

HERITAGE

- REDROW -

MANDEVILLE CRESCENT

SAFFRON WALDEN





WELCOME TO MANDEVILLE CRESCENT



A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES IN THE VIBRANT TOWN OF SAFFRON WALDEN

Nestling in scenic, rural Essex, on the edges of the bustling town of Saffron Walden, with the magnificent city of Cambridge close by and within easy commuting distance of London, Mandeville Crescent is a development that truly offers the best of all worlds. These sophisticated 2, 3, 4 and 5 bedroom homes, part of Redrow's award-winning Heritage Collection, offer a high standard of living in one of South East England's most desirable counties, close to the capital for commuters yet with a distinct character of its own.





AN INSPIRED **NEW HOME**

Explore what makes this
Heritage collection so unique

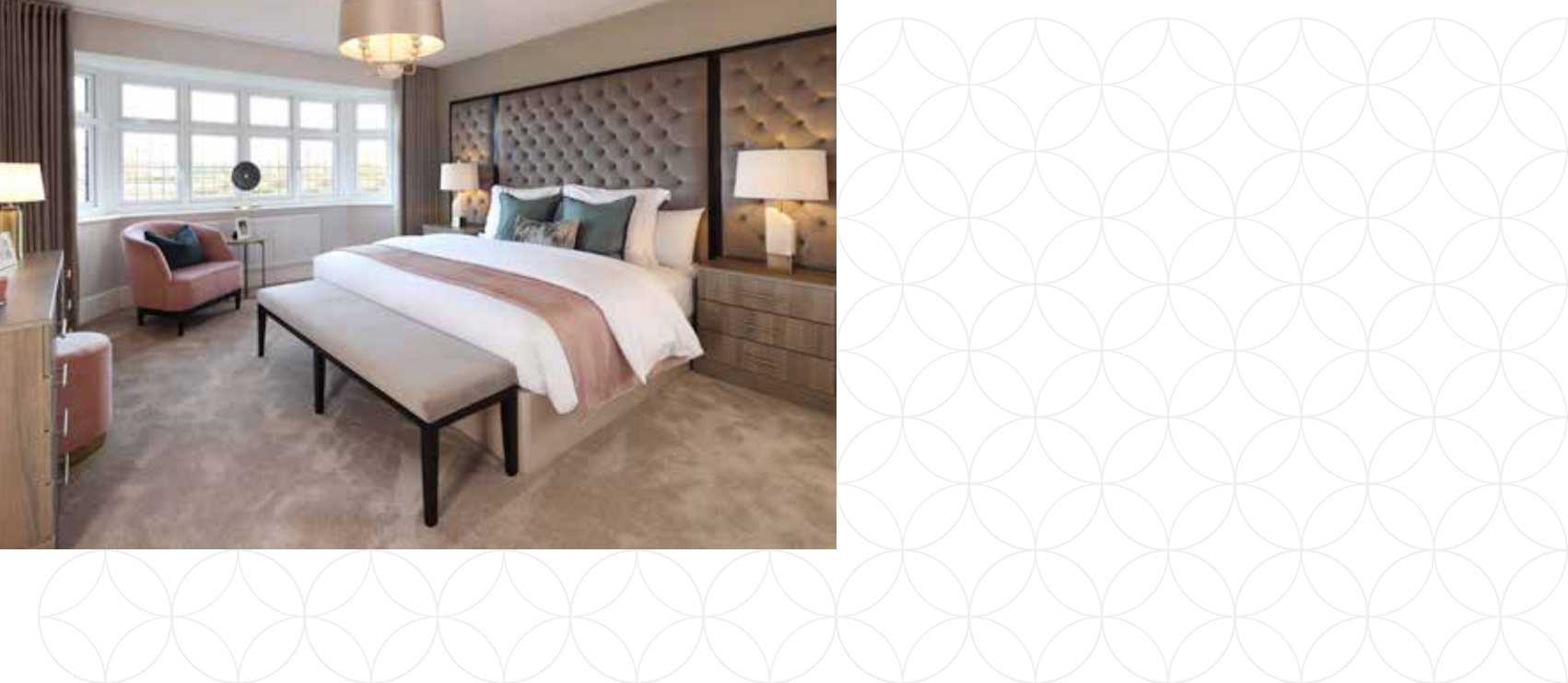
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.



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

Whether you're picking up your everyday essentials at the local shops or enjoying the varied retail scenes in Saffron Walden, Bishop's Stortford or Cambridge, shopping will always be a pleasure at Mandeville Crescent. You'll find Waitrose, Tesco and Aldi supermarkets in Saffron Walden, all located within a 10 minute drive, with a Tesco Express convenience store around the same journey time. The town's Knight Park retail park, and Jackson Square in Bishop's Stortford also offer a wealth of retailers between them, while the many shopping options in Cambridge include the popular Grafton and Grand Arcade shopping centres.

Those looking to wine and dine can look forward to an eclectic eating and drinking out scene, with Saffron Walden offering a range of good pubs, and restaurants serving cuisines from around the world. From mouth-watering meze at the Maze Bar and Grill and tempting Turkish dishes at Lokma Garden, to delicious Indian fare at The Mogul and Jade Garden's traditional Chinese flavours, to the best of British at the Old English Gentleman pub, there will be eateries to suit all tastes and moods.



ENJOY AN ACTIVE LIFESTYLE

For those seeking sport, fun and fitness, there will be no shortage of options. The Lord Butler Fitness and Leisure Centre is less than 10 minutes away in the car and has a gym, sports hall, swimming pools, fitness studios, squash courts and outdoor sports pitches. Golfers can also enjoy a round or two at Saffron Walden Golf Club.

Film fans can catch all the latest blockbusters at nearby Haverhill's Cineworld cinema and at the independent Saffron Screen in Saffron Walden, which also shows independent movies.

For family days out, you'll be spoilt for choice. The nearby Audley End area is an excellent choice, with the magnificent, Jacobean Audley End House and Gardens complemented by the scenic Audley End park and the delightful Miniature Railway attraction, its play area and walking trails making it ideal for children. The picturesque Bat Willow Hurst Country Park, meanwhile, is less than 30 minutes away in the car and is ideal for walks, bikes rides and picnics.

OPPORTUNITIES FOR LEARNING

Parents of growing families will be pleased to find a good range of schools nearby. RA Butler Infant School, and St Mary's and St Thomas More primary schools are all within a 10-minute drive and are all rated 'Good' by Ofsted. Katherine Semar Junior School is rated 'Outstanding' and is around a 9 minute drive.

For older students, Saffron Walden County High School is a similar distance and is rated 'Outstanding'. For higher education, Cambridge's Anglia Ruskin University offers a wide range of courses, while the University of Cambridge needs no introduction.



GETTING AROUND

Mandeville Crescent is well connected for commuters, whether travelling by road or rail. Bishop's Stortford is around 30 minutes away via the B1383, while the M11 will take you to Cambridge in around 38 minutes. Central London is also reachable via the M11 in around 1 hour and 33 minutes.

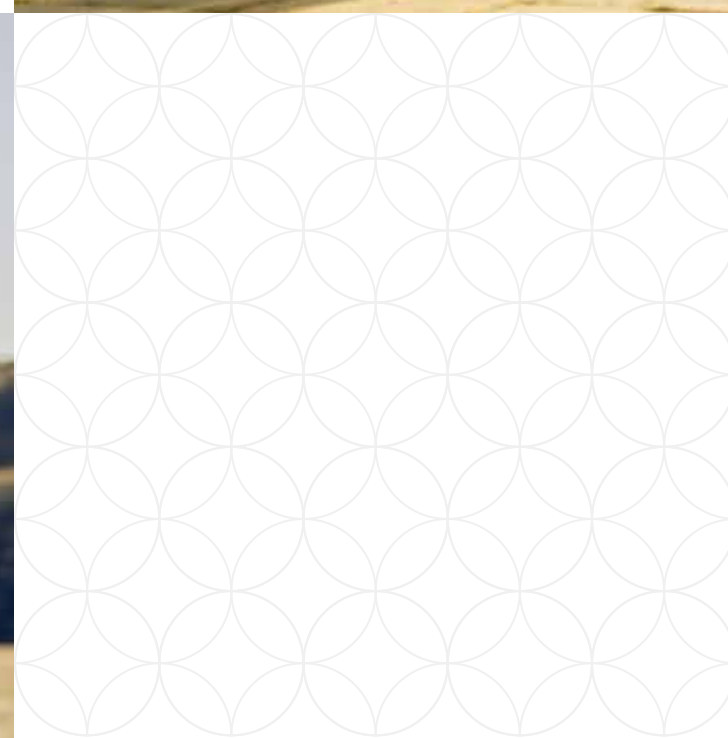
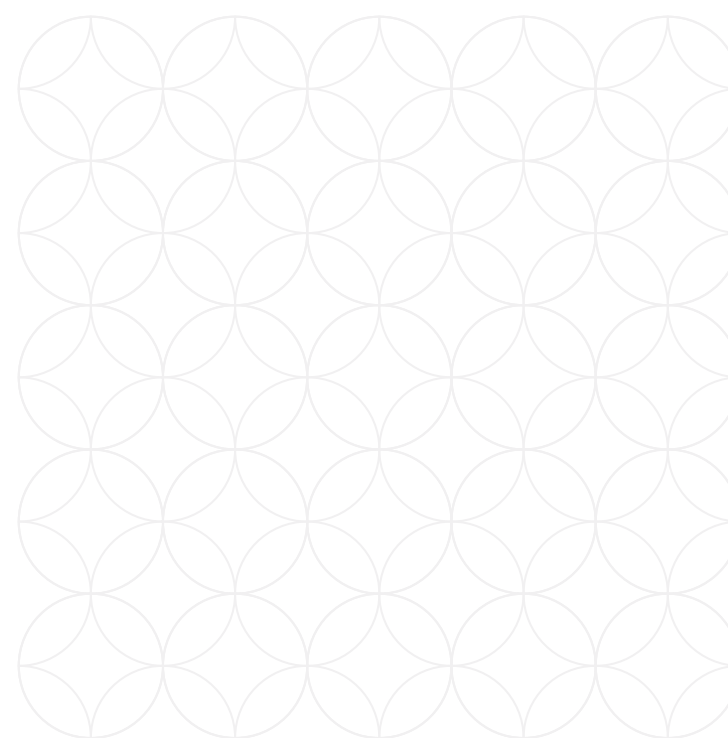
For rail travel, Audley End train station is around 12 minutes away in the car and offers services to London Liverpool Street (56 minutes), Cambridge (23 minutes) and Norwich (1 hour and 37 minutes).

For air travel, London Stansted Airport is around 30 minutes away and London Luton Airport 1 hour and 4 minutes away by road, with both offering flights around the globe.



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 **Mandeville Crescent**.






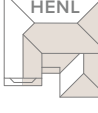








SO YOU GET MORE OUT

- Public open spaces
- Local Equipped Areas of play
- Affordable housing
- New Primary School

EXPLORE MANDEVILLE CRESCENT



KEY

 HADLEIGH 2 BEDROOM DETACHED HOME	 HARROGATE SPECIAL 4 BEDROOM DETACHED HOME
 STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME	 HENLEY 4 BEDROOM DETACHED HOME
 LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME	 RICHMOND 4 BEDROOM DETACHED HOME
 CHESTER 3 BEDROOM DETACHED HOME	 HAMPSTEAD 5 BEDROOM DETACHED HOME
 SHAFTESBURY 4 BEDROOM DETACHED HOME	 HIGHGATE 5 5 BEDROOM DETACHED HOME
 HARROGATE 4 BEDROOM DETACHED HOME	 AFFORDABLE HOUSING

Affordable Housing:

2B4P - 10, 11, 16, 17, 54, 55, 56, 57, 74, 75, 76, 77, 81, 82, 83, 84 & 91
 3B5P - 12, 39, 40, 41, 42, 43, 44, 45, 46, 60, 61, 69, 70, 71, 72, 76, 78, 79, 93 & 94
 Tyne - 58 & 59
 Hadleigh - 9 & 18
 4B6P - 15
 Spey - 13, 52 & 53

- V - Visitor Parking
- E - Electric Vehicle Charging
- S/S - Sub Station
- BCP - Bin Collection Point
- - Air Source Heat Pumps
- - Decorative chimney

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.





