

KILN GROVE

WOOLPIT

A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



TILIA
HOMES

Welcome to Kiln Grove

Tucked away in the heart of the Suffolk countryside, in the charming village of Woolpit, Kiln Grove is a collection of 2, 3, 4 & 5 bedroom homes. They offer stylish, contemporary living surrounded by a historic rural setting.



Education

Nestled between the towns of Bury St. Edmunds and Stowmarket, Woolpit keeps you close to education options for all ages.

Woolpit Primary School

Woolpit Primary School aims to instil a love for learning in all students who pass through their doors, offering excellent education on your doorstep.

King Edward VI School (Secondary)

King Edward VI School has a strong history of academic excellence that goes back almost 500 years. They work closely with primary schools in the area to ensure that local children grow into happy and successful young adults.

Thurston Community College

Consisting of a secondary school and sixth form, Thurston Community College offers a wealth of opportunities for local students to help them thrive as part of a diverse society.

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





Connections

Strong transport links keep you connected to neighbouring towns and beyond.



Destinations by car

25
min

Thetford
16.1 miles

30
min

Ipswich
19.1 miles

47
min

Cambridge
36.6 miles



Destinations by train
Elmswell

13
min

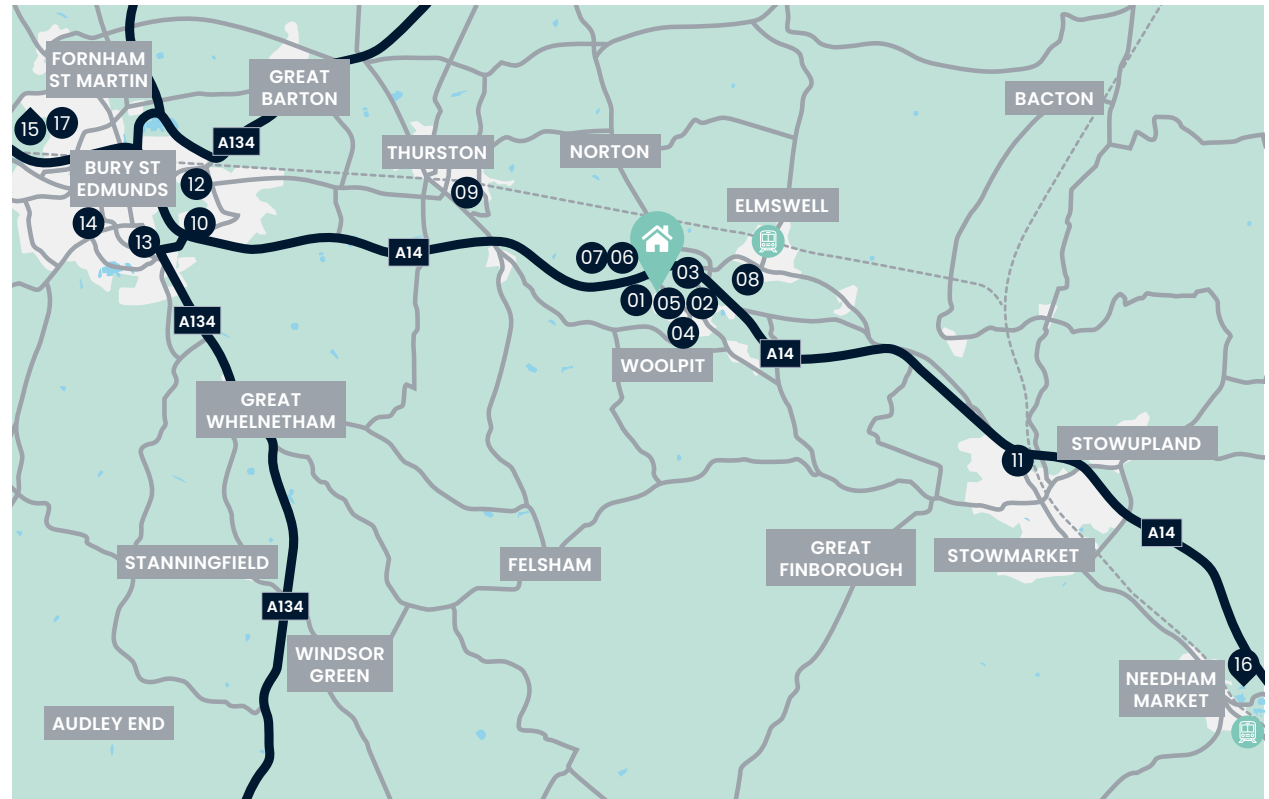
Bury St Edmunds

34
min

Newmarket

47
min

Norwich



Your nearest transport links



Elmswell Railway
Station



A14



London Stansted
Airport

Up to 2 Miles

01. The Bull Inn
02. Woolpit Nurseries
03. Woolpit Tennis Club
04. East of England Co-op
05. Tea Cups Tea Rooms

Up to 5 Miles

06. Tostock Animal Parks
07. The Gardeners Arms
08. Luke's Wood Nature Reserve
09. Hawkswood Vineyard & Winery

Up to 10 Miles

10. Sainsbury's
11. Lidl
12. Moreton Hall Health Club
13. St Edmunds Hospital
14. Waitrose

Up to 15 Miles

15. Bury St Edmunds Golf Club
16. Needham Lake
17. Bury St Edmunds Leisure centre



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 2025.



2 Bedroom Homes

- The Hamble

3 Bedroom Homes

- The Abbott
- The Ashford
- The Brent
- The Briar
- The Coleridge
- The Elverton
- The Greencroft
- The Hartwood
- The Roman
- The Saffron
- The Scotswood
- The Thornfield

4 Bedroom Homes

- The Bideford
- The Broomhill
- The Chelford
- The Fenridge
- The Rensford

5 Bedroom Homes

- The Blakeney
- The Sheringham

- Affordable Homes
- Bollards
- LEAP - Local Equipped Area for Play
- SS - Sub-Station
- V - Visitor Parking

The Hartwood

3 Bedroom Home



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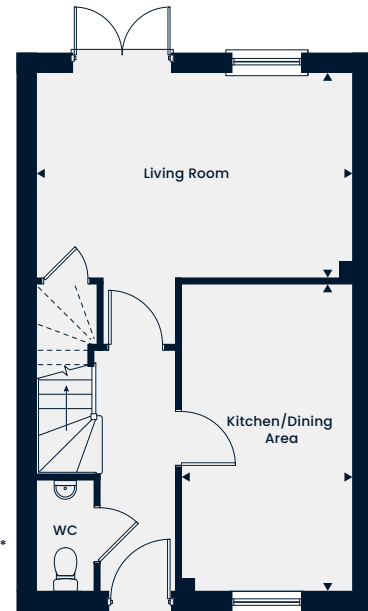


The Hartwood

3 Bedroom Home

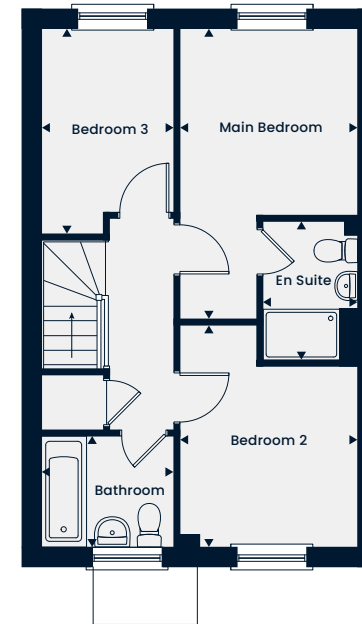
Total Area 852 sq. ft.

