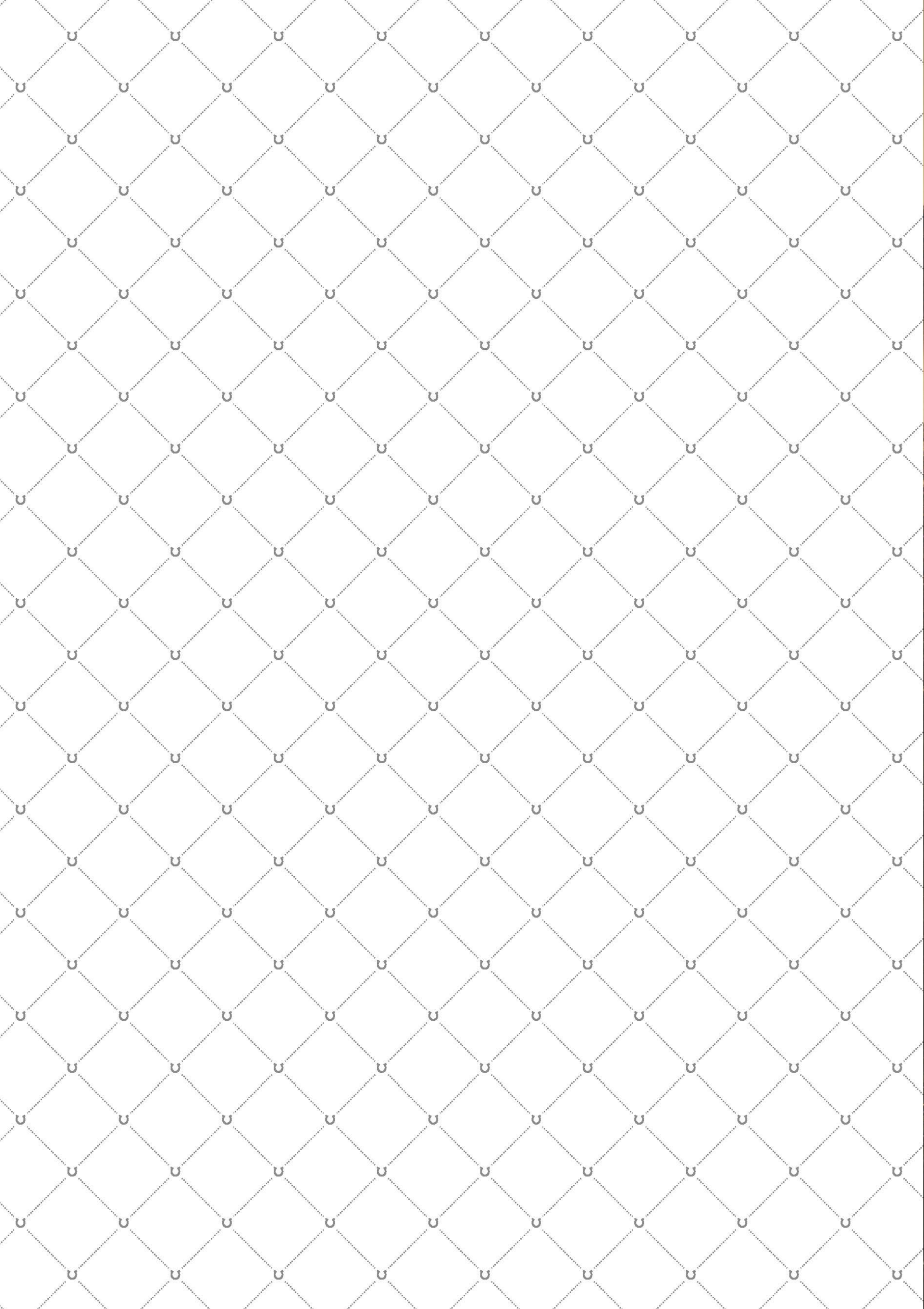




REGAL MEADOWS

KENTFORD

HERITAGE
DEVELOPMENTS



REGAL MEADOWS

Experience country living
with a modern twist



*A choice of contemporary 3, 4 and 5 bedroom homes
in the outstandingly beautiful village of Kentford, Suffolk*

Welcome to Regal Meadows, an attractive collection of quality homes located in the picturesque countryside of West Suffolk. Surrounding a new Racehorse Pre-Training Establishment – and within easy reach of Newmarket, Cambridge and Bury St Edmunds – we offer you tranquil village living in one of East Anglia's most prestigious locations.

