

HERITAGE

- REDROW -

MILLVIEW PARK

BOCKING, BRAINTREE





WELCOME TO MILLVIEW PARK



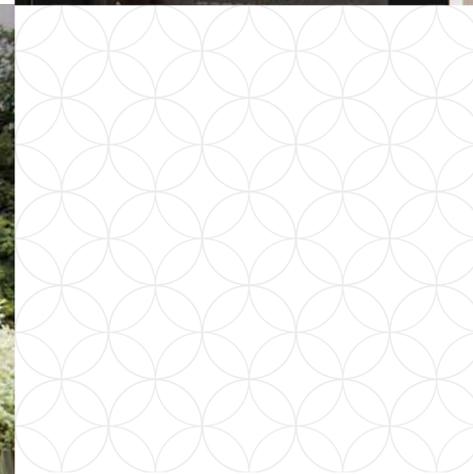
A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES IN THE THRIVING TOWN OF BRAINTREE

Set on the edges of the bustling Essex town of Braintree and within easy reach of Colchester and Chelmsford, yet with a distinct character of its own, Millview Park will appeal to buyers of all kinds. Located in pretty Bocking, these elegant Heritage Collection homes offer contemporary flair but with a definite nod to the finery of the past. With a good selection of schools and superb transport links too, Millview Park offers a lifestyle of a very special kind.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

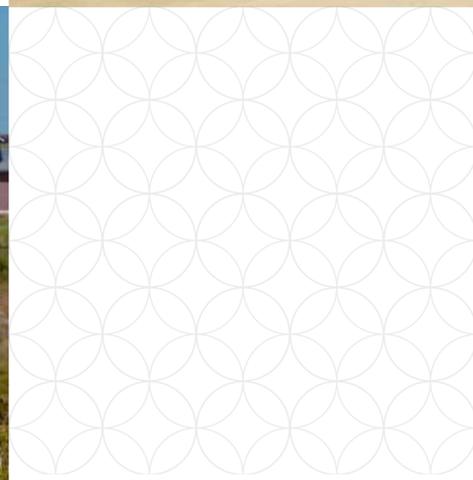


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

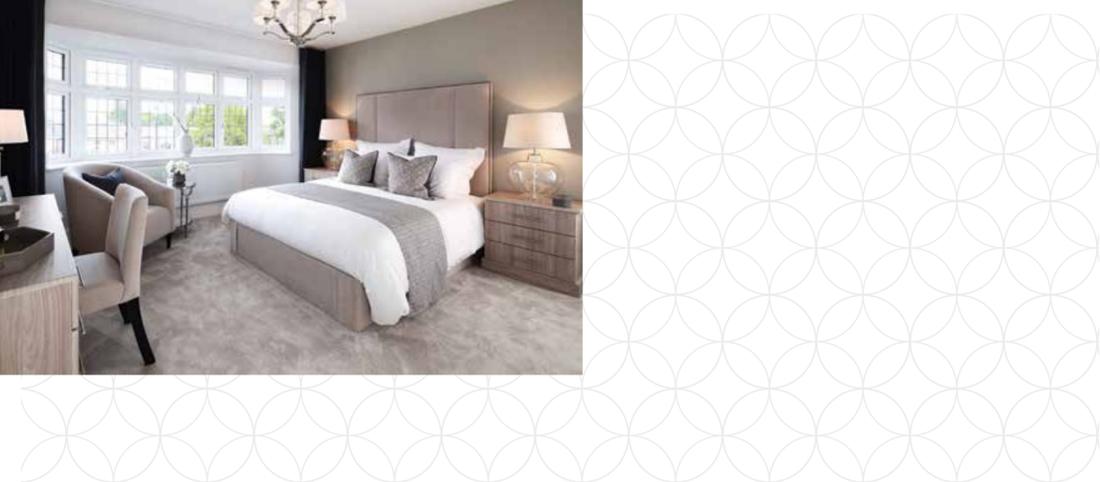
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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 around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

Vibrant Braintree has plentiful amenities, so shopping will always be straightforward here. Within a 10 minute drive of home you'll find Sainsbury's, Tesco and Iceland supermarkets, with Co-operative and One Stop Shop convenience stores even closer. Busy Braintree town centre, meanwhile, is just 8 minutes away in the car and offers a range of household name stores and independent shops. The Braintree Village shopping centre has a range of discount outlet stores and is less than 10 minutes away in the car, while the George Yard Shopping Centre, an open-air mall with a variety of high street shops, is also a popular choice.

For eating and drinking out, there is a diverse and varied scene. From sumptuous pizzas at Cressing's il Salice and mouth-watering meals at Bill's in Braintree to succulent steaks at the Chophouse and the best of British, gastro style, at Weavers Restaurant, there will be eateries to suit all tastes and requirements.



ENJOY AN ACTIVE **LIFESTYLE**

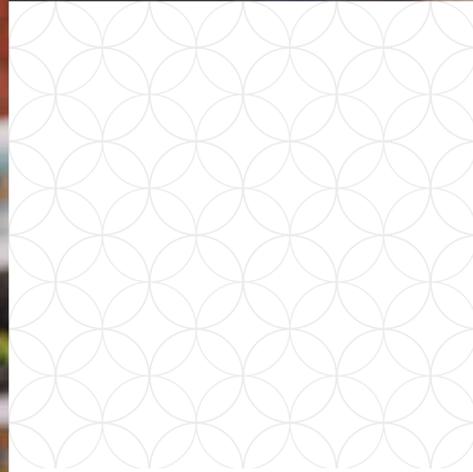
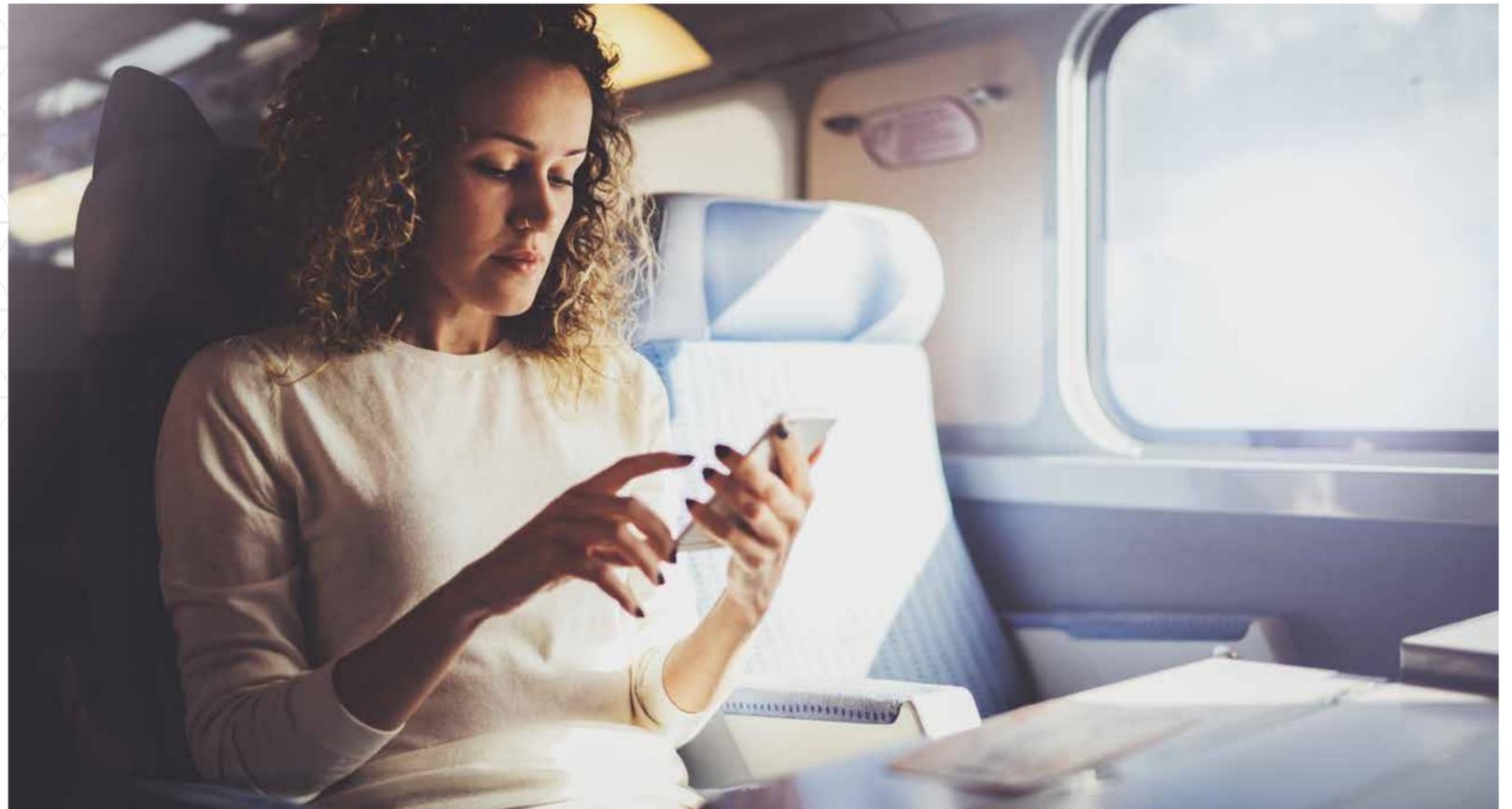
Anyone who enjoys sport and fitness will be well catered for at Millview Park. Braintree's Bannatyne Health Club is little more than 10 minutes away by road and has a gym, swimming pool, fitness studio and café bar. Golfers, meanwhile, can enjoy a round or two at the picturesque Braintree and Gosfield Lake golf clubs.

Film fans can catch all the latest blockbusters at Braintree's Cineworld cinema, while for fresh air and exercise, Great Notley Country Park is less than 15 minutes away by road. Home to the longest play trail in Essex and a fun Sky Ropes course for youngsters, this scenic attraction is ideal for family days out, whether you're looking to take a relaxing stroll, enjoy a bike ride or relax with a picnic in the sunshine.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good range of schools catering for youngsters at all stages. Bocking Church Street Primary Community School is located just down the road from the development and is rated 'Good' by Ofsted, while Lyons Hall primary is less than a 10 minute drive and is rated 'Outstanding'.

For older students, the Edith Borthwick School is a similar journey time and is rated 'Good', while Tabor Academy is even closer and has the same rating. For higher education, Anglia Ruskin University in Chelmsford comes highly recommended.



GETTING AROUND

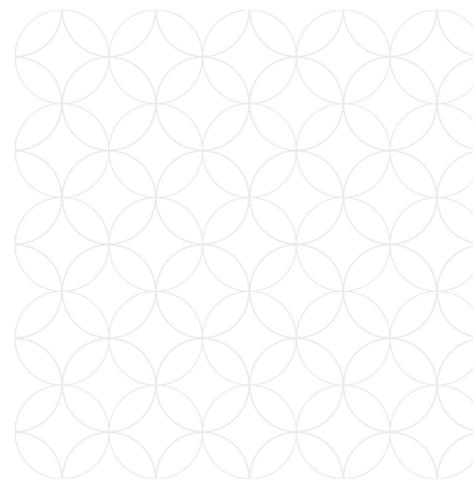
Millview Park has excellent transport connections, whether you're travelling by road or rail. The thriving towns of Colchester and Chelmsford are 26 and 29 minutes away in the car respectively, while London commuters can reach the centre of the capital in around 1 hour and 22 minutes.

For rail travel, Braintree train station is around an 8 minute drive and offers services to London Liverpool Street (1 hour) Chelmsford (25 minutes) and Shenfield (38 minutes).

When it comes to air travel, options are plentiful, with London Stansted Airport (25 minutes), London Luton Airport (1 hour and 16 minutes) and London Southend Airport (54 minutes) all 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 **Millview Park**.



SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard
- Play areas

EXPLORE MILLVIEW PARK



KEY

	KESWICK LIFESTYLE END 2 BEDROOM END-TERRACED HOME		STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME
	KESWICK LIFESTYLE MID 2 BEDROOM MID-TERRACED HOME		CHESTER C 4 BEDROOM DETACHED HOME
	LETCWORTH LIFESTYLE 2 BEDROOM SEMI-DETACHED HOME		CHESTER 4 BEDROOM DETACHED HOME
	LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME		SHAFTSBURY 4 BEDROOM DETACHED HOME
	OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME		CAMBRIDGE 4 BEDROOM DETACHED HOME
	WINDSOR 3 BEDROOM DETACHED HOME		HIGHGATE 5 BEDROOM DETACHED HOME
	OXFORD 4 BEDROOM DETACHED HOME		HAMPSTEAD 5 BEDROOM DETACHED HOME
	HENLEY 4 BEDROOM DETACHED HOME		

AFFORDABLE HOUSING

- Shared Ownership
- Affordable Rent
- Apartments
- V** - Visitor Parking
- BCP** - Bin Collection Point
- S/S** - Sub Station

Chester C - (C Indicates 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.

EXPLORE MILLVIEW PARK



KEY

MAISONETTE 1 BEDROOM SEMI-DETACHED HOME	OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME
CONISTON 2 BEDROOM COACHHOUSE HOME	TYNE 4 BEDROOM SEMI-DETACHED HOME
TRENT 2 BEDROOM SEMI-DETACHED HOME	TWEED+ 4 BEDROOM SEMI-DETACHED HOME
LETCWORTH LIFESTYLE 2 BEDROOM SEMI-DETACHED HOME	CAMBRIDGE 4 BEDROOM DETACHED HOME
KESWICK END 3 BEDROOM END TERRACED HOME	HARROGATE 4 BEDROOM DETACHED HOME
KESWICK MID 3 BEDROOM MID TERRACED HOME	OXFORD 4 BEDROOM DETACHED HOME
WARWICK END 3 BEDROOM END TERRACED HOME	WINDSOR 3 BEDROOM DETACHED HOME
WARWICK MID 3 BEDROOM MID TERRACED HOME	SHAFTESBURY 4 BEDROOM DETACHED HOME
DART 3 BEDROOM SEMI-DETACHED HOME	CHESTER 4 BEDROOM DETACHED HOME
LINCOLN 3 BEDROOM SEMI-DETACHED HOME	HENLEY 4 BEDROOM DETACHED HOME
BUNGALOW 3 BEDROOM SEMI-DETACHED HOME	HAMPSTEAD 4 BEDROOM DETACHED HOME
STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME	HIGHGATE 5 BEDROOM DETACHED HOME
LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME	

AFFORDABLE HOUSING

- Shared Ownership
- Affordable Rent

- Apartments
- V** - Visitor Parking
- NEAP** - Neighbourhood Equipped Area of Play
- LEAP** - Local Equipped Area of Play

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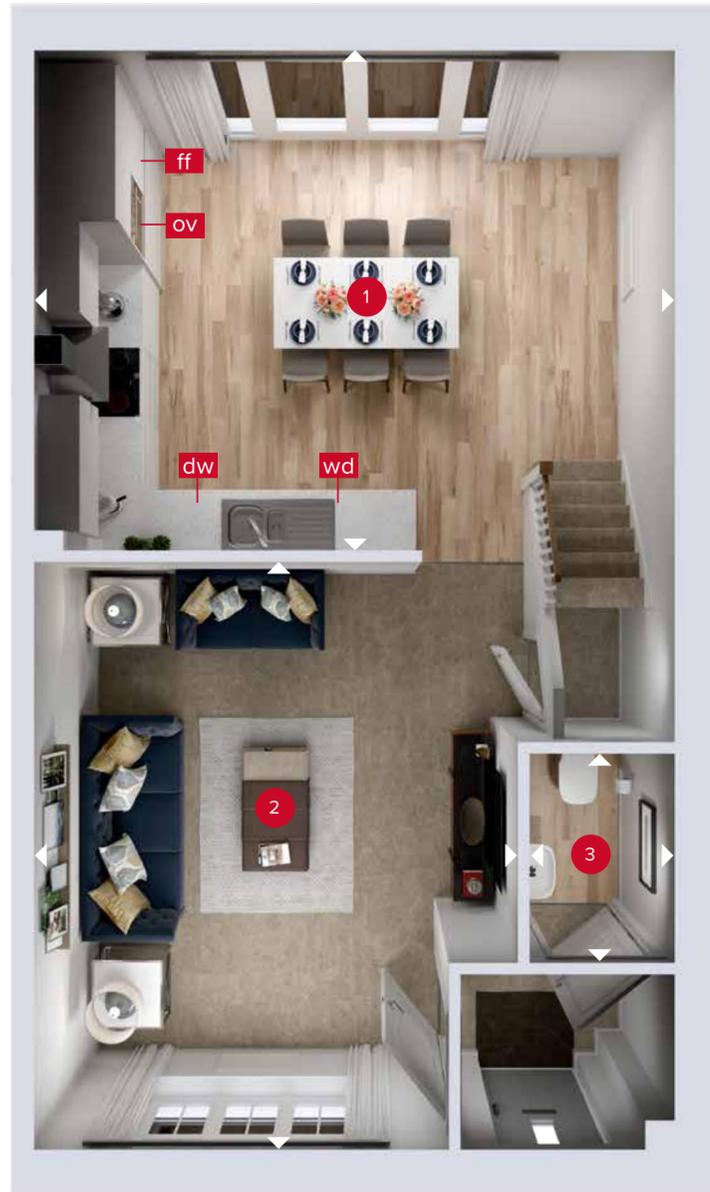
HERITAGE

- REDROW -

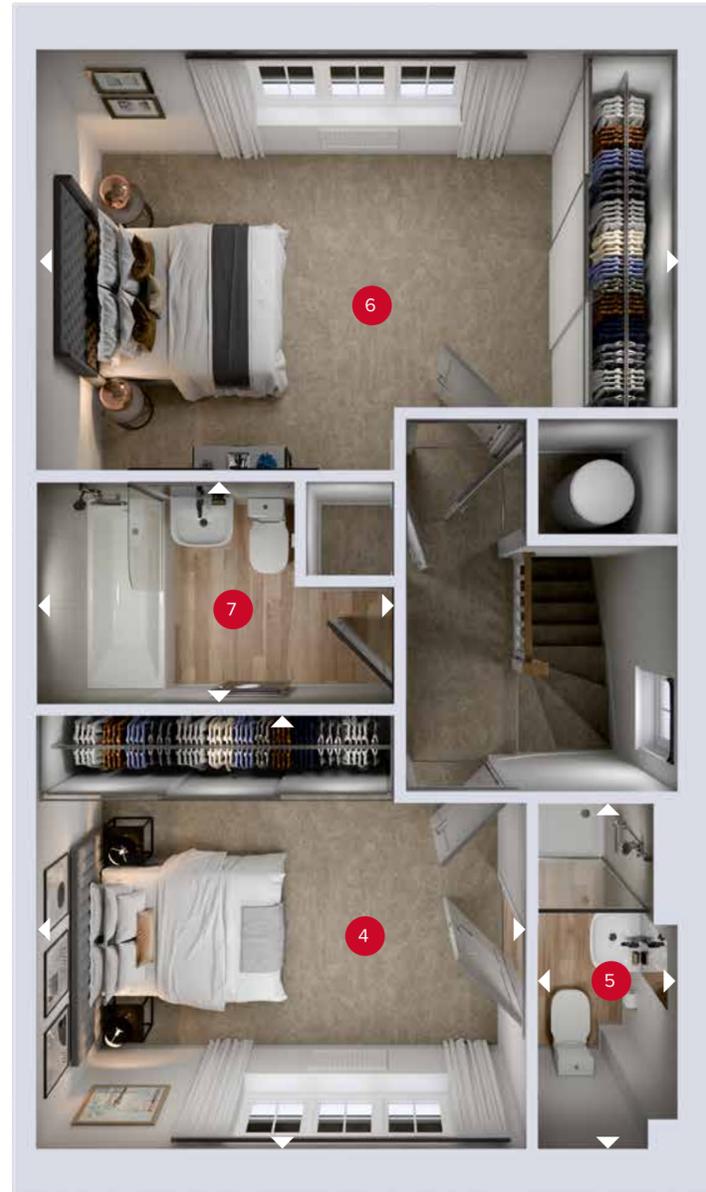
THE KESWICK

TWO BEDROOM END TERRACED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE KESWICK END

GROUND FLOOR

1	Kitchen/Dining	16'0" x 12'4"	4.90 x 3.80 m
2	Lounge	14'4" x 12'1"	4.40 x 3.70 m
3	Cloaks	5'2" x 3'6"	1.60 x 1.10 m

FIRST FLOOR

4	Bedroom 1	12'2" x 10'8"	3.74 x 3.31 m
5	En-suite	8'6" x 3'4"	2.64 x 1.06 m
6	Bedroom 2	16'0" x 10'5"	4.90 x 3.21 m
7	Bathroom	9'0" x 5'5"	2.75 x 1.70 m



Customers should note this illustration is an example of the Keswick End 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. 01597-23 EG_KESW_EM.2

