



CASTLEMORE

Lexington Lane



BUCKLESHAM

Suffolk





Nestled in the beautiful Suffolk countryside, the village of Bucklesham sits on the eastern outskirts of Ipswich.

While benefiting from its own well regarded Primary school and surrounded by areas of natural outstanding beauty, Bucklesham still has access to the A12 and A14 within a couple of miles and direct rail links to London and Cambridge from Ipswich.

The area is the perfect base to explore the rest of Suffolk, the beautiful riverside town of Woodbridge is a short 10 minute drive and offers further excellent schooling for all ages. The Suffolk Coast is peppered with a network of public footpaths linking sleepy villages and the welcoming doors of quaint and historical local pubs, serving delicious local produce and Suffolk Ales.



As the county town of Suffolk and one of the oldest and longest continually inhabited in England, Ipswich retains its charm of a historic maritime town. The central medieval streets along with leafy parks, vibrant waterfront, numerous culture and leisure venues, and excellent shopping, the town offers something for everyone. The waterfront is also home to The University of Suffolk, one of the UK's newest universities.

Located on the main London rail line and at the intersection of the A12 and A14, Ipswich is accessible no matter which mode of transport you choose. By road, London, Cambridge and Norwich are within 65, 45 and 40 miles respectively, while Felixstowe lies just 10 miles to the south east. Direct rail routes into London Liverpool Street and Cambridge, both have journey times of around 1 hour 20 minutes.





Site Plan



| | | | |
|---|------------------------|--------------------|---|
|  | BIDDLESTONE | 23, 24 & 29 |  4  3 |
|  | BIDDLESTONE BAY | 1, 20 & 28 |  4  3 |
|  | WHITEHAVEN | 5 & 30 |  4  3 |
|  | HIGHCLERE | 4, 25, 31, 32 & 33 |  4  3 |
|  | ALLERTON | 2, 3, 21 & 22 |  3  2 |
|  | WOODCROFT | 6, 26 & 27 |  2  2 |
|  | DINTON | 18 & 19 |  2  2 |

-  DISCOUNT HOUSING
-  AFFORDABLE HOUSING
-  LIFETIME HOMES



Levington Lane is an exclusive development of thirty three new homes comprising 2, 3 and 4 bedrooms.

A skillfully designed development of 33 houses, ranging from 2 bedroom, 2 bathroom bungalows to 4 bedroom, 3 bathroom detached houses, many with stunning far reaching views.





At home in the heart of the countryside.

We are delighted to have recently acquired this unique site, backing open fields in the popular Suffolk village of Bucklesham.





The Biddlestone

 4  3

An attractive detached 4 bedroom house with garage and appealing views, 3 bathrooms – 2 of which are en-suite, and separate study.

Plot numbers 23, 24 & 29 - CGI shows plot 23



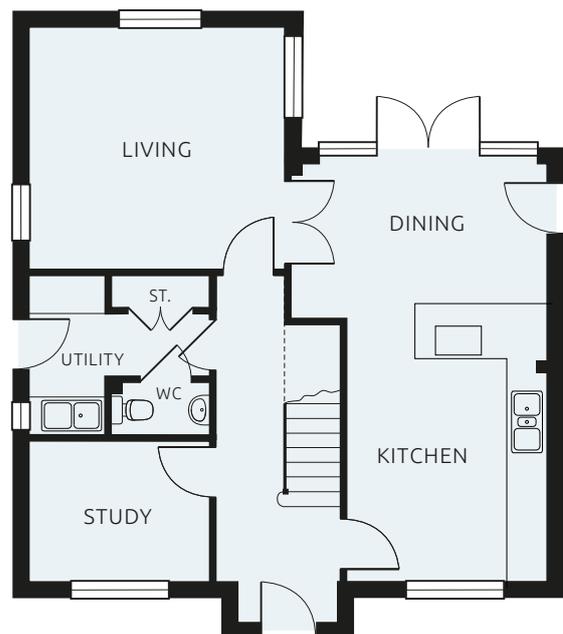
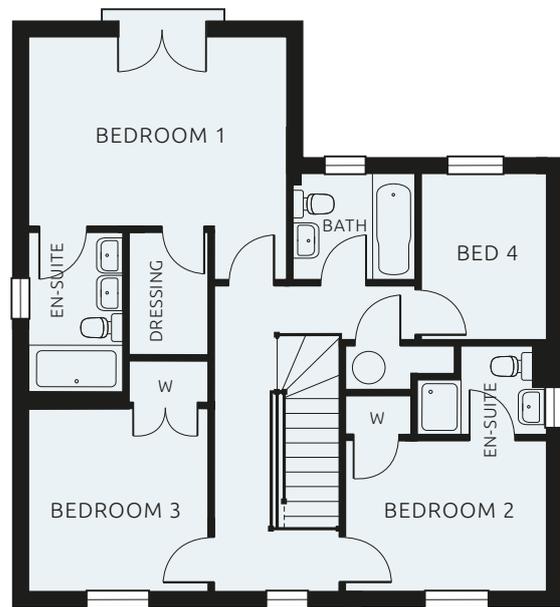


