

HERITAGE

- REDROW -

**AMBER
FIELDS**

SITTINGBOURNE

 **REDROW**



WELCOME TO AMBER FIELDS



A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE THRIVING TOWN OF SITTINGBOURNE.

Surrounded by beautiful, open countryside, yet with all of the conveniences and amenities modern life provides close to home, Amber Fields is a development that covers all bases. This elegant collection of 3 and 4 bedroom homes combines contemporary living with a true sense of community, with excellent road and rail links nearby. London is within easy reach for commuters, while closer to home, the vibrant town of Maidstone and historic cathedral city of Canterbury are a simple car journey away.





ENJOY THE **AREA**

From a simple trip to the supermarket or convenience store, to a full day of retail therapy, shopping will always be a pleasure at Amber Fields. The Forum Shopping Centre, home to a range of household name retailers, is the cornerstone of Sittingbourne town centre, while Sittingbourne Retail Park offers a further collection of stores and leisure outlets. Canterbury, Maidstone and Faversham offer distinct retail scenes of their own and are all close by, while the bright lights and flagship stores of London's Oxford Street are just an hour's train ride away, with the spectacular Bluewater Shopping Centre a half-hour drive from home.

For eating out a rich and diverse variety of cuisines is available in the surrounding area. Satisfying British pub favourites can be enjoyed at the Bobbing Apple Brewer's Fayre, The Jenny Wren and The Billet. Alternatively, for a broad range of global cooking styles, why not head into town for Indian and Bangladeshi flavours at Maharani, British Raj Sittingbourne or the Empress of India, traditional south-eastern Asian fare at Thai Fusion or the ultimate in Mexican fiesta dining at Tacos Locos.



ENJOY A HEALTHY LIFESTYLE

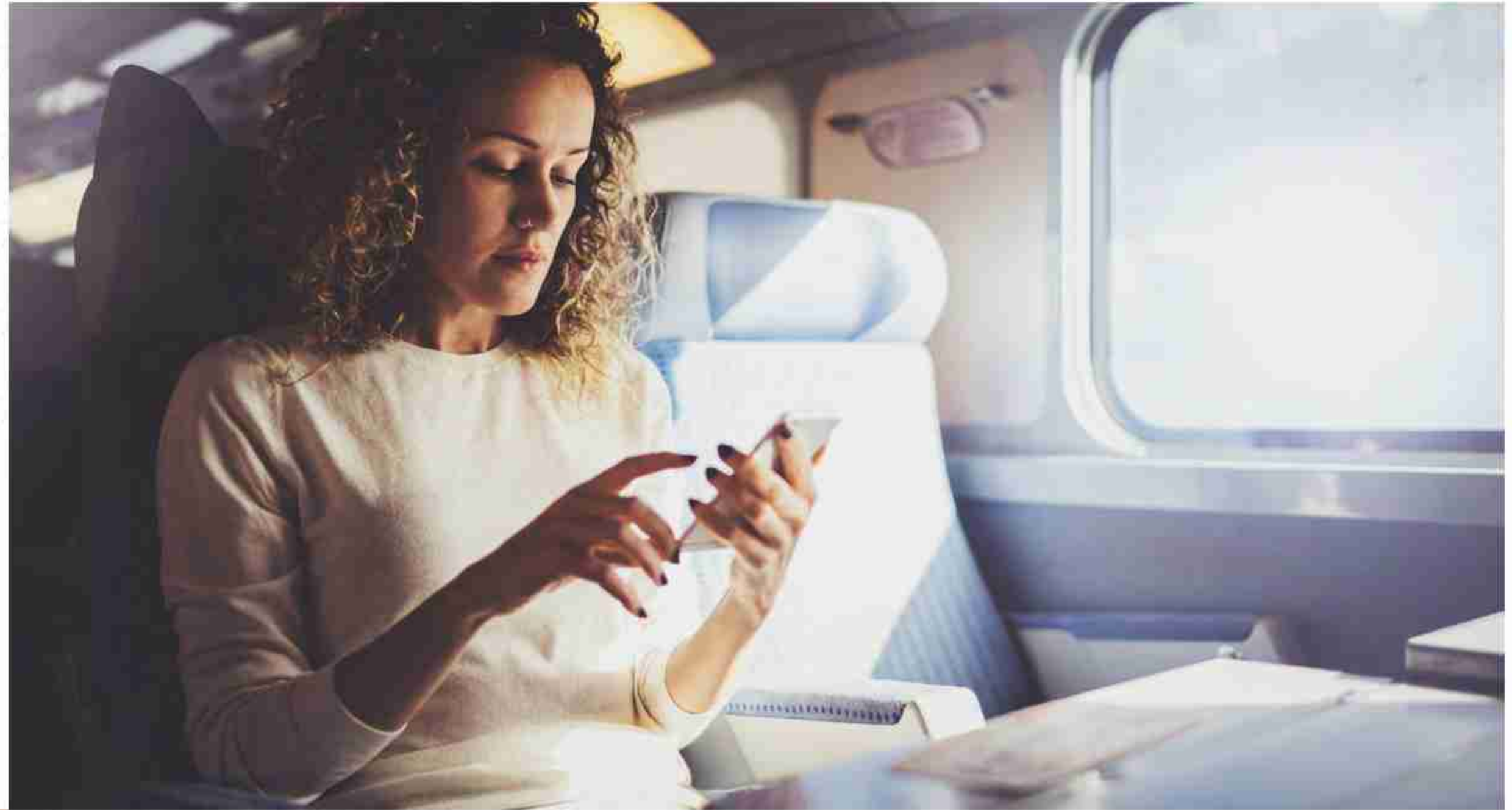
For rest and relaxation, Sittingbourne has plenty to offer, whether you're a sports and fitness fanatic or prefer recreation at a more leisurely pace. Amber Fields is just a mile from the swimming pool, gym, sports hall and courts, climbing walls and soft play area on offer at Swallows Leisure Centre. Or why not enjoy a relaxing round at one of the highly rated golf courses nearby, whether Sittingbourne and Milton Regis Golf Club, Upchurch River Valley or Sittingbourne Golf Centre.

Taking in a film or show will also be a pleasure, with the Avenue Theatre offering a variety of musicals, plays and movies. The Great Outdoors, meanwhile, is never far away and has so much scope for rest and relaxation. Enjoy a stroll along the Kent Downs, ride the Sittingbourne and Kemsley Light Railway along Milton Creek, or why not sample the many delights of the seaside, at pretty nearby coastal towns like Herne Bay and Whitstable. Alternatively, take in the history and culture of Canterbury, with its museums, many sites of interest and fascinating boat tours of the city.

OPPORTUNITIES FOR **LEARNING**

Parents will be pleased to find a range of well-rated schools where children can begin and continue their journeys in education. Milton Court Primary Academy and Canterbury Road Primary School are both rated 'Good' by Ofsted, while the Sittingbourne School, also rated 'Good', Leigh Academy Rainham and Highsted Grammar School will cater for older pupils.

For higher education, the University of Kent in Canterbury is around half-an-hour away in the car and offers a wide variety of degree courses.



GETTING **AROUND**

Wherever you're looking to travel, Amber Fields is perfectly located for onward connections around Kent and to London and beyond. The M2 and M20 motorways - providing connections to Folkestone (50 minutes), Ashford (40 minutes), Maidstone (21 minutes), Canterbury (31 minutes) and Dover (47 minutes) - are both within easy reach, with the M20 also linking with the M25 for London, the home counties and connections for the Midlands and the North.

For rail travel, Sittingbourne station is a 30-minute walk or 10-minute drive away and offers regular services to London Victoria and St Pancras stations, with journey times of just over an hour and just under an hour respectively. The popular seaside towns of Whitstable (17 minutes), Herne Bay (24 minutes), Margate (41 minutes) and Ramsgate (56 minutes) are also easily accessible by train.

Those looking for air travel will also be well catered for, with London Gatwick around a 51-minute drive away, London Heathrow around one hour and 11 minutes and London Stanstead 1 hour and eight minutes.



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 **Amber Fields**.



SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Local Equipped Areas of Play
- Trim Trail Equipment
- Community Orchard
- Allotments

EXPLORE AMBER FIELDS

KEY

	GRANTHAM 4 BEDROOM HOME		MARLOW 4 BEDROOM HOME
	LETCWORTH 3 BEDROOM HOME		OXFORD 4 BEDROOM HOME
	WARWICK 3 BEDROOM HOME		OXFORD Q 3 BEDROOM HOME
	AMBERLEY 3 BEDROOM HOME		LEAMINGTON Q 3 BEDROOM HOME
	STRATFORD 4 BEDROOM HOME		CANTERBURY 4 BEDROOM HOME
	STRATFORD Q 3 BEDROOM HOME		AFFORDABLE HOUSING

Affordable Housing: Dart – 14-21.
Tavy – 22-25, 51-54.

SUDS – Sustainable Urban Drainage System
ST – Trim Trail
S/S – Sub Station
P/S – Pump Station
BCP – Bin Collection Point
V – Visitor Parking

CONSUMER CODE FOR HOME BUILDERS

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

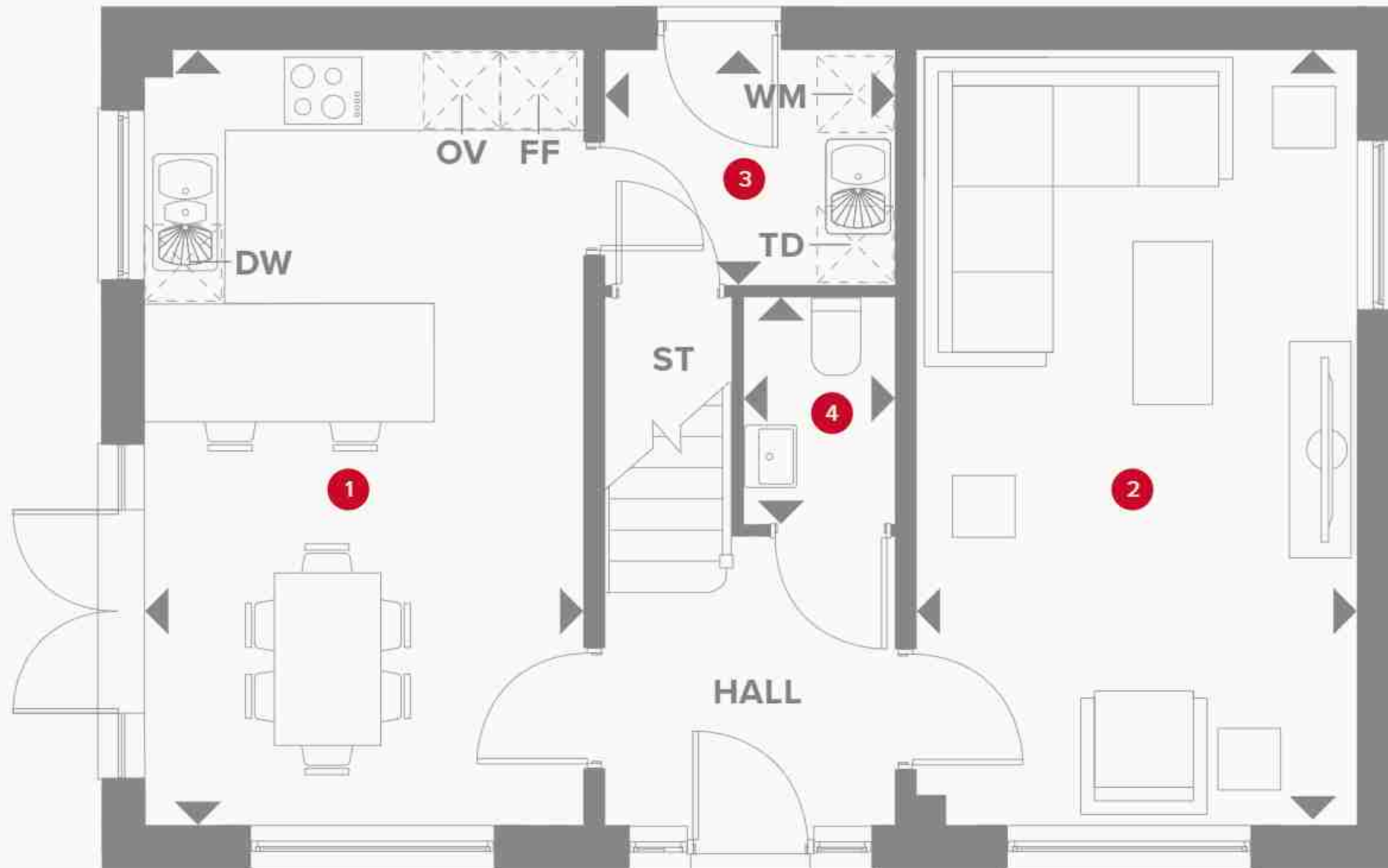
- REDROW -

THE AMBERLEY

THREE BEDROOM HOME

 **REDROW**

THE AMBERLEY GROUND FLOOR




1	Kitchen/ Dining	18'11" x 10'9"	5.77 x 3.28 m
2	Lounge	18'11" x 10'9"	5.77 x 3.27 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

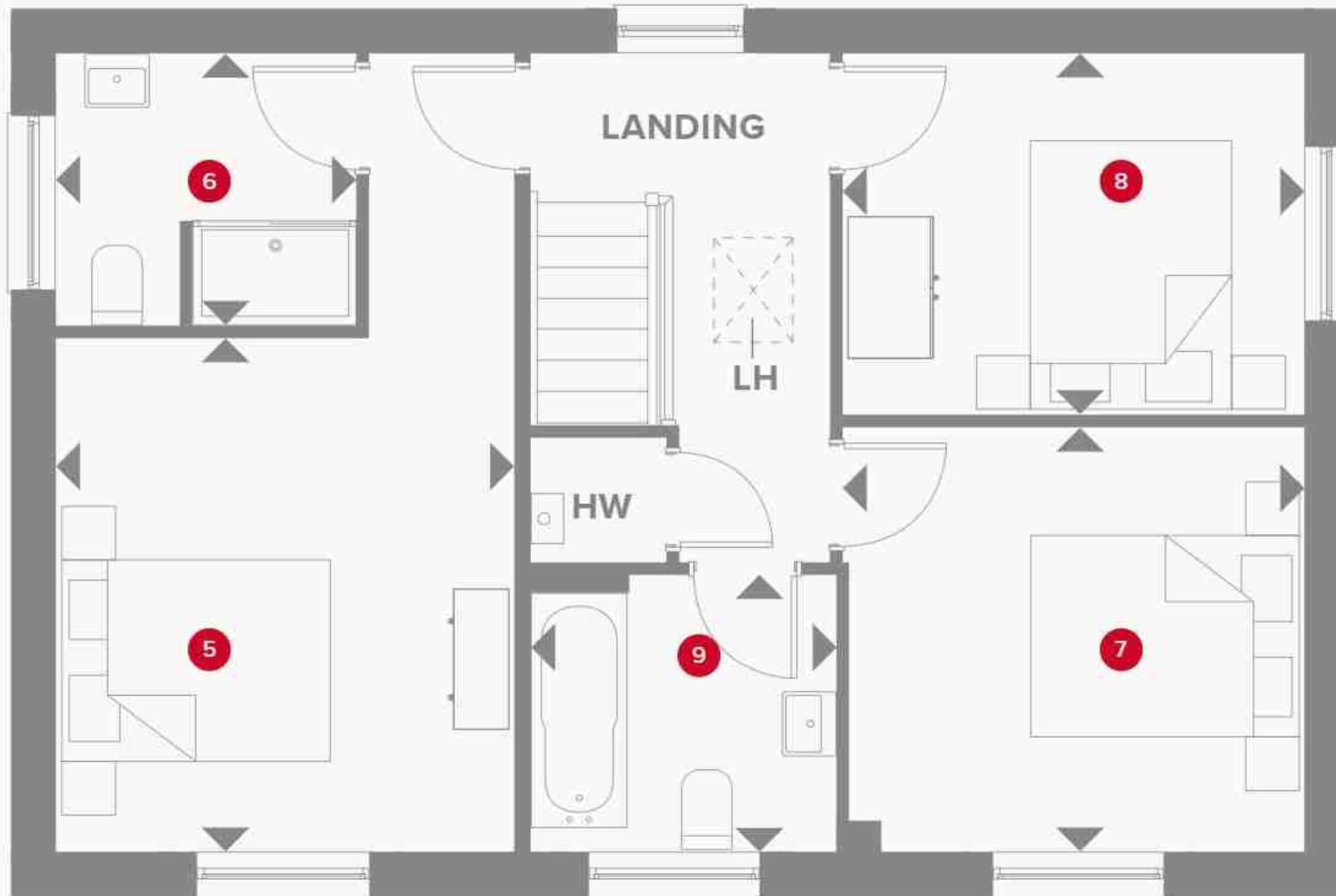


KEY

-  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	12'1" x 10'10"	3.69 x 3.31 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	10'10" x 10'0"	3.30 x 3.05 m
8	Bedroom 3	11'0" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'3" x 6'6"	2.22 x 1.98 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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.