▷ 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
wd - washer/dryer space





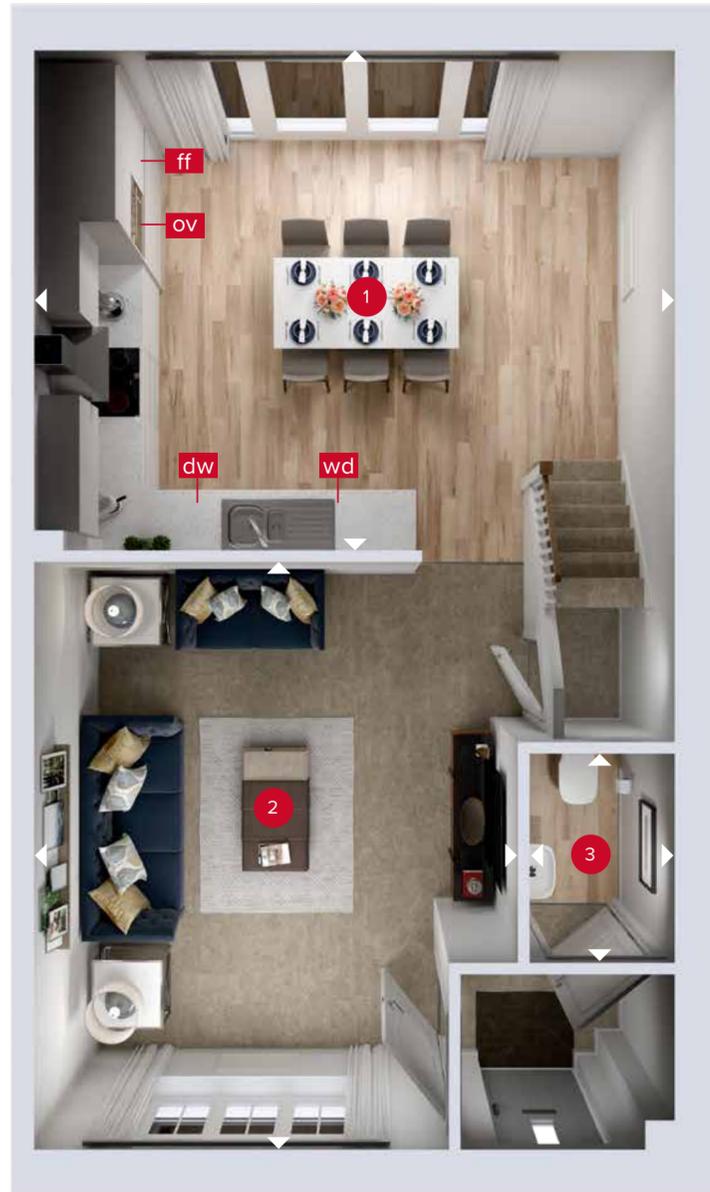
HERITAGE

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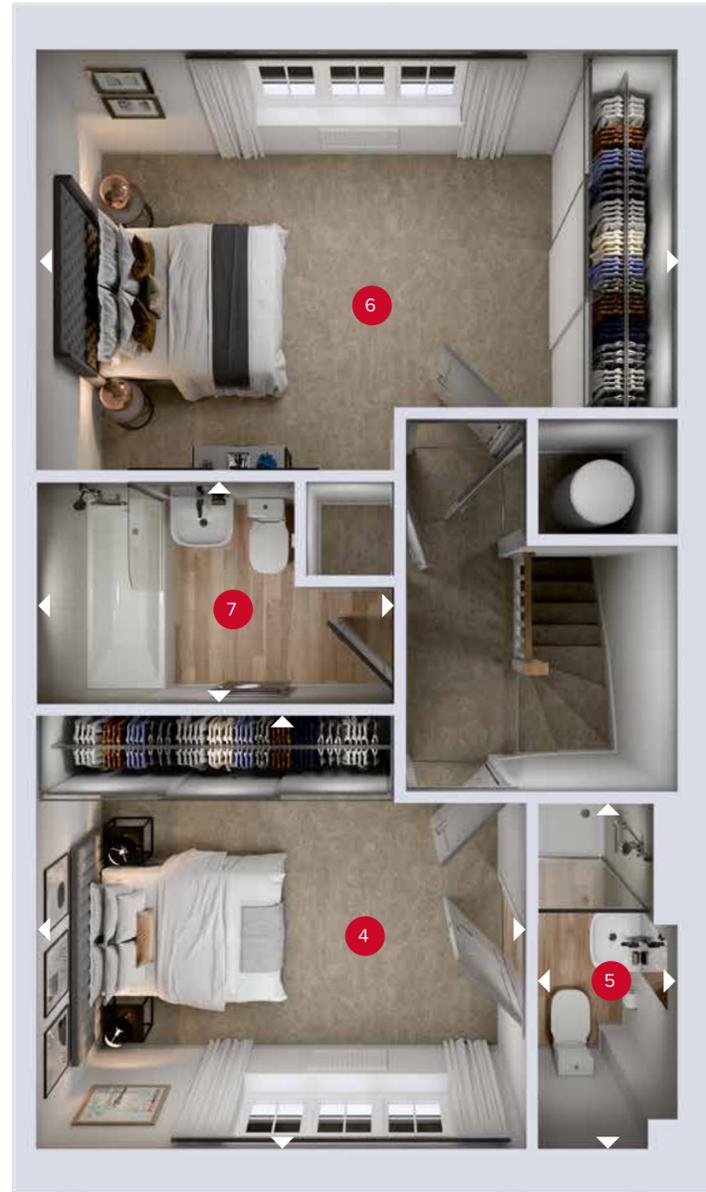
THE KESWICK

TWO BEDROOM MID TERRACED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE KESWICK MID

GROUND FLOOR

1	Kitchen/Dining	16'0" x 12'4"	4.90 x 3.80 m
2	Lounge	14'4" x 12'1"	4.40 x 3.70 m
3	Cloaks	5'2" x 3'6"	1.60 x 1.10 m

FIRST FLOOR

4	Bedroom 1	12'2" x 10'8"	3.74 x 3.31 m
5	En-suite	8'6" x 3'4"	2.64 x 1.06 m
6	Bedroom 2	16'0" x 10'5"	4.90 x 3.21 m
7	Bathroom	9'0" x 5'5"	2.75 x 1.70 m



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ov - oven
ff - fridge freezer
wd - washer/dryer space





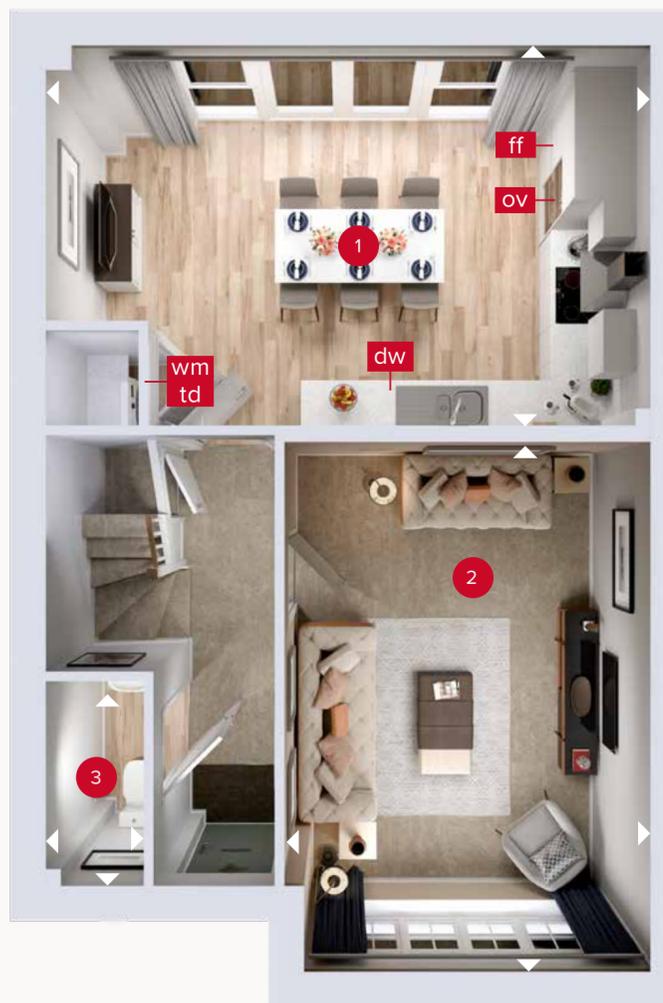
HERITAGE

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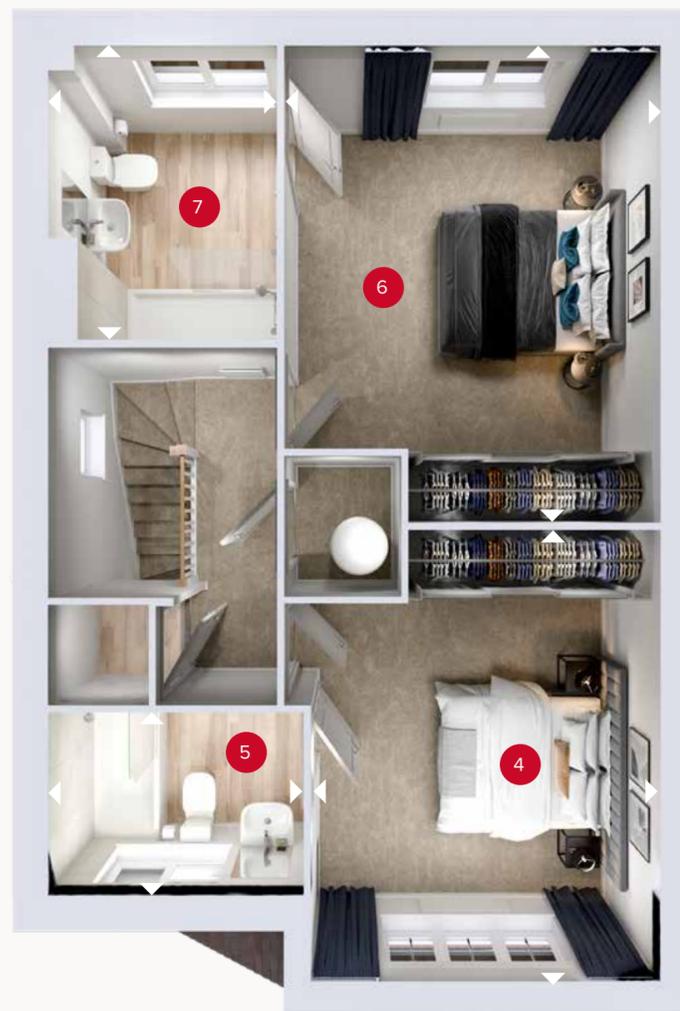
THE LETCHWORTH LIFESTYLE

TWO BEDROOM SEMI-DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE LETCHWORTH LIFESTYLE

GROUND FLOOR

1	Kitchen/Dining	18'0" x 14'4"	5.50 x 3.47 m
2	Lounge	16'0" x 10'11"	4.89 x 3.35 m
3	Cloaks	6'4" x 2'11"	1.94 x 0.90 m

FIRST FLOOR

4	Bedroom 1	14'1" x 11'1"	4.28 x 3.38 m
5	En-suite 1	8'8" x 6'8"	2.64 x 2.03 m
6	Bedroom 2	13'7" x 10'3"	4.14 x 3.13 m
7	En-suite 2	7'5" x 5'7"	2.27 x 1.70 m



Customers should note this illustration is an example of the Letchworth 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. 01597-06 EG_LETCQ_SM.2

▷ 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



HERITAGE

- REDROW -

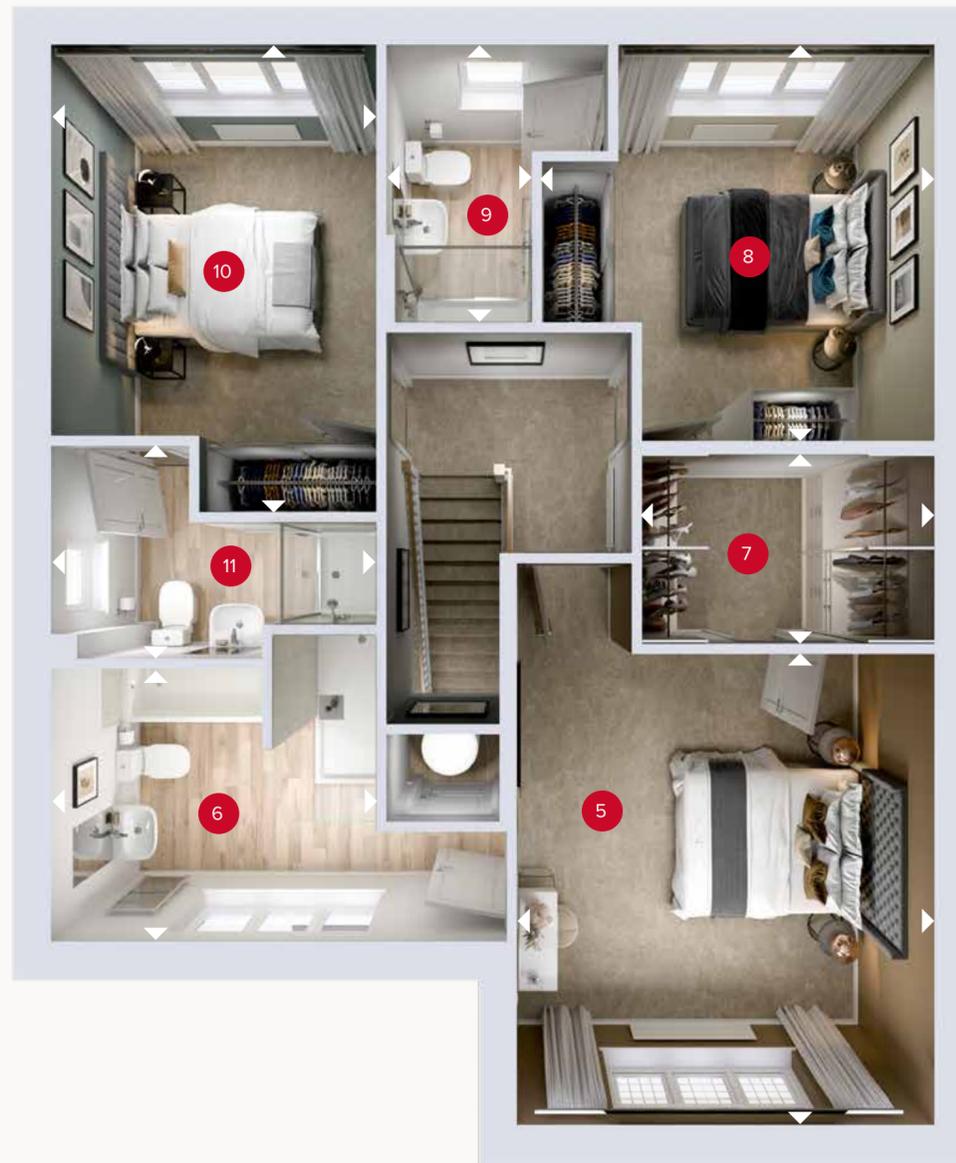
THE LEAMINGTON LIFESTYLE

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	6'6" x 5'11"	1.99 x 1.80 m
4	Utility	6'1" x 5'11"	1.85 x 1.80 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	8'1" x 4'2"	2.46 x 1.26 m
10	Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



