



**BARRATT**  
HOMES



# ST PETERS CHASE

T H U R S T O N

[barratthomes.co.uk](http://barratthomes.co.uk)

03301 735 749



# AWARD-WINNING CUSTOMER SERVICE AND QUALITY

## WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## STUNNING HOMES IN A GREAT LOCATION

St Peters Chase offers a wide range of 2, 3 & 4 bedroom homes in the village of Thurston. Located just 6 miles east of Bury St Edmunds and 24 miles west of Ipswich.

Residents will benefit from being amongst over 8 acres of green open space. This will include children's play areas with play equipment, foot and cycle paths, and bridleway.

Locally you will find a wide range of amenities for your busy family life. From schools and nurseries, sports and leisure facilities, shops and restaurants. Thurston has it all, it really is the ideal place to live.

For those wanting to travel you will be within easy access to the A14 & A143. Thurston mainline railway station is just a short 10 minute walk away, with direct links to Bury St Edmunds, Ipswich and London Liverpool Street. Stansted Airport is accessible in just under 1 hour.



# ST PETERS CHASE LOCAL AMENITIES

## DOCTORS

### **Mount Farm Surgery**

Lawson Place IP32 7EW

### **Ixworth Surgery**

Peddars Close IP31 2HD

## NURSERIES

### **Thurston Childcare**

Pond Fields Road, IP31 3FT

## PRIMARY SCHOOLS

### **Thurston C of E Primary Academy**

Pond Field Road IP31 3FT

### **Great Barton C of E Primary Academy**

School Road IP31 2RJ

## SECONDARY SCHOOLS

### **Thurston Community College**

Norton Road IP31 3PB

### **Sybil Andrews Academy**

Rougham Tower Avenue IP32 7QB

## LIBRARY

### **Thurston Library**

Norton Road IP31 3SD

### **Moreton Hall Library**

Symmonds Road IP32 7EE

## DENTISTS

### **Community Dental**

### **Services CIC**

Hillside Road IP32 7EA

### **Alvinton House**

Northgate Street IP33 1HP

## OPTICIANS

### **Peel & Gudgin Opticians**

Angel Hill IP33 1LS

### **Scrivens Opticians &**

### **Hearing Care**

Abbeygate Street IP33 1LW

## PHARMACIIES

### **Thurston Pharmacy**

Station Hill IP31 3QU

### **Croasdales Chemist**

Lawson Place IP32 7EW

## VETS

### **Haughley & Thurston**

### **Veterinary Centre**

Barton Road IP31 3PD

### **Bury St Edmunds**

### **Veterinary Centre**

Eastgae Street IP33 1YQ

## HOSPITAL

### **St Edmunds Hospital**

St Mary's Square IP33 2AA

### **West Suffolk Hospital**

Hardwick Lane IP33 2QZ

## POST OFFICE

### **Thurston Post Office**

Barton Road IP31 3PA

## TRANSPORT

### **Thurston Railway Station**

Station Hill IP31 3QU

## SUPERMARKETS

### **Londis**

Barton Road IP31 3PA

### **Tesco Superstore**

St Saviours

Interchange IP32 7JS

### **Sainsburys**

Bedingfield Way IP32 7EJ

## SPORT AND LEISURE

### **Fitness Suite at Thurston**

### **Community College**

Norton Road IP31 3PB

### **Bury St Edmunds Leisure Centre**

Beetons Way IP33 3TT

### **Morton Hall Health Club**

Mount Road IP32 7BL



## OUTSTANDING DESIGN

Meeting modern demands, the versatile designs of our properties at St Peters Chase will help you find a home to perfectly suit your every need. Quality and flexibility are top priorities and open-plan layouts present the opportunity for you to personalise your home to your own unique tastes.

Whether it's for home working or entertaining guests, the adaptability of our properties ensures all of your new-found priorities are accommodated. Meanwhile, the right balance between comfortable family living and private space is achieved through touches such as an en suite bathroom to the main bedroom.

Our goal is to provide you with a home that fills you with pride from the moment you open the front door. Welcoming hallways lead to bright and airy living areas, each of which is tailored to meet the desire for convenience, warmth and relaxation. The living rooms, kitchens and dining areas make up the heart of these family homes, while French doors leading to rear gardens invite natural light in and make the summer months even more enjoyable.

Our properties are designed with quality and energy efficiency in mind, helping you to achieve contemporary living in a new home.