FIRST FLOOR

| | | |
|---------------|-------------------------|-----------------------------|
| Bedroom 1 | 4147 (max) x 3961 (max) | 13' 7" (max) x 13' 0" (max) |
| Dressing area | 2022 x 1395 | 6' 8" x 4' 7" |
| Bedroom 2 | 3260 x 2535 (min) | 10' 8" x 8' 4" (min) |
| Bedroom 3 | 3112 x 2907 | 10' 3" x 9' 6" |
| Bedroom 4 | 2712 x 2012 | 8' 11" x 6' 7" |

GROUND FLOOR

| | | |
|----------------|-------------------------|---------------------------|
| Living Room | 3950 x 3108 | 13' 0" x 10' 2" |
| Kitchen/Dining | 6848 x 4150 (max) | 22' 6" x 13' 7" (max) |
| Study | 2913 x 2310 | 9' 7" x 7' 7" |
| Utility | 2612 (max) x 1676 (max) | 8' 7" (max) x 5' 6" (max) |



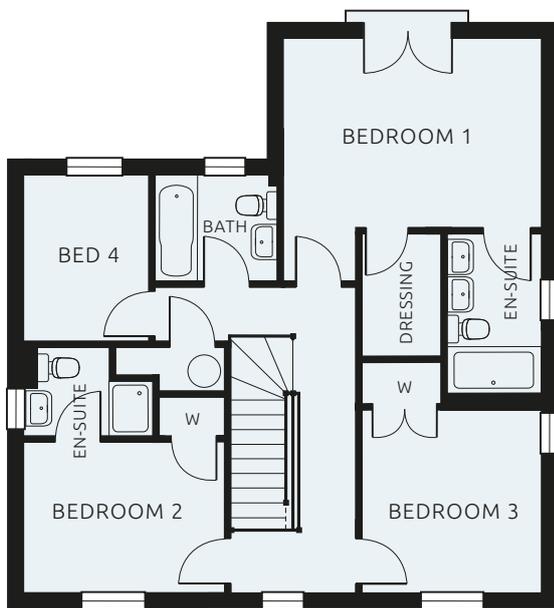
NOTE : All garages have personal door access, exact location differs from plot to plot.
Some plots are handed versions of shown and exact plot layouts may vary.

