



CREST
NICHOLSON

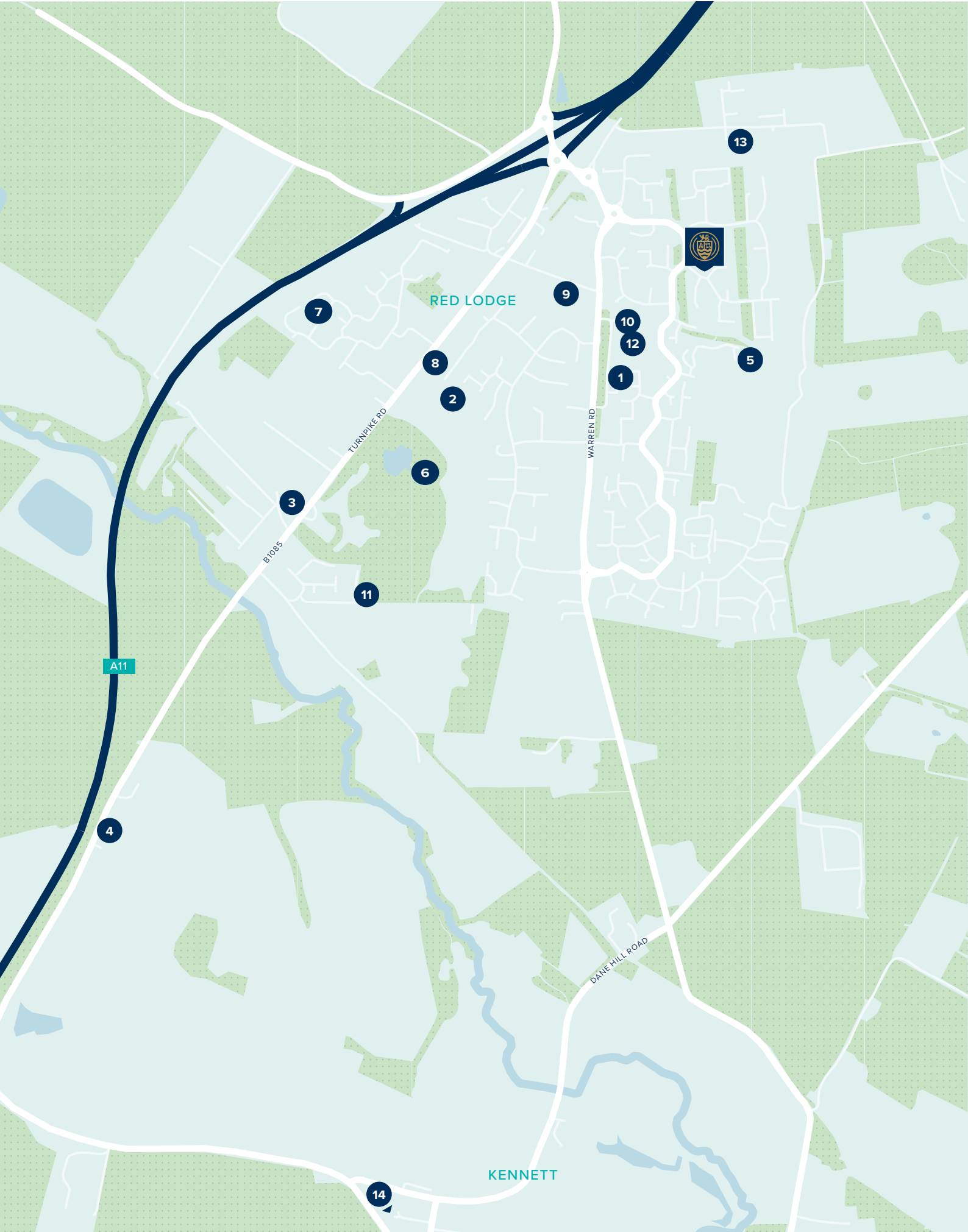
SAFFRON FIELDS

RED LODGE • SUFFOLK

An attractive collection of 2, 3 and 4 bedroom homes surrounded by the Suffolk countryside. Positioned near the village centre, your new home at Saffron Fields is well situated to take advantage of all that the town and country life has to offer.

2, 3 & 4 BEDROOM HOMES





WELCOME TO VILLAGE LIFE IN KINGS WARREN

With so much to enjoy close by, there's lots to get involved with at your new home in Saffron Fields.

On your doorstep

Explore the great outdoors while having the convenience of a nearby thriving village centre, where you can take advantage of a host of facilities and opportunities to socialise, relax and try new things in and around Saffron Fields.

- 1 Village Centre
- 2 Red Lodge Millennium Centre
- 3 The Red Lodge Steakhouse and Bar
- 4 Red Lodge Karting
- 5 Red Lodge Sports Pavilion
- 6 Red Lodge Heath
- 7 Football Fun Factory
- 8 Reynard Surgery
- 9 Red Lodge Dental Surgery

Education

Your new home at Saffron Fields is well positioned for your child to get the best start in education and well connected to take it further, with a range of options locally, in Bury St Edmunds or Newmarket, and Cambridge only half an hour away.

- 10 Colourbox Montessori Pre-School
- 11 Greenhays Nursery School
- 12 St Christopher's CEVC Primary School
- 13 The Pines Primary School
- 14 Kennett Primary School

Travel

With convenient access to the A11, A14 and M11, and nearby Kennett train station running direct services to Cambridge and Ipswich, you can enjoy village life while still being well connected to important centres of work, education and recreation in Cambridge and Bury St Edmunds.

- Kennett Train Station – 5 minutes
- Newmarket – 10 minutes
- Bury St Edmunds – 18 minutes
- Cambridge – 32 minutes
- Ipswich – 47 minutes
- Stansted Airport – 42 minutes drive





SAFFRON FIELDS AT KINGS WARREN

Thistle Way, Red Lodge,
Bury St Edmunds, Suffolk, IP28 8GP

For all enquires please call

01638 445 108

crestnicholson.com/saffronfields

COUNTRYSIDE LIVING WITH WELL-CONNECTED CONVENIENCE

Saffron Fields is an exceptional collection of 2, 3 & 4 bedroom homes set in the heart of the desirable Kings Warren community in Red Lodge.

Bringing together the best of life in the countryside and modern village living, the community here is constantly growing. The village centre is the heart of the area, ensuring you have all your everyday needs met; for anything else, Bury St Edmunds and Newmarket are just a short drive away.

Famous for horse racing, Newmarket is the nearest town, offering a range of independent shops, cafés and restaurants along its high street. A picturesque medieval market town, it also offers a twice weekly market and regular farmers' markets, so you can enjoy fresh local produce.

Home to Suffolk's only cathedral, the last remaining Regency theatre in the country and tranquil green gardens, Bury St Edmunds is another historic market town where you'll find a selection of boutique shops and restaurants.

Just a 30 minute drive away, Cambridge boasts a number of attractions including The River Cam, a selection of traditional pubs and award winning restaurants, as well as one of the world's oldest and most successful universities.

Saffron Fields itself is surrounded by some of the best countryside in Suffolk, so you can relax and enjoy a break from the hustle and bustle. If you like to exercise, you'll find football grounds,

cricket pitches and multipurpose sports areas close by and Red Lodge Millennium Centre hosts a range of exercise classes. Or if you are more inclined towards growing your own, there are allotment plots nearby.

The latest addition to the Red Lodge community, Saffron Fields is well connected with the A11, A14 and M11, taking you to Cambridge, London, Norwich and Ipswich. Wherever you are in Kings Warren, bus stops are close by, and Kennett Station is just a short journey away, for regular services to nearby towns and cities. If you're heading further afield, Stansted Airport is approximately 40 minutes away.



Map locations are approximate. Some journey times include changes. Travel times are approximate only. Source: OpenStreetMap.org. STU8985/January 2021.