# GIVING NATURE A HOME

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive



**8.4 acres**  
of public open space



**105**  
bat and bird  
boxes installed




**Wildflower  
meadows**



**Hedgehog  
highways**




**2**  
habitat and  
log piles




**249**  
new trees  
planted



**3,100+**  
hedgerows planted



**Play**  
area for  
the community



**Solar**  
or photovoltaic  
panels



**Electric**  
car charging points

[barratthomes.co.uk](http://barratthomes.co.uk)



# ST PETERS CHASE

- **Nene** 2 bedroom home
- **Kew** 2 bedroom home
- **Redford** 3 bedroom home
- **Mewstone** 3 bedroom home
- **Allerthorpe** 3 bedroom home
- **Holwick** 3 bedroom home
- **Martham** 3 bedroom home
- **Rowan** 4 bedroom home

**Affordable Housing**

- SH **Show Home**
- SC **Sales Centre**
- Street Light**



- BCP **Bin Collection Point**
- V **Visitor Parking Space**



Thurston Rangers Rugby Club

Rugby Club Car Parking

Public Open Space

Play Area

Attenuation Basin

Public Open Space

David Wilson Homes Future Development

Public Open Space

Existing Housing

David Wilson Homes Future Development

Public Open Space

Existing Housing

Public Open Space

Existing Housing

Public Open Space

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Existing Housing

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Public Open Space

Existing Housing







-  **Attenuation Basin**
-  **New Tree Line**
-  **Mature Trees**
-  **Play Area**

**Electric Vehicle Charging**  
Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations.

**Photovoltaic Panels**  
Photovoltaic panels are included on every home.

**Underfloor Heating**

**Giving nature a home on this development:**

-  **Hedgehog Highway**  
Selected plots\*
-  **Bird Nesting Box**  
Selected plots\*
-  **Bat Box**  
Selected plots\*
-  **Enclosed Bat Box**  
Selected plots\*
-  **Swift Nesting Brick**  
Selected plots\*
-  **Log Pile**

\*Positioning of our sustainability features are subject to change. Speak to a Sales Advisor for more information.

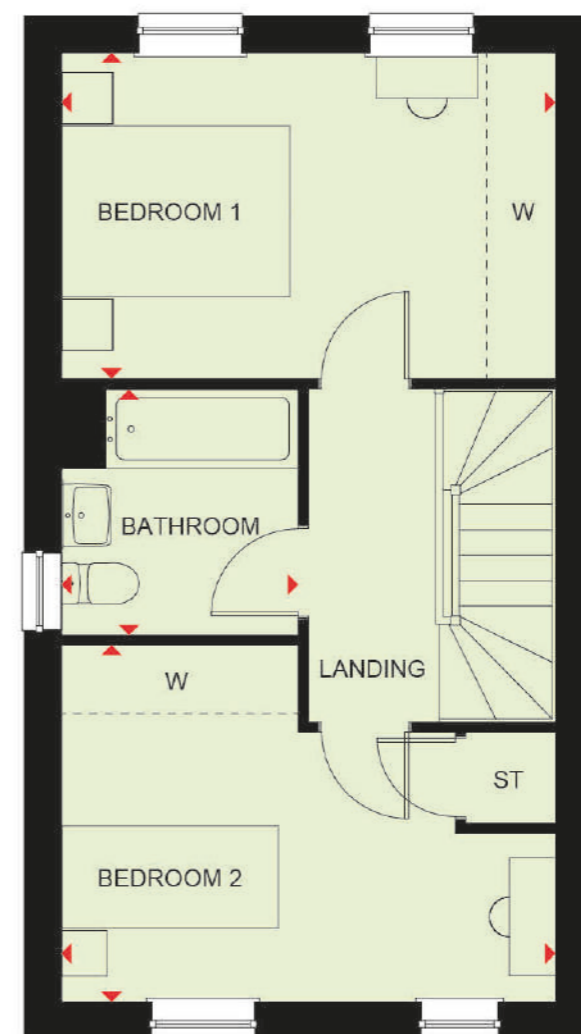
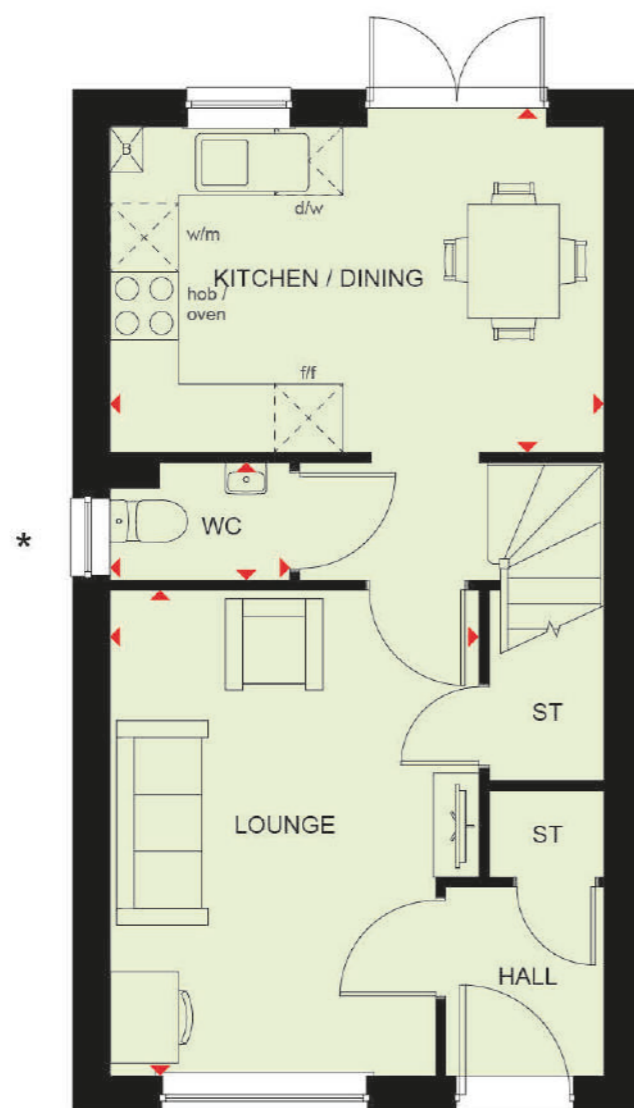


