



Rokeles Green

WATTON

Abel
Homes



Contemporary, A-rated energy efficient, spacious homes designed for modern living
2, 3 and 4 bedroom new homes in Watton



A warm welcome

At Abel Homes we work hard to maintain our reputation for building contemporary, award-winning homes to a high specification and outstanding quality. Every home is carefully planned by our architects for practical living, low energy consumption and low maintenance.

We are an independent, family-owned, Norfolk business that cares for our customers by providing a personalised service with options to tailor your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible.

Our Customer Charter goes further, illustrating our commitment to you, and how we'll help you with every step – before, during and after your purchase.

We also care for the environment where we live and work, enhancing our surroundings and bringing new life to neighbourhoods. Our architects are selected on local knowledge and experience, and our Good Neighbour Charter ensures we minimise disruption to the local area while we create new communities. We go to great lengths to be considerate to everyone and everywhere we work.

Thank you for taking an interest in Rokeles Green in Watton. We invite you to browse our brochure and will be delighted to answer any questions you may have.

Better still, why not book a visit to view our showhome?
You'll be most welcome at Rokeles Green.



Tony Abel Chairman, Abel Homes



The Abel Homes Board of Directors

Tony Abel
Maggie Abel
Paul LeGrice
Chris Abel

Set in the beautiful Breckland countryside

Location

Watton is a bustling market town situated in the heart of the beautiful Breckland countryside with excellent access to the neighbouring market towns of Swaffham, Dereham, Attleborough and Thetford, as well as being well-positioned for Norwich.

Thetford Forest, Norfolk's largest forest offering a variety of family activities, is 10 miles to the south-west and the highly desirable Norfolk Coast, an Area of Outstanding Natural Beauty, being around an hour's drive to the north.

South of the Town is Wayland Wood, the alleged site of the 'Babes in the Wood' legend and today an echo of the story is depicted by two small children on Watton's Town sign, which occupies a prominent position in the High Street.

The Town's popular and traditional market is held every Wednesday and provides a strong link to the history of the area. Watton is home to a variety of amenities and independent shops along with doctors, schooling, post office, library and supermarkets, including the soon to be opened Lidl. The thriving Sports Centre offers a fitness suite, all-weather courts and racquet sports, whilst Richmond Park Golf Club, an 18 hole course set amidst well-established parkland and flowing water, is situated to the edge of the Town.



Travel by road:

Norwich 23 miles / 45 mins
Wymondham 14 miles / 27 mins

Attleborough 10 miles / 18 mins
Thetford 14 miles / 22 mins
Dereham 11 miles / 21 mins

