



Chilton Place

S U D B U R Y

ANDERSON

A PLACE FOR A FRESH WAY OF LIFE

Enjoy the best of country living in the bustling town of Sudbury, nestled in the stunning Stour Valley. Chilton Place is an impressive collection of 2, 3 & 4 bedroom homes with excellent transport connections and everything you need close at hand.

Main image

RIVER STOUR AT SUDBURY MEADOWS, SUDBURY



Discover a rare quality of life in historic Sudbury, with its picturesque riverside landscape, thriving market and attractive shops.

It is only natural you'll want to make the most of the unspoiled countryside on your doorstep. The parks and open spaces in and around Sudbury make pursuing a healthy lifestyle easy. One jewel in the crown is Sudbury Water Meadows, which is teeming with wildlife and is the perfect place for a lunchtime stroll. The protected Stour Valley 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. Sudbury also boasts plenty of sports clubs and a fitness and leisure hub and swimming pool, the Kingfisher Leisure Centre, which has had multi-million pound improvements.

The choice of shops includes boutiques, delicatessen and high street retailers. There are also butchers', bakeries, a Post Office, theatre and a Waitrose supermarket.

Sudbury's railway station is just 1.6 miles from Chilton Place and London Liverpool Street is an hour and 20 minutes away via Marks Tey. The A14 and A12 are within easy reach, connecting you to the motorway network.





It is easy to live life to the full from your beautiful home at Chilton Place in the charming town of Sudbury.

Contemporary and practical home layouts mean you can always get the most out of the space, however you love to live.

Chilton Place's enviable location, close to nature and amenities, means you can really experience all this lively and friendly community has to offer. There is certainly plenty going in the town. 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.

Amenities include the Sudbury Community Health Centre, which is close to Chilton Place. 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. Independent schools in the area include Stoke College which caters for 11-18 year olds.



A PLACE FOR COMING TOGETHER

Picture yourself in a desirable new home expertly designed for today's flexible lifestyles and with space to enjoy family time, entertain friends or work from home.

DEVELOPMENT LAYOUT

THE WALPOLE

2 bedroom home

Plots 69, 70(h), 71, 72(h), 82(h) & 83(h)

THE SAXON

2 bedroom home

Plot 66

THE STOUR

3 bedroom home

Plots 51, 79, 89(h), 90, 91(h), 92, 113(h), 114(h), 115(h), 120(h), 121, 127(h), 128, 129(h) & 130

THE GAINSBOROUGH

3 bedroom home

Plots 46(h), 49, 50(h), 93(h), 94, 95(h), 96, 116(h) & 119

THE BALLINGDON

4 bedroom home

Plots 74, 84 & 125

THE CONSTABLE

4 bedroom home

Plots 47, 48(h), 117 & 118(h)

THE HAY WAIN

4 bedroom home

Plots 81 & 87

THE MALET

4 bedroom home

Plots 45, 73, 78, 80, 88, 86(h) & 126

THE SUTHERBIE

4 bedroom home

Plots 75(h), 76(h), 77(h), 85 & 97

Affordable Housing



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.

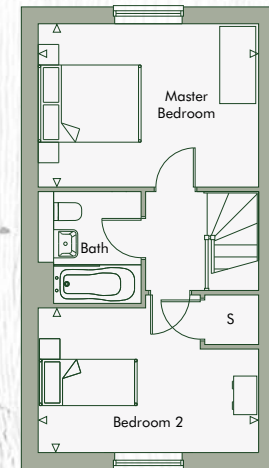
THE WALPOLE

2 BEDROOM HOME

Plots 69, 70(h), 71, 72(h), 82(h) & 83(h)



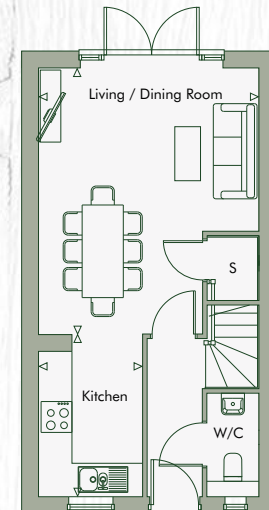
The family of Britain's first Prime Minister Sir Robert Walpole lived in nearby Chilton Hall, his nephew Thomas Walpole was MP for Sudbury from 1754 to 1761.



