Flagship Homes

GOOSEBERRY RISE

• HAUGHLEY •

A development including a selection of two, three and four-bedroom homes for shared ownership purchase, built by Flagship Homes.

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Welcome to Gooseberry Rise

Flagship Homes is proud to present Gooseberry Rise, a thoughtfully designed collection of homes in the historic Suffolk village of Haughley, offering an excellent opportunity to enjoy modern living in a well-connected countryside setting.

Nestled on the edge of the village, the development combines rural charm with everyday convenience. Residents can enjoy a range of local amenities, including a bakery, post office, pub, restaurant and primary school, with easy access to Stowmarket and the A14.

With a strong community spirit and rich local heritage, Haughley offers the perfect balance of village life and modern connectivity, making Gooseberry Rise a place you'll be proud to call home.

Feel connected

Gooseberry Rise enjoys a well-connected village setting in the heart of Suffolk. Located within walking distance of Haughley's local amenities and with easy access to the A14, residents can reach Stowmarket, Bury St. Edmunds, Ipswich and Cambridge with ease. With Stowmarket railway station just a short drive away, Haughley combines the charm of village living with excellent links, making it ideal for commuters and families alike.

Local surroundings

Haughley Village Hall	0.5 miles
Haughley Castle	0.5 miles
Mere Meadows Dog Park	2 miles
Stowmarket Town Centre	3 miles
Needham Lake	8 miles

Local amenities

Haughley Primary School	0.5 miles
King's Arms Village Pub	0.5 miles
Village Post Office	0.5 miles
Local Convenience Store	0.5 miles
Medical Centre	2.5 miles

Road connections

Stowmarket	3.5 miles
Bury St. Edmunds	14 miles
Ipswich	14 miles
Elmswell	3.5 miles
Woolpit	6 miles

Rail connections*

Ipswich	12 minutes
Bury St. Edmunds	21 minutes
Norwich	31 minutes
Cambridge	1h 6 minutes
London Liverpool Street	1h 29 minutes

