

**Clarke &  
Simpson**

Greenhill View  
Somersham Road  
Little Blakenham  
Ipswich  
Suffolk  
IP8 4NF

Guide Price: £1,100,000

Ref: P7608/J

**BEECHLAKE**  
DEVELOPMENTS



## **APPROXIMATE ROOM DIMENSIONS**

### **Ground Floor**

**Entrance Hall:** 23' x 12'10 (7m x 3.9m)

**Living Room:** 23' x 20'1 (7m x 6.1m)

**Study:** 23' x 11'10 (7m x 3.6m)

**Kitchen/Dining Room:** 23' x 19'4 (7m x 5.9m)

**Utility Room:** 14'7 x 9'6 (4.5m x 2.9m)

**Ground Floor Bedroom 1:** 23' x 11'2 (7m x 3.4m)

**En-suite Bathroom:** 10'7 x 7'10 (3.2m x 2.4m)

### **First Floor**

**Landing:** 12'10 x 9'1 (3.9m x 2.8m)

**Bedroom 2:** 23' x 19'5 (7m x 5.9m) L-Shaped

**En-suite Bathroom:** 13'10 x 7'5 (4.2m x 2.3m)

**Bedroom 3:** 12'5 x 11'3 (3.8m x 3.4m)

**Bedroom 4:** 12'5 x 11'3 (3.8m x 3.4m)

**Shower Room:** 13'10 x 6'7 (4.2m x 2m)

**Double Cartlodge -** 5.12m x 5.11m

# GREENHILL VIEW



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# GREENHILL VIEW

This individual, architect-designed home has been newly built to an exceptional standard, resulting in a truly unique and beautifully crafted residence.

Inspired by traditional countryside barns, the design showcases solid oak cladding, brick and block construction, and a new slate roof, blending seamlessly with its rural surroundings.

Offering a predicted Energy Assessment Rating of A and approximately 300 sq m (3,230 sq ft) of stylish living space, the property also benefits

from a detached double cart lodge set within the generous driveway.

A striking entrance hall welcomes you inside—light-filled, spacious, and featuring an impressive, vaulted ceiling. The centrepiece is a bespoke solid oak staircase, carefully crafted to complement the home's architectural style and leads up to a gallery landing.

Set within a plot of approximately 0.4 acres (STS), the block-paved driveway offers ample

parking and leads to a spacious shingled area, ideal for additional vehicles, storage, or versatile use.

To the rear, a south-facing garden with a large patio and newly-seeded lawned area offers a perfect setting for outdoor living, entertaining, or simply enjoying the peaceful surroundings and unspoilt countryside views.

Please note: All images within this brochure are computer-generated (CGI) and are provided for illustrative purposes only.



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The high-specification kitchen is a bright and spacious hub of the home, flooded with natural light and featuring bi-fold doors that open onto the south-facing garden. With a fabulous terrace overlooking open countryside, it's a perfect setting for both entertaining and relaxing in peace.

Expertly designed to blend style with function, the kitchen has a large central island and includes a suite of modern integrated appliances, such as two ovens (one is a combination oven), a dishwasher, and a wine fridge. In addition, there is plumbed-in space ready for a large fridge freezer to be installed. (Please note, the fridge freezer is not included in the sale price.)

A separate walk-in pantry provides further storage, and a large utility room adjoins the kitchen, offering practical space for everyday tasks, along with an external door for added convenience.

A detailed specification sheet is included, outlining all finishes and fittings.



The living room, accessed through oak-framed double glass doors from the hallway, is a bright and well-proportioned space that opens directly onto the terrace—ideal for effortless indoor-outdoor living and entertaining.

Thoughtfully designed with the option for a bespoke media wall, this space offers the potential for a state-of-the-art entertainment experience. Please note: the media wall can be constructed to the buyer's specifications at an additional cost and is not included in the sale price.

Flowing from the living room is a substantial multifunctional space, ideal as a games room, snug, study, or additional bedroom. With double doors opening to the terrace, this light-filled room offers exceptional versatility, ready to be tailored to your lifestyle.







Upstairs, the spacious main master bedroom is filled with natural light and features a Juliette balcony with countryside views. The layout offers ample space for a seating area, and built-in or freestanding storage creating a serene retreat. Please note: the CGI is for illustration only and fitted units are not included in the sale price.

The luxurious ensuite bathroom is beautifully designed, showcasing a freestanding double-ended bath with a television built into the wall - offering the ultimate in indulgent relaxation. A spacious walk-in shower and double vanity unit complete this perfectly finished sanctuary.

Bedrooms three and four are both well-proportioned and highly adaptable - ideal for family, guests, or a dedicated home office - and they share use of the stylish first-floor shower room.