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"



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"

Total
71.40m² 768.54sq ft

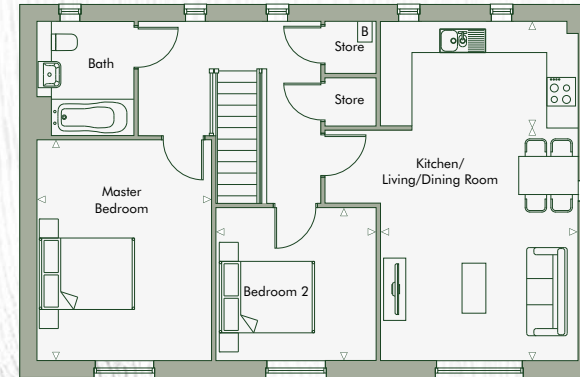
THE SAXON

2 BEDROOM HOME

Plot 66

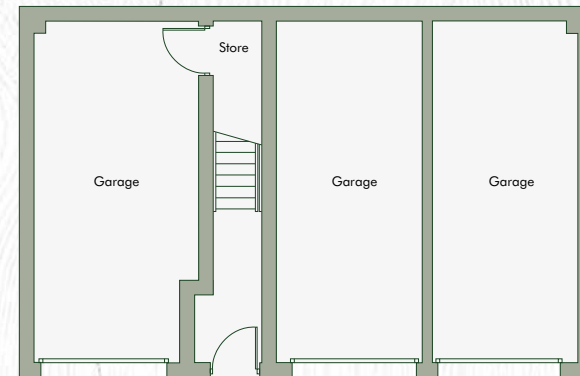


Sudbury was an important town in Saxon times, with a market and royal mint. The street pattern in the old heart of the town still reflects the line of the Saxon defences.



First Floor

Kitchen	4.07m x 2.15m	13'4" x 7'1"
Living/Dining Room	4.93m x 4.06m	15'10" x 13'4"
Master Bedroom	4.54m x 3.59m	14'11" x 11'9"
Bedroom 2	3.30m x 3.14m	10'10" x 10'4"
Total	79m²	847.65sq ft



Ground Floor

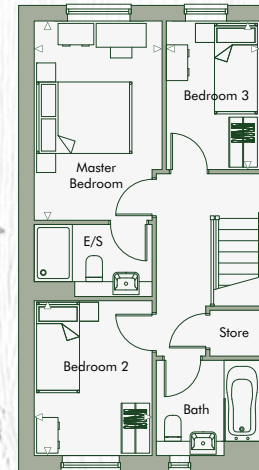
THE STOUR

3 BEDROOM HOME

Plots 51, 79, 89(h), 90, 91(h), 92, 113(h), 114(h), 115(h), 120(h), 127(h), 128, 129(h) & 130



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



First Floor

Master Bedroom

4.18m x 2.68m

13'8" x 8'10"

Bedroom 2

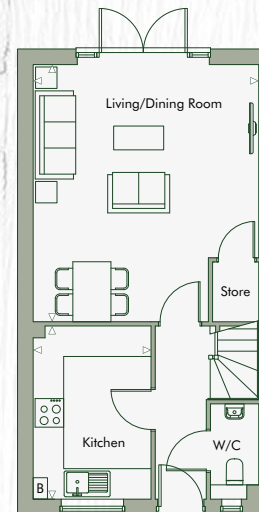
3.25m x 2.47m

10'7" x 8'1"

Bedroom 3

3.12m x 1.96m

10'3" x 6'5"



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"

