

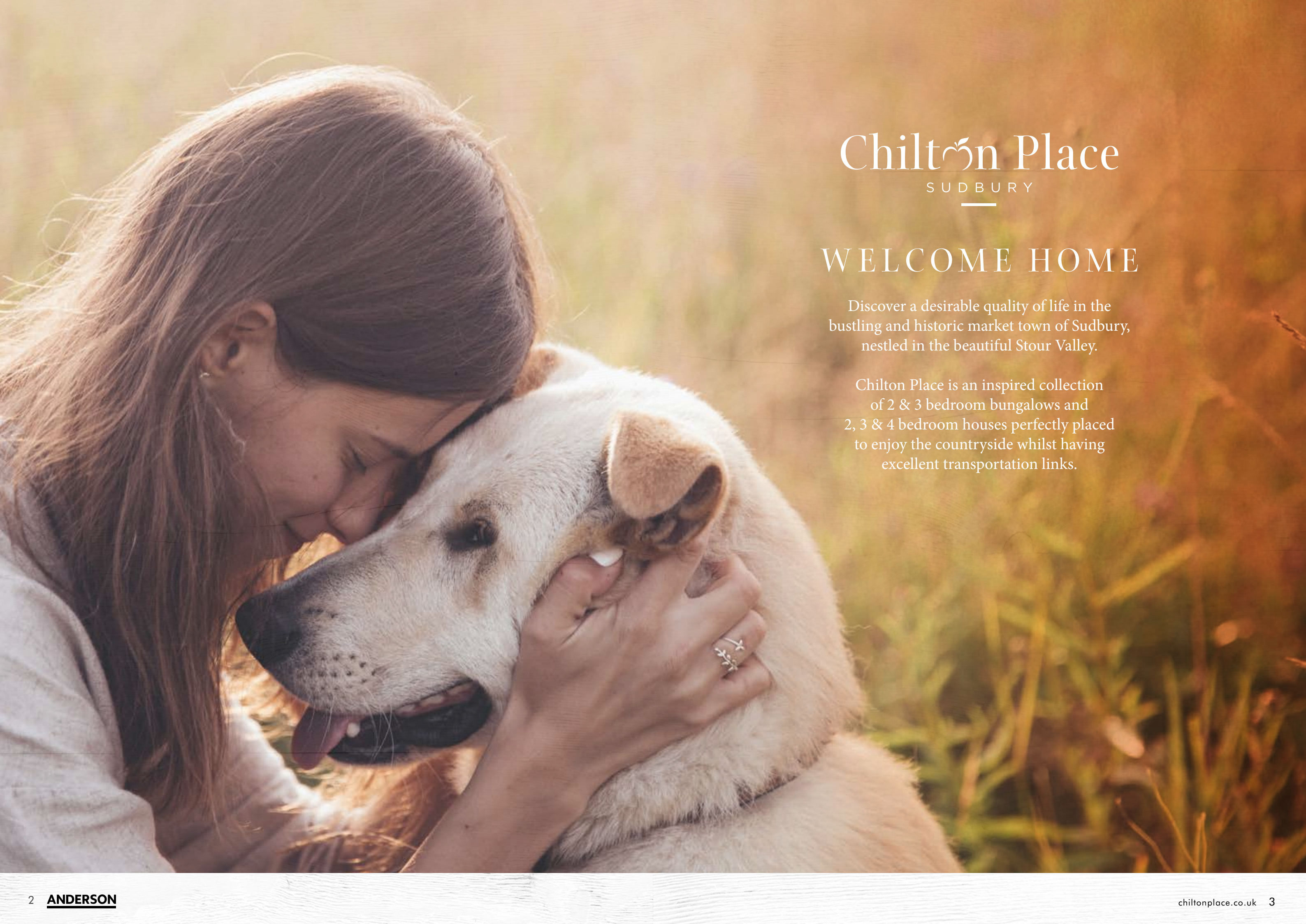


Chilton Place

S U D B U R Y

ANDERSON





# Chilton Place

S U D B U R Y

## WELCOME HOME

Discover a desirable quality of life in the bustling and historic market town of Sudbury, nestled in the beautiful Stour Valley.

Chilton Place is an inspired collection of 2 & 3 bedroom bungalows and 2, 3 & 4 bedroom houses perfectly placed to enjoy the countryside whilst having excellent transportation links.



# TRADITIONALLY STYLED HOMES IN A BEAUTIFUL SETTING

These high quality homes are in harmony with their surroundings, enabling you to get closer to nature.

Each one has been carefully crafted to combine traditional styling with the best contemporary design to suit your lifestyle. Our award-winning 30 years' expertise ensures the living space is flexible, whether you are welcoming friends, enjoying family time or working from home.



CGI of Chilton Place indicative only.





# HOMES MADE FOR GROWING

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Experience the timeless appeal of country  
living in an inspirational landscape.

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You will never tire of exploring the unspoilt countryside and picturesque riverside landscape that are in and around Sudbury. The town has many outstanding green spaces and Sudbury Water Meadows are the jewel in the crown, teeming with wildlife and there for all to enjoy.

It is no wonder that the Stour Valley is protected, with its unique and rich biodiversity, this world class landscape is also the gateway to Dedham Vale, an Area of Outstanding Natural Beauty.

However you prefer to relax, the surrounding countryside will bring endless fun, inspiration and the opportunity to unwind. Here, you can enjoy life's simple pleasures such as a stroll in the sunshine, a nature ramble or perhaps a row on the Stour. There really is something for everybody and the opportunity to make memories which will last a lifetime.





# BREATHE IN YOUR NEW LIFESTYLE

It is only natural you'll want to make the most of the countryside on your doorstep and the many parks and open spaces in and around Sudbury make pursuing a healthy lifestyle easy.



