





# WELCOME TO THE HAWTHORNES

Tucked away in the charming Norfolk idyll of Bergh Apton,  
The Hawthornes is a stunning collection of just eight private  
spacious family homes. Thoughtfully designed in harmony with  
the picturesque countryside surroundings and carefully built to the  
most exacting standards, this exclusive development offers rural  
living at its finest – all within 20 minutes drive of Norwich.







# DISTINGUISHED COUNTRY LIVING

A SIGNATURE COLLECTION OF EIGHT BEAUTIFULLY DESIGNED 4 & 5  
BEDROOM DETACHED HOMES BY FW PROPERTIES.

Situated in an idyllic rural setting, The Hawthornes is surrounded by Norfolk's  
fine countryside located in the pretty village of Bergh Apton close to  
the thriving town of Loddon.



# ENJOY RURAL NORFOLK LIVING AT ITS FINEST

BERGH APTON'S SPLENDID RURAL LOCATION REPRESENTS THE EPITOME OF COUNTRYSIDE LIVING. COUNTRY LANES AND PATHS ARE A HIKER'S AND DOG-WALKER'S DELIGHT. THE LUSH GREENERY, VAST OPEN SKIES AND ABUNDANCE OF WILDLIFE GIVE A REAL SENSE OF BEING AT ONE WITH NATURE.

But it's not all splendid isolation. The local village hall hosts a range of activities from yoga to painting, dog training to singing. And the charming Green Pastures garden centre with its locally sourced farm shop produce and delicious award-winning restaurant is just minutes away.

Close by is the delightful market town of Loddon where you can enjoy independent shops, cafés, pubs and the picturesque Norfolk Broads location at your leisure.

With a choice of high achieving schools locally, quality education is within easy reach. With the Ofsted 'Outstanding' rated Alington & Bergh Apton Primary, the award winning Framlingham Earl School and Thurton Primary School in addition to Loddon's Hobbart High School, offering excellent academic opportunities for all ages.

The Hawthornes is just 19 minutes' drive from the fine historic city of Norwich. From retail therapy to fine dining, cultured theatres to England's largest open-air market; you will never tire of things to discover in Norwich.





# AS UNIQUE AS ITS SURROUNDINGS.

THE SEAMLESS BLEND OF MODERN DESIGN AND TRADITIONAL CRAFTSMANSHIP MAKE THE HOMES AT THE HAWTHORNES AS UNIQUE AND ENVIABLE AS THEIR SETTING.

New homes in Bergh Apton are rare. The Hawthornes offers stunning expertly crafted homes in this much sought after area. Our attention to detail is unrivalled from the individual hand crafted kitchens, designed by Norfolk's renowned Naked Kitchens, to the skilled carpentry of the timber windows and oak staircases; the meticulous level of quality and style applied is apparent throughout each, and every home.

For the essential modern lifestyle every home at The Hawthornes will benefit from ultra-fast fibre broadband ensuring your idyllic rural setting is better connected than ever before. Innovative air source heat pumps, quality insulation and underfloor heating ensure that the homes excel at energy efficiency throughout.



Type D kitchen





MAYFLY

PLOTS 4, 6(H) & 9(H)

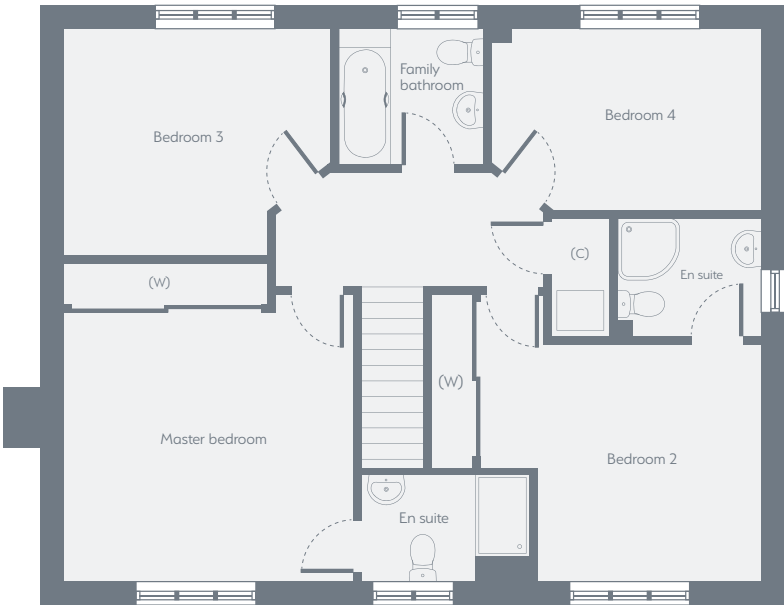
A SUPERB 4 BEDROOM HOME BOASTING DOUBLE GARAGE, 3 BATHROOMS AND SPACIOUS LIVING SPACE, INCLUDING A SEPARATE STUDY AND LARGE OPEN PLAN KITCHEN/DINING AREA.