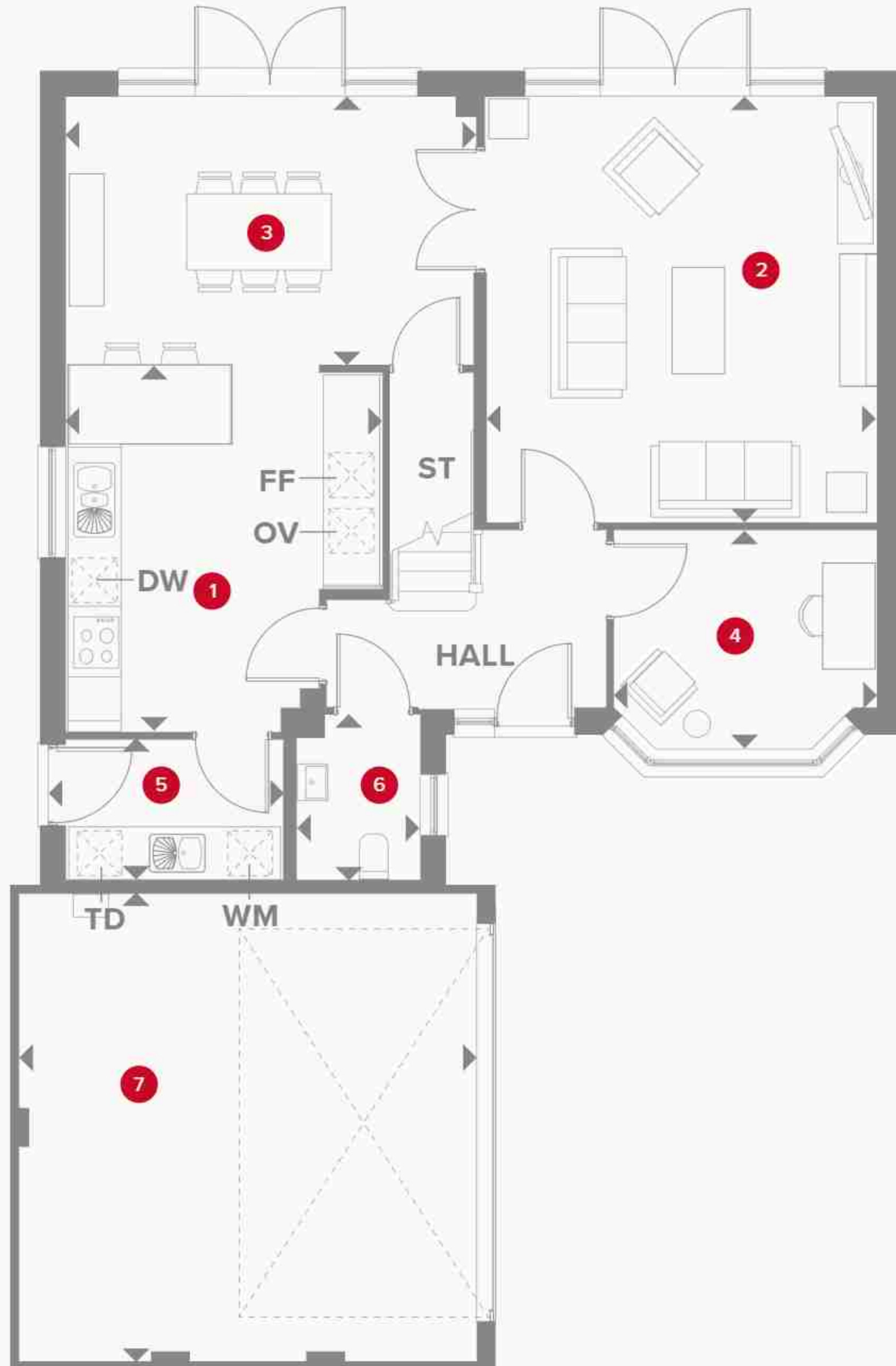
HERITAGE

- REDROW -

THE CANTERBURY

FOUR BEDROOM HOME

 **REDROW**



THE CANTERBURY GROUND FLOOR

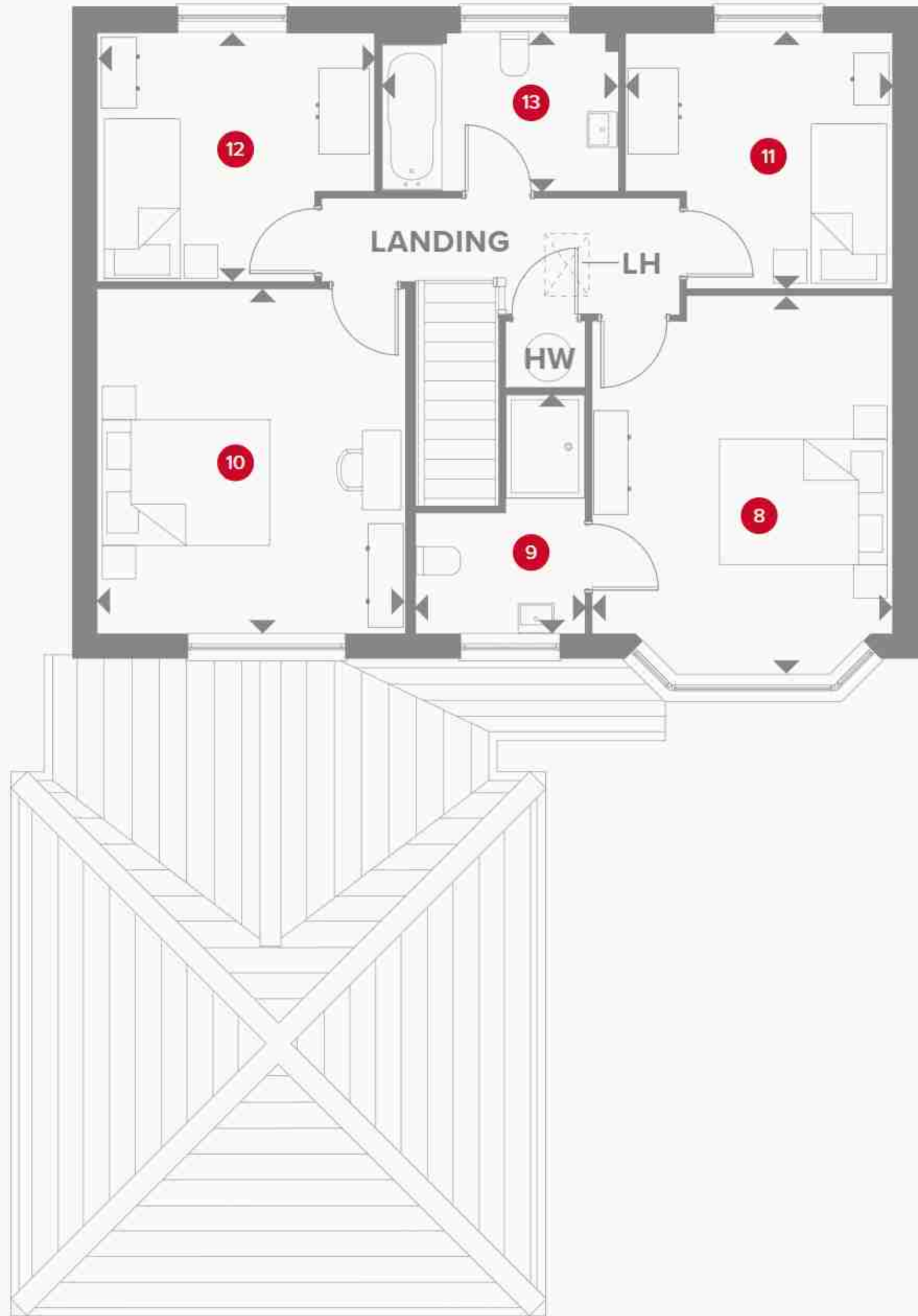
1	Kitchen	13'8" x 11'8"	4.16 x 3.56 m
2	Lounge	15'9" x 14'5"	4.80 x 4.39 m
3	Dining	15'1" x 9'11"	4.60 x 3.02 m
4	Study	9'9" x 8'2"	2.96 x 2.48 m
5	Utility	7'11" x 5'2"	2.42 x 1.58 m
6	Cloaks	6'2" x 4'7"	1.87 x 1.40 m
7	Garage	17'5" x 17'7"	5.30 x 5.35 m



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 CANTERBURY FIRST FLOOR

8	Bedroom 1	14'3" x 11'4"	4.34 x 3.46 m
9	En-suite	8'11" x 6'5"	2.73 x 1.95 m
10	Bedroom 2	12'12" x 11'7"	3.95 x 3.54 m
11	Bedroom 3	10'1" x 9'8"	3.07 x 2.94 m
12	Bedroom 4	10'4" x 9'5"	3.14 x 2.86 m
13	Bathroom	8'11" x 5'11"	2.73 x 1.81 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



Customers should note this illustration is an example of the Canterbury 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.



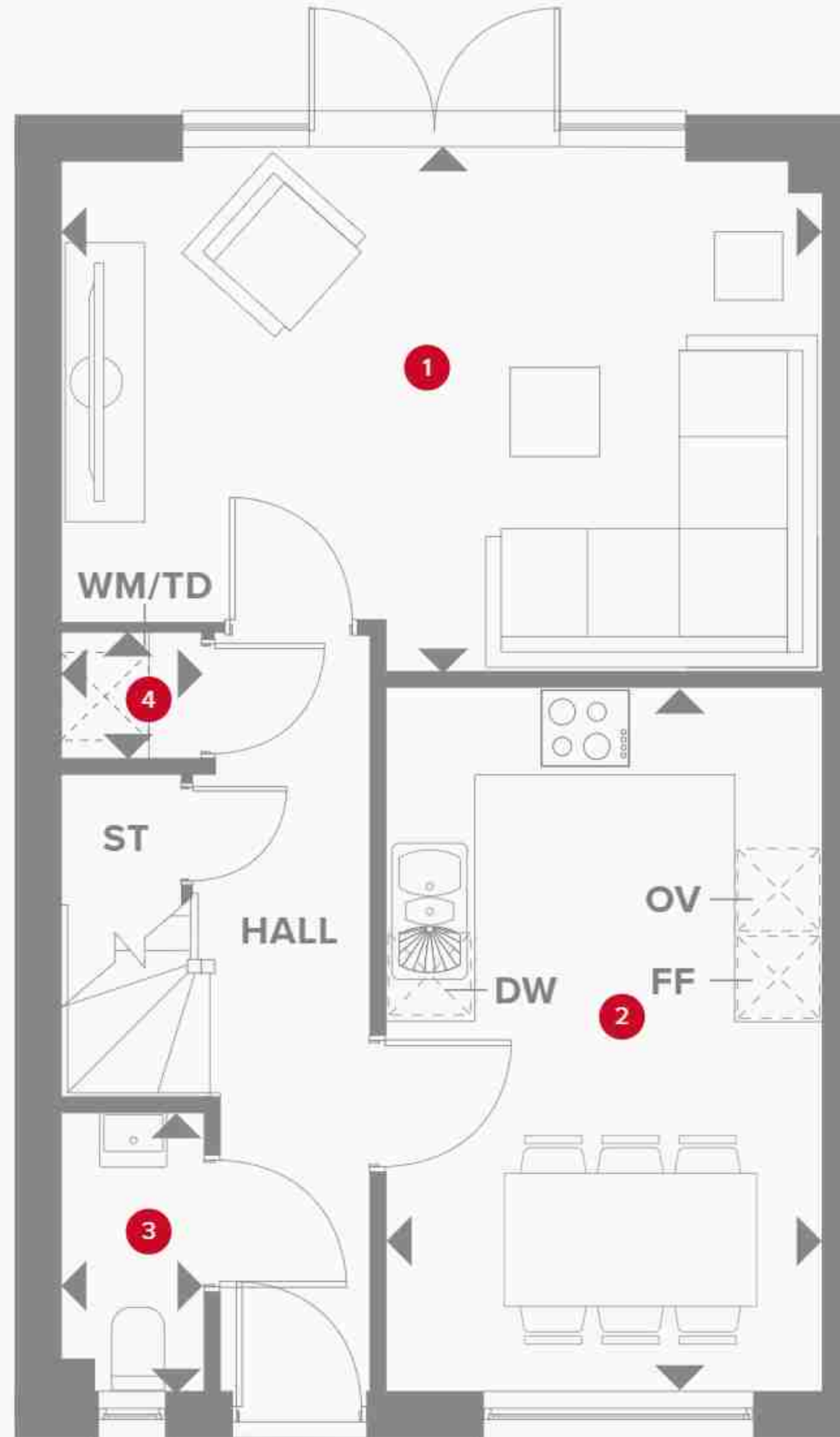
HERITAGE

- REDROW -

THE GRANTHAM (END)

FOUR BEDROOM HOME

 **REDROW**




THE GRANTHAM (END) GROUND FLOOR

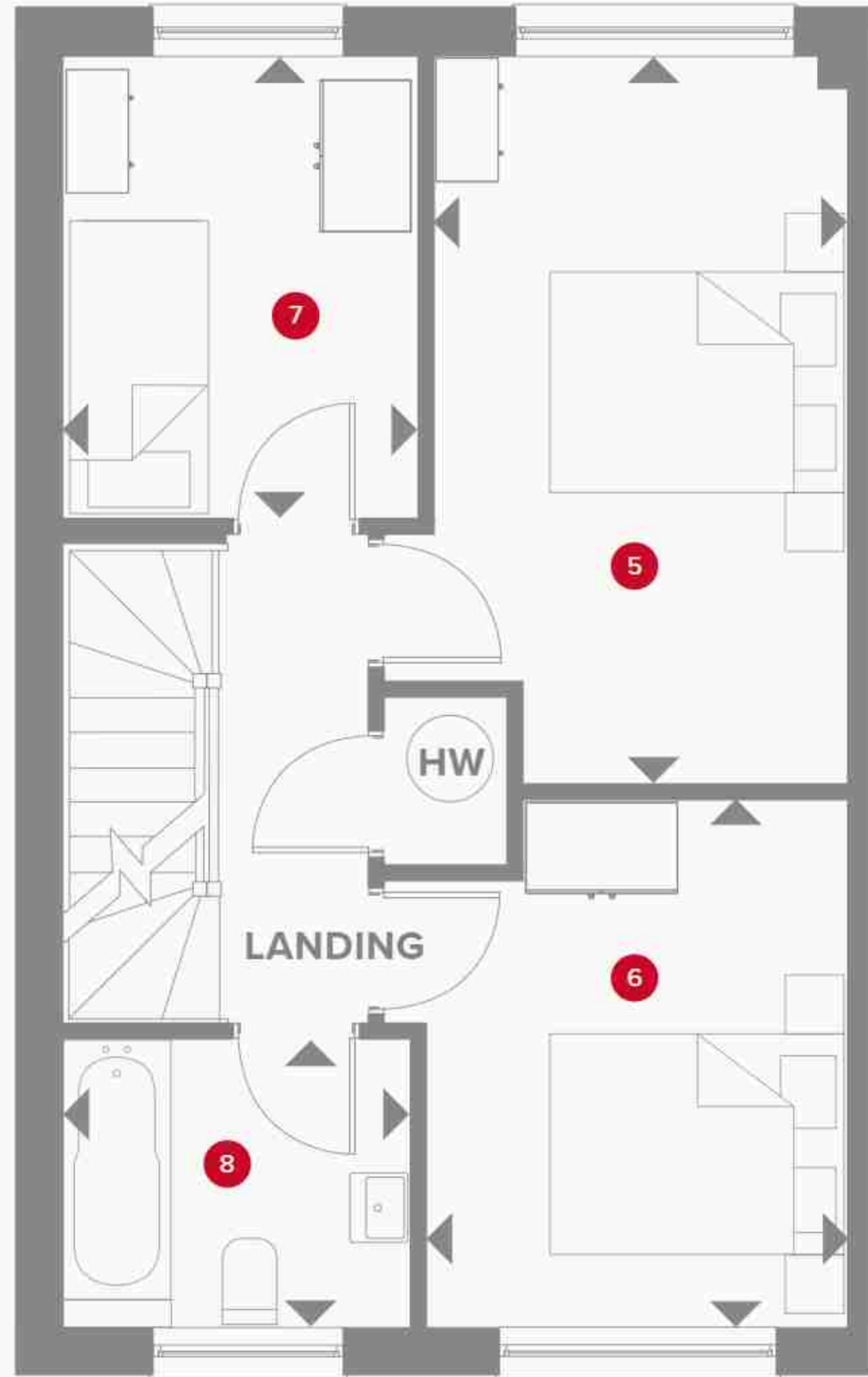
1 Lounge	16'8" x 11'3"	5.09 x 3.43 m
2 Kitchen/ Dining	15'6" x 9'7"	4.73 x 2.93 m
3 Cloaks	6'2" x 3'1"	1.87 x 0.93 m
4 Laundry	3'1" x 2'9"	0.94 x 0.84 m



