

**LOVELL**  
HOMES

PRESENTS



ST MARY'S VIEW  
GISLINGHAM

WELCOME TO



ST MARY'S VIEW  
GISLINGHAM

Located in the Mid-Suffolk village of Gislingham, St Mary's View is a stunning collection of 3, 4 and 5 bedroom executive homes with beautiful rural surroundings and excellent transport links.

No matter if you are a first-time buyer, growing family or you're looking for your new forever home, this select development is sure to perfectly match your needs.



View from Eye Castle



LOVELL LIFE



Station Fields show home interior



Heath Farm show home interior

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

**Most of all, once you step through the front door, we want you to know you're home.**



Gallus Fields show home interior



ST MARY'S VIEW  
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SQV  
STYLE  
QUALITY  
VALUE

It's what makes  
our homes unique

**At Lovell we believe your home should be more than about the right place at the right price.  
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

### INSPIRING STYLE

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A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

### UNRIVALLED QUALITY

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We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

### EXCEPTIONAL VALUE

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But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



ST MARY'S VIEW  
GISLINGHAM



## LIFE AT ST MARY'S VIEW

Belonging to the County of Suffolk, Gislegham has St Mary's Church, a grade I listed church with parts dating from 13th century, at its heart and a strong sense of community throughout. These surroundings give the development a wonderful traditional look and feel with the benefits of a new build home. For the younger generation, you'll find plenty of education options available. Within just 10 miles of the village you have the choice of 13 schools, including three Outstanding Primary Schools and two Outstanding Secondary Schools.

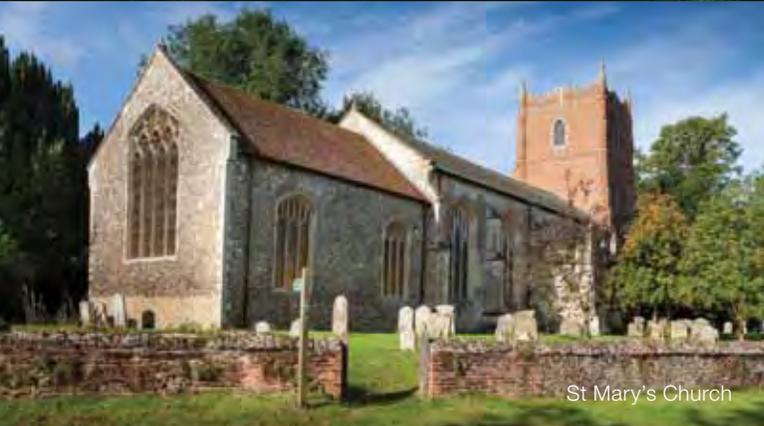
Amongst the numerous surrounding villages, Diss is just 9 miles away from our homes and not to be missed! The town centre has a train station on the mainline and a unique mix of leisure opportunities, including Diss Mere, a beautiful body of water spanning 6 acres with an adjoining park. You'll find an abundance of thriving sports facilities and clubs throughout the town, as well as a regular market held once a week selling fresh produce.



ST MARY'S VIEW  
GISLENGHAM



Diss Mere



St Mary's Church



Rural Gislingham

## PLACES TO SEE, LOCATIONS TO EXPLORE



You're never short of unique places to visit in Suffolk, including the historic town of Bury St Edmunds with medieval streets and architecture to marvel at. A huge advantage of our homes' proximity to Bury St Edmunds is the numerous shopping opportunities you'll find there. Situated near the centre of the historic market town, The Arc Shopping Centre is a modern hub providing shops and restaurants, along with the Apex Public Venue which hosts music, art and other entertainment regularly.

If you're looking for a faster-paced day out, our homes are perfectly located within reach of Ipswich, Norwich and Cambridge which all offer endless retail, leisure and entertainment opportunities.

St Mary's View is approximately 22 miles from Thetford Forest Park, the UK's largest man-made lowland forest. It provides the perfect family day out, whether you choose to go deer spotting from one of the many picnic sites, or climb the high ropes course amongst the Douglas fir trees. Closer to home is Thornham Estate, an area of beautiful parkland, farmland and woodland with a rich history. The area is open to the public every day and is right on your doorstep, just under 2 miles away.



