



DENBURY  
HOMES

# BARLEYFIELDS

DEBENHAM | SUFFOLK

Traditionally designed 2, 3 & 4 bedroom homes





DENBURY  
HOMES



Computer generated images of properties at Barleyfields are indicative only. External finishes and appearance will vary. Images below depict previous Denbury Homes developments.





WELCOME TO  
**Barleyfields**  
by Denbury Homes



**Barleyfields showcases a charming collection of 2, 3 and 4 bedroom homes  
nestled into the bustling Suffolk village of Debenham.**

Denbury Homes are excited to invite you to Barleyfields, where you can find your perfect, traditionally-built home, designed with energy efficiency in mind.

Situated on the outskirts of the village and surrounded by stunning field views, Barleyfields offers a thoughtfully designed range of homes comprising of 15 unique layouts, including bungalows and detached houses. With styles and sizes to suit a wide range of buyers, ranging from upsizers, downsizers and first time buyers, Barleyfields is the perfect place to call home.



# The best of village life in a flourishing community

**B**arleyfields is situated in the pretty mid Suffolk village of Debenham, renowned for its charm and character. For a quaint village, Debenham has a surprisingly wide range of amenities, most of which are just a short walk away, with everything you need from a dentist to a vet. The village embraces local produce offering a local butcher and popular greengrocers. In fact, you don't need to leave the village for your shopping. From the local Co-op food store which is open 7-days a week, offering a handy Post Office inside, to the hardware store, eco-shop, or newsagents, your daily needs are well catered for. For larger food shops, there is a wide range of options in nearby Ipswich or Stowmarket.

The village is home to a highly rated pre-school, primary school, and high school. For independent schooling and within 10 miles, there is Framlingham College Prep School and Framlingham College, providing day and boarding options. For further education, nearby Ipswich has Suffolk New College and the University of Suffolk, offering GCSE subjects to post-graduate qualifications including vocational, professional and leisure awards.

For foodies, there are plenty of places to stop for a coffee, with a popular fish and chip shop and Zeera's Indian Restaurant, with lots of other delicious food choices to discover in the surrounding villages. At nearby Stonham Barns, which is also home to an owl sanctuary and crazy golf course, the Bistro at the Barns provides excellent options for breakfast and lunch including a Sunday roast.

Debenham boasts a close-knit community feel with various clubs and events. The Woolpack pub and the Sports and Leisure Centre, with a bar inside, are great places for the community to come together and there is a local library often hosting quizzes and craft workshops.

Surrounded by rolling countryside, it comes as no surprise that Debenham is the perfect place for a country stroll. Barleyfields overlooks the Hoppit Woods and Lake, ideal for dog walking and scenic picnics. Debenham is also close to the Mickfield Meadow circular walk and part of the Heart of Suffolk cycle route. Just a short drive away at Helmingham Hall you can explore the gardens and a 400-acre deer park, home to both red and fallow deer. The Hall hosts regular events, including Suffolk Dog Day, Festival of Classic & Sports Cars and the popular Illuminated Garden Trail during the festive season.

While Debenham has everything you could need for everyday life, the locality is incredibly accessible thanks to the local bus and road connections. Situated just 14 miles north of central Ipswich and under 10 miles to Stowmarket, Debenham is close to the A140 and A14 with links to Norwich, Ipswich, Felixstowe, and the Midlands. For travel by rail, Ipswich and Stowmarket railway stations are on the mainline from Norwich to London Liverpool Street.

For days out, Debenham is within an hour's drive from the bustling town of Bury St Edmunds and the Norfolk city of Norwich. With so many must-see places to discover such as the Castle Museum and Abbey Gardens, there is also shopping and eating in abundance. Boasting many fine eateries, from independent cafés and bistros to numerous national chains, you'll be spoilt for choice. Barleyfields is also less than 45 minutes away from the striking Suffolk Heritage Coast where you can tuck into famously delicious chips on the Aldeburgh beach or explore the beautiful seaside town of Southwold. Closer to home, and the county town of Suffolk, Ipswich has a stunning waterfront offering alfresco dining overlooking the marina and an excellent range of shops and services. For entertainment, the choice is endless. Featuring two excellent theatres, a dance studio aptly named Dance East, and a variety of clubs and events, Ipswich offers it all.



