

HERITAGE

- REDROW -

# ALDERWOOD AT THE HOPLANDS

HERSDEN







# WELCOME TO ALDERWOOD AT THE HOPLANDS

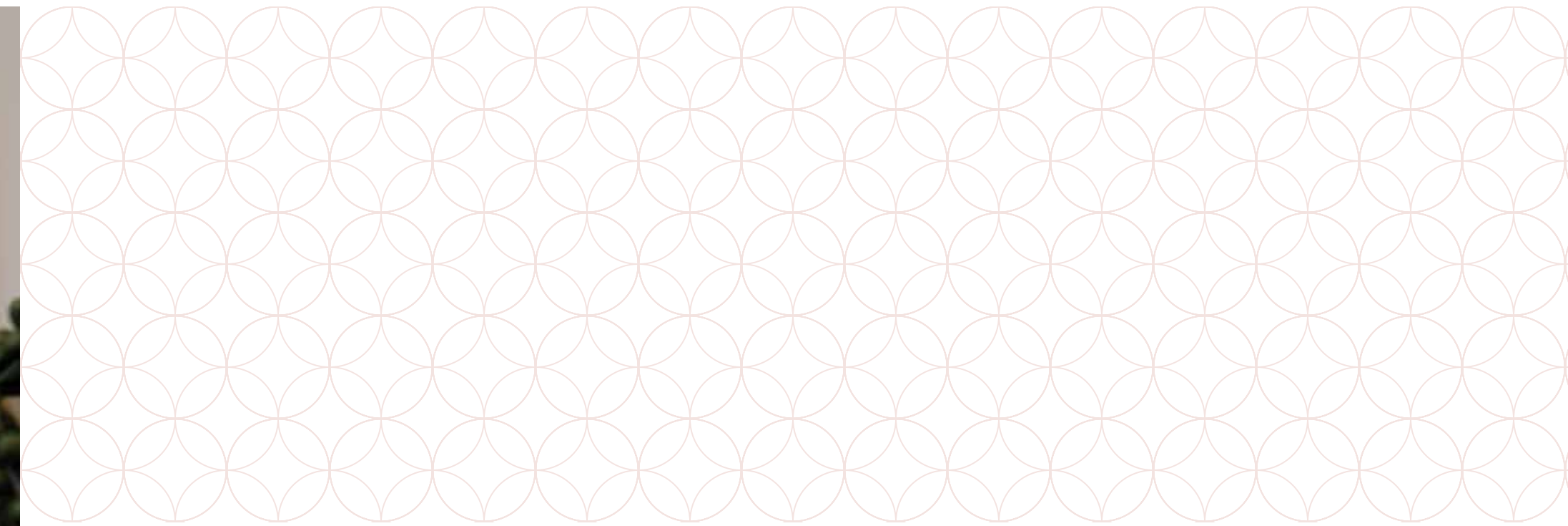


## A COLLECTION OF THREE AND FOUR BEDROOM HOMES IN THE VILLAGE OF HERSDEN.

Welcome to The Hoplands, a wonderful range of new homes situated in the village of Hersden. Nestled within Kent countryside, these homes offer timeless appeal with an idyllic rural lifestyle, crafted to the highest specifications that meet the standards of modern living.







## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

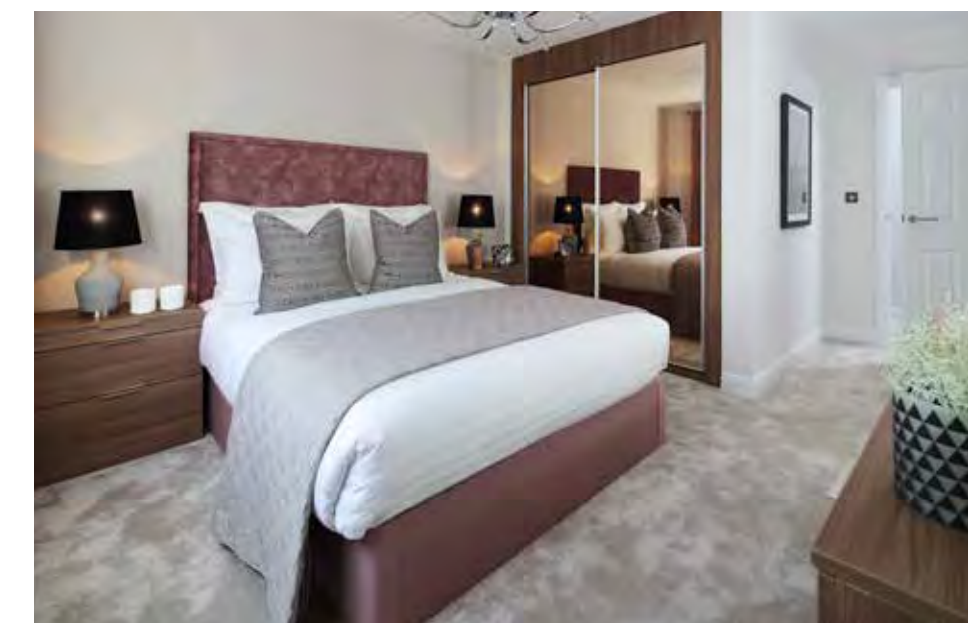
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# 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

The Hoplands is immersed in sheer elegance and charm, characterised by majestic landscapes, historical architecture and coastal retreats.

Just five miles west of home is Canterbury, a Kentish city that boasts world-renowned heritage. Canterbury Cathedral is the city's architectural hallmark, a world famous 11th century structure that boasts a number of unique and striking features, from the elegant medieval stained-glass windows to the Romanesque-style Crypt. Part of a World Heritage Site, the cathedral attracts a huge number of visitors every year, and offers guided tours of the cathedral itself as well as its gardens for exploration.

Other historical structures that still remain include the ruins of St Augustine's Abbey, Canterbury Castle, and part of the Roman City Wall. Many examples of historical residences can still be found in the city as well, from Roman and Georgian structures to slightly more modern Victorian and Edwardian homes.

Under ten miles from home is the Kent Downs, an Area of Outstanding Natural Beauty, an idyllic and diverse landscape that covers nearly a quarter of Kent, stretching from Surrey and the London borders all the way down to Dover. As well as picturesque views, the Kent Downs offers a number of heritage sites to discover, including Leeds Castle, a 12th century castle offering over 900 years of history and over 500 acres of parkland and gardens, that's just under an hour by car. There are also many glorious nature reserves and Woodland Trust sites to explore. A number of coastal areas are also close to home, from the traditional seaside towns of Herne Bay and Ramsgate, to the more charming and cultural spots of Whitstable and Broadstairs.





# ENJOY AN ACTIVE LIFESTYLE

For sport and leisure, you'll be spoilt for choice; whether you prefer a leisurely stroll through historic Canterbury or something more energetic, Hersden has it all.

Fitness fanatics can enjoy a plethora of activities from the nearby leisure centres at Kingsmead Leisure Centre in Canterbury or Herons Leisure Centre in Herne Bay. For something a bit more leisurely you could try punting along the River Stour. Golfers can enjoy a relaxing round at the Canterbury Golf Club or the Chestfield Golf Club in Whitstable.

Or why not take in some history in nearby Canterbury, designated as one of Britain's Heritage Cities. Visit the oldest cathedral in England, packed full of history with beautiful stained glass windows, glorious green spaces and cathedral cloisters. There are numerous nature reserves close by, with the Stodmarsh Nature Reserve right on the doorstep.

Just a few miles down the road are the coastal towns of Whitstable, with its world renowned Oyster Festival and Herne Bay with its Victorian Pier and charming seafront. For those wanting something a bit more energetic there's Margate with its Dreamland theme Park. There really is something for everyone.

A varied programme of performing arts can be enjoyed at The Marlowe Theatre in Canterbury, or The Gulbenkian Theatre located in the University of Kent.

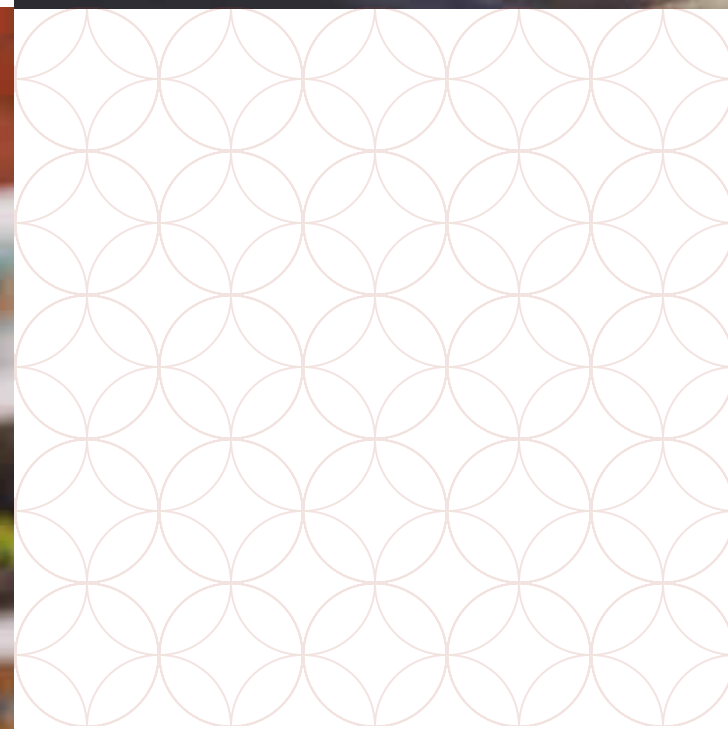
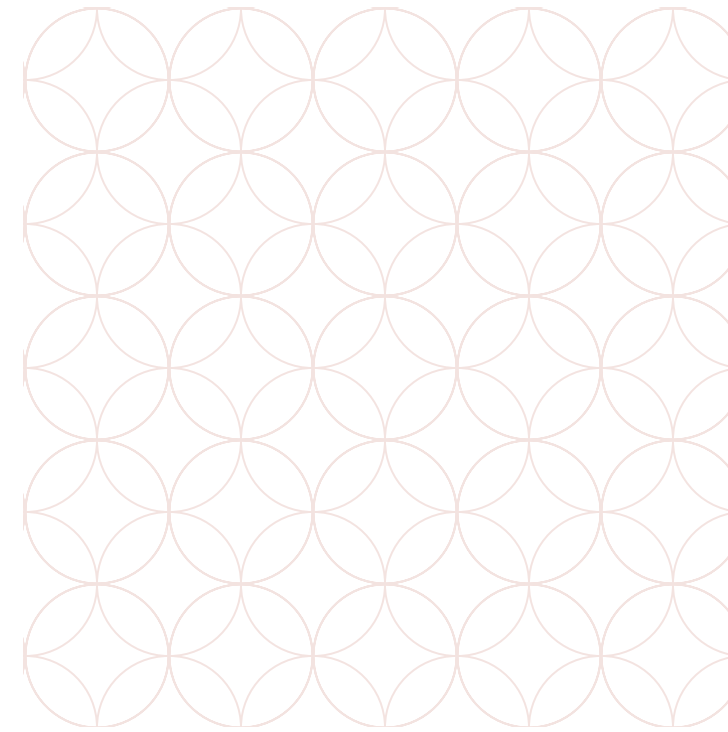


# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools for youngsters of all ages. Water Meadows Primary School and Sturry Church of England Primary School are just a short drive from home.

For older students Spires Academy is right on your doorstep.

For higher education, the University of Kent is located in Canterbury, just a 10 minute drive away, and is easily commutable.