KEY

 Hob
OV Oven
FF Fridge/freezer
DW Dish washer space

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



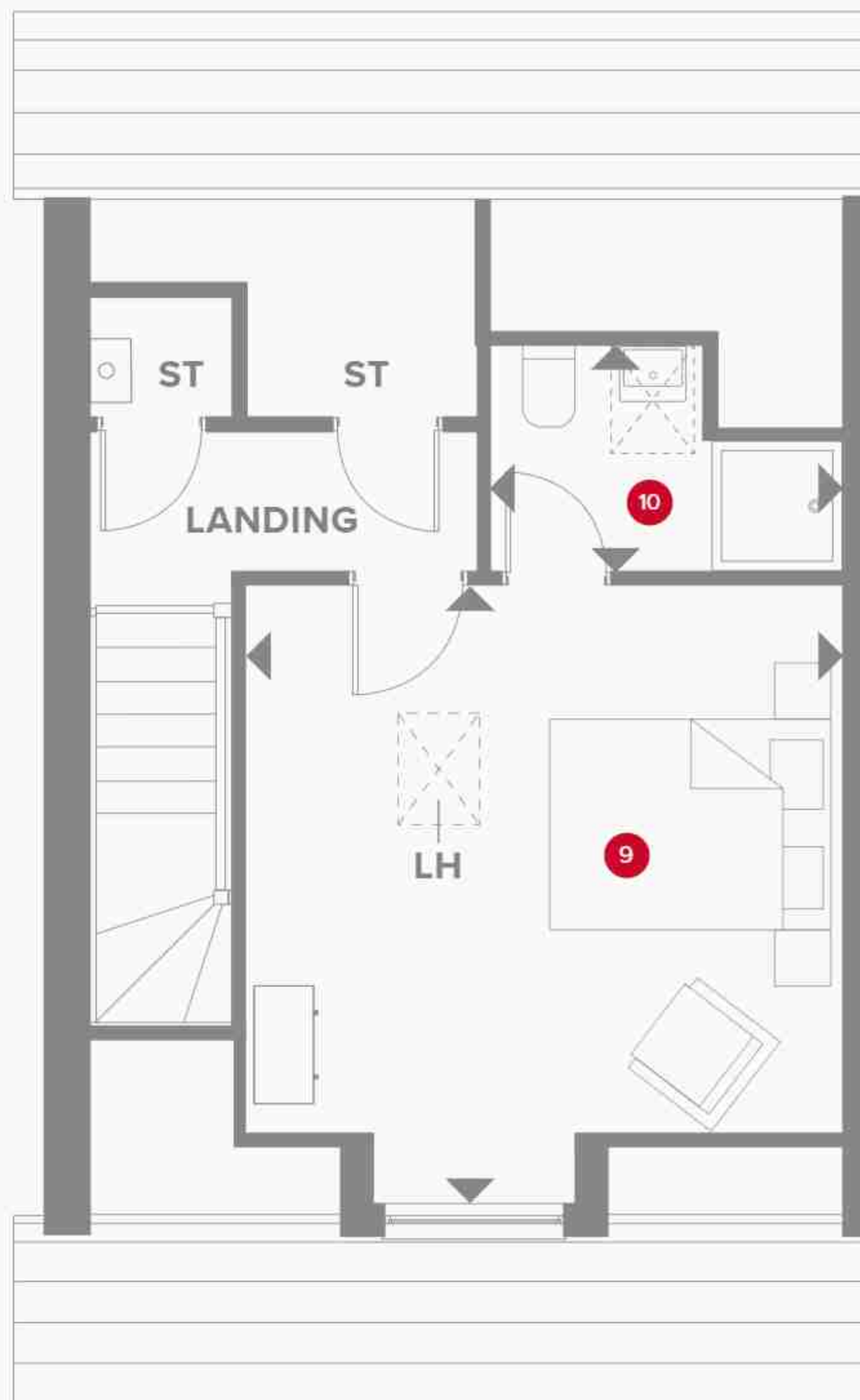
THE GRANTHAM (END) FIRST FLOOR

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	9'10" 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	13'9" x 13'1"	4.19 x 4.00 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



KEY

- ◄ Dimensions start
- ST Storage cupboard
- LH Loft hatch



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 'tanded' (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.



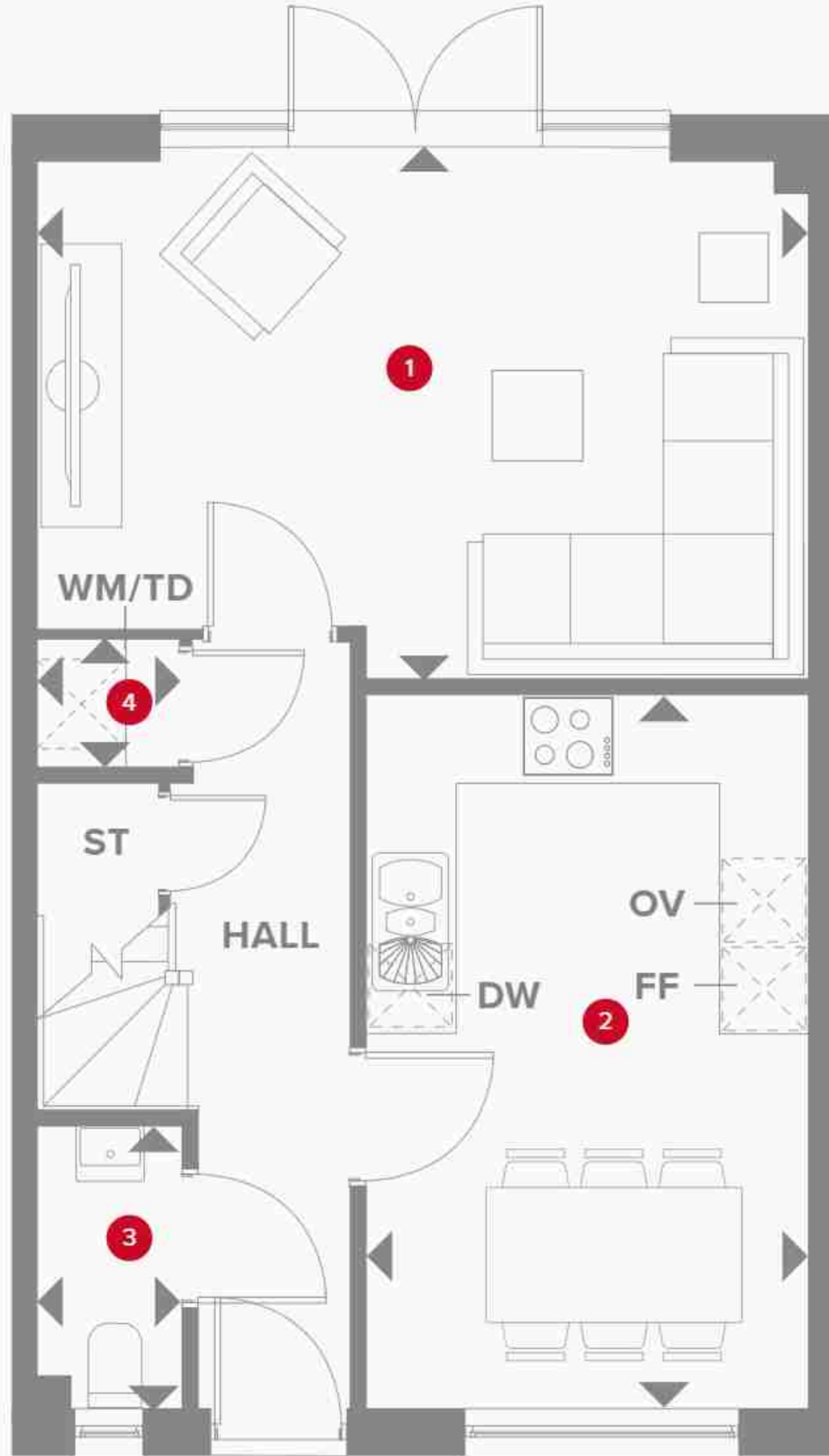
HERITAGE

- REDROW -

THE GRANTHAM (MID)

FOUR BEDROOM HOME

 **REDROW**




THE GRANTHAM (MID) GROUND FLOOR

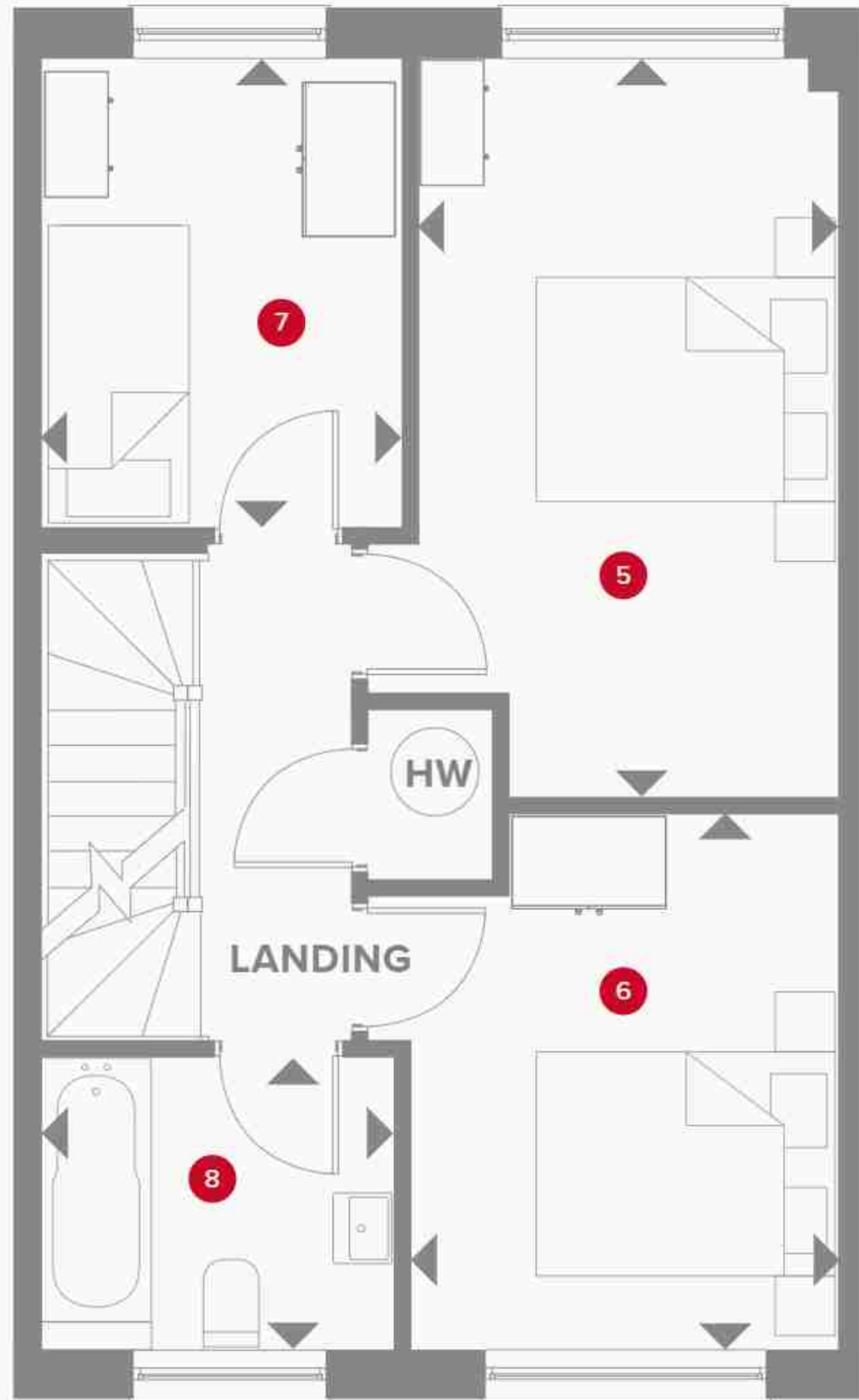
1 Lounge	16'8" x 11'3"	5.09 x 3.43 m
2 Kitchen/ Dining	15'6" x 9'7"	4.73 x 2.93 m
3 Cloaks	6'2" x 3'1"	1.87 x 0.93 m
4 Laundry	3'1" x 2'9"	0.94 x 0.84 m



