



**Flick & Son**  
*Coast and Country*

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## CREATING SUSTAINABLE COMMUNITIES IN DESIRABLE LOCATIONS

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At Arbora Homes, we design impeccable and elegantly finished homes with premium features and high-end specifications for aspirational, low carbon living.

We are passionate about sustainable housing development and continuously look to improve our homes. Innovation and quality are paramount.

Purposeful design for a sustainable future.



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# PURPOSEFUL DESIGN







## SAMPHIRE PLACE

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Set within secluded mature woodland, Samphire Place is the jewel in the Arbora Crown. A boutique development of 15 elegant and sustainable low carbon family homes that have been thoughtfully designed to harmonise with the picturesque vernacular of Westleton village.

Located between the Suffolk coastal gems of Aldeburgh and Southwold, Samphire Place offers the

tranquillity of rural living just a stone's throw away from the sea, with the convenience of being a mere three miles from Darsham train station.

Each home is equipped with sustainable features including EV car charging points and the infrastructure in place to facilitate solar and battery systems ensuring a future-proof and environmentally conscious lifestyle.





## HOMES DESIGNED TO BE ENJOYED

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Every Arbora home combines the highest calibre of design, planning and craftsmanship to produce truly remarkable spaces in which to live, relax, rest and entertain.

## MODERN STYLE AND TRADITIONAL QUALITY

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Arbora Homes pours its trademark attention to detail into every home we build. Always focusing on quality, energy efficiency and sustainable living.

Enjoy a host of high specifications and features that seamlessly blend the interior living spaces with the outside areas.





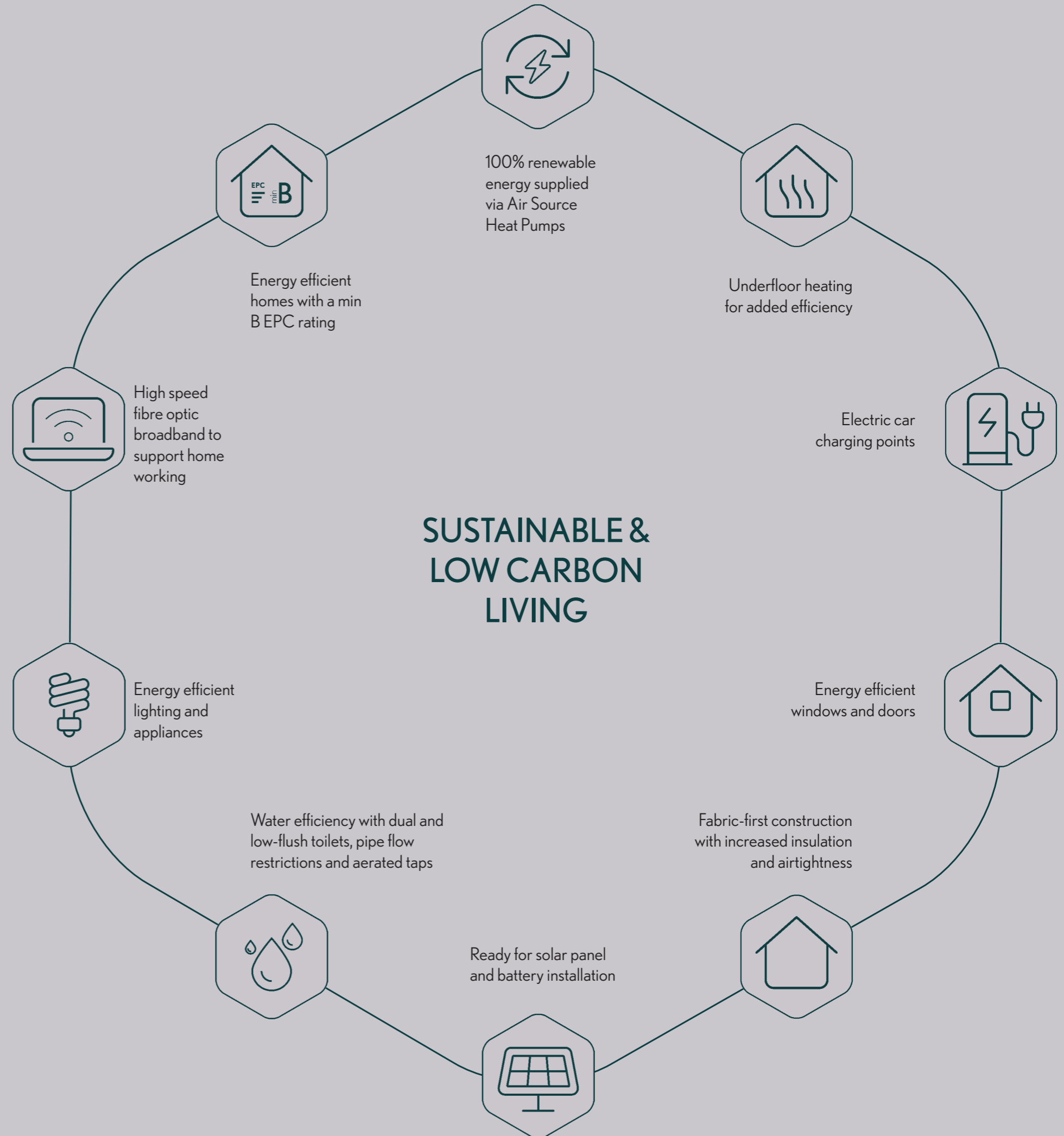
# SUSTAINABLE FUTURE





## PURPOSEFULLY DESIGNED FOR A SUSTAINABLE FUTURE

At Arbora Homes, we have been dedicated to building a low carbon future since 2018. We embed sustainability into everything we do, with the intention of creating more responsible and sustainable living solutions. All whilst not compromising on the attention to detail that's synonymous with the Arbora brand.



## SUSTAINABLE & LOW CARBON LIVING



# LOCAL AREA





Image Credit | Novo Studios

## VILLAGE LIFE & COASTAL EXPERIENCES

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Westleton, a quintessential Suffolk village, is brimming with charm. An idyllic hamlet, it offers a tranquil retreat from the bustle of modern life.

With its picturesque surroundings and rich heritage, Westleton encapsulates the timeless beauty of rural England.

From its quaint cottages lining winding lanes to the majestic St Peter's Church standing as a testament to centuries-old architecture, every aspect of Westleton exudes serenity and grace.

With leisurely days out at nearby Southwold Pier, bird watching at Dunwich Heath and Beach, or a refreshing dip in the waters of Aldeburgh Beach, Westleton offers a haven for nature lovers and adventurers alike.

Easy access to Darsham Train Station, the A12 and the Connecting Communities bus service links Westleton to neighbouring towns and attractions. Striking a balance between the tranquillity and simplicity of rural living whilst also embracing the opportunities of modernity.





## EXCELLENCE IN EDUCATION

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Samphire Place offers a rich educational landscape in terms of both state and private school establishments.

Within a short drive lies Middleton Primary School, renowned for its dedication to nurturing young minds. Alde Valley Academy is the local secondary school based in nearby Leiston and offers a comprehensive curriculum and supportive environment to students.

For those seeking private education, Samphire Place is surrounded by exceptional schools. Summerhill School and Saint Felix School are 10 and 15 minutes away, respectively. Whilst the prestigious institutions of Framlingham College, The Old School Henstead and Woodbridge School are each within a 30 minute drive.



## PLACES TO DISCOVER

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Set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Samphire Place abuts vast heathlands, tranquil woodlands and meandering pathways through a protected landscape of rare flora and fauna.

With the stunning Suffolk coastline of Southwold, Dunwich and Aldeburgh on Samphire Place's doorstep, families are spoilt for choice with a plethora of outdoor pursuits, leisurely walks and picnic locations.

In Westleton itself, The White Horse Inn exudes traditional charm and warmth, offering a cosy retreat for indulging in hearty meals and locally brewed ales beside crackling fires.

Meanwhile, The Westleton Crown provides decadent gourmet delights and elegant surroundings to unwind and relax in. For a delightful afternoon treat, The Snug Tea Room beckons with its inviting ambience and delectable homemade cakes.