FIRST FLOOR

| | | |
|---------------|-------------------------|-----------------------------|
| Bedroom 1 | 4147 (max) x 3961 (max) | 13' 7" (max) x 13' 0" (max) |
| Dressing area | 2022 x 1395 | 6' 8" x 4' 7" |
| Bedroom 2 | 3260 x 2535 (min) | 10' 8" x 8' 4" (min) |
| Bedroom 3 | 3112 x 2907 | 10' 3" x 9' 6" |
| Bedroom 4 | 2712 x 2012 | 8' 11" x 6' 7" |

GROUND FLOOR

| | | |
|----------------|-------------------------|---------------------------|
| Living Room | 3950 (+bay) x 3108 | 13' 0" (+bay) x 10' 2" |
| Kitchen/Dining | 6848 x 4150 (max) | 22' 6" x 13' 7" (max) |
| Study | 2913 x 2310 | 9' 7" x 7' 7" |
| Utility | 2612 (max) x 1676 (max) | 8' 7" (max) x 5' 6" (max) |



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The Biddlestone Bay

 4  3

An attractive detached 4 bedroom house with garage and appealing views, 3 bathrooms – 2 of which are en-suite, dressing room and separate study.

Plot numbers 1, 20 & 28 - CGI shows plot 20



The Highclere

 4  3

An attractive detached 4 bedroom house with garage and appealing views, 3 bathrooms – 2 of which are en-suite, Juliet balcony and separate study.

Plot numbers 4, 25, 31, 32 & 33 - CGI shows plot 4



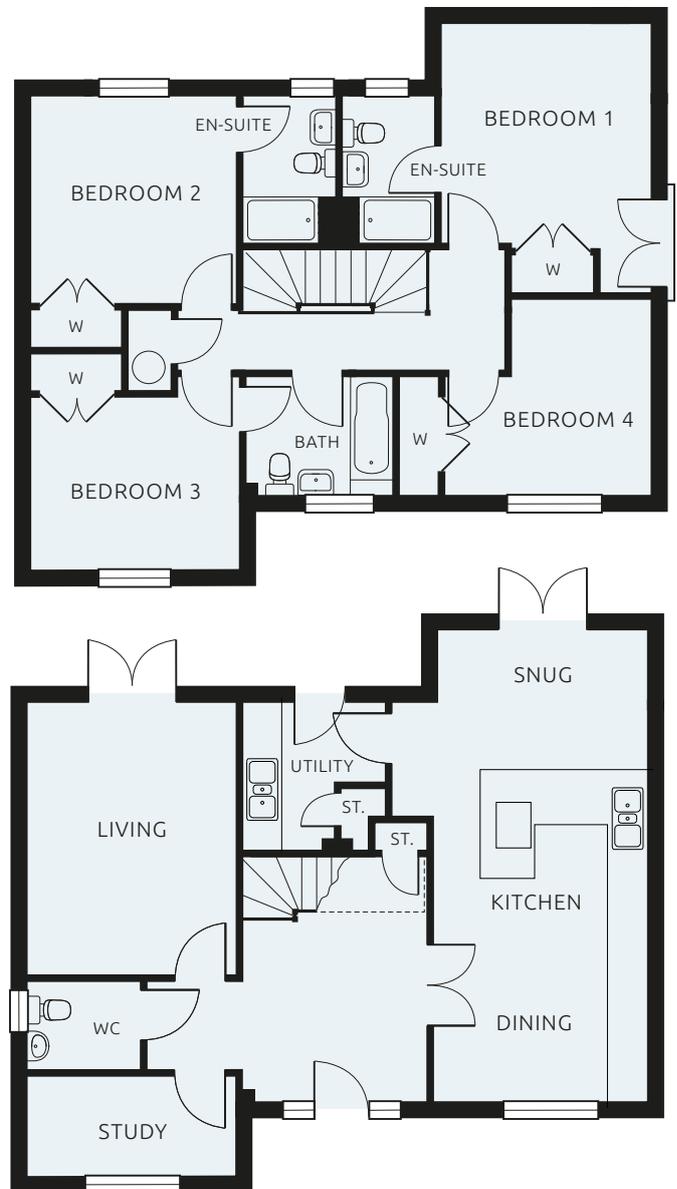


FIRST FLOOR

| | | |
|-----------|-------------------------|-----------------------------|
| Bedroom 1 | 4494 (max) x 3437 (max) | 14' 9" (max) x 11' 3" (max) |
| Bedroom 2 | 3442 x 3403 | 11' 4" x 11' 2" (min) |
| Bedroom 3 | 3437 x 3202 (max) | 11' 3" x 10' 6" (max) |
| Bedroom 4 | 3403 (max) x 3242 (max) | 11' 4" (max) x 10' 8" (max) |

