

THE *S*T NOAKES

COLLECTION AT BRETT VALE GOLF CLUB



Brett Vale
golf club

An elite collection of nine luxury retreats set within the beautiful Brett Vale
Golf Course in the heart of Constable Country – in rural Suffolk.

Welcome to The St. Noakes Collection.



A superior new collection of five star lodges, built to residential standards – with an all year round 365 day license – located in a tranquil position within the stunning Brett Vale golf club grounds

Just a few minutes from Dedham and Flatford, within easy reach of Colchester's historic town centre, and surrounded by the stunning Suffolk countryside – with excellent travel connections close-by – this collection offers the very best in beautifully crafted lodge accommodation – alongside a picturesque rural setting, exceptional golf club facilities and unrivaled surroundings.

Computer generated image on the front cover is an indicative impression of the lodges within St. Noakes at Brett Vale.

An exclusive new collection of just nine exquisite lodges in a unique golf course setting – with stunning specifications and large plots.

St. Noakes is a well planned new collection of lodges situated within the grounds of Brett Vale Golf Club – with pretty surroundings, excellent facilities and remarkable opportunities for leisure and recreation.

It is an exceptional collection of stunning retreats which will combine an elegant mix of traditional lodge style exteriors and quality modern interiors – with a generous amount of glazing and beautifully finished living spaces. Positioned around a professionally designed sweeping driveway, all the homes come complete with ample parking and attractive landscaping – with stunning far reaching views into the distance.

Inside the homes, owners can expect impressive kitchens, that offer sleek fittings and contemporary elegance – alongside open-plan living areas which are complemented with features such as French doors and stylish furniture. These light-filled retreats also include unique balcony areas and quality sanitaryware – together with nice touches – like chrome fittings and modern tiling to the bathrooms and en-suites.

These exclusive residences can act as a holiday home, a weekend getaway or an investment opportunity – as this type of property, in such a desirable setting, could generate excellent yields.

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These fully-appointed lodges boast beautiful kitchens and luxuriously appointed bathrooms – alongside impressive living areas finished with contemporary fittings and stylish furnishings.



Set within the picturesque grounds of Brett Vale golf club, this exceptional collection allows buyers the unique chance to acquire a beautiful property – deep in Constable Country – that offers tranquility, panoramic views, limitless golfing opportunities and wonderful on-site conveniences.

Situated between Ipswich and Colchester, Britain's oldest recorded town, Brett Vale Golf Club enjoys an outstanding position and this fantastic development will offer two varying types of lodge – both of which have been carefully planned to combine comfort, opulence and functionality.

