



FRITTON LAKE

OWN A PIECE *of the* WILD EAST

and build your dream cabin on the lake





FRITTON LAKE

Fritton Lake is a family run, private holiday club in the heart of a thousand-acre rewilding project on Norfolk's Somerleyton Estate. Home to a two-mile long lake, set amidst woods, wildland and wildlife, from the moment you arrive at Fritton Lake you can fully disconnect from the rigours of hectic life and reconnect with nature and each other.

We are offering you the chance to buy off-plan and create your perfect holiday home with us.





Join us for adventures in nature including wild swimming, trail running, stand-up paddle boarding, grass and clay tennis, nature safaris and adventure play, and a positive life-changing effect on our environment.

Slow down and relax, take full advantage of our 22m heated swimming pool, floating sauna and instructor-led yoga sessions, and enjoy delicious, locally-sourced food from the Clubhouse menu.

Our exclusive club is close to Norwich, the Norfolk Broads, the Suffolk heritage coast and is just two hours from East London, Cambridgeshire, Essex and Hertfordshire. This is a rare opportunity to own a luxury timber retreat.



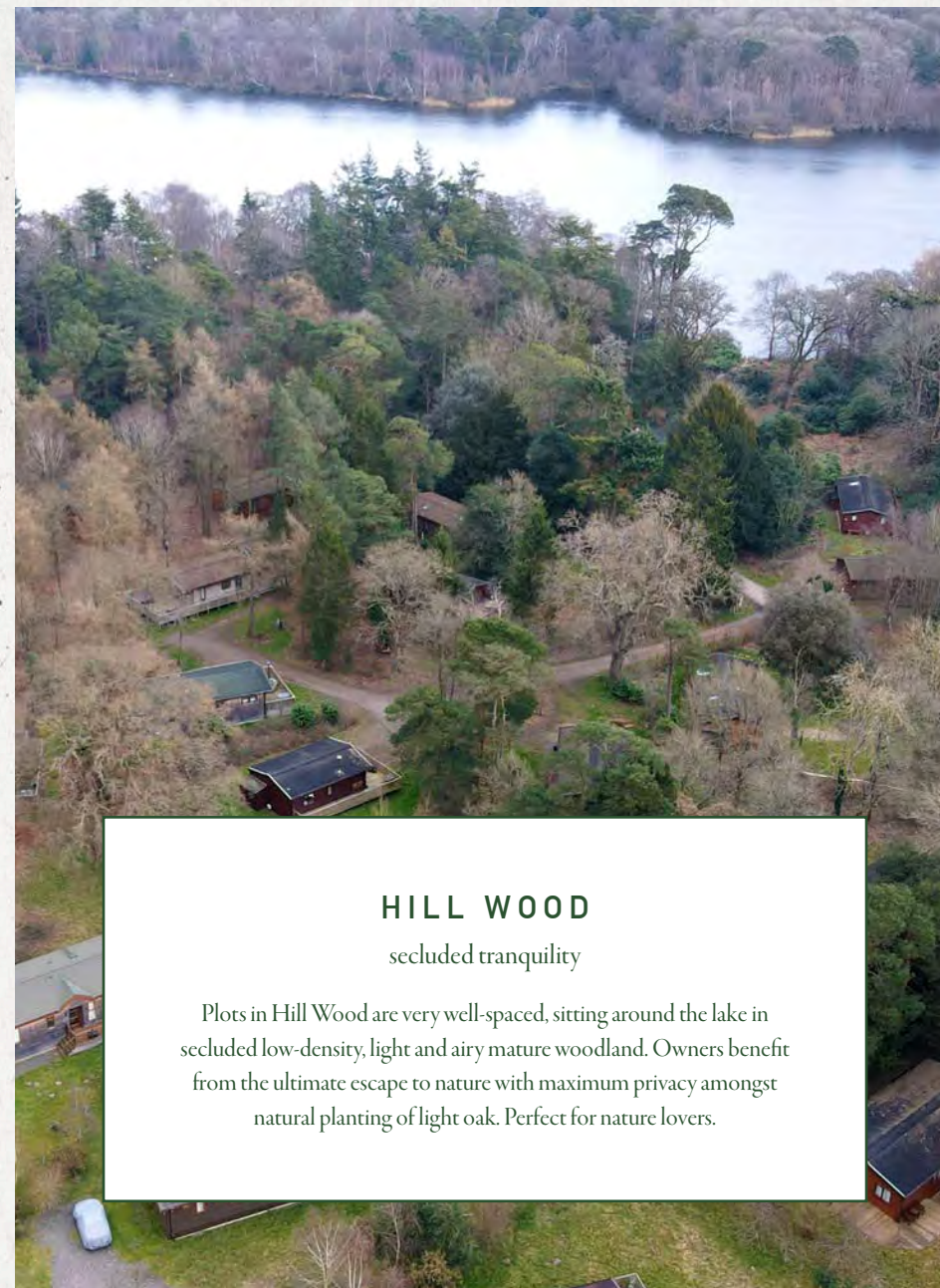


STEP 1

CHOOSE YOUR LOCATION

Whether you seek seclusion away from the action, or want to be at the heart of the club and all that's going on, we have the plot for you.

