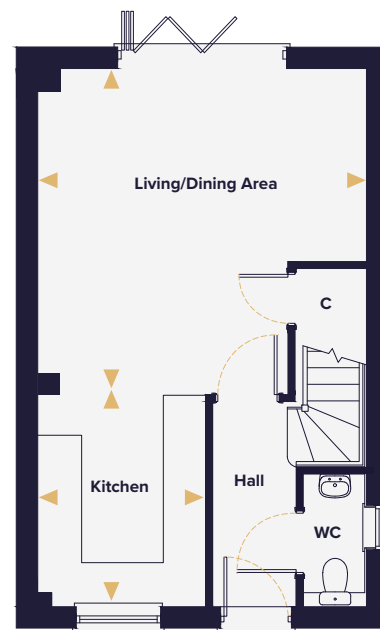
The Ness

TWO BEDROOM HOUSE

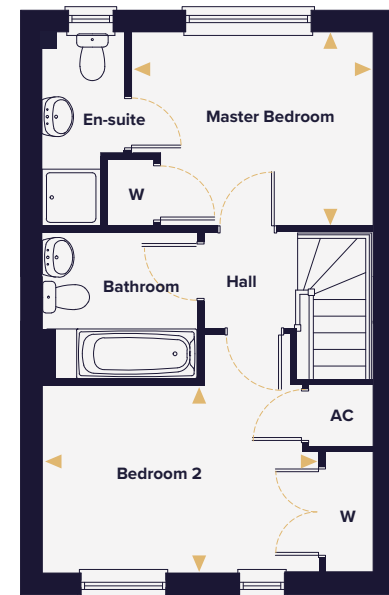
Plots 48, 49(h), 50 & 51(h)

70.22m² | 754ft²

Ground floor



First floor



Living/Dining Room	4.62m x 4.60m	15'2" x 15'1"
Kitchen	2.99m x 2.36m	9'10" x 7'9"

Master Bedroom	3.38m x 2.71m	11'1" x 8'11"
Bedroom 2	3.87m x 2.62m	12'9" x 8'7"

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.

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





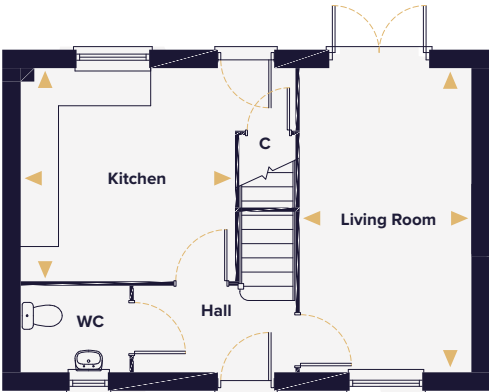
The Kipton

TWO BEDROOM HOUSE

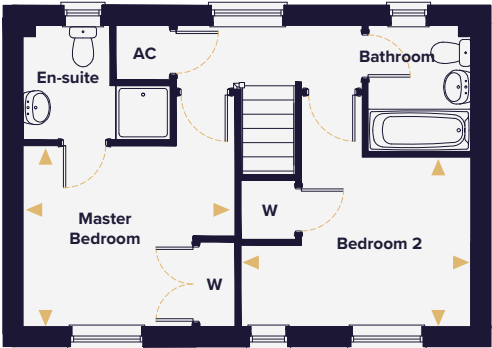
Plots 52, 53(h), 54 & 55(h)

73.74m² | 794ft²

Ground floor



First floor



Living Room	4.98m x 2.80m	16'4" x 9'2"
Kitchen	4.50m x 3.49m	14'9" x 11'5"

Master Bedroom	3.50m x 2.99m	11'6" x 9'10"
Bedroom 2	3.80m x 2.80m	12'6" x 9'2"

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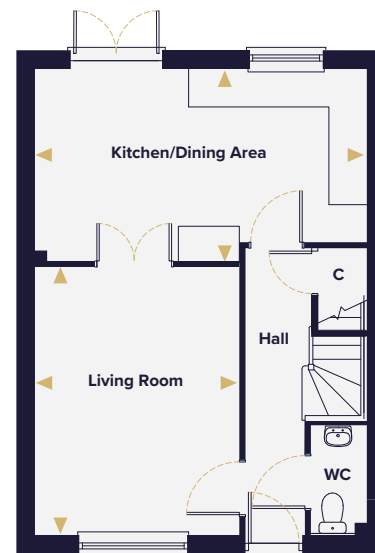
The Brook