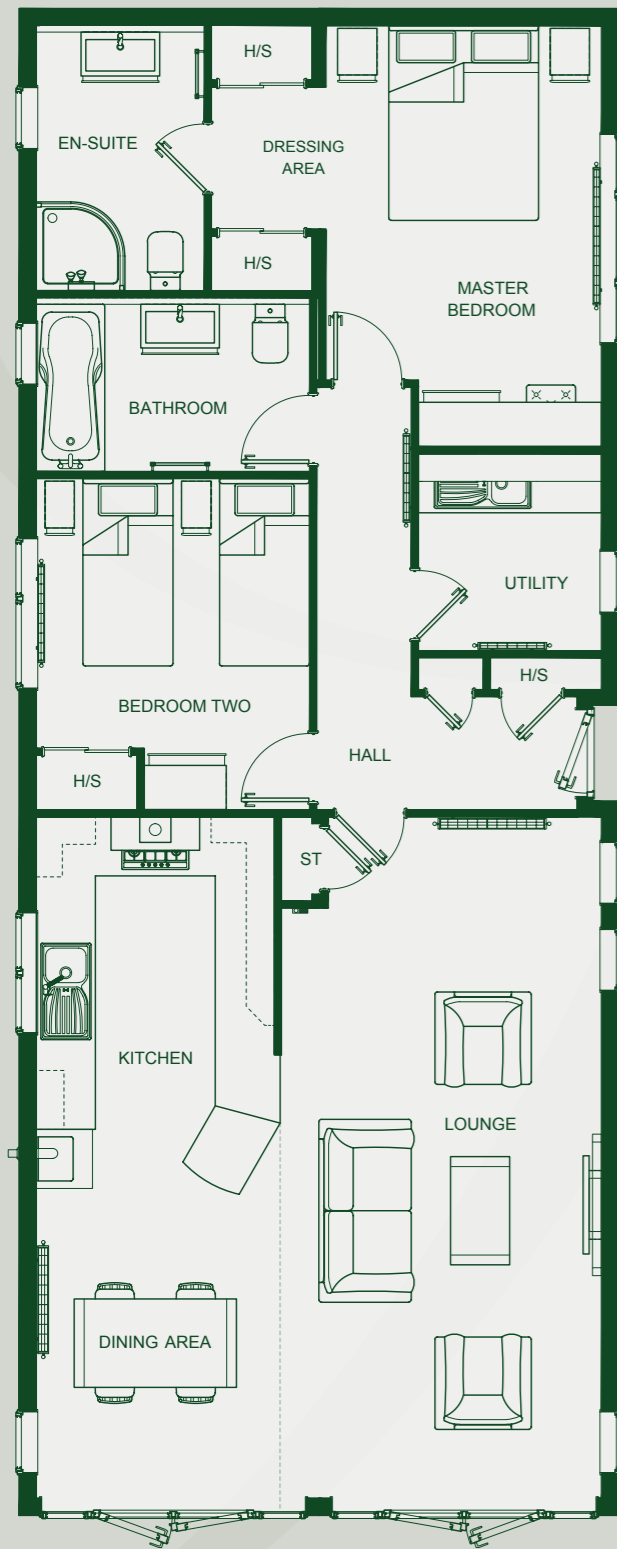
Not only will the well-appointed and fully-furnished lodges come complete with cutting-edge specifications and exceptional attention to detail throughout – the plots on which they will be set are generous, and they will all feature large balcony areas so that residents can enjoy the beautiful surrounding views.

Every detail of this exceptional collection has been planned to offer space to relax within an idyllic setting – with an abundance of desirable surrounding features – the lodges will offer impressive living areas, luxurious furnishings and beautifully appointed kitchens – with quality integrated appliances, good sized bedrooms, contemporary bathrooms and en-suites.

Residents will also, of course, enjoy the benefit of free golf memberships for two people and full use of the clubhouse and on-site facilities for the entire length of their ownership.

"It's somewhere for you and your family to truly unwind – an opportunity to own something like this, in such an idyllic area, doesn't come around very often."

Indicative interior image shows what a typical kitchen/living/dining area will be like at St. Noakes.