Note – Plot 9 has an attached double garage

Total sqm – 163m <sup>2</sup> / 1,755 sq ft	
Kitchen / Dining	10.24m x 3.21m 33'6" x 10'5"
Lounge	4.82m x 4.26m 15'8" x 13'10"
Study	4.08m x 2.91m 13'4" x 9'6"
Master Bedroom	4.26m x 4.26m 13'10" x 13'10"
Bedroom 2	4.13m x 3.50m 13'6" x 11'5"
Bedroom 3	3.92m x 3.34m 12'9" x 10'10"
Bedroom 4	3.96m x 2.67m 13' x 8'8"



GROUND FLOOR



FIRST FLOOR

(H) = Handed. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.



# DRAGONFLY

PLOTS 5, 7 & 8(H)

A BEAUTIFUL 4 BEDROOM FAMILY HOME WITH PRIVATE DRESSING ROOM TO THE MASTER SUITE, WITH THE BENEFIT OF A SEPARATE DINING ROOM, LARGE LOUNGE AND OPEN PLAN KITCHEN BREAKFAST AREA WITH FRENCH DOORS LEADING OUT TO A PRIVATE GARDEN. PLUS A DOUBLE GARAGE.

Total sqm – 197.5m<sup>2</sup> / 2,126 sq ft

Kitchen Breakfast	6.39m x 3.94m 20'10" x 12'10"
Lounge	6.82m x 3.98m 22'4" x 13'1"
Dining	4.27m x 2.95m 14' x 9'7"
Family Room	3.35m x 3.13m 10'10" x 10'3"
Master Bedroom	4.11m x 3.78m 13'5" x 12'4"
Bedroom 2	4.01m x 3.68m 13'2" x 12'1"
Bedroom 3	4.01m x 2.61m 13'2" x 8'6"
Bedroom 4	3.35m x 3.13m 10'10" x 10'3"



