



DENBURY  
HOMES

# OAK GROVE

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EYKE, SUFFOLK

A beautiful collection of 2, 3, 4 & 5 bedroom homes



## WELCOME TO Oak Grove

The peaceful village of Eyke is home to Oak Grove, an impressive collection of 2, 3, 4 and 5 bedroom houses and 2 and 3 bedroom bungalows, nestled in the picturesque River Deben Valley.

Discover the best of rural living in the heart of this family friendly village with its primary school, community hub and historic church. Located in an area of Outstanding Natural Beauty, Eyke is half an hour from Ipswich by car and from here you can travel by train to London Liverpool Street in around an hour.

The neighbouring villages and towns of Rendlesham, Melton and Woodbridge have additional amenities, including convenience stores, shops, cafés, stations, and restaurants.

*Joshua Hopkins*

Managing Director of Denbury Homes

Computer generated image of properties at Oak Grove. Indicative only.



## DISCOVER THE Denbury Difference

Our hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come.

These energy-efficient homes are designed for modern living, featuring elegant exteriors that blend in with their surroundings, and contemporary interior design to suit every lifestyle.

However, it's not only about what's visible. Our homes are constructed using methods and materials that result in a finished product regarded as 'The Denbury Difference'. This difference is evident in everything we do, from the homes we build, to our commitment to an exceptional customer journey, all of which has earned us a five-star rating from the House Builders Federation, meaning over 90% of our home buyers would recommend us to a friend.

Denbury Homes was born amidst the stunning East Anglian landscape, which has inspired artists for generations. We ensure that everything we build reflects the beauty of this special place that you'll love to call home.



Photos depict previous Denbury Homes developments.



# A RARE QUALITY OF LIFE IN THE Beautiful Suffolk Countryside

Ancient forests, quaint country pubs steeped in the Suffolk brewing tradition, and endless riverside walks await you at Oak Grove, where you are perfectly placed to enjoy an idyllic village lifestyle in the countryside.

## FOOD & DRINK

Just over one mile away you can find The Unruly Pig in Bromeswell, an award-winning gastro pub. There is also an excellent range of pubs, restaurants, cafés and bars within a 10-minute drive. In nearby Ufford, The White Lion serves excellent food and has its own micro-brewery, whilst The Ufford Crown and Waterside at Ufford Park are also popular choices. For an unusual place to eat or have coffee, visit HMS Vale at Melton Boatyard, home to Deben Café Bar.

## SHOPPING & AMENITIES

There are several food stores within a 6-minute drive of Eyke, including a Morrisons Daily which has a post office. Just a 10-minute drive away, the bustling riverside market town of Woodbridge offers a convenient and lively place to shop and unwind, with its town centre and Market Hill lined with independent boutiques, popular stores, eateries, and pubs. At a 30-minute drive away, Ipswich has a wealth of cinemas, entertainment venues, restaurants, supermarkets and shops.

## SPORT & LEISURE

Eyke Village Hall is home to a host of activities and clubs, including yoga, while the village fête is an annual highlight. 10 minutes away, Deben Leisure Centre has a swimming pool, indoor cycling studio, gym and fitness studios offering something for everyone. Melton Playing Fields and Ufford Recreation Ground are also close by and have space to exercise or relax. Ufford Park Leisure Club, with its Championship golf course, spa and health club, is just a 6-minute drive away. There are also golf clubs at Woodbridge and Seckford Hall Hotel & Spa.

## DAYS OUT

You'll be spoilt for choice when you want a day out, whether it is an adventure in the beautiful countryside, exploring medieval wool towns or taking in the sea air on the Suffolk coast. A fun day out can be had by all, exploring the UFO trail and many other routes through historic Rendlesham Forest. There are a host of local nature reserves, such as Blaxhall Common or Orford Ness, perfect for wildlife spotting. The whole family will love Sutton Hoo, a beautiful 255-acre estate, which is home to one of Britain's greatest archaeological discoveries or step back in history by visiting Framlingham and Orford Castles.

## EDUCATION

Just a couple of minutes' walk away from Oak Grove is Eyke CofE Primary School, rated Good by Ofsted in 2019. Older children could attend Farlingaye High School, which was rated Good in 2022, and Farlingaye Sixth Form which has been rated Outstanding. Independent schools within a 15-mile drive include Woodbridge School, Ipswich School, Framlingham College, St Joseph's College and The Royal Hospital School. For students, Suffolk New College and the University of Suffolk can be reached within a 30-minute drive.



School places are not guaranteed. Before making commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas. Do not rely upon any information provided in this respect within this brochure. Ofsted ratings are correct at time of publication. Lists of amenities are not exhaustive and information is provided in good faith but satisfy yourself in all regards prior to committing to purchase.