Two bedroom lodges -

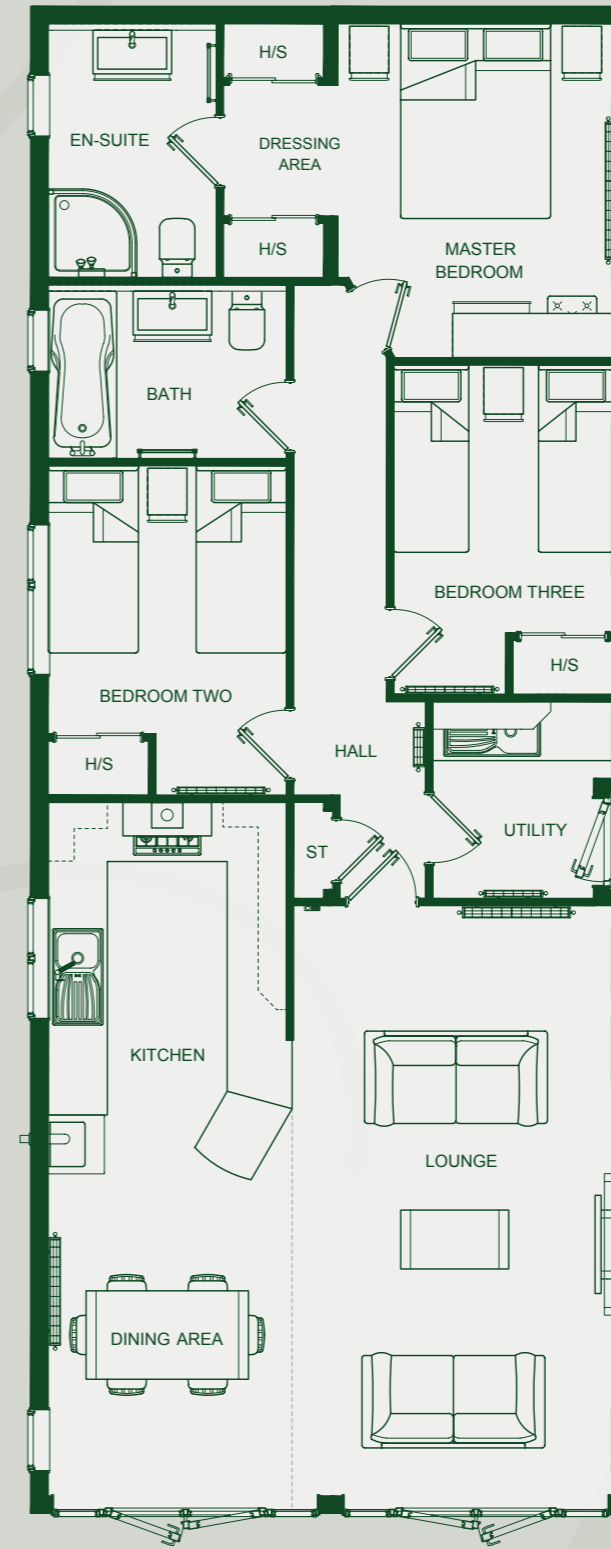


Internal measurements.

Lounge	6928mm x 3252mm	22'9" x 10'8"
Kitchen /Dining	2420mm x 6928mm	7'11" x 22'9"
Utility Room	2000mm x 1859mm	6'6" x 6'1"
Master Bedroom	4279mm x 2802mm	14'0" x 9'2"
Dressing Area	2592mm x 1020mm	8'10" x 3'4"
En-Suite	2592mm x 1707mm	8'10" x 5'7"
Bedroom Two	3365mm x 2778mm	11'0" x 9'1"
Bathroom	2778mm x 1765mm	9'1" x 5'9"

H/S Hanging Space ST Storage.

Whilst all plans and images shown have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. All dimensions are accurate to +/- 150mm (6 inches) and should not be used for carpet sizes, appliance spaces or items of furniture.



Three bedroom lodges -



Internal measurements.

Lounge	6005mm x 3252mm	19'8" x 10'8"
Kitchen /Dining	7005mm x 2420mm	23'2" x 7'11"
Utility Room	2000mm x 1835mm	6'6" x 6'0"
Master Bedroom	3395mm x 2802mm	11'1" x 9'2"
Dressing Area	2580mm x 1020mm	8'5" x 3'4"
En-Suite	2580mm x 1707mm	8'5" x 5'7"
Bedroom Two	3350mm x 2420mm	11'0" x 7'11"
Bedroom Three	3350mm x 2232mm	11'0" x 7'4"
Bathroom	2420mm x 1766mm	7'11" x 5'9"

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General specifications for lodges

Lounge/Dining Area –

- Full length, fully lined curtains with eyelets in Ashley Wilde Birch Alpine fabric on a brushed steel curtain pole with finials.
- Flamerite Corello wall mounted fire with pebbles (graphite).
- 'Barletta' style lounge suite. x1 3 seater sofa in Graceland Cream fabric.
- x2 armchairs in Graceland Pool fabric. x2 scatters in Graceland Pool fabric plus 2 off scatters in Ashley Wilde Birch Alpine fabric.
- Turin oak mirror.
- Turin oak coffee table.
- Turin oak dining table and x6 chairs.

