

# WHITECHAPEL GARDENS

SALT WAY ROAD, BODICOTE, BANBURY, OXFORDSHIRE, OX15 4BN














A STUNNING DEVELOPMENT OF 3 & 4 BEDROOM HOMES

# WHITECHAPEL GARDENS

## DEVELOPMENT LAYOUT

### KEY

	Maidstone	3 bedroom home
	Moresby	3 bedroom home
	Wykham	3 bedroom home
	Lutterworth	3 bedroom home
	Lutterworth VT	3 bedroom home
	Bloxham	3 bedroom home
	Thornton	4 bedroom home
	Chester	4 bedroom home
	Alderney	4 bedroom home
	Radleigh	4 bedroom home
	Affordable Housing	
	LAP	Local Area of Play
	BCP	Bin Collection Point
	CP	Car Port



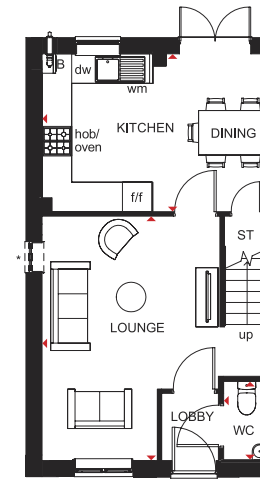
# MAIDSTONE

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## 3 BEDROOM HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms, the generous main with en suite, a single bedroom, and a family bathroom

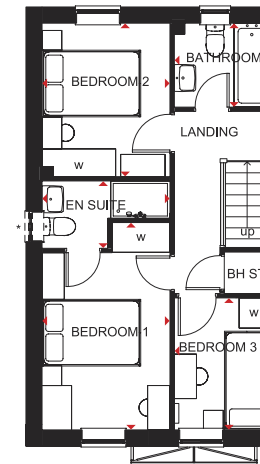


### Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.



### First Floor

Bedroom 1	2592 x 4204mm	8'6" x 13'10"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3112mm	8'6" x 10'3"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

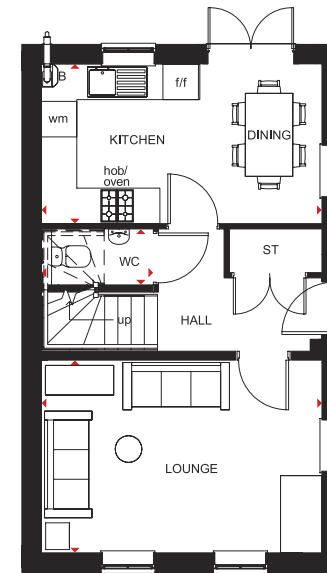
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	↔	Dimension location

## 3 BEDROOM HOME



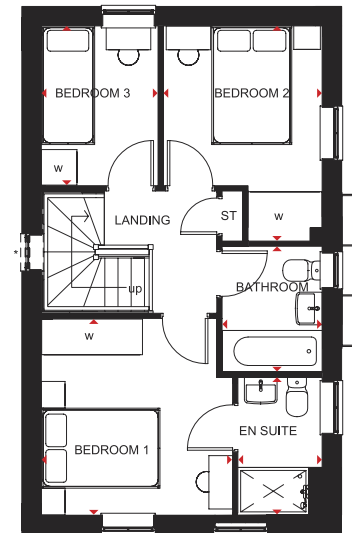
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2695mm	15'6" x 8'8"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

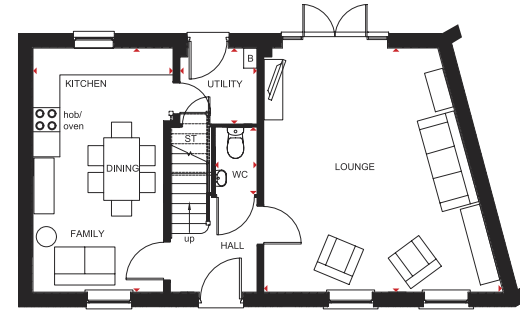
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	↔	Dimension location

## 3 BEDROOM HOME



- Natural light floods through this home via the oversized windows
- The ground floor has plenty of space for modern living, with its spacious kitchen including a family and dining area, plus the benefit of a utility room
- The generous lounge has French doors leading out onto the rear garden
- Upstairs are two double bedrooms, the main with en suite, a single bedroom and a family bathroom