Total

86.20m²

927.85sq ft

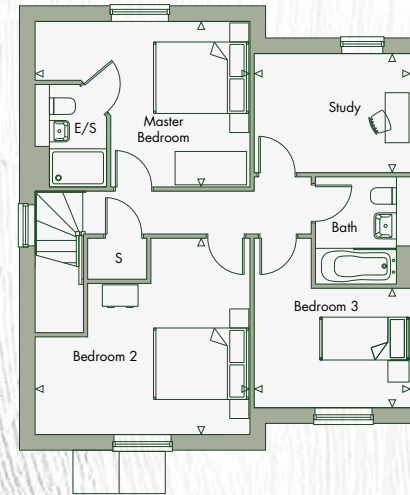
THE GAINSBOROUGH

3 BEDROOM HOME

Plots 46(h), 49, 50(h), 93(h), 94, 95(h), 96, 116(h) & 119



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



First Floor

Master Bedroom

4.51m x 3.47m 14'10" x 11'5"

Bedroom 2

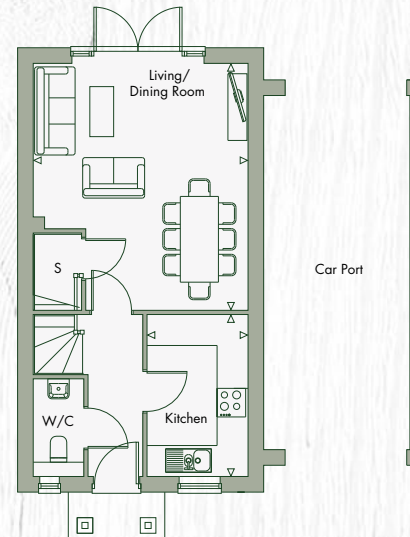
4.51m x 4.12m 14'10" x 13'6"

Bedroom 3

3.29m x 2.50m 10'9" x 8'2"

Study

3.29m x 2.50m 10'9" x 8'2"



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"

Total

103.20m² 1110.83sq ft

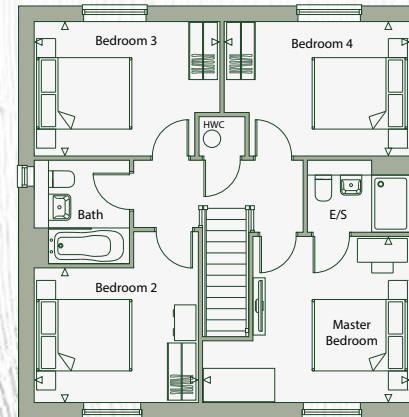
THE BALLINGDON

4 BEDROOM HOME

Plots 74, 84 & 125

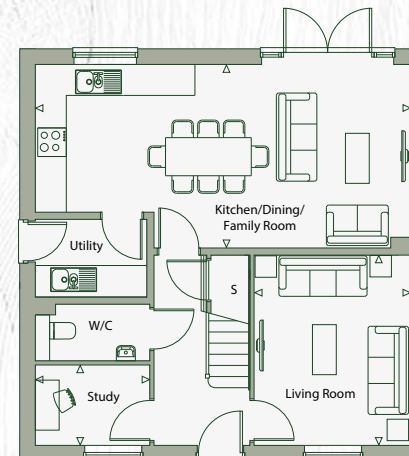


Ballingdon was a separate village at a crossing on the Stour and is now a suburb of Sudbury. It was once the site of two brickworks where bricks were made by hand from local clay.



First Floor

Master Bedroom	4.35m x 3.49m	14'3" x 11'5"
Bedroom 2	3.45m x 2.83m	11'4" x 9'3"
Bedroom 3	3.90m x 2.82m	12'9" x 9'3"
Bedroom 4	3.90m x 2.82m	12'9" x 9'3"



Ground Floor

Kitchen/Dining/Family Room	7.88m x 3.85m	25'10" x 12'8"
Living Room	4.01m x 3.29m	13'2" x 10'10"
Study	2.40m x 1.68m	7'11" x 5'6"

Total	126m ²	1356.25sq ft
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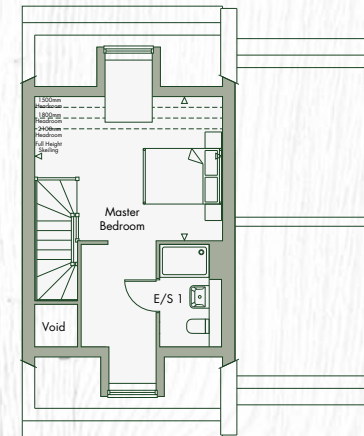
THE CONSTABLE

