



GREAT ELLINGHAM



A DEVELOPMENT BY

ORCHARD
HOMES



Welcome to Bowsfield — a collection of contemporary homes nestled in the beautiful Norfolk countryside...

Discover a fresh take on countryside living at Bowsfield — 4 and 5-bedroom homes set in the peaceful Great Ellingham landscape. Designed to redefine modern luxury in Norfolk, these striking residences fuse clean contemporary minimalism with premium materials and cutting-edge construction.

Bold angular façades, sleek blends of timber and metal, and expansive light-filled interiors create homes that feel as good as they look — stylish, functional, and built for contemporary living. Created by highly regarded Orchard Homes in partnership with Amdec UK, the properties deliver standout design, refined character, and spaces that set a benchmark for quality homes.

THE DEVELOPER

Orchard Homes in partnership with Amdec...

Orchard Homes was established in 1983 to develop individually designed luxury homes, built to the highest standards in prime locations across East Anglia. A family-run business with a wealth of knowledge in the house building sector, their experienced team prides themselves on their commitment to quality and personal service to provide their clients with something special. Orchard have built up an enviable reputation for the highest quality developments, from individual luxury homes to small and medium sized sites, each treated to the same standards of care and professionalism.

From the initial design through to how you are going to live in an Orchard Home, they consider the environmental impact of their design, materials and finishes and are committed to building homes that are both beautiful and ecologically sustainable. Through constant innovation and considered use of technology, they aim to exceed current standards, where possible, so that the homes will be energy efficient and continue to have a low impact on the environment.

This strategic partnership between Amdec UK and Orchard Homes marks the beginning of an exciting project shaped by shared values and a collaborative, forward-thinking vision.



SITE LOCATION

Great Ellingham

Great Ellingham is a popular Breckland village conveniently located just 2 miles off the A11 giving easy access to Norwich, Cambridge and furthermore London. The village itself is served by a shop and post office, highly regarded primary school, recreation centre and a cosy pub and is renowned for its Teddy Bear Festival where locals display homemade straw bears to the front of their properties to form a Teddy Bear Trail, raising funds for good local causes.

Wider facilities can be found in the nearby town of Attleborough which offers an excellent range of local services and specialist independent retailers, Sainsbury's and Lidl stores, well regarded schooling for all ages and a thriving business community plus good transport links including direct access to Norwich and Cambridge via train. Five minutes up the road is the quintessentially English town of Hingham with a variety of shops including a bakery, butchers and Co-Op whilst the historic market town of Wymondham, some six miles north east offers an array of supermarkets, schools, pubs and restaurants.

The city of Norwich is approximately 18 miles away and provides fantastic shopping including a thriving retail offering, business and cultural sectors, state and private education for all ages including the University of East Anglia and fantastic transport links with a mainline rail service to London Liverpool Street and a connecting airport to Schiphol where many international flights can be found.



C10 — 1,808.35 SQFT (STMS)

PLOT 52 AND 55

Ground Floor

A stylish contemporary four-bedroom detached home designed for modern living, featuring a striking entrance hall and an expansive open-plan kitchen, dining, and living area with two sets of sliding doors opening seamlessly onto the rear garden. The ground floor also includes a sleek cloakroom, practical utility room, integral access to the double garage and a convenient study/hobbies room.

First Floor

Upstairs, the generous sized principal bedroom is complemented by a sophisticated en-suite shower room, accompanied by three further double bedrooms with built-in storage and a contemporary family bathroom. The property is completed by an attached double garage and a generous, fully enclosed rear garden—perfect for both relaxation and entertaining.

Energy Efficiency

With energy costs continually increasing, efficiency has become a key consideration when choosing your next home. Modern new-build properties are significantly more efficient than older homes thanks to advanced construction methods, superior insulation, innovative materials, and high-performance appliances.