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DAMSEFLY

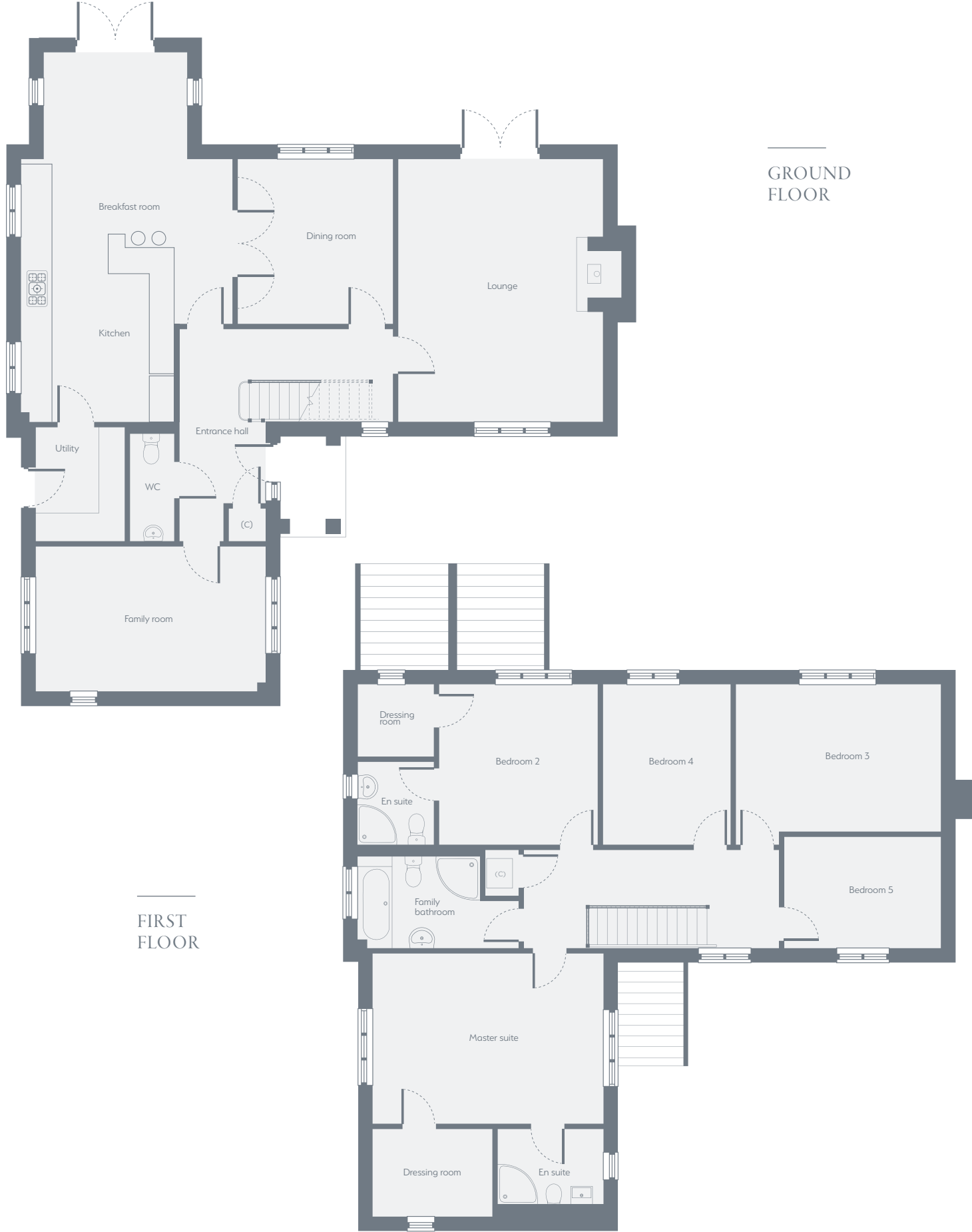
PLOTS 10 & 11

A STUNNING AND IMPRESSIVE 5 BEDROOM HOME WITH DETACHED GARAGE OFFERING LARGE LIVING SPACE INCLUDING 3 BATHROOMS, 2 DRESSING ROOMS, OPEN PLAN KITCHEN BREAKFAST AREA WITH SEPARATE DINING ROOM AND LARGE FAMILY ROOM.

Total sqm – 232m<sup>2</sup> / 2,497 sq ft

Kitchen Breakfast	8.47m x 4.87m 27'8" x 16'
Lounge	6.02m x 4.70m 19'8" x 15'4"
Dining	3.73m x 3.57m 12'3" x 11'7"
Family Room	5.29m x 3.35m 17'4" x 11'
Master Bedroom	5.29m x 4.03m 17'8" x 13'2"
Bedroom 2	3.64m x 3.67m 11'10" x 12'1"
Bedroom 3	4.68m x 3.37m 15'4" x 11'1"
Bedroom 4	3.67m x 2.96m 12'1" x 9'7"
Bedroom 5	3.57m x 2.54m 11'7" x 8'4"