The Unruly Pig



Tide Mill, Woodbridge



Rendlesham Forest



All Saints Church, Eyke



Orford Castle



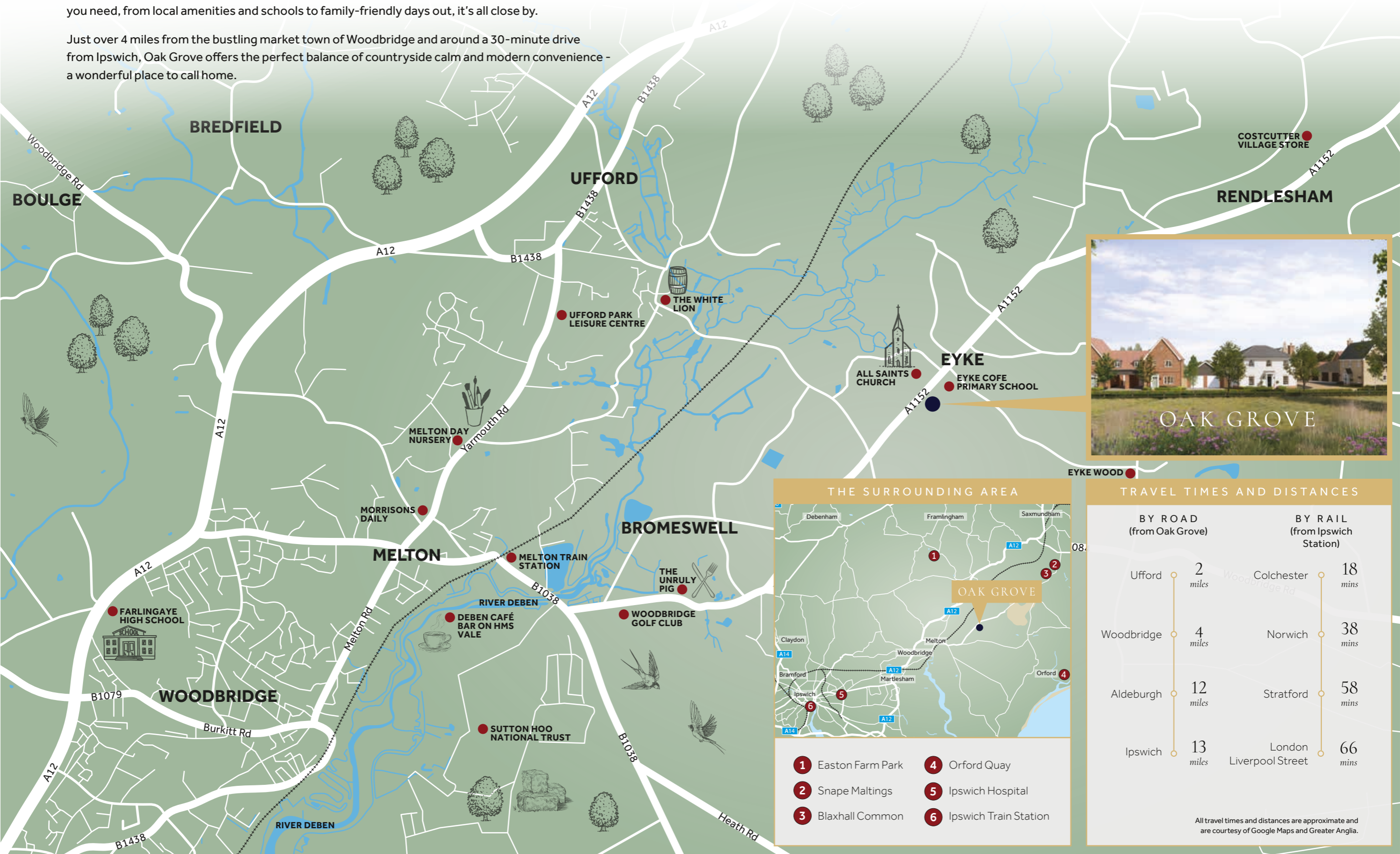
Sutton Hoo

PERFECTLY PLACED FOR

# Convenient Living

Eyeke is a charming village that blends tranquil countryside living with easy access to everything you need, from local amenities and schools to family-friendly days out, it's all close by.

Just over 4 miles from the bustling market town of Woodbridge and around a 30-minute drive from Ipswich, Oak Grove offers the perfect balance of countryside calm and modern convenience - a wonderful place to call home.



**PROTECTING AND IMPROVING  
THE ENVIRONMENT**

It's not just people that need homes. From bat boxes, bee and swift bricks, to the planting we choose and wildflower seeds we sow, new homes for birds, bugs, and bees are always part of our developments.



*Ecology*



*Charity*



**ENCOURAGING LOCAL  
SUPPORT**

The tireless efforts of charities and community groups across our region help protect the vulnerable, bring people together, and provide essential services to many. We are proud that the Denbury Charitable Fund has so far made over £1.6 million in donations and grants to help these inspiring organisations.

**ENVIRONMENTS ENRICHED. COMMUNITIES ENHANCED**  
**Our Commitment to a Sustainable Future**

Our homes are designed to blend seamlessly into existing cities, towns and villages, but we know it's more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity, or our support of local groups and charities, we are as committed as ever to creating a legacy that can be enjoyed for generations to come.



**HELPING  
COMMUNITIES THRIVE**

We carefully select the mix of homes for our developments. Different sizes and styles are chosen to meet local demand and establish a self-sustaining community. Footpaths, bike lanes, and public open space, all contribute towards a safe and welcoming environment, and help residents quickly settle in.



*Community*

**SMARTER HOMES IN TUNE  
WITH MODERN LIVING**



Many of our homes have separate studies for homeworking, and all can be connected to Ultrafast BT Fibre broadband. Air source heat pumps fuel underfloor heating and radiators and individual room thermostats help keep your bills down and your home comfortable. All homes are fitted with electric vehicle charging units.



*Technology*



*Economy*

**SUPPORTING LOCAL TRADES,  
SKILLS, AND BUSINESSES**



Our East Anglian roots run deep so we always seek to support local businesses. Our developments create employment, help young people gain new skills and keep traditional building methods and skills in the limelight.



## THE HIGHEST QUALITY Specification

### KITCHENS

- Choice of Howdens kitchen cupboards and worktops
- Contemporary white glass splashback to hob
- Integrated oven, induction hob and hood
- Integrated fridge freezer to all homes
- Integrated dishwasher to all homes
- Integrated washing machine to all homes without a utility room

### ELECTRICAL

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes
- Downlights to the dining area and wet rooms in The Robin, The Sparrowhawk and The Jay
- Downlights to utility rooms

### JOINERY

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- UVPC double-glazed windows throughout
- Fitted wardrobes where indicated
- Coved cornicing

### PLUMBING

- Space and plumbing for a washing machine in utility room
- White Roca sanitary ware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to all bungalows
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses

### TILING

- Kitchen – choice of Porcelanosa floor tiles\*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round\*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin\*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round\*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin\*

### OTHER ITEMS

- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots^
- Wood burner to The Heron, The Sandpiper, The Jay, The Robin and The Sparrowhawk

\* Subject to build stage. ^ The FTTP provided is a closed network service provided by nominated suppliers only. Integrated washing machine not applicable to homes with a utility room. Please note the specification is subject to change depending on materials and suppliers. Please speak to our Sales Consultant for further details. Photographs depict previous Denbury Homes' developments.





