



DEVELOPMENT AT VALLEY VIEW  
Ashill | Norfolk

FINE & COUNTRY

The logo for Clayland Architects & Country Homes features a white silhouette of a house roof above the word "Clayland" in a large, bold, white sans-serif font. Below "Clayland", the words "Architects & Country Homes" are written in a smaller, white serif font.

# Clayland

Architects & Country Homes

Since our company was founded in 1998 we have built up a strong local reputation for quality and craftsmanship, creating homes full of traditional style and character. We formed our own RIBA Chartered architects practice in 2008, enabling us to take full control of the complete design and build process to create our outstanding homes.

All of our developments are individual in character, but the high level of care and attention to detail always remains the same. Our stunning homes not only emphasise the beauty of a traditional design style but ensure modern advanced technologies are used throughout, with a perfect blend of aesthetics, advanced build quality and the finest materials that create the perfect home.

We pride ourselves on our highly skilled workforce, some of whom started through our award-winning apprenticeship scheme which has helped craft one of the most skilled workforces in the country. Some of our apprentices are now in senior positions within Clayland keeping our high quality standards in every aspect of the build programme.

Valley View is a prime example of our exceptional craftsmanship, resulting in individual homes that are filled with character and style and located within the wonderful Norfolk countryside.



Welcome to

# Valley View

A stunning collection of individually designed bungalows, offering 3 or 4 bedrooms located within the village of Ashill with field views to the rear.





- Seven New Build Detached Bungalows situated in the village of Ashill
- Three and Four Bedroom Bungalows Available
- Main Bathroom; En Suite Shower Room with Thermostatic Concealed Shower Mixers
- Oversize Shower Cubicles with durable, High Quality Composite Stone Shower Trays
- Kitchen and Separate Utility with Integrated AEG Appliances: Electric Oven & Hob, Extractor Fan & Integrated Fridge Freezer, Dishwasher and Bins
- Zoned Under Floor Heating to Ground Floor
- Samsung Air Source Heat Pump
- Smooth Ceilings Throughout
- Luxury Oak Veneered Internal Doors
- Garage and/or Cart Lodge
- Generous Plots with South Facing Gardens and Field Views



## SPECIFICATION

### External

Windows in cream external colour (white internal) UPVC with argon filled double glazing  
Matching French casement patio doors  
Handmade clay bricks, Slate colour traditional pan tiles to roofs  
14mm shingle driveway and parking areas edged with charcoal paviours  
Hand crafted wooden barge boards  
Hand crafted feature oak to cart lodges  
Outside tap  
Topsoil and seeded rear garden  
Patio and pathways finished in Indian stone  
Weatherboarding\* in Charleston Grey colour  
Black composite front doors  
Black painted steel up & over garage door\*  
Close boarded 6ft panel fencing between all rear gardens  
Masonry construction to internal walls

### Internal

Zoned under floor heating  
Samsung air source heat pump  
Smooth ceilings throughout  
Luxury oak veneered internal doors  
Luxury brushed stainless door furniture  
Walls and Ceilings painted in matt 'Lynford Cream'  
Skirting and architraves painted in satin 'Lynford Cream'

### Kitchens

High quality handmade painted kitchen units by Ultima  
Integrated appliances: electric oven & hob, extractor fan & integrated fridge freezer, dishwasher and bins

### Utility Rooms\*

Plumbing for washing machine  
Space for tumble drier  
Stainless steel sink

### Bathrooms & En-suites

White RAK Ceramic sanitary ware  
Chrome finish Vardo brassware  
Thermostatic concealed shower mixers

Oversize shower cubicles\* with durable, high quality composite stone shower trays  
Roper Rhodes modular furniture

