



THE  
**ARTISAN**  
COLLECTION

# Lockwood Place

AREA GUIDE



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**Bellway**



## Beauty, style and character

### SOMETHING FOR EVERYONE

Welcome to Lockwood Place, a new collection of 2, 3 and 4 bedroom homes positioned on the edge of the village of Bramford. Right on the doorstep to Ipswich, residents will benefit from a wide range of amenities, eateries and shopping opportunities close to home. With a variety of properties available, this development is sure to suit a range of potential buyers.

Families will appreciate the range of well-regarded schools within easy reach, the surrounding countryside and the development's public spaces, with all buyers benefitting from the elements of low maintenance throughout. It also suits professionals commuting either locally or further afield into Essex, Cambridgeshire and the capital.



# Lockwood Place: the best of town and country

ON THE EDGE OF IPSWICH

Just a 12-minute drive from Ipswich town centre, Lockwood Place is close to a range of local amenities, including a choice of post offices, surgeries, veterinarians, banks and supermarkets.

Those who like to eat out will have a range of dining opportunities nearby. Traditional pub dishes and Sunday lunches are available at The Bramford Cock just a 10-minute walk away, whilst Mediterranean-influenced fine dining awaits at the Michelin-starred Pea Porridge, just a 28-minute drive away in Bury St Edmunds.

A further range of pubs and eateries can be found in Ipswich's vibrant town centre, serving cuisines from across the globe, in addition to a choice of coffee shops, cafés and tea rooms. There's also plenty in the way of shopping, with its wide selection of high-street names and independent boutiques.



History buffs will be under 10 minutes' drive from Ipswich Museum, which showcases a range of exhibits and artefacts from the Iron Age to the Roman and Saxon periods.

The development is under two miles from Riverhills, a well-regarded health club boasting a gym, day spa and beauty salon. Bramford is also home to its own tennis club, as well as a golf centre, offering a beautiful 9-hole course. Families can reach Bramford C of E VCP, Sproughton C of E and Claydon primary schools all within a 10-minute drive, whilst Claydon High School is just over two miles away for those aged 11-16.

With its close proximity to both the A14 and A12, Lockwood Place boasts a variety of road connections. By car, Colchester, Woodbridge and Bury St Edmunds can all be reached within half an hour, with Sudbury 35 minutes away and Braintree 50 minutes away.

Those who prefer rail can reach Ipswich Station within 15 minutes by car, which offers services to Colchester within 20 minutes, Norwich within 43 minutes and Chelmsford within 46 minutes. There are also services to Stratford and London Liverpool Street available.





## How to find us

