

HERITAGE

- REDROW -

# FOXBRIDGE MANOR

CASTLE DONINGTON





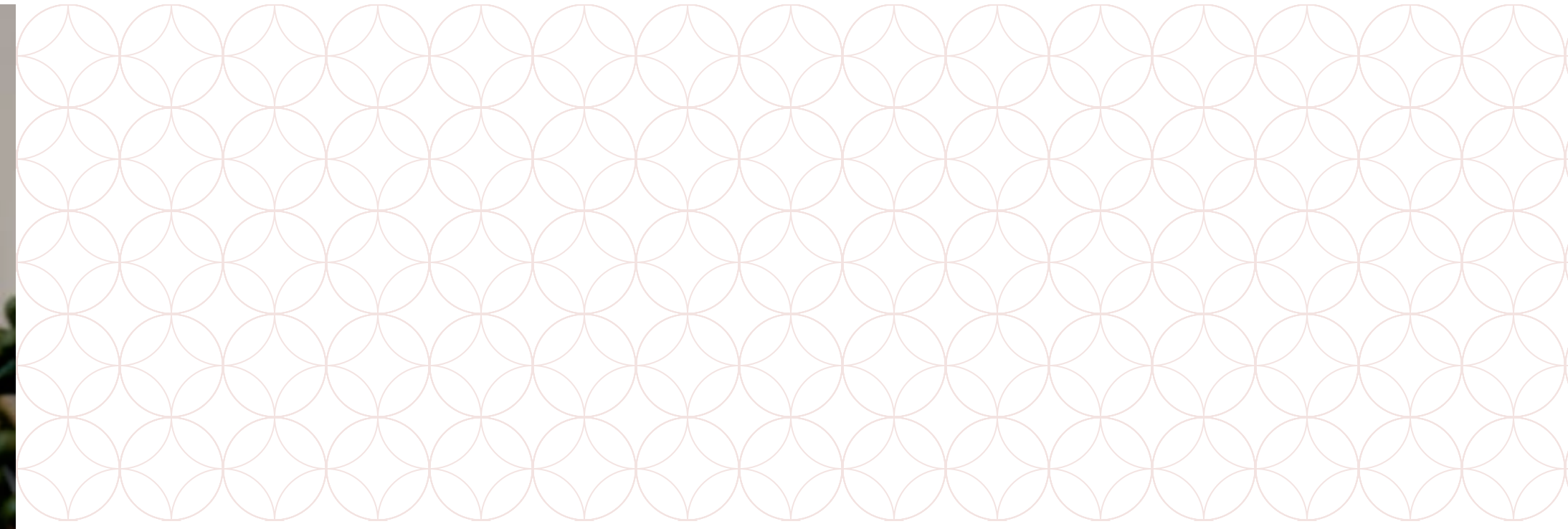
# WELCOME TO FOXBRIDGE MANOR



## A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE HISTORIC MARKET TOWN OF CASTLE DONINGTON.

Imagine having the charm of an historic yet thriving market town on your doorstep, yet with the culture, shopping and sport of several big cities within easy reach. That's what's on offer at Foxbridge Manor, our beautiful new collection of 3 and 4 bedroom homes in Castle Donington. With Derby, Nottingham and Leicester all an easy car journey away, but with stunning countryside on your doorstep too, Foxbridge Manor offers the best of both worlds.





## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

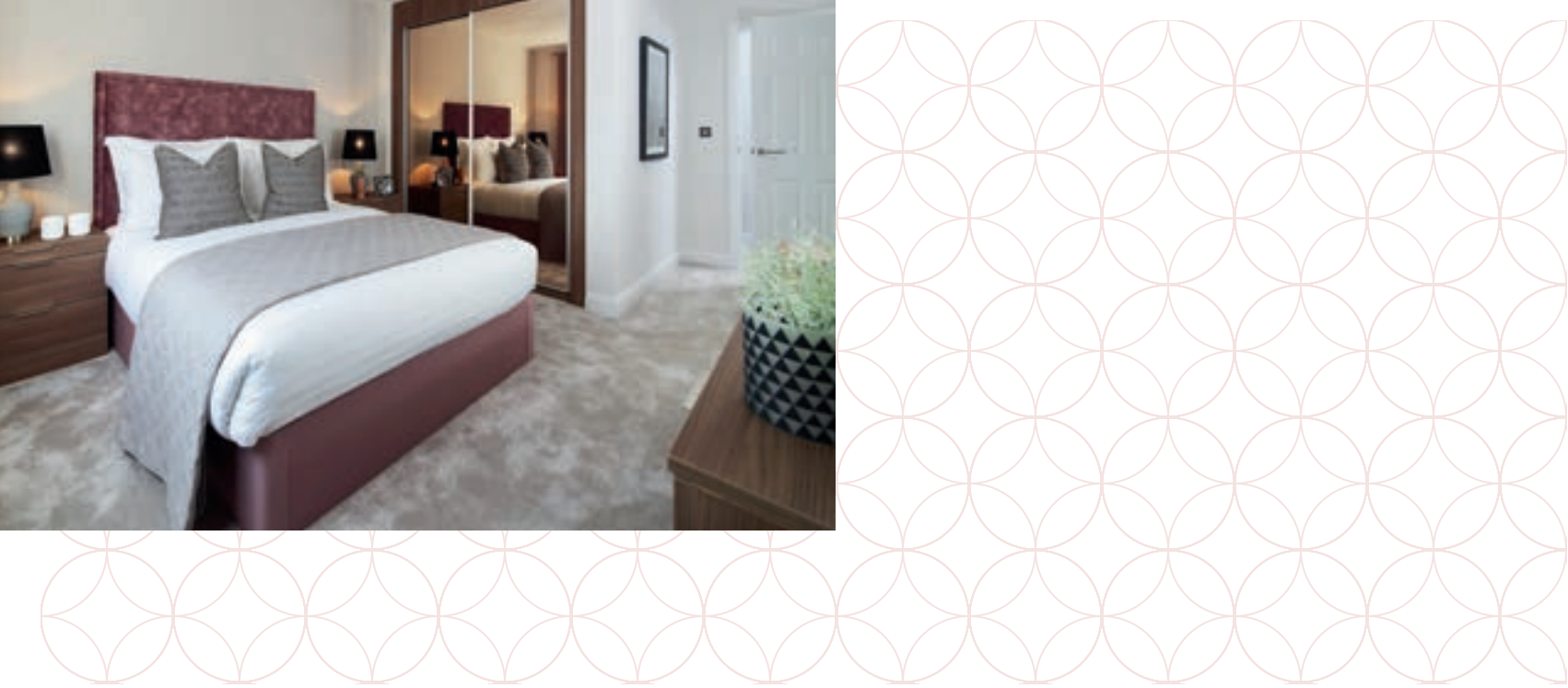
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





## ENJOY THE AREA

From your weekly food shop to leisurely browsing around the local markets, shopping will be a pleasure. There's a Co-op supermarket in Castle Donington, with a choice of larger names available in nearby Derby. They'll be something for everyone along Castle Donington's Market Street and Bondgate, with a range of local and national shops. For a more modern shopping experience, Derby's huge shopping centre is the perfect choice, with its hundreds of household name stores, family chain restaurants and cinema. For a more intimate browse, at Castle Donington's monthly farmers' market you can buy straight from the producers, or why not head to nearby Loughborough, for its award-winning 'outdoor market of the year', or collectors' market.

Those looking to eat out can enjoy a broad range of styles and flavours in Castle Donington. For the best of British, try Tyler's Tearooms, the Church View Hotel or the Sage Restaurant. Asian, Indian and Bangladeshi flavours, meanwhile, are on the menu at Curry 2 Night, the Rose of Bengal, Orissa and Gandhi. Or why not drink and dine, at The Apiary pub, The Castle Inn, The Nag's Head or The Plough.



## ENJOY AN ACTIVE LIFESTYLE

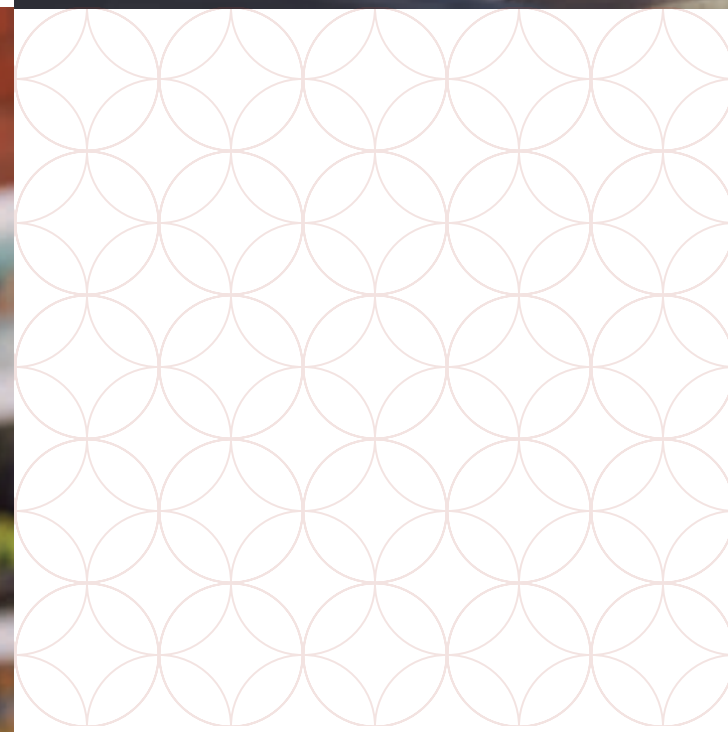
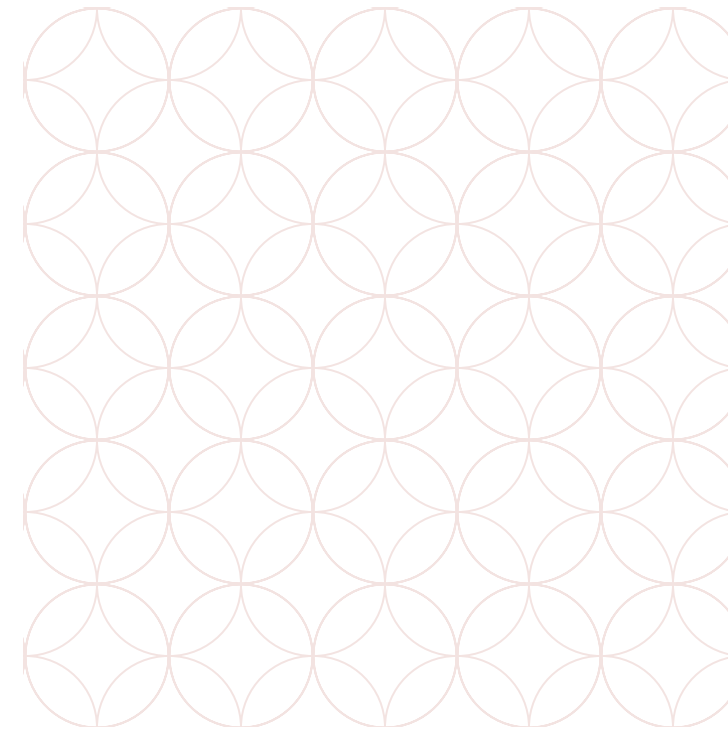
For leisure and pleasure, Castle Donington has something to suit all needs. Sports and fitness fanatics will be pleased to find a variety of sports teams nearby, while the selection of gyms and health clubs in the area are perfect for those who like to stay active. For a slightly easier pace, you'll find a choice of golf courses at Trent Lock and Breedon Priory.

Castle Donington's community spirit is one of its greatest strengths, as seen at the annual May Bank Holiday Medieval Market, always drawing huge crowds. Days out are also in rich supply, from the thrills and spills of Donington Park racetrack on your doorstep, to the quiet and tranquillity of the gardens and architecture of nearby Calke Abbey and Melbourne Hall. For a very special day out, the world-famous Alton Towers theme park is just a 45 minute drive, while rock music fans can see and hear some of the world's biggest names at Donington Park's annual Download Festival.

# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a range of well-rated schools where children can begin and continue their journeys in education. Castle Donington offers a choice of three primary schools, with both St Edward's CofE Primary and Hemington Primary (just outside of town) rated 'good' by Ofsted and Orchard Community Primary improving rapidly to join them. A new primary school is also being built as part of the development, too.

For older pupils, the co-ed Castle Donington College is rated highly, and received a rating of 'good with outstanding behaviour' in its latest assessment.



# GETTING AROUND

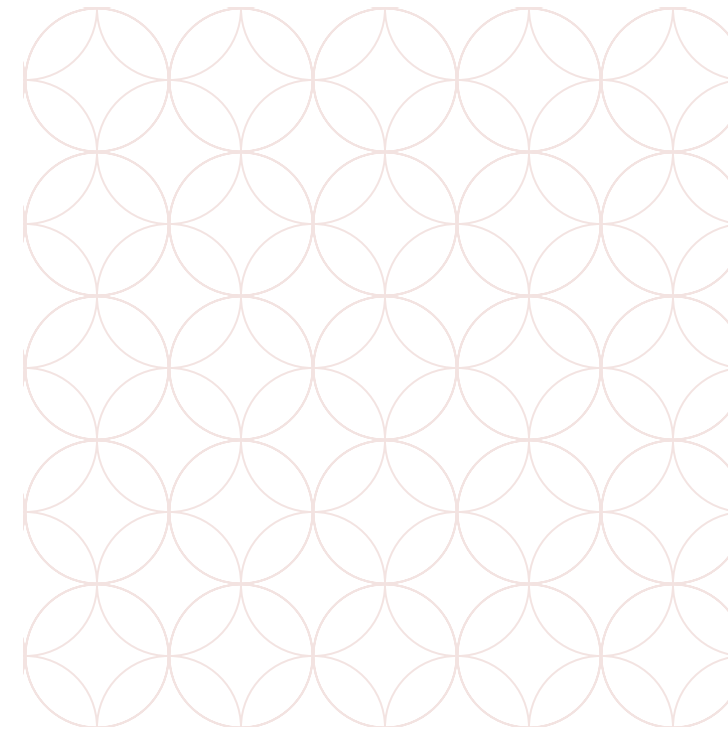
Whether you're travelling for work or play, Castle Donington is perfectly located for travel across the East Midlands and beyond. You can reach Derby in around 20 minutes by car, Loughborough in about 25 minutes, Nottingham in half-an-hour and Leicester in around 35 minutes. The A50 trunk road, A6 and M1 are all within easy reach, making travel around the region a cinch.

For rail travel, East Midlands Parkway station is just a 15-minute drive away and offers regular services to Nottingham (12 minutes), Derby and Leicester (both 15 minutes), and direct to London St Pancras in 1 hour and 22 minutes.

When it comes to air travel, East Midlands Airport - just a short taxi, or bus ride away via the town's dedicated Skylink service – and offering flights around the globe, couldn't be more convenient, whether you're flying for business or pleasure.

# WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Foxbridge Manor**.



# SO YOU GET MORE OUT

- Public Green Space
- New Primary School
- Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area



# EXPLORE FOXBRIDGE MANOR



## KEY

	<b>BROADWAY</b> 3 BEDROOM HOME		<b>OXFORD</b> 4 BEDROOM HOME
	<b>WARWICK</b> 3 BEDROOM HOME		<b>CAMBRIDGE</b> 4 BEDROOM HOME
	<b>AMBERLEY</b> 3 BEDROOM HOME		<b>SHAFTESBURY</b> 4 BEDROOM HOME
	<b>STRATFORD</b> 4 BEDROOM HOME		<b>LEAMINGTON Q</b> 3 BEDROOM HOME
	<b>MARLOW</b> 4 BEDROOM HOME		<b>HARROGATE</b> 4 BEDROOM HOME
	<b>RUTHIN</b> 4 BEDROOM HOME		<b>AFFORDABLE HOUSING</b>

**Affordable Housing:** Maisonette – 69, 137, 171, 214.  
Ledbury – 138, 140, 141, 142, 144.  
Ledbury 3 – 139, 143.  
Dartford – 120-123.

**BCP** – Bin Collection Point

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.





**HERITAGE**

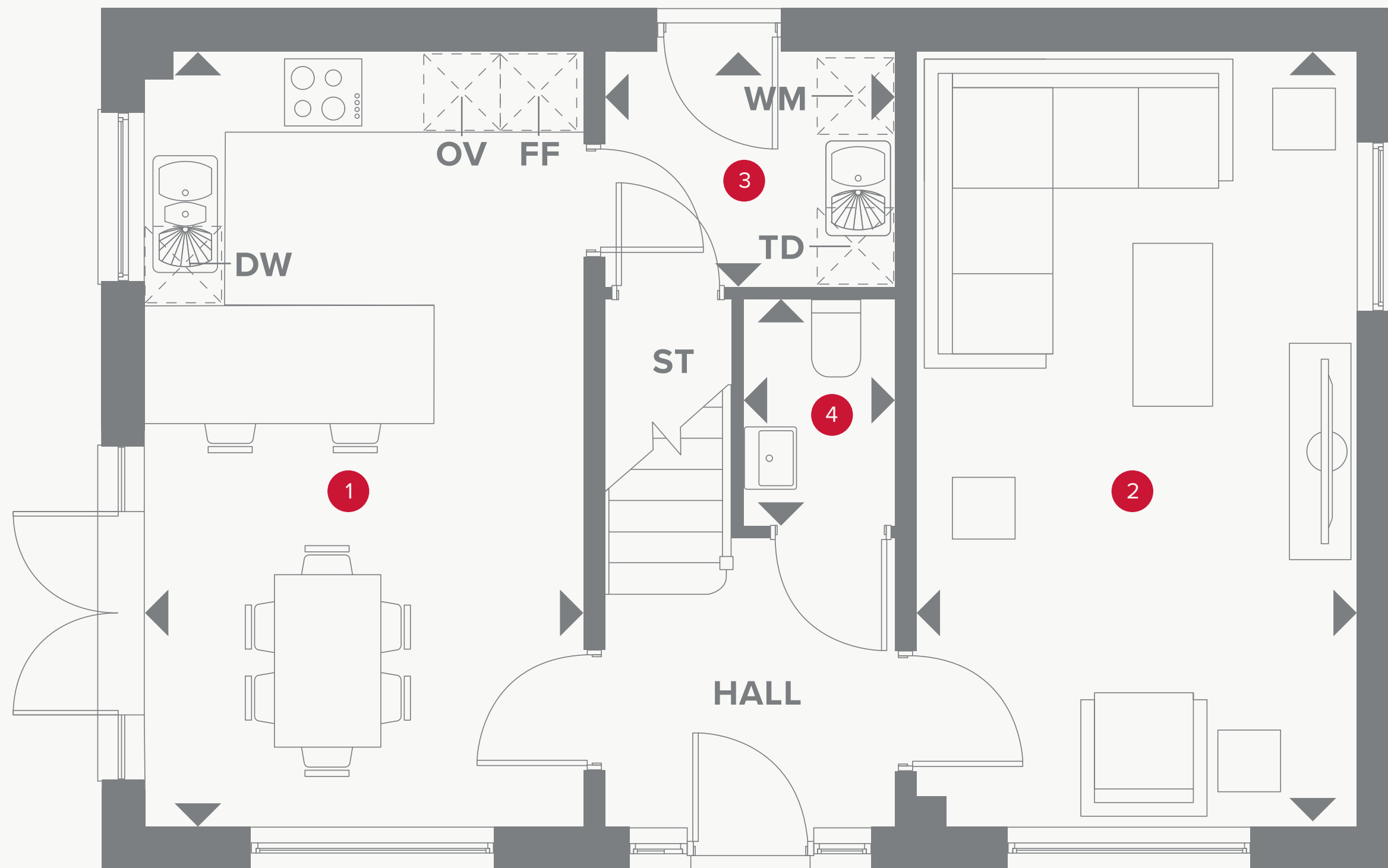
- REDROW -

# THE AMBERLEY

THREE BEDROOM HOME

 **REDROW**


# THE AMBERLEY GROUND FLOOR




1	Kitchen/ Dining	18'11" x 10'9"	5.77 x 3.28 m
2	Lounge	18'11" x 10'9"	5.77 x 3.27 m
3	Utility	7'2" x 5'9"	2.18 x 1.75 m
4	Cloaks	5'7" x 3'9"	1.70 x 1.14 m



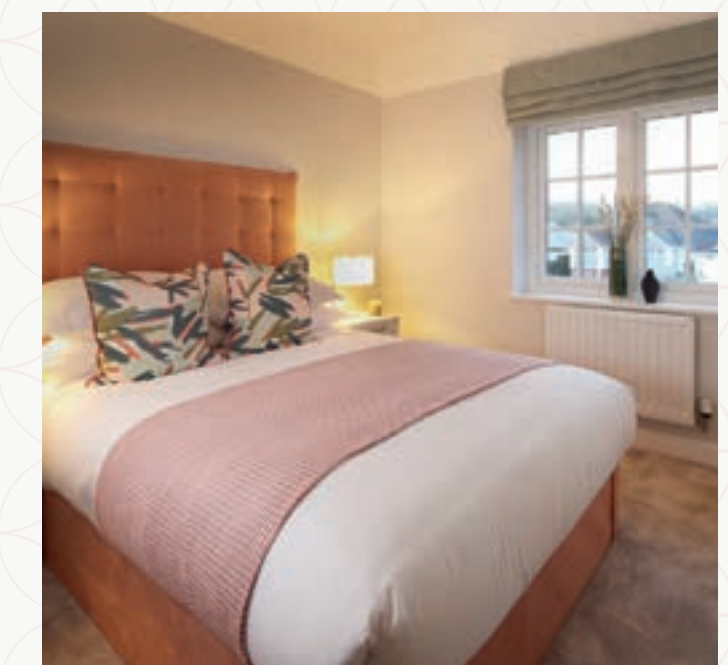
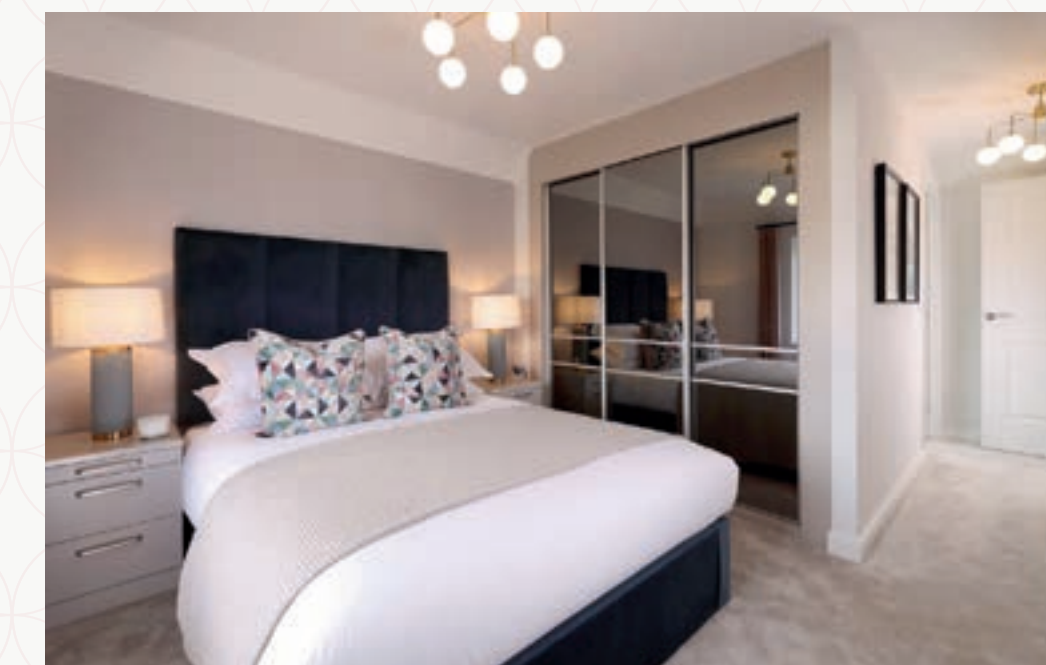
## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

# THE AMBERLEY FIRST FLOOR

5	Bedroom 1	12'1" x 10'10"	3.68 x 3.31 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	10'10" x 10'0"	3.30 x 3.05 m
8	Bedroom 3	11'0" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'3" x 6'6"	2.22 x 1.98 m

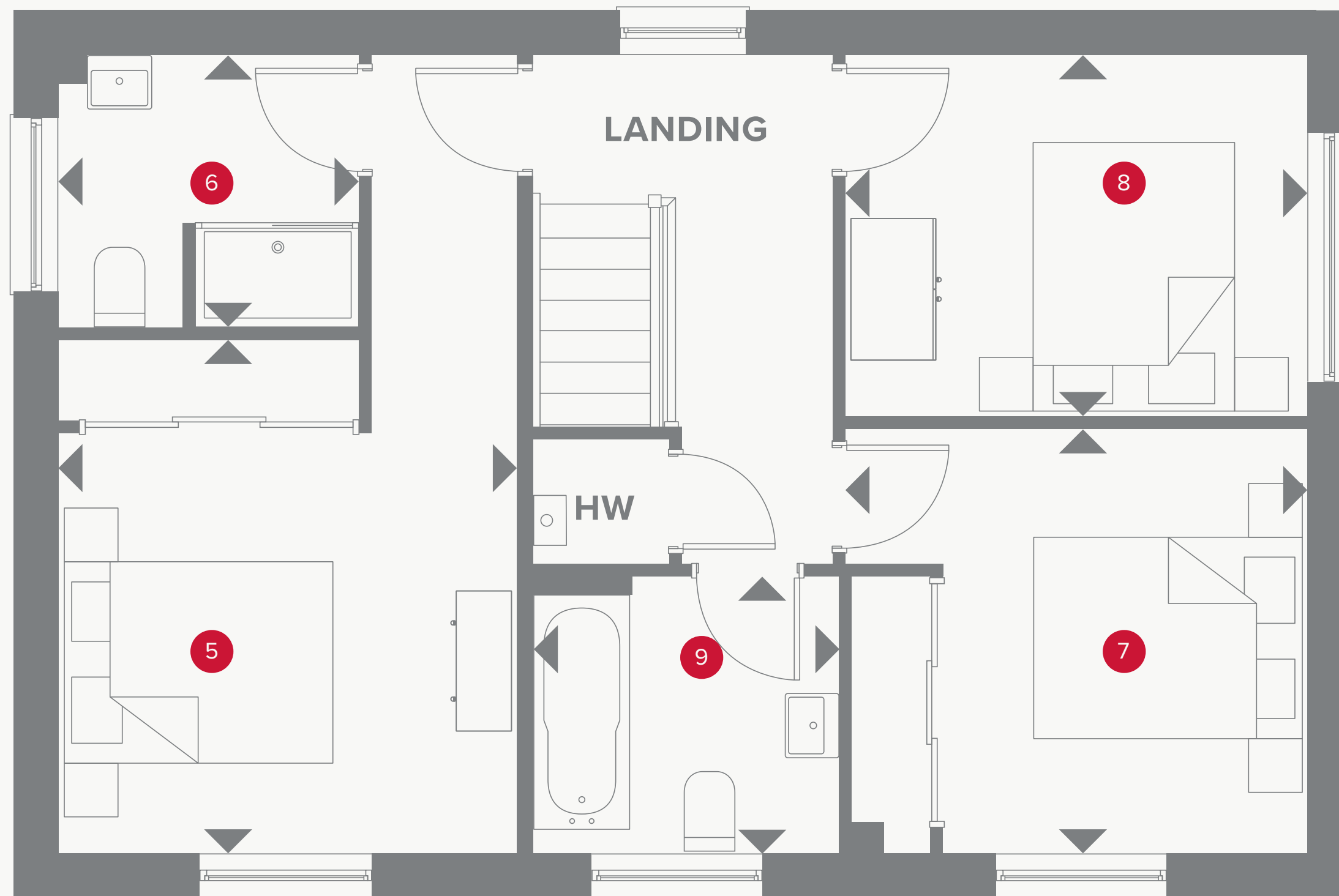


## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Amberley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.