Designed for modern living



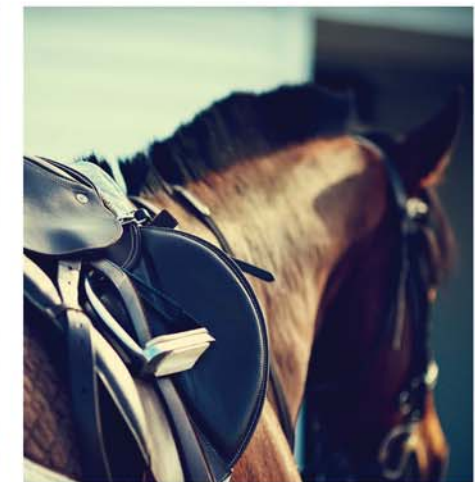
*Regal Meadows is a small community featuring thoughtfully
designed homes, built to exceptionally high standards
and surrounded by plenty of green space*

Discover

a tranquil countryside setting



*At Regal Meadows you'll enjoy the very best
of authentic, English village life*



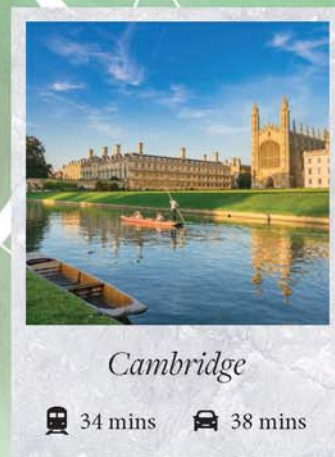
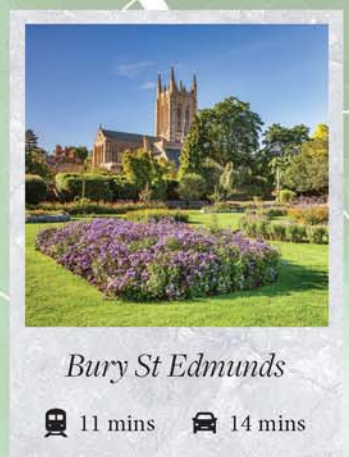
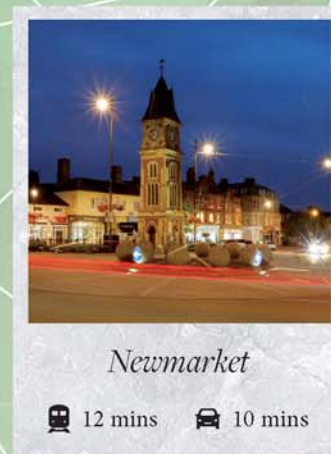
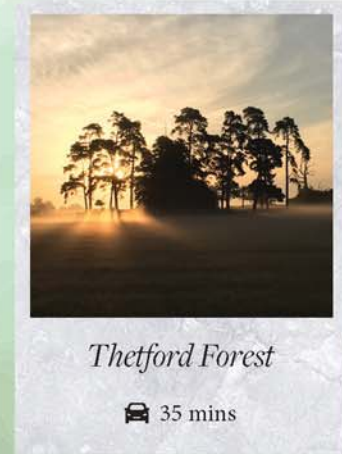
When you live a busy life to the full, there's nothing better than to come home to the serenity of rural life. Your new home will be in Kentford, a charming village on Suffolk's border with Cambridgeshire. With streets lined by beautiful buildings and surrounded by rolling countryside, living here is a dream come true.

Kentford is also a welcoming and vibrant community to live in, so there's always lots to do. It has strong ties with neighbouring Kennett and the two share a purpose-built village hall, where you can take part in activities that range from Zumba and Latin Dance to Yoga and Pilates. There are also two popular pubs within walking distance – The Kentford, which serves excellent freshly prepared food and is a great location for events and celebrations, and The Bell Inn offering accommodation, an extensive menu and even live music. Dating from the early 1500's, The Bell Inn provides a relaxed place to unwind.

Close and perfectly connected



Regal Meadows is located within easy reach of the region's most attractive towns and cities – giving you access to top quality shopping, dining, schools and leisure facilities



Your new home is close to both the A14 and Kennett rail station, making it quick and simple to access first class facilities and attractions. From golf courses to racecourses, shopping centres to swimming pools, university colleges to top-rated primary and secondary schools, fine dining restaurants to quirky bars and cafés, rolling countryside to imposing forest – when you explore your new region, you'll be delighted by the sheer variety it has to offer.

