

LAKENHEATH HALL PARK

Lakenheath Hall | Lakenheath | Suffolk | IP27 9NB

Seven bespoke new homes combining quality, style & elegance set in the unique setting of Lakenheath Hall Park

Lakenheath Hall Park is a beautiful new scheme by Yellow Door Property, comprising seven 5 bedroom detached, luxury homes. Accessed via either Gentle Rise or Flint Way, all these stunning houses benefit from private drives, double garages and landscaped gardens. This site profits from a unique position, centrally situated in the village and set in the grounds of the historic 'Lakenheath Hall' extending to over 14 acres.

There is a choice of seven plots as OFF PLAN sales allowing choices on kitchen, bathrooms etc. Completions are scheduled for late 2019 (subject to reservation).



VILLAGE & LOCAL AREA

Occupying a central position in the village of Lakenheath, it's the perfect rural escape with local amenities just a short drive away.

Lakenheath has a wide range of amenities including:- shops, local services, public house, church, modern doctors surgery and schooling for primary age. In addition, the "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the existing football and cricket clubs.

Lakenheath also boasts a railway station approximately 2 miles from the centre of the village. The village is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a wider range of services and facilities can be found. Via the A14 it is easy to access the A11 five ways roundabout and subsequently through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east with ease. The nearby towns of Ely and Bury St Edmunds are both approximately 15 miles away.



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DEVELOPER & SITE DESCRIPTION

The developer, Yellow Door Property, was established in 1993 and undertakes one to two prestigious projects per year. The company prefers developing sites with a small number of bespoke luxury properties. It endeavours where possible to work with clients to produce their ideal home.

The Lakenheath Hall site has 7 existing dwellings which include three converted units in the old hall and four further new builds. The site has planning consent for 7 further individual luxury homes and

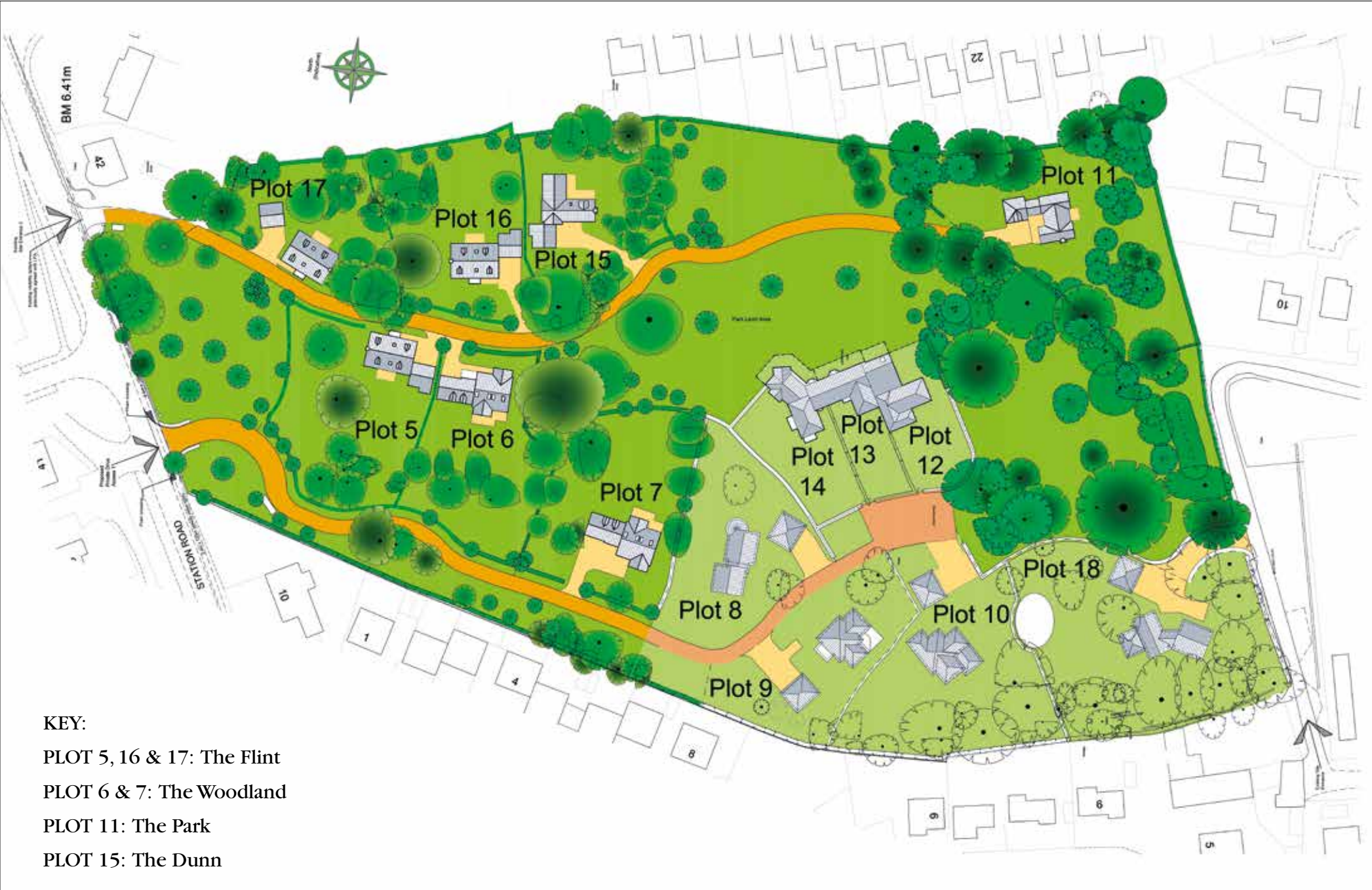
on completion will establish this site as not only unique but as one of the most desirable locations in the area.

