



# St George's Place

REYDON • SUFFOLK

*Combine*  
COUNTRY LIVING WITH  
COASTAL CHARM



PERFECTLY POSITIONED JUST A MILE FROM SOUTHWOLD,  
ST GEORGE'S PLACE OFFERS AN EXCLUSIVE COLLECTION OF  
3, 4 & 5 BEDROOM HOMES IN THE IDYLIC VILLAGE OF REYDON.

Each home has been carefully designed with meticulous attention to detail. Whether it's the homes bordering the open woodland or the harmonious rooflines gracing picturesque streetscapes, the quality of architecture and craftsmanship is truly impressive and exudes rural charm.

Welcome to St George's Place – your new home in a flourishing village close to the coast, offering the best of both worlds.





Computer generated image of Plots 20, 21 & 22 is indicative only.



# Be part OF A THRIVING COMMUNITY



ST GEORGE'S PLACE IS SITUATED ON THE EDGE  
OF REYDON, WITH EVERYDAY AMENITIES  
WITHIN A FEW MINUTES' WALK.

Choose from a range of village shops, including Bridgefoot Stores, for day-to-day needs and more. Reydon is home to a historic church, a modern health centre and a pharmacy. There is also a host of community facilities, sports grounds and group activities.

Cheer on the junior football team, join the community choir at Reydon Sports and Community Centre, or practise Pilates in the village hall. For convenience, there are a number of major superstores within 10 miles of St George's Place.





# Experience THE GREAT OUTDOORS

CLOSE TO THE SUFFOLK COAST AND HEATHS AREA OF OUTSTANDING NATURAL BEAUTY, YOU WILL FIND THE CHARMING VILLAGE OF REYDON.

St George's Place is ideal for lovers of the natural world. You'll find a series of playing fields and playgrounds within the village and miles of connected walks extending into the surrounding countryside and marshes.

Suffolk Wildlife Trust manages two nature reserves in Reydon: Reydon Woods, which is particularly beautiful during bluebell season; and Hen Reedbeds. You can walk from the reedbeds to the Old Hall Southwold café to enjoy glorious views of the river.

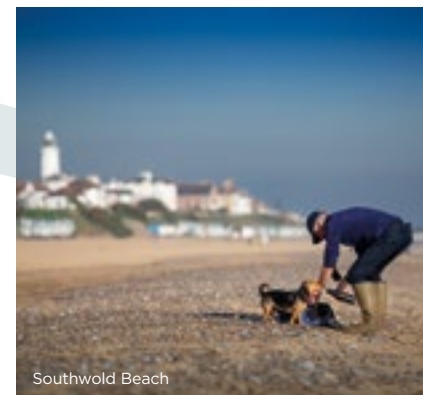
For additional entertainment, you might visit the Maize Maze and try out the go-karts during the summer months. If you're looking to swim or stay active, you can head to one of the nearby leisure centres, such as Leiston Leisure Centre or the Waveney Valley Leisure Centre, all of which offer excellent swimming facilities.

There's freshwater fishing on the doorstep, and a choice of golf courses to play at nearby, not to mention rugby, football and tennis clubs in the area. Add in surfing, paddleboarding and sailing and your weekends are complete.

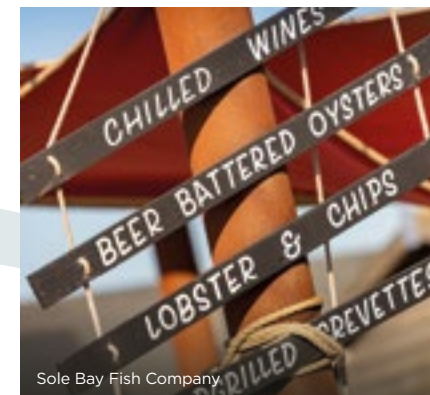
For less strenuous activities, both Ipswich and Norwich are within easy reach, offering shopping, dining and culture galore. Even closer to hand, there are a number of popular festivals held close to St George's Place. Pax Festival offers live music and wine tasting in the spectacular woodland theatre at Thorington, while the Latitude festival of live music and comedy attracts thousands annually to Henham Park.



Southwold Beach



Southwold Beach



Sole Bay Fish Company



River Blyth





Southwold Beach Huts



Adnams Brewery



Southwold Pier



Sole Bay Fish Company



Southwold Lighthouse



Two Magpies Bakery

## Breathe in THE SUFFOLK SEA AIR

JUST OVER MIGHT'S BRIDGE IS THE  
STUNNING SEASIDE TOWN OF SOUTHWOLD.

With its rainbow-coloured beach huts, iconic pier, atmospheric harbour and Grade II listed lighthouse, it's little wonder Southwold is known as the quintessential British seaside town. Its award-winning sandy beach offers a gateway to the Suffolk Heritage Coast, while the vibrant high street is awash with independent stores, high street names and local cafés including Duchies café, Collen & Clare and Joules.

Peppered with green open spaces, Southwold is a delight to walk around. It's also a foodie's paradise, with bakeries, delicatessens and a regular market offering the best of local cuisine. Long-established hotels and pubs rub shoulders with contemporary cafés and restaurants, with the 150-year-old Adnams Brewery at the heart of the town. A variety of craft shops and galleries – plus the Arts Centre, a choice of theatres and the Electric Cinema – provide culture the whole year around.

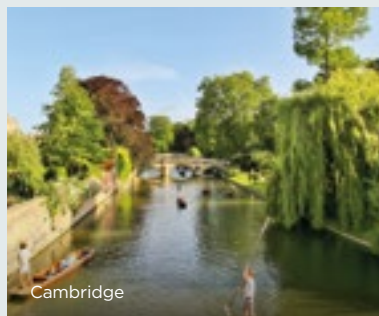
# Explore BOTH HOME AND AWAY

ST GEORGE'S PLACE IS IDEALLY LOCATED  
WITH THE SANDY BEACHES OF THE SUFFOLK  
COAST CLOSE BY, AND TRANSPORT  
CONNECTIONS WITHIN EASY REACH.

For fast train links, Darsham train station is a 13 minute drive away.  
From here you can reach central London in less than two hours,  
whilst Ipswich, Norwich and Cambridge are accessible for days out.

Reydon has a number of bus services providing frequent journeys  
to neighbouring villages, Southwold, Lowestoft and Norwich.  
St George's Place is situated off the A1095 which is a 6 minute drive  
from the A12 to Norwich or Ipswich, ultimately linking with routes  
to Cambridge, Essex and the M25.

For travel further afield, including European city breaks and holidays  
abroad, Norwich Airport is an hour's drive away.



Cambridge



Norwich

Journey times are approximate.  
Source: Google Maps and nationalrail.co.uk

# Journey times



*On Foot*

**The Randolph Hotel**  
9 minutes

**Bridgefoot Stores**  
12 minutes

**Reydon Village Hall**  
14 minutes

**Old Hall Southwold Café**  
16 minutes



*By Bicycle*

**Southwold Maze**  
4 minutes

**Southwold Post Office**  
5 minutes

**Southwold Pier**  
5 minutes

**Adnams Visitor Centre**  
6 minutes

**Southwold Harbour**  
10 minutes



*By Car*

**Tesco Express Southwold**  
5 minutes

**Darsham Station**  
13 minutes

**Waitrose, Saxmundham**  
26 minutes

**Norwich**  
53 minutes

**Ipswich**  
56 minutes

**Norwich Airport**  
60 minutes



*By Train*

From Darsham Train Station

**Lowestoft**  
43 minutes

**Ipswich**  
45 minutes

**Felixstowe**  
1 hour 15 minutes

**Norwich**  
1 hour 37 minutes

**London Liverpool Street**  
1 hour 59 minutes

**Cambridge**  
2 hours 32 minutes





# Broaden YOUR HORIZONS

FROM EARLY LEARNERS TO HIGHER EDUCATION, REYDON AND ITS SURROUNDING AREAS OFFER A WEALTH OF REPUTABLE SCHOOLS.

Families residing in or near Reydon have access to several outstanding educational institutions catering to students of various ages and abilities.

For primary education, Reydon Primary School is a popular choice for families in the village. It provides education for children aged 4 to 11 years old, offering a nurturing environment and a broad curriculum.

Southwold Primary School offers education for children aged 4 to 11 and is known for its strong sense of community and high-quality teaching.

For secondary education, students from Reydon typically attend schools in nearby towns such as Bungay, Halesworth, or Lowestoft. These towns offer a range of secondary schools providing education for students aged 11 to 18.

Saint Felix School is an independent co-educational day and boarding school for pupils aged 2 to 18. It provides a comprehensive education with a focus on academic excellence, sports, arts, and extracurricular activities.

Journey times are approximate. Source: Google Maps.  
Ofsted rating correct at time of going to print.