Racing heritage

Newmarket, the home of horse racing



Regal Meadows is less than a 10 minute drive from Newmarket, a charming market town that is known as the birthplace of thoroughbred horse racing. With two racecourses on Newmarket Heath, there are some 3,500 racehorses stabled in and around the town. The 2,000 Guineas and the 1,000 Guineas, which are run each year in May, are two of the most prestigious races in the world. The town itself is also a pleasure to visit, offering a great choice of shops, restaurants and attractions – including the National Horseracing Museum and Palace House, the National Heritage Centre for Horseracing and Sporting Art.



A world-class neighbour



Cosmopolitan Cambridge has so much to offer



*Explore the vibrant streets of this
historical university city*

Cambridge is a truly magical place. Home to a world-class university that was once home to Newton and Byron, Darwin and Stephen Hawking, it continues to attract many of the most talented students and scholars in the world. Its streets are lined with picturesque colleges and magnificent libraries, while on sunny days the river is filled with bobbing punts as they are steered slowly down The Backs. Every view you see around you could be a picture postcard – and probably is!

As you'd expect from such an international city, the facilities are second to none – and there's a real buzz in the air. There are hundreds of independent shops, ranging from bookstores and boutiques to wine merchants and delicatessens, not to mention an outdoor market and a huge choice of bars, cafés and renowned restaurants (including Midsummer House with two Michelin Stars). Then there are the many music venues, galleries, exhibition spaces and a calendar that's chock-full of major cultural events.

Cambridge doesn't rest on its laurels, either. As a global technology hub, attracting huge amounts of innovation and investment to 'Silicon Fen', this is very much a city of the future – and it's a real privilege to live only a short distance away.