# GETTING AROUND

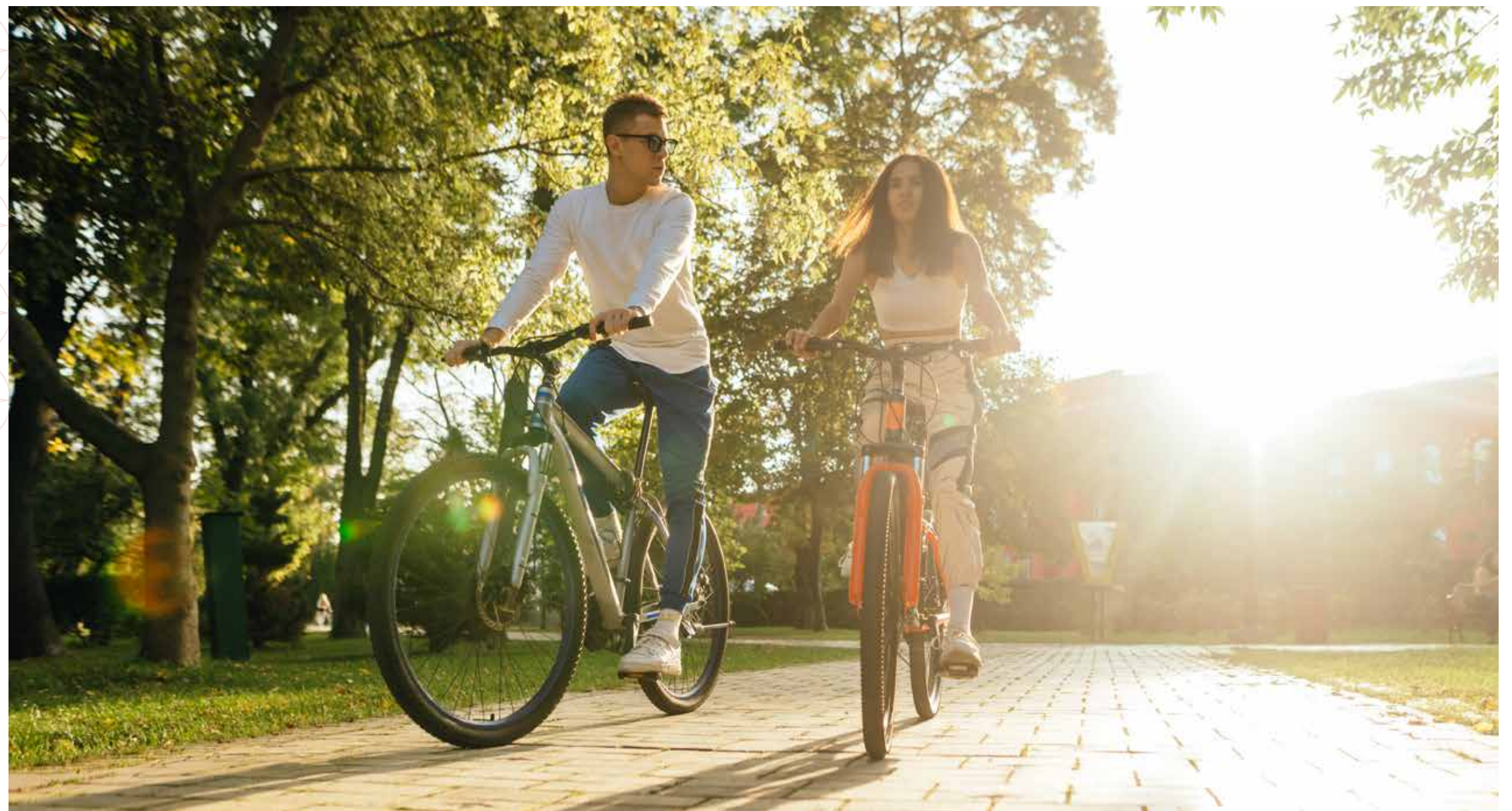
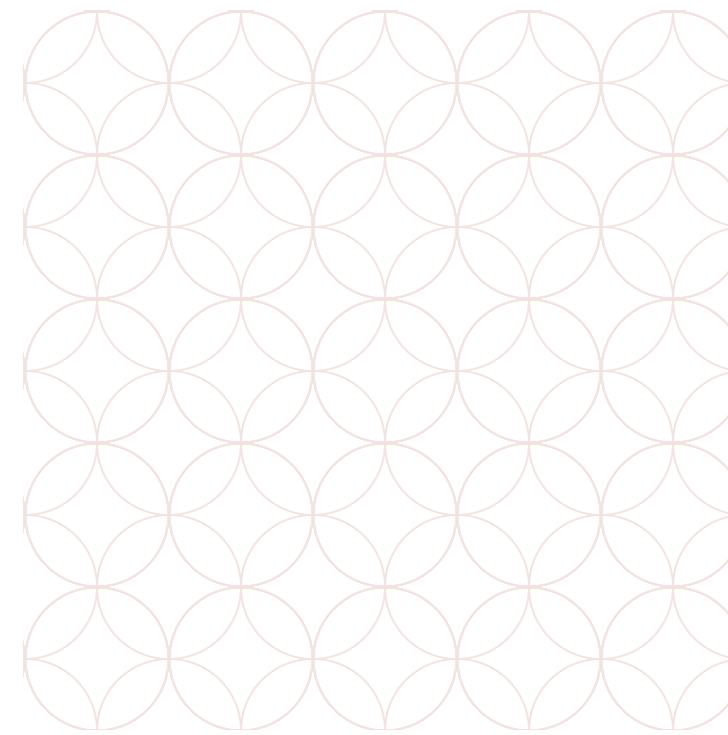
The Hoplands is ideally positioned to serve both commuters and explorers. The development is approximately a 4 minute drive to Sturry train station and located just off the A28 road, which connects directly into Canterbury in just 20 minutes.

Canterbury has two railway stations, serving both domestic and international travel; its East station offers services to Dover (30 minutes) and London Victoria (1 hour 40 minutes). The West station connects into London St Pancras (1 hour), Margate (30 minutes), Ramsgate (15 minutes), and Ashford International (20 minutes), where you can hop on the Eurostar for international destinations, including Brussels, Amsterdam and Paris.



# 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 **Alderwood at The Hoplands**.




# SO YOU GET MORE OUT


- Public Open Spaces
- Cycleways and Footpaths
- Trim Trails
- Community Orchard
- Local Equipped Areas of Play





# EXPLORE ALDERWOOD AT THE HOPLANDS


KEY


**AMBERLEY**  
3 BEDROOM HOME


**LUDLOW**  
3 BEDROOM HOME


**WARWICK**  
3 BEDROOM HOME


**GRANTHAM**  
4 BEDROOM HOME


**GRANTHAM 4**  
4 BEDROOM HOME


**MARLOW**  
4 BEDROOM HOME

**STRATFORD**  
4 BEDROOM HOME

**AFFORDABLE HOMES**

Play Area

Solar Panels (PV)

S/S – Sub Station

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

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







HERITAGE

- REDROW -

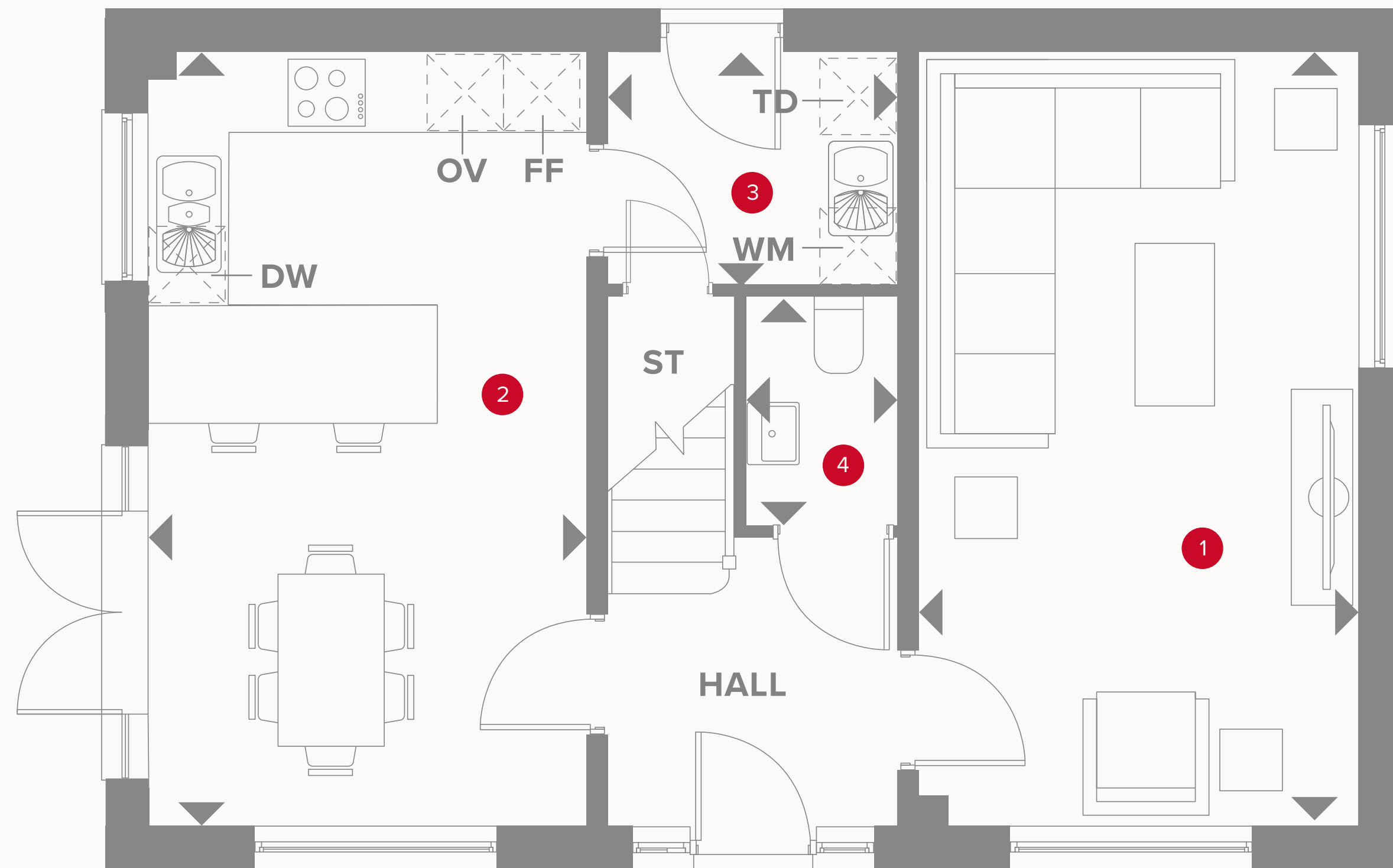
# THE AMBERLEY

THREE BEDROOM HOME






# THE AMBERLEY GROUND FLOOR




1	Lounge	18'11" x 10'9"	5.77 x 3.27 m
2	Kitchen/Dining	18'11" x 10'9"	5.77 x 3.28 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	11'8" x 10'10"	3.59 x 3.31 m
6	En-suite	7'2" x 6'11"	2.18 x 2.10 m
7	Bedroom 2	10'6" x 10'0"	3.20 x 3.05 m
8	Bedroom 3	11'0" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'7" x 6'6"	2.32 x 1.98 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard

CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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

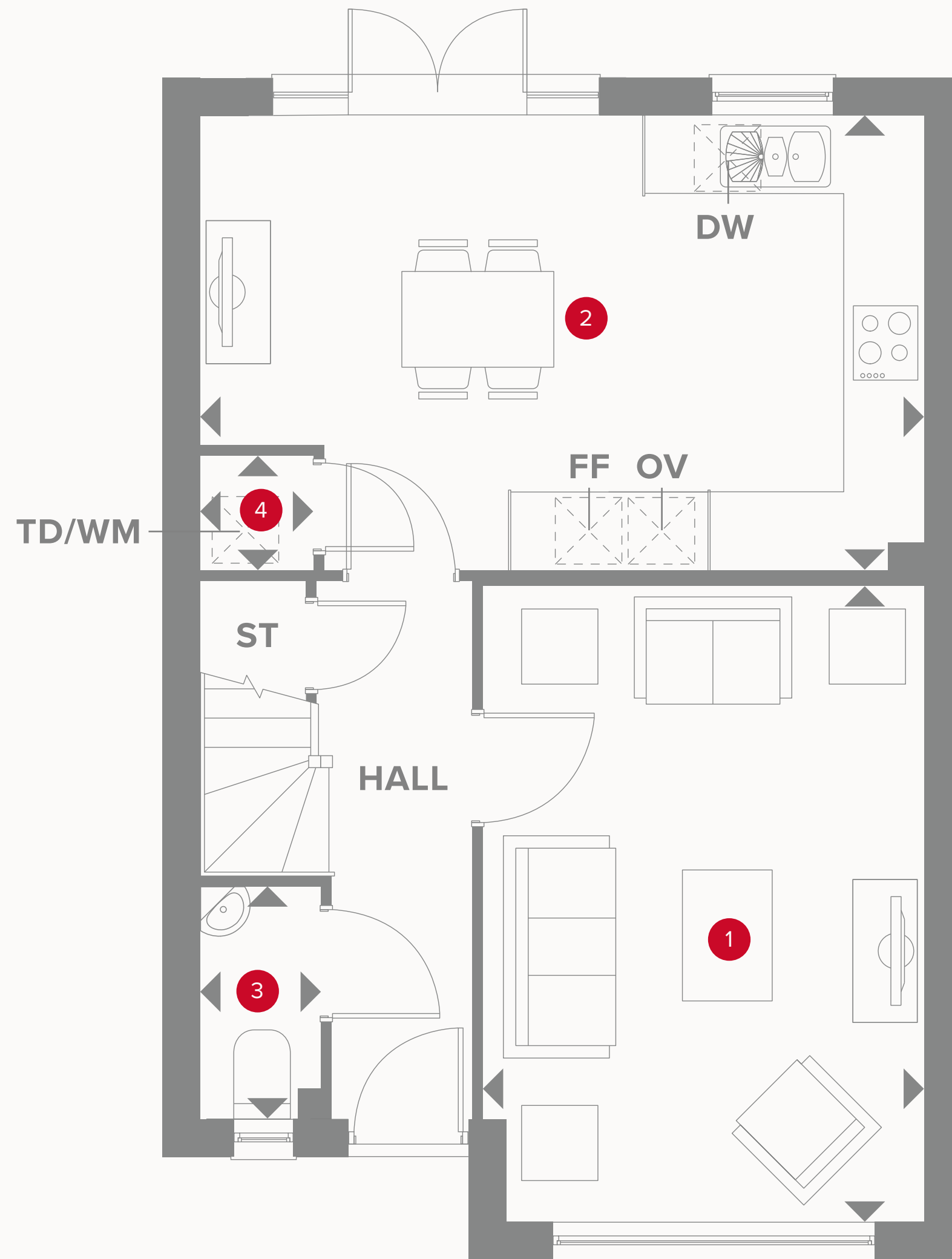
- REDROW -

# THE LUDLOW

THREE BEDROOM HOME







# THE LUDLOW GROUND FLOOR

1	Lounge	15'11" x 11'0"	4.84 x 3.35 m
2	Kitchen	18'2" x 11'5"	5.53 x 3.48 m
3	Cloaks	2'11" x 2'9"	0.90 x 0.85 m
4	Laundry	5'9" x 2'11"	1.76 x 0.90 m