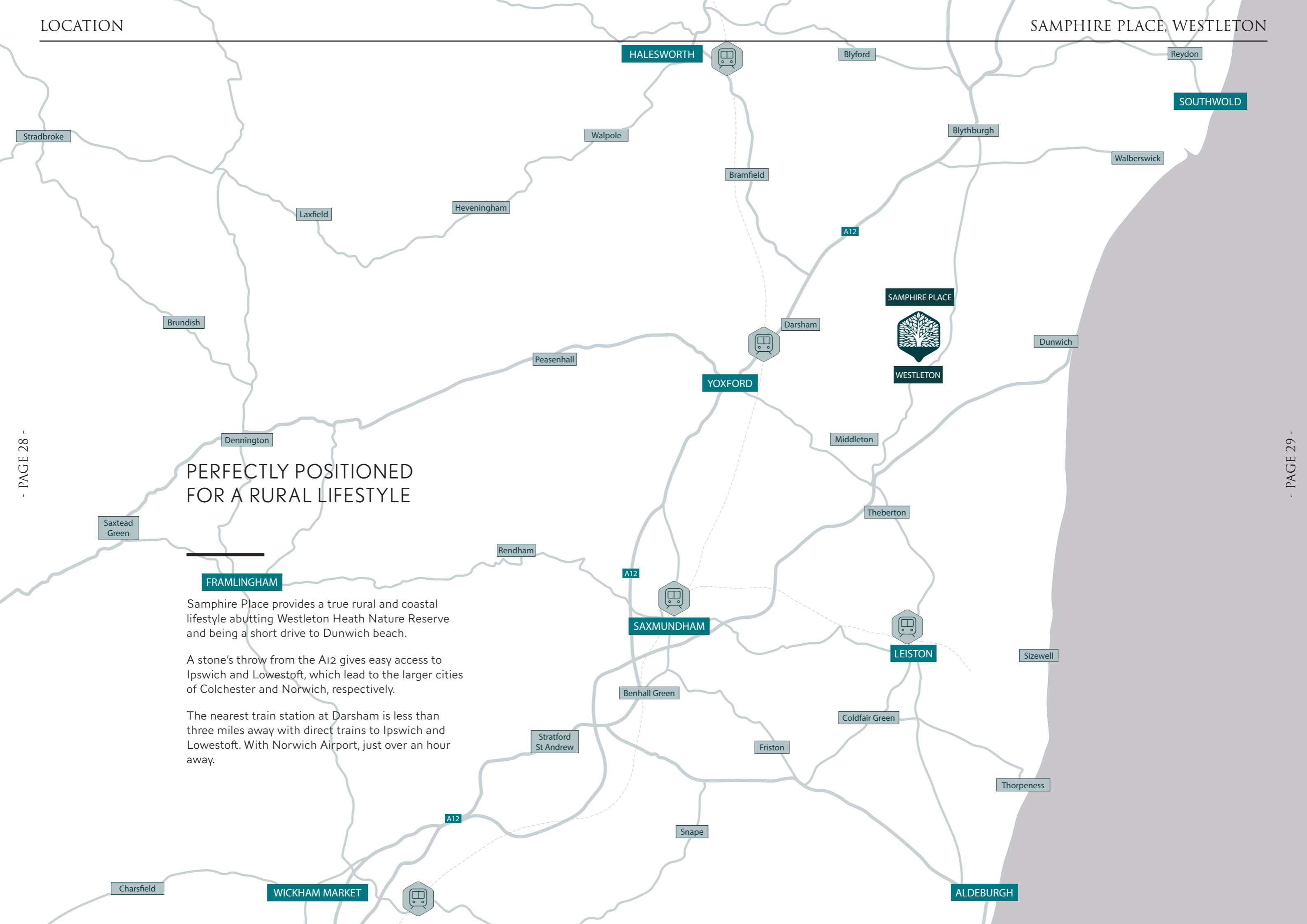




# LOCATION







PERFECTLY POSITIONED  
FOR A RURAL LIFESTYLE

FRAMLINGHAM

Samphire Place provides a true rural and coastal lifestyle abutting Westleton Heath Nature Reserve and being a short drive to Dunwich beach.

A stone's throw from the A12 gives easy access to Ipswich and Lowestoft, which lead to the larger cities of Colchester and Norwich, respectively.

The nearest train station at Darsham is less than three miles away with direct trains to Ipswich and Lowestoft. With Norwich Airport, just over an hour away.

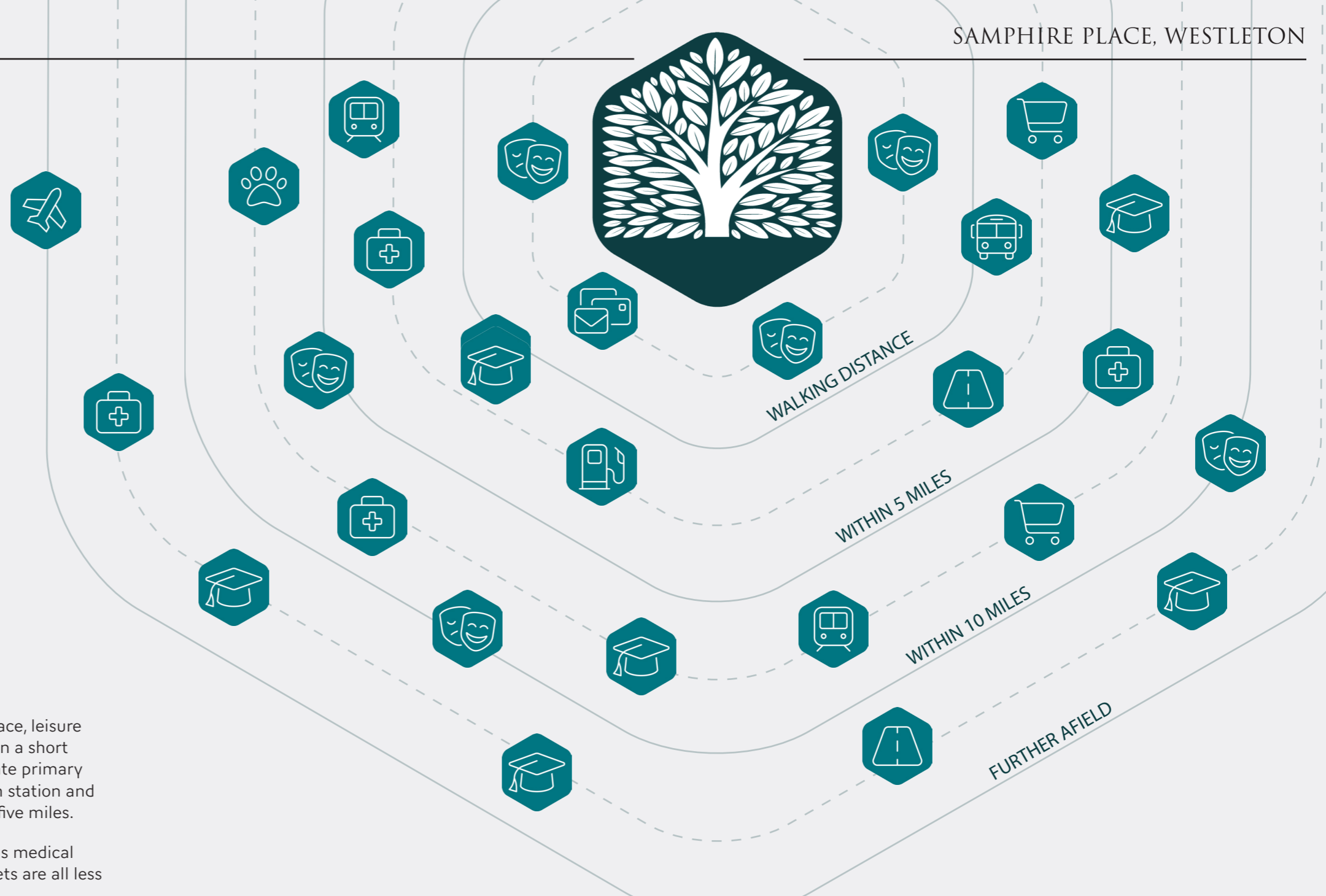


## NEAR TO THE NEIGHBOURHOOD

Given the rural location of Samphire Place, leisure facilities and eateries are all that's within a short walking distance. However, the local state primary school, farm shop, doctor's surgery, train station and beautiful nature reserves are all within five miles.

Three award-winning beaches, as well as medical service providers and major supermarkets are all less than 10 miles from the development.

Whilst further afield are several private schools, two universities: the University of East Anglia and the University of Suffolk, as well as Norwich Airport.



