

# CHANTRY MEADOW

ORFORD • SUFFOLK

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**Bedfords**

ESTABLISHED 1966

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## Welcome to **CHANTRY MEADOW**



Situated in one of the most historic and picturesque villages in the region, Chantry Meadow is an exceptional new collection of just 11 considerably designed, high-specification family homes and bungalows – perfect for those looking for a fresh, tranquil country retreat.

Residents will find themselves just a stroll away from Orford's charming village centre and unique castle, while also being within touching distance of the magical Suffolk countryside and breathtaking coastline – with its stunning waterways, beaches and panoramic views.

With the bustling centre of Woodbridge just 11 miles away, and excellent links to the region's wider road networks, Chantry Meadow allows residents to enjoy all the peace, beauty and heritage of this sensational part of the world, without losing the convenience and luxuries of a sophisticated modern lifestyle.

## These are exceptional new homes in a magical heritage setting

This superb collection has been designed to offer the contemporary equivalent of the style, scale and status of Orford's established centuries-old architecture. You'll find beautifully proportioned, characterful homes positioned within a series of inviting turnings, traditional red brick walls and professionally landscaped gardens, all ready for residents to feel at home from day one.



Computer generated image is indicative only. All planting and landscaping shown within the imagery is for illustrative purposes and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.



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Chantry Meadow is an outstanding example of how to combine traditional character with outstanding contemporary styling. Every home boasts impressive standards of construction, with building materials selected for their quality and durability, and all workmanship conducted by expert craftsmen to the high standards for which Hartog Hutton are widely renowned.

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Cleverly arranged in a sequence of comfortably-sized plots, each property enjoys ample off-road parking, high-quality fencing and neatly landscaped gardens that perfectly balance size with ease of maintenance – along with premium external finishes, good energy conservation measures and excellent attention to detail from design to completion.

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Impressive interiors, ready for you to add your own individual touches.

Interior is from a previous project and is indicative only.

The striking exterior designs at Chantry Meadow are perfectly complemented by the equally well-configured interior spaces, with most homes in the collection typically featuring a study area, separate utility room and a clever use of storage spaces as well as bright, well-proportioned family areas and generous bedrooms. Broad sections of bi-fold glazed doors open out onto attractive back gardens to create a delightful indoor-outdoor feel, with stylish skylight windows bringing extra ambience at key points throughout many homes.

Stunning open-plan kitchen-dining areas incorporate premium designer units and work surfaces, into which a selection of the latest quality branded appliances are integrated ready to use the moment you move in. Similarly, all en-suite and family bathrooms are fitted out to exceptional specifications, featuring elegant ironmongery, white sanitaryware and exquisite tiling.

The impressive selection of finishes, fittings and fixtures is further complemented by carefully selected doors and ironware, A-rated multi-locking uPVC windows and underfloor heating with zoned thermostats throughout the ground floor rooms.