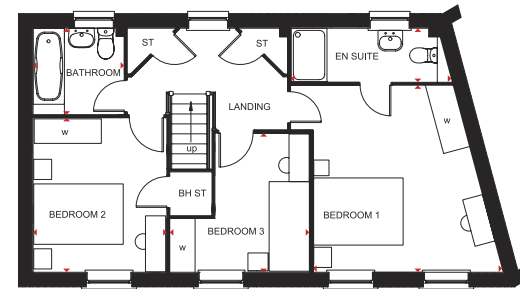


### Ground Floor

Lounge	5455 x 5296mm*	17'11" x 17'3"*
Kitchen/ Family/Dining	5455 x 3131mm	17'11" x 10'2"
WC	1485 x 932mm	4'10" x 3'1"
Utility	1727 x 1687mm	5'8" x 5'6"

[Approximate dimensions]

\*Please note that plots 238 & 239 dimensions vary in lounge.  
Please check with Sales Adviser.



### First Floor

Bedroom 1	4183 x 4167mm*	13'9" x 13'6"*
En Suite	2930 x 1200mm*	9'6" x 4'0"*
Bedroom 2	2978 x 3437mm	9'9" x 11'3"
Bedroom 3	3091 x 3106mm	10'1" x 10'2"
Bathroom	2025 x 1925mm	6'8" x 6'4"

[Approximate dimensions]

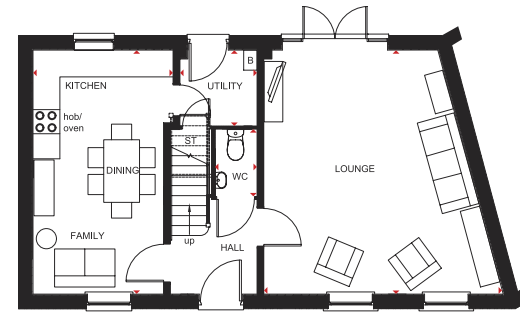
\*Please note that plots 238 & 239 dimensions vary in bedroom 1 and en suite.  
Please check with Sales Adviser.

<b>KEY</b>	B	Boiler	w	Wardrobe space
	ST	Store	◄►	Dimension location
	BH ST	Bulkhead store		

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- The ground floor has plenty of space for modern living, with its spacious kitchen including a family and dining area, plus the benefit of a utility room
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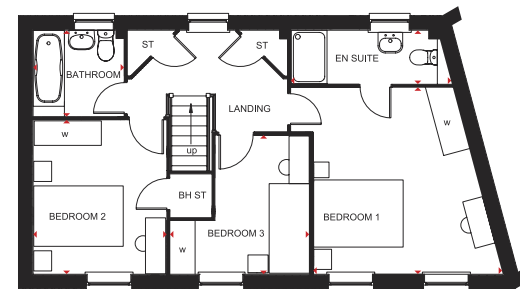


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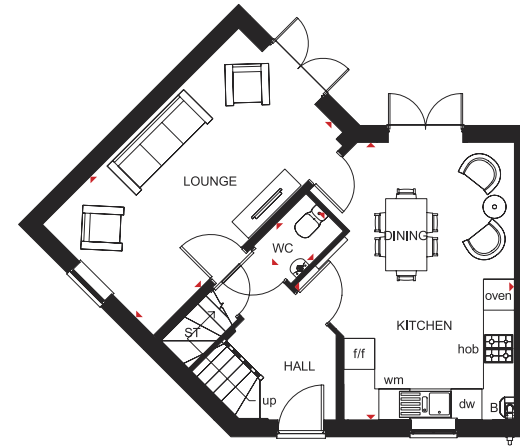
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<b>KEY</b>	B	Boiler	w	Wardrobe space
	ST	Store	◄►	Dimension location
	BH ST	Bulkhead store		

## 3 BEDROOM HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms, the main with en suite, a single bedroom and the family bathroom



### Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1698mm	8'3" x 6'5"