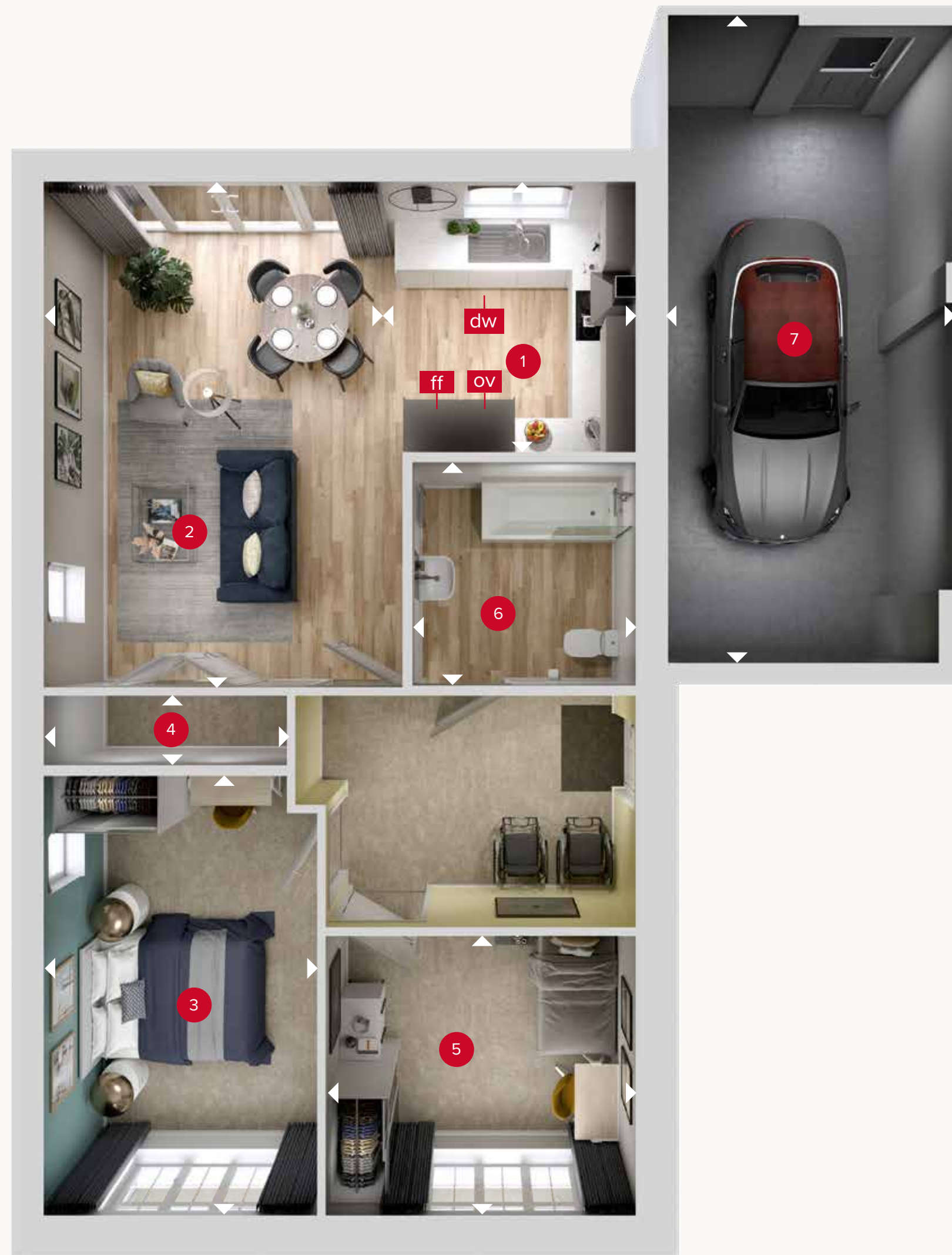
HERITAGE

- REDROW -

THE HADLEIGH

TWO BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR

THE HADLEIGH

GROUND FLOOR

1	Kitchen	9'9" x 9'0"	2.97 x 2.76 m
2	Lounge/ Dining	18'2" x 11'0"	5.54 x 3.73 m
3	Bedroom 1	15'9" x 10'11"	4.82 x 3.0 m
4	Storage	8'9" x 2'6"	2.67 x 0.75 m
5	Bedroom 2	11'1" x 10'0"	3.40 x 3.07 m
6	Bathroom	8'0" x 8'0"	2.45 x 2.45 m
7	Garage	23'9" x 10'4"	7.26 x 3.16 m



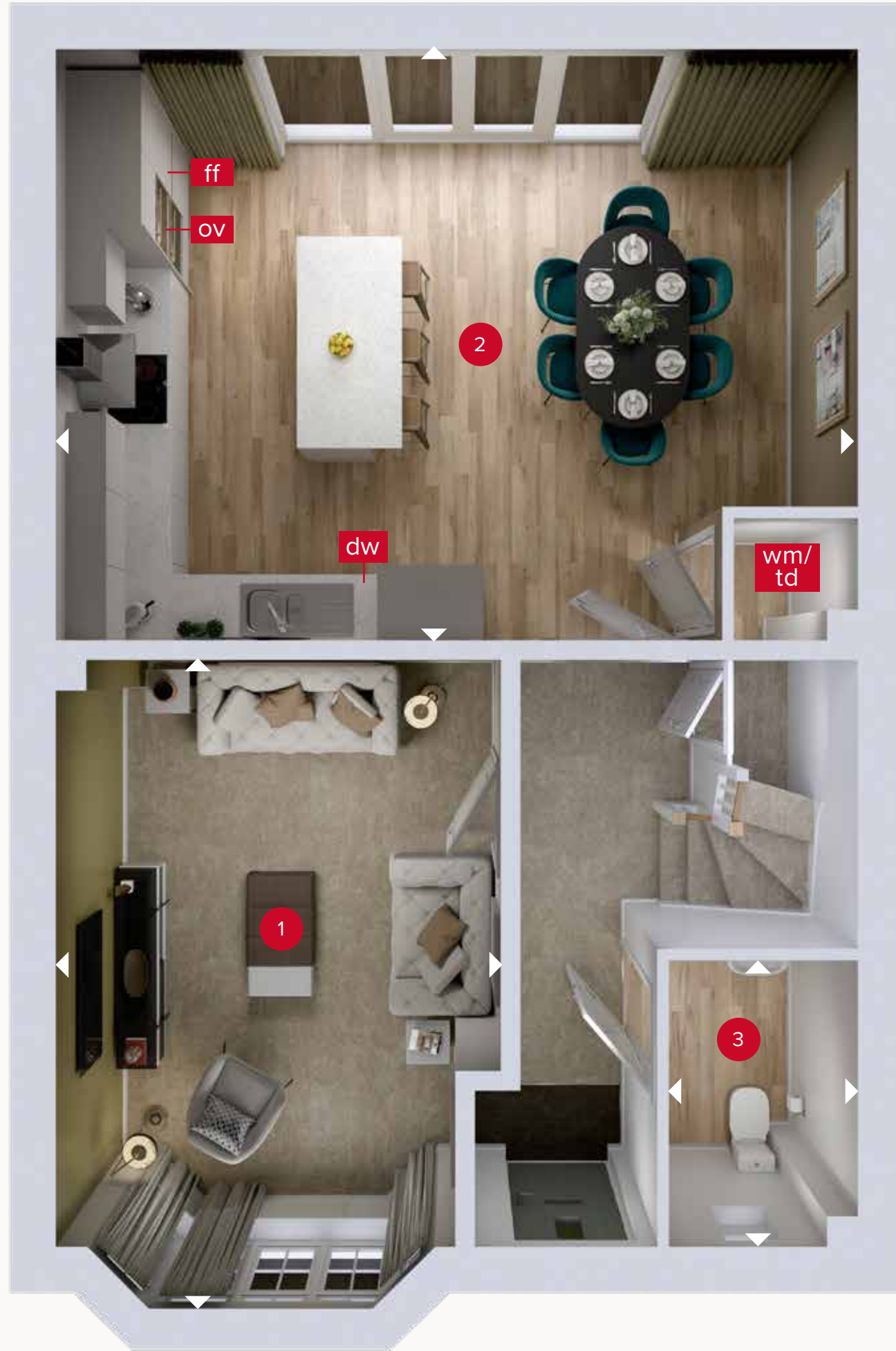
HERITAGE

- REDROW -

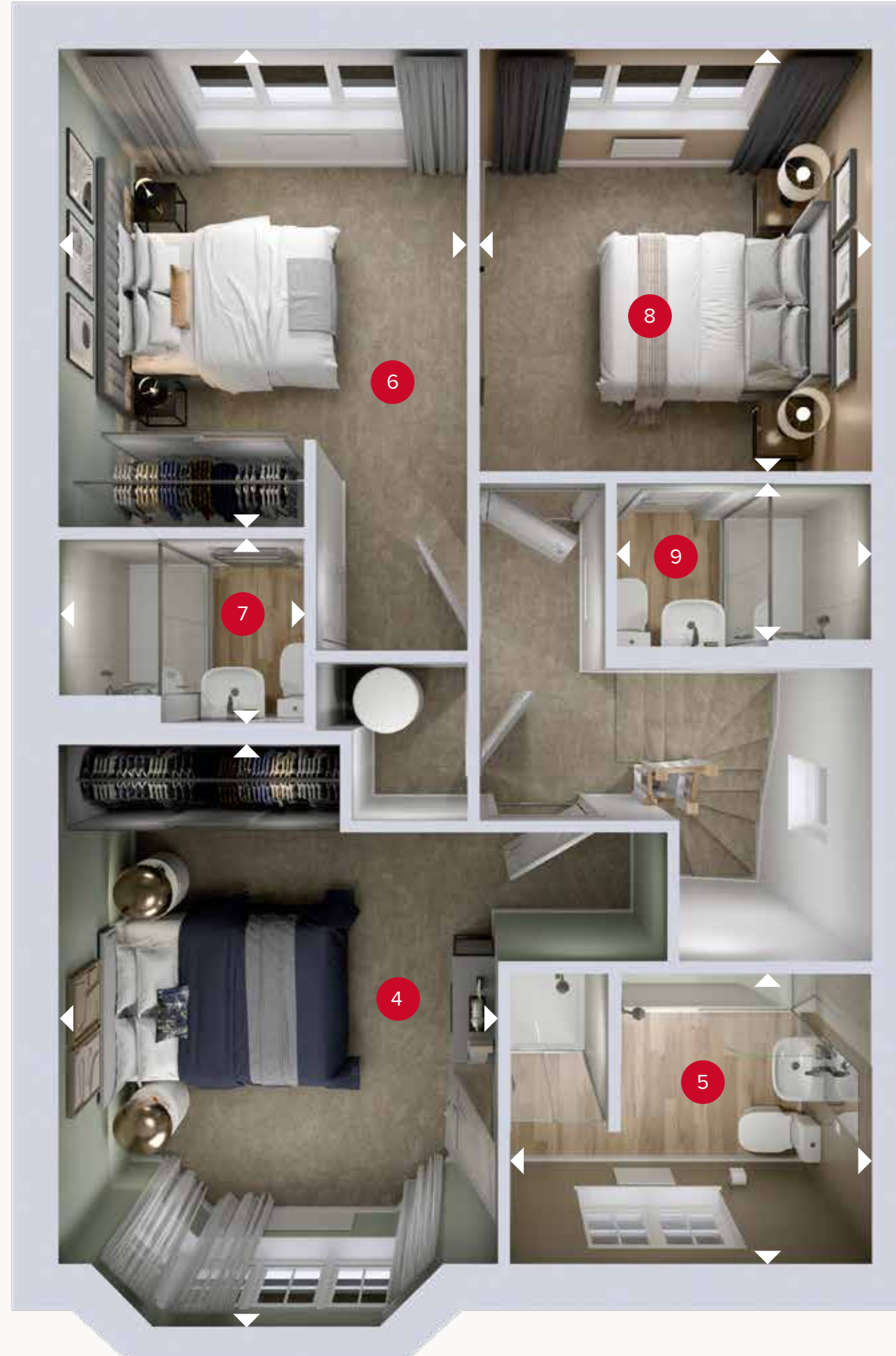
THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME
PLOT 36

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE STRATFORD LIFESTYLE

GROUND FLOOR

1	Lounge	16'3" x 11'2"	4.97 x 3.42 m
2	Family/ Kitchen/ Dining	20'0" x 14'10"	6.15 x 4.54 m
3	Cloaks	7'2" x 4'9"	2.20 x 1.45 m

FIRST FLOOR

4	Bedroom 1	14'5" x 10'11"	4.40 x 3.33 m
5	En-suite 1	8'11" x 7'2"	2.74 x 2.20 m
6	Bedroom 2	11'10" x 10'2"	3.62 x 3.10 m
7	En-suite 2	6'1" x 4'7"	1.86 x 1.39 m
8	Bedroom 3	10'6" x 9'9"	3.20 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