On the ground floor, a further bedroom with an elegant ensuite bathroom provides a private haven, perfect for a guest room or ideal for multi-generational living or future flexibility. The ensuite features a freestanding bath, separate rainfall shower, and twin basins, all styled to an exceptional standard.

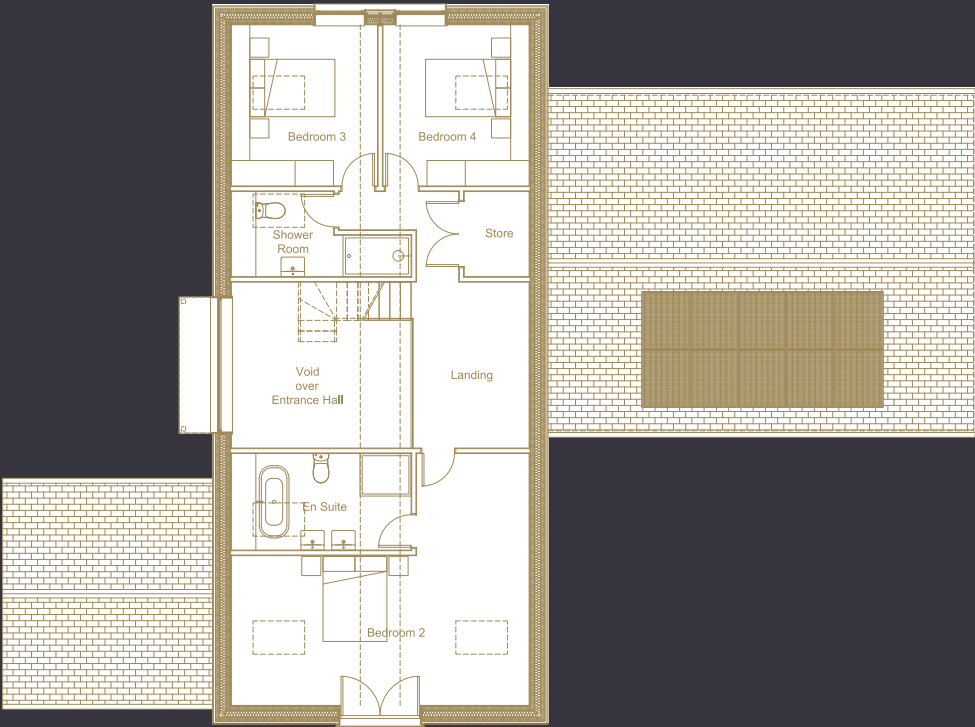
A separate ground floor shower room adds further convenience to this thoughtfully designed home.



# FLOOR PLANS



Ground Floor Plan (Plot 2)  
Ground Floor G.I.F.A = 204.25 sqm  
Total G.I.F.A of Dwelling = 298.67 sqm



First Floor Plan (Plot 2)  
First Floor G.I.F.A = 94.42 sqm



Garage Plan for Plots 1 & 2



# GREENHILL VIEW SPECIFICATION

## MAIN HOUSE

- Build zone 10-year structural warranty.
- Main external walls are constructed of cavity block walls with solid oak timber cladding under a slate roof.
- Aluminium guttering and downpipes.
- Aluminium triple glazed windows with 10-year product warranty.
- Aluminium doors with 10-year product warranty.
- Air source heat pump providing heating and hot water to main house.
- Ground floor zoned underfloor heating with radiator heating on the first floor.
- Heated towel radiators in all bathrooms and underfloor heating mats in the first-floor bathrooms.
- A 4.2kWp Solar PV System consisting of the following: -
  - 10 x 420w Phono Solar Draco Solar PV Panels (15-year product warranty)
  - 1 x SolaX Power X1-3.6-TN(L) · 3600W Inverter (12-year product warranty)
  - GSE In-Roof Mounting System
  - 6kW battery storage installed
- Bastille Legon light grey shaker style kitchen range, finished with Mistral work surface.

- Fully integrated Siemens kitchen appliances.
  - Siemens single oven
  - Siemens combination oven
  - Siemens 80cm induction hob
  - Extractor hood – 80cm
  - Siemens dishwasher
  - Wine cooler
- Mixture of tiled and carpeted floor finishes throughout the ground floor.
- Solid oak staircase, leading to carpeted landing and bedrooms.
- Tiled floor and shower enclosures in the ensuite bathrooms.
- Large double-ended bath in the ground floor bathroom ensuite, with separate screened shower with large soaker and hand-held shower heads.
- First floor master bedroom ensuite bathroom to include double-ended bath, built-in television and separate screened showers with large soaker and hand-held shower heads, double basined vanity units and electrically operated Velux window.
- Low energy LED fittings throughout.
- Security and smoke alarms fitted throughout the main house.
- Media Cable Network throughout the house. The property benefits from FTTP (Fibre to the Premises) connectivity, delivering exceptional high-speed Internet directly to the home.