## NURSERY SCHOOLS

### Wenhaston Acorns Preschool

Hall Road, Halesworth IP19 9EP

Ofsted rated Good

🚌 10 mins

### Halesworth Day Nursery

School Lane, Halesworth IP19 8BW

Ofsted rated Outstanding

🚌 14 mins

## PRIMARY SCHOOLS

### Reydon Primary School

Jermyns Road, Reydon,

Southwold IP18 6QB

Ofsted rated Good

🚶 14 mins

### Brampton Church of England School

10 Southwold Road, Brampton,

Beccles NR34 8DW

Ofsted rated Good

🚌 11 mins

## SECONDARY SCHOOLS

### Pakefield High School

London Road South, Pakefield,

Lowestoft NR33 7AQ

Ofsted rated Good

🚌 17 mins

### Sir John Leman High School

Ringsfield Road, Beccles NR34 9PG

Ofsted rated Good

🚌 21 mins

### East Point Academy

Kirkley Run, Lowestoft NR33 0UQ

Ofsted rated Good

🚌 21 mins

## INDEPENDENT SCHOOLS

### Saint Felix School

Halesworth Road, Reydon IP18 6SD

Day and boarding school for boys

and girls aged 2-18

🚶 10 mins

### The Old School Henstead

Toad Row, Beccles NR34 7LG

Day school for boys and girls aged 2-11

🚌 12 mins

### Bramfield House School

Walpole Road, Halesworth IP19 9AB

Special education school for boys 7-16

🚌 17 mins

## HIGHER EDUCATION

### Suffolk New College - On the Coast

Halesworth Campus

Harrisons Lane, Halesworth IP19 8PY

🚌 13 mins

### East Coast College

Lowestoft Campus

St Peter's Street, Lowestoft NR32 2NB

🚌 27 mins

### Norwich University of the Arts

Francis House,

3-7 Redwell Street, Norwich NR2 4SN

🚌 55 mins

### University of Suffolk

Waterfront Building,

19 Neptune Quay, Ipswich IP4 1QJ

🚌 58 mins

### University of East Anglia

Research Park, Norwich NR4 7TJ

🚌 60 mins







RNLI LIFEGUARD  
SOUTHWOLD SOUTH BEACH

SOUTHWOLD  
PIER

SOUTHWOLD  
BEACH

SOUTHWOLD

SOUTHWOLD  
LIGHTHOUSE

SOUTHWOLD  
RUGBY CLUB

SOUTHWOLD  
TENNIS CLUB

SOUTHWOLD  
GOLF CLUB

DENES BEACH

SOLE BAY FISH  
COMPANY

WALBERSWICK BEACH

RIVER BLYTH

St George's  
Place  
REYDON • SUFFOLK

ST FELIX SCHOOL, 5 MINUTE WALK



# Discover St George's Place

## A SECLUDED SANCTUARY

OUR HOMES AT ST GEORGE'S PLACE HAVE BEEN CREATED TO OFFER LONG LASTING APPEAL.











With an exceptional design, quality craftsmanship and sustainable features, each home is fit for the demands of 21<sup>st</sup> century living and will stand the test of time, inspiring generations to come.

Whether you are searching for your next move, a family looking for additional room, or an existing homeowner wanting to downsize, we have the space to suit your needs.



- |   |   |   |  |
|---|---|---|--|
|  | <b>THE BLYTHBURGH</b><br>THREE BEDROOM HOUSE<br>Plots 32 & 33         |  | <b>THE WRENTHAM</b><br>FOUR BEDROOM HOUSE<br>Plots 20, 22, 27, 30, 31, 34, 40, 46 & 47           |
|  | <b>THE HALESWORTH</b><br>THREE BEDROOM HOUSE<br>Plots 52, 53, 54 & 55 |  | <b>THE ALDEBURGH</b><br>FOUR BEDROOM HOUSE<br>Plots 44 & 49                                      |
|  | <b>THE BRAMPTON</b><br>THREE BEDROOM HOUSE<br>Plots 28 & 39           |  | <b>THE FRAMLINGHAM</b><br>FIVE BEDROOM HOUSE<br>Plots 1, 26, 29, 36, 41, 42, 43, 45, 48, 50 & 51 |
|  | <b>THE WALBERSWICK</b><br>THREE BEDROOM HOUSE<br>Plots 25 & 35        |  | <b>THE SOUTHWOLD</b><br>FIVE BEDROOM HOUSE<br>Plots 37 & 38                                      |
|  | <b>THE RUSHMERE</b><br>THREE BEDROOM HOUSE<br>Plots 2 & 21            |  | <b>HOMES AVAILABLE THROUGH AFFORDABLE HOUSING PROVIDER</b>                                       |



-  Entrance Pillars
-  Visitor Parking
-  Site Boundary
-  Timber Fence
-  Fence with Gravel Board
-  Fence with Retaining Wall
-  Timber Knee Rail
-  Shed
-  Bin Store
-  ASHP (Air Source Heat Pump)

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. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved.



*Enjoy*  
THE VERY BEST OF  
MODERN LIVING

HOMES AT ST GEORGE'S PLACE HAVE BEEN  
THOUGHTFULLY DESIGNED AND FEATURE  
ATTRACTIVE ARCHITECTURAL DETAILS.

Behind traditional façades, these homes have been designed to offer a welcoming sense of comfort. Flexible living spaces, open-plan designs and easy access to the outdoors come as standard, with quality fittings and finishes included.

Energy-efficient features include air source heat pumps and electric car charging points. Whether you're relaxing with family or entertaining friends, you will always feel perfectly at home.



Interior show home photograph represents a similar Hill development.



# Specification

## 3 AND 4 BEDROOM HOUSES

PLOTS 2, 20 - 22, 25, 27, 28,  
30 - 35, 39, 40, 46, 47 & 52 - 55

**KITCHEN**

- Matt finish shaker-style units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- Induction hob (with built in extractor where on island)
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood (where applicable)
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer (where in kitchen)

**UTILITY ROOM**

- Matt finish shaker-style units with soft close doors
- Slimline laminate worktop with matching upstand
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer

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

**EN-SUITES**

- Low profile shower tray with glass shower door
- Bath to The Rushmere
- Framed feature mirror with shelf to match vanity top (to principal en-suite only, where layout allows)
- Large format wall and floor tiles
- Heated towel rail

**BATHROOM**

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf
- Large format wall and floor tiles
- Heated towel rail

**DECORATIVE FINISHES**

- White painted timber staircase, with fully carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

**FLOOR FINISHES**

- Amtico flooring to entrance hall, WC, kitchen, utility room, all ground floor reception rooms including study
- Carpet to stairs, landings and all bedrooms
- Large format tiles to bathroom and en-suites

**DOORS AND WINDOWS**

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows
- Aluminium bifold patio doors
- Skylight, where shown on floor plans
- Up and over garage door, colour to match front door

**HEATING AND WATER**

- Underfloor heating to ground floor, radiators to upper floors
- Heated towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

**ELECTRICAL**

- Downlights to entrance hall, open plan kitchen/dining/living room, bathroom, en-suites, WC and utility room
- Pendant fittings to separate living room, study, landings and all bedrooms
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- BT and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky 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
- Electric car charging point

**EXTERNAL FINISHES**

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Garden shed where no garage present

**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 or white facing bricks and terracotta or black roof tiles, with wood effect cladding or traditional flintwork to selected plots
- uPVC rain-water goods

**WARRANTY**

- 10 year NHBC warranty

A Management Company has been formed at St George's Place and will be responsible for the management and maintenance of the shared services and external communal areas of the of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at St George's Place.

A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

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.



Images are indicative only – taken from a similar Hill home.