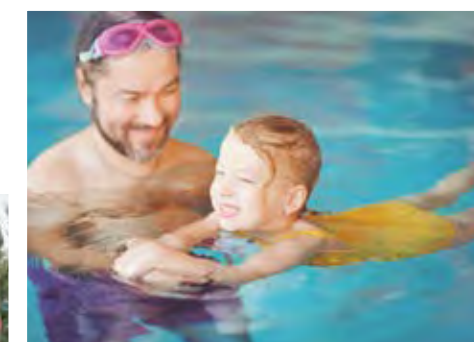
Whether you want to relax with a walk or run the pre-planned routes, meander by the river or simply wander and admire the flora and fauna in the local parks, there is plenty of choice. Belle Vue Park, with its manicured lawns, trim trails and gardens, is a mile and a half from home. The Croft is another large area of open space where children and adults can enjoy exercise or relax. The circular 3.5 mile walk on the renowned Sudbury Water Meadows is a delight you'll love to revisit.

If you prefer to get fit on two wheels, there are fascinating cycle trails to explore. You could cycle or walk parts of the 60-mile Stour Valley Park and the many associated routes, including the 33-mile Painter Trail cycle way. Sudbury boasts an excellent range of sports clubs, catering for every interest including football, rugby, cricket, boxing, gymnastics, tennis, karate and bowls.



As you would expect for a town with a long and proud association with the River Stour, there are plenty of ways to enjoy your leisure time on the water, from rowing and canoeing to paddle boarding. At the popular Stour Valley Adventure Centre, less than three miles from Chilton Place, there are organised and self-guided activities on land and water.

Sudbury's fitness and leisure hub and swimming pool, the Kingfisher Leisure Centre, offers exercise classes to suit everyone. Sudbury Sports Centre, which includes a gym, grass pitches and multi-purpose sports hall, is open to members.





# THE ART OF RELAXED MARKET TOWN LIFE

The community of Sudbury thrives against the colourful backdrop of its ancient market.

Market Hill is watched over by Thomas Gainsborough, Sudbury's famous son. The artist, who immortalised the Suffolk landscape, was born in 1727. Gainsborough's House is a museum being redeveloped to make it a national centre celebrating his work.

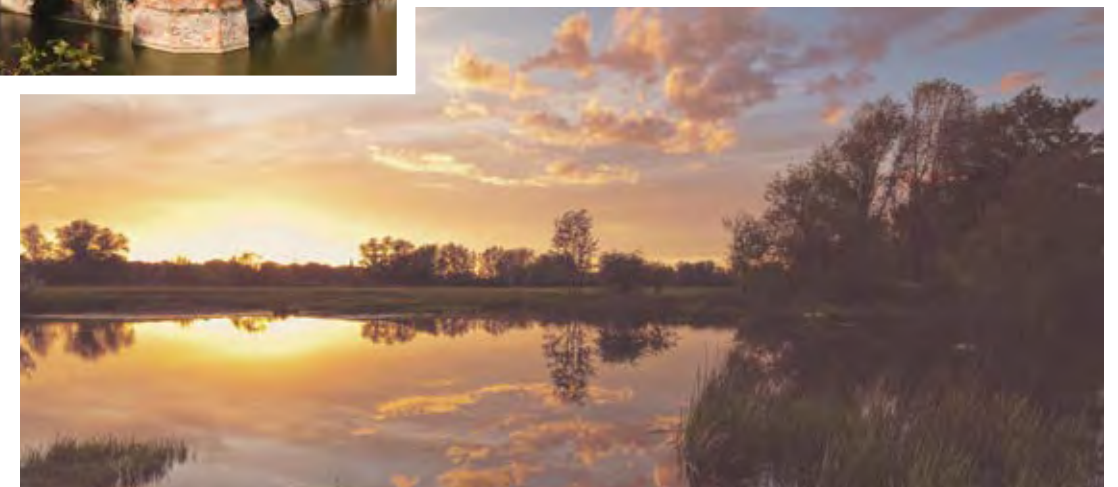


Browse stalls selling the freshest of produce at Sudbury's large market and ease yourself into a better pace of life. Held in the historic heart of the town, the twice-weekly event takes place in the shadow of St Peter's Church, a centre for a host of community events and the monthly farmers' markets. The choice of shops includes boutiques, delicatessen and high street retailers. There are also butchers, bakeries, a Post Office and a library in the Corn Exchange. There are a choice of supermarkets, including a Waitrose. At The Quay Theatre you can watch drama, comedy, films and music.



The town's senior school and sixth form, the Ormiston Sudbury Academy, was rated good by Ofsted. There are a number of primary schools including Woodhill Primary and Nursery, St Gregory's Primary and Nursery and Tudor Church of England School.

Sudbury has a proud history of textile production and silk cloth is still produced and sold in the town. For a day out close to home, try Long Melford, an historic village which shares links to the wool trade. Less than 5 miles away is the magnificent Kentwell Hall with over 30 acres of grounds. The Tudor masterpiece hosts cultural events throughout the year. The Stour Valley Trust operates electric boats from Sudbury, so take a picnic for a great day out.







# A PASSION FOR FOOD

Sudbury has its own food and drink festival, so you know the town is serious about celebrating the good things in life.

Whether you want a coffee or hot chocolate in a cafe, pub lunch with friends, dinner or a cocktail, you will find the perfect venue.



## The Riverside | Cross Street

Occupying a prime spot by the river and with a large outside dining area, this restaurant and bar is a favourite with locals and visitors to the town. Offering “the true Taste of Italy”, the Riverside has an extensive menu and also has specials for younger members of the family.

## Alaz | Church Street

Housed in the 16th century home of a merchant, this family-run restaurant has a cosy feel. Alaz is named after a mythological god of fire, reflecting the fact much of the food is cooked over charcoal. The Turkish cuisine can be enjoyed inside the beautiful restaurant or alfresco in a courtyard area.

## The Mill Hotel | Walnut Tree Lane

Enjoy The Mill Hotel's award-winning take on the classic best-of-British menu, with produce sourced straight from Suffolk's farmers and suppliers whilst in the beautifully converted watermill and surrounded by the countryside and peaceful water meadows.