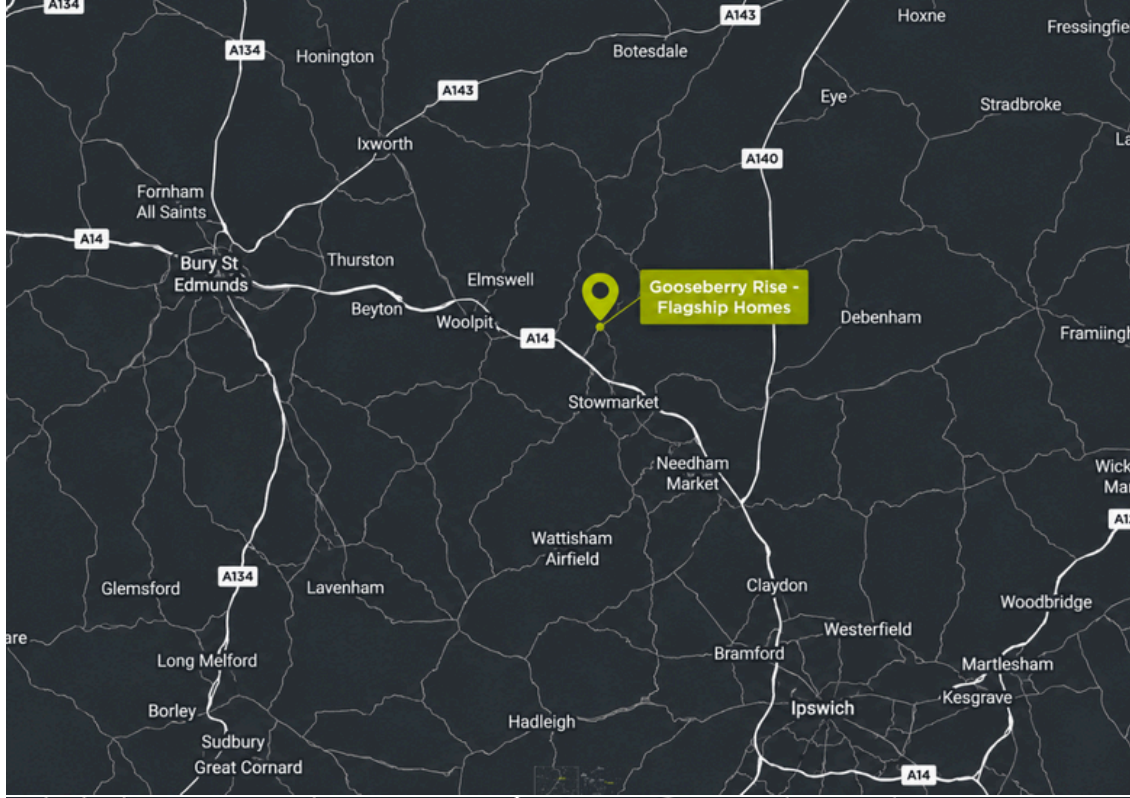
Broadband: up to 80 Mbps

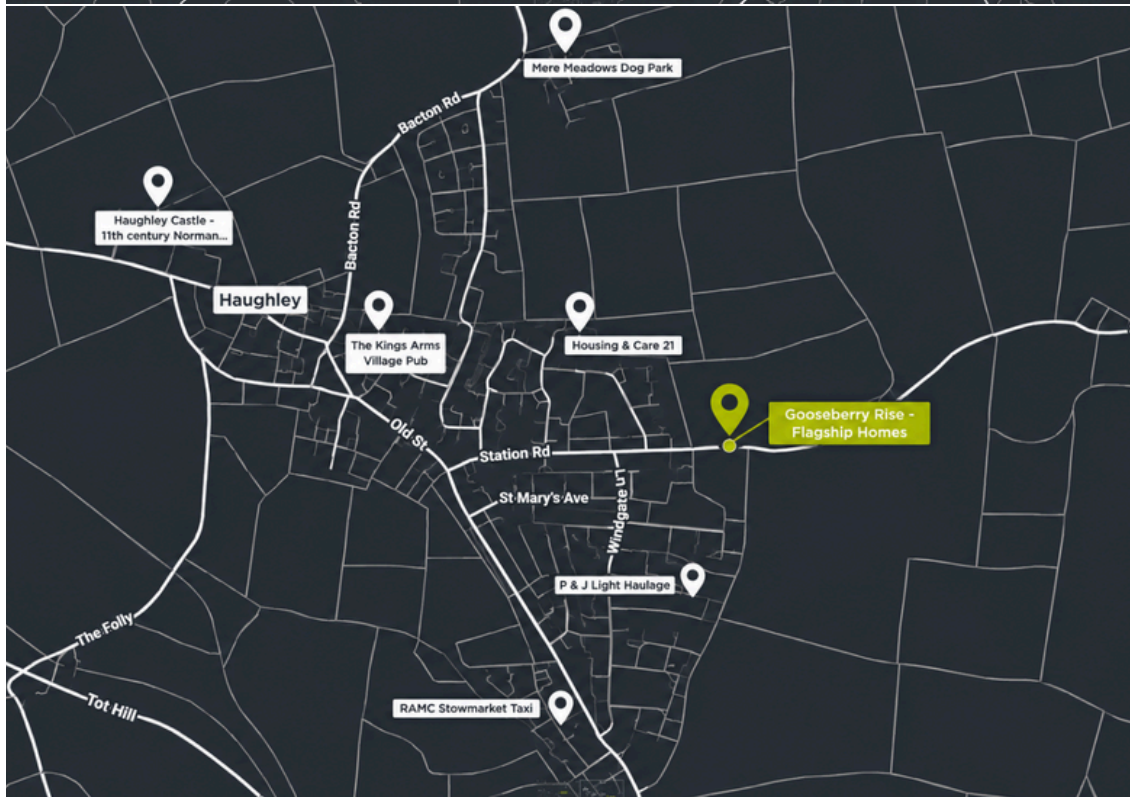
Mobile signal:

Vodafone: 78% Three: 78% O2: 60% EE: 76%

Gooseberry Rise, Station Road, Haughley, Stowmarket, IP14 3PU

*All train times are based off leaving Stowmarket train station (4-miles from Gooseberry Rise) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.