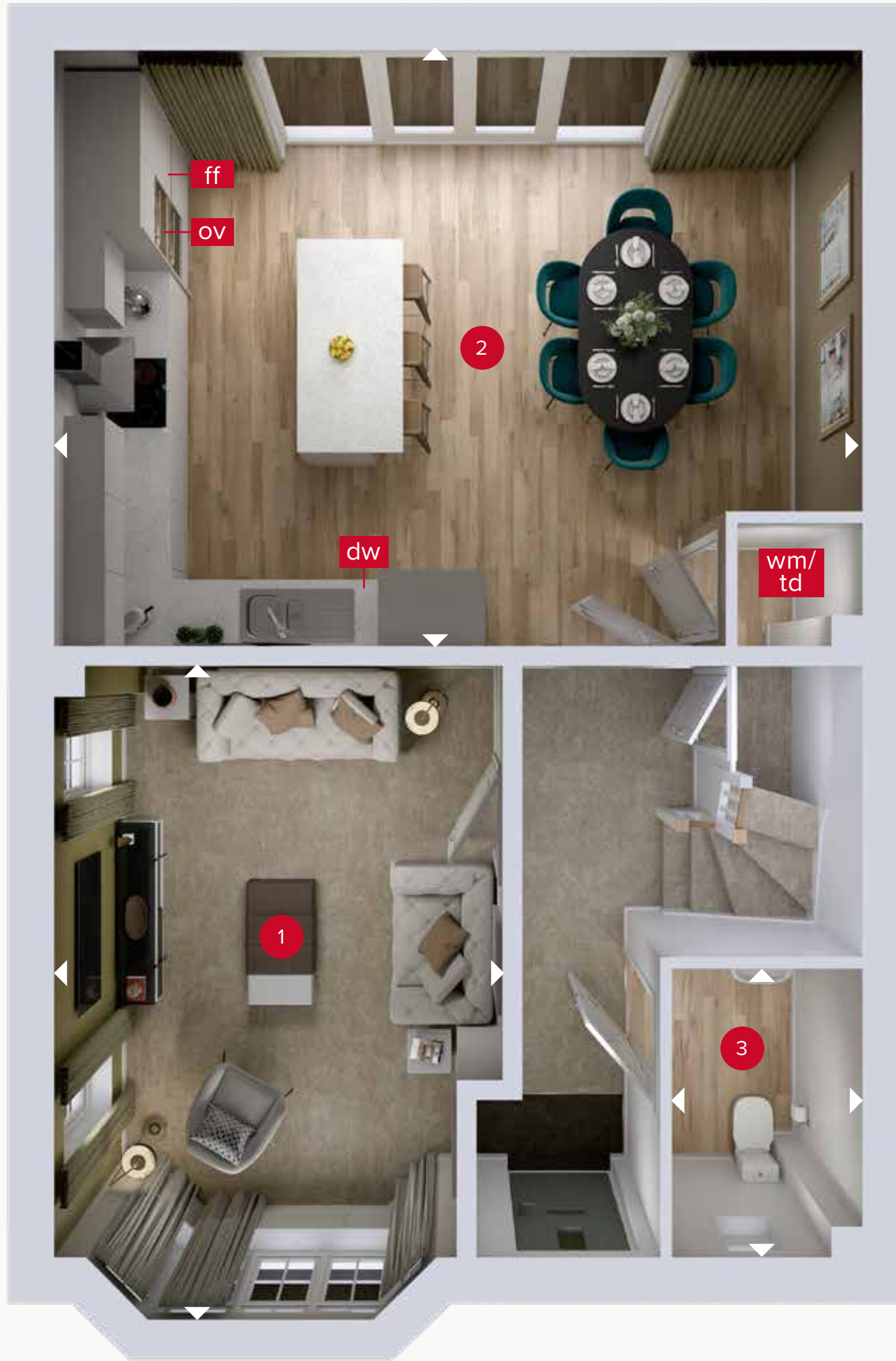
HERITAGE

- REDROW -

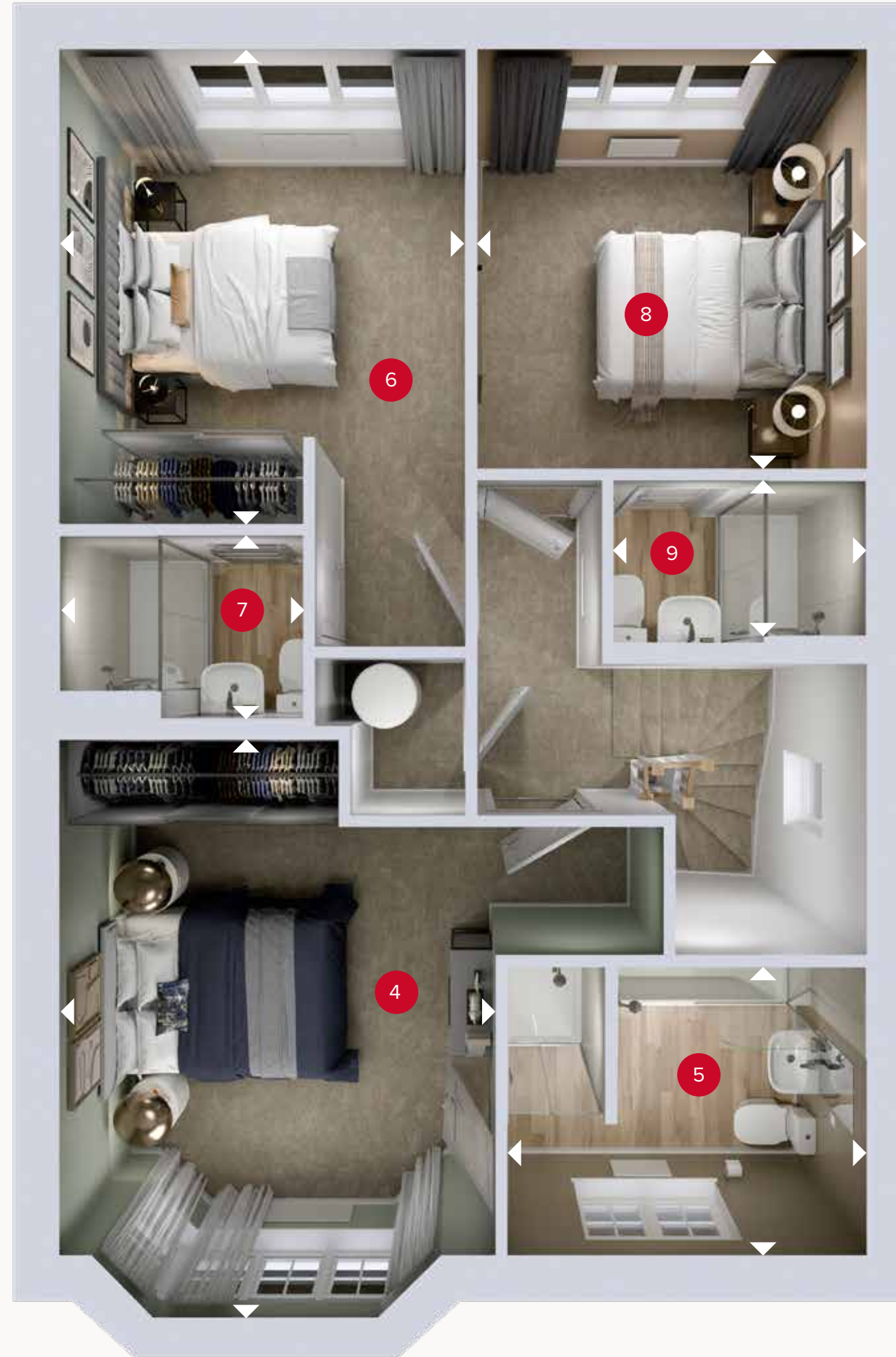
THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME
PLOT 38

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE STRATFORD LIFESTYLE

GROUND FLOOR

1	Lounge	16'3" x 11'2"	4.97 x 3.42 m
2	Family/ Kitchen/ Dining	20'0" x 14'10"	6.15 x 4.54 m
3	Cloaks	7'2" x 4'9"	2.20 x 1.45 m

FIRST FLOOR

4	Bedroom 1	14'5" x 10'11"	4.40 x 3.33 m
5	En-suite 1	8'11" x 7'2"	2.74 x 2.20 m
6	Bedroom 2	11'10" x 10'2"	3.62 x 3.10 m
7	En-suite 2	6'1" x 4'7"	1.86 x 1.39 m
8	Bedroom 3	10'6" x 9'9"	3.20 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



Customers should note this illustration is an example of the Stratford 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02185-02 EG_STRAQ_DM.1 Plot 38

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher if selected

wm - washing machine if selected
td - tumble dryer if selected



HERITAGE

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THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE LEAMINGTON LIFESTYLE

GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	17'9" x 11'8"	5.42 x 3.57 m
3	Cloaks	6'2" x 5'2"	1.90 x 1.59 m
4	Utility	6'3" x 5'3"	1.93 x 1.61 m

FIRST FLOOR

5	Bedroom 1	13'5" x 11'8"	4.09 x 3.57 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'5" x 11'0"	3.49 x 3.35 m
9	En-suite 2	7'10" x 4'2"	2.39 x 1.27 m
10	Bedroom 3	13'5" x 9'3"	4.10 x 2.83 m
11	En-suite 3	9'3" x 5'6"	2.83 x 1.68 m



HERITAGE

- REDROW -

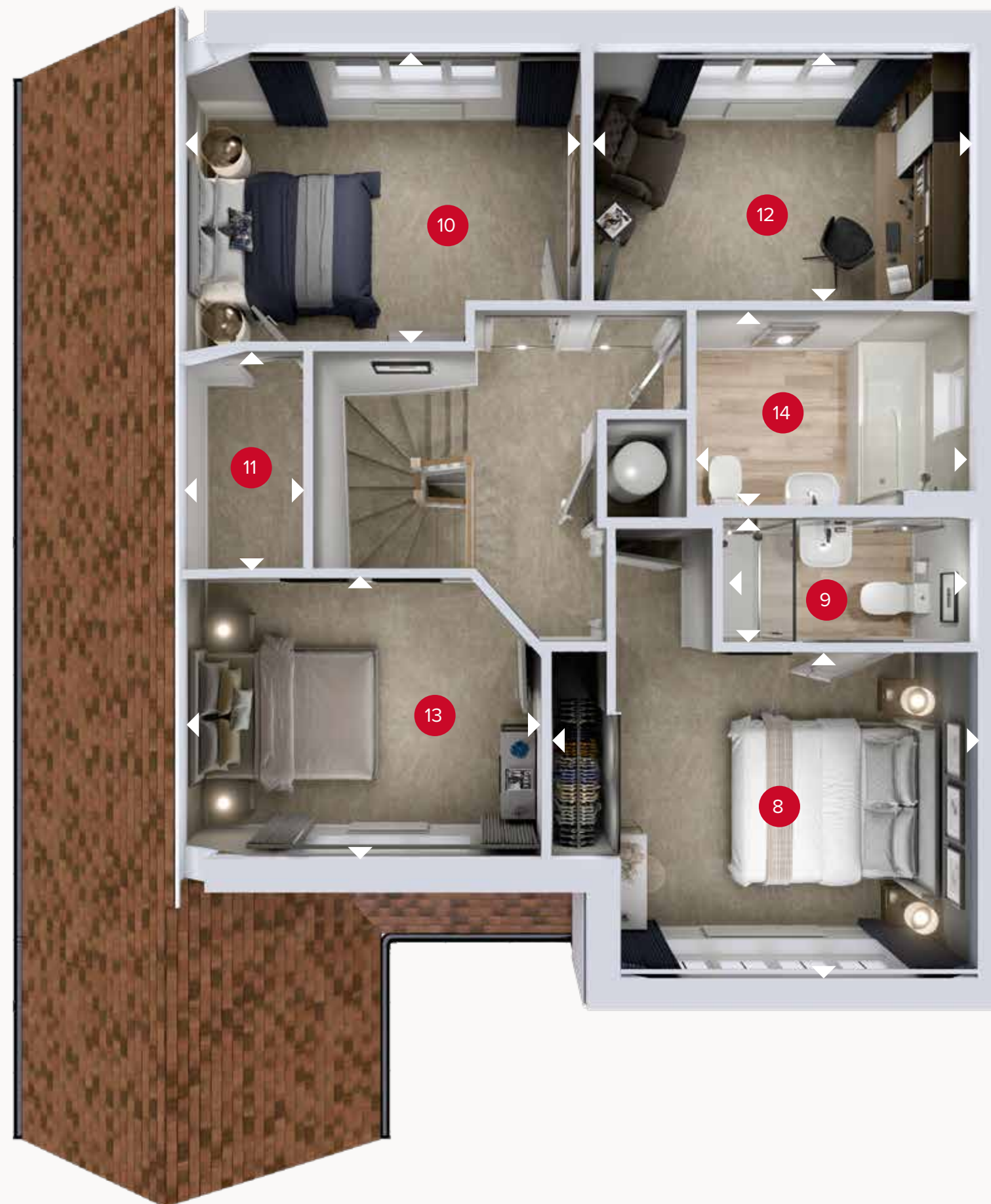
THE CHESTER C

THREE BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE CHESTER C

GROUND FLOOR

1	Lounge	17'7" x 10'7"	5.36 x 3.24 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	12'5" x 9'11"	3.79 x 3.04 m
4	Family	12'5" x 10'7"	3.79 x 3.24 m
5	Utility	9'5" x 6'6"	2.89 x 1.98 m
6	Cloaks	5'11" x 4'9"	1.80 x 1.45 m
7	Garage	17'7" x 9'6"	5.37 x 2'9 m

FIRST FLOOR

8	Bedroom 1	13'5" x 11'2"	4.11 x 3.41 m
9	En-suite	13'0" x 9'6"	3.97 x 2.91 m
10	Bedroom 2	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'9" x 4'4"	2.07 x 1.32 m
12	Study	12'0" x 8'2"	3.66 x 2.5 m
13	Bedroom 3	11'7" x 8'9"	3.54 x 2.68 m
14	Bathroom	8'3" x 6'3"	2.53 x 1.90 m



Customers should note this illustration is an example of the Chester C 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02185-02 EG_CHTRC_DM.1

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ov - oven
ff - fridge freezer
dw - dishwasher if selected
wm - washing machine if selected
td - tumble dryer if selected