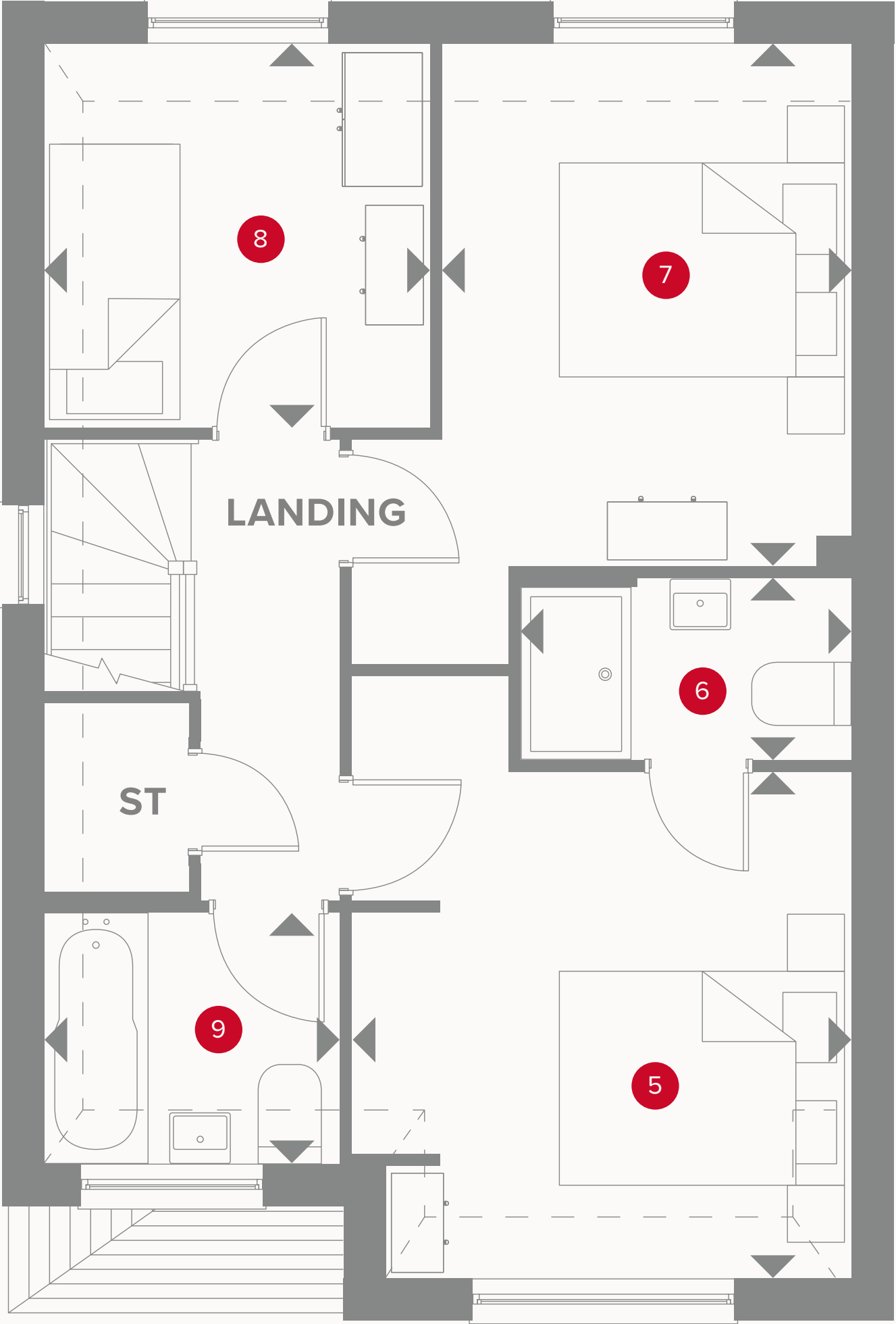


## KEY

	Hob
<b>OV</b>	Oven
<b>FF</b>	Fridge/freezer
	Dimensions start

<b>ST</b>	Storage cupboard
<b>DW</b>	Dish washer space
<b>TD/WM</b>	Tumble Drier/Washing Machine Space





# THE LUDLOW FIRST FLOOR

5	Bedroom 1	11'5" x 11'3"	3.47 x 3.42 m
6	En-suite	7'5" x 4'1"	2.26 x 1.25 m
7	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
8	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
9	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



- KEY**
- ◀ Dimensions start
  - ST** Storage cupboard

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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

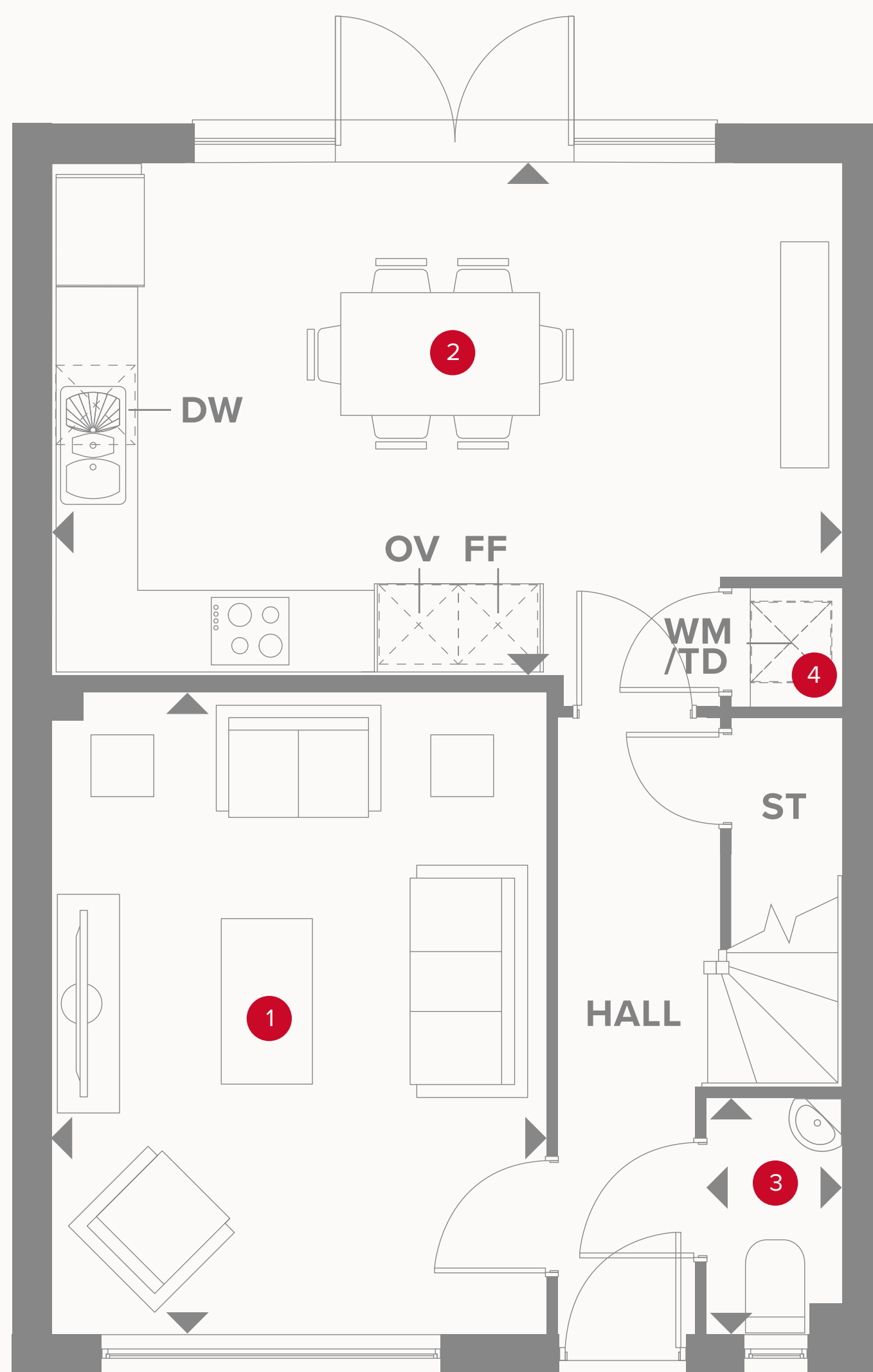
- REDROW -

# THE WARWICK

THREE BEDROOM HOME







# 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
4	Laundry	2'10" x 2'7"	0.87 x 0.80 m

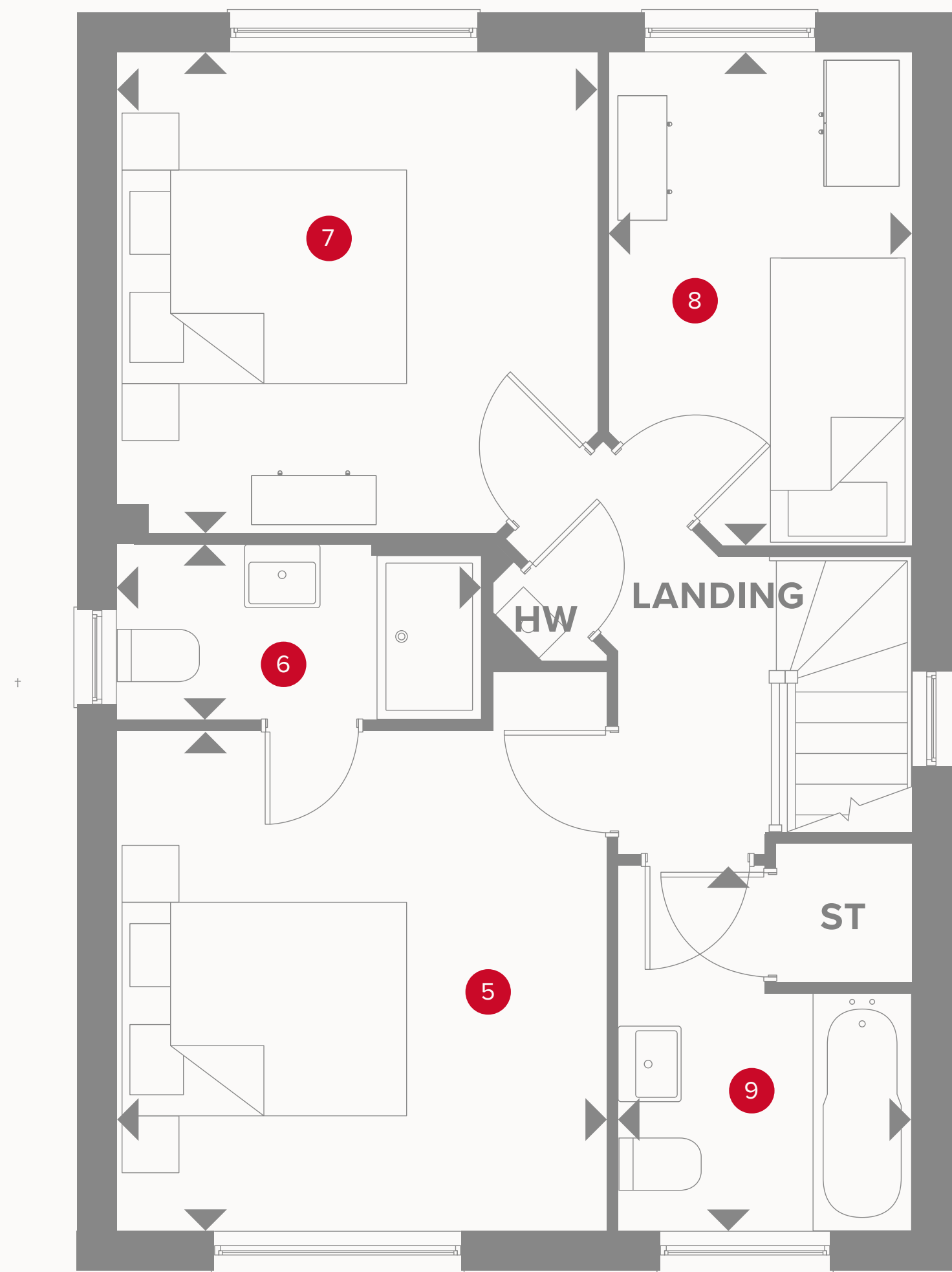


## KEY

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

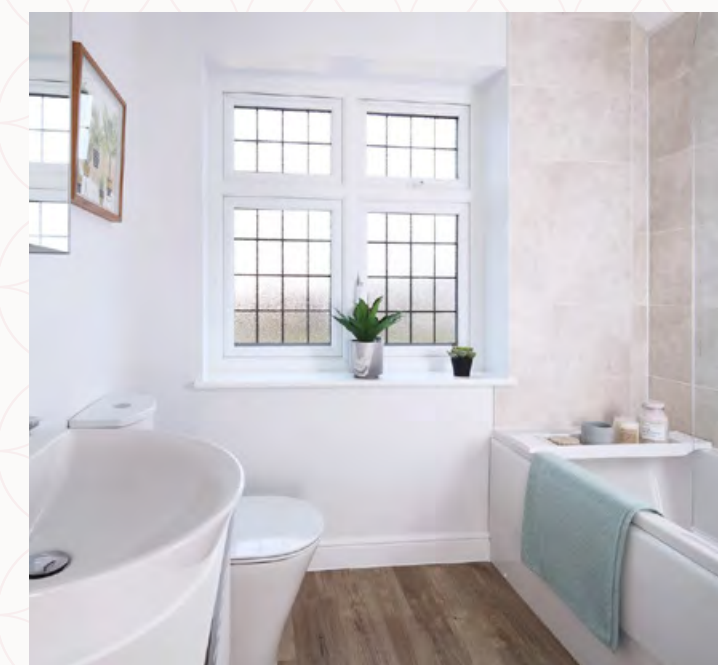
- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





# THE WARWICK FIRST FLOOR

5	Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
6	En-suite	8'8" x 4'2"	2.64 x 1.28 m
7	Bedroom 2	11'6" x 11'5"	3.50 x 3.49 m
8	Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
9	Bathroom	8'8" x 7'0"	2.65 x 2.13 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 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.