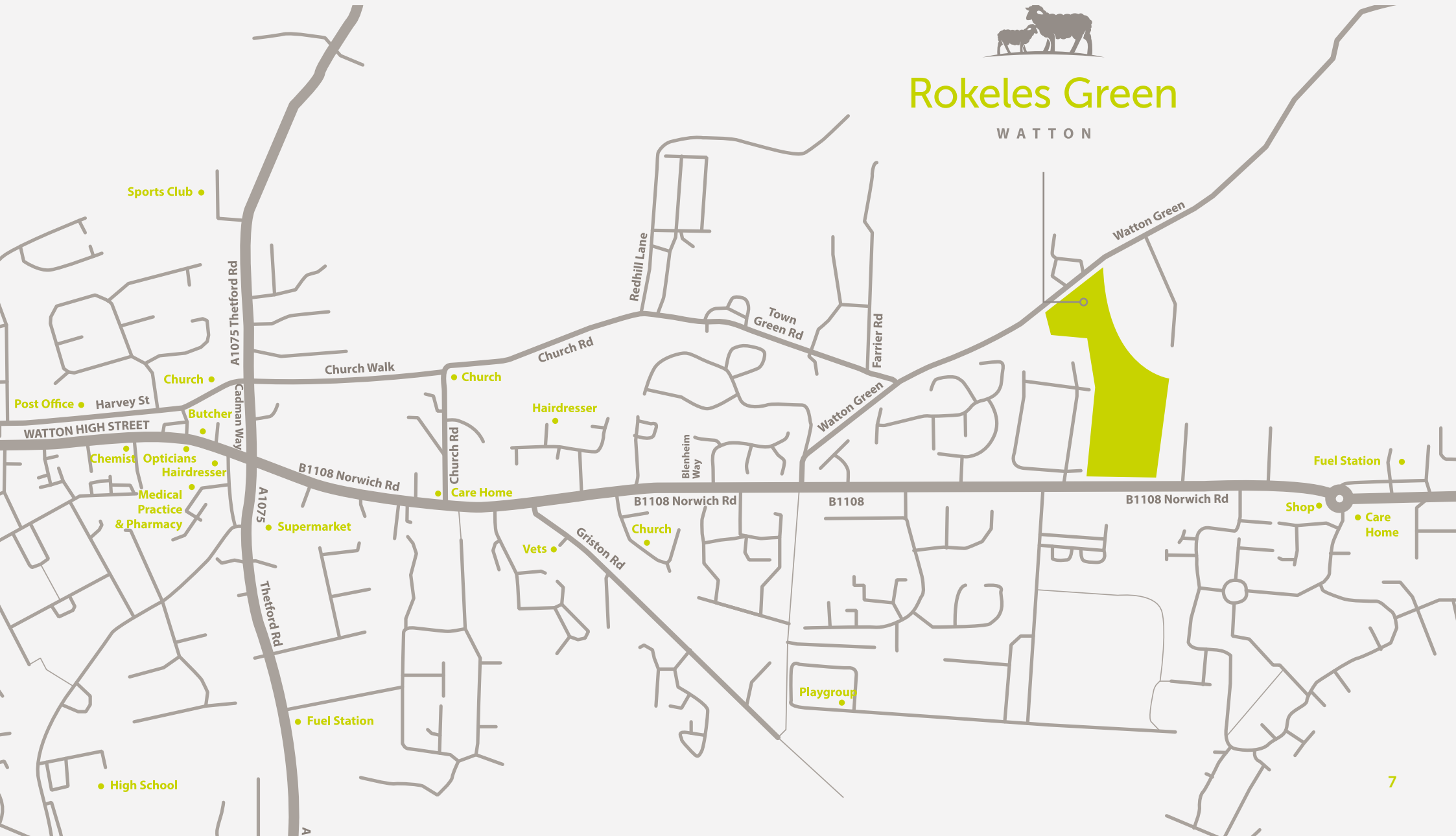
Sheringham 37 miles / 1 hr 7 mins
Wells-next-the-sea 35 miles / 57 mins
Bury St Edmunds 27 miles / 44 mins

King's Lynn 27 miles / 45 mins
Ipswich 47 miles / 1 hr 7 mins
Cambridge 47 miles / 1 hr 2 mins



Rokeles Green

WATTON





Designed with modern
living in mind

Rokeles Green offers 45 superb new homes, with the quality, choice and generous plot sizes you would expect from Abel Homes.

Every home at Rokeles Green has been designed for modern family living, with fibre broadband, triple glazing and your own photovoltaic system fitted to every home. Contemporary bathroom suites and kitchen units complete our high specification finish.

All this and the peace of mind that your new home has been thoughtfully designed by local architects and built by one of Norfolk's leading house builders.



Quality in every detail

We are proud to provide a friendly, reliable and first class customer service.

Our homes are built and finished to a very high standard, each benefitting from stunning design, energy efficiency and low maintenance. Our specification will make you feel comfortable from the day you move in. You'll know you've made the right move.



Key features as standard



A-Rated Energy Efficiency

Our properties are EPC A-Rated, the most energy efficient band, giving you peace of mind that your new home will help ensure you have low energy bills.



Fitted Appliances

As well as your choice of kitchen units, worktops and handles, all our kitchens are equipped with integrated Bosch appliances.



Solar PV to Every Home

Buyers will own their Photovoltaic (PV) system, enjoying the free and clean energy generated.



Off-street Parking / Garaging

Each home has off-street parking for two vehicles. Most homes also come with garaging, this accessed by remote-operated electric doors.



Floor Coverings Throughout

We like to think of this as 'Ready for Living' – all rooms fitted with quality floor coverings.



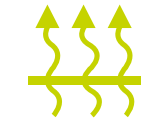
Fibre to Your Home

Every home is equipped with BT fibre broadband to the premises.



Triple-glazed Windows

High performance, premium quality, triple glazing. Helping to increase energy efficiency whilst reducing levels of noise.



Underfloor Heating


Fitted to the ground floor of every home. For comfort, convenience and energy efficiency.



Air Source Heat Pumps

Highly efficient Air Source Heat Pump with split zoned temperature setting.