GROUND FLOOR

| | | |
|----------------|-------------------------|----------------------------|
| Living Room | 4502 x 3403 | 11' 6" x 11' 4" |
| Kitchen/Dining | 6587 x 3521 | 21' 3" x 11' 7" |
| Snug | 3521 x 1238 | 11' 7" x 4' 0" |
| Study | 3437 x 1664 | 11' 3" x 5' 6" |
| Utility | 2437 (max) x 2406 (max) | 8' 0" (max) x 7' 11" (max) |



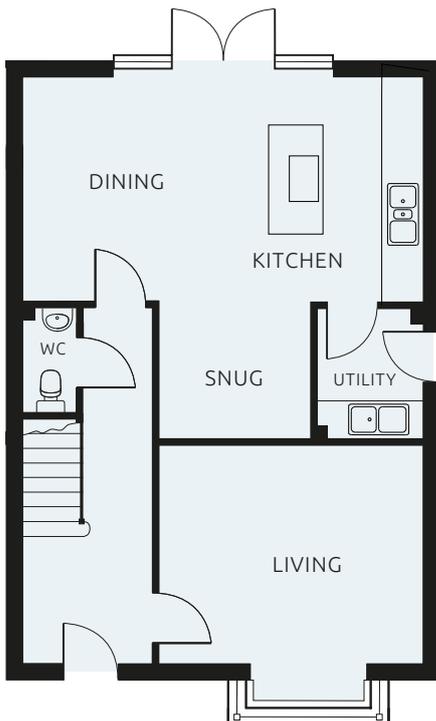
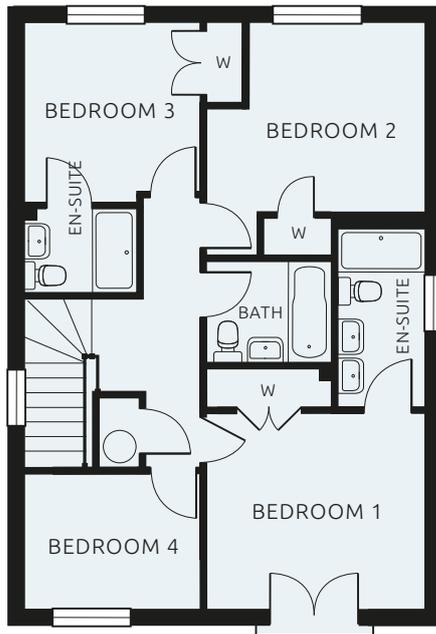
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FIRST FLOOR

| | | |
|-----------|-------------------------|-----------------------------|
| Bedroom 1 | 3550 x 3236 | 11' 8" x 10' 7" |
| Bedroom 2 | 2962 (max) x 2860 (max) | 9' 9" (max) x 9' 5" (max) |
| Bedroom 3 | 3799 (max) x 3549 (min) | 12' 6" (max) x 11' 8" (min) |
| Bedroom 4 | 2860 x 2225 (min) | 9' 5" x 7' 4" (min) |

GROUND FLOOR

| | | |
|----------------|--------------------|------------------------|
| Living Room | 4310 x 3592 (+bay) | 14' 2" x 11' 9" (+bay) |
| Kitchen/Dining | 6510 x 3688 | 21' 4" x 12' 1" |
| Snug | 2539 x 2241 | 8' 4" x 7' 4" |
| Utility | 2135 x 1671 | 7' 0" x 5' 6" |



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The Whitehaven

 4  3

An attractive detached 4 bedroom house with garage and appealing views, 3 bathrooms – 2 of which are en-suite, Juliet balcony and snug.