GOOSEBERRY RISE

• HAUGHLEY •

- 2 bedroom
  Plots 5, 6, 7, 8, 17 & 18
- 3 bedroom
  Plots 14, 15, 24, 25, 26 & 27
- 4 bedroom
  Plot 16
- Flagship rented homes
- what3words location

what3words location: ///refusals.passing.unzips



GOOSEBERRY RISE

• HAUGHLEY •

Specification

Kitchen

- Symphony Harvard kitchen units in 'Pebble'
- Premium laminate worktops and upstands in 'Oak Block'
- Down lights to ceilings and under-cabinet lighting
- Stainless steel splashback behind the induction hob
- Integrated fridge-freezer, dishwasher and washer-dryer
- Oven, hob and extractor fan fitted

Bathroom

- Contemporary white sanitaryware
- Downlighting to ceilings
- Heated towel rails
- Porcelanosa tiling in 'Bottega Caliza' to the walls and floor

Electrical

- TV points in living room and bedrooms
- Low energy external lighting to the front and rear
- Mains connected smoke and heat detectors
- EV charging points
- Solar panels

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in a white gloss
- Five panel Suffolk style white doors with chrome door furniture

General

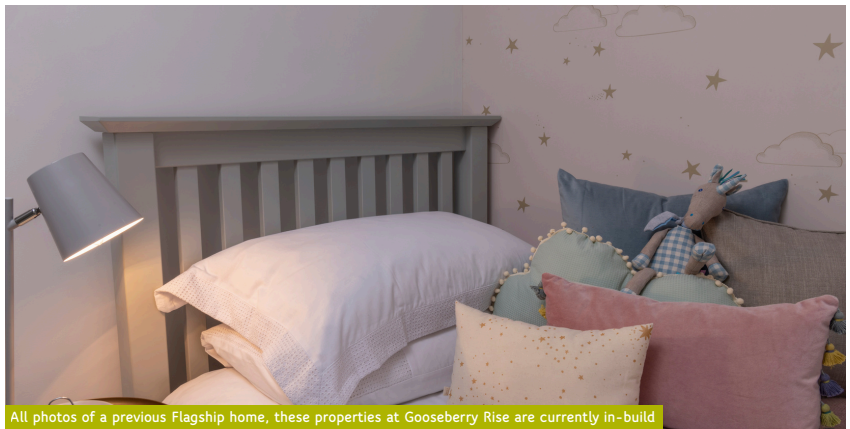
- LABC 10-year warranty (from build completion date)
- Low carbon electrical heating system powered by an air source heat pump
- Cormar carpets in 'Linsead' to stairs, landing and bedroom
- Amtico LVT flooring in 'Sun Bleached Oak' to the ground floor

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.









All photos of a previous Flagship home, these properties at Gooseberry Rise are currently in-build





Two-bedroom semi-detached house

Plots 5, 6*, 17, 18*

*Mirrored to floor plan

GROUND FLOOR

Kitchen: 2.60m x 2.25m | 8'6" x 7'5"

Living/Dining room: 4.52m x 3.98m | 14'10" x 13'1"

FIRST FLOOR

Bedroom 1: 3.60m x 2.42m | 11'10" x 7'11"

Bedroom 2: 4.52m x 2.98m | 14'10" x 9'9"



GROUND FLOOR FIRST FLOOR

648 sqft. / 60.3 sqm.

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary and are not intended to be used for carpet sizes, appliance sizes or items of furniture. CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



Two-bedroom semi-detached bungalow

Plots 7, 8*

*Mirrored to floor plan

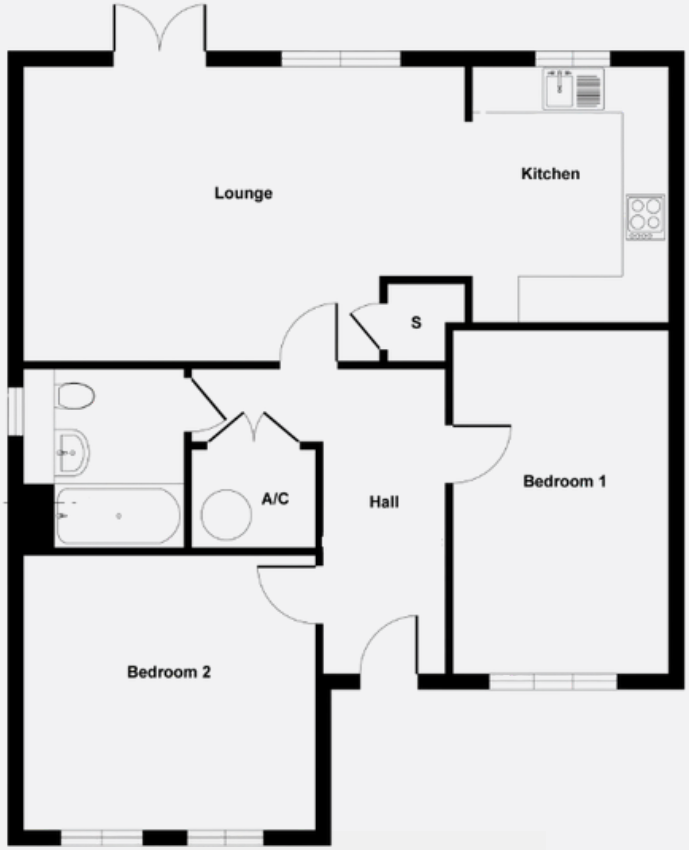
GROUND FLOOR

Kitchen: 3.40m x 2.54m | 11'2" x 8'4"