### WALKING DISTANCE

- Westleton Village Hall
- Adventure Playground
- Westleton Common
- Post Office
- The Snug Tea Room
- The White Horse Inn
- The Westleton Crown
- St Peter's Church

### WITHIN 5 MILES

- Middleton Primary School
- Emmerdale Farm Shop
- Yoxford Branch Surgery
- RSPB Minsmere & Westleton Heath National Nature Reserves
- Darsham Train Station
- A12 & Bus 521 (to Leiston)
- Dunwich Heath & Beach
- Petrol Station
- Summerhill School

### WITHIN 10 MILES

- Alde Valley Academy
- Saxmundham Train Station
- Southwold Pier
- Aldeburgh Beach
- Saint Felix School
- Leiston Dental Care
- Leiston Veterinary Clinic
- Waitrose & Partners
- Tesco Superstore

### FURTHER AFIELD

- Framlingham College
- The Old School Henstead
- Woodbridge School
- Ipswich School
- A14 - Junction 58
- Norwich Airport
- Ipswich Hospital
- University of East Anglia
- University of Suffolk



# ARBORA HOMES





## A PLACE TO CALL HOME

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Samphire Place has a selection of beautiful three, four and five bedroom homes to choose from.

With the usual high specification and eco-friendly principles akin with Arbora Homes, every home showcases meticulous attention to detail and high quality workmanship crafting serene, inviting and practical homes.

These energy efficient homes boast open-plan living spaces and multifunctional kitchens that overlook the rear gardens.

As with all Arbora homes, each of the luxury properties comes with a two year Arbora Homes Customer Care period and 10 year ICW guarantee.





# NEIGHBOURHOOD LAYOUT

**THE SWALLOW**  
Four Bedroom Home  
Plot 1

**THE HERON**  
Three Bedroom Home  
Plot 7

**THE KINGFISHER**  
Five Bedroom Home  
Plot 10

**THE SANDPIPER**  
Five Bedroom Home  
Plot 13

**THE TERN & TEAL**  
Three Bedroom Home  
Plots 8 & 9

**THE BITTERN**  
Five Bedroom Home  
Plot 11

**THE OSPREY**  
Five Bedroom Home  
Plot 14

**THE SWIFT**  
Four Bedroom Home  
Plot 12

**THE AVOCET**  
Five Bedroom Home  
Plot 15

Plots 2-6 are affordable housing.





THE SWALLOW

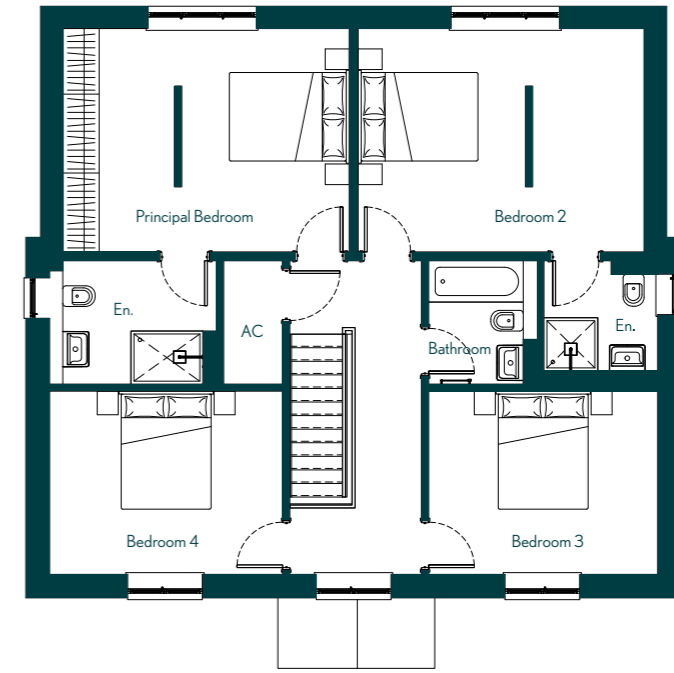
FOUR BEDROOM DETACHED HOME  
HOMES | PLOT 1



All images are for illustrative purposes only and details may be subject to change.

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FIRST FLOOR



184 sqm | 1,981 sqft  
PROPERTY SIZE



4  
BEDROOMS



3.5  
BATHROOMS



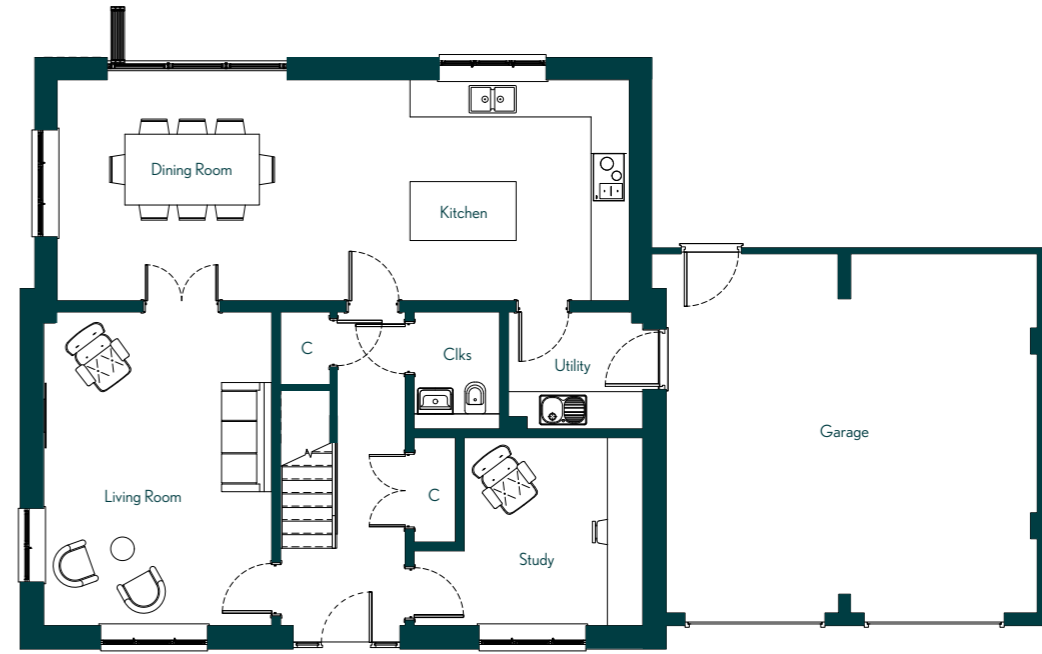
DOUBLE GARAGE

GROUND FLOOR

Kitchen & Dining Room	3.7m x 9.7m
Utility Room	2m x 2.3m
Living Room	3.9m x 5.3m
Study	3m x 3.2m
Cloakroom	1.5m x 1.7m
Double Garage	6m x 6.3m

FIRST FLOOR

Principal Bedroom	3.8m x 4m
Ensuite	2m x 2.8m
Bedroom 2	3.8m x 4.8m
Ensuite	1.9m x 1.9m
Bedroom 3	3.1m x 3.8m
Bedroom 4	3.1m x 4m
Bathroom	1.8m x 2m



GROUND FLOOR



THE HERON

THREE BEDROOM DETACHED HOME  
HOMES | PLOT 7



All images are for illustrative purposes only and details may be subject to change.