Newmarket
12 mins

Bury St Edmunds
11 mins

Cambridge
34 mins



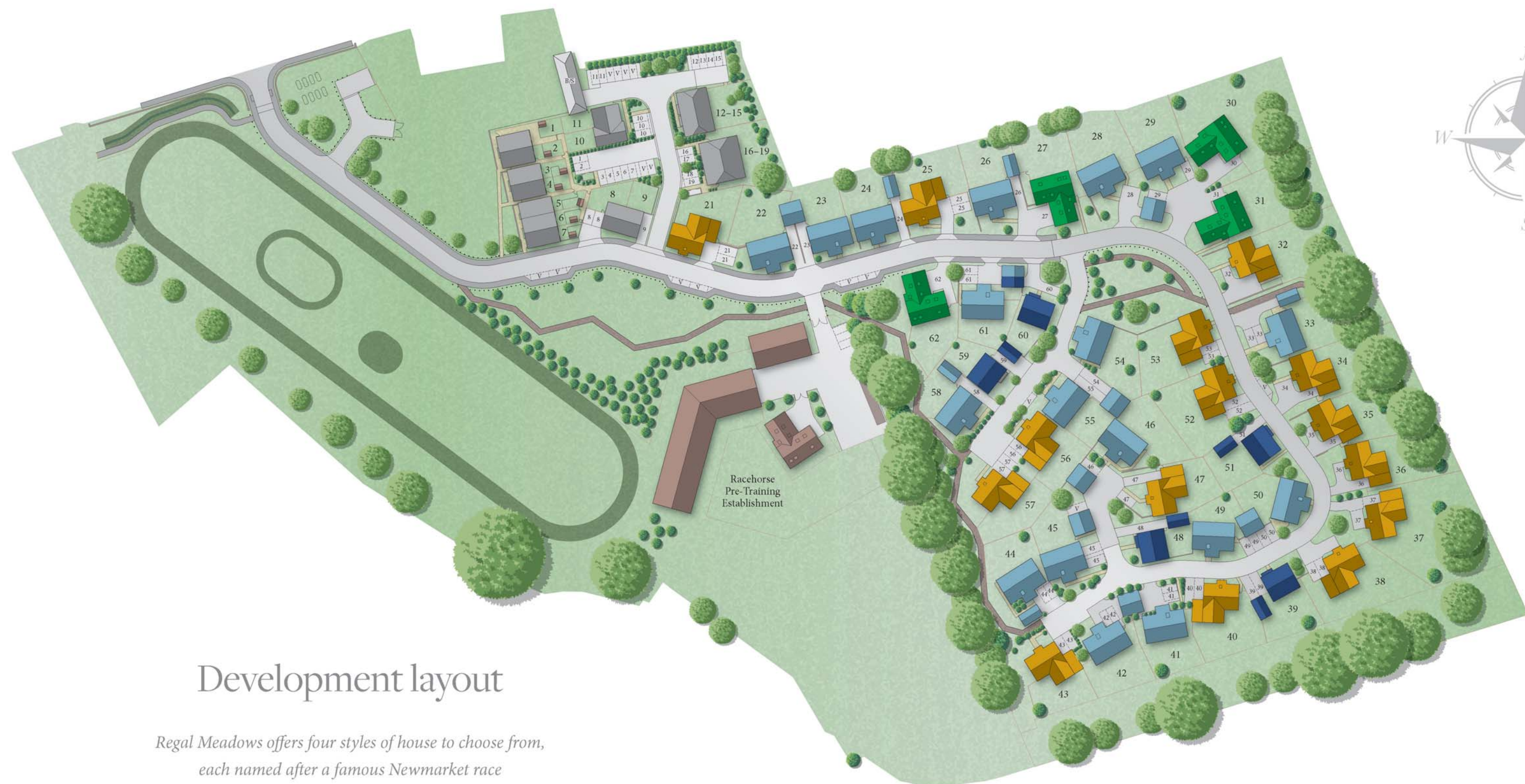
Training tomorrow's champions



The on-site Racehorse Pre-Training Establishment will provide a first class, fully equipped facility comprising a 20-box stables and associated amenity buildings and external space



With a new Racehorse Pre-Training Establishment being created within Regal Meadows, the community will become part of the area's equine tradition. Featuring a 20-box stable, a barn, exercise ring, paddock and training yard, there's every chance that tomorrow's horse racing champions will be put through their paces over the coming years. The new facility also offers a 5 bedroom trainer's house, making it perfect for a professional who lives, breathes and sleeps thoroughbred racehorses!



Development layout

Regal Meadows offers four styles of house to choose from, each named after a famous Newmarket race



■ The Feilden

A stylish 3 bedroom home with a distinctive and contemporary roof, built in contrasting red and black.

Plot 39, 48, 51, 59 & 60



■ The Somerville

The larger of the 4 bedroom houses, The Somerville is ideal for buyers looking to enjoy extra space and plenty of room for relaxing and entertaining.

Plots 22, 23, 24, 26, 28, 29, 33, 41, 42, 44, 45, 46, 49, 50, 54, 55, 58 & 61



■ The Falmouth

This 4 bedroom property is a substantial family home with a feature porch and integral single garage, with added luxuries throughout.

Plots 21, 25, 32, 34, 35, 36, 37, 38, 40, 43, 47, 52, 53, 56 & 57



■ The Dewhurst

Our flagship, 5 bedroom home offers the best of modern luxury and open plan living, also benefiting from a spacious double garage.

Plots 27, 30, 31 & 62



REGAL MEADOWS

■ Trainer's house, barn and stables

■ Affordable Housing

B/S Bin Store/Collection Point

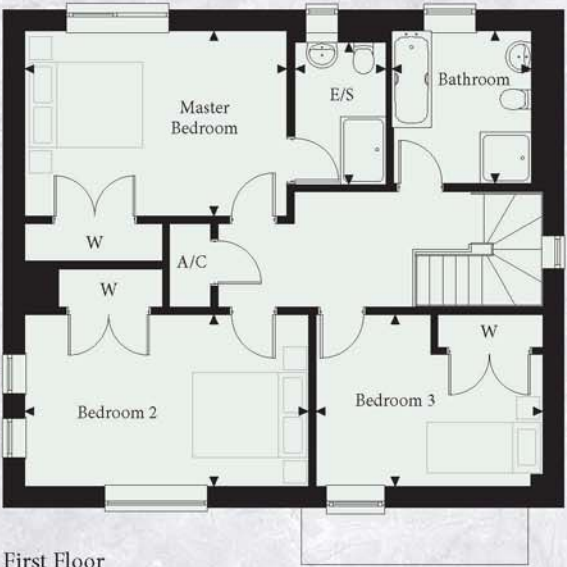
The Feilden



Plot 39, 48, 51, 59 & 60



A 3 bedroom contemporary property with a combined kitchen/dining room, a separate ground floor study and a utility room, with en-suite facilities to the master bedroom.