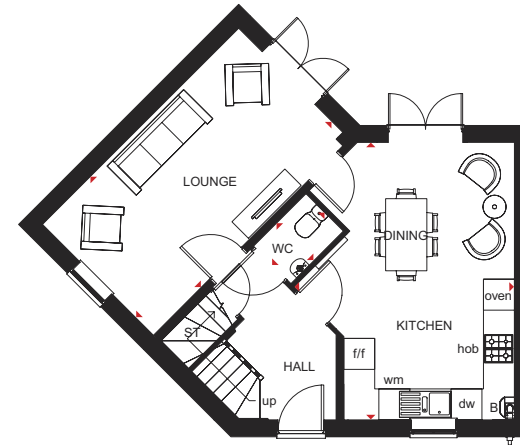
(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
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(Approximate dimensions)

**KEY**

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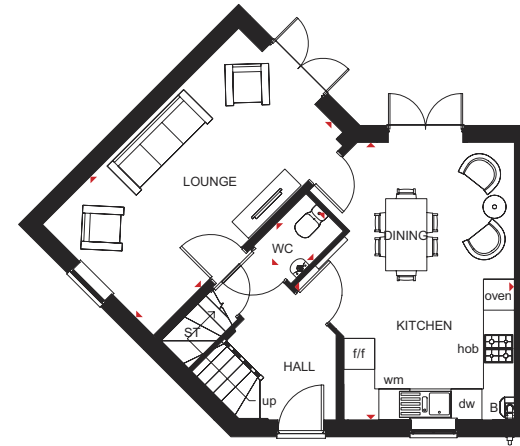




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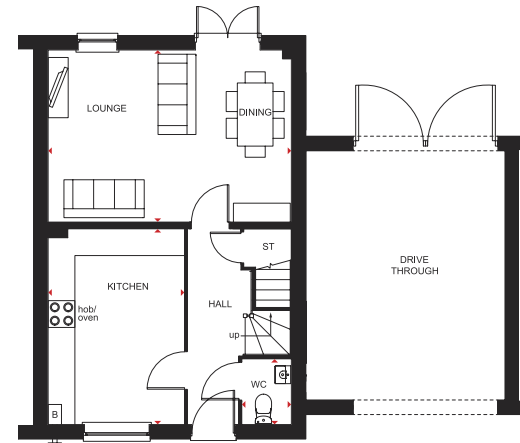
(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
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## 3 BEDROOM HOME



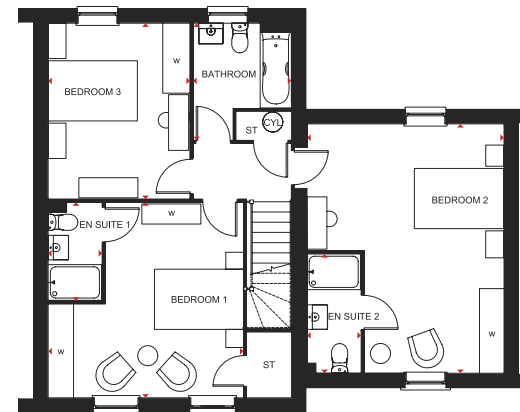
- Oversized windows maximise the light to the living areas of this family home
- The ground floor features a separate kitchen, plus an open plan lounge and dining room with French doors leading out to the rear garden
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



### Ground Floor

Lounge/Dining	5458 x 3860mm	17'9" x 12'7"
Kitchen	3059 x 4390mm	10'0" x 14'4"
WC	1087 x 1450mm	3'6" x 4'7"

[Approximate dimensions]



### First Floor

Bedroom 1	4373 x 4369mm	14'3" x 14'3"
En Suite 1	1200 x 2190mm	3'9" x 7'1"
Bedroom 2	4418 x 5592mm*	14'5" x 18'3"*
En Suite 2	1200 x 2671mm	3'9" x 8'7"
Bedroom 3	3169 x 3935mm	10'3" x 12'9"
Bathroom	2192 x 2613mm	7'1" x 8'5"

[Approximate dimensions]

\* Please note dimensions vary on plot 223 for Bedroom 2, please speak to a Sales Adviser for more information