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 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. 01597-06 EG_LEAMQ_DM.2

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ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space



HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

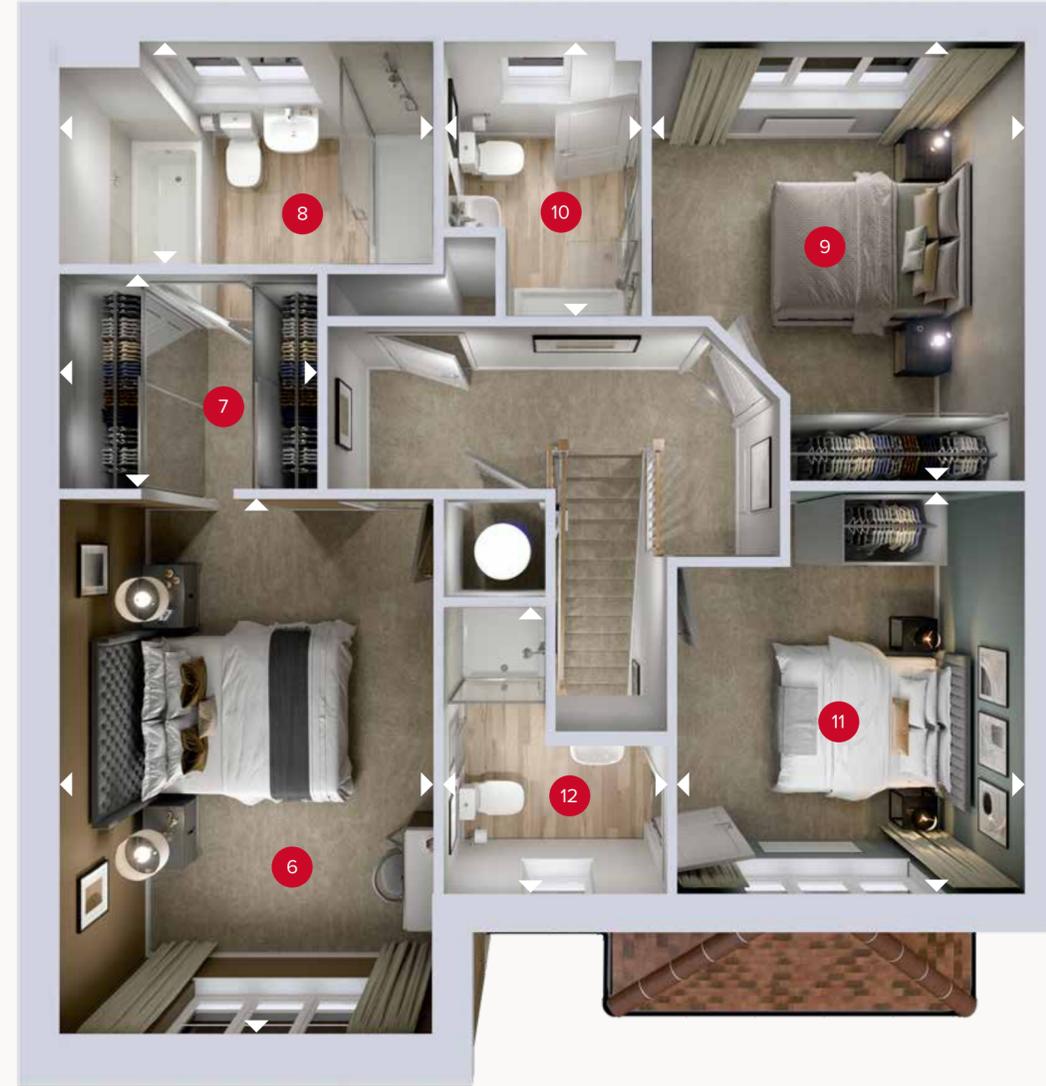
THREE BEDROOM DETACHED HOME

 **REDROW**

THE OXFORD LIFESTYLE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/Dining	21'5" x 12'9"	6.53 x 3.88 m
2	Lounge	15'11" x 10'7"	4.85 x 3.23 m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	16'0" x 10'7"	4.87 x 3.23 m
7	Dressing	7'4" x 6'8"	2.24 x 2.03 m
8	En-suite 1	10'7" x 5'11"	3.23 x 1.80 m
9	Bedroom 2	12'7" x 10'8"	3.84 x 3.26 m
10	En-suite 2	7'11" x 5'8"	2.41 x 1.74 m
11	Bedroom 3	11'9" x 9'11"	3.57 x 3.02 m
12	En-suite 3	8'3" x 6'6"	2.51 x 1.98 m



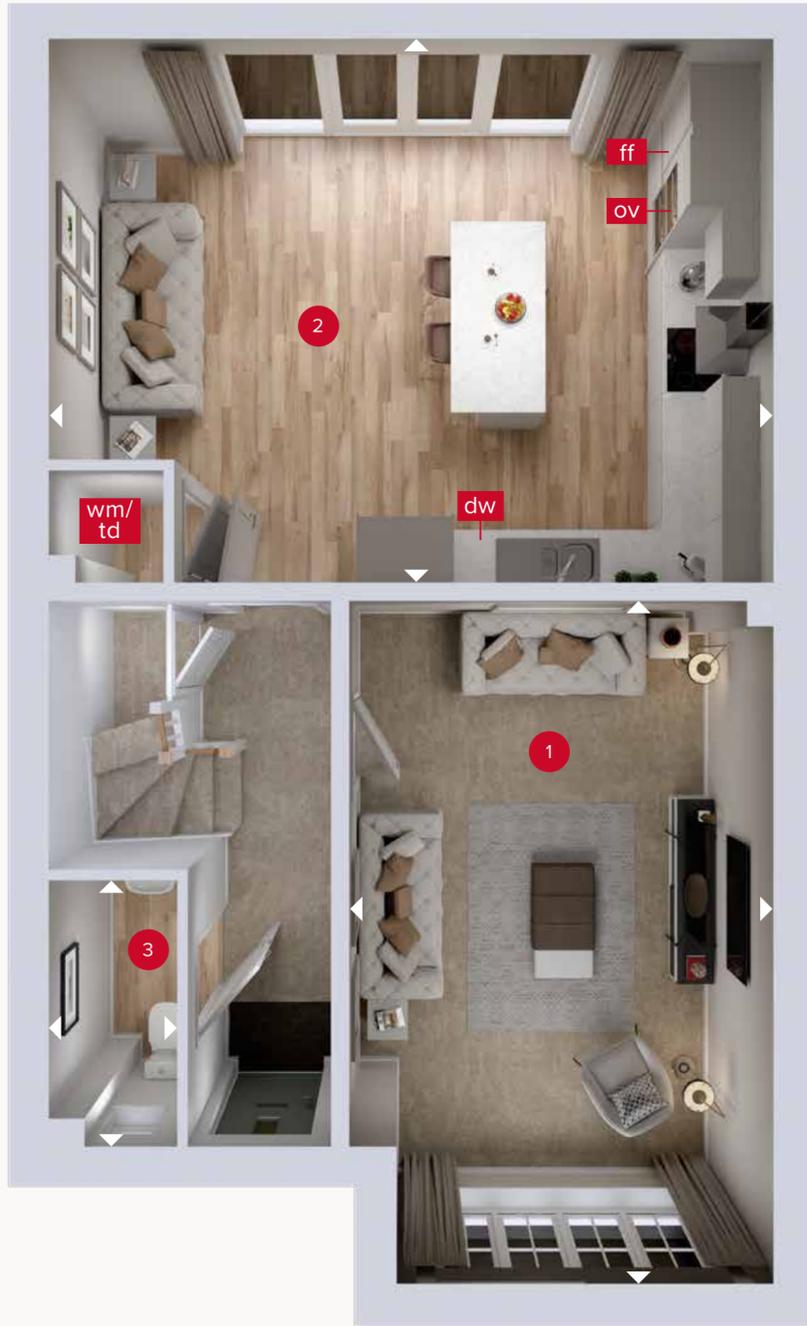
HERITAGE

- REDROW -

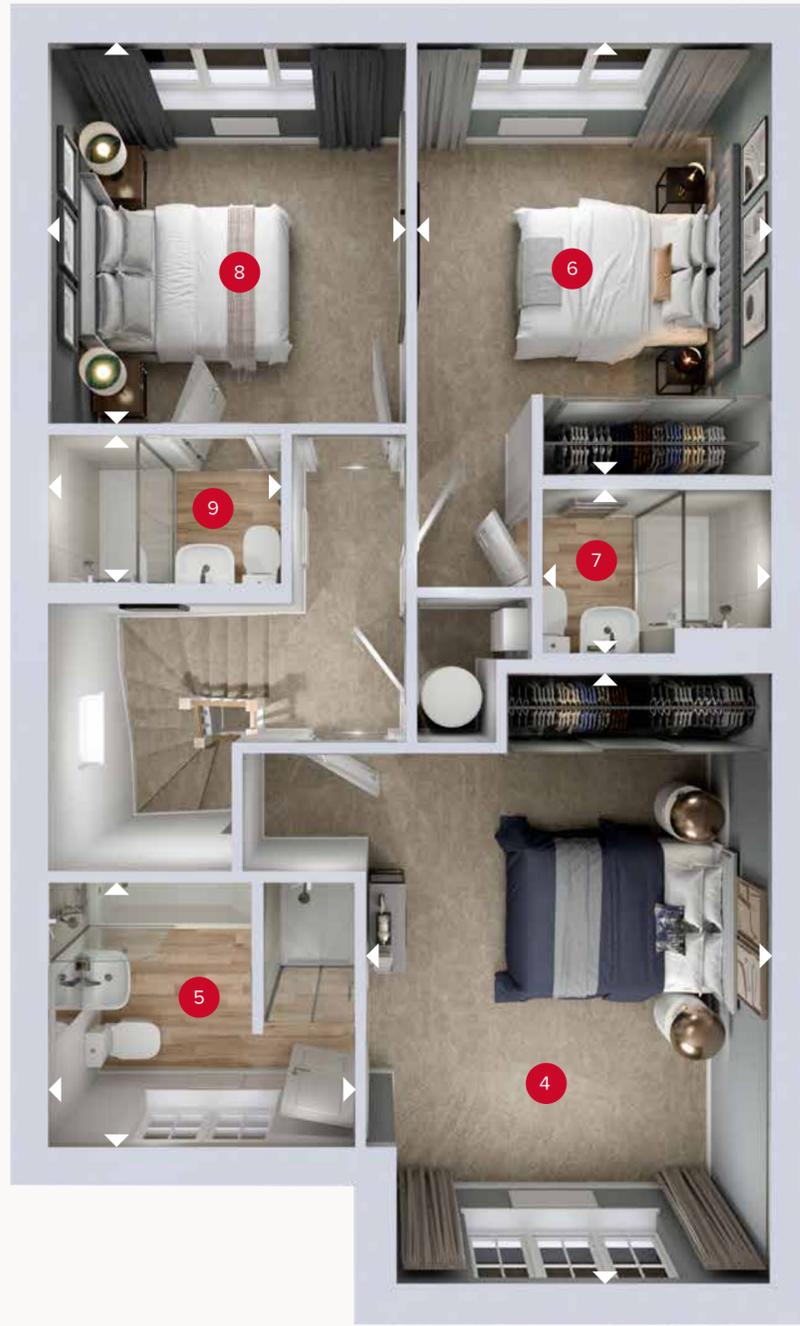
THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE STRATFORD LIFESTYLE

GROUND FLOOR

1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

FIRST FLOOR

4	Bedroom 1	14'5" x 10'10"	4.40 x 3.30 m
5	En-suite 1	8'4" x 7'3"	2.54 x 2.20 m
6	Bedroom 2	11'11" x 9'5"	3.62 x 2.87 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. 01597-06 EG_STRAQ_DM.2

