



Luxurious 2, 3 & 4 bedroom
homes in the heart of Norfolk

INTRODUCING HEARTWOOD

Space, tranquillity and style are just some of the wonderful qualities of Heartwood, a distinctive collection of two, three and four bedroom homes in north Norfolk.

Heartwood is a boutique collection of stunning homes, individually designed to complement the plentiful surrounding countryside.

Red brick and flint are artfully combined in the exterior design of these homes, providing the very best of local tradition with a contemporary expression.

At the heart of the development, and creating a focal point for the community, is an attractively planted pond offering an enticing place for peaceful contemplation.

Wild meadows and a woodland area border the development offering both privacy and the space for wildlife to flourish.

Living in Heartwood lets you enjoy life under Norfolk's big open skies, connect to village life and breathe in the sea air, as you ramble on Holkham's soft sandy beach. And should you ever need a dose of the city, the great eateries, bohemian shopping and culture of Norwich, with its fascinating medieval past, are just an hour away.





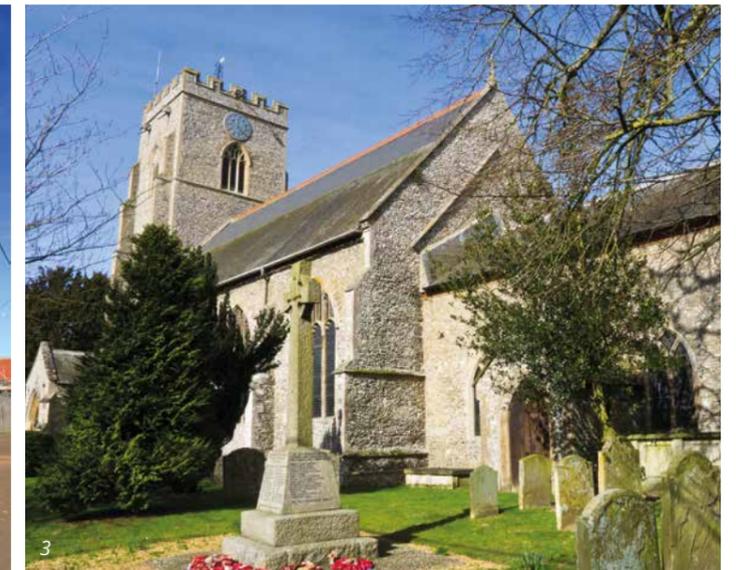
EXQUISITE VILLAGE LIFE

Docking stands apart from the famously flat countryside of Norfolk, sitting upon one of the highest vantage points in the county.

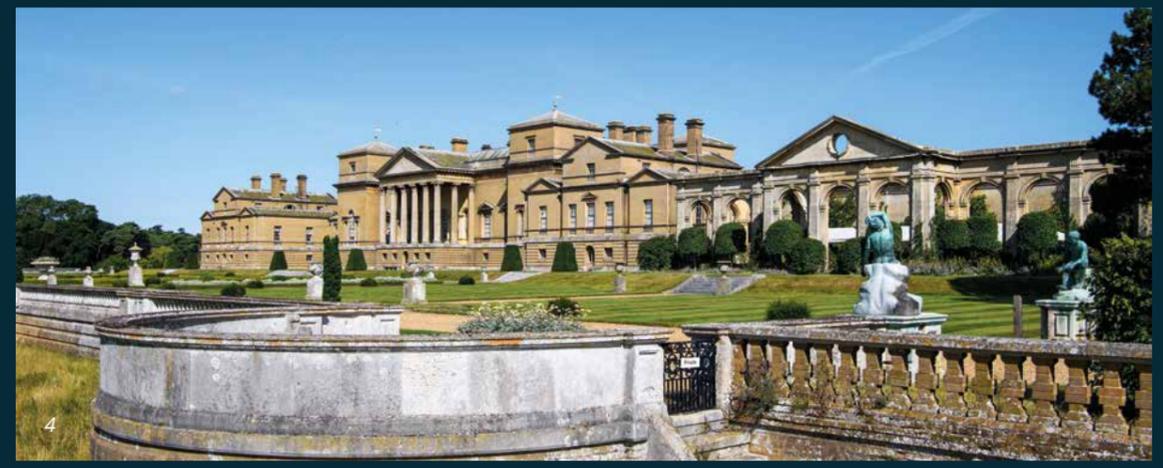
From Heartwood, you are perfectly placed to enjoy the view, looking north towards the coastline or south over Docking village life.

Enjoy the many heritage buildings in a village that is known to have been a Roman settlement, has roots extending back even further to the Palaeolithic era (before 10,000 BC) and has a village church, St Mary's, with origins that can be traced back to at least 1348.

The High Street with its convenience store and Post Office, offers a genteel walk to The Railway Inn, while on a bright sunny day you might decide to stride the 4.8 miles, as the crow flies, to Brancaster beach.



1. Cricket on the village green, Sandringham
2. The Railway Inn, Docking
3. St Mary's Church, Docking



BREATHTAKING NORFOLK

It is no surprise to learn that the north Norfolk coastline is a designated Area of Outstanding Natural Beauty.

Windswept beaches with their soft undulating sand, the famous shingle ridge, creeks and saltmarshes are simply waiting for outdoor explorers, while migratory birds and seals are an endless fascination for nature lovers.

For those who love to be active on the water, Wells-next-the-Sea has the perfect harbour, a social and sheltered place that hosts sailing and several other water sports activities. From Wells you can head west to the sandy expanse of Holkham beach and further west again to the Scolt Head Island National Nature Reserve.

With 68km of coastline to choose from, there are many breathtaking places, natural and relaxing, unique and invigorating, to enjoy. All within easy reach of your home in Heartwood. Alternatively visit one of the many stately homes, bringing together a rich tapestry of history, architecture and grand elegance.

- 1. Blakeney Hotel and Harbour
- 2. Bird watching in Scolt Head Island National Nature Reserve
- 3. Holkham beach
- 4. Holkham Hall
- 5. Seal colony at Blakeney Point
- 6. Morston Salt Marshes seen from the Blakeney to Morston coastal path



“ Birdwatching, sea air and endless sky makes north Norfolk a restful retreat all year round. ”

LIFE'S SIMPLE PLEASURES

A lifetime isn't enough to enjoy everything north Norfolk has to offer.

Enjoy a simple pleasure every single day and create your own favourite experiences. Perhaps start with a ramble along the north Norfolk coastline with its beautiful uninterrupted views and glorious beaches. Thriving fishing and sailing communities are perfect for a coastal walk and enjoying freshly caught fish. The White Horse with its stunning Marshide Bar overlooks lobster pots and oyster beds.

Alternatively travel to Burnham Market for a traditional fish and chip lunch with a Norfolk brewed ale at The Hoste Arms. For long summer evenings No Twenty9's is uber glamorous with a pretty courtyard. Or head to The Duck Inn at Stanhoe, an award-winning, rustic gastro pub, where they use locally sourced ingredients that taste sublime in the clean Norfolk air.