115 sqm | 1,238 sqft  
PROPERTY SIZE



3  
BEDROOMS



2.5  
BATHROOMS



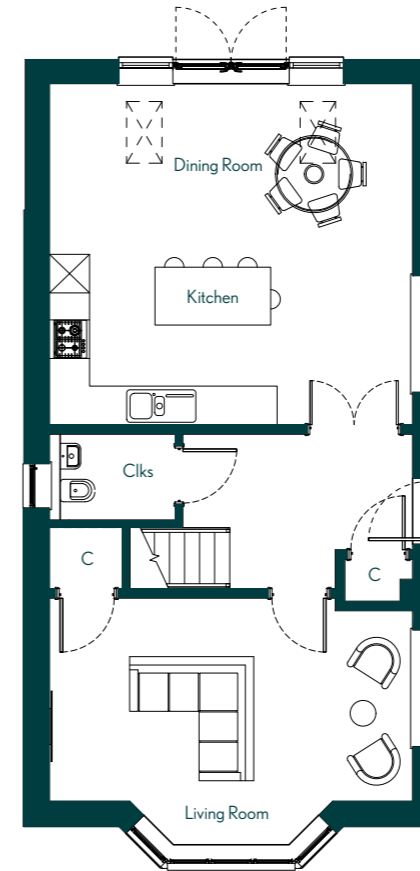
SINGLE GARAGE

GROUND FLOOR

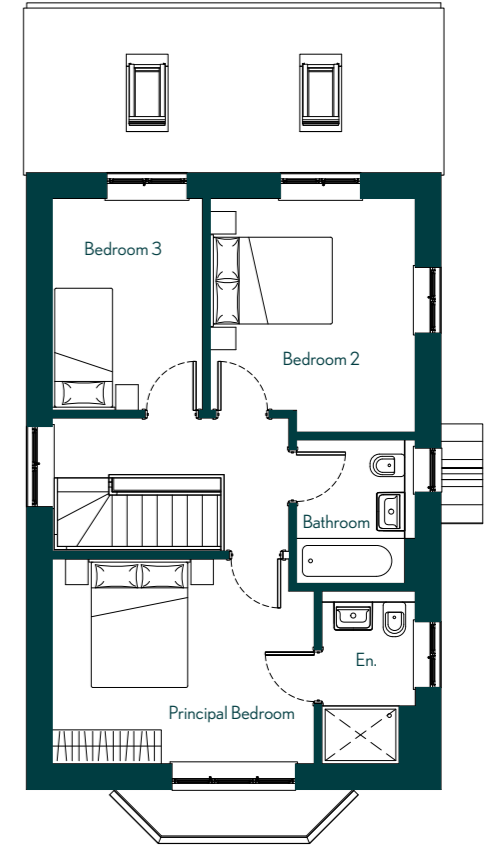
Kitchen & Dining Room	5.3m x 5.6m
Living Room	3.2m x 5.6m
Cloakroom	1.3m x 2m
Single Garage	3.1m x 6.2m

FIRST FLOOR

Principal Bedroom	3.2m x 4m
Ensuite	1.5m x 2.7m
Bedroom 2	3.2m x 3.6m
Bedroom 3	2.3m x 3.3m
Bathroom	1.9m x 2.2m



GROUND FLOOR



FIRST FLOOR



THE TERN & TEAL

THREE BEDROOM SEMI-DETACHED HOME  
HOMES | PLOTS 8 & 9



All images are for illustrative purposes only and details may be subject to change.

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97 sqm | 1,044 sqft  
PROPERTY SIZE



3  
BEDROOMS



2.5  
BATHROOMS



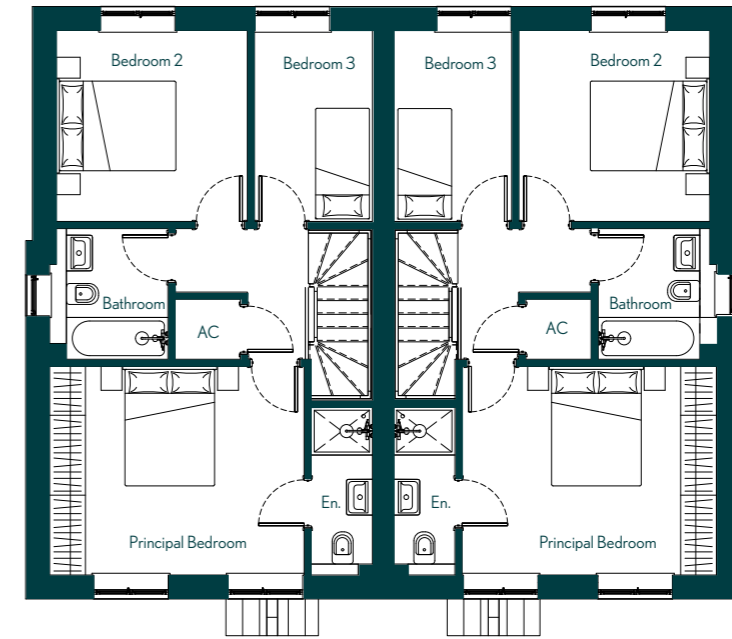
SINGLE GARAGE

GROUND FLOOR

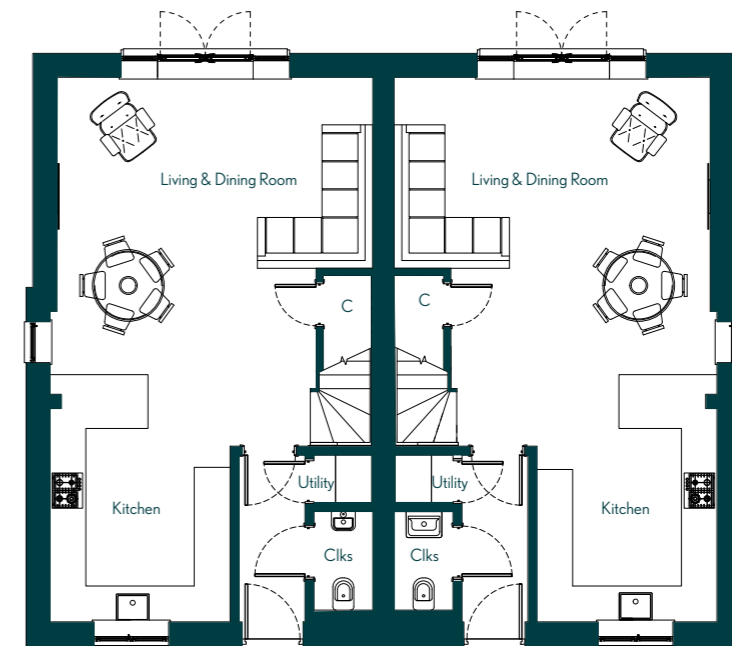
Kitchen	3m x 4.2m
Utility Cupboard	0.8m x 1m
Living & Dining Room	5m x 5.3m
Cloakroom	1m x 1.7m
Single Garage	3.2m x 6.2m

FIRST FLOOR

Principal Bedroom	3.5m x 4.3m
Ensuite	1m x 2.6m
Bedroom 2	3.1m x 3.2m
Bedroom 3	2.1m x 3.2m
Bathroom	1.9m x 2.2m



FIRST FLOOR



GROUND FLOOR

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THE KINGFISHER

FIVE BEDROOM DETACHED HOME  
HOMES | PLOT 10



All images are for illustrative purposes only and details may be subject to change.



233 sqm | 2,508 sqft  
PROPERTY SIZE



5  
BEDROOMS



4.5  
BATHROOMS



DOUBLE GARAGE

GROUND FLOOR

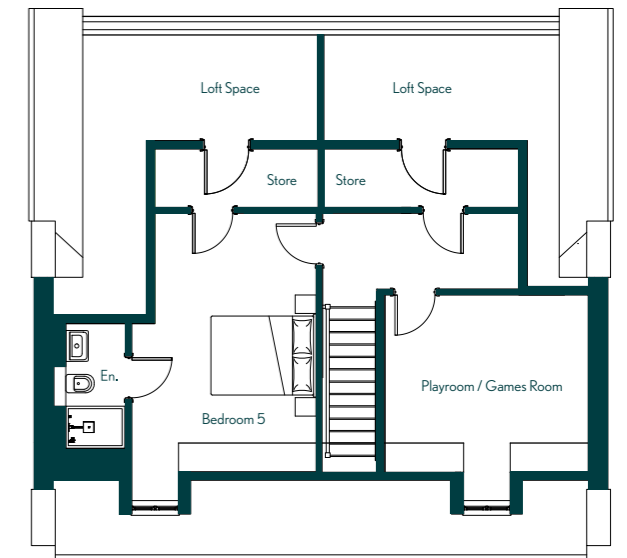
Kitchen & Dining Room	3.8m x 9.7m
Utility Room	2m x 2.3m
Living Room	3.8m x 5.3m
Study	3m x 3.2m
Cloakroom	1.4m x 1.8m
Double Garage	6.2m x 6.6m