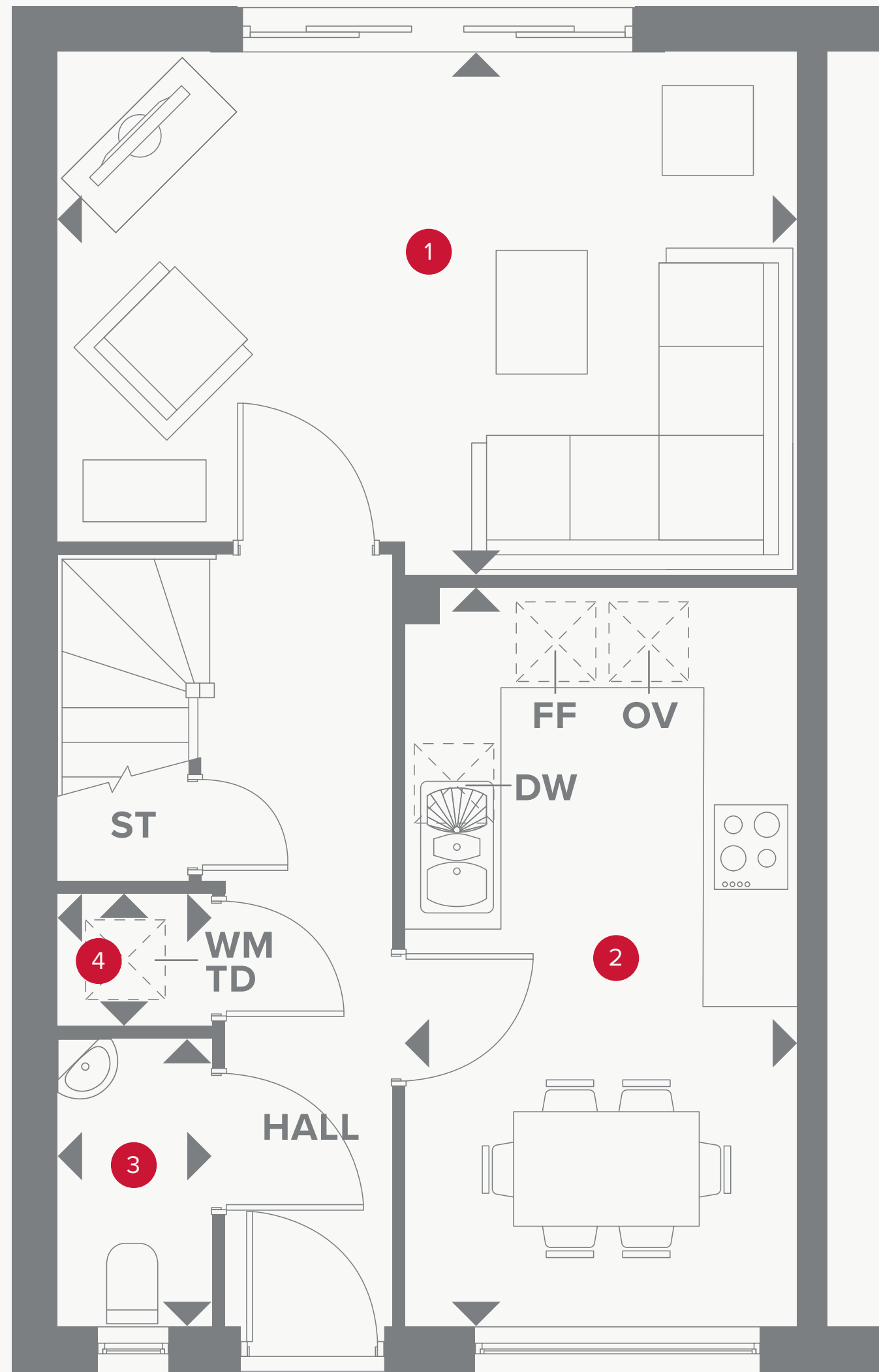
**HERITAGE**

- REDROW -

# THE BROADWAY

THREE BEDROOM HOME

 **REDROW**





# THE BROADWAY GROUND FLOOR

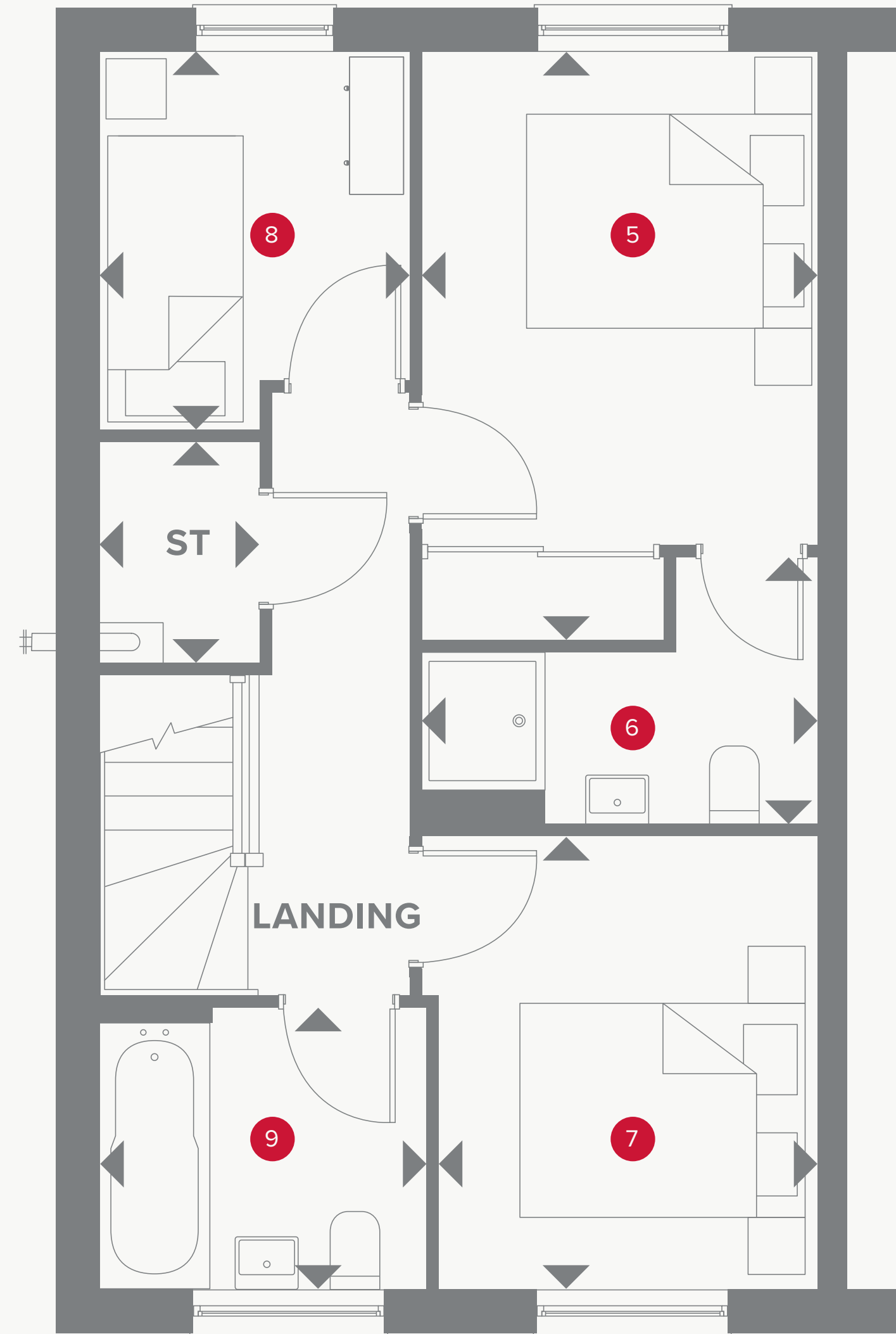
1	Lounge	15'3" x 10'10"	4.65 x 3.29 m
2	Kitchen/ Dining	15'4" x 8'2"	4.67 x 2.49 m
3	Cloaks	5'11" x 3'2"	1.81 x 0.96 m
4	Laundry	3'2" x 2'9"	0.96 x 0.84 m



## KEY

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- OV** Oven
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-  Dimensions start
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- DW** Dish washer space



# THE BROADWAY FIRST FLOOR

5	Bedroom 1	12'6" x 8'6"	3.82 x 2.59 m
6	En-suite	8'6" x 5'9"	2.59 x 1.76 m
7	Bedroom 2	9'7" x 8'2"	2.93 x 2.49 m
8	Bedroom 3	8'0" x 6'7"	2.44 x 2.00 m
9	Bathroom	6'11" x 5'7"	2.10 x 1.71 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard

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Customers should note this illustration is an example of the Broadway house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



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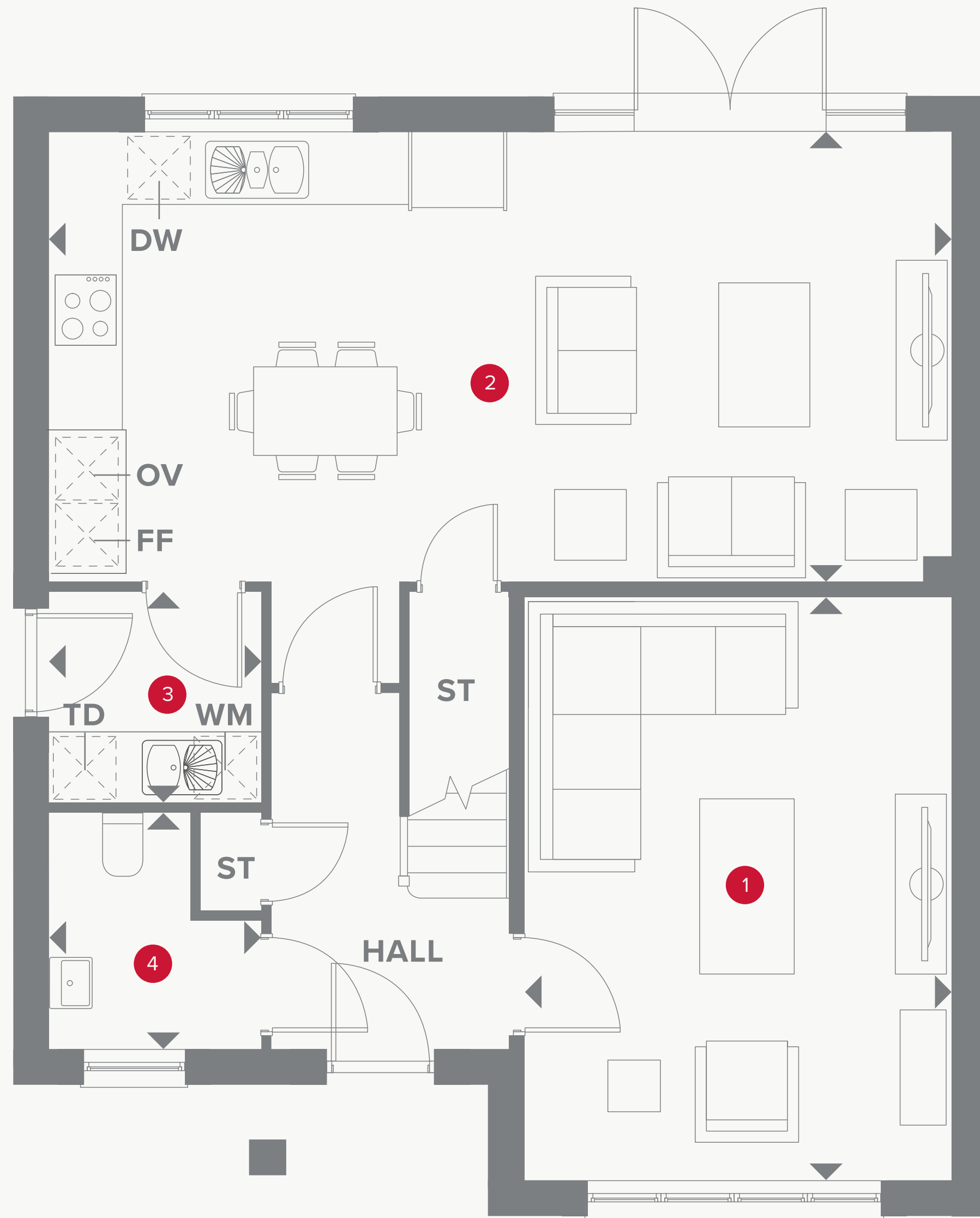
- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM HOME









# THE CAMBRIDGE GROUND FLOOR

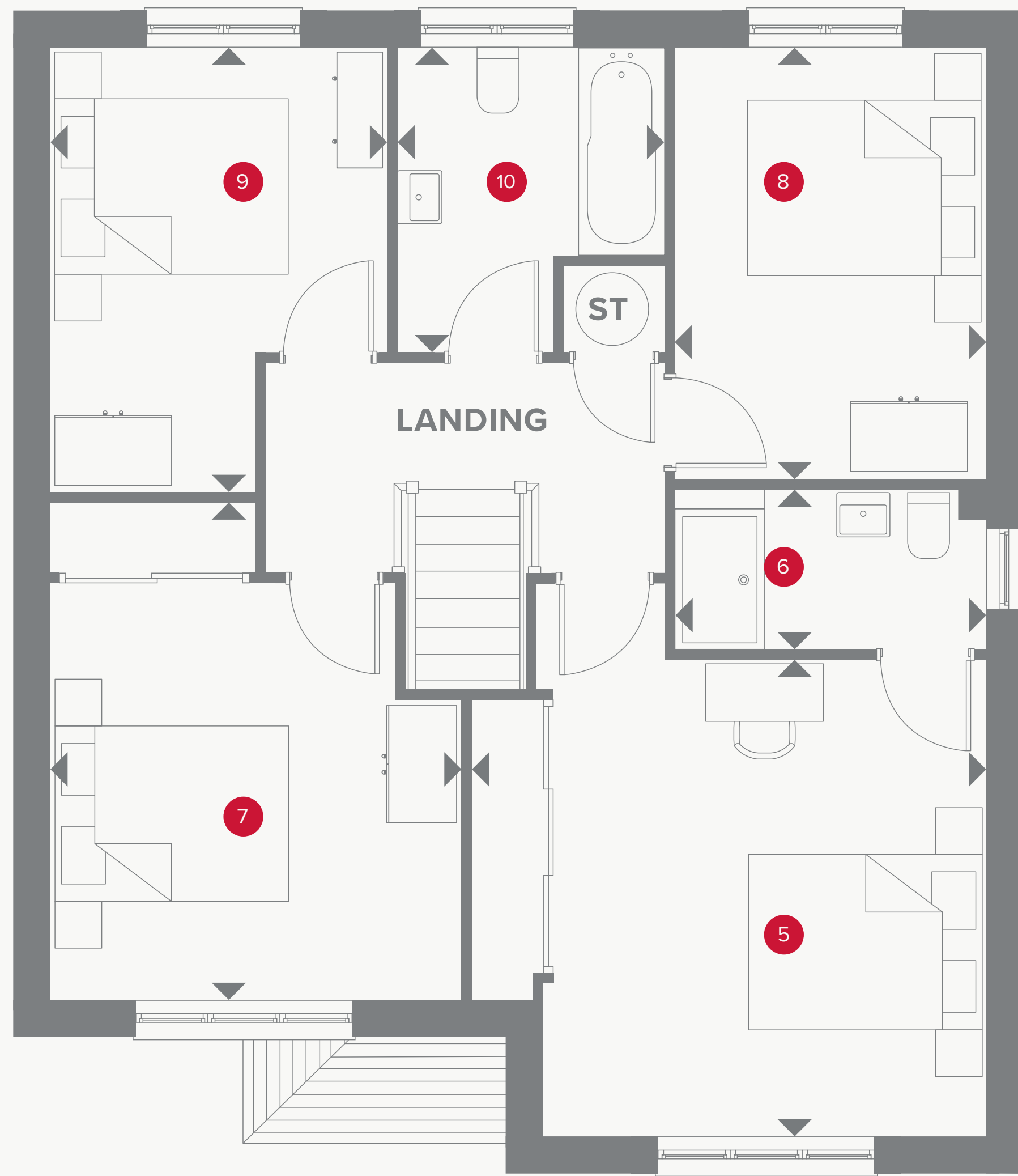
1 Lounge	16'3" x 12'0"	4.99 x 3.68 m
2 Kitchen/Dining/Family	25'3" x 12'6"	7.73 x 3.87 m
3 Utility	6'0" x 5'9"	1.83 x 1.80 m
4 Cloaks	6'6" x 5'9"	2.02 x 1.80 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'9" x 12'8"	4.25 x 3.92 m
6	En-suite	8'4" x 3'9"	2.59 x 1.19 m
7	Bedroom 2	13'4" x 11'1"	4.09 x 3.41 m
8	Bedroom 3	11'7" x 8'4"	3.57 x 2.59 m
9	Bedroom 4	12'1" x 9'1"	3.69 x 2.80 m
10	Bathroom	8'2" x 7'2"	2.52 x 2.21 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