# THE BLYTHBURGH

3 BEDROOM SEMI-DETACHED HOUSE  
PLOTS 32 & 33\*



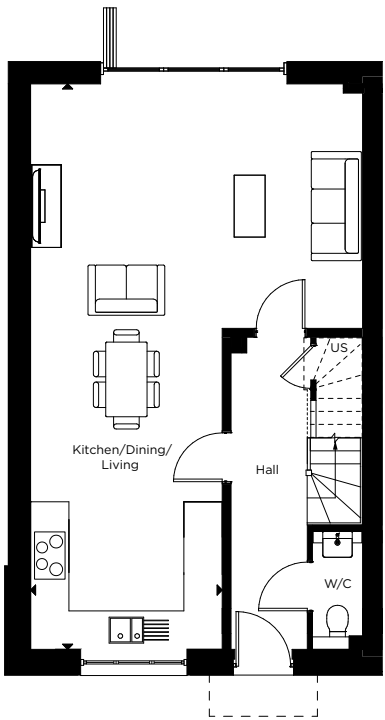
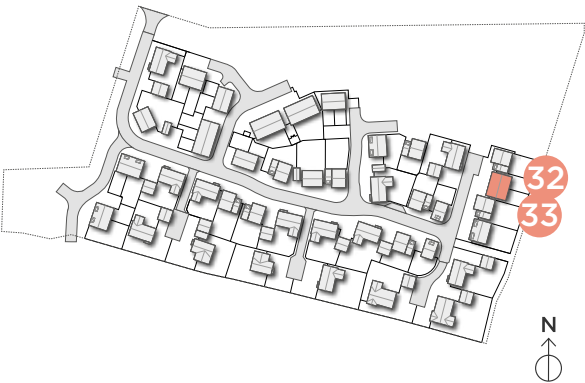
## GROUND FLOOR

Kitchen/Dining/Living	5.60 m x 9.55 m	18'4" x 31'3"
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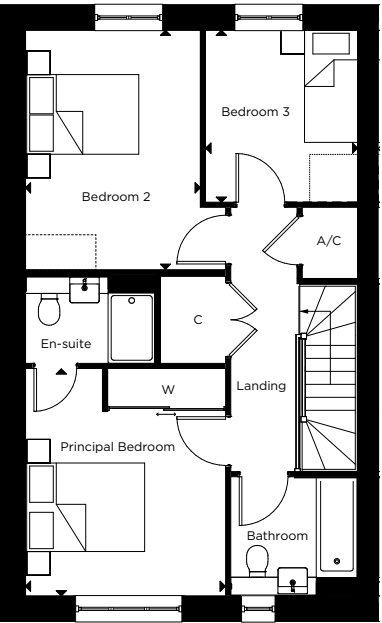
## FIRST FLOOR

Principal Bedroom	3.35 m x 3.85 m	10'11" x 12'7"
Bedroom 2	2.95 m x 4.05 m	9'8" x 13'3"
Bedroom 3	2.55 m x 2.90 m	8'4" x 9'6"

\*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 HALESWORTH

3 BEDROOM SEMI-DETACHED HOUSE  
PLOTS 52, 53\*, 54 & 55\*



Computer generated image of Plot 54 & 55 is indicative only. External materials vary.

## GROUND FLOOR

Kitchen/Dining/Living	5.60 m x 8.80 m	18'4" x 28'10"
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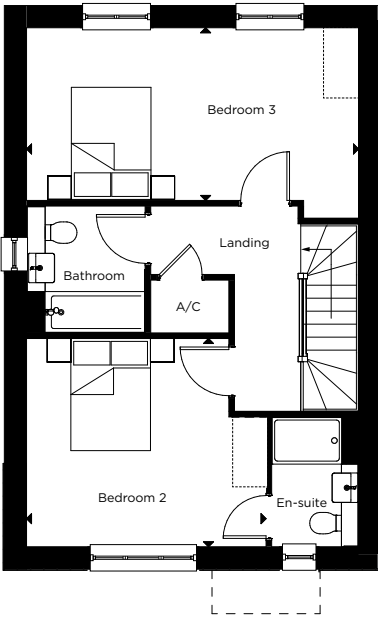
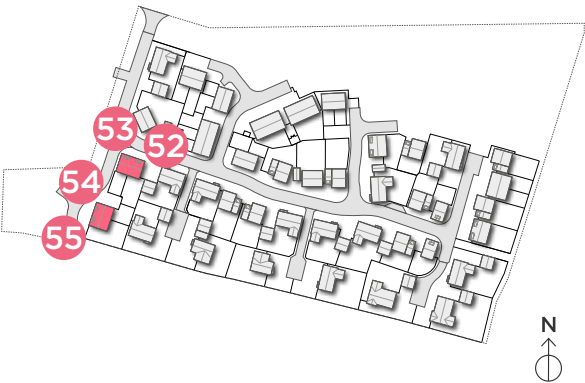
## FIRST FLOOR

Bedroom 2	4.05 m x 3.50 m	13'3" x 11'5"
Bedroom 3	5.60 m x 2.90 m	18'4" x 9'6"

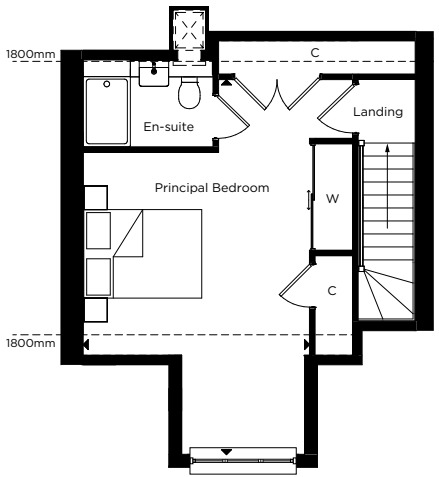
## SECOND FLOOR

Principal Bedroom	3.80 m x 6.35 m	12'5" x 20'10"
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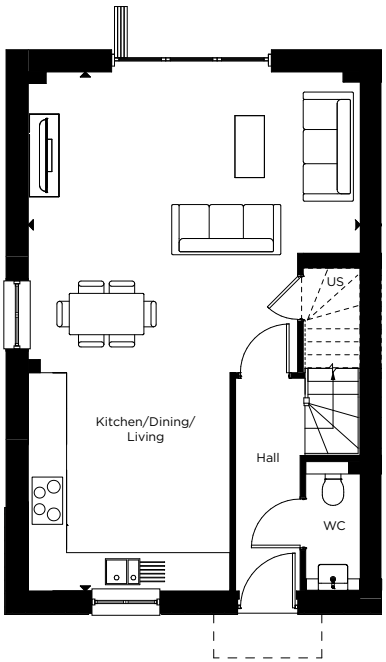
\*Handed to floorplan shown



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD  
[ ] - INDICATIVE WARDROBE POSITION [X] - SKYLIGHT

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# THE BRAMPTON

3 BEDROOM DETACHED HOUSE  
PLOTS 28 & 39\*



Computer generated image of Plot 28 is indicative only.

## GROUND FLOOR

Kitchen/Dining/Living	5.60 m x 8.80 m	18'4" x 28'10"
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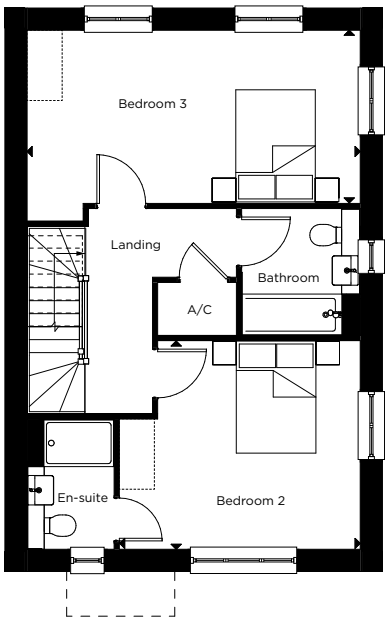
## FIRST FLOOR

Bedroom 2	4.05 m x 3.50 m	13'3" x 11'5"
Bedroom 3	5.60 m x 2.90 m	18'4" x 9'6"

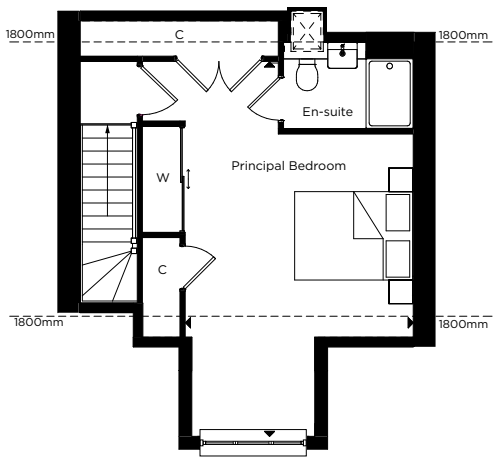
## SECOND FLOOR

Principal Bedroom	3.80 m x 6.35 m	12'5" x 20'10"
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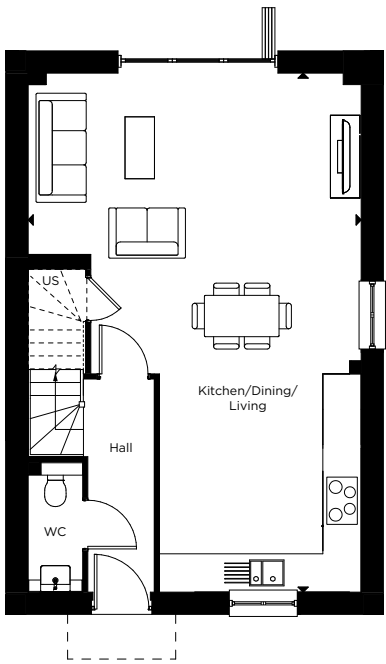
\*Handed to floorplan shown



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD  
[ ] - INDICATIVE WARDROBE POSITION [X] - SKYLIGHT

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# THE WALBERSWICK A

3 BEDROOM DETACHED HOUSE  
PLOT 25



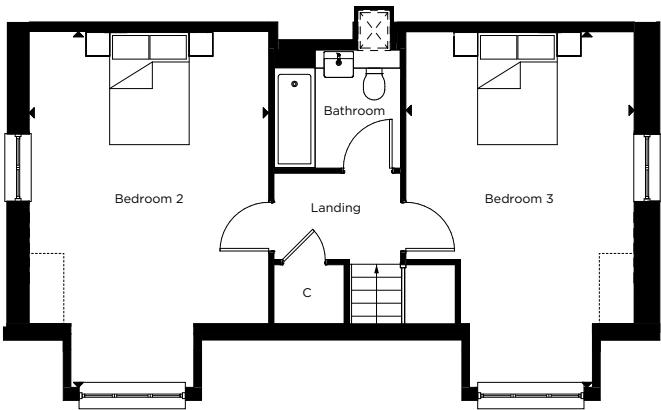
Computer generated image of Plot 25 indicative only.