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HERITAGE

- REDROW -

THE WINDSOR

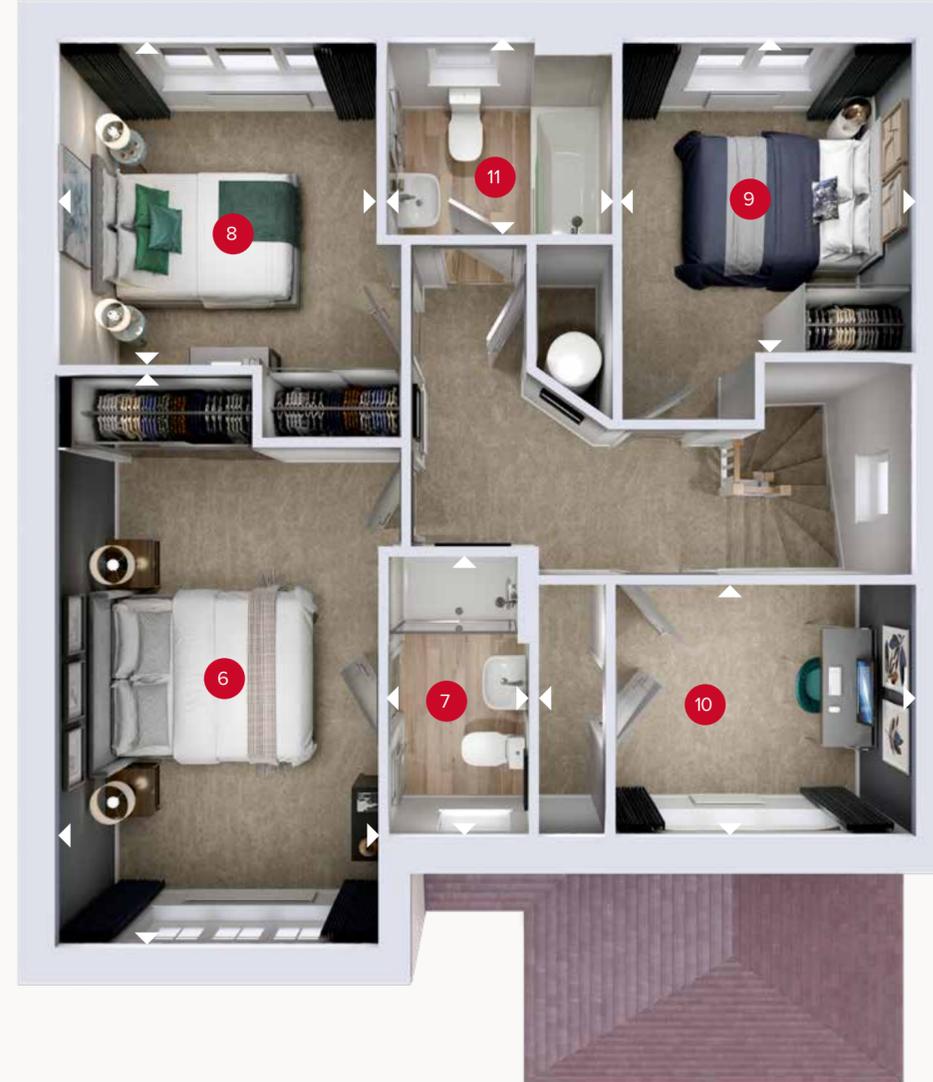
THREE BEDROOM DETACHED HOME

 **REDROW**

THE WINDSOR



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/ Dining	18'2" x 13'5"	5.53 x 4.09 m
2	Lounge	14'2" x 10'8"	4.32 x 3.26 m
3	Utility	7'4" x 6'3"	2.22 x 1.91 m
4	Cloaks	5'6" x 3'1"	1.69 x 0.94 m
5	Garage	19'1" x 9'10"	5.81 x 3.00 m

FIRST FLOOR

6	Bedroom 1	17'0" x 9'6"	5.19 x 2.89 m
7	En-suite	8'2" x 4'3"	2.48 x 1.29 m
8	Bedroom 2	10'3" x 9'6"	3.12 x 2.91 m
9	Bedroom 3	9'9" x 8'10"	2.97 x 2.69 m
10	Study	11'5" x 7'3"	3.48 x 2.22 m
11	Bathroom	6'9" x 6'4"	2.07 x 1.94 m



HERITAGE

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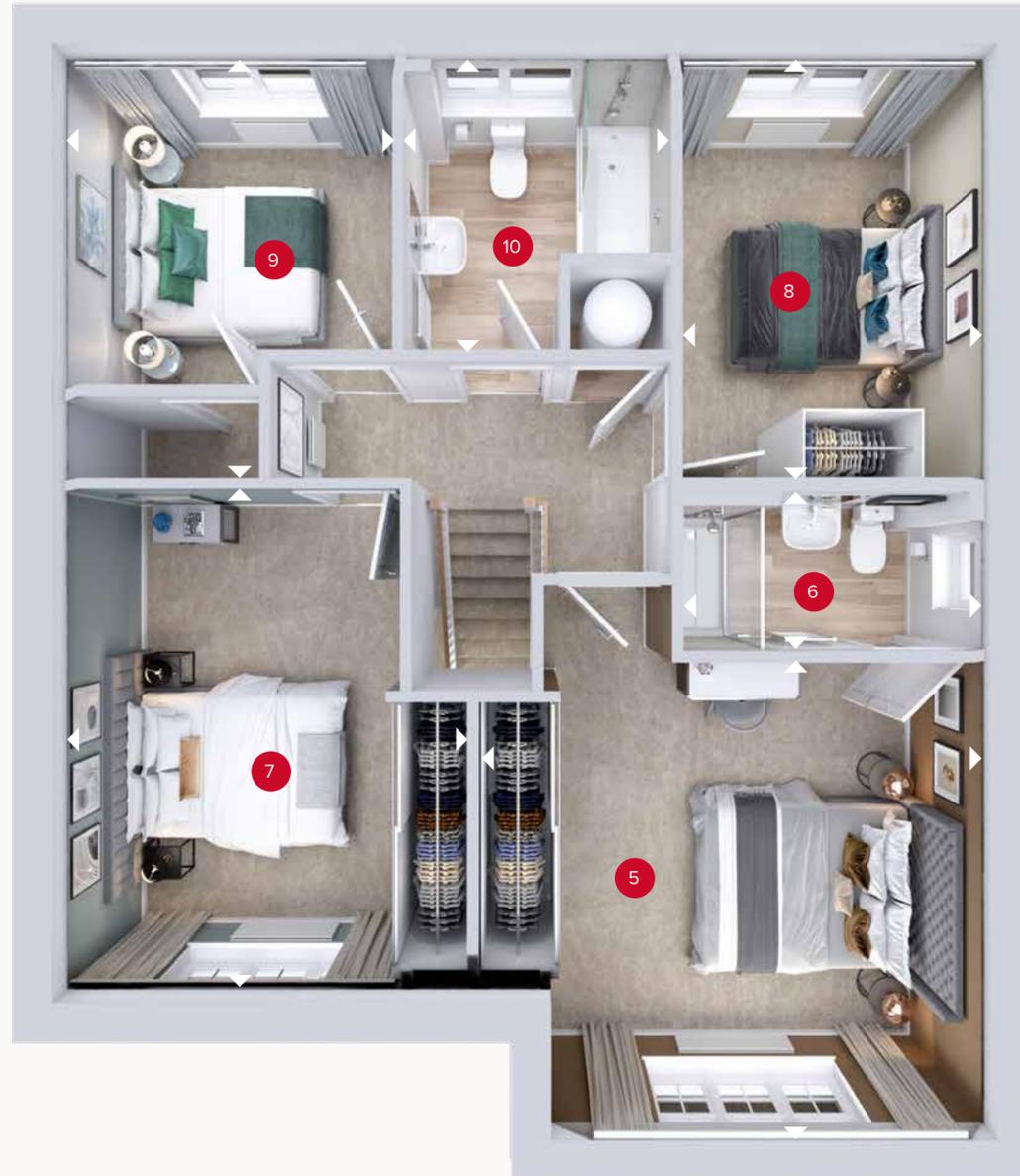
THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE CAMBRIDGE

GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	16'3" x 11'8"	4.95 x 3.57 m
3	Utility	6'1" x 5'11"	1.85 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

FIRST FLOOR

5	Bedroom 1	13'8" x 12'11"	4.16 x 3.94 m
6	En-suite	8'2" x 4'3"	2.49 x 1.30 m
7	Bedroom 2	13'8" x 11'0"	4.17 x 3.36 m
8	Bedroom 3	11'7" x 8'2"	3.52 x 2.49 m
9	Bedroom 4	11'9" x 9'1"	3.58 x 2.76 m
10	Bathroom	8'4" x 7'2"	2.53 x 2.19 m



**NEW
HOMES
QUALITY
CODE**

15.11.2023

Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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. 01597-06 EG_CAMB_DM.2

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ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

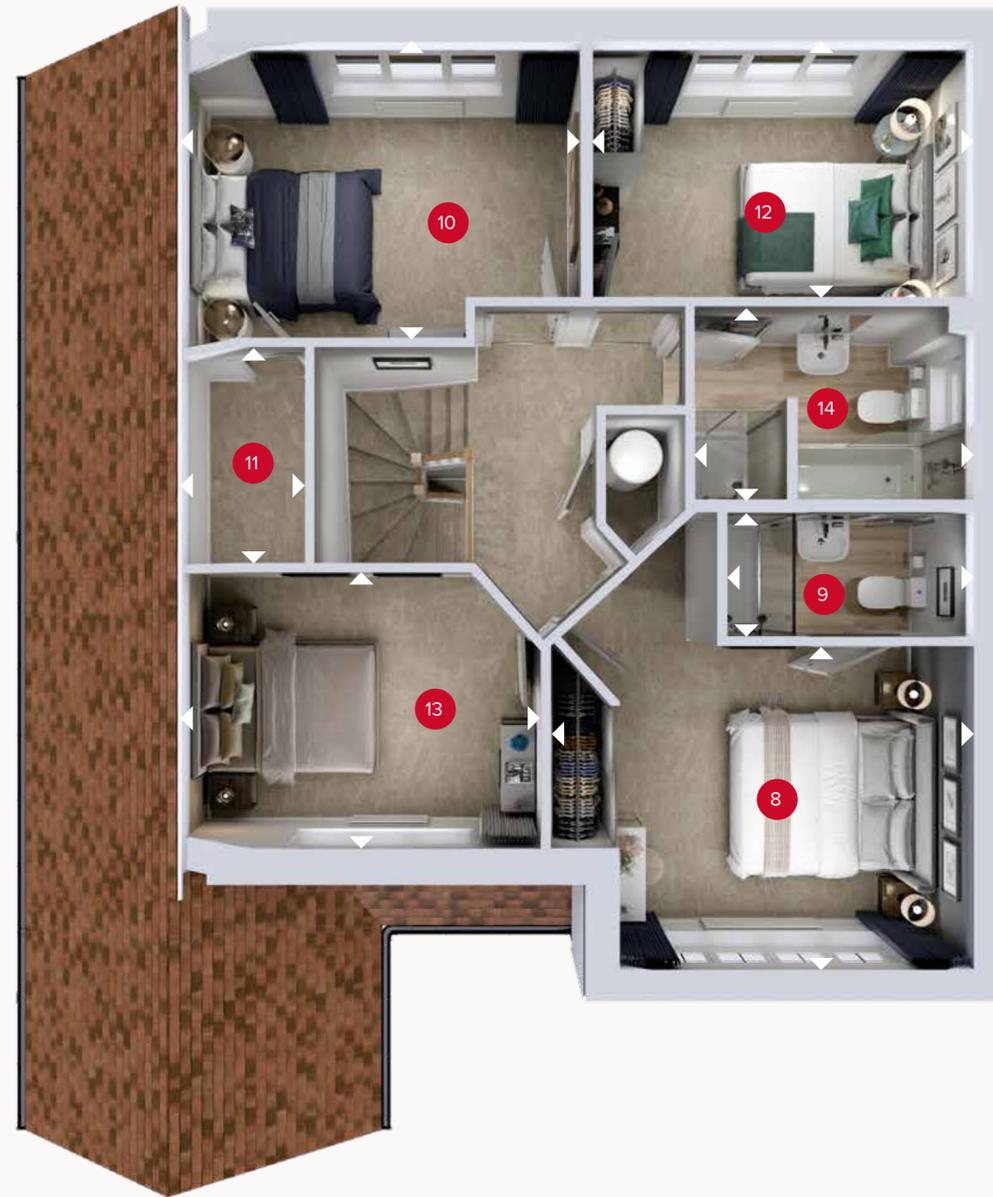
THE CHESTER

FOUR BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE CHESTER

GROUND FLOOR

1	Lounge	16'4" x 10'11"	4.98 x 3.34 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	10'0" x 9'8"	3.04 x 2.96 m
4	Family	12'7" x 10'7"	3.84 x 3.23 m
5	Utility	9'6" x 5'1"	2.88 x 1.55 m
6	Cloaks	5'8" x 3'7"	1.74 x 1.09 m
7	Garage	18'6" x 10'0"	5.63 x 3.05 m