## The White Horse | North Street

This pub offers family dining, cask ales, live music and a beer garden. The wide choice of food includes tapas, fish and chips and a burger and hot dog menu. The Friday steak nights are popular. In addition to breakfast, lunch and dinner, you can pop in for coffee and cake.

## The Gainsborough | King Street

This pub has local beers and also offers cocktails and a gin menu. There is an outdoor area for dining. The traditional food menu, which includes seasonal and local ingredients, also features grills and burgers made to the pub's recipe. The Gainsborough hosts regular music events.

## The Wagon | Friars Street

This stylish bar and restaurant is tucked away in the town centre. Open from morning coffee through to the cocktail hour, The Wagon's menu includes modern and traditional dishes. The food offered changes to reflect the seasons. There is a set menu in addition to the wider choice on the main menu.

## The Secret Garden | Friars Street

Everything at the Secret Garden is 100% homemade, from the bread to the jam. There is a strong French influence and the owners enjoy blending food from other countries too. With an outdoor area, this is a beautiful restaurant for lunch, or try the gastronomic specials on Fridays and Saturdays. The rustic breakfasts are not to be missed.





# EXPLORE EAST ANGLIA'S HIGHLIGHTS

From historic and appealing cities, towns and villages to a wealth of outdoor pursuits and breathtaking scenery, East Anglia offers an array of exciting possibilities for your next day out.



## Suffolk Coast

The Suffolk Coast and Heaths Area of Outstanding Natural Beauty is 170 square miles of stunning countryside and shoreline which includes some of the rarest wildlife in England. Walk by the sea, sail an estuary or cycle secluded lanes and then stop for a pub lunch. Be here in just an hour.

## Norwich

Venture into Norfolk to visit this cathedral city and you won't be disappointed. Visit the castle, go to the theatre, or join in one of the many festivals before you go shopping in The Lanes. An hour and a half from home, Norwich is on the edge of The Norfolk Broads, so why not take out a boat.

## Thetford Forest

The UK's largest man-made lowland forest is 18,730 hectares of adventure. With breath taking walks and activities for visitors of all ages, the forest has plenty to offer and is an hour's drive home. Enjoy the fresh air, take a picnic and get close to nature. For a real thrill, try the mountain bike trails or cycle routes.



## Newmarket

The home of horse racing, Newmarket is 45 minutes from Sudbury and has non-equestrian attractions too. Take a tour or try Phoenix Cycleworks' mountain bike course. Extend your day out with a trip to West Stow Anglo-Saxon village and 125 acre country park at Bury St Edmunds. West Stow is one of the country's great archaeological sites.

## Dedham

Dedham is a charming village in the heart of Constable Country, after artist John Constable. Visit the gallery of artist Sir Alfred Munnings, explore this stretch of the Stour, or see the 15th century church. At the heart of the Dedham Vale and the Stour Valley Area of Outstanding Natural Beauty, you can reach the village in 35 minutes.

## Cambridge

History, stunning architecture, culture, entertainment and first class shopping, the City of Cambridge has it all. Take a themed tour, marvel at the 31 university colleges or take a punt on the River Cam. Cambridge is an hour's drive from Sudbury. There is a good selection of cafés and restaurants when it is lunchtime.





# CONNECTED FOR BUSINESS AND LEISURE



## Commute, connect and explore by road, rail or air

Sudbury's railway station and road links mean you have a choice when you want to get out and about. In 30 minutes you can join the A14 or the A12, and the motorway network beyond. Be at London Stansted Airport in under an hour and explore the world. London Liverpool Street is an hour and 20 minutes away by train via Marks Tey.



Neighbouring towns and cities are easy to reach, for work or pleasure. Bury St Edmunds, with its Abbey and quaint shops, also boasts The Apex venue. Historic Colchester is a vibrant town with a castle and zoo to visit, an array of high street retailers including Fenwicks and many restaurants. In Ipswich, don't miss the exciting Waterfront area with its restaurants and bars. The City of Chelmsford has plenty of shops including, John Lewis in Bond Street.



Bury St Edmunds  
—>— **29** —>— Braintree  
minutes by car minutes by car  
Colchester  
—>— **32**  
minutes by car

Ipswich  
**35** —>— Stansted Airport  
minutes by car minutes by car  
Chelmsford  
—>— **53** —>— Cambridge  
minutes by car minutes by car  
London Liverpool St.  
—>— **80**  
minutes by train





Chilton Place  
SUDBURY

## DEVELOPMENT LAYOUT

**THE EASTON**  
2 bedroom bungalow  
Plots 3(h), 4, 5(h) & 6(h)

**THE WALPOLE**  
2 bedroom home  
Plots 33(h), 34, 35(h) & 36

**THE PICKWICK**  
3 bedroom bungalow  
Plots 1(h) & 2

**THE STOUR**  
3 bedroom home  
Plots 22, 27, 37, 41 & 42(h)

**THE GAINSBOROUGH**  
3 bedroom home  
Plots 7 & 10(h)

**THE CONSTABLE**  
4 bedroom home  
Plots 8 & 9(h)

**THE HAY WAIN**  
4 bedroom home  
Plots 26(h), 32 & 40

**THE MALET**  
4 bedroom home  
Plots 23, 25, 29, 30,  
31, 38, 39(h), 43(h) & 44

**THE SUTHERBIE**  
4 bedroom home  
Plots 24 & 28

**AFFORDABLE  
HOUSING**

PHASE 2

Overall development plan, floorplans and CGIs are given as a generic indication of Chilton Place. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. (h) Denotes handed plot. BCP denotes bin collection point. The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office.