First Floor



Ground Floor

Ground Floor			First Floor		
Kitchen/Dining Room	6.75m x 3.81m	22'2" x 12'6"	Master Bedroom	4.67m x 3.30m	15'4" x 10'10"
Living Room	4.85m x 4.15m	15'11" x 13'7"	En-suite	2.72m x 1.64m	8'11" x 5'5"
Study	3.05m x 2.35m	10'0" x 7'9"	Bedroom 2	5.04m x 3.07m	16'6" x 10'1"
Utility	2.73m x 2.33m	8'11" x 7'8"	Bedroom 3	4.04m x 3.07m	13'3" x 10'1"
			Bathroom	2.73m x 2.67m	8'11" x 8'9"

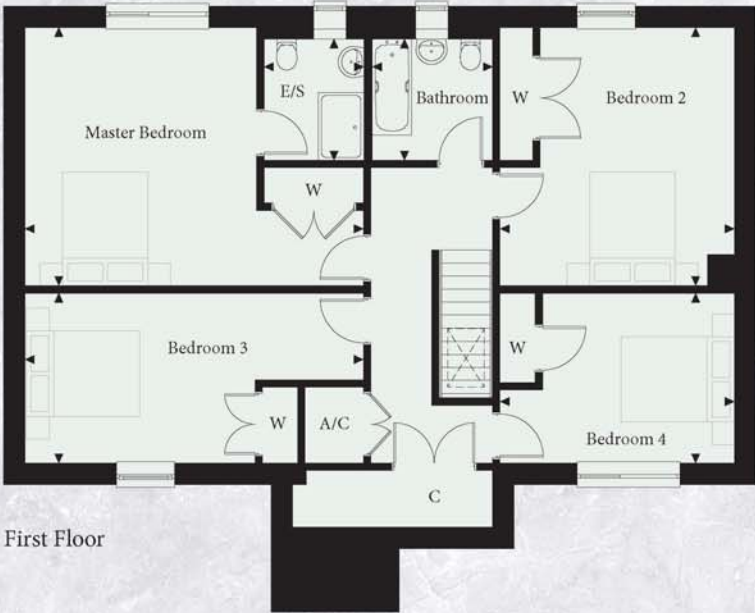
The Somerville



Plots 22, 23, 24, 26, 28, 29, 33, 41, 42, 44, 45, 46, 49, 50, 54, 55, 58 & 61



Our larger 4 bedroom house, built in delightful red and black brick, features a spacious living room benefiting from lots of natural light, plus a generous kitchen and dining room, this house is perfect for entertaining.



Ground Floor

Kitchen/Dining Room	8.30m x 5.72m	27'3" x 18'9"
Living Room	7.72m x 4.17m	25'4" x 13'8"
Utility	4.11m x 1.90m	13'6" x 6'3"

First Floor

Master Bedroom	6.01m x 4.59m	19'9" x 15'1"
En-suite	2.38m x 1.80m	7'10" x 5'11"
Bedroom 2	4.55m x 4.15m	14'11" x 13'7"
Bedroom 3	6.01m x 3.03m	19'9" x 9'11"
Bedroom 4	4.27m x 3.03m	14'0" x 9'11"
Bathroom	2.38m x 2.16m	7'10" x 7'1"