THREE BEDROOM HOUSE

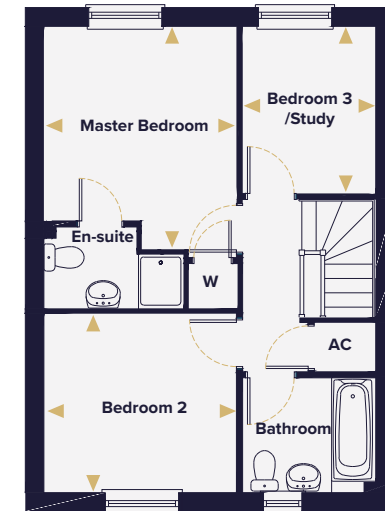
Plots 3, 10(h), 18, 19(h), 20, 21(h), 32(h), 33, 80(h), 81(h), 82(h), 83(h), 84(h) & 85

81.98m² | 882ft²

Ground floor



First floor



Living Room	4.37m x 3.33m	14'4" x 10'11"
Kitchen/Dining Area	5.39m x 3.11m	17'8" x 10'3"

Master Bedroom	3.62m x 3.14m	11'11" x 10'4"
Bedroom 2	3.14m x 2.90m	10'4" x 9'6"
Bedroom 3/Study	2.72m x 2.16m	8'11" x 7'1"

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





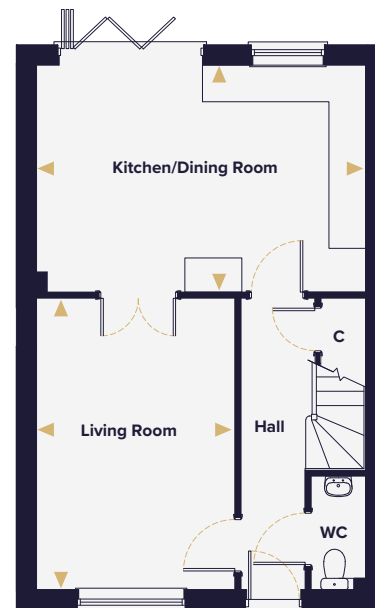
The Liston

THREE BEDROOM HOUSE

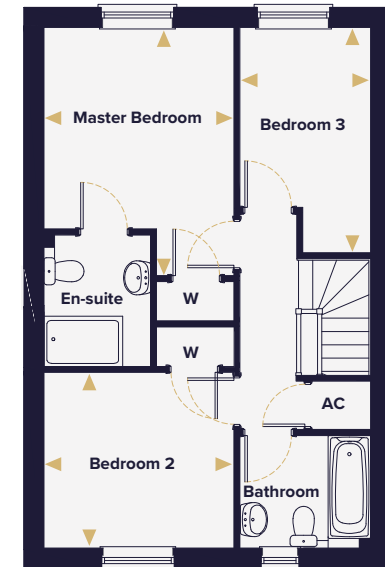
Plots 4, 5(h), 15(h), 16(h), 17(h), 73, 74(h), 75 & 76(h)

92.80m² | 999ft²

Ground floor



First floor



Living Room	4.78m x 3.25m	15'8" x 10'8"
Kitchen/Dining Room	5.39m x 3.72m	17'8" x 12'2"

Master Bedroom	4.09m x 3.13m	13'5" x 10'3"
Bedroom 2	3.13m x 2.90m	10'3" x 9'6"
Bedroom 3	3.72m x 2.15m	12'2" x 7'1"

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





The Sutton

THREE BEDROOM HOUSE

Plots 2, 11(h), 13(h), 14, 79(h), 110 & 111(h)

94.92m² | 1,021ft²

Ground floor



First floor



Living Room	4.37m x 3.33m	14'4" x 10'11"
Kitchen/Dining Room	5.39m x 3.11m	17'8" x 10'3"

Master Bedroom	3.97m x 3.32m	13'0" x 10'11"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	2.92m x 2.82m	9'7" x 9'3"

- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- W Wardrobe
- C Cupboard
- (h) Plot is handed