Hoppit Woods and Lake

School places not guaranteed. Before making a commitment to purchase please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places. Do not rely upon any information provided in this respect within this brochure. It is provided in good faith but satisfy yourself in all regards prior to committing to purchase.





Debenham High Street



Southwold



Palfrey & Hall Butchers, Debenham



Helmingham Hall



# BARLEYFIELDS

DEBENHAM | SUFFOLK

## 2 Bedroom Homes



- **The Chaffinch**  
Plots 3, 4, 5, 29, 30, 31, 32, 33 & 34(h)
- **The Wheatear (b)**  
Plot 37

## 3 Bedroom Homes

- **The Raven**  
Plots 6, 7 & 8
- **The Goshawk**  
Plots 23(h) & 24
- **The Brambling**  
Plot 51
- **The Fieldfare**  
Plots 19 & 22
- **The Curlew**  
Plot 49
- **The Lapwing**  
Plots 27(h) & 28
- **The Swift (b)**  
Plots 35 & 36

## 4 Bedroom Homes

- **The Osprey**  
Plots 47, 48(h) & 52(h)
- **The Kingfisher**  
Plot 50
- **The Woodpecker**  
Plots 2 & 26
- **The Sandpiper**  
Plots 20, 21 & 54(h)
- **The Jay**  
Plot 25
- **The Kestrel**  
Plots 1 & 53(h)
- **Affordable Rented**
- **Shared Ownership**

-  Denotes Infiltration Basin
- RS Denotes Refuse Store
- SS Denotes Sub Station
- V Visitor Parking
- (h) Plot is Handed
- (b) Bungalow
-  Wildflower Area

Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale and for indication only.



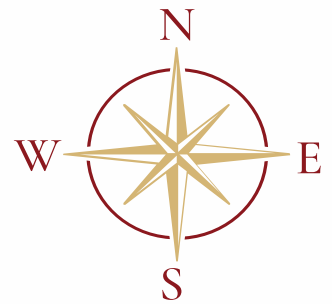




Existing Fields



Show Home



Cemetery

Priory Lane



# A specification of the highest quality

## Kitchens

- Choice of kitchen cupboards and worktops\*
- Bosch oven, hob and hood fitted as standard
- Integrated fridge/freezer and dishwasher to kitchen of The Jay and The Kestrel only
- Granite or Quartz worktop to The Jay and The Kestrel only

## Electrical

- Outside lighting to front and rear
- TV points to living room, study and all bedrooms
- Data points to living room, study and master bedroom
- Burglar alarm with sensors to ground floor
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- Downlights to the kitchen/dining, breakfast area, family room, utility and all wet rooms in The Jay and The Kestrel only
- Supply for installation of an electric vehicle charging point to all homes with garages
- Loft light

## Plumbing

- Air source heat pump supplying underfloor heating to all bungalows
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Plumbing for washing machine and dishwasher (in plots without integrated appliances)

## Joinery

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- Timber double-glazed windows throughout
- Timber staircase painted white
- Fitted wardrobes included
- Coved cornicing

\*Choice available subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot.

\*\*Depending on connectivity and provider post completion please check with Sales Consultant for further details. Photographs depict previous Denbury Homes developments.

## Tiling

- Kitchen - choice of Porcelanosa wall tiles between worktop and wall cupboards\*
- Kitchen and utility - choice of Porcelanosa floor tiles\*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round\*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin\*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round\*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin\*

## Other items

- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots\*\*









# The Chaffinch

Plots 3, 4, 5, 29, 30, 31, 32, 33 & 34(h)



Computer generated image indicative only. External finishes and appearance will vary.

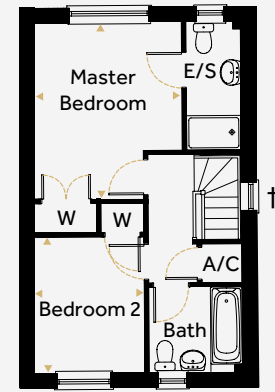
Kitchen	2.990m x 2.285m	9'10" x 7'6"
Living/Dining Area	4.710m x 4.544m	15'5" x 14'11"
Master Bedroom	3.877m x 3.253m	12'8" x 10'8"
Bedroom 2	2.978m x 2.390m	9'9" x 7'10"

\* Living/Dining Area has an window to plot 29 & 32 only.