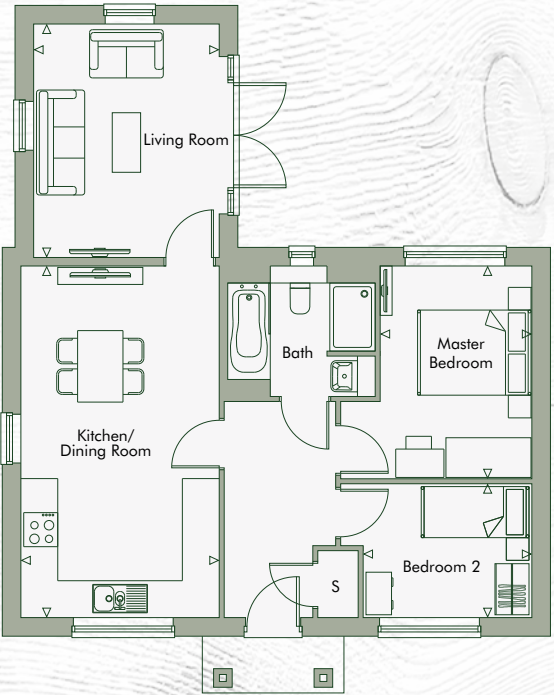
# THE EASTON

## 2 BEDROOM BUNGALOW

Plots 3(h), 4, 5(h) & 6(h)



Eastonwill is a fictional town in Charles Dickens' novel 'The Pickwick Papers'.



### GROUND FLOOR

Kitchen/Dining Room	6.20m x 3.50m	20'4" x 11'6"
Living Room	4.12m x 3.27m	13'6" x 10'9"
Master Bedroom	3.75m x 2.67m	12'4" x 8'9"
Bedroom 2	2.97m x 2.36m	9'9" x 7'9"

Total	69.70m <sup>2</sup>	750.24 sq ft
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◁ Indicates where measurements have been taken from. (h) Denotes handed plot. Computer generated images are a generic indication of a finished house type. External and internal finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.



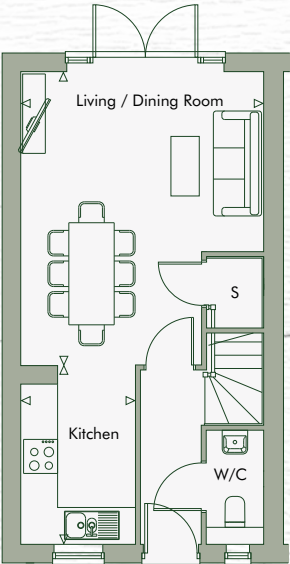
# THE WALPOLE

2 BEDROOM HOME

Plots 33(h), 34, 35(h) & 36

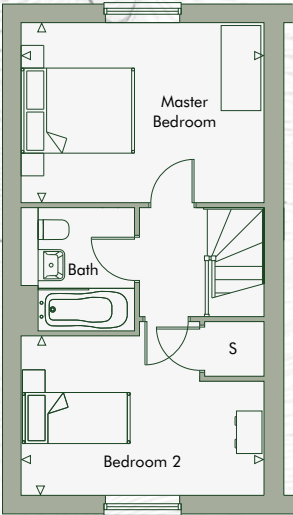


The family of Britain's first Prime Minister Sir Robert Walpole lived in nearby Chilton Hall, his nephew Thomas Walpole was MP for Sudbury from 1754 to 1761.



GROUND FLOOR

Kitchen	3.15m x 2.02m	10'4" x 6'8"
Living/Dining Room	5.18m x 4.28m	17'0" x 14'1"



FIRST FLOOR

Master Bedroom	4.28m x 3.17m	14'1" x 10'5"
Bedroom 2	4.28m x 2.81m	14'1" x 9'3"

Total	71.40m <sup>2</sup>	768.54sq ft
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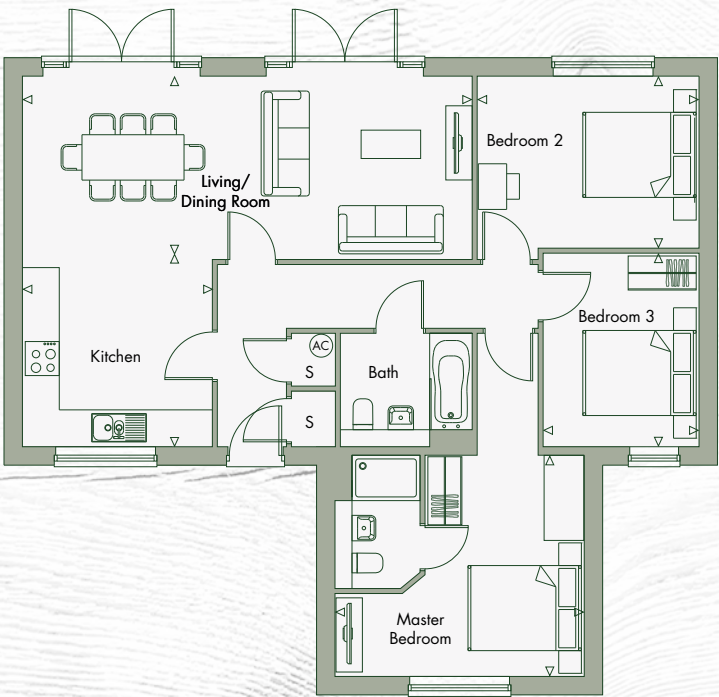
# THE PICKWICK

## 3 BEDROOM BUNGALOW

Plots 1(h) & 2



Part of Charles Dickens' novel 'The Pickwick Papers' was inspired by his reporting of an election in Sudbury in 1835.