## CARTLODGE

- Solid red brick external walls under a slate roof.
- Low energy LED lighting.
- Electric vehicle charger power supply currently single-phase supply but with capacity to upgrade to 3-phase supply.
- Bicycle storage area within garage.
- Automated garage door.
- Timber front entrance gate – provision to be automated (at extra cost).

## EXTERNAL AREAS

- All round Low Energy LED External lighting.
- External taps.
- Block paved driveway with parking for several vehicles with extended parking utilising a gravel grid system.
- Porcelain tiled entrance area under a leaded canopy.
- Extensive private garden to the rear with newly seeded lawn.
- Large external paved patio area to the rear.
- The plot is fenced with a mixture of red brick walls and paddock fencing combined with mixed native hedging.
- External storage area to side of house incorporating Solar PV Inverter and batteries.
- Provision for external electric power supply for additional lighting sockets etc.

PLEASE NOTE: WHILST THE MAIN HOUSE HAS BEEN CONSTRUCTED WITH A SINGLE-PHASE ELECTRICAL SUPPLY, PROVISION HAS BEEN MADE TO ALLOW FOR A 3-PHASE METER TO BE INSTALLED SHOULD ADDITIONAL ELECTRICAL POWER REQUIREMENTS BE REQUIRED IN THE FUTURE.

# GREENHILL VIEW

## PREDICTED ENERGY ASSESSMENT

Address: Greenhill View  
Somersham Road,  
Little Blakenham,  
Suffolk, IP8 4NF.

Dwelling Type: House, Detached

Assessment Date: 24/04/2025

Produced By: Alexandru Ardelean

Total Floor Area: 315.72 m<sup>2</sup>

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.

### ENERGY EFFICIENT RATING

Very energy efficient - lower running costs



Not energy efficient - lower running costs

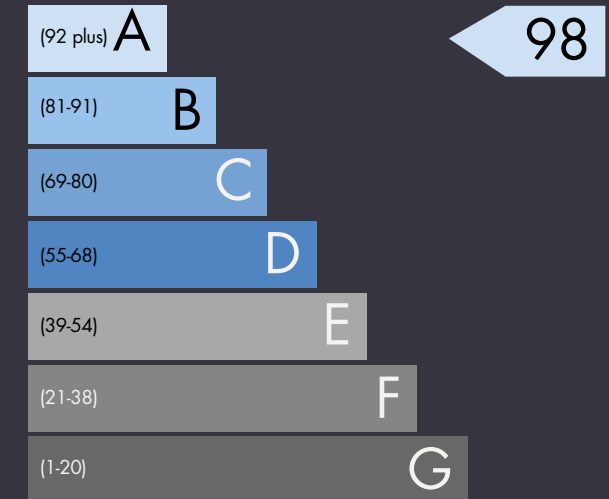
England

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### ENVIRONMENTAL IMPACT (CO<sub>2</sub>) RATING

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - lower CO<sub>2</sub> emissions

England

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# LOCATION

Greenhill View is set within the beautiful Suffolk countryside with magnificent views across open pastureland. This newly developed, high-specification home is located on the edge of the village of Little Blakenham, close to the villages of Somersham and Bramford. It is just five miles to the county town of Ipswich which offers a range of local shopping, entertainment and leisure facilities and has a thriving waterfront with various restaurants, hotels and cafés. There are good rail links to London, Norwich and Cambridge and the village is close to road links for the A14 and A12.

With glorious Suffolk countryside right on your doorstep, Greenhill View benefits from fabulous walks, with footpaths taking you through the Gipping Valley and beyond.

The nearby villages of Somersham and Bramford provide friendly, vibrant communities with a rural charm. The well-stocked community-run shop in Somersham is very popular, with the larger Co-op in Bramford and the nearby Ipswich supermarkets offering further choice. The local village pubs provide a warm welcome and there is also a village fish and chip shop and Chinese takeaway in Bramford Village.





# BEECHLAKE DEVELOPMENTS LTD

Greenhill View is being constructed by Beechlake Developments, the team behind the neighbouring properties — Sorrel Barn, Horsenden House, and Brook View — all completed to the same exacting standards. The company is also known for its high-end residential project, The Fairways at nearby Fynn Valley.

The team at Beechlake Developments brings a wealth of expertise to each project. Directors Julian Pennington and Andy Coe, along with Construction

Manager Barrie Pyke, share over 70 years of combined experience in the design, development, and delivery of exceptional homes.

Julian has overseen the successful completion of numerous residential projects over the past two decades. Andy, a qualified engineer, specialises in the construction of high-specification homes, while Barrie brings over 40 years' experience managing new build and commercial developments across both private and public sectors.

## CLARKE & SIMPSON

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