HERITAGE

- REDROW -

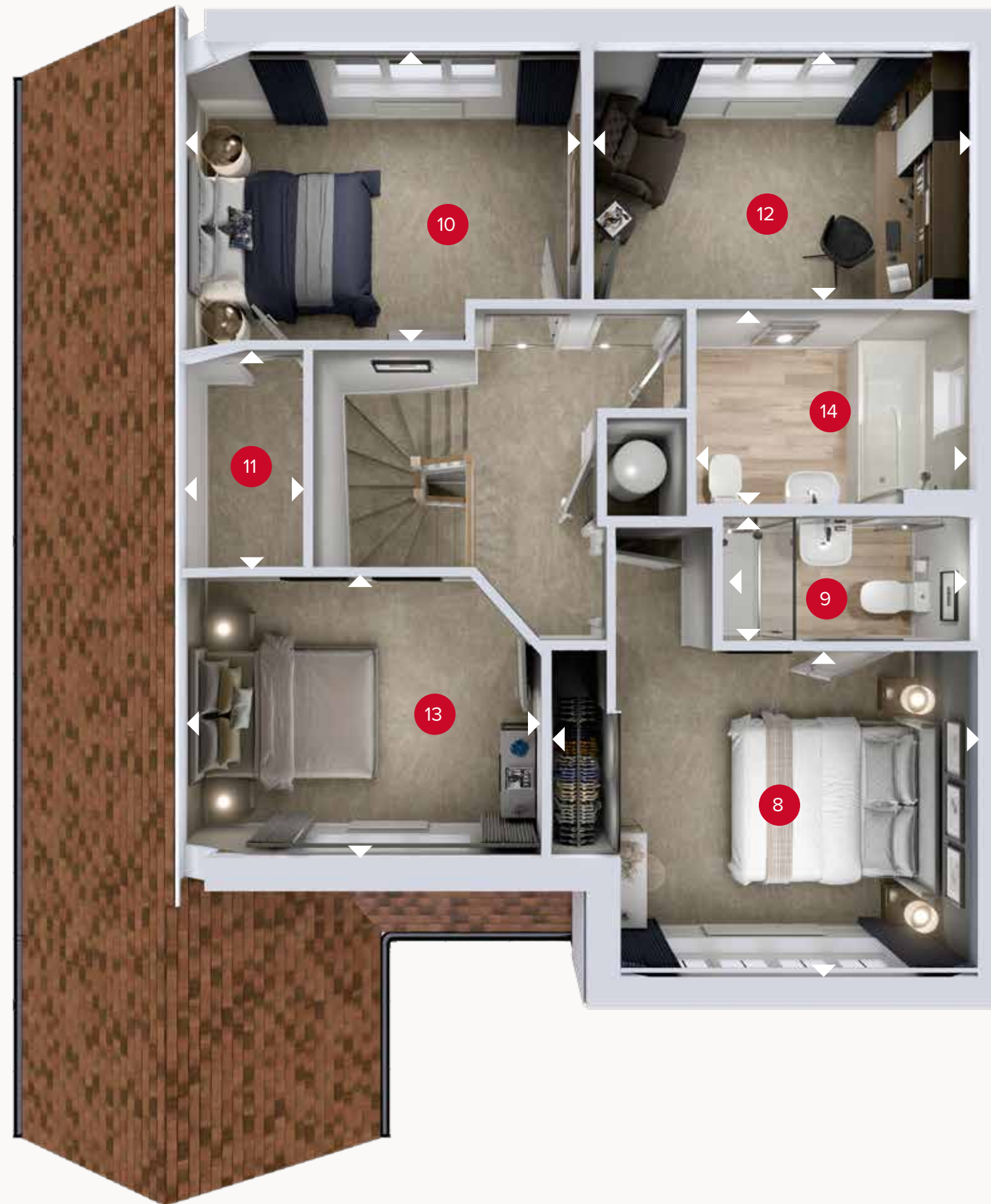
THE CHESTER

THREE BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE CHESTER

GROUND FLOOR

1	Lounge	17'7" x 10'7"	5.36 x 3.24 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	12'5" x 9'11"	3.79 x 3.04 m
4	Family	12'5" x 10'7"	3.79 x 3.24 m
5	Utility	9'5" x 6'6"	2.89 x 1.98 m
6	Cloaks	5'11" x 4'9"	1.80 x 1.45 m
7	Garage	17'7" x 9'6"	5.37 x 2'9 m

FIRST FLOOR

8	Bedroom 1	13'5" x 11'2"	4.11 x 3.41 m
9	En-suite	13'0" x 9'6"	3.97 x 2.91 m
10	Bedroom 2	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'9" x 4'4"	2.07 x 1.32 m
12	Study	12'0" x 8'2"	3.66 x 2.5 m
13	Bedroom 3	11'7" x 8'9"	3.54 x 2.68 m
14	Bathroom	8'3" x 6'3"	2.53 x 1.90 m



02.06.2023

Customers should note this illustration is an example of the Chester 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02185-02 EG_CHTR_DM.1

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ov - oven
dw - dishwasher if selected
wm - washing machine if selected
td - tumble dryer if selected





HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM DETACHED HOME

 **REDROW**

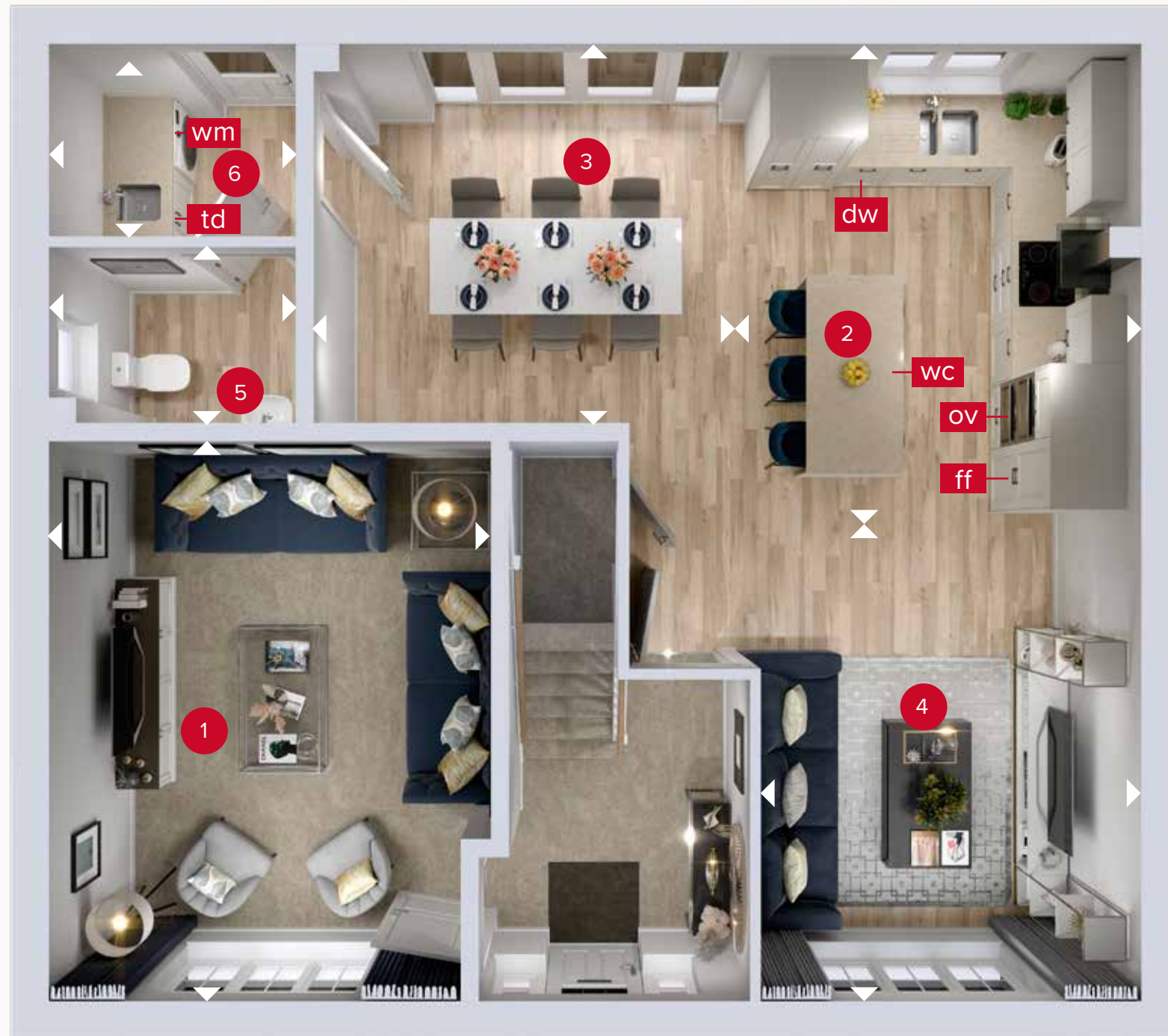
THE HARROGATE

GROUND FLOOR

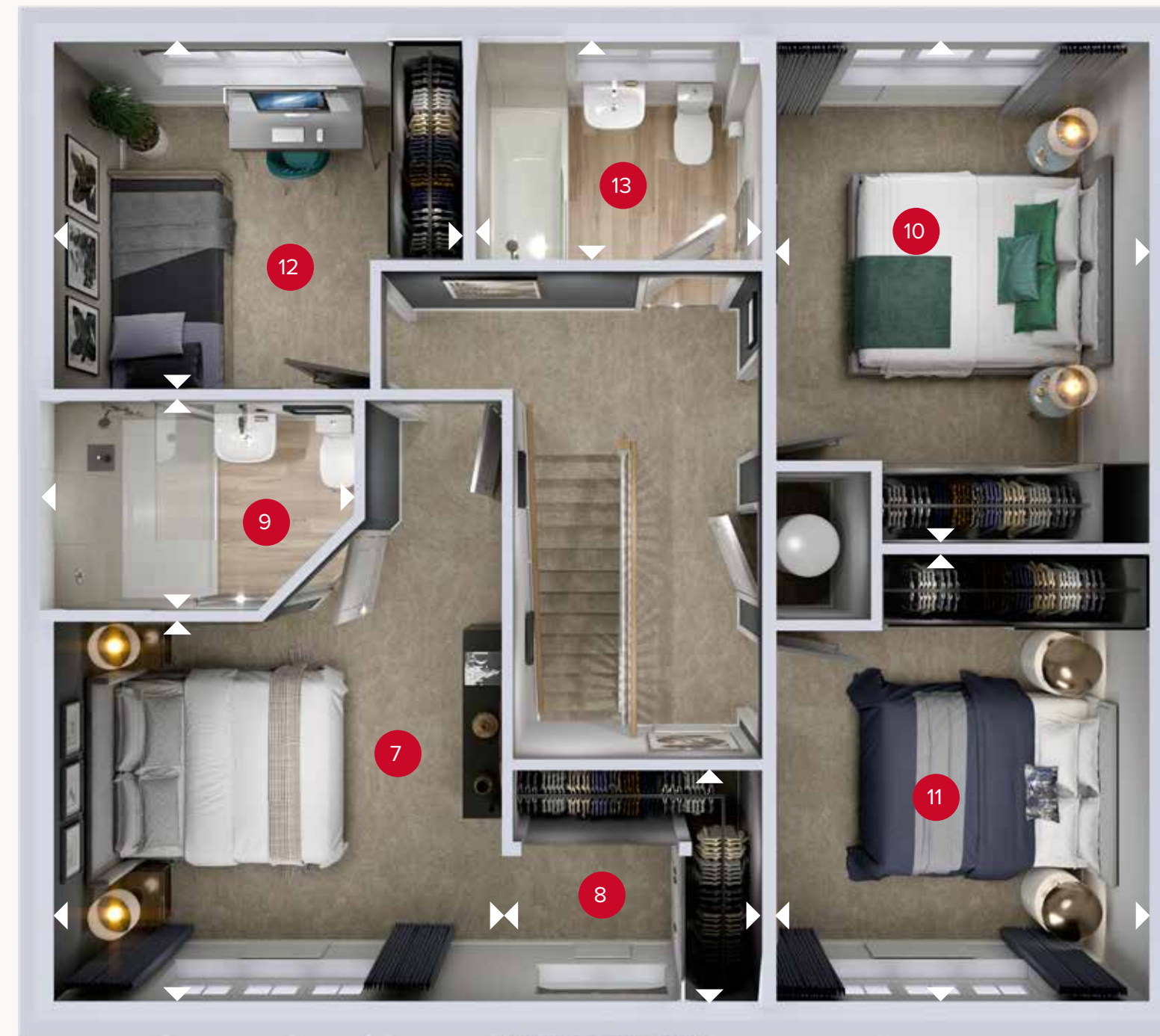
1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	12'4" x 10'3"	3.78 x 3.13 m
4	Family	13'8" x 9'11"	4.17 x 3.04 m
5	Cloaks	6'4" x 4'9"	1.95 x 1.45 m
6	Utility	6'4" x 5'1"	1.95 x 1.57 m

FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.05 m
8	Dressing	6'9" x 6'5"	2.08 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 9'8"	4.18 x 2.97 m
11	Bedroom 3	12'1" x 9'8"	3.69 x 2.97 m
12	Bedroom 4	11'0" x 9'11"	3.40 x 3.36 m
13	Bathroom	7'10" x 6'2"	2.41 x 1.90 m



GROUND FLOOR



FIRST FLOOR

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher if selected
wm - washing machine if selected
td - tumble dryer if selected
wc - wine cooler if selected



HERITAGE

- REDROW -

THE HARROGATE C

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE HARROGATE C



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	12'4" x 10'3"	3.78 x 3.13 m
4	Family	13'8" x 9'11"	4.17 x 3.04 m
5	Cloaks	6'4" x 4'9"	1.95 x 1.45 m
6	Utility	6'4" x 5'1"	1.95 x 1.57 m

FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.05 m
8	Dressing	6'9" x 6'5"	2.08 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 9'8"	4.18 x 2.97 m
11	Bedroom 3	12'1" x 9'8"	3.69 x 2.97 m
12	Bedroom 4	11'0" x 9'11"	3.40 x 3.36 m
13	Bathroom	7'10" x 6'2"	2.41 x 1.90 m