FIRST FLOOR

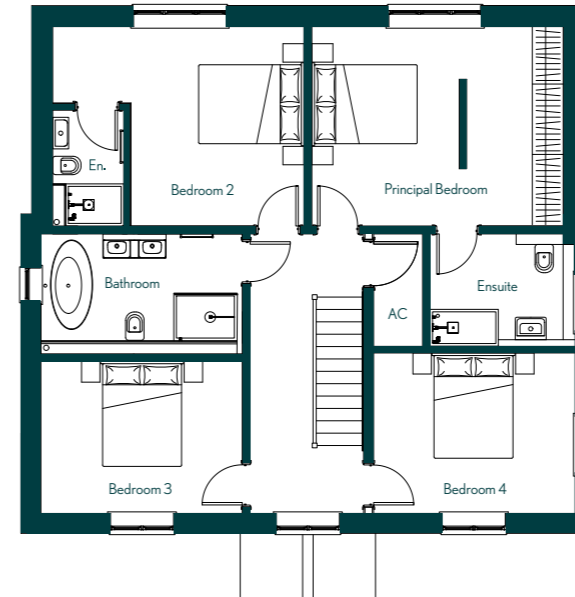
Principal Bedroom	3.8m x 4.8m
Ensuite	2.2m x 2.8m
Bedroom 2	3.1m x 3.8m
Ensuite	1.7m x 2.3m
Bedroom 3	3m x 3.8m
Bedroom 4	3m x 3.8m
Bathroom	2.3m x 3.8m

SECOND FLOOR

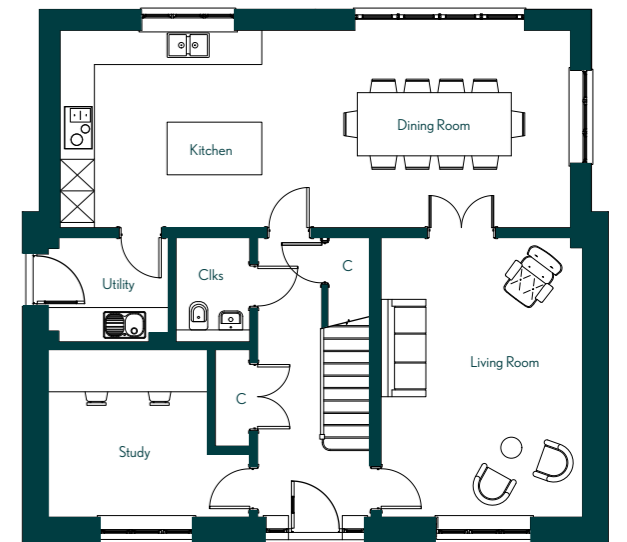
Bedroom 5	3.5m x 4.9m
Ensuite	1.4m x 2.4m
Playroom / Games Room	3.8m x 3.9m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



THE BITTERN

FIVE BEDROOM DETACHED HOME  
HOMES | PLOT 11



All images are for illustrative purposes only and details may be subject to change.

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273 sqm | 2,939 sqft  
PROPERTY SIZE



5  
BEDROOMS



4.5  
BATHROOMS



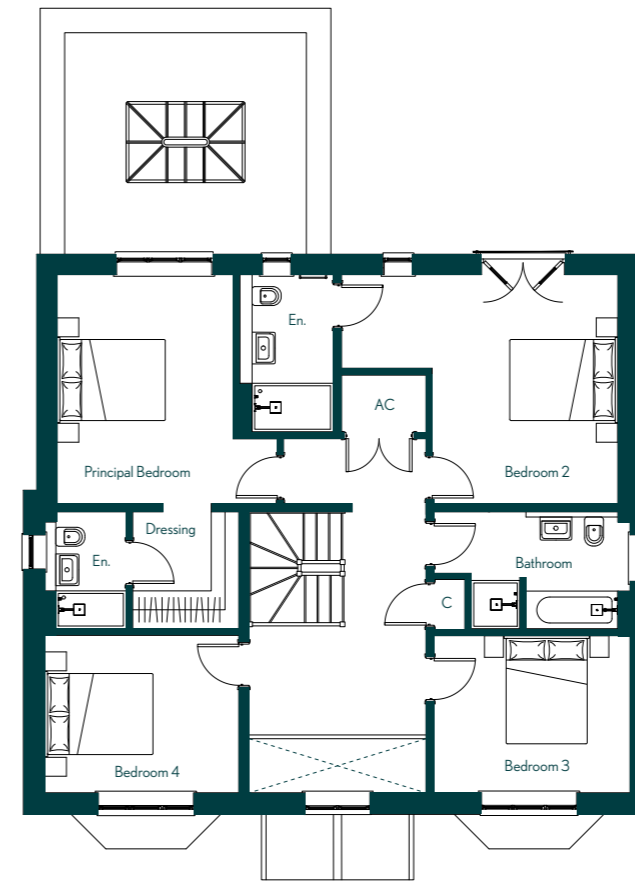
DOUBLE GARAGE

GROUND FLOOR

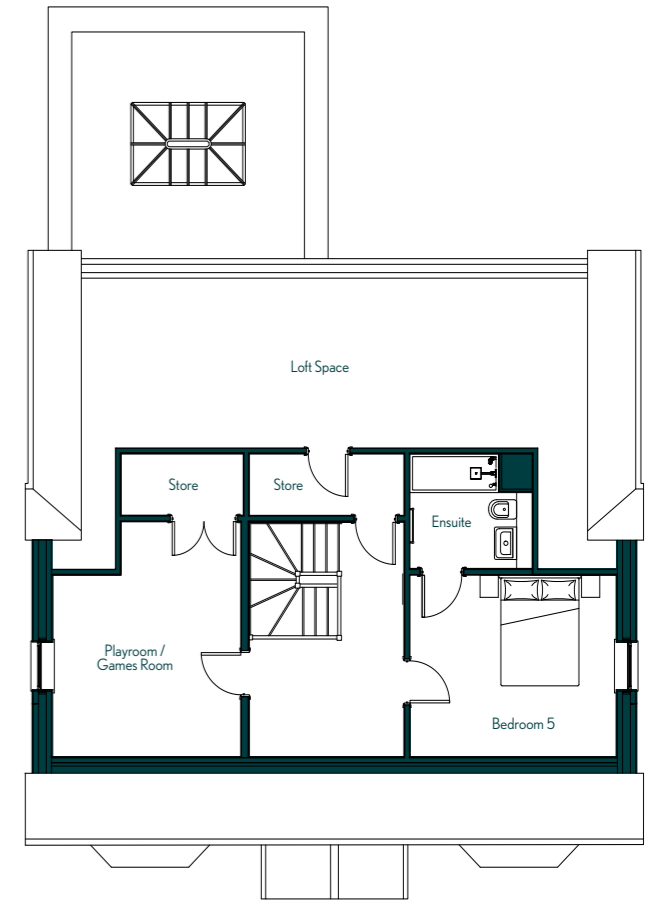
Kitchen & Family Room	4.2m x 10.5m
Utility Room	1.9m x 3.7m
Dining Room	4.1m x 4.6m
Living Room	3.6m x 5.2m
Study	3.2m x 3.6m
Cloakroom	1.2m x 1.3m
Double Garage	6.2m x 6.3m

FIRST FLOOR

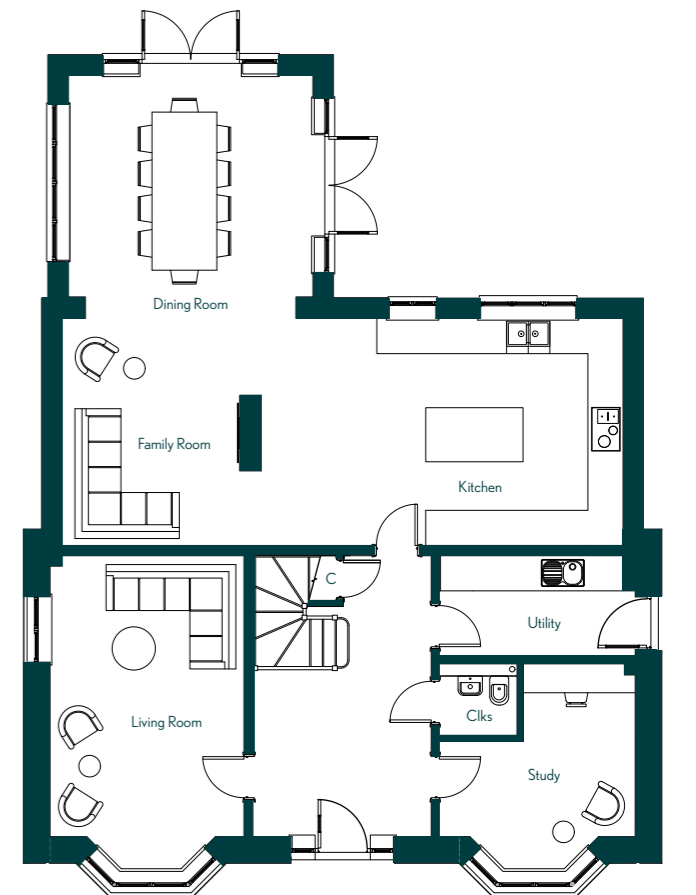
Principal Bedroom	3.3m x 4.3m
Dressing Room	2m x 2.2m
Ensuite	1.5m x 2.2m
Bedroom 2	3.5m x 4.3m
Ensuite	1.8m x 3m
Bedroom 3	3m x 3.6m
Bedroom 4	3m x 3.6m
Bathroom	2.2m x 3.6m



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

SECOND FLOOR

Bedroom 5	3.3m x 4m
Ensuite	2.1m x 2.1m
Playroom / Games Room	3.6m x 4.3m

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THE SWIFT

FOUR BEDROOM DETACHED HOME  
HOMES | PLOT 12



All images are for illustrative purposes only and details may be subject to change.