## GROUND FLOOR

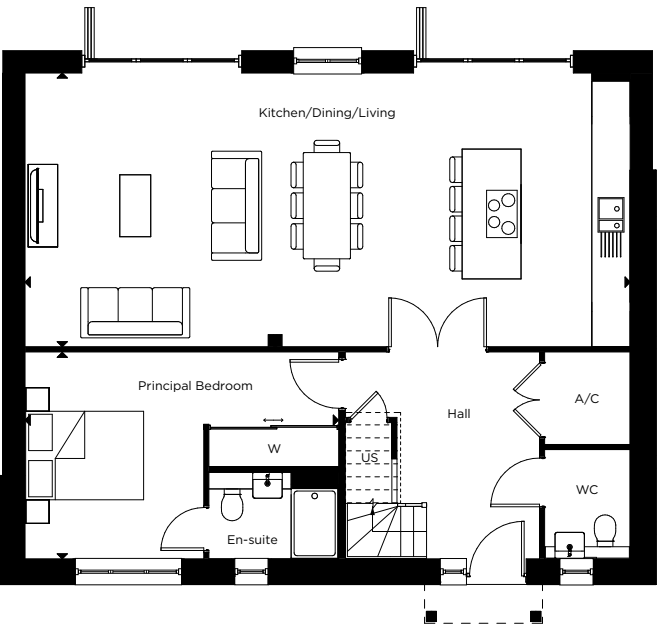
Kitchen/Dining/Living	10.25 m x 4.60 m	33'7" x 15'1"
Principal Bedroom	5.30 m x 3.50 m	17'4" x 11'5"

## FIRST FLOOR

Bedroom 2	4.05 m x 4.95 m	13'3" x 16'2"
Bedroom 3	3.85 m x 4.95 m	12'7" x 16'2"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION [X] - SKYLIGHT

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 WALBERSWICK B

3 BEDROOM DETACHED HOUSE  
PLOT 35



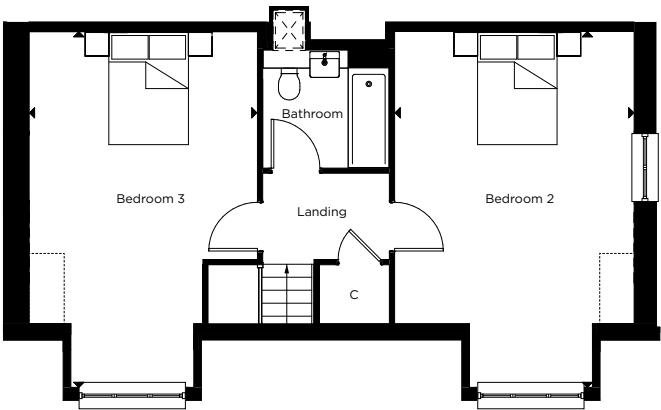
Computer generated image of Plot 35 is indicative only.

## GROUND FLOOR

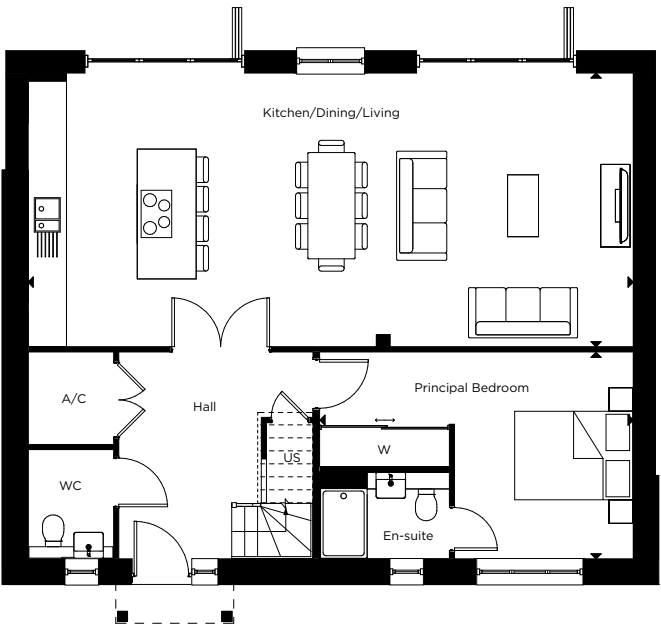
Kitchen/Dining/Living	10.25 m x 4.60 m	33'7" x 15'1"
Principal Bedroom	5.30 m x 3.50 m	17'4" x 11'5"

## FIRST FLOOR

Bedroom 2	4.05 m x 4.95 m	13'3" x 16'2"
Bedroom 3	3.85 m x 4.95 m	12'7" x 16'2"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION [X] - SKYLIGHT

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 RUSHMERE A

## 3 BEDROOM DETACHED HOUSE PLOT 2

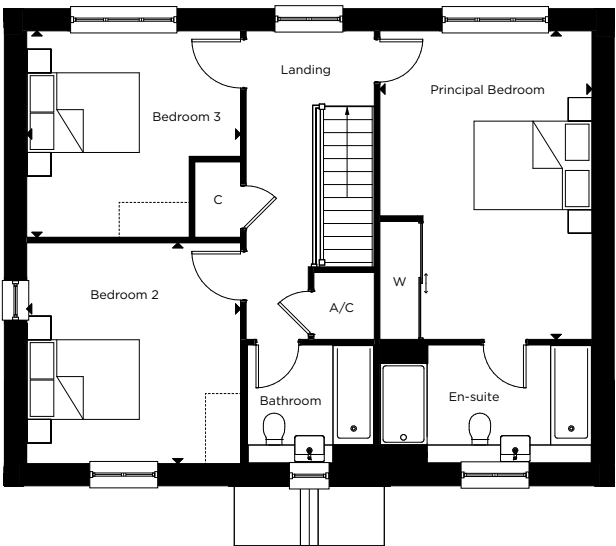


### GROUND FLOOR

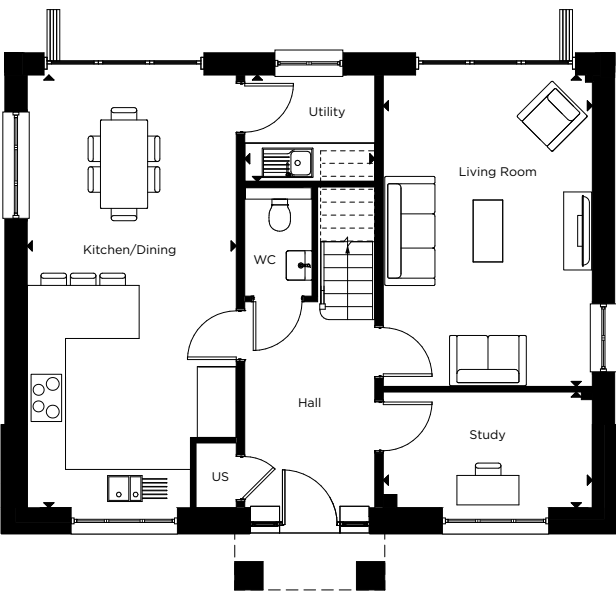
Kitchen/Dining	3.55 m x 7.30 m	11'7" x 23'11"
Living Room	3.55 m x 5.25 m	11'7" x 17'2"
Study	3.55 m x 1.95 m	11'7" x 6'4"
Utility	2.20 m x 1.80 m	7'2" x 5'10"

### FIRST FLOOR

Principal Bedroom	3.60 m x 5.20 m	11'9" x 17'0"
Bedroom 2	3.60 m x 3.70 m	11'9" x 12'1"
Bedroom 3	3.60 m x 3.50 m	11'9" x 11'5"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 RUSHMERE B

3 BEDROOM DETACHED HOUSE  
PLOT 21



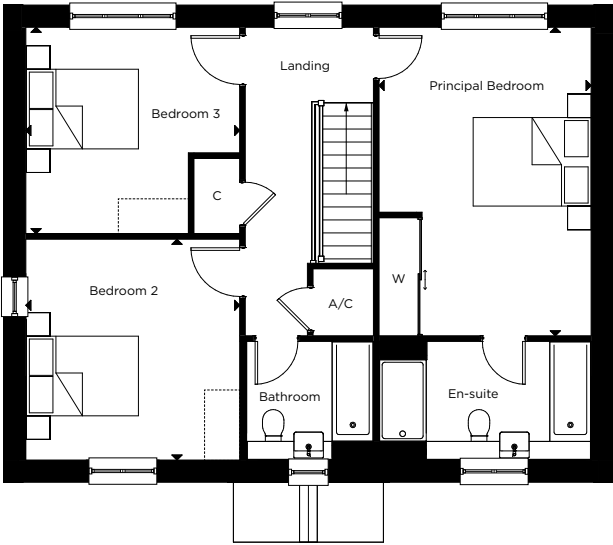
Computer generated image of Plot 21 is indicative only.