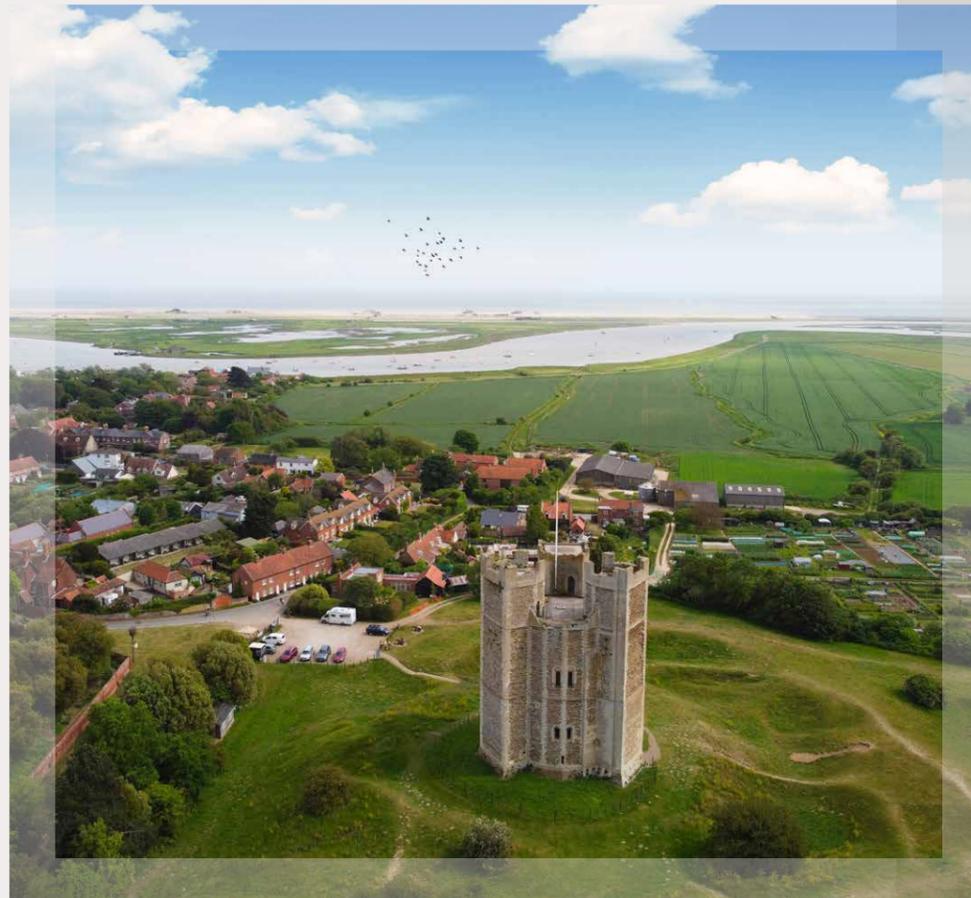
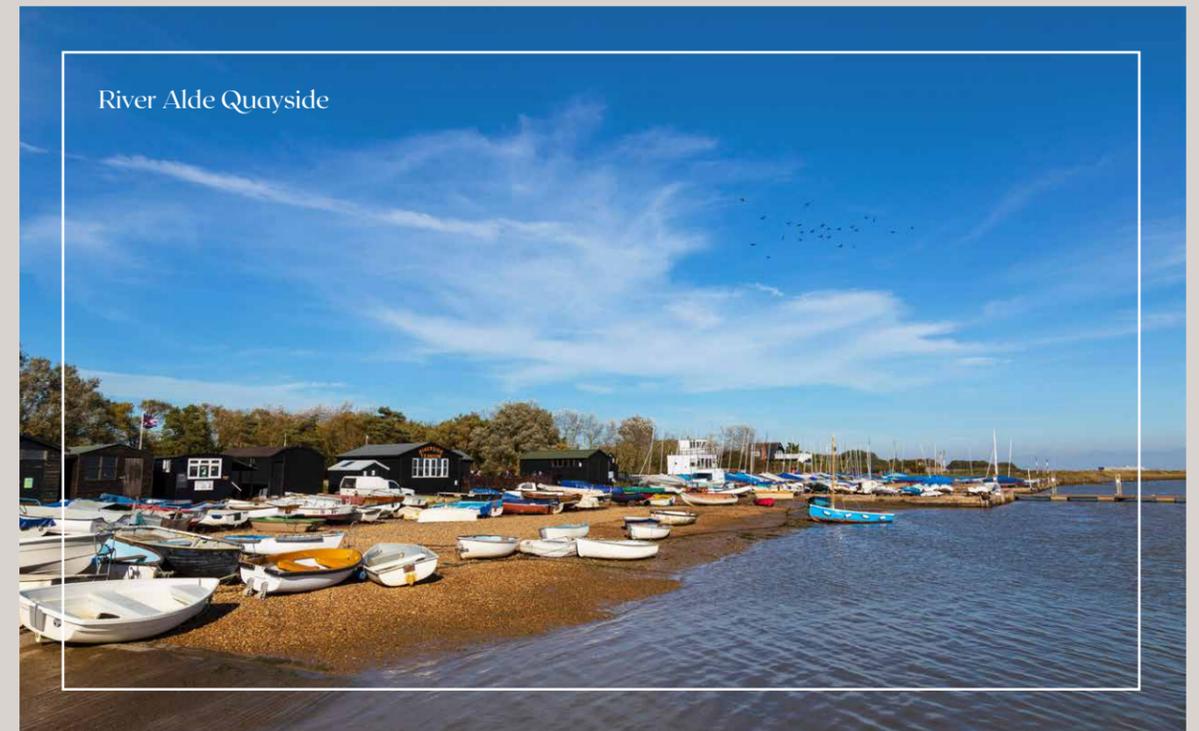
CHANTRY MEADOW  
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## Wander through centuries of history in Orford.

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An important fishing port and strategic location on the Suffolk coast since medieval times, the 12th century castle was built by King Henry II to secure the river and the town went on to thrive around it for several centuries. With its castle still proudly intact, Orford was rated among the “20 most beautiful villages in the UK and Ireland” by Conde Nast Traveller in 2020 and is well-known as a wonderful place to explore all year round.

Clustered amongst a series of picture-postcard buildings around the village centre, you'll find the highly-rated Butley-Orford Oysterage Seafood Restaurant, the historic Crown & Castle Hotel and Bar, delicious fresh bread, cakes and pastries at the Pump Street Bakery and Orford's post office with adjoining convenience store and coffee shop to cater to your daily needs. From there, it's just a short stroll down a cottage-lined lane to the ancient quayside for fantastic views of the River Alde and the mysterious Orford Ness Nature Reserve.



Orford is a village full of stories, legends and places to explore – all surrounded by some of the most stunning scenery this part of the country has to offer.

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Ipswich



Around 11 miles west of Orford, the bustling market town of Woodbridge provides a broad range of shops, boutiques, specialist outlets and supermarkets to suit all your needs within its historic streets. Also boasting a leisure centre, riverside cinema, historic tide mill, popular marina, numerous characterful pubs and a thriving arts scene, the town is well worth a day out. It's also home to one of the region's very finest private schools.