A spacious three bedroom home featuring a living room with double doors leading out to the garden and an open-plan kitchen/dining area. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.77m x 2.66m 15'8" x 8'9"
Living Room	4.91m x 3.20m 16'1" x 10'6"



First Floor

Main Bedroom	4.52m x 2.76m 14'10" x 9'0"
Bedroom 2	3.45m x 2.76m 11'4" x 9'0"
Bedroom 3	3.20m x 2.06m 10'6" x 6'9"
Bathroom	2.06m x 1.72m 6'9" x 5'7"
En Suite	2.15m x 1.47m 7'0" x 4'10"

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. *Windows to plots 197 and 198 only. October 2025.



The Briar

3 Bedroom Home



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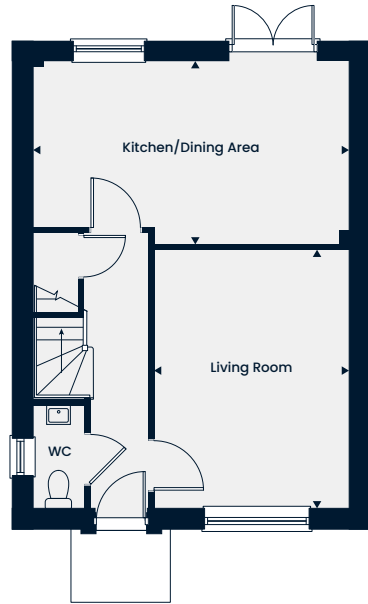


The Briar

3 Bedroom Home

Total Area 882 sq. ft.

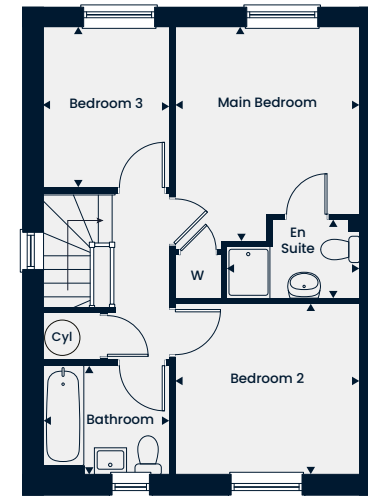
A stylish three bedroom home featuring a spacious living room and an open-plan kitchen/dining area with double doors leading to the garden. Upstairs, the main bedroom benefits from an en suite, with two additional bedrooms and a family bathroom completing the home.



Ground Floor

Kitchen/Dining Area
Living Room

5.39m x 3.11m | 17'8" x 10'3"
4.37m x 3.33m | 14'4" x 10'11"



First Floor

Main Bedroom
En Suite
Bedroom 2
Bedroom 3
Bathroom

3.62m x 3.14m | 11'11" x 10'4"
2.26m x 1.33m | 7'5" x 4'4"
3.14m x 2.90m | 10'4" x 9'6"
2.72m x 2.16m | 8'11" x 7'1"
2.15m x 1.86m | 7'1" x 6'1"

Cyl – Cylinder W – Wardrobe WC – Cloakroom

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The Hamble

2 Bedroom Home



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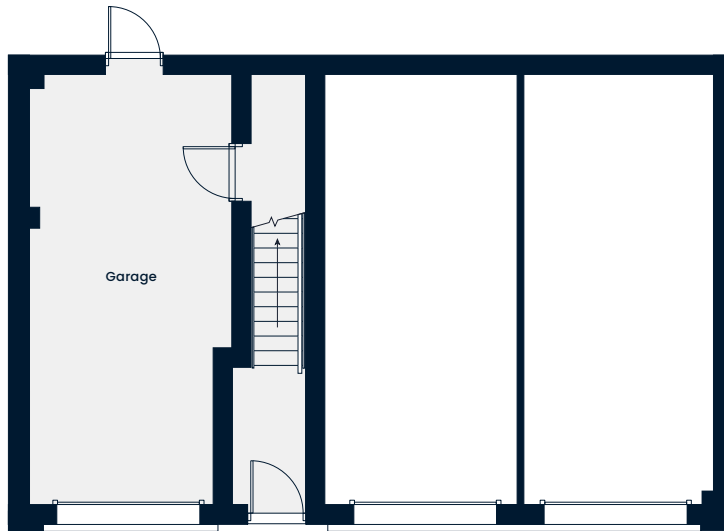


The Hamble

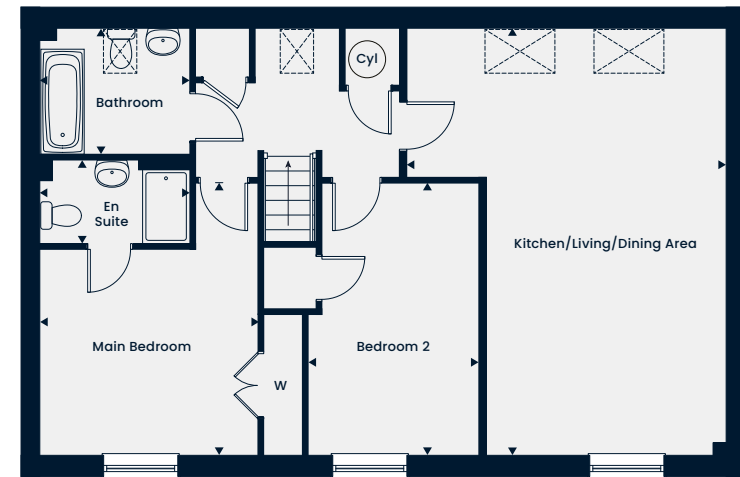
2 Bedroom Home

Total Area 885 sq. ft.

A charming two bedroom home featuring a modern open-plan kitchen/living/dining area, two good-sized bedrooms, one with an en suite, a family bathroom and also includes a garage.



Ground Floor



First Floor

Kitchen/Living/Dining Area	6.95m x 5.18m 22'10" x 7'2"
Main Bedroom	4.41m x 3.50m 14'6" x 11'6"
En Suite	2.41m x 1.35m 7'11" x 4'5"
Bedroom 2	4.41m x 2.75m 14'6" x 9'0"
Bathroom	2.41m x 2.05m 7'10" x 6'9"

Cyl – Cylinder  – Rooflight... W – Wardrobe

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The Coleridge

3 Bedroom Home



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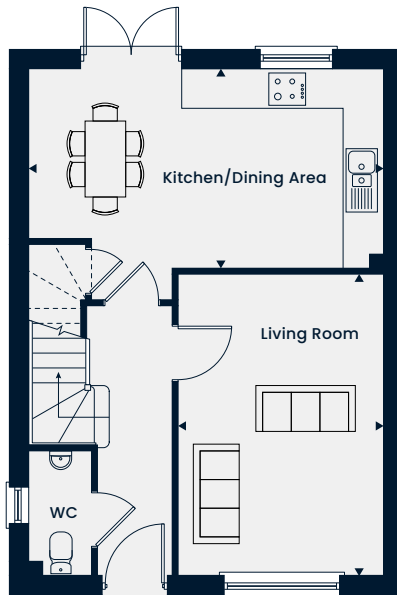


The Coleridge

3 Bedroom Home

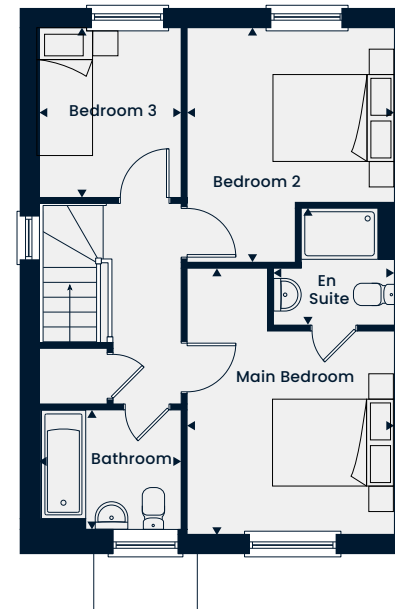
Total Area 921 sq. ft.