## GROUND FLOOR

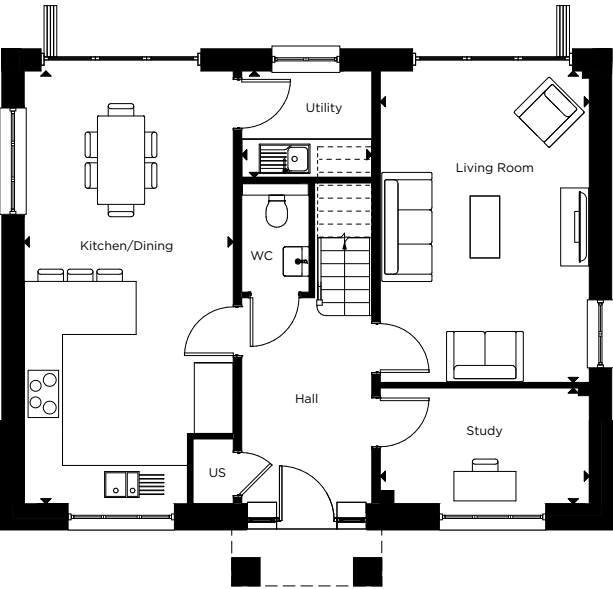
Kitchen/Dining	3.55 m x 7.30 m	11'7" x 23'11"
Living Room	3.55 m x 5.25 m	11'7" x 17'2"
Study	3.55 m x 1.95 m	11'7" x 6'4"
Utility	2.20 m x 1.80 m	7'2" x 5'10"

## FIRST FLOOR

Principal Bedroom	3.60 m x 5.20 m	11'9" x 17'0"
Bedroom 2	3.60 m x 3.70 m	11'9" x 12'1"
Bedroom 3	3.60 m x 3.50 m	11'9" x 11'5"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 WRENTHAM

4 BEDROOM DETACHED HOUSE  
PLOTS 20, 22, 27\*, 30\*, 31\*, 34\*, 40, 46\* & 47



Computer generated image of Plot 47 is indicative only. External materials vary, along with roof tiles.

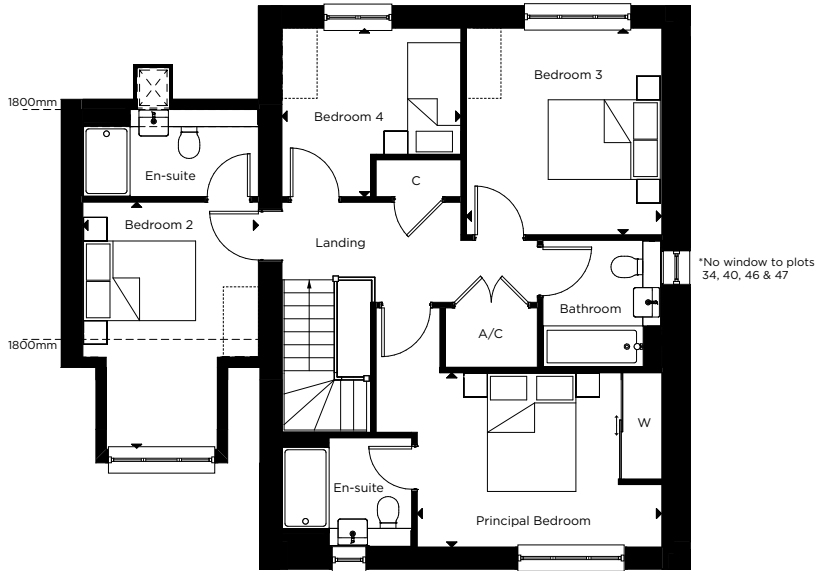
### GROUND FLOOR

Kitchen/Dining	6.45 m x 3.80 m	21'1" x 12'5"
Living Room	3.40 m x 4.85 m	11'1" x 15'10"
Garage	3.00 m x 7.05 m	9'10" x 23'1"

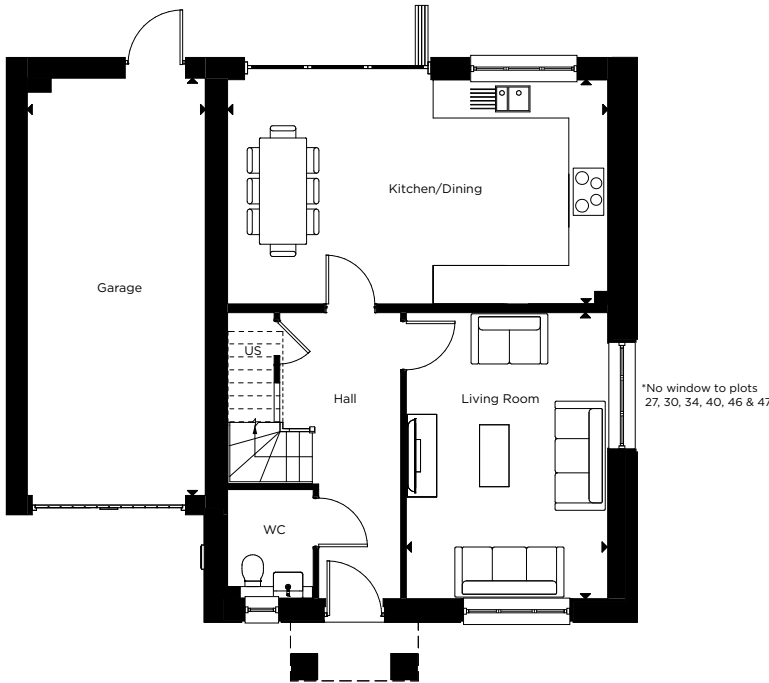
### FIRST FLOOR

Principal Bedroom	4.10 m x 2.95 m	13'5" x 9'8"
Bedroom 2	2.95 m x 4.15 m	9'8" x 13'7"
Bedroom 3	3.30 m x 3.50 m	10'9" x 11'5"
Bedroom 4	3.00 m x 2.85 m	9'10" x 9'4"

\*Handed to floorplan shown



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD  
[ ] - INDICATIVE WARDROBE POSITION [X] - SKYLIGHT

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.



# Premium Specification

## 4 & 5 BEDROOM HOUSES

PLOTS 1, 26, 29, 36, 37, 38, 41,  
42, 43, 44, 45, 48, 49, 50 & 51

### KITCHEN

- Matt finish shaker-style units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

### UTILITY ROOM

- Matt finish shaker-style units with soft close doors
- Caesarstone worktop with matching upstand
- Stainless steel undermounted sink with brushed steel mixer tap
- Freestanding washing machine and tumble dryer

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

### EN-SUITES

- Low profile shower tray with glass shower door
- Bath to principal en-suite in The Southwold
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated towel rail

### BATHROOM

- Bath with shower over and glass shower screen or separate shower enclosure
- Low profile shower tray with glass shower door (where applicable)
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated towel rail

### DECORATIVE FINISHES

- White painted timber staircase, with fully carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

### FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows
- Aluminium bifold patio doors
- Electrically controlled up and over garage door, colour to match front door

### HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

### ELECTRICAL

- Downlights to entrance hall, open plan kitchen/dining/living room, bathroom, en-suites, WC and principal bedroom
- Pendant fittings to separate living room, family room and dining room, study, landings 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
- BT and Hyperoptic fibre connection for customer's choice of broadband provider
- Pre-wired for customer's own Sky 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
- Electric car charging point

### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Garden shed where no garage present

### 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 or white facing bricks and terracotta or black roof tiles, with wood effect cladding or traditional flintwork to selected plots
- uPVC rain-water goods

### WARRANTY

- 10 year NHBC warranty

A Management Company has been formed at St George's Place and will be responsible for the management and maintenance of the shared services and external communal areas of the of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at St George's Place.