4 BEDROOM HOME

Plots 47, 48(h), 117 & 118(h)

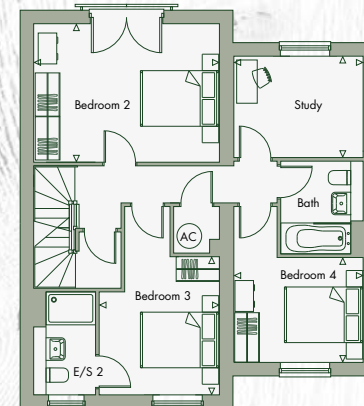


Revolutionary landscape artist John Constable took much of his inspiration from the Stour Valley.



Second Floor

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



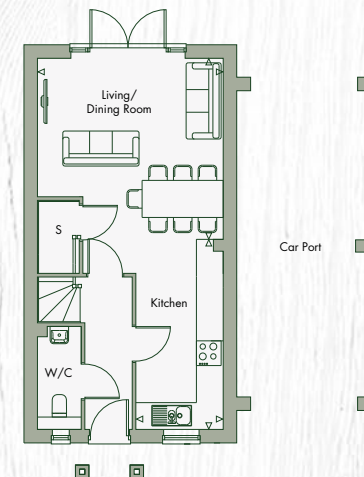
First Floor

Bedroom 2
4.51 m 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
4.61 m x 2.12m 15'1" x 6'11"

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

Total
134.20m² 1444.52sq ft

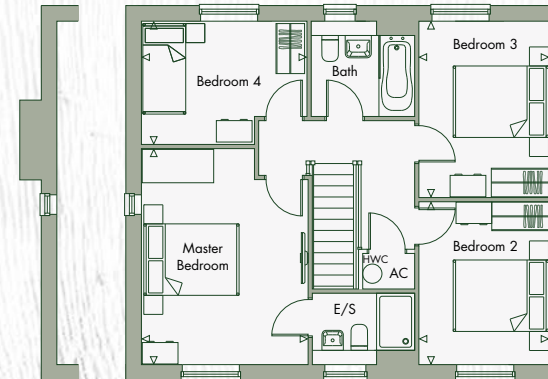
THE HAY WAIN

4 BEDROOM HOME

Plots 81 & 87

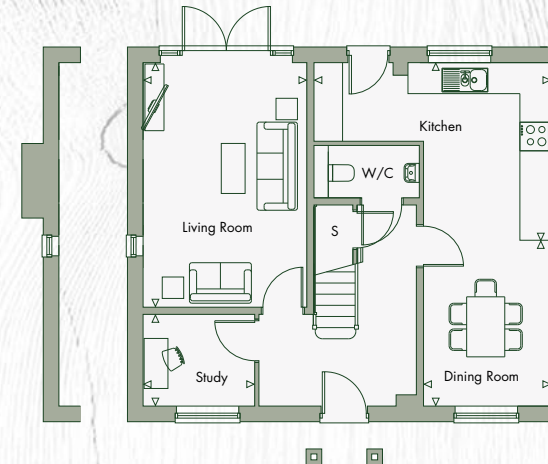


Hay Wain – originally titled Landscape Noon, is a painting by John Constable, finished in 1821 which depicts a rural scene on the River Stour between English counties of Suffolk and Essex.