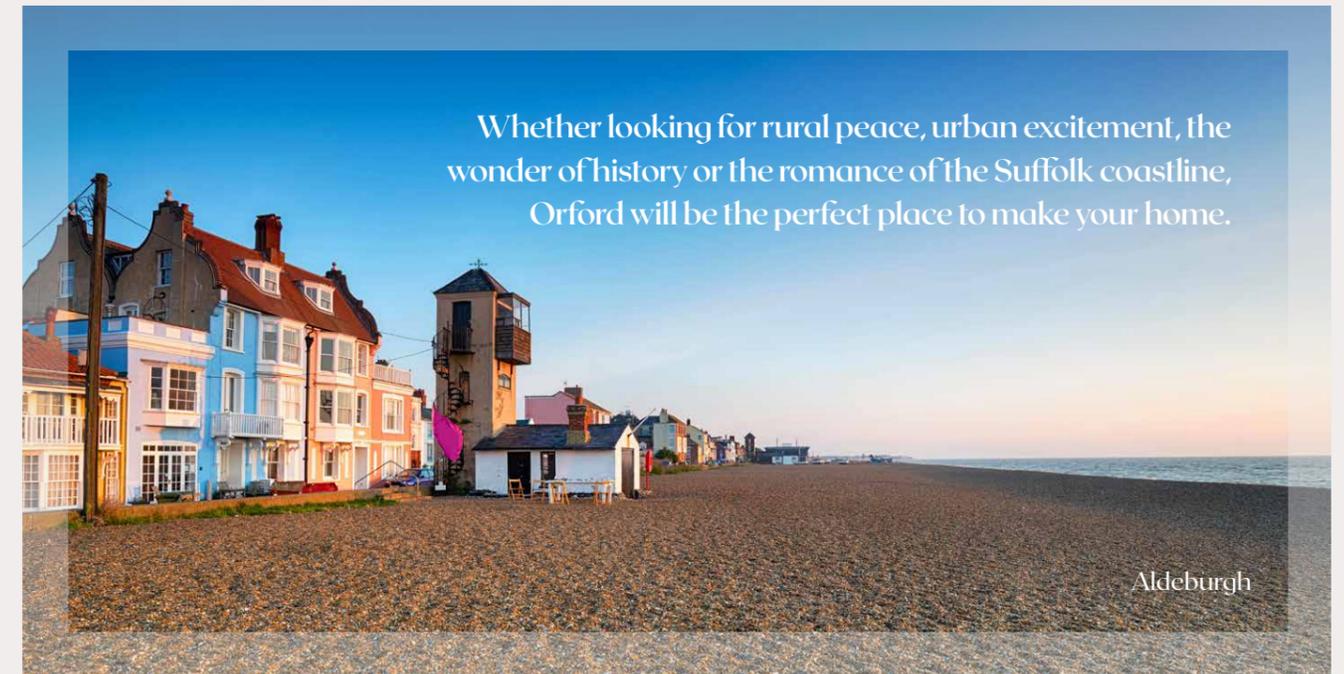
Meanwhile, those who still enjoy the bright lights of town need look no further than the region's commercial hub, Ipswich. There, you'll find superb opportunities for shopping, entertainment, socialising, leisure and dining amongst its pedestrianised town centre streets and retail malls – perhaps rounding off a visit at one of the bistros and bars around its popular quayside complex.

## East Suffolk – where every taste is catered for to the highest quality.

Positioned within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, Orford is the perfect location from which to enjoy the finest aspects of this truly incredible part of the region.

Everything from stunning rural scenery, breathtaking coastal views, vibrant market towns, beautiful forests, ancient Viking burial sites, rich cultural events and a huge range of outdoor activities on land or sea are all just a short journey away.

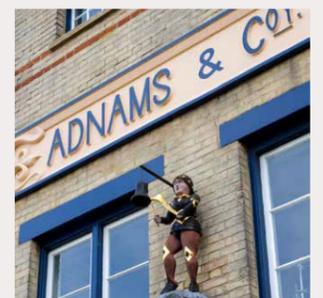
Just up the coast, the charming town of Aldeburgh is perfect for a relaxing day out and inspiring coastline walks. One can easily spend many pleasant hours amongst its numerous historic sites, galleries, tea rooms, coffee shops, artisan foods and chic bistros, perhaps rounding the day off with a visit to its incredibly popular fish and chip shops and cosy pubs. Nearby Snape Maltings also hosts a large arts and crafts complex, high-quality eateries and a state of the art venue, home of the annual International Aldeburgh Festival of the Arts.



Aldeburgh



Woodbridge





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|---|---|--|---|---|---|
| <b>1</b>  | <b>2</b>  | <b>3</b>   | <b>4</b>  | <b>5</b>  | <b>6</b>  |
| 4 Bedroom Home<br>2,168 Sqft (201.4 Sqm)<br>Page 17     | 4 Bedroom Home<br>1,902 Sqft (176.7 Sqm)<br>Page 18     | 4 Bedroom Home<br>1,902 Sqft (176.7 Sqm)<br>Page 19  | 3 Bedroom Home<br>1,673 Sqft (155.4 Sqm)<br>Page 20 | 3 Bedroom Bungalow<br>1,447 Sqft (134.4 Sqm)<br>Page 21 | 3 Bedroom Bungalow<br>1,636 Sqft (152.0 Sqm)<br>Page 22 |
| <b>7</b>  | <b>8</b>  | <b>9</b>   | <b>10</b>   | <b>11</b>   |   |
| 3 Bedroom Bungalow<br>1,421 Sqft (132.0 Sqm)<br>Page 23 | 3 Bedroom Bungalow<br>1,421 Sqft (132.0 Sqm)<br>Page 24 | 2 Bedroom Bungalow<br>762 Sqft (70.8 Sqm)<br>Page 25 | 3 Bedroom Home<br>1,673 Sqft (155.4 Sqm)<br>Page 26 | 2 Bedroom Bungalow<br>880 Sqft (81.7 Sqm)<br>Page 27    |   |

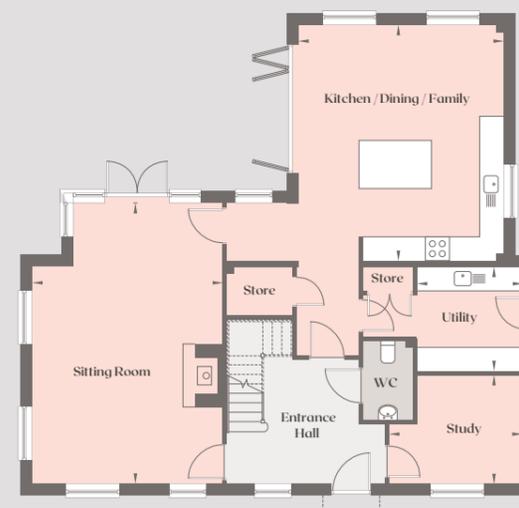
Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within the computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.



