



# Sage at Boyton Place





# Country life at *Boyton Place*

## A collection of 15 two and three bedroom Shared Ownership houses

Sage Housing at Boyton Place is situated in a stunning new development on the edge of the historic market town of Haverhill in Suffolk, nestled next to the Essex and Cambridgeshire borders. A collection of two and three bedroom semi-detached and terraced homes are available with shared ownership through Sage Housing, bringing an affordable option to the Suffolk countryside.

With contemporary fully fitted kitchens, open plan living spaces and private gardens, you'll be perfectly placed to enjoy a countryside lifestyle. From the two bedroom 'Morden' allowing you to enjoy true open plan living, the double-fronted 'Clayton' offering a spacious master bedroom, to the three bedroom 'Hatfield' with separate lounge and dining/kitchen area, there's a home for everyone at Boyton Place.

A 16 minute walk from Boyton Place, Haverhill high street is within easy reach and features all amenities, including several good options for eating and drinking. For family friendly dining, Haverhill has familiar chain restaurants, as well as country pubs scattered across neighbouring villages, such as The White Horse at Withersfield for classic pub grub in a homely B&B. At the centre of Haverhill, the market square livens up every Friday and Saturday with stalls selling everything from fresh produce to children's gifts.



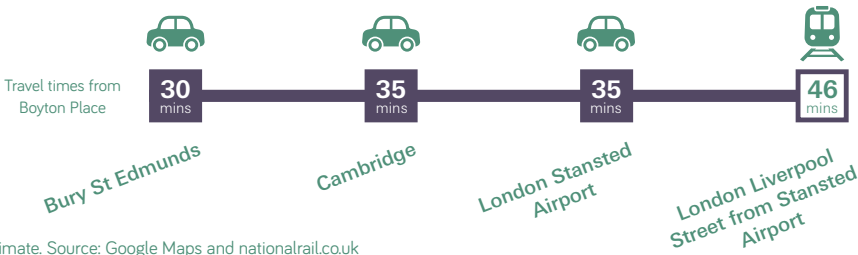


# Unique three county location

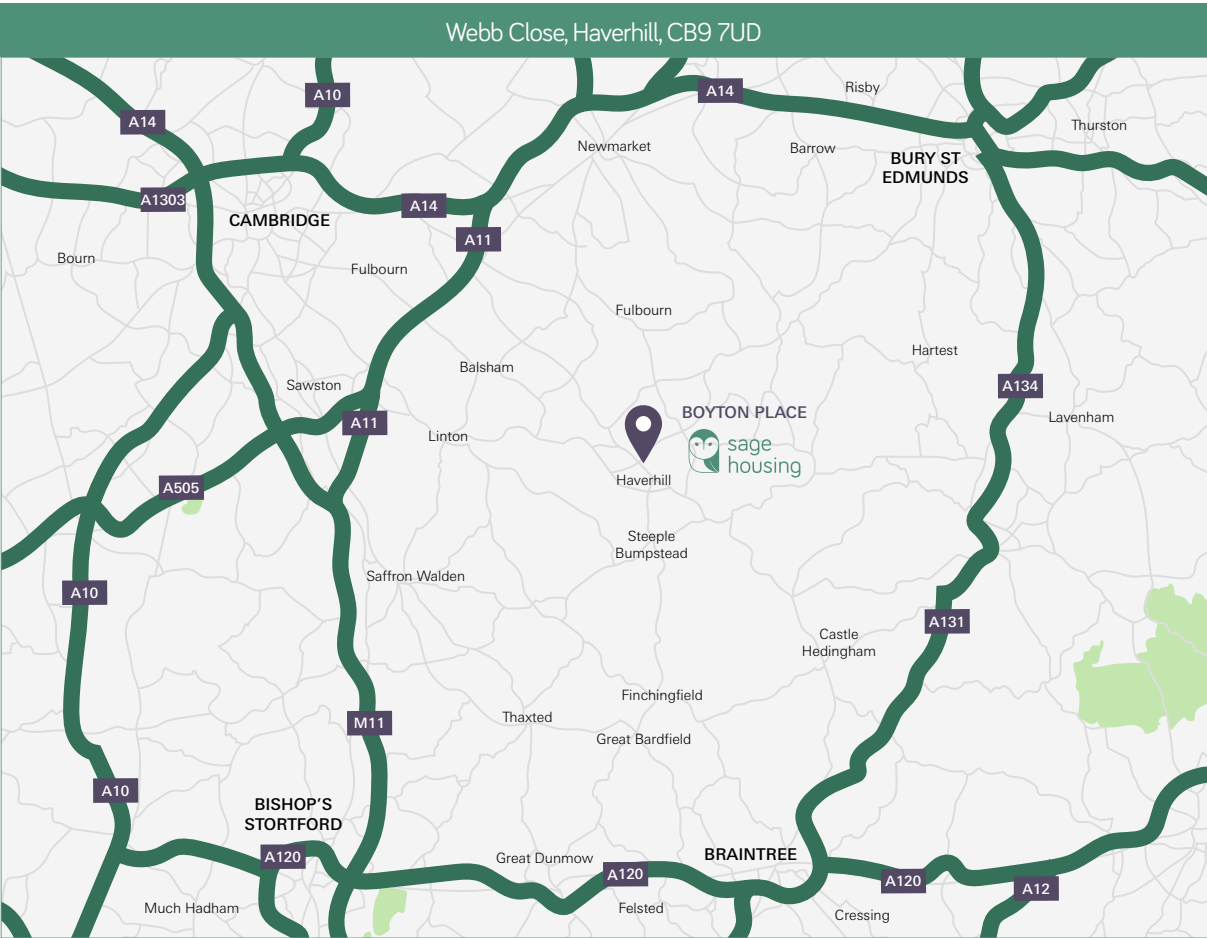
Haverhill Arts Centre is at the heart of the local community with its own stage company and symphony orchestra, alongside a large choice of clubs including the rugby club, golf club and football clubs. Stay active at the large Haverhill Leisure Centre with activities for children and adults alike. Rainy afternoons are best spent at the local cinema, right in the centre of town, but to explore more, travel towards Cambridge or Bury St Edmunds for top rated restaurants, arts and culture and world class architecture.

Breathing life back into a disused railway track, the East Town Park is a wonderful way to explore the area with a network of footpaths which spread across Haverhill, and onto the Stour Valley walk that runs across three counties. Further afield explore Castle Country Park's historic buildings and parkland, an 18 minute drive from Boyton Place.

Families have a choice of several good schools including Burton End Community Clements Community, New Cangle Community, Place Farm Community, Ridgewell, St Felix RCVA and Westfield Community as well as Samuel Ward Academy and Linton Village College, both with an 'outstanding' Ofsted report.



Travel times are approximate. Source: Google Maps and nationalrail.co.uk



# Site plan



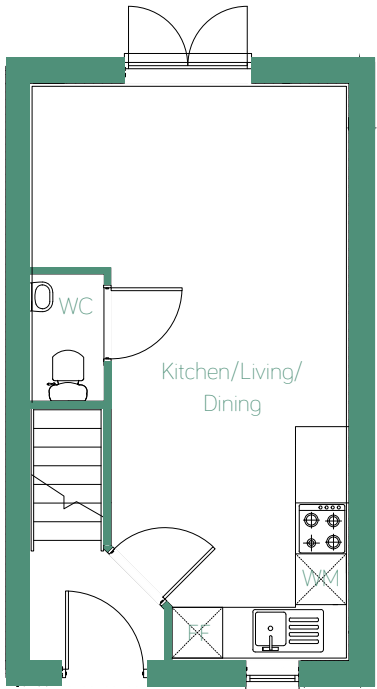
- The Clayton
- The Morden
- The Hatfield
- Private sale