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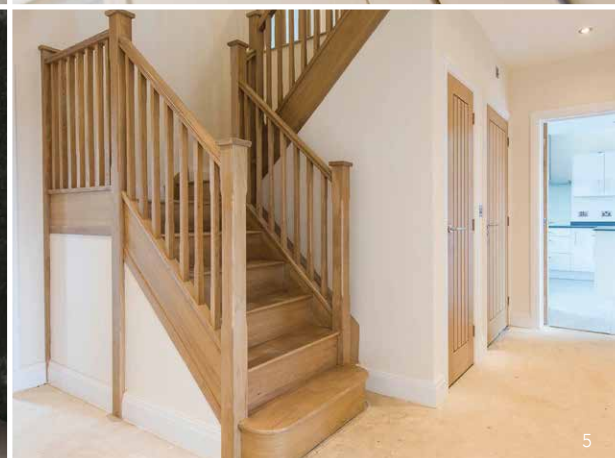
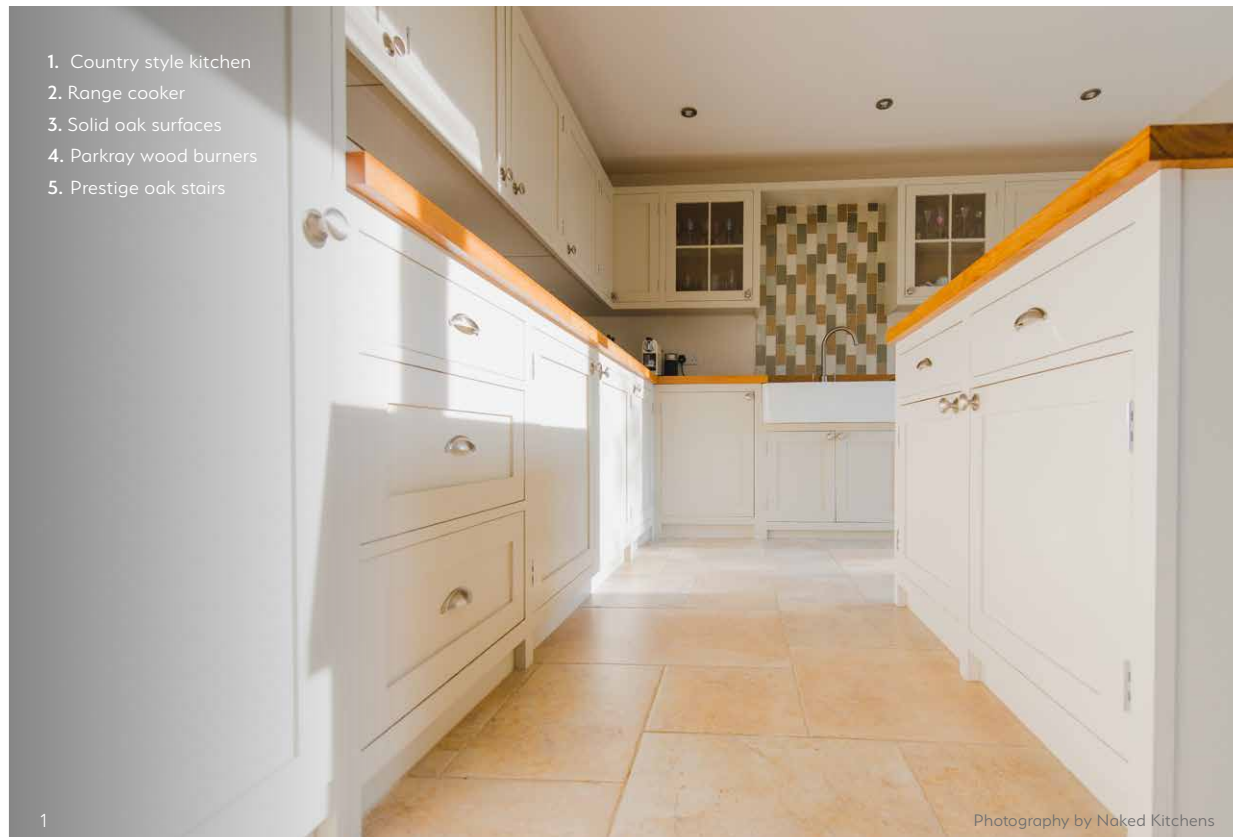


## SITE PLAN

Set in the heart of the Norfolk countryside, The Hawthornes blend perfectly with their surroundings. Each house boasts a spacious rear garden, double garage and enviable views across open fields, as well as use of a private meadow at the rear of the properties, available exclusively to residents of The Hawthornes.