DENBURY  
HOMES

## Welcome to Oak Grove



### 2 Bedroom Homes

- The Grouse  
Plots 1, 2, 3, 40 & 41(h)
- The Wheatear (b)  
Plot 33
- The Eider  
(First Homes)\*  
Plots 9, 11, 21 & 22(h)
- The Shelduck  
(First Homes)\*  
Plot 10
- The Redwing  
Plots 26(h), 27 & 55
- The Goshawk  
Plots 38(h) & 39

### 3 Bedroom Homes

- The Swallow  
Plots 42, 44 & 45(h)
- The Redstart  
Plot 43
- The Brambling  
Plots 48, 49(h), 53,  
54(h), 62 & 63(h)
- The Avocet (b)  
Plots 31 & 32

### 4 Bedroom Homes

- The Kingfisher  
Plots 36, 37(h), 52(h),  
57, 58(h) & 61
- The Woodpecker  
Plots 29 & 51(h)
- The Heron  
Plots 4, 28(h) & 30(h)
- The Sandpiper  
Plots 46(h), 56 & 64
- The Jay  
Plots 50 & 65
- The Robin  
Plots 35 & 59

### 5 Bedroom Homes

- The Sparrowhawk  
Plots 34, 47(h) & 60(h)



- Affordable Housing
- (b) Bungalow
- (h) Handed
- (S/S) Sub Station
- LEAP Local Equipped Area of Play
- Wildflower areas

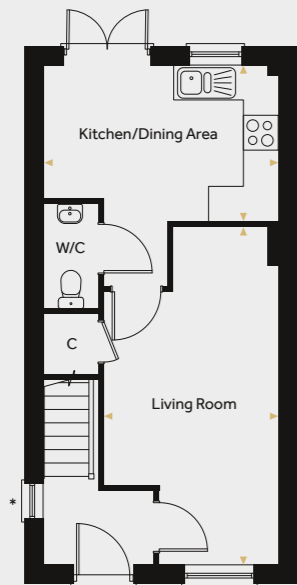
External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Drainage Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature.



\*Scan for more information on the  
First Homes Scheme: discounts for  
first-time buyers

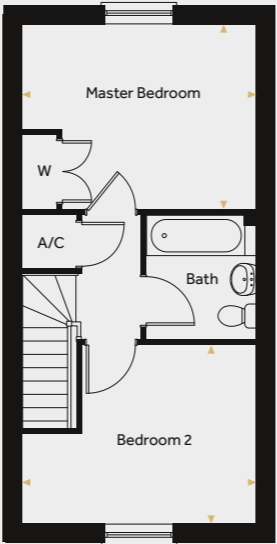
# The Grouse

Plots 1, 2, 3, 40 & 41(h)



## GROUND FLOOR

Kitchen/Dining Area	4.050m x 2.700m	13'4" x 8'10"
Living Room	5.850m x 3.010m	19'2" x 9'11"



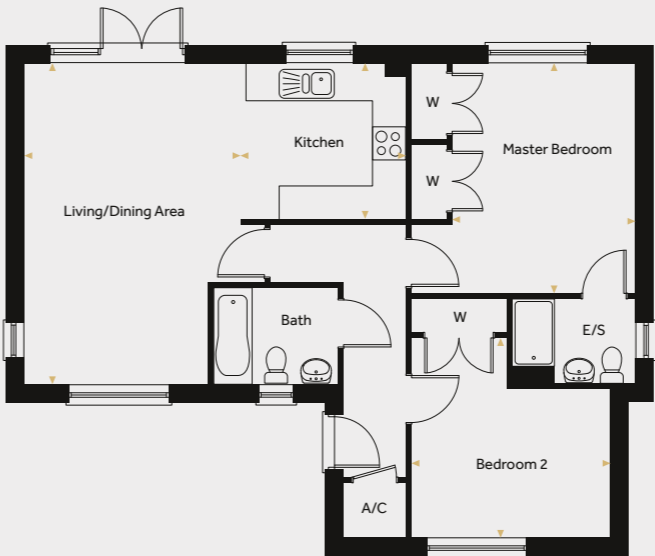
## FIRST FLOOR

Master Bedroom	3.390m x 3.200m	11'2" x 10'6"
Bedroom 2	4.050m x 3.100m	13'4" x 10'2"

◀ Indicates where measurements have been taken from. \* Window to plots 40 & 41 only.

# The Wheatear (b)

Plot 33



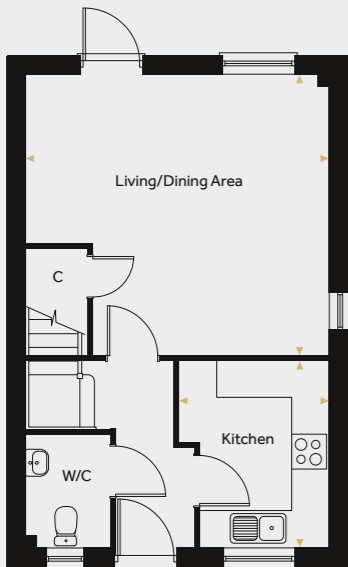
## GROUND FLOOR

Kitchen	2.933m x 2.755m	9'7" x 9'0"
Living/Dining Area	5.675m x 3.830m	18'7" x 12'6"
Master Bedroom	4.075m x 3.245m	13'4" x 10'7"
Bedroom 2	3.525m x 3.515m	11'7" x 11'6"

◀ Indicates where measurements have been taken from.

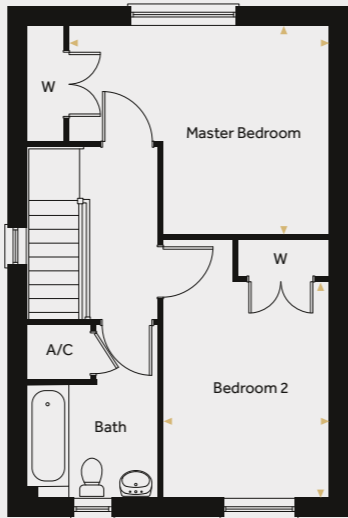
# The Eider (First Homes)

Plots 9, 11, 21 & 22(h)



GROUND FLOOR

Kitchen	3.103m x 2.484m	10'2" x 8'2"
Living/Dining Area	5.059m x 4.694m	16'7" x 15'5"



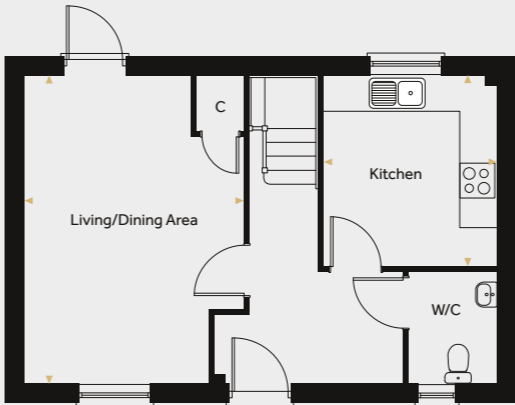
FIRST FLOOR

Master Bedroom	4.359m x 3.485m	14'4" x 11'5"
Bedroom 2	3.610m x 2.773m	11'10" x 9'1"

◀ Indicates where measurements have been taken from. \*Window to plot 9 only. \*\*Window to plot 11 only.