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218 sqm | 2,347 sqft  
PROPERTY SIZE



4  
BEDROOMS



3.5  
BATHROOMS



DOUBLE GARAGE

GROUND FLOOR

Kitchen & Dining Room	4.2m x 7.3m
Family Room	3.6m x 7.3m
Utility Room	2m x 2.5m
Boot Room	2m x 2.6m
Living Room	4m x 6m
Study	2.6m x 2.6m
Cloakroom	1m x 1.6m
Double Garage	6m x 6.9m

FIRST FLOOR

Principal Bedroom	3.6m x 8.3m
Ensuite	1.8m x 2.6m
Bedroom 2	3.5m x 3.7m
Ensuite	2.4m x 2.4m
Bedroom 3	3.3m x 3.3m
Bedroom 4	3.3m x 3.3m
Bathroom	2m x 2.5m



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THE SANDPIPER

FIVE BEDROOM DETACHED HOME  
HOMES | PLOT 13



All images are for illustrative purposes only and details may be subject to change.

- PAGE 50 -



277 sqm | 2,982 sqft  
PROPERTY SIZE



5  
BEDROOMS



4.5  
BATHROOMS



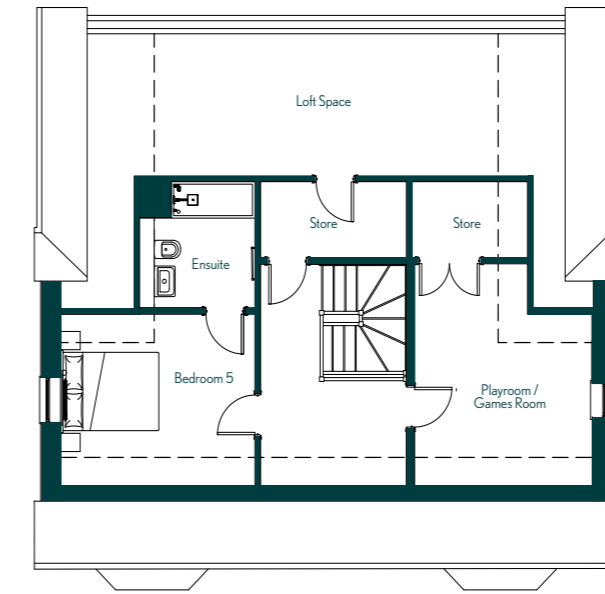
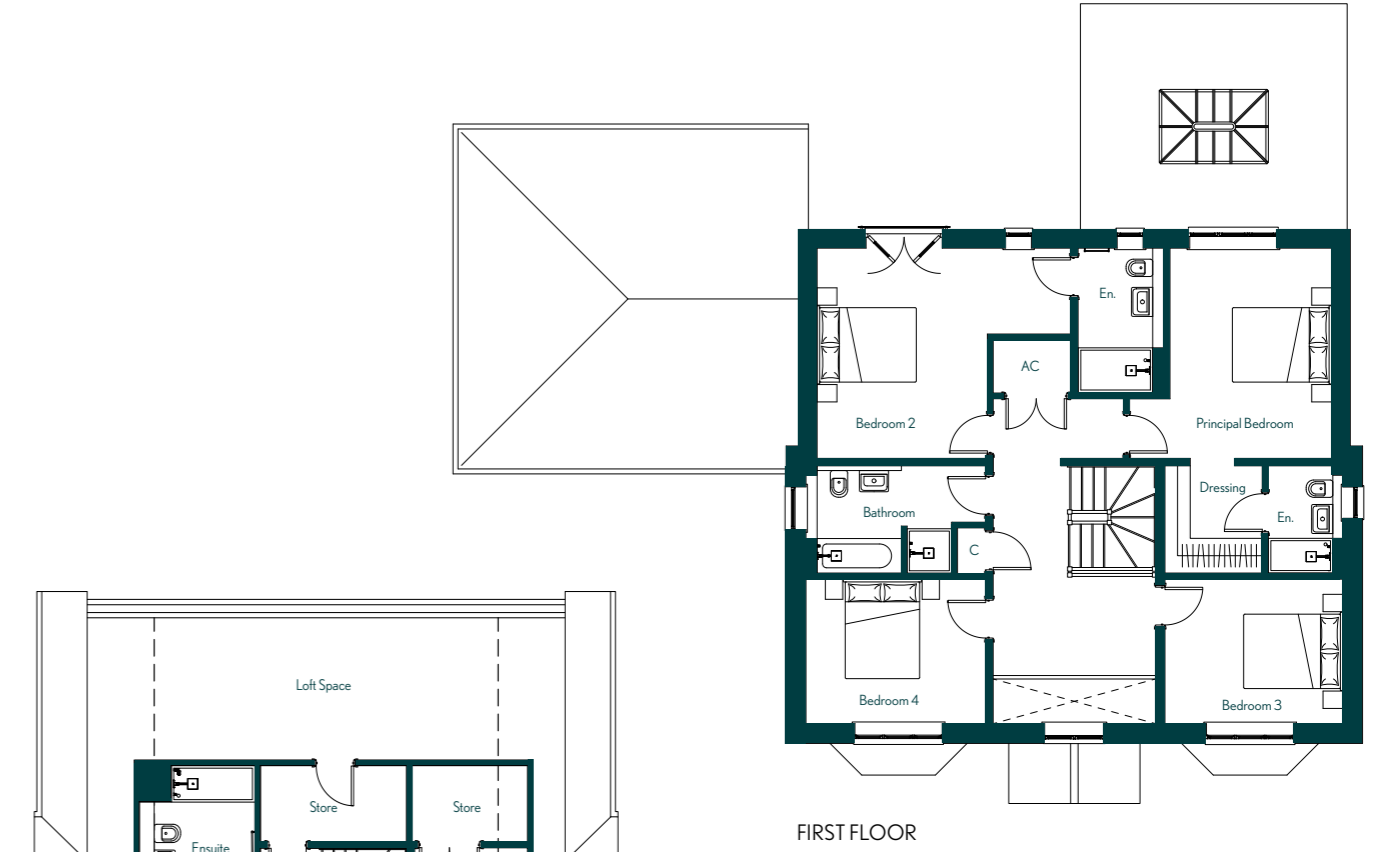
1  
DOUBLE GARAGE