1. No Twenty9, Burnham Market
2. The Duck Inn, Stanhoe
3. Cley next the Sea
4. Moorish restaurant, Lower Goat Lane, Norwich
5. The White Horse, Brancaster
6. The Hoste Arms on The Green, Burnham Market

BUSTLING VILLAGE LIFE

This friendly and welcoming part of England has so much to choose from. Picturesque villages with their pretty flint cottages, charming country pubs and cafés, and independent-style art and craft retailers provide plenty of options to choose from.

Situated around the River Burn, Burnham Market is a beautiful and trendy Georgian village. Around the village green, there are antique shops, restaurants and galleries among quintessential English cottages.



1. Humble Pie, Burnham Market
2. The High Street, Burnham Market
3. Anna's boutique, Burnham Market



SITE PLAN

THE DOCKING / Plot 1
3 Bedroom Semi-Detached House

THE BRANCASTER / Plot 2
3 Bedroom Terrace House

THE HOLKHAM / Plot 3
3 Bedroom Semi-Detached House

THE BLAKENEY / Plots 4 & 25
4 Bedroom Detached House

THE MORSTON / Plot 5
3 Bedroom Detached House

THE LANGHAM / Plots 6, 17 & 18
3 Bedroom Detached House

THE BURNHAM / Plot 10
4 Bedroom Detached House

THE WELLS / Plot 11
4 Bedroom Detached House

THE SHERINGHAM / Plots 12 & 24
4 Bedroom Detached House

THE SANDRINGHAM / Plots 13 & 16
3 Bedroom Detached House

THE HEACHAM / Plots 14 & 32
3 Bedroom Detached House

THE HOLME / Plot 15
2 Bedroom Bungalow

THE WROXHAM / Plots 19, 20, 22 & 23
2 Bedroom Semi-Detached House

THE HOLT / Plot 21
3 Bedroom Detached House

THE CROMER / Plots 26 & 27
3 Bedroom Detached House

THE HORNING / Plot 33
3 Bedroom Detached House



■ - Homes available through King's Lynn and West Norfolk Borough Council V - Visitor parking

ALL IN THE DETAIL

High performance appliances combine with traditionally-made modern finishes.

Homes in Heartwood are finished to an impeccable standard and in a style that's sympathetic to the area of north Norfolk they are nestled in.

Soft colours, fine detailing and local character continue inside each home, alongside essential contemporary features. State-of-the-art appliances are set into classic shaker-style kitchens. Oak flooring complements Caesarstone worktops. Spacious storage is adorned with designer fittings. Additionally, a wine cooler and boiling water tap are included in selected homes.

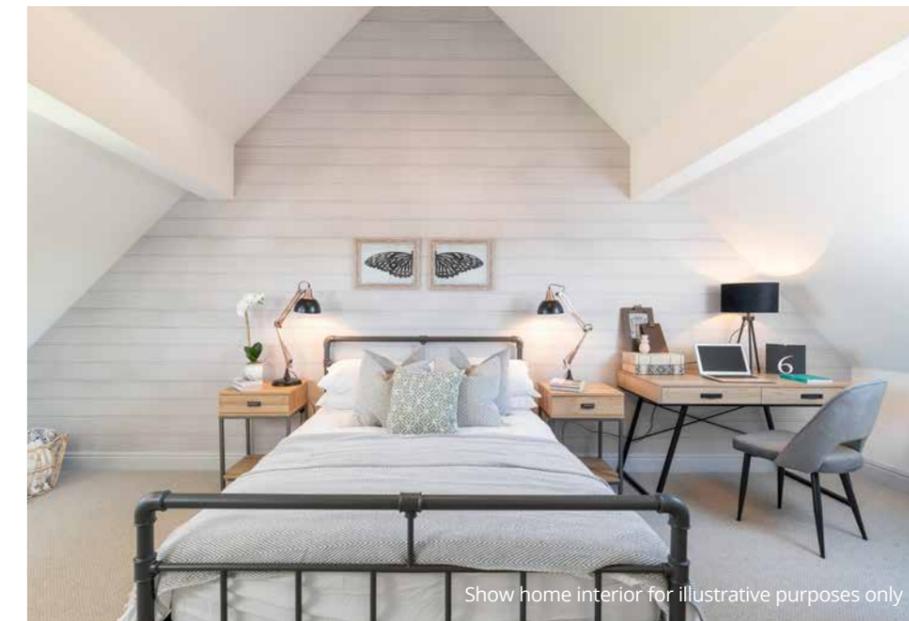
Large, light and open plan, these kitchens are perfect for relaxing or entertaining family and friends.



Show home interior for illustrative purposes only



Show home interior for illustrative purposes only



Show home interior for illustrative purposes only

Spacious and light-filled by day, warm and cosy by night, the living rooms in selected homes feature woodburning stoves for the ultimate in countryside charm.

En-suites and bathrooms are elegant and modern without losing any of the rural personality of the scheme. The calming ambience invites you to relax and unwind in this beautiful space.

SPECIFICATION

KITCHEN

- Shaker-style matt finish units with soft close doors and drawers
- Caesarstone worktop with matching full length splashback
- Induction hob (with built in extractor where on island)
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated warming drawer
- Integrated fridge and freezer or fridge/freezer
- Integrated wine cooler to selected plots
- Integrated dishwasher
- Stainless steel under mounted sink with contemporary brushed steel mixer tap or hot/cold/boiling tap to selected plots (other plots option to upgrade)*
- LED feature lighting to wall units
- Integrated washer/dryer (where no utility)

*Subject to build stage; please speak to our Sales Executives for further information

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

UTILITY ROOM

- Shaker-style matt finish units with soft close doors and drawers
- Caesarstone worktops with matching splashback
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

MAIN BATHROOM

- Bath with shower over and glass shower screen (or separate shower enclosure to The Burnham)
- Feature mirror cabinet with LED lighting (where layout allows)
- Wall mounted vanity unit with mirror over to The Wroxham
- Caesarstone vanity tops
- Tiled bath panel
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rails

EN-SUITES

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only, where layout allows)
- Caesarstone vanity tops
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Woodburning stove to selected plots, where shown on plans
- Painted timber staircase with carpet runner to treads and risers
- White painted single panel internal doors, selected doors with glazed panel
- Satin finish doorknobs
- Built in hinged wardrobe with LED lighting to principal bedroom
- Walls painted in neutral emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Engineered timber flooring to entrance hall, kitchen and ground floor reception rooms
- Inset coir mat to main entrance and utility entrance (where applicable)
- Carpet to stairs, landing and bedrooms
- Large format tiles to utility, WC, bathroom, en-suites and shower room

DOORS AND WINDOWS

- Timber front door with multi-point locking system
- High efficiency double glazed timber windows, with matching swing or bi-fold patio doors
- Roof lights where shown on floor plans
- Electrically controlled up and over garage door, colour to match front door

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suites and shower room
- Air source heat pump

ELECTRICAL

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living/family areas, bathroom, en-suites, and shower room, WC, utility room and principal bedroom
- Pendant fittings to separate living room, dining room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider

- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red facing bricks and grey or red roof tiles, with traditional Norfolk flintwork to selected plots
- Aluminium rain-water goods

WARRANTY

- 10 Year Premier Warranty

A Management Company has been formed at Heartwood, Docking and it will be responsible for the management and maintenance of the external communal areas and all the shared facilities on the development. This includes any non-adopted private roads, landscaping, unadopted drainage plus any treatment plants. All homeowners will become members of the Management Company when they purchase their property at Heartwood, Docking. A managing agent has been appointed to take on the maintenance responsibilities and an estate charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



Show home interior for illustrative purposes only



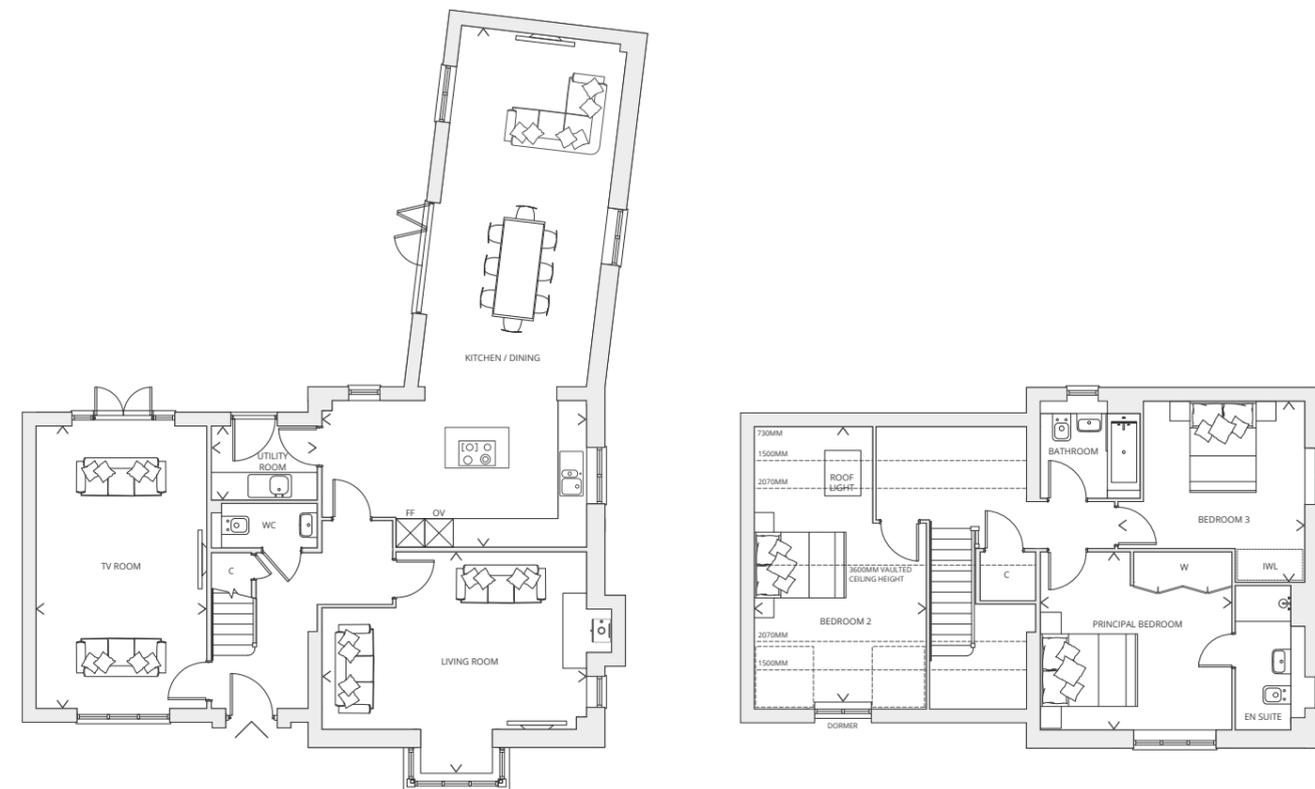
PLOT 1

The Docking CGI is for illustrative purposes only

THE DOCKING

PLOT
1

3 bedroom
Semi-Detached House



GROUND FLOOR

- W Wardrobe
- IWL Indicative Wardrobe Location
- C Cupboard
- FF Fridge/Freezer
- OV Oven

Kitchen / Dining	5.80m x 11.30m	19'0" x 37'0"
Living Room	5.80m x 4.90m	19'0" x 16'0"
TV Room	3.75m x 6.20m	12'3" x 20'4"
Utility Room	2.10m x 1.60m	6'0" x 5'0"

FIRST FLOOR

Principal Bedroom	4.20m x 3.90m	13'9" x 12'9"
Bedroom 2	3.75m x 6.25m	12'3" x 20'6"
Bedroom 3	4.05m x 4.05m	13'3" x 13'3"

Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



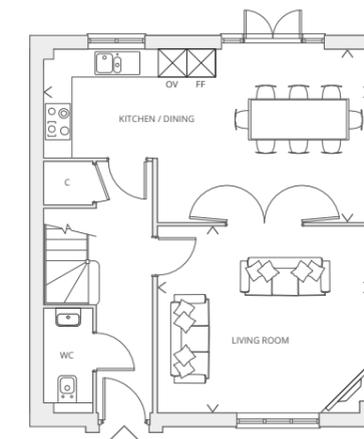
PLOT 2

The Brancaster CGI is for illustrative purposes only

THE BRANCASTER

PLOT
2

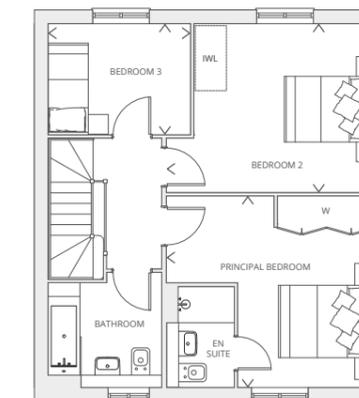
3 bedroom
Terrace House



GROUND FLOOR

W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge/Freezer
OV Oven

Kitchen / Dining	7.15m x 3.80m	23'5" x 12'5"
Living Room	4.65m x 4.10m	15'3" x 13'5"



FIRST FLOOR

Principal Bedroom	4.55m x 4.20m	14'11" x 13'9"
Bedroom 2	4.55m x 3.70m	14'11" x 12'1"
Bedroom 3	3.05m x 2.40m	10'0" x 7'10"