A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.47m x 3.08m 18'0" x 10'1"
Living Room	4.69m x 3.19m 15'5" x 10'5"



First Floor

Main Bedroom	4.12m x 3.21m 13'6" x 10'6"
En Suite	1.87m x 1.83m 6'1" x 6'0"
Bedroom 2	3.62m x 3.22m 11'11" x 10'7"
Bedroom 3	2.59m x 2.17m 8'6" x 7'1"
Bathroom	2.17m x 1.85m 7'1" x 6'1"

WC – Cloakroom

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The Scotswood

3 Bedroom Home



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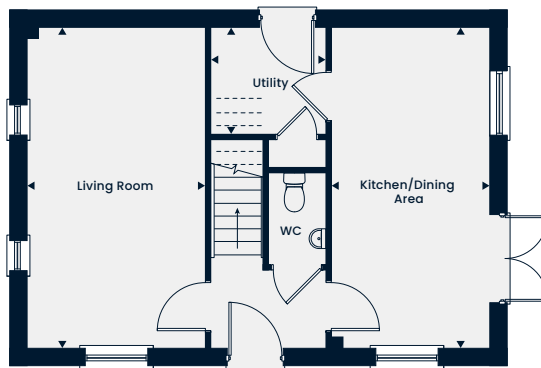


The Scotswood

3 Bedroom Home

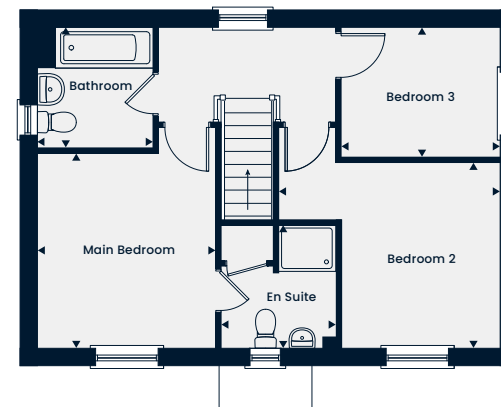
Total Area 969 sq. ft.

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



Ground Floor

Kitchen/Dining Area	5.58m x 2.76m 18'3" x 9'1"
Living Room	5.58m x 3.10m 18'3" x 10'2"
Utility	2.00m x 1.86m 6'7" x 6'1"



First Floor

Main Bedroom	3.39m x 3.10m 11'1" x 10'2"
Bedroom 2	3.86m x 3.27m 12'8" x 10'8"
Bedroom 3	2.77m x 2.26m 9'1" x 7'5"
Bathroom	2.10m x 2.01m 6'10" x 6'7"
En Suite	2.14m x 2.00m 7'0" x 6'7"

--- Reduced Head Height WC - Cloakroom

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The Saffron

3 Bedroom Home



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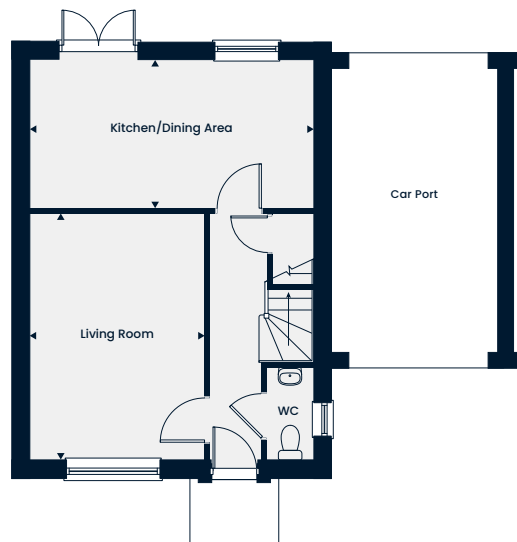


The Saffron

3 Bedroom Home

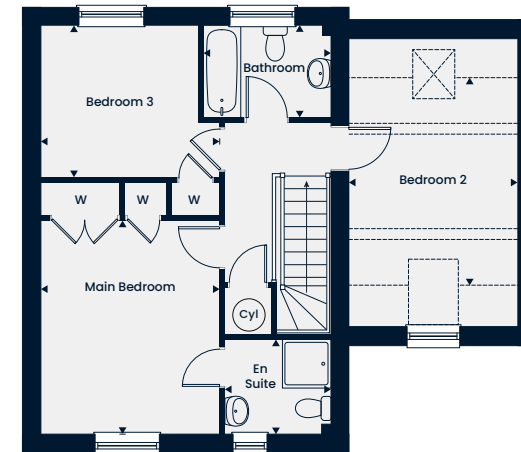
Total Area 1,021 sq. ft.

A well-designed three bedroom home featuring a spacious living room and an open-plan kitchen/dining area with double doors to the garden. Upstairs, the main bedroom includes an en suite, with two further bedrooms and a family bathroom. This home also benefits from a convenient car port.



Ground Floor

Kitchen/Dining Area	5.39m x 2.81m 17'8" x 9'3"
Living Room	4.67m x 3.33m 15'4" x 10'11"



First Floor

Main Bedroom	3.97m x 3.32m 13'0" x 10'11"
En Suite	1.97m x 1.76m 6'6" x 5'9"
Bedroom 2	3.86m x 3.11m 12'8" x 10'2"
Bedroom 3	3.33m x 2.82m 10'11" x 9'3"
Bathroom	2.37m x 1.71m 7'9" x 5'7"

Cyl – Cylinder W – Wardrobe WC – Cloakroom - - - - Reduced Head Height  – Rooflight

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The Elverton

3 Bedroom Home



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The Elverton

3 Bedroom Home

Total Area 1,102 sq. ft.

A comfortable three bedroom home offering a bright living room with double doors to the garden and an open-plan kitchen/dining area, also offering doors to the rear. The main bedroom includes an en suite, with two further bedrooms, a family bathroom, and a handy utility room completing the home.