KEY

 Hob
OV Oven
FF Fridge/freezer
DW Dish washer space

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



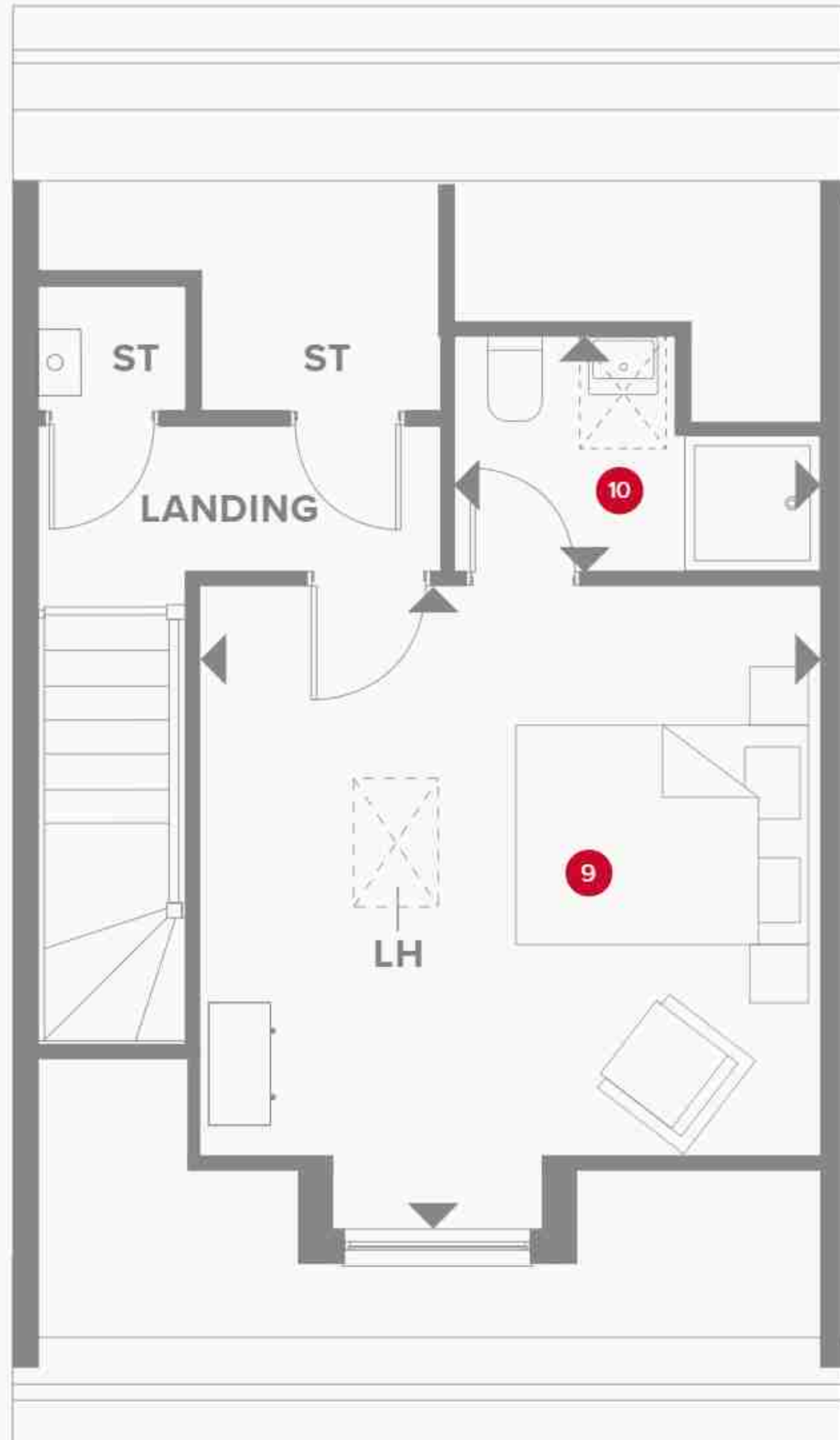
THE GRANTHAM (MID) FIRST FLOOR

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	9'10" 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	13'9" x 13'1"	4.18 x 4.00 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



KEY

- ◀ Dimensions start
- ST Storage cupboard
- LH Loft hatch



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 'tanded' (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 LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



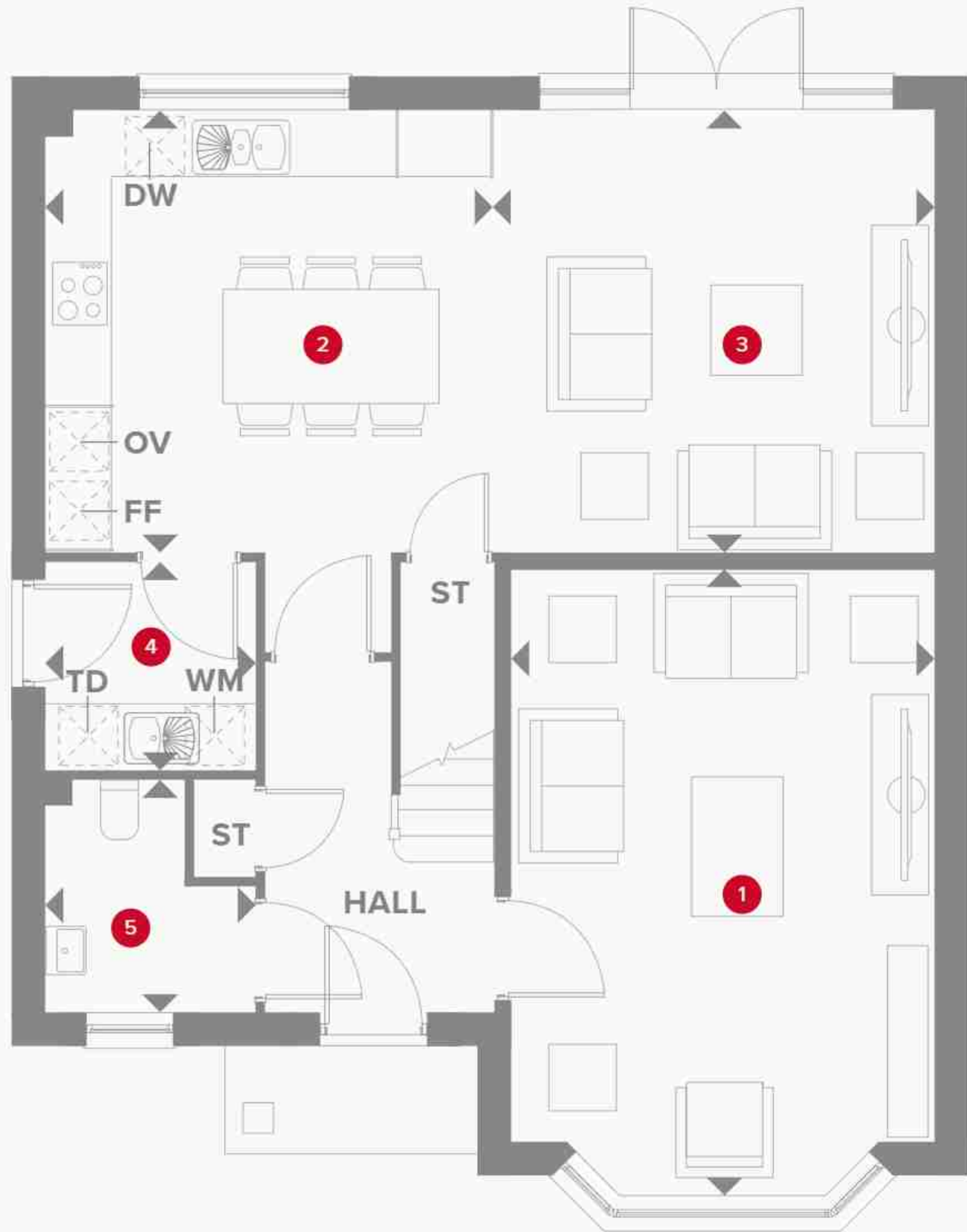
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



THE LEAMINGTON LIFESTYLE GROUND FLOOR

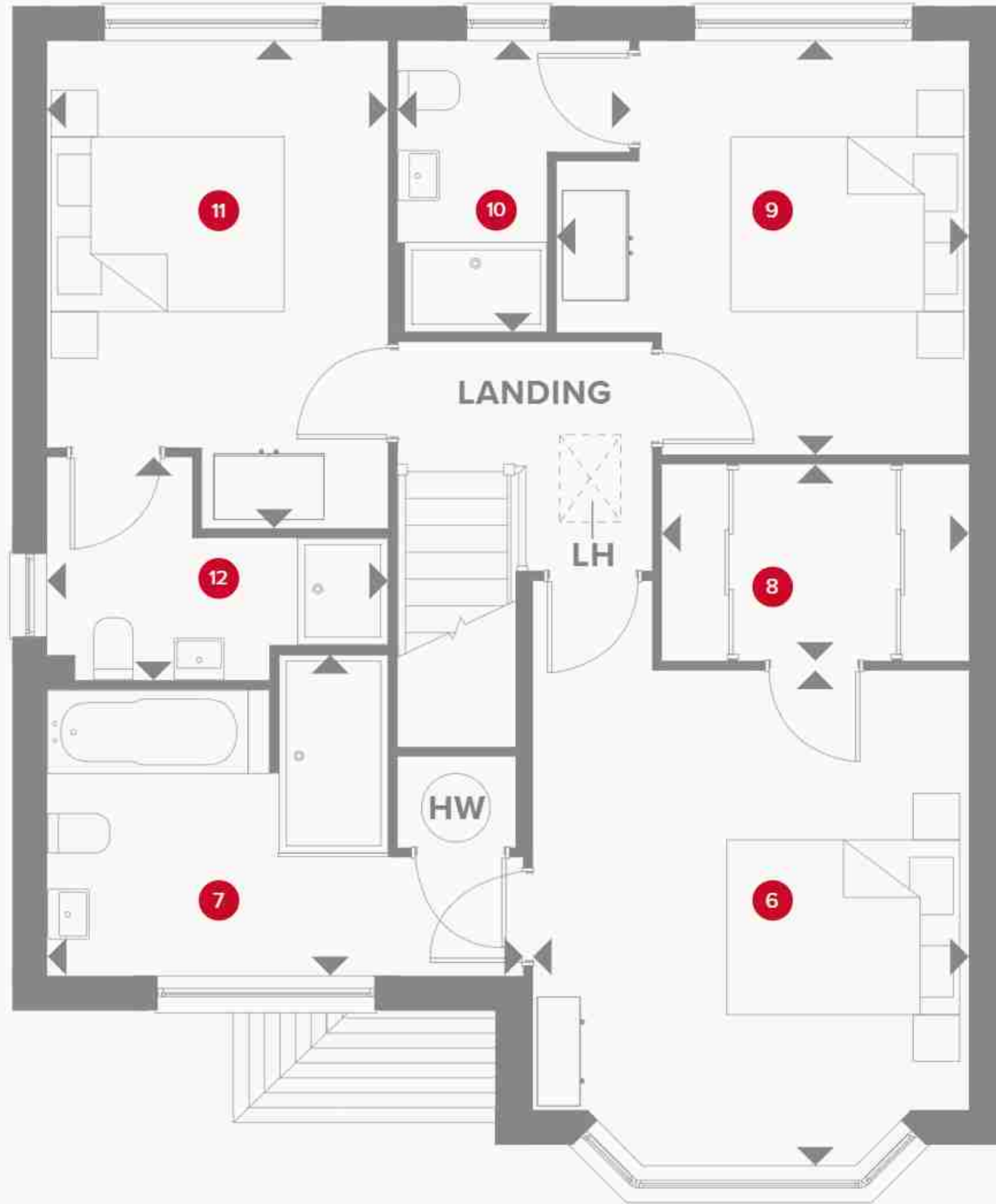
1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.81 x 3.82 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



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 LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'5" x 11'11"	4.09 x 3.63 m
7	En-suite 1	12'12" x 8'9"	3.96 x 2.67 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'4"	2.41 x 1.93 m
11	Bedroom 3	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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 'banded' (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 LETCHWORTH

THREE BEDROOM HOME





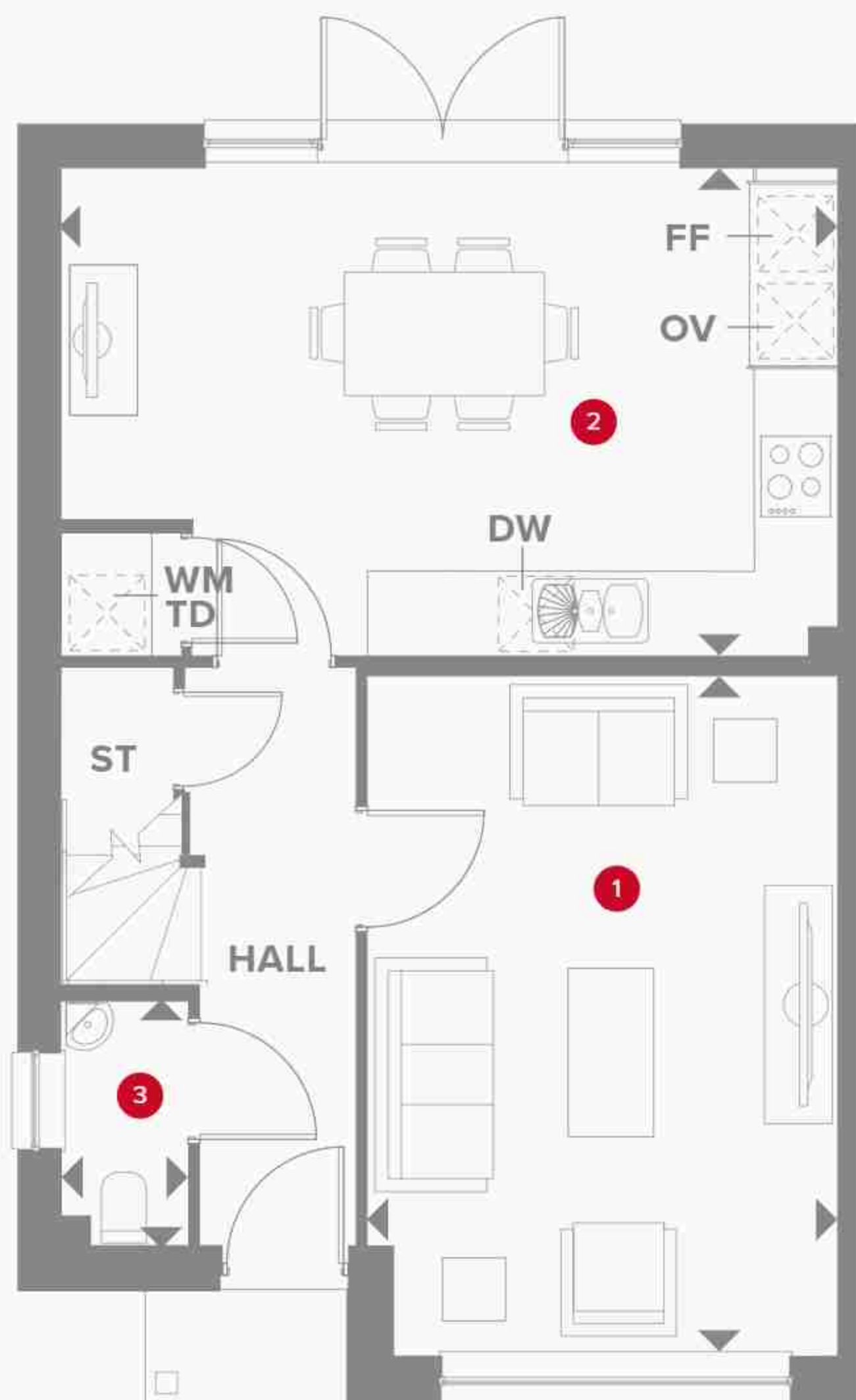
HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM HOME