HERITAGE

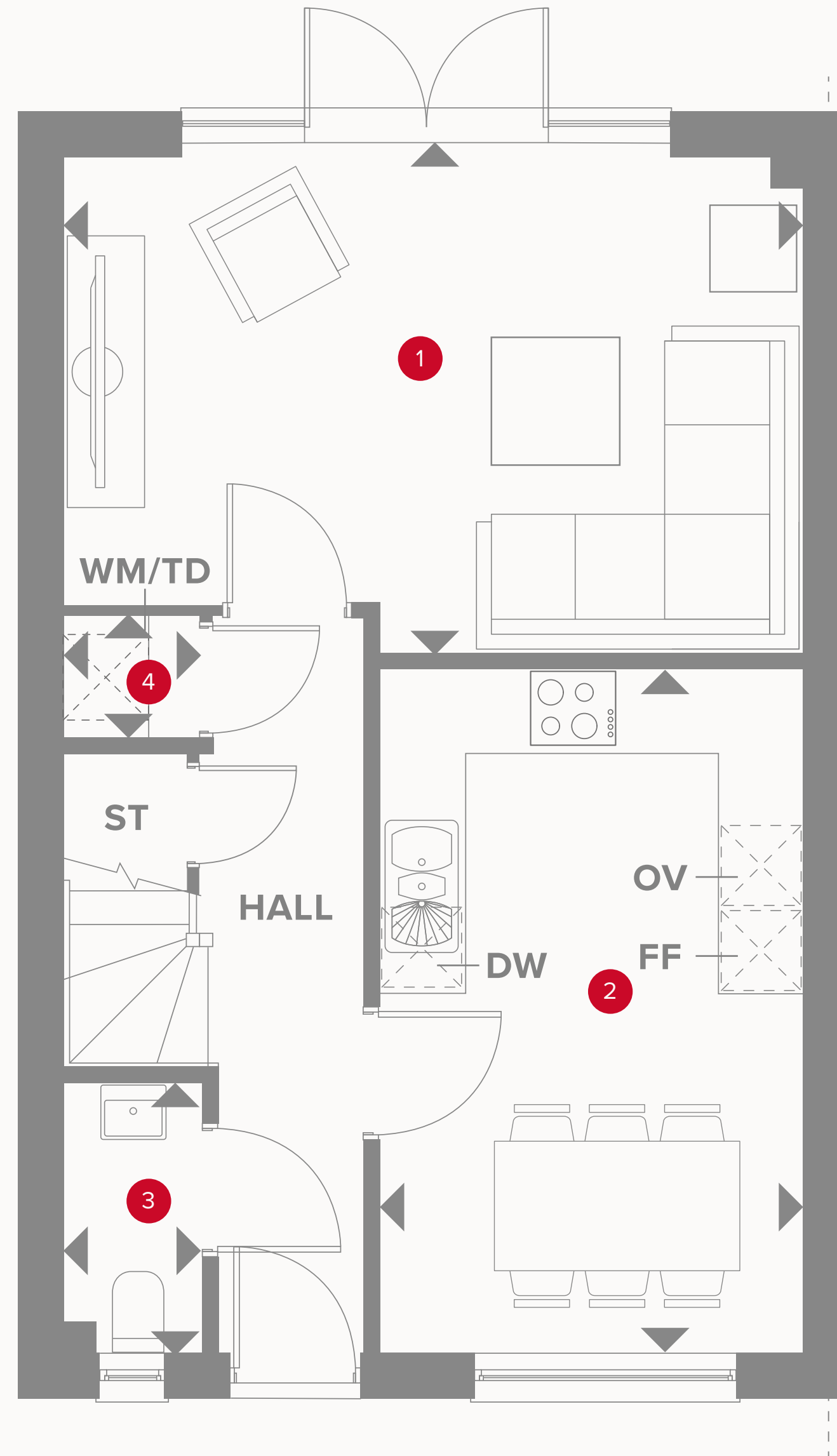
- REDROW -

# THE GRANTHAM (END)

FOUR BEDROOM HOME







# THE GRANTHAM (END) GROUND FLOOR

1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/ Dining	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'2" x 3'2"	1.87 x 0.96 m
4	Laundry	3'1" x 2'9"	0.94 x 0.83 m

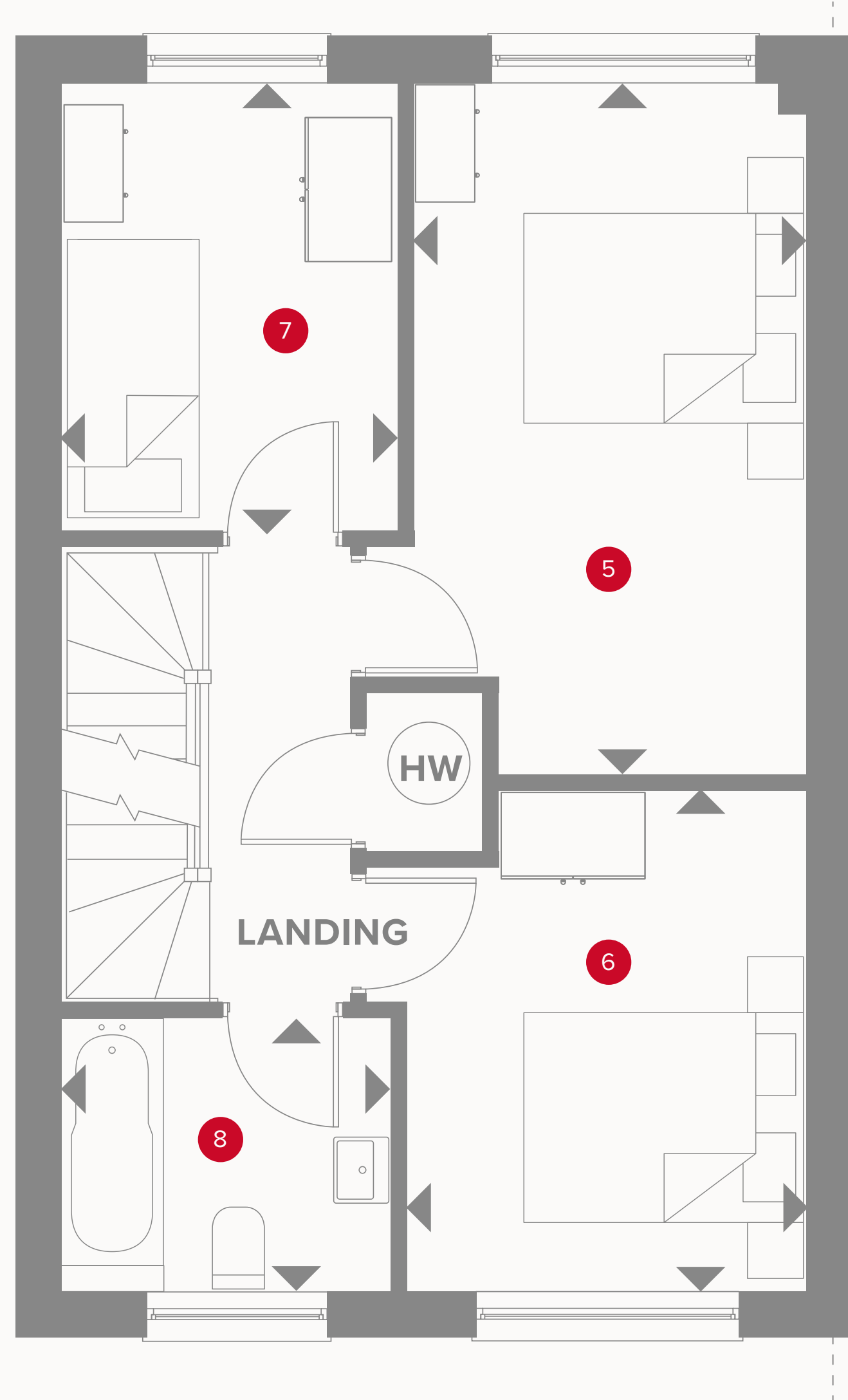


## KEY

	Hob
<b>OV</b>	Oven
<b>FF</b>	Fridge/freezer
<b>DW</b>	Dish washer space

	Dimensions start
<b>ST</b>	Storage cupboard
<b>WM</b>	Washing machine space
<b>TD</b>	Tumble dryer space





# THE GRANTHAM (END) FIRST FLOOR

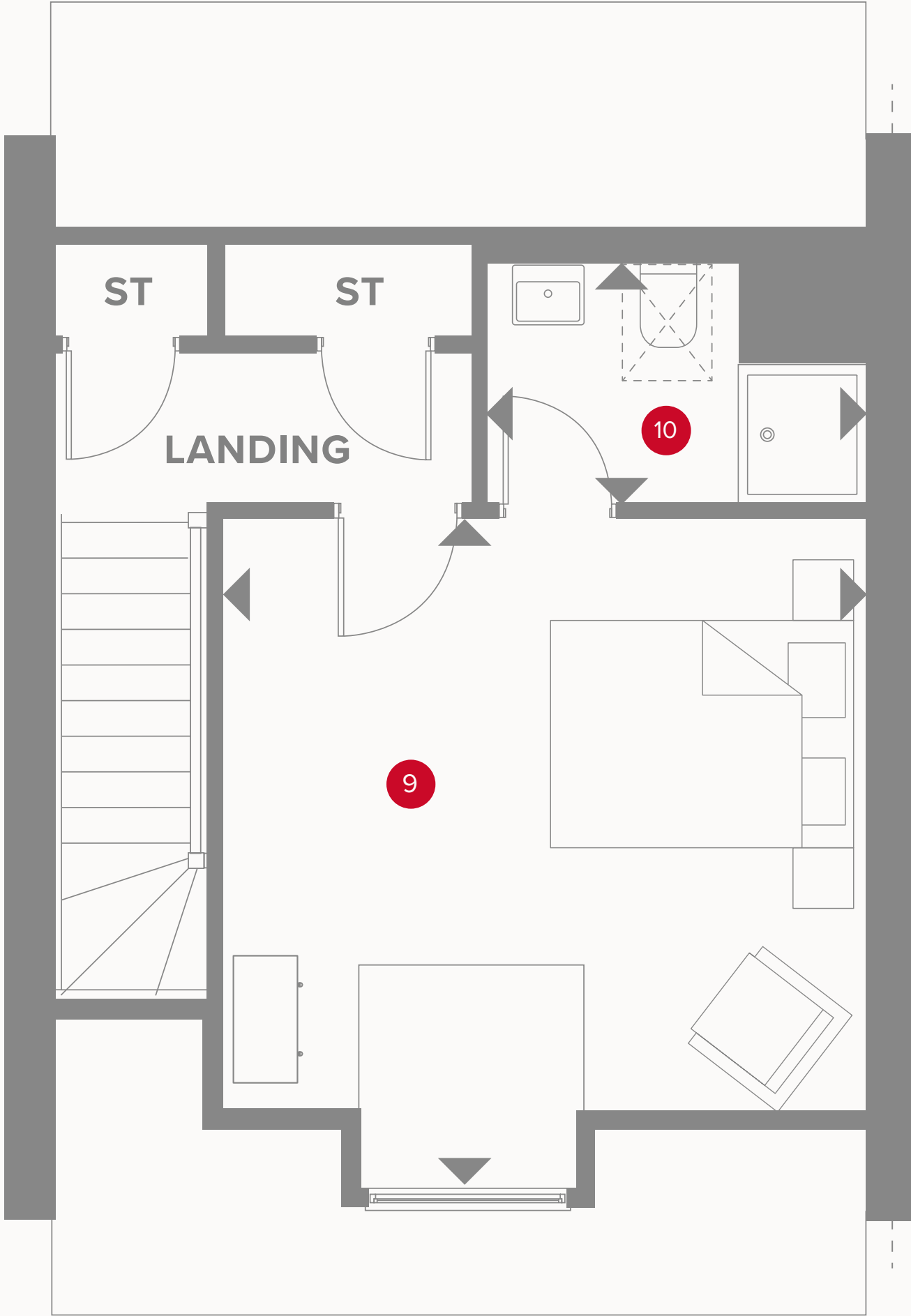
5	Bedroom 2	15'6" x 8'10"	4.73 x 2.70 m
6	Bedroom 3	11'3" x 9'0"	3.43 x 2.75 m
7	Bedroom 4	9'5" x 7'7"	3.00 x 2.30 m
8	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