FIRST FLOOR

8	Bedroom 1	13'3" x 10'1"	4.04 x 3.08 m
9	En-suite	7'11" x 3'11"	2.41 x 1.20 m
10	Bedroom 2	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'10" x 4'2"	2.07 x 1.26 m
12	Bedroom 3	12'0" x 8'4"	3.66 x 2.54 m
13	Bedroom 4	11'8" x 8'8"	3.56 x 2.64 m
14	Bathroom	8'10" x 6'1"	2.69 x 1.86 m



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. 01597-06 EG_CHTR_DM.2

▷ 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 space
wm - washing machine space
td - tumble dryer space





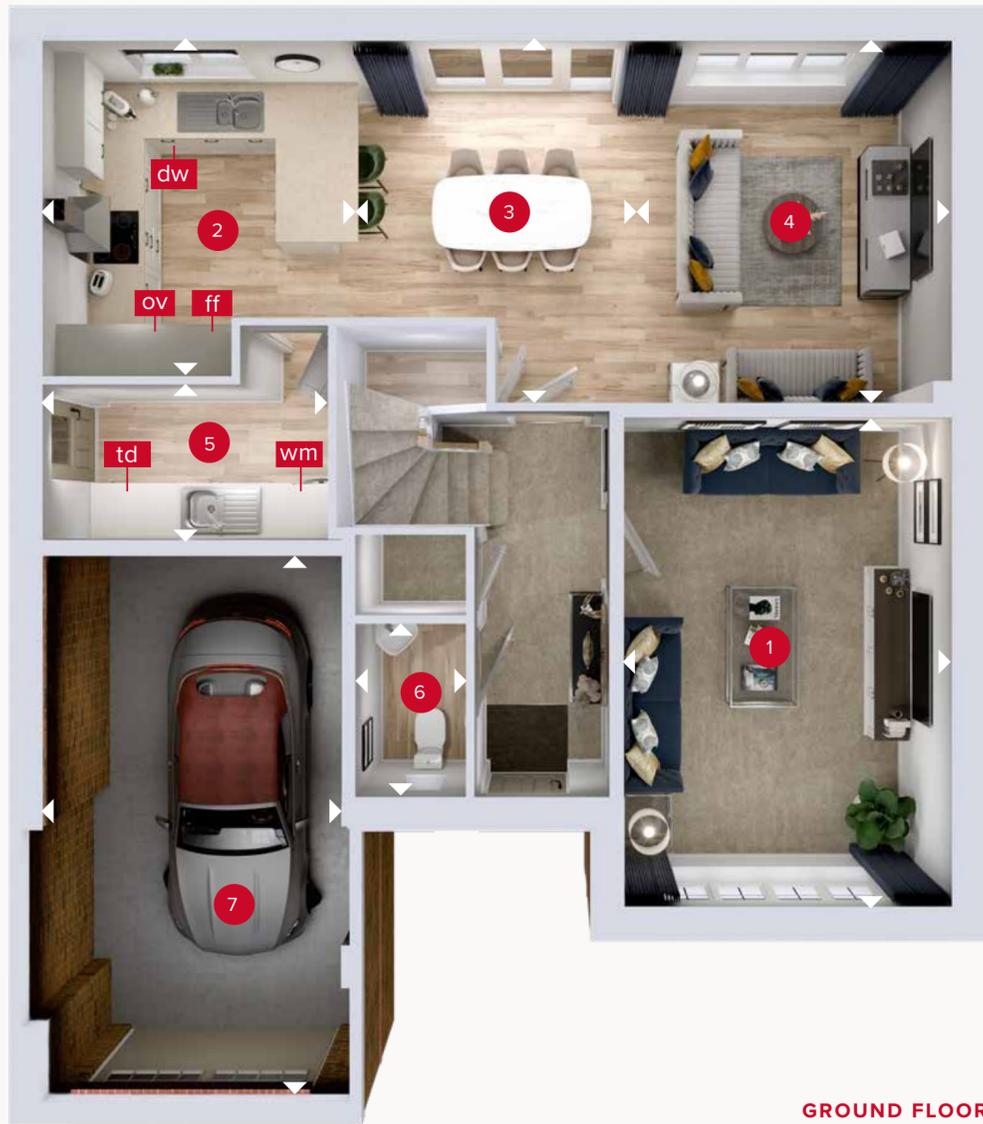
HERITAGE

- REDROW -

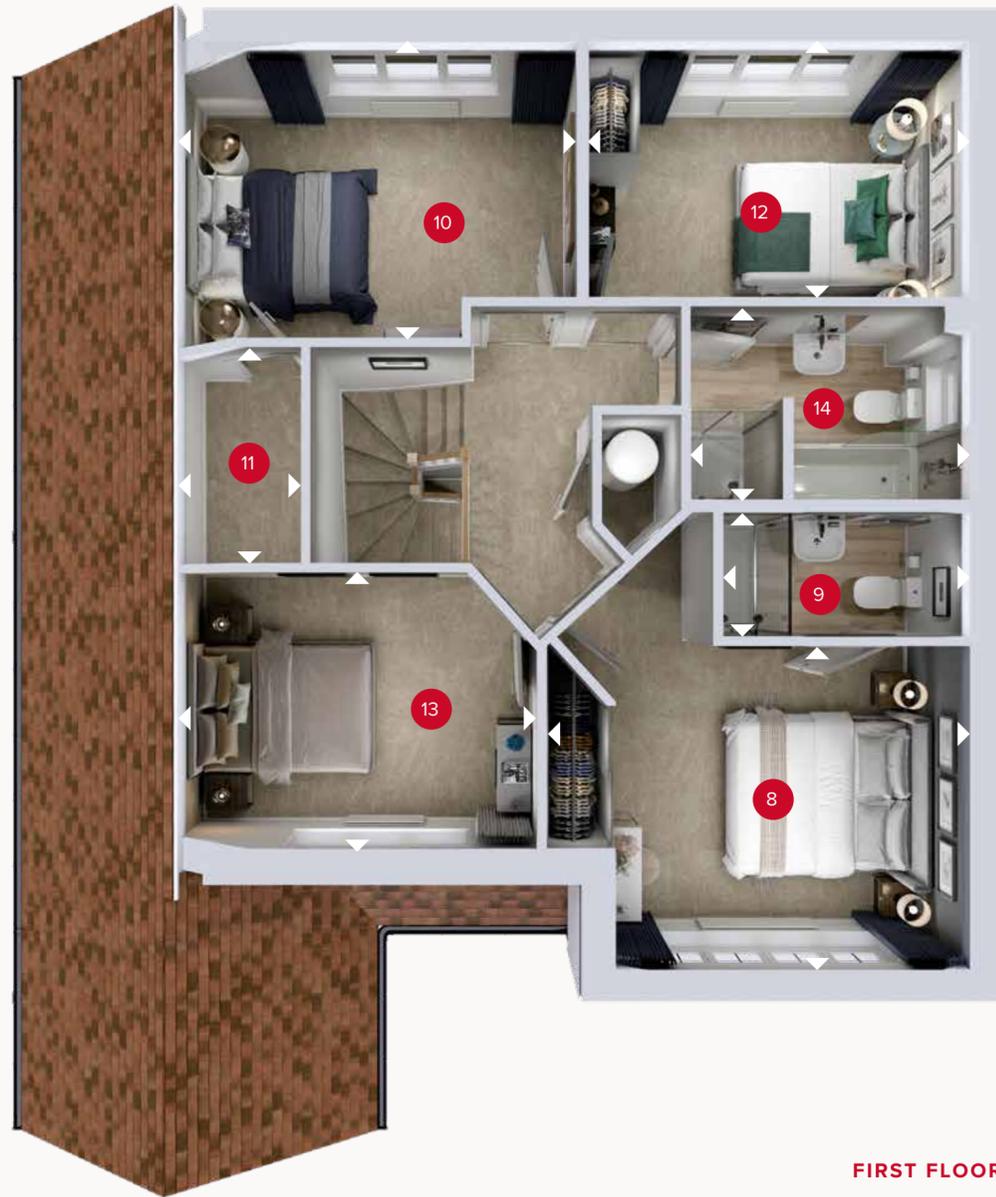
THE CHESTER C

FOUR BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE CHESTER C

GROUND FLOOR

1	Lounge	16'4" x 10'11"	4.98 x 3.34 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	10'0" x 9'8"	3.04 x 2.96 m
4	Family	12'7" x 10'7"	3.84 x 3.23 m
5	Utility	9'6" x 5'1"	2.88 x 1.55 m
6	Cloaks	5'8" x 3'7"	1.74 x 1.09 m
7	Garage	18'6" x 10'0"	5.63 x 3.05 m

FIRST FLOOR

8	Bedroom 1	13'3" x 10'1"	4.04 x 3.08 m
9	En-suite	7'11" x 3'11"	2.41 x 1.20 m
10	Bedroom 2	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'10" x 4'2"	2.07 x 1.26 m
12	Bedroom 3	12'0" x 8'4"	3.66 x 2.54 m
13	Bedroom 4	11'8" x 8'8"	3.56 x 2.64 m
14	Bathroom	8'10" x 6'1"	2.69 x 1.86 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. 01597-06 EG_CHTRC_DM.2

▷ 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 space
wm - washing machine space
td - tumble dryer space



HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE HENLEY

GROUND FLOOR

1	Lounge	17'8" x 11'8"	5.37 x 3.57 m
2	Kitchen	13'4" x 11'5"	4.07 x 3.49 m
3	Dining	12'8" x 11'9"	3.86 x 3.57 m
4	Family	13'2" x 12'0"	4.03 x 3.65 m
5	Utility	6'3" x 5'11"	1.90 x 1.79 m
6	Cloaks	7'6" x 3'7"	2.28 x 1.10 m
7	Garage	17'1" x 17'0"	5.21 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 10'3"	4.37 x 3.11 m
11	En-suite 2	7'5" x 5'4"	2.27 x 1.63 m
12	Bedroom 3	11'11" x 10'0"	3.63 x 3.05 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



GROUND FLOOR



FIRST FLOOR



15.11.2023

Customers should note this illustration is an example of the Henley 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. 01597-06 EG_HENL_DM.2

▷ 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 OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE OXFORD

GROUND FLOOR

1	Lounge	15'11" x 10'7"	4.85 x 3.23 m
2	Kitchen/ Dining	21'5" x 12'9"	6.53 x 3.88 m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	16'5" x 10'7"	5.01 x 3.23 m
7	En-suite	7'2" x 6'6"	2.19 x 1.98 m
8	Bedroom 2	14'7" x 9'11"	4.45 x 3.02 m
9	Bedroom 3	12'3" x 10'7"	3.75 x 3.23 m
10	Bedroom 4	9'9" x 9'9"	2.96 x 2.96 m
11	Bathroom	7'7" x 6'8"	2.30 x 2.04 m



GROUND FLOOR



FIRST FLOOR



15.11.2023

Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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. 01597-06 EG_OXFO_DM.2