Ground Floor

Kitchen/Dining Area	6.91m x 3.40m 22'8" x 11'2"
Living Room	5.39m x 3.65m 17'8" x 12'0"
Main Bedroom	3.62m x 3.52m 11'11" x 11'7"
En Suite	2.44m x 1.20m 8'0" x 3'11"
Bedroom 2	4.03m x 3.50m 13'3" x 11'6"
Bedroom 3	3.52m x 2.48m 11'7" x 8'2"
Bathroom	2.23m x 1.98m 7'4" x 6'6"

Cyl – Cylinder W – Wardrobe

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The Bideford

4 Bedroom Home



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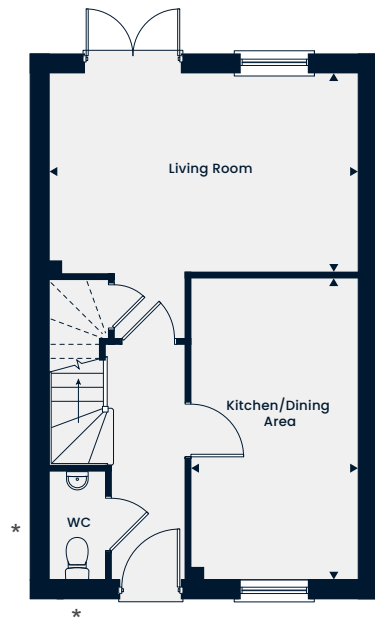


The Bideford

4 Bedroom Home

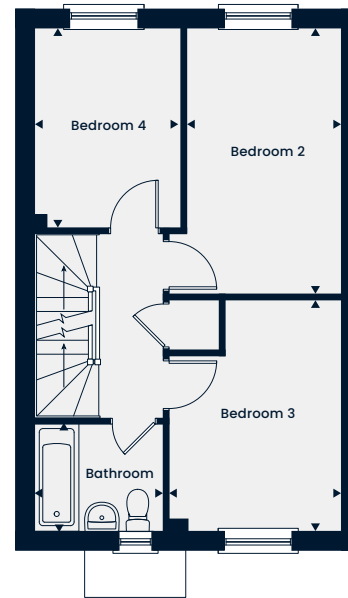
Total Area 1,107 sq. ft.

A spacious four bedroom, three-storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. On the first floor, three good-sized bedrooms and a family bathroom can be found. On the top floor, there is a spacious main bedroom which boasts an en suite.



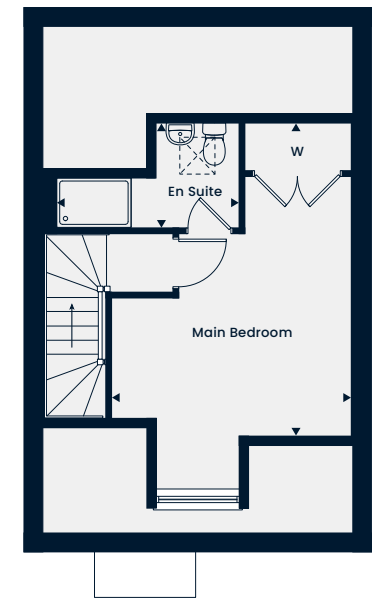
Ground Floor

Kitchen/Dining Area	4.79m x 2.66m 15'9" x 8'8"
Living Room	4.91m x 3.20m 16'1" x 10'6"



First Floor

Bedroom 2	4.26m x 2.48m 13'11" x 8'1"
Bedroom 3	3.71m x 2.76m 12'2" x 9'0"
Bedroom 4	3.20m x 2.34m 10'6" x 7'8"
Bathroom	2.06m x 1.72m 6'9" x 5'8"



Second Floor

Main Bedroom	5.01m x 3.80m 16'5" x 12'6"
En Suite	2.92m x 1.67m 9'7" x 5'5"

☒ – Rooflight W – Wardrobe WC – Cloakroom

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The Brent

3 Bedroom Home



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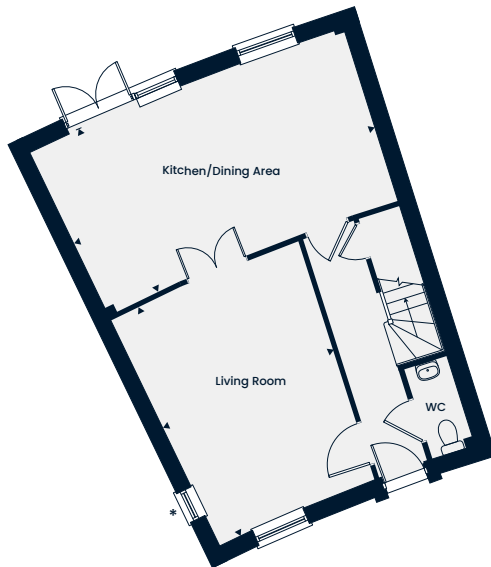


The Brent

3 Bedroom Home

Total Area 1,111 sq. ft.

A modern three bedroom home featuring a spacious living room and an open-plan kitchen/dining area with double doors leading to the garden. Upstairs, the main bedroom benefits from an en suite, alongside two further bedrooms and a contemporary family bathroom.



Ground Floor

Kitchen/Dining Area
Living Room

6.62m x 3.57m | 21'9" x 11'9"
4.92m x 3.30m | 16'2" x 10'10"



First Floor

Main Bedroom
En Suite
Bedroom 2
Bedroom 3
Bathroom

4.21m x 3.65m | 13'10" x 12'0"
2.47m x 2.20m | 8'1" x 7'3"
3.05m x 3.04m | 10'0" x 9'12"
3.30m x 2.86m | 10'10" x 9'5"
2.25m x 1.80m | 7'5" x 5'11"

Cyl – Cylinder W – Wardrobe WC – Cloakroom

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The Chelford

4 Bedroom Home



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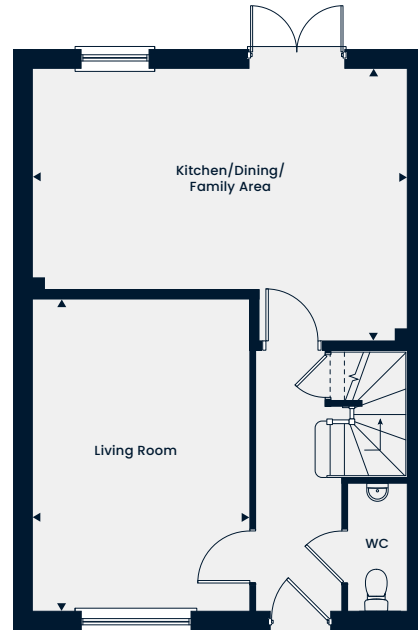


The Chelford

4 Bedroom Home

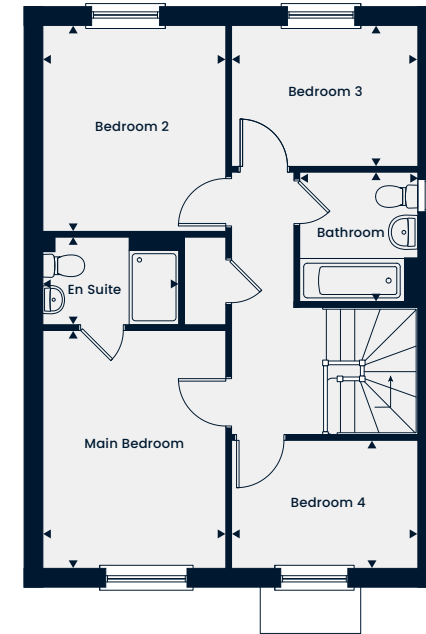
Total Area 1,135 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with double doors leading out to the garden. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.03m x 4.39m 19'9" x 14'5"
Living Room	5.02m x 3.50m 16'5" x 11'6"



First Floor

Main Bedroom	3.83m x 2.95m 12'7" x 9'8"
En Suite	2.19m x 1.40m 7'2" x 4'7"
Bedroom 2	3.30m x 2.95m 10'10" x 9'8"
Bedroom 3	2.99m x 2.27m 9'9" x 7'5"
Bedroom 4	2.99m x 2.05m 9'9" x 6'9"
Bathroom	2.07m x 1.90m 6'9" x 6'3"