CREST
NICHOLSON

SAFFRON FIELDS

DEVELOPMENT PLAN

An attractive collection of 2, 3 and 4 bedroom homes taking their place in the sought-after Kings Warren community in Red Lodge, Suffolk.

2, 3 & 4 BEDROOM HOMES



2 BEDROOM HOMES

The Cromer

3 BEDROOM HOMES

The Redgrave

The Evesham

The Chesham

The Rochford

4 BEDROOM HOMES

The Filey

The Romsey

The Keswick

The Lancing

The Marlborough

The Winkfield

The Dorking

* S.106 shared ownership

● S.106 affordable rented properties

Foul Water Pump Station

Sub Station

V Visitor Parking

CP Car Port





THE CROMER

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

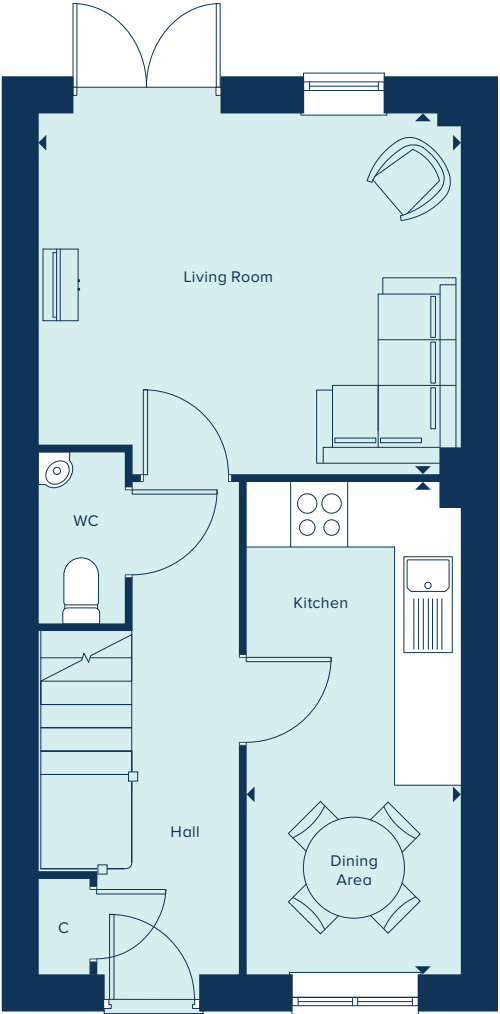
2 BEDROOM HOME



THE CROMER

2 Bedroom Home

[crestnicholson.com](https://www.crestnicholson.com)



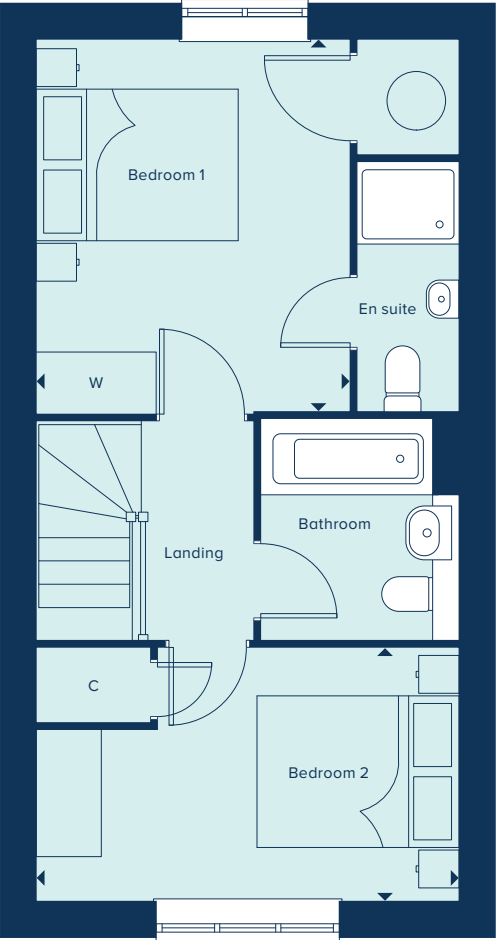
GROUND FLOOR

KITCHEN / DINING AREA

4.85m x 2.11m 15'11" x 6'11"

LIVING ROOM

4.17m x 3.56m 13'8" x 11'8"



FIRST FLOOR

BEDROOM 1

3.68m x 3.08m 12'1" x 10'1"

BEDROOM 2

4.17m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

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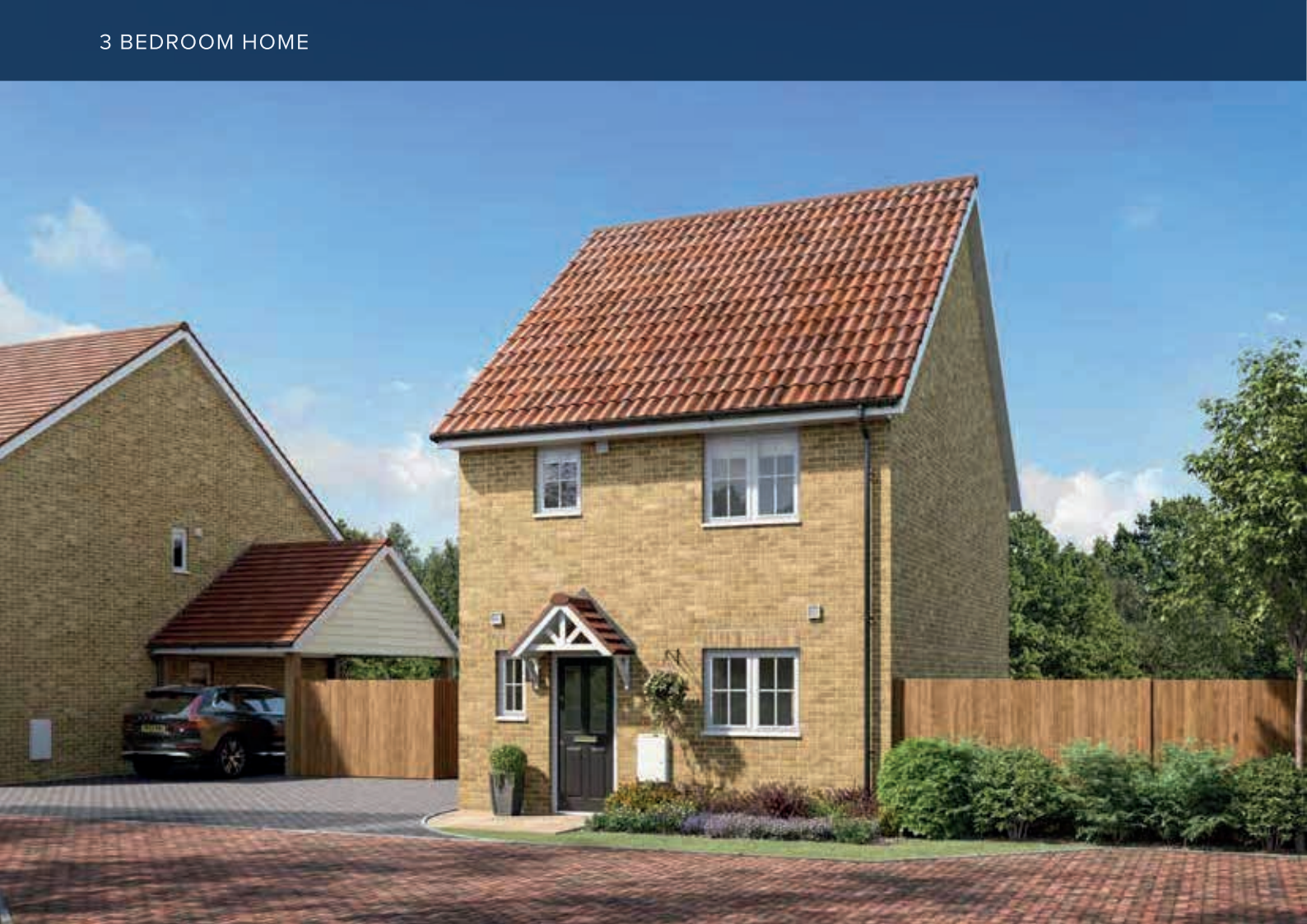