Four Bedroom Detached Property



C10 | Ground Floor

Kitchen Diner

21.55 x 12.92
6.57 x 3.94

Living Room

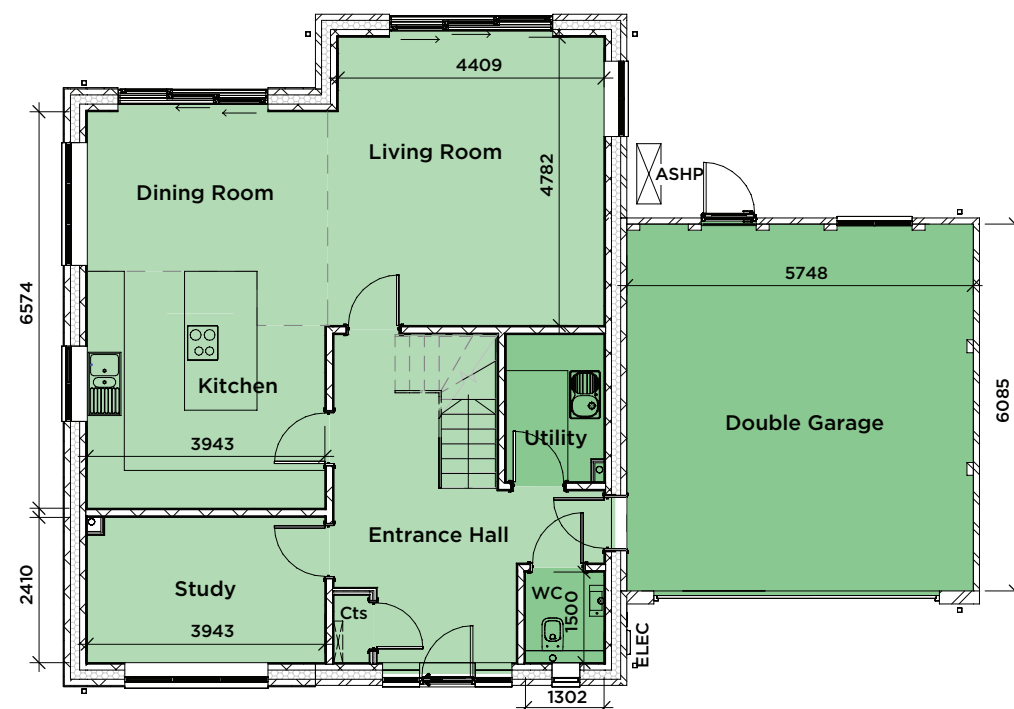
15.68 x 14.44
4.78 x 4.40

Utility

8 x 5.31
2.44 x 1.62

Study

12.92 x 7.90
3.94 x 2.41



C10 | First Floor

Bedroom 1

15.75 x 14.44
4.80 max x 4.40

Bedroom 2

10.80 x 10.5
3.29 x 3.20

Bedroom 3

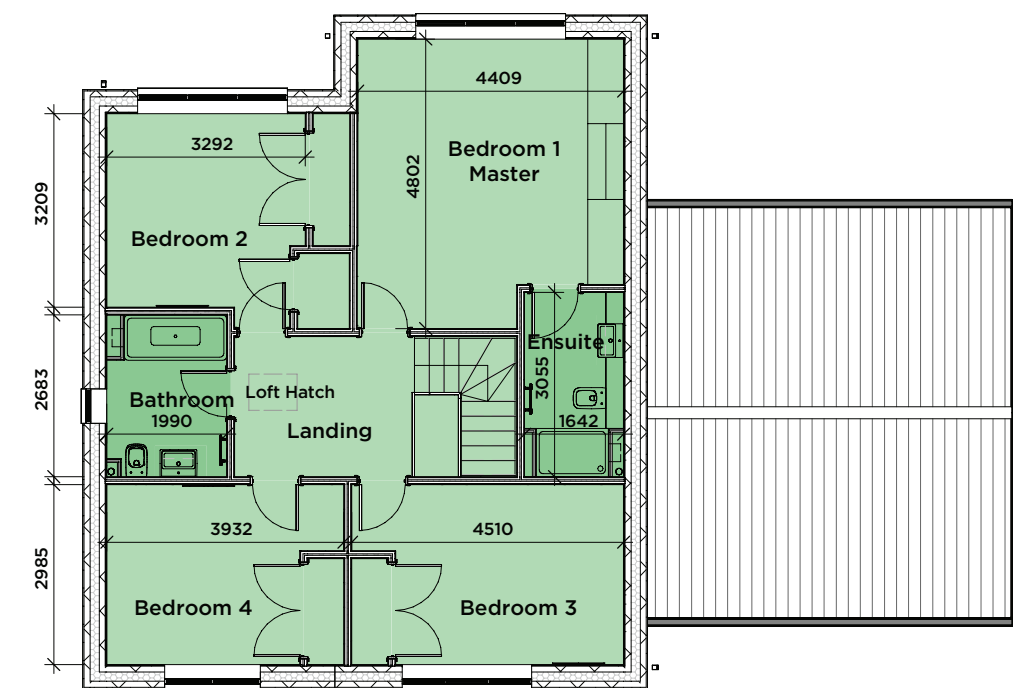
14.80 x 9.7
4.51 x 2.98

Bedroom 4

12.90 x 9.77
3.93 x 2.98

Double Garage

19.95 x 18.86
6.08 x 5.75



HOUSE TYPE C11 — **PLOTS 43**



C11 — 2,174.33 SQFT (STMS)

PLOTS 43,53 AND 54

An exquisite five-bedroom detached residence crafted to exceptional standards, offering expansive, impeccably designed interiors across two floors — perfectly tailored for sophisticated modern family living.

Ground Floor

The ground floor welcomes you with a spacious entrance hall that leads through to the main living that includes the kitchen dining, beautifully designed for relaxed family life and stylish entertaining. The sitting room flows beautifully off the dining area with two sets of sliding doors out onto the rear garden. Finished to exacting standards, the ground floor accommodation is complemented by a separate utility room and access to the integral garage for added practicality. A private study offers the perfect work-from-home setting, while a sleek cloakroom adds everyday convenience.

First Floor

Upstairs, the luxurious principal suite features a dedicated dressing area and a contemporary en-suite shower room. Four further generously proportioned bedrooms provide superb flexibility for family and guests, alongside an additional en-suite and a beautifully appointed family bathroom.

Outside, the home is enhanced by an integral double garage, private parking, landscaped and turfed front garden, seeded secure rear garden and generous patio area that offers space to unwind. Thoughtfully designed elevations and premium materials complete this impressive home for which Orchard Homes are known for, reflecting a commitment to lasting quality and timeless appeal.