- 4 Mayfly
- 5 Dragonfly
- 6 Mayfly
- 7 Dragonfly
- 8 Dragonfly
- 9 Mayfly
- 10 Damselfly
- 11 Damselfly





## THE FINER DETAILS

### ENVIRONMENTAL

Energy efficient heating from Air Source Heat Pumps  
Underfloor heating to ground floor  
Parkray contemporary style wood burning stoves

### KITCHEN

Naked Kitchens (Norfolk Oak) kitchen with shaker style units including the following appliances:-  
- Rangemaster cooker with 5 ring induction hob  
- Rangemaster extractor hood  
- Miele dishwasher  
Solid oak work surfaces with integrated 1 ½ bowl sink, recessed drainer and Franke Tap  
Recessed downlighters to ceiling  
Stainless steel sockets at worktop level  
Large format floor tiles

### UTILITY

Built in cupboards to match the kitchen  
Solid oak work surfaces  
Stainless sink and tap  
Tiled floor  
Recessed downlighters to ceiling  
Space for washing machine and tumble dryer

### BATHROOMS, EN SUITE SHOWER ROOMS AND CLOAKROOMS

Contemporary Duravit white sanitary ware & Vado chrome fittings  
Wall and floor tiling  
Thermostatically controlled shower  
Downlighters to ceiling  
Chrome towel radiators

### FINISHES

Prestige oak Stairs and oak balustrade  
Oak wooden doors  
Fitted wardrobes to bedrooms where shown  
Polished chrome door furniture  
Walls - painted cream  
Ceilings - smooth finish, painted white  
White satin skirting and architraves

### GENERAL

Hardwood timber windows  
TV points located in living room, study (where applicable) and all bedrooms  
Fibre To The Property (FTTP) Broadband  
Double sockets throughout  
2Nr USB sockets in each property  
Loft Light  
External tap  
Exterior lighting on PIR sensors  
Landscaped gardens with turfed front and seeded rear lawns  
Double garages  
External parking  
Patos and paving around the house

### WARRANTY

10 Year BLP warranty

The exact specification may vary depending on plot number. Please check with the sales representative for further details.





## QUALITY SPEAKS FOR ITSELF

FLEXIBLE LIVING SPACE. HIGH-QUALITY FIXTURES AND FITTINGS. THE BEST OF MODERN TECHNOLOGY. THE LIGHT AND SPACIOUS HOMES IN THE HAWTHORNES OFFER THE COMFORT AND CONVENIENCE OF MODERN LIVING IN AN UNRIVALLED RURAL SETTING. EACH ONE BEAUTIFULLY DESIGNED. EACH ONE METICULOUSLY FINISHED.

The finest natural resources harmonise with the highest specification and exceptional levels of craftsmanship to create a warm, welcoming home that you and your family will enjoy for many years to come.



# AT HOME WITH THE SURROUNDINGS

AT FW PROPERTIES, WE BELIEVE PROPERTY DEVELOPMENT IS MORE THAN JUST BUILDINGS. IT'S ALL ABOUT DESIGNING AND CONSTRUCTING HOMES THAT COMPLEMENT THE EXISTING LANDSCAPE. CREATING PLACES THAT WE WOULD BE PROUD TO LIVE IN.

A specialist property development company with more than 45 years' experience, we take pride in producing beautiful homes in Norfolk and Suffolk that embrace the locality and character of their surroundings.

Working with a range of professional partners, we ensure high quality construction values are built into every project to create buildings that integrate naturally not just with their surroundings, but with local communities too.

Learn more at [www.fw-properties.com](http://www.fw-properties.com)

**FW**  
PROPERTIES

It is not possible in a brochure of this nature to do more than give a general impression of the range, variety and quality of the homes we offer at The Hawthornes. The computer generated images, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details and materials used. Please refer to current drawings with your Sales Consultant.