WC – Cloakroom

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The Broomhill

4 Bedroom Home



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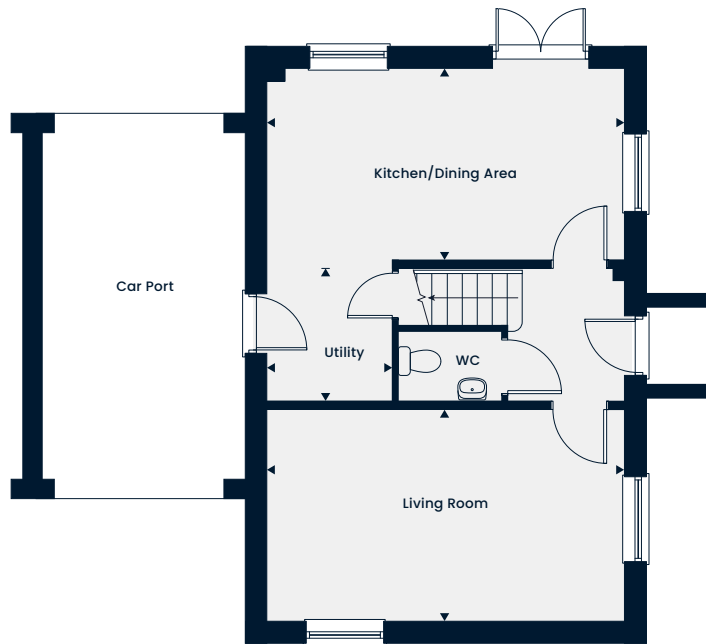


The Broomhill

4 Bedroom Home

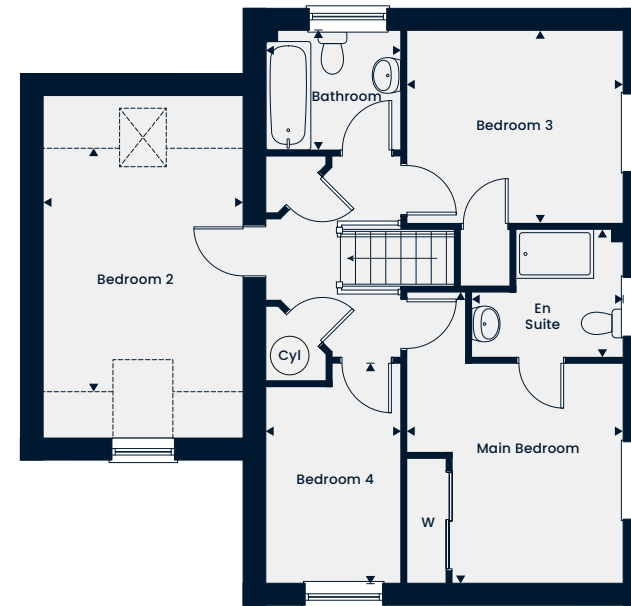
Total Area 1,179 sq. ft.

A delightful four bedroom home with an open-plan kitchen/dining area and double doors to the garden, a utility room with side access and a living room all on the ground floor. Upstairs, there is the main bedroom with en suite, three further bedrooms and the family bathroom.



Ground Floor

Kitchen/Dining Area	5.57m x 2.97m 18'3" x 9'9"
Living Room	5.57m x 3.30m 18'3" x 10'10"
Utility Room	2.05m x 1.95m 6'9" x 6'5"



First Floor

Main Bedroom	4.53m x 3.37m 14'10" x 11'1"
En Suite	2.35m x 1.96m 7'9" x 6'5"
Bedroom 2	3.88m x 3.11m 12'9" x 10'2"
Bedroom 3	3.36m x 2.99m 11'0" x 9'10"
Bedroom 4	3.42m x 2.10m 11'3" x 6'11"
Bathroom	2.09m x 1.86m 6'10" x 6'1"

Cyl – Cylinder WC – Cloakroom - - - - Reduced Head Height  – Rooflight W – Wardrobe

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. October 2025.



The Thornfield

3 Bedroom Home



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The Thornfield

3 Bedroom Home

Total Area 1,208 sq. ft.

A thoughtfully designed three bedroom home featuring a bright open-plan kitchen/dining area and a spacious living room with double doors leading to the garden. The main bedroom includes an en suite, with two further bedrooms and a family bathroom completing the home.



Ground Floor

Kitchen/Dining Area	5.24m x 4.28m 17'2" x 14'1"
Living Room	5.85m x 4.98m 19'2" x 16'4"
Main Bedroom	4.10m x 3.94m 13'5" x 12'11"
En Suite	3.30m x 1.19m 10'10" x 3'11"
Bedroom 2	3.91m x 2.76m 12'9" x 9'1"
Bedroom 3	3.94m x 3.30m 12'11" x 10'10"
Bathroom	2.20m x 1.70m 7'3" x 5'7"

Cyl – Cylinder W – Wardrobe

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The Ashford

3 Bedroom Home



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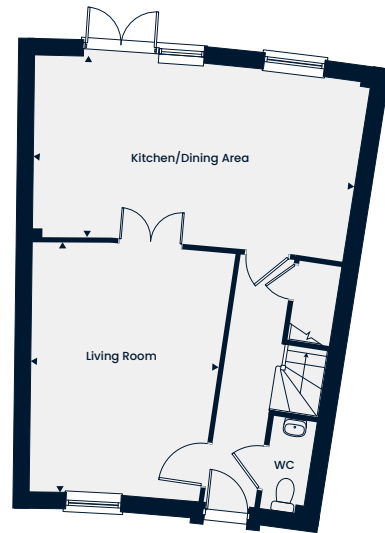


The Ashford

3 Bedroom Home

Total Area 1,254 sq. ft.

A contemporary three bedroom home featuring a spacious living room and an open-plan kitchen/dining area with double doors leading to the garden. Upstairs, the main bedroom benefits from an en suite, alongside two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area
Living Room

6.62m x 3.57m | 21'9" x 11'9"
4.92m x 3.30m | 16'2" x 10'10"



First Floor

Main Bedroom
En Suite
Bedroom 2
Bedroom 3
Bathroom

5.36m x 4.21m | 17'7" x 13'10"
2.50m x 2.20m | 8'2" x 7'3"
4.45m x 2.94m | 14'7" x 9'8"
3.30m x 2.86m | 10'10" x 9'5"
2.25m x 1.87m | 7'5" x 6'2"

Cyl – Cylinder W – Wardrobe WC – Cloakroom

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The Rensford

4 Bedroom Home



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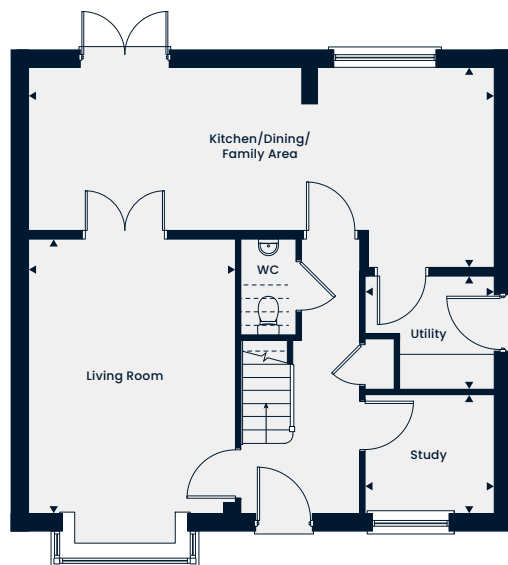