## KEY

- ◀ Dimensions start
- HW Hot water storage





# THE GRANTHAM (END) SECOND FLOOR

9	Bedroom 1	13'10" x 13'3"	4.21 x 4.05 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard

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

Customers should note this illustration is an example of the Grantham 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

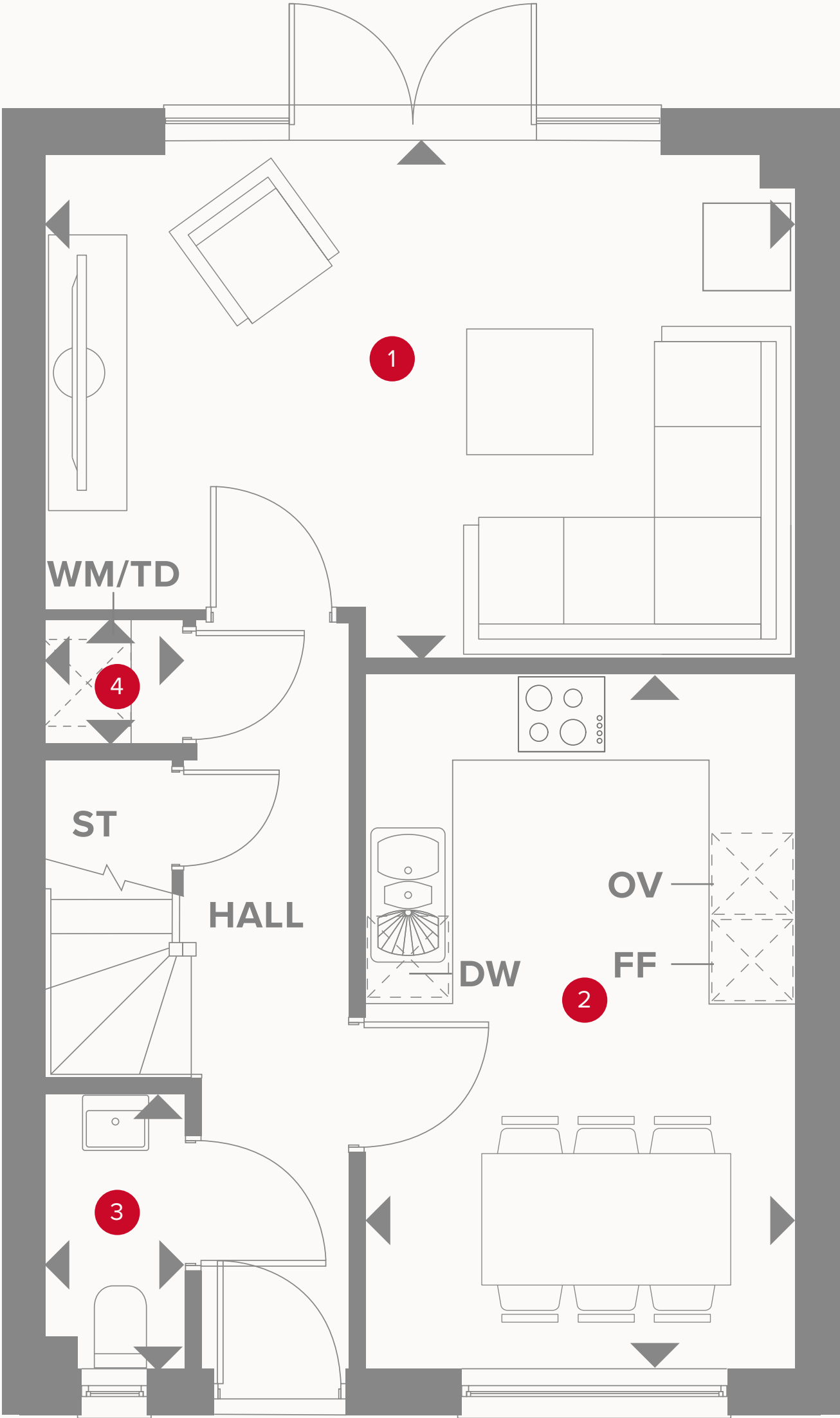
- REDROW -

# THE GRANTHAM (MID)

FOUR BEDROOM HOME







# THE GRANTHAM (MID) GROUND FLOOR

1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/ Dining	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'2" x 3'2"	1.87 x 0.96 m
4	Laundry	3'1" x 2'9"	0.94 x 0.83 m

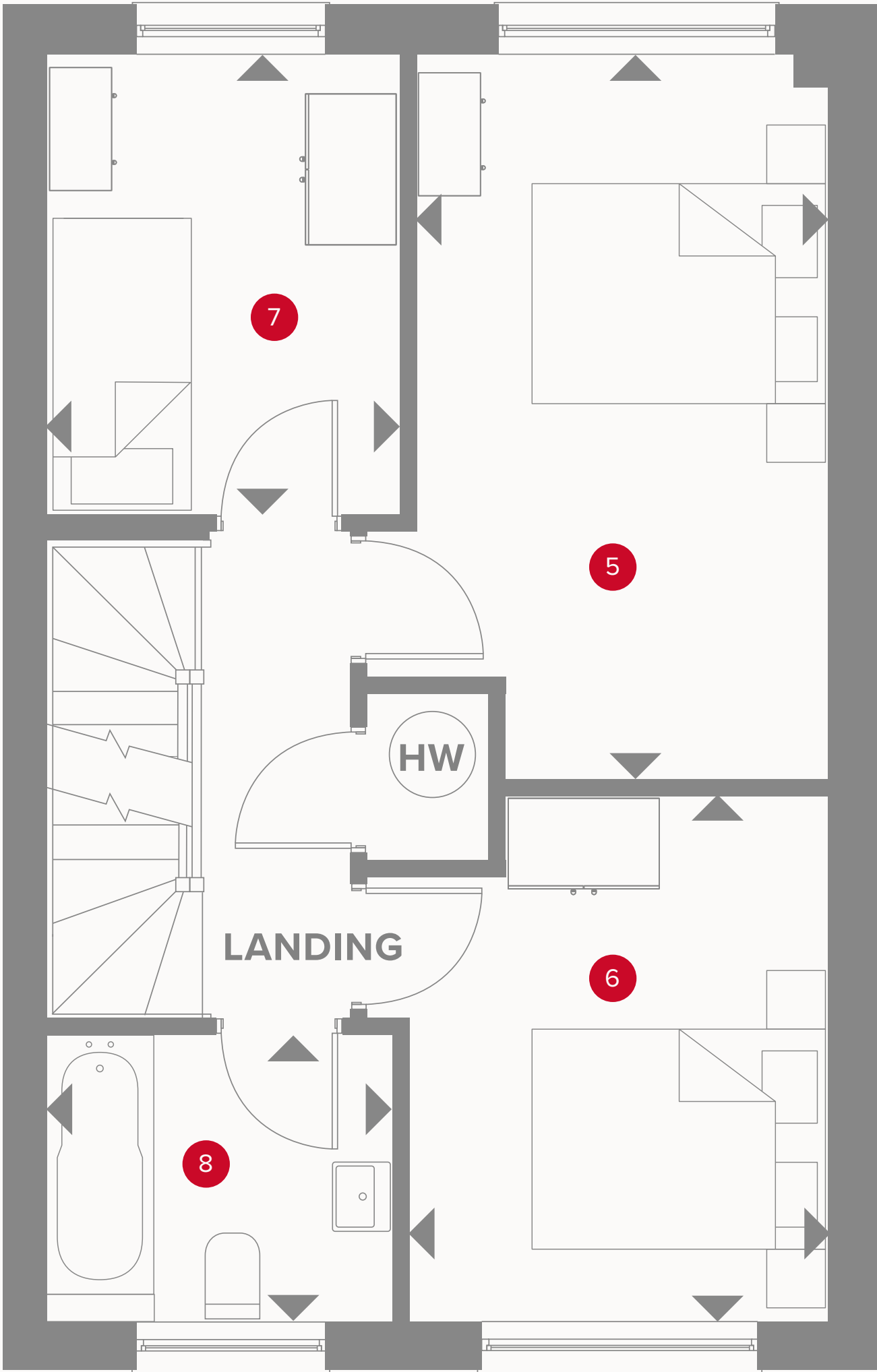


## KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- DW** Dish washer space

- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- TD** Tumble dryer space





# THE GRANTHAM (MID) FIRST FLOOR

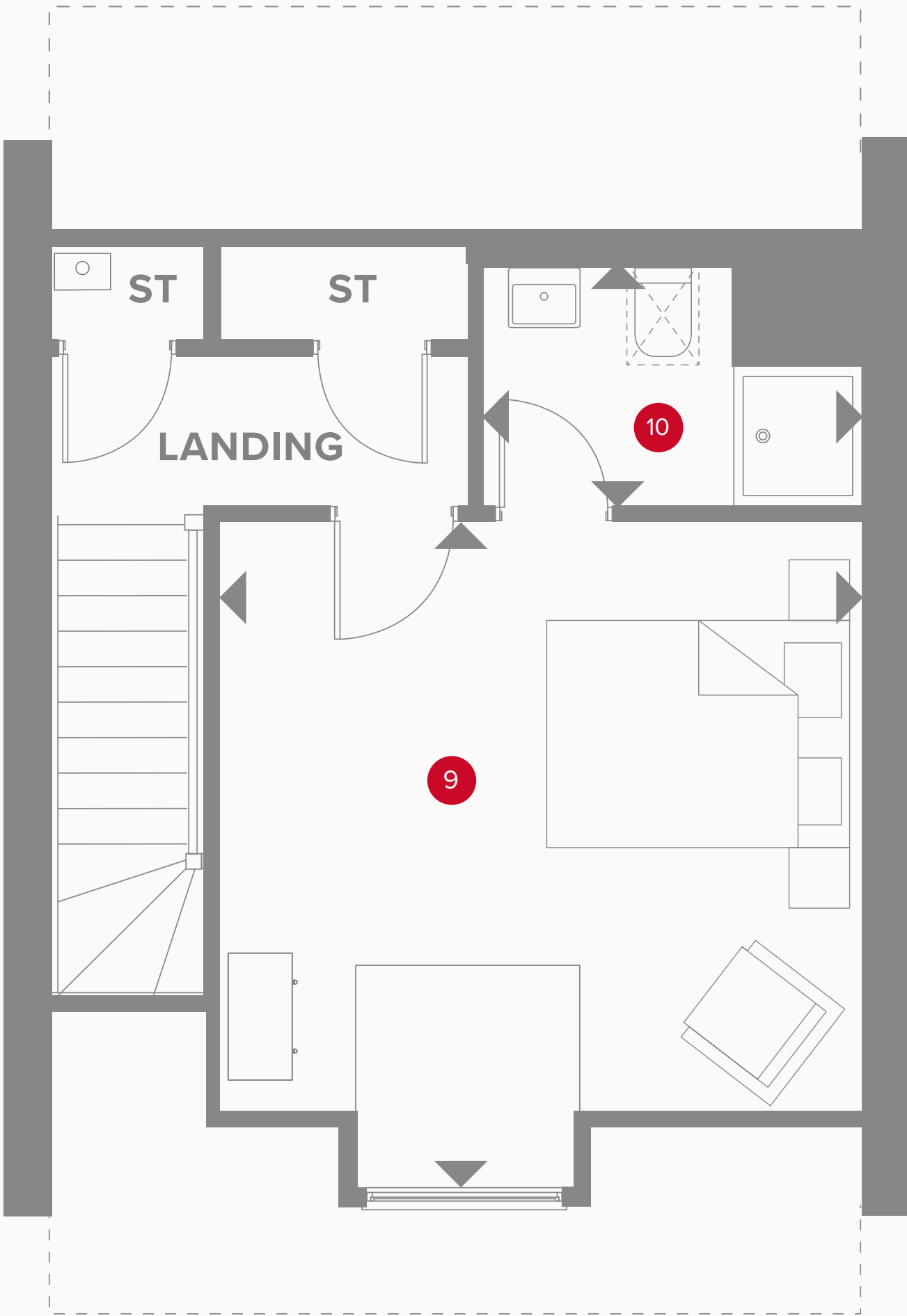
5	Bedroom 2	15'6" x 8'10"	4.73 x 2.70 m
6	Bedroom 3	11'3" x 9'0"	3.43 x 2.75 m
7	Bedroom 4	9'5" x 7'7"	3.00 x 2.30 m
8	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



