



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



**CASTLEMORE**

*Levington Lane*



**Castlemore Homes Ltd**  
Chalfont Park House  
Chalfont Park  
Gerrards Cross  
Buckinghamshire  
SL9 0DZ

**castlemorehomes.co.uk**  
info@castlemorehomes.co.uk

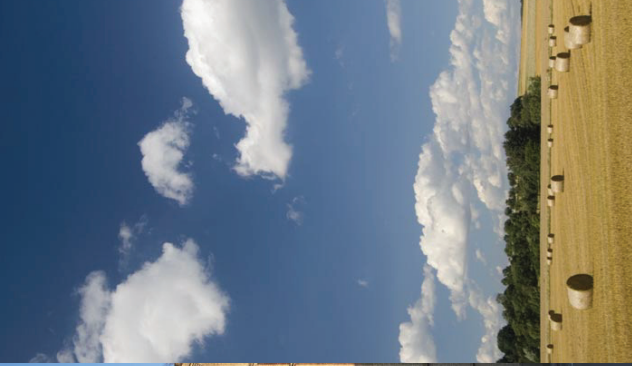
The building perspectives plans and illustrations used in this literature are intended to be a general guide to the appearance of the development. The right is expressly reserved to improve or change specifications and details as deemed necessary. Whilst all statements contained in this literature are believed to be correct, they are not to be regarded as statements or representation of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

**Selling Agents:**

**Carter Jonas**  
The Marquee, 141 Hills Road,  
Cambridge CB2 8PQ

**01223 403330**  
**newhomes.east@carterjonas.co.uk**  
**carterjonas.co.uk**

**BUCKLESHAM**  
Suffolk



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.

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.

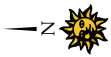
The area is the perfect base to explore the rest of Suffolk, the beautiful riverside town of Woodbridge is a short 10 minute drive and offers further excellent schooling for all ages. The Suffolk Coast is peppered with a network of public footpaths linking sleepy villages and the welcoming doors of quaint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



## Site Plan

<b>BIDDLESTONE</b>	23, 24 & 29	4  3
<b>BIDDLESTONE BAY</b>	1, 20 & 28	4  3
<b>WHITEHAVEN</b>	5 & 30	4  3
<b>HIGHCLERE</b>	4, 25, 31, 32 & 33	4  3
<b>ALLERTON</b>	2, 3, 21 & 22	3  2
<b>WOODCROFT</b>	6, 26 & 27	2  2
<b>DINTON</b>	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



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

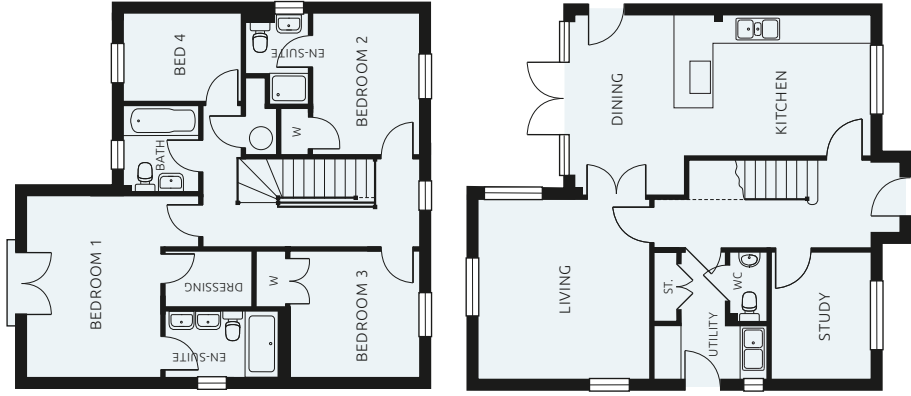


## FIRST FLOOR

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.

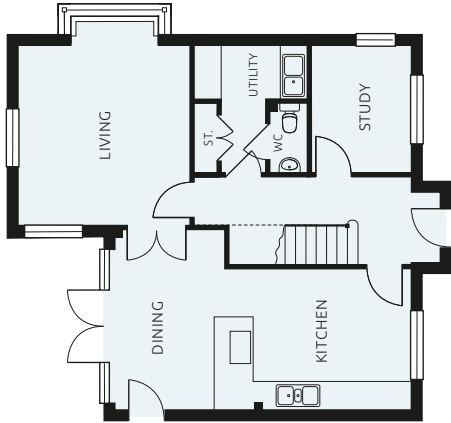
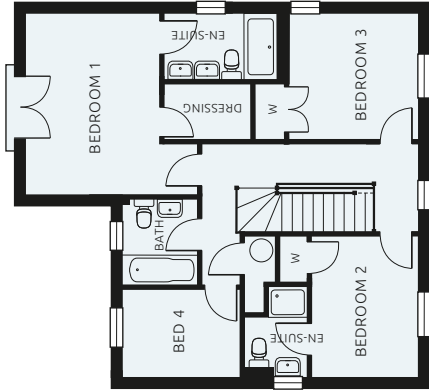


FIRST FLOOR

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)



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.