**Integrated Bosch appliances
including stainless steel
electric oven, electric hob,
dishwasher and fridge freezer**

**Low energy light
fittings including
under wall units**

**Choice of kitchen units,
worktops and handles
from our extensive range*
(with 'soft close' doors)**

**Floor coverings
included in all homes,
with underfloor heating
to the ground floor**

*Please remember that choices on kitchens, flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.



Chrome heated towel rails to bathrooms and en suites

Choice of ceramic and porcelain wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles*

Roca sanitaryware, chrome-finish taps, and shower fittings

Choice of Protek flooring*

Specification



A-Rated for energy efficiency – the most energy efficient band.

Energy Performance Certificate – A-Rating. Our new homes at Rokeles Green have an EPC 'A' Rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system and enjoy the free electricity it will generate.



- ✓ Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)
- ✓ Stainless steel Bosch electric oven
- ✓ Bosch electric hob and integrated extractor hood
- ✓ Fully integrated Bosch fridge/freezer
- ✓ Fully integrated Bosch dishwasher
- ✓ Choice of ceramic and porcelain floor tiles from our selected range of Johnson Tiles*
- ✓ Choice of wall tiles from our selected range of Johnson Tiles* or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted, including under-kitchen wall units
- ✓ Waste recycling bins (where possible)



- ✓ White 'Roca' sanitaryware
- ✓ Chrome-finish taps and shower fittings
- ✓ 'Merlyn' shower enclosure
- ✓ Choice of ceramic and porcelain wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles*
- ✓ Hand held shower attachment to bath
- ✓ Thermostatically controlled showers
- ✓ Chrome heated towel rails to bathrooms and en suites
- ✓ Choice of Protek flooring*

*Please remember that choices on kitchens, flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.



CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ High-performance 150mm cavity wall construction
- ✓ Highly insulated ground floors with 230mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency
- ✓ Sustainably sourced cedar cladding and through coloured white render (on certain plots)
- ✓ Magestic galvanised steel guttering and downpipes to all plots



ELECTRICAL

- ✓ Generous number of sockets with flexibility on location, subject to build stage
- ✓ Power socket with integrated USB port fitted to each bedroom and in the kitchen
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
- ✓ Low energy LED light fittings to kitchen, bathrooms, W.C and en suites
- ✓ Intruder alarm security system
- ✓ Mains smoke and heat detectors with battery backup
- ✓ Engraved kitchen appliance switches
- ✓ TV aerial within the loft space with booster
- ✓ Wiring to take advantage of Sky TV (if signal available, equipment not included) in the lounge
- ✓ High speed broadband via 'Fibre to the Premises'
- ✓ CAT 6 connection points to studies or home offices



INTERNAL DECORATION & FINISHES

- ✓ Floor covering throughout. Protek flooring* to bathrooms and en-suites, tiled floor to the kitchen and W.C. with choice of carpet in all other rooms.
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



HEATING SYSTEM

- ✓ Air source heat pump powered central heating
- ✓ Immersion heater
- ✓ Zoned underfloor heating to ground floor
- ✓ Myson select compact radiators to the first floor.
- ✓ Myson touch screen programmable room thermostats



EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens, including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electric supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ MEFA Numbered post box
- ✓ Front door bell
- ✓ Habitat creation and enhancement measures, including integrated bird/bat boxes on selected plots



Our lasting commitment to you

Our comprehensive Customer Charter sets out our commitment to provide you with excellent service and clear information at every step of your purchase – even after you have moved in.

During the purchase and construction phases we are on hand to clarify choices and options, making sure you have access to a personalised service with diligent, caring employees to advise you.

Our homes are covered by a NHBC warranty for ten years and we will undertake certain remedial works for the first two years as defined by the NHBC guidelines.



Raising our standards

At Abel Homes we pride ourselves in offering excellent customer service throughout the home buying process and, ultimately, a superb home at the end of this journey.

We are proud that several members of the same family may live on an Abel development, or indeed, we find customers living in their second or third Abel home. Our 'Recommend a friend' scheme has proved very popular, as our customers love their homes and cannot wait to recommend us to their friends and family. As a result, we have given away thousands of pounds to happy customers who have recommended a friend or family member, who has then bought one of our properties. You too could take advantage of this scheme.

We are not the only ones who feel that Abel Homes offer a superior buying service and build quality. Our testimonials speak for themselves and the awards our Site Managers have won from the NHBC (National House Building Control) recognise the high standards we are so proud to achieve.