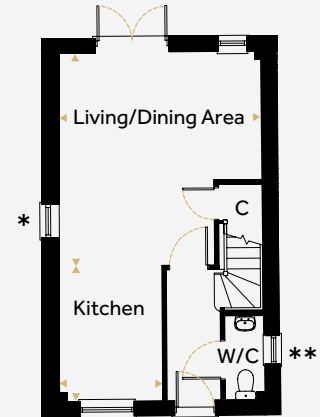
\*\* W/C window for plots 3 & 34 only.

† First Floor Landing has window to plots 3 & 34 only.

◀ Indicates where measurements have been taken from.



First Floor



Ground Floor

# The Raven

Plots 6, 7 & 8



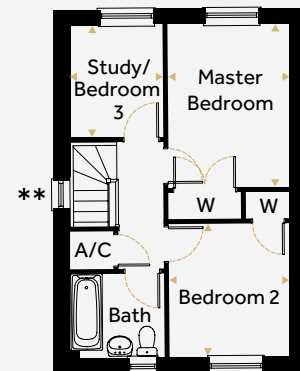
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen	2.937m x 2.571m	9'7" x 8'5"
Living/Dining Area	4.899m x 4.437m	16'0" x 14'6"
Master Bedroom	3.622m x 2.719m	11'10" x 8'11"
Bedroom 2	2.957m x 2.719m	9'8" x 8'11"
Study/Bedroom 3	2.494m x 2.080m	8'2" x 6'9"

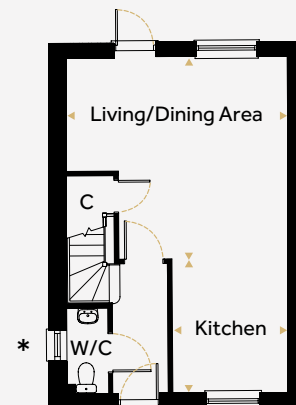
\* W/C window to plot 8 only.

\*\* Additional window to First Floor Landing to plot 8 only.

◀ Indicates where measurements have been taken from.



First Floor



Ground Floor



# The Wheatear

Plot 37



Computer generated image indicative only. External finishes and appearance will vary.

Kitchen	2.933m x 2.755m	9'7" x 9'0"
Living/Dining Area	5.675m x 3.830m	18'7" x 12'6"
Master Bedroom	4.075m x 3.245m	13'4" x 10'7"
Bedroom 2	3.525m x 3.515m	11'7" x 11'6"

◀ Indicates where measurements have been taken from.



Ground Floor

# The Goshawk

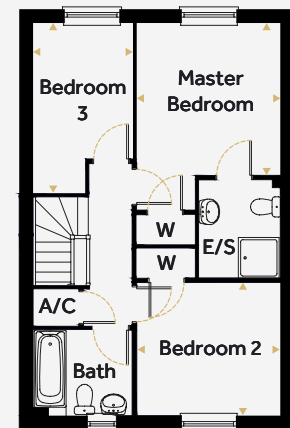
Plots 23(h) & 24



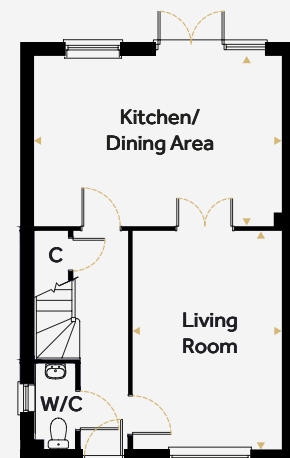
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen/Dining Area	5.395m x 3.723m	17'8" x 12'3"
Living Room	4.783m x 3.255m	15'8" x 10'8"
Master Bedroom	3.331m x 3.141m	10'11" x 10'4"
Bedroom 2	2.905m x 3.141m	9'6" x 10'4"
Bedroom 3	3.724m x 2.160m	12'3" x 7'1"

◀ Indicates where measurements have been taken from.



