

OSPREY VIEW

BECK ROW

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



TILIA
HOMES

Welcome to Osprey View

A range of beautiful 2, 3 & 4 bedroom homes in the market village of Beck Row, Suffolk, this is the perfect place to live, work, and truly thrive. Beck Row is a quintessential English village, nestled in beautiful Suffolk. Here you are close to Ipswich, Thetford, and Bury St Edmunds, but there's plenty to do on your doorstep.



Education

For families looking for the right place to help with their children's education, Beck Row and Mildenhall are just the place.

On Track Education

This is an independent school. It opened in April 2005 and has places for up to 32 students aged 11 to 18. The school's mission is to provide students with opportunities for success and achievement in their personal and academic skills, preparing students with diverse skills and knowledge for adult life.

Great Heath Academy

A primary school with an Ofsted rating of Good, Great Heath puts emphasis on fun in learning and inspiring confidence in its pupils. It is a three-form entry primary school with a Nursery class, catering for over 550 pupils. Great Heath is part of the Academy Transformation Trust (ATT).

Mildenhall College Academy

This coeducational secondary school and sixth form with academy status is also part of the Academy Transformation Trust (ATT). Since 2021, it offers a post-16 football and education programme partnership with Ipswich Town F.C. which allows students of the college to represent the football club while studying in a combined setting.

Beck Row Primary Academy

A school in Beck Row with 5 core values and a motto of 'To Inspire; To Achieve', that has expanded from the original small First school to the current primary school. Beck Row academy is for children aged 4-11 with around 250 pupils on roll, and is part of the Academy Transformation Trust.

Although the schools listed above are nearby, we cannot guarantee admission.



Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

9
min

Lakenheath
4.9 miles

27
min

Thetford
15.1 miles

57
min

Ipswich
42 miles



Destinations by train
Brandon

29
min

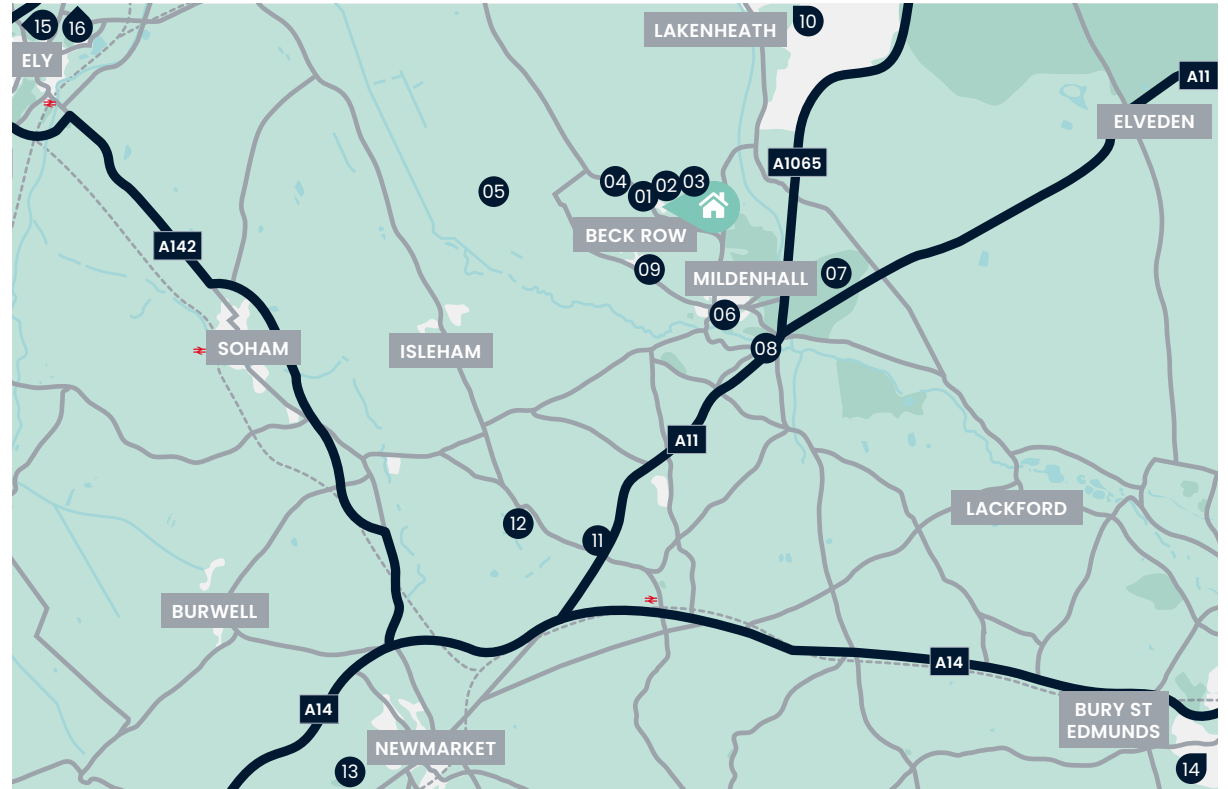
Newmarket

48
min

Cambridge

1 hr 3 min

Bury St Edmunds



Your nearest transport links



Brandon



A11



London
Stansted

Up to 2 Miles

01. The Kings Head
02. Aspal Close Nature Reserve
03. Aspal Lane Nursery
04. Beck Row Primary Academy

Up to 5 Miles

05. Mildenhall Stadium
06. Sainsbury's
07. Thetford Forest Park
08. Pancake & Waffle Shack
09. Hardstand Fitness

Up to 10 Miles

10. Lakenheath Football Club
11. WildTracks Outdoor Activity Park
12. Chippenham Park Gardens

Up to 25 Miles

13. Newmarket Rowley Mile Course
14. Arc Shopping Centre
15. Ely Leisure Village
16. Ely City Football Club



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.