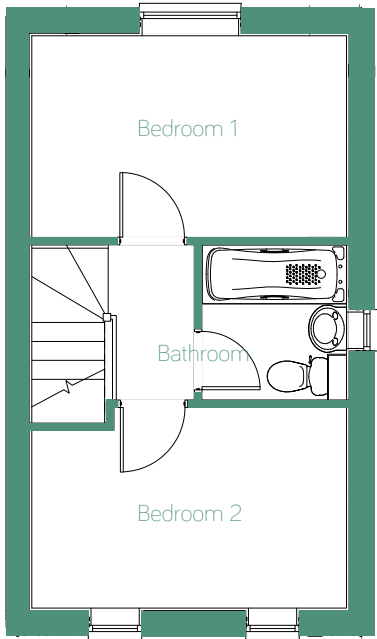
Morden

Plots 31\* | 32 | 33\* | 34 | 35\* | 36 | 83 | 84\* | 85 | 131\* | 154 | 155\*

Kitchen/Living/Dining	6.8m	x	3.7m	22'3"	x	12'1"
Bedroom 1	3.7m	x	2.4m	12'1"	x	7'8"
Bedroom 2	3.7m	x	2.4m	12'1"	x	7'8"



Ground floor



First floor

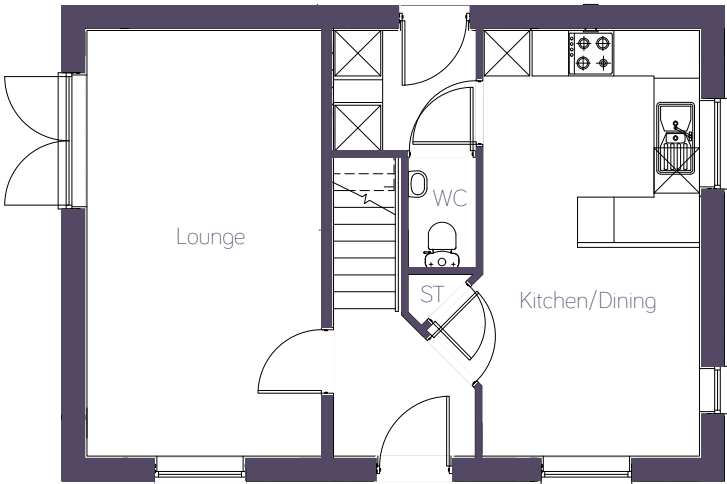
\*Indicates that these plots are handed

Floor plans shown are taken from the architect plans prior to construction and exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variations. To improve legibility, these plans have been sized to fit each page; as a result this plan may not be at the same scale as those on other pages.

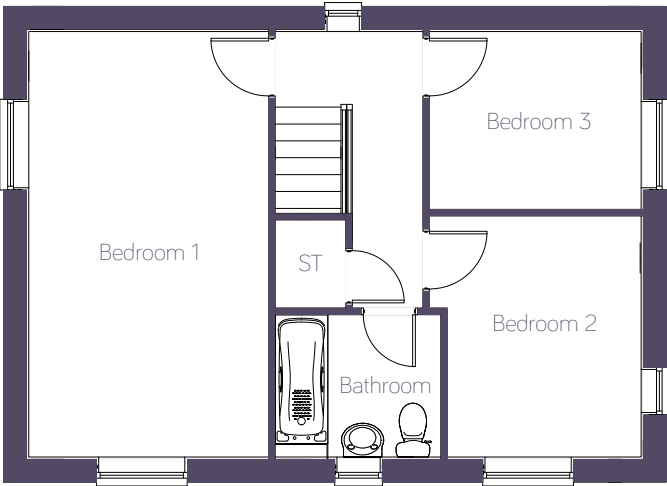
Clayton

Plot 29

Kitchen/Dining	5.6m	x	2.9m	18'3"	x	9'5"
Lounge	5.6m	x	3.1m	18'3"	x	10'1"
Bedroom 1	5.6m	x	3.2m	18'3"	x	10'4"
Bedroom 2	3.2m	x	2.6m	10'4"	x	8'5"
Bedroom 3	2.6m	x	2.3m	8'5"	x	7'5"