Plot numbers 5 & 30 - CGI shows plot 5



The Allerton

 3  2

An attractive detached - or link detached - 3 bedroom house with garage and appealing views, 2 bathrooms and separate snug area.

Plot numbers 2, 3, 21 & 22 - CGI shows plot 21



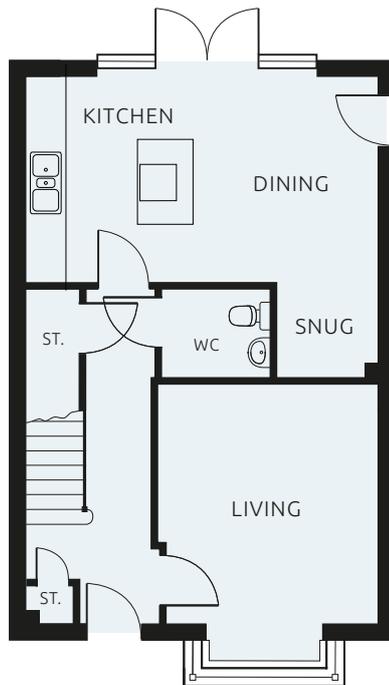
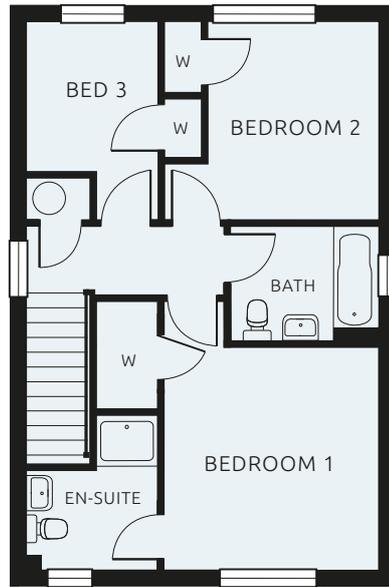


FIRST FLOOR

| | | |
|-----------|-------------------|----------------------|
| Bedroom 1 | 3676 x 3501 | 12' 1" x 11' 6" |
| Bedroom 2 | 3224 x 2792 (min) | 10' 7" x 9' 2" (min) |
| Bedroom 3 | 2424 (min) x 2130 | 7' 11" (min) x 6' 9" |

GROUND FLOOR

| | | |
|----------------|--------------------|-------------------------|
| Living Room | 3925 (+bay) x 3570 | 12' 11" x 11' 9" (+bay) |
| Kitchen/Dining | 5722 x 3475 | 18' 9" x 11' 5" |
| Study | 2542 x 1348 | 8' 4" x 4' 5" |
| Utility | 1335 x 1130 | 4' 5" x 3' 5" |



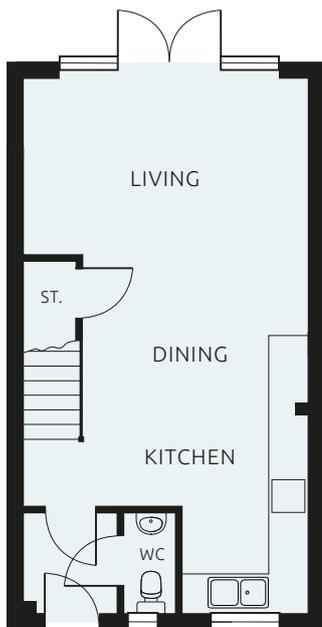
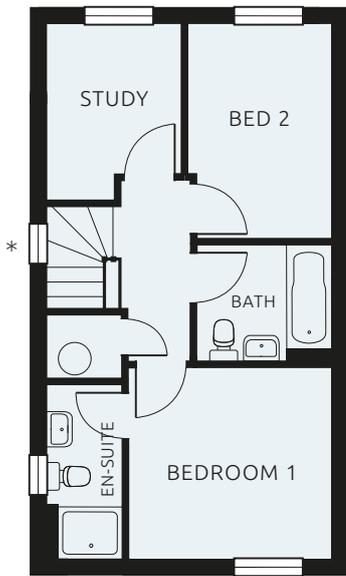
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FIRST FLOOR

| | | |
|-----------|-------------------------|---------------------------|
| Bedroom 1 | 3331 x 3166 | 10' 11" x 10' 5" |
| Bedroom 2 | 3553 x 2403 | 11' 8" x 7' 11" |
| Study | 2900 (max) x 2164 (max) | 9' 6" (min) x 7' 1" (max) |