THE EVESHAM

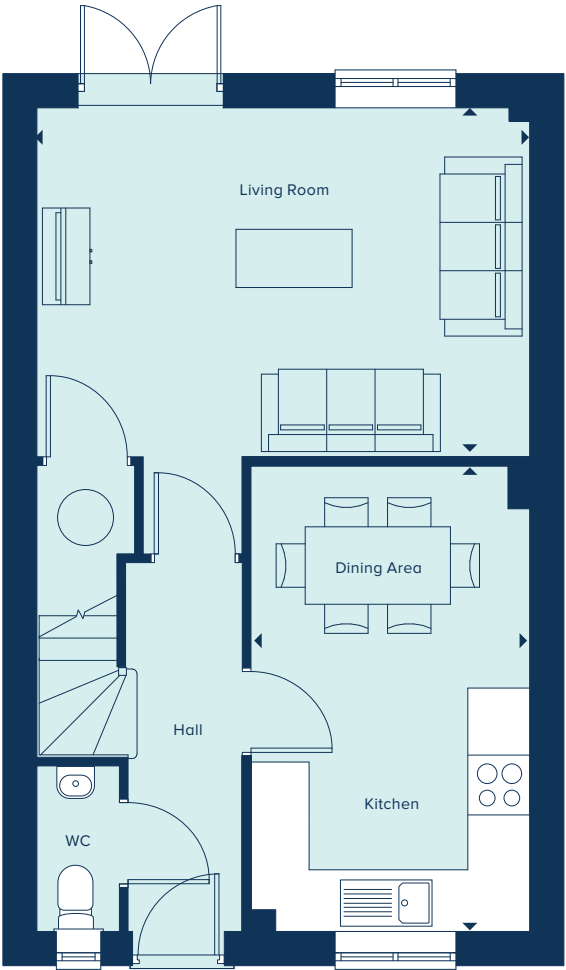
The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME

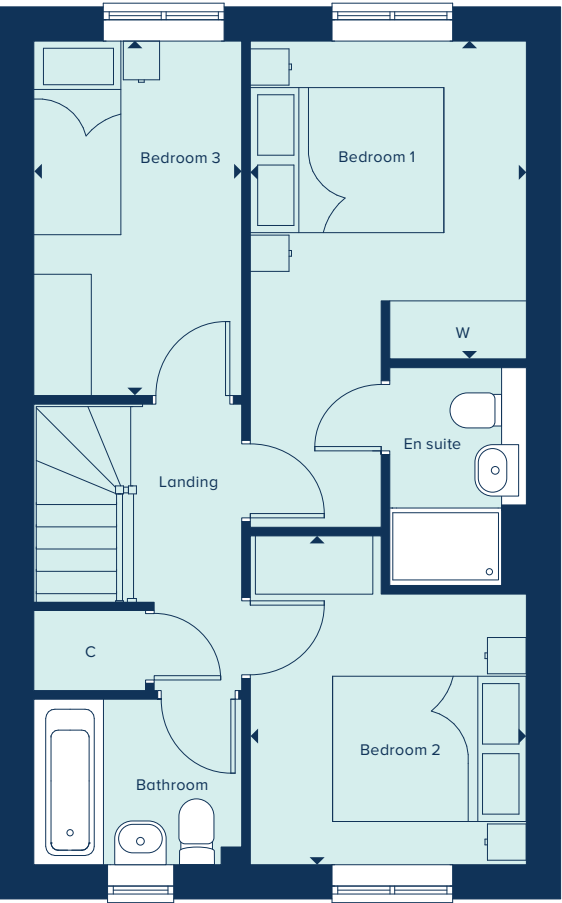


THE EVESHAM
3 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING AREA		
4.82m x 2.89m	15'10" x 9'6"	
LIVING ROOM		
5.09m x 3.59m	16'8" x 11'9"	



FIRST FLOOR		
BEDROOM 1		
3.28m x 2.85m	10'9" x 9'4"	
BEDROOM 2		
3.39m x 2.85m	11'1" x 9'4"	
BEDROOM 3		
3.66m x 2.15m	12'0" x 7'0"	

