

Taylor
Wimpey

ORCHID GROVE

HAVERHILL | SUFFOLK



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

ORCHID GROVE. A VERY SPECIAL PLACE TO BE

A warm welcome to Orchid Grove.

Situated in the quaint town of Haverhill in Suffolk, Orchid Grove is a development offering a range of 2, 3, 4 and 5 bedroom homes. Carefully thought through and designed with longevity in mind, these stylish and contemporary new homes can be enjoyed by you, your family, and the generations that follow.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.




This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.


LIVE AND LOVE TOWN LIFE

Haverhill is a bustling, partly pedestrianised town in Suffolk with a centre that's home to high street retailers as well as a number of independent, local shops and restaurants that bring life to this modern English town. A popular market town, Haverhill hosts two markets per week, on Fridays and Saturdays, serving local and surrounding areas. Here you can browse through the stalls, get to know the locals, and see the very best of what local traders have to offer.




 Clare Castle Country Park, a 36-acre park with lots to offer for everyone.



 Nine Jars Bistro, start your day with a hearty breakfast or end it with a juicy steak.




 Haverhill Leisure Centre, classes and swimming facilities suitable for all.

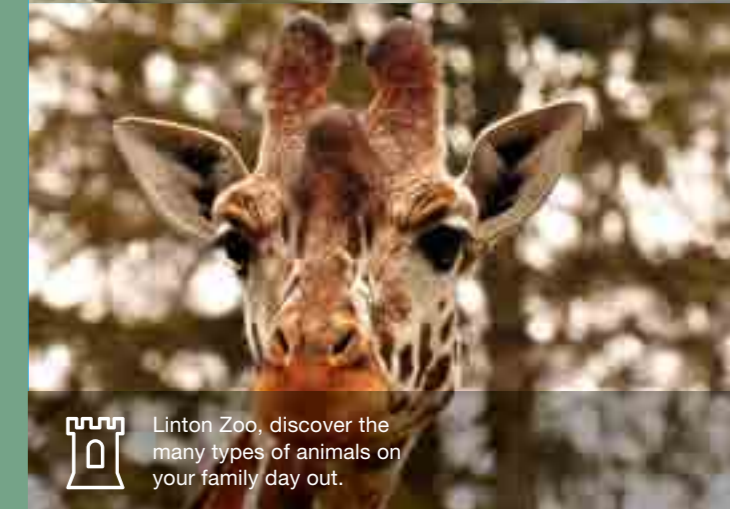
THE PERFECT PLACE TO BE


At Orchid Grove you get the benefits of rural living as well as the advantages of what neighbouring towns, such as Saffron Walden, have to offer. Situated 16.1 miles away from Saffron Walden station, from here you can be at London Liverpool Street station in 56 minutes, where the city is yours to discover. Road links are just as convenient with local routes leading to more major roads such as the A11 and M11.




Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

 Studio Scribbles, paint your own pottery and personalise for any occasion.



 Linton Zoo, discover the many types of animals on your family day out.



 Hedingham Castle, explore the history around the castle and attend event days.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

5 BEDROOM HOMES

- The Garrton**
5 bedroom home
Plots: 28, 34, 37, 40 & 42

4 BEDROOM HOMES

- The Belbury**
4 bedroom home
Plots: 1-3
- The Thornford**
4 bedroom home
Plots: 8, 23, 29, 31, 33 & 86
- The Shelford**
4 bedroom home
Plots: 18, 26, 27, 35 & 44

- The Midford**
4 bedroom home
Plots: 24, 30, 32, 38, 39, 52 & 87

- The Langdale**
4 bedroom home
Plots: 22, 25, 36 & 43

- 4 bedroom home
Plot: 55*

3 BEDROOM HOMES

- The Crofton**
3 bedroom home
Plots: 4-7
- The Gosford**
3 bedroom home
Plots: 9, 10, 12, 17, 20, 21, 46-48, 51, 53 & 85

- The Yewdale**
3 bedroom home
Plots: 11, 41, 50 & 54

- The Easedale**
3 bedroom home
Plots: 19, 45, 49, 71 & 84

- 3 bedroom home
Plots: 56*, 57*, 82* & 83*
- 3 bedroom home
Plot: 76†

2 BEDROOM HOMES

- The Cantford**
2 bedroom home
Plots: 13-16, 72 & 73

- 2 bedroom home
Plots: 58-61*, 64-66*, 70*, 74*, 75†, 79*, 80* & 81†

Get to know

ORCHID GROVE

HAVERHILL | SUFFOLK

Situated in the quaint town of Haverhill in Suffolk, Orchid Grove is a development offering a range of 2, 3, 4 and 5 bedroom homes. Carefully thought through and designed with longevity in mind, these stylish and contemporary new homes can be enjoyed by you, your family, and the generations that follow.