Kitchen –

- Gloss Ivory 'Argon' style doors and drawer fronts with White Avola carcass, end panels and open end top locker and mottled 'D' handles.
- Axiom walnut butcher block worktop.
- Single bowl stainless steel sink with monobloc mixer tap.
- Underground Metro gloss cream wall tiles applied in brick effect with cream grout, coverage from worktop to top lockers.
- Integrated dishwasher as standard.
- Integrated fridge and freezer as standard.
- Stainless steel 5 burner gas hob with stainless steel and glass feature extractor hood above.
- Built under stainless steel double electric oven.
- Velux roof light.
- Lined Roman blind in Ashley Wilde Birch Alpine fabric.

Utility –

- Gloss Ivory 'Argon' style doors and drawer fronts with white Avola carcass, end panels and open end top locker and mottled 'D' handles.
- Axiom walnut butcher block worktop.
- Single bowl Stainless Steel sink with monobloc mixer tap.
- Underground Metro gloss cream wall tiles applied in brick effect with cream grout, coverage from worktop to top lockers.
- Integrated washer/dryer as standard.
- Lined Roman blind in Ashley Wilde Birch Alpine fabric.

Master Bedroom –

- Fitted furniture as floor plan with white Avola carcass and worktop with Acrylic Ivory 'Phoenix' style doors and drawer fronts. Mottled 'D' handles.
- Sliding robes to dressing area with white Avola carcass, sliding doors with x3 panels.

- Pearl white glass top and bottom panel, white Avola middle panel.
- King size divan bed with wall mounted headboard in Graceland Denim fabric.
- Plain white duvet set (No bed runner).
- x2 scatters in Belfield Botanica Berry fabric.
- Gloss Ivory framed mirror.
- Fully lined curtains in Belfield Botanica Berry fabric with eyelets on a brushed steel pole with finials.
- TV point.

Bedroom Two –

- Fitted furniture as floor plan with white Avola carcass and worktop with Acrylic Ivory 'Phoenix' style doors and drawer fronts. Mottled 'D' handles.
- x2 3' twin divan beds and mattresses with wall mounted headboards in Graceland Denim fabric.
- x2 scatters in Belfield Botanica Citrus fabric.
- Plain white duvet sets and pillowcases. No bed runners.
- Fully lined curtains in Belfield Botanica Citrus fabric with eyelets on a brushed steel pole with finials.
- TV point.

Bedroom Three (where applicable) –

- Fitted Furniture as floor plan with white Avola carcass and worktop with Acrylic Ivory 'Phoenix' style doors and drawer fronts. Mottled 'D' handles.
- x2 3' twin divan beds and mattresses with wall mounted headboards in Graceland Denim fabric.
- x2 off scatters in Belfield Botanica Citrus fabric.
- Plain white duvet sets and pillowcases. No bed runners.
- Fully lined curtains in Belfield Botanica Citrus fabric with eyelets on a Brushed Steel pole with finials.
- TV point.

En-Suite (shower room) –

- Quadrant shower with slimline tray. Thermostatic Aluminium shower column.
- Wall hung basin with floating vanity unit, White Avola carcass with top plaque and White close coupled WC.
- Chrome 411 extractor fan, toilet roll holder.
- Chrome straight heated towel rail.
- Illuminated mirror.
- Shaver point.

- Half tiled en-suite with Regal Vanilla Matt tiles. Shower fully tiled with Regal Grey wall tiles. All tiles applied landscape. Chrome TOG strip to all exposed edges.
- Oak wooden Venetian blind.

Bathroom (located off hallway) –

- White bath and panel. Chrome quadfold glazed shower screen.
- Deck mounted bath/shower mixer.
- Wall hung basin with floating vanity unit in white Avola carcass and top plaque with Acrylic Ivory 'Phoenix' style drawer fronts with mottled 'D' handles.
- White close coupled WC.
- Chrome 4" extractor fan, toilet roll holder.
- Chrome straight heated towel rail.
- Half tiled bathroom with Regal Vanilla Matt tiles. Walls to bath only in Regal Grey wall tiles. All tiles applied landscape. Chrome TOG strip to all exposed edges.
- Illuminated mirror.
- Shaver point.
- Oak wooden Venetian blind.