## Plot 1

A 4 bedroom detached home with double-garage and parking

Gross internal floor area : 2,168 Sqft ( 201.4 Sqm )



Kitchen / Dining / Family	5810 x 5050mm	19'0" x 16'6"	Master Bedroom	5350 x 4661mm	17'5" x 15'3"
Sitting Room	6950 x 4661mm	22'8" x 15'3"	Bedroom Two	3661 x 3450mm	12'0" x 11'3"
Study	3250 x 2661mm	10'7" x 8'7"	Bedroom Three	3650 x 2600mm	11'9" x 8'5"
Utility Room	2572 x 2550mm	8'4" x 8'3"	Bedroom Four	3650 x 2611mm	11'9" x 8'6"



## Plot 2

A 4 bedroom detached home with double-garage and parking

Gross internal floor area : 1,902 Sqft ( 176.7 Sqm )



## Plot 3

A 4 bedroom detached home with double-garage and parking

Gross internal floor area : 1,902 Sqft ( 176.7 Sqm )



Kitchen / Dining / Family	6870 x 4350mm	22'5" x 14'3"
Sitting Room	5350 x 4050mm	17'5" x 13'3"
Study	3311 x 2850mm	10'8" x 9'3"
Utility Room	3300 x 2211mm	10'0" x 7'3"

Master Bedroom	4150 x 3250mm	13'6" x 10'6"
Bedroom Two	3950 x 3450mm	12'9" x 11'3"
Bedroom Three	3672 x 3261mm	12'0" x 10'6"



Kitchen / Dining / Family	6870 x 4350mm	22'5" x 14'3"
Sitting Room	5350 x 4050mm	17'5" x 13'3"
Study	3311 x 2850mm	10'8" x 9'3"
Utility Room	3300 x 2211mm	10'0" x 7'3"

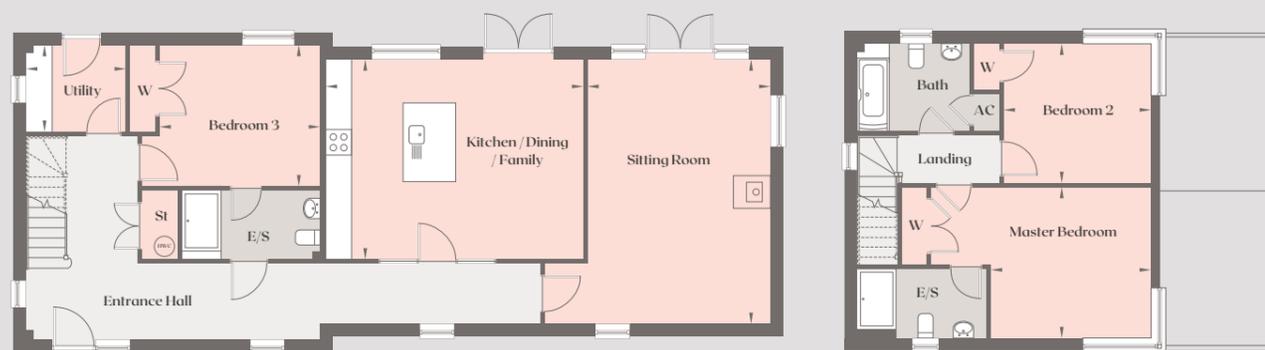
Master Bedroom	4150 x 3250mm	13'6" x 10'6"
Bedroom Two	3950 x 3450mm	12'9" x 11'3"
Bedroom Three	3672 x 3261mm	12'0" x 10'6"



## Plot 4

A 3 bedroom detached home with single-garage and parking

Gross internal floor area : 1,673 Sqft ( 155.4 Sqm )



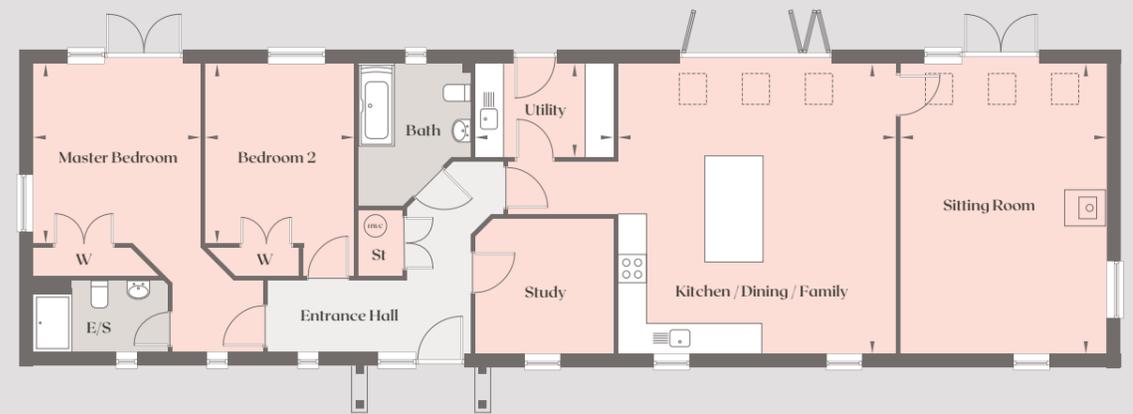
Kitchen / Dining / Family	5921 x 4561mm	19'4" x 14'9"	Master Bedroom	3641 x 3450mm	11'9" x 11'3"
Sitting Room	6050 x 4150mm	19'8" x 13'6"	Bedroom Two	3350 x 3141mm	10'9" x 10'3"
Utility Room	2250 x 1950mm	7'3" x 6'4"	Bedroom Three	3652 x 3240mm	11'9" x 10'8"