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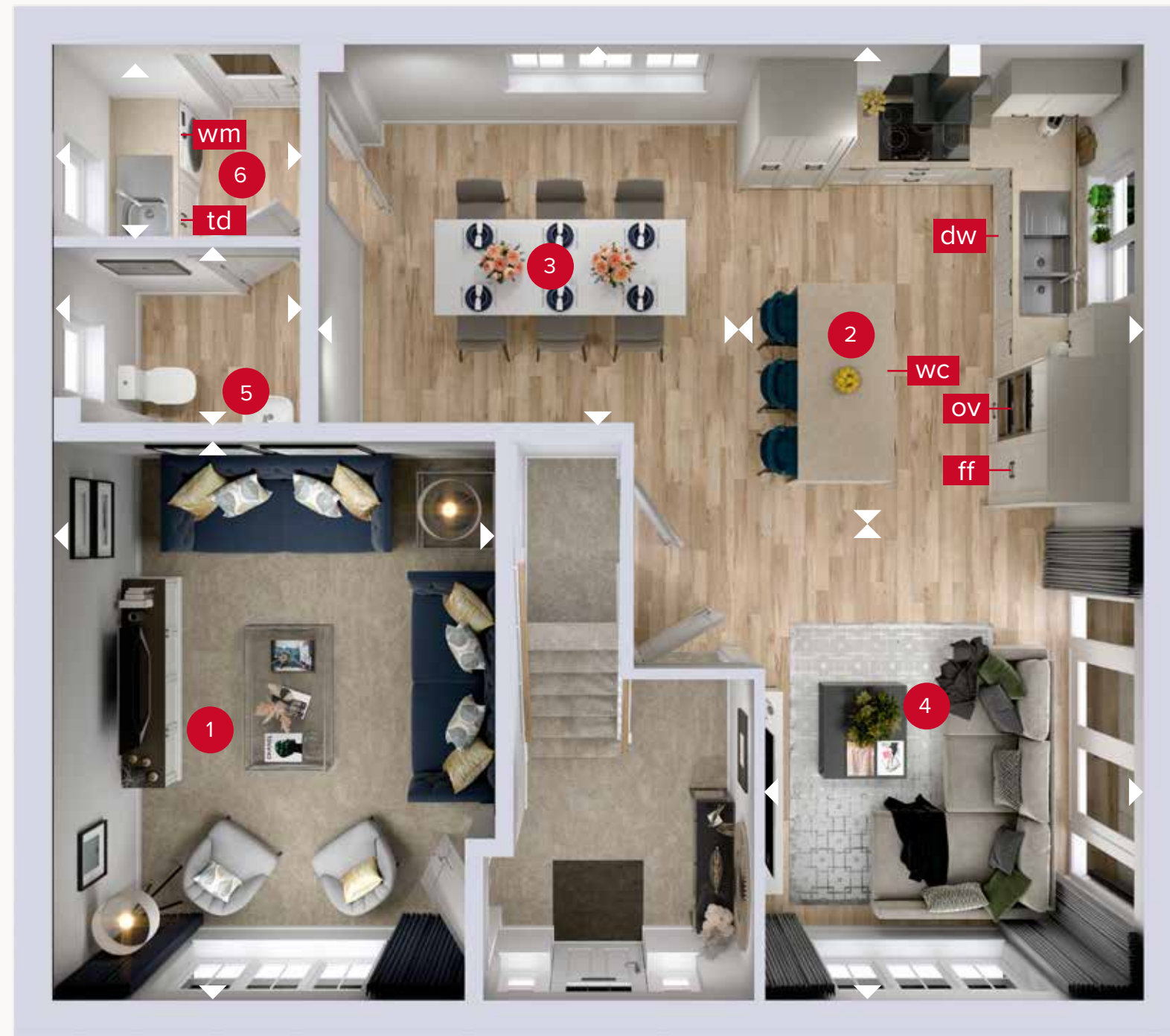
- REDROW -

THE HARROGATE SPECIAL

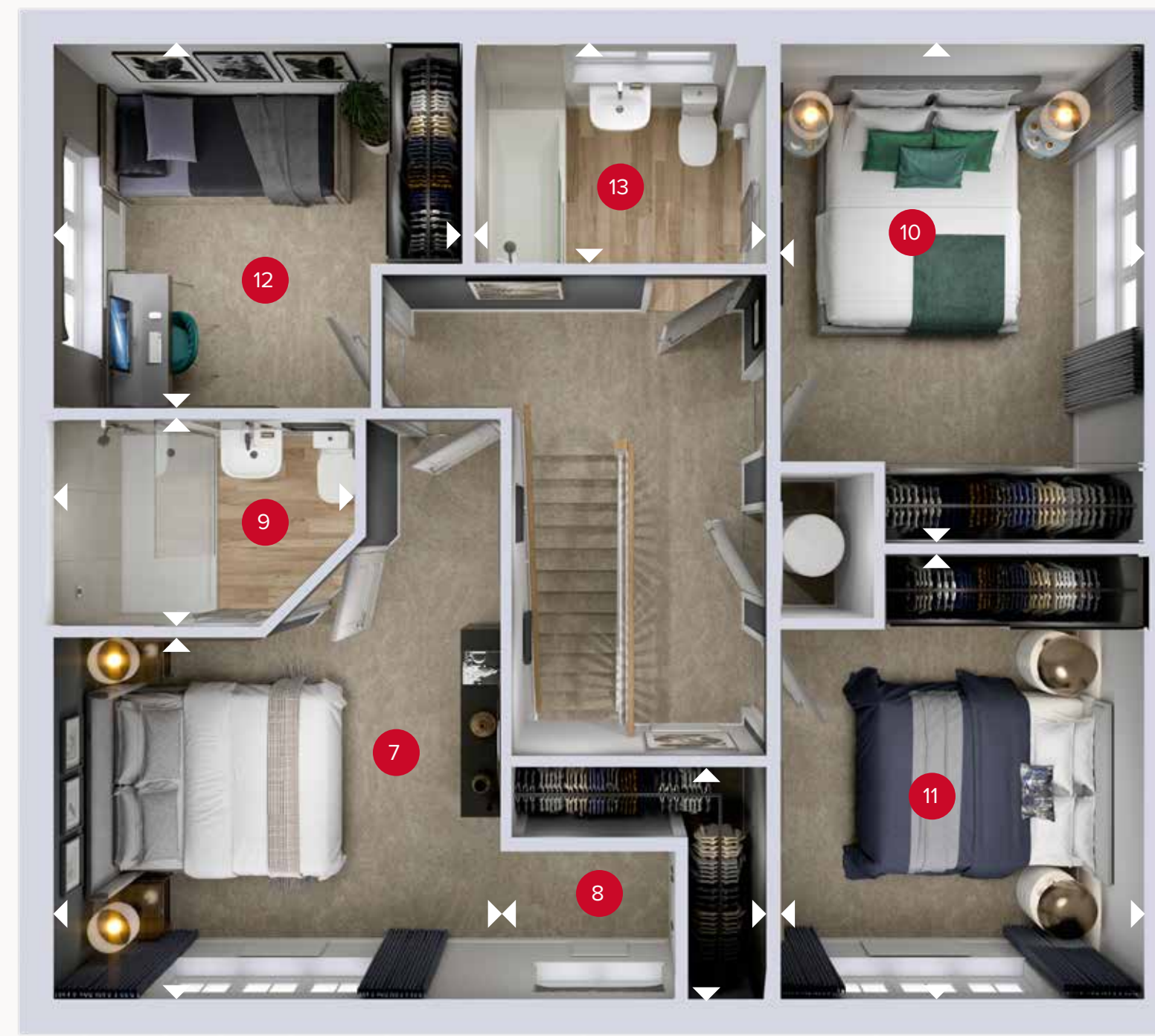
FOUR BEDROOM DETACHED HOME

 **REDROW**

THE HARROGATE SPECIAL



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	12'4" x 10'3"	3.78 x 3.13 m
4	Family	13'8" x 9'11"	4.17 x 3.04 m
5	Cloaks	6'4" x 4'9"	1.95 x 1.45 m
6	Utility	6'4" x 5'1"	1.95 x 1.57 m

FIRST FLOOR

7	Bedroom 1	12'2" x 10'0"	3.72 x 3.05 m
8	Dressing	6'9" x 6'5"	2.09 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 9'8"	4.18 x 2.97 m
11	Bedroom 3	12'1" x 9'8"	3.69 x 2.97 m
12	Bedroom 4	11'0" x 9'11"	3.36 x 3.04 m
13	Bathroom	7'10" x 6'2"	2.41 x 1.90 m



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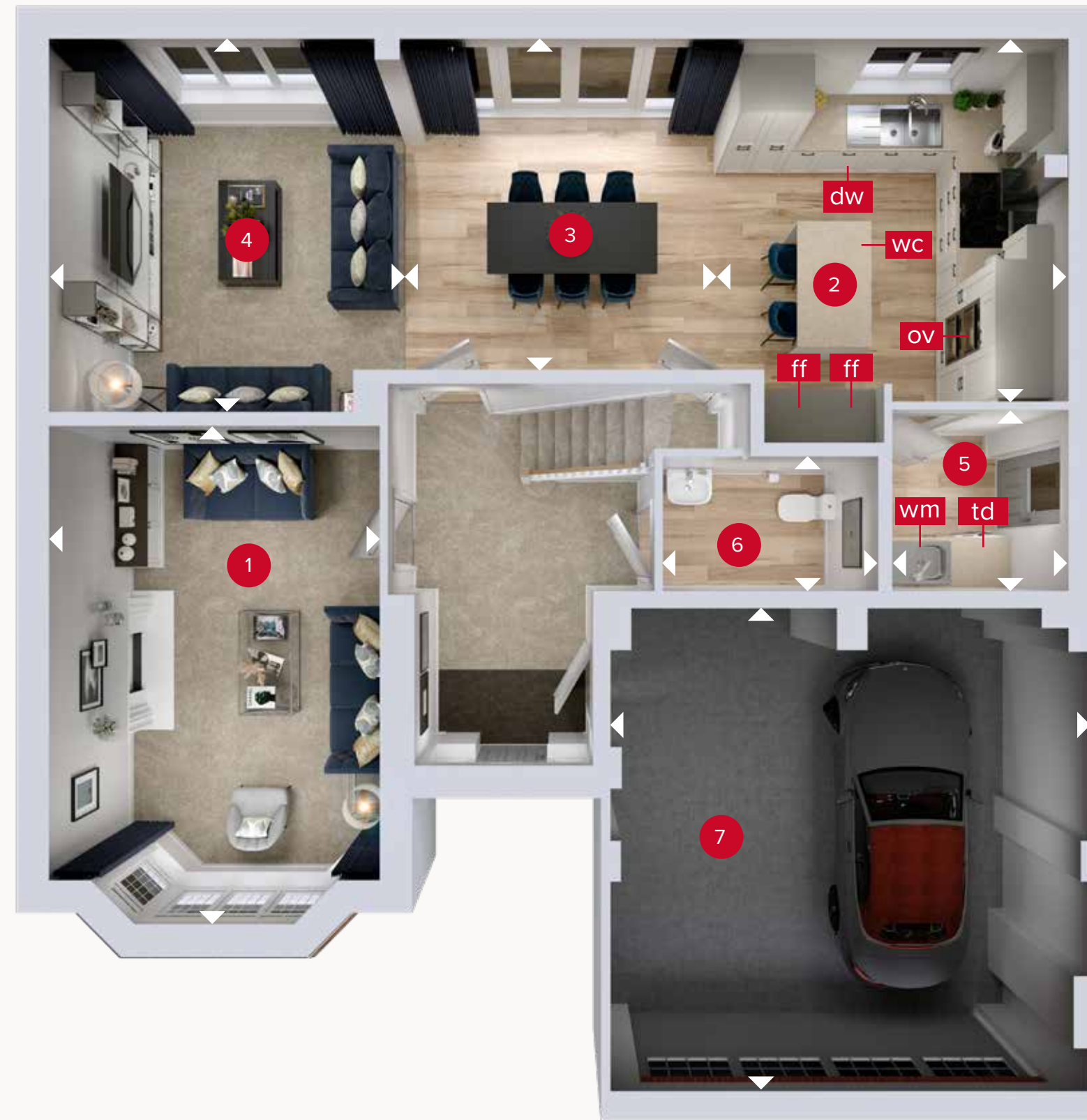
- REDROW -

THE HENLEY

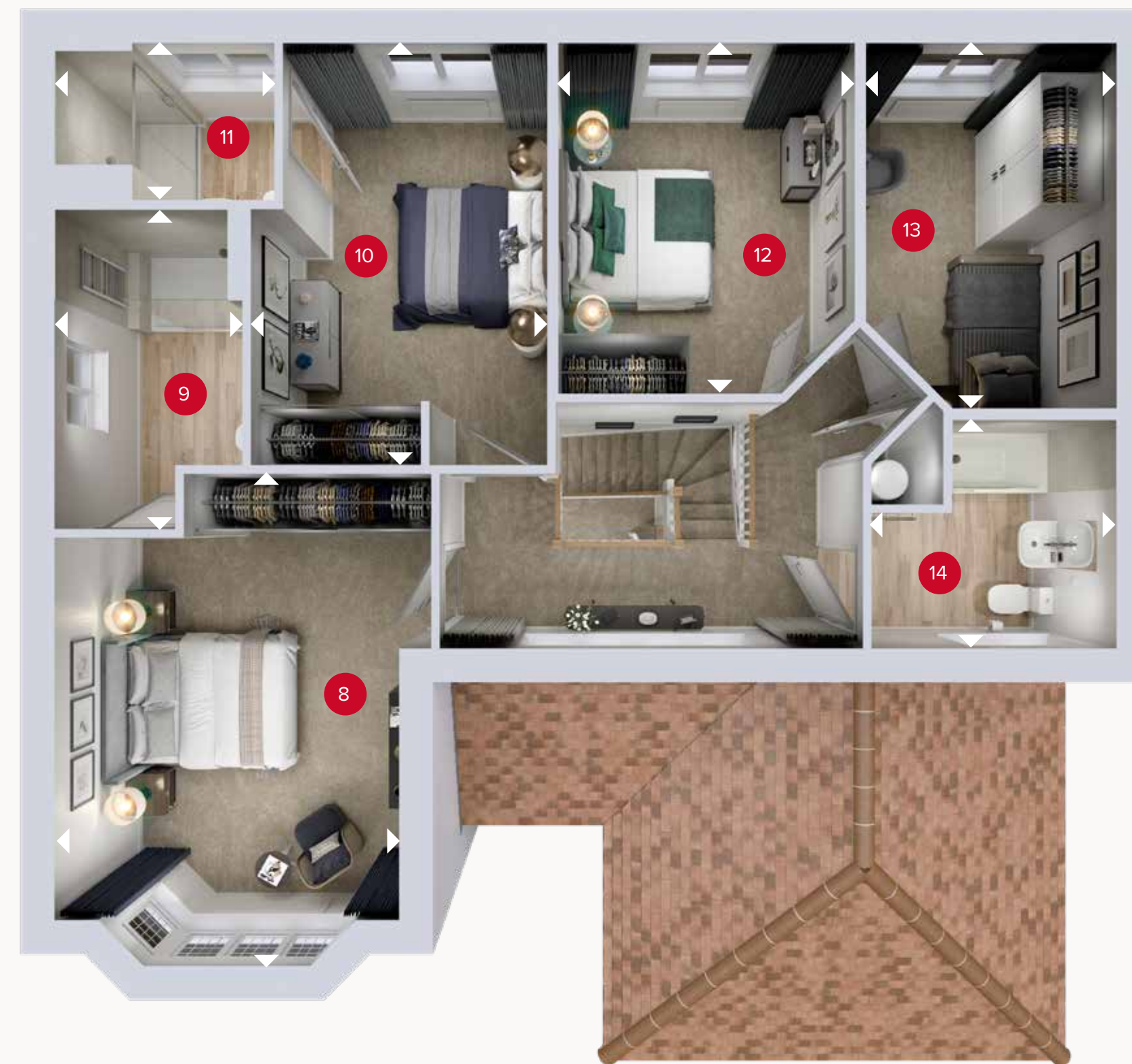
FOUR BEDROOM DETACHED HOME

 **REDROW**

THE HENLEY



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	17'8" x 11'8"	5.37 x 3.57 m
2	Kitchen	12'9" x 11'5"	3.91 x 3.57 m
3	Dining	13'1" x 11'8"	3.99 x 3.57 m
4	Family	13'2" x 11'6"	4.03 x 3.51 m
5	Utility	6'5" x 6'2"	1.96 x 1.90 m
6	Cloaks	7'7" x 4'9"	2.32 x 1.45 m
7	Garage	17'7" x 17'0"	5.37 x 5.19 m