The NHBC are the UK's leading warranty and insurance provider for UK house-building for new homes. Their stated purpose is to give homeowners confidence in the quality of new homes.

"The NHBC awards reflect exceptional performance on site, which is the backbone of our philosophy as a local house builder. It is a reflection of the efforts we put into all of our developments to ensure that we are producing the very highest quality new homes in Norfolk.

The NHBC awards are given following a 'Michelin Guide' style inspection by an NHBC inspector, who assesses site managers against 38 strict criteria, including workmanship, excellent leadership skills, technical expertise, the ability to turn the designer's intentions into reality, good health and safety standards and a commitment to raising standards."

Tony Abel
Chairman, Abel Homes



Our champions

Tim Walsingham

- 2021** Pride in Job, Seal of Excellence and Eastern Regional Winner (Pictured above) – Swans Nest, Swaffham
- 2020** Pride in Job, Seal of Excellence and Eastern Regional Winner – Swans Nest, Swaffham
- 2019** Pride in Job, Seal of Excellence and Eastern Regional Winner – Swans Nest, Swaffham
- 2018** Pride in Job and a Seal of Excellence – Swans Nest, Swaffham
- 2017** Pride in Job – Swans Nest, Swaffham
- 2009** Pride in Job and a Seal of Excellence – Gardeners Green, Hingham

Danny Pinner

- 2021** Pride in Job – Taursham Park, Taverham
- 2019** Pride in Job – Walnut Tree Fields, Mattishall
- 2018** Pride in Job – Walnut Tree Fields, Mattishall
- 2012** Pride in Job – Hus46, Watton

Alan Read

- 2017** Pride in Job – The Limes, Little Melton



“

From day one the team at Abel Homes were very professional, helpful and you could not ask for more.

”

“

Our whole experience buying from Abel Homes has been fantastic from start to finish.

”

“

Just wanted to write I am beyond happy with my new home. I'm a first time buyer and the team could not have been more supportive and helpful.

”

Our satisfied customers...



“

Excellent service from reservation through to completion. Standard of finish is high and range of extras included in the purchase price is very good value. All Abel personnel are friendly and professional, I would not hesitate to recommend an Abel Home.

”

“

So happy we found Abel Homes, we hadn't even considered a new build. Would happily recommend to anyone.

”

“

We are thrilled with our new home, great energy efficient, contemporary houses.

”

“

We weren't looking for an energy efficient house but we are very pleased with the air source heating, solar panels and under floor heating.

”

“

The overall quality of the build is fantastic, we have a beautiful kitchen and the quality of the bathrooms is great too! We feel privileged to have been able to buy an Abel Home.

”

“

A lot of thought has gone into designing a modern family home that suits our requirements exactly.

”

“

Having just moved into our new build home from Abel Homes we can honestly say what a great experience we have received from start to finish.

”

Rokeles Green Management Company

Rokeles Green Residents Management Company Limited has been incorporated and will own public open space within Rokeles Green. The management company will be responsible for the maintenance in perpetuity of the open space, communal landscaping and play area on site.

An experienced and reputable estate manager will be appointed to run the management company on a daily basis. Every homeowner on Rokeles Green will jointly own Rokeles Green Residents Management Company Limited and be encouraged to become a director of the company.

The estate manager will assist the directors in setting a yearly service charge budget. It is anticipated that this will be in the region of £165 per annum and be payable by every homeowner.

Full details of the Management Company will be provided to your solicitor within our extensive legal pack as part of the reservation process.







Greenburg

Our showhouse

Housetype H-4B

Plots 2, 5, 13, 15, 21 & 22

-  4 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Double garage (single garage to plots 2, 15 and 21)

An attractive detached four-bedroom home offering well-proportioned accommodation affording a light and airy feel. The generous entrance hall, with useful storage cupboard, leads to the open plan living/dining room, spacious kitchen with utility area and to the cloakroom.

On the first floor the master bedroom benefits from an en suite shower room with the further three bedrooms being served by the family bathroom.