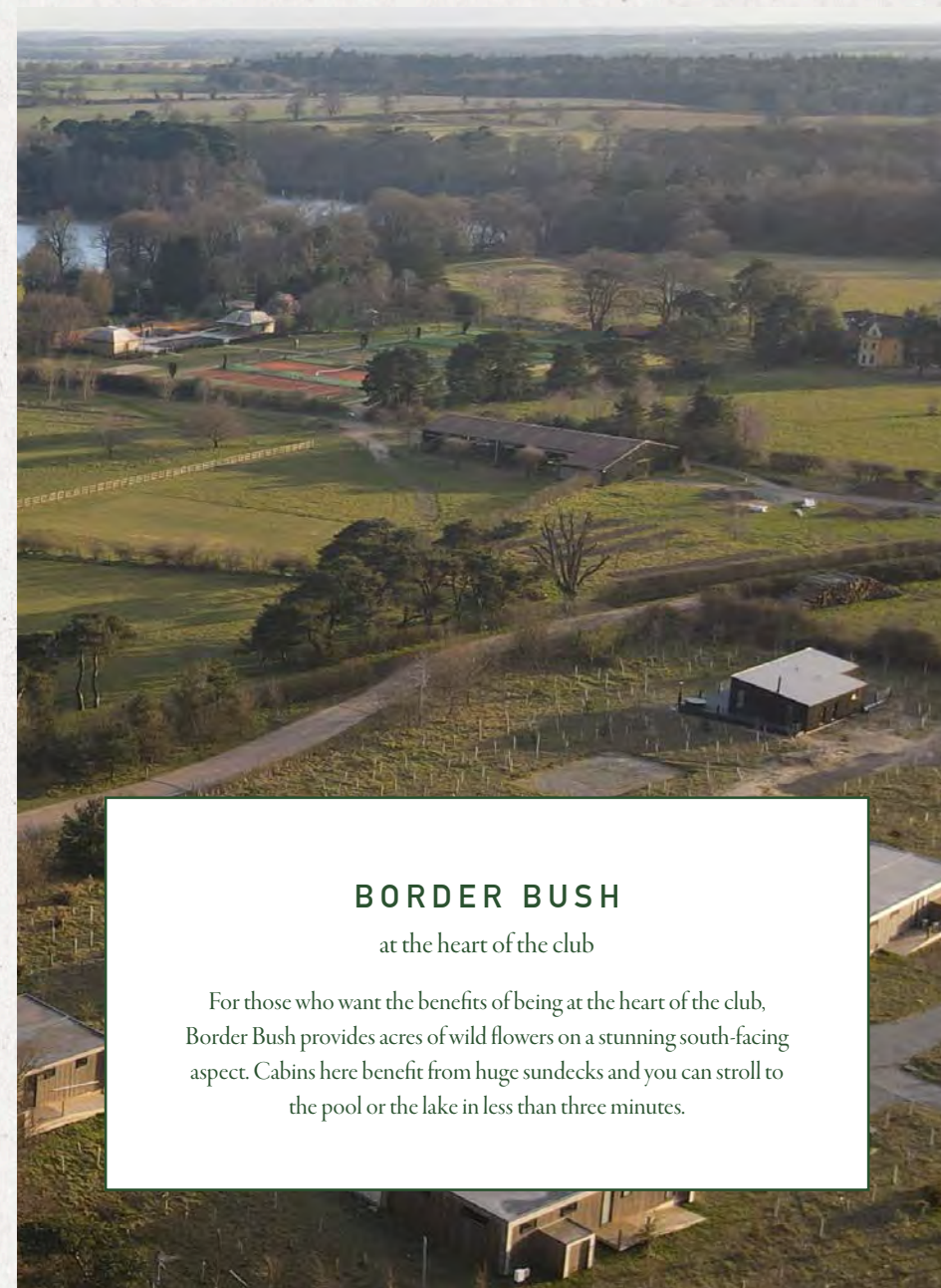
The landscape around Fritton Lake is both varied and beautiful, and we have plots available both in the open meadowland around the main facilities, and in the mature woods further away, so you can select the site that fits you best.