First Floor



Ground Floor



# The Brambling

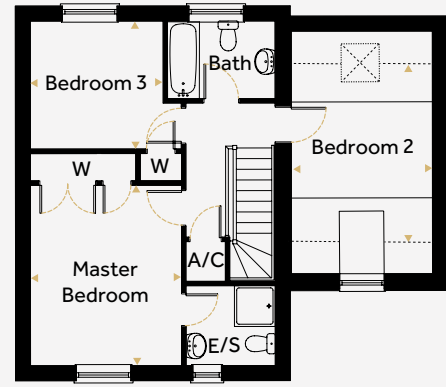
Plot 51



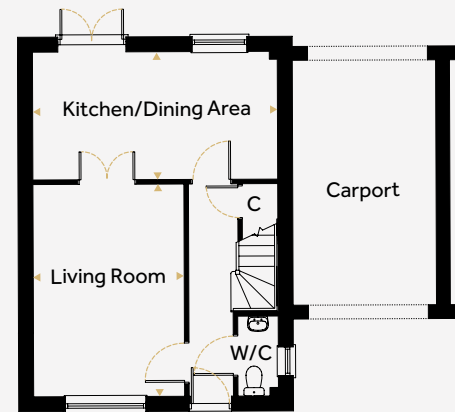
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen/Dining Area	5.395m x 2.818m	17'8" x 9'3"
Living Room	4.679m x 3.296m	15'4" x 10'10"
Master Bedroom	3.976m x 3.328m	13'0" x 10'11"
Bedroom 2	3.860m x 3.110m	12'8" x 10'2"
Bedroom 3	2.927m x 2.821m	9'7" x 9'3"

- Indicates reduced head height.
- ▲ Dims taken to 1.5m headroom.
- ⊞ Velux window
- ◀ Indicates where measurements have been taken from.



First Floor



Ground Floor

# The Fieldfare

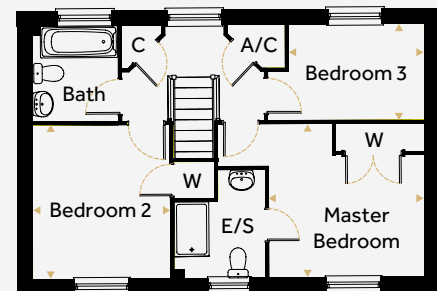
Plot 19 & 22



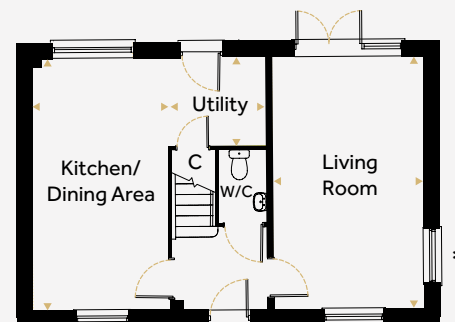
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.375m x 3.420m	11'0" x 11'2"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	2.960m x 2.103m	9'8" x 6'10"

- \* Living Room window to plot 22 only.
- ◀ Indicates where measurements have been taken from.



First Floor



Ground Floor



# The Curlew

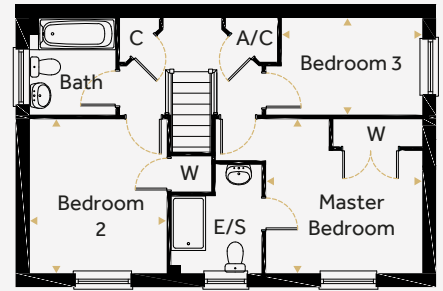
Plot 49



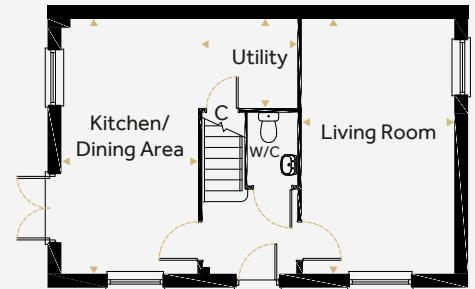
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.375m x 3.420m	11'0" x 11'2"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	2.960m x 2.103m	9'8" x 6'10"

◀ Indicates where measurements have been taken from.