▷ 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





HERITAGE

- REDROW -

THE SHAFTESBURY

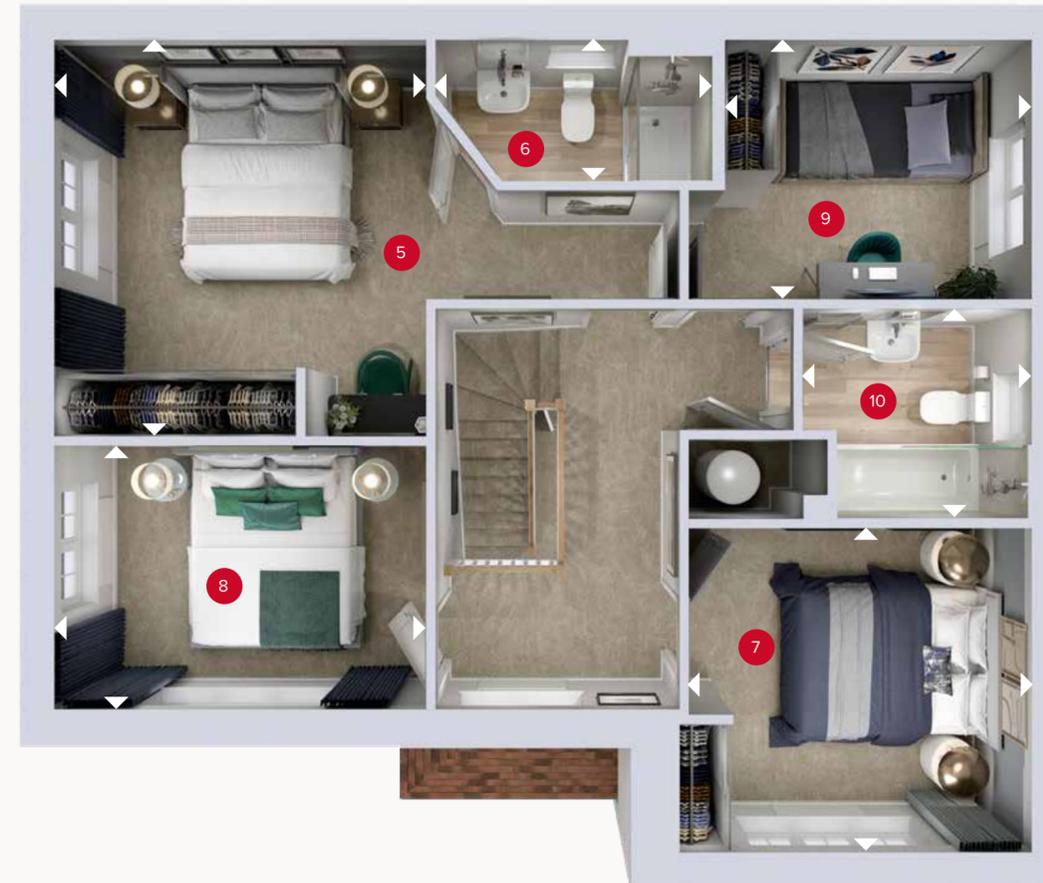
FOUR BEDROOM DETACHED HOME

 **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 5'9"	1.99 x 1.79 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 6'9"	2.26 x 2.05 m



Customers should note this illustration is an example of the Shaftesbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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. 01597-06 EG_SHAF_DM.2

▷ 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



HERITAGE

- REDROW -

THE HAMPSTEAD

FOUR BEDROOM DETACHED HOME

 **REDROW**

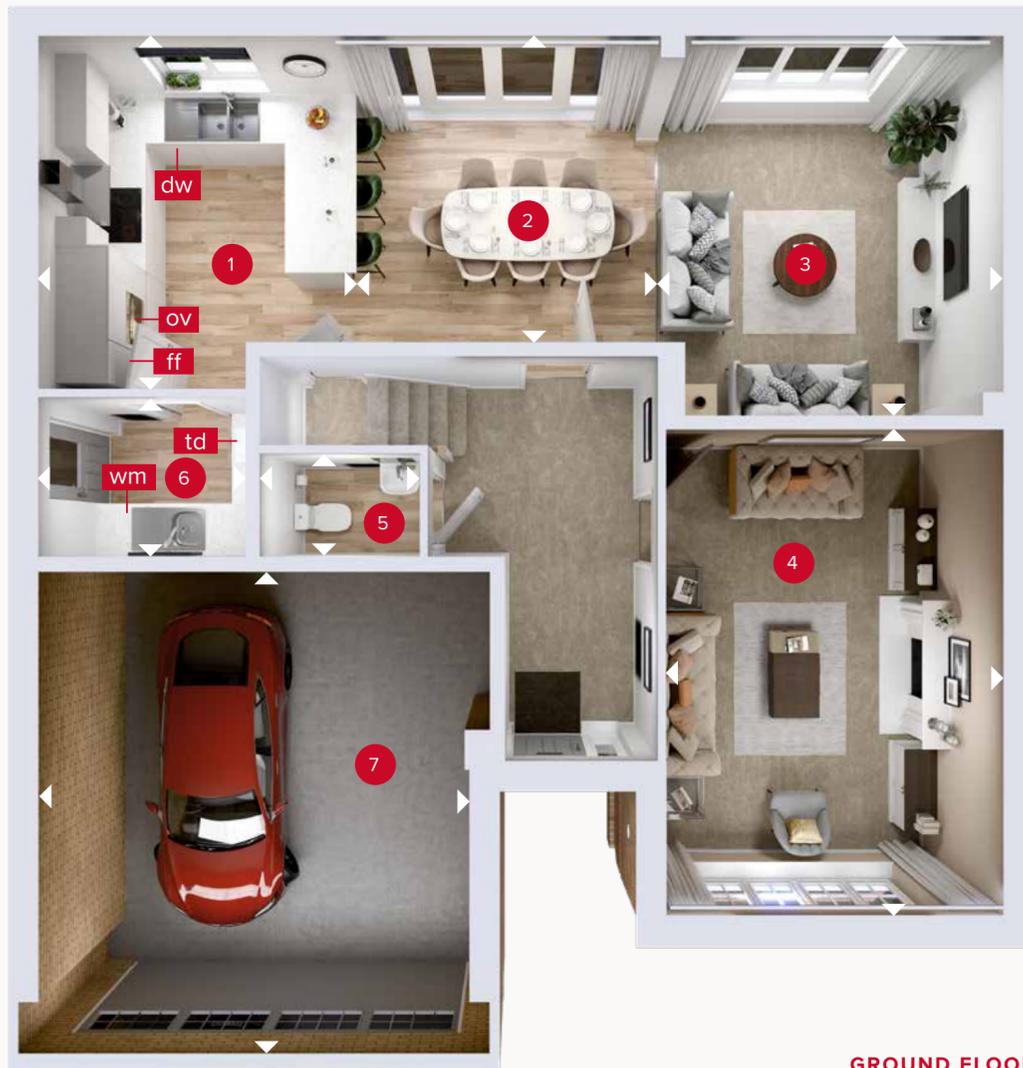
THE HAMPSTEAD

GROUND FLOOR

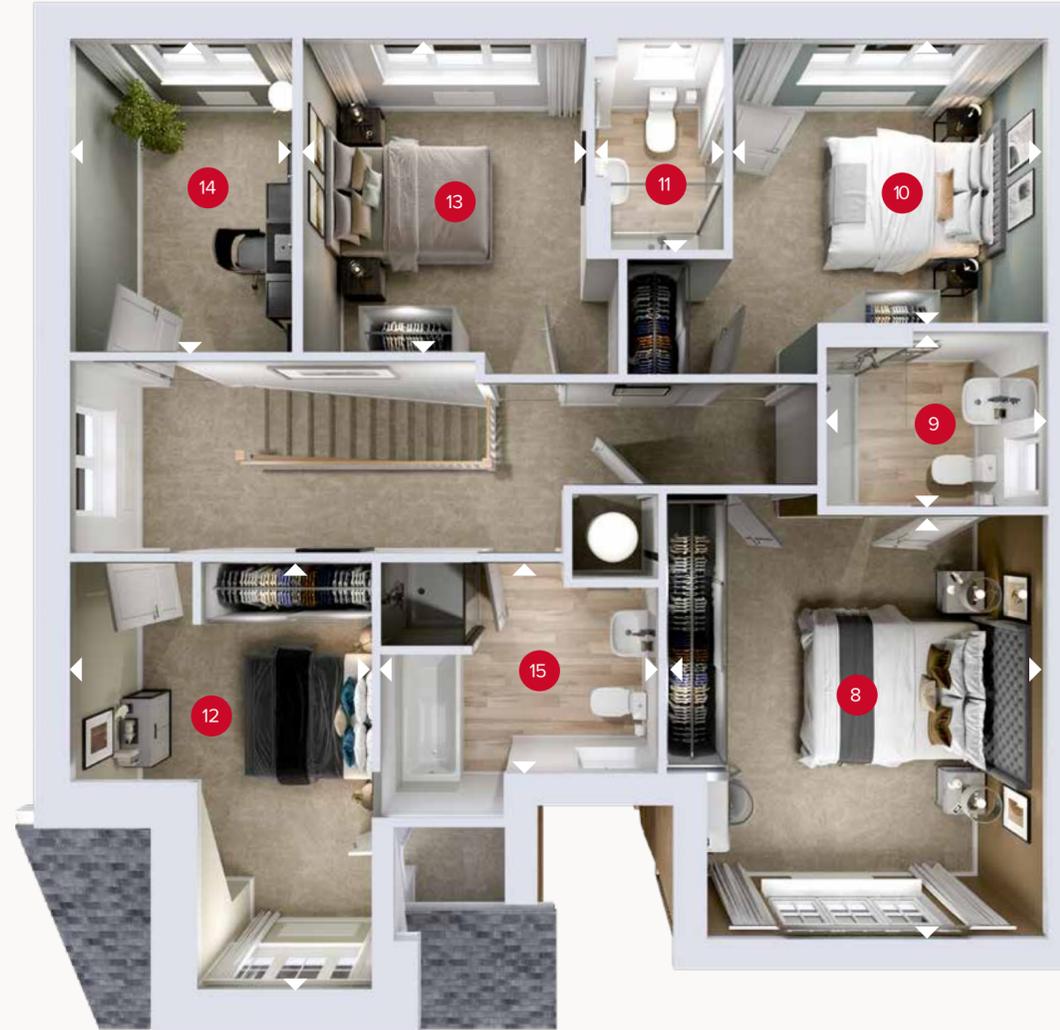
1	Kitchen	12'3" x 10'9"	3.74 x 3.28 m
2	Dining	11'7" x 11'1"	3.53 x 3.37 m
3	Family	13'8" x 11'6"	4.16 x 3.50 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	5'8" x 3'7"	1.72 x 1.09 m
6	Utility	7'3" x 6'0"	2.20 x 1.83 m
7	Garage	16'10" x 15'2"	5.12 x 4.63 m

FIRST FLOOR

8	Bedroom 1	14'10" x 13'2"	4.51 x 4.01 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	14'9" x 10'6"	4.49 x 3.21 m
13	Bedroom 4	11'3" x 9'9"	3.43 x 2.98 m
14	Study	11'3" x 7'9"	3.43 x 2.37 m
15	Bathroom	9'7" x 7'3"	2.91 x 2.20 m



GROUND FLOOR



FIRST FLOOR



15.11.2023

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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01597-06 EG_HAMP_DM.2