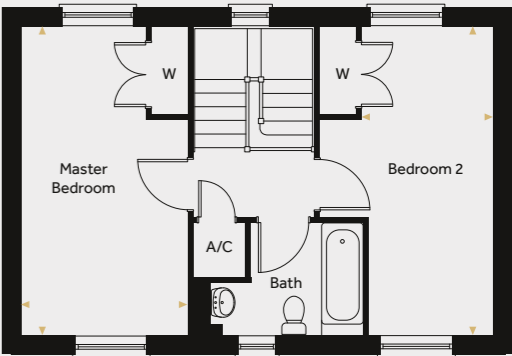
# The Shelduck (First Homes)

Plot 10



GROUND FLOOR

Kitchen	3.196m x 2.889m	10'6" x 9'6"
Living/Dining Area	5.171m x 3.664m	17'0" x 12'0"



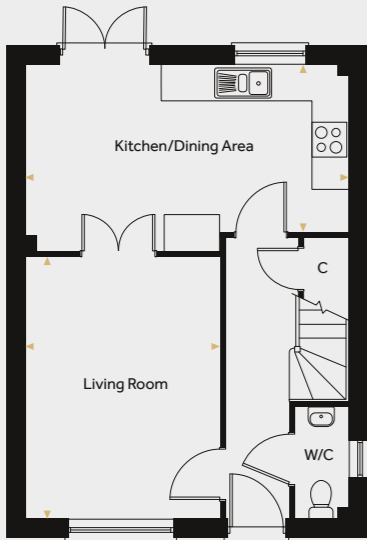
FIRST FLOOR

Master Bedroom	5.171m x 2.772m	17'0" x 9'1"
Bedroom 2	5.171m x 2.189m	17'0" x 7'2"

◀ Indicates where measurements have been taken from.

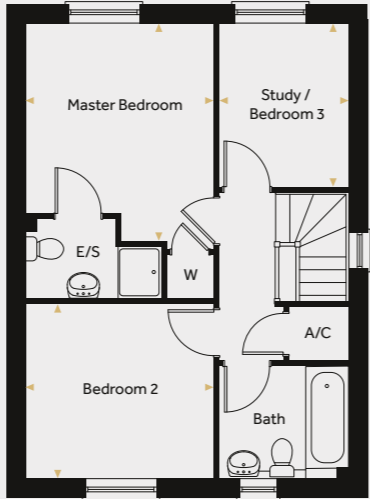
# The Redwing

Plots 26(h), 27 & 55



GROUND FLOOR

Kitchen/Dining Area	5.395m x 2.805m	17'8" x 9'4"
Living Room	4.381m x 3.248m	14'4" x 10'7"



FIRST FLOOR

Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Study / Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

◀ Indicates where measurements have been taken from. \*Window to plots 26 & 27 only.

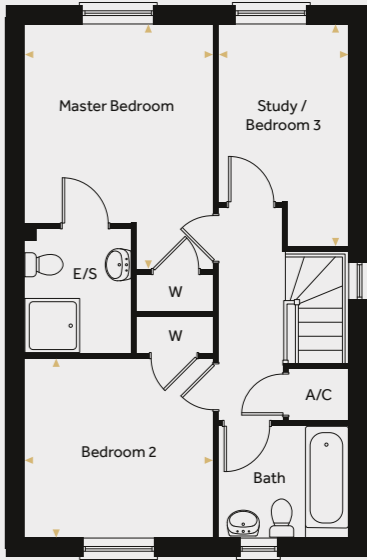
# The Goshawk

Plots 38(h) & 39



GROUND FLOOR

Kitchen/Dining Area	5.395m x 3.721m	17'8" x 12'2"
Living Room	4.780m x 3.252m	15'8" x 10'8"



FIRST FLOOR

Master Bedroom	4.098m x 3.138m	13'5" x 10'3"
Bedroom 2	3.138m x 3.004m	10'3" x 9'10"
Study / Bedroom 3	3.721m x 2.159m	12'2" x 7'1"

◀ Indicates where measurements have been taken from.

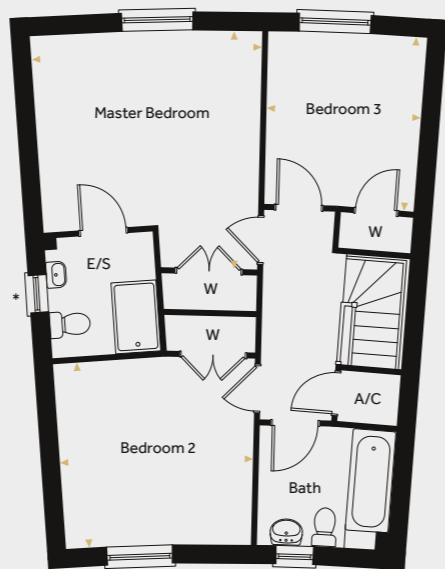
# The Swallow

Plots 42, 44 & 45(h)



## GROUND FLOOR

Kitchen/Dining Area	6.620m x 3.549m	21'9" x 11'8"
Living Room	4.900m x 3.904m	16'1" x 12'10"



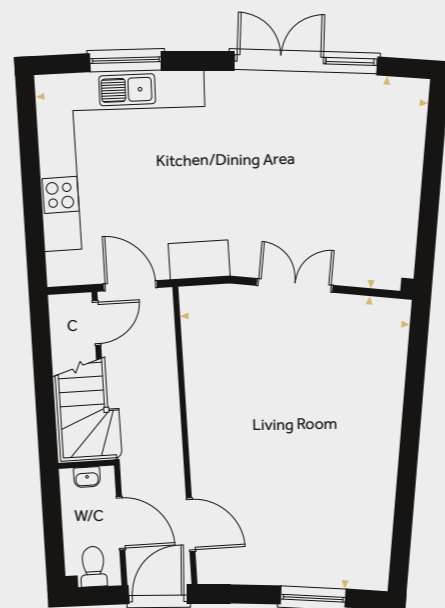
## FIRST FLOOR

Master Bedroom	3.991m x 3.881m	13'1" x 12'9"
Bedroom 2	3.106m x 3.104m	10'2" x 10'2"
Study	2.905m x 2.647m	9'6" x 8'8"

◀ Indicates where measurements have been taken from. \*Windows to plots 42 & 45 only.