### GROUND FLOOR

Kitchen	
3.35m x 3.35m	10'11" x 10'11"
Living/Dining Room	
7.93m x 3.18m	26'0" x 10'5"
Master Bedroom	
4.40m x 3.90m	14'5" x 12'9"
Bedroom 2	
3.91m x 3.23m	12'9" x 10'7"
Bedroom 3	
3.41m x 2.75m	11'2" x 9'0"

Total	
95.70m <sup>2</sup>	1030.11sq ft

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# THE STOUR

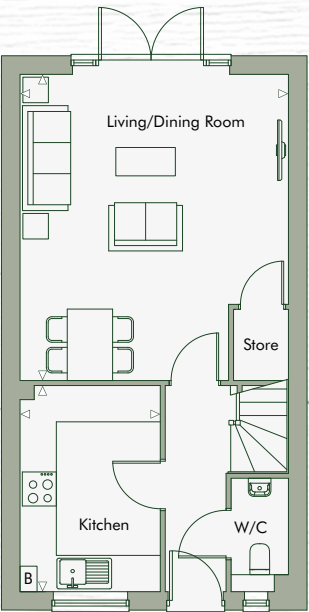
## 3 BEDROOM HOME

Plots 22, 27, 37, 41(h) & 42



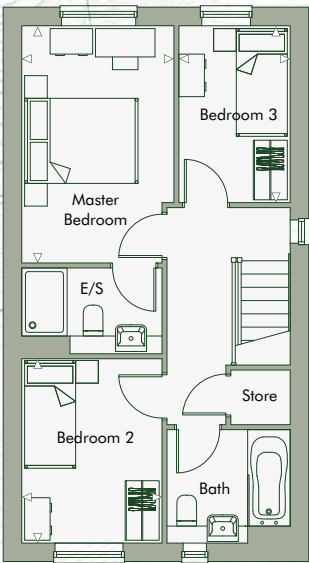
The River Stour passes through Sudbury and is the central feature of the Stour Valley Area of Outstanding Beauty.

Plots 41(h) and 42 differ from CGI shown.



### GROUND FLOOR

Kitchen	
3.63m x 2.47m	11'11" x 8'1"
Living/Dining Room	
5.40m x 4.73m	17'9" x 15'6"



### FIRST FLOOR

Master Bedroom	
4.18m x 2.68m	13'8" x 8'10"
Bedroom 2	
3.25m x 2.47m	10'7" x 8'1"
Bedroom 3	
3.12m x 1.96m	10'3" x 6'5"

Total	
86.20m <sup>2</sup>	927.85sq ft

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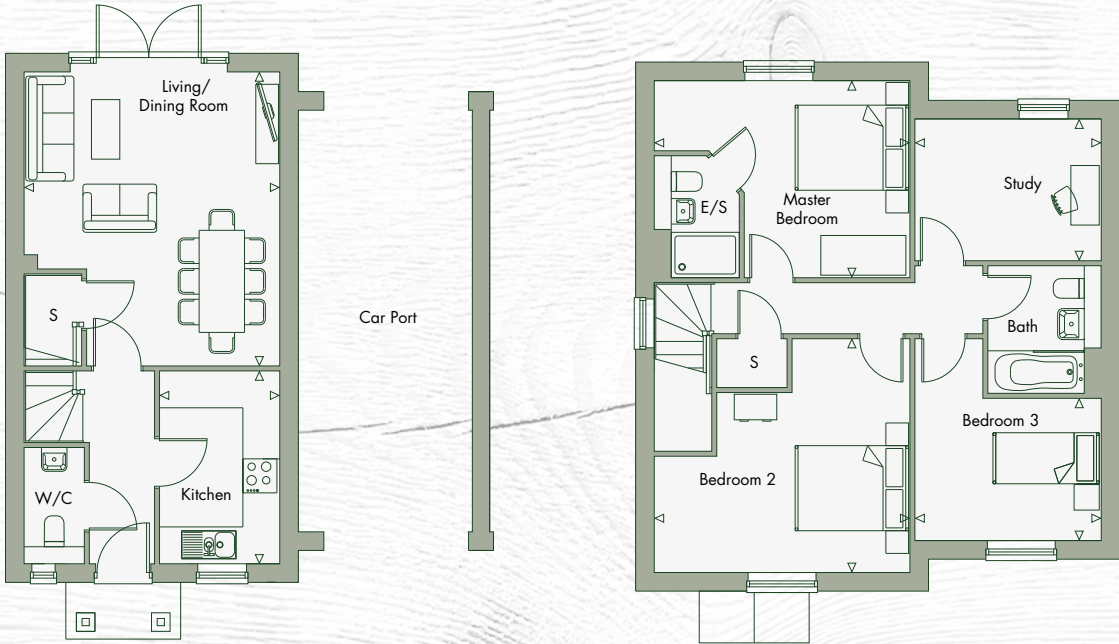
# THE GAINSBOROUGH

3 BEDROOM HOME

Plots 7 & 10(h)



World famous artist and founding member of The Royal Academy, Thomas Gainsborough was born in Sudbury in 1727.



GROUND FLOOR

Kitchen	3.40m x 2.12m	11'2" x 6'11"
Living/Dining Room	5.18m x 4.51m	17'0" x 14'10"

FIRST FLOOR

Master Bedroom	4.51m x 3.47m	14'10" x 11'5"
Bedroom 2	4.51m x 4.12m	14'10" x 13'6"
Study	3.29m x 2.50m	10'9" x 8'2"
Bedroom 3	3.29m x 2.50m	10'9" x 8'2"

Total	103.20m <sup>2</sup>	1110.83sq ft
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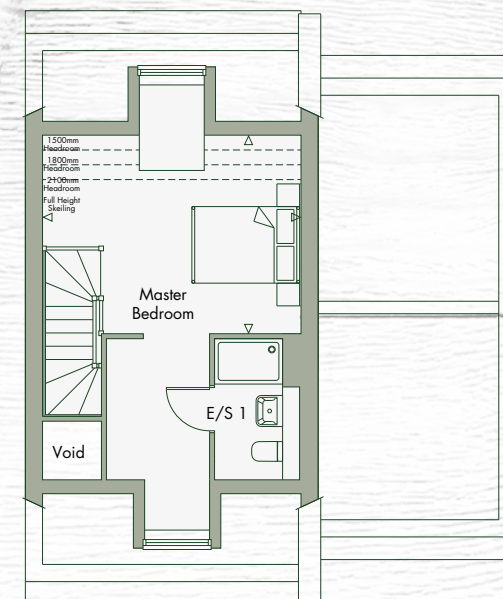
# THE CONSTABLE