Ground floor



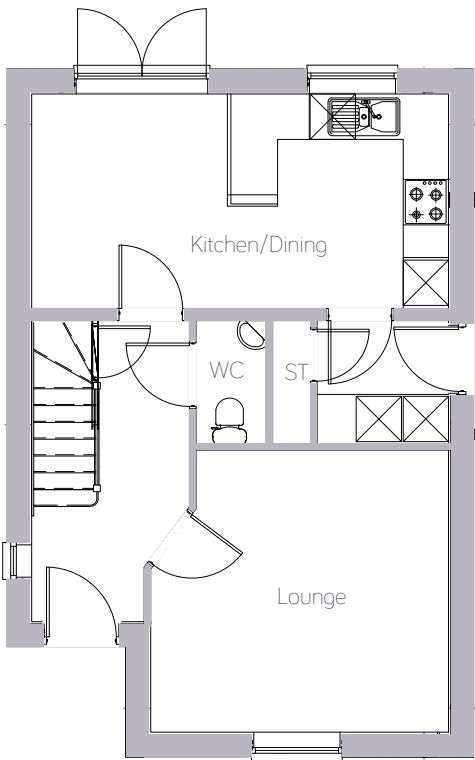
First floor

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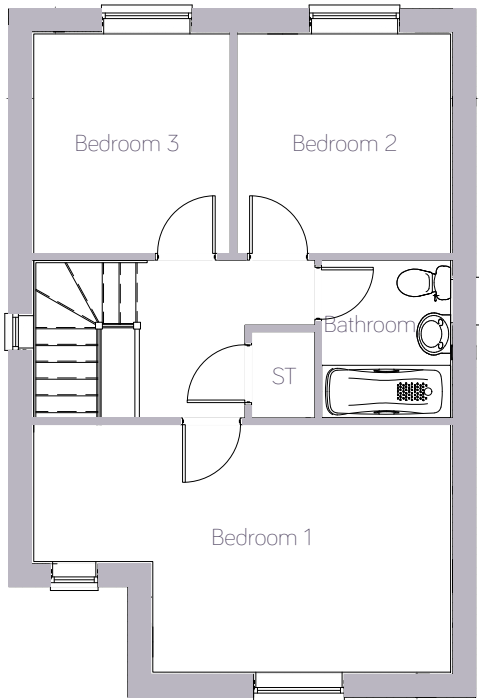
# Hatfield

Plots 30 | 37

Kitchen/Dining	5.5m	x	2.8m	18'0"	x	9'1"
Lounge	3.9m	x	3.7m	12'7"	x	12'1"
Bedroom 1	5.5m	x	3.3m	18'0"	x	10'8"
Bedroom 2	2.9m	x	2.8m	9'5"	x	9'1"
Bedroom 3	2.9m	x	2.6m	9'5"	x	8'5"



Ground floor



First floor

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# Specification

## KITCHEN

- Fitted white kitchen with laminate worktops
- Stainless steel splashback to hob
- 1.5 bowl sink with mixer tap
- Integrated appliances by Zanussi:
  - Electric oven
  - Gas hob
  - Chimney cooker hood
- Space and power for fridge freezer and washing machine

## BATHROOM & CLOAKROOM

- White sanitaryware by Roca
- Chrome taps and fittings
- Thermostatic shower
- White ceramic tiles to basin splashback and full height around bath
- Shower screen to bath

## GENERAL

- Woodwork and walls in white
- Carpet flooring throughout with hard wearing vinyl flooring to kitchen, bathroom and cloakroom
- Combination boiler
- Spotlights to kitchen and batten holder to bathroom
- Energy efficient lighting throughout
- Chrome switches and sockets to ground floor
- White switches and sockets to upper floors
- TV to lounge and master bedroom, and telephone point to lounge
- Hard wired smoke alarms with battery back-up to all floors
- Turfing to rear garden
- 2 parking spaces per plot
- Timber bike store to each plot





**Sage Housing Enquiries**

For all sales enquiries get in touch  
with our dedicated sales team

**E:** [info@complete-moves.co.uk](mailto:info@complete-moves.co.uk)

**T:** 020 3640 7111

**W:** [complete-moves.co.uk](http://complete-moves.co.uk)

All details correct as of November 2019