## Plot 5

A 3 bedroom detached bungalow with single-garage and parking

Gross internal floor area : 1,447 Sqft ( 134.4 Sqm )



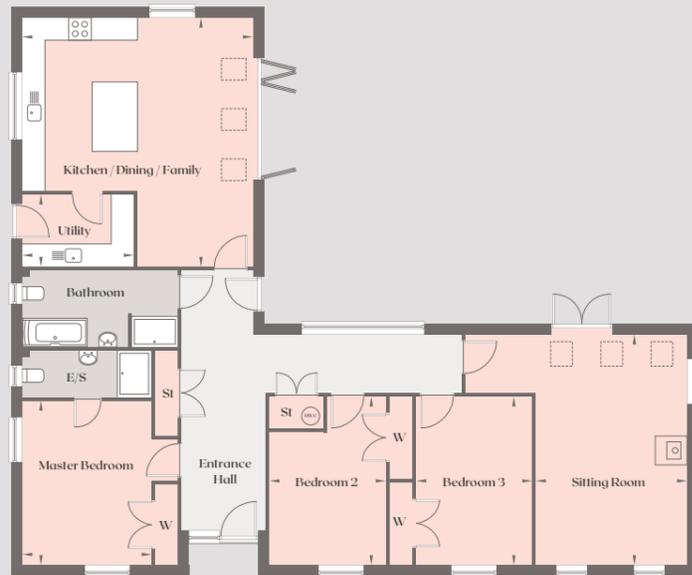
Kitchen / Dining / Family	5950 x 5750mm	19'5" x 18'9"	Utility Room	2850 x 1872mm	9'3" x 6'1"
Sitting Room	5950 x 4250mm	19'5" x 13'9"	Master Bedroom	3672 x 3450mm	12'0" x 11'3"
Study	2850 x 2750mm	9'3" x 9'0"	Bedroom Two	3672 x 3050mm	12'0" x 10'0"



## Plot 6

A 3 bedroom detached bungalow with single-garage and parking

Gross internal floor area : 1,636 Sqft ( 152.0 Sqm )



Kitchen / Dining / Family	6450 x 5950mm	21'1" x 19'5"	Master Bedroom	4250 x 3326mm	13'9" x 10'9"
Sitting Room	5950 x 3918mm	19'5" x 12'8"	Bedroom Two	4361 x 3000mm	14'3" x 9'8"
Utility Room	2861 x 1850mm	9'3" x 6'0"	Bedroom Three	4361 x 3000mm	14'3" x 9'8"



## Plot 7

A 3 bedroom detached bungalow with single-garage and parking

Gross internal floor area : 1,421 Sqft ( 132.0 Sqm )



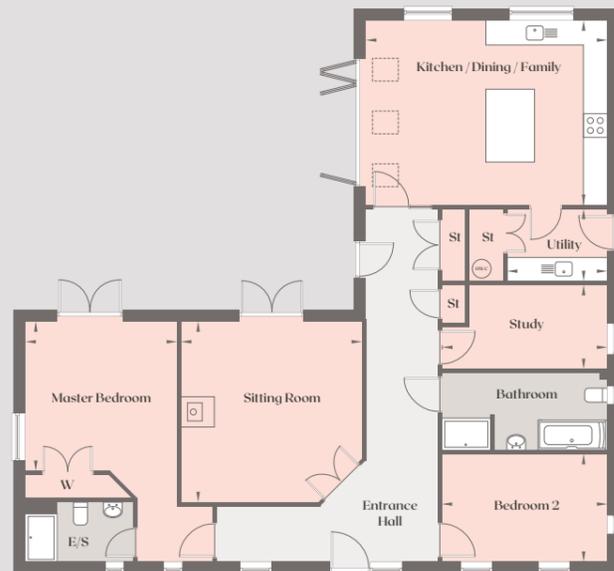
Kitchen / Dining / Family	5950 x 4550mm	19'5" x 14'9"	Utility Room	2433 x 1750mm	7'9" x 5'7"
Sitting Room	4472 x 4461mm	14'6" x 14'6"	Master Bedroom	3750 x 3672mm	12'3" x 12'0"
Study	4061 x 2050mm	13'3" x 6'7"	Bedroom Two	4061 x 2650mm	13'3" x 8'6"



## Plot 8

A 3 bedroom detached bungalow with single-garage and parking

Gross internal floor area : 1,421 Sqft ( 132.0 Sqm )