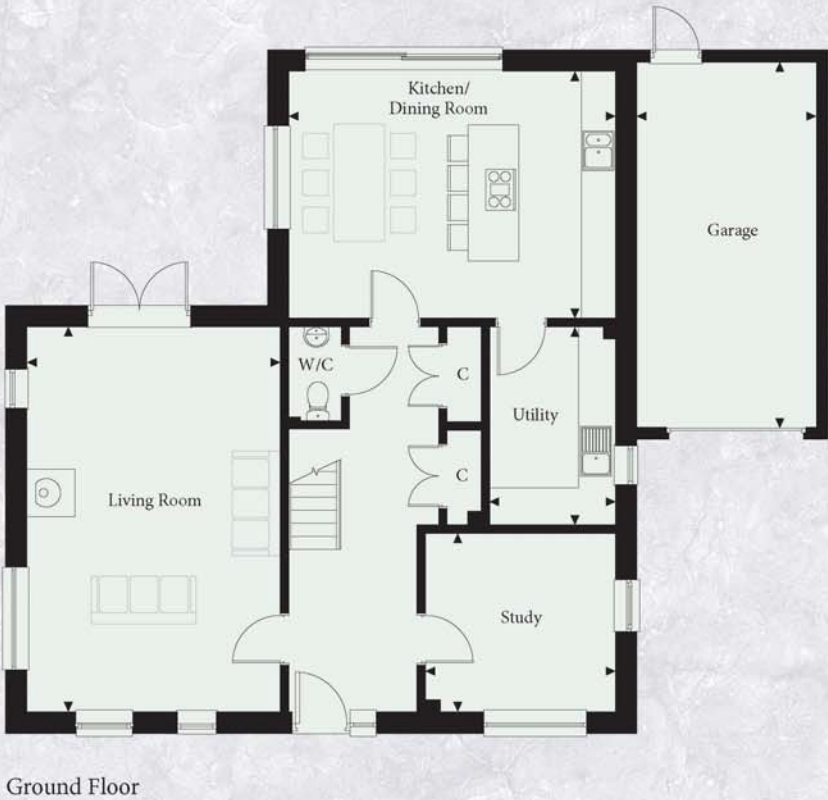
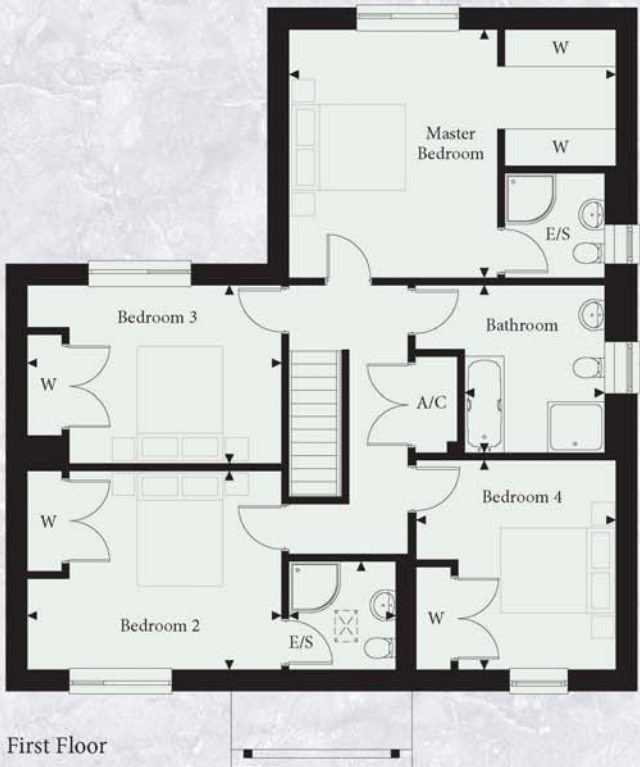
The Falmouth



Plots 21, 25, 32, 34, 35, 36, 37, 38, 40, 43, 47, 52, 53, 56 & 57



This 4 bedroom family home features two en-suites, four spacious double bedrooms, a ground floor study, a bright kitchen/dining room with sliding doors onto the rear patio plus a generous single garage.



Ground Floor

Kitchen/Dining Room	5.81m x 4.40m	19'1" x 14'5"
Living Room	6.82m x 4.51m	22'5" x 14'10"
Study	3.40m x 3.29m	11'2" x 10'10"
Utility	3.53m x 2.27m	11'7" x 7'5"
Garage	6.43m x 3.16m	21'1" x 10'4"

First Floor

Master Bedroom	5.81m x 4.39m	19'1" x 14'5"
En-suite	2.00m x 1.87m	6'7" x 6'2"
Bedroom 2	4.52m x 3.55m	14'10" x 11'8"
En-suite	2.13m x 1.95m	7'0" x 6'5"
Bedroom 3	4.52m x 3.18m	14'10" x 10'5"
Bedroom 4	3.73m x 3.57m	12'3" x 11'9"
Bathroom	3.58m x 2.98m	11'9" x 9'9"