### Electrical

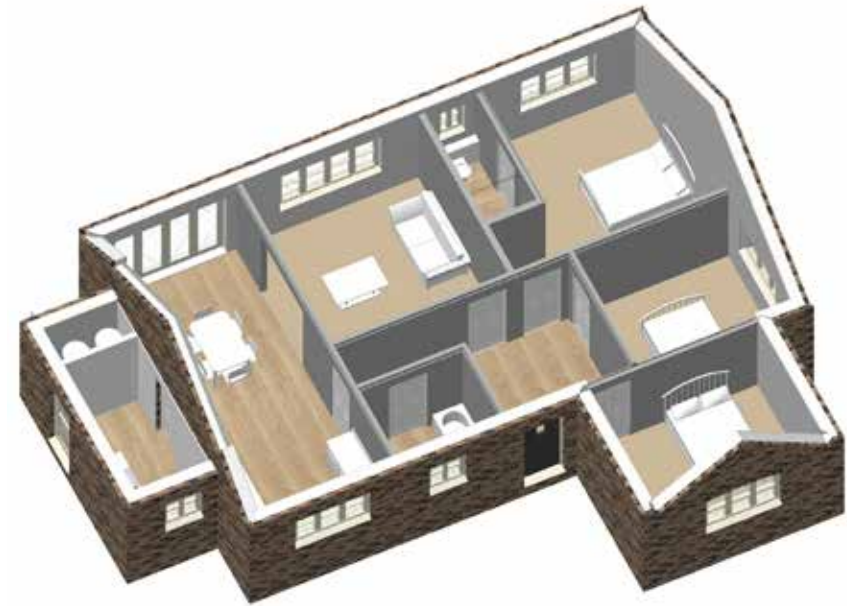
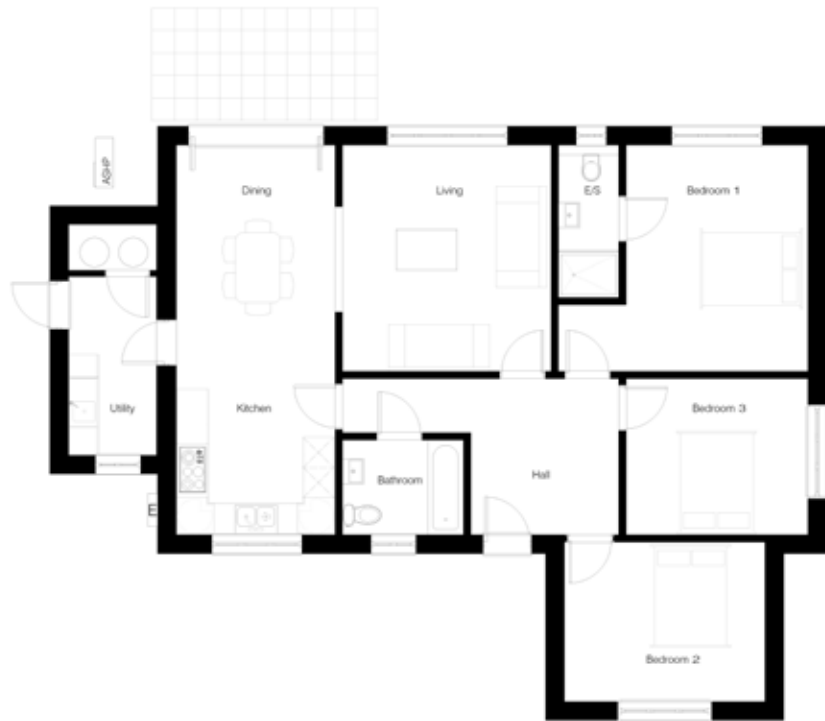
Double sockets throughout  
BT point in living room  
TV points to all bedrooms  
Low energy lighting throughout  
Sky+ 'media pack' in living room (2 x sat TV's, 2 x TV points, BT & twin socket, equipment not included)  
Down lighters to kitchen, bathroom, en-suite  
Outside lighting to front and rear door  
Light and power socket in loft  
Mains operated (and battery back-up) smoke detectors

### Floor Coverings & Tiling

Cromar Apollo Plus carpets to living room and bedrooms  
High quality wood effect vinyl flooring to hallways, kitchens & bathrooms  
Full height glazed tiling to shower enclosures, half height to basin wall and around bath  
\*Where applicable





