



Maple Walk

SPECIFICATION



“Our luxury specifications are carefully considered and beautifully designed to make the very most of your new home.”

Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction and skilful execution; it represents the wise choice of many alternatives



KITCHEN & UTILITY FEATURES

Kitchen Styles A range of quality kitchen styles from Moores. Please see Sales Consultant for further details.

Handles Refer to agreed group specifications.
- My Redrow.

Plinth Refer to agreed group specifications
- My Redrow.

Kitchen Accessories Eco Waste separation bin fitted into suitable base unit.

General Kitchens to include smooth door closers, 110° slide on hinges, REVO drawer box and plastic cutlery tray.

Work Surfaces Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

Upstand Matching above worktops, with stainless steel splash-back behind Hob.

Sink Stainless steel 1 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with Regent chrome mixer tap to units (in housetypes over 1600sqft).

Utility (Where applicable) Doors/drawer handles to match kitchen. Stainless steel single bowl with mixer tap.

Bookcase Bookcase feature incorporated in designs with a peninsular unit dividing Kitchen and Dining room areas (finish to match carcass of kitchen). Please see Sales Consultant for further details.

Appliances AEG
AEG 60cm Gas Hob
(in housetypes upto 1600sqft)
AEG 90cm Gas Hob
(in housetypes over 1600sqft)
AEG Double Oven - Double Oven
Electrolux 60cm Chimney extract
(in housetypes upto 1600sqft)
Electrolux 90cm Chimney extract
(in housetypes over 1600sqft)
Zanussi Integrated fridge/freezer 50/50
(in housetypes upto 1600 sqft)
Zanussi Integrated fridge/freezer 50/50
(in housetypes over 1600 sqft)



INTERIOR FEATURES

Walls Tape & Jointed finish with Dulux Off-white emulsion paint finish (Almond White).

Internal Doors Cambridge internal moulded door (manufactured by Jeld Wen).

Internal Door Furniture Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass, in ZIN112PC style.

Architrave Torus profile mdf, 69 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft - 1st floor to be Torus profile mdf 58mm x 14.5mm section size to be fitted with satin white paint finish. In houses over 1,400sqft - 1st floor to be 69mm x 14.5mm section size to be fitted with satin white paint finish.

Skirting boards Torus profile mdf, 194 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft - 1st floor to be Torus profile mdf 119mm x 14.5mm section size to be fitted with satin white paint finish. Houses over 1,400sqft - 1st floor to be 194mm x 14.5mm section size to be fitted with satin white paint finish.

Staircase 41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail 59 x 65mm and newel caps finished in clear varnish/lacquer.

Ceilings Tape & Jointed finish with Dulux White Emulsion paint decoration.

Central Heating Full gas central heating with energy efficient wall mounted boiler in all houses, except for houses which do not have an En-Suite, where a Combi Boiler will be fitted. Mains pressure domestic hot water provided to all houses either by Unvented pre-plumbed mains pressure cylinders or Combi Boiler, refer to drawing for details. Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

Radiators Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types - for more information please speak to our Sales Consultant.

Wardrobes Wardrobes to all Bedrooms are available as an optional upgrade - refer to My Redrow. Refer to house plan to confirm if bedroom is available in hinged/sliding options. Subject to both options being available, customer can select either system.

Phone Point Phone Point finishes to match electrical accessories in rooms.

TV Point TV Point finishes to match electrical accessories in room.

Electrical Sockets / Switch Plates GET Ultimate low profile white electrical switch and socket plates together with GET pendant and batten lighting points. All lights to be pendant or batten holder lamps. Please refer to house drawings for all location details.

BATHROOM & CLOAKROOM FEATURES

Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

WC Sottini CC BTW Pan with access point, Sottini Arc Cistern with dual flush valve - 4/2.6 litre flush, Sottini Arc Seat with normal close.

Bath Tempo Arc Bath 700 wide by 1700mm long, with slotted click plug style waste.

Bath Panel Uniline 170cm front bath panel.

Shower over Bath Sottini Tesino 1TH bath filler. Blender valve to be fitted on supply. slotted bath waste click plug

Shower Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom. Thermostatic shower valve (as development specification) above the bath including bath screen - Twyford Geo6.

Low Profile Tray Acrylic capped low profile shower tray with concealed waste and upstands to all four sides. Tray to be Twyford "Twylyte".

Shower Screen Polished Chrome effect finish shower door manufactured by "Twyford Geo6". Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted.

Wall Tiles Bathroom - full-height tiling around bath, if bath does not have a shower then half-height tiling only. Cloakroom - one tile high splash-back to basin.

Bathroom & En-suite Basin Sottini Arc 55cm with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Cloakroom Basin Sottini Arc 40cm basin with 1 tap hole, semi pedestal or Mavone 45cm 1 tap hole corner basin (please refer to drawing to confirm basin design). Fitted with Sottini Tesino Mini Mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

PORCELANOSA
TILES - BATHROOMS - KITCHENS - HARDWOOD

G CODING

AEG

*Ideal
Standard*

moores
for every home

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.



EXTERIOR FEATURES

Fascia & Soffit 15mm Swish Vanquish uPVC fascia and vented soffit board, in white profile.

Rainwater System Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

Windows Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows. Dummy casements to be provided to the front elevation all as indicated on the plot type drawings. White handles to match windows & doors.

External Doors GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC.

House Numeral To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

Rear door

Steel door with patterned glass manufactured by IG. Style of door to be NG06 pattern, finished internally and externally in white. Frame to be uPVC.

