

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

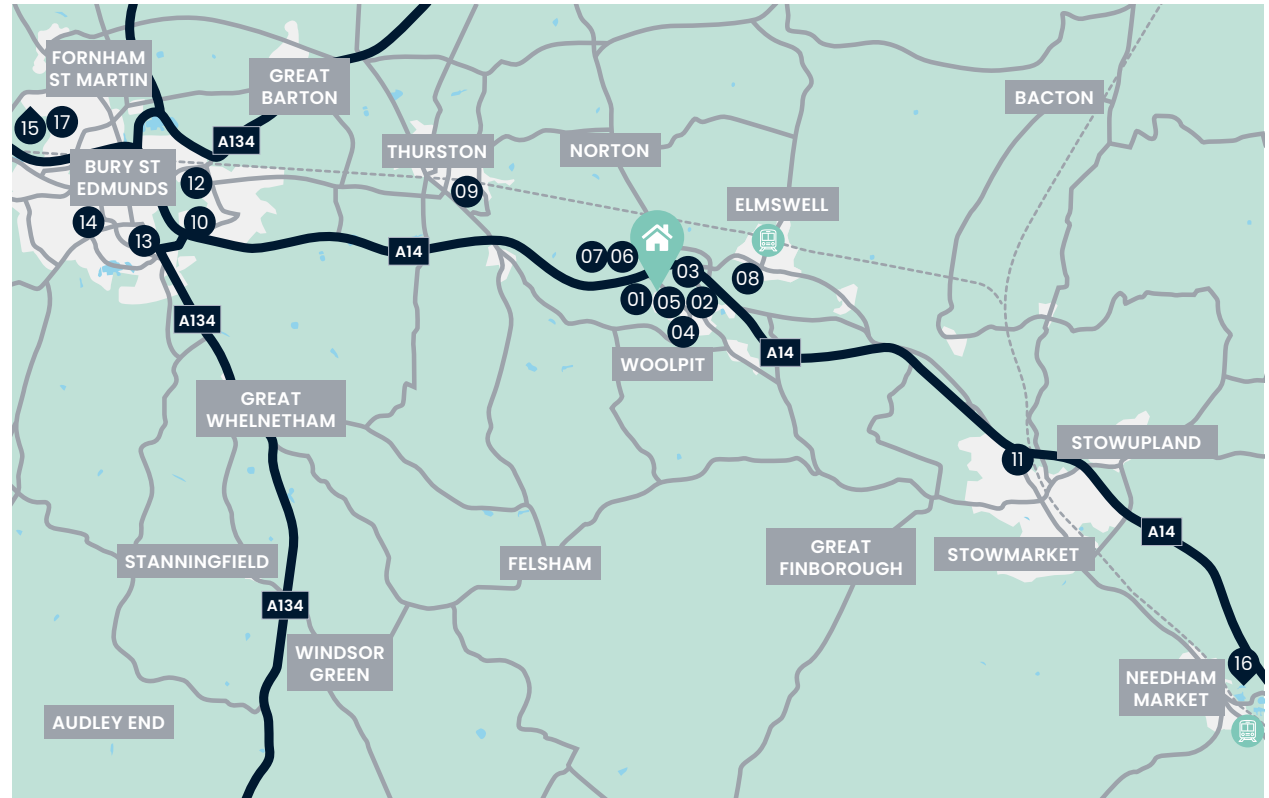


Destinations by train
Elmswell

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

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. March 2025.



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.

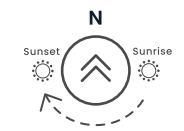
We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

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 Bungalows | 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes |
|--|---|---|--|
| <ul style="list-style-type: none"> The Elverton The Thornfield | <ul style="list-style-type: none"> The Abbott The Ashford The Brent The Briar The Coleridge The Greencroft The Hartwood The Roman The Saffron The Scotswood | <ul style="list-style-type: none"> The Bidelford The Blakeney The Broomhill The Chelford The Fenrige The Rensford | <ul style="list-style-type: none"> The Sheringham |
| <ul style="list-style-type: none"> 2 Bedroom Homes The Hamble | | | <ul style="list-style-type: none"> Affordable Homes Other Developer Ballards Local Equipped Area of Play Visitor Parking Sub Station |