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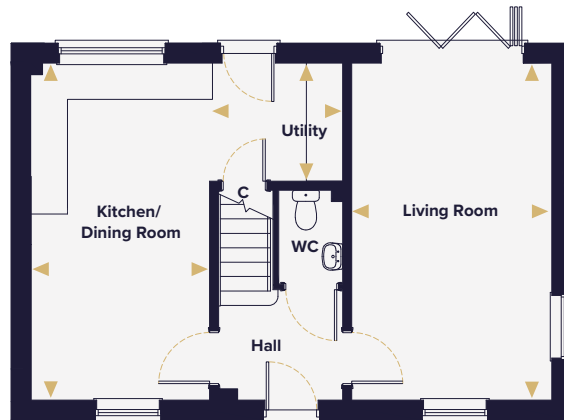
The Blyth

THREE BEDROOM HOUSE

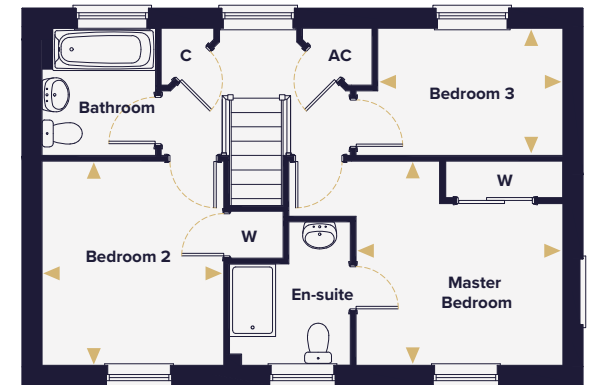
Plots 6, 9(h), 72 & 77(h)

95.96m² | 1,032ft²

Ground floor



First 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	2.18m x 1.95m	7'2" x 6'4"

Master Bedroom	3.42m x 3.37m	11'2" x 11'0"
Bedroom 2	3.37m x 3.00m	11'0" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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





The Bixley

FOUR BEDROOM HOUSE

Plots 1(h), 12 & 78

109.54m² | 1,179ft²

Ground floor



First floor



Living Room	5.57m x 3.30m	18'3" x 10'10"
Kitchen/Dining Room	5.57m x 2.97m	18'3" x 9'9"
Utility	2.18m x 1.95m	7'2" x 6'4"

Master Bedroom	3.42m x 3.37m	11'2" x 11'0"
Bedroom 2	3.88m x 3.11m	12'8" x 10'2"
Bedroom 3	3.37m x 3.00m	11'0" x 9'10"
Bedroom 4/Study	3.06m x 2.10m	10'0" x 6'10"

- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- W Wardrobe
- C Cupboard
- (h) Plot is handed

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The Bourne

THREE BEDROOM BUNGALOW

Plots 91, 92 & 93(h)

111.21m² | 1,197ft²



Living Room	5.85m x 3.87m	19'2" x 12'8"
Kitchen/Dining Room	5.24m x 4.68m	17'2" x 16'0"
Master Bedroom	3.94m x 3.80m	12'11" x 12'6"
Bedroom 2	3.91m x 2.76m	12'9" x 9'1"
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"

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

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The Keswick

FOUR BEDROOM HOUSE

Plots 35(h), 38 & 39

122.38m² | 1,317ft²

Ground floor



First floor



Living Room	4.66m x 3.87m	15'4" x 12'8"
Kitchen	3.91m x 3.83m	12'10" x 12'7"
Dining Area	3.98m x 3.06m	13'1" x 10'1"
Utility	2.10m x 1.66m	6'11" x 5'6"

Master Bedroom	3.90m x 2.86m	12'10" x 9'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.91m x 2.85m	9'7" x 9'4"
Bedroom 4	3.03m x 2.47m	10'0" x 8'1"

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





The Chelmer

FOUR BEDROOM HOUSE

Plots 42, 43 & 44

135.12m² | 1,454ft²

Ground floor



First floor



Living Room	6.58m x 3.67m	21'7" x 12'0"
Kitchen/Dining Room	5.69m x 3.00m	18'8" x 9'10"
Utility	1.53m x 1.35m	5'0" x 4'5"
Study	3.11m x 2.04m	10'3" x 6'9"