Five Bedroom Detached Property



HOUSE TYPE C11
PLOT 53

C11 | Ground Floor

Kitchen/Diner

21.65 x 13.0
6.60 x 3.96

Living Room

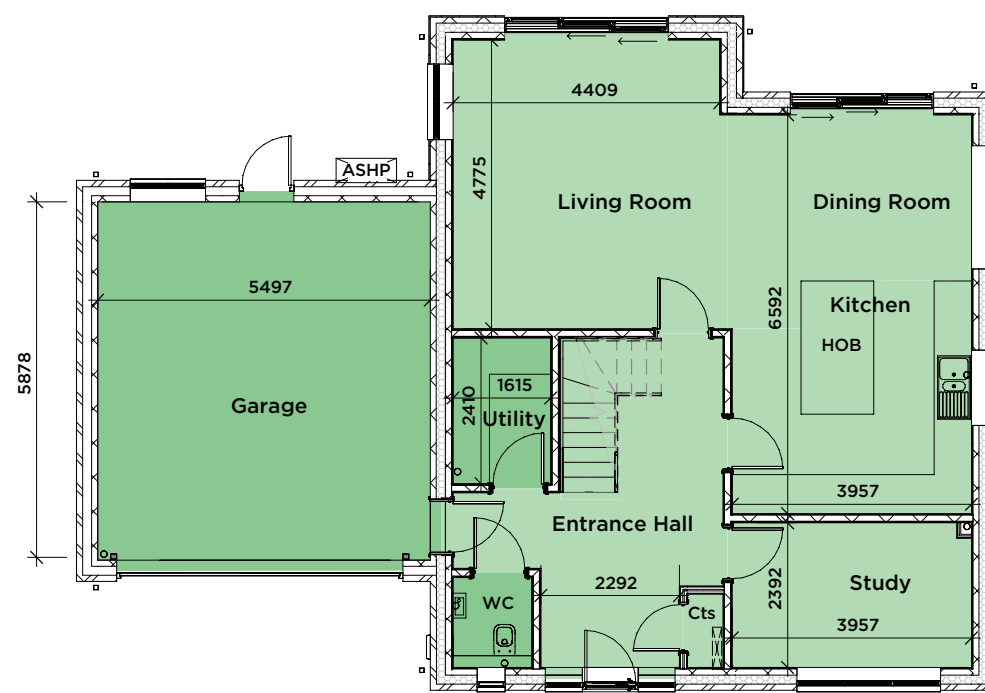
15.68 x 14.5
4.78 x 4.41

Study

7.84 x 13.0
2.39 x 3.96

Utility

7.90 x 5.31
2.41 x 1.62



HOUSE TYPE C11
PLOT 54

C11 | First Floor

Bedroom 1

11.38 x 17.90
3.47 x 5.45

Dressing Room

7.44 x 8.23
2.27 x 2.51

Bedroom 2

12.0 x 14.47
3.63 x 4.41

Bedroom 3

10.53 x 10.33
3.21 x 3.15

Bedroom 4

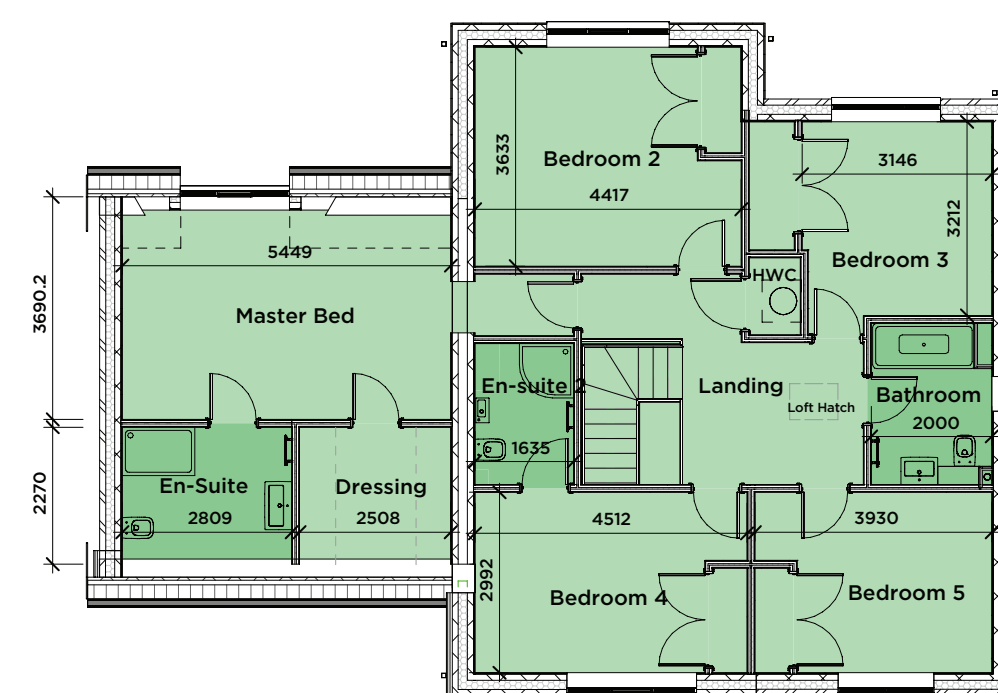
9.81 x 14.80
2.99 x 4.51

Bedroom 5

9.81 x 12.90
2.99 x 3.93

Double Garage

19.42 x 18.0
5.92 x 5.50





High-quality finishes and details, included as standard...