GROUND FLOOR

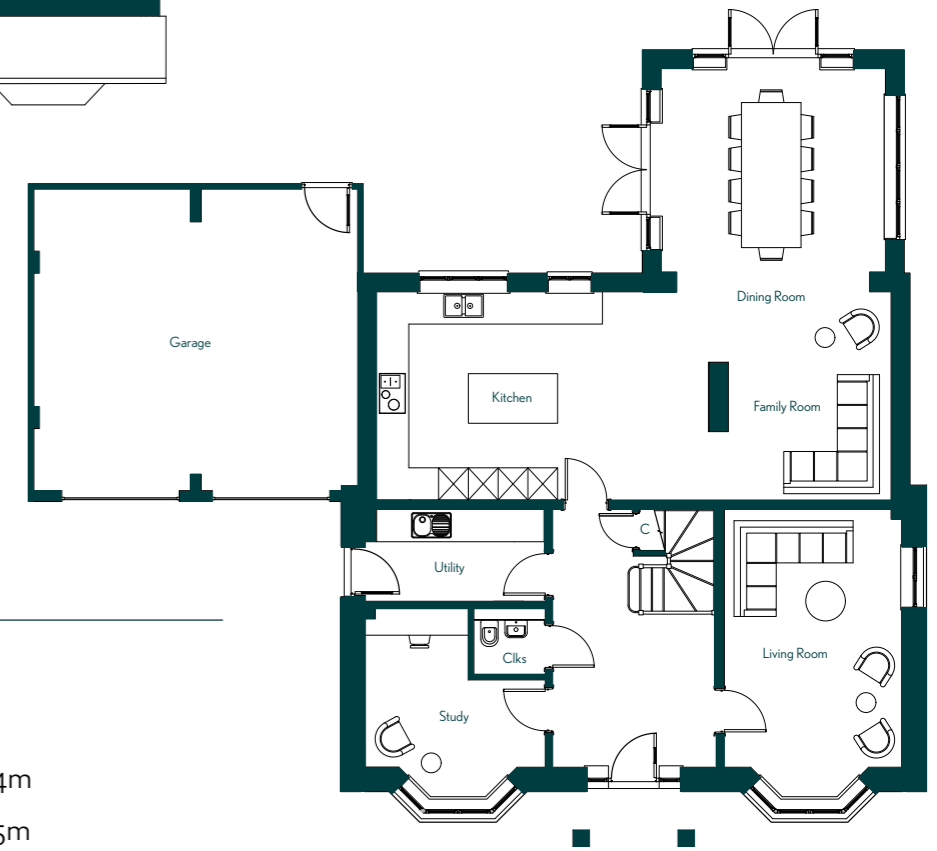
Kitchen & Family Room	4.2m x 10.4m
Dining Room	4.1m x 4.5m
Utility Room	1.8m x 3.6m
Living Room	3.6m x 5.2m
Study	3.2m x 3.6m
Cloakroom	1.2m x 1.3m
Double Garage	6m x 6.5m

FIRST FLOOR

Principal Bedroom	3.3m x 4.2m
Dressing Room	2m x 2.2m
Ensuite	1.5m x 2.2m
Bedroom 2	4.2m x 5.2m
Ensuite	1.7m x 2.9m
Bedroom 3	2.9m x 3.6m
Bedroom 4	2.9m x 3.6m
Bathroom	2.2m x 3.6m



SECOND FLOOR



GROUND FLOOR

SECOND FLOOR

Bedroom 5	3.3m x 4m
Ensuite	2m x 2.5m
Playroom / Games Room	3.6m x 4.2m

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THE OSPREY

FIVE BEDROOM DETACHED HOME  
HOMES | PLOT 14



All images are for illustrative purposes only and details may be subject to change.

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266 sqm | 2,863 sqft  
PROPERTY SIZE



5  
BEDROOMS



4.5  
BATHROOMS



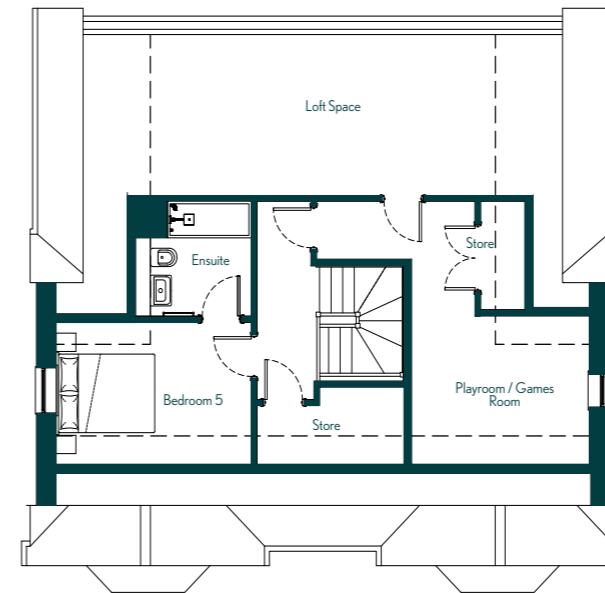
DOUBLE GARAGE

GROUND FLOOR

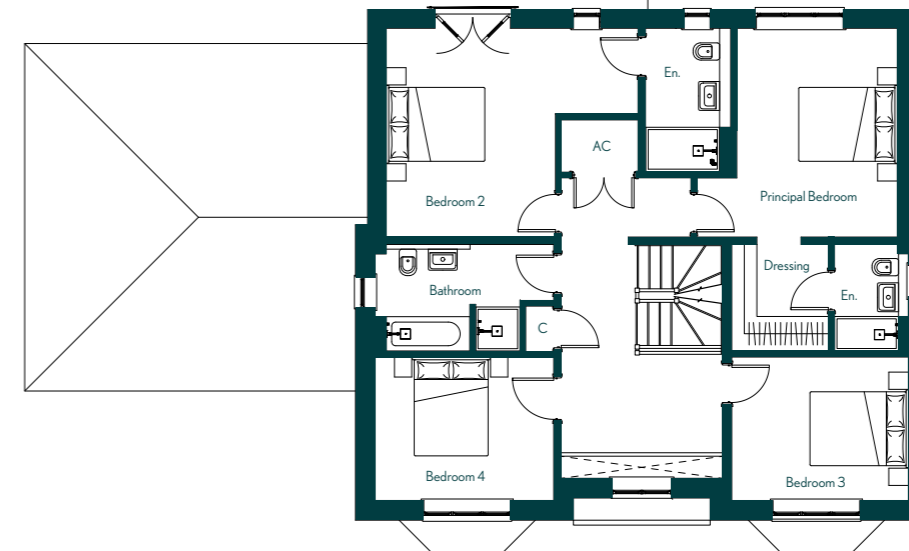
Kitchen & Family Room	4.2m x 10.4m
Dining Room	4.2m x 4.5m
Utility Room	1.8m x 3.6m
Living Room	3.6m x 5.2m
Study	3.2m x 3.6m
Cloakroom	1.2m x 1.3m
Double Garage	6m x 6.5m

FIRST FLOOR

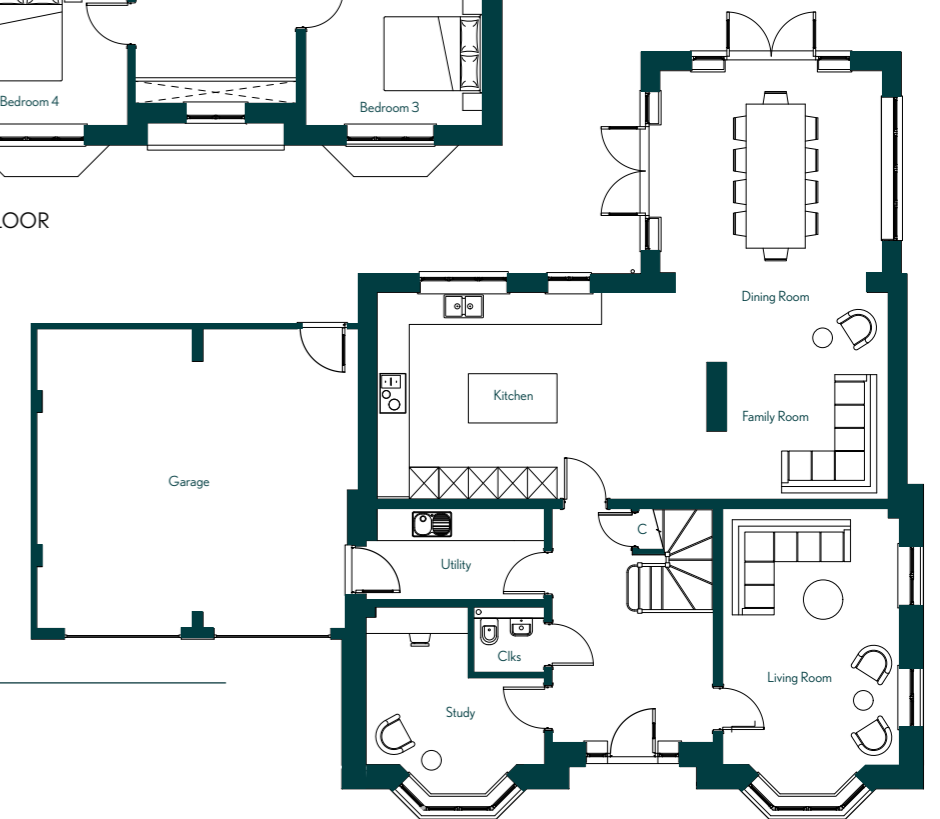
Principal Bedroom	3.3m x 4.2m
Dressing Room	2m x 2.2m
Ensuite	1.5m x 2.2m
Bedroom 2	4.2m x 5.2m
Ensuite	1.5m x 3m
Bedroom 3	3m x 3.6m
Bedroom 4	3m x 3.6m
Bathroom	2.2m x 3.6m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SECOND FLOOR

Bedroom 5	2.7m x 4m
Ensuite	2m x 2.2m
Playroom / Games Room	2.8m x 3.6m

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THE AVOCET

FIVE BEDROOM DETACHED HOME  
HOMES | PLOT 15



All images are for illustrative purposes only and details may be subject to change.