The Rensford

4 Bedroom Home

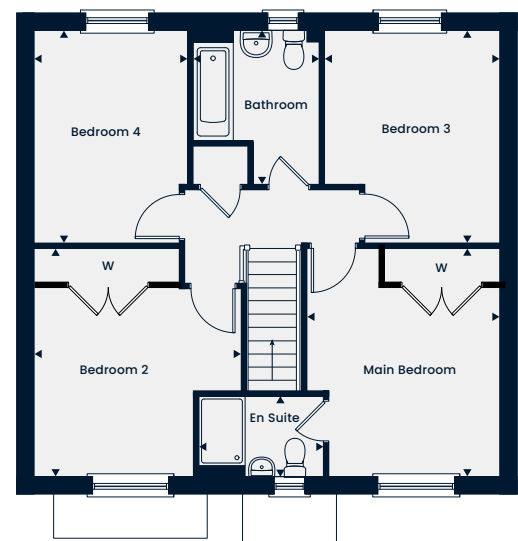
Total Area 1,351 sq. ft.

A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	8.06m x 3.46m 26'5" x 11'4"
Living Room	4.75m x 3.58m 15'7" x 11'9"
Study	2.23m x 2.06m 7'3" x 6'9"
Utility	2.23m x 1.96m 7'3" x 6'5"



First Floor

Main Bedroom	3.34m x 3.27m 10'11" x 10'9"
En Suite	2.15m x 1.40m 7'0" x 4'7"
Bedroom 2	3.58m x 3.26m 11'9" x 10'8"
Bedroom 3	3.66m x 3.03m 12'0" x 9'11"
Bedroom 4	3.67m x 2.66m 12'0" x 8'9"
Bathroom	2.66m x 2.18m 8'8" x 7'1"

W – Wardrobe WC – Cloakroom

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The Roman

3 Bedroom Home



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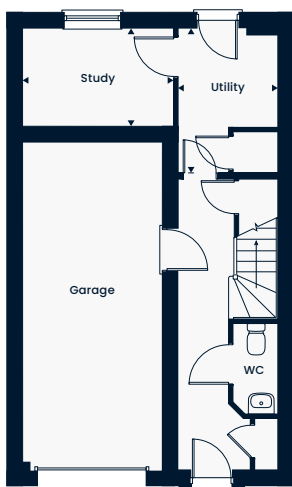


The Roman

3 Bedroom Home

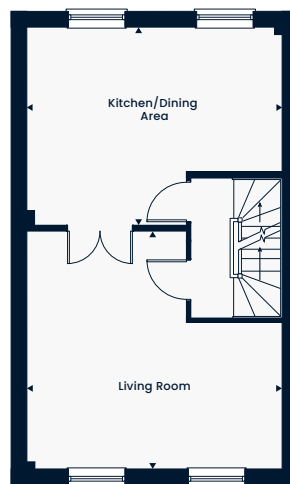
Total Area 1,383 sq. ft.

A delightful three bedroom, three-storey home with a dedicated study, utility and integrated garage located on the ground floor. The kitchen/dining area and separate living room complete the first floor. On the second floor, a main bedroom with an en suite, two further bedrooms and a family bathroom complete the home.



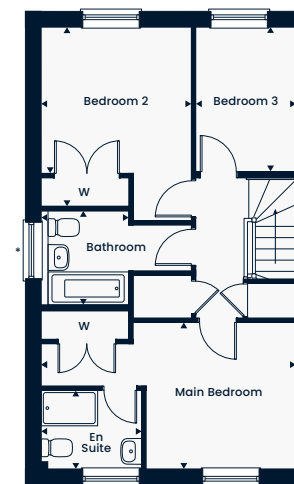
Ground Floor

Study	3.20m x 2.09m 10'6" x 6'10"
Utility	3.08m x 2.11m 10'1" x 6'11"



First Floor

Kitchen/Dining Area	5.42m x 4.21m 17'10" x 13'10"
Living Room	5.42m x 5.05m 17'10" x 16'7"



Second Floor

Main Bedroom	5.41m x 3.11m 17'7" x 10'3"
En Suite	2.13m x 1.67m 7'0" x 5'6"
Bedroom 2	3.19m x 3.11m 10'6" x 10'3"
Bedroom 3	3.08m x 2.12m 10'1" x 6'11"
Bathroom	2.00m x 1.70m 6'7" x 5'7"

W – Wardrobe WC – Cloakroom

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The Abbott

3 Bedroom Home



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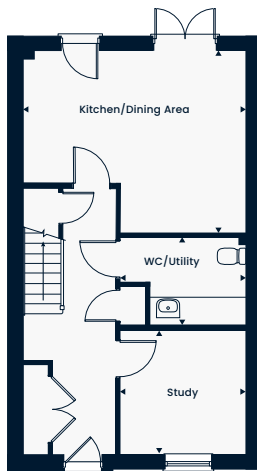


The Abbott

3 Bedroom Home

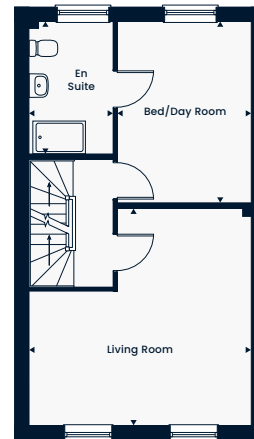
Total Area 1,563 sq. ft.

A delightful three bedroom, three-storey home with a kitchen/dining area featuring double doors leading out to the garden. On the first floor, there is a bed/day room and a living room and on the second floor a main bedroom featuring an en suite, two further bedrooms and a family bathroom.



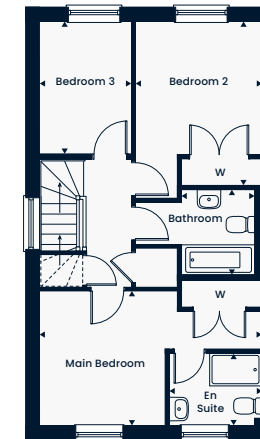
Ground Floor

Kitchen/Dining Area	5.15m x 4.25m		16'11" x 13'11"
Study	2.91m x 2.88m		9'7" x 9'5"
WC/Utility	2.91m x 2.04m		9'1" x 6'8"



First Floor

Living Room	5.15m x 5.04m		16'11" x 16'7"
Bed/Day Room	4.21m x 3.10m		13'10" x 10'2"
En Suite	3.08m x 1.97m		10'1" x 6'6"



Second Floor

Main Bedroom	5.15m x 3.11m		16'11" x 10'3"
En Suite	2.13m x 1.67m		7'0" x 5'6"
Bedroom 2	3.11m x 2.93m		13'4" x 10'3"
Bedroom 3	3.08m x 2.12m		10'1" x 7'0"
Bathroom	2.00m x 1.70m		6'7" x 5'7"

W – Wardrobe WC – Cloakroom

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The Greencroft

3 Bedroom Home



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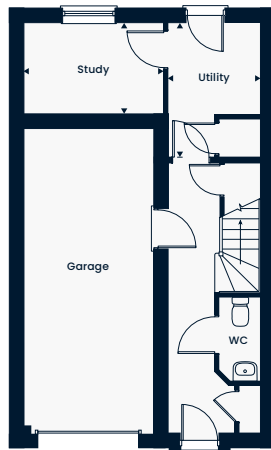


The Greencroft

3 Bedroom Home

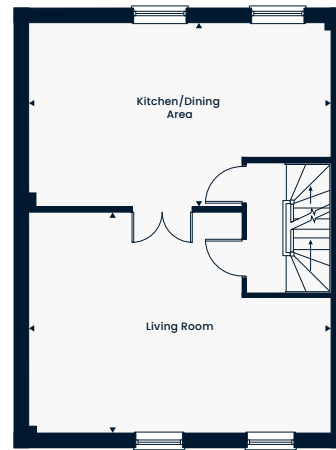
Total Area 1,687 sq. ft.