FIRST FLOOR

8	Bedroom 1	16'8" x 11'8"	5.09 x 3.57 m
9	En-suite 1	10'9" x 6'5"	3.28 x 1.94 m
10	Bedroom 2	14'4" x 10'0"	4.37 x 3.07 m
11	En-suite 2	7'5" x 5'4"	2.27 x 1.63 m
12	Bedroom 3	11'10" x 10'0"	3.63 x 3.07 m
13	Bedroom 4	12'5" x 8'6"	3.78 x 2.59 m
14	Bathroom	8'4" x 7'9"	2.54 x 2.37 m



HERITAGE

- REDROW -

THE RICHMOND

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE RICHMOND



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	17'7" x 12'10"	5.35 x 3.90 m
2	Family	14'0" x 11'3"	4.28 x 3.42 m
3	Dining	11'6" x 10'1"	3.51 x 3.09 m
4	Kitchen	15'4" x 13'10"	4.69 x 4.24 m
5	Utility	11'2" x 6'4"	3.42 x 1.94 m
6	Cloaks	5'10" x 4'9"	1.80 x 1.45 m
7	Garage	17'8" x 17'0"	5.41 x 5.20 m

FIRST FLOOR

8	Bedroom 1	14'4" x 12'9"	4.43 x 3.90 m
9	En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10	Wardrobe	7'1" x 6'9"	2.17 x 2.06 m
11	Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12	En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13	Bedroom 3	11'7" x 9'8"	3.54 x 2.97 m
14	Bedroom 4	11'5" x 8'11"	3.49 x 2.74 m
15	Bathroom	10'9" x 6'2"	3.30 x 1.90 m



Customers should note this illustration is an example of the Richmond 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02185-02_EG_RICH_DM.1

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher
wm - washing machine space
td - tumble dryer space
wc - wine cooler



HERITAGE

- REDROW -

THE RICHMOND C

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE RICHMOND C



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	17'7" x 12'10"	5.35 x 3.90 m
2	Family	14'0" x 11'3"	4.28 x 3.42 m
3	Dining	11'6" x 10'1"	3.51 x 3.09 m
4	Kitchen	15'4" x 13'10"	4.69 x 4.24 m
5	Utility	11'2" x 6'4"	3.42 x 1.94 m
6	Cloaks	5'10" x 4'9"	1.80 x 1.45 m
7	Garage	17'8" x 17'0"	5.41 x 5.20 m

FIRST FLOOR

8	Bedroom 1	14'4" x 12'9"	4.43 x 3.90 m
9	En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10	Wardrobe	7'1" x 6'9"	2.17 x 2.06 m
11	Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12	En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13	Bedroom 3	11'7" x 9'8"	3.54 x 2.97 m
14	Bedroom 4	11'5" x 8'11"	3.49 x 2.74 m
15	Bathroom	10'9" x 6'2"	3.30 x 1.90 m



22.05.2023

Customers should note this illustration is an example of the Richmond C 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02185-02 EG_RICH_C_DM.1

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher if selected
wm - washing machine if selected
td - tumble dryer if selected
wc - wine cooler if selected





HERITAGE

- REDROW -

THE SHAFTESBURY

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE SHAFTESBURY



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/Dining/ Family	25'4" x 11'9"	7.73 x 3.57 m
2	Lounge	20'11" x 11'8"	6.38 x 3.56 m
3	Cloaks	6'6" x 3'4"	1.99 x 0.97 m
4	Utility	6'6" x 5'6"	1.99 x 1.70 m

FIRST FLOOR

5	Bedroom 1	12'3" x 11'11"	3.74 x 3.62 m
6	En-suite	8'6" x 4'5"	2.58 x 1.35 m
7	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'10" x 8'1"	3.01 x 2.45 m
10	Bathroom	7'5" x 7'0"	2.27 x 2.15 m



HERITAGE

- REDROW -

THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**

THE HAMPSTEAD



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen	12'3" x 10'9"	3.74 x 3.28 m
2	Dining	11'7" x 10'11"	3.54 x 3.34 m
3	Family	13'8" x 11'6"	4.16 x 3.50 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	5'10" x 4'9"	1.80 x 1.45 m
6	Utility	7'2" x 7'2"	2.20 x 2.19 m
7	Garage	16'4" x 15'2"	5.0 x 4.63 m

FIRST FLOOR

8	Bedroom 1	14'9" x 13'3"	4.51 x 4.04 m
9	En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10	Bedroom 2	10'11" x 10'2"	3.32 x 3.11 m
11	En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12	Bedroom 3	15'5" x 10'5"	4.47 x 3.21 m
13	Bedroom 4	11'1" x 7'9"	3.40 x 2.37 m
14	Bedroom 5/Study	11'1" x 7'9"	3.40 x 2.37 m
15	Bathroom	9'4" x 7'11"	2.85 x 2.43 m



26.10.2023

Customers should note this illustration is an example of the Hampstead 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02185-02 EG_HAMP_DM.1

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher if selected
wm - washing machine if selected
td - tumble dryer if selected
st - store cupboard





HERITAGE

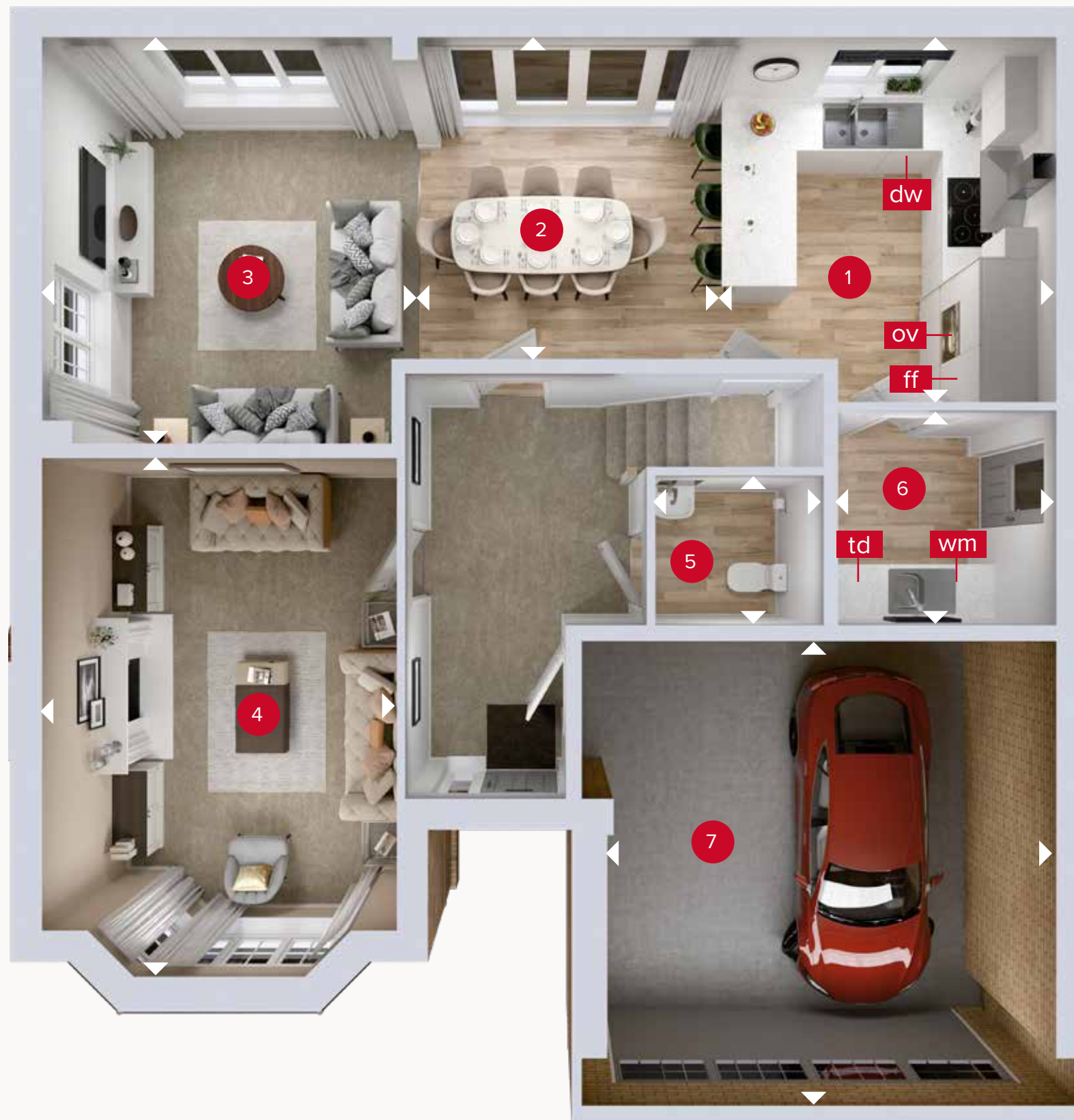
- REDROW -

THE HAMPSTEAD C

FIVE BEDROOM DETACHED HOME

 **REDROW**

THE HAMPSTEAD C



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen	12'3" x 10'9"	3.74 x 3.28 m
2	Dining	11'7" x 10'11"	3.54 x 3.34 m
3	Family	13'8" x 11'6"	4.16 x 3.50 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	5'10" x 4'9"	1.80 x 1.45 m
6	Utility	7'2" x 7'2"	2.20 x 2.19 m
7	Garage	16'4" x 15'2"	5.0 x 4.63 m

FIRST FLOOR

8	Bedroom 1	14'9" x 13'3"	4.51 x 4.04 m
9	En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10	Bedroom 2	10'11" x 10'2"	3.32 x 3.11 m
11	En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12	Bedroom 3	15'5" x 10'5"	4.47 x 3.21 m
13	Bedroom 4	11'1" x 7'9"	3.40 x 2.37 m
14	Bedroom 5	11'1" x 7'9"	3.40 x 2.37 m
15	Bathroom	9'4" x 7'11"	2.85 x 2.43 m