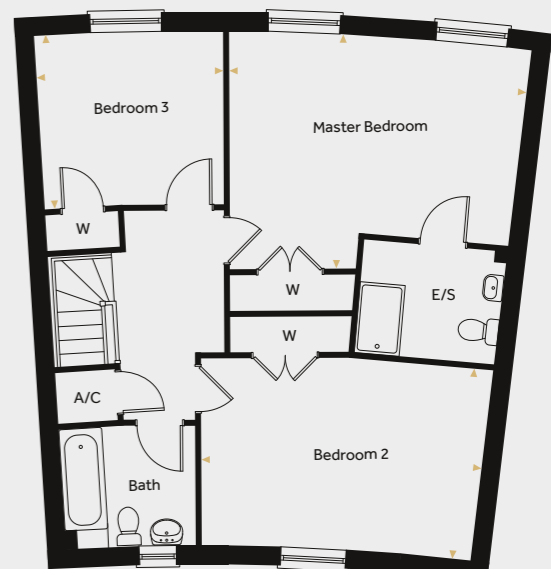
# The Redstart

Plot 43



## GROUND FLOOR

Kitchen/Dining Area	6.620m x 3.549m	21'9" x 11'8"
Living Room	4.900m x 3.904m	16'1" x 12'10"



## FIRST FLOOR

Master Bedroom	5.087m x 3.927m	16'8" x 12'11"
Bedroom 2	4.506m x 3.210m	14'10" x 10'6"
Study	3.147m x 2.905m	10'4" x 9'6"

◀ Indicates where measurements have been taken from.

# The Brambling

Plots 48, 49(h), 53, 54(h), 62 & 63(h)



### GROUND FLOOR

Kitchen/Dining Area	5.395m x 2.818m	17'8" x 9'3"
Living Room	4.679m x 3.248m	15'4" x 10'8"



### FIRST FLOOR

Master Bedroom	3.976m x 3.328m	13'0" x 10'11"
Bedroom 2	4.042m x 3.110m	13'3" x 10'2"
Bedroom 3	2.927m x 2.821m	9'7" x 9'3"

◀ Indicates where measurements have been taken from. ---- Indicates reduced head height. ☒ Velux window ▶ Dimensions taken from 1.5m headroom

# The Avocet (b)

Plots 31 & 32



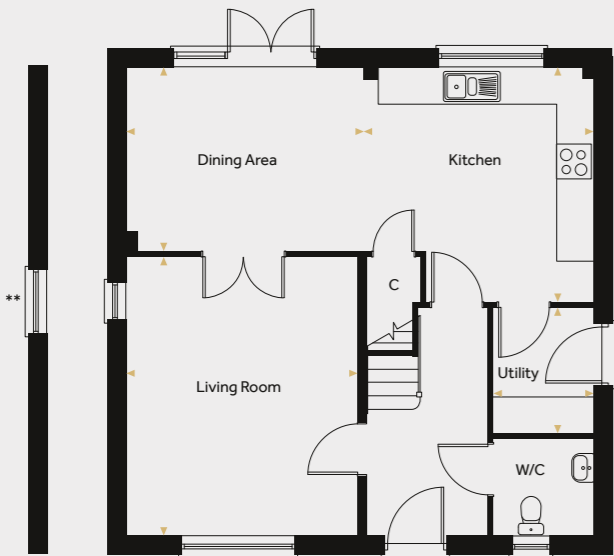
### GROUND FLOOR

Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Living Room	5.850m x 4.170m	19'2" x 13'8"
Master Bedroom	4.105m x 3.942m	13'6" x 12'11"
Bedroom 2	3.910m x 2.765m	12'10" x 9'1"
Bedroom 3	3.300m x 2.632m	10'10" x 8'8"

◀ Indicates where measurements have been taken from.

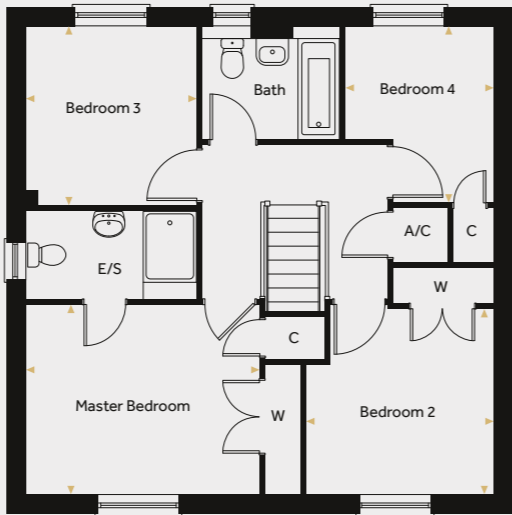
# The Kingfisher

Plots 36, 37(h), 52(h), 57, 58(h) & 61



## GROUND FLOOR

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Utility	2.108m x 1.667m	6'11" x 5'6"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Dining Area	3.985m x 3.062m	13'1" x 10'1"