First Floor



Ground Floor

# The Lapwing

Plots 27(h) & 28



Computer generated image indicative only. External finishes and appearance will vary.

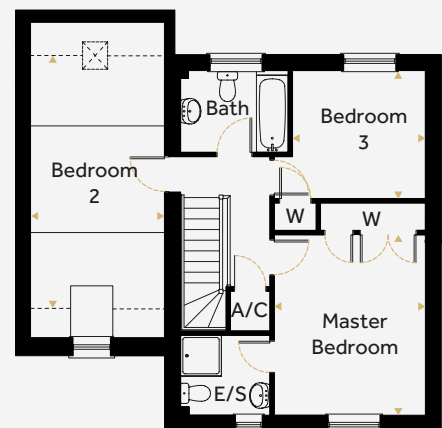
Kitchen/Dining Area	5.395m x 2.817m	17'8" x 9'3"
Living Room	4.680m x 3.328m	15'4" x 10'11"
Master Bedroom	3.976m x 3.328m	13'0" x 10'11"
Bedroom 2	5.464m x 2.952m	17'11" x 9'8"
Bedroom 3	2.928m x 2.821m	9'7" x 9'3"

— Indicates reduced head height.

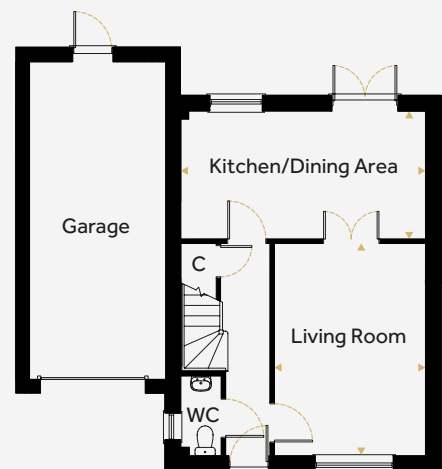
▲ Dims taken to 1.5m headroom.

☒ Velux window.

◀ Indicates where measurements have been taken from.



First Floor



Ground Floor



# The Swift

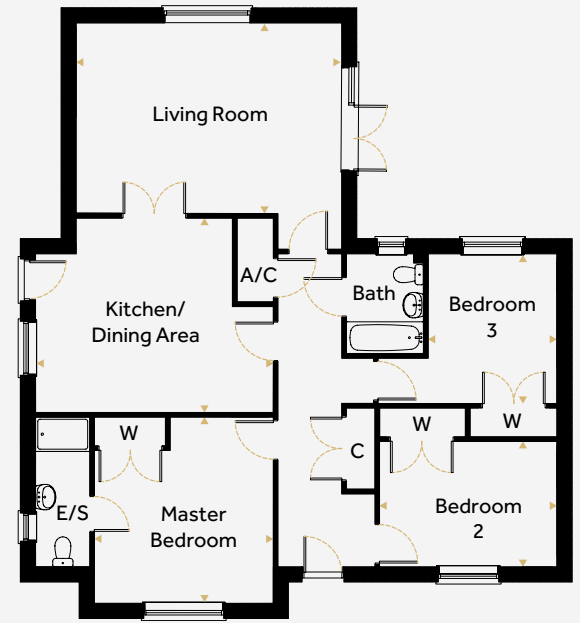
Plots 35 & 36



Computer generated image indicative only. External finishes and appearance will vary.

Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Living Room	5.850m x 4.200m	19'2" x 13'9"
Master Bedroom	4.105m x 3.942m	13'5" x 12'11"
Bedroom 2	3.910m x 2.765m	12'9" x 9'1"
Bedroom 3	3.300m x 2.844m	10'10" x 9'4"

◀ Indicates where measurements have been taken from.



Ground Floor

# The Kingfisher

Plot 50



Computer generated image indicative only. External finishes and appearance will vary.