## KEY

- ◀ Dimensions start
- HW Hot water storage





# THE GRANTHAM (MID) SECOND FLOOR

9 Bedroom 1

13'10" x 13'3"

4.21 x 4.05 m

10 En-suite

7'10" x 5'1"

2.38 x 1.54 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard

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

Customers should note this illustration is an example of the Grantham 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

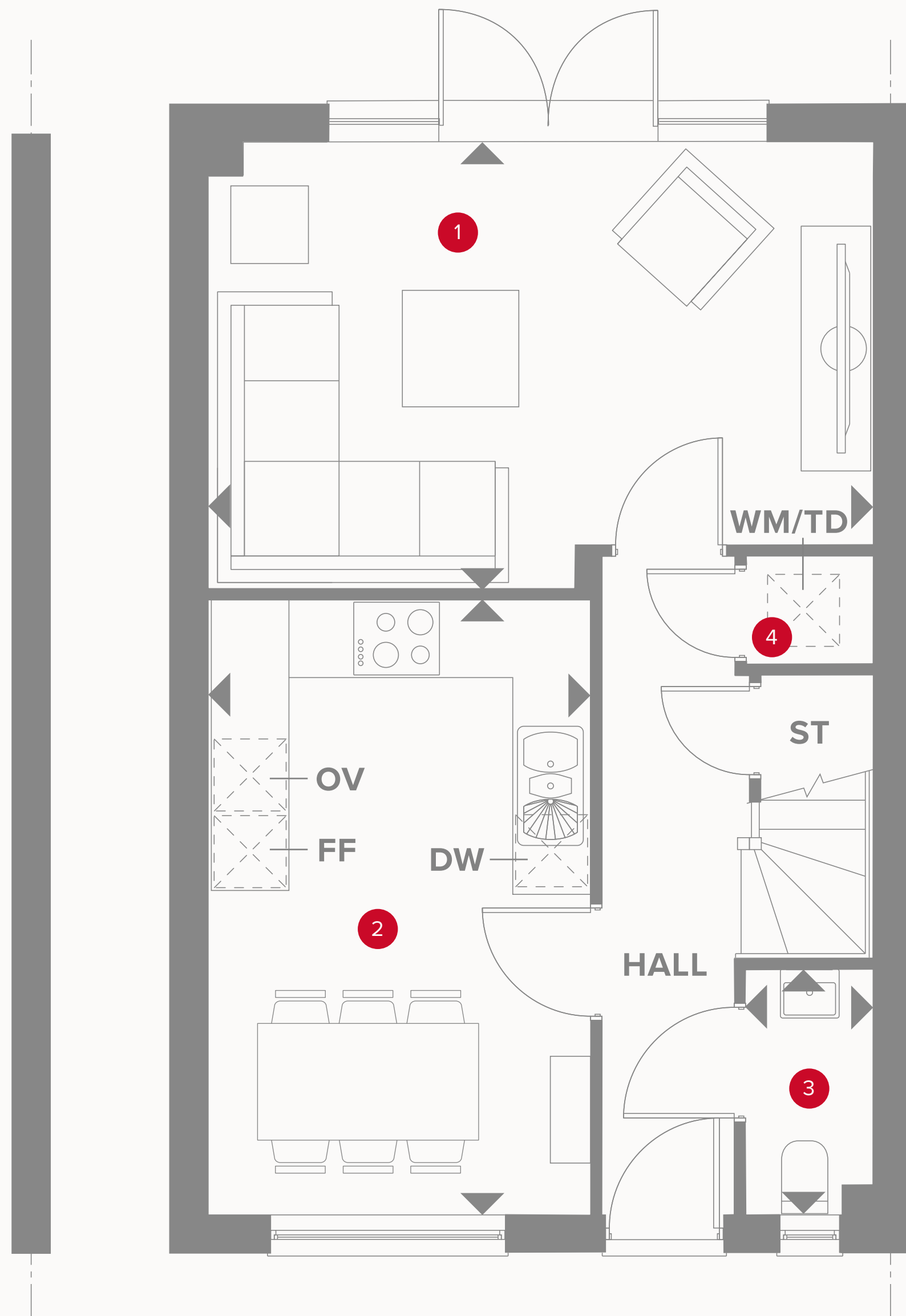
- REDROW -

# THE GRANTHAM 4

FOUR BEDROOM HOME







# THE GRANTHAM 4 GROUND FLOOR

1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/ Dining	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'2" x 3'2"	1.87 x 0.96 m
4	Laundry	3'2" x 2'9"	0.96 x 0.84 m

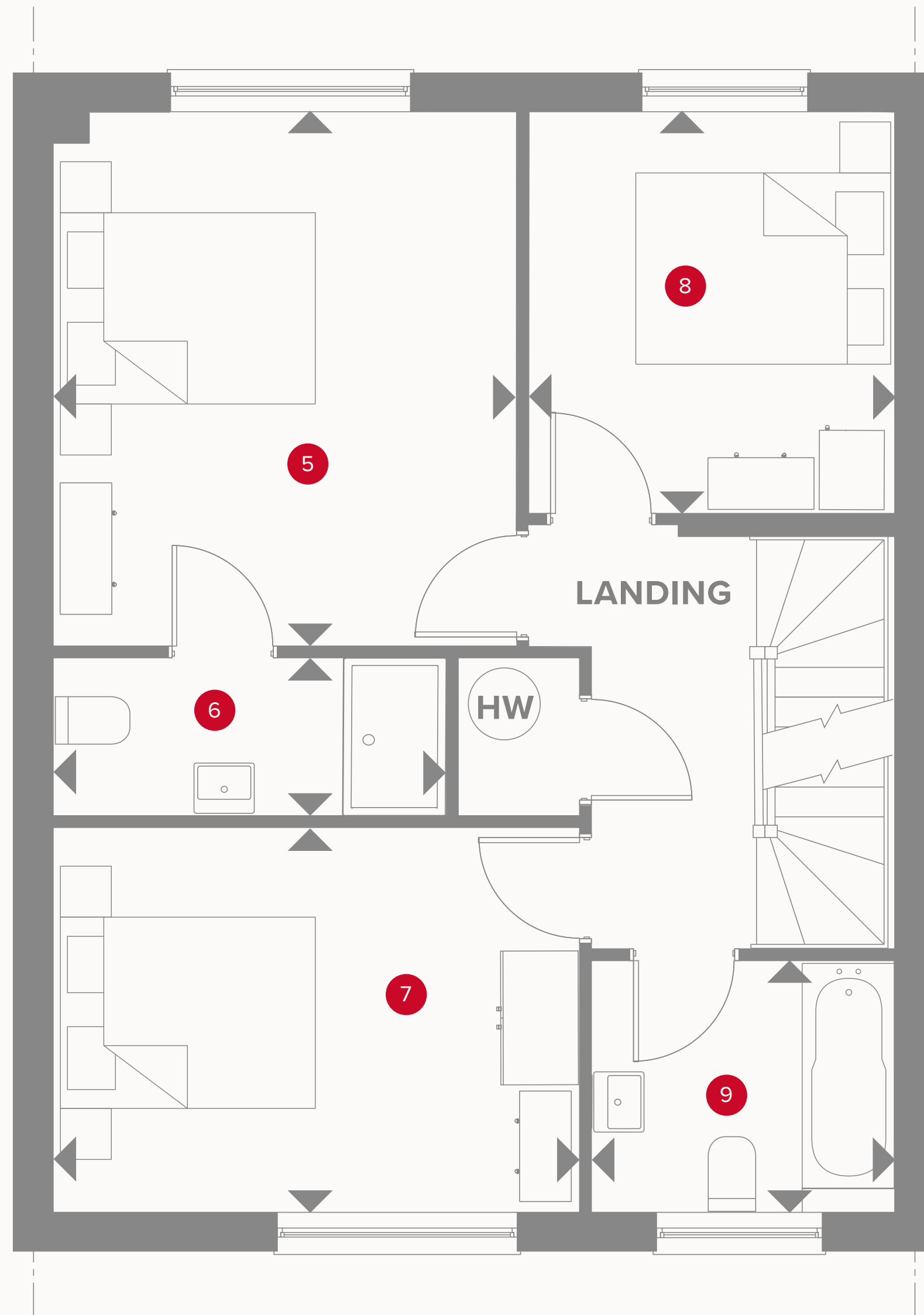


## KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- DW** Dishwasher space

- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- TD** Tumble dryer space





# THE GRANTHAM 4 FIRST FLOOR

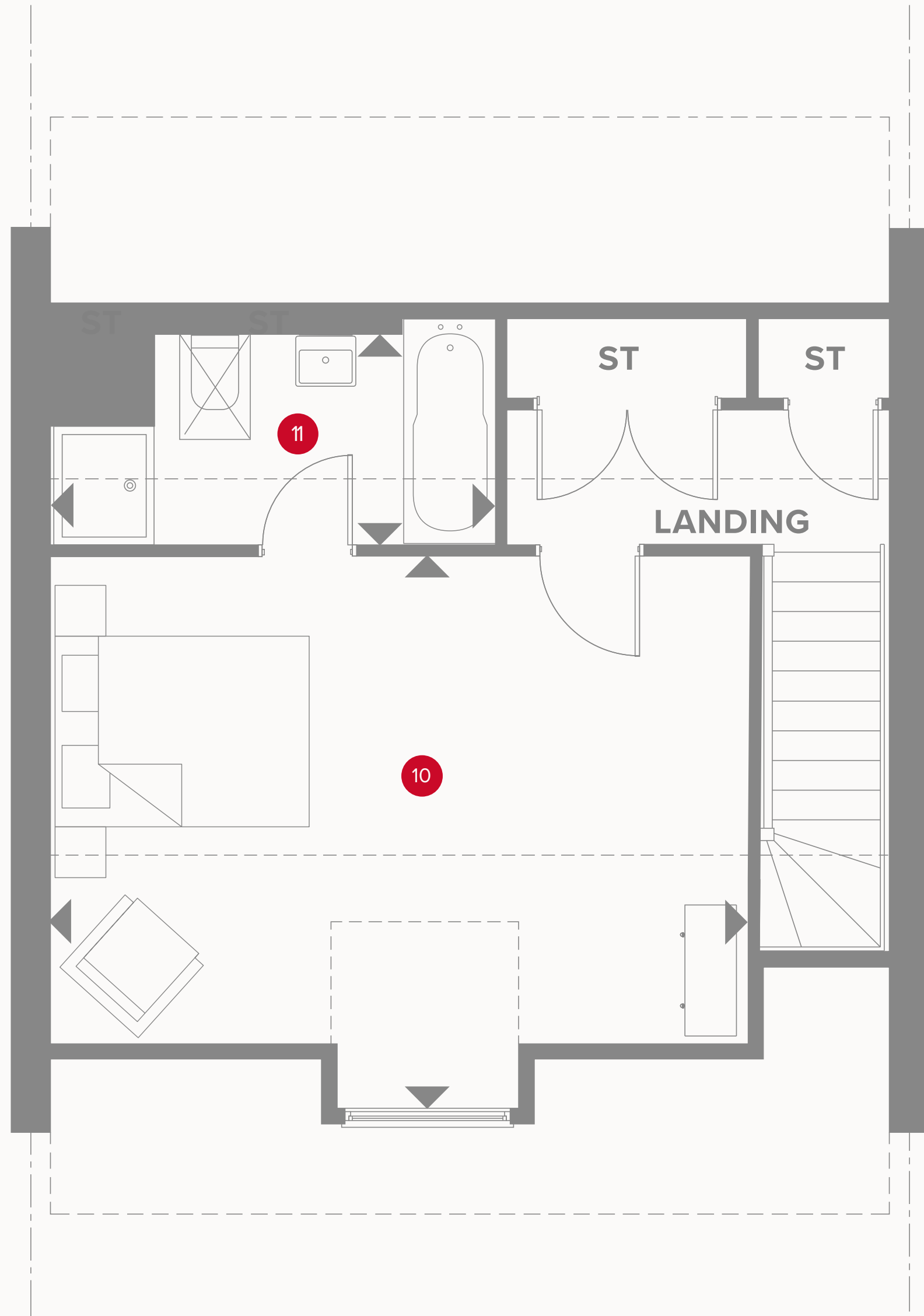
5	Bedroom 1	13'1" x 11'5"	4.00 x 3.47 m
6	En-Suite	9'8" x 3'11"	2.94 x 1.19 m
7	Bedroom 2	12'11" x 9'5"	3.94 x 2.87 m
8	Bedroom 3	9'10" x 8'11"	3.00 x 2.73 m
9	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