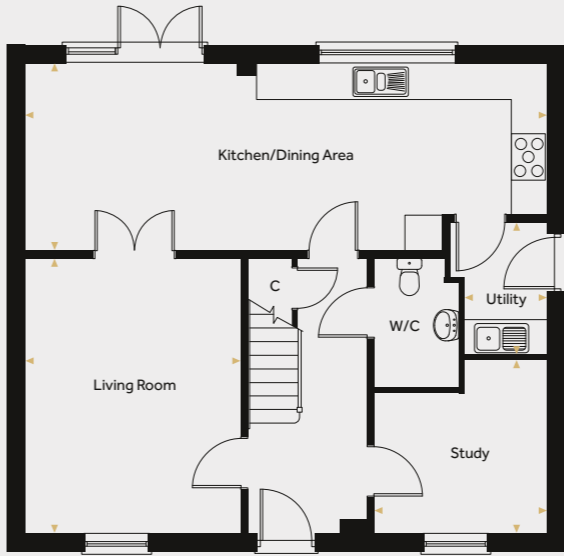
## FIRST FLOOR

Master Bedroom	3.901m x 3.175m	12'10" x 10'5"
Bedroom 2	3.130m x 3.099m	10'3" x 10'2"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Bedroom 4	2.937m x 2.474m	9'8" x 8'1"

◀ Indicates where measurements have been taken from. \*Window to plots 37, 52 & 57 only. \*\*Window variation to plots 36, 58 & 61.

# The Woodpecker

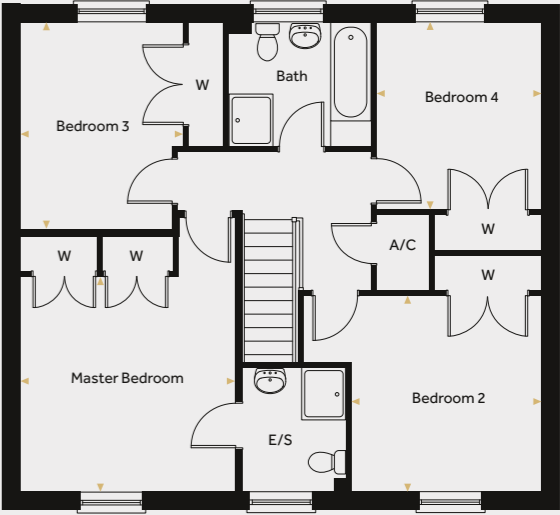
Plots 29 & 51(h)



## GROUND FLOOR

Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.698m x 3.686m	15'5" x 12'1"
Utility	2.268m x 1.407m	7'5" x 4'7"
Study	2.957m x 2.949m	9'9" x 9'8"

◀ Indicates where measurements have been taken from.

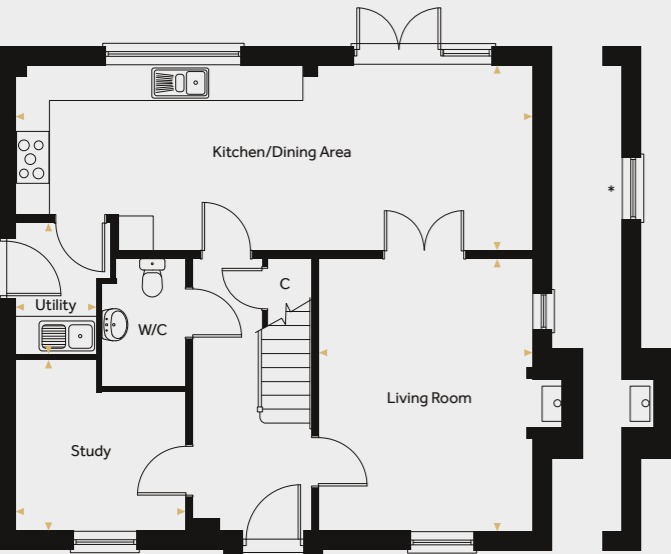


## FIRST FLOOR

Master Bedroom	3.686m x 3.680m	12'1" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.542m x 2.785m	11'8" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

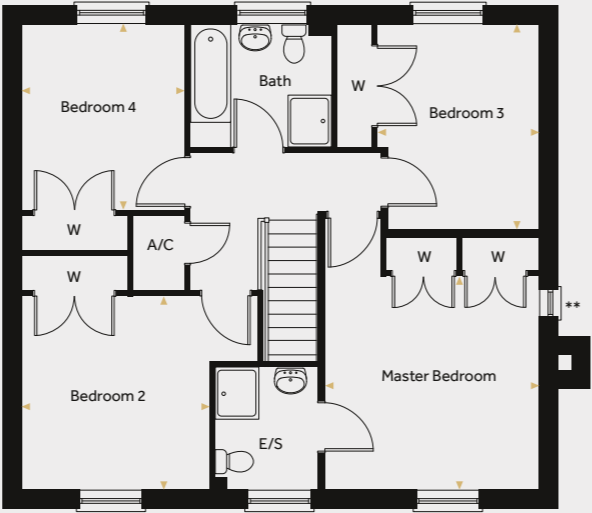
# The Heron

Plots 4, 28(h) & 30(h)



GROUND FLOOR

Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.698m x 3.686m	15'5" x 12'1"
Utility	2.268m x 1.407m	7'5" x 4'7"
Study	2.957m x 2.949m	9'9" x 9'8"



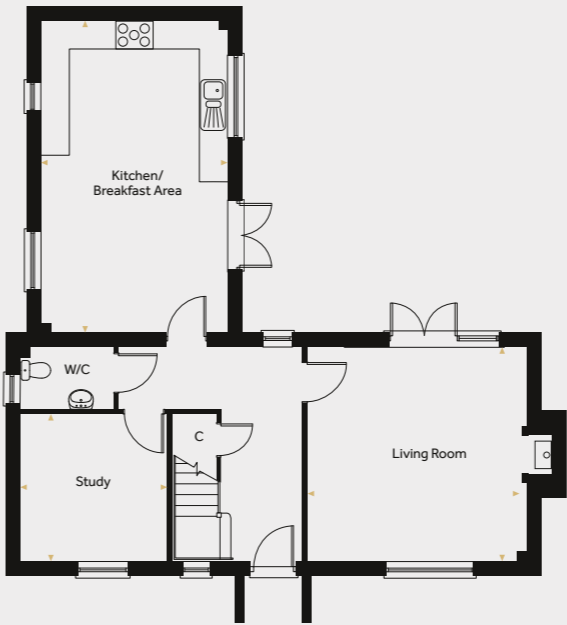
FIRST FLOOR

Master Bedroom	3.686m x 3.680m	12'1" x 12'1"
Bedroom 2	3.348m x 3.265m	11'0" x 10'8"
Bedroom 3	3.542m x 2.785m	11'8" x 9'2"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from. \*Window variation to plot 4. \*\* Window to plot 28 only.