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Images and development layouts are for illustrative purposes. Should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and features, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. St Peters Chase is a marketing name only and may not be the designated postal address, which may be determined by the Post Office.

# KEW

## 2 BEDROOM HOME



### Ground Floor

Lounge	3237 x 4264 mm	10'7" x 13'11"
Kitchen / Dining	4330 x 2860 mm	14'2" x 9'4"
WC	1578 x 1034 mm	5'2" x 3'4"

[Approximate dimensions]

### First Floor

Bedroom 1	4330 x 2860 mm	14'2" x 9'4"
Bedroom 2	4330 x 3134 mm	14'2" x 10'3"
Bathroom	2075 x 2165 mm	6'9" x 7'1"

[Approximate dimensions]

<b>KEY</b>	B Boiler	dw Dishwasher space	BH/ST Bulkhead Store
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	WFH Working From Home space	◀▶ Dimension location



# NENE

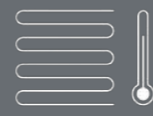
## 2 BEDROOM HOME



Highly-efficient insulation



Photovoltaic panels



Underfloor Heating



Air Source Heat Pump



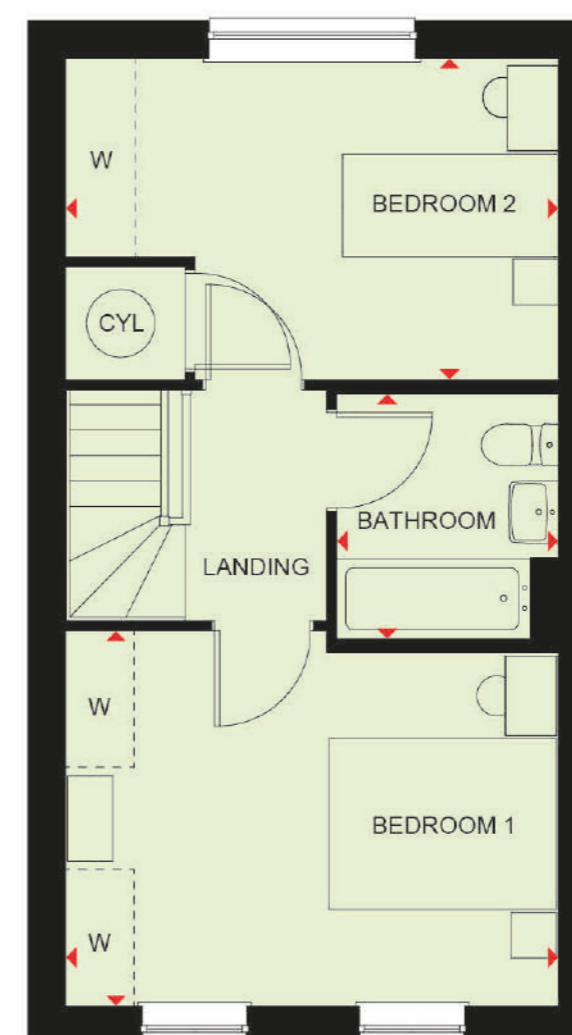
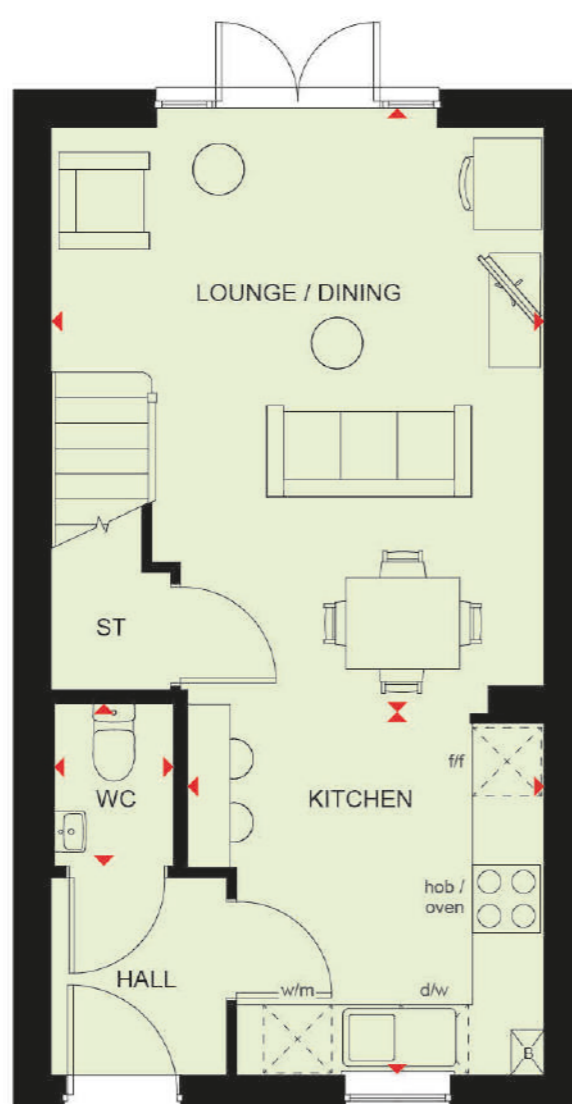
Decentralised mechanical extract ventilation (d-MEV)