1 BEDROOM HOMES

- 1 bedroom home
Plots: 67-69*
- 1 bedroom home
Plots: 62* & 77*
- 1 bedroom home
Plots: 63* & 78*

- ah/r = Affordable Housing/Rented
- ah/so = Affordable Housing/Shared Ownership
- g = Garage
- dt = Drive Through/Car Port
- b = Bollard
- bc = Bin Collection Point
- ss = Sub Station
- v = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 388472/January 2020.

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a 2 bedroom property which has been designed with first-time buyers in mind. A living/dining area with an under stairs cupboard opens to the garden through double doors. There's also a fitted kitchen and guest cloakroom off the entrance hallway. On the first floor, the master bedroom has an en suite shower room, while there is also the main bathroom and a guest bedroom with practical storage space.

TOTAL 63 sq. m. / 676 sq. ft.

GROUND FLOOR



Kitchen		
3.02m x 1.85m		9'11" x 6'1"
Living/Dining Area		
4.73m max x 3.96m max		15'6" max x 12'11" max

FIRST FLOOR



Master Bedroom		
3.08m x 2.95m		10'1" x 9'8"
Bedroom 2		
4.03m max x 2.56m		13'2" max x 8'5"

Plots: 13-16, 72 & 73

The floorplans depict a typical layout of this house type. Plans are handed to CGI. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 38303 / January 2020.

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers, couples and families looking for extra space. A large kitchen/dining area opens through double doors to the rear garden, making it perfect for al fresco dining. A good-sized living room, a guest cloakroom and a store cupboard complete the ground floor. The first floor comprises the en suite master bedroom, main bathroom, a further double bedroom and a bedroom which could provide a dedicated playroom.

TOTAL 79 sq. m. / 856 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

4.72m x 2.87m

15'6" x 9'5"

Living Room

4.26m max x 3.69m max

14'0" max x 12'1" max

FIRST FLOOR



Master Bedroom

2.96m min x 2.83m min

9'9" min x 9'4" min

Bedroom 2

3.30m x 2.63m

10'10" x 8'8"

Bedroom 3

3.55m max x 2.00m

11'8" max x 6'7"

 **Plots:** 9, 10, 12, 17, 20, 21, 46-48, 51, 53 & 85

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for generous living space will find all they need in the 4 bedroom Midford. A kitchen/dining area leads through double doors to the garden, which makes dining easy, and a utility room provides space for laundry. A living room, a guest cloakroom and under stairs cupboard complete the ground floor. The en suite master bedroom is upstairs, with two double bedrooms, the main bathroom and an additional bedroom.

TOTAL 107 sq. m. / 1,153 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

5.71m x 3.12m 18'9" x 10'2"

Living Room

4.49m x 3.62m 14'9" x 11'11"

FIRST FLOOR



Master Bedroom

3.61m x 3.26m 11'10" x 10'8"

Bedroom 2

3.53m x 2.81m 11'7" x 9'3"

Bedroom 3

2.81m x 2.52m *min* 11'8" x 6'7" *min*

Bedroom 4

2.35m x 2.23m 7'9" x 7'4"

 **Plots:** 24, 30, 32, 38, 39, 52 & 87

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

A traditional 4 bedroom family home, the Shelford offers space for day-to-day living. The central entrance hallway leads to a kitchen/dining area, which has double doors to the private rear garden. A living room and study are found at the front of the property, while there's also a cloakroom and under stairs storage closet. An en suite master bedroom and three further double bedrooms are upstairs, along with the family bathroom.