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Dining Area	3.985m x 3.062m	13'1" x 10'1"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Utility	1.883m x 1.667m	6'2" x 5'6"
Master Bedroom	3.901m x 3.175m	12'10" x 10'5"
Bedroom 2	3.099m x 3.130m	10'2" x 10'3"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Bedroom 4	2.937m x 2.424m	9'8" x 7'11"

◀ Indicates where measurements have been taken from.



First Floor



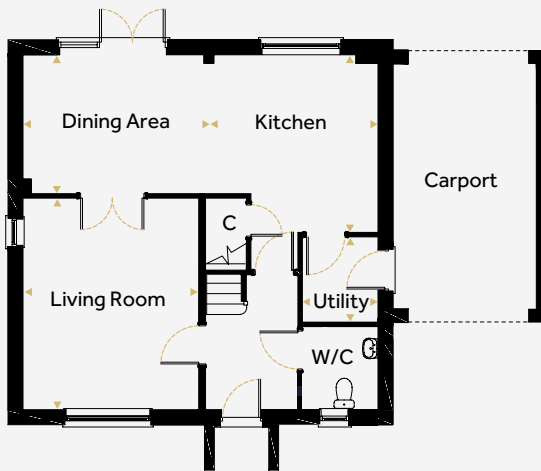
Ground Floor

# The Osprey

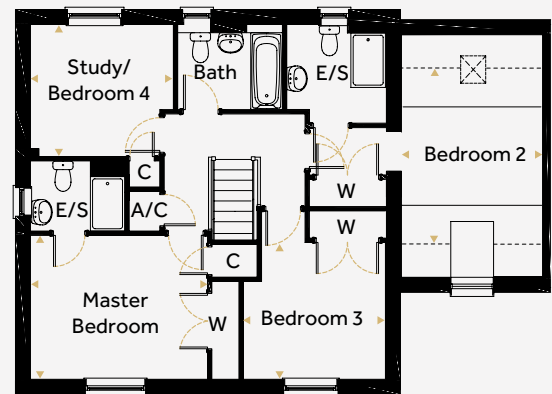
Plots 47, 48(h) & 52(h)



Computer generated image indicative only. External finishes and appearance will vary.



Ground Floor



First Floor

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Dining Area	3.985m x 3.062m	13'1" x 10'1"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Utility	2.108m x 1.667m	6'11" x 5'6"
Master Bedroom	3.901m x 2.863m	12'10" x 9'5"
Bedroom 2	3.860m x 3.110m	12'8" x 10'2"
Bedroom 3	3.130m x 3.017m	10'3" x 9'11"
Study/Bedroom 4	3.150m x 2.912m	10'4" x 9'7"

— Indicates reduced head height.  
 ⚡ Dims taken to 1.5m headroom.  
 ☼ Velux window.  
 ◀ Indicates where measurements have been taken from.



# The Woodpecker

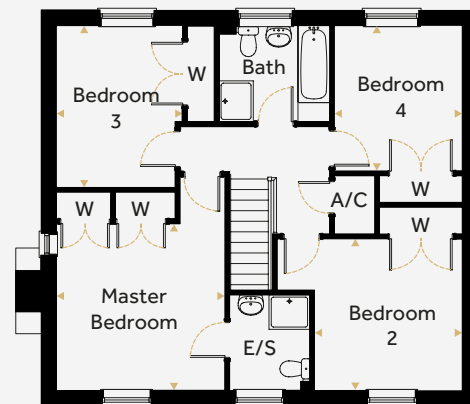
Plots 2 & 26



Computer generated image indicative only. External finishes and appearance will vary.



Ground Floor



First Floor

Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"
Living Room	4.698m x 3.716m	15'4" x 12'2"
Utility	2.268m x 1.650m	7'5" x 5'5"
Study	2.949m x 2.987m	9'8" x 9'9"
Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.572m x 2.785m	11'9" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from.

