

Glebe Court

An outstanding
development of ten beautiful
properties in Snape

Glebe Court • The Glebes • Snape • Saxmundham • Suffolk



SET IN THE HEART OF SUFFOLK
SNAPE IS THE PERFECT LOCATION FOR THIS
STUNNING & STYLISH DEVELOPMENT



Plot 1 South Elevation

Glebe Court

WELCOME TO GLEBE COURT

Glebe Court is a new development of 10 spacious homes in the popular village of Snape.

We offer the discerning buyer an increasingly rare opportunity to buy a “hand built,” bespoke home in an age of catalogue houses on large developments. Taking the best of traditional and contemporary architectural styles, Teamwork in association with Patrick Allen Architects have set out to provide low maintenance, attractive and distinctive homes in a landscaped courtyard style setting.

We pride ourselves on using natural materials for wherever possible. Oak floors, limestone and marble tiles will as look as good in 10 years as the day you moved in.

Our kitchens and bathrooms are all bespoke and offer a specification and standard of finish rare in new house building today.

We endeavour to maintain this standard in every part of the project.

Making the best use of space is a key consideration. The second floors in the terraced properties are attic truss construction and provide large light rooms giving the buyer flexible home-office, hobby or accommodation use.

All the images of houses and interiors are Teamwork’s own work on this and other projects. There are no computer generated images, stock images or examples of other builders work.

We look forward to showing this unique project.



Plots 2, 3 & 4 East Elevation



Plot 1 Kitchen



Plot 1 South Elevation



Plot 1 North Elevation

IT'S THE
QUALITY OF OUR
FINISHES AND FINE
DETAILING THAT
MAKE OUR HOMES
SO UNIQUE



Family Bathroom



Plots 2, 3 & 4



Plot 3 Living Room



Plot 3 Second Floor



Plot 3 Kitchen



Plot 3 Entrance Hall



Plot 3 Master Bedroom and Ensuite



Plot 3 Family Bathroom



Plots 5, 6, 7, 8, 9 and 10 North Elevation



Plots 5, 6, 7, 8, 9 and 10 South Elevation





Plots 5, 6 and 7 South Elevation



Plot 6 Kitchen



Plots 6 Entrance Hall

OUR KITCHENS
AND BATHROOMS ARE
ALL BESPOKE OFFERING
HIGH SPECIFICATION
AND FINISH



Plot 6 Second Floor



Plot 6 Family Bathroom



Plot 6 Living Room



Plot 6 Master Bedroom

Glebe Court

DESIGN SPECIFICATIONS

KITCHENS

- Custom built with 40mm solid oak worktops and Minton Hollins tiles
 - 4 ring induction hobs, integrated fridge freezers, dishwashers, contemporary extractor and Hotpoint ovens
- High gloss white ceramic one and half sink, Blanco trim mixer tap

BATHROOMS

- Tap work and sanitary ware by Jaguar Taps
- Super grade 3.2mm steel baths by Bette • Shower enclosures by Lakes

FLOORING

- Marble and limestone tiling in bathrooms and ensuite
- Oak flooring to entrance halls and kitchens

TEN PROPERTIES
SYMPATHETICALLY
DESIGNED IN KEEPING
WITH THE BEAUTIFUL
COUNTRYSIDE
OF SNAPE

HEATING

- Oil fired 2 zone heating systems
- 5/8 kw contemporary wood burning stove to living room

ELECTRICAL

- Cabling for satellite and Cat 5 data

GARAGE

- A single garage with power and lighting with separate dedicated parking

OUTSIDE

- Indian stone "fossil mint" paving

Glebe Court

SITE PLAN



PLOT 5

End of terrace 4 bed property with patio area rear to north and enclosed courtyard to south

PLOT 6

Centre terrace 4 bed property with patio area rear to north and enclosed courtyard to south

PLOT 7

End of terrace 4 bed property with patio area rear to north and enclosed courtyard to south

PLOT 8

End of terrace 4 bed property with patio area rear to north and enclosed courtyard to south

PLOT 9

Centre terrace 4 bed property with patio area rear to north and enclosed courtyard to south

PLOT 10

End of terrace 4 bed property with patio area rear to north and enclosed courtyard to south

PLOT 1

A detached 3 bedroom property with attached garage, enclosed lawns and patios

PLOT 2

End of terrace 3 bed property with paved patios front and rear and lawn part front and side