Total Floor Area: 124.2m² / 1337ft²



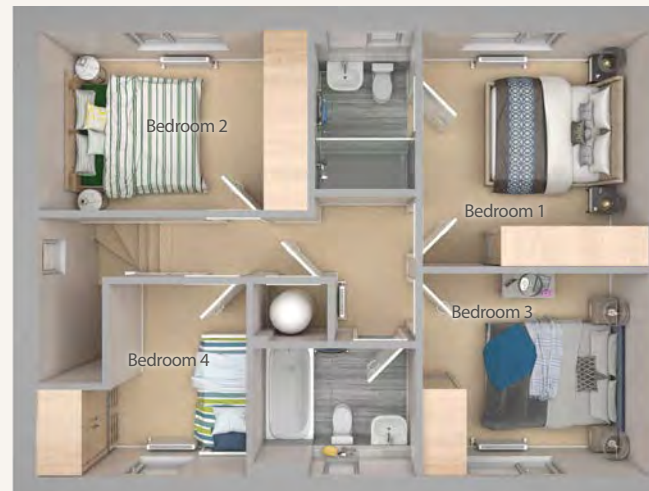
Ground Floor

Kitchen

5.0m x 3.7m max / 2.6m min
(16'5 x 12'1 max / 8'6 min)

Lounge / Dining Area

4.9m max x 3.9m min x 6.7m
(16'1 max x 12'9 min x 22'0)



First Floor

Bedroom 1

3.5m x 3.4m (11'6 x 11'2)

Bedroom 2

4.0m x 2.6m (13'1 x 8'6)

Bedroom 3

3.4m x 3.0m (11'2 x 9'10)

Bedroom 4






3.1m x 2.9m max / 2.0m x 1.2m min
(10'2 x 9'6 max / 6'7 x 3'11 min)



Orion

Housetype H-3D

Plots 1, 8, 9, 10 & 14

-  3 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Utility Room
-  Single Garage

A generous, spacious and versatile detached three-bedroom home benefitting from a single garage and side by side parking.

The hallway leads through to the study/ bedroom four; a useful, flexible room, ideal in which to work from home, and to the main accommodation. This comprises kitchen dining room overlooking the rear garden, utility, cloakroom and a spacious living room.

Upstairs, the master bedroom has an en suite shower room and there are two further spacious bedrooms and a family bathroom.

Total Floor Area: 124.5m² / 1340ft²



Ground Floor

Study

3.4m x 2.1m (11'2 x 6'11)

Kitchen/ Dining

5.9m x 3.6m (19'4 x 11'10)

Utility

1.8m x 2.3m (5'11 x 7'7)

Lounge

3.4m x 5.9m (11'2 x 19'4)



First Floor

Bedroom 1

3.8m x 3.6m (12'6 x 11'10)

Bedroom 2

3.6m x 3.2m (11'10 x 10'6)

Bedroom 3

3.6m x 2.6m (11'10 x 8'6)



Opal

Housetype H-3E

Plot 16

-  3 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Single Garage

The Opal is a spacious three-bedroom detached home with single garage.

The ground floor has a large lobby entrance linking the generous kitchen breakfast room and open plan living/dining room. To complete the ground floor accommodation is a useful cloakroom and storage cupboard.

Upstairs has a master double bedroom with en suite shower room, a further two bedrooms plus a family bathroom.

Total Floor Area: 95.4m² / 1027ft²



Ground Floor

Kitchen

4.1m x 3.2m (13'5 x 10'6)

Dining Area

3.0m x 2.4m (9'10 x 7'10)

Lounge

5.0m x 3.0m (16'5 x 9'10)



First Floor

Bedroom 1

4.0m max / 3.2m min x 2.9m
(13'11 max / 10'6 min x 9'6)

Bedroom 2

3.7m max / 3.3m min x 3.0m
(12'2 max / 10'10 min x 9'10)

Bedroom 3

2.9m x 2.4m (9'6 x 7'10)



Goldings

Housetype H-3B

Plots 38 & 39

-  3 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Single Garage

The Goldings is a detached three-bedroom home with a single garage.

The entrance hall, with cloakroom, leads to a generous sized living room and on the opposite side of the hallway is the open-plan kitchen/dining room; both rooms benefitting from French doors to rear garden.

Upstairs the master bedroom has an ensuite shower room and there are two further bedrooms and a family bathroom.

Total Floor Area: 93.5m² / 1006.5ft²



Ground Floor

Kitchen / Dining

5.5m x 3.1m (18'0 x 10'2)

Lounge

5.5m x 3.1m (18'0 x 10'2)



First Floor

Bedroom 1

3.9m x 3.1m (12'10 x 10'2)

Bedroom 2

3.1m x 2.9m (10'2 x 9'6)

Bedroom 3

3.1m x 2.3m (10'2 x 7'7)



Harmony

Housetype H-3C

Plots 3, 4, 6, 7, 11 & 12

-  3 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Single Garage

A semi-detached three-bedroom home with single garage.