The Hamble

2 Bedroom Home



Subject to
change



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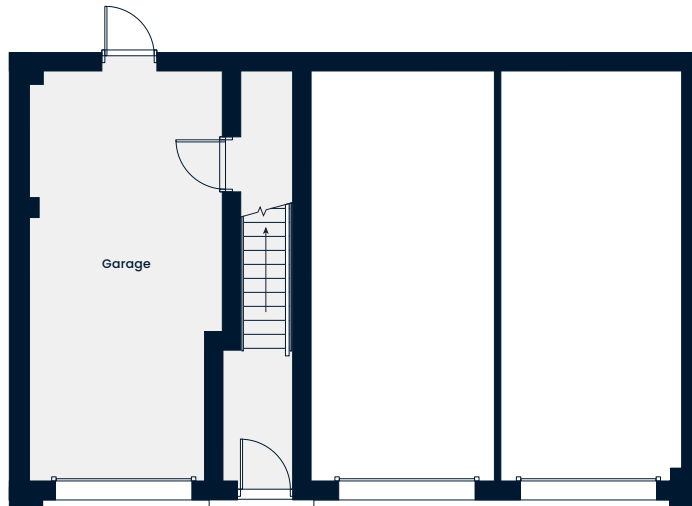


The Hamble

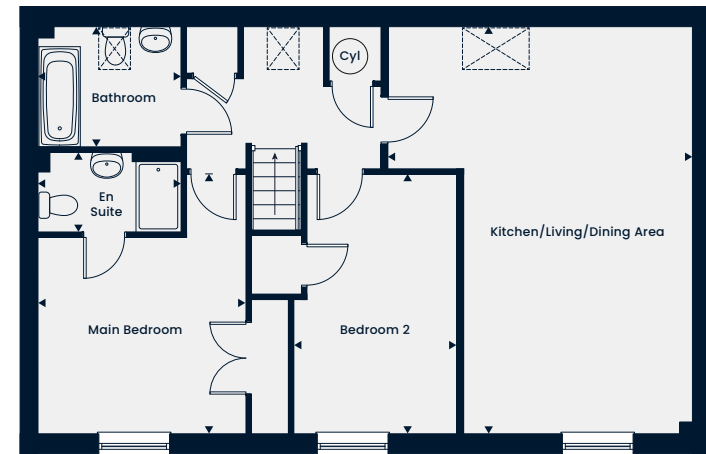
2 Bedroom Home

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"
Bedroom 2	4.41m x 2.75m 14'6" x 9'0"
Bathroom	2.40m x 2.04m 7'10" x 6'9"

Cyl - Cylinder - Rooflight

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. April 2025.



The Abbott

3 Bedroom Home



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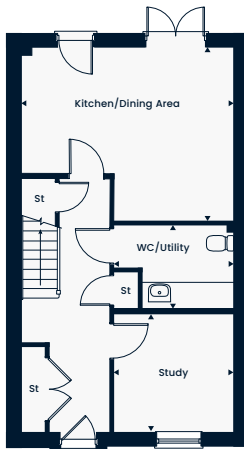


The Abbott

3 Bedroom Home

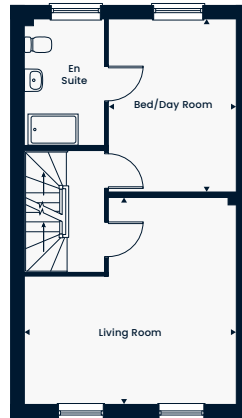
Total Area 1,563 sq. ft.

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 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.