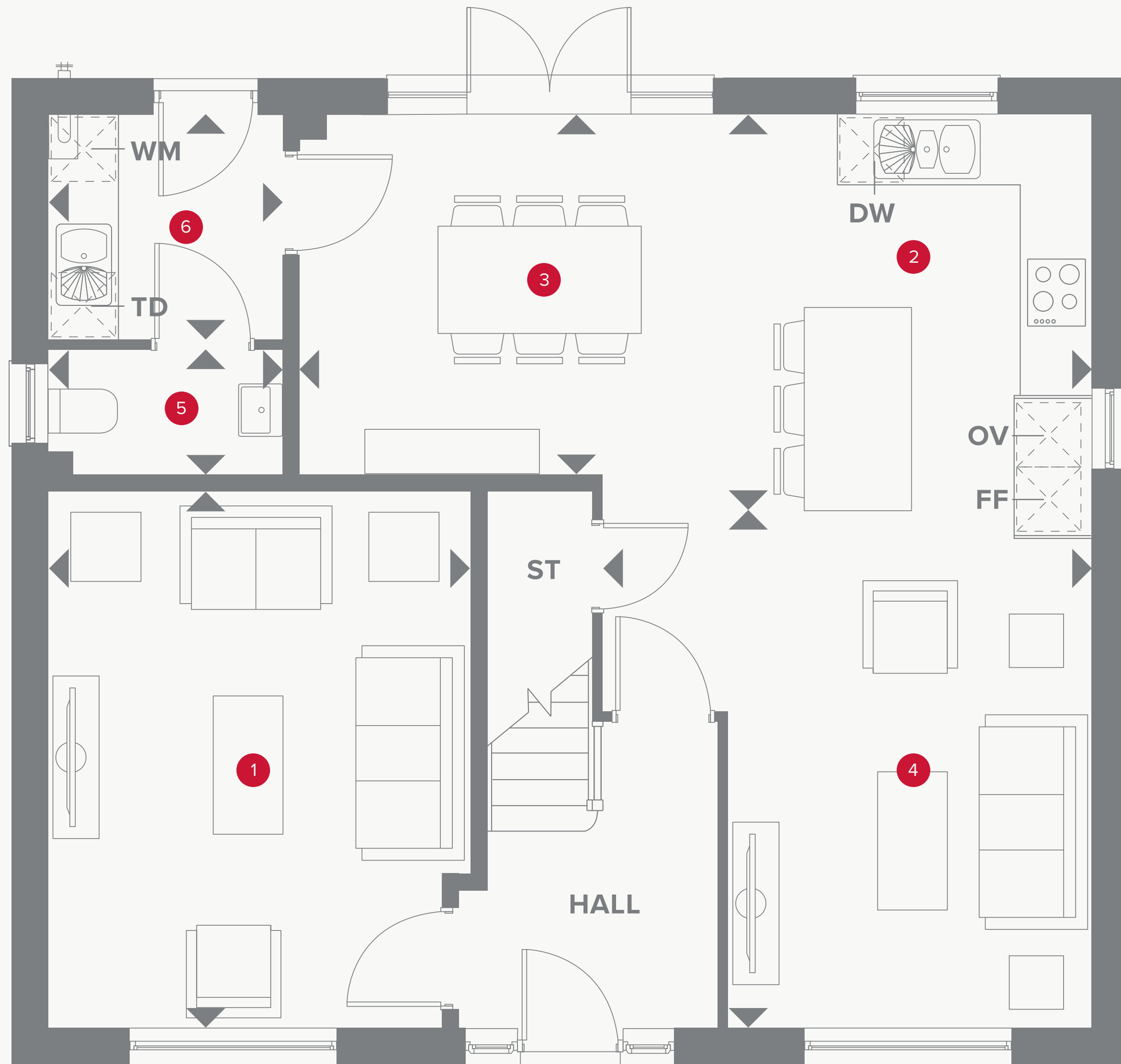
**HERITAGE**

- REDROW -

# THE HARROGATE

FOUR BEDROOM HOME







# THE HARROGATE GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'0" x 9'11"	3.67 x 3.03 m
3	Dining	12'6" x 10'3"	3.80 x 3.13 m
4	Family	13'11" x 10'4"	4.24 x 3.15 m
5	Cloaks	6'8" x 3'7"	2.04 x 1.09 m
6	Utility	6'8" x 6'5"	2.04 x 1.95 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE HARROGATE FIRST FLOOR

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
8	Wardrobe	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.71 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	10'4" x 9'6"	3.14 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



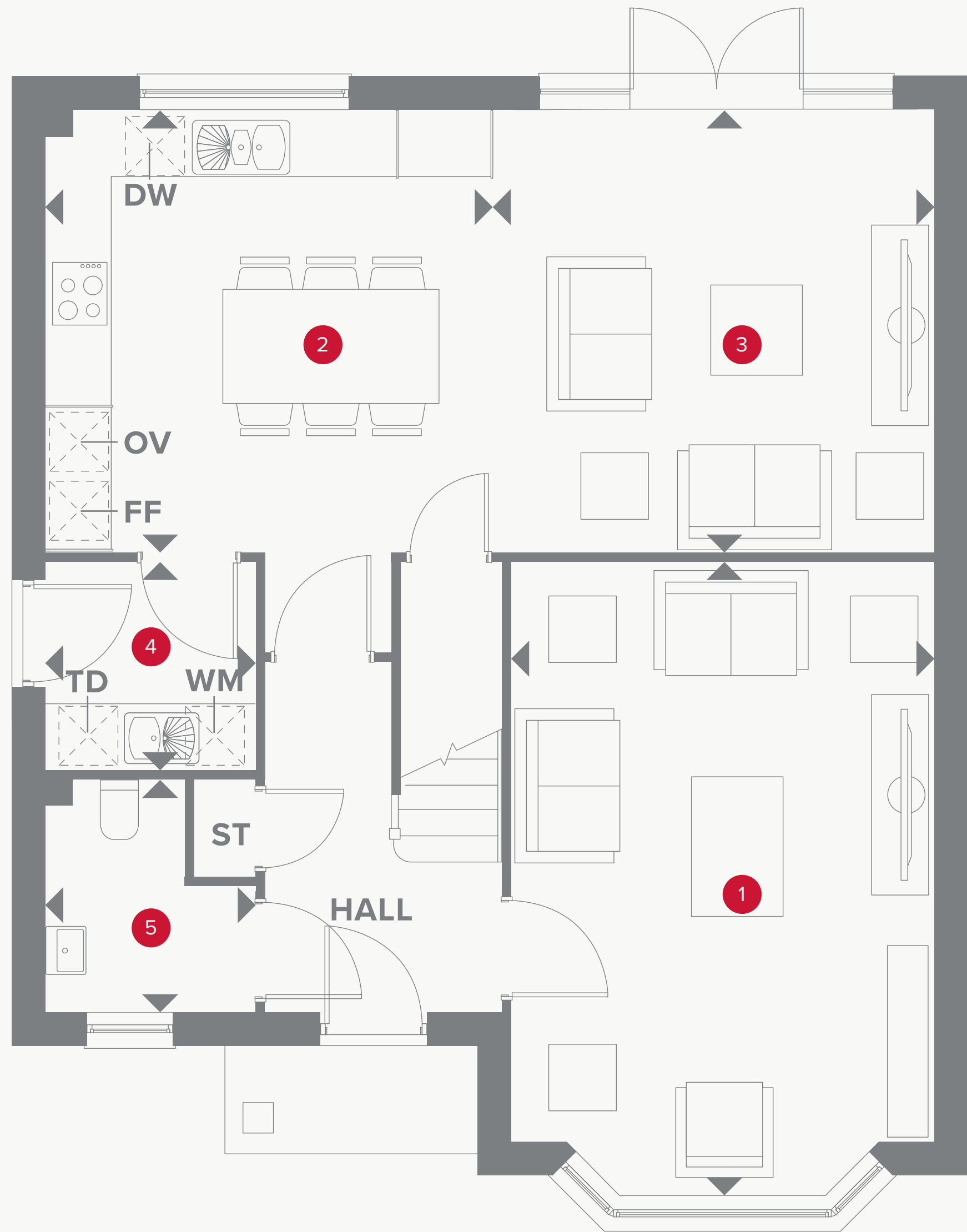
**HERITAGE**

- REDROW -

# THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





# THE LEAMINGTON LIFESTYLE GROUND FLOOR

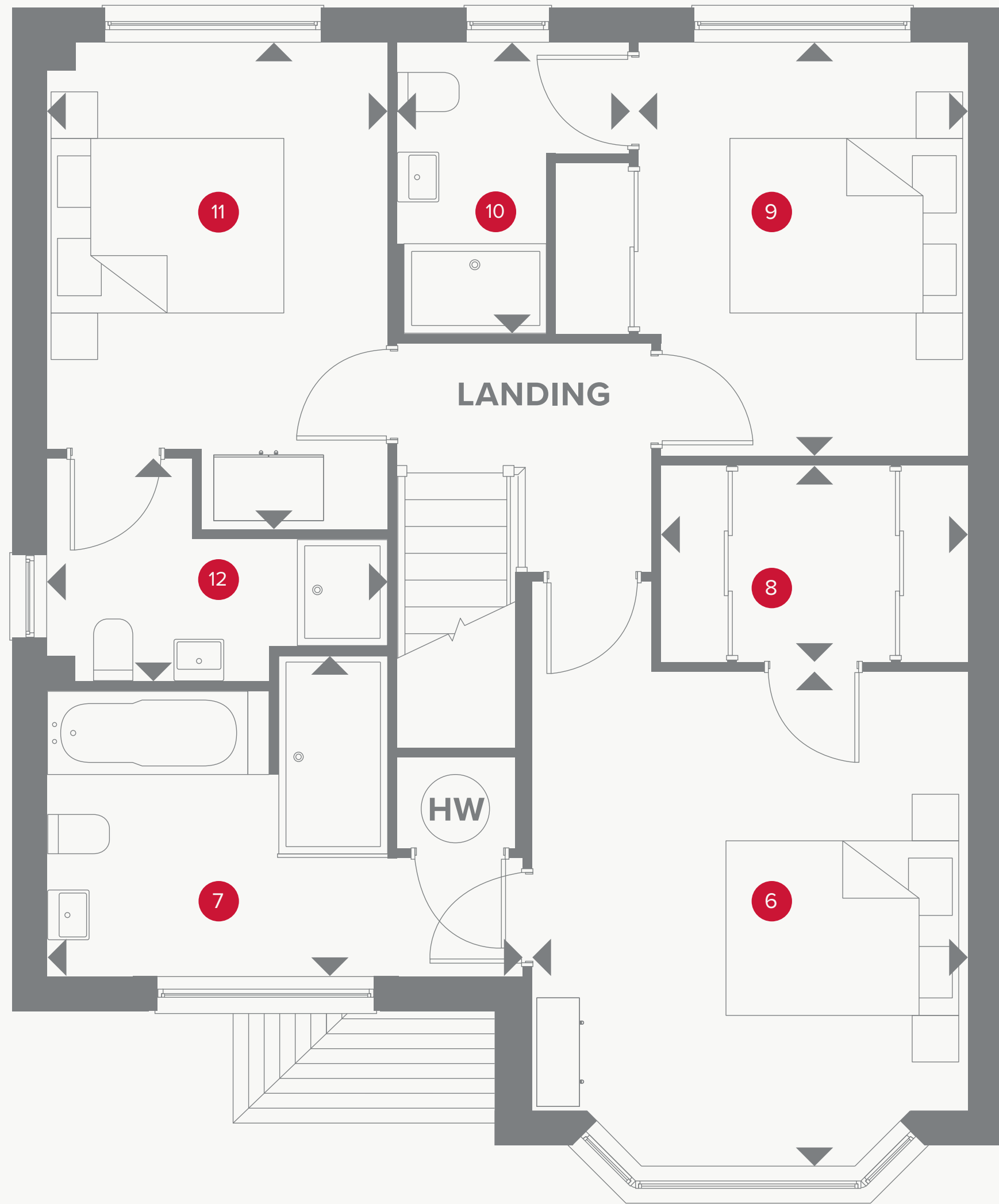
1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'2"	2.41 x 1.93 m
11	Bedroom 3	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.