First Floor

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



Ground Floor

Kitchen	4.97m x 3.76m	16'4" x 12'3"
Dining Room	3.48m x 2.67m	11'4" x 8'9"
Living Room	5.13m x 3.44m	16'10" x 11'3"
Study	2.34m x 1.93m	7'8" x 6'4"
Total	123.40m²	1328.27sq ft

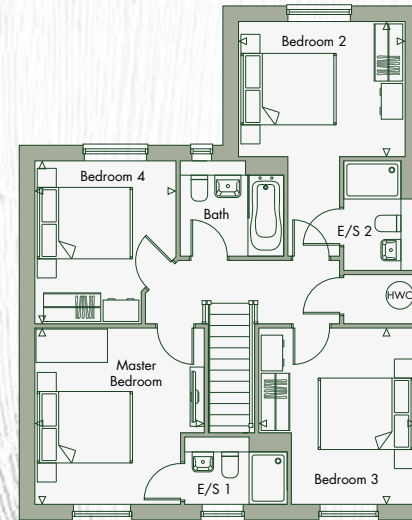
THE MALET

4 BEDROOM HOME

Plots 45, 73, 78, 80, 88, 86(h) & 126

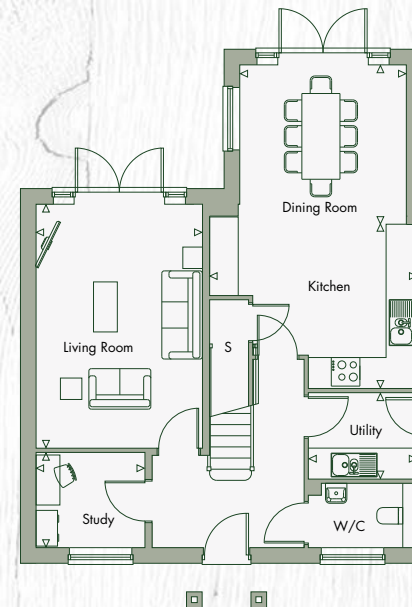


Robert Malet was the tenant-in-chief of Chilton and a member of William the Conqueror's court when the Domesday Book was produced in 1066 as well as being a close advisor to Henry I.



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"



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"
Total	135.60m²	1459.58sq ft

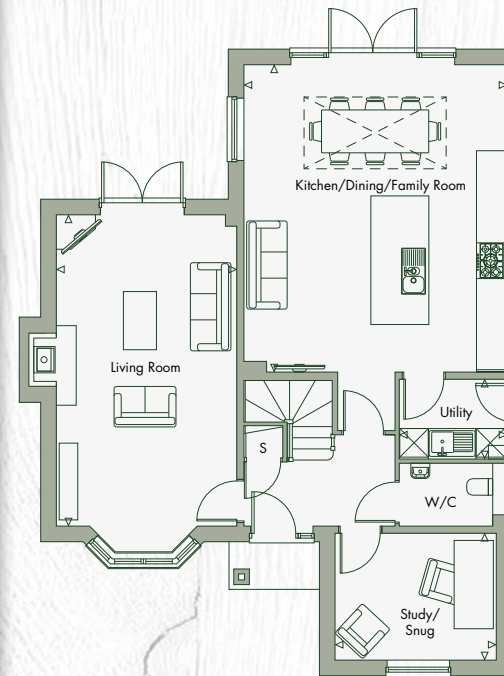
THE SUTHERBIE

4 BEDROOM HOME

Plots 75(h), 76(h), 77(h), 85 & 97



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"

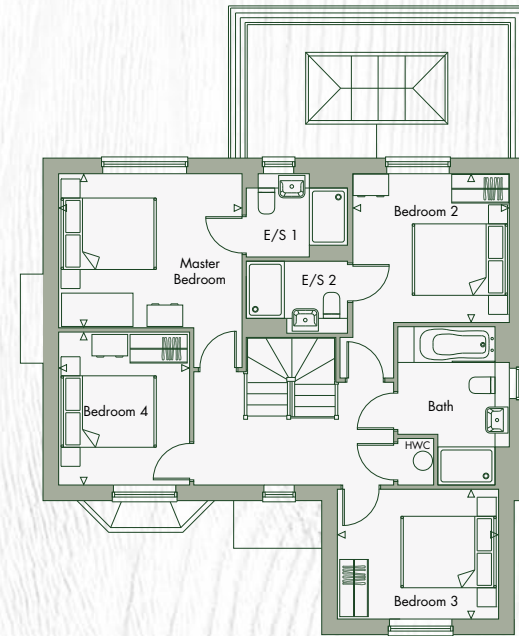
Utility

2.26m x 1.68m 7'5" x 5'6"

Total

160.80m²

1730.84sq ft



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"

A PLACE FOR SUPERIOR SPECIFICATION

You will be delighted with the superb specification of your new home. From the stylish kitchen and the bathroom fittings, to the finish throughout, the quality is obvious.