Kitchen

- Choice of shaker style or handleless kitchen (Subject to timing)
- Neff or Bosch appliances
- Under unit lighting
- Bespoke designed kitchen
- Quartz worktops to the kitchen
- Integrated bins
- Built in high quality appliances Double Oven, Induction hob, extractor, dishwasher, 70/30 fridge/freezer, wine cooler.

Utility

- Units the same as kitchen
- Space allowed for washing machine/tumble dryer in Utility
- Laminate worktop to utility room

Bathrooms

- High quality sanitary ware
- Choice of Porcelanosa tiling (Build stage dependant)
- Full height tiling to wet areas with half height everywhere else
- Electric underfloor heating to the master ensuite
- Heated Towel rails to ensuite and bathrooms

Flooring

- Choice of LVT or Porcelanosa ceramic tiling to kitchen/dining/utility room downstairs (Dependant on build stage)
- Bathrooms Porcelanosa ceramic tiling to floors, full tile in wet areas and half height elsewhere.
- Carpet to remaining areas

Internal

- Oak doors
- High security five lever locks with triple locking front and rear doors
- Satin chrome internal door hardware
- Ammonite wall paint with slaked lime woodwork (skirting & architrave)
- Oak staircase with glazed balustrade
- Built in wardrobes to bedrooms where applicable
- American style dressing rooms to master bedrooms- where applicable

External

- Generous patio
- Bespoke metal porch
- Outside tap
- Turfed & landscaped front gardens
- Seeded rear gardens
- Permeable paved driveway
- Exterior lighting front and rear
- Electric garage doors
- Power and lighting to garages
- Anthracite Upvc windows externally and white internally
- Anthracite PVC fascias
- Roofart guttering & downpipes

Heating / Lighting & Electrical

- Spot lights to Kitchen areas, bathrooms and ensuites
- Clivet air source heat pump
- Individual thermostats to each room
- Underfloor heating throughout the downstairs
- Radiators to first floor
- Electric underfloor heating to master ensuite
- CAT 6 cables

Services:

- Mains water
- Mains drainage
- Super fast fibre optic to each property

Warranty Provider

- Buildzone 10 Year warranty

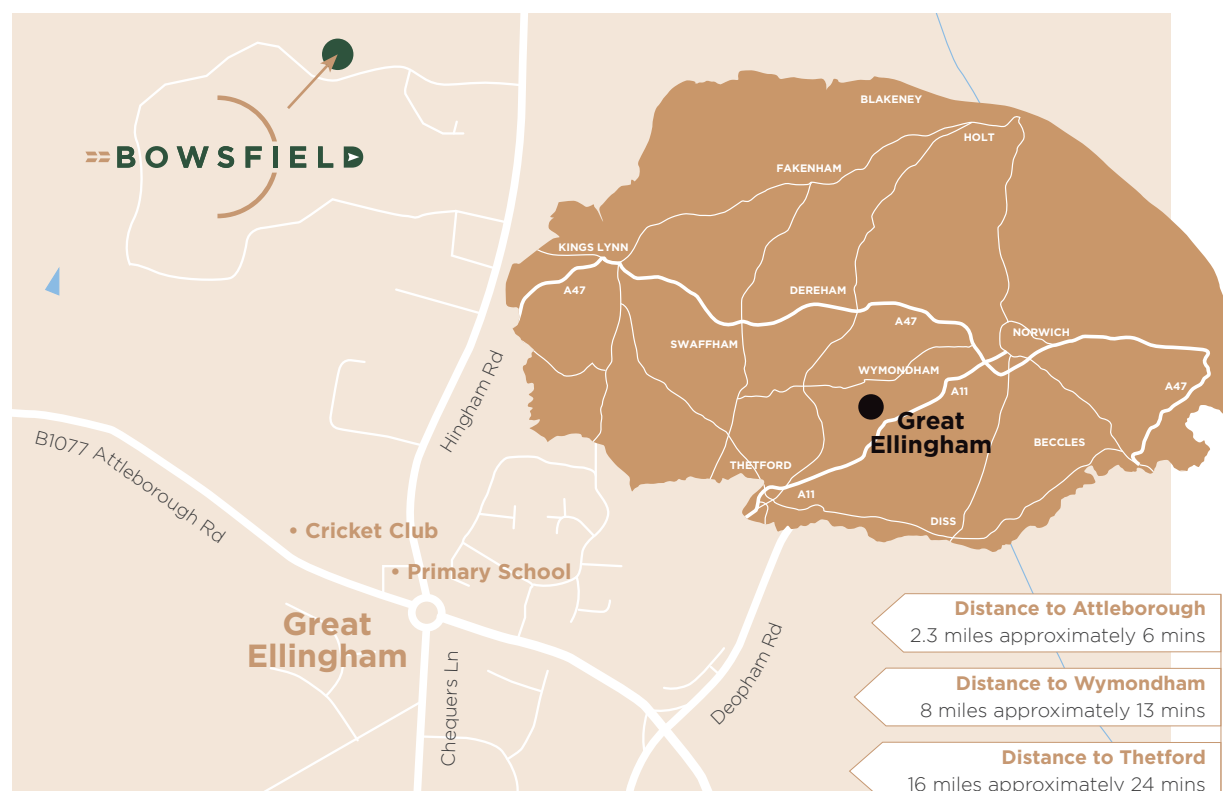
Management company costs

- An estimated £200 per annum as per Watsons forecast budget. This will be confirmed in the contracts through solicitors.



Site plan & location

Plot Key — C10 | C11



Distance to Attleborough
2.3 miles approximately 6 mins

Distance to Wymondham
8 miles approximately 13 mins

Distance to Thetford
16 miles approximately 24 mins

Distance to Norwich
17.5 miles approximately 35 mins

Distance to Diss
14.5 miles approximately 30 mins

Enquiries



**Please contact the sole agents
for Bowsfield, Great Ellingham –
Warners Estate Agents**

Tel: 01953 550959

Email: newhomes@warnersprop.com

Web: warnersprop.com

Office: 13 Market Street, Wymondham,
Norfolk NR18 0AJ

Directions

— From Norwich proceed on to the A11 for approximately 15 miles. Take the B1077 exit to Attleborough and Watton. At the traffic lights turn right to Watton and after 1 1/2 miles enter Great Ellingham. When you get to the roundabout take a right onto Hingham Road and Bowsfield can be found 350 yards away on the left hand side.

Disclaimers

1. Money Laundering Regulations- Purchasers will be asked to provide identification documentation and we would ask for your co-operation in order that there is no delay in confirming the sale.
2. We endeavour to make the information provided fair and correct, this is provided as a guide only and does not constitute part or all of an offer or contract. Warners Estate Agents cannot guarantee the accuracy of this information.
3. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for their purpose.
4. The matters referred to in the information supplied by Warners should be independently verified by prospective buyers. Neither Warners Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

Agents notes

- Completion will be on notice and anticipated dates given cannot be relied upon.
- £1,000 reservation fee- 8 weeks to exchange of contacts.
- Please note – Specification listed is for guidance only and is subject to change during the construction process at developer's discretion.
- Whilst every attempt has been made to ensure the accuracy of the floorplans, these are for illustrative purposes only and should be used as such and not relied upon by any prospective purchaser.
- Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this development is a relative or associate of an employee of Warners Estate Agents.

Please note This brochure was produced by Warners Estate Agents on behalf of Orchard Homes Ltd.

Exceptional Homes For Discerning Clients



01953 550959
newhomes@warnersprop.com