TOTAL 126 sq. m. / 1,366 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

8.10m x 3.24m max 26'7" x 10'8" max

Living Room

4.74m x 3.88m 15'7" x 12'9"

Study

2.62m x 2.10m 8'7" x 6'11"

FIRST FLOOR



Master Bedroom

3.88m max x 3.76m max 12'9" max x 12'4" max

Bedroom 2

4.22m max x 3.07m max 13'10" max x 10'1" max

Bedroom 3

3.43m max x 3.09m max 11'3" max x 10'2" max

Bedroom 4

3.89m max x 2.75m max 12'9" max x 9'0" max

 Plots: 18, 26, 27, 35 & 44

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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

The Thornford is a 4 bedroom home for families or couples in search of extra space. A fitted kitchen leads through to the dining room, which opens to the garden. While the living room, which also provides access to the garden, and a study large enough to also be a family room, complete the ground floor. Upstairs, the landing leads to an en suite master bedroom, three further double bedrooms and the main bathroom.

TOTAL 143 sq. m. / 1,550 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room	3.91m x 3.26m	12'10" x 10'8"
Study/Family Room	3.07m x 2.66m	10'1" x 8'9"

FIRST FLOOR



Master Bedroom	4.91m max x 3.12m min	16'1" max x 10'2" min
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m max x 3.34m max	15'6" max x 10'11" max
Bedroom 4	3.86m x 2.53m	12'7" x 8'4"

Plots: 8, 23, 29, 31, 33 & 86

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THE CROFTON

3 BEDROOM HOME

THE CROFTON

The Crofton is a 3 bedroom townhouse, perfect for growing families. The hallway leads to the living/dining area with double doors to the garden. A fitted kitchen/breakfast area, guest cloakroom and under stairs storage complete the ground floor. There are two bedrooms and the family bathroom on the first floor. On the second floor is the master suite, which features high ceilings and an en suite shower room.

TOTAL 105 sq. m. / 1,147 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area

3.43m x 2.71m max 11'3" x 8'10" max

Living/Dining Area

4.76m x 3.67m 15'7" x 12'0"

FIRST FLOOR



Bedroom 2

4.79m x 3.37m 15'9" x 11'1"

Bedroom 3

2.90m x 2.56m 9'6" x 8'5"

SECOND FLOOR



Master Bedroom

6.20m max ex. dormer x 3.66m max
20'4" max ex. dormer x 12'0" max

 **Plots:** 4-7

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THE BELBURY

4 BEDROOM HOME



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THE BELBURY

A three-storey layout provides the 4 bedroom Belbury with flexible lifestyle options. The hallway offers access to the kitchen, a cloakroom and the living/dining area, which opens through double doors to the garden. Upstairs is the family room/bedroom 4, complete with Juliet balcony, a further bedroom and the family bathroom. A master bedroom with en suite facilities, a further double bedroom and shower room make up the top floor.

TOTAL 119 sq. m. / 1,281 sq. ft.

GROUND FLOOR



Kitchen
3.43m x 3.05m max 11'3" x 10'0" max

Living/Dining Area
4.70m x 3.62m max 15'5" x 11'10" max

FIRST FLOOR



Family Room/Bedroom 4
4.72m x 3.38m 15'6" x 11'1"

Bedroom 3
2.87m x 2.55m 9'5" x 8'5"

SECOND FLOOR



Master Bedroom
3.69m x 3.38m 12'1" x 11'1"

Bedroom 2
4.77m max x 2.79m max 15'7" max x 9'2" max

Plots: 1-3

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THE GARRTON

5 BEDROOM HOME



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THE GARRTON

Offering accommodation across its three-storey layout, the 5 bedroom Garrton is made for family living. The front door opens onto a hall which leads to the living room, study and cloakroom, while the kitchen/dining area provides access to the garden, making it perfect for al fresco dining. The first floor features the en suite master bedroom, two further bedrooms and the family bathroom. The second floor is made up of two bedrooms and a shower room.