Argon-filled double-glazing



Electric car charging point



### Ground Floor

Lounge / Dining	4333 x 5146 mm	14'2" x 16'10"
Kitchen	3160 x 3133 mm	10'3" x 10'4"
WC	1093 x 1547 mm	3'7" x 5'0"

[Approximate dimensions]

### First Floor

Bedroom 1	4333 x 3298 mm	14'2" x 10'9"
Bedroom 2	4316 x 3298 mm	14'2" x 10'9"
Bathroom	1949 x 2187 mm	6'4" x 7'2"

[Approximate dimensions]

**KEY**  
 B Boiler  
 ST Store  
 wm Washing machine space

dw Dishwasher space  
 f/f Fridge/freezer space  
 WFH Working From Home space

BH/ST Bulkhead Store  
 W Wardrobe space  
 ◀ ▶ Dimension location



# MEWSTONE

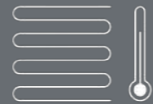
## 3 BEDROOM HOME



Highly-efficient insulation



Photovoltaic panels



Underfloor Heating



Air Source Heat Pump



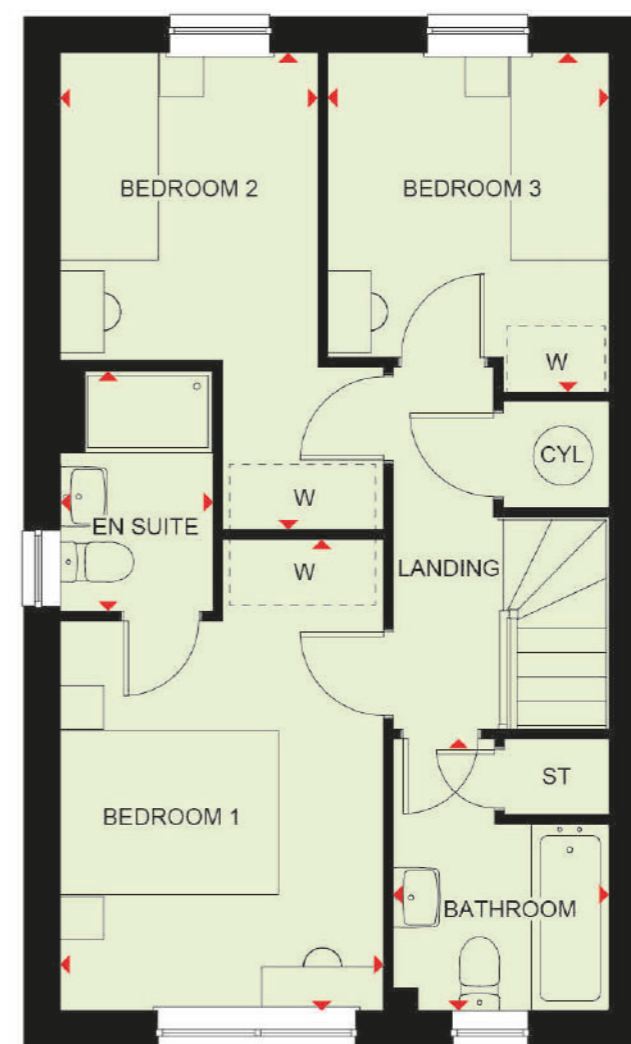
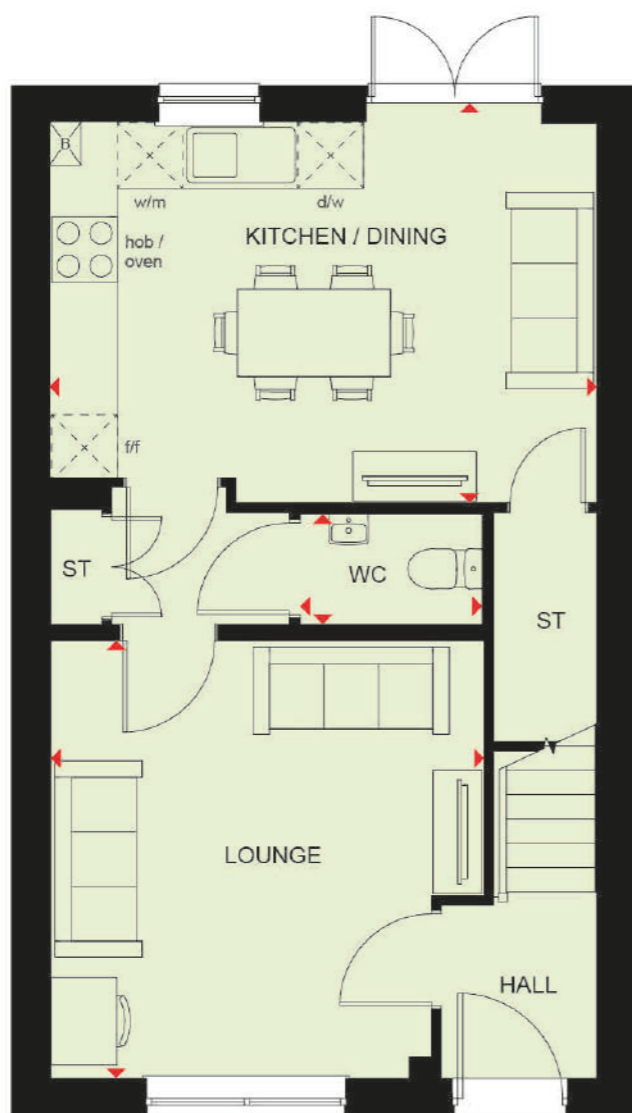
Decentralised mechanical extract ventilation (d-MEV)



Argon-filled double-glazing



Electric car charging point



### Ground Floor

Lounge	3989 x 4099 mm	13'1" x 13'5"
Kitchen / Dining	5050 x 3460 mm	16'6" x 11'4"
WC	1694 x 1050 mm	5'6" x 3'5"

[Approximate dimensions]

### First Floor

Bedroom 1	2967 x 4323 mm	9'8" x 14'2"
En suite	1363 x 2234 mm	4'5" x 7'3"
Bedroom 2	2490 x 4375 mm	8'2" x 14'4"
Bedroom 3	2473 x 3480 mm	8'1" x 11'5"
Bathroom	1995 x 2496 mm	6'6" x 8'2"

[Approximate dimensions]

#### KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working From Home space

BH/ST Bulkhead Store

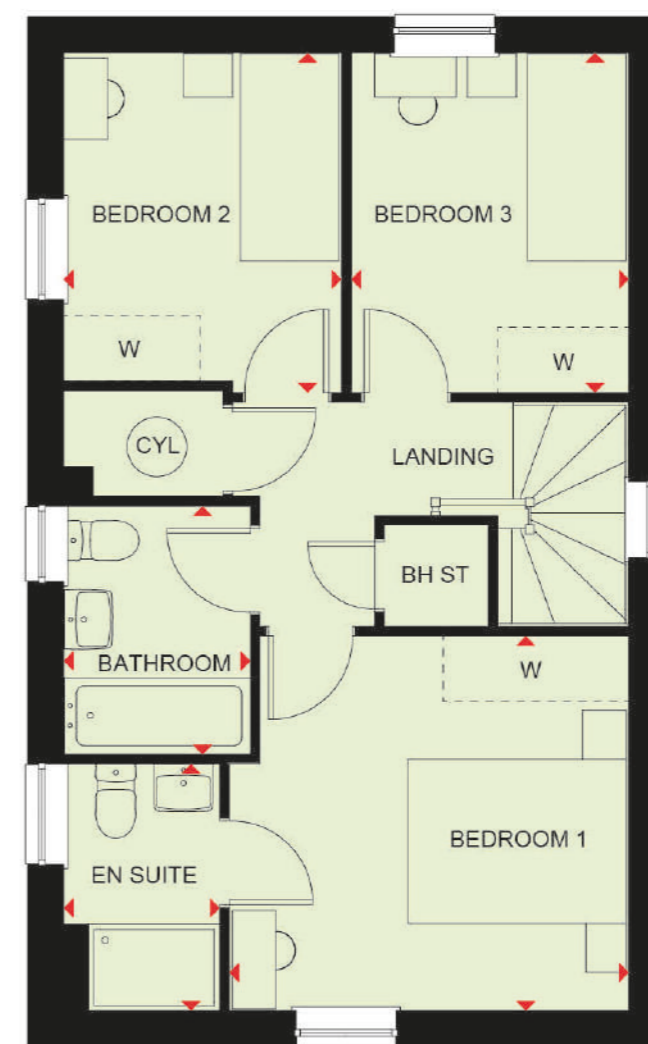
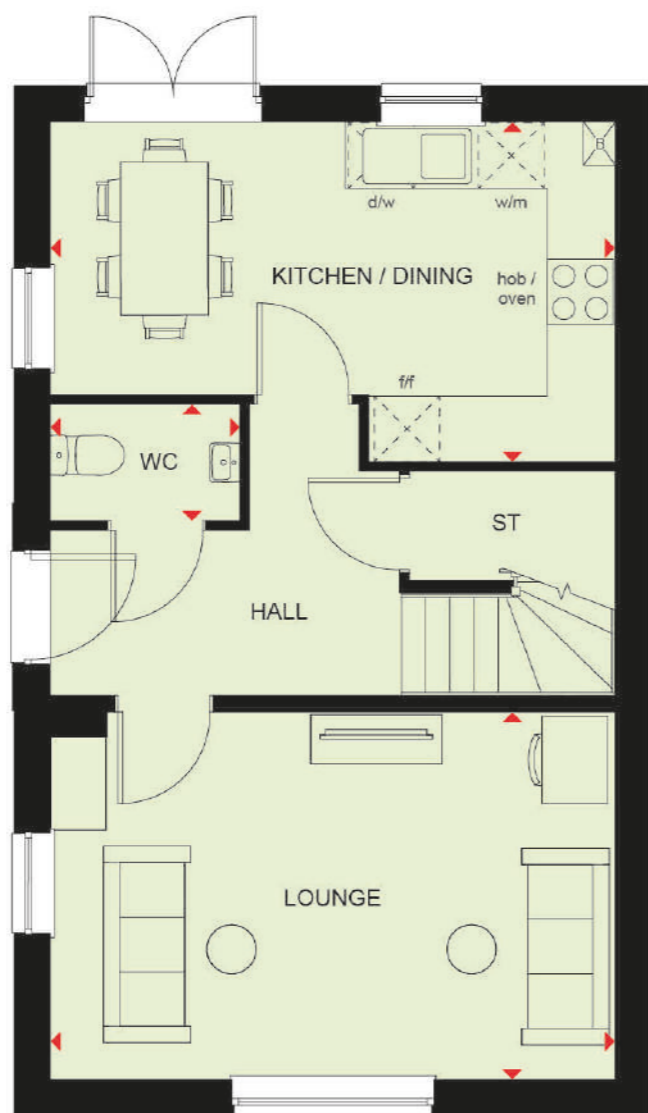
W Wardrobe space

◀▶ Dimension location



# MARTHAM

## 3 BEDROOM HOME



### Ground Floor

Lounge	5185 x 3381 mm	17'0" x 11'1"
Kitchen / Dining	5185 x 3105 mm	17'0" x 10'2"
WC	1719 x 1067 mm	5'7" x 3'6"

[Approximate dimensions]

### First Floor

Bedroom 1	3676 x 3417 mm	12'0" x 11'2"
En suite	1428 x 2256 mm	4'8" x 7'4"
Bedroom 2	2622 x 4067 mm	8'7" x 13'4"
Bedroom 3	2470 x 3105 mm	8'1" x 10'2"
Bathroom	1695 x 2287 mm	5'6" x 7'6"

[Approximate dimensions]