C Cupboard W Wardrobe

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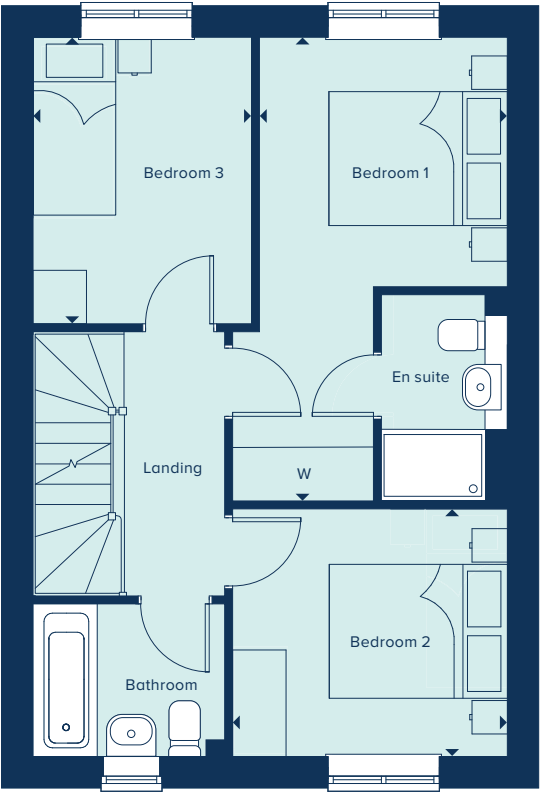
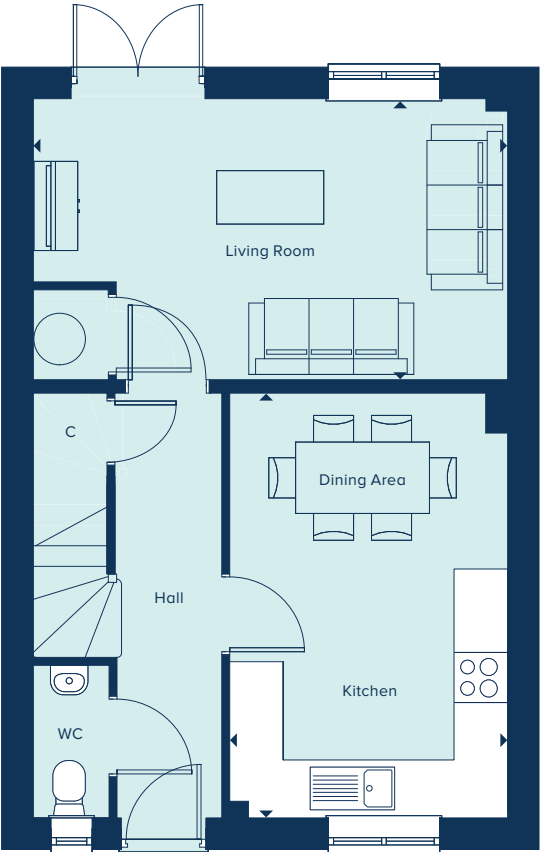
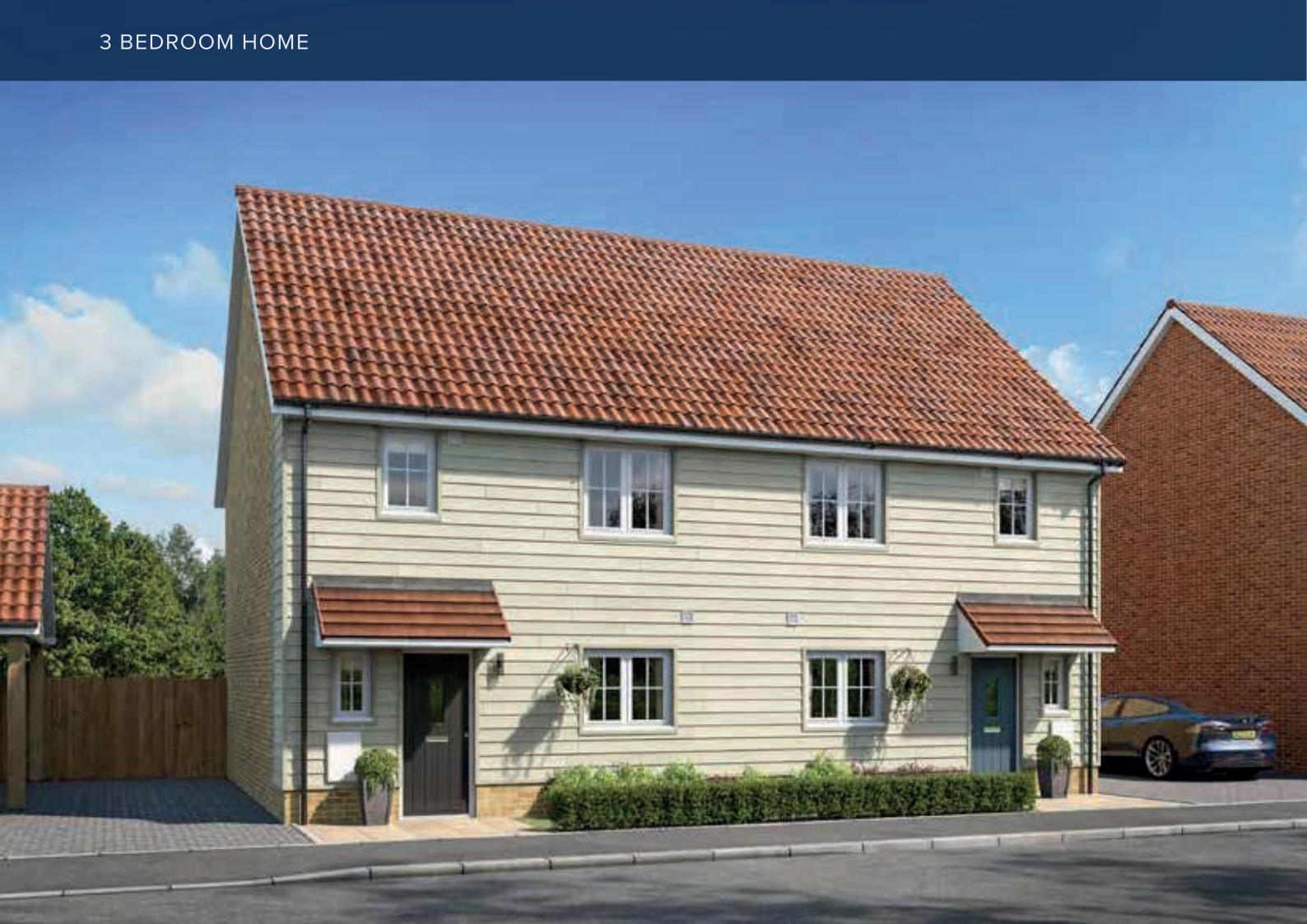
THE REDGRAVE
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR		
KITCHEN / DINING AREA		
4.75m x 3.11m	15'7" x 10'2"	
LIVING ROOM		
5.31m x 3.15m	17'5" x 10'4"	

FIRST FLOOR		
BEDROOM 1		
5.19m x 2.77m	17'0" x 9'1"	
BEDROOM 2		
3.07m x 2.77m	10'1" x 9'1"	
BEDROOM 3		
3.21m x 2.45m	10'6" x 8'0"	

C Cupboard W Wardrobe

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THE ROCHFORD

With flexible open-plan living space and generously sized bedrooms, The Rochford is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are three bedrooms with an ensuite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

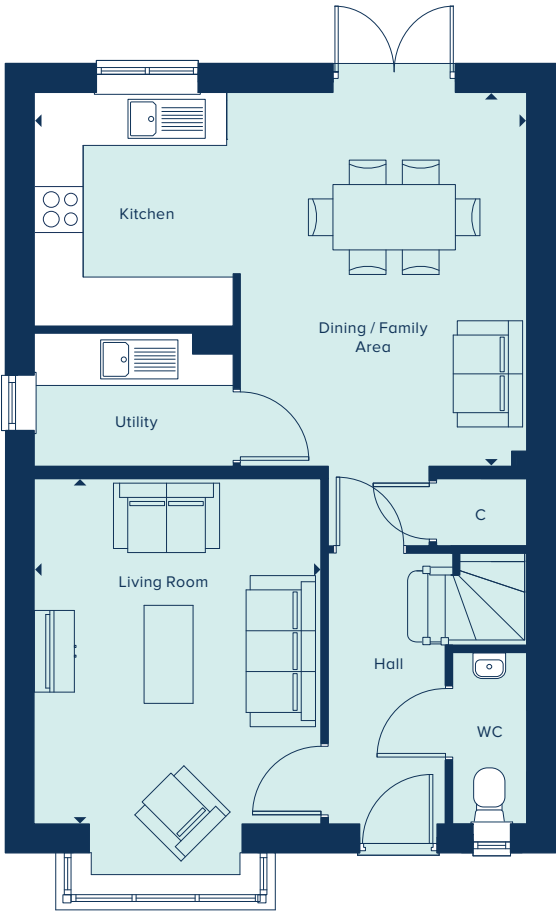
3 BEDROOM HOME



THE ROCHFORD

3 Bedroom Home

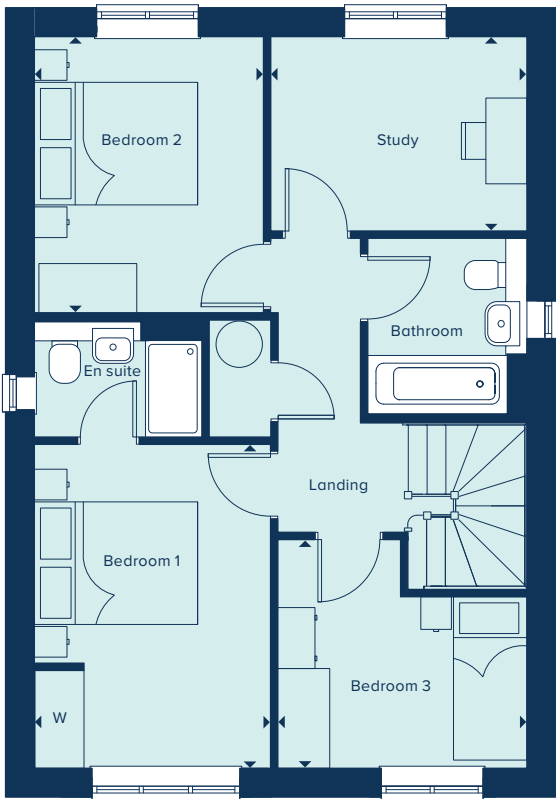
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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA
6.03m x 4.58m 19'9" x 15'0"

LIVING ROOM
4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1
3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2
3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3
3.04m x 2.80m 10'0" x 9'2"

STUDY
3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe ● Specification

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THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom feature an en suite and two further bedrooms share a family bathroom.