Thetford Forest



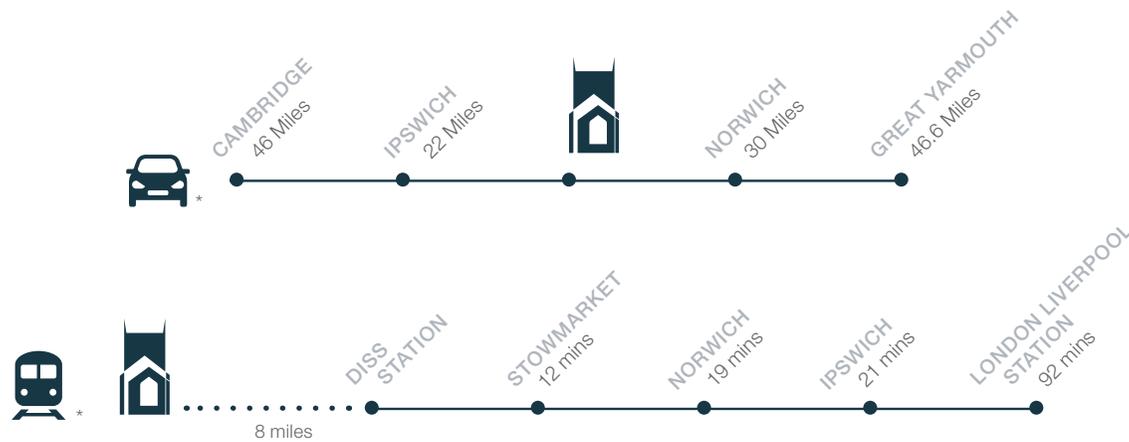
Ipswich Marina



ST MARY'S VIEW  
GISLINGHAM

## IDEALLY LOCATED

St Mary's View is easily accessible by car, sitting in reach of the A140 leading directly towards Norwich or Ipswich. You'll have the mainline train station in Diss nearby, and with trains travelling on a direct line from London to Norwich, you'll be able to commute with ease from the serene village of Gislingham.



\* Distances and times taken from Google Maps.

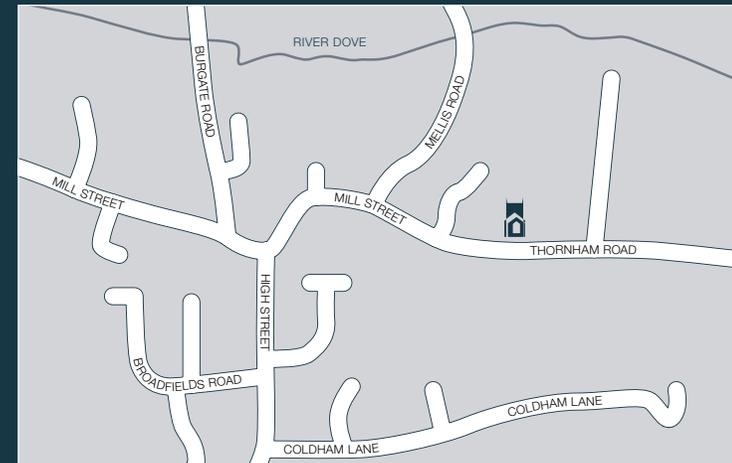
## FROM NORWICH / THE NORTH

Join the A140 heading southbound towards Ipswich, and continue on this road for roughly 25 miles. Following signs for Gislingham, turn right onto Major Lane. Keep left to stay on Major Lane for just under a mile, and then turn left onto Thornham Road, continuing to follow signs for Gislingham. You will reach the development on your left.



## FROM CAMBRIDGE / THE WEST

Head East on the A14 and when you reach Bury St Edmunds, take the slip road on your left onto the A134 Bury St Edmunds Central. Take the 1st exit at the roundabout and then at the next roundabout take the 3rd exit towards A143 Diss. Continue on the A143 until Rickinghall and turn right onto B113 Rectory Hill for just over 2 miles. Turn left onto Mill Street and then turn left onto Thornham Road, continuing until you reach St Mary's View on your right.



ST MARY'S VIEW  
GISLINGHAM



# HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



## CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



## KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



## EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



## NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



## MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). St Mary's View is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

# THE BEECH

3 bedroom home



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# THE BEECH

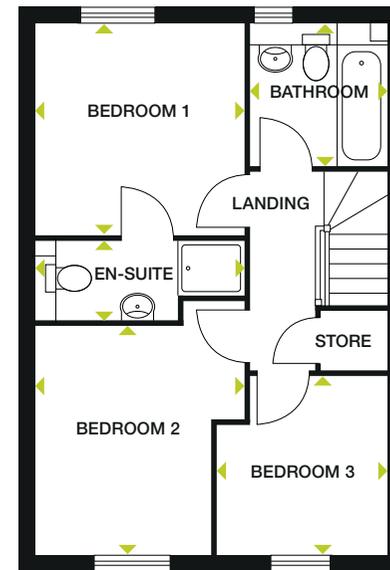
## 3 bedroom home

Plots 7, 8, 34 & 39



Ground floor

**Living Room** 3150mm x 5040mm (max) 10'4" x 16'6" (max)  
**Kitchen/Dining Room** 5315mm x 2925mm 17'5" x 9'7"  
**Cloaks** 950mm x 1675mm 3'1" x 5'5"