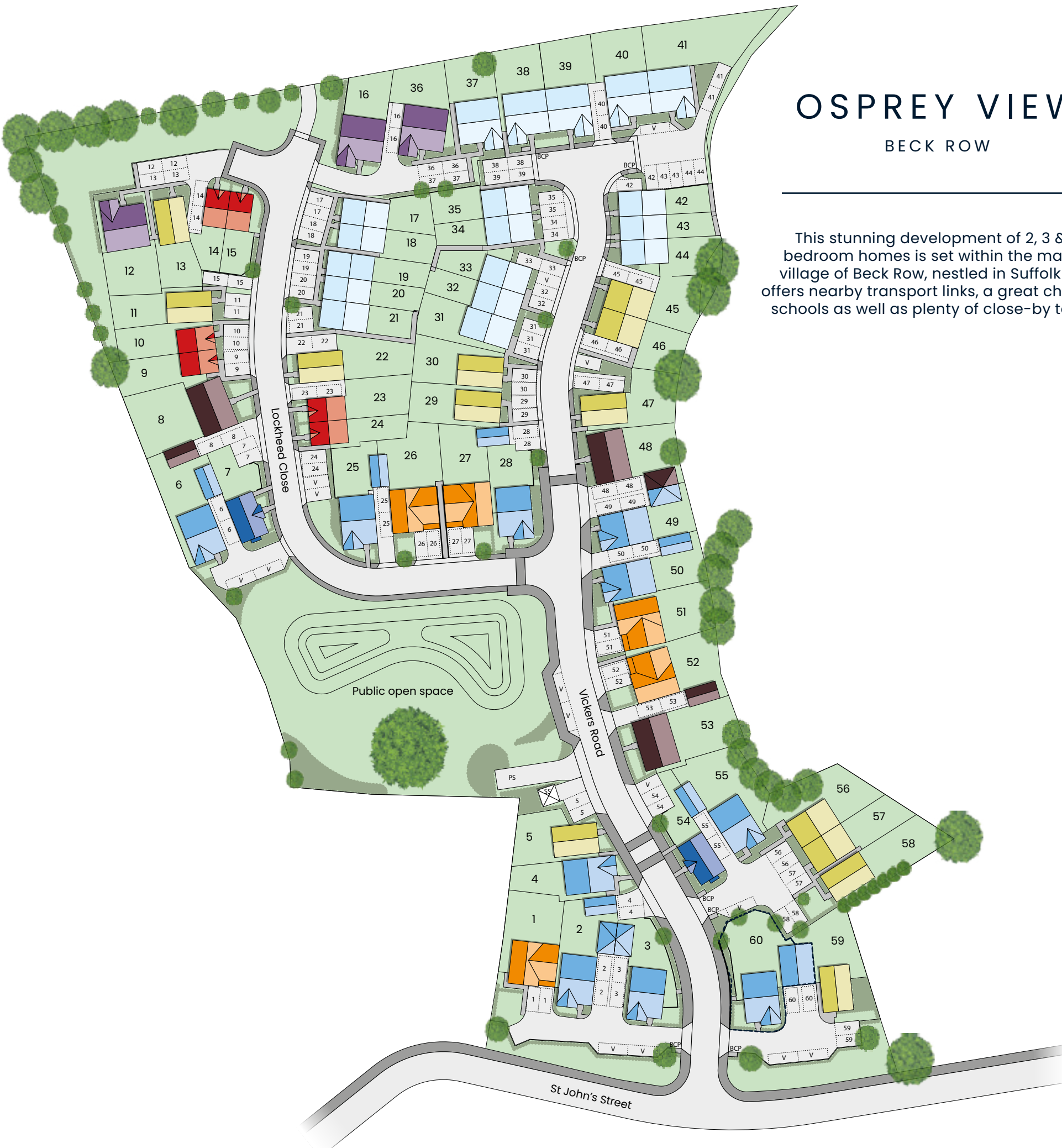


Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. April 2023.

OSPREY VIEW

BECK ROW

This stunning development of 2, 3 & 4 bedroom homes is set within the market village of Beck Row, nestled in Suffolk and offers nearby transport links, a great choice of schools as well as plenty of close-by towns.



2 Bedroom Homes

- The Bradley
- The Chiltern

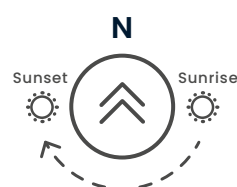
3 Bedroom Homes

- The Derwent
- The Melford

4 Bedroom Homes

- The Buckland
- The Chiddingstone
- The Cliveden

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



- - Affordable Homes
- BCP - Bin Collection Point
- SS - Sub-Station
- PS - Pump Station
- V - Visitor Parking

The Melford

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

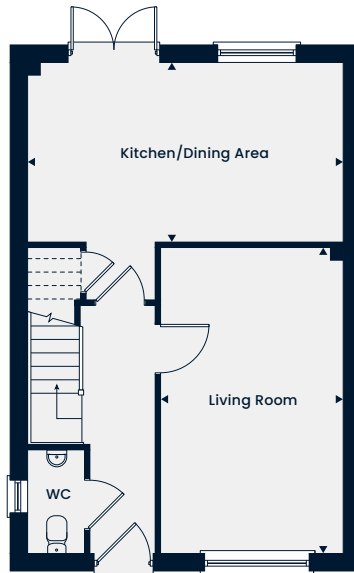


The Melford

3 Bedroom Home

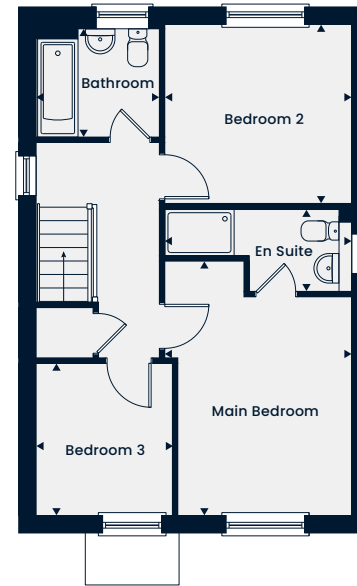
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.41m x 3.07m 17'8" x 10'0"
Living Room	5.27m x 3.13m 17'3" x 10'3"



First Floor

Main Bedroom	4.37m x 3.21m 14'4" x 10'6"
En Suite	3.21m x 1.42m 10'6" x 4'8"
Bedroom 2	3.21m x 3.07m 10'6" x 10'0"
Bedroom 3	2.61m x 2.33m 8'6" x 7'7"
Bathroom	2.10m x 1.87m 6'10" x 6'1"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2023.