## 4 BEDROOM HOME

Plots 8(h) & 9

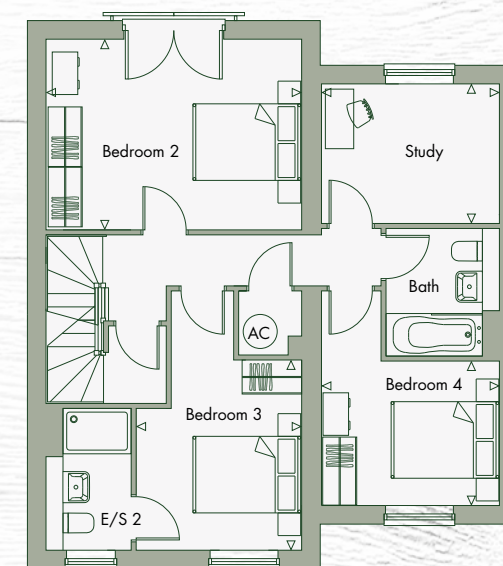


Revolutionary landscape artist John Constable took much of his inspiration from the Stour Valley.



### SECOND FLOOR

**Master Bedroom**  
4.51m x 3.29m 14'8" x 10'9"



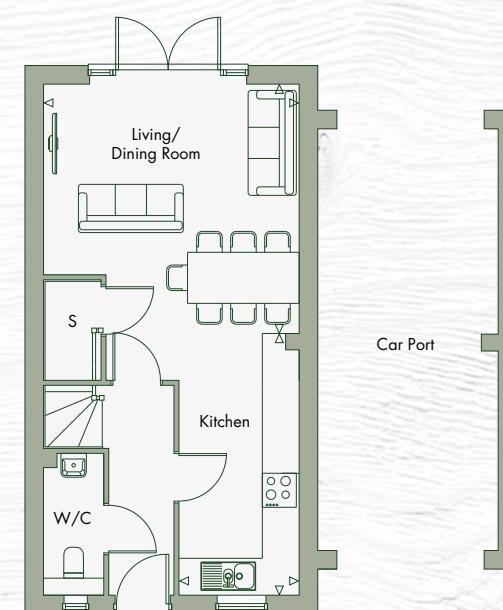
### FIRST FLOOR

**Bedroom 2**  
4.51m x 3.36m 14'10" x 11'0"

**Bedroom 3**  
3.35m x 2.92m 11'0" x 9'7"

**Bedroom 4**  
3.14m x 2.55m 10'4" x 8'4"

**Study**  
3.14m x 2.46m 10'4" x 8'1"



### GROUND FLOOR

**Kitchen**  
4.61m x 2.12m 15'1" x 6'11"

**Living/Dining Room**  
4.51m x 4.40m 14'10" x 13'6"

**Total**  
134.20m<sup>2</sup> 1444.52sq ft

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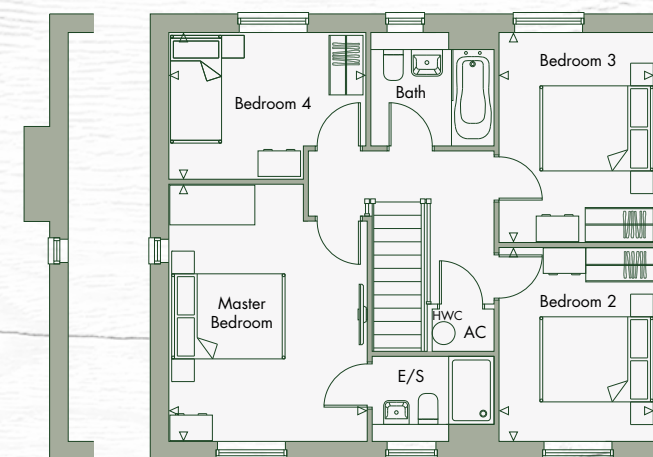
# THE HAY WAIN

## 4 BEDROOM HOME

Plots 26(h), 32 & 40

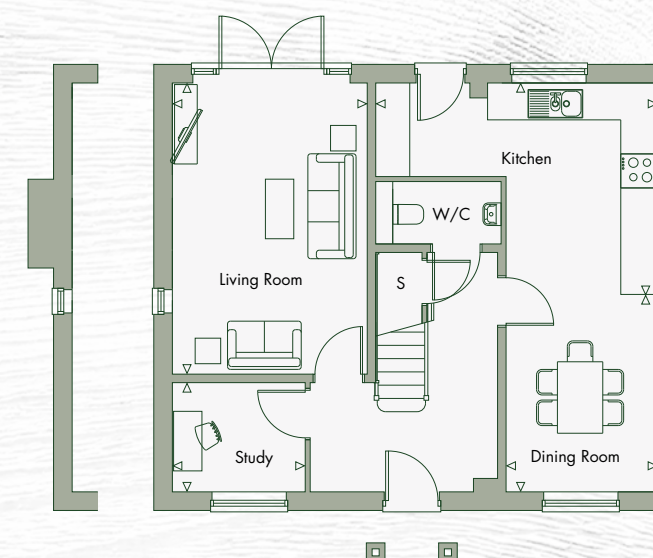


Hay Wain – originally titled Landscape Noon, is a painting by John Constable, finished in 1821 which depicts a rural scene on the River Stour between English counties of Suffolk and Essex.