 **REDROW**





THE LETCHWORTH GROUND FLOOR

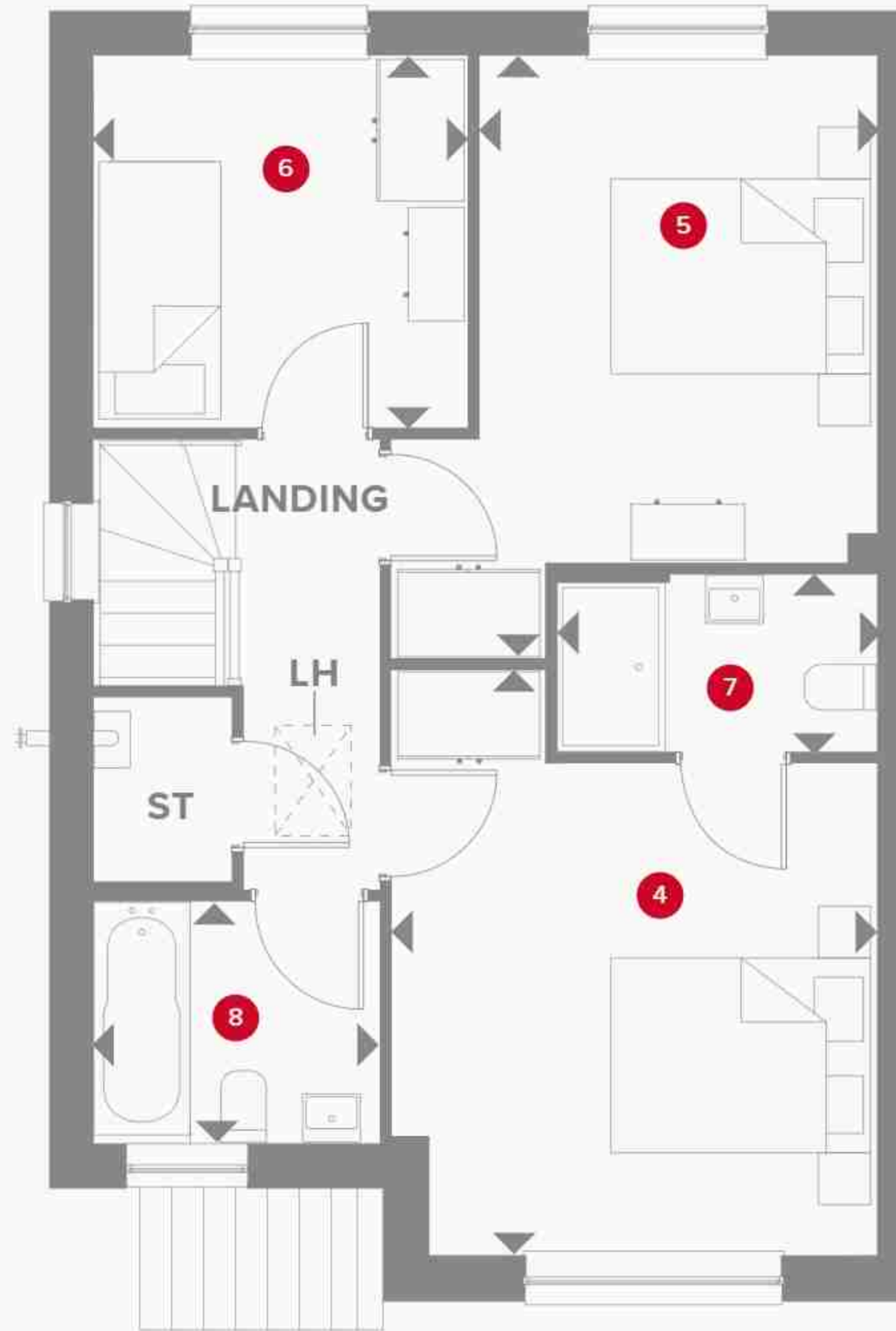
1	Lounge	13'7" x 11'3"	4.84 x 3.35 m
2	Kitchen/ Dining/	13'11" x 9'3"	5.53 x 3.48 m
3	Cloaks	5'9" x 2'11"	1.76 x 0.90 m



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 LETCHWORTH FIRST FLOOR

4	Bedroom 1	13'7" x 11'3"	4.13 x 3.42 m
5	Bedroom 2	13'11" x 9'3"	4.25 x 2.81 m
6	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
7	En-suite	7'5" x 4'1"	2.26 x 1.25 m
8	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



KEY

- ◀ Dimensions start
- ST Storage cupboard
- LH Loft hatch



Customers should note this illustration is an example of the Letchworth 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.



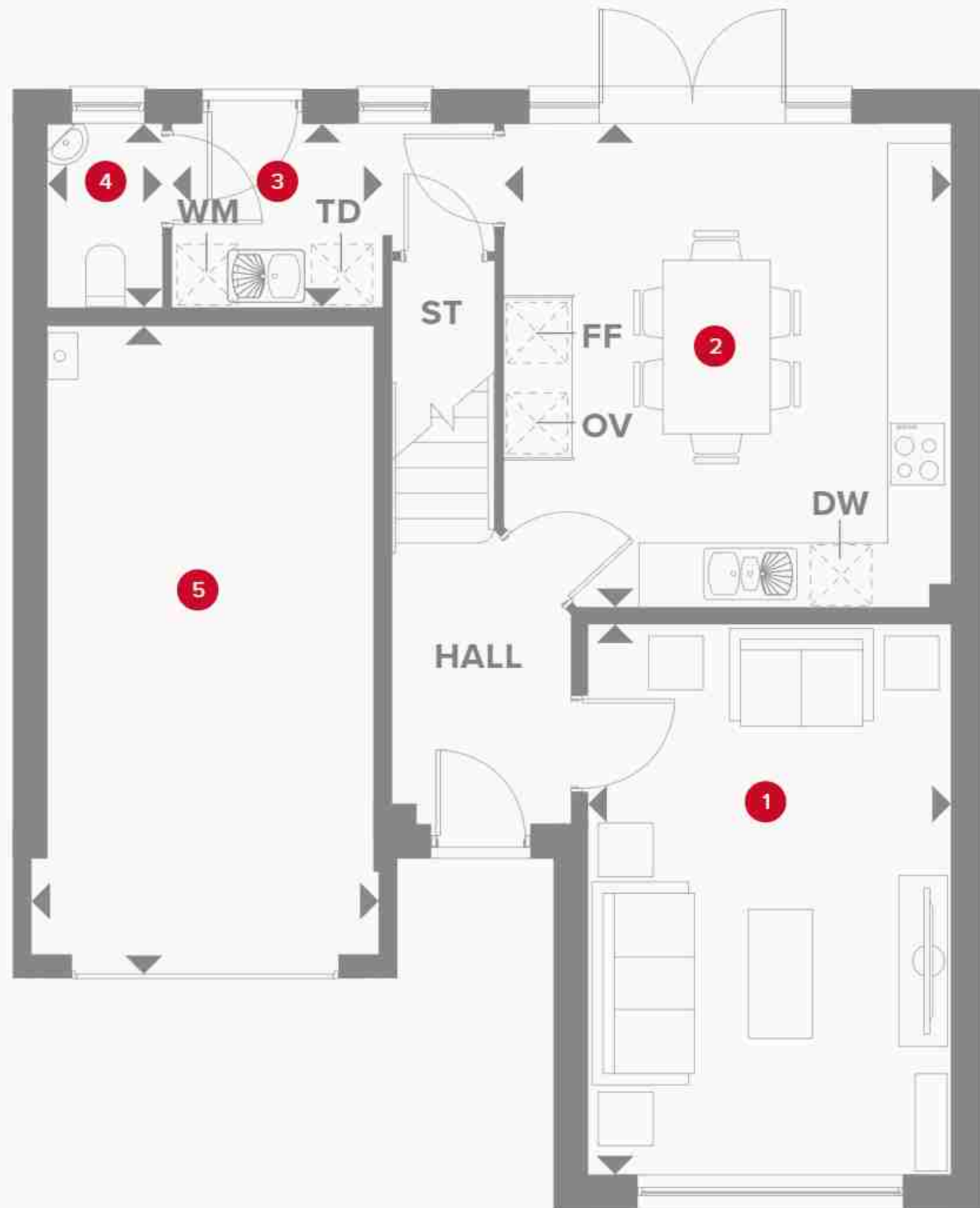
HERITAGE

- REDROW -

THE MARLOW

FOUR BEDROOM HOME

 **REDROW**





THE MARLOW GROUND FLOOR

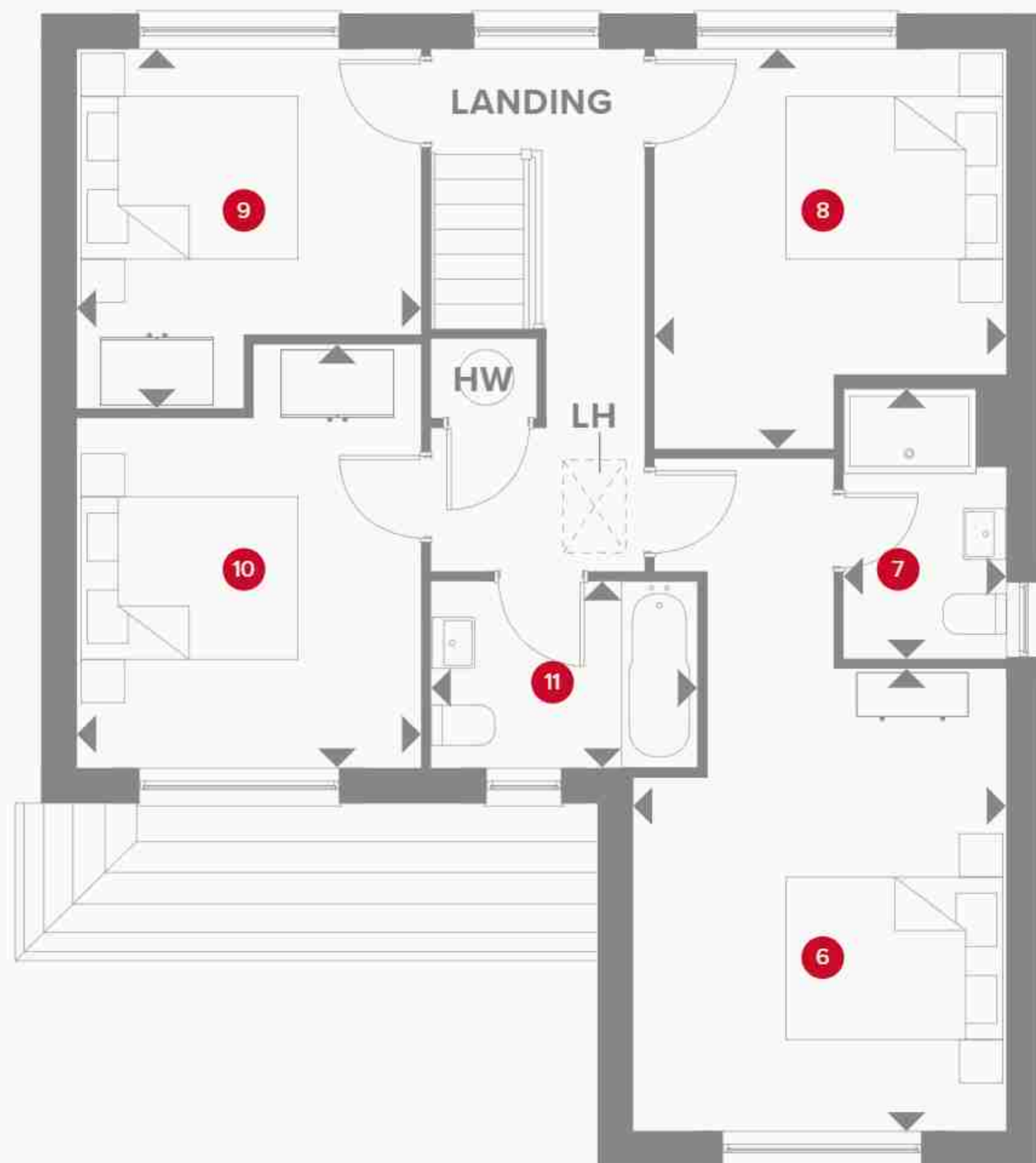
1	Lounge	16'10" x 11'2"	5.14 x 3.41 m
2	Kitchen/ Dining	14'10" x 13'9"	4.53 x 4.19 m
3	Utility	6'5" x 5'8"	1.95 x 1.72 m
4	Cloaks	5'8" x 3'7"	1.72 x 1.10 m
5	Garage	19'11" x 10'1"	6.07 x 3.08 m



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	13'8" x 11'2"	4.17 x 3.41 m
7	En-suite	8'1" x 4'11"	2.46 x 1.50 m
8	Bedroom 2	12'0" x 10'6"	3.66 x 3.21 m
9	Bedroom 3	12'8" x 10'3"	3.86 x 3.13 m
10	Bedroom 4	10'9" x 10'3"	3.27 x 3.13 m
11	Bathroom	7'11" x 5'7"	2.42 x 1.71 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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 OXFORD

FOUR BEDROOM HOME

 **REDROW**



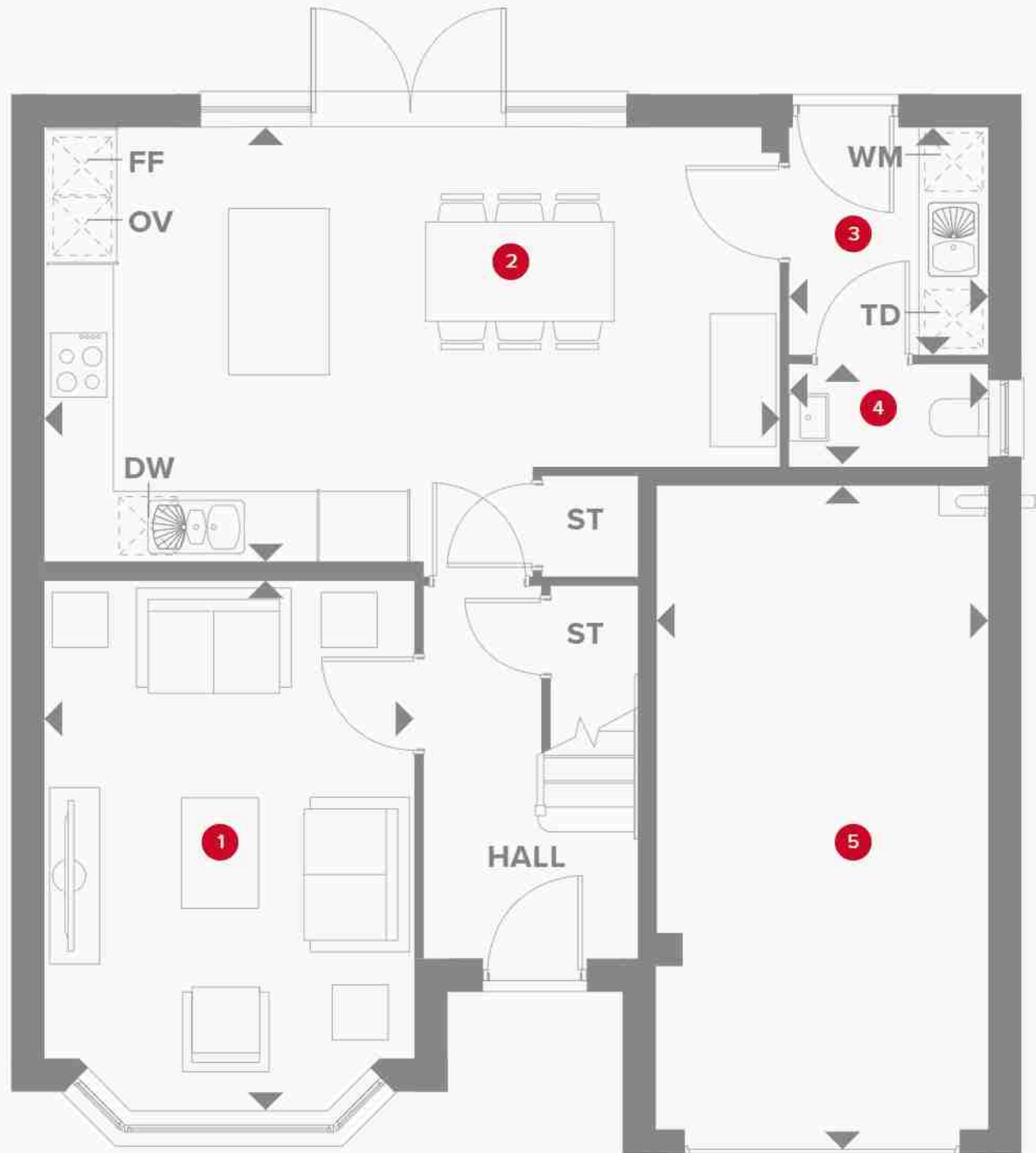
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME