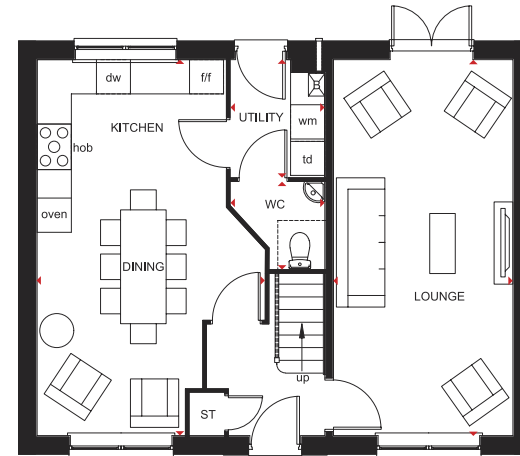
<b>KEY</b>	B	Boiler	w	Wardrobe space
	ST	Store	◄►	Dimension location
	CYL	Cylinder		



## 4 BEDROOM HOME



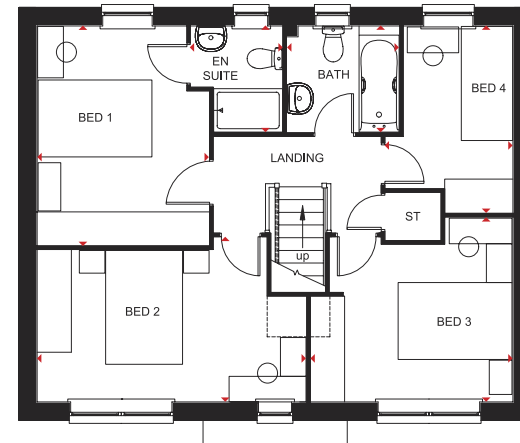
- Spacious family home designed for modern living
- Flexible, open-plan kitchen with dining and family areas
- Generous lounge has room for all the family to relax, while French doors access the rear garden where living space can be easily extended in good weather
- First floor comprises three double bedrooms, the main with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	3150 x 6600mm	10'4" x 21'8"
Kitchen/Dining	4025 x 6600mm	13'2" x 21'8"
WC	1650 x 1524mm	5'5" x 5'0"
Utility	1650 x 2060mm	5'5" x 6'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3013 x 3850mm	9'11" x 12'8"
En Suite	1601 x 1863mm	5'3" x 6'1"
Bedroom 2	2887 x 4720mm	9'6" x 15'6"
Bedroom 3	3237 x 3542mm	10'7" x 11'7"
Bedroom 4	2236 x 3275mm	7'4" x 10'9"
Bathroom	1961 x 1863mm	6'5" x 6'1"

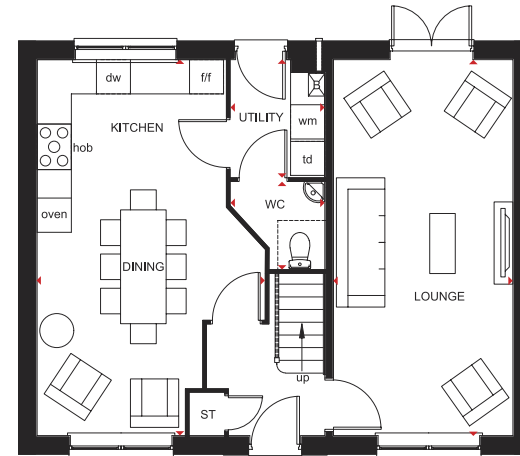
(Approximate dimensions)

<b>KEY</b>	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	

## 4 BEDROOM HOME



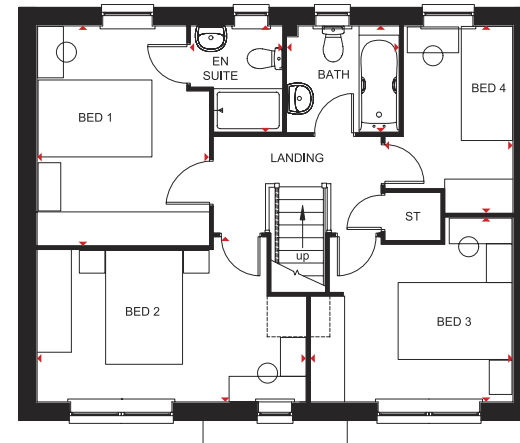
- Spacious family home designed for modern living
- Flexible, open-plan kitchen with dining and family areas
- Generous lounge has room for all the family to relax, while French doors access the rear garden where living space can be easily extended in good weather
- First floor comprises three double bedrooms, the main with en suite, a single bedroom and family bathroom