First floor

**Bedroom 1** 3175mm x 3200mm 10'5" x 10'6"  
**En-suite** 3175mm x 1200mm (max) 10'5" x 3'11" (max)  
**Bedroom 2** 3175mm x 3485mm (max) 10'5" x 11'5" (max)  
**Bedroom 3** 2625mm x 2700mm (max) 8'7" x 8'10" (max)  
**Bathroom** 2100mm x 2100mm 6'10" x 6'10"

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# THE ASH

3 bedroom home



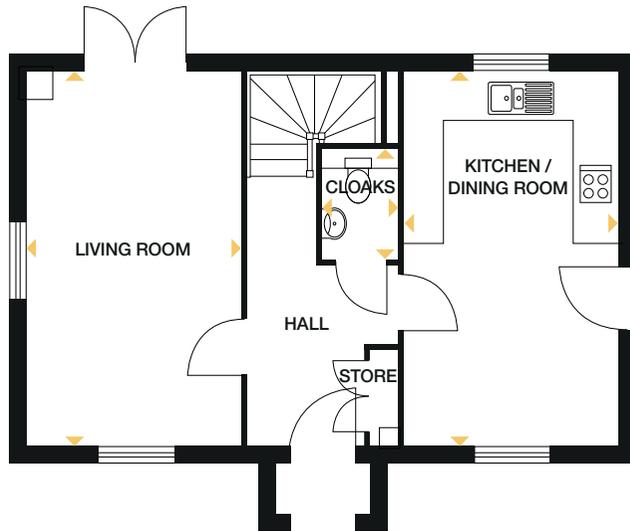
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# THE ASH

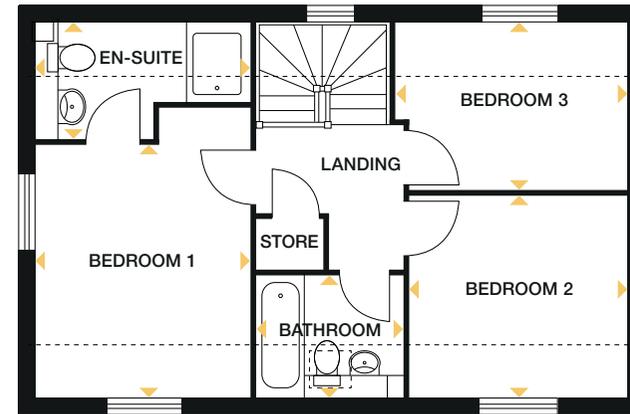
## 3 bedroom home

Plots 2, 4, 6 & 20



Ground floor

**Living Room** 3150mm x 5485mm 10'4" x 17'11"  
**Kitchen/Dining Room** 3125mm x 5485mm 10'3" x 17'11"  
**Cloaks** 1100mm x 1650mm 3'7" x 5'5"



First floor

**Bedroom 1** 3170mm x 3740mm 10'4" x 12'2"  
**En-suite** 3170mm x 1650mm (max) 10'4" x 5'5" (max)  
**Bedroom 2** 3195mm x 2990mm 10'5" x 9'9"  
**Bedroom 3** 3400mm x 2400mm (max) 11'1" x 7'10" (max)  
**Bathroom** 2195mm x 1800mm 7'2" x 5'10"

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# THE WILLOW

3 bedroom bungalow



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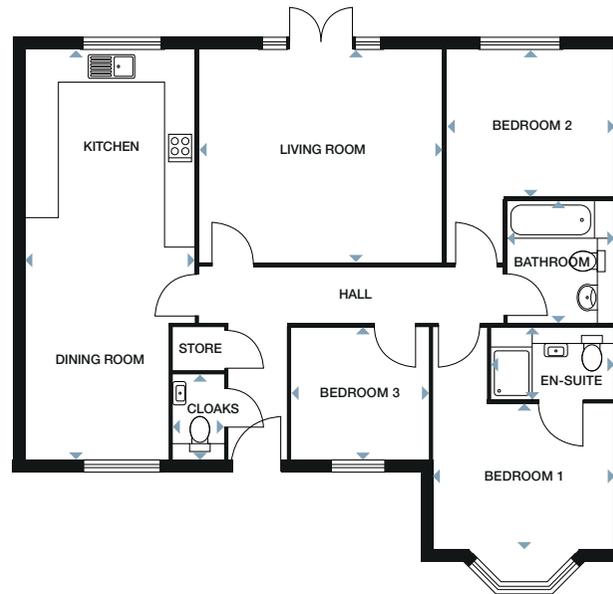