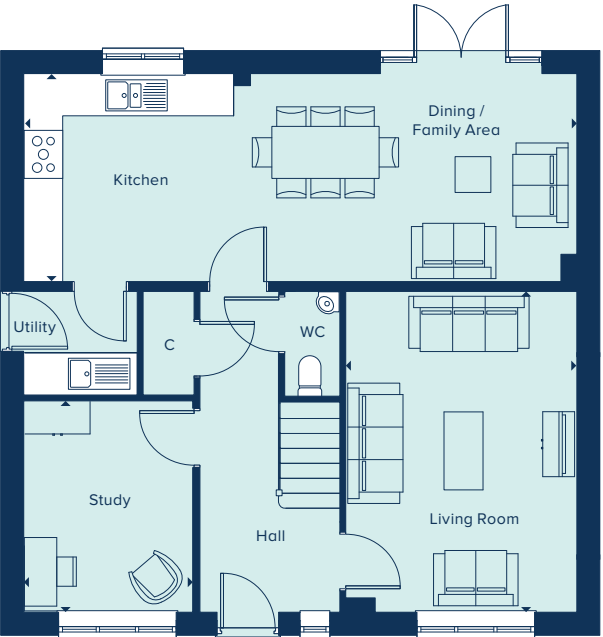
4 BEDROOM HOME



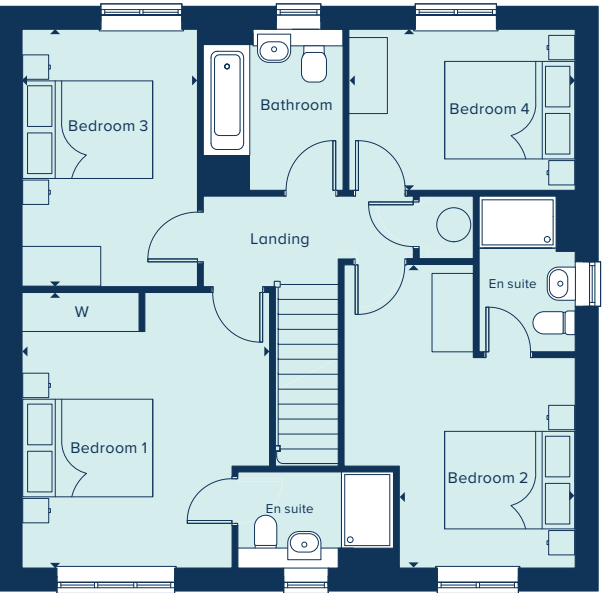
THE DORKING
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.50m x 3.20m	27'11" x 10'6"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR		
BEDROOM 1		
4.23m x 3.75m	13'11" x 12'4"	
BEDROOM 2		
4.65m x 2.70m	15'3" x 8'10"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



C Cupboard W Wardrobe ● Specification

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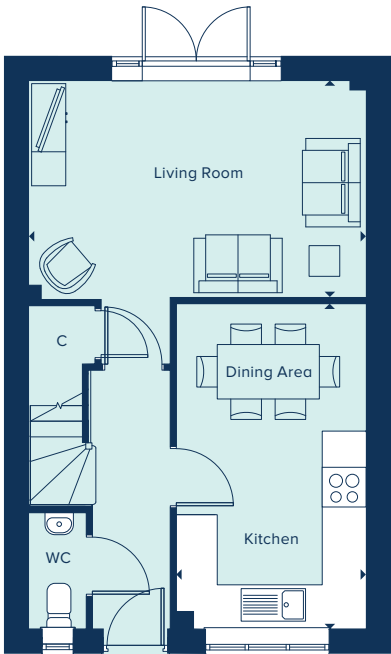
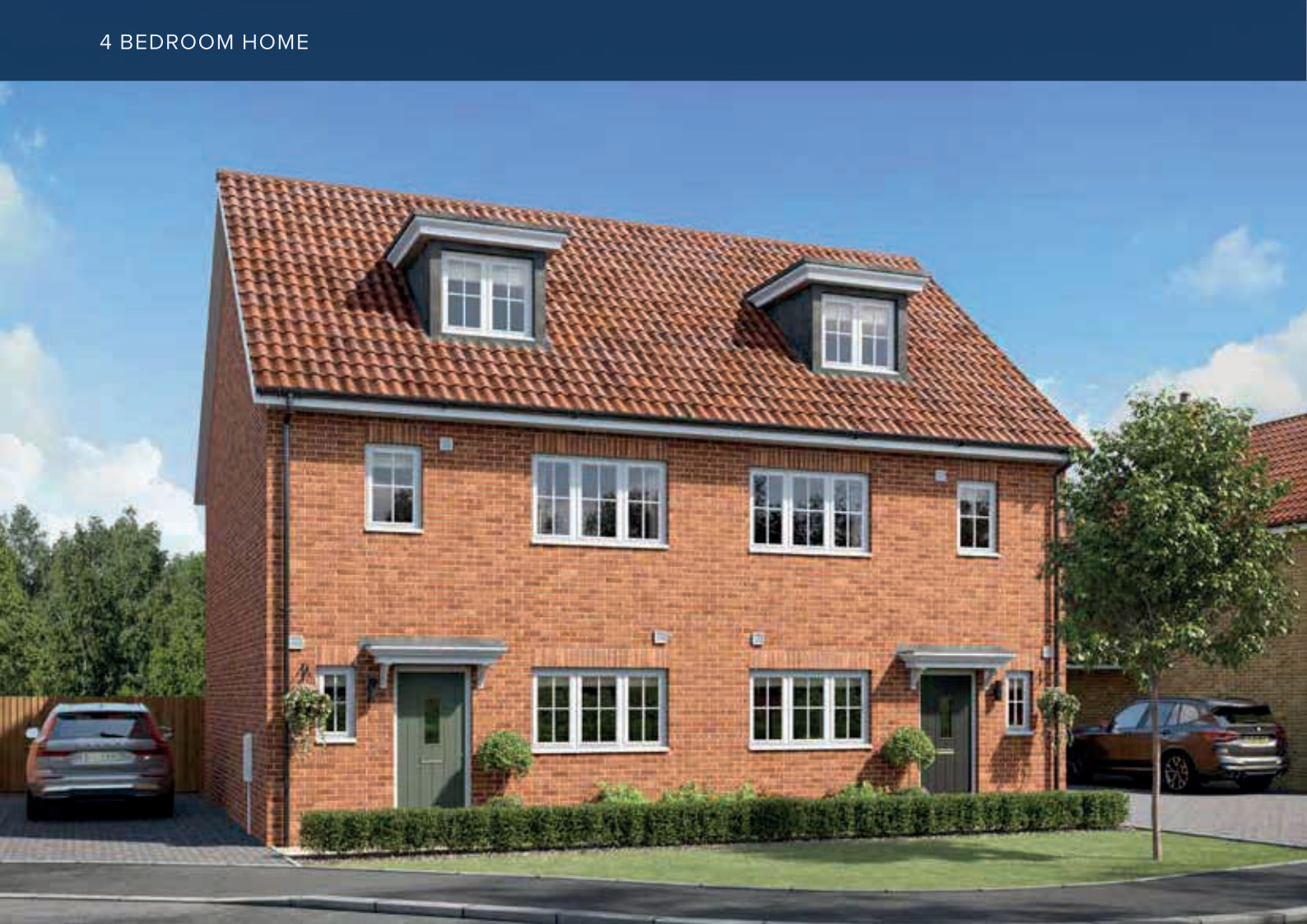
THE FILEY
4 Bedroom Home

crestnicholson.com

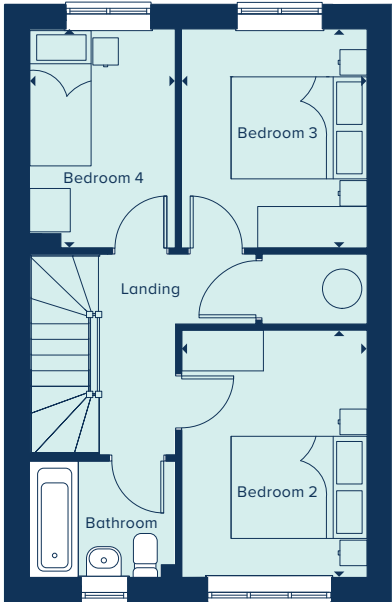
THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining area, in addition to a seperate living room. On the first floor, each of the three bedrooms are well proportioned and share a family bathroom. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