 **REDROW**





THE OXFORD GROUND FLOOR

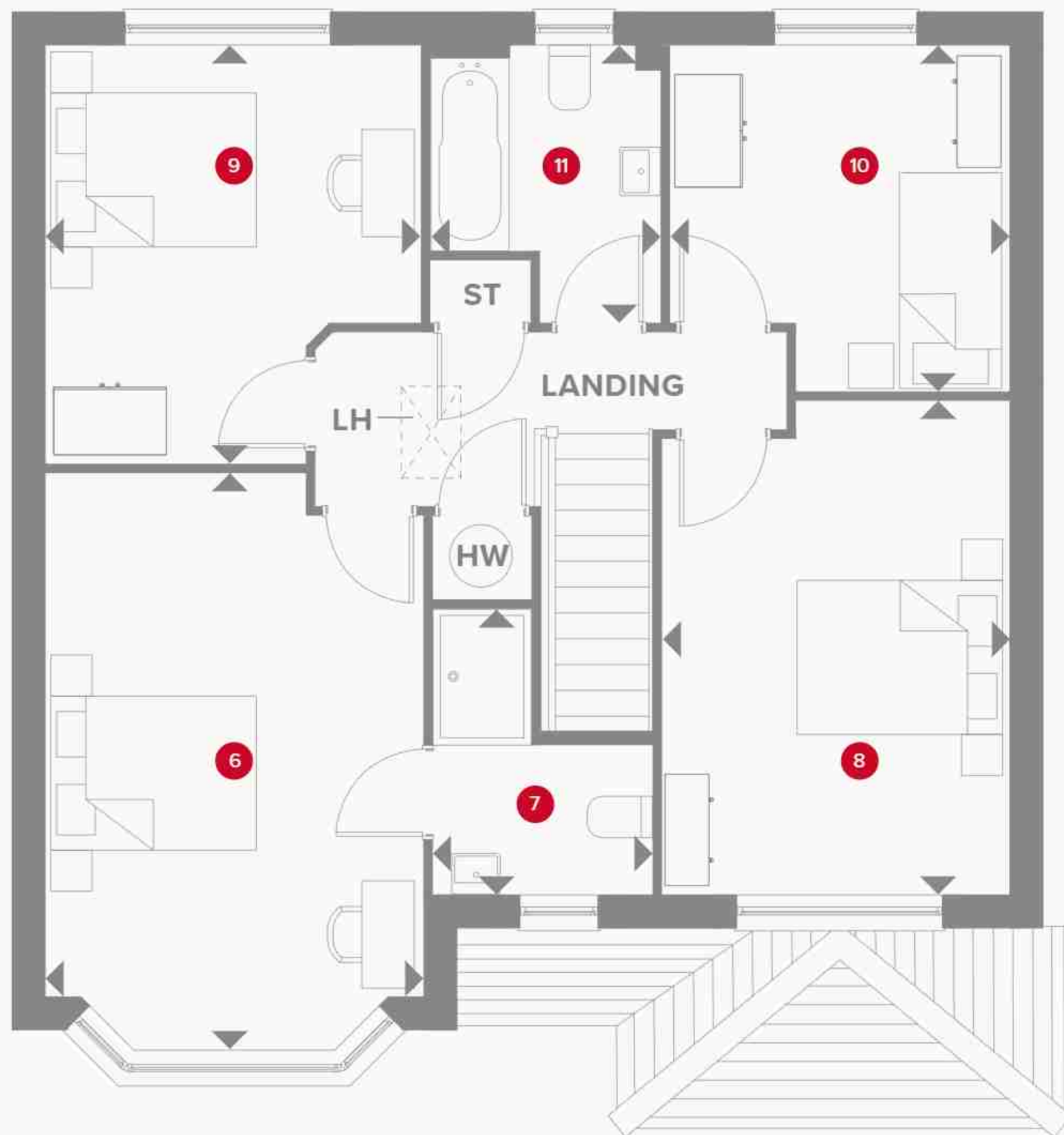
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'10"	5.98 x 3.00 m



KEY

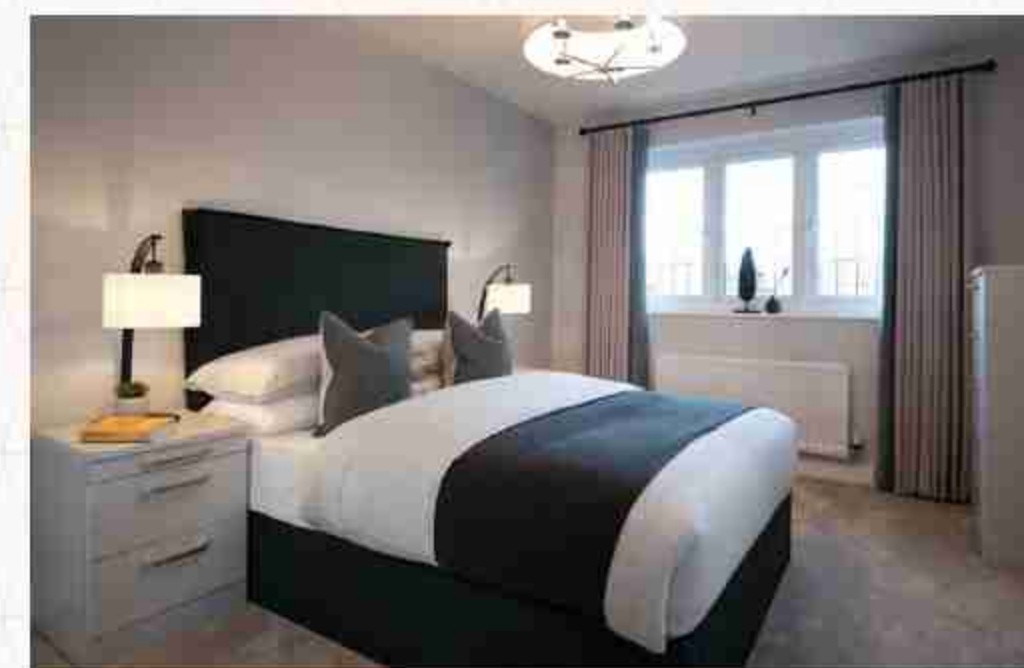
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE OXFORD FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'11" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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 'banded' (prior 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. Some images shown include upgrade items which are not included as standard with the house type.



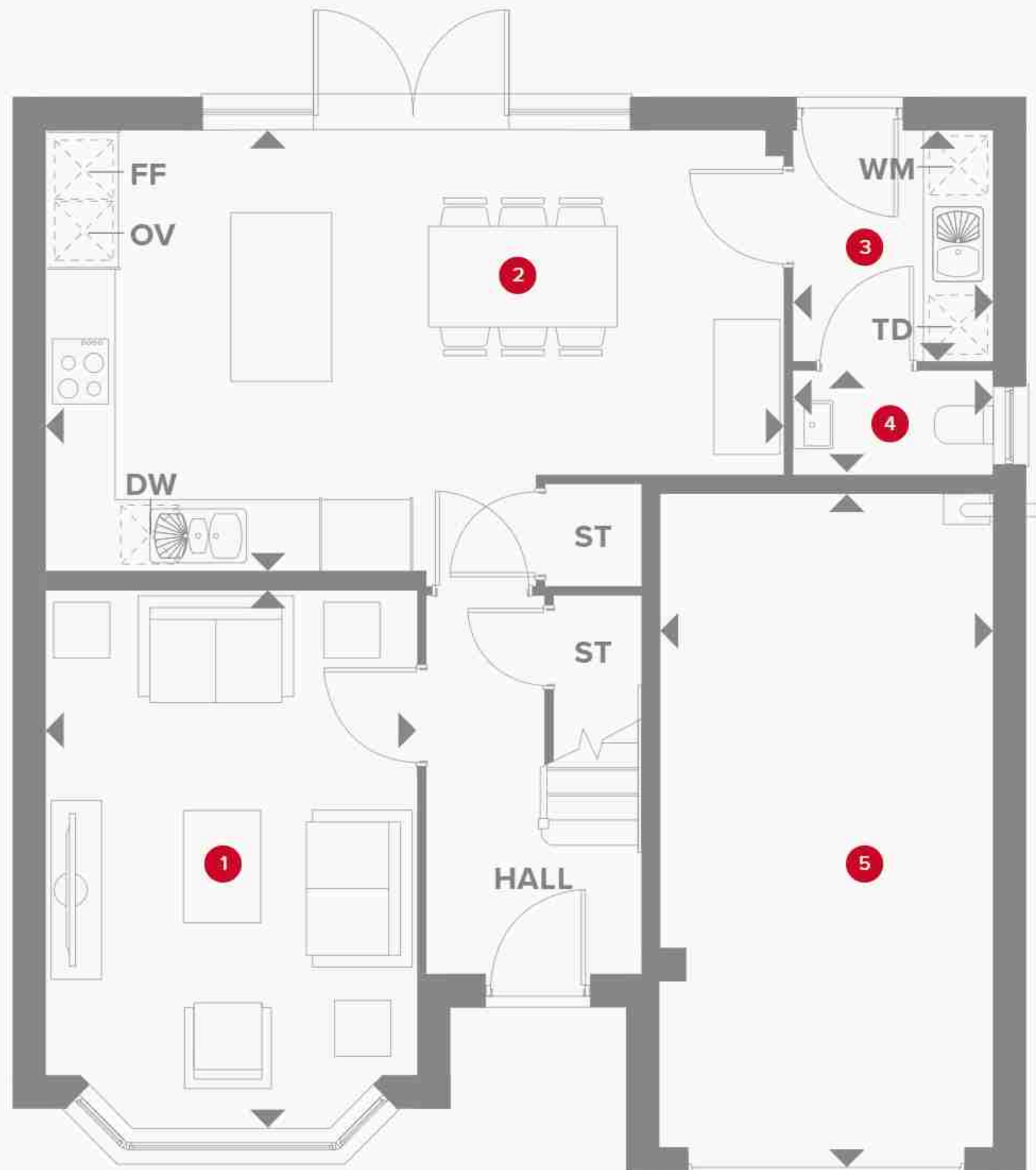
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE OXFORD LIFESTYLE GROUND FLOOR

1 Lounge	15'9" x 10'10"	4.80 x 3.29 m
2 Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3 Utility	6'8" x 5'10"	2.02 x 1.78 m
4 Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5 Garage	19'7" x 9'10"	5.98 x 3.00 m

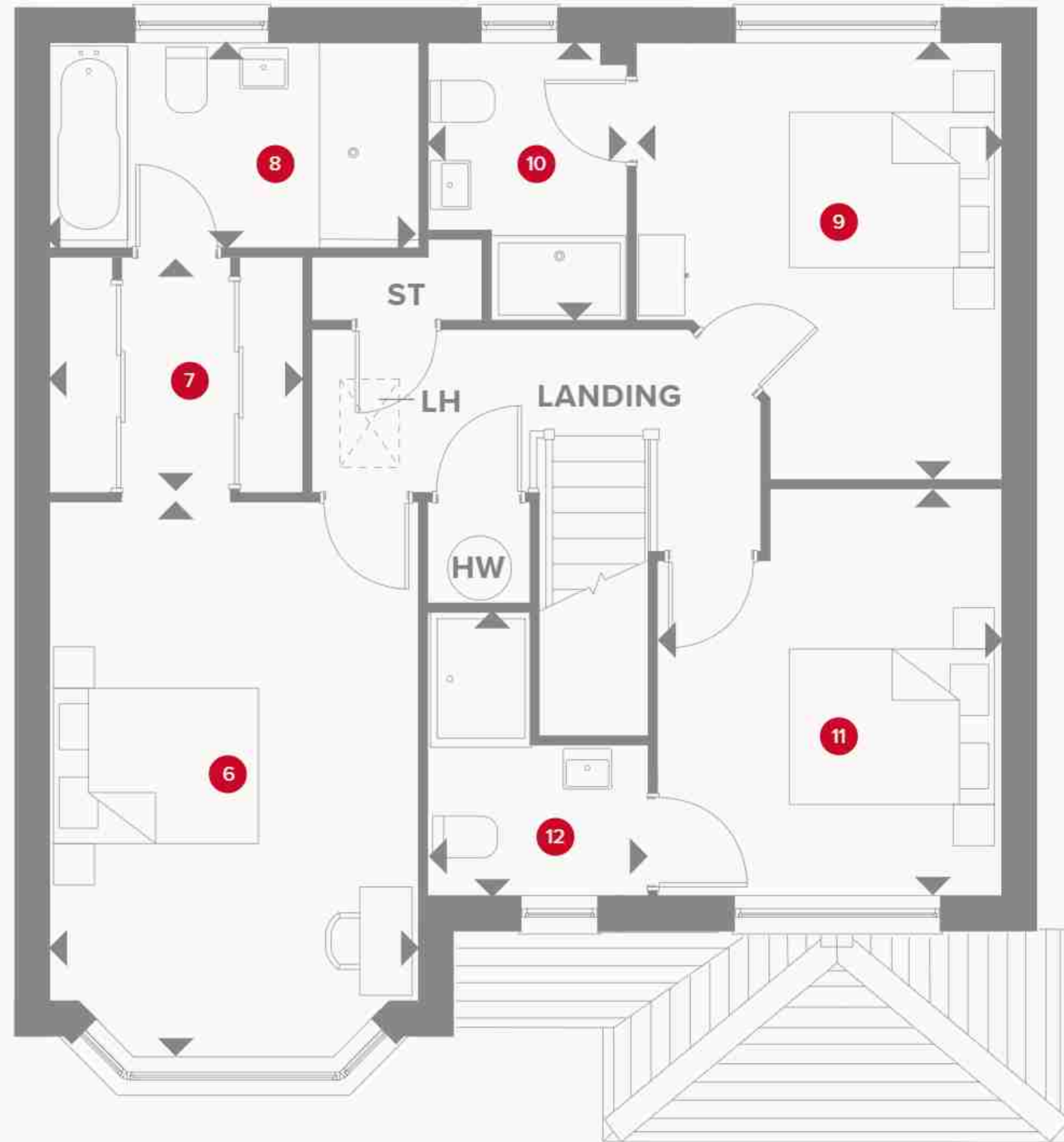


KEY

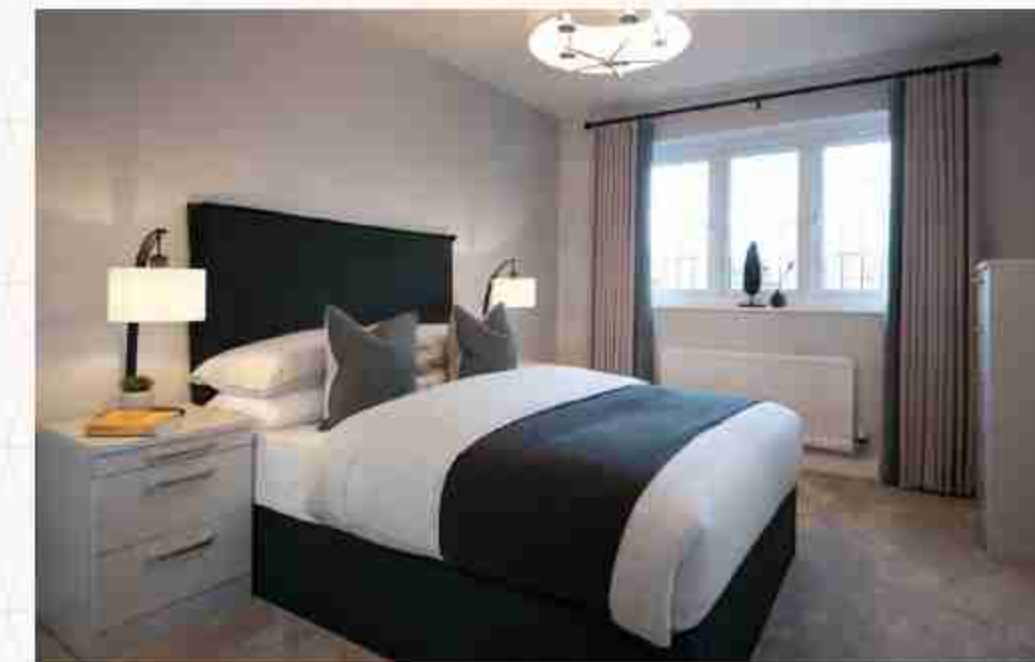
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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

THE OXFORD LIFESTYLE FIRST FLOOR



6	Bedroom 1	15'10" x 10'10"	4.82 x 3.29 m
7	Dressing	7'6" x 6'8"	2.28 x 2.03 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'9"	2.41 x 1.74 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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 'handled' (interior images) 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. Some images shown include upgrade items which are not included as standard with the house type.



HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM HOME

 **REDROW**



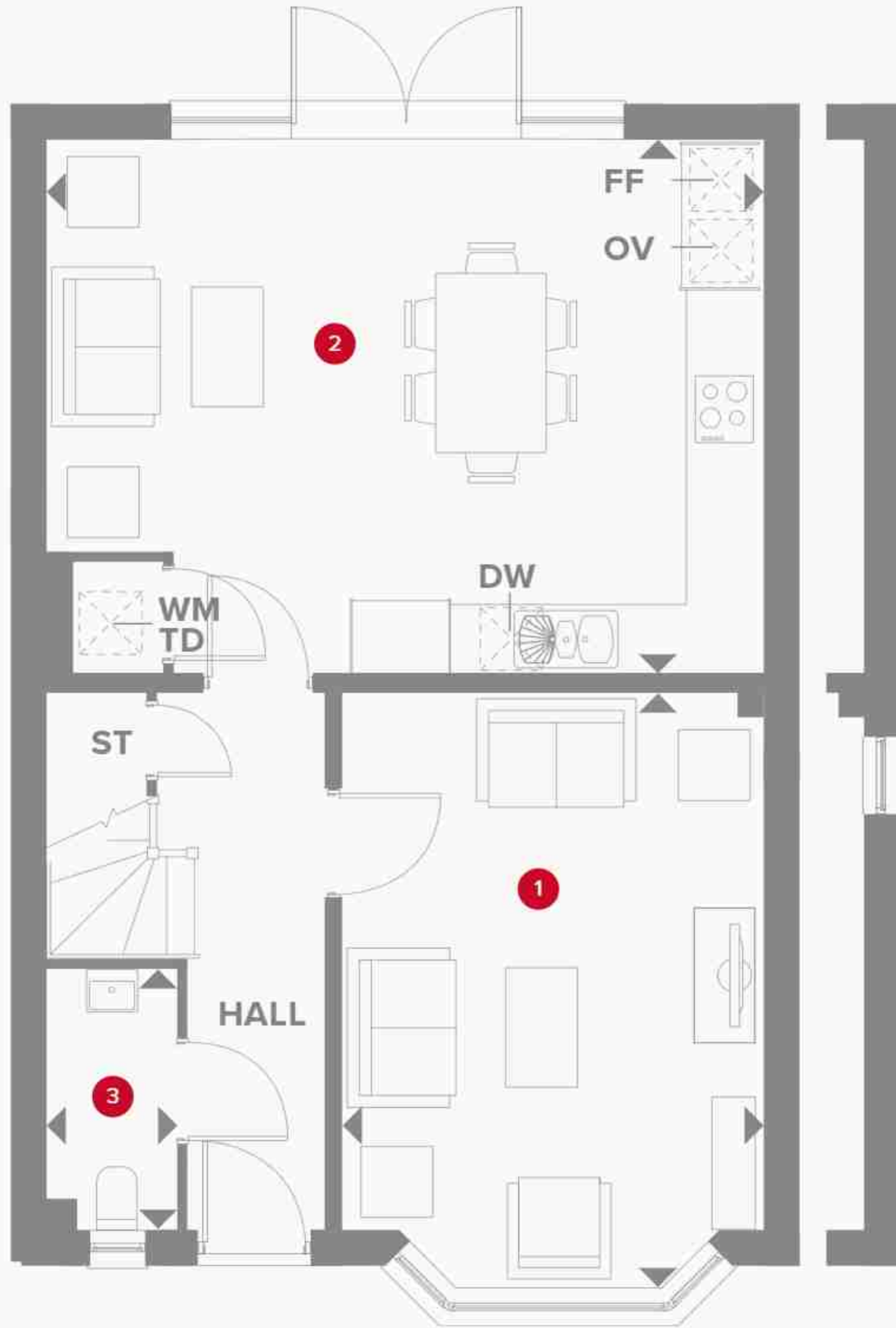
HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM HOME

 **REDROW**



*Alternative elevation for specific plots.


THE STRATFORD GROUND FLOOR

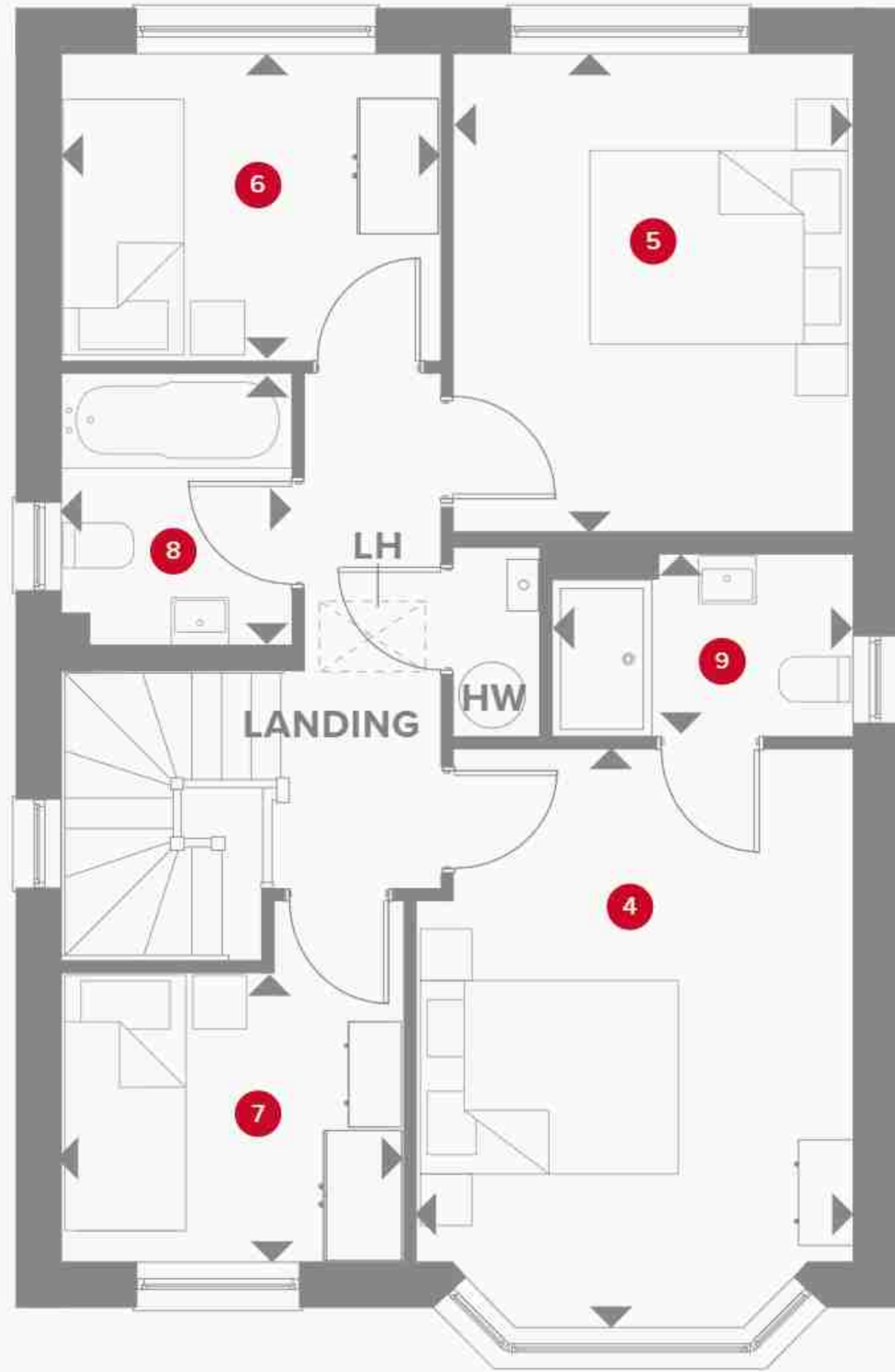
1 Lounge	16'4" x 11'6"	4.97 x 3.51 m
2 Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3 Cloaks	7'3" x 3'6"	2.20 x 1.07 m



KEY

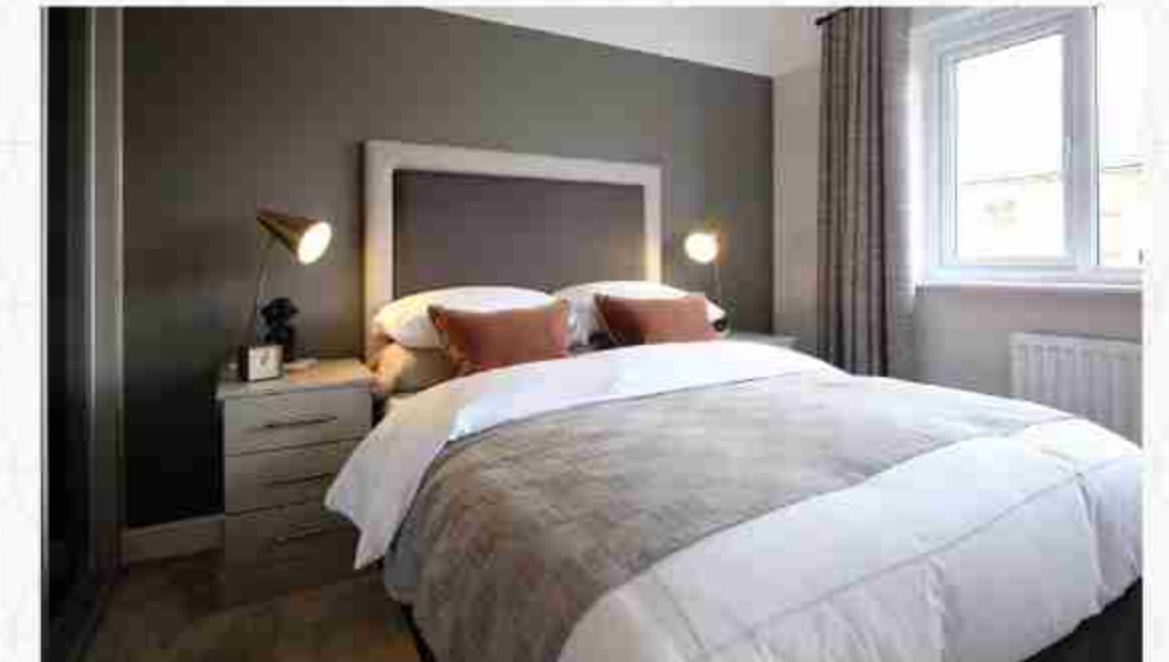
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE STRATFORD FIRST FLOOR

4	Bedroom 1	14'4" x 10'10"	4.36 x 3.31 m
5	Bedroom 2	11'11" x 9'11"	3.62 x 3.03 m
6	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
7	Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
8	Bathroom	6'9" x 5'9"	2.05 x 1.76 m
9	En-suite	7'6" x 4'7"	2.28 x 1.39 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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. Please see Sales Consultant for further details.



HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



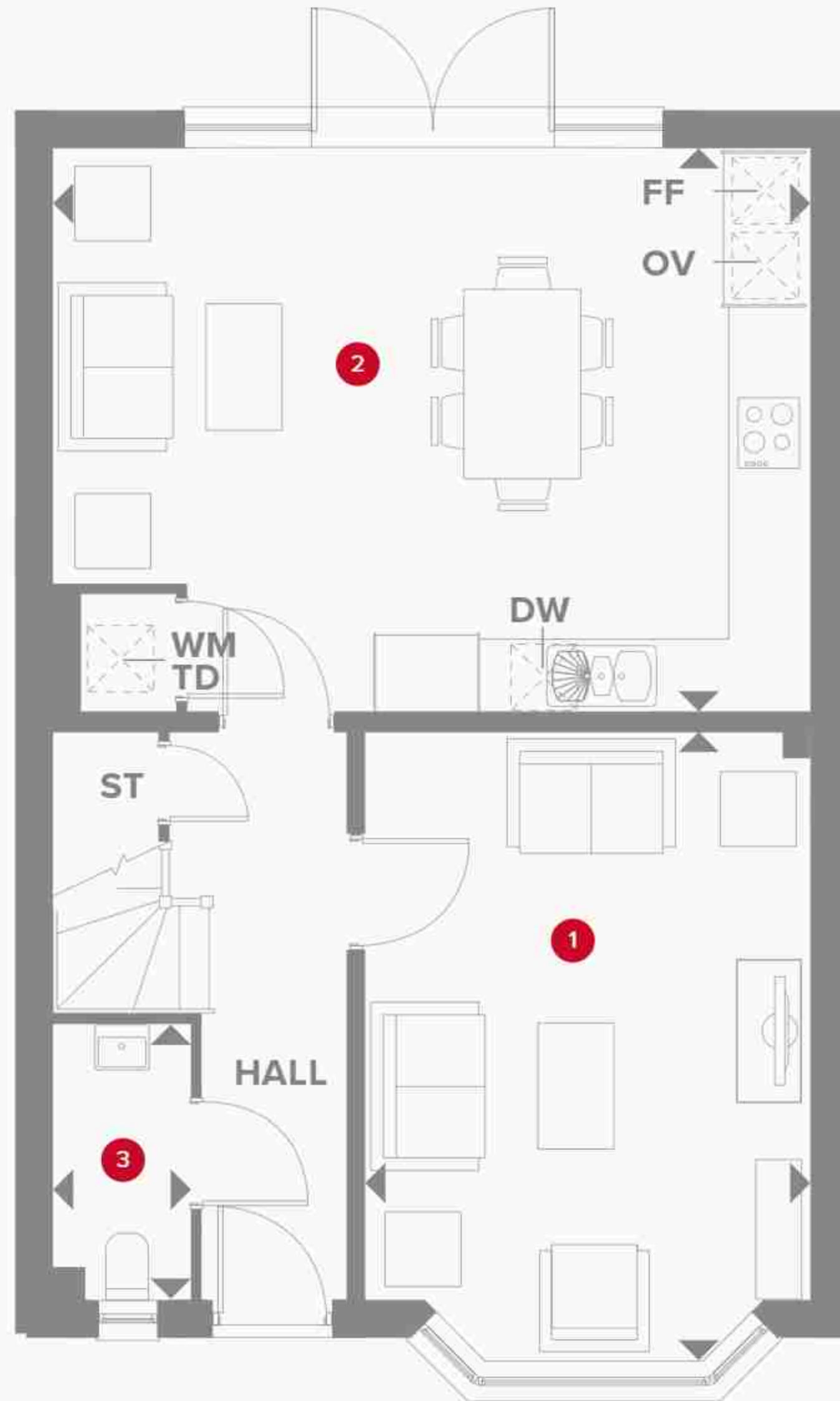
HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**