General Items –

- High pitched tiled roof with semi vaulted overhang to front.
- 2 sets of French doors to front of lounge/dining area.
- Chrome inset downlights throughout. Feature lighting to dining area above table. Chrome inset downlights to exterior soffits.
- Vaulted ceilings throughout.
- Oak interior doors with satin silver door furniture as standard.
- Satin silver anodised door furniture to exterior door.
- Brushed steel with black insert sockets and switches throughout.
- LPG central heating as standard.
- Dolce Moda Heathers 767 Almond hessian backed carpet with underlay throughout.
- Ultragrip Sensations Toronto vinyl to kitchen and utility (where applicable). Ultragrip Essentials Bil Bao 109L vinyl to bathroom and en-suite.

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Set in a fantastic position on the edge of the renowned Dedham Vale, a designated Area of Outstanding Natural Beauty, within easy reach of some wonderful places to visit and enjoy.

Along with the fabulous on-site golf and leisure facilities, this unique collection enjoys a truly enviable position – with the whole of famous Constable Country at it's fingertips. The location of Brett Vale will place residents in a perfect position for some idyllic days and evenings out, enable them to enjoy stunning countryside walks, and visit the pretty, surrounding villages and charming market towns. Plus, this beautiful area is well-known for being home to an array of popular tea rooms, award winning pubs and highly-regarded eateries.

From the remarkable Dedham Vale to the characteristic lowland landscapes of the Essex-Suffolk border, which are famous worldwide thanks to artists such as Constable and Gainsborough, this wonderful area – which is home to so many fascinating local attractions, beautiful wildlife and charming assets – provides a truly enviable place to have a home away from home and there is no shortage of places to go, things to see and day's out to enjoy. Conveniently, the ancient towns of Ipswich and Colchester are just nine and ten miles away respectively – and entwined within their historic character of individually listed buildings, museums and town halls, both offer a considerable range of sought-after amenities, including everything from beautiful parks, quality independent shops and major high-street stores, through to a diverse range of restaurants, wine bars and pubs, cinemas, theatres and leisure centres.

There is also a variety of highly regarded country pubs and restaurants close to Raydon where you can enjoy everything from leisurely home made lunches and delightful daily specials – through to renowned gastro-style meals, fine wines, real ales and locally produced ciders. Venues such as The Marquis in Hadleigh, Milsoms and Le Talbooth in Dedham, and The Crown at Stoke by Nayland all offer warm atmospheres and frequently changing menus that offer locally-sourced, freshly made food.

Perfectly Placed.

Superbly positioned on the B1070, a short distance from the A12 arterial route at Junction 31, means connections to and from the A14, A120 and M25 are straightforward and the St. Noakes collection is easily reachable by car from all directions.

“Located within the Brett Vale Golf Club, an idyllic course in the village of Raydon, Suffolk – 10 miles from historic Colchester and just 9 miles from Ipswich and it's fashionable marina – St. Noakes is well-positioned for it's residents to explore the beautiful local scenery that this outstanding area is known for”



Travel connections.

Brett Vale Golf Club, Noakes Road, Raydon, Ipswich, Suffolk.

SatNav Postcode IP7 5LR

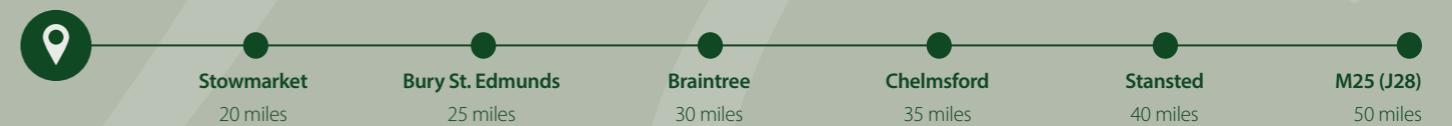
NB: All car travel times and distances are approximate only and are taken from <http://maps.google.co.uk>. Train times listed are from Manningtree Station and based on current approximate National Rail timings using a fast service.