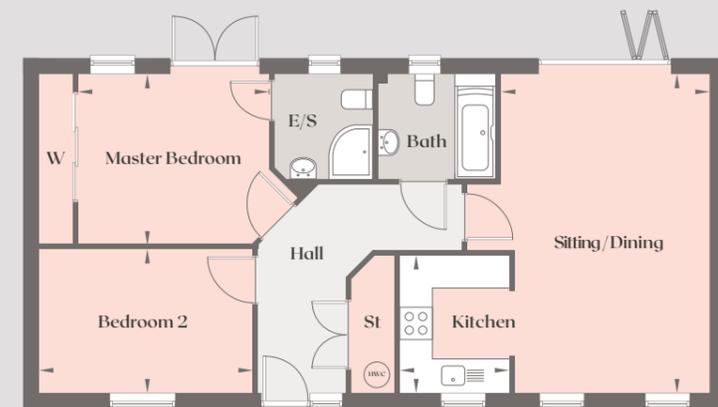
Kitchen / Dining / Family	5950 x 4550mm	19'5" x 14'9"	Utility Room	2433 x 1750mm	7'9" x 5'7"
Sitting Room	4472 x 4461mm	14'6" x 14'6"	Master Bedroom	3750 x 3672mm	12'3" x 12'0"
Study	4061 x 2050mm	13'3" x 6'7"	Bedroom Two	4061 x 2650mm	13'3" x 8'6"



## Plot 9

A 2 bedroom detached bungalow with single-garage and parking

Gross internal floor area : 762 Sqft ( 70.8 Sqm )



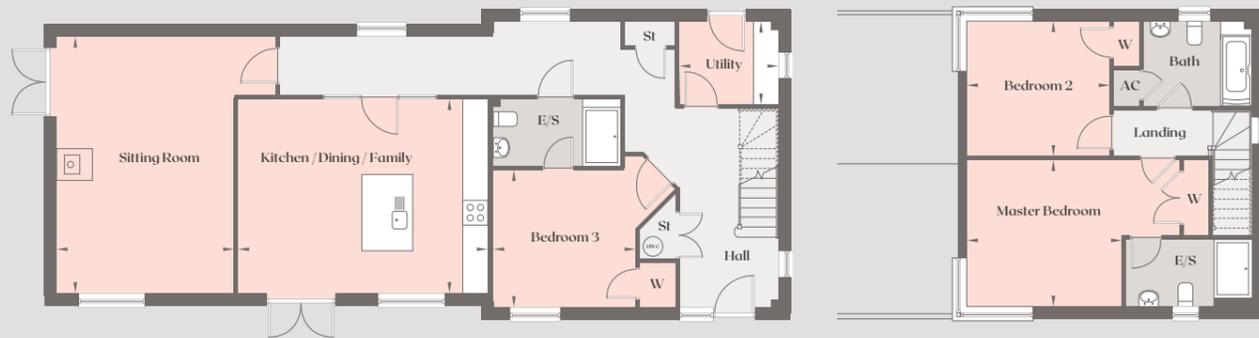
Sitting / Dining	5750 x 3750mm	18'9" x 12'3"	Master Bedroom	3444 x 3061mm	11'2" x 10'0"
Kitchen	2450 x 1950mm	8'0" x 6'4"	Bedroom Two	3061 x 2550mm	10'0" x 8'3"



### Plot 10

A 3 bedroom detached house with single-garage and parking

Gross internal floor area : 1,673 Sqft ( 155.4 Sqm )



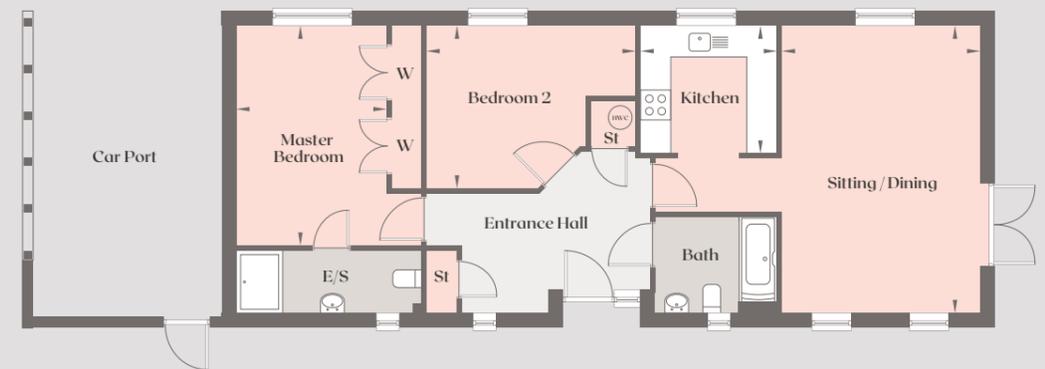
Kitchen / Dining / Family	5921 x 4561mm	19'4" x 14'9"	Master Bedroom	3641 x 3450mm	11'9" x 11'3"
Sitting Room	6050 x 4150mm	19'8" x 13'6"	Bedroom Two	3350 x 3141mm	10'9" x 10'3"
Utility Room	2340 x 1950mm	7'6" x 6'3"	Bedroom Three	3312 x 3212mm	10'8" x 10'5"



### Plot 11

A 2 bedroom detached bungalow with single-garage and parking

Gross internal floor area : 880 Sqft ( 81.7 Sqm )



Sitting / Dining	5600 x 3850mm	18'3" x 12'6"	Master Bedroom	4281 x 2911mm	14'0" x 9'5"
Kitchen	2650 x 2472mm	8'7" x 8'1"	Bedroom Two	4083 x 3142mm	13'3" x 10'3"

# Specification

## Construction -

- Roof finishes are plot specific being a mixture of clay pantile or peg tile, natural slate and lead.
- External walls are of traditional timber frame construction with external finishes being plot specific and including Reno Multi brickwork and satin finished timber weatherboarding on blockwork.
- High-quality double-glazed A-rated multi locking foiled uPVC windows and patio doors with chrome furniture, all to 'Secure By Design' and PAS 24 certification. Colour: Agate grey or Anthracite grey.
- Composite multi locking front and rear doors with chrome furniture.
- White uPVC fascia and soffits for low maintenance.
- Black half round gutter and black downpipes.