# The Biddlestone Bay



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



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

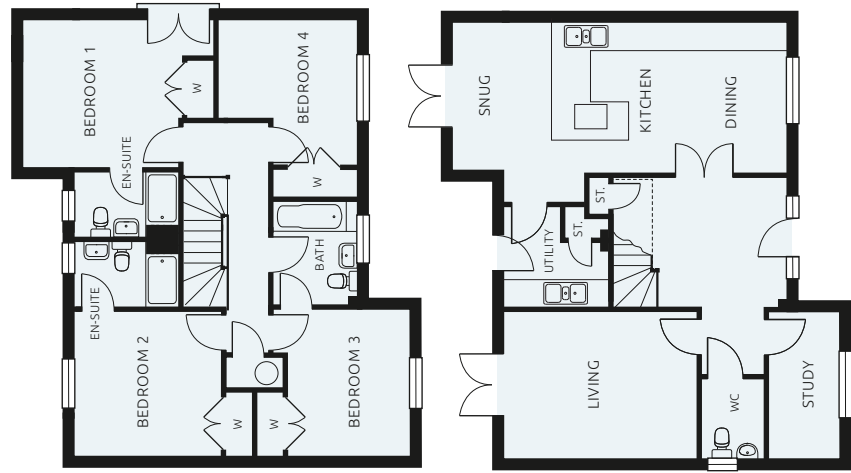
Plot numbers 4, 25, 31, 32 & 33 - CGI shows plot 4

## 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)



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.

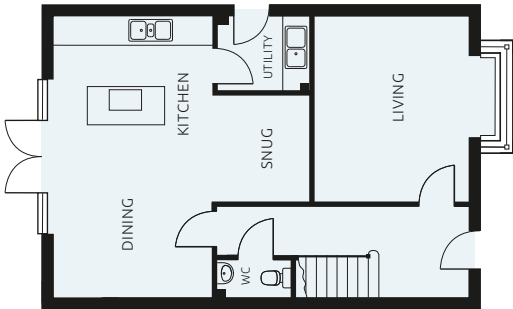
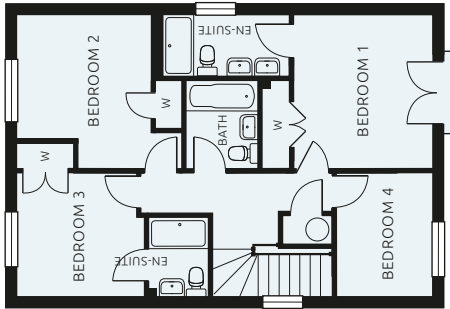


FIRST FLOOR

Bedroom 1	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 (1-bay)	14' 2" x 11' 9" (1-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"



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.

# The Whitehaven



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



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

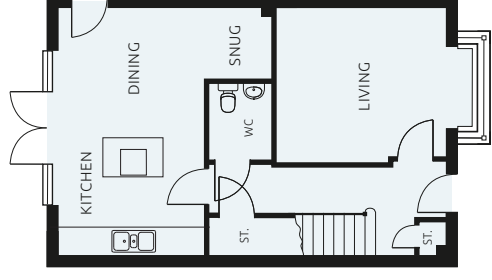
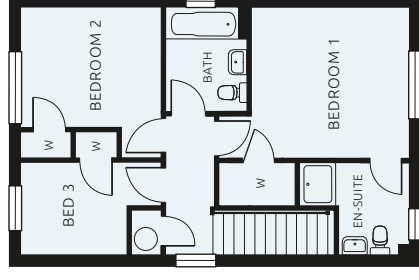
Plot numbers 2, 3, 21 & 22 - CGI shows plot 21

## 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 (rbay) x 3570	12' 11" x 11' 9" (rbay)
Kitchen/Dining	5722 x 3475	18' 9" x 11' 5"
Snug	1579 x 1530	5' 2" x 5' 0"



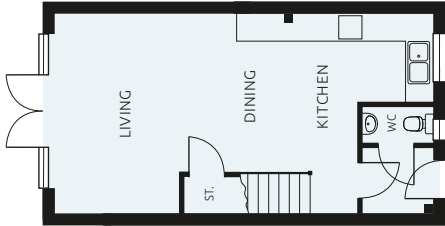
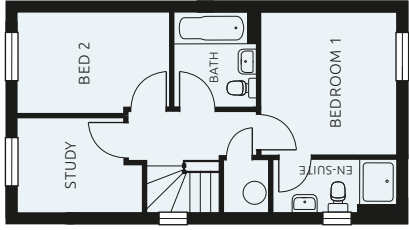
NOTE : All garages have personal door access, exact location differs from plot to plot.  
Some plots are handed versions of shown and exact plot layouts may vary.

FIRST FLOOR

Bedroom 1	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.  
All gorges have personal door access, exact location differs from plot to plot.  
Some plots are handed versions of shown and exact plot layouts may vary.

# The Woodcroft



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

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



# The Dinton



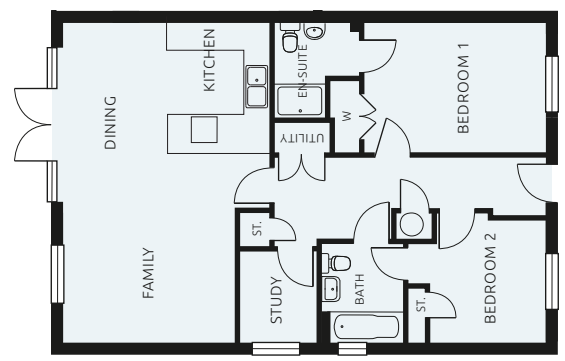
An attractive detached 2 bedroom bungalow with garage and appealing views, 2 bathrooms and separate study.

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)



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.

## 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.