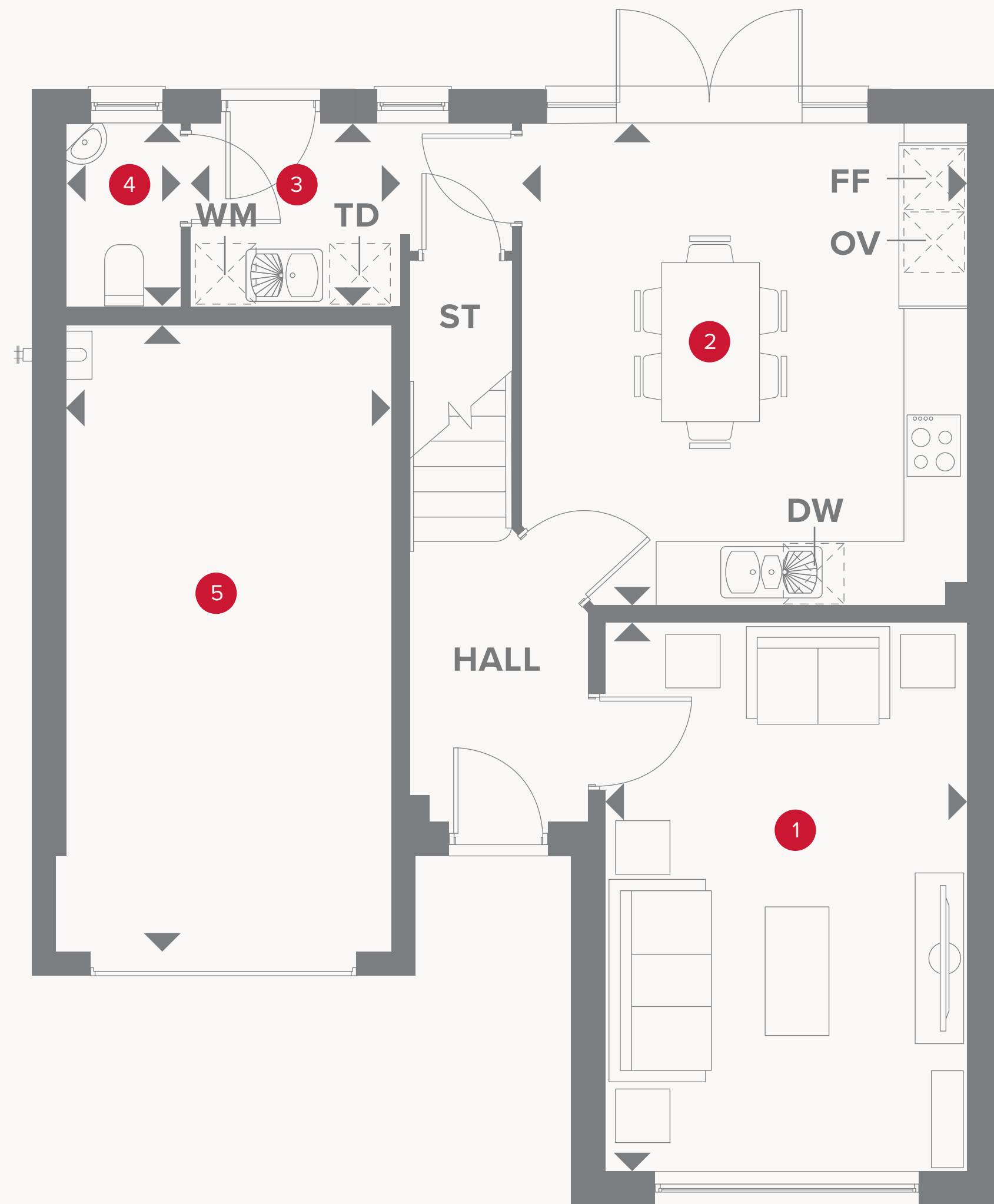
**HERITAGE**

- REDROW -

# THE MARLOW

FOUR BEDROOM HOME

 **REDROW**



# THE MARLOW GROUND FLOOR

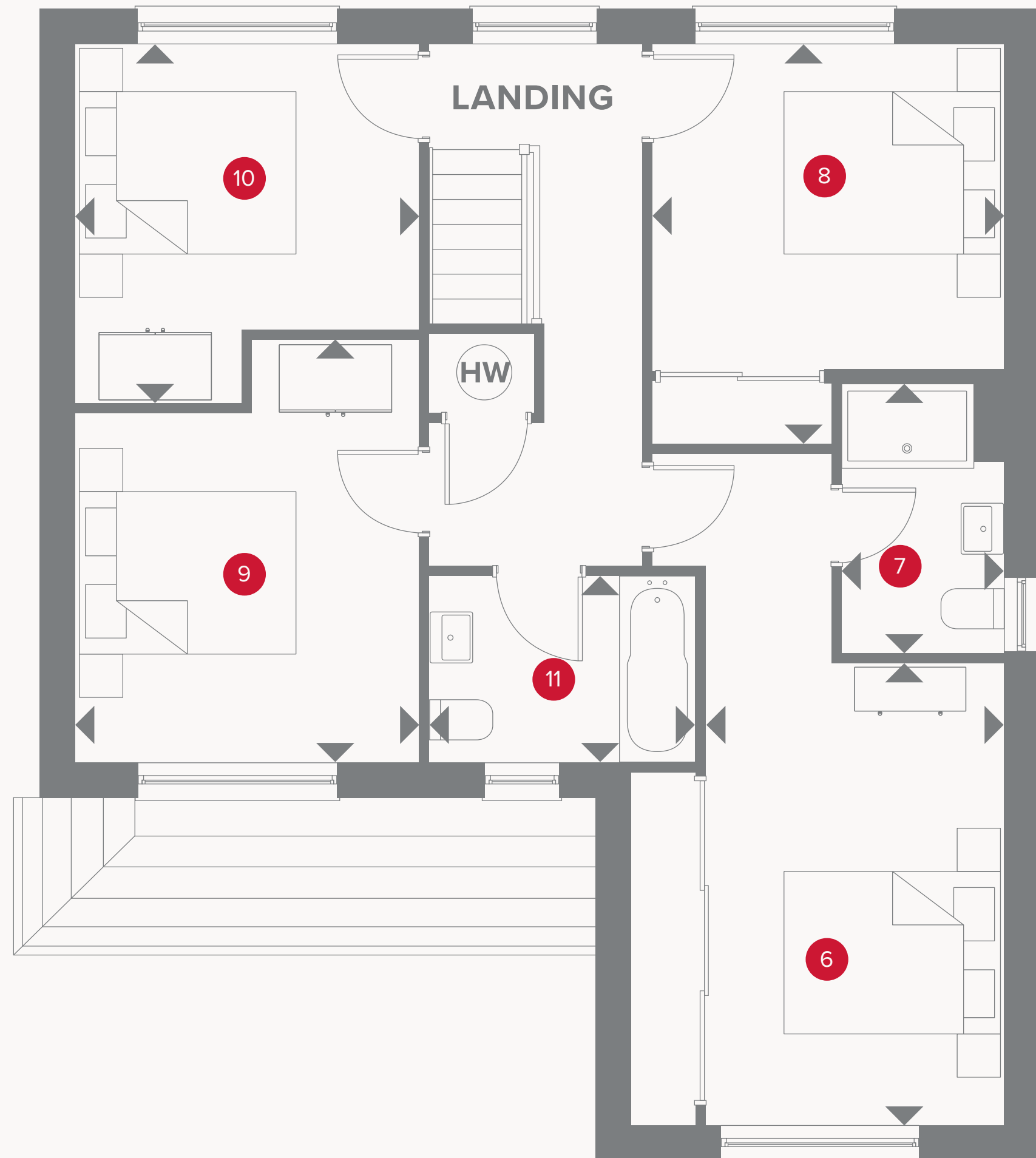
1	Lounge	16'10" x 11'1"	5.14 x 3.38 m
2	Kitchen/ Dining	13'9" x 10'7"	4.19 x 3.23 m
3	Utility	9'10" x 5'7"	3.00 x 1.71 m
4	Cloaks	5'7" x 3'6"	1.71 x 1.07 m
5	Garage	19'11" x 10'1"	6.06 x 3.08 m



## KEY

- Hob
- OV** Oven
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- TD** Tumble dryer space

- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE MARLOW FIRST FLOOR

6	Bedroom 1	13'8" x 11'2"	4.17 x 3.41 m
7	En-suite	8'1" x 4'11"	2.46 x 1.50 m
8	Bedroom 2	11'11" x 10'6"	3.63 x 3.21 m
9	Bedroom 3	12'7" x 10'3"	3.84 x 3.13 m
10	Bedroom 4	10'9" x 10'2"	3.27 x 3.10 m
11	Bathroom	7'3" x 5'7"	2.22 x 1.71 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Marlow house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



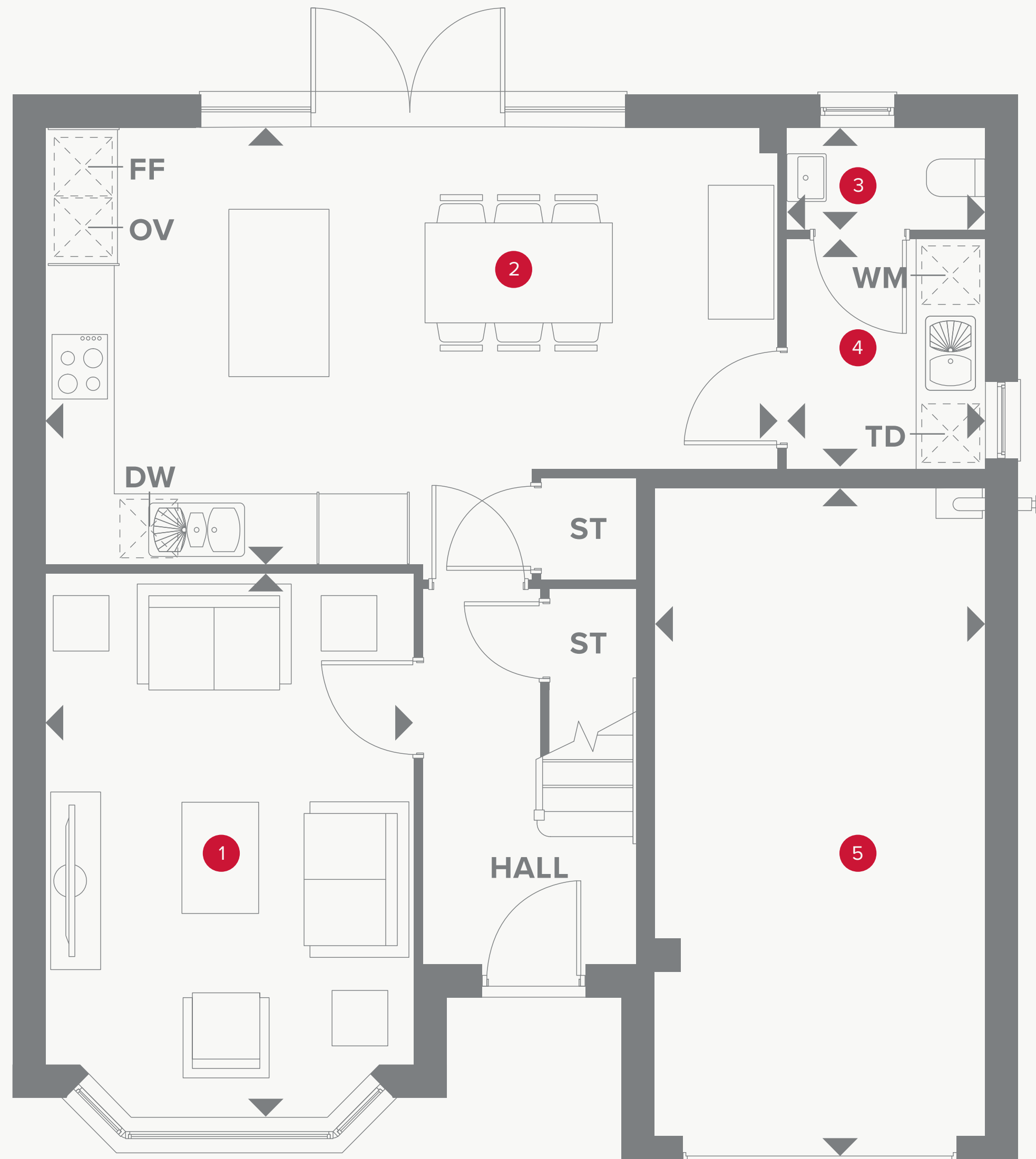
**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM HOME

 **REDROW**





# THE OXFORD GROUND FLOOR

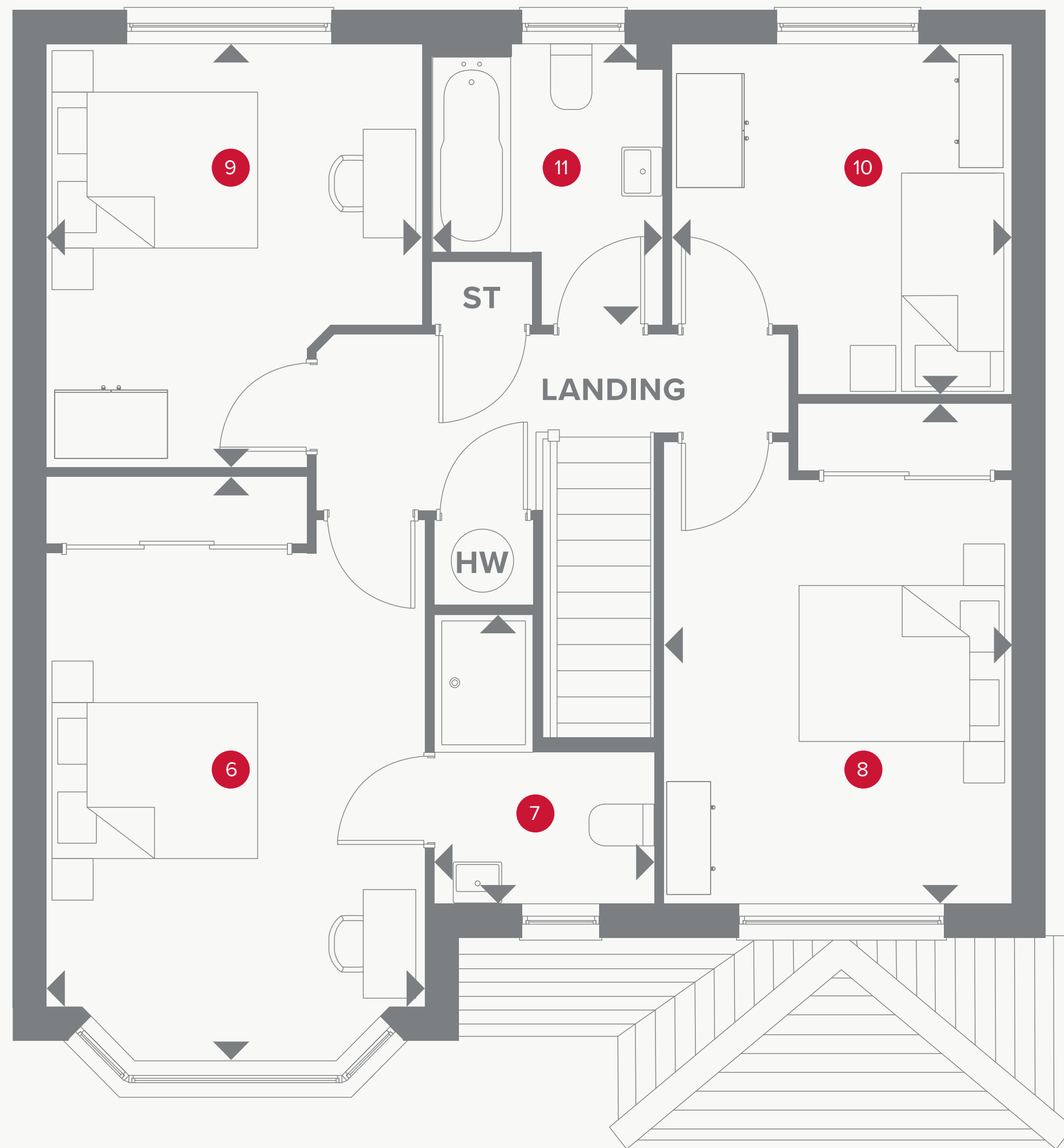
1	Lounge	16'0" x 10'10"	4.87 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
4	Utility	6'8" x 5'10"	2.02 x 1.78 m
5	Garage	19'8" x 9'10"	6.00 x 3.00 m



## KEY

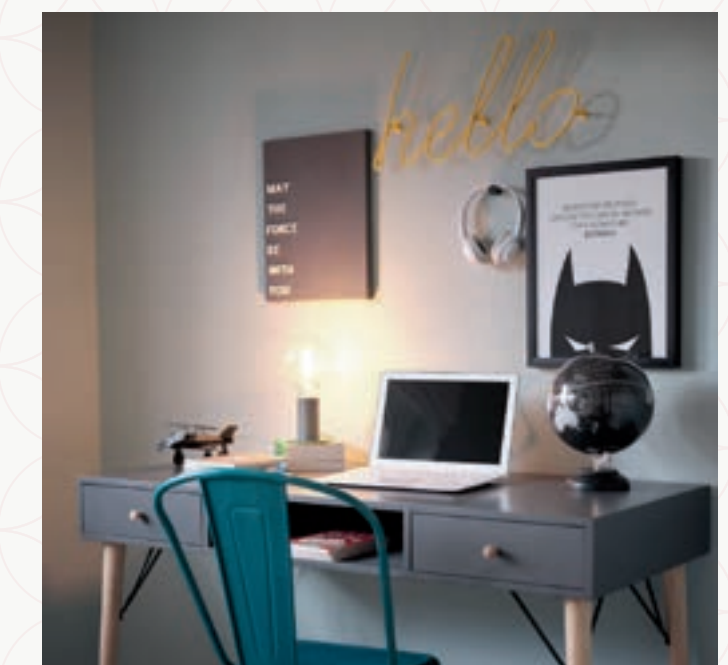
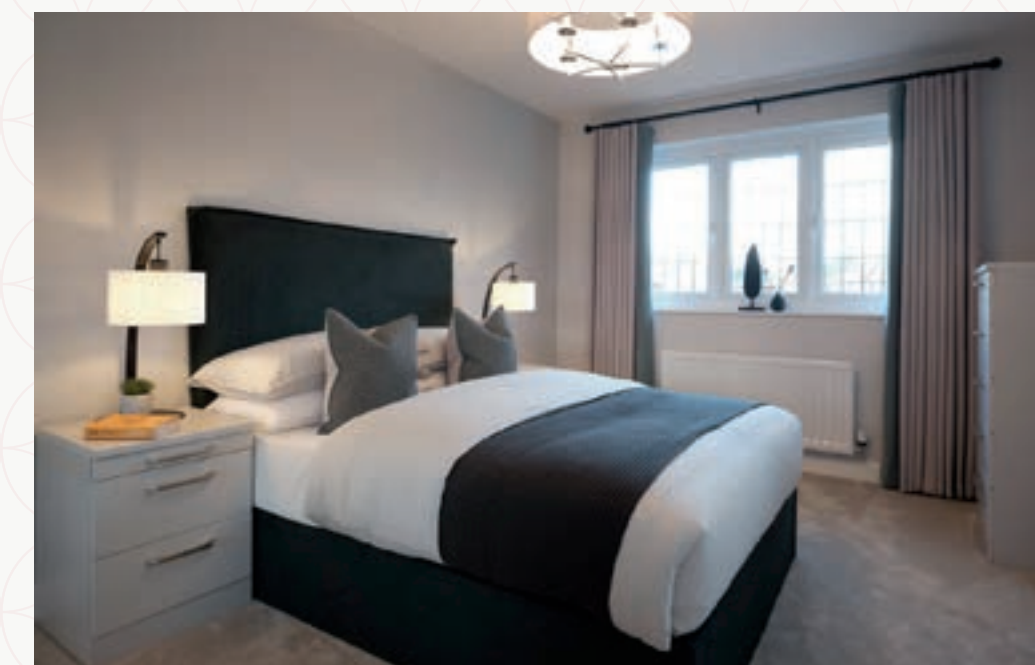
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# THE OXFORD FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	12'0" x 10'10"	3.66 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