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(Approximate dimensions)



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(Approximate dimensions)

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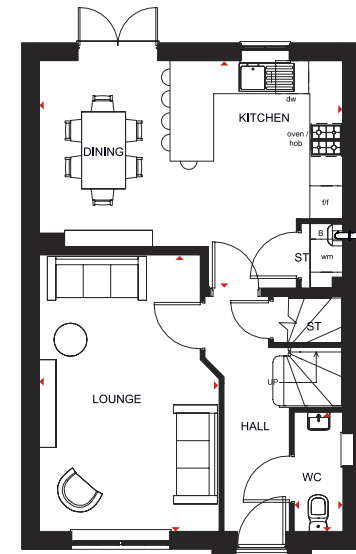
# CHESTER

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## 4 BEDROOM HOME



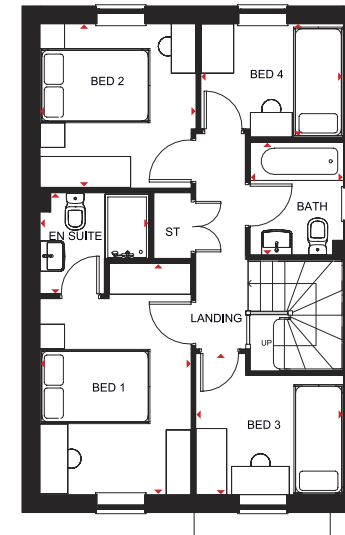
- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom



### Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

(Approximate dimensions)



### First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	2058 x 1835mm	6'9" x 6'0"
Bedroom 2	2826 x 2986mm	9'3" x 9'10"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
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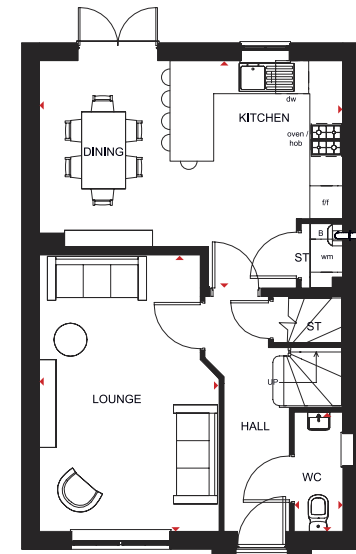
# CHESTER

THE CLASSIC  
COLLECTION

## 4 BEDROOM HOME



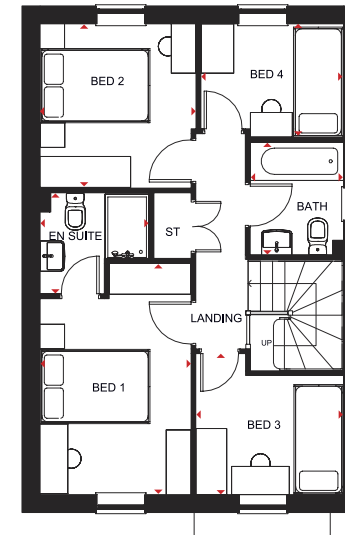
- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom



### Ground Floor

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[Approximate dimensions]



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Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]

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HOMES



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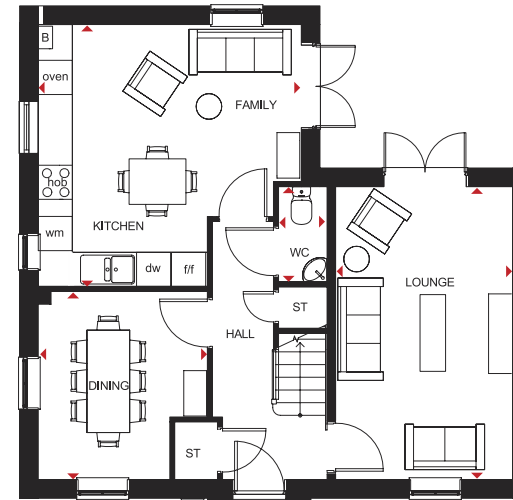
# ALDERNEY