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# THE WILLOW

## 3 bedroom bungalow

Plots 10, 11, 15, 16 & 17



Ground floor

<b>Living Room</b>	4900mm x 4200mm	16'0" x 13'9"	<b>Bedroom 1</b>	3560mm x 2822mm (max)	11'8" x 9'3" (max)
<b>Kitchen/Dining Room</b>	3335mm x 8060mm (max)	10'11" x 26'5" (max)	<b>En-suite</b>	2450mm x 1425mm	8'0" x 4'8"
<b>Cloaks</b>	1005mm x 1650mm	3'3" x 5'5"	<b>Bedroom 2</b>	3280mm x 2900mm (max)	10'9" x 9'6" (max)
			<b>Bedroom 3</b>	2780mm x 2600mm	9'1" x 8'6"
			<b>Bathroom</b>	2130mm x 2409mm	6'11" x 7'10"

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THE OAK  
4 bedroom home



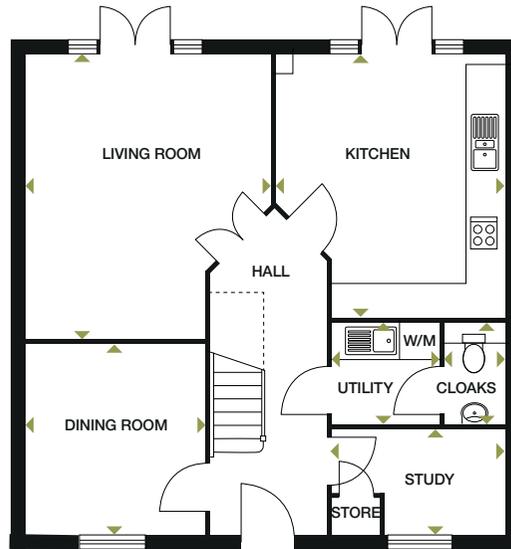
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# THE OAK

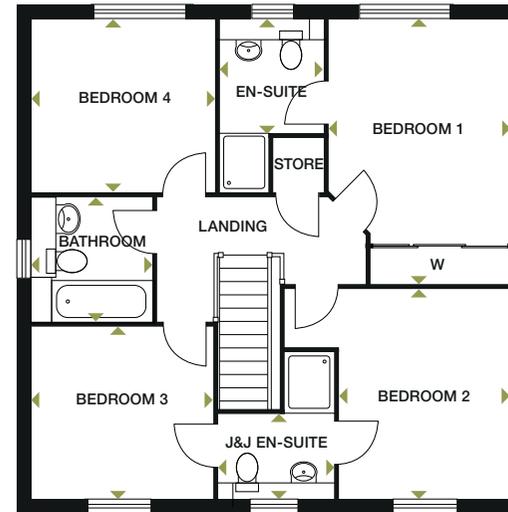
## 4 bedroom home

Plots 12, 33 & 36



Ground floor

- Living Room** 4160mm x 4883mm (max) 13'7" x 16'0" (max)
- Kitchen** 3880mm x 4445mm (max) 12'8" x 14'7" (max)
- Dining Room** 3050mm x 3240mm 10'0" x 10'7"
- Utility** 1845mm x 1730mm 6'0" x 5'8"
- Cloaks** 1005mm x 1750mm 3'3" x 5'8"
- Study** 2950mm x 1798mm (max) 9'8" x 5'10" (max)



First floor

- Bedroom 1** 3138mm x 3845mm (max) 10'3" x 12'7" (max)
- En-suite** 1800mm x 1905mm 5'10" x 6'3"
- Bedroom 2** 2973mm x 3565mm (max) 9'9" x 11'8" (max)
- Bedroom 3** 3070mm x 2908mm 10'0" x 9'6"
- J&J En-suite** 2005mm x 1410mm (max) 6'6" x 4'7" (max)
- Bedroom 4** 3100mm x 2980mm 10'2" x 9'9"
- Bathroom** 1990mm x 2155mm 6'6" x 7'0"

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THE ELM  
4 bedroom home



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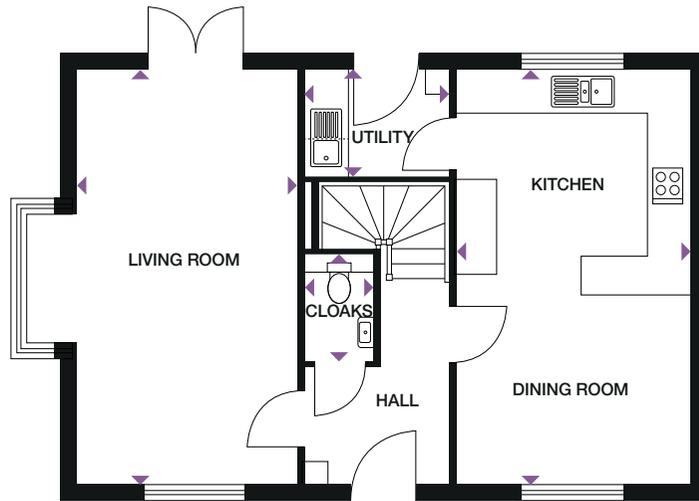
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# THE ELM