HILL WOOD

secluded tranquility

Plots in Hill Wood are very well-spaced, sitting around the lake in secluded low-density, light and airy mature woodland. Owners benefit from the ultimate escape to nature with maximum privacy amongst natural planting of light oak. Perfect for nature lovers.



BORDER BUSH

at the heart of the club

For those who want the benefits of being at the heart of the club, Border Bush provides acres of wild flowers on a stunning south-facing aspect. Cabins here benefit from huge sun decks and you can stroll to the pool or the lake in less than three minutes.



STEP 2

CHOOSE YOUR CABIN

For your bespoke cabin retreat, choose between a Koto design-led cabin or a delightful cedar-clad cabin from Retreat Homes. Both are stunning luxury second homes for you to escape to.

Stylish. Welcoming. Comfortable. Special. You want your second home to be all these and more, which is why we have selected these two high-quality cabin designs for you to choose from.

Koto is a name known throughout the world for its quality design and minimalist stylings. Beautifully crafted to the highest standard these architect-designed cabins are deeply desirable. Meanwhile, Retreat Home cabins are the ultimate luxury retreat, offering a combination of style, modern living and convenience.

Whichever style you choose, we know you'll fall in love with the results the moment you step through the door of your new home.



KOTO

Stunning, luxury cabins

Every Koto home is crafted with the utmost respect for both the environment and the people they work with. For people who appreciate the finest in life and in nature.



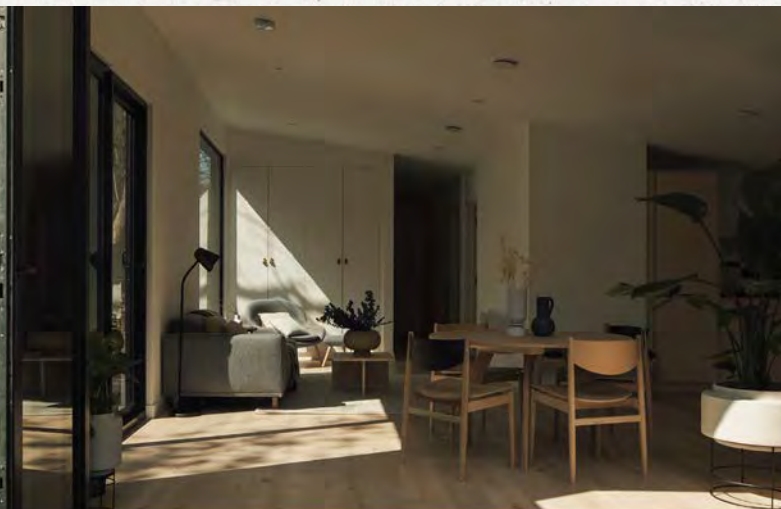
RETREAT HOMES

Style and modern living

Built with living in mind, Retreat Homes cabins are spacious and modern, with a design that's specifically created to work with the nature around them.