TOTAL 166 sq. m. / 1,803 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

8.34m x 3.46m max 27'4" x 11'4" max

Living Room

4.72m x 3.40m 15'7" x 11'0"

Study

2.73m x 2.27m 9'0" x 7'7"

FIRST FLOOR



Master Bedroom

3.98m x 3.39m 13'1" x 11'2"

Bedroom 4

3.62m x 2.75m 11'11" x 9'0"

Bedroom 5

2.98m x 2.54m 9'9" x 8'4"

SECOND FLOOR



Bedroom 2

4.59m x 3.41m 15'1" x 11'2"

Bedroom 3

3.64m x 2.77m 9'9" x 9'1"

 Plots: 28, 34, 37, 40 & 42

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a 3 bedroom property which would suit a couple or a young family. The hallway leads to a kitchen/dining area and a living room with double doors to the private garden. There's also a guest cloakroom and handy storage cupboard downstairs. Upstairs, the landing leads to the master bedroom with en suite shower room, a double bedroom, a main bathroom and a bedroom which could be used as a study or nursery.

TOTAL 85 sq. m. / 922 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.92m	16'9" x 9'6"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master Bedroom	3.85m x 3.07m	12'7" x 10'0"
Bedroom 2	2.96m x 2.86m	9'8" x 9'5"
Bedroom 3	2.96m x 2.15m	9'8" x 7'1"

 **Plots:** 19, 45, 49, 71 & 84

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THE YEWDAL

3 BEDROOM HOME

THE YEWDAL

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the private rear garden, while there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway.

The en suite master bedroom is found upstairs, along with two further well-proportioned bedrooms and the family bathroom.

TOTAL 85 sq. m. / 922 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.92m	16'9" x 9'6"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master Bedroom	3.85m x 3.07m	12'7" x 10'0"
Bedroom 2	2.96m x 2.86m	9'8" x 9'5"
Bedroom 3	2.96m x 2.15m	9'8" x 7'1"

 **Plots:** 11, 41, 50 & 54

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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The en suite master bedroom is found on the first floor, along with three further double bedrooms and the family bathroom.

TOTAL 140 sq. m. / 1,515 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area

6.82m x 3.44m 22'5" x 11'3"

Living Room

4.56m x 4.49m 15'0" x 14'9"

Dining Room

3.41m x 3.05m 11'2" x 10'0"

FIRST FLOOR



Master Bedroom

6.07m max x 3.44m max 19'11" max x 11'3" max

Bedroom 2

4.56m x 3.08m min 15'0" x 10'1" min

Bedroom 3

3.05m x 2.95m min 10'0" x 9'8" min

Bedroom 4

3.48m max x 2.68m max 11'5" max x 8'10" max

 **Plots:** 22, 25, 36 & 43

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FROM LOOKING ROUND TO MOVING IN...



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CB9 9SD

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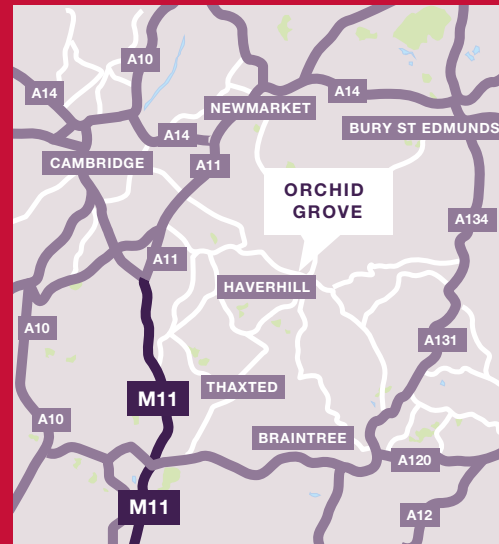
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FROM CAMBRIDGE:

- Head north-west on St Andrew's Street, continue along and it will become King Street
- At the roundabout, take the 4th exit onto Maids Causeway, continue following signs for Newmarket Road
- Turn right onto Coldhams Lane, at the 2nd roundabout take the Brooks Road exit
- At the 4th roundabout take the A1307 exit
- Follow the A1307 – at the 7th roundabout, take the 3rd exit
- Turn left onto Howe Road and then left onto Chapelwent Road, the development will be on the left



FROM BURY ST EDMUNDS:

- From St Andrews Street South, turn left onto Parkway/A1302
- At the roundabout, take the 3rd exit onto Out Westgate/A143
- In 17.8 miles, at the roundabout, take the 2nd exit onto Wrattling Road/A143
- Then, take the 2nd exit onto Withersfield Road/A1307
- At the roundabout turn right onto Howe Road
- Then turn left onto Chapelwent Road and the development will be on the left