## 4 bedroom home

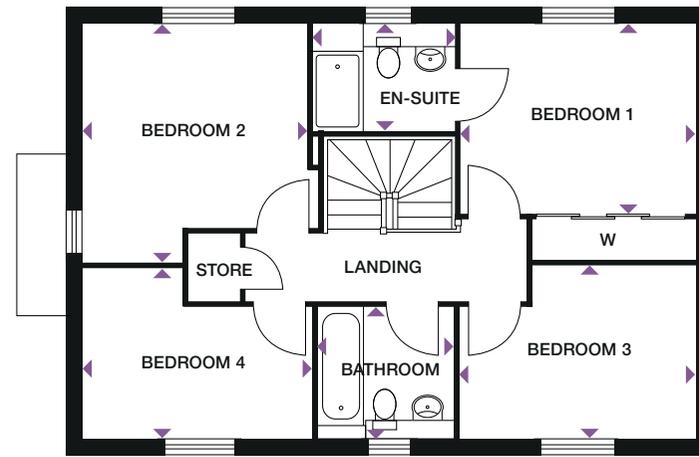
Plots 1, 5, 21 & 31

No side elevation windows or bay to Plot 1.



Ground floor

<b>Living Room</b>	3375mm x 6215mm	11'0" x 20'4"
<b>Kitchen/Dining Room</b>	3575mm x 6215mm	11'8" x 20'4"
<b>Utility Room</b>	2215mm x 1525mm	7'3" x 5'0"
<b>Cloaks</b>	1100mm x 1650mm	3'7" x 5'5"



First floor

<b>Bedroom 1</b>	3595mm x 2875mm	11'9" x 9'5"
<b>En-suite</b>	2190mm x 1550mm	7'2" x 5'1"
<b>Bedroom 2</b>	3450mm x 3800mm (max)	11'3" x 11'9" (max)
<b>Bedroom 3</b>	3625mm x 2600mm (max)	11'10" x 8'6" (max)
<b>Bedroom 4</b>	3500mm x 2375mm (max)	11'5" x 8'5" (max)
<b>Bathroom</b>	2080mm x 1910mm	6'9" x 6'3"

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# THE MAPLE

4 bedroom home



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# THE MAPLE

## 4 bedroom home

Plots 3, 9, 30, 35 & 40



Ground floor

<b>Living Room</b>	3600mm x 5250mm	11'9" x 17'2"
<b>Kitchen</b>	4415mm x 3200mm	14'5" x 10'6"
<b>Dining Room</b>	4100mm x 5250mm (max)	13'5" x 17'2" (max)
<b>Utility</b>	4415mm x 2100mm	14'5" x 6'10"
<b>Cloaks</b>	2080mm x 1800mm	6'9" x 5'10"



First floor

<b>Bedroom 1</b>	5450mm x 4415mm (max)	17'10" x 14'5" (max)
<b>En-suite</b>	2000mm x 2300mm	6'6" x 7'6"
<b>Bedroom 2</b>	3190mm x 3420mm (max)	10'5" x 11'2" (max)
<b>En-suite 2</b>	2150mm x 1700mm	7'0" x 5'6"
<b>Bedroom 3</b>	3620mm x 3110mm	11'10" x 10'2"
<b>Bedroom 4</b>	2990mm x 3100mm (max)	9'9" x 10'2" (max)
<b>Bathroom</b>	2200mm x 2050mm	7'2" x 6'8"