# The Sandpiper

Plot 46(h), 56 & 64



GROUND FLOOR

Kitchen/Breakfast Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.175m x 3.175m	10'5" x 10'5"

◀ Indicates where measurements have been taken from. ---- Indicates reduced head height.

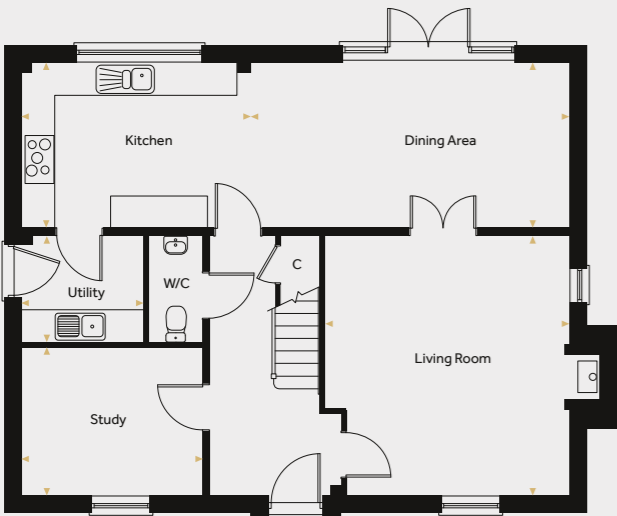


FIRST FLOOR

Master Bedroom	3.890m x 3.890m	12'9" x 12'9"
Bedroom 2	3.270m x 2.974m	10'9" x 9'9"
Bedroom 3	3.207m x 2.812m	10'6" x 9'3"
Bedroom 4	3.394m x 2.610m	11'2" x 8'7"

The Jay

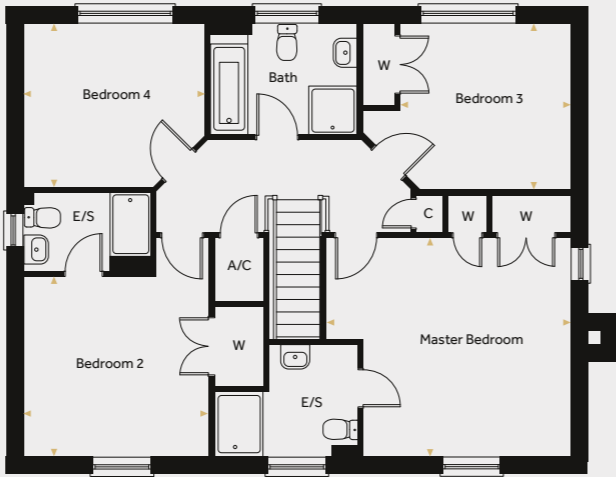
Plots 50 & 65



GROUND FLOOR

Kitchen	4.256m x 3.075m	14'0" x 10'1"
Dining Area	5.929m x 3.075m	19'6" x 10'1"
Utility	2.255m x 1.975m	7'5" x 6'6"
Living Room	4.823m x 4.543m	15'10" x 14'11"
Study	3.355m x 2.748m	11'0" x 9'0"

◀ Indicates where measurements have been taken from.



FIRST FLOOR

Master Bedroom	4.545m x 4.060m	14'11" x 13'3"
Bedroom 2	3.438m x 3.345m	11'3" x 10'11"
Bedroom 3	3.165m x 3.083m	10'5" x 10'1"
Bedroom 4	3.381m x 3.037m	11'1" x 9'11"

The Robin

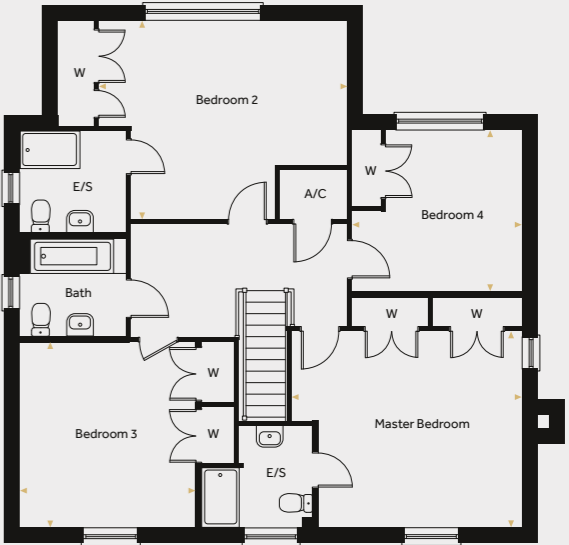
Plots 35 & 59



GROUND FLOOR

Kitchen/Dining Area	6.528m x 4.979m	21'5" x 16'4"
Family Room	3.532m x 3.075m	11'7" x 10'1"
Utility	2.110m x 2.116m	6'11" x 6'11"
Living Room	4.668m x 4.823m	15'4" x 15'10"
Study	3.355m x 2.942m	11'0" x 9'8"

◀ Indicates where measurements have been taken from.