KOTO CABINS





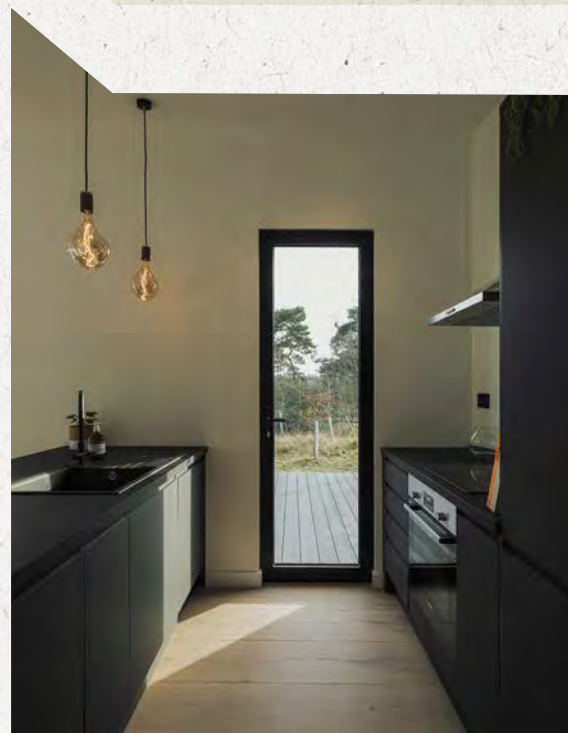
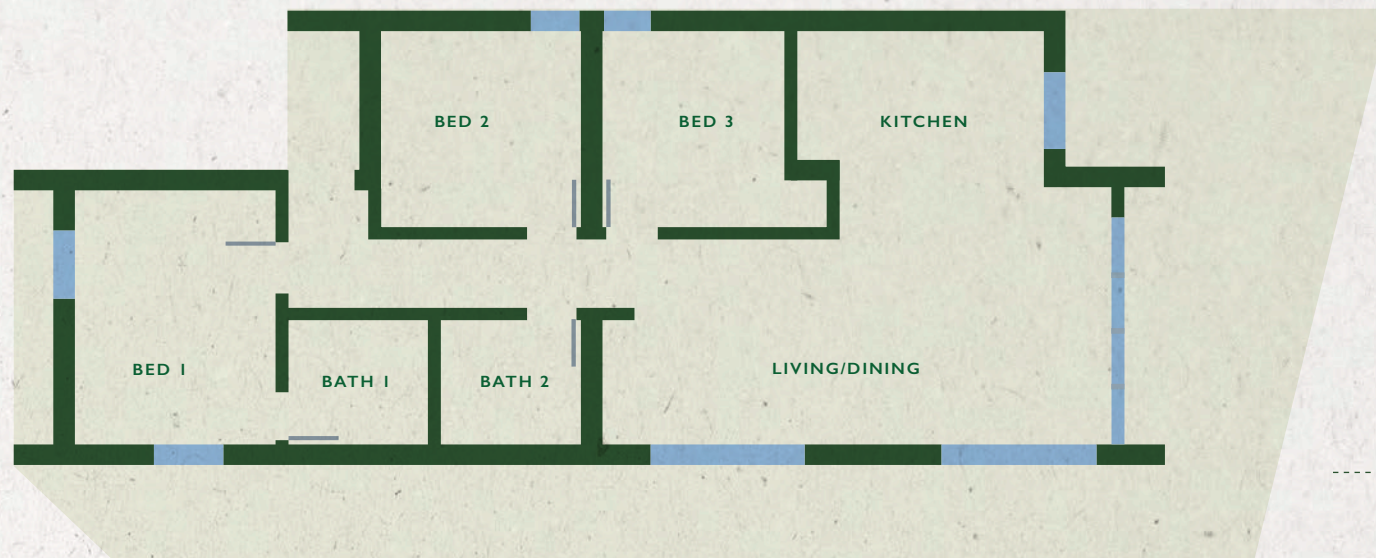
KI *by* KOTO

IN HILL WOOD

Ki has been sensitively designed with one open facade, framing stunning views of the woodlands and lake. Arguably the most impressive area of the cabin is the open-plan living, dining and kitchen space. Light-filled areas exude calm and serenity, allowing nature's inspiring scenery to take centre stage.

Bespoke cabinetry and wardrobes offer excellent storage throughout. The space has been thoughtfully designed to celebrate the simple pleasures in life, relaxing on the sun-soaked deck with a book or enjoying the view through expansive openings.

Both versions, two or three bedrooms, offer spacious living accommodation and each bedroom comfortably fits a king size bed. The two bathrooms (one ensuite to the master bedroom) both have the facility to accommodate a large free-standing bath or shower/wet room.