▷ 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





HERITAGE

- REDROW -

THE HIGHGATE

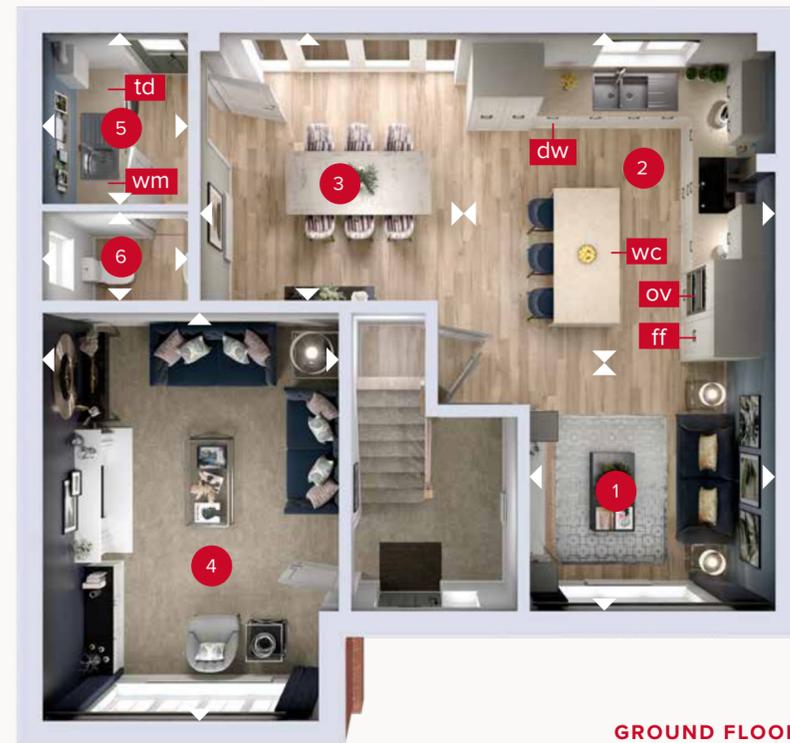
FIVE BEDROOM DETACHED HOME

 **REDROW**

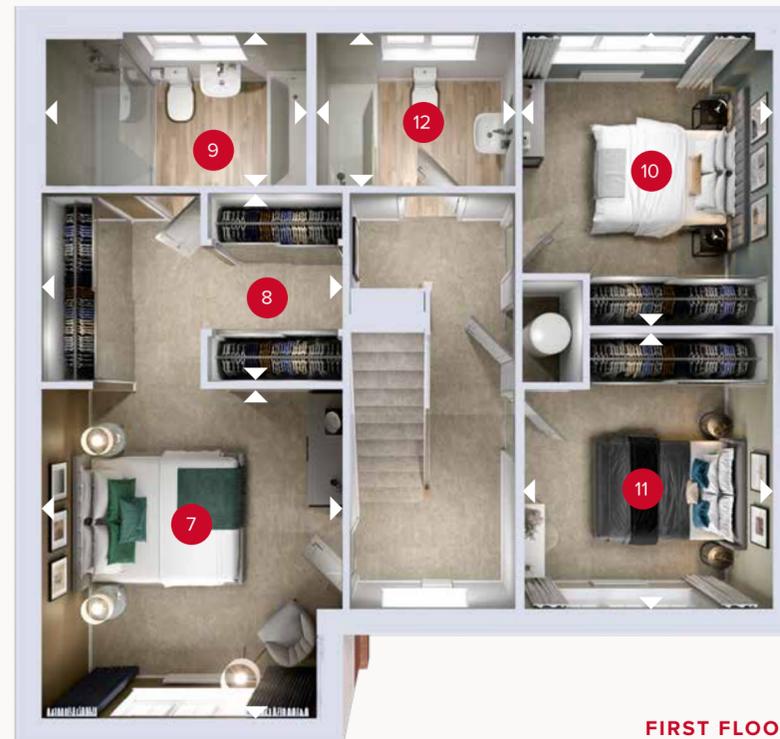
THE HIGHGATE



SECOND FLOOR



GROUND FLOOR



FIRST 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	11'1" x 10'11"	3.37 x 3.34 m
4	Lounge	16'6" x 11'10"	5.03 x 3.62 m
5	Utility	7'2" x 5'11"	2.19 x 1.80 m
6	Cloaks	5'11" x 3'6"	1.80 x 1.06 m

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	7'10" x 6'3"	2.39 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



15.11.2023

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. 01597-06 EG_HIG5_DM.2

▷ 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 space
wc - Wine cooler
wm - washing machine space
td - tumble dryer space
☒ - 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 from Moores. Please see Sales Consultant for details.

Work Surfaces

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

Upstand

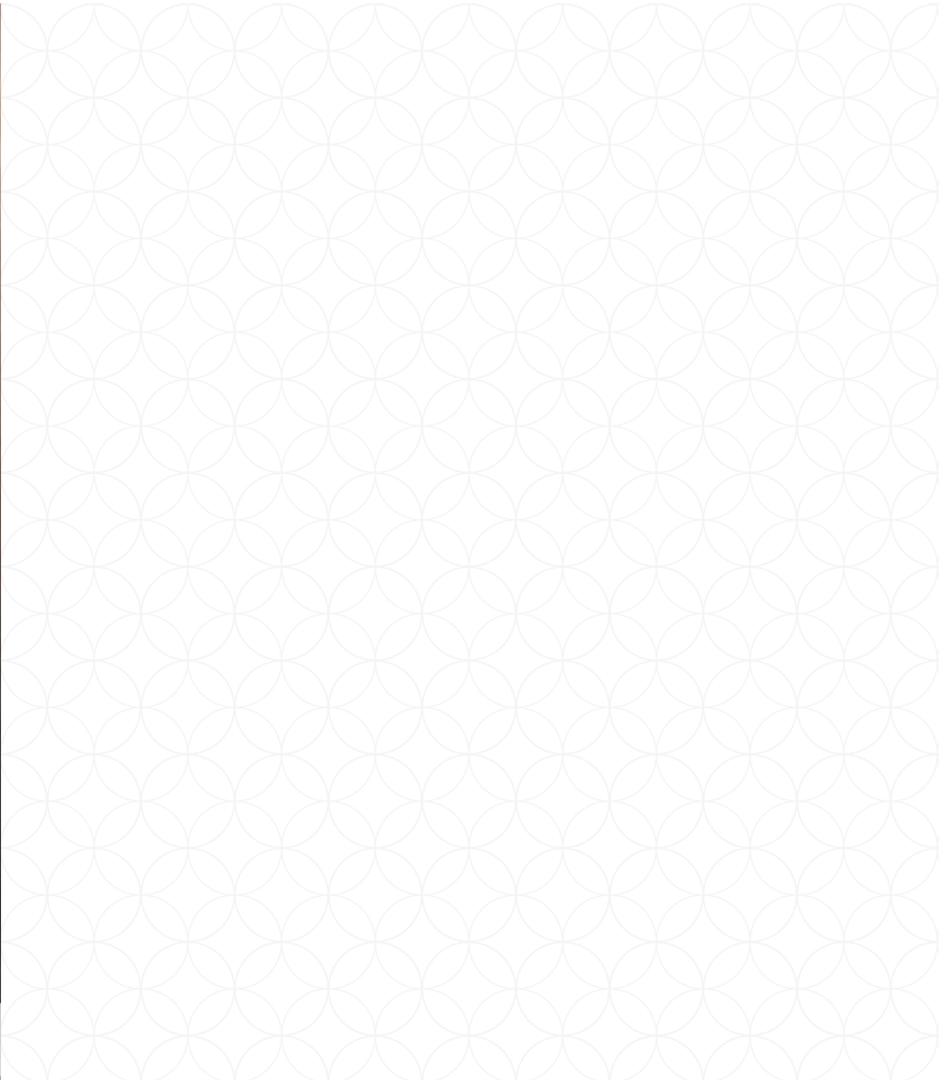
Matching above worktops, with stainless Steel splashback behind Hob.

Bowl & Tap

Stainless steel 1 bowl with mixer tap to units (in housetypes under 1600sqft).
Double bowl sink with mixer tap to units (in housetypes over 1600sqft).

Appliances AEG

- Ceramic Hob
- Double oven
- Chimney extract
- Integrated fridge/freezer 50/50



INTERIOR

Walls

Crown Pale White paint finish.

Internal Doors

Internal moulded door.

Internal Door Furniture

Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.

Architrave

Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

Skirting Boards

Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

Ceilings

Crown Pale White paint finish.

Central Heating

Air Source Heat Pumps.

Radiators

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

Wardrobes

Goodings wardrobe included to bedroom 1 (properties over 1,500sqft only).

Phone Point

Phone Point finishes to match electrical accessories in rooms.

TV Point

TV Point finishes to match electrical accessories in room.

Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

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



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom

Geberit sanitaryware in white

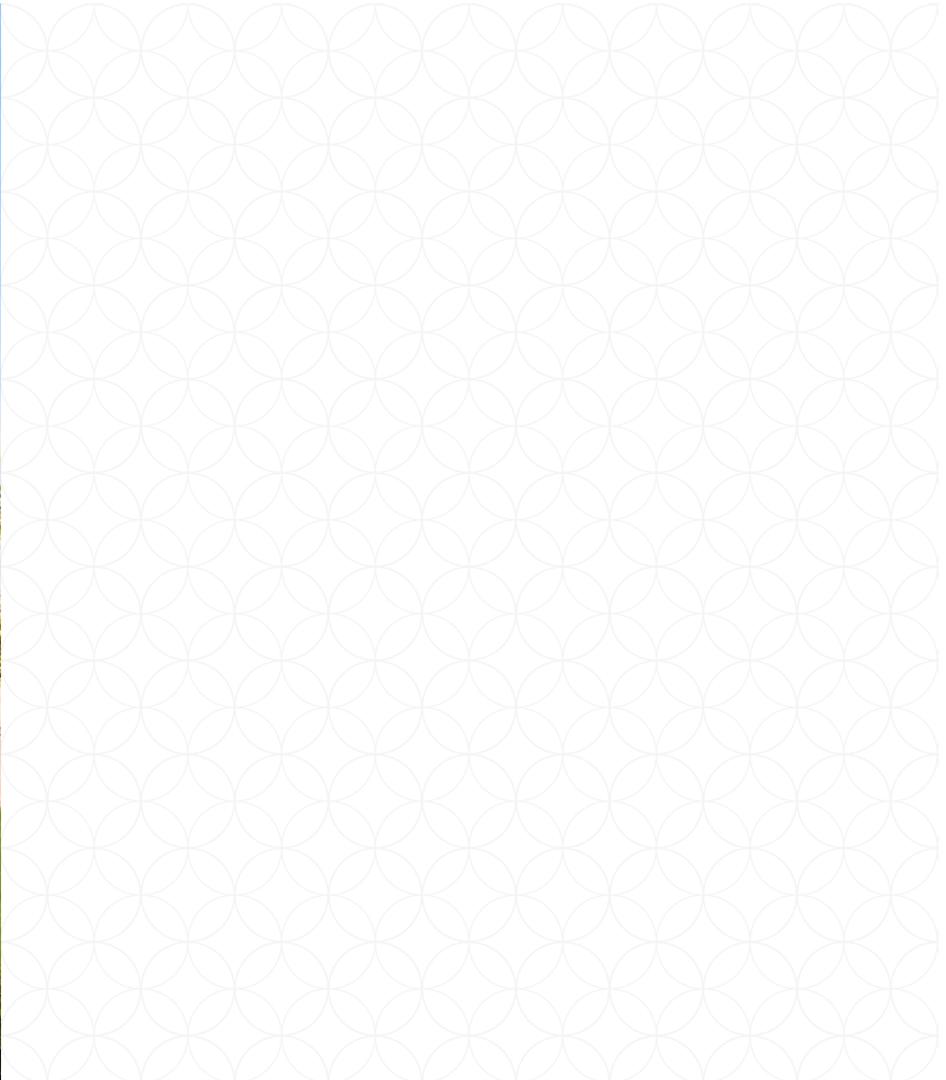
Wall Tiles to Cloakroom, Bathroom & En-suite

Splash back to basin and full-height tiling around bath, if bath does not have a shower then half-height tiling only. Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

Shower over Bath

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Thermostatic shower valve (as development specification) above the bath including bath screen.
Low profile Tray Acrylic capped low profile shower tray.
Shower Screen Polished Chrome effect finish shower door.



EXTERIOR

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

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

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

External Doors

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

House Numeral

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

External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

Garage

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

Door Bell

Black bell push with transformer.

Fencing

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

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 services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. 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 will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will 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 will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





MILLVIEW PARK



CHURCH STREET, BOCKING, BRAINTREE CM7 5LH

Discover a better way to live
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