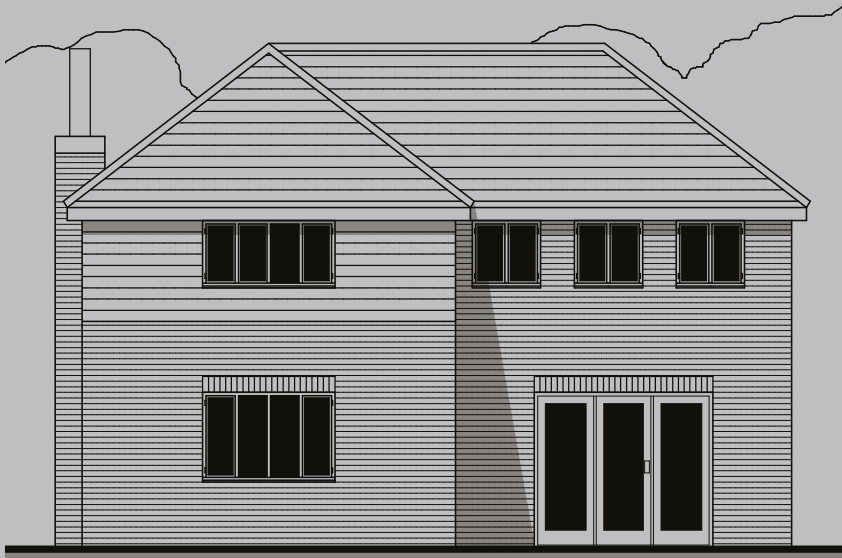
PLOT 3

Centre terrace 3 bed property with paved patios front and rear

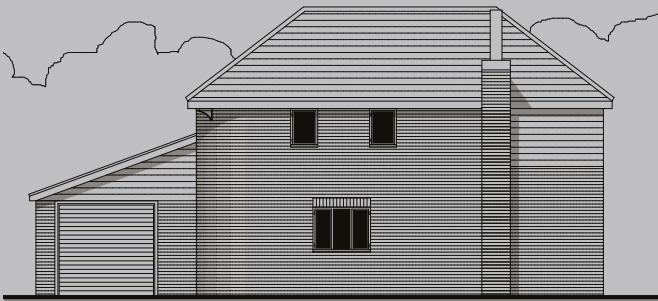
PLOT 4

End of terrace 3 bed property with paved patios front and rear

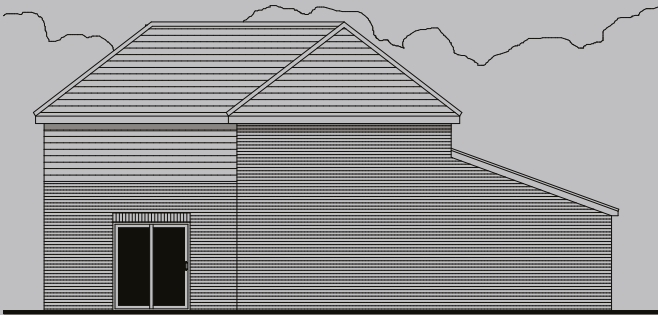
PLOT 1



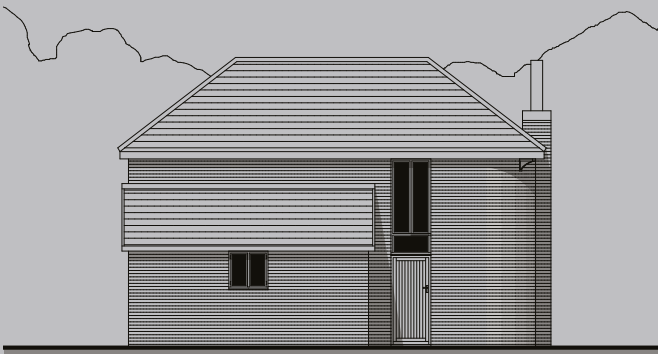
SOUTH ELEVATION



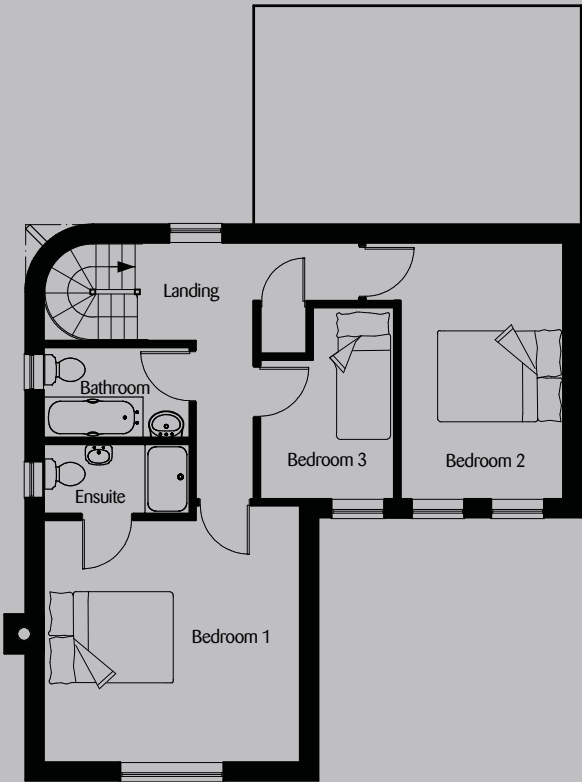
EAST ELEVATION



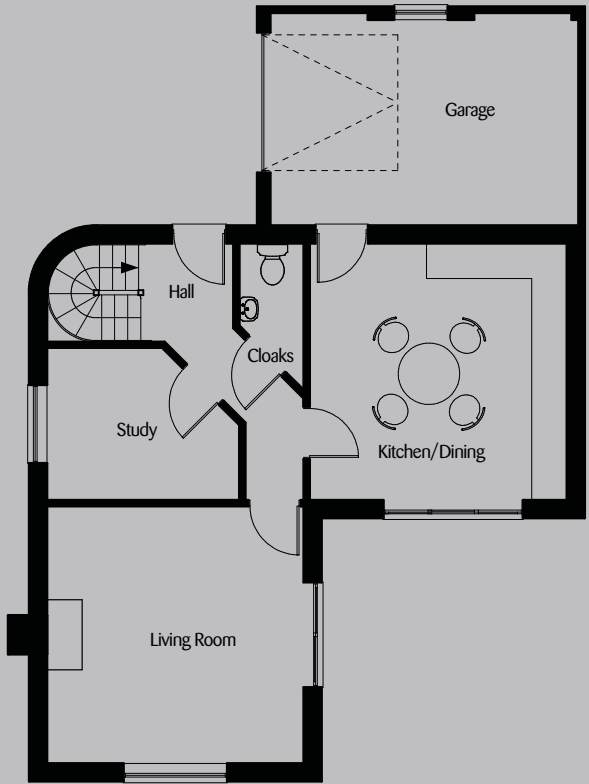
WEST ELEVATION