LAYOUTS provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



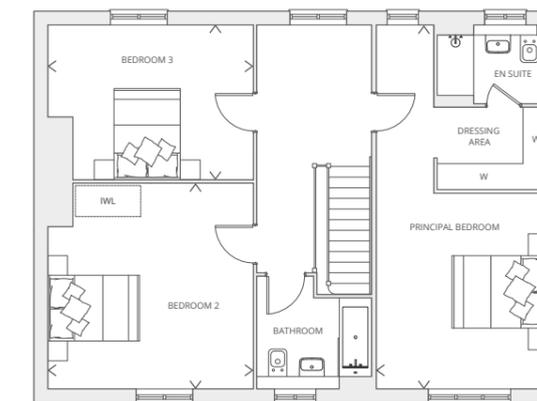
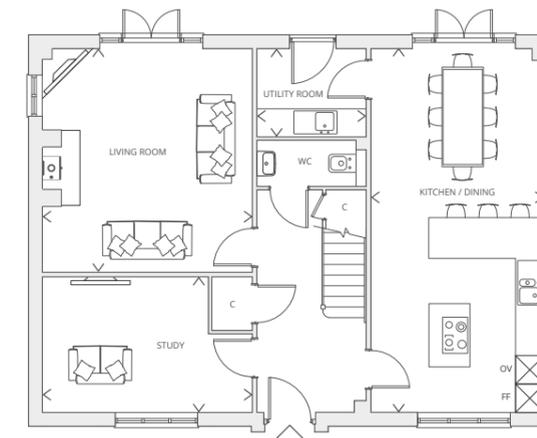
PLOT 3

The Holkham CGI is for illustrative purposes only

THE HOLKHAM

PLOT
3

3 bedroom
Semi-Detached House



W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge/Freezer
OV Oven

GROUND FLOOR

Kitchen / Dining	3.75m x 8.00m	12'3" x 26'2"
Living Room	4.55m x 4.90m	14'11" x 16'0"
Study	4.55m x 2.95m	14'11" x 9'8"
Utility Room	2.60m x 2.00m	8'6" x 6'6"

FIRST FLOOR

Principal Bedroom	3.75m x 8.00m	12'3" x 26'2"
Bedroom 2	4.50m x 4.50m	14'9" x 14'9"
Bedroom 3	4.50m x 3.40m	14'9" x 11'1"

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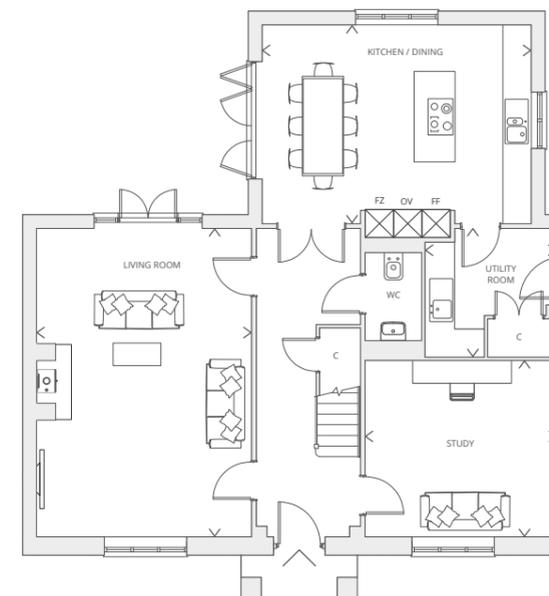
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THE BLAKENEY

PLOTS
4, 25*

4 bedroom
Detached House

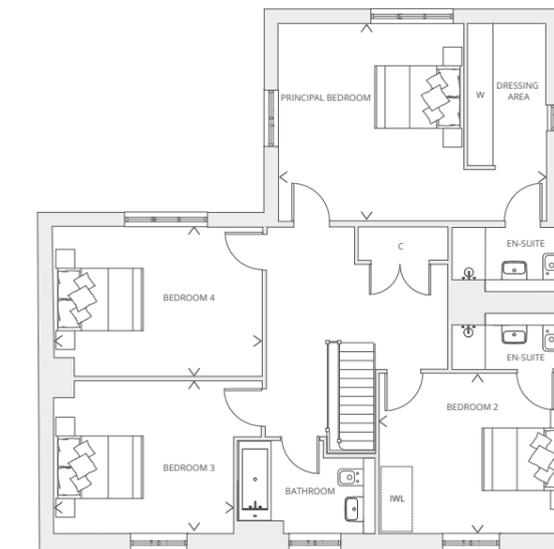
*Mirrors plot 4



GROUND FLOOR

W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge
FZ Freezer
OV Oven

Kitchen / Dining	5.85m x 4.35m	19'2" x 14'3"
Living Room	4.65m x 6.75m	15'3" x 22'0"
Study	4.15m x 3.85m	13'7" x 12'0"
Utility Room	2.85m x 2.80m	9'4" x 9'0"



FIRST FLOOR

Principal Bedroom	5.85m x 4.35m	19'2" x 14'0"
Bedroom 2	4.20m x 3.55m	13'9" x 11'0"
Bedroom 3	3.95m x 3.30m	12'11" x 10'0"
Bedroom 4	4.55m x 3.30m	14'11" x 10'0"

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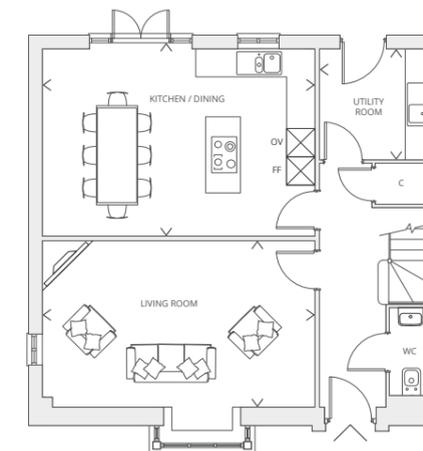


The Morston CGI is for illustrative purposes only

THE MORSTON

PLOT
5

3 bedroom
Detached House



GROUND FLOOR

- W Wardrobe
- IWL Indicative Wardrobe Location
- C Cupboard
- FF Fridge/Freezer
- OV Oven

Kitchen / Dining	5.95m x 4.10m	19'6" x 13'5"
Living Room	5.95m x 3.65m	19'6" x 11'11"
Utility Room	2.45m x 2.40m	8'0" x 7'10"



FIRST FLOOR

Principal Bedroom	4.20m x 4.25m	13'9" x 13'11"
Bedroom 2	5.60m x 3.55m	18'4" x 11'7"
Bedroom 3	4.05m x 2.45m	13'3" x 8'0"

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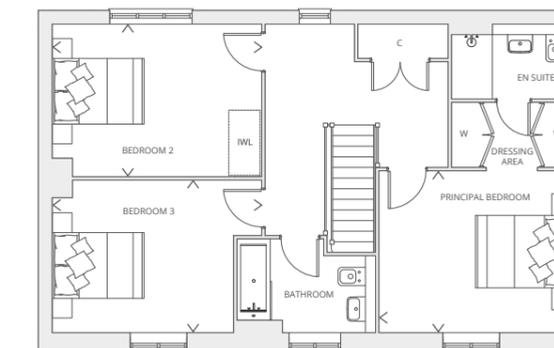
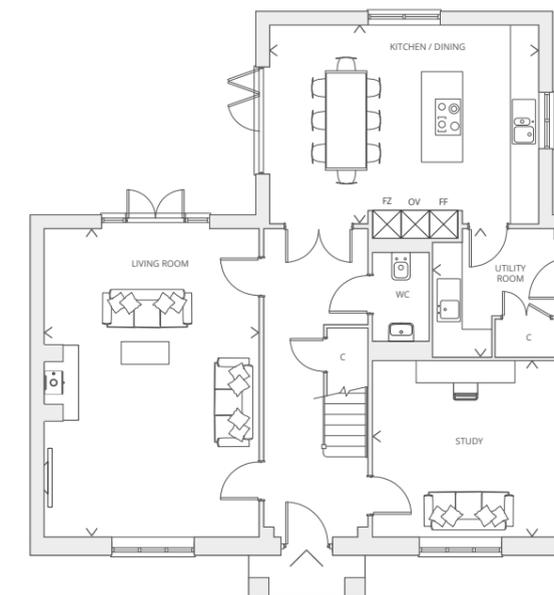
The Langham CGI is for illustrative purposes only