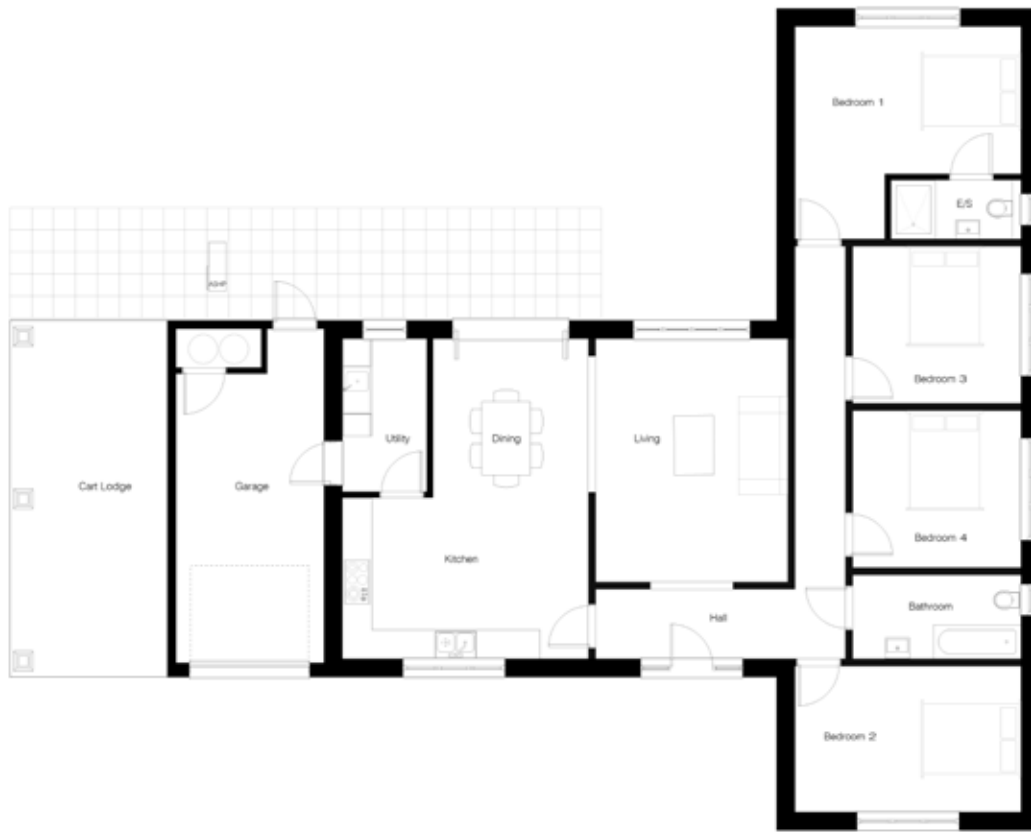


## Plot 1 'Snowdrop'

Internal floor area 121m<sup>2</sup> (1302sq ft)

Kitchen	7.77m x 3.16m (25' 6" x 10' 5")
Utility	3.56m x 1.75m (11' 8" x 5' 9")
Living room	4.51m x 4.16m (14' 10" x 13' 8")
Bedroom 1	4.51m x 3.63m (14' 10" x 11' 11")
Bedroom 2	4.00m x 3.18m (13' 1" x 10' 5")
Bedroom 3	3.63m x 3.11m (11' 11" x 10' 2")
Bathroom	2.41m x 1.89m (7' 11" x 6' 2")





## Plot 2 'April Cottage'

Internal floor area 136m<sup>2</sup> (1464sq ft)