KITCHEN



- Contemporary fitted kitchens together with upstand and 22mm 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



A PLACE FOR SUPERIOR SPECIFICATION

You will be delighted with the superb specification of your new home. From the stylish kitchen and the bathroom fittings, to the finish throughout, the quality is obvious.

BATHROOM, EN-SUITES & CLOAKROOM



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

CLOAKROOM

- Half height tiling to basin and ground floor cloakroom



A PLACE FOR SUPERIOR SPECIFICATION

You will be delighted with the superb specification of your new home. From the stylish kitchen and the bathroom fittings, to the finish throughout, the quality is obvious.

ELECTRICAL, DECORATION
& EXTERNAL FINISHES



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



A PLACE FOR SUPERIOR SPECIFICATION

You will be delighted with the superb specification of your new home. From the stylish kitchen and the bathroom fittings, to the finish throughout, the quality is obvious.

SECURITY & PEACE OF MIND

SECURITY AND PEACE OF MIND

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



YOUR PEACE OF MIND

As an award-winning developer with a reputation for quality and customer satisfaction, we have a host of reassuring measures in place to protect you now and in the future.



ABOUT YOUR NEW HOMES WARRANTY

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.

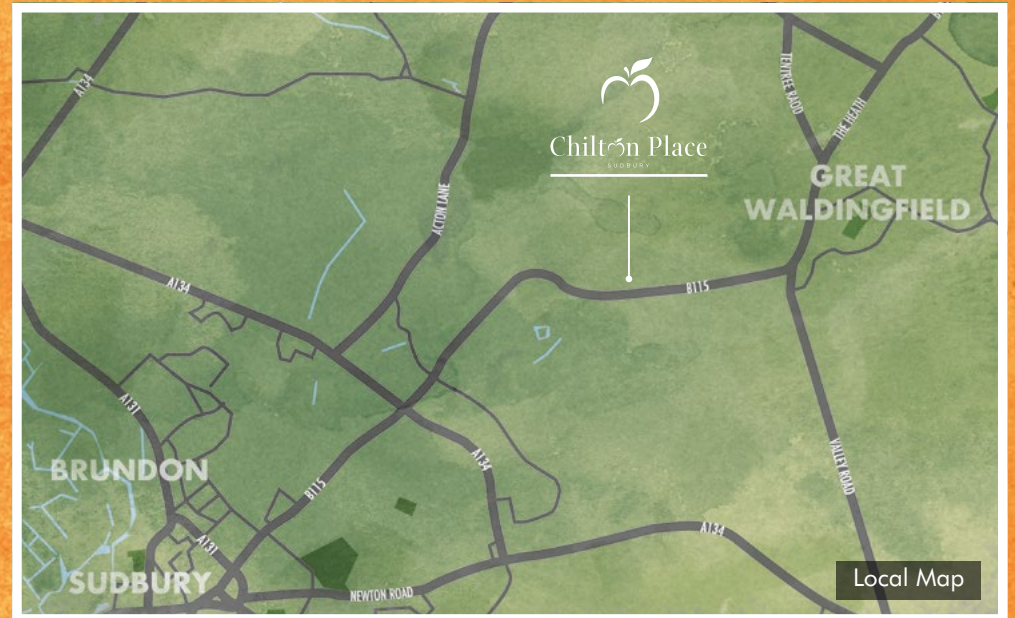
Under the Consumer Code, buyers can be assured they will be treated fairly and given reliable and accurate information on their buying decision, amongst other things. Details of the Consumer Code will be discussed with you at reservation stage.



Chilton Place

S U D B U R Y

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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. 09/21 00087-01. Designed and produced by thinkBDW 01206 546965.