The Buckland

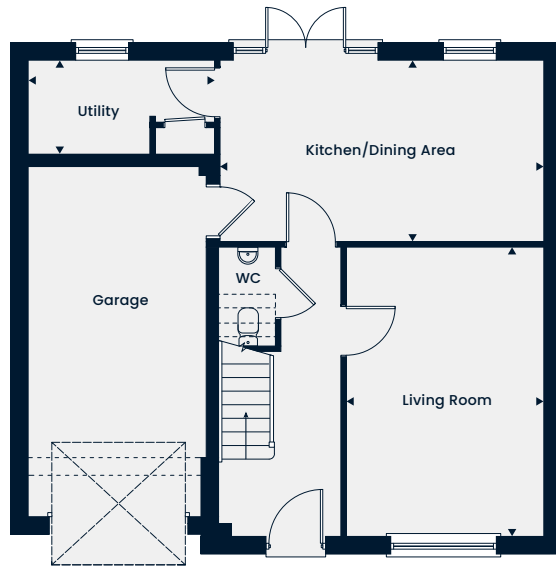
4 Bedroom Home



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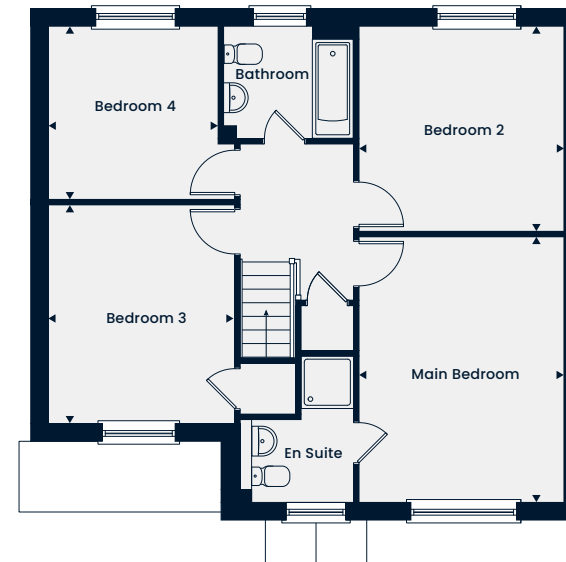


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.52m x 3.08m 18'1" x 10'1"
Living Room	4.93m x 3.36m 16'2" x 11'0"
Utility	3.17m x 1.56m 10'4" x 5'1"



First Floor

Main Bedroom	4.52m x 3.48m 14'10" x 11'5"
En Suite	2.48m x 1.94m 8'1" x 6'4"
Bedroom 2	3.49m x 3.48m 11'5" x 11'5"
Bedroom 3	3.72m x 3.17m 12'2" x 10'4"
Bedroom 4	2.94m x 2.88m 9'7" x 9'5"
Bathroom	2.22m x 1.90m 7'3" x 6'3"

WC – Cloakroom

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The Chiddingstone

4 Bedroom Home



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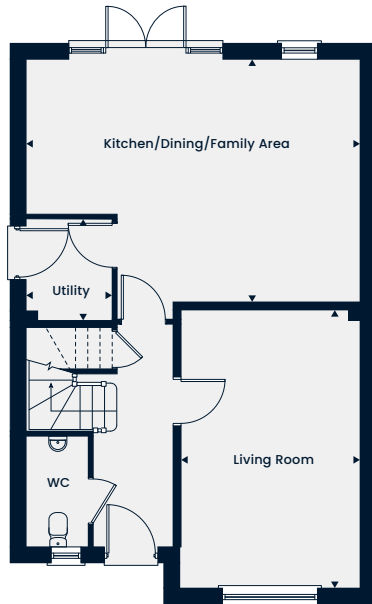


The Chiddingstone

4 Bedroom Home

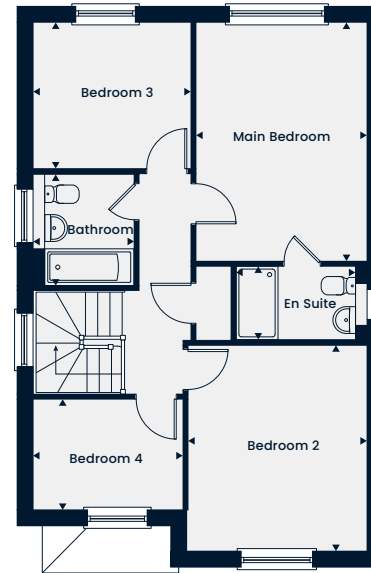
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m 20'8" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m 14'10" x 10'7"
En Suite	2.47m x 1.40m 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m 9'9" x 8'11"
Bedroom 4	2.83m x 2.08m 9'3" x 6'10"
Bathroom	2.12m x 1.90m 6'11" x 6'3"

WC – Cloakroom

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TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓	
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓
Under counter single oven	✓	
Built-in double oven		✓
Ceramic hob	✓	✓

Electrical

TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓

Bathroom & En Suite

Choice of wall tiles*	✓	✓
White sanitaryware	✓	✓

Internal Features

All ceilings and walls finished in white emulsion	✓	✓
All woodwork finished in white gloss	✓	✓
Four-panel smooth finish internal doors	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓
Central Heating via Air Source Heat Pumps (ASHP's)	✓	✓
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓

External Features

Double-glazed uPVC windows and double doors	✓	✓
Chrome-effect door furniture to front door	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓
Outside light location adjacent to the front door	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓
Garages – up and over doors. Sockets and ceiling lights provided to garages within curtilage only	✓	✓
Electric vehicle charging points located on plot/garage or free-standing	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. Photography is indicative only. January 2023.

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