<b>KEY</b>	B Boiler	dw Dishwasher space	BH/ST Bulkhead Store
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	WFH Working From Home space	◀▶ Dimension location



# REDFORD

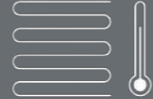
## 3 BEDROOM HOME



Highly-efficient insulation



Photovoltaic panels



Underfloor Heating



Air Source Heat Pump



Decentralised mechanical extract ventilation (d-MEV)



Argon-filled double-glazing



Electric car charging point



### Ground Floor

Lounge	3026 x 5743 mm	9'11" x 18'10"
Kitchen / Dining	3698 x 5910 mm	12'1" x 19'4"
WC	1036 x 1446 mm	3'4" x 4'8"

[Approximate dimensions]

### First Floor

Bedroom 1	3120 x 3920 mm	10'2" x 12'10"
En suite	1360 x 2237 mm	4'5" x 7'4"
Bedroom 2	4821 x 3009 mm	15'9" x 9'10"
Bedroom 3	3039 x 2646 mm	9'11" x 8'8"
Bathroom	1709 x 2125 mm	5'7" x 6'11"

[Approximate dimensions]

#### KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working From Home space

BH/ST Bulkhead Store

W Wardrobe space

◀▶ Dimension location



# HOLWICK

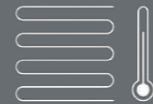
## 3 BEDROOM HOME



Highly-efficient insulation



Photovoltaic panels



Underfloor Heating



Air Source Heat Pump



Decentralised mechanical extract ventilation (d-MEV)



Argon-filled double-glazing



Electric car charging point



### Ground Floor

Lounge	3251 x 3630 mm	10'7" x 11'10"
Kitchen / Dining	5535 x 3875 mm	18'1" x 12'8"
WC	977 x 1794 mm	3'2" x 5'10"

[Approximate dimensions]

### First Floor

Bedroom 1	4555 x 3447 mm	14'11" x 11'3"
En suite	2100 x 1887 mm	6'10" x 6'2"
Bedroom 2	3129 x 2947 mm	10'3" x 9'8"
Bedroom 3	3451 x 2499 mm	11'3" x 8'2"
Bathroom	2131 x 1900 mm	9'11" x 6'2"

[Approximate dimensions]

#### KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working From Home space

BH/ST Bulkhead Store

W Wardrobe space

◀▶ Dimension location



# ALLERTHORPE

## 3 BEDROOM HOME



### Ground Floor

Lounge	3093 x 5138 mm	10'1" x 16'10"
Kitchen / Family	4613 x 4591 mm	15'1" x 15'0"
Dining	2960 x 3247 mm	9'8" x 10'7"
WC	882 x 1690 mm	2'10" x 5'6"

[Approximate dimensions]

### First Floor

Bedroom 1	4613 x 3099 mm	15'1" x 10'2"
En suite	1195 x 2075 mm	3'11" x 6'9"
Bedroom 2	4527 x 3110 mm	14'10" x 10'2"
Bedroom 3	3710 x 2781 mm	12'2" x 9'1"
Study	2158 x 2270 mm	7'0" x 7'5"
Bathroom	1700 x 2075 mm	5'6" x 6'9"