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# THE ELDER

5 bedroom home



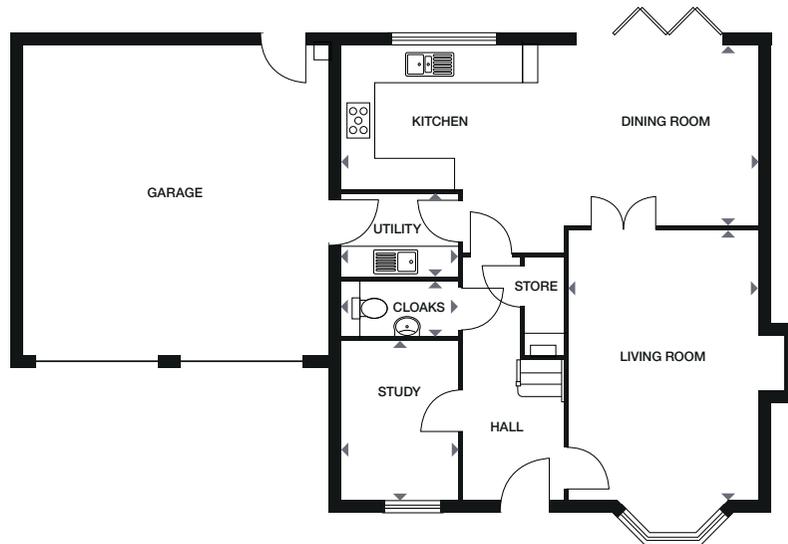
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# THE ELDER

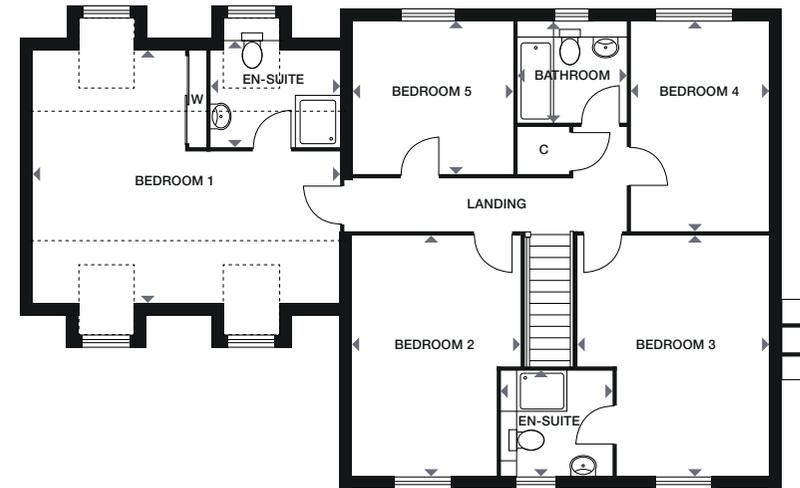
## 5 bedroom home

Plots 14, 19 & 32



Ground floor

<b>Living Room</b>	3800mm x 5361mm (max)	12'5" x 17'7" (max)
<b>Kitchen/Dining Room</b>	8335mm x 3550mm (max)	27'4" x 11'7" (max)
<b>Study</b>	2310mm x 3518mm	7'6" x 11'6"
<b>Utility</b>	2307mm x 1650mm	7'6" x 5'5"
<b>Cloaks</b>	2307mm x 1100mm	7'6" x 3'7"



First floor

<b>Bedroom 1</b>	6085mm x 5068mm (max)	19'11" x 16'7" (max)
<b>En-suite</b>	2540mm x 1940mm (max)	8'4" x 6'4" (max)
<b>Bedroom 2</b>	3354mm x 4870mm (max)	11'0" x 15'11" (max)
<b>Bedroom 3</b>	3820mm x 4790mm (max)	12'6" x 15'8" (max)
<b>En-suite 2</b>	2250mm x 2075mm	7'4" x 6'9"
<b>Bedroom 4</b>	2740mm x 4130mm	8'11" x 13'6"
<b>Bedroom 5</b>	3223mm x 2990mm	10'6" x 9'9"
<b>Bathroom</b>	2190mm x 1958mm	7'2" x 6'5"