NORTH ELEVATION



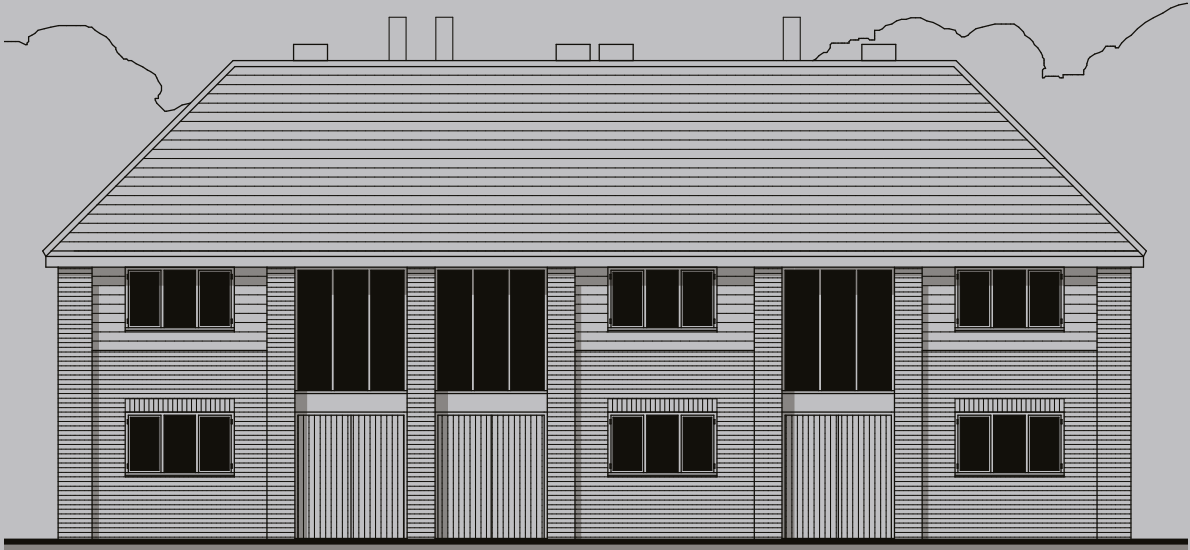
FIRST FLOOR PLAN



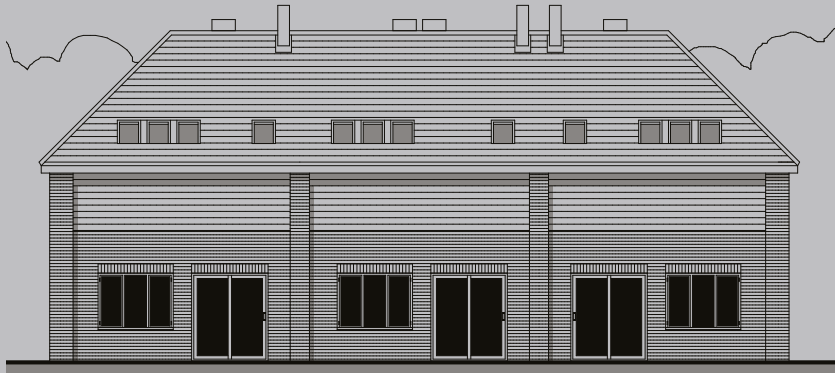
GROUND FLOOR PLAN

Kitchen/dining room	14' 1" x 14' 1" (4.3 x 4.3m)	Master bedroom	14' 1" x 14' 1" (4.3 x 4.3m)
Living room	14' 1" x 14' 1" (4.3 x 4.3m)	Ensuite shower room	3' 9" x 8' (1.2 x 2.45m)
Study	10' 5" x 8' 2" (3.2 x 2.5m)	Bedroom 2	14' 3" x 9' (4.35 x 2.75m)
Cloakroom	3' 6" x 7' 2" (1.1 x 2.2m)	Bedroom 3	10' 5" x 7' 4" (3.2 x 2.25m)