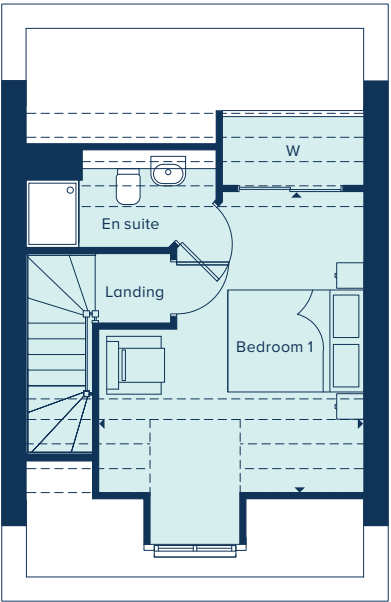
4 BEDROOM HOME



GROUND FLOOR		
LIVING ROOM		
4.96m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



FIRST FLOOR		
BEDROOM 2		
3.63 x 2.72m	11'11" x 8'11"	
BEDROOM 3		
3.21 x 2.73m	10'6" x 8'11"	
BEDROOM 4		
3.21m x 2.14m	10'6" x 7'0"	



SECOND FLOOR		
BEDROOM 1		
4.87m x 3.85m	15'11" x 12'7"	

C Cupboard W Wardrobe ---- Reduced ceiling Height ● Specification

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THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite and three further bedrooms share a family bathroom.

4 BEDROOM HOME



THE KESWICK

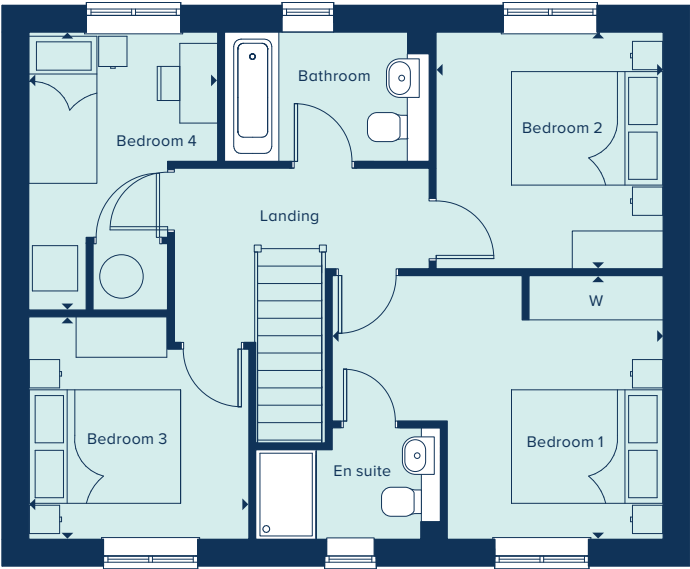
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
6.70m x 3.03m	21'11" x 9'11"	
LIVING ROOM		
4.81m x 3.35m	15'9" x 11'0"	
STUDY		
3.41m x 2.47m	11'2" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.35m x 3.48m	14'3" x 11'5"	
BEDROOM 2		
3.13m x 3.01m	10'3" x 9'10"	
BEDROOM 3		
2.94m x 2.91m	9'8" x 9'6"	
BEDROOM 4		
3.67m x 2.49m	12'1" x 8'2"	



C Cupboard W Wardrobe ● Specification

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THE LANCING

As you enter The Lancing, you are guaranteed a warm welcome. The entrance hall provides a sense of space that prevails throughout the house. With access from the hall and the dining/family area the spacious lounge provides a separate area to relax. The patio doors further add to this sense of openness and provide direct access into the garden. Each of the four bedrooms is generously proportioned and the main bedroom has an en suite. With four bedrooms, there's the opportunity to utilise a bedroom as a home office. Space, light and flexibility are the hallmarks of this house.

4 BEDROOM HOME

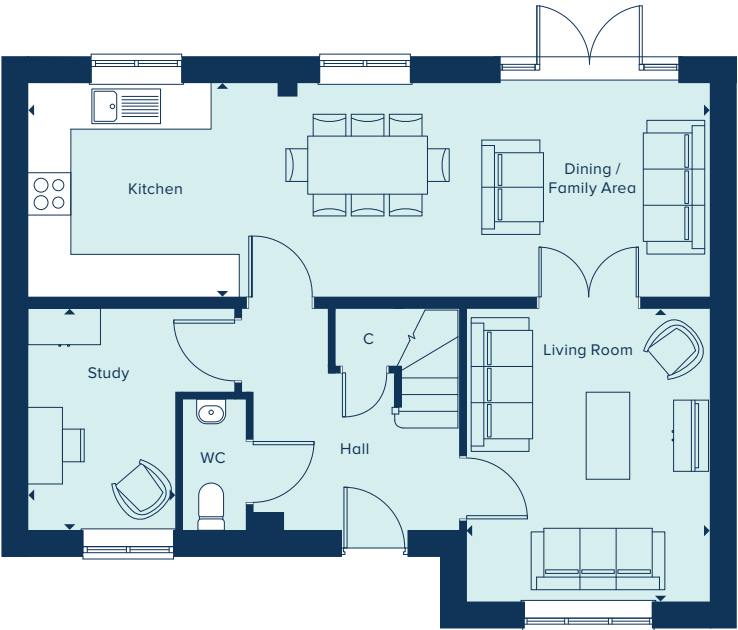


THE LANCING

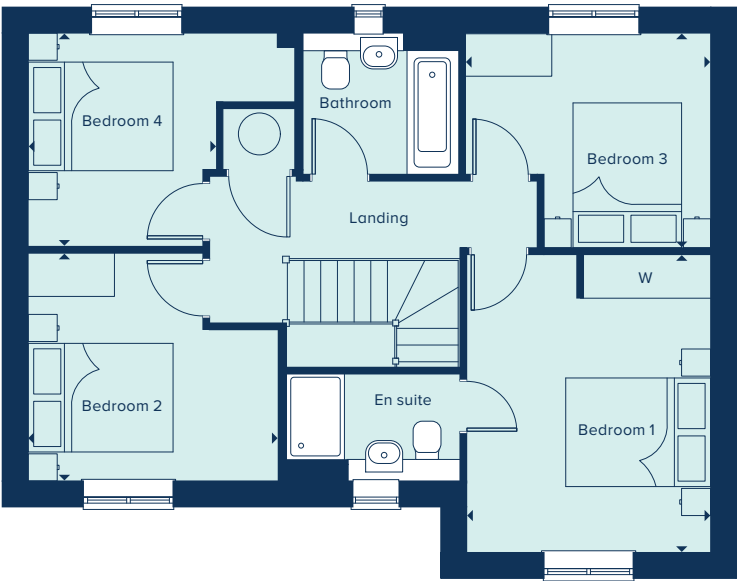
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
9.40m x 2.95m	30'10" x 9'8"	
LIVING ROOM		
4.05m x 3.36m	13'3" x 11'0"	
STUDY		
3.06m x 2.04m	10'0" x 6'8"	



FIRST FLOOR		
BEDROOM 1		
4.10m x 3.36m	13'5" x 11'0"	
BEDROOM 2		
3.45m x 3.14m	11'4" x 10'3"	
BEDROOM 3		
3.38m x 2.96m	11'1" x 9'8"	
BEDROOM 4		
2.94m x 2.81m	9'8" x 9'3"	