# The Sandpiper

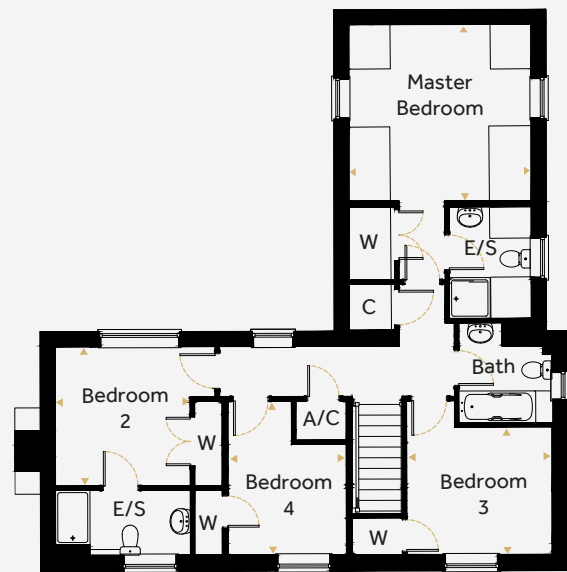
Plots 20, 21 & 54(h)



Computer generated image indicative only. External finishes and appearance will vary.



Ground Floor



First Floor

Kitchen/Breakfast Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.175m x 3.175m	10'5" x 10'5"
Master Bedroom	3.890m x 3.890m	12'9" x 12'9"
Bedroom 2	3.070m x 2.974m	10'1" x 9'9"
Bedroom 3	3.207m x 2.812m	10'6" x 9'3"
Bedroom 4	3.394m x 2.610m	11'2" x 8'7"

— Indicates reduced head height.  
 ▲ Indicates where measurements have been taken from.



# The Jay

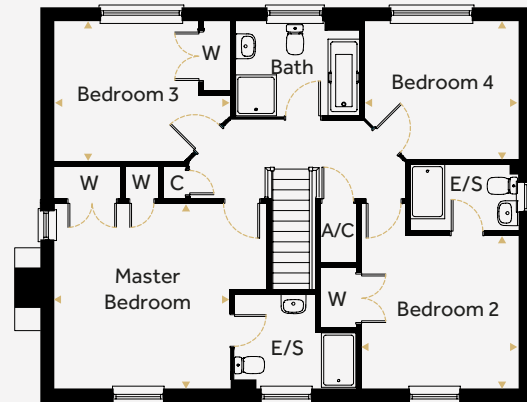
Plot 25



Computer generated image indicative only. External finishes and appearance will vary.



Ground Floor



First Floor

Kitchen	4.584m x 3.075m	15'0" x 10'1"
Dining Area	5.601m x 3.075m	18'4" x 10'1"
Living Room	4.825m x 4.543m	15'10" x 14'11"
Utility	2.255m x 1.975m	7'5" x 6'6"
Study	3.355m x 2.748m	11'0" x 9'0"
Master Bedroom	4.545m x 4.060m	14'11" x 13'3"
Bedroom 2	3.438m x 3.345m	11'3" x 10'11"
Bedroom 3	3.165m x 3.083m	10'5" x 10'1"
Bedroom 4	3.381m x 3.037m	11'1" x 9'11"

◀ Indicates where measurements have been taken from.

# The Kestrel

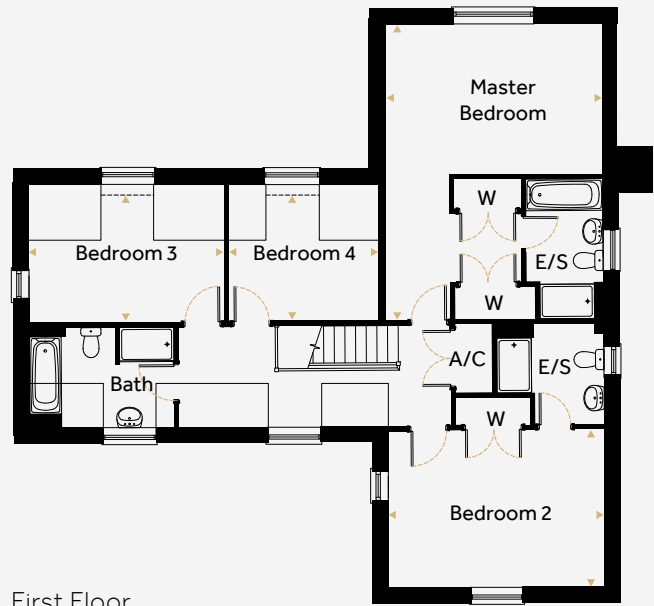
Plots 1 & 53(h)



Computer generated image indicative only. External finishes and appearance will vary.