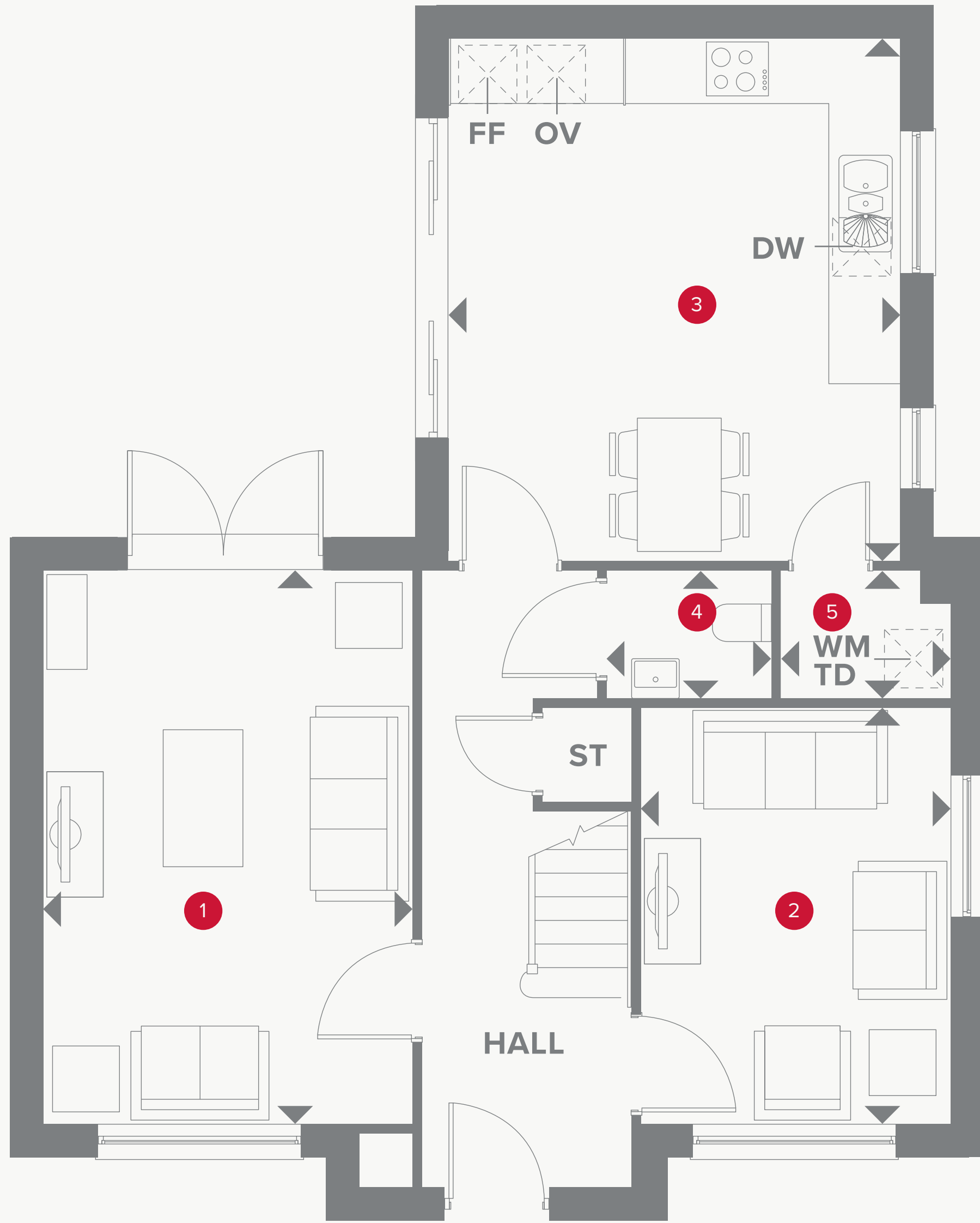
**HERITAGE**

- REDROW -

# THE RUTHIN

FOUR BEDROOM HOME





# THE RUTHIN GROUND FLOOR

1	Lounge	15'11" x 10'8"	4.86 x 3.26 m
2	Family Room	12'1" x 8'11"	3.37 x 2.73 m
3	Kitchen/ Dining	15'1" x 12'11"	4.58 x 3.96 m
4	Cloaks	4'9" x 3'8"	1.46 x 1.11 m
5	Laundry	4'10" x 3'8"	1.49 x 3.26 m

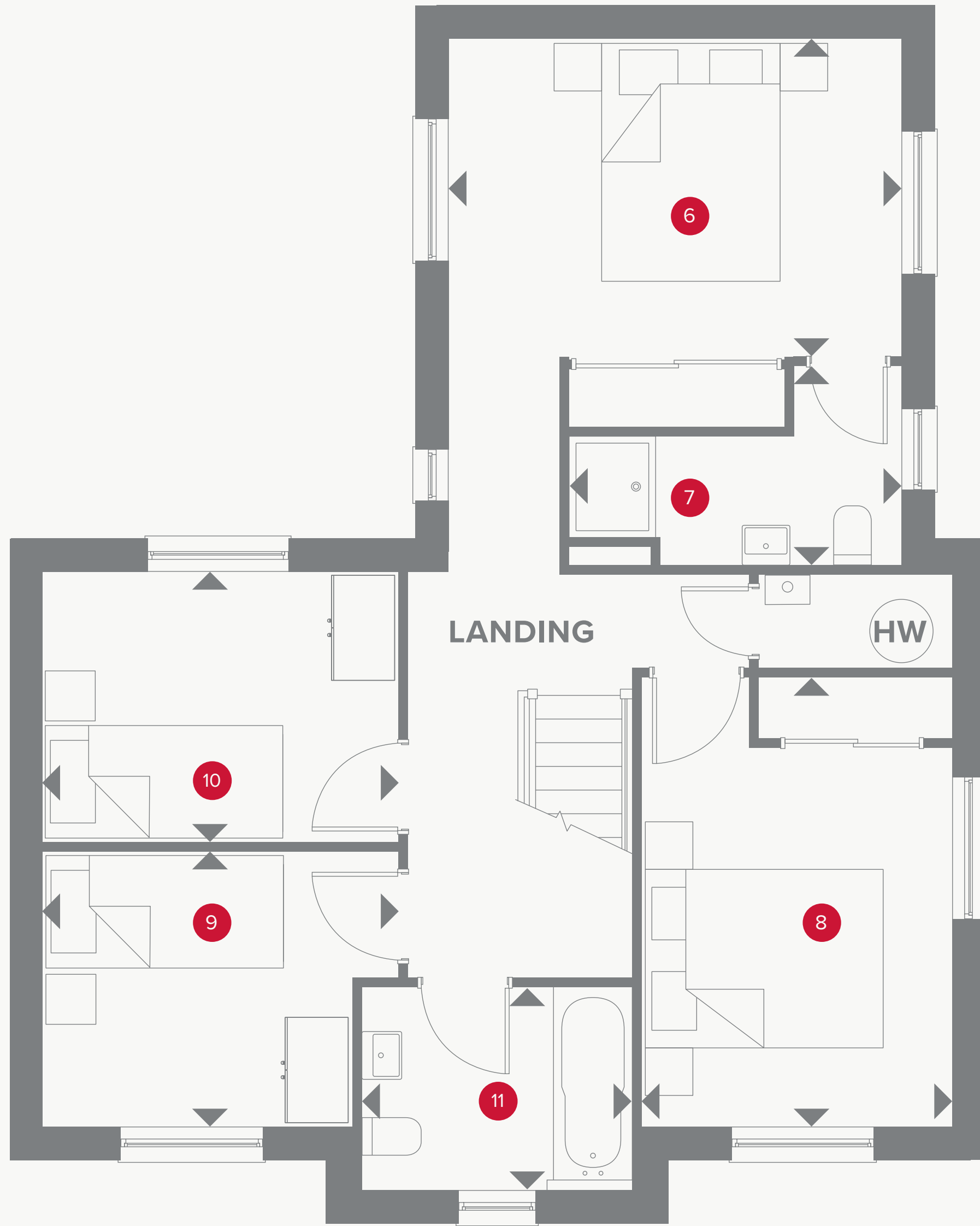


## KEY

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# THE RUTHIN FIRST FLOOR

6	Bedroom 1	12'11" x 11'3"	3.96 x 3.42 m
7	En-suite	9'6" x 3'9"	2.92 x 1.14 m
8	Bedroom 2	12'11" x 8'11"	3.96 x 2.73 m
9	Bedroom 3	10'3" x 7'9"	3.13 x 2.37 m
10	Bedroom 4	8'11" x 7'11"	2.73 x 2.41 m
11	Bathroom	7'10" x 5'10"	2.39 x 1.77 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Ruthin house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



**HERITAGE**

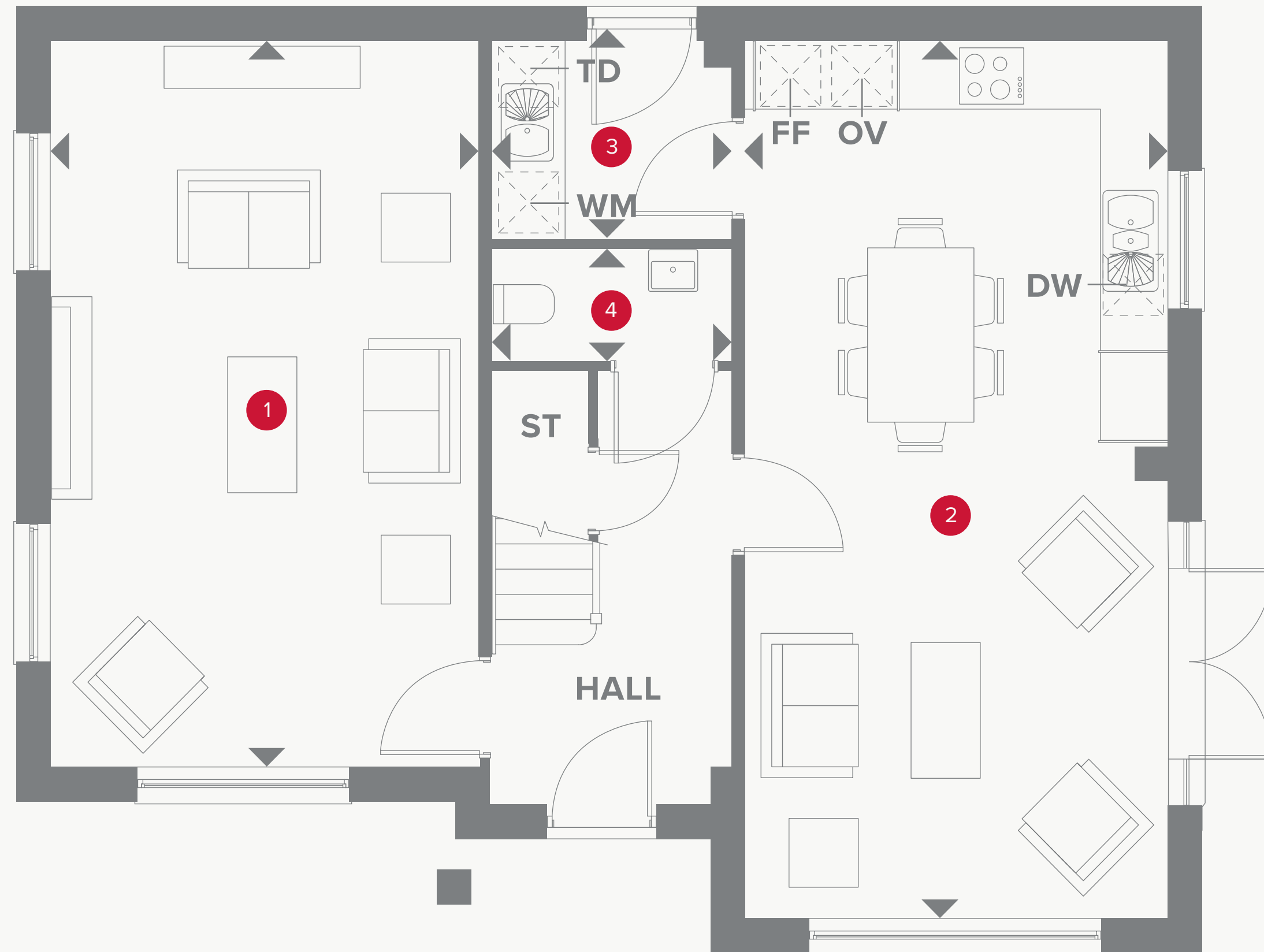
- REDROW -

# THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**


# THE SHAFTESBURY GROUND FLOOR




1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining/ Family	25'7" x 11'7"	7.79 x 3.52 m
3	Utility	6'6" x 5'9"	1.99 x 1.75 m
4	Cloaks	6'6" x 3'4"	1.99 x 1.01 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

# THE SHAFTESBURY FIRST FLOOR



5	Bedroom 1	12'5" x 11'9"	3.80 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'5" x 10'1"	3.52 x 3.08 m
8	Bedroom 3	11'9" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'7" x 8'3"	2.96 x 2.52 m
10	Bathroom	7'5" x 6'6"	2.30 x 2.01 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER  
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HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Shaftesbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