HERITAGE

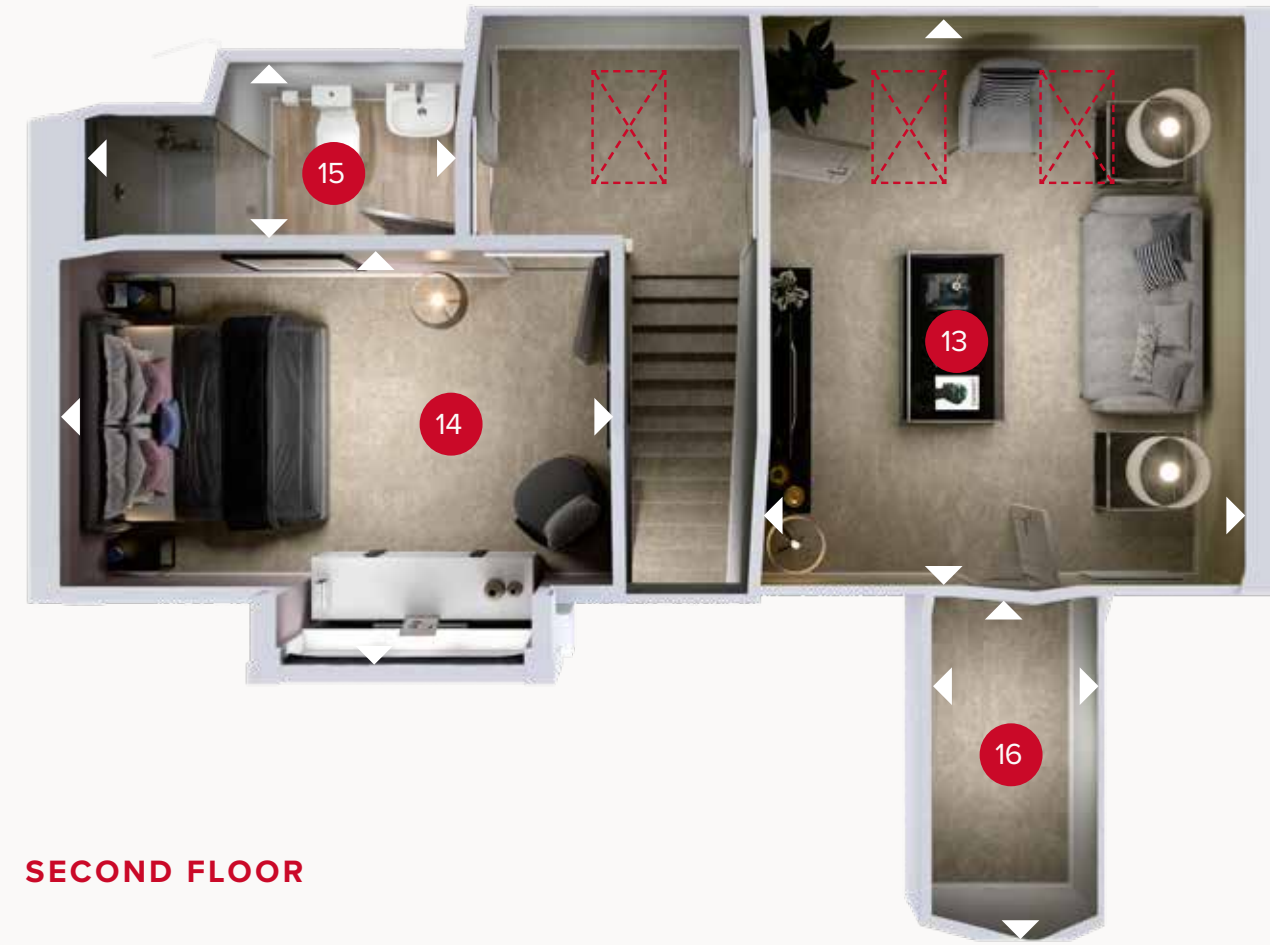
- REDROW -

THE HIGHGATE

FIVE BEDROOM DETACHED HOME

 **REDROW**

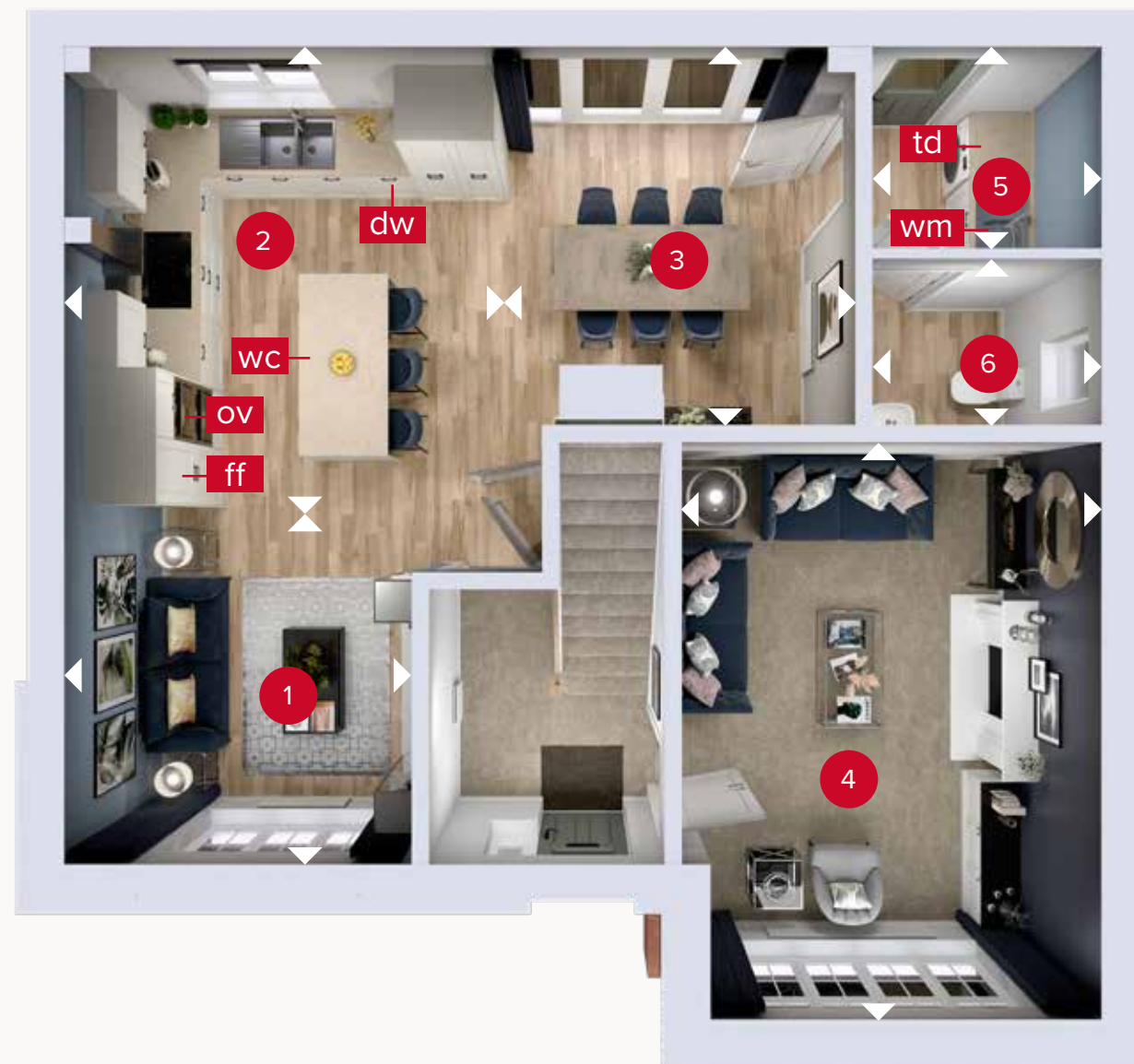
THE HIGHGATE



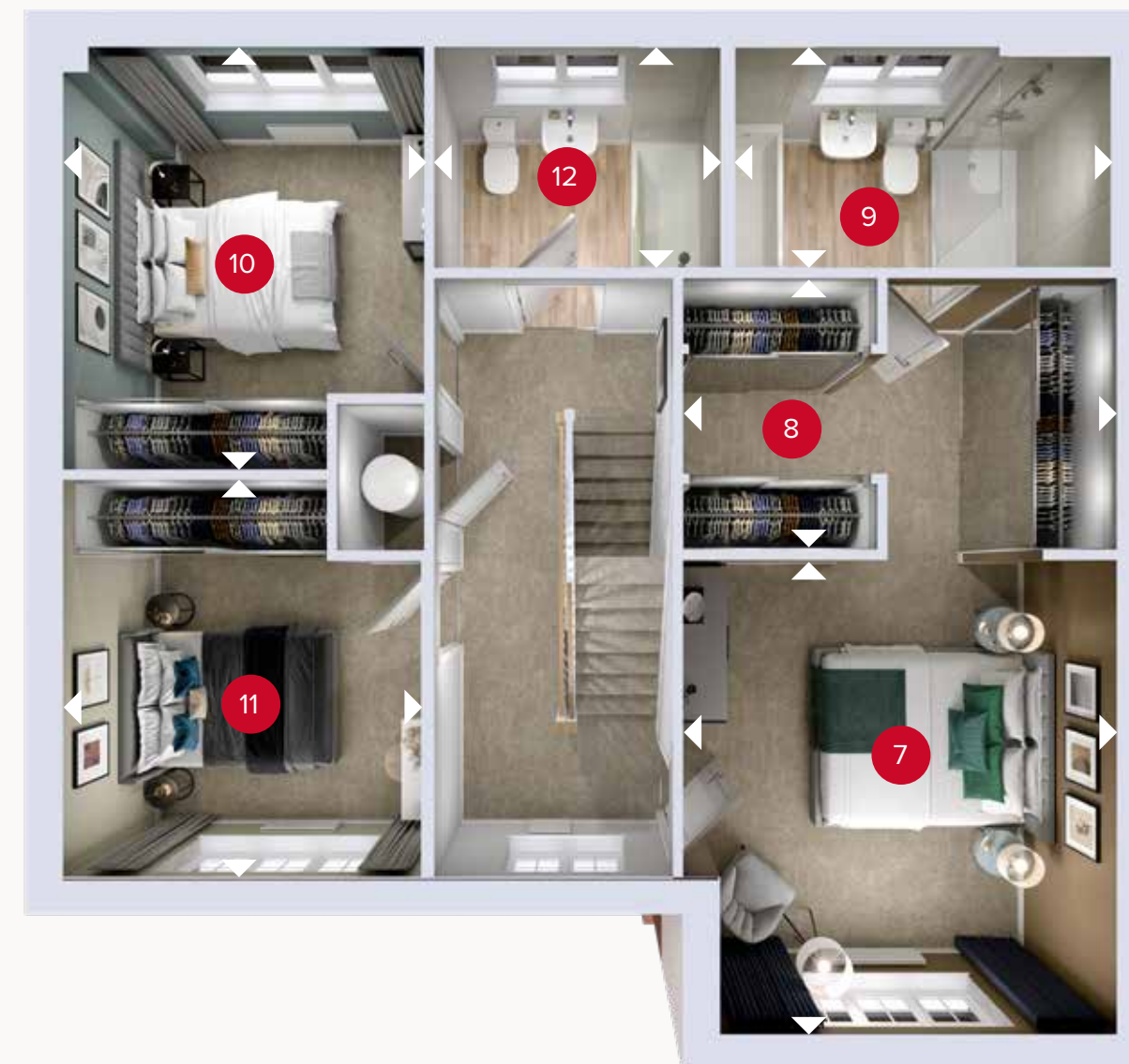
SECOND FLOOR

GROUND FLOOR

1	Family	9'11" x 9'10"	3.02 x 3.00 m
2	Kitchen	13'7" x 12'0"	4.15 x 3.65 m
3	Dining	10'11" x 10'6"	3.34 x 3.22 m
4	Lounge	16'6" x 11'10"	5.03 x 3.62 m
5	Utility	6'4" x 5'10"	1.95 x 1.78 m
6	Cloaks	6'4" x 4'9"	1.95 x 1.45 m



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

7	Bedroom 1	13'6" x 12'1"	4.12 x 3.68 m
8	Dressing Room	12'1" x 7'8"	3.68 x 2.33 m
9	En-suite	10'6" x 6'3"	3.21 x 1.90 m
10	Bedroom 2	12'1" x 10'2"	3.67 x 3.10 m
11	Bedroom 3	11'2" x 10'1"	3.41 x 3.07 m
12	Bathroom	7'9" x 6'2"	2.37 x 1.90 m

SECOND FLOOR

13	Bedroom 4/ Media Room	14'5" x 12'1"	4.41 x 3.68 m
14	Bedroom 5	13'8" x 9'7"	4.16 x 2.92 m
15	Shower Room	8'4" x 4'6"	2.55 x 1.37 m
16	Store	8'8" x 4'3"	2.65 x 1.30 m



Customers should note this illustration is an example of the Highgate 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02185-02 EG_HIG5_DM.1

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher if selected
wc - Wine cooler if selected
wm - washing machine if selected
td - tumble dryer if selected
☒ - Roof window

SKILFUL EXECUTION

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



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

Upstand

100mm high matching upstand above work surfaces.

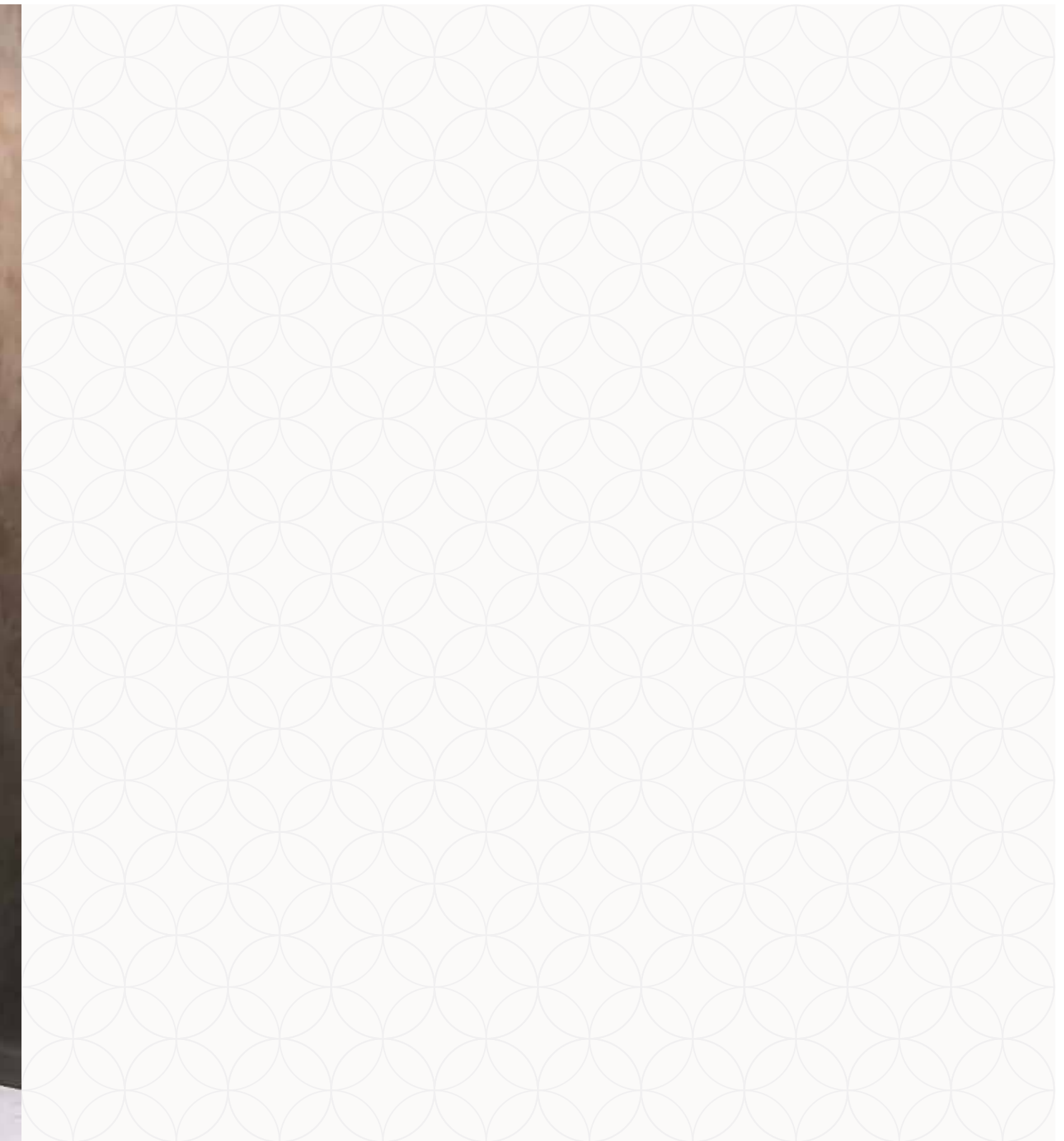
Stainless Steel Splashback.