C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

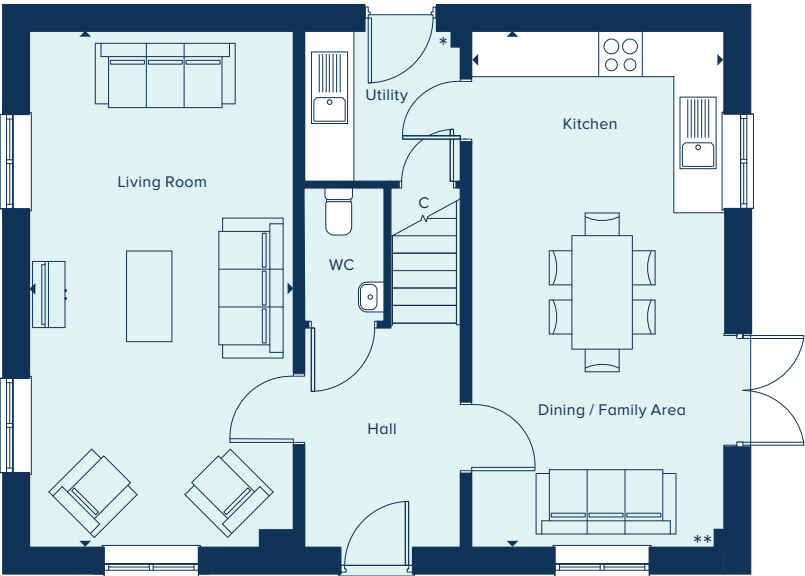
4 BEDROOM HOME



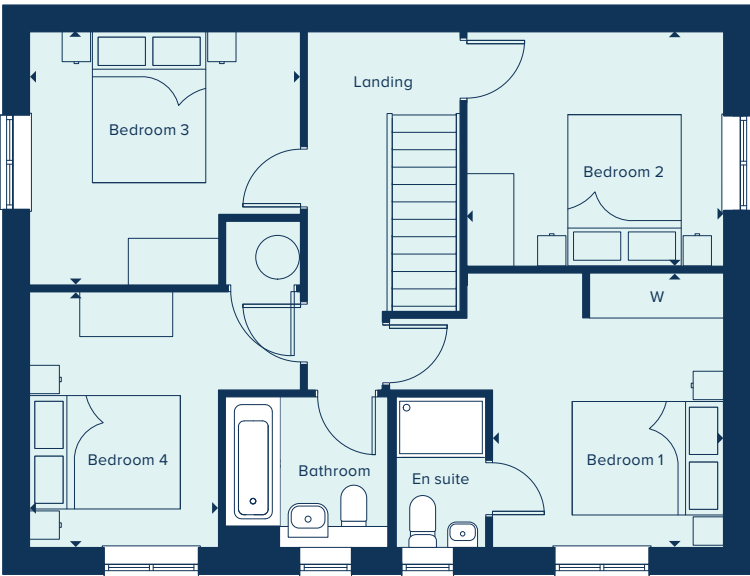
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.82m x 3.33m	22'4" x 10'11"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.05m	11'1" x 10'0"	
BEDROOM 2		
3.39m x 3.09m	11'2" x 10'2"	
BEDROOM 3		
3.58m x 3.35m	11'9" x 11'0"	
BEDROOM 4		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe ● Specification * Plot 1, 56, 128 ** Plot 8, 57, 124, 141

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THE ROMSEY

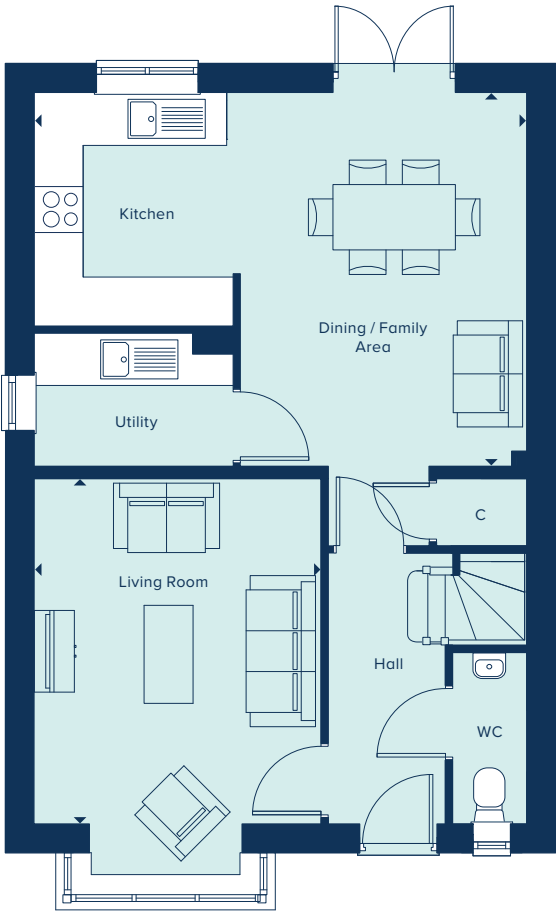
With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an ensuite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME

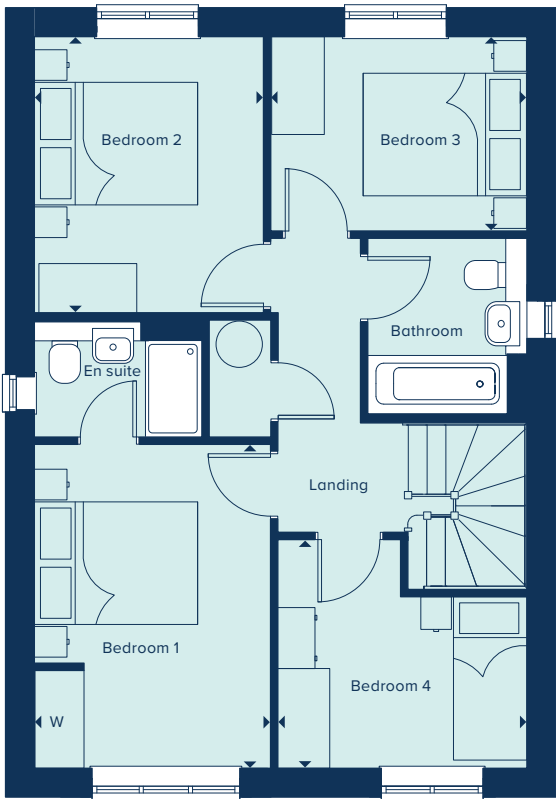


THE ROMSEY
4 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.03m x 4.58m	19'9" x 15'0"	
LIVING ROOM		
4.22m x 3.51m	13'10" x 11'6"	



FIRST FLOOR		
BEDROOM 1		
3.96m x 2.89m	13'0" x 9'6"	
BEDROOM 2		
3.38m x 2.80m	11'1" x 9'2"	
BEDROOM 3		
3.13m x 2.38m	10'3" x 7'9"	
BEDROOM 4		
3.04m x 2.80m	10'0" x 9'2"	