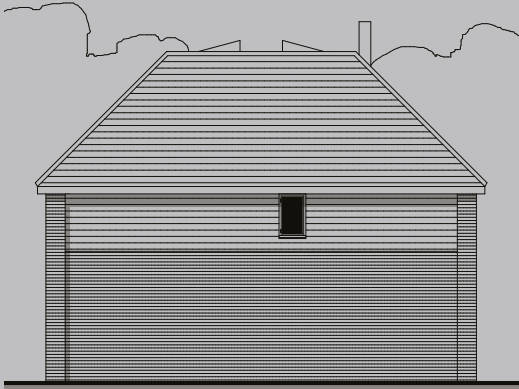
PLOT 2 • 3 • 4



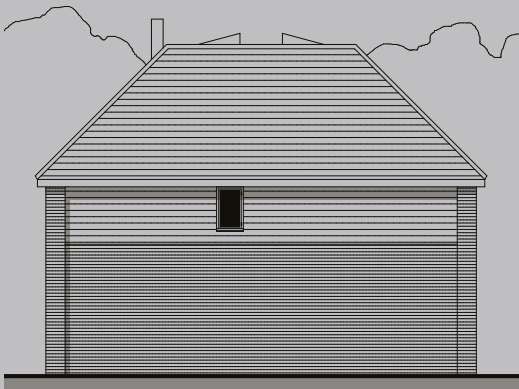
EAST ELEVATION



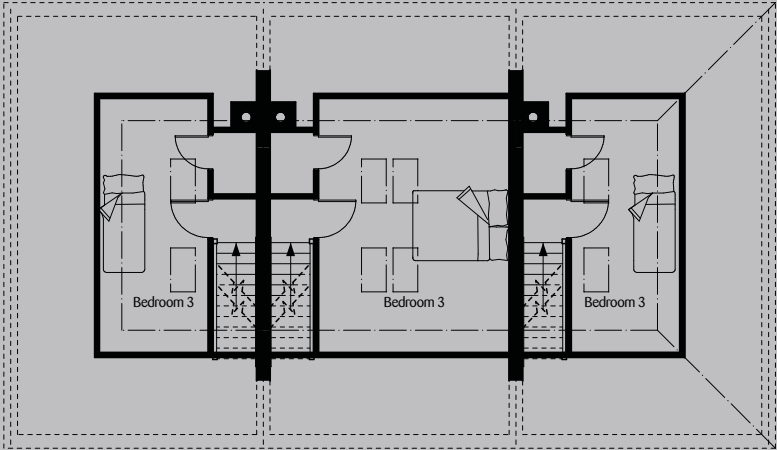
WEST ELEVATION



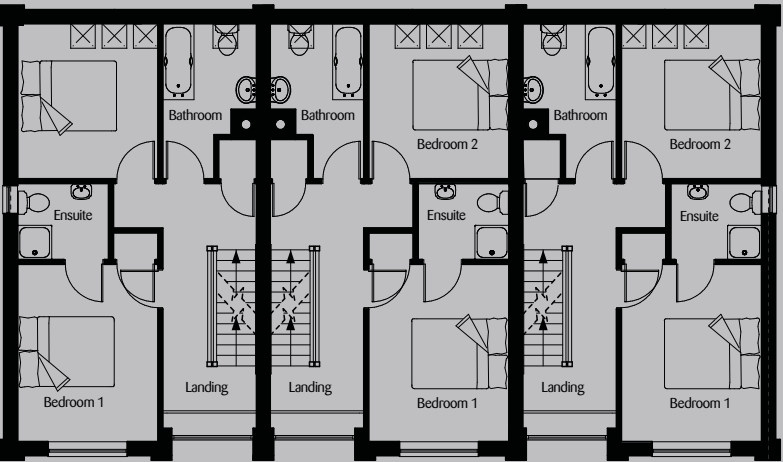
NORTH ELEVATION



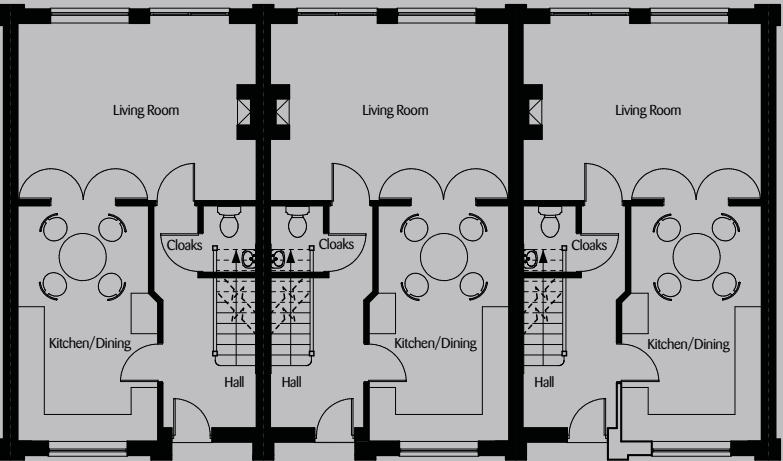
SOUTH ELEVATION



SECOND FLOOR PLAN



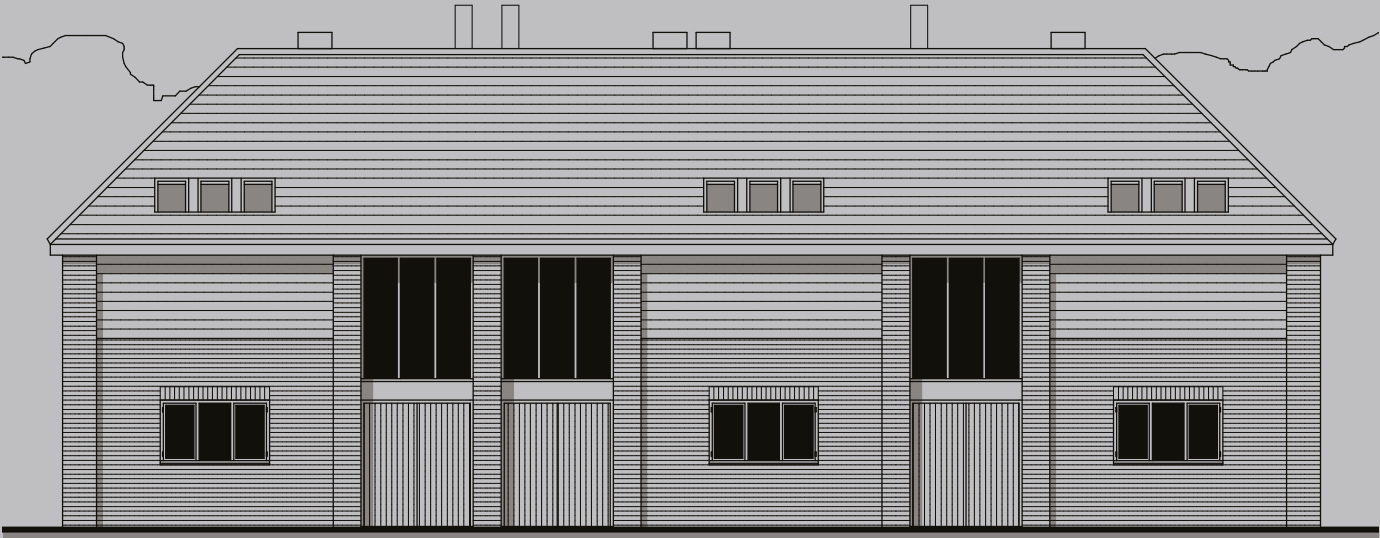
FIRST FLOOR PLAN



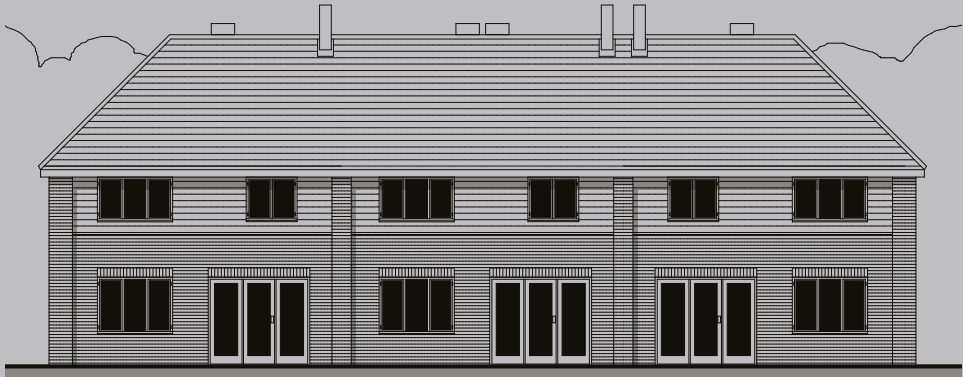
GROUND FLOOR PLAN

Kitchen/dining room	17' x 9'6" (5.2 x 2.94m)	Family bathroom	6'9" x 8'5" (2.1 x 2.6m)
Living room	17' x 12'8" (5.2 x 3.9m)	Bedroom 3	18' x 7'7" (5.5 x 2.35m) excluding recess of 3'3" x 4'9" (1 x 1.5m)
Cloakroom	2'10" x 4'9" (0.9 x 1.5m)	Bedroom 3	17'8" x 13'5" (5.4 x 4.1m) excluding recess of 3'3" x 4'9" (1 x 1.5m)
Master bedroom	12'8" x 10'2" (3.9 x 3.1m)	(property 3)	
Ensuite shower room	6'6" x 5'2" (2 x 1.6m)		
Bedroom 2	11'2" x 10'2" (3.4 x 3.1m)		