THE LANGHAM

PLOTS
6*, 17, 18

3 bedroom
Detached House

*Mirrors plots 17, 18



W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge
FZ Freezer
OV Oven

GROUND FLOOR

Kitchen / Dining	5.85m x 4.35m	19'2" x 14'3"
Living Room	4.65m x 6.75m	15'3" x 22'1"
Study	4.15m x 3.85m	13'7" x 12'7"
Utility Room	2.85m x 2.80m	9'4" x 9'2"

FIRST FLOOR

Principal Bedroom	4.20m x 3.55m	13'9" x 11'7"
Bedroom 2	4.55m x 3.30m	14'11" x 10'9"
Bedroom 3	4.55m x 3.30m	14'11" x 10'9"

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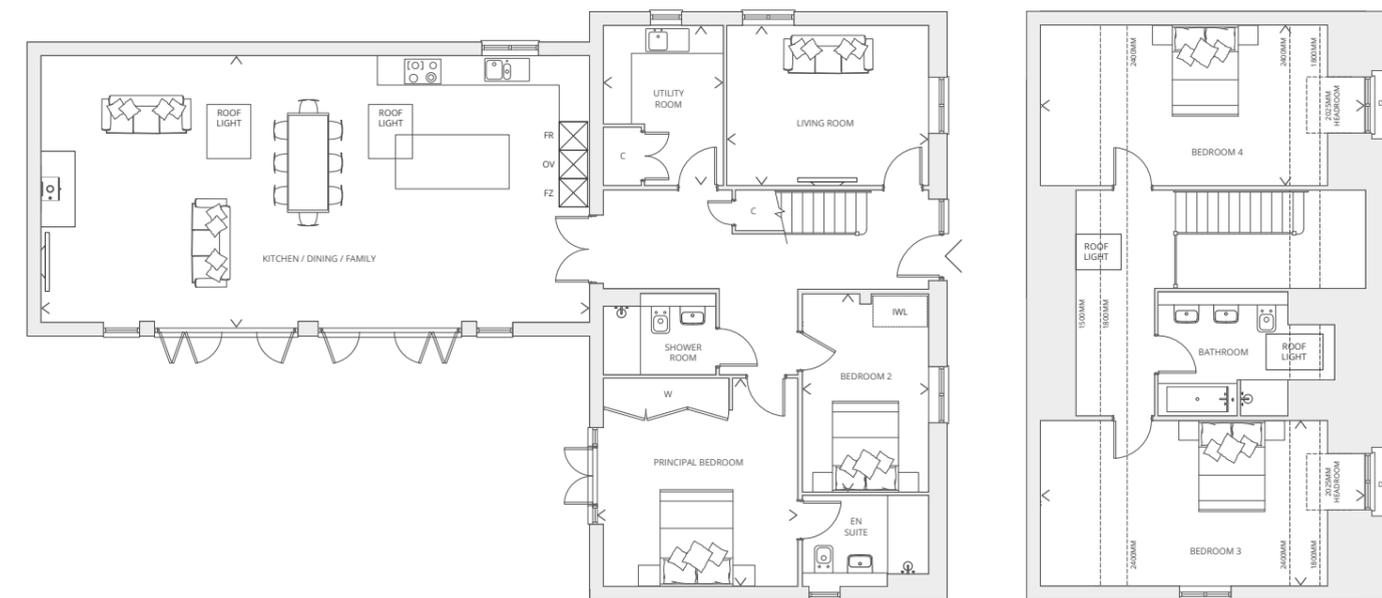


The Burnham CGI is for illustrative purposes only

THE BURNHAM

PLOT
10

4 bedroom
Detached House



GROUND FLOOR

W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge
FZ Freezer
OV Oven

Kitchen / Dining / Family	12.00m x 5.85m	39'4" x 19'2"
Living Room	4.40m x 3.50m	14'5" x 11'0"
Utility Room	2.60m x 3.50m	8'6" x 11'0"
Principal Bedroom	4.20m x 4.55m	13'9" x 14'0"
Bedroom 2	2.70m x 4.35m	8'10" x 14'0"

FIRST FLOOR

Bedroom 3	7.10m x 3.60m	23'3" x 11'0"
Bedroom 4	7.10m x 3.50m	23'3" x 11'0"

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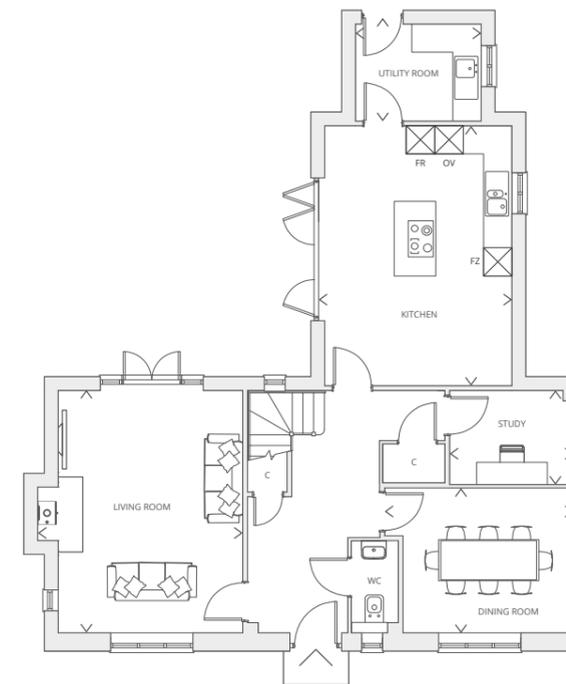