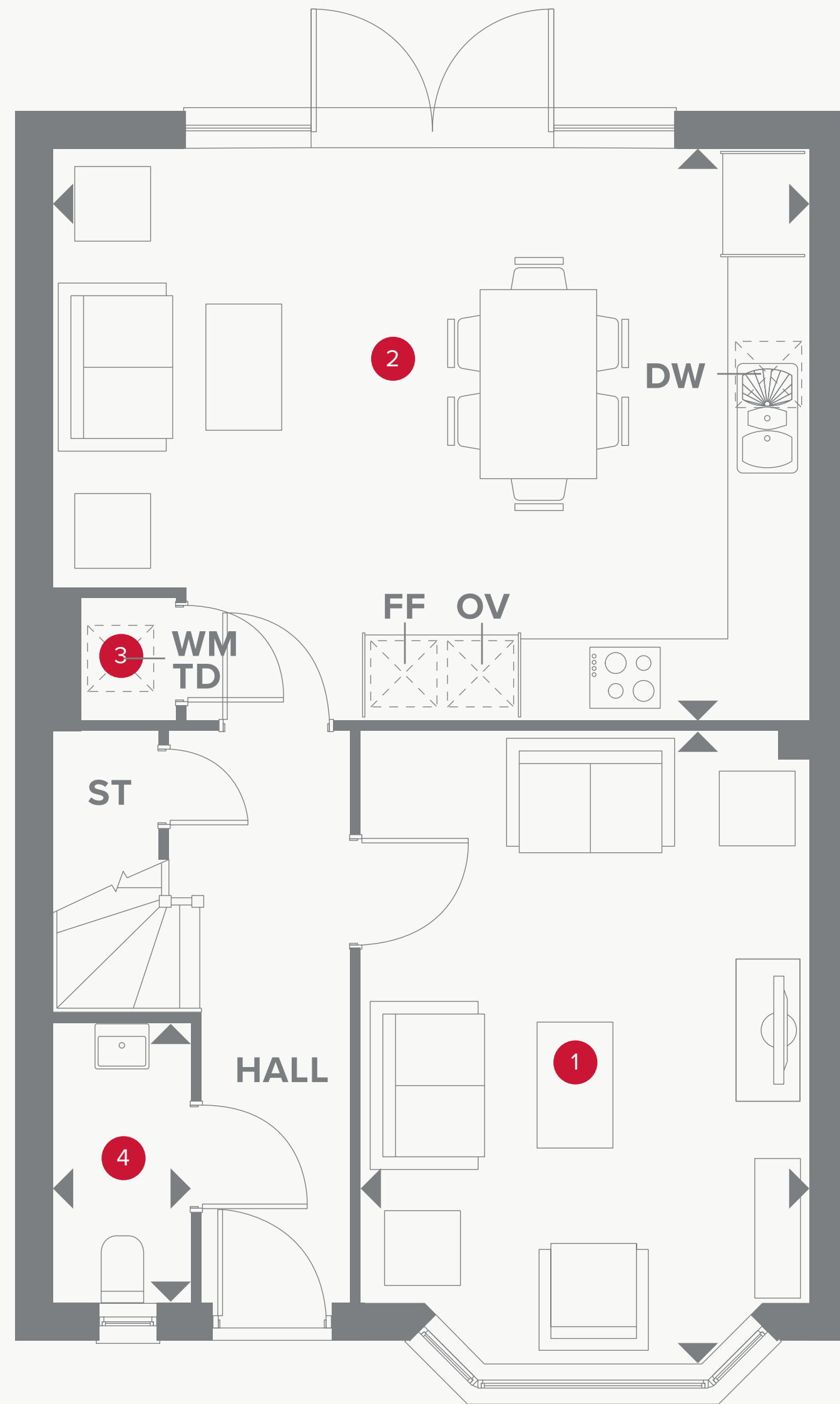
**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM HOME

 **REDROW**





# THE STRATFORD GROUND FLOOR

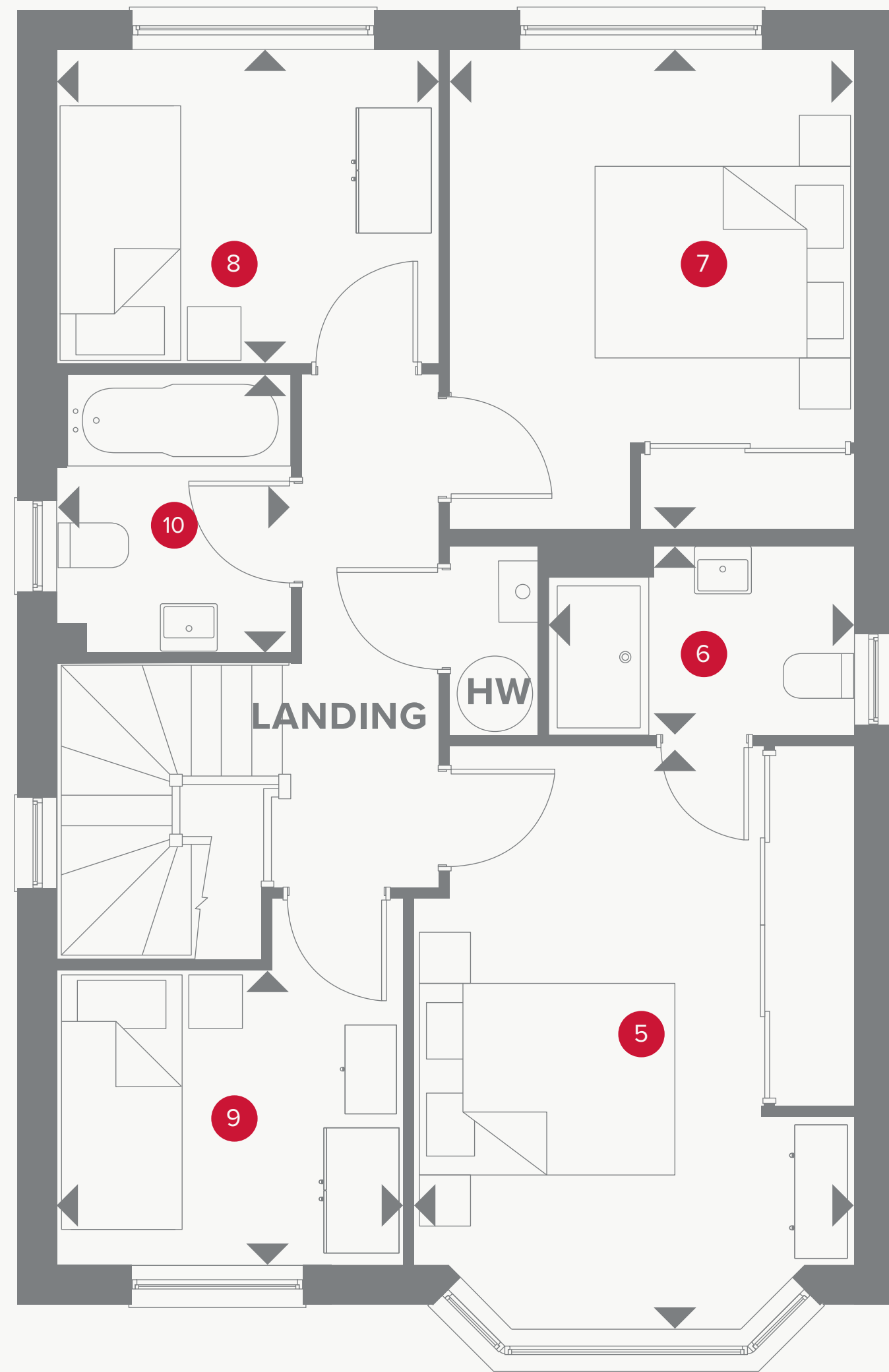
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Laundry	3'1" x 2'5"	0.93 x 0.74 m
4	Cloaks	7'3" x 3'6"	2.20 x 1.06 m



## KEY

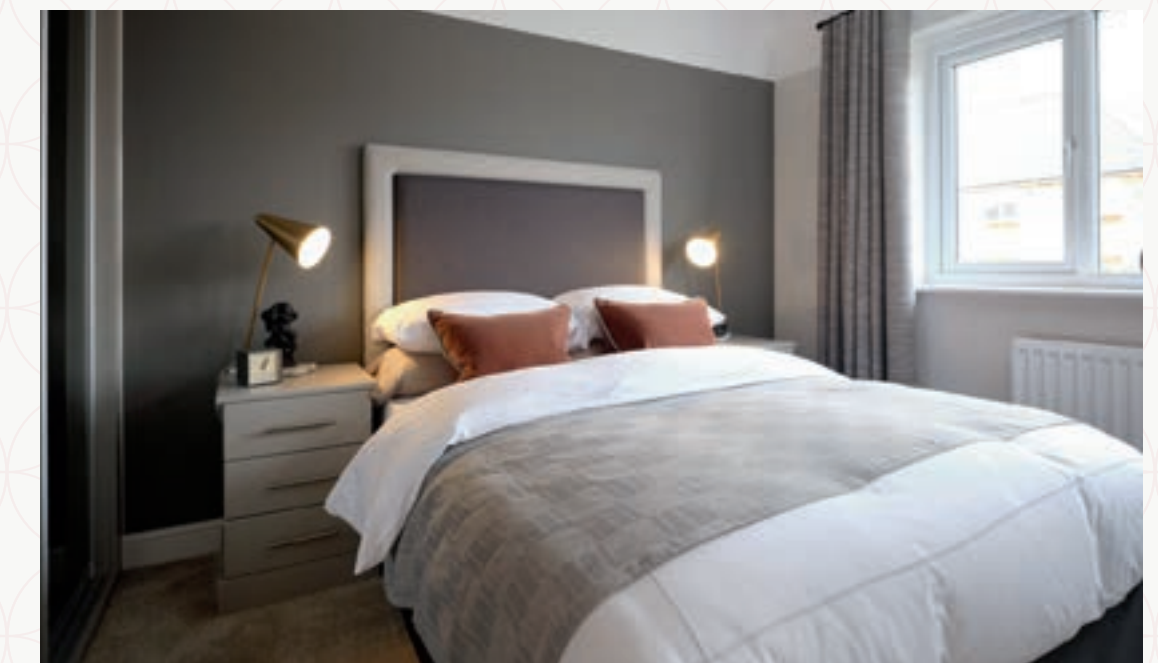
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE STRATFORD FIRST FLOOR

5	Bedroom 1	14'3" x 10'10"	4.35 x 3.30 m
6	En-suite	7'6" x 4'7"	2.28 x 1.39 m
7	Bedroom 2	11'11" x 9'11"	3.62 x 3.02 m
8	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
9	Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
10	Bathroom	6'11" x 5'9"	2.10 x 1.76 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Stratford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