A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

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.



Images are indicative only – taken from a similar Hill home.



# THE ALDEBURGH

4 BEDROOM DETACHED HOUSE  
PLOTS 44 & 49



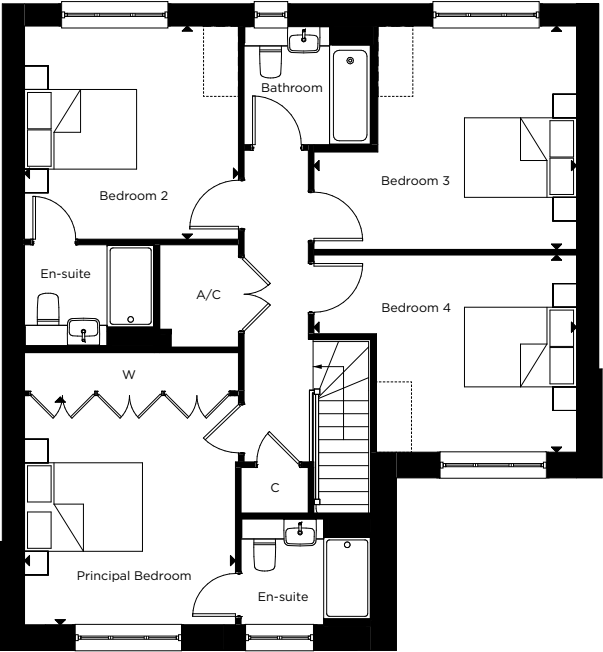
Computer generated image of Plot 44 is indicative only.

## GROUND FLOOR

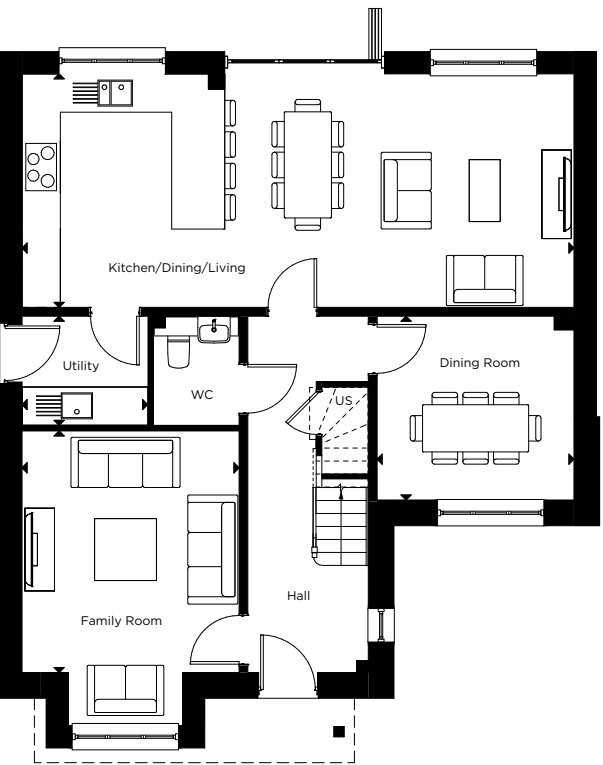
Kitchen/Dining/Living	9.35 m x 3.95 m	30'8" x 12'11"
Family Room	3.65 m x 4.10 m	11'11" x 13'5"
Dining Room	3.30 m x 3.10 m	10'9" x 10'2"
Utility	2.10 m x 1.85 m	6'10" x 6'0"

## FIRST FLOOR

Principal Bedroom	3.55 m x 3.85 m	11'7" x 12'7"
Bedroom 2	3.60 m x 3.55 m	11'9" x 11'7"
Bedroom 3	4.45 m x 3.75 m	14'7" x 12'3"
Bedroom 4	4.45 m x 3.30 m	14'7" x 10'9"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 FRAMLINGHAM A

5 BEDROOM DETACHED HOUSE  
PLOTS 1, 29\*, 36, 41\*, 42\*, 43, 45, 48\*, 50 & 51



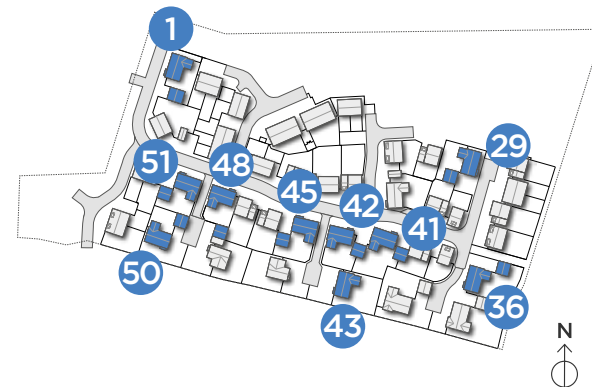
Computer generated image of Plot 51 is indicative only. External materials vary, along with roof tiles.

## GROUND FLOOR

Kitchen/Dining/Living	4.40 m x 10.45 m	14'5" x 34'3"
Family Room	3.65 m x 4.85 m	11'11" x 15'10"
Study	3.65 m x 1.80 m	11'11" x 5'10"
Utility	1.90 m x 2.40 m	6'2" x 7'10"

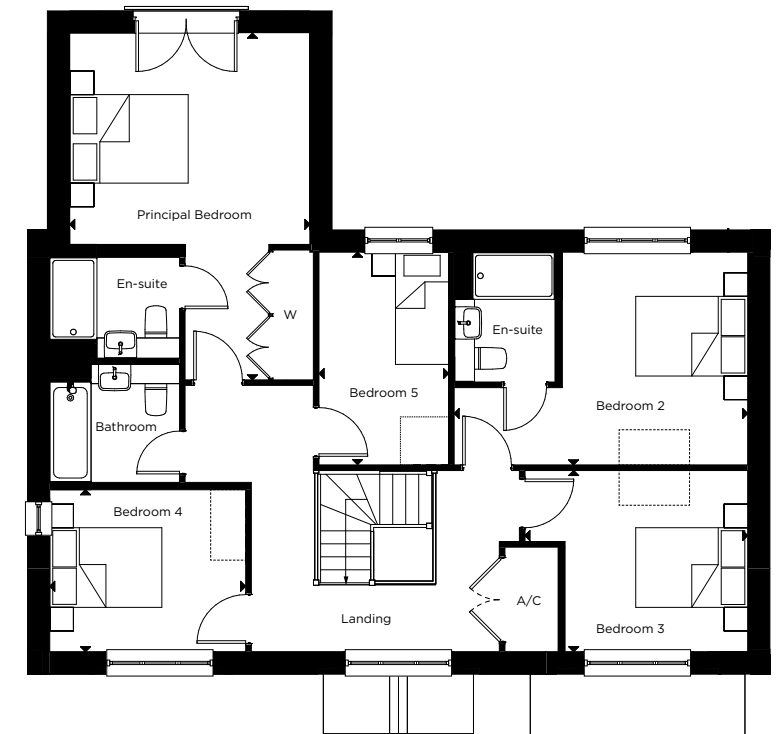
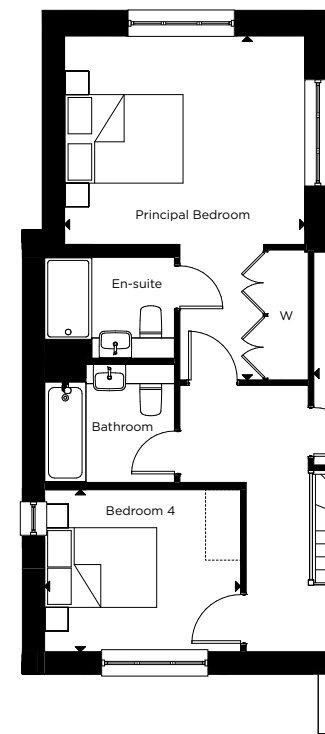
## FIRST FLOOR

Principal Bedroom	4.05 m x 5.85 m	13'3" x 19'2"
Bedroom 2	4.95 m x 3.60 m	16'2" x 11'9"
Bedroom 3	3.75 m x 3.05 m	12'3" x 10'0"
Bedroom 4	3.30 m x 2.70 m	10'9" x 8'10"
Bedroom 5	2.20 m x 3.60 m	7'2" x 11'9"