External Lights Front lamp provided as standard position as indicated on plot specific drawings. Rear Lights are available to houses as an optional upgrade – refer to My Redrow.

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details.

Rear Gardens topsoil in accord with NHBC requirements.

Garage Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Integral garages to receive double socket point and lighting pendant as standard. Garage doors to be Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

Door Bell Black bell push with transformer.

Fencing All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



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* 'Explore Finishing Touches' feature only available on selected developments and properties

- Save your favourite developments or properties and see 'What's Included'
- Be the first to hear about relevant new homes as they become available
- Book your viewing and call back appointments online with our real time calendar and much more



Maple Walk

A PLACE FOR LIVING



Maple Walk, Liphook

NOT JUST A PLACE TO LIVE, BUT A PLACE FOR LIVING

A warm welcome awaits at Maple Walk, a new collection of 3 and 4 bedroom homes situated in the Hampshire village of Liphook. Arriving as part of our esteemed Heritage Collection, these homes offer a careful blend of traditional and contemporary elements to provide an exceptional quality of life. This elevated standard of living is matched only by its charming rural location, close to a range of schools, amenities and travel links.



WE PUT MORE IN, SO YOU CAN GET MORE OUT.

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 Maple Walk...

- £3m infrastructure contribution
- Public Green Space and Children's Play Area
- Community Project Worker contribution
- Reservation of trees
- Local employment and training opportunities

SPEND LESS TIME TRAVELLING

Whether it's the daily commute or adventures on the coast, Liphook offers an impressive range of road and rail links. The A3 is reachable in just around 5 minutes, which provides direct journeys to Petersfield in around 20 minutes and Portsmouth in around half an hour. Journeys to Farnham take approximately 25 minutes, whilst both Winchester and Southampton are around an hour away.

Liphook Station is conveniently placed just a 5-minute drive from home, providing services to Guildford in 29 minutes, Woking in 41 minutes, Portsmouth Harbour in 51 minutes and London Waterloo in 1 hour 15 minutes.

SPEND MORE TIME TOGETHER

With so much to see and do on the doorstep, you'll never be short on ways to spend your free time.

For a meal out or just a quiet drink, there are few places better than The Links Tavern, a contemporary country pub which offers a plethora of hearty British and European dishes, together with selections of wines and real ales. Another favourite is Applegarth, situated just 12 minutes away by car. Its on-site restaurant serves up a selection of Mediterranean bistro-style dishes, together with a delicatessen offering fresh bread, charcuterie and cheese.

In the neighbouring village of Haslemere you will find Haslemere Hall, a vibrant early 20th-century theatre and arts venue showcasing all the latest blockbusters in addition to live productions across theatre and music.

When it's time to relax, why not indulge in the spa at Liphook's Old Thorns Hotel? Its range of one-off treatments, spa days and breaks are designed to leave both your body and mind feeling refreshed and rejuvenated.

ENJOY A HEALTHY LIFE

You couldn't be any better placed to explore the surrounding countryside. The Devil's Punch Bowl offers some of the most magnificent views of the South Downs, explorable along its range of designated footpaths, dense woodland areas and rich heathland.

Golfers have a wealth of choice when it comes to clubs and courses, with Liphook Golf Club just under 10 minutes away by car offering a challenging 18-hole course, together with a clubhouse ideal for an after-round refreshment.

Alternative methods of exercise are available at Haslemere Leisure Centre just a 10-minute drive away. Facilities include a gym, fitness studio and a cycling studio, together with opportunities for squash and swimming.

For weekly shops you have Co-op and Sainsbury's just 5 minutes away by car plus the popular Chamneys Forest Mere Spa for when you wish to unwind.

EDUCATION

Maple Walk is close to a wide range of well-regarded schools, with Liphook Infant and Junior School just a 15-minute walk from home for ages 5-11. For older children there is Bohunt School just under a mile away, rated Outstanding by Ofsted, whilst Highfield and Brookham independent schools, for ages 3-13, are just under 10 minutes away by car.





BEE FRIENDLY

To underline our commitment to the environment and to a sustainable future for us all, Redrow are proud to have partnered with the **Bumblebee Conservation Trust**. We're working together on a series of projects across the UK, from our show home gardens to large scale landscaping which will help to protect our precious bumblebee population by planting bumblebee friendly plants. We've also developed a series of leaflets about why bumblebees are important and how you can turn your own garden into a bumblebee haven.

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



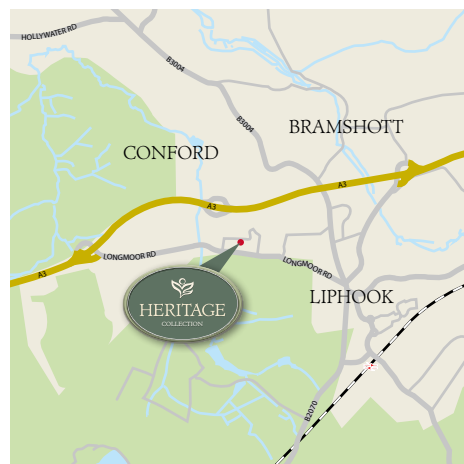
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LONGMOOR ROAD, LIPHOOK, HAMPSHIRE GU30 7NZ

DIRECTIONS TO MAPLE WALK

From the A3 - leave at the Griggs Green Interchange and follow Longmoor Road straight for just over half a mile, before turning left at a roundabout where you will find the development.

Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA & National Rail, Jan 2020.



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