The Wells CGI is for illustrative purposes only

THE WELLS

PLOT
11

4 bedroom
Detached House

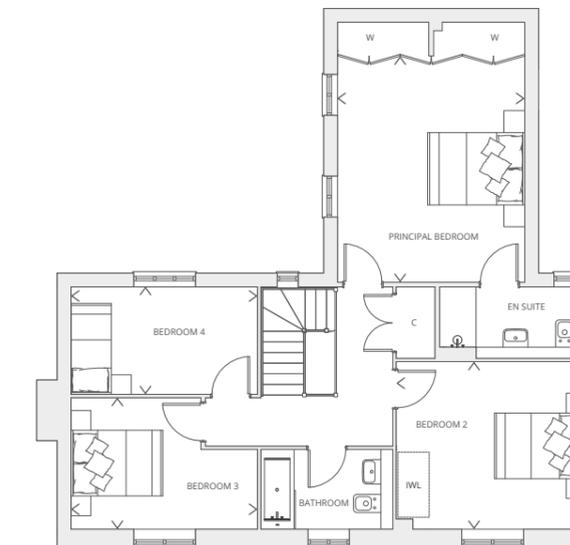


GROUND FLOOR



W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge
FZ Freezer
OV Oven

Kitchen	4.05m x 5.70m	13'3" x 18'8"
Living Room	4.00m x 5.30m	13'1" x 17'0"
Dining Room	4.10m x 3.15m	13'5" x 10'0"
Study	2.65m x 2.05m	8'8" x 6'0"
Utility Room	2.70m x 2.10m	8'10" x 6'0"



FIRST FLOOR

Principal Bedroom	4.05m x 5.10m	13'3" x 16'0"
Bedroom 2	4.10m x 3.65m	13'5" x 11'0"
Bedroom 3	4.05m x 3.85m	13'3" x 12'0"
Bedroom 4	4.05m x 2.35m	13'3" x 7'0"

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The Sheringham CGI is for illustrative purposes only

THE SHERINGHAM

PLOTS
12, 24*

4 bedroom
Detached House

*Mirrors plot 12



GROUND FLOOR

W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge
FZ Freezer
L Larder
OV Oven

Kitchen / Dining / Family	6.65m x 7.20m	21'9" x 23'7"
Living Room	4.85m x 7.10m	15'10" x 23'0"
Study	2.90m x 3.70m	9'6" x 12'0"
Utility Room	1.90m x 4.60m	6'2" x 15'0"

FIRST FLOOR

Principal Bedroom	5.50m x 3.90m	18'0" x 12'0"
Bedroom 2	4.90m x 3.30m	16'0" x 10'0"
Bedroom 3	4.00m x 4.00m	13'1" x 13'0"
Bedroom 4	3.15m x 3.65m	10'3" x 11'0"

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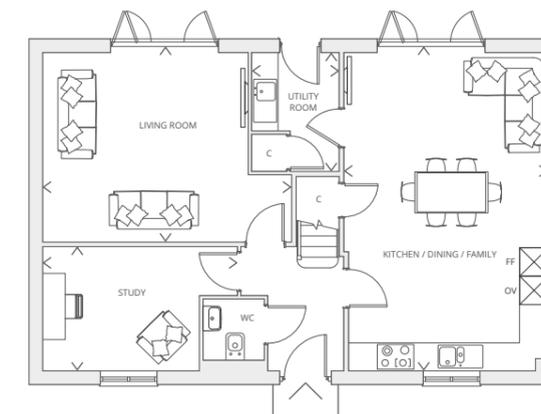
The Sandringham CGI is for illustrative purposes only

THE SANDRINGHAM

PLOTS
13, 16*

3 bedroom
Detached House

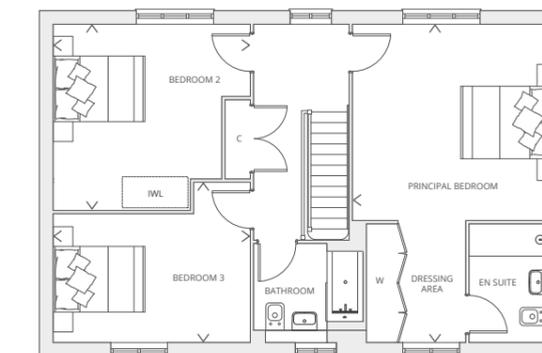
*Mirrors plot 13



GROUND FLOOR

W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge/Freezer
OV Oven

Kitchen / Dining / Family	4.40m x 6.95m	14'5" x 22'9"
Living Room	5.40m x 4.15m	17'8" x 13'7"
Study	4.20m x 2.70m	13'9" x 8'10"
Utility Room	1.85m x 2.55m	6'0" x 8'4"



FIRST FLOOR

Principal Bedroom	4.45m x 4.30m	14'7" x 14'1"
Bedroom 2	4.30m x 4.05m	14'1" x 13'3"
Bedroom 3	4.30m x 3.50m	14'1" x 11'5"

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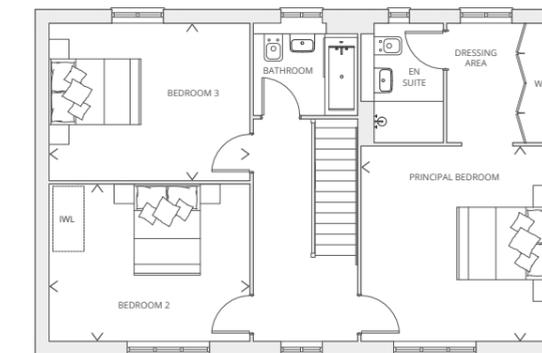
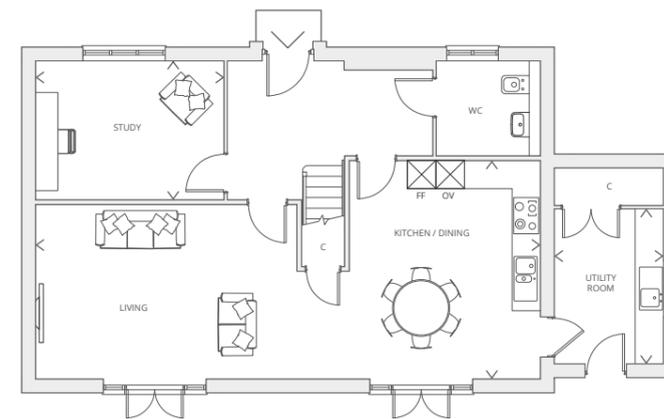


The Heacham CGI is for illustrative purposes only

THE HEACHAM

PLOTS
14, 32

3 bedroom
Detached House



W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge/Freezer
OV Oven

GROUND FLOOR

Kitchen / Dining / Living	11.00m x 4.80m	36'0" x 15'8"
Study	4.10m x 3.00m	13'5" x 9'10"
Utility Room	2.35m x 3.60m	7'8" x 11'9"

FIRST FLOOR

Principal Bedroom	4.20m x 4.30m	13'9" x 14'1"
Bedroom 2	4.35m x 3.45m	14'3" x 11'3"
Bedroom 3	4.35m x 3.45m	14'3" x 11'3"