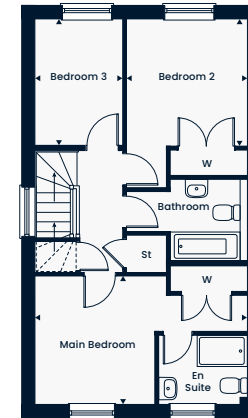
Ground Floor

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"



Second Floor

Main Bedroom
5.15m x 3.11m | 16'11" x 10'3"
Bedroom 2
3.11m x 3.11m | 13'4" x 10'3"
Bedroom 3
3.08m x 2.12m | 10'1" x 7'0"

St – Store W –Wardrobe WC – Cloakroom

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The Roman

3 Bedroom Home



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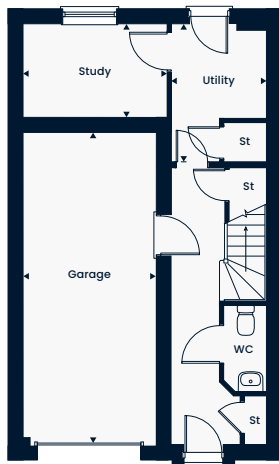


The Roman

3 Bedroom Home

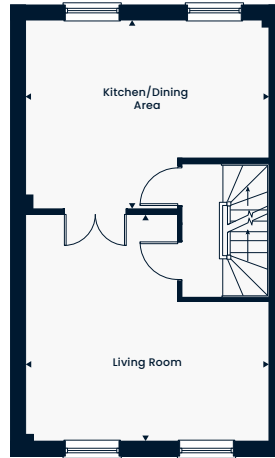
Total Area 1,383 sq. ft.

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.



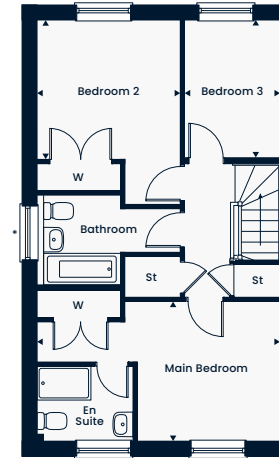
Ground Floor

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
5.43m 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"
Bedroom 2
3.19m x 3.11m | 10'6" x 10'3"
Bedroom 3
3.08m x 2.12m | 10'1" x 6'11"

St – Store W –Wardrobe WC – Cloakroom

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The Greencroft

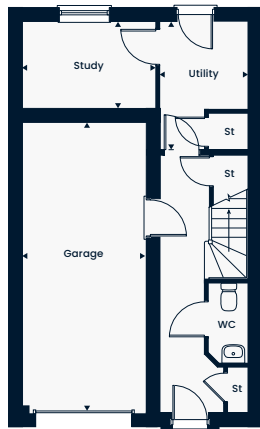
3 Bedroom Home



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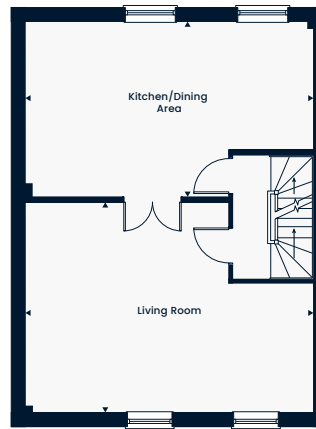


A delightful three bedroom, three-storey home with a dedicated study, utility and integrated garage located on the ground floor. The kitchen/dining area and separate living room complete the first floor. On the second floor, a main bedroom with an en suite, two further bedrooms and a family bathroom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



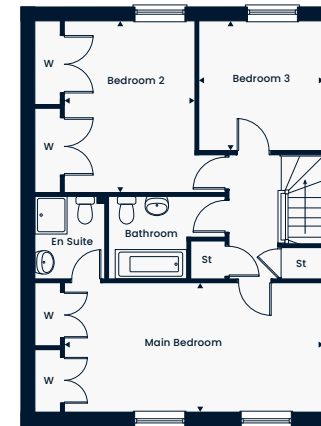
Ground Floor

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"
Bedroom 2
4.11m x 3.12m | 13'6" x 10'3"
Bedroom 3
3.10m x 3.00m | 10'2" x 9'10"