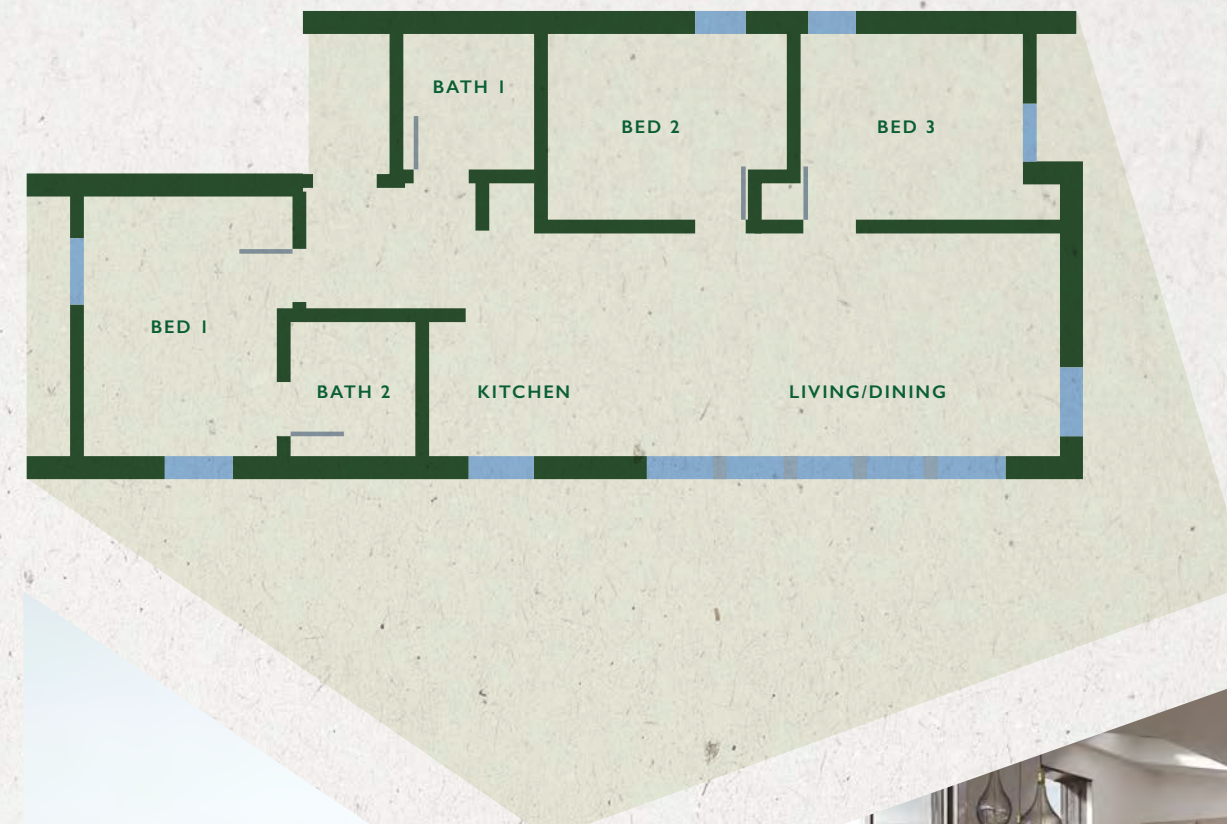
MIRU *by* KOTO

IN BORDER BUSH

The structure of Miru assumes an elegant and functional sculptural form with large glazing that frames views of the woods and wild meadows. This is a cabin that can adapt with ease to the change of the seasons; in summer months the windows and doors open out and daily life spills out into the surrounding nature. In colder months, due to the exceptional eco-efficiency of the building, simply hunker down and get cosy.

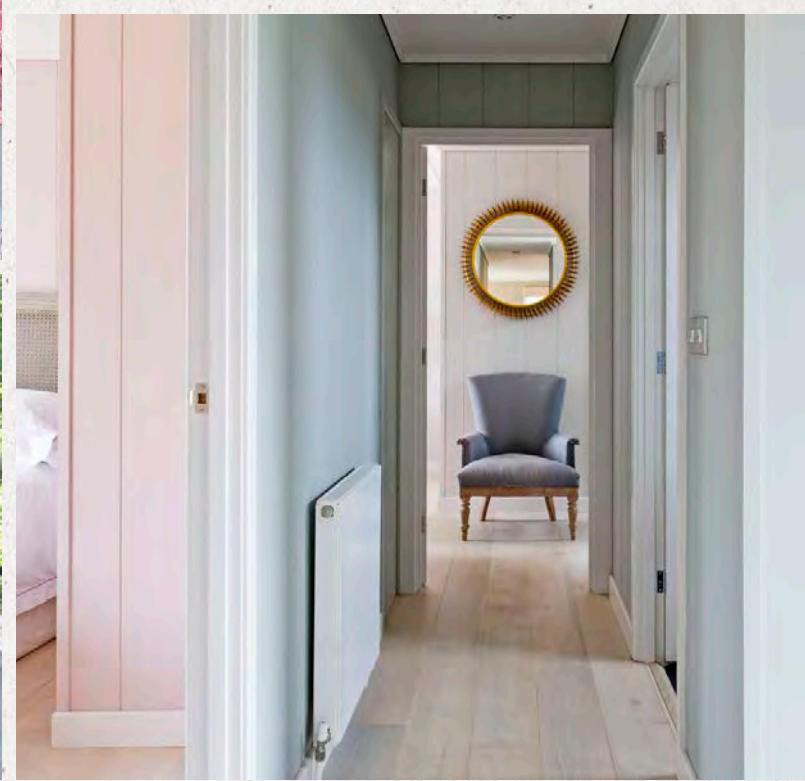
Both the two and the three bed Miru are delightfully spacious. The combined kitchen and living area allow for a free-flowing environment, while each bedroom can easily accommodate a king size bed. Meanwhile the generous size of the main bathroom and the ensuite gives you the option of installing a large free-standing bath or a convenient shower/wet room.

Sitting within the heart of the resort these plots are lateral, so the longest side hits the sun, giving lots of light and a huge south-facing deck. It's within minutes of the pool, tennis courts, pub and the lake for swimming and other water activities.