### FIRST FLOOR

<b>Master Bedroom</b>	4.53m x 3.50m	14'11" x 11'6"
<b>Bedroom 2</b>	3.42m x 2.74m	11'3" x 9'0"
<b>Bedroom 3</b>	3.70m x 2.73m	12'2" x 9'0"
<b>Bedroom 4</b>	3.48m x 2.59m	11'5" x 8'6"



### GROUND FLOOR

<b>Kitchen</b>	4.97m x 3.76m	16'4" x 12'3"
<b>Dining Room</b>	3.48m x 2.67m	11'4" x 8'9"
<b>Living Room</b>	5.13m x 3.44m	16'10" x 11'3"
<b>Study</b>	2.34m x 1.93m	7'8" x 6'4"

<b>Total</b>	123.40m <sup>2</sup>	1328.27sq ft
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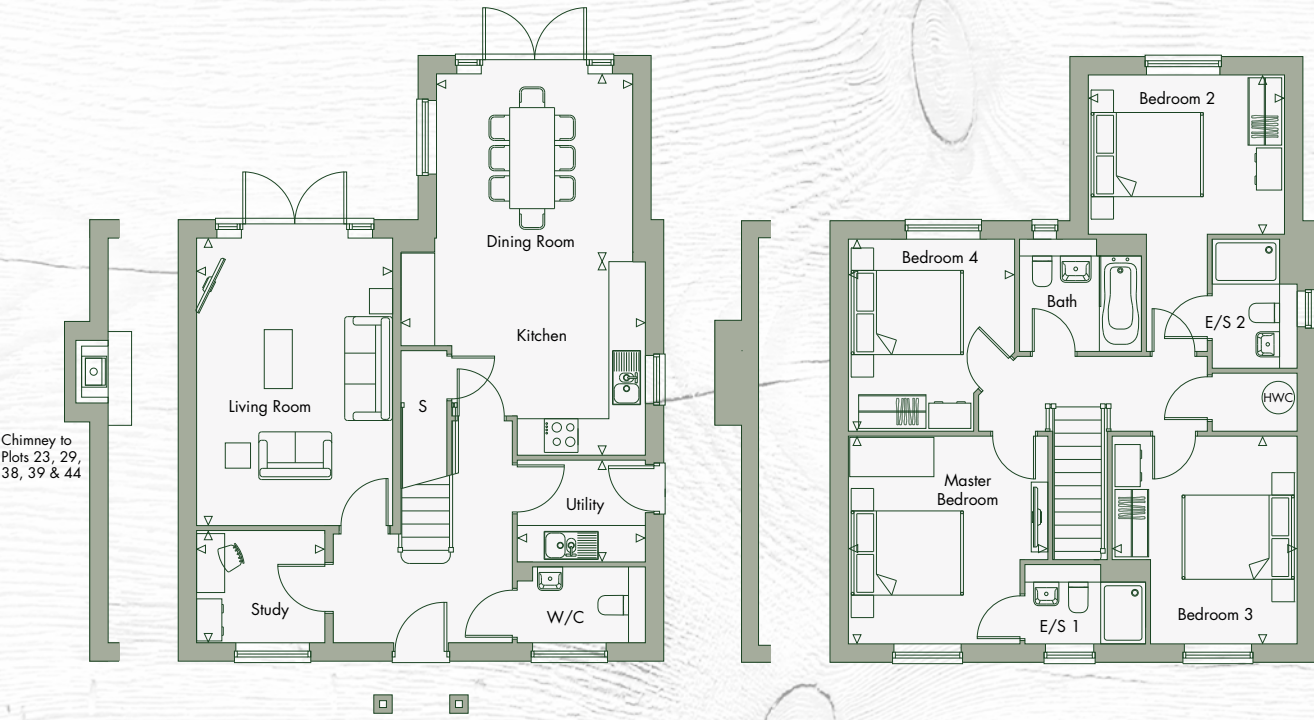
# THE MALET

## 4 BEDROOM HOME

Plots 23, 25, 29, 30, 31, 38, 39(h), 43(h) & 44



Robert Malet was the tenant-in-chief of Chilton and a member of William the Conqueror's court when the Domesday Book was produced in 1066 as well as being a close advisor to Henry I.



### GROUND FLOOR

Kitchen	4.35m x 3.44m	14'3" x 11'4"
Dining Room	3.50m x 3.35m	11'0" x 10'11"
Living Room	5.12m x 3.49m	16'10" x 11'6"
Study	2.28m x 2.00m	7'6" x 6'7"
Utility	2.28m x 1.81m	7'6" x 5'11"

### FIRST FLOOR

Master Bedroom	3.70m x 3.56m	12'2" x 11'8"
Bedroom 2	3.50m x 2.84m	11'6" x 9'4"
Bedroom 3	3.70m x 3.30m	12'2" x 10'9"
Bedroom 4	3.42m x 2.96m	11'3" x 9'9"
Total	135.60m <sup>2</sup>	1459.58sq ft

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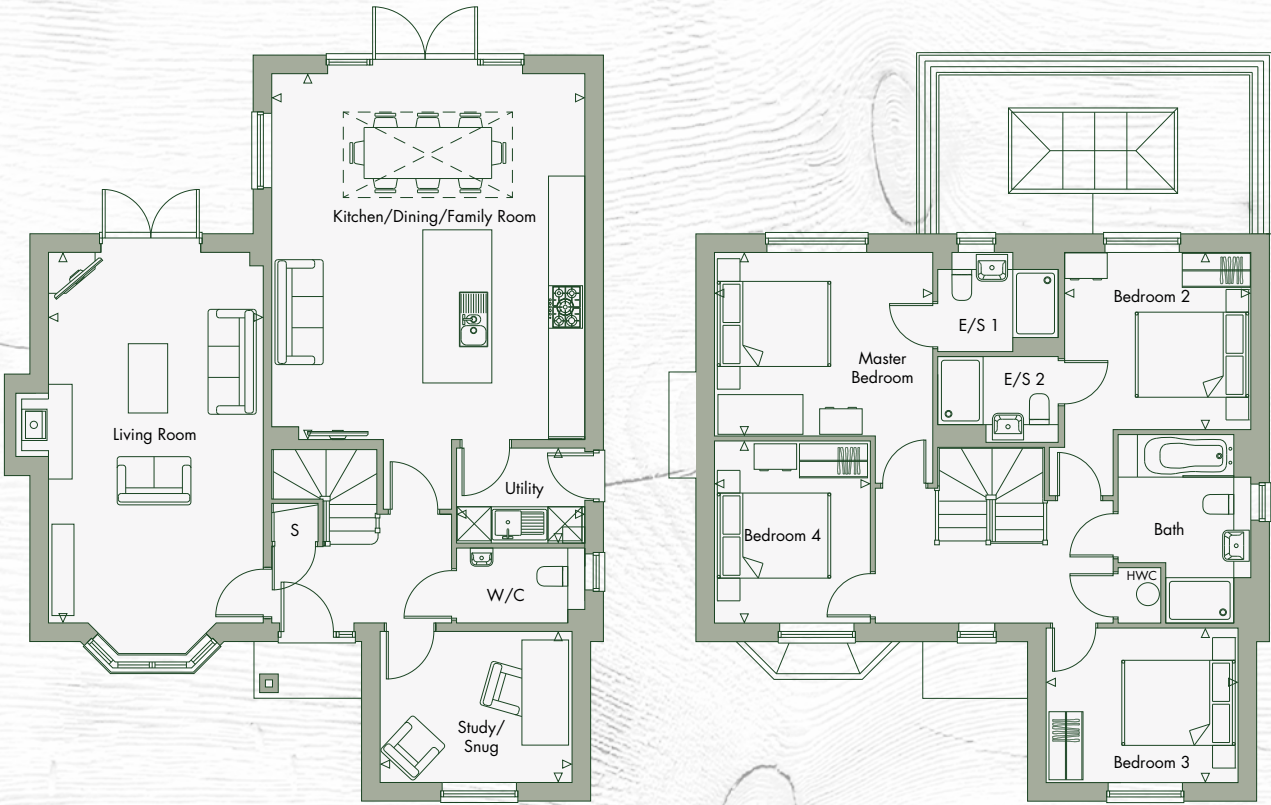
# THE SUTHERBIE