Living/Dining room: 5.71m x 3.81m | 18'9" x 12'6"

Bedroom 1: 4.34m x 2.79m | 14'3" x 9'1"

Bedroom 2: 3.78m x 3.55m | 12'5" x 11'8"



GROUND FLOOR

787 sqft. / 73 sqm.

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Three-bedroom semi-detached house

Plots 14, 15*, 24, 25*, 26, 27*

*Mirrored to floor plan

GROUND FLOOR

Kitchen/Diner: 4.84m x 3.01m | 15'11" x 9'11"

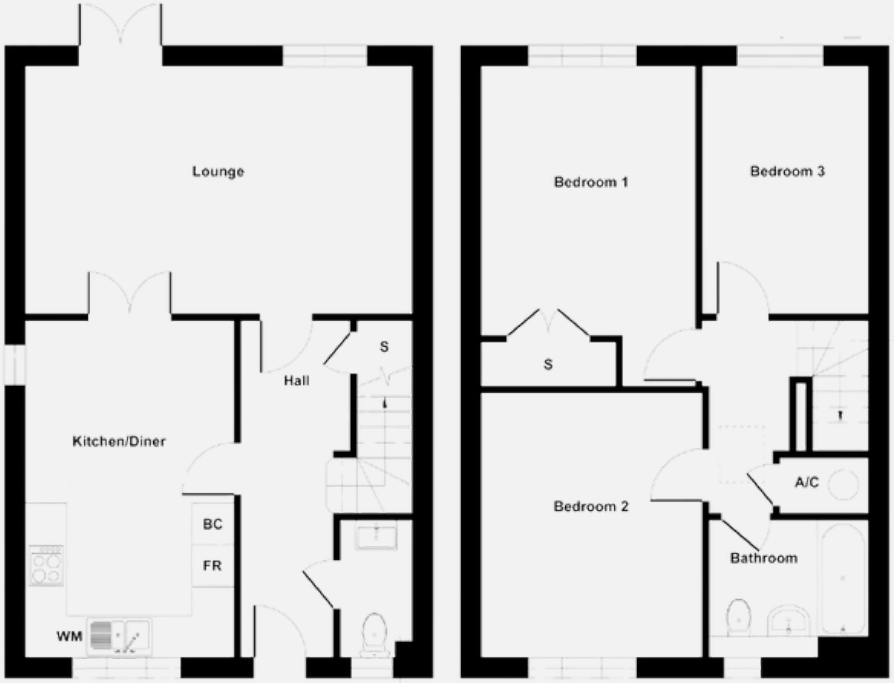
Living Room: 5.58m x 3.56m | 18'4" x 11'8"

FIRST FLOOR

Bedroom 1: 4.62m x 3.19m | 15'2" x 10'6"

Bedroom 2: 3.80m x 3.19m | 12'6" x 10'6"

Bedroom 3: 3.59m x 2.31m | 11'9" x 7'7"



GROUND FLOOR FIRST FLOOR

1020 sqft. / 95 sqm.

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Four-bedroom detached house

Plot 16

GROUND FLOOR

Kitchen/Dining room: 7.61m x 3.26m | 24'11" x 10'8"

Living room: 4.35m x 4.24m | 14'3" x 13'11"

FIRST FLOOR

Bedroom 1: 4.24m x 2.85m | 13'11" x 9'4"

Bedroom 2: 4.68m x 2.71m | 15'4" x 8'11"

Bedroom 3: 3.29m x 2.61m | 10'10" x 8'7"

Bedroom 4: 3.29m x 2.85m | 10'9" x 9'4"



GROUND FLOOR

FIRST FLOOR

1244 sqft. / 115.6 sqm.

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Shared ownership explained

What is shared ownership?

Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisors will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?

For this development, you can initially purchase between 10% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our shared ownership guide via the link below, along with our first come first serve policy document.

Shared ownership guide
First come first serve policy

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