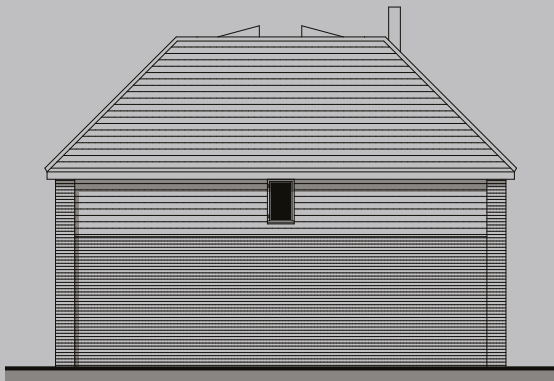
PLOT 5 • 6 • 7 • 8 • 9 • 10



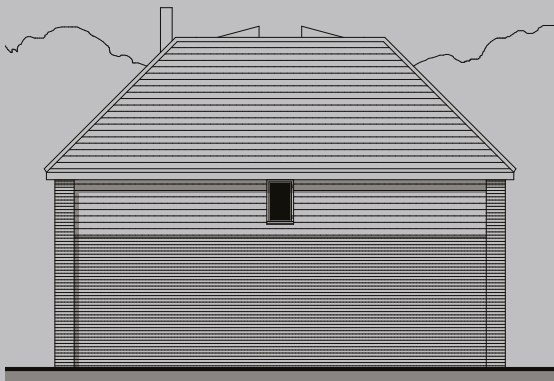
NORTH ELEVATION



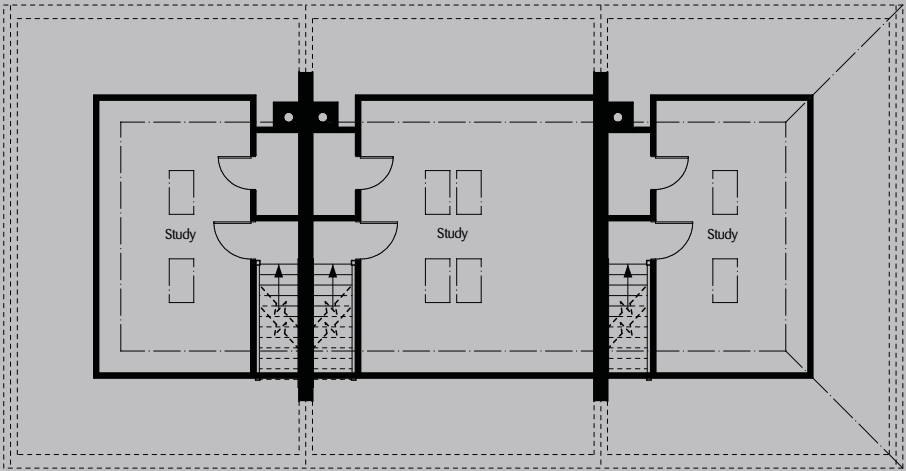
SOUTH ELEVATION



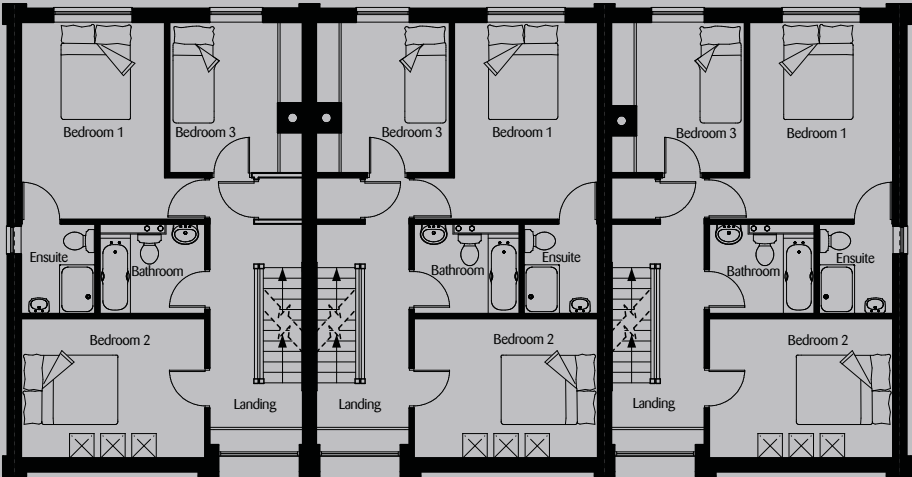
WEST ELEVATION



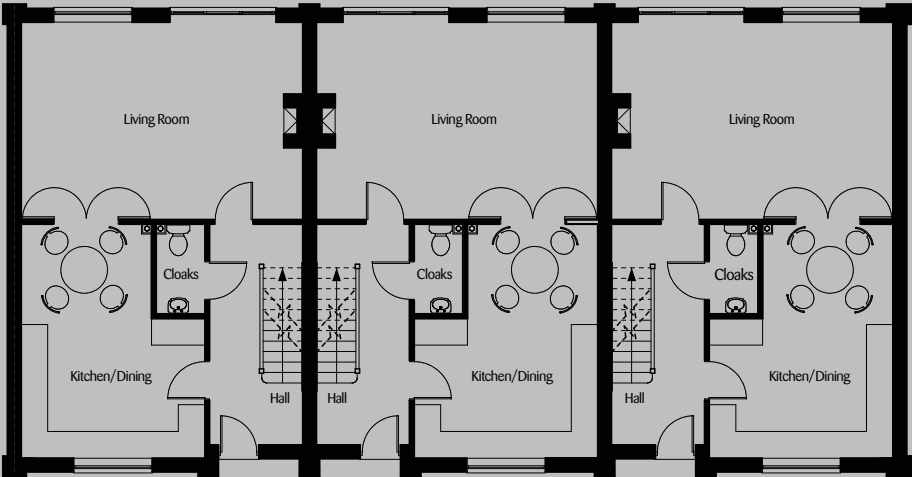
EAST ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Kitchen	12'8" x 9'.5" (3.9 x 2.9m)	Ensuite shower room	6'6" x 5'2" (2 x 1.6m)
Dining room	10'2" x 7'5" (3.1 x 2.3m)	Bedroom 2	10'8" x 7'7" (3.3 x 2.35m)
Living room	14'11" x 20'6" (4.3 x 6.3m)	Bedroom 3	13'3" x 10'2" (4.05 x 3.1m)
Cloakroom	2'10" x 5'2" (0.9 x 1.6m)	Family bathroom	6'9" x 6'4" (2.1 x 1.95m)
Master bedroom	14'6" x 13'5" (4.45 x 4.1m)	Bedroom 4	17'2" x 19'7" (5.25 x 6m) excluding recess of 2'10" x 7'2" (0.9 x 2.2m)

TEAMWORK (LONDON) LTD BUILDING FOR LIFE

The origins of Teamwork go back to 1978 when the Directors started on small renovation and conversion projects. Over the next 20 years, our commitment to customer satisfaction and getting things right and on time, lead to ever larger and more prestigious projects for some of London's best known architects and interior designers in the residential and commercial sectors.

Leaving London in 1999 we set out here in East Anglia to use our expertise and experience to build new homes to the same exacting standards. We pride ourselves on using a variety of architectural and design styles to get the best from each project.



CONTEMPORARY BUILD

This spectacular roof extension in Marylebone designed by Robert Barnes Architects was prominently featured in Architecture Today. Including a custom built glass mosaic bathroom, string less oak stairs and extensive glazed areas, this challenging project was completed on time and on budget.



BEECH TREE BARNS

Beech Tree Barns is a conversion to seven residential units from former agricultural buildings overlooking Wortham Ling near Diss, Suffolk. Sited in a prominent position this conversion retains the character of the original structure while providing homes with traditional barn features and offer south facing courtyards enclosed in new flint walls.



ROBINSON'S MILL

A development of nine homes, five of which were converted from one of north Suffolk's most cherished examples of industrial architecture. Once sadly neglected and derelict this listed building now has a new lease of life providing stunning homes overlooking Mellis Common. The four new properties are built in the same architectural style and complement the adjacent Mill building.



RIVERDALE

A redevelopment of a former bungalow in the popular village of Pulham St Mary. Being the first property on entering the conservation area this outstanding glass gabled home, designed by Patrick Allen Architects, required careful consultation with planners and local interest parties to go forward.