## KEY

- ◀ Dimensions start
- HW Hot water storage





## THE GRANTHAM 4 SECOND FLOOR

10	Bedroom/Media Room	17'2" x 13'8"	5.24 x 4.17 m
11	En-suite	11'9" x 5'0"	3.58 x 1.53 m



### KEY

- ◀ Dimensions start
- ST Storage cupboard

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

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

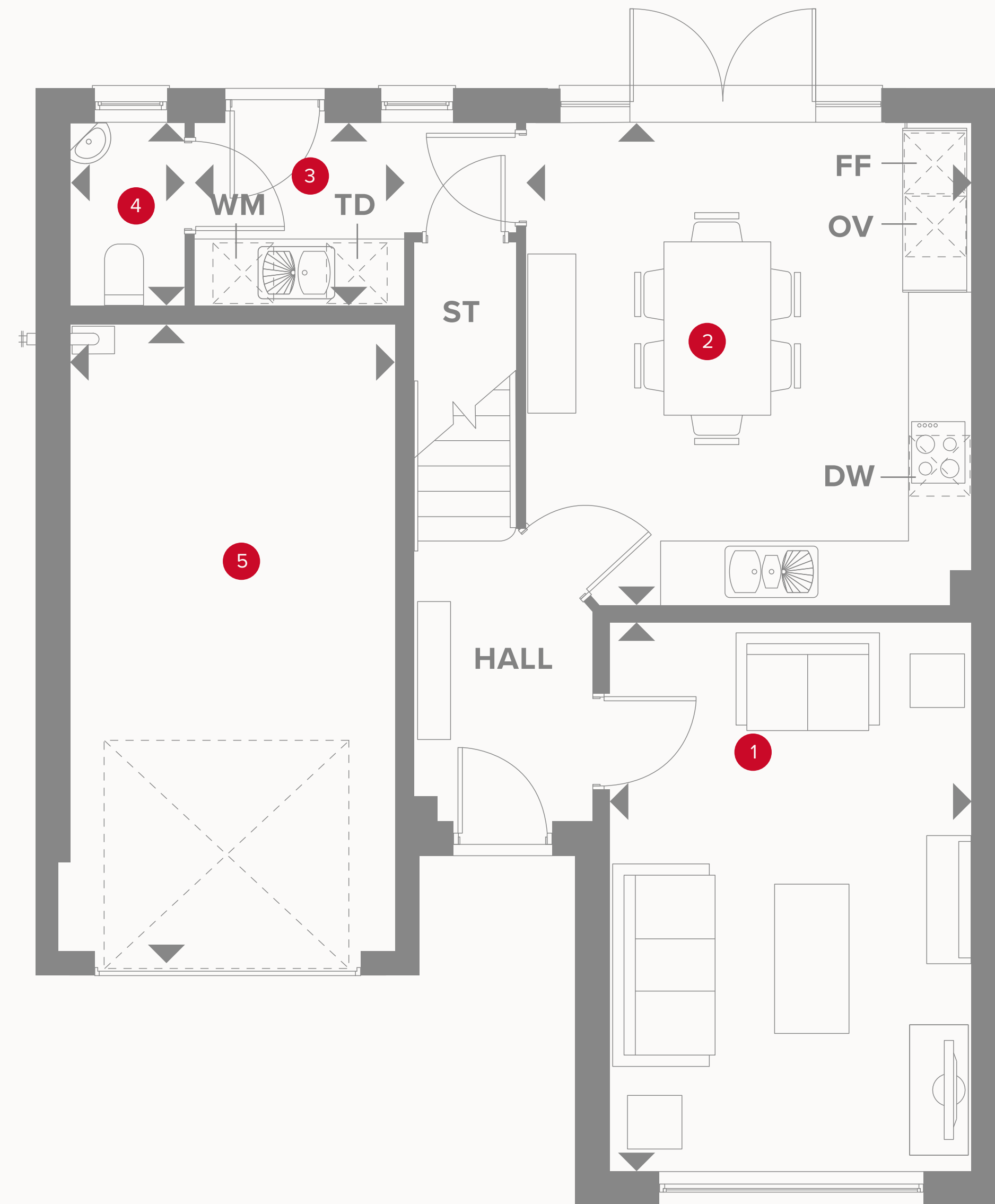
- REDROW -

# THE MARLOW

FOUR BEDROOM HOME







# THE MARLOW GROUND FLOOR

1	Lounge	16'10" x 11'2"	5.14 x 3.41 m
2	Kitchen/ Dining	14'10" x 13'9"	4.53 x 4.20 m
3	Utility	9'10" x 5'8"	3.00 x 1.72 m
4	Cloaks	5'8" x 3'7"	1.72 x 1.10 m
5	Garage	19'11" x 10'1"	6.07 x 3.08 m

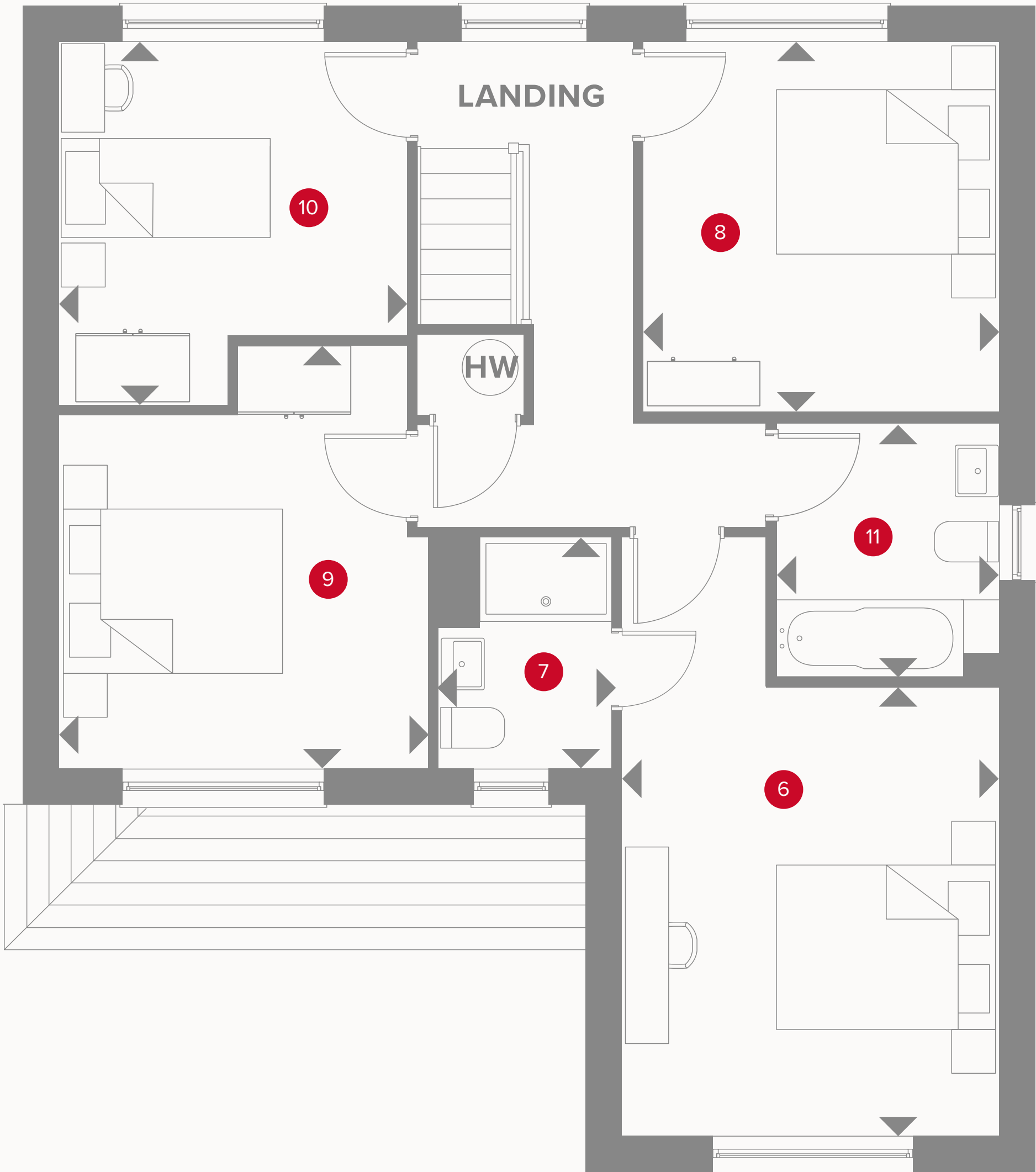


## KEY

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

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





# THE MARLOW FIRST FLOOR

6	Bedroom 1	13'2" x 11'2"	4.02 x 3.41 m
7	En-suite	6'10" x 5'1"	2.09 x 1.56 m
8	Bedroom 2	10'11" x 10'6"	3.33 x 3.21 m
9	Bedroom 3	12'6" x 10'11"	3.82 x 3.33 m
10	Bedroom 4	10'9" x 10'3"	3.27 x 3.13 m
11	Bathroom	7'5" x 6'8"	2.26 x 2.03 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 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 STRATFORD