RETREAT HOMES

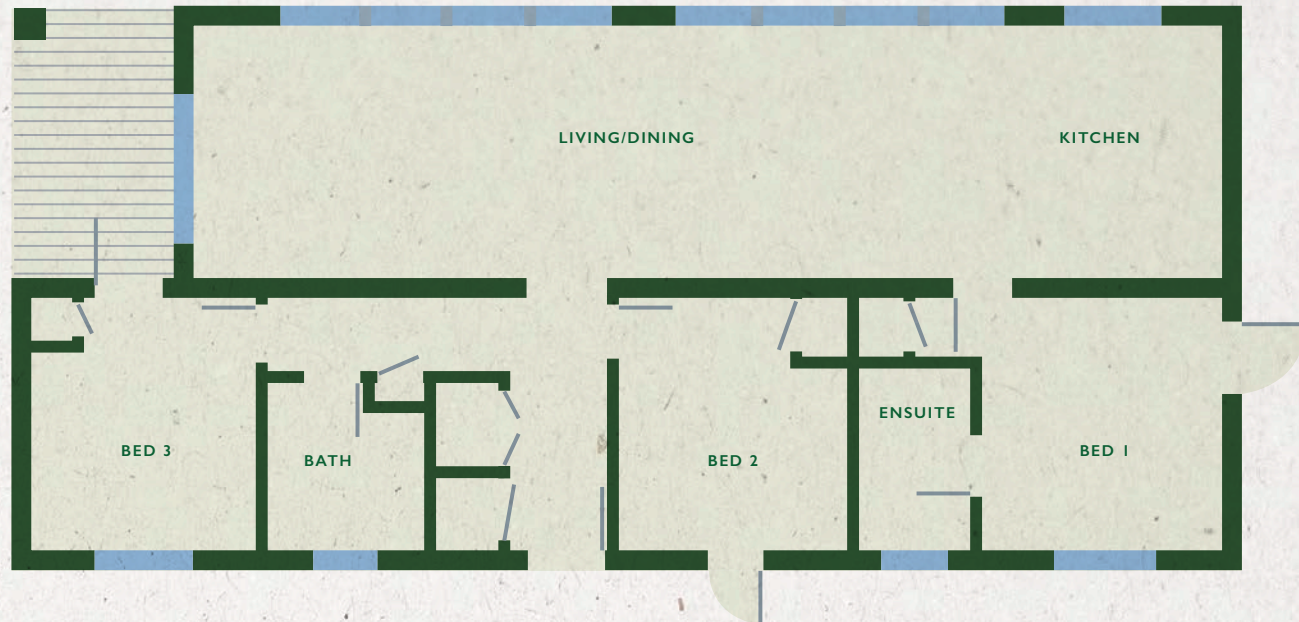




CABIN ONE *by* RETREAT HOMES

IN BORDER BUSH

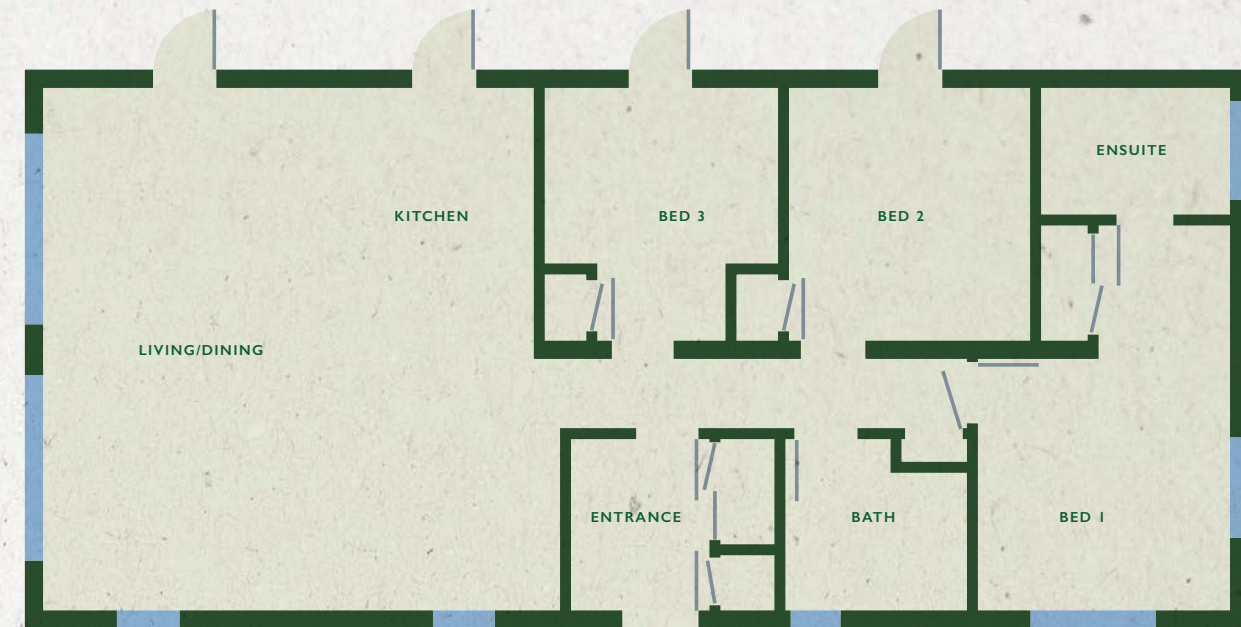
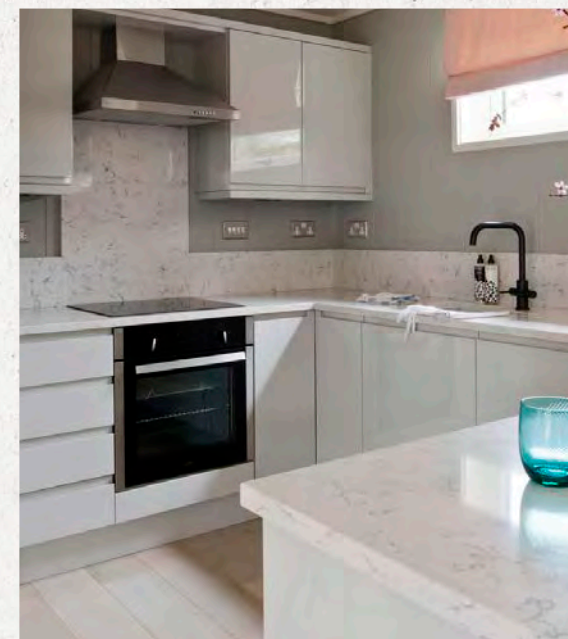
Located at the centre of our resort, these plots are laid out laterally, so the longest side of the Retreat Homes receives the sun, providing lots of light onto the huge south-facing