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254 sqm | 2,734 sqft  
PROPERTY SIZE



5  
BEDROOMS



4.5  
BATHROOMS



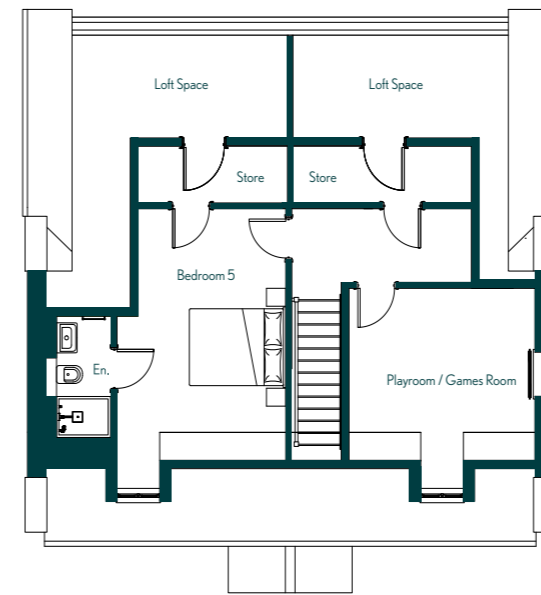
DOUBLE GARAGE

GROUND FLOOR

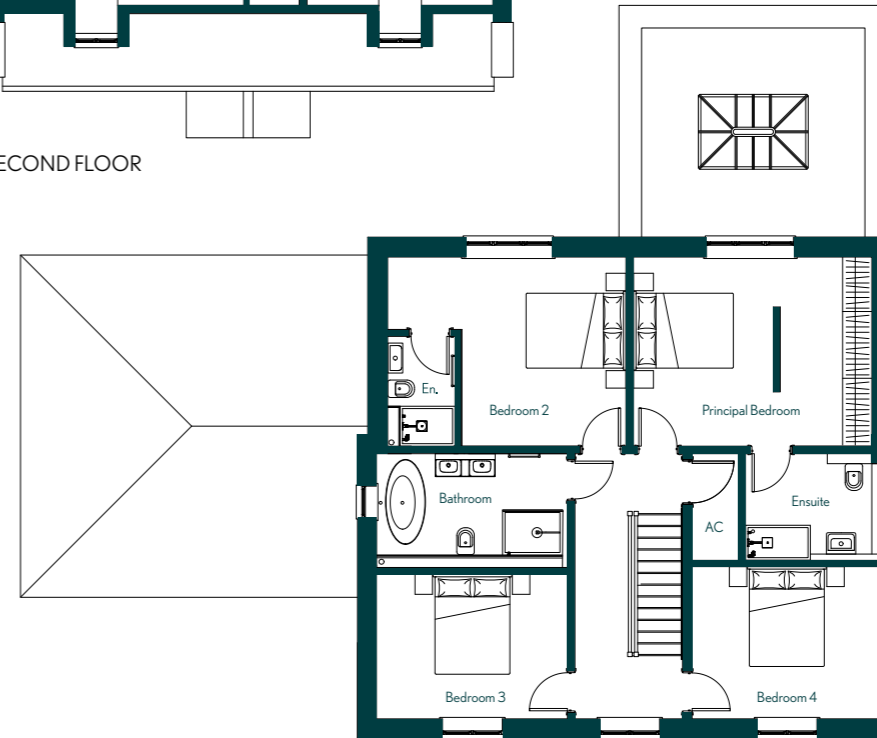
Kitchen & Dining Room	3.8m x 9.7m
Family Room	4.2m x 4.5m
Utility Room	2m x 2.3m
Living Room	3.9m x 5.3m
Study	3m x 3.2m
Cloakroom	1.8m x 2.4m
Double Garage	6m x 6.5m

FIRST FLOOR

Principal Bedroom	3.8m x 4.8m
Ensuite	2.1m x 2.8m
Bedroom 2	3.4m x 3.8m
Ensuite	1.4m x 2.3m
Bedroom 3	2.9m x 3.9m
Bedroom 4	3m x 3.9m
Bathroom	2.3m x 3.9m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SECOND FLOOR

Bedroom 5	3.5m x 4.9m
Ensuite	1.1m x 2.4m
Playroom / Games Room	3.3m x 3.9m

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# ATTENTION TO DETAIL







## KITCHENS, UTILITY ROOMS, BATHROOMS, ENSUITES & CLOAKROOMS

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The Swallow, Kingfisher, Bittern, Swift, Sandpiper, Osprey and Avocet kitchen and utility rooms will be fitted with a Commodore Wardley Shaker kitchen range in Limestone, with the islands in Carrington Blue with brass handles.

These kitchens will have Miami Vena Quartz worktops and upstands, as well as fully integrated Siemens appliances, including a built-in single oven, combi-microwave oven, warming drawer, 4 ring touch control electrical hob, dishwasher and fridge freezer. Belfast ceramic double sink with a Quooker hot tap in brass and wine cooler.

The Tern, Teal and Heron will be fitted with a Commodore Tatton Shaker kitchen range in Pebble

with chrome handles. Miami Vena Quartz worktops and upstands, as well as fully integrated Bosch appliances including a built-in double oven, 4 ring touch control electric hob, dishwasher, fridge freezer, double sink and wine cooler.

Amtico flooring will be fitted to all kitchens, utility rooms, bathrooms, ensuites and cloakrooms.

All homes will feature contemporary white Roca bathroom suites and chrome fixtures with sandy grey vanity units to the cloakrooms and white vanity units to the ensuites. Family bathrooms will have black fixtures. Chrome towel rails and Hollywood Gloss Marble wall tiles will feature in all cloakrooms, bathrooms and ensuites.





*"We have recently purchased a new build from Arbora Homes and couldn't be happier! The build quality and aftercare service we have received from Arbora has been second to none. We would have no hesitation in recommending them for their outstanding support in making the purchase such a pleasant experience."*

PAUL MARTIN







## INTERNAL FEATURES & FINISHES

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Underfloor heating to the ground floor and radiators to the first floor. All homes will be heated by environmentally friendly Air Source Heat Pumps.

Every home will have double glazed white PVCu windows with external glazing bars and flush casement style.

All homes to have pencil nose skirting boards in white satin and all internal doors to be white with chrome ironmongery and hinges.

Homes will feature low energy lighting with downlights to the halls, kitchens, utility rooms, bathrooms, ensuites, dressing areas and cloakrooms. Pendant lighting to all other rooms.

CAT6 cabling wired to lounge, kitchen, breakfast room and study and TV/FM DAB sockets in lounge, kitchen/family, reception rooms and bedrooms to all homes.

All homes will have mains-powered smoke detectors, and lithium battery-powered ceiling-mounted carbon monoxide and dioxide alarms, as well as be ready for burglar alarm installation.



## EXTERNAL FEATURES

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Every home will be future-ready for solar installation to create 100% clean, green and home-generated electricity. With the option to add storage batteries to store any excess electricity for later use.

External doors to all homes include white aluminium bifold doors (excluding the Tern, Teal and Heron), white PVCu casement doors and GRP doors. All properties will have electric garage doors.

Electric Vehicle charging point within each home's garage, dual external electrical point to the rear patio with waterproof cover, water tap to the rear or side of the property and water resistant combination key safe to all homes.







## AFTERCARE AND WARRANTY

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Before you move in, we meet you for an on-site home demonstration to show you what to expect from your new home and how to look after it.

When you move in, you'll receive a Home Care Pack. This provides you with all the information you need to settle in to your new home, including a schedule of external and internal finishes and how to care for, and maintain, your new home.

We use Clixifix, an award-winning online customer portal to manage the aftercare of your home. Giving you full visibility of the entire remediation process, should any concerns arise.

For your peace of mind, every home comes with a 10 year ICW Guarantee and a two year Arbora Homes Customer Care period.



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For more information or to register your interest,  
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[westleton@arborahomes.co.uk](mailto:westleton@arborahomes.co.uk)

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H O M E S

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