4 BEDROOM HOME

Plots 24 & 28



Sudbury dates back to 799AD. In Anglo-Saxon times the town was known as Sutherbie (south-borough) to distinguish it from Norwich and Bury St Edmunds.



GROUND FLOOR

Kitchen/Dining/Family Room	6.45m x 5.52m	21'2" x 18'1"
Living Room	6.53m x 3.79m	21'5" x 12'5"
Study/Snug	3.38m x 2.66m	11'1" x 8'9"
Utility	2.26m x 1.68m	7'5" x 5'6"

FIRST FLOOR

Master Bedroom	3.85m x 3.23m	12'8" x 10'7"
Bedroom 2	3.28m x 3.12m	10'9" x 10'3"
Bedroom 3	3.38m x 2.73m	11'1" x 8'11"
Bedroom 4	3.21m x 2.75m	10'6" x 9'0"

Total	160.80m <sup>2</sup>	1730.84sq ft
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# SUPERB SPECIFICATION



## KITCHEN

- Contemporary fitted kitchens together with upstand and 22m laminate worktop
- Bosch ceramic black gloss four ring gas burner (five ring to 4 bed houses)
- Bosch integrated double oven (single oven to 2 bed houses)
- Telescopic integrated extractor fan
- Bosch integrated fridge freezer
- LED strip lighting to underside of wall units
- Soft close drawers

## BATHROOMS & EN-SUITES

- Contemporary white Roca Gap sanitaryware
- Chrome heated towel rail to bathrooms and en-suites
- Full height tiling around shower and bath
- Half height tiling to basin and ground floor cloakroom



\*For optional extras, please ask our Sales Advisor for more information. Subject to build stage.

## CLOAKROOM

- Half height tiling to basin and ground floor cloakroom

## ELECTRICAL

- Low energy downlights to kitchen, bathroom and en-suite



## DECORATION

- White emulsion to walls
- White satin finish to woodwork

## EXTERNAL FINISHES

- Rear gardens laid to lawn
- External tap

## SECURITY AND PEACE OF MIND

- Mains operated smoke, heat and battery powered carbon monoxide detectors
- 2 Year Warranty and Aftercare
- 10 Year NHBC Warranty







Backed by  
HM Government

# HELP TO BUY

The Help to Buy scheme has been introduced in an effort to help both struggling first-time buyers and existing homeowners looking to move up the property ladder. Eligible for new build-homes worth up to £600,000 in England (or £300,000 in Wales).

## How it works



### Buyers investment

With the Help to Buy Equity Loan, it's now possible to buy a home with just a 5% deposit.



### Government loan

The Government will lend you up to 20% of the cost of your new home. Interest-free for the first five years.



### Mortgage offer

The remaining percentage is covered by a lender, who may provide you access to more competitive mortgage rates.



# FOR YOUR PEACE OF MIND



Your New Home Warranty ensures that when you purchase a home from Anderson, you can be confident it has been constructed to the highest of standards.

All our homes are built to National House-Building Council (NHBC) standards - the technical benchmark for newly-built homes. The standards provide guidance on every part of the building process, from foundations to decoration, and include tolerances,

performance and technical standards. To find out more visit Technical Standards on the NHBC website.

On legal completion of your new home, the first two years of the warranty are covered by Anderson and supported by the Customer Service Team who can assist and provide advice on any issues or queries that may arise within this timeframe.

## Protection for the Future

Your home is covered by the NHBC Warranty (Buildmark) against structural defects for a 10-year period and 2 year warranty on the fixtures and fittings, following the date of legal completion. Should anything happen to your new home that is a result of a build failure – such as a leak, crack or infrastructure problem – it will be taken care of.

Further information can be found on the 'What Does Buildmark Cover?' section on the NHBC website. Your interests are additionally covered by the Consumer Code for Home

Builders, which we adhere to. The Consumer Code applies to all home buyers who reserve to buy a new or newly converted home built by a home builder, under the protection of one of the supporting Home Warranty bodies.

Under the Consumer Code, buyers can be assured they will be treated fairly and given reliable and accurate information on their buying decision, amongst other things. Details of the Consumer Code will be discussed with you at reservation stage.



# HOW TO FIND US



Chilton Place, Waldringfield Road, Sudbury CO10 0PN

[chiltonplace.co.uk](http://chiltonplace.co.uk) | 0845 430 0034

## **ANDERSON**

Anderson, Springfield Lodge, Colchester Road,  
Chelmsford CM2 5PW

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 01/20 208938. Designed and produced by thinkBDW 01206 546965.