C Cupboard W Wardrobe ● Specification

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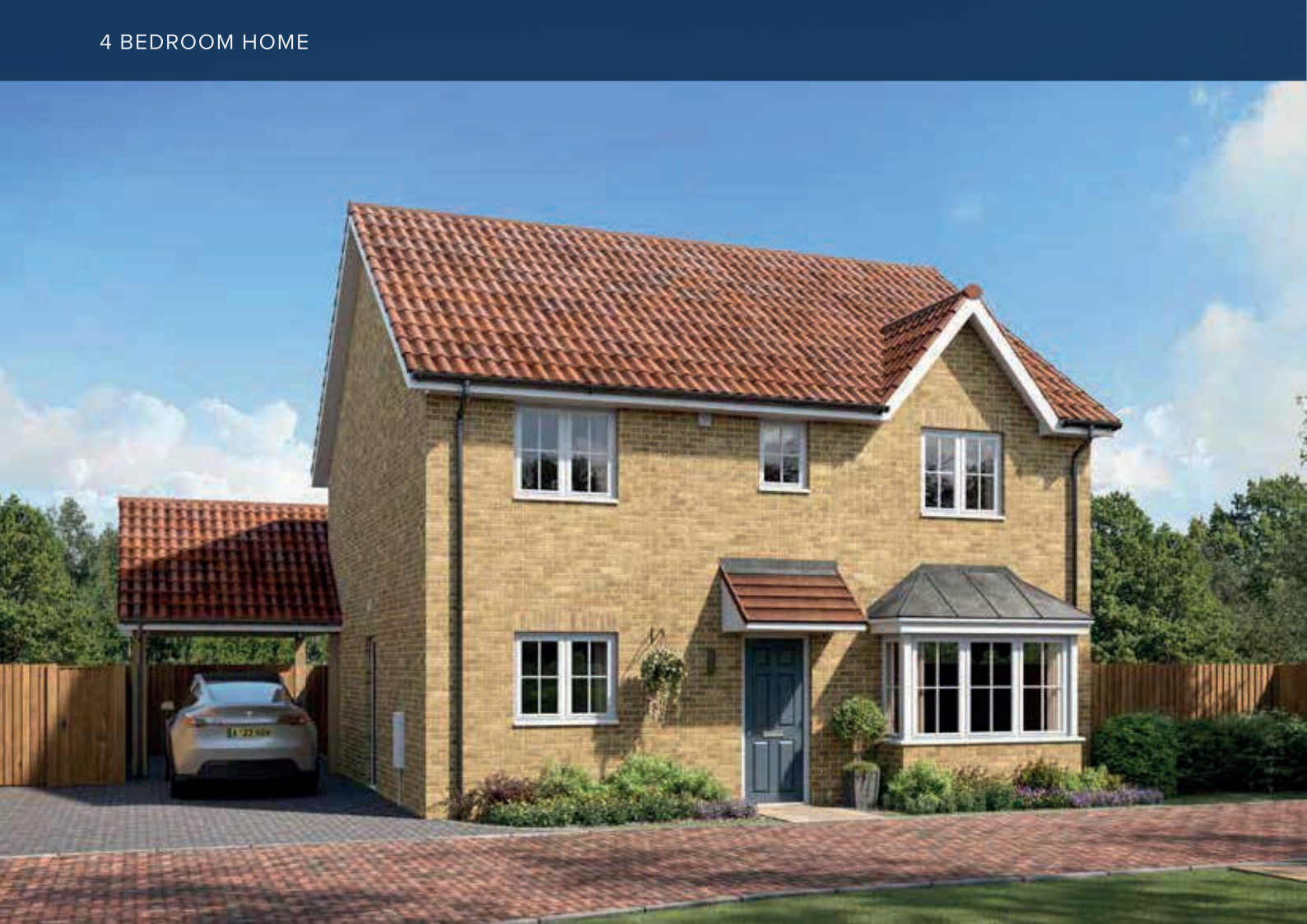




THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

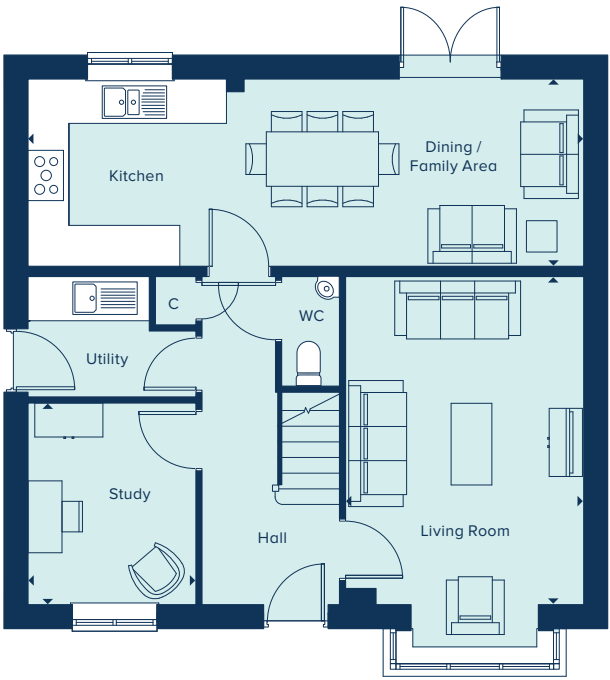
4 BEDROOM HOME



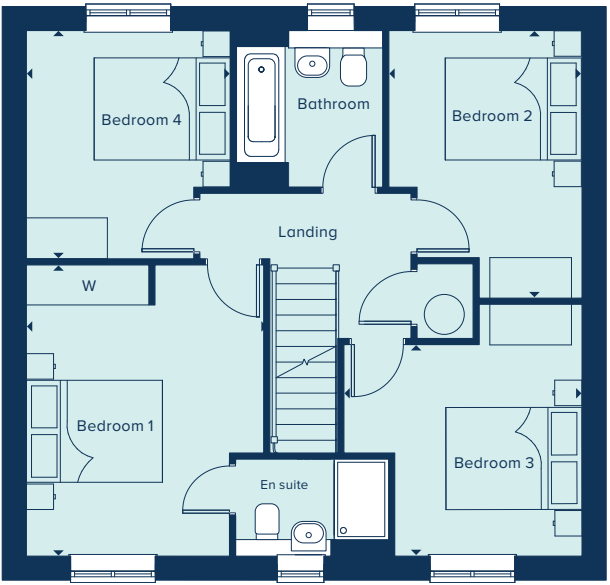
THE WINKFIELD
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.16m x 2.75m	26'9" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.96m x 2.46m	9'8" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.27m x 3.48m	14'0" x 11'5"	
BEDROOM 2		
3.93m x 2.84m	12'11" x 9'4"	
BEDROOM 3		
3.50m x 3.10m	11'6" x 10'2"	
BEDROOM 4		
3.35m x 2.99m	11'0" x 9'10"	



C Cupboard W Wardrobe ● Specification

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home *	4 Bedroom Home •
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•		
Electric built-under 1 ½ oven in stainless steel		•	
Electric built-in double oven in stainless steel			•
4 ring electric ceramic hob	•	•	
4 zone electric induction hob			•
Stainless steel splashback behind hob	•	•	•
Stainless steel chimney extractor hood	•	•	•
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient integrated dishwasher		•**	•
Energy efficient integrated washing machine ***	•	•***	
Single bowl sink and drainer in stainless steel	•	•	
1.5 bowl sink and drainer in stainless steel			•
Single lever chrome mixer tap	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	•	•	•
Chrome thermostatic bath shower mixer with shower kit and screen	•	•	•
Soft close toilet seats	•	•	•
Full height tiling to bath with shower and folding bath screen	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•
Energy efficient downlights in cloakroom	•	•	•

*Please note The Rochford is included in the 4 bedroom spec **Integrated dishwasher included if there is a utility room and in The Lancing ***Integrated washing machine included if there is no utility room. ****with a space available for a washing machine in The Lancing (washing machine not included however)



	2 & 3 Bedroom Home	4 Bedroom Home * •	4 Bedroom Home •
UTILITY ROOM			
Sink to utility rooms ****	•	•	•
External door to utility rooms *****	•	•	•
ELECTRICAL			
Low energy LED downlighters in white to kitchen	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•
HEATING			
Air source heat pump	•	•	•
Waste water heat recovery	•	•	•
Smart thermostat	•	•	•
EXTERNAL FINISHES			
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete ten year warranty	•	•	•

*Please note The Rochford is included in the 4 bedroom spec ***** Where a sink is shown on the floor plans ***** Where a utility room is fitted Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms. Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011784/May 2024





SAFFRON FIELDS AT KINGS WARREN

Off Thistle Way, Red Lodge,
Bury St Edmunds, Suffolk, IP28 8GP

For all enquiries please call

01638 445 108

crestnicholson.com/saffronfields



House Type Illustration

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Development Map/Site Plan

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