

## WELCOME TO SAXONS GREEN

Nestled in the idyllic Suffolk countryside, close to the River Deben and the picturesque town of Woodbridge, the Saxons Green development is in an Area of Outstanding Natural Beauty.

Ideal for family living or winding down to a slower pace of life, the four high-specification and tastefully designed homes are now available in the village of Sutton.

With excellent shopping and schools in Woodbridge and the county town of Ipswich, there is much to do and see, including the Anglo-Saxon Royal burial ground at Sutton Hoo.

The Suffolk coast is just a few miles up the road, while Sutton Heath and Rendlesham Forest provide beautiful walks and bike rides. For golfers, enjoy the excellent course and facilities at Ufford Park Hotel.



## SITE PLAN

-  The Mardle Plot 1
-  The Laurels Plot 2
-  The Mulberry Plot 3
-  The Rose Press Plot 4



## LIVING IN A FLAGSHIP HOME

We know how important it is for you to find the right home. At Flagship Homes we take pride in choosing only the best locations in which to build our properties. They are not just places to live but also places to love.

Our focus is always on you, the homebuyer. We not only build everything to our usual exacting standards – we do so with care and incredible attention to detail.

We have a social purpose, all profits we make from selling our homes will be invested into providing homes for people in need.



### ALL ENQUIRIES

If you would like further details please contact:

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or visit [www.saxonsgreen.co.uk](http://www.saxonsgreen.co.uk)

  
william h brown

A DEVELOPMENT BY  
  
Flagship  
Homes

**SAXONS GREEN**  
SUFFOLK

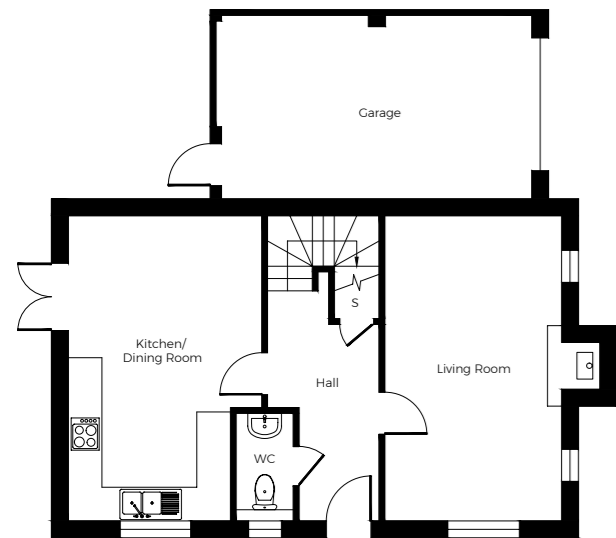
A DEVELOPMENT OF FOUR PROPERTIES  
SET IN A QUIANT PART OF SUFFOLK

## THE MARDLE

Beautifully designed, this detached three-bedroom home with an en-suite to the master bedroom and an attached garage has plenty to offer.



Plot 1 | 3 Bedrooms | Total Floorspace 1012 sqft



### GROUND FLOOR

#### Kitchen/Dining Room

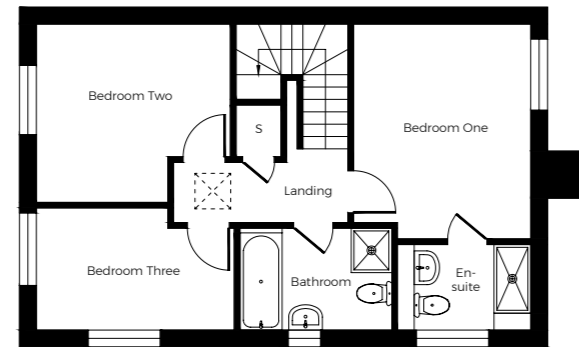
5.44m x 3.38m (max)\* 17' 8" x 11' 1" (max)\*