Kitchen	5.06m x 3.31m (16' 7" x 10' 10")
Dining room	3.27m x 3.19m (10' 9" x 10' 6")
Utility	3.14m x 1.74m (10' 4" x 5' 8")
Living room	4.93m x 3.95m (16' 2" x 12' 11")
Bedroom 1	4.64m x 3.03m (15' 3" x 9' 11")
Bedroom 2	4.64m x 3.00m (15' 3" x 9' 10")
Bedroom 3	3.46m x 3.23m (11' 4" x 10' 7")
Bedroom 4	3.46m x 3.23m (11' 4" x 10' 7")
Bathroom	3.46m x 1.72m (11' 4" x 5' 8")



### Plot 3 'Sunnyside'

Internal floor area 121m<sup>2</sup> (1302sq ft)

### Plot 5 'Autumn Croft'

Internal floor area 121m<sup>2</sup> (1302sq ft)

### Plot 7 'Christmas Cottage'

Internal floor area 121m<sup>2</sup> (1302sq ft)

Kitchen	7.77m x 3.16m (25' 6" x 10' 5")
Utility	3.56m x 1.75m (11' 8" x 5'9")
Living room	4.51m x 4.16m (14'10" x 13'8")
Bedroom 1	4.51m x 3.63m (14'10" x 11'11")
Bedroom 2	4.00m x 3.18m (13'1" x 10' 5")
Bedroom 3	3.63m x 3.11m (11'11" x 10'2")
Bathroom	2.41m x 1.89m (7'11" x 6'2")



## Plot 4 'Summers End'

Internal floor area 120m<sup>2</sup> (1292sq ft)

Kitchen  
 Utility  
 Living room  
 Bedroom 1  
 Bedroom 2  
 Bedroom 3  
 Bathroom

## Plot 6 'Barley Mow'

Internal floor area 120m<sup>2</sup> (1292sq ft)

6.24m x 4.01m (20' 6" x 12' 2")  
 3.07m x 1.76m (10' 1" x 5' 9")  
 5.00m x 3.50m (16' 5" x 11' 6")  
 4.01m x 3.60m (13' 2" x 11' 10")  
 4.50m x 3.00m (14' 9" x 9' 10")  
 4.50m x 3.00m (14' 9" x 9' 10")  
 2.81m x 1.76m (9' 3" x 5' 9")

# Valley View

## Luxury Countryside Living

Ashill occupies a quiet corner of rural Norfolk, surrounded by open fields and woodland. There are so many things on the door step to explore - whether it's walking, cycling, fishing, bird watching, golfing or sight seeing - there's something for all tastes.

The village is located north of Thetford and to the west of Norwich. It has a good sense of community spirit and offers a range of amenities including a primary school, church, a community centre complex and a pub. There is a monthly newsletter called Ashlink which provides details on local events, notices, announcements, clubs and societies and also submissions from local residents.

For quiet relaxation Thetford Forest and The Brecks is just 18 miles south, offering perfect picnic spots, horse riding, woodlands, lakes and has great opportunities to view wildlife such as red deer, otters and various bird species.

The historic city of Norwich is around 27 miles to the east, rich in culture and heritage as well as boasting an exceptional range of shops, restarants and other attractions. The beautiful north Norfolk coast can be reached in under an hour by car.





## LOCATION



## TRAVEL DISTANCES FROM ASHILL

### By Car

London	102.2 miles
Cambridge	48.3 miles
Great Yarmouth	49.1 miles
Norwich	27.0 miles
Bury St Edmunds	30.6 miles
Downham Market	22.1 miles
Thetford	18.0 miles
Attleborough	14.6 miles
Swaffham	6.5 miles

### Railway

The nearest train stations can be found at Attleborough and Downham Market for the Breckland Line which runs between Cambridge and Norwich.

Norwich	from 26 mins
Cambridge	from 1 hour

For travel into London, trains run from Norwich and take approximately 1 hour 49 mins, Downham Market at approximately 1 hour 27 mins or from Cambridge to London in 55 mins.

### Airport

Norwich International	28.8 miles
Stansted	70.2 miles



# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property. This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0) 1603 221888  
norwich@fineandcountry.com  
7 Bank Plain, Norwich, Norfolk NR2 4SF