Ground Floor



First Floor

Kitchen/Breakfast Area	7.725m x 2.960m	25'4" x 9'8"
Dining Room	4.785m x 3.450m	15'8" x 11'3"
Living Room	6.448m x 4.785m	21'1" x 15'8"
Utility	2.450m x 2.237m	8'0" x 7'4"
Study	3.375m x 2.237m	11'0" x 7'4"
Master Bedroom	4.785m x 3.315m	15'8" x 10'10"
Bedroom 2	4.785m x 3.503m	15'8" x 11'6"
Bedroom 3	4.310m x 2.786m	14'1" x 9'1"
Bedroom 4	3.315m x 2.786m	10'10" x 9'1"

— Indicates reduced head height.

▲ Dims taken to 1.5m headroom.

◀ Indicates where measurements have been taken from.





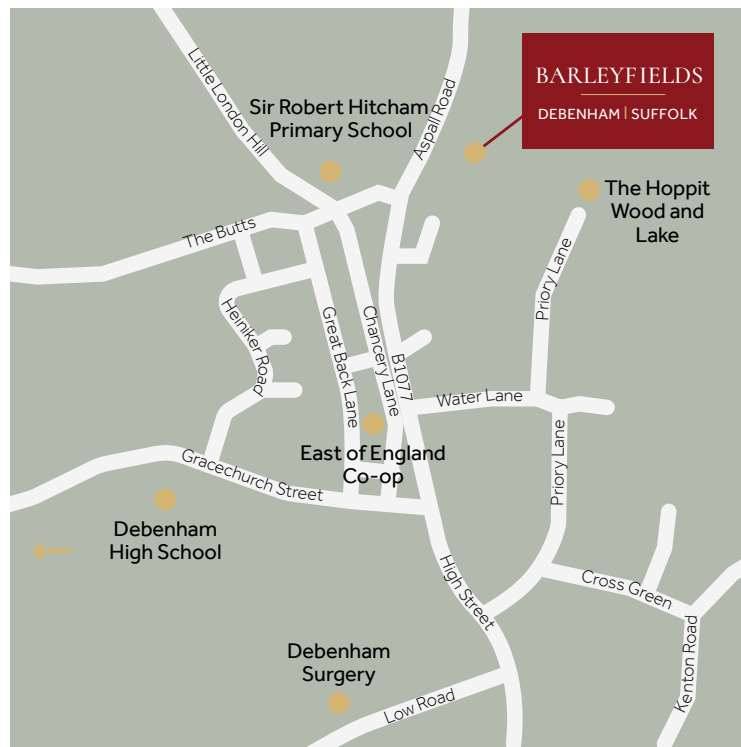
DENBURY  
HOMES

# BARLEYFIELDS

DEBENHAM | SUFFOLK



Area Map



Local Map

Maps not to scale

## Travel times and distances

By road from Barleyfields to:

Framlingham	8.6 miles
Stowmarket	10.2 miles
Diss	13.3 miles
Ipswich	13.5 miles
Bury St Edmunds	24.5 miles
Norwich	31.1 miles
Norwich International Airport	34.2 miles
London Stansted Airport	61.1 miles
Central London	97.3 miles

By rail from Stowmarket Train Station to:

Diss	11 mins
Ipswich	13 mins
Bury St Edmunds	21 mins
Norwich	29 mins
Ely	47 mins
London Stratford	1 hr 14 mins
London Liverpool Street	1 hr 17 mins
Peterborough	1 hr 26 mins

Development contact information:

Barleyfields, Aspell Road, Debenham, Suffolk, IP14 6PL

Telephone: 01449 763291

Email: [barleyfields@denburyhomes.co.uk](mailto:barleyfields@denburyhomes.co.uk)

Book your appointment at:

[denburyhomes.co.uk](http://denburyhomes.co.uk)



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