Master Bedroom	4.30m x 3.72m	14'1" x 12'2"
Bedroom 2	3.17m x 3.06m	10'5" x 10'1"
Bedroom 3	3.06m x 2.59m	10'1" x 8'6"
Bedroom 4	3.08m x 2.70m	10'1" x 8'10"

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- AC Airing cupboard
- W Wardrobe
- C Cupboard





The Heacham

FOUR BEDROOM HOUSE

Plots 7, 8(h), 40(h), 41(h), 87, 88(h), 105 & 106

144m² | 1,550ft²

Ground floor



First floor



Living Room	4.69m x 3.68m	15'5" x 12'1"
Kitchen/Dining Room	8.94m x 3.19m	29'4" x 10'6"
Utility	2.25m x 1.65m	7'5" x 5'5"
Study	2.94m x 2.95m	9'8" x 9'8"

Master Bedroom	3.68m x 3.68m	12'1" x 12'1"
Bedroom 2	3.34m x 3.26m	10'11" x 10'8"
Bedroom 3	3.54m x 2.78m	11'7" x 9'1"
Bedroom 4	3.20m x 2.82m	10'6" x 9'3"

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

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The Chiltern

FOUR BEDROOM HOUSE
Plots 34, 36, 37(h), 86 & 89(h)
156.74m² | 1,687ft²



Living Room	4.73m x 4.59m	15'6" x 15'1"
Kitchen/Dining Room	6.44m x 4.01m	21'2" x 13'2"
Utility	2.01m x 1.83m	6'7" x 6'0"
Study	3.17m x 2.02m	10'5" x 6'8"

Master Bedroom	3.90m x 3.62m	12'10" x 11'11"
Bedroom 2	3.07m x 2.98m	10'1" x 9'10"
Bedroom 3	3.20m x 2.81m	10'6" x 9'3"
Bedroom 4	3.39m x 2.64m	11'2" x 8'8"

- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- ◻ Wood burning stove
- AC Airing cupboard
- W Wardrobe
- C 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.





The Denton

FOUR BEDROOM HOUSE

Plots 46, 47, 90, 112 & 113

190.24m² | 2,048ft²

Ground floor



First floor



Living Room	4.82m x 4.66m	15'10" x 15'4"
Kitchen/Dining Room	6.65m x 4.97m	21'10" x 16'4"
Family Room	3.53m x 3.07m	11'7" x 10'1"
Utility	2.11m x 2.11m	6'11" x 6'11"
Study	3.35m x 2.94m	11'0" x 9'7"

Master Bedroom	4.67m x 3.97m	15'3" x 13'0"
Bedroom 2	5.06m x 4.03m	13'3" x 11'10"
Bedroom 3	3.76m x 3.61m	12'4" x 11'10"
Bedroom 4	3.43m x 3.25m	11'3" x 10'8"

- Denotes where dimensions are taken from
- ◻ Wood burning stove
- AC Airing cupboard
- W Wardrobe
- C Cupboard

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The Wolterton

FIVE BEDROOM HOUSE

Plots 45 & 114

195.23m² | 2,101ft²

Ground floor



First floor



Living Room	6.80m x 4.01m	22'4" x 13'2"
Kitchen	3.99m x 3.37m	13'1" x 11'1"
Family Room/Dining Room	8.27m x 2.98m	27'2" x 9'10"
Utility	3.75m x 1.74m	12'4" x 5'9"
Study	3.20m x 3.00m	10'6" x 9'10"

Master Bedroom	3.93m x 3.56m	12'11" x 11'8"
Bedroom 2	3.57m x 3.29m	11'9" x 10'10"
Bedroom 3	3.30m x 2.72m	10'10" x 8'11"
Bedroom 4	3.20m x 3.00m	10'6" x 9'10"
Bedroom 5	2.84m x 2.47m	9'4" x 8'1"

- Denotes where dimensions are taken from
- ◻ Wood burning stove
- AC Airing cupboard
- W Wardrobe
- C Cupboard

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The Alethorpe

FIVE BEDROOM HOUSE

Plot 115
257.75m² | 2,774ft²

Ground floor



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- Denotes where dimensions are taken from
- ◻ Wood burning stove
- C Cupboard

The Alethorpe

FIVE BEDROOM HOUSE

Plot 115
257.75m² | 2,774ft²

First floor



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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.

- Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- AC Airing cupboard
- W Wardrobe
- C Cupboard