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COLLECTION

## 4 BEDROOM HOME



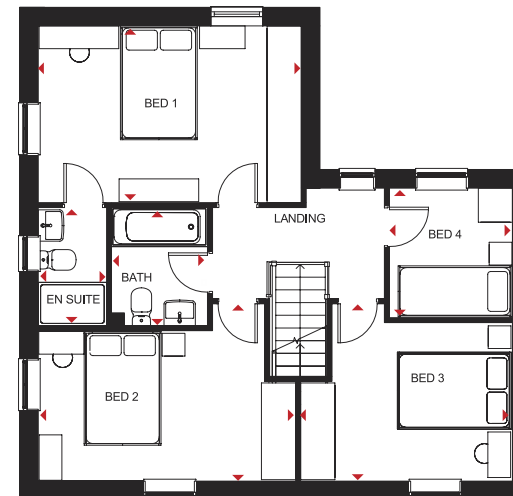
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
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**BARRATT**  
HOMES



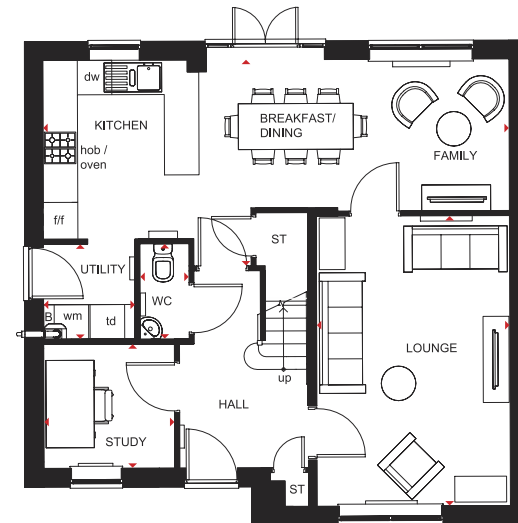
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## 4 BEDROOM DETACHED HOME



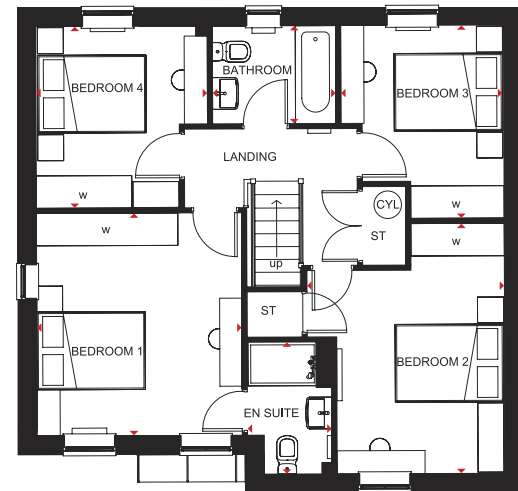
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



### Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3557 x 3858mm	11'6" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	w	Wardrobe space	td	Tumble dryer space
	CYL	Cylinder	fff	Fridge/freezer space	◄►	Dimension location

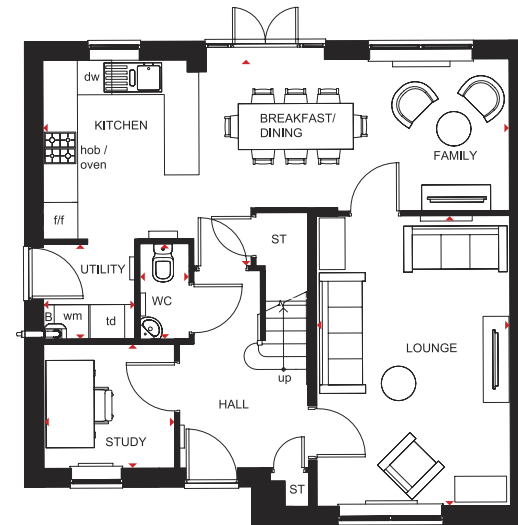




## 4 BEDROOM HOME



- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



### Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3557 x 3858mm	11'6" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	w	Wardrobe space	td	Tumble dryer space
	CYL	Cylinder	fff	Fridge/freezer space	◄►	Dimension location

# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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