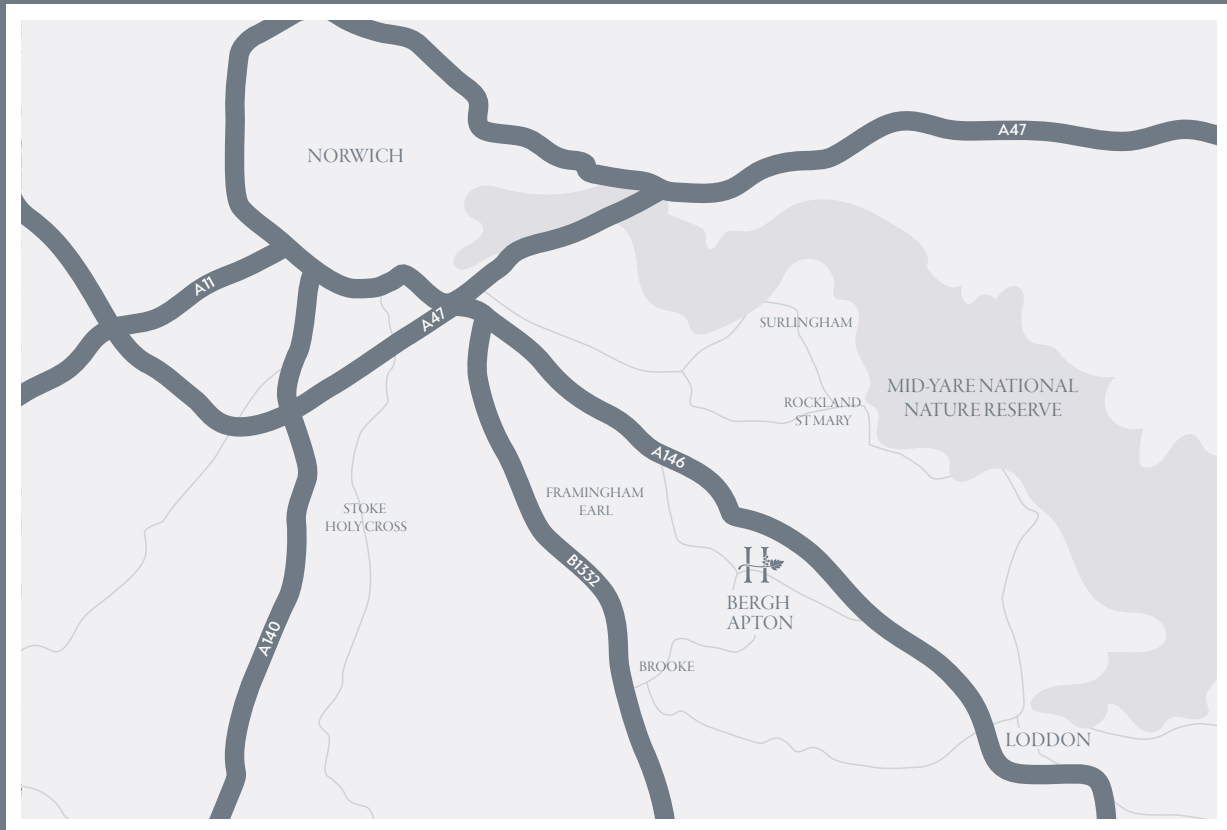






## THE HAWTHORNES

COOKE'S ROAD, BERGH APTON, NR15 1AA



THE HAWTHORNES MAY PROVIDE THE TRANQUILITY OF AN IDYLIC RURAL LOCATION. BUT THANKS TO THE EASILY ACCESSED TRANSPORT LINKS, IT'S FAR FROM ISOLATED.

By car, the amenities of nearby Loddon are just 11 minutes away, picturesque Beccles can be reached in 20 minutes, historic Bury St. Edmunds in an hour and the cosmopolitan

city of Norwich is a mere 19 minutes up the road. From there, the excellent rail links will have you in Cambridge within 1 hour 11 minutes, Bury St. Edmunds in 55 minutes, and London Liverpool Street is a manageable 1 hour 44 minutes.

Fabulously located, exceptionally well constructed, unquestionably wellconnected. A home in The Hawthornes really does offer the best of all worlds.



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