A delightful three bedroom, three-storey home with a dedicated study, utility and integrated garage located on the ground floor. The kitchen/dining area and separate living room complete the first floor. On the second floor, a main bedroom with an en suite, two further bedrooms and a family bathroom complete the home.



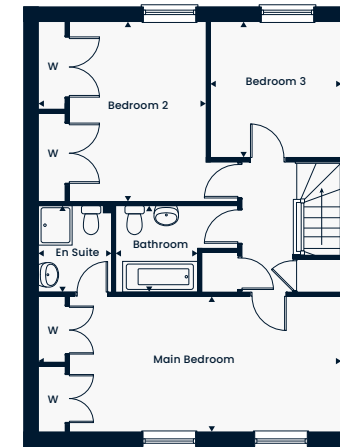
Ground Floor

Study	3.20m x 2.09m 10'6" x 6'10"
Utility	3.08m x 2.11m 10'1" x 6'11"



First Floor

Kitchen/Dining Area	6.91m x 4.21m 22'8" x 13'10"
Living Room	6.91m x 5.05m 22'8" x 16'7"



Second Floor

Main Bedroom	6.22m x 3.11m 20'5" x 10'3"
En Suite	1.97m x 1.66m 6'6" x 5'5"
Bedroom 2	4.11m x 3.12m 13'6" x 10'3"
Bedroom 3	3.10m x 3.00m 10'2" x 9'10"
Bathroom	2.0m x 1.9m 6'7" x 6'3"

W – Wardrobe WC – Cloakroom

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The Blakeney

5 Bedroom Home



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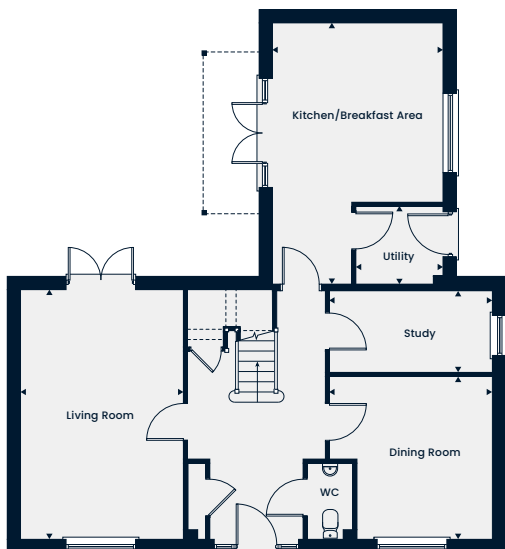


The Blakeney

5 Bedroom Home

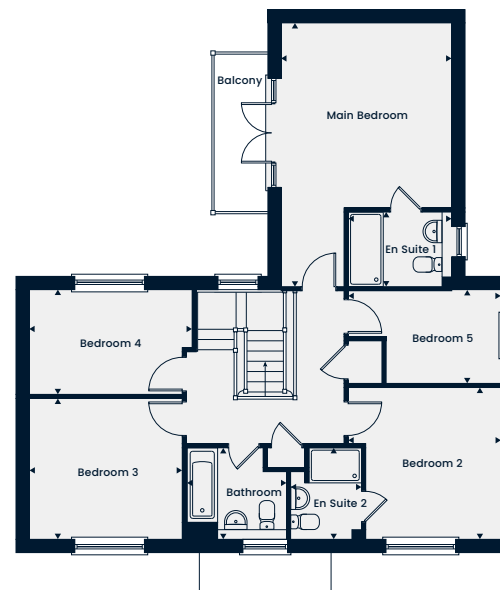
Total Area 1,775 sq. ft.

A stunning five bedroom home featuring a spacious kitchen/breakfast area with utility room and double doors leading to the garden. A separate living room with double doors provides additional access to the garden. The dining room and study complete the ground floor. The first floor offers five bedrooms and a family bathroom, with en suites to the main bedroom and second bedroom. The main bedroom also boasts a private balcony.



Ground Floor

Kitchen/Breakfast Area	5.92m x 3.79m 19'5" x 12'5"
Living Room	5.59m x 3.66m 18'4" x 12'0"
Dining Room	3.66m x 3.66m 12'0" x 12'0"
Study	3.66m x 1.84m 12'0" x 6'0"
Utility	1.94m x 1.80m 6'4" x 5'11"



First Floor

Main Bedroom	5.99m x 3.79m 19'8" x 12'3"
En Suite 1	2.31m x 1.72m 7'7" x 5'8"
Bedroom 2	3.44m x 3.41m 11'3" x 11'2"
En Suite 2	2.04m x 1.62m 6'8" x 5'4"
Bedroom 3	3.44m x 3.16m 11'3" x 10'4"
Bedroom 4	3.66m x 2.34m 12'0" x 7'8"
Bedroom 5	3.43m x 2.09m 11'3" x 6'10"
Bathroom	2.27m x 2.04m 7'5" x 6'8"

WC – Cloakroom - - - - Reduced Head Height

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The Fenridge

4 Bedroom Home



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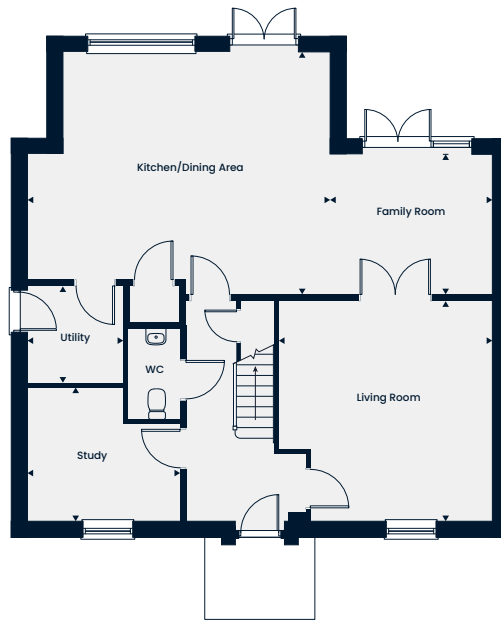


The Fenridge

4 Bedroom Home

Total Area 2,048 sq. ft.

A spacious four bedroom home featuring a large living room, study and a utility room, along with an open-plan kitchen/dining/family area with two sets of double doors. Upstairs, both the main bedroom and bedroom two feature en suites, with two further bedrooms and a family bathroom completing the floor.