SITUATED ON
THE SUFFOLK
HERITAGE COAST,
SNAPE LIES IN
AN AREA OF
OUTSTANDING
NATURAL BEAUTY

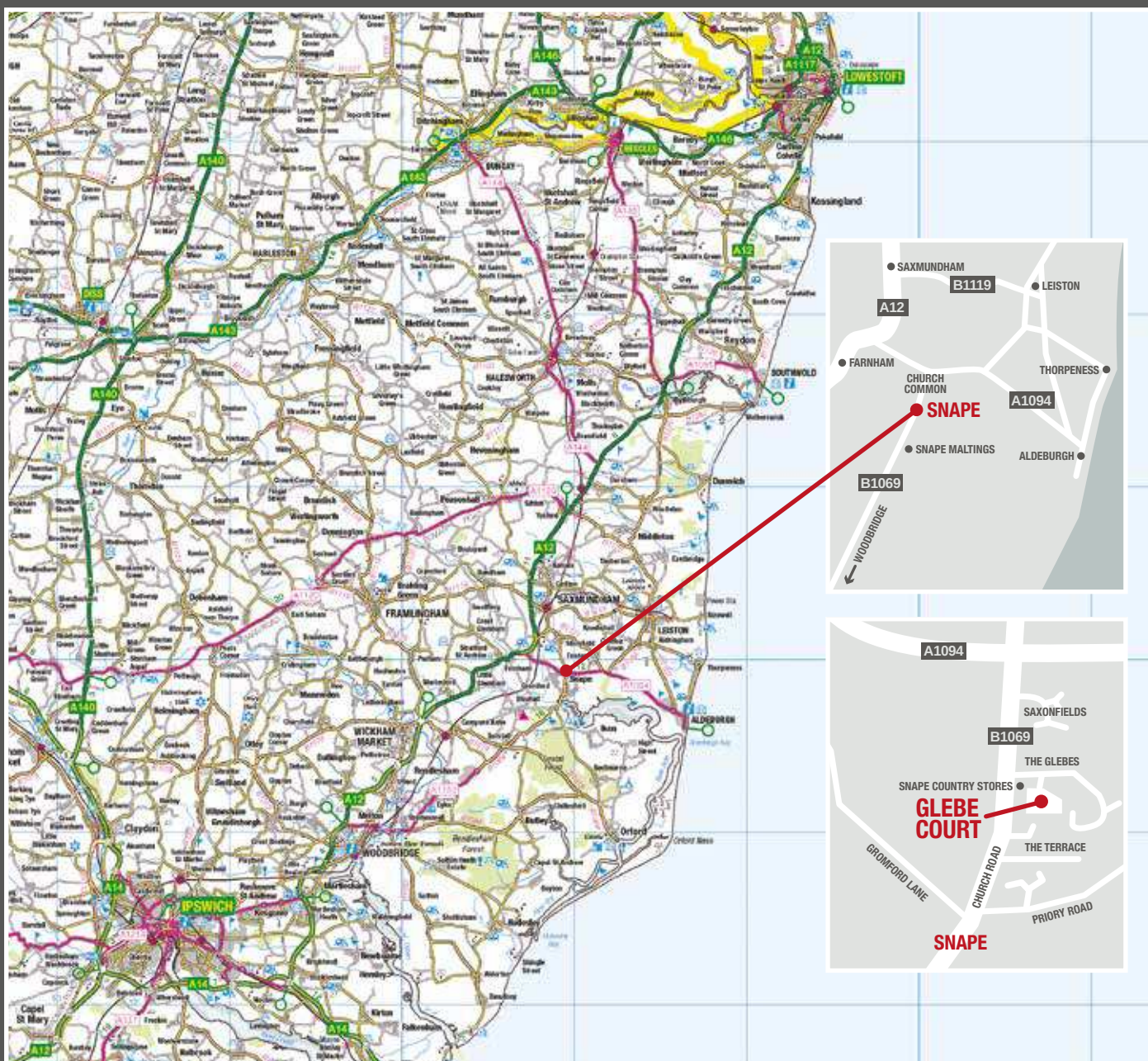
Well known as the home of the
renowned Aldeburgh Festival, the nearby
Maltings regularly host a variety of musical
and cultural events throughout the year.

Close by are the seaside towns of
Aldeburgh and Orford and still within easy
driving distance are the larger towns of
Woodbridge and Southwold. The attractive
town of Saxmundham with its train service
to Ipswich and on to Liverpool Street is
a few minutes away.

The area offers an unrivalled opportunity
for outdoor activities, bird watching at
the RSPB reserve at Minsmere, sailing on the
estuaries or exploring the extensive coastal
woodland to name a few.

There are a wealth of places and
buildings of historical interest locally and
the opportunities for fine food make
this part of the region hard to beat.

All this while living in a spectacular,
low maintenance new home.



DIRECTIONS: GLEBE COURT, THE GLEBES, SNAPE, SUFFOLK IP17 1QP

Please note: For navigation systems please use postcode IP17 1QP which will take you next door.

The allocated postcode of IP17 1QP is not yet on general databases.

From the A12 take the A1094 towards Aldeburgh. After a mile and a half you will enter Snape. Pass the petrol station on your right and look out for the church on your left. Turn right opposite the church down Church Road. You will enter the main part of the village and see a new housing development on your right. Pass the school on your left and take the turning into The Glebes just before the shop and garage. Glebe Court is 100 yards further.

SALES ENQUIRIES Email: info@housesinsuffolk.co.uk www.housesinsuffolk.co.uk

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Raising Standards. Protecting Homeowners



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