The ground floor comprises a hallway, with useful storage cupboard, cloakroom, kitchen and open plan living/dining room. This room benefits from an understairs storage cupboard and French doors to rear garden.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

Total Floor Area: 86.2m² / 928ft²



Ground Floor

Kitchen

3.5m x 2.7m max / 2.1m min
(11'6 x 8'10 max / 6'11 min)

Lounge/Diner

5.2m max x 4.6m (17'1 max x 15'1)



First Floor

Bedroom 1

3.9m x 3.0m (12'10 x 9'10)

Bedroom 2

3.0m x 3.1m max / 2.7m min (9'10 x 10'2 max / 8'10 min)

Bedroom 3

2.7m x 2.2m (8'10 x 7'3)



Sonnet

Housetype H-3A

Plot 23

-  3 Bedrooms
-  1 Bathroom
-  2 Toilets

Ideal for the growing family, this 3 bedroom semi-detached home provides generous accommodation.

The hallway leads to the kitchen and open-plan living/dining room. Upstairs there is a generous master bedroom, two further bedrooms and a family bathroom.

Total Floor Area: 93m² / 1001ft²



Ground Floor

Kitchen

3.5m max / 2.4m min x 3.9m
(11'8 max / 7'10 min x 12'10)

Living/Dining Area

5.8m x 4.1m (19'0 x 13'5)



First Floor

Bedroom 1

5.8m max / 4.6m min x 2.8m (19'0 max / 15'1 min x 9'2)

Bedroom 2

3.6m x 3.1m (11'10 x 10'2)

Bedroom 3

3.1m x 2.1m (10'2 x 6'10)



Perle

Housetype H-2C

Plots 17, 18, 19, 20, 42 & 43

-  2 Bedrooms
-  2 Bathrooms
-  3 Toilets
-  Single Garage

Benefitting from westerly facing gardens, the Perle is a generous two-bedroom semi-detached home with a single garage and parking.

The hallway, with useful storage cupboard, provides access to the cloakroom, kitchen and open plan living/dining room – a bright room with patio doors to the garden.

Upstairs the master bedroom has an en suite shower room and there is a second double bedroom plus a family bathroom.

Total Floor Area: 76.6m² / 824.5ft²



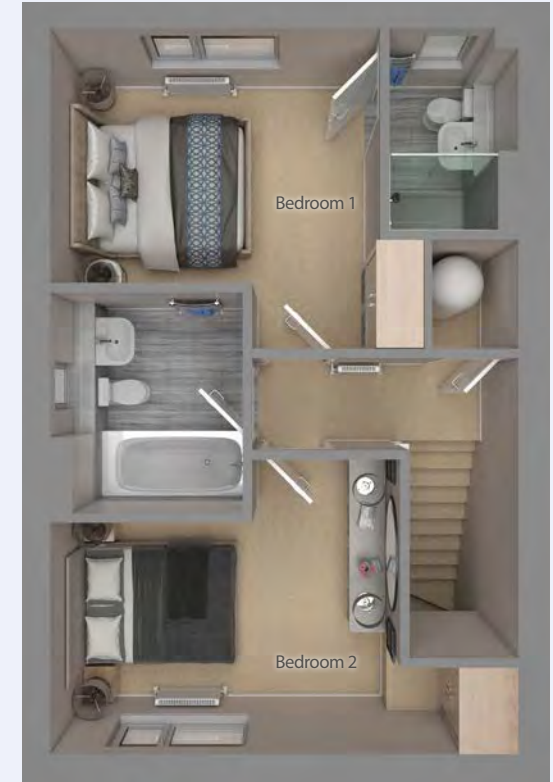
Ground Floor

Kitchen

3.9m x 2.4m max / 1.7m min
(12'10 x 7'10 max / 5'7 min)

Lounge/Diner

4.8m x 4.0m (15'9 x 13'1)



First Floor

Bedroom 1

3.8m max / 3.3m min x 3.5m max / 2.8m min
(12'6 max / 10'10 min x 11'6 max / 9'2 min)

Bedroom 2

3.6m x 3.3m max (11'10 max x 10'10 max)







09

11

Equinox

Housetype H-2AW

Plots 35, 36, 37, 40, 41, 44 & 45

-  2 Bedrooms
-  1 Bathrooms
-  2 Toilets
-  Single Garage and/or off-road parking

A two-bedroom home with either a garage and parking or with two car parking spaces.