#### Living Room

5.44m x 3.15m (max)\* 17' 8" x 10' 3" (max)\*

#### Hallway

#### WC



### FIRST FLOOR

#### Bedroom One

3.82m (max)\* x 3.15m (max)\* 12' 5" (max)\* x 10' 3" (max)\*

#### En-suite

#### Bedroom Two

3.17m (max)\* x 3.38m (max)\* 10' 4" (max)\* x 11' 1" (max)\*

#### Bedroom Three

2.17m (max)\* x 3.52m (max)\* 7' 1" (max)\* x 11' 5" (max)\*

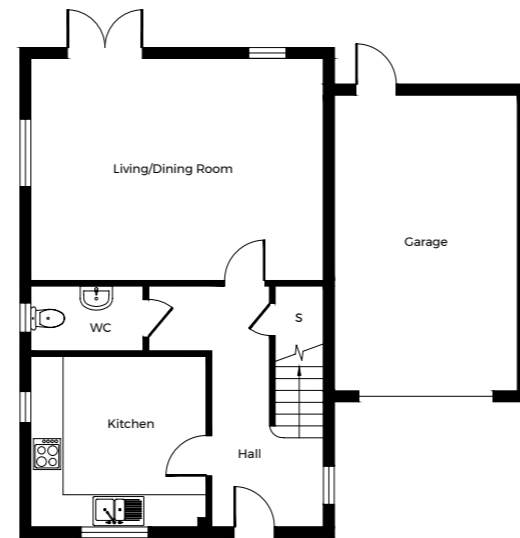
#### Bathroom

## THE LAURELS & THE MULBERRY

A pair of tastefully designed semi-detached homes with four bedrooms. An en-suite to the master bedroom and an attached garage.



Plot 2 & 3 | 4 Bedrooms | Total Floorspace 1173 sqft



### GROUND FLOOR

#### Kitchen/Dining Room

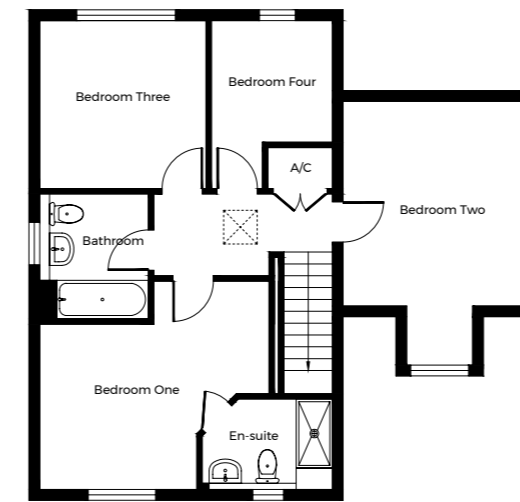
3.17m x 3.26m 10' 4" x 10' 7"

#### Living Room

4.13m x 5.44m 13' 5" x 17' 8"

#### Hallway

#### WC



### FIRST FLOOR

#### Bedroom One

3.87m (max)\* x 4.17m (max)\* 12' 7" (max)\* x 13' 7" (max)\*

#### En-suite

#### Bedroom Two

3.83m excl. window x 3.41m 12' 7" excl. window x 11' 2"

#### Bedroom Three

3.12m x 3.09m 10' 2" x 10' 1"

#### Bedroom Four

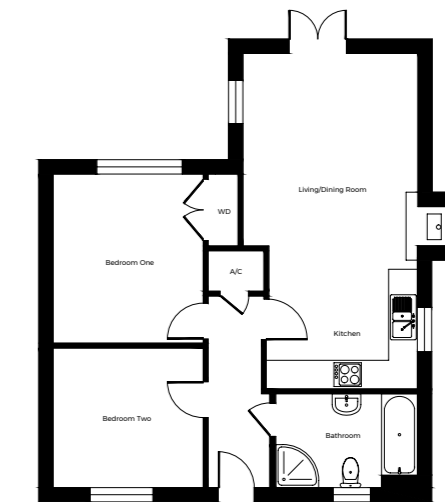
3.12m (max)\* x 2.26m (max)\* 10' 2" (max)\* x 7' 4" (max)\*

#### Bathroom



An individually designed two bedroom single storey dwelling, featuring open plan kitchen and lounge with vaulted ceiling and wood burner. Double doors opening onto rear gardens. Off road parking.

Plot 4 | 2 Bedrooms | Total Floorspace 624 sqft



### GROUND FLOOR

#### Kitchen/Living & Dining Room

6.97m x 3.64m (max)\* 22' 8" x 11' 9" (max)\*

#### Bedroom One

3.84m (max) x 3.54m 12' 6" (max) x 11' 6"

#### Bedroom Two

2.92m x 3.14m 9' 6" x 10' 3"

#### Bathroom