deck. It's your own private space within minutes of the pool, tennis, Clubhouse and lake.



CABIN TWO *by* RETREAT HOMES

AT HILL WOOD

Built bespoke to your needs, Cabin Two is a gorgeous three-bed, two-bath contemporary wood cabin in your own private piece of nature at Hill Wood.

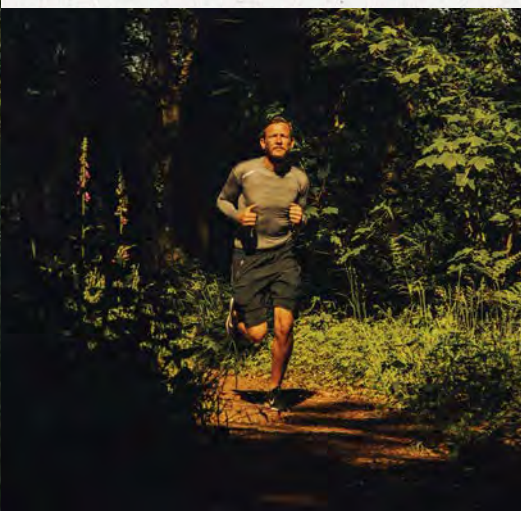
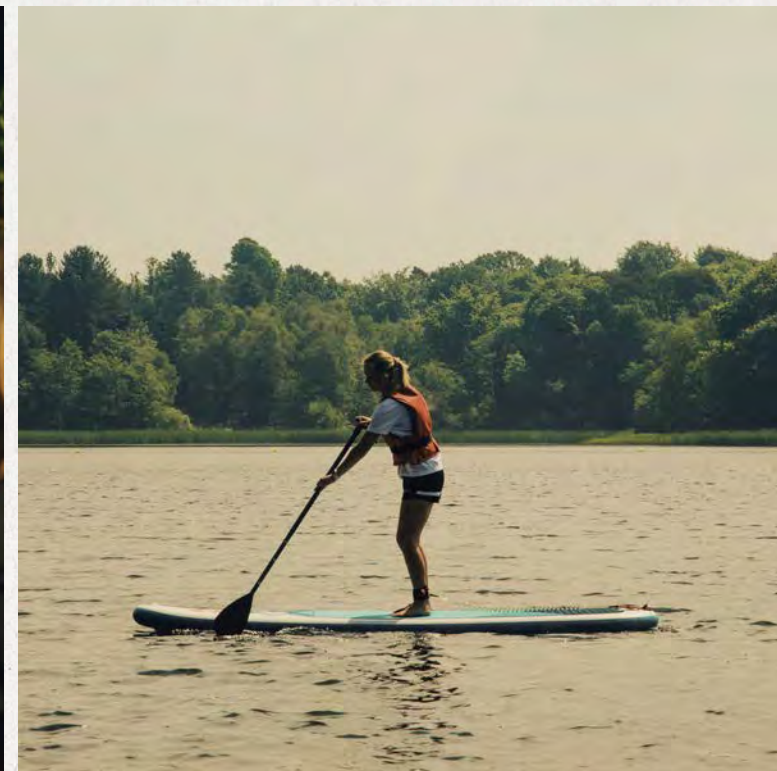