The Dewhurst



Plots 27, 30, 31 & 62



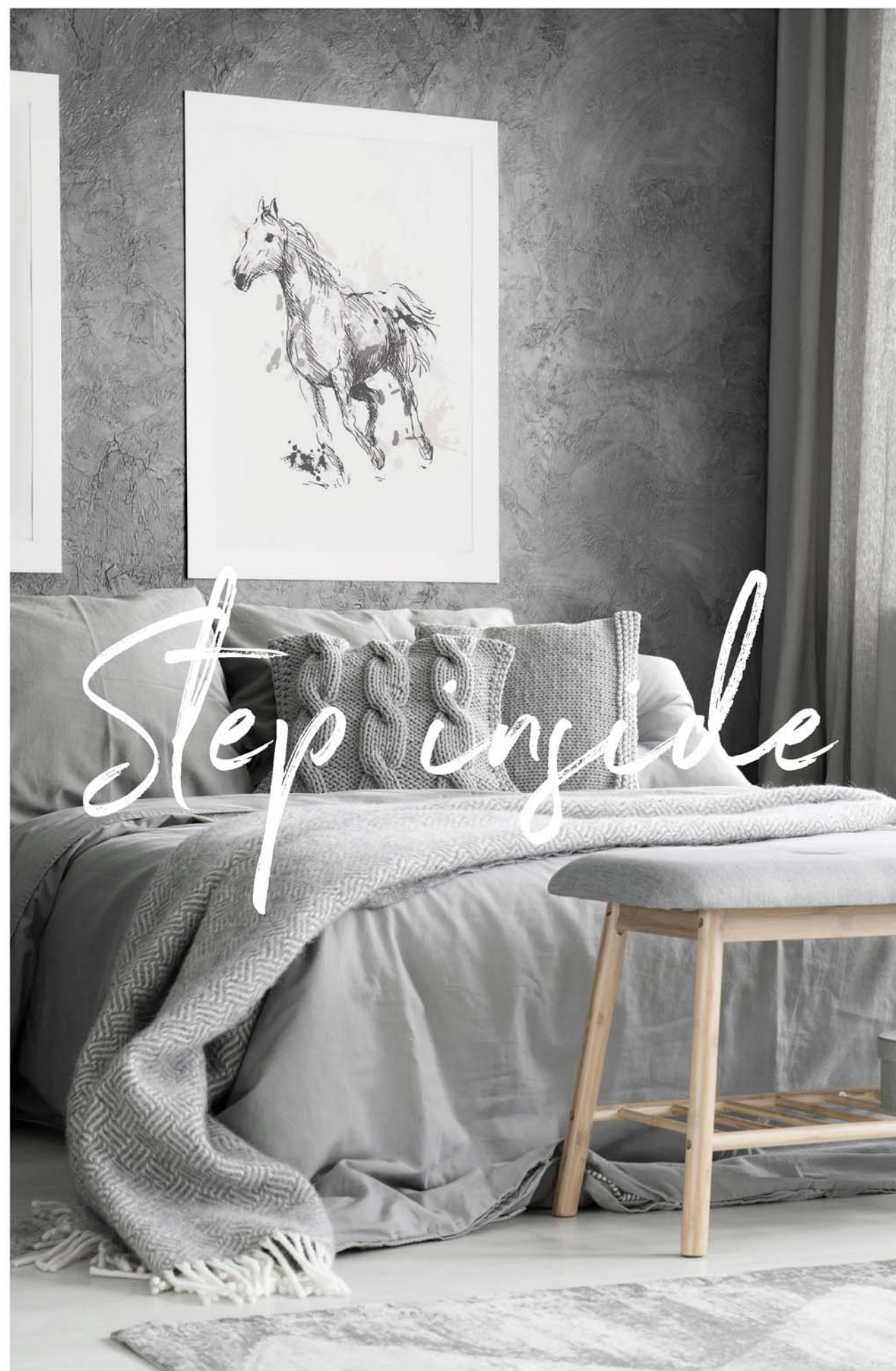
*An impressive, 3 storey property with five bedrooms, three en-suites, a generous family bathroom with a feature bath, a separate utility room and a double garage –
The Dewhurst offers luxury in every detail.*



Ground Floor			
Kitchen/Dining Room	7.59m x 7.05m	24'11" x 23'2"	
Living Room	7.05m x 4.19m	23'2" x 13'9"	
Utility	2.66m x 2.27m	8'9" x 7'5"	
Garage	5.59m x 5.47m	18'4" x 17'11"	