Bowl & Tap

Properties under 1500sq ft Stainless steel bowl and half sink with chrome mixer tap.
Properties over 1500sq ft Stainless steel double bowl. Single bowl sink to utility.

Appliances

- 60cm Ceramic Hob with 4 zone burner to properties under 1500sq ft
- 80cm Ceramic Hob with 4 zone burner to properties above 1500sq ft
- Double oven
- 60cm Chimney extract to properties under 1500sq ft
- 90cm Chimney extract to properties above 1500sq ft
- Integrated fridge/freezer 50/50 split



INTERIOR

Walls

Crown Trade Covermatt white emulsion paint.

Internal Doors

Two panelled style door finish in satin white.

Internal Door Furniture

Mitred Lever Handle door furniture in polished or satin chrome effect.

Architrave

Lambs Tongue profile MDF, satin white paint finish.

Skirting Boards

Lambs Tongue profile MDF, satin white paint finish to match architrave.

Staircase

Square plain spindles, square newels with square caps all painted in satinwood white, with natural wood hand rail.

Ceilings

Flat finish with Crown Covermatt. white emulsion paint decoration.

Heating

Air Source Heat Pumps.
Please see sales consultant for details.

Radiators

Myson Premier HE Round Top to upper floors. Underfloor heating to ground floor (No radiators to Hadleigh).

Wardrobes

Wardrobe included to bedroom 1 (Properties over 1,500sqft only).

Electrical Sockets & Switch Plates

Schneider Electric low profile white electrical switch and socket plates. Refer to drawings for types and locations.

Lighting

Pendant and batten lighting points.

Consumer Unit

Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

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



BATHROOM, EN-SUITE & CLOAKROOM STYLES

Shower to En-suite (where applicable)

Shower Valve Scudo bar valve.
Shower Tray Acrylic capped low profile shower tray.
Shower Screen Polished chrome effect finish shower door.

Bathroom, En-Suite & Cloakroom

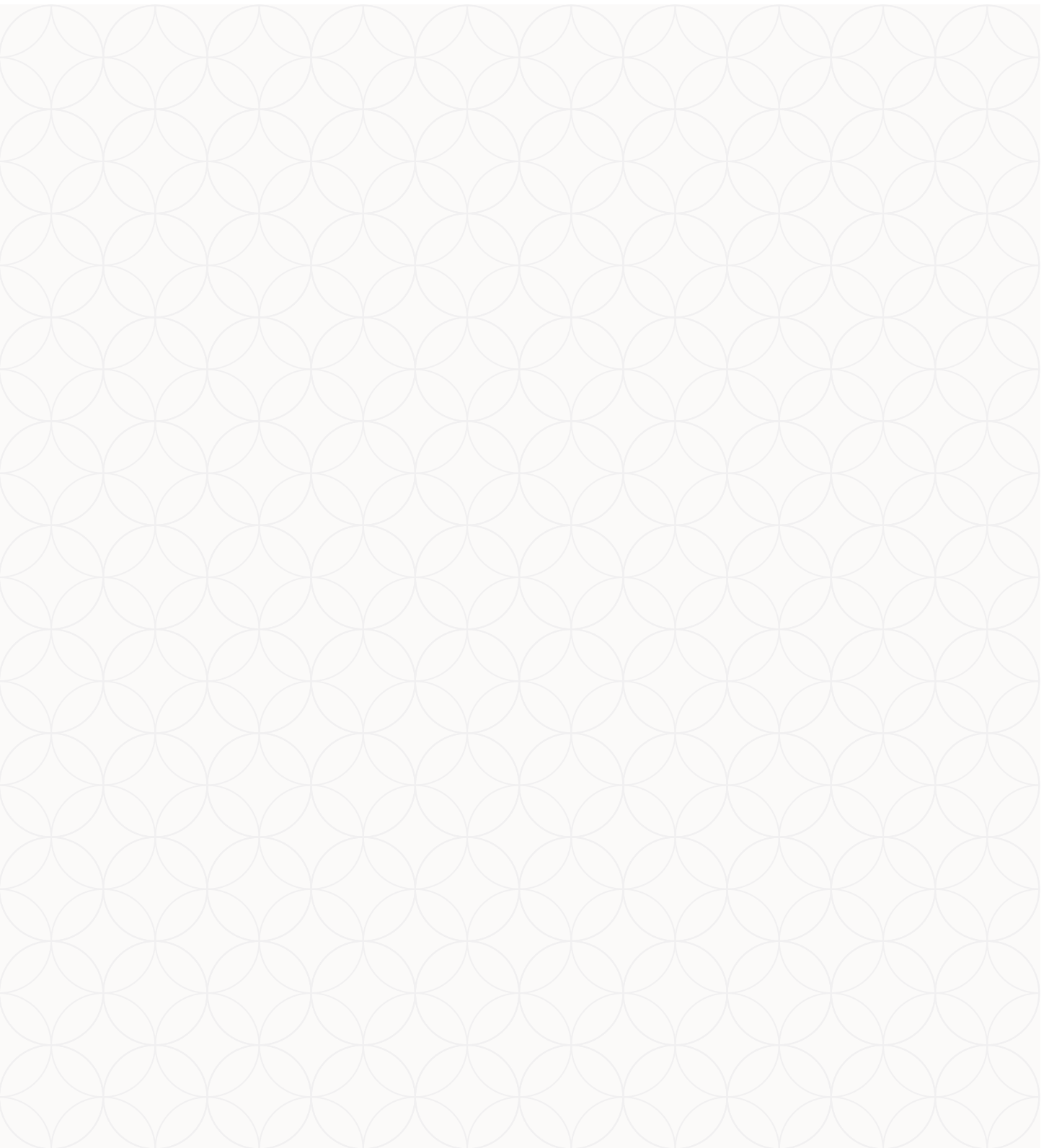
Geberit sanitaryware in white.

Wall Tiles to Cloakroom, Bathroom & En-suite

Tiling to be full height above bath and shower cubicles
and splashback only in cloakroom above sink.
Please refer to My Redrow for additional tiling options.

Shaver Socket to En-suite

(where applicable)
White finish to match sockets and switch plates.



EXTERIOR

Fascia & Soffit

PVCue square fascia & vented soffit board in white profile.

Rainwater System

Rainwater gutters and down pipes in black finish.

Windows

Sealed double glazed uPVC windows in white finish.

Patio Doors

uPVC French patio doors as indicated on the drawings.

External Doors

Front GRP front door with pre-glazed units designed with obscure pattern glass and chrome door furniture internally and externally.

Rear GRP door, finished white both internally and externally with chrome lever handle.

House Numeral

Colour to match front door.

Door Bell

Chrome effect bell push with transformer.

External Lights

Lantern to front entrance or downlight to recessed entrance ways.

Garage

Door Novoferm 'Thornby' style or Hörmann steel up and over door. Door finish to be painted to match front colour.

Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.

Driveway

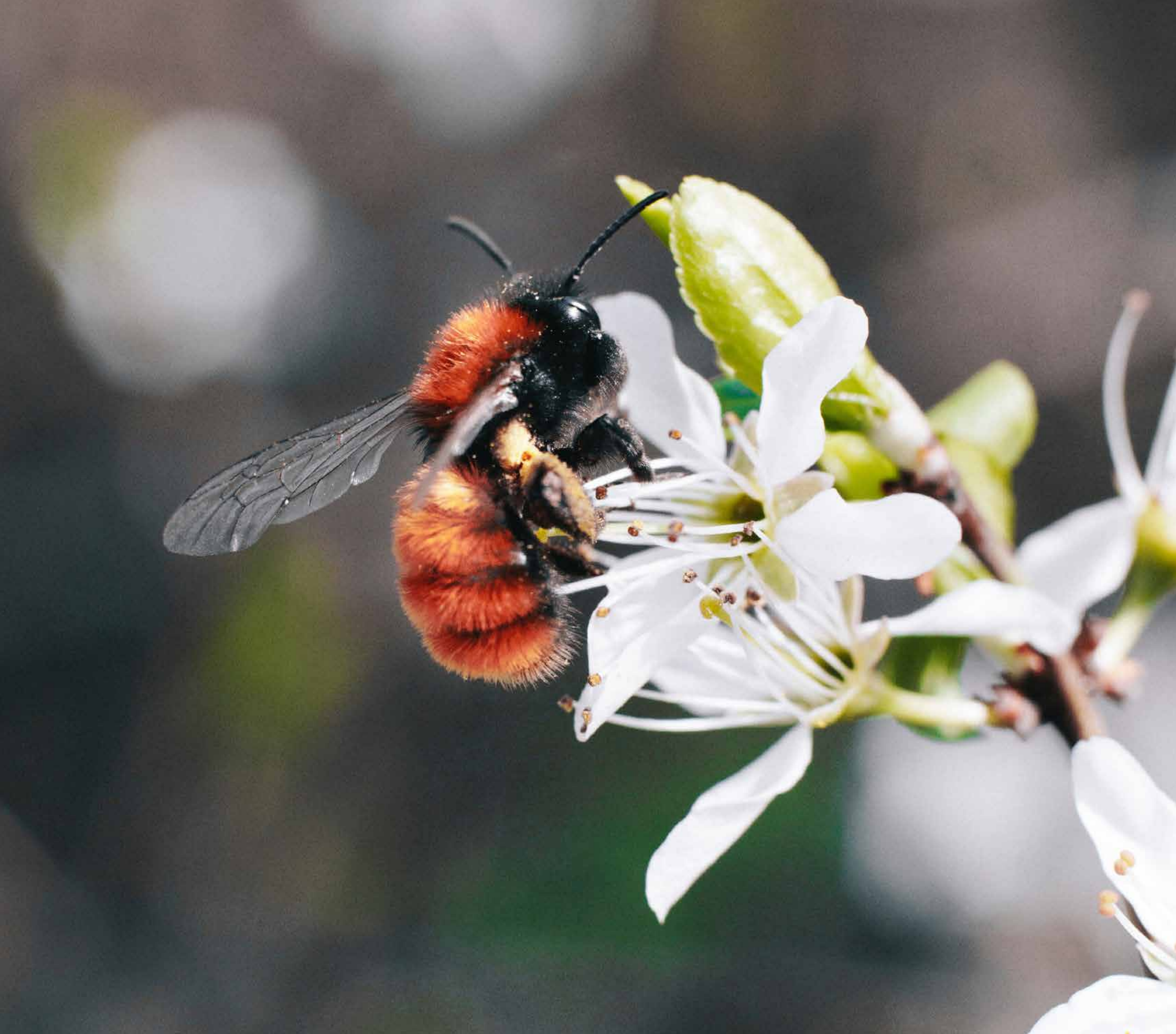
Block paving. Brindle colour

Patio/Paving

Buff Riven faced flags as indicated on drawing.

External Fencing

1.8 close board fence.

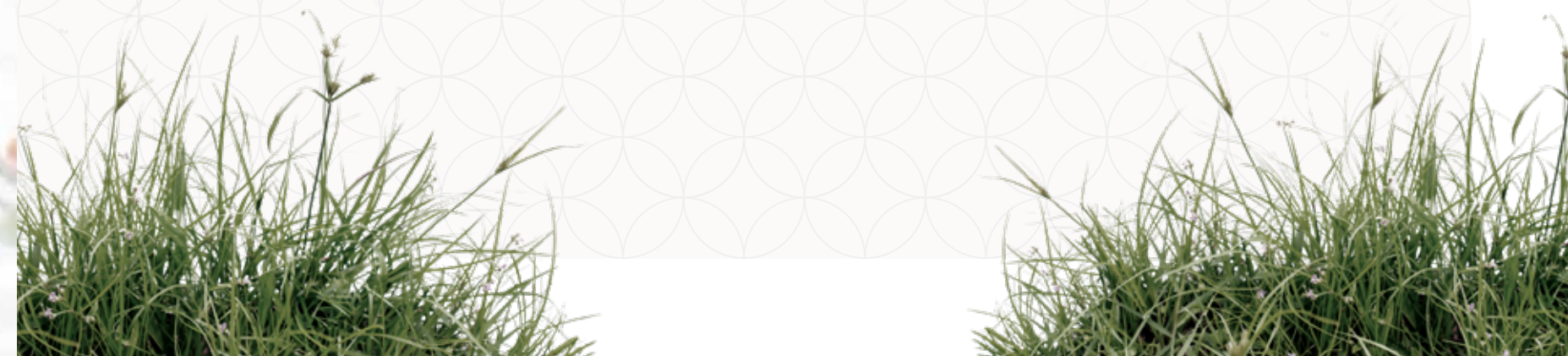


WELCOME TO OUR **BEE-FRIENDLY** GARDEN

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

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

- 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.



MANDEVILLE CRESCENT

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Mandeville Crescent, Radwinter Road, Saffron Walden, Essex, CB10 2LP

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