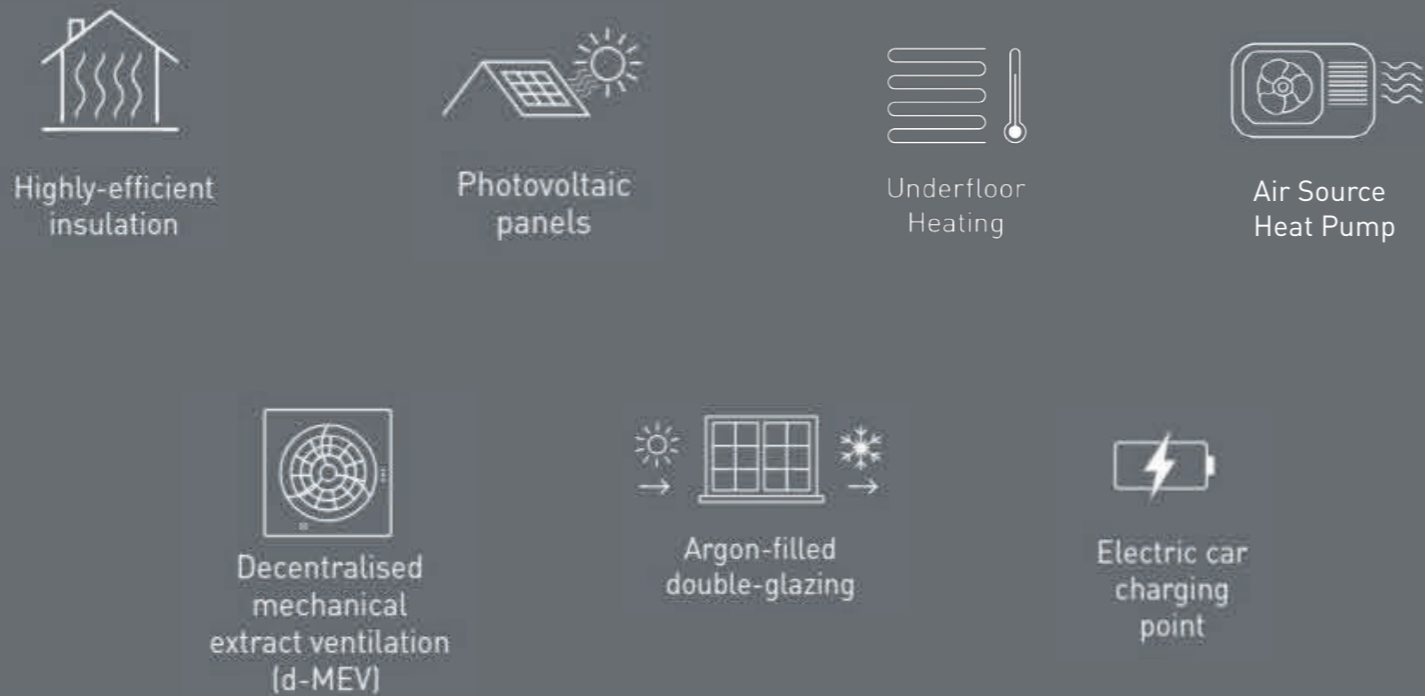
[Approximate dimensions]

<b>KEY</b>	B Boiler	dw Dishwasher space	BH/ST Bulkhead Store
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	WFH Working From Home space	◀▶ Dimension location



# ROWAN

## 4 BEDROOM HOME



### Ground Floor

Lounge	3377 x 5052 mm	11'0" x 16'6"
Kitchen	2750 x 3018 mm	9'0" x 9'10"
Dining / Family	5350 x 3578 mm	17'6" x 11'8"
Utility	1553 x 1780 mm	5'1" x 5'10"
Study	2571 x 2073 mm	8'5" x 6'9"
WC	895 x 1760 mm	2'11" x 5'9"

[Approximate dimensions]

### First Floor

Bedroom 1	3642 x 3333 mm	11'11" x 10'11"
En Suite	1462 x 2281 mm	4'9" x 7'5"
Bedroom 2	3417 x 4084 mm	11'2" x 13'4"
Bedroom 3	2819 x 3589 mm	9'2" x 11'9"
Bedroom 4	2967 x 3666 mm	9'8" x 12'0"
Bathroom	2137 x 1693 mm	7'0" x 5'6"

[Approximate dimensions]

<b>KEY</b>	B Boiler	dw Dishwasher space	BH/ST Bulkhead Store
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	WFH Working From Home space	◀▶ Dimension location



# MOVEMAKER

Take the hassle out of selling your existing home.  
We could get you moving to a brand new Barratt home  
in just 5 simple steps.

1

## FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

## VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

## AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

## FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

## MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

YMovemaker is only available on selected plots and developments in England, Wales or Scotland and is subject to our terms and conditions. To be considered for Movemaker, you will need to provide access to our appointed estate agents or representative within 3 working days for the purpose of valuations and inspection of your existing property. You must enter into a Movemaker Agreement with BDW Trading Limited concerning the sale of your existing property, which will include a time period for the marketing of your existing property. A sample of our Movemaker Agreement may be obtained from your local sales office. Subject to status. Terms and conditions apply, see website for details.



**BARRATT**  
HOMES

# PART EXCHANGE

If you're keen to move quickly, our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind of having a guaranteed buyer.



## **NO CHAIN**

With the peace of mind of us as your buyer, you won't need to worry about a property chain.



## **NO PRICE CONCERNS**

We'll make you an offer of fair value for your current home, based on two independent valuations.



## **NO ESTATE AGENT FEES**

You could save money and avoid the hassle of choosing and dealing with estate agents, as we handle it all for you.



## **NO RENTING OR STORAGE**

You could stay in your current home until your new one is ready, turning buying and selling into one easy move.



## **NO WORRIES**

We help remove some of the hassle of home selling, which could get you into your new Barratt home much sooner.

Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 80% of the selling price of the plot you are considering purchasing, up to a maximum value of £500,000.



**BARRATT**  
HOMES



## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers. The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service. All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE COVER COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





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