St – Store W –Wardrobe WC – Cloakroom

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The Hartwood

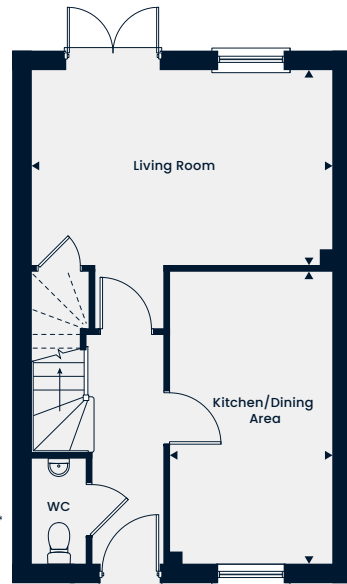
3 Bedroom Home



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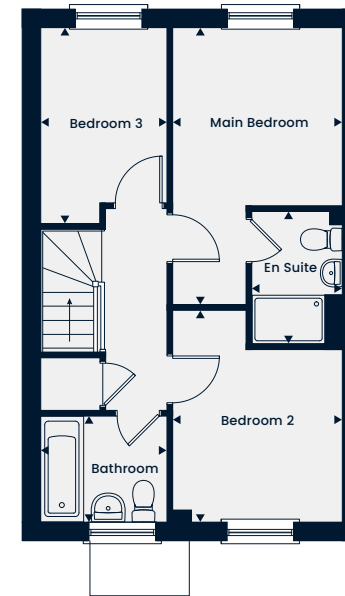


A spacious three bedroom home featuring a living room with double doors leading out to the garden and an open-plan kitchen/dining area. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

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



First Floor

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

WC – Cloakroom

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



The Broomhill

4 Bedroom Home



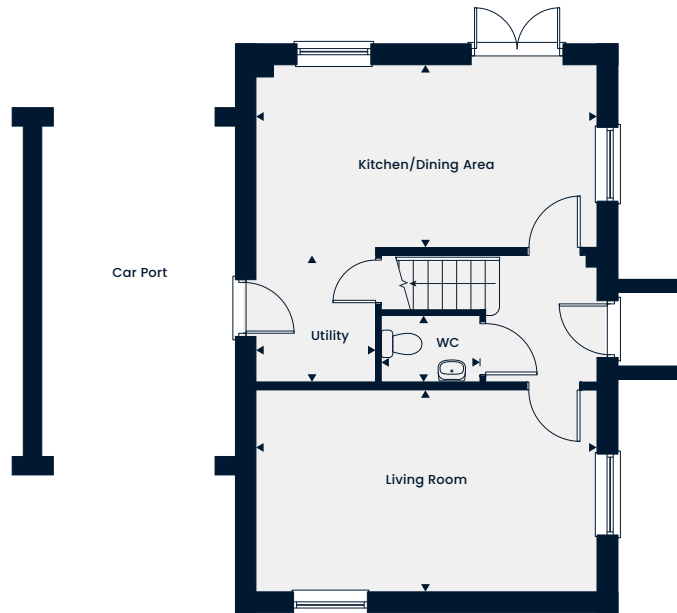
Subject to
change



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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 completes 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	2.08m x 1.93m 6'10" x 6'4"



First Floor

Main Bedroom	4.42m x 3.36m 14'6" x 11'0"
Bedroom 2	5.34m x 3.11m 17'7" x 10'2"
Bedroom 3	3.36m x 2.99m 11'0" x 9'10"
Bedroom 4	3.04m x 2.09m 10'0" x 6'10"
En Suite	2.35m x 1.96m 7'9" x 6'5"
Bathroom	2.09m x 1.86m 6'10" x 6'1"

Cyl - Cylinder WC - Cloakroom - Rooflight

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KILN GROVE

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



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 and 60cm chimney cooker hood	✓	✓	✓	✓
Stainless steel under-counter single oven	✓	✓	✓	
Stainless steel eye level double oven				✓
Boiler housing (where applicable)	✓	✓	✓	✓
Integrated appliances				✓

Electrical

TV points** and BT telephone (location - refer to working drawing)	✓	✓	✓	✓
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 for external lights	✓	✓	✓	✓

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*	✓	✓	✓	✓

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. March 2025.

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