Ground Floor

Kitchen/Dining Area	6.60m x 5.29m 21'8" x 17'4"
Family Room	3.53m x 3.05m 11'7" x 10'1"
Living Room	4.80m x 4.64m 15'9" x 15'3"
Study	3.33m x 2.92m 10'11" x 9'7"
Utility	2.11m x 2.08m 6'11" x 6'10"



First Floor

Main Bedroom	4.67m x 3.97m 15'3" x 13'0"
En Suite	2.20m x 2.08m 7'3" x 6'10"
Bedroom 2	5.04m x 4.01m 16'6" x 13'2"
En Suite 2	2.12m x 2.04m 6'11" x 6'8"
Bedroom 3	3.73m x 3.58m 12'3" x 11'9"
Bedroom 4	3.43m x 3.32m 11'3" x 10'11"
Bathroom	2.12m x 1.96m 6'11" x 6'5"

Cyl – Cylinder W – Wardrobe WC – Cloakroom

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The Sheringham

5 Bedroom Home



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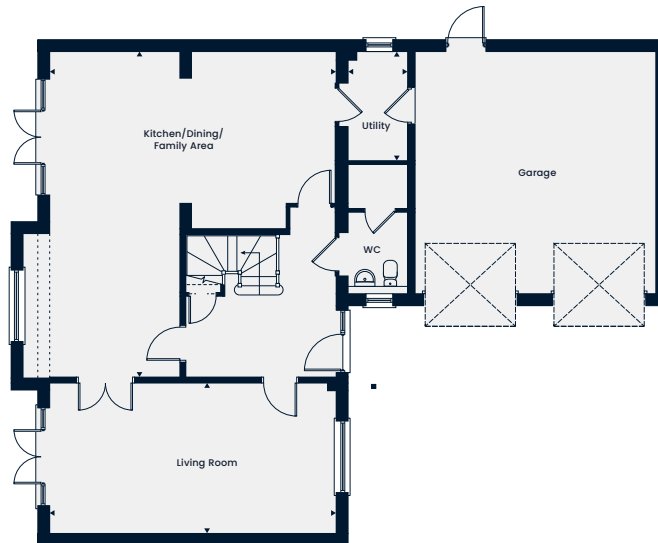


The Sheringham

5 Bedroom Home

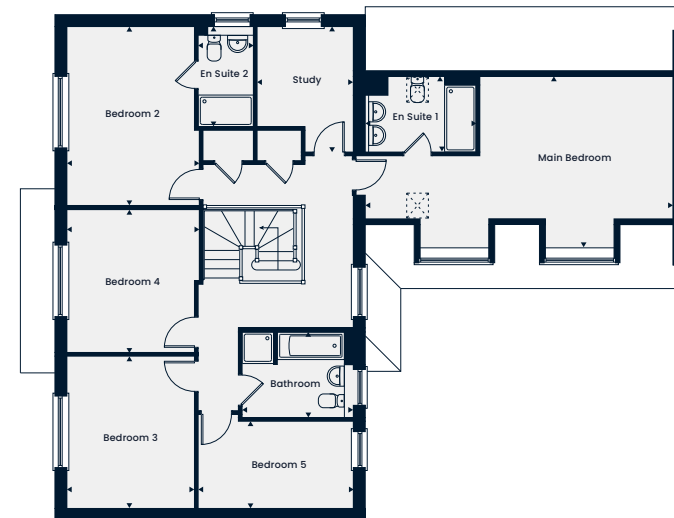
Total Area 2,320 sq. ft.

A beautiful five bedroom home featuring a spacious kitchen/dining/family area with double doors leading to the garden and a utility room. A separate living room with double doors provides additional access to the garden. Upstairs, the main bedroom and bedroom 2 both feature an en suite, while three further bedrooms, a family bathroom and a study complete the first floor. This home benefits from a double garage.



Ground Floor

Kitchen/Dining/Family Area	8.17m x 7.17m 26'10" x 23'6"
Living Room	7.16m x 3.78m 23'6" x 12'4"
Utility	2.72m x 1.48m 8'11" x 4'10"



First Floor

Main Bedroom	7.72m x 4.58m 25'4" x 15'0"
En Suite 1	2.99m x 1.92m 9'10" x 6'3"
Bedroom 2	4.50m x 3.31m 14'9" x 10'10"
En Suite 2	2.48m x 1.40m 8'2" x 4'7"
Bedroom 3	3.81m x 3.19m 12'6" x 10'5"
Bedroom 4	3.59m x 3.31m 11'10" x 10'10"
Bedroom 5	3.88m x 2.15m 12'9" x 7'1"
Study	3.13m x 2.38m 10'3" x 7'10"
Bathroom	2.77m x 2.17m 9'1" x 7'1"

--- Reduced Head Height ☒ -- Rooflight WC -- Cloakroom

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KILN GROVE

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Specifications

Kitchen	2 beds	3 beds	4 beds	5 beds
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 single lever tap*	✓	✓		
Stainless steel one and a half bowl sink with single lever tap*			✓	✓
Ceramic four-zone electric hob, 60cm chimney cooker hood and stainless steel splashback	✓	✓	✓	✓
Stainless steel under-counter single oven	✓	✓	✓	
Stainless steel eye level double oven				✓
Integrated appliances				✓

Electrical

TV points** and BT telephone (location - refer to working drawing)	✓	✓	✓	✓
Chrome bar with 4 spotlights to kitchen and pendant light to utility room where applicable	✓	✓		
LED down lighters to kitchen/utility			✓	✓
Downlights suitable to bathrooms and en suites	✓	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓	✓
Fans to bathroom, en suite, cloakroom and utility rooms (where applicable)	✓	✓	✓	✓
Extractor hood or fan to kitchen	✓	✓	✓	✓
Electric car charging including wiring	✓	✓	✓	✓
LED wall mounted lantern adjacent to the front door. Light switch to be within the hall	✓	✓	✓	✓
Wiring and switch provided to rear utility door where fitted		✓	✓	✓

Bathroom & En Suite

Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓	✓
White sanitaryware from the Tilia approved range	✓	✓	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓	✓	✓
Standard mixer taps to baths and basins* (Thermostatic to bath shower mixer tap)	✓	✓	✓	✓

Internal Features

All ceilings and walls finished in white matt emulsion	✓	✓	✓	✓
All woodwork finished in white satinwood	✓	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓	✓
Air Source Heat Pump System	✓	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓	✓

Windows & Doors

Double-glazed uPVC windows, utility doors and double doors	✓	✓	✓	✓
Front door in various styles and colours, double glazed with chrome-effect door furniture*	✓	✓	✓	✓
Garage door (where applicable) - standard vertical steel up and over garage door	✓	✓	✓	✓
Outside tap	✓	✓	✓	✓

External Features

Front path to main entrance, 900mm wide paving slabs	✓	✓	✓	✓
Patios - paving slabs providing an area of 1800mm x 1800mm	✓	✓	✓	✓
Fencing - slotted posts with panel fencing (unless planning requirements are different)	✓	✓	✓	✓
Rear gardens - rotavated and graded	✓	✓	✓	✓
Private drive (where applicable) - finished to planning requirements	✓	✓	✓	✓
Front gardens - turfed and landscaped to planning requirements	✓	✓	✓	✓

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. October 2025.

Kiln Grove
Bury Road
Woolpit
Bury St Edmunds
IP30 9UY

Find us using what3words
///sedative.warp.salaried

01359 490113
kilngrovesales@tiliahomes.co.uk
tiliahomes.co.uk