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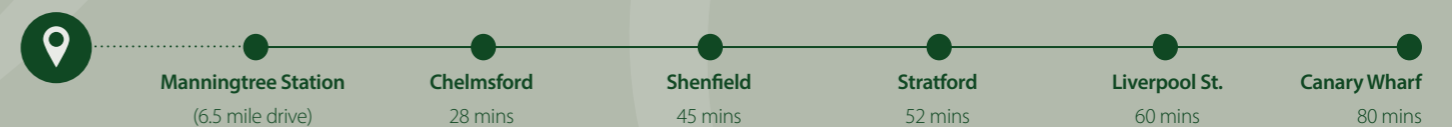
Within easy reach of Brett Vale.

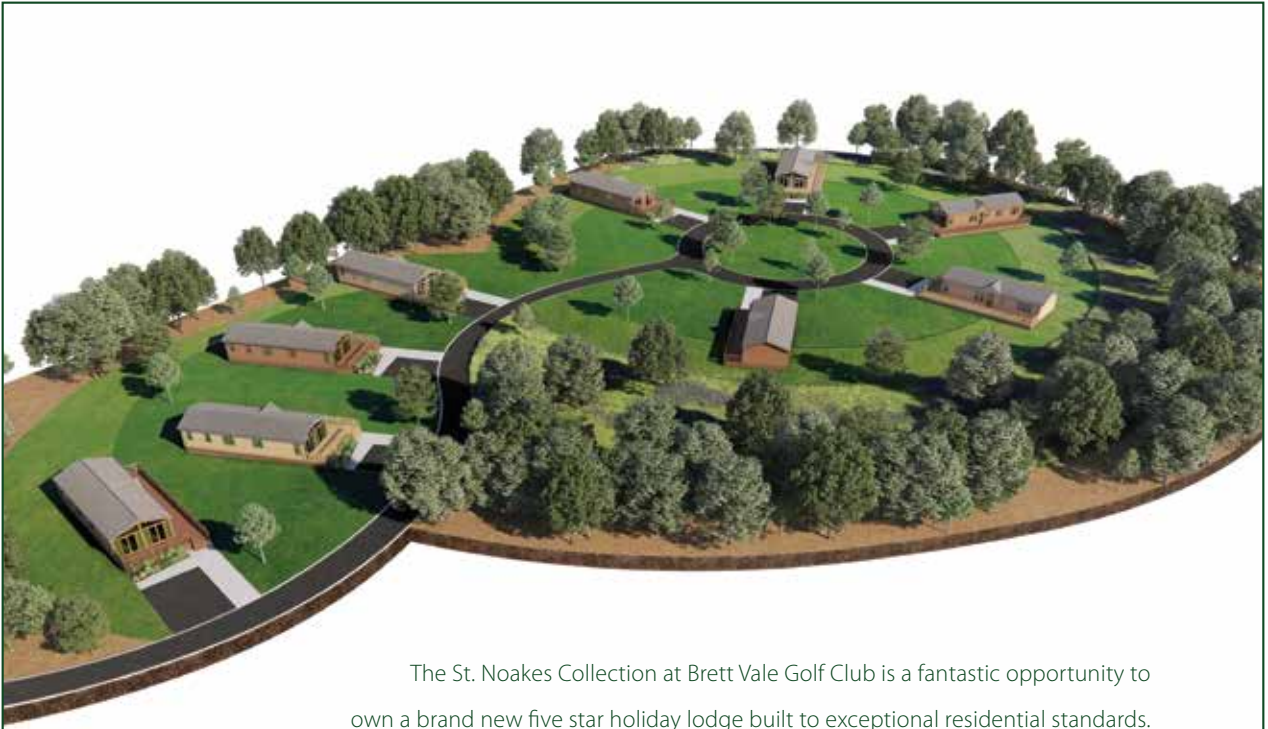


Car Travel from Brett Vale.



Rail Travel from Brett Vale.





The St. Noakes Collection at Brett Vale Golf Club is a fantastic opportunity to own a brand new five star holiday lodge built to exceptional residential standards.

Thoughtfully designed from the outset to create a tranquil, relaxing and secure environment, with carefully selected homes of the highest standard, this collection will enable owners – golf lovers or not – the opportunity to relax and enjoy themselves in a truly exceptional setting.

FennWright

For further information please contact our selling agents.

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