**HERITAGE**

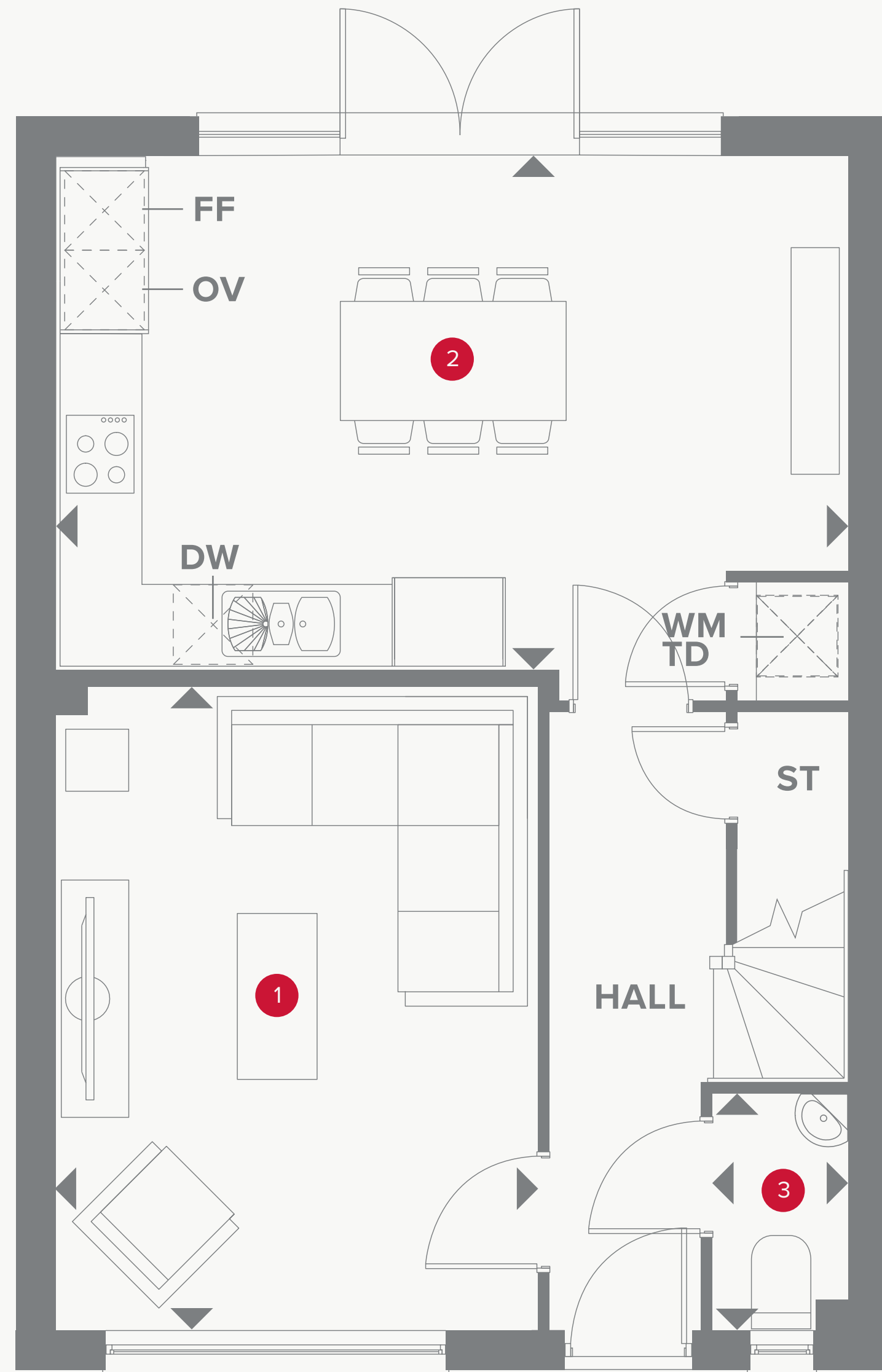
- REDROW -

# THE WARWICK

THREE BEDROOM HOME

 **REDROW**







# THE WARWICK GROUND FLOOR

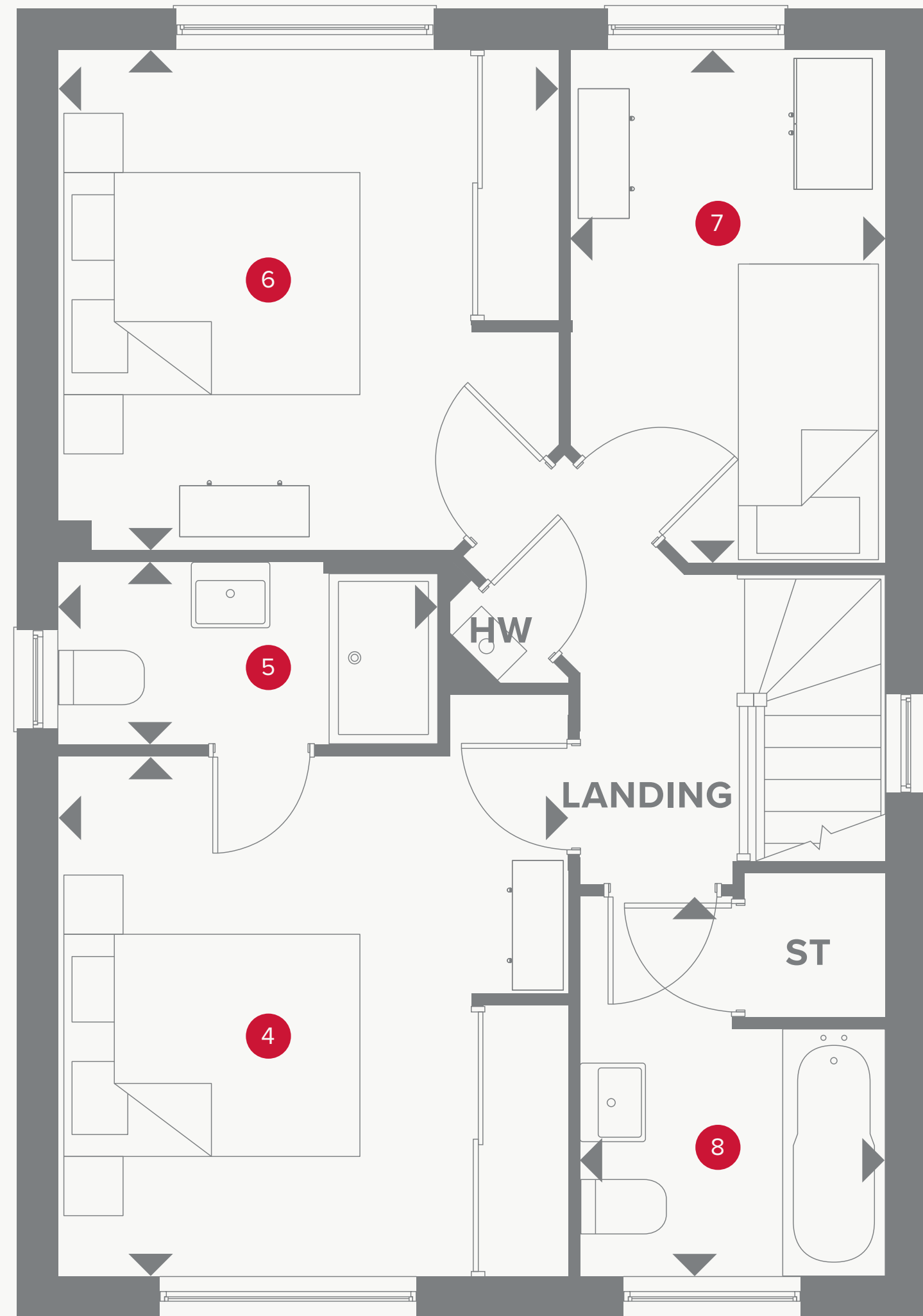
1	Lounge	15'5" x 11'7"	4.71 x 3.52 m
2	Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3	Cloaks	5'7" x 3'3"	1.71 x 0.98 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE WARWICK FIRST FLOOR

4	Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
5	En-suite	8'8" x 4'2"	2.64 x 1.28 m
6	Bedroom 2	11'5" x 11'5"	3.49 x 3.49 m
7	Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
8	Bathroom	8'8" x 7'0"	2.65 x 2.13 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Warwick house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

# SKILFUL EXECUTION

—  
Quality is never an accident, it is always the  
result of high intention to detail. It represents  
the wise choice of many alternatives.



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

Moore's Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

### Breakfast Bar Island

In selected house-types only.

### Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details.  
Splashback to hob in Stainless Steel.

### Kitchen & Dining Lighting

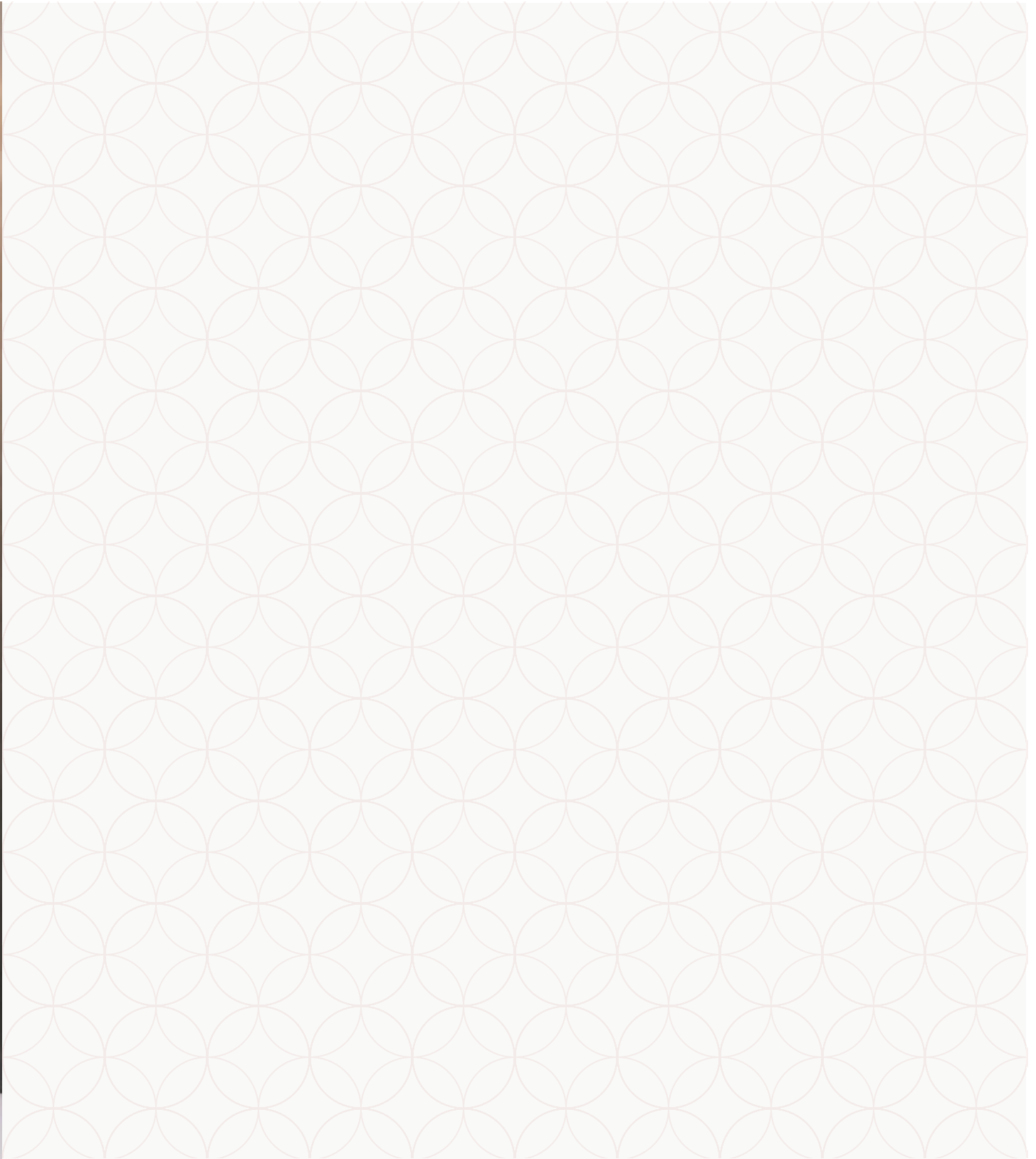
Pendant lights.  
Please see Sales Consultant for further details.

### Switches & Sockets

Switches & sockets.  
Please see Sales Consultant for further details.

### Appliances

Integrated Fridge Freezer.  
Double Oven  
60cm Ceramic Hob.  
90cm Ceramic Hob.  
60cm Cooker Hood.  
90cm Cooker Hood.  
See Sales Consultant for combinations.



## INTERIOR

### Consumer Unit

### Internal Doors

Cambridge door.

### Internal Door Furniture

Tortosa or Vilanova lever. To all house-types.

### Skirting to Ground

‘Torus’ profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

### Skirting to Upper Floors

‘Torus’ profile MDF 119 x 14.5mm, with white satin paint finish in house-types up to 1400 sqft.

‘Torus’ profile MDF 194 x 14.5mm, with white satin paint finish in house-types over 1400 sqft.

### Architrave to Ground

69mm x 14.5mm, satin white paint finish to house-types up to 1400 sqft.

### Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to all housetypes up to 1400 sqft.

69mm x 14.5mm section size to house-types 1400 sqft and above.

### Ceilings

Flat skim finish with Crown white emulsion paint decoration.

### Walls

Crown pale Cashew emulsion paint finish.

### Staircase

White painted with ash handrail.

### Radiators

Myson Round top radiators.

### Decorative Radiator

Myson Vertical Style in white. Selected house-types only, refer to drawing.

### Central Heating

System via a combination of boiler, thermostatic radiator valves and room thermostats.

### Mains Pressure Cylinder

Therma Q.

### Lighting

Pendant lights.

OUR LUXURY  
SPECIFICATIONS  
ARE CAREFULLY  
CONSIDERED  
**AND BEAUTIFULLY  
DESIGNED TO MAKE  
THE MOST OF YOUR  
NEW HOME**



## BATHROOM & CLOAKROOM

### Sanitaryware

Ideal Standard Arc by Sottini.

### Bathroom

#### Tempo Bath

Tempo Arc 170cm x 70cm, water saver.  
Bath in white.

#### Bath Panel

Unilux white panel.

#### Wall Tiles

To bathroom, cloakroom and en-suite.  
Tiling by Porcelanosa.

Please see Sales Consultant for further details.

### Shower over Bath

Shower valve together with bath screen fitted  
above bath when no shower enclosure.

#### Shower Valve

To bathroom and en-suite.  
Aqualisa Alto Bar Valve to all housetypes.

#### Shower Screen

**Shower Tray**  
Low profile shower tray in white.  
Large shower tray for walk-in showers

#### Mirror

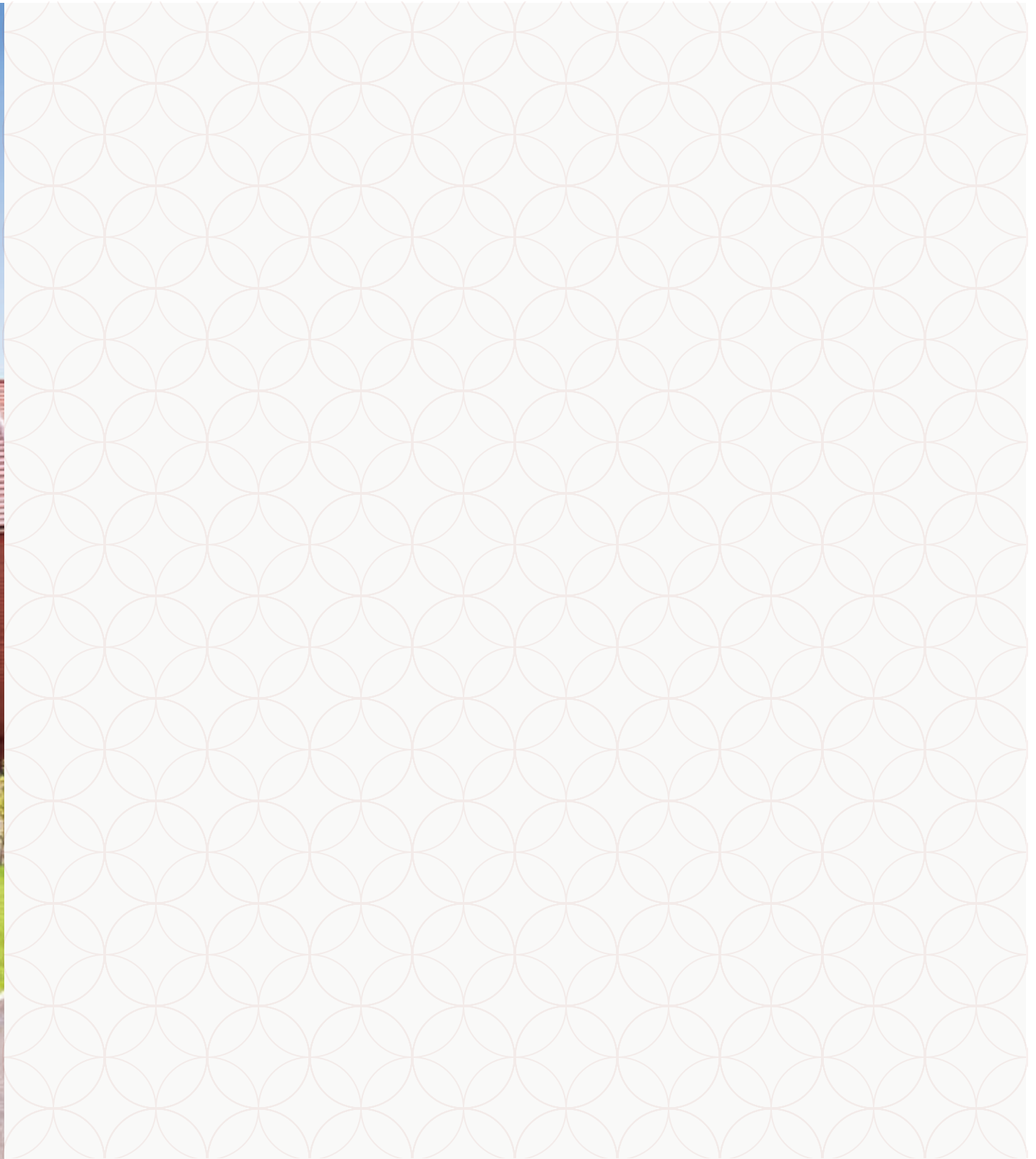
To be fitted above the bathroom and en-suite  
washbasins where possible.

### Towel Warmer

Curved finish.  
Bar towel warmers in polished chrome  
finish complete  
with chrome TRV valves.

#### Shaver Socket

White finish.



## EXTERIOR

### Numeral Plaque

House number to Front of property on numeral plaque to match the colour of the front door except when white, then numeral to be black.

### Fascia & Soffit

uPVC fascia and vented soffit board in white profile.

### Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

### Waney Lapped Boarding

Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

### Windows

Sealed double glazed uPVC windows, in white finish.

### Door Bell

Push with transformer.

### Light to Front

### Vertical Tile Hanging

Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

### Garage

Steel Hörmann door.

Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.

### Power

Light & double socket to all integral garages.

### Front Garden

Turf to front garden. Refer to layout for landscaping details.

### Paving

Buff Riven slabs indicated on drawing.

### External Fencing/Gates

**Side and rear** – 1.8 High Fencing.

**Gate** – 1.8 High timber gate.

**Driveway** – Tarmac drive.

**Outside Tap** – Outside tap, refer to drawing for location.



# WELCOME TO OUR **BEE-FRIENDLY** GARDEN

Find out how bee-friendly your garden is by using the Conservation Trust's Bee Kind app. Select the flowers that you have in your garden to calculate your score and then receive a tailored list of 10 more flowers to add to help the bees even more.

Visit [beekind.bumblebeeconservation.org](https://beekind.bumblebeeconservation.org)

Working in close partnership with  **Bumblebee Conservation Trust**







# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



# OUR REQUIREMENTS AS HOME-BUILDERS

## Consumer code



### 1. ADOPTING THE CODE

#### 1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

#### 1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

#### 1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

#### 1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

#### 1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

### 2. INFORMATION – PRE-CONTRACT

#### 2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

#### 2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

#### 2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

#### 1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

#### 1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

#### 1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

### 1. INFORMATION – EXCHANGE OF CONTRACT

#### 1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

#### 1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

#### 1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

#### 1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

### 2. INFORMATION – DURING OCCUPATION

#### 2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

#### 2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

### 3. COMPLAINTS AND DISPUTES

#### 3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

#### 3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.