STEP 3

ESCAPE TO YOUR CABIN

There's no greater pleasure than knowing at any time you can get away from it all to your own personal holiday in tranquil surroundings. Enjoy the activities, enjoy the peace, enjoy Fritton Lake.





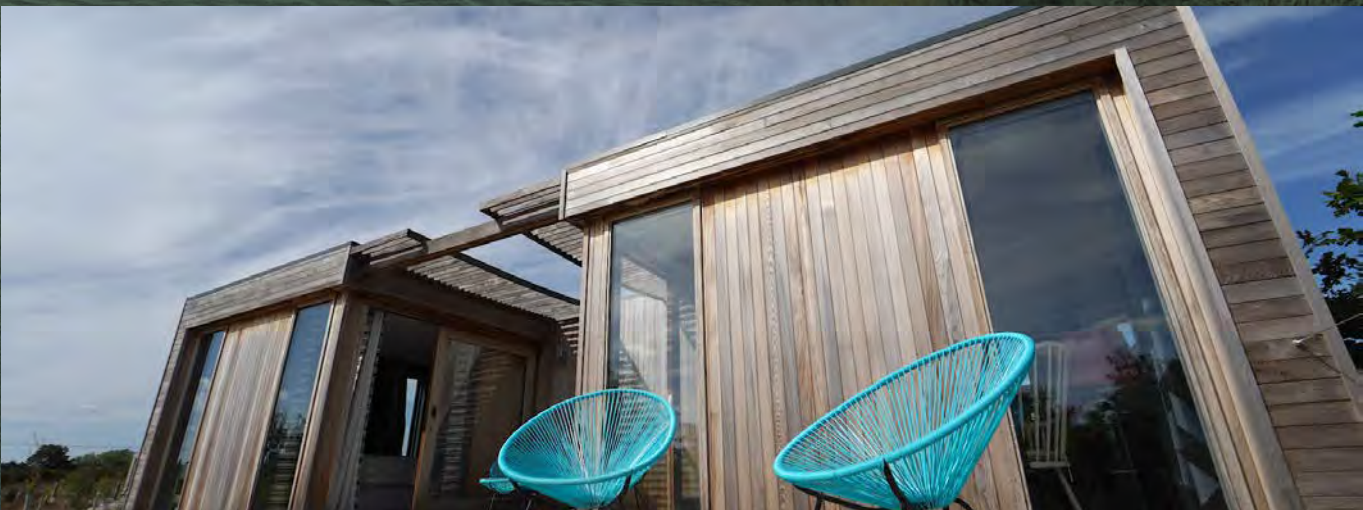
GUIDE PRICES

FOR OFF-PLAN PURCHASE

It's easy, pick your perfect plot and then decide what to build. Our guide prices cover a fully furnished home on a 25-year leasehold.

We offer a fully bespoke design service, which is fun and allows you to stamp your own personal style on our stunning canvases. Choose kitchen finishes, bathrooms, room layouts and colours, furniture and finishings.

However you want your new home, we are here every step of the way to help you make it a reality.



	HILL WOOD	BORDER BUSH
CABINS		
KOTO TWO BED	FROM: £360,000 GROUND RENT: £7,250	FROM: £334,000 GROUND RENT: £6,250
KOTO THREE BED	FROM: £365,000 GROUND RENT: £7,250	FROM: £338,000 GROUND RENT: £6,250
RETREAT HOMES TWO BED	FROM: £325,000 GROUND RENT: £7,250	FROM: £305,000 GROUND RENT: £6,250
RETREAT HOMES THREE BED	FROM: £330,000 GROUND RENT: £7,250	FROM: £310,000 GROUND RENT: £6,250
EXTRAS		
WOOD-FIRED HOT TUB	£8,000	
WOOD-FIRED HOT TUB WITH BUBBLES	£10,200	
WOOD BURNING STOVE	£7,000	