THE STRATFORD LIFESTYLE GROUND FLOOR

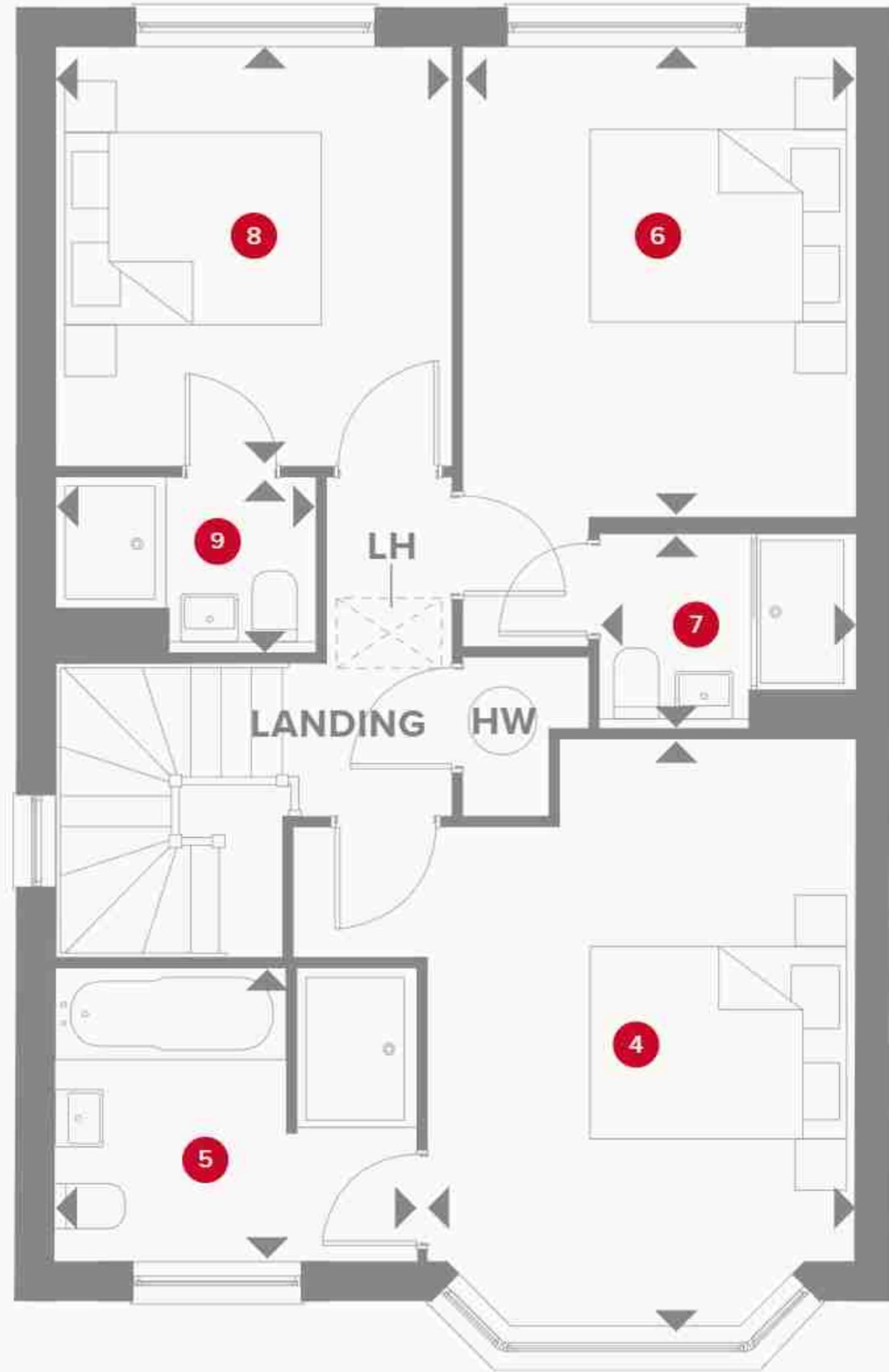
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m



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 LIFESTYLE FIRST FLOOR

4	Bedroom 1	14'5" x 10'7"	4.40 x 3.22 m
5	En-suite 1	8'10" x 7'3"	2.68 x 2.20 m
6	Bedroom 2	9'8" x 11'9"	2.94 x 3.57 m
7	En-suite 2	6'3" x 4'7"	1.90 x 1.39 m
8	Bedroom 3	10'4" x 9'9"	3.15 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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 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 WARWICK

THREE BEDROOM HOME

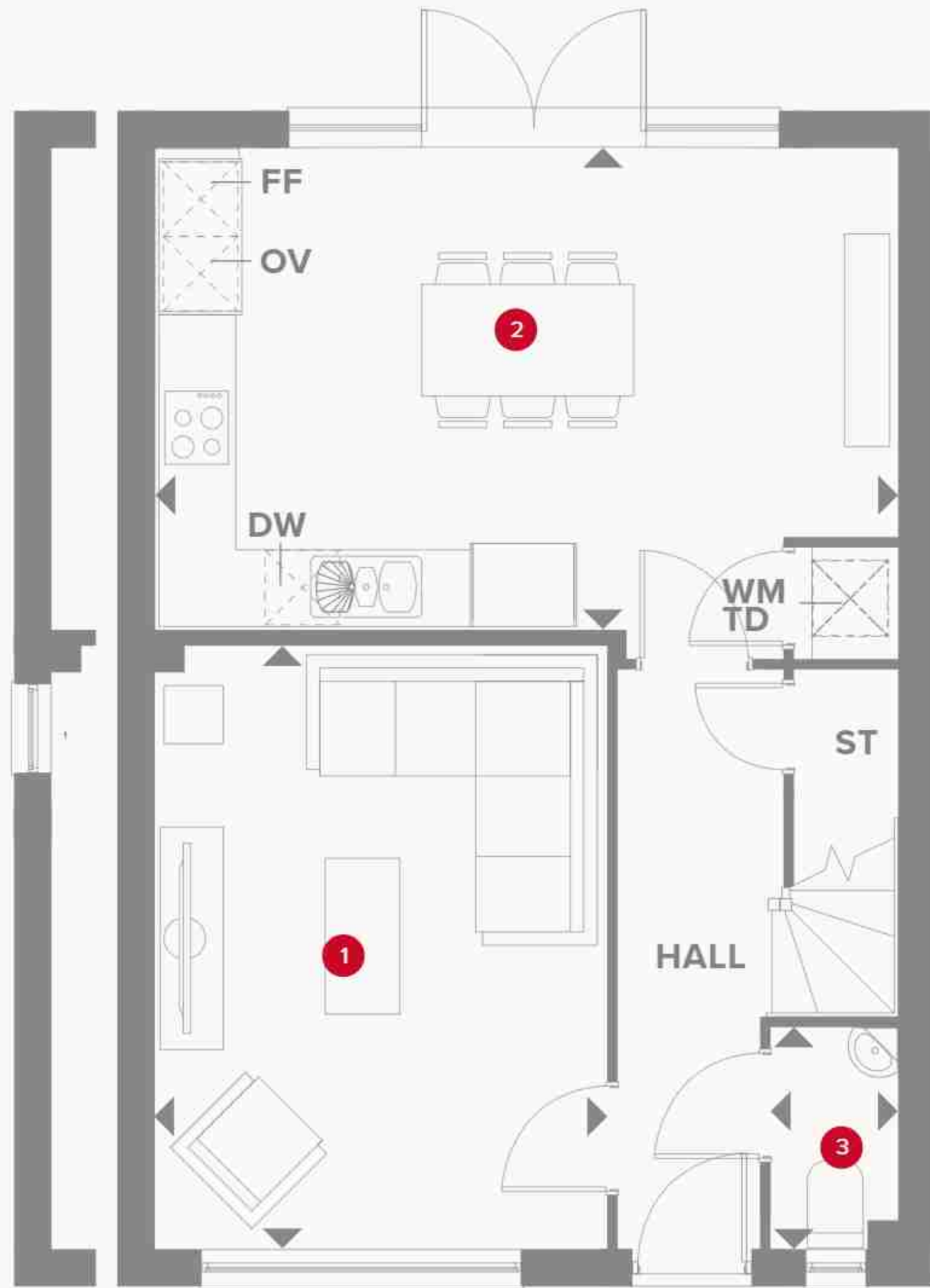
 **REDROW**



HERITAGE
- REDROW -

THE
WARWICK
THREE BEDROOM HOME

 **REDROW**




*Alternative elevation for specific plots.


THE WARWICK GROUND FLOOR

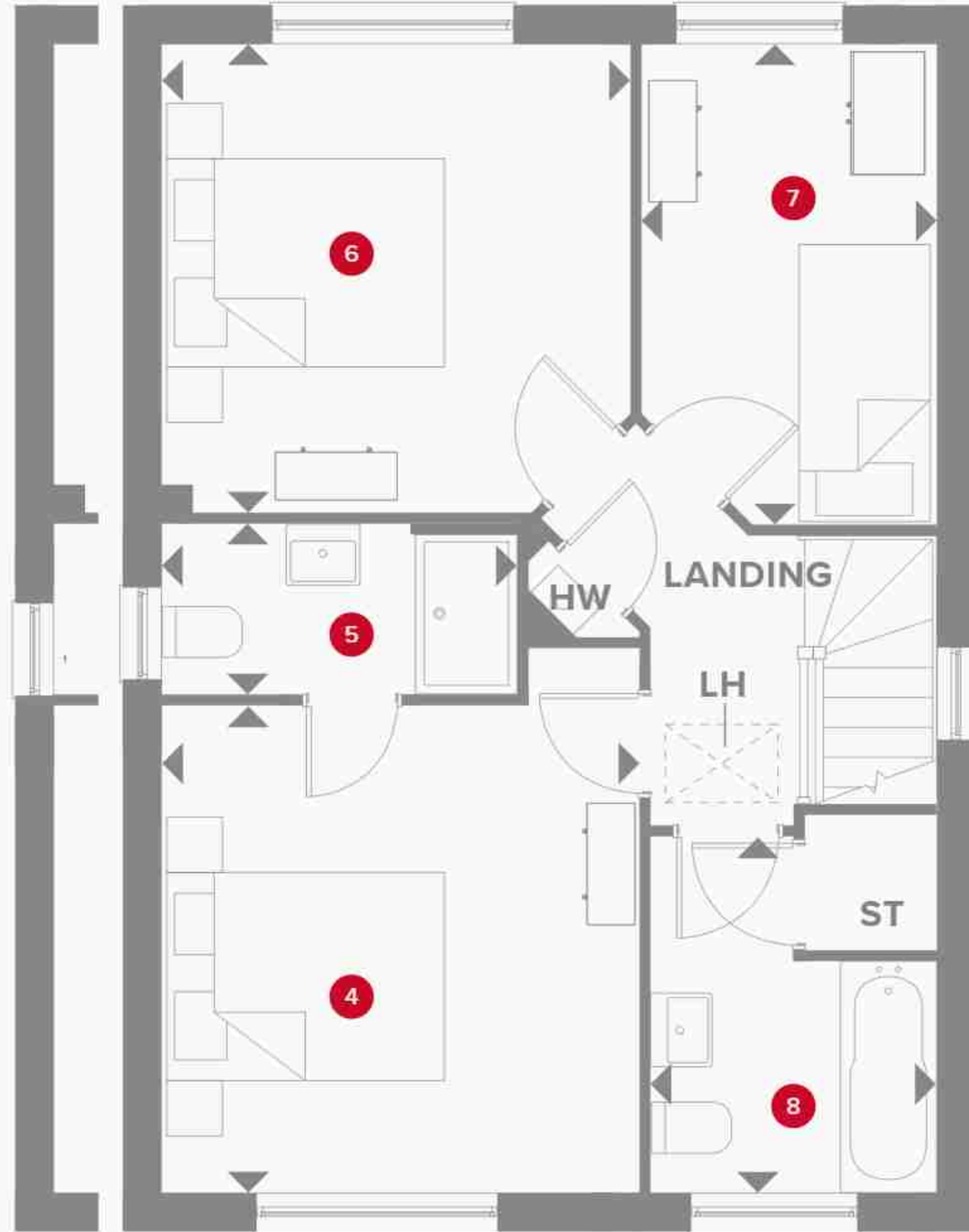
1	Lounge	15'5" x 11'7"	4.71 x 3.52 m
2	Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3	Cloaks	5'7" x 3'3"	1.71 x 0.98 m



KEY

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

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



*Alternative elevation for specific plots.

THE WARWICK FIRST FLOOR

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



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

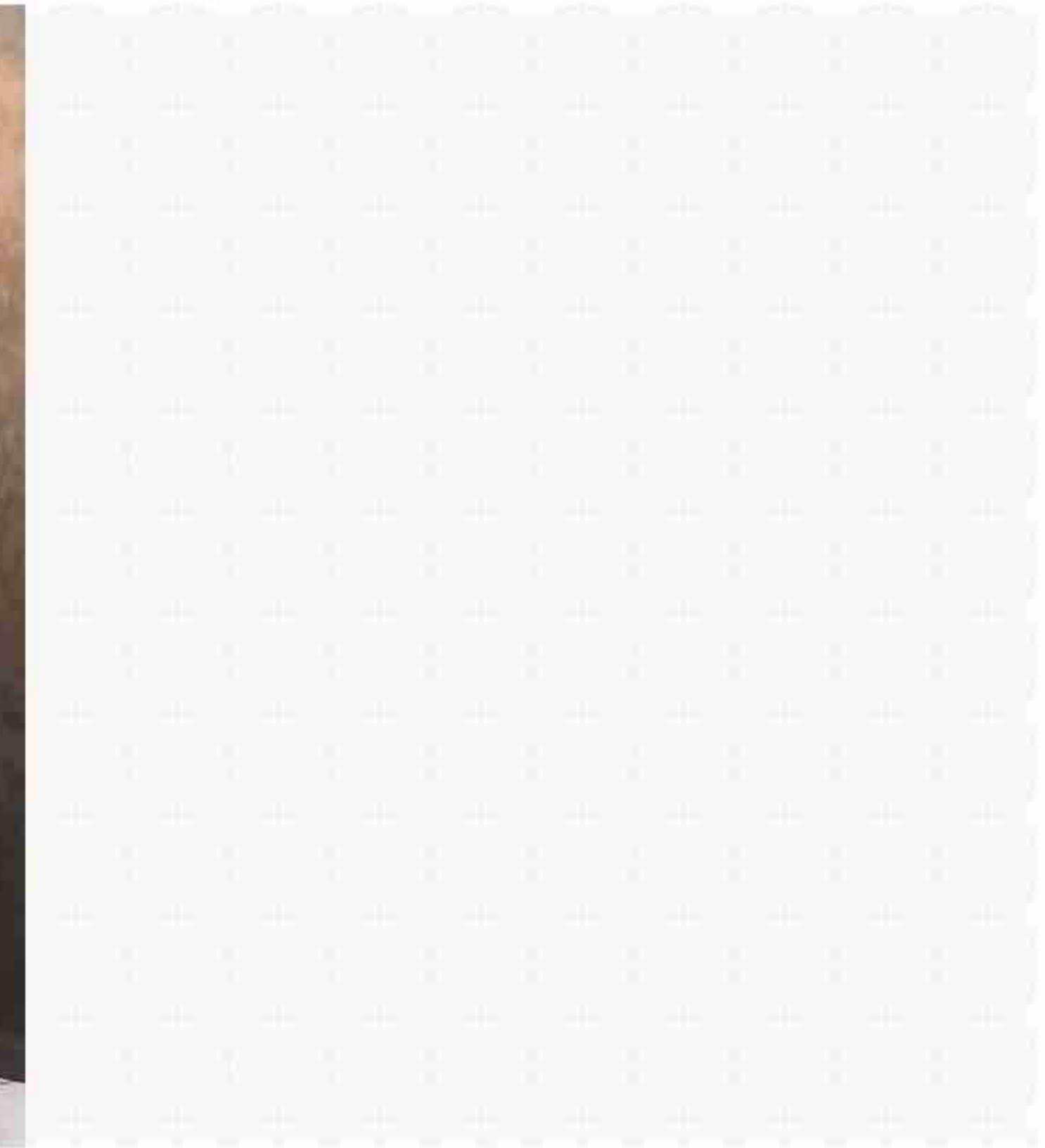


Customers should note this illustration is an example of the Warwick house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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.

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.





INTERIOR

Walls

Crown White emulsion paint finish.

Ceilings

Crown White emulsion paint finish

Internal Doors

"Cambridge" 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

Located as follows: one in lounge and family room and one in bedroom where 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 combi boiler. Housetype specific. See Sales Consultant for details.

Radiators

Myson radiators – Decorative radiator to the kitchen of the Letchworth and the Stratford house types only.

Electrical Sockets & Switch Plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

Symphony Dressing Area

Shelf and rail to bedroom 1 dressing areas in the Leamington Lifestyle housetypes only. Refer to drawings or Sales Consultant for details.

PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

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

Upstand

A To match above worktops with stainless steel splashback behind hob.

Under wall unit

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

Sink

A Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances

- 60cm Ceramic Hob
- Double oven
- 60cm chimney extract
- Integrated 50/50 fridge/freezer

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



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin

Ideal Standard or corner basin with chrome trap. Please refer to drawings to confirm basin design.

WC

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

Bath

Tempo Arc bath with White Meridian bath panel, only in en-suites that have a separate bath with a shower enclosure. Half height tiling around bath area. See Sales Consultant for details.

Brassware

Ideal Standard single lever tap.

Porcelanosa Wall Tiles

Choice of 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 where there is no separate shower enclosure in the bathroom.

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.

External Fencing

Refer to layouts.

Sides/Rear

Vertical boarding 1.8m high.

Paving

Buff riven faced flags as indicated on drawing.

Gate

1.8m timber gate.

Turfing

Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

Top soil

To rear gardens.

Outside tap

Refer to drawings for locations.



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.



AMBER FIELDS

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Quinton Rd, Kent ME10 2DD

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