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# THE BUCKTHORN

5 bedroom home

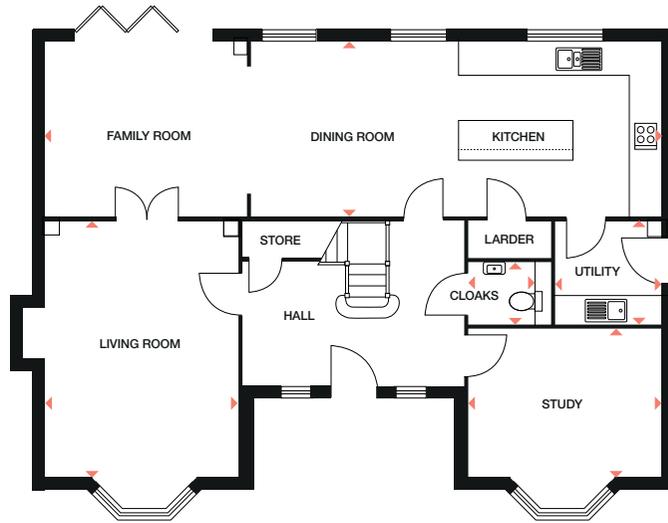


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# THE BUCKTHORN

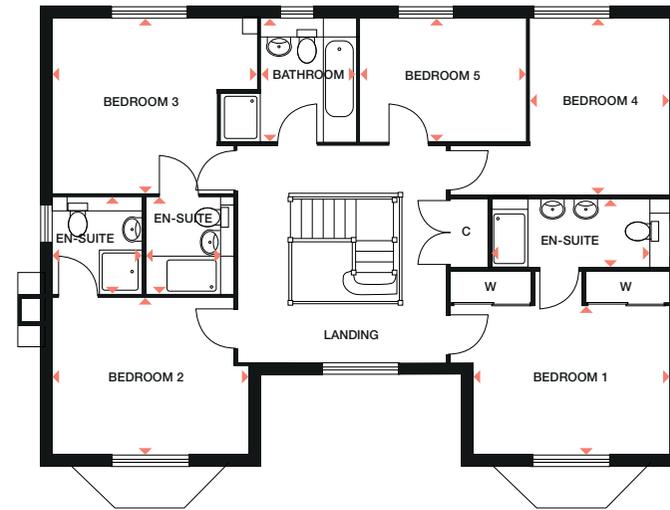
## 5 bedroom home

Plots 13 & 37



Ground floor

<b>Living Room</b>	4060mm x 5340mm (max)	13'3" x 17'6" (max)
<b>Kitchen/Dining</b>	3580mm x 8697mm	11'8" x 28'6"
<b>Family Room</b>	4260mm x 3630mm	13'11" x 11'10"
<b>Study</b>	4060mm x 3032mm (max)	13'3" x 9'11" (max)
<b>Utility</b>	2200mm x 2210mm	7'2" x 7'3"
<b>Cloaks</b>	1760mm x 1320mm	5'9" x 4'4"



First floor

<b>Bedroom 1</b>	4571mm x 3032mm (max)	15'0" x 9'11" (max)
<b>En-suite</b>	3740mm x 1460mm	12'3" x 4'9"
<b>Bedroom 2</b>	3800mm x 3255mm (max)	12'5" x 10'8" (max)
<b>En-suite 2</b>	1855mm x 2045mm	6'1" x 6'8"
<b>Bedroom 3</b>	3475mm x 3665mm (max)	11'4" x 12'0" (max)
<b>En-suite 3</b>	1855mm x 2045mm	6'1" x 6'8"
<b>Bedroom 4</b>	2925mm x 3665mm (max)	9'7" x 12'0" (max)
<b>Bedroom 5</b>	3515mm x 2550mm	11'6" x 8'4"
<b>Bathroom</b>	2050mm x 2550mm (max)	6'8" x 8'4" (max)

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# THE HORNBEAM

5 bedroom home



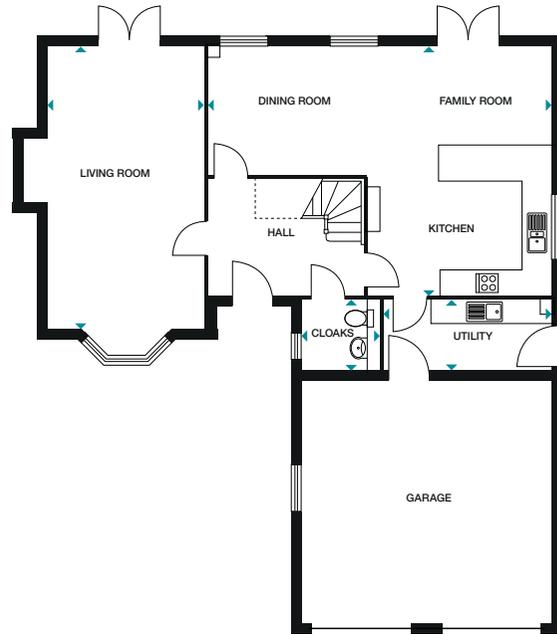
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# THE HORNBEAM