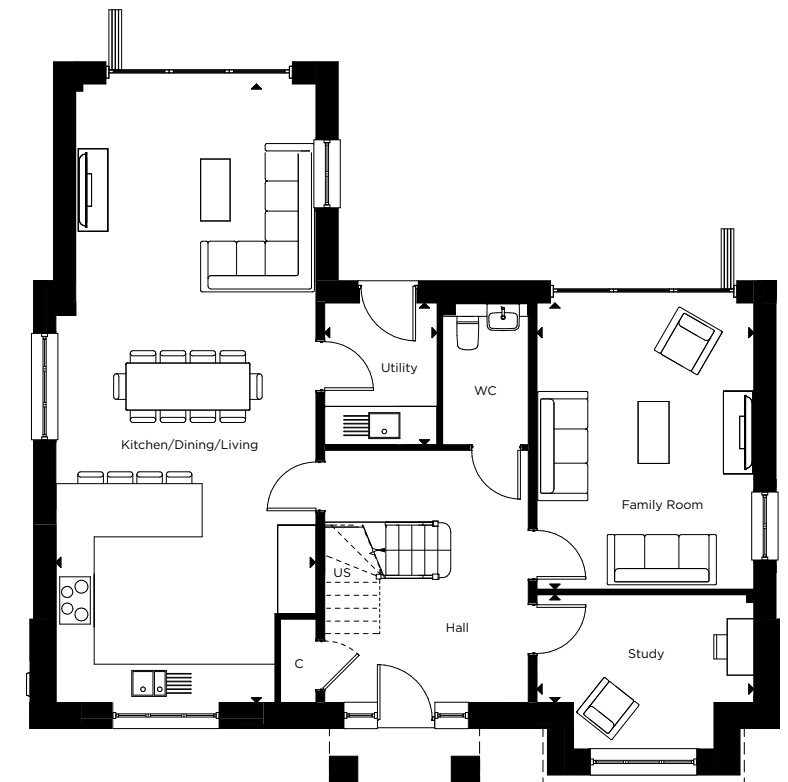
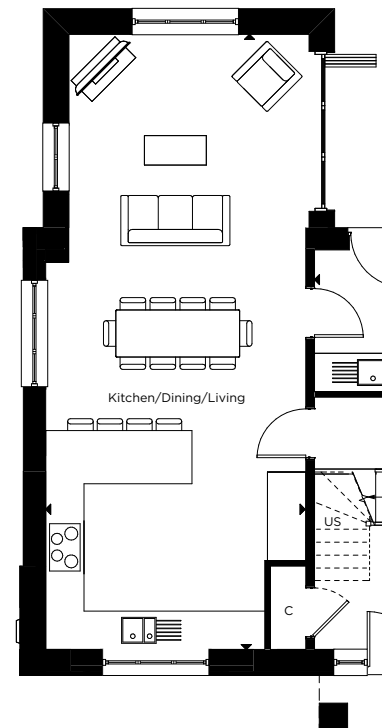
\*Handed to floorplan shown

\*Alternative Principal Bedroom layout for Plot 1



## FIRST FLOOR

\*Alternative Kitchen/Dining/Living layout for Plot 1



## GROUND FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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# THE FRAMLINGHAM B

5 BEDROOM DETACHED HOUSE  
PLOT 26



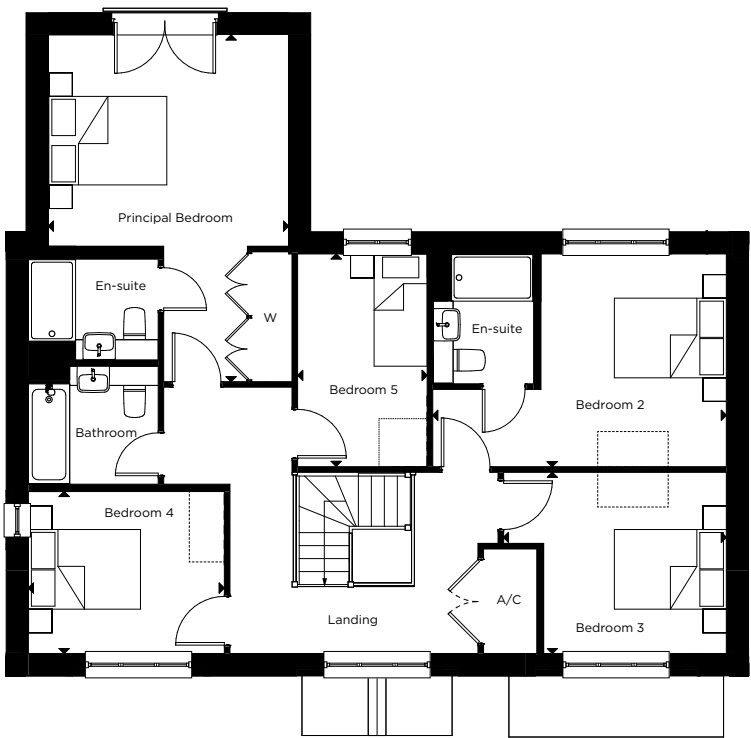
Computer generated image of Plot 26 is indicative only.

## GROUND FLOOR

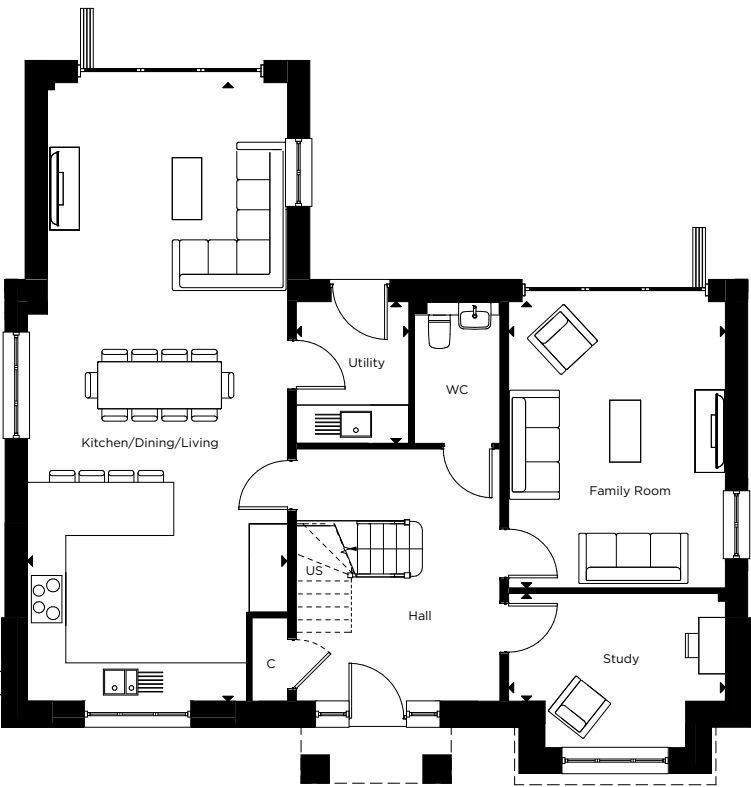
Kitchen/Dining/Living	4.40 m x 10.45 m	14'5" x 34'3"
Family Room	3.65 m x 4.85 m	11'11" x 15'10"
Study	3.65 m x 1.80 m	11'11" x 5'10"
Utility	1.90 m x 2.40 m	6'2" x 7'10"

## FIRST FLOOR

Principal Bedroom	4.05 m x 5.85 m	13'3" x 19'2"
Bedroom 2	4.95 m x 3.60 m	16'2" x 11'9"
Bedroom 3	3.75 m x 3.05 m	12'3" x 10'0"
Bedroom 4	3.30 m x 2.70 m	10'9" x 8'10"
Bedroom 5	2.20 m x 3.60 m	7'2" x 11'9"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD US - UTILITY STORE W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 SOUTHWOLD A

5 BEDROOM DETACHED HOUSE  
PLOT 37



## GROUND FLOOR

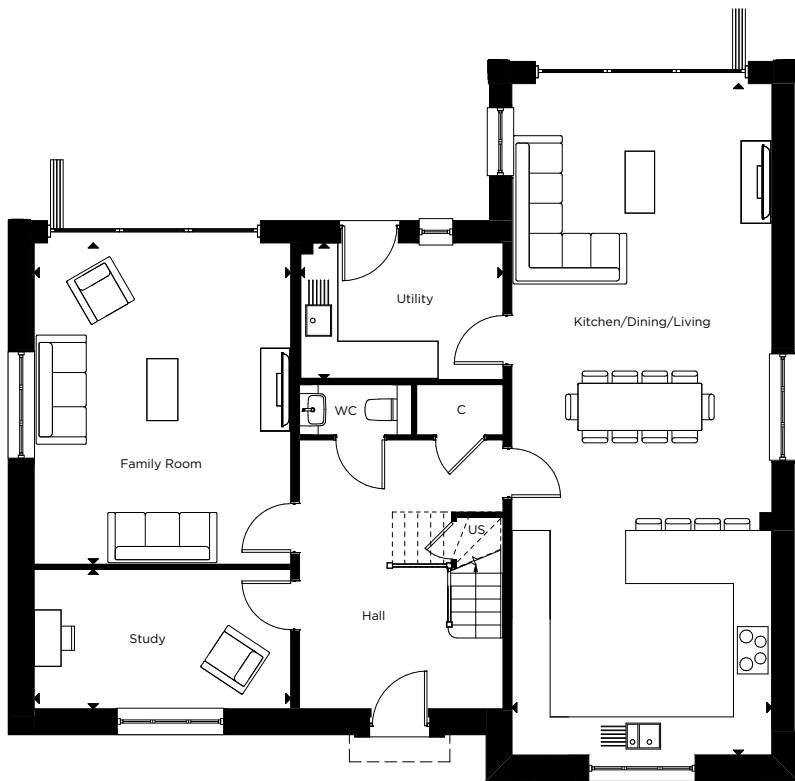
Kitchen/Dining/Living	4.40 m x 11.35 m	14'5" x 37'2"
Family Room	4.35 m x 5.45 m	14'3" x 17'10"
Study	3.65 m x 2.35 m	11'11" x 7'8"
Utility	3.45 m x 2.30 m	11'3" x 7'6"