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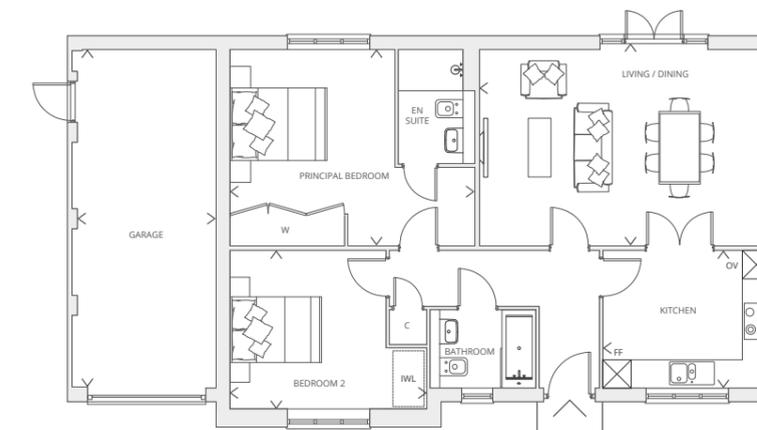


The Holme CGI is for illustrative purposes only

THE HOLME

PLOT
15

2 bedroom
Bungalow



W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge/Freezer
OV Oven

GROUND FLOOR

Kitchen	3.70m x 3.00m	12'1" x 9'10"
Living / Dining	6.30m x 4.30m	20'7" x 14'1"
Principal Bedroom	5.35m x 4.30m	17'6" x 14'1"
Bedroom 2	4.25m x 3.60m	13'11" x 11'9"
Garage	3.15m x 7.90m	10'3" x 25'10"

Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



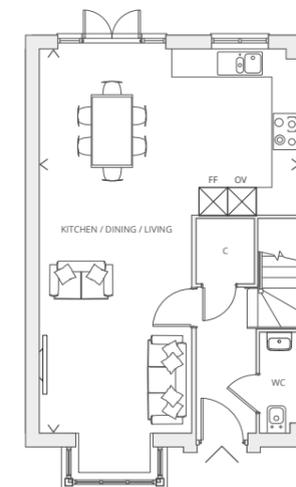
The Wroxham CGI is for illustrative purposes only

THE WROXHAM

PLOTS
19, 20*, 22, 23*

2 bedroom
Semi-Detached House

*Mirrors plots 19, 22



GROUND FLOOR

Kitchen / Dining / Living 5.65m x 9.30m 18'6" x 30'6"



- W Wardrobe
- C Cupboard
- FF Fridge/Freezer
- OV Oven



FIRST FLOOR

Principal Bedroom 3.20m x 3.70m 10'5" x 12'0"
Bedroom 2 3.20m x 3.90m 10'5" x 12'0"

LAYOUTS provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

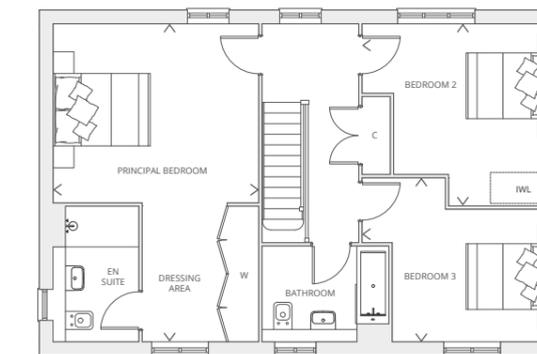
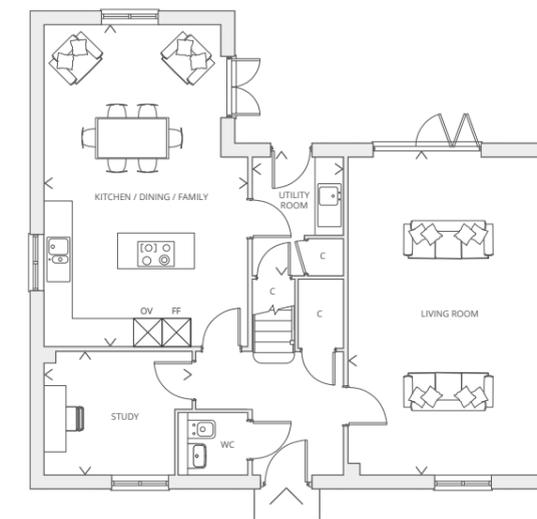


The Holt CGI is for indicative purposes only

THE HOLT

PLOT
21

3 bedroom
Detached House



GROUND FLOOR

W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge/Freezer
OV Oven

Kitchen / Dining / Family	4.40m x 7.05m	14'5" x 23'1"
Living Room	4.35m x 7.00m	14'3" x 22'0"
Study	3.20m x 2.70m	10'5" x 8'0"
Utility Room	1.95m x 2.60m	6'4" x 8'0"

FIRST FLOOR

Principal Bedroom	4.45m x 7.00m	14'7" x 22'0"
Bedroom 2	4.25m x 4.00m	13'11" x 13'0"
Bedroom 3	4.25m x 3.60m	13'11" x 11'0"

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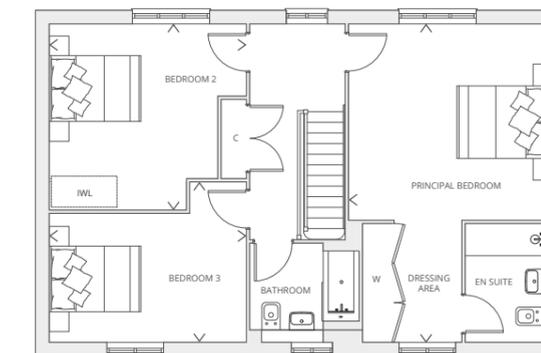
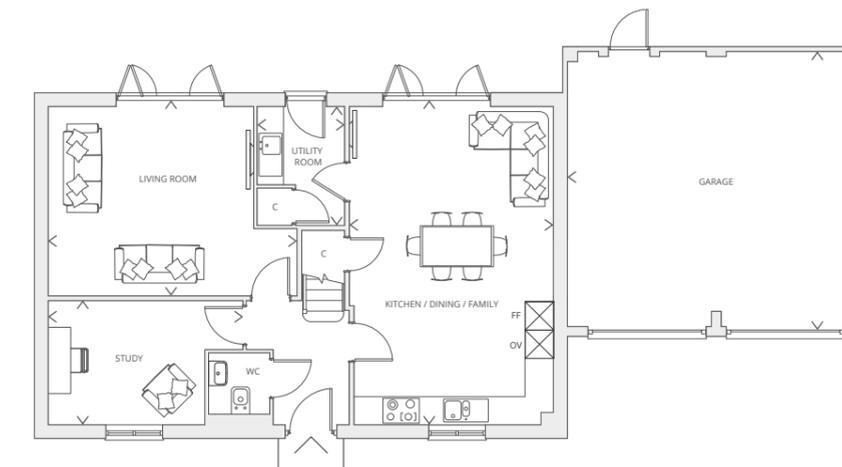
The Cromer CGI is for illustrative purposes only

THE CROMER

PLOTS
26*, 27

3 bedroom
Detached House

*Plot 26 garage is not attached.