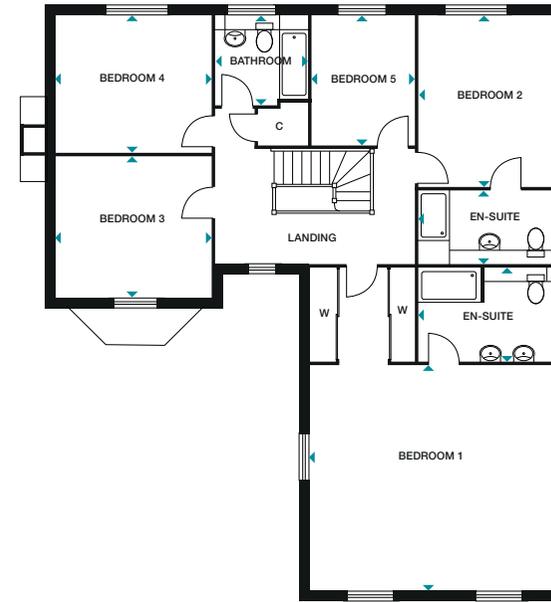
5 bedroom home

Plots 18 & 38



Ground floor

<b>Living Room</b>	3780mm x 6820mm (max)	12'4" x 22'4" (max)
<b>Kitchen/Family/Dining</b>	8400mm x 6035mm (max)	27'6" x 19'9" (max)
<b>Utility</b>	4025mm x 1665mm	13'2" x 5'5"
<b>Cloaks</b>	1910mm x 1715mm	6'3" x 5'7"



First floor

<b>Bedroom 1</b>	5462mm x 6031mm (max)	17'11" x 19'9" (max)
<b>En-suite</b>	3450mm x 2295mm (max)	11'3" x 7'6" (max)
<b>Bedroom 2</b>	3450mm x 4150mm	11'3" x 13'7"
<b>En-suite 2</b>	3450mm x 1800mm	11'3" x 5'10"
<b>Bedroom 3</b>	3783mm x 3380mm	12'4" x 11'1"
<b>Bedroom 4</b>	3783mm x 3350mm	12'4" x 10'11"
<b>Bedroom 5</b>	2500mm x 3170mm	8'2" x 10'4"
<b>Bathroom</b>	2300mm x 2050mm (max)	7'6" x 6'8" (max)

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**LOVELL**  
HOMES

# THE DEVELOPMENT



ST MARY'S VIEW  
GISLINGHAM



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## ST MARY'S VIEW GISLINGHAM



- THE BEECH**  
3 bedroom home  
Plots 7, 8, 34 & 39
- THE ASH**  
3 bedroom home  
Plots 2, 4, 6 & 20
- THE WILLOW**  
3 bedroom bungalow  
Plots 10, 11, 15, 16 & 17
- THE ELM**  
4 bedroom home  
Plots 1, 5, 21 & 31
- THE OAK**  
4 bedroom home  
Plots 12, 33 & 36
- THE MAPLE**  
4 bedroom home  
Plots 3, 9, 30, 35 & 40
- THE ELDER**  
5 bedroom home  
Plots 14, 19 & 32
- THE HORNBEAM**  
5 bedroom home  
Plots 18 & 38
- THE BUCKTHORN**  
5 bedroom home  
Plots 13 & 37
- AFFORDABLE HOUSING**  
Plots 22, 23, 24, 25, 26, 27, 28 & 29

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

THE  
SPECIFICATION



ST MARY'S VIEW  
GISLINGHAM





# SPECIFICATION

## All housetypes include:

- **10 year NHBC Warranty** • 2 Year emergency cover • Air source heat pump heating system
- **Symphony kitchen** with soft closers to cupboards & drawers • Laminate Worktop with upstands
- Fan assisted oven in brushed steel • Black ceramic hob with cooker hood • Stainless steel splashback
  - 1 ½ bowl stainless steel sink with mixer tap • Integrated fridge freezer • Integrated dishwasher
- Recessed lighting to the kitchen • Under unit lighting to the kitchen • Plumbing for washing machine
  - **Vinyl flooring** to kitchen
- **White Kohler sanitaryware** • **Porcelanosa wall tiles\*** to bathrooms, cloakrooms and en-suites\*\*
  - Shaver socket to bathroom • Vinyl flooring to bathrooms, cloakrooms and en-suites\*\*
- **Mira taps & fittings** • Chrome towel radiator to bathroom • Chrome towel radiator to en-suites in 4 & 5 bed homes (only)
  - Low maintenance GRP fibre colour grained front door (black colour) and rear door (cream colour)
- Cream UPVC double-glazed windows and French doors (where specified on plans) • White satin internal doors
  - **Hammonds wardrobe** to master bedroom of 4 & 5 bed homes
    - Chrome internal ironmongery • White sockets & switches, TV & BT sockets
  - Chrome downlighters (please ask sales executive for details) • Media plate to lounge • Chrome door bell
- White emulsion walls and ceilings • White satinwood to woodwork • Mains-operated smoke detectors to all floors
  - Timber 1800mm close board fence on timber posts\*\*\* • Paving slabs to patio area\*\*\*
    - **Turf to front and rear gardens\*\*\***
  - PIR activation external light to front door

\* Choice of tiles subject to build stage \*\* Please check with Sales Executive for details of specific house type \*\*\* Refer to landscaping and boundary treatment plan



ST MARY'S VIEW  
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