## FIRST FLOOR

Principal Bedroom	4.40 m x 5.90 m	14'5" x 19'4"
Bedroom 2	4.75 m x 4.40 m	15'7" x 14'5"
Bedroom 3	4.75 m x 3.35 m	15'7" x 10'11"
Bedroom 4	4.40 m x 4.15 m	14'5" x 13'7"
Bedroom 5	2.45 m x 3.20 m	8'0" x 10'5"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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 SOUTHWOLD B

5 BEDROOM DETACHED HOUSE  
PLOT 38



## GROUND FLOOR

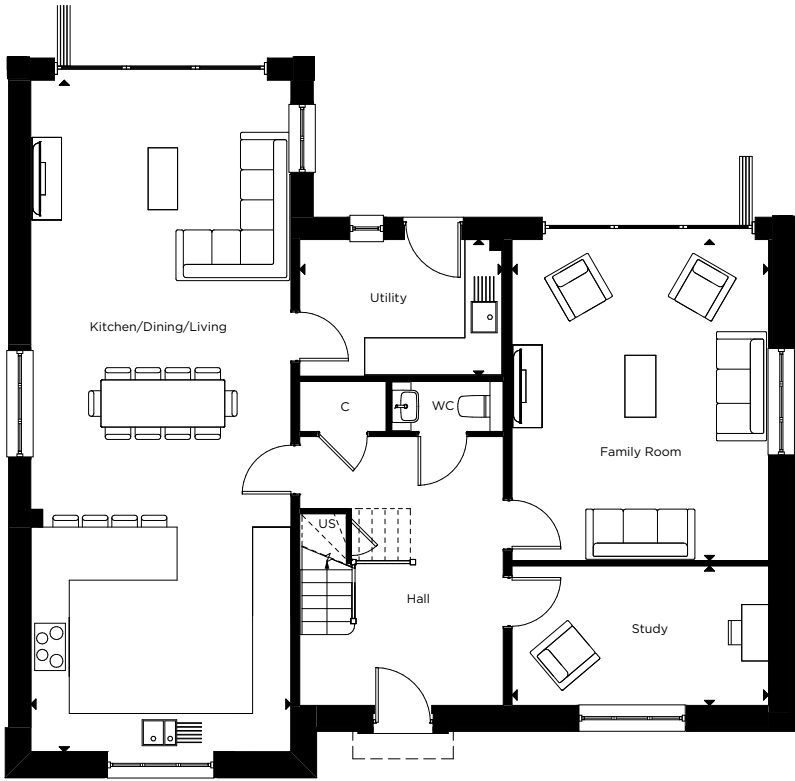
Kitchen/Dining/Living	4.40 m x 11.35 m	14'5" x 37'2"
Family Room	4.35 m x 5.45 m	14'3" x 17'10"
Study	3.65 m x 2.35 m	11'11" x 7'8"
Utility	3.45 m x 2.30 m	11'3" x 7'6"

## FIRST FLOOR

Principal Bedroom	4.40 m x 5.90 m	14'5" x 19'4"
Bedroom 2	4.75 m x 4.40 m	15'7" x 14'5"
Bedroom 3	4.75 m x 3.35 m	15'7" x 10'11"
Bedroom 4	4.40 m x 4.15 m	14'5" x 13'7"
Bedroom 5	2.45 m x 3.20 m	8'0" x 10'5"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

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## CREATING EXCEPTIONAL PLACES TO LIVE

The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South.

The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024.



Follow us on Instagram at [@CreatedbyHill](#)



Heartwood, Docking



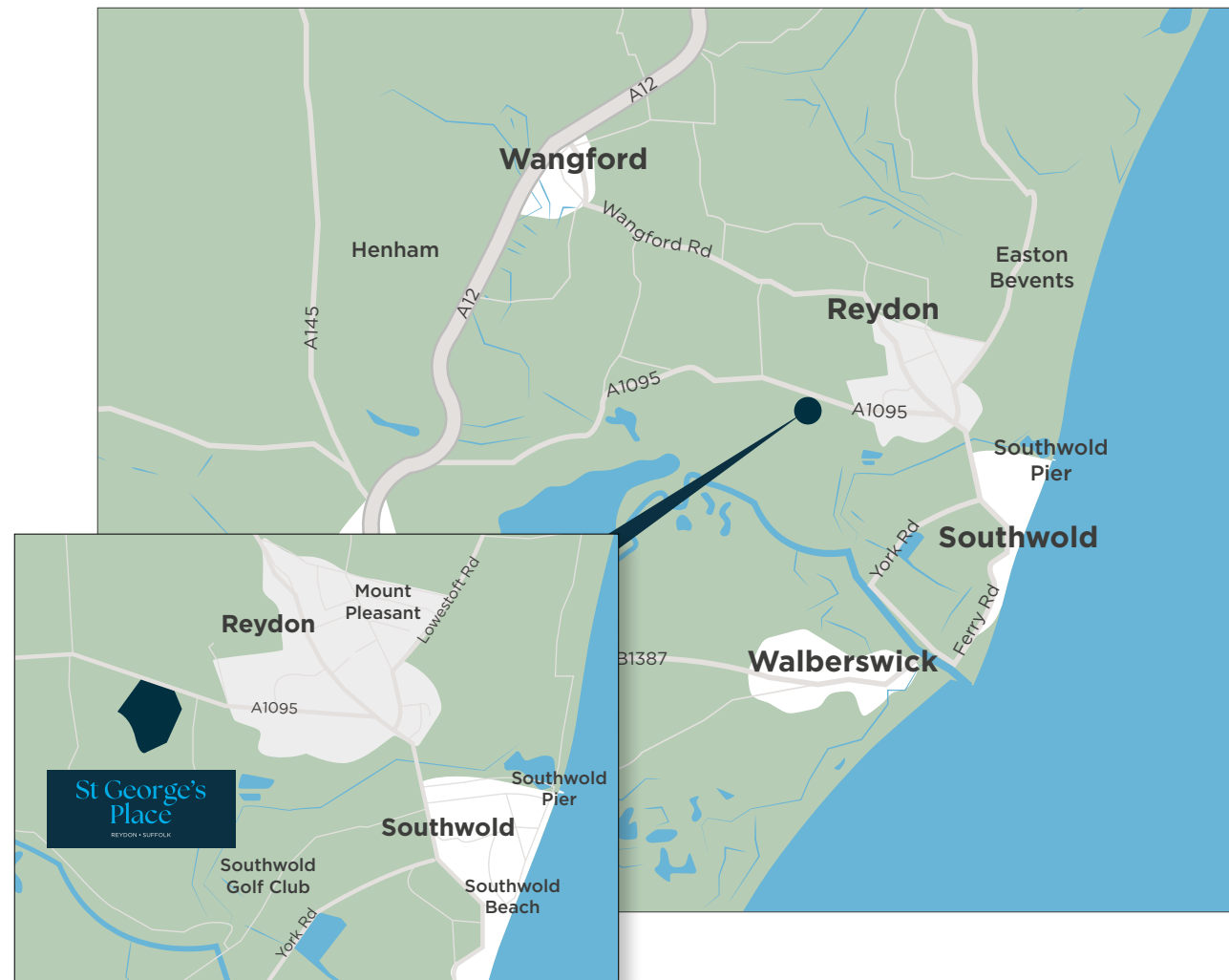
Millside Grange, Croxley Green



Marleigh Park, Cambridge



## HOW TO FIND US



### St George's Place

Halesworth Road, Reydon, Southwold IP18 6SD

01502 440525 | [stgeorgesplace@hill.co.uk](mailto:stgeorgesplace@hill.co.uk)



Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. EV charger unit positions are subject to change. Details correct at the time of going to print.