Lakenheath Hall forms part of the Lakenheath conservation area and all aspects of the development have therefore been carried out in a sympathetic style to suit the parkland setting. This includes substantial sections of facing flint work with classic red brickwork and dark grey slate style roofs. Although records show a dwelling on the site from

the 16th century, the current Georgian Gothic house was built in the late 18th century. The property was re modelled for Sir William & Lady Dunn in 1885 and is currently split into 3 luxury homes.



SITE PLAN

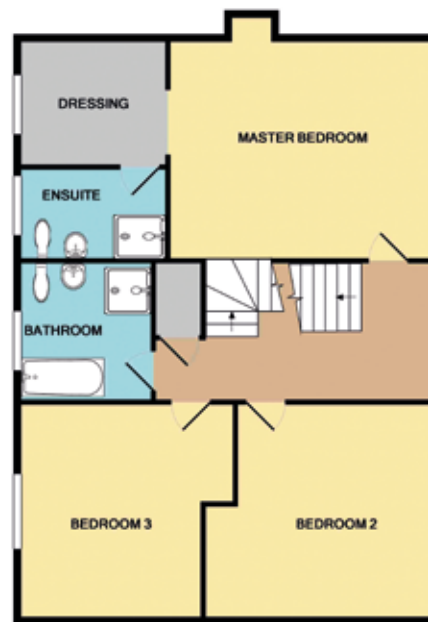


Gross Internal Area (approx) = 243.2 sq m / 2617 sq ft

For identification only. Not to scale.



Ground Floor



First Floor



Second Floor



PLOT 5, 16 & 17 - THE FLINT

This delightful property is arranged over three floors and extends to 2659 sq.ft. (excluding garage). The living accommodation includes an entrance hallway with access to the generous open-plan kitchen/breakfast room. A utility room, w/c, study and extensive living room complete the impressive ground floor. Stairs up from the hallway lead to the first-floor landing. Master bedroom provides an en-suite shower room and benefits from a sizeable

dressing room. Bedrooms 2 & 3 – both doubles – together with the deluxe family bathroom, complete this floor. The fourth and fifth double bedrooms are on the second floor. Both bedrooms share the shower room and benefit from ample eaves storage. Finishes will include a bespoke luxury kitchen, hardwood flooring in the reception areas and carpet to bedrooms.

Gross Internal Area (approx) = 296.8 sq m / 3195 sq ft

For identification only. Not to scale.



PLOT 6 & 7 - THE WOODLAND

This charming property is arranged over three floors and extends to 2976 sq.ft. (excluding garage). Internal accommodation comprises an entrance hall that leads into an impressive open plan kitchen/dining room. A living room, family room and utility room complete the floor. Upstairs, the landing area provides access to a luxurious family bathroom, three double bedrooms, one with an en-suite and a generous master bedroom with ample wardrobe

and en-suite shower room. A fifth double bedroom with a generous en-suite shower room completes the second floor of the property. Specification will include a bespoke luxury kitchen, hardwood flooring in the reception areas and carpet to bedrooms.

Gross Internal Area (approx) = 220.5 sq m / 2373 sq ft

For identification only. Not to scale.



Ground Floor

First Floor



PLOT 11 - THE PARK

This beautiful property is arranged over two floors and extends to 2131 sq.ft. (excluding garage). The accommodation includes an entrance hall that leads into a stunning open plan kitchen/dining/ breakfast room. A lavish lounge, utility room and w/c complete the ground floor. A staircase positioned in the entrance hall leads up to the first-floor landing. The master bedroom comes with a dressing room and an en-suite bathroom. The additional space

includes four double bedrooms, one with an en-suite and a family bathroom. Finishes will include a bespoke luxury kitchen, hardwood flooring in the reception areas and carpet to bedrooms.

Gross Internal Area (approx) = 264.0 sq m / 2842 sq ft
For identification only. Not to scale.



PLOT 15 - THE DUNN

This stunning property is arranged over three floors and extends to 2477 sq.ft. (excluding garage). Internal accommodation comprises a generous entrance hall, which offers immediate access through double doors into the kitchen, lounge and study. A utility room and w/c complete the ground floor. Specification will include a bespoke luxury kitchen, hardwood flooring in the reception areas and carpet to bedrooms. Stairs up from the hallway

lead to the first-floor. The floor includes a deluxe family bathroom, three double bedrooms, one with an en-suite and a generous master bedroom with ample wardrobe and en-suite shower room. A fifth double bedroom with a generous en-suite shower room on the second floor completes the property. The house profits from 0.38 acres of landscaped gardens comprising a range of mature trees and shrubs.







SPECIFICATION

- Parking: Double Garage and off street parking
- Gardens: Landscaped gardens
- Heating: Air source heating with underfloor to ground and first floor
- Doors/windows: Double Glazing to timber frame
- Floorings: Included (choices available)
- Kitchens/bathrooms: From approved ranges
- Warranty: 10 Year Premier
- Service charge: £600 - £1000 (tbc)
- Council tax band (2018/19): TBC
- EPC rating band: TBC



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VIEWINGS: BY APPOINTMENT WITH THE AGENTS



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