First Floor			
Bedroom 2	5.86m x 5.32m	19'3" x 17'5"	
En-suite	3.33m x 3.12m	10'11" x 10'3"	
Bedroom 3	5.89m x 3.93m	19'4" x 12'11"	
En-suite	3.18m x 1.89m	10'5" x 6'2"	
Bedroom 4	4.09m x 3.94m	13'5" x 12'11"	
Bedroom 5	5.89m x 3.02m	19'4" x 9'11"	
Bathroom	4.05m x 3.01m	13'3" x 9'11"	

Second Floor			
Master Bedroom	4.72m x 3.83m	15'6" x 12'7"	
En-suite	4.60m x 2.10m	15'1" x 6'11"	



Bathrooms

From luxurious Duravit sanitary ware to heated towel rails, contemporary Bristan fittings to desirable Porcelanosa floor and wall tiles, each bathroom is a perfect place to relax.

Living rooms

Spacious living rooms benefit from an elegant, feature wood burner and – in common with the whole of the ground floor – offer the snug luxury of underfloor heating.



Kitchens

Siemens appliances, a double oven, quartz worktops, under-cupboard lighting and even a Caple wine cooler – your kitchen will be equipped as standard to a high specification.

*You'll love the finishing touches
we've added to your new home,
bringing character and style
to each and every room*

A contemporary specification



Every detail of your new home has been designed to offer the best in convenience, comfort and luxury

Kitchens

- Choice of kitchen fascia, handle, quartz worktop and splashback colours*
- Siemens oven, combination microwave, induction hob and extractor fan
- Integrated Siemens dishwasher, Siemens fridge freezer and Caple wine cooler
- Under-cupboard lighting
- Stainless steel sink
- Siemens washing machine and tumble dryer fitted in utility room

Internal Finishes

- Choice of luxury vinyl tile to ground floor (excluding lounge and study)*
- Choice of carpet to lounge, study (where applicable), landings and bedrooms
- Choice of Porcelanosa wall and floor tiles with full height tiling to all bathrooms/en-suites*
- Cloakroom – choice of splashback to hand basin*
- Smooth white ceilings throughout
- All internal walls painted white

Electrical

- Entry alarm system to the ground floor
- External lighting to front and rear
- Double socket outlets throughout, with USB sockets to kitchen and master bedrooms
- Terrestrial TV points to all occupiable rooms with Sky TV points to lounge, master bedroom and bedroom 2
- Fibre-optic telephone points to hall, study (where applicable), lounge, kitchen, master bedroom and bedroom 2
- Brushed steel accessories and white downlighters to ground floor, landing and bathroom
- LED back-lit illuminated mirror with shaver point to all bathrooms/en-suites

Plumbing and Heating

- Feature wood burner and hearth (to 5 bed only)
- Underfloor heating throughout ground floor, radiators to first and second floors (if applicable), all supplied by LPG gas boiler with zonal controls
- Heated towel rails to bathrooms/en-suites
- Duravit sanitary ware throughout with Bristan fittings and accessories and Merlin bath/shower screens

External

Carpentry

- Lining, skirting and architraves painted in white gloss
- Bespoke oak feature staircases with glass balustrades**
- Wooden 'Suffolk Oak' style doors with chrome effect ironmongery
- Grey aluminium/timber composite double glazed windows (white internally)
- Hardwood 'Secured by Design' painted front door with glazed aperture or sidelight where applicable
- Fitted wardrobes to all bedrooms

Exterior

- Close-board timber fencing to rear and dividing boundaries, and gabions where applicable
- Front garden turfed
- Rear garden rotavated and top-soiled
- Single garage to all plots (double garage to 5 bed)
- Timber up and over garage doors
- Zinc cladding (to 3 and 5 beds)
- Lindab galvanised steel guttering and downpipes

*Choice available subject to stage of construction
**Standard joinery to 1st floor stairs on 5-bedroom house type



Our pedigree



Contemporary homes with traditional qualities

Heritage Developments is proud to stand out for the high design quality of its homes, which have gained us a reputation for developing exceptional properties in some of East Anglia's most desirable locations.

Our aim is to enhance and enrich the lives of our homeowners by offering quality build and construction, combined with acute attention to detail. We don't just create fine buildings, but we see each one as a meticulously crafted home that will be cherished for generations.

Heritage Developments employs its own team of highly skilled people, from site management experts to customer care professionals. Consistently delivering homes with style, quality and detail, we have earned a coveted position of trust that keeps growing with each new development.



HERITAGE
DEVELOPMENTS