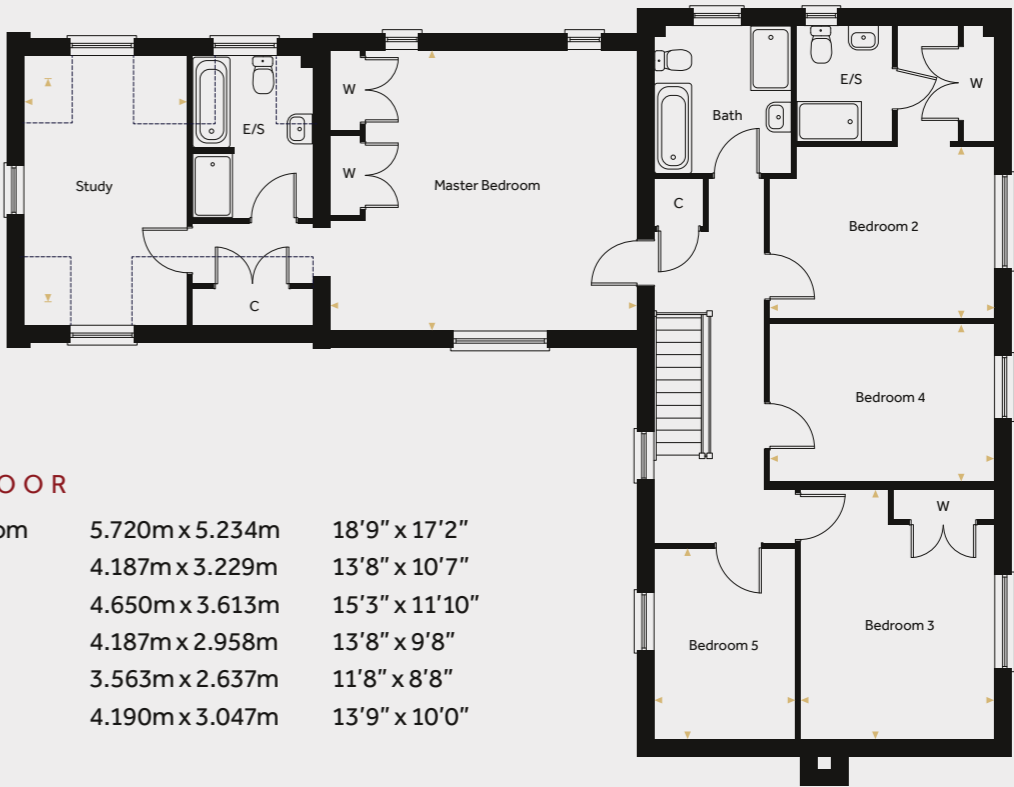


FIRST FLOOR

Master Bedroom	4.668m x 3.972m	15'4" x 13'1"
Bedroom 2	5.062m x 4.033m	16'7" x 13'3"
Bedroom 3	3.560m x 3.757m	11'8" x 12'4"
Bedroom 4	3.434m x 3.250m	11'3" x 10'8"

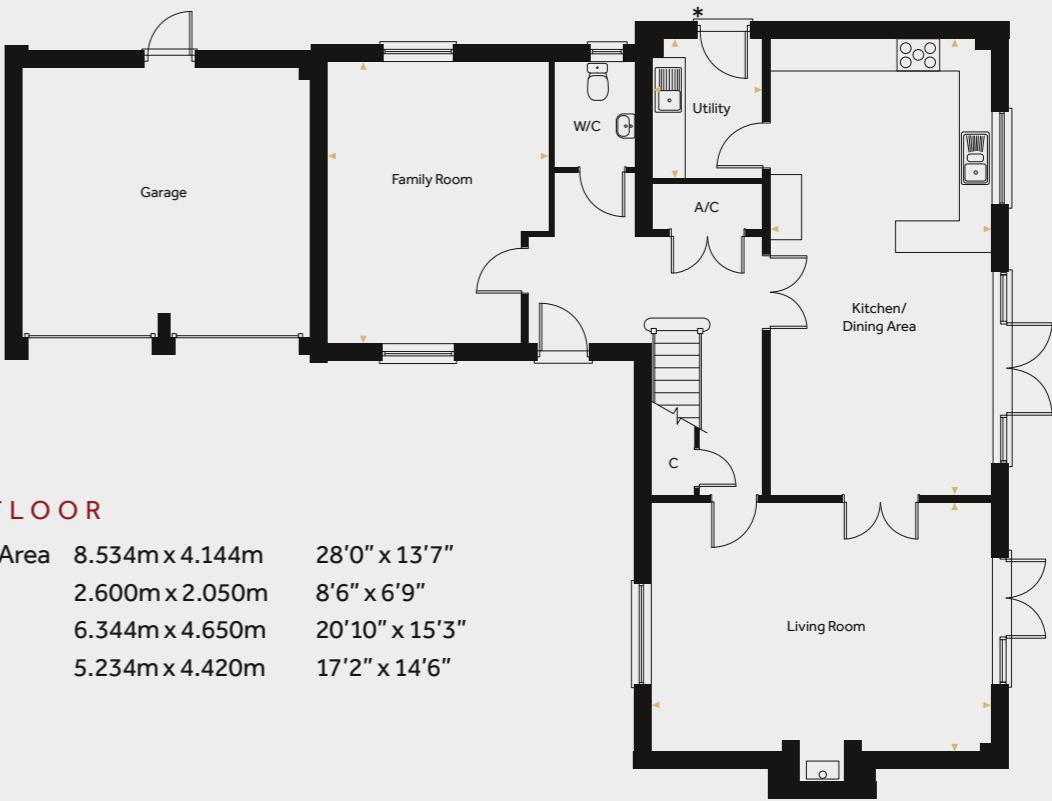
# The Sparrowhawk

Plots 34, 47(h) & 60(h)



FIRST FLOOR

Master Bedroom	5.720m x 5.234m	18'9" x 17'2"
Bedroom 2	4.187m x 3.229m	13'8" x 10'7"
Bedroom 3	4.650m x 3.613m	15'3" x 11'10"
Bedroom 4	4.187m x 2.958m	13'8" x 9'8"
Bedroom 5	3.563m x 2.637m	11'8" x 8'8"
Study	4.190m x 3.047m	13'9" x 10'0"



GROUND FLOOR

Kitchen/Dining Area	8.534m x 4.144m	28'0" x 13'7"
Utility	2.600m x 2.050m	8'6" x 6'9"
Living Room	6.344m x 4.650m	20'10" x 15'3"
Family Room	5.234m x 4.420m	17'2" x 14'6"

◀ Indicates where measurements have been taken from. ---- Indicates reduced head height. ▶ Dimensions taken from 1.5m headroom \* Door to plots 47 & 60 only



Image depicts previous Denbury Homes development.



DENBURY  
HOMES

# Oak Grove

EYKE | SUFFOLK

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What3words: ///absent.jetting.blown

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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. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. Computer generated images will not reflect the appearance of all homes of that type. Please refer to elevation drawings and material schedules in the sales centre on the development. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Oak Grove may not necessarily illustrate that property type in its setting at this development. All local area information is provided in good faith and correct at time of print. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

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