FOUR BEDROOM HOME







HERITAGE

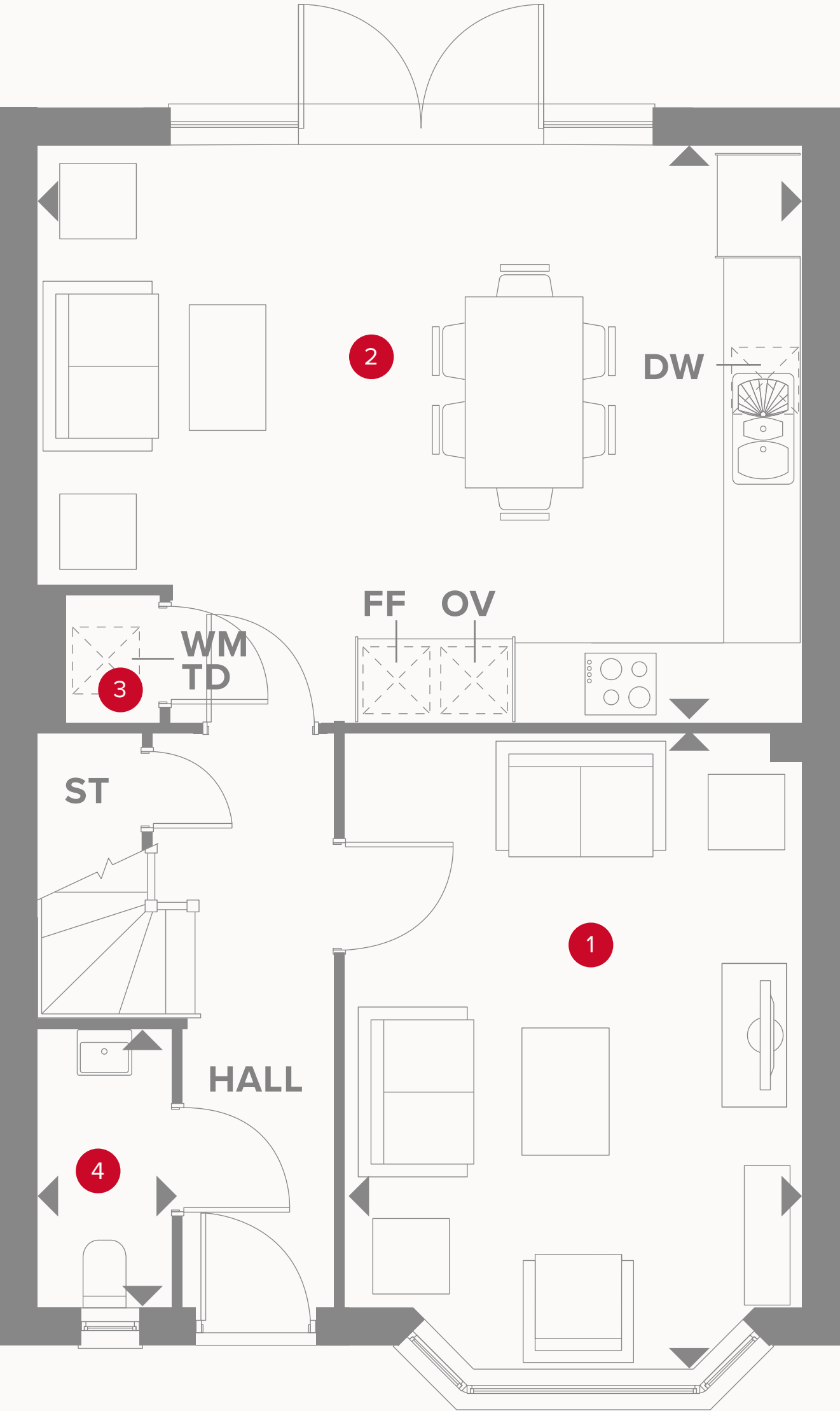
- REDROW -

# THE STRATFORD

FOUR BEDROOM HOME







# 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

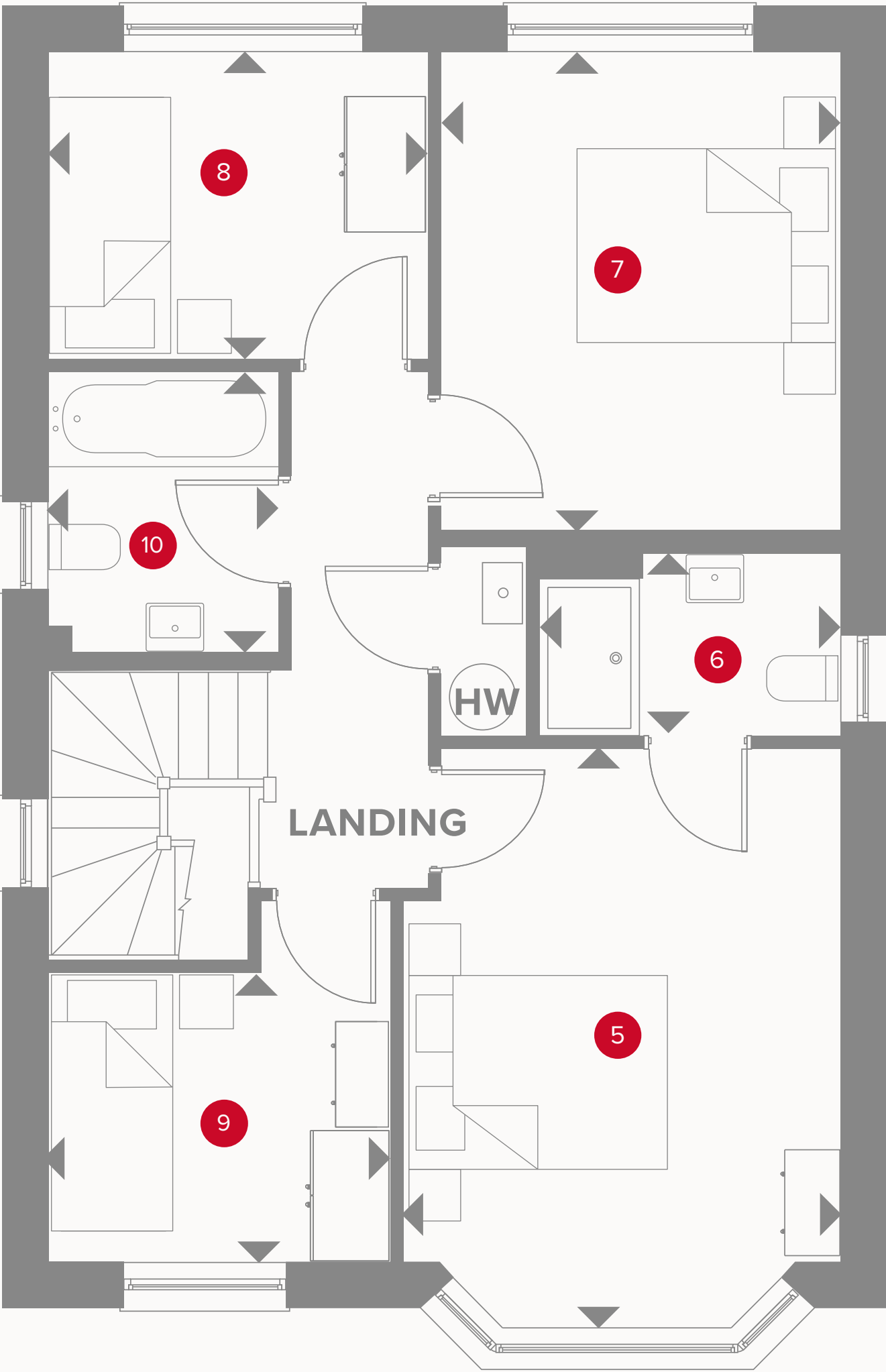


## KEY

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

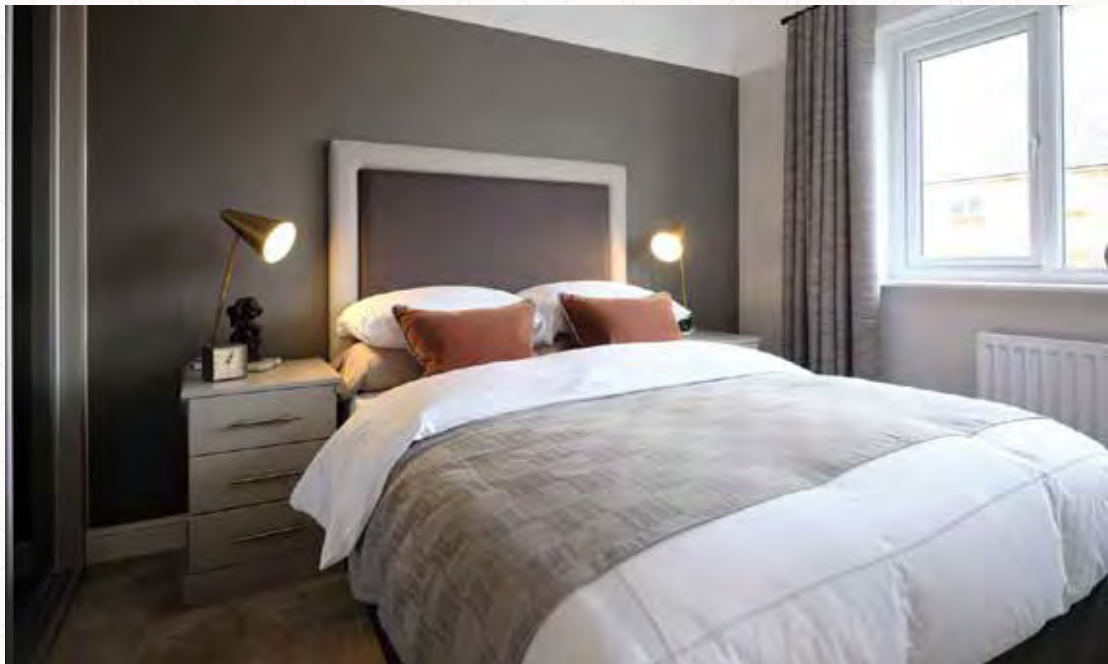
- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





# 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

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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. The island unit depicted in the kitchen image is an upgrade item and not standard. Please see Sales Consultant for further details.



# 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

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

### Upstand

To match above worktops with stainless steel splashback behind hob.

### Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

### Sink

Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room where applicable. Please refer to drawings or see Sales Consultant for details.

### Appliances AEG / Electrolux / Zanussi

Hob: 60cm Ceramic hob with 4 heat zones.  
Double oven.  
60cm chimney extract.  
Integrated 50/50 fridge/freezer.





## INTERIOR

### Walls

Crown White emulsion paint finish.  
See Sales Consultant for details.

### Ceilings

Crown white emulsion paint finish.  
See Sales Consultant for details.

### Internal Doors

“Cambridge” 2 panel internal moulded door.

### Internal Door Furniture

Polished chrome effect door furniture.

### TV Point

Located as follows: one in lounge, one in bedroom  
and one in family room. (If applicable).  
See layout for details.

### Phone Point

1 point in the lounge. Fittings to match electrical  
accessories as indicated on the drawings.  
Refer to Sales Consultant for details.

### Central Heating

Full gas central heating with energy efficient wall  
mounted boiler/combi boiler. Housetype specific,  
please see Sales Consultant for more details  
and location.

### Radiators

Myson radiators.

### Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates  
together with pendant and batten lighting points.



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



BATHROOM, EN-SUITE  
& CLOAKROOM STYLES

**Bathroom, En-suite & Cloakroom Styles**

Sottini Arc in white finish.

**Bathroom/En-suite & Cloakroom Basin**

Sottini Arc or corner basin with chrome trap.

**WC**

Sottini Arc close coupled back-to-wall pan with Arc dual flush cistern.

**Bath**

Tempo Arc Bath with Meridian Isocore bath panel.

**Brassware**

Ideal Standard single lever tap.

**Wall Tiles**

Choice of Johnson wall tiles to bathroom, en-suite and cloakroom. See My Redrow for details. Subject to build stage.

**Towel Warmer**

Towel warmer in chrome effect finish to bathroom and en-suite.

**Shower over Bath**

Shower valve and screen to be provided above bath.

**Shower Valve**

Aqualisa shower valve.

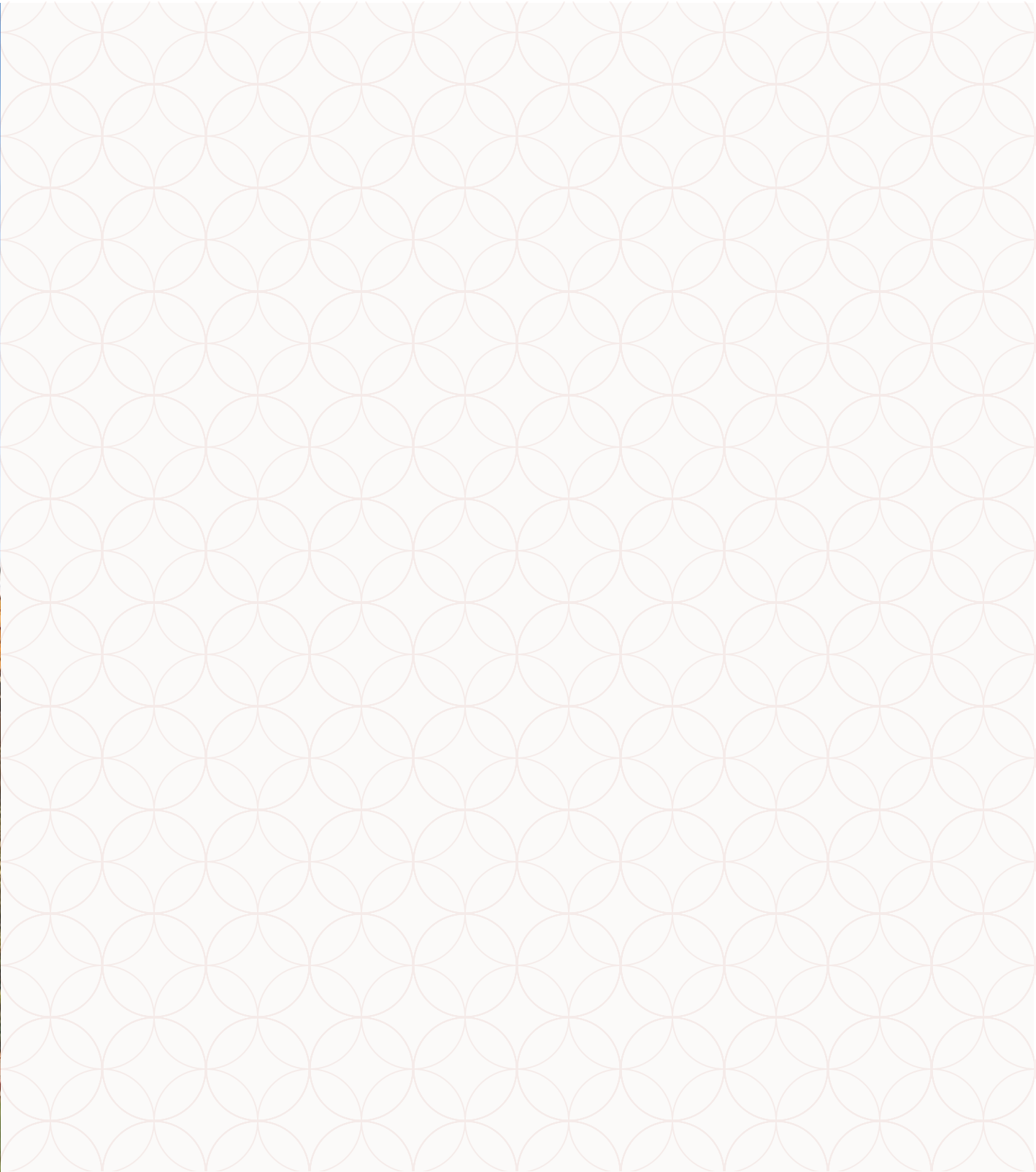
**Shaver Sockets**

In bathroom and en-suite where applicable.

**Mirrors**

To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.





EXTERIOR

- External Doors**

**Front**

GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.
- Rear**

GRP door with patterned obscured glass, finished internally and externally in white.
- Security**

Multi point locking system to front and rear doors of house.
- External Front Lights**

Coach down lantern.  
Downlight where entrance is recessed.

- Garage**

To specific plots, see Sales Consultant for more information.
- Garage Doors**

Hörmann “Ilkley”style steel up & over to front.  
Door finish to be painted to match front door colour.
- Power to Garage**

Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property.
- Electric Car Charging Point**

See Sales Consultant for location details.

- Garden**

**External Fencing** – Refer to layouts.
- External Fencing/Gate**

**Side and rear** – Vertical boarding 1.8m high.  
**Gate** – 1.8 timber gate.
- Paving** – Buff riven faced flags as indicated on drawing.
- Turfing** – Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.
- Top soil** – To rear gardens.
- Outside Tap** – Refer to drawing for location.





# A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://redrowplc.co.uk/sustainability)

Working in close partnership with







# 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.





# ALDERWOOD AT THE HOPLANDS

—

Island Road, Hersden, Canterbury, Kent CT3 4HQ

Discover a better way to live  
**[redrow.co.uk](https://www.redrow.co.uk)**