## Structural Warranty -

- Full Structural ICW warranty for 10 years.

## Kitchen and Utility Room -

- Kitchens individually designed by Maplebank Interiors.
- Energy efficient Neff appliances ( subject to availability ) – ceramic induction hob, double oven, integrated dishwasher, and integrated fridge / freezer.
- Stainless steel extractor hood.
- Utility room to have under-counter space for and plumbing ready to fit homeowner's washing and/or drying machine.
- Plots without a separate utility room will have an integrated washer/dryer in the kitchen.
- Kitchens fitted with either solid quartz or stone worktops and up-stands, dependant on individual plot specifications.
- Utility rooms to be fitted with post formed laminate worktops and up-stands.
- Fitter water softener in either kitchen or utility room.

## Bathrooms -

- Contemporary white sanitary ware with chrome fittings from the Hartog Hutton range.
- Chrome thermostatic showers with both fixed and adjustable shower heads.
- Fully tiled shower enclosures with low profile shower trays.
- Fully tiled bathroom floors.
- Chrome heated ladder towel rails.

## Internal Finishes -

- White painted ceilings and neutral emulsions to walls, on smooth plaster.
- White satin oil paint to all woodwork.
- Heavy 'safe n sound' doors, painted white with chrome ironmongery.
- White painted staircase with hardwood handrails.
- Deep skirting and matching architrave.
- Cornice to principal rooms.
- All floor finishes included – tiles or Karndean to kitchen and bathrooms and carpet to all other rooms.

## Lighting and Electrical -

- High-quality electrical white switches and sockets – sockets are generously distributed throughout the homes.
- Recessed LED white down lights to kitchen and bathrooms, recessed or pendant lighting to all other rooms.
- TV points to all principal rooms, wired for free view and sky options.
- BT data points with CAT 6 cabling to all principal rooms.
- 5-amp lighting sockets to living room and main bedroom.
- Outside lighting to front and rear of the house.
- Lighting and power points to garages.
- 7kW car charging point to garage.

## Heating -

- Air Source Central Heating and Hot Water System.
- Stainless steel hot water storage tank including an immersion heater.
- Under-floor heating to ground floors with individually zoned room thermostats.
- Radiator heating to 1st floor.
- Fireplace – handmade stone surround and hearth with a pumice flue lined chimney ( to all home except Plots 9 & 11 ) ready to fit a woodburning stove ( the stove to be supplied by the homeowner ).
- Electric underfloor heating to all bathrooms & en-suites.

## Security -

- Fitted burglar alarm.
- Mains wired smoke, heat & Co2 detectors.
- Up and over doors to garages where applicable.

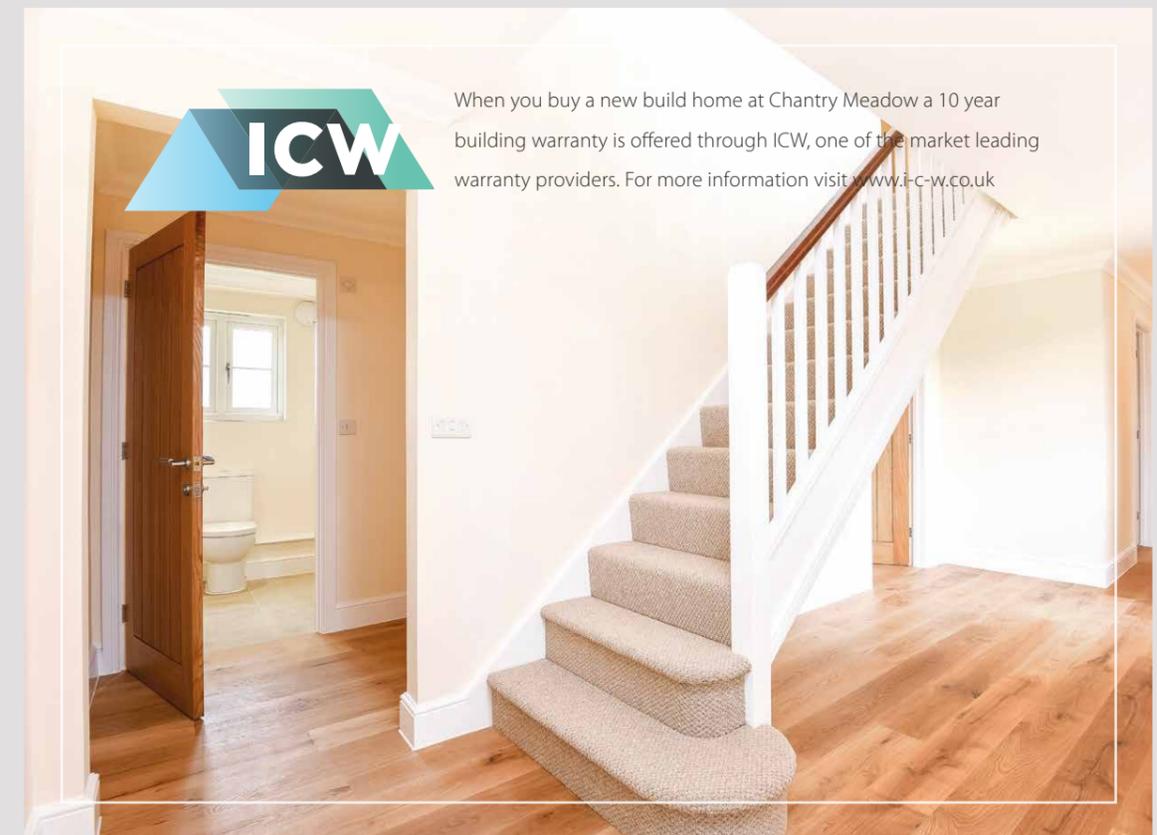
## External -

- Front and rear gardens turfed.
- Patios and paths finished with riven slabs.
- Block paving to private parking areas.
- Block paving to shared private drives.
- 1.8m close boarded fencing to rear boundaries.
- Hedging planted as per the approved landscaping plan.
- Bin storage area for each home.
- External water tap & power point for each home.