The entrance hall, with useful storage cupboard, leads to the kitchen, cloakroom and to the living/dining room.

Upstairs there are two double bedrooms and a well proportioned family bathroom.

Total Floor Area: 80m² / 861ft²



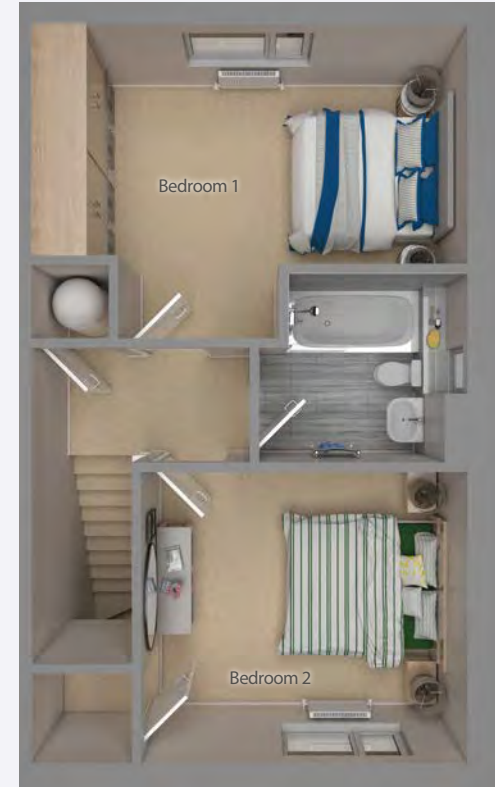
Ground Floor

Kitchen

3.9m x 2.4m
(12'10 x 7'10)

Lounge / Diner

4.8m x 4.5m (15'9 x 14'9)



First Floor

Bedroom 1

4.8m x 2.9m max / 2.5m min
(15'9 x 11'2 max / 9'6 min)

Bedroom 2

3.6m x 3.2m (11'10 x 10'6)

Building a reputation for quality

Our previous and current developments across Norfolk and Suffolk



- 1 **The Woodcutters** Great Ellingham 2 **The Pastures** Attleborough 3 **Southacre** Attleborough 4 **St Andrew's Court** Mildenhall 5 **Crown House** Thetford
6 **Hannant's Piece** Castle Acre 7 **Greenfield** Tacolneston 8 **Lark's Meadow** Dereham 9 **Briar Gardens** Attleborough 10 **The Hatchery** Swaffham 11 **Gardener's Green** Hingham
12 **Hus22** Drayton 13 **The Dairy** Old Catton 14 **Hus46+** Watton 15 **Oak Meadow** Shipdham 16 **Swan's Nest** Swaffham 17 **The Hops** Hingham 18 **The Limes** Little Melton
19 **Walnut Tree Fields** Mattishall 20 **Hare's Green** Watton Green 21 **FIVE** Gressenhall 22 **Bluebell Rise** Bawdeswell 23 **Taursham Park** Taverham 24 **Rokeles Green** Watton