GROUND FLOOR

| | | |
|----------------|-------------------------|-----------------------------|
| Living Area | 4656 x 2900 | 15' 3" x 9' 6" |
| Kitchen/Dining | 5937 (max) x 4656 (max) | 19' 6" (max) x 15' 3" (max) |



NOTE : * Stair window to plots 26 & 27 only.

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The Woodcroft

 2  2

An attractive detached or semi detached 2 bedroom house with garage and appealing views, 2 bathrooms and separate study.

Plot numbers 6, 26 & 27 - CGI shows plot 6



The Dinton

 2  2

An attractive detached 2 bedroom bungalow with garage and appealing views, 2 bathrooms and separate study.

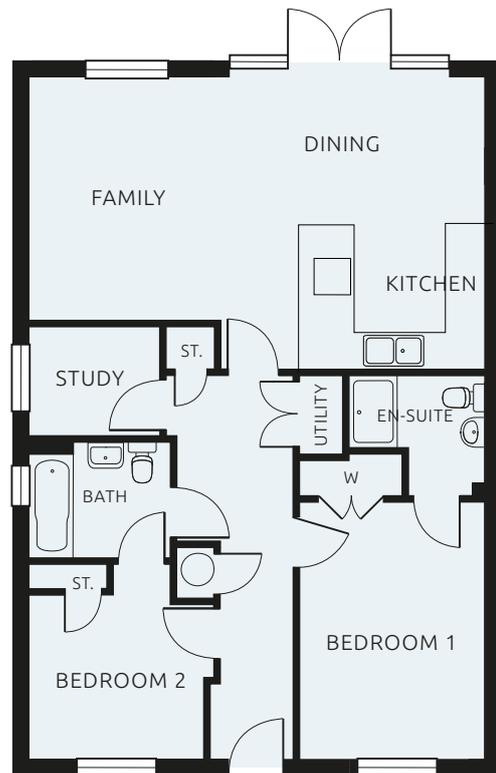
Plot numbers 18 & 19 - CGI shows plot 19





GROUND FLOOR

| | | |
|----------------|-------------------------|-----------------------------|
| Family Area | 4022 x 3092 | 13' 2" x 10' 2" |
| Kitchen/Dining | 4812 x 4318 | 15' 9" x 14' 2" |
| Study | 2112 x 1800 | 6' 11" x 5' 11" |
| Utility | 1300 x 700 | 4' 3" x 2' 4" |
| Bedroom 1 | 4222 x 3005 | 13' 10" x 9' 10" |
| Bedroom 2 | 3212 (max) x 3005 (max) | 11' 2" (max) x 9' 10" (max) |



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SPECIFICATION

- Air Source Heat Pumps to each home
- Underfloor heating to Ground Floor
- Munster Windows and front doors
- Vanity units installed in master bathrooms/shower rooms
- Integrated dishwashers
- Integrated fridge/freezers
- Wood effect flooring to entrance hall and kitchens
- External plug sockets
- Roca sanitaryware
- Hansgrohe taps
- Sheds with power
- EV Charging points



At Castlemore we take pride in our well designed, high-quality homes that are built to last. We believe in providing you with room to breathe, considered design and a high level of specification. We have been uncompromising with our design at Levington Lane to ensure that it fits effortlessly into the local surroundings and community. All houses have garages and plots are carefully located for each house, some of which benefit from beautiful views of the neighbouring fields or greenland.





CASTLEMORE

Building Better Homes

Castlemore Homes is a leading UK housebuilder committed to designing and building sustainable homes to help improve lives for future generations.



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