## Services -

- Main supply electricity, water, and foul drainage.
- Surface water drained to private soakaways.

Specification correct as intended at the time of going to print and any choices available are subject to reservation timing / build programme





## Premium country homes throughout East Anglia.

Hartog Hutton are family-run housebuilders, master contractors and residential experts. We take great pride in creating wonderful village homes across Suffolk and East Anglia. Our homes are designed with quality and comfort in mind, from their larger rooms and gardens to their energy saving credentials. Our premium service also means we can work with you from the very beginning, so you can design your home and make it your own.

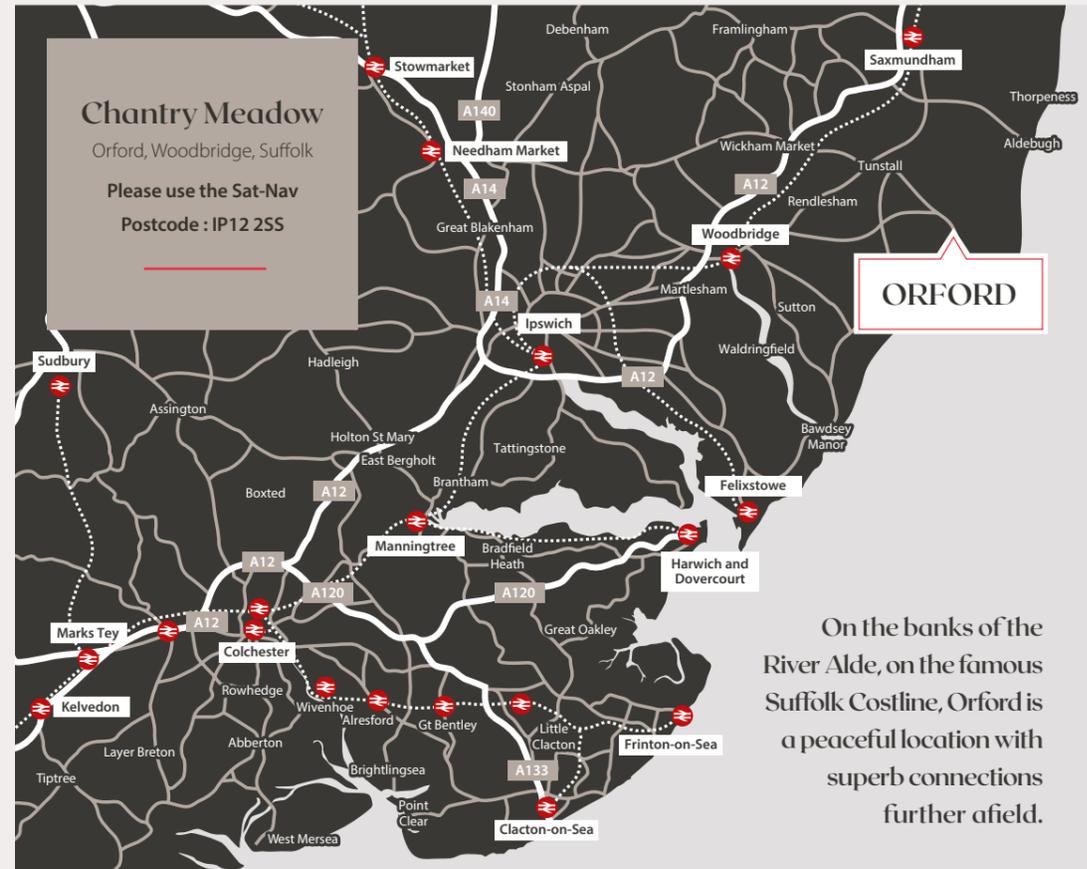


As a locally based family business with more than 25 years' experience, we blend agility, expertise and reliability with our in-depth knowledge of Suffolk.

**HARTOG | HUTTON**

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## The Location



### Area Highlights

Orford Primary School	0.2 Miles
Orford Recreation Ground	0.3 Miles
Orford General Store	0.4 Miles
Orford Surgery	0.4 Miles
Orford Quayside	0.8 Miles
Snape Maltings	5 Miles

### Travel Connections

Woodbridge ( Station )	11.5 Miles
Ipswich	20 Miles
Felixstowe	25 Miles
Lowestoft	35 Miles
Colchester	40 Miles
Bury St Edmunds	45 Miles

NB: All car travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.

## Postal Addresses

- Plot 1 – 11 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 2 – 6 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 3 – 1 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 4 – 2 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 5 – 3 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 6 – 4 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 7 – 5 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 8 – 7 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 9 – 8 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 10 – 10 Chantry Meadow, Orford, Woodbridge IP12 2FB
- Plot 11 – 9 Chantry Meadow, Orford, Woodbridge IP12 2FB



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Please Note. All landscaping details shown within are indicative only and subject to change.



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