Rokeles Green

WATTON

2 Bedroom

Equinox (H-2AW)
Plots 35, 36, 37, 40,
41, 44 & 45

Perle (H-2C)
Plots 17, 18, 19, 20,
42 & 43

3 Bedroom

Sonnet (H-3A)
Plot 23

Goldings (H-3B)
Plots 38 & 39

Harmony (H-3C)
Plots 3, 4, 6, 7, 11 & 12

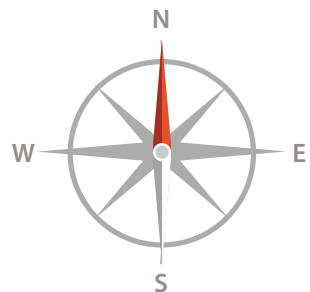
Orion (H-3D)
Plots 1, 8, 9, 10 & 14

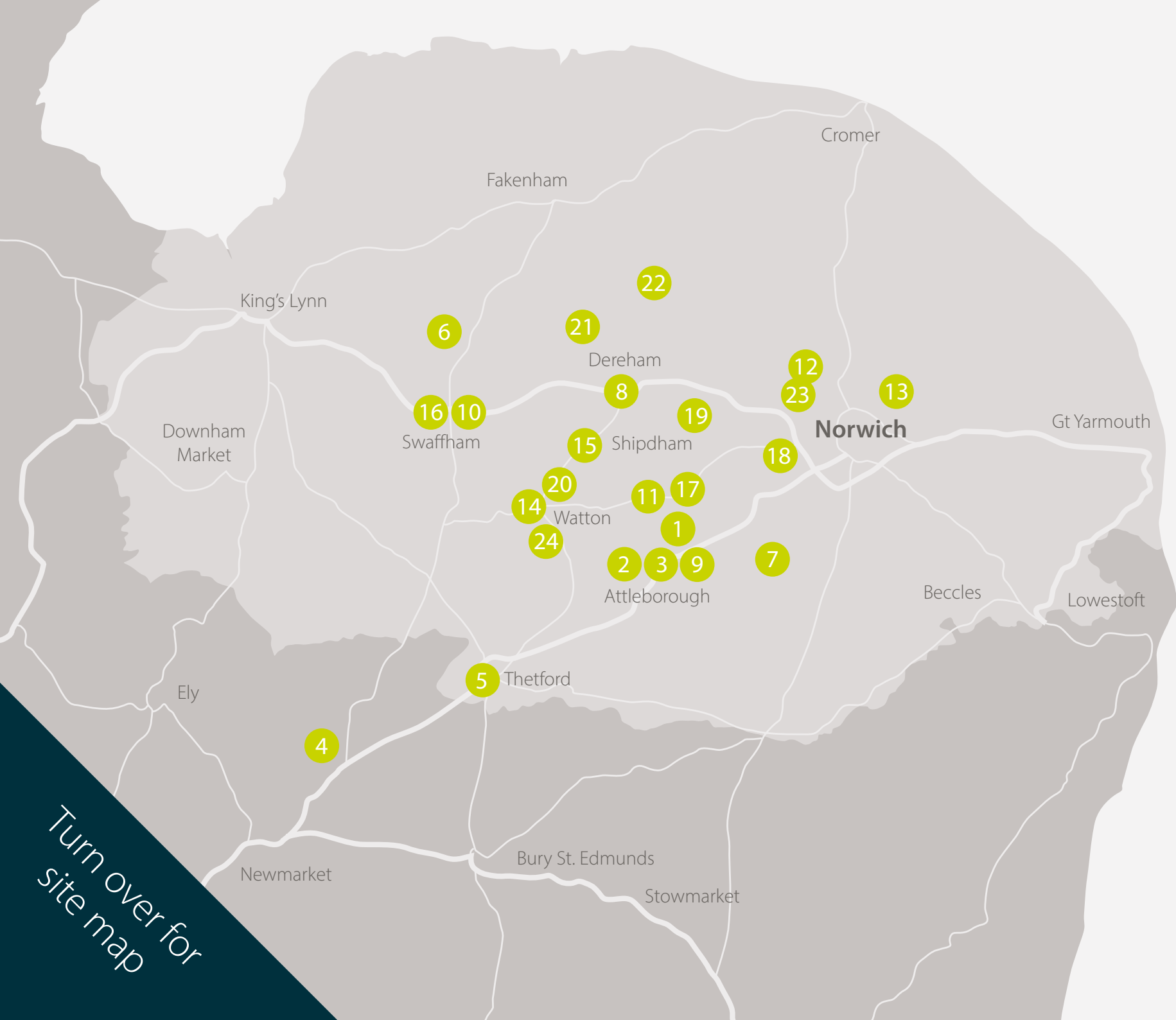
Opal (H-3E)
Plot 16

4 Bedroom

Greenburg (H-4B)
Plots 2, 5, 13, 15, 21 & 22

Affordable Housing





Turn over for
site map



Travel by road:	Thetford 14 miles / 22 mins	Bury St Edmunds 27 miles / 44 mins
Norwich 23 miles / 45 mins	Dereham 11 miles / 21 mins	King's Lynn 27 miles / 45 mins
Wymondham 14 miles / 27 mins	Sheringham 37 miles / 1 hr 7 mins	Ipswich 47 miles / 1 hr 7 mins
Attleborough 10 miles / 18 mins	Wells-next-the-sea 35 miles / 57 mins	Cambridge 47 miles / 1 hr 2 mins

Times and distances are estimated using Google Maps

Viewing information

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