- W Wardrobe
- IWL Indicative Wardrobe Location
- C Cupboard
- FF Fridge/Freezer
- OV Oven

GROUND FLOOR

Kitchen / Dining / Family	4.40m x 6.95m	14'5" x 22'9"
Living Room	5.40m x 4.15m	17'8" x 13'0"
Study	4.20m x 2.70m	13'9" x 8'0"
Utility Room	1.85m x 2.55m	6'0" x 8'0"
Garage	6.40m x 6.05m	20'11" x 19'0"

FIRST FLOOR

Principal Bedroom	4.45m x 6.95m	14'7" x 22'0"
Bedroom 2	4.30m x 4.05m	14'1" x 13'0"
Bedroom 3	4.30m x 3.50m	14'1" x 11'0"

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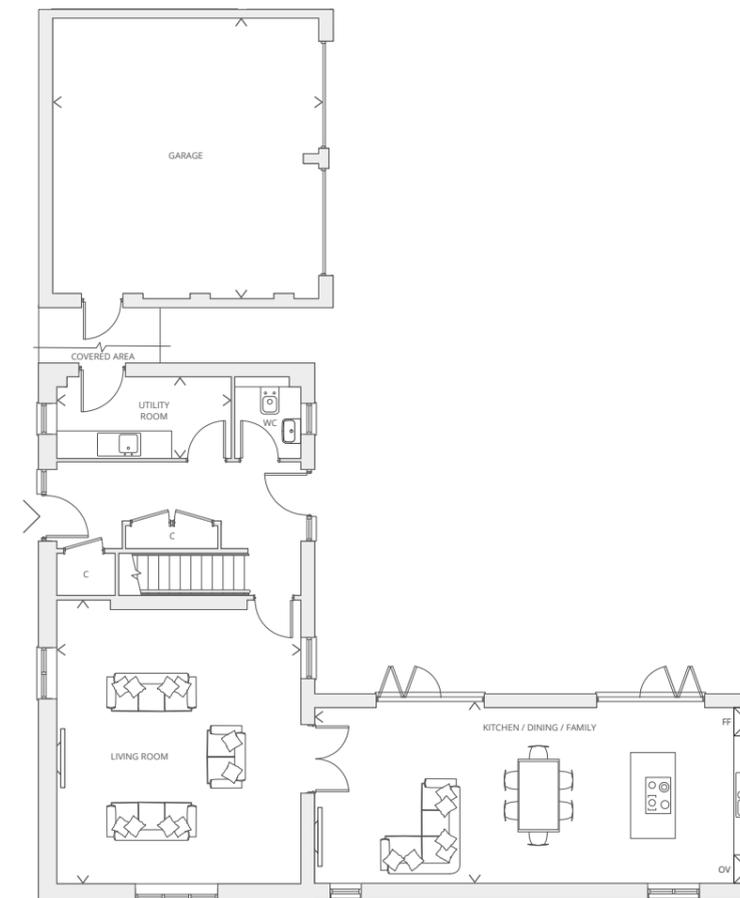


The Horning CGI is for illustrative purposes only

THE HORNING

PLOT
33

3 bedroom
Detached House



GROUND FLOOR

W Wardrobe
IWL Indicative Wardrobe Location
C Cupboard
FF Fridge/Freezer
OV Oven

Kitchen / Dining / Family	9.75m x 3.80m	31'11" x 12'5"
Living Room	5.30m x 6.20m	17'4" x 20'0"
Utility Room	3.80m x 1.75m	12'5" x 5'0"
Garage	6.30m x 5.85m	20'7" x 19'0"



FIRST FLOOR

Principal Bedroom	5.30m x 3.80m	17'4" x 12'0"
Bedroom 2	5.30m x 2.70m	17'4" x 8'0"
Bedroom 3	4.20m x 3.40m	13'9" x 11'0"

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CREATING EXCEPTIONAL PLACES TO LIVE

Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey for five consecutive years.

Hill has won over 460 industry awards in the past 23 years, including Best Medium Housebuilder at the Housebuilder Awards in 2020 and 2021. Hill also won Best Home, Best Sustainable Development and Best Medium Housebuilder at the WhatHouse? Awards 2021 and has won Housebuilder of the Year twice. In conjunction with Building with Nature, Hill was awarded a 2021 Housing Design Award for its highly sustainable Knights Park development in Eddington, Cambridge.

With a staff of over 730, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey.

Hill builds around 2,800 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20th anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.

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Ninewells, Cambridge



Mosaics, Oxford



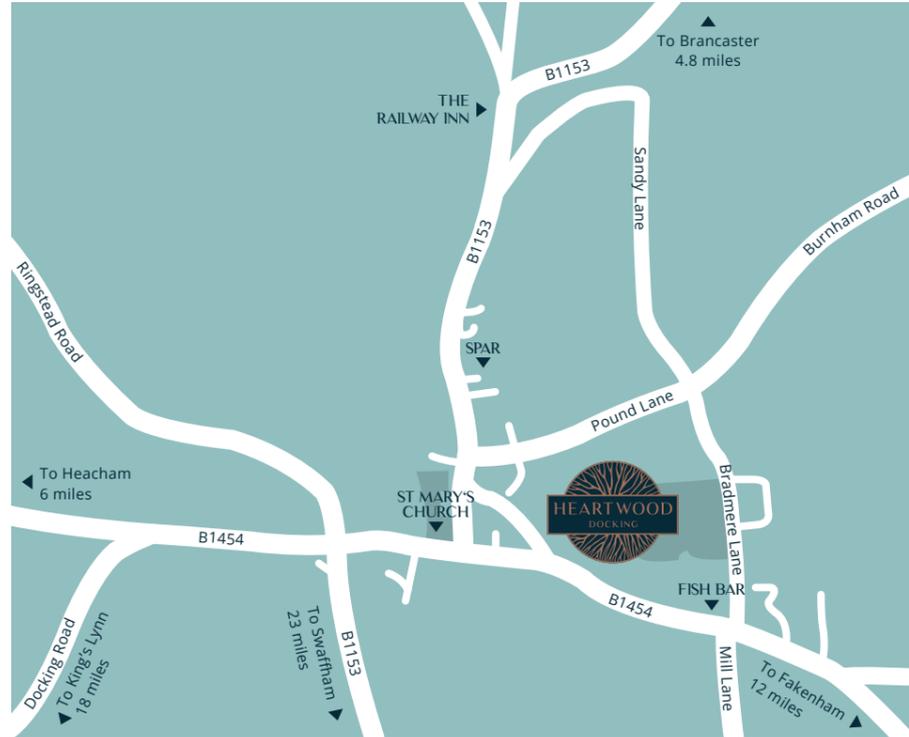
Knights Park, Cambridge



Capstone Fields, Cambridge



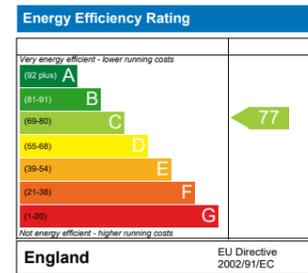
FINDING US



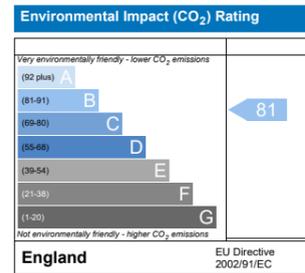
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