HERITAGE

- REDROW -

# OAKLEIGH FIELDS

CLIFFE WOODS

REDROW

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# WELCOME TO
# OAKLEIGH FIELDS

## A BEAUTIFUL COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE PRETTY VILLAGE OF CLIFFE WOODS.

Set in the scenic Hoo Peninsula, one of Kent's best-kept secrets, Oakleigh Fields is a development that will suit buyers of all kinds. These elegant, award-winning Heritage Collection homes are set in picturesque surroundings, close to beautiful woodlands and meadows, perfect for walks, bike rides and relaxing picnics in the countryside. While the surrounding area is as tranquil as it is rural, though, these homes are not very far from a range of amenities in the nearby towns of Gravesend, Rochester, Chatham and Gillingham.

# 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.

# AN INSPIRED **NEW HOME**

## Explore what makes this collection so unique

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

# WHAT MAKES THIS COLLECTION **SO UNIQUE?**

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.

# SPEND MORE TIME **TOGETHER**

You won't have to travel far to access a range of amenities, with the Parkside Parade of shops located less than half a mile from home. Here you'll find a convenience store, post office and a doctor's surgery. You'll also find a Tesco Superstore in Rochester and an Asda in Gillingham, and for more all-encompassing retail therapy, Chatham's Pentagon Shopping Centre and the world-famous Bluewater in Dartford will both be ideal for satisfying more adventurous shoppers' requirements.

There are also plenty of options for eating and drinking out. From delicious curries at Cliffe Spice and fish and chips at Fish Express, both also situated at the Parkside Parade, to Cooling's Horseshoe and Castle hotel, the Stone Horse country pub in Higham and tasty Portuguese fare at Coelho's restaurant in Rochester, there will venues to suit all tastes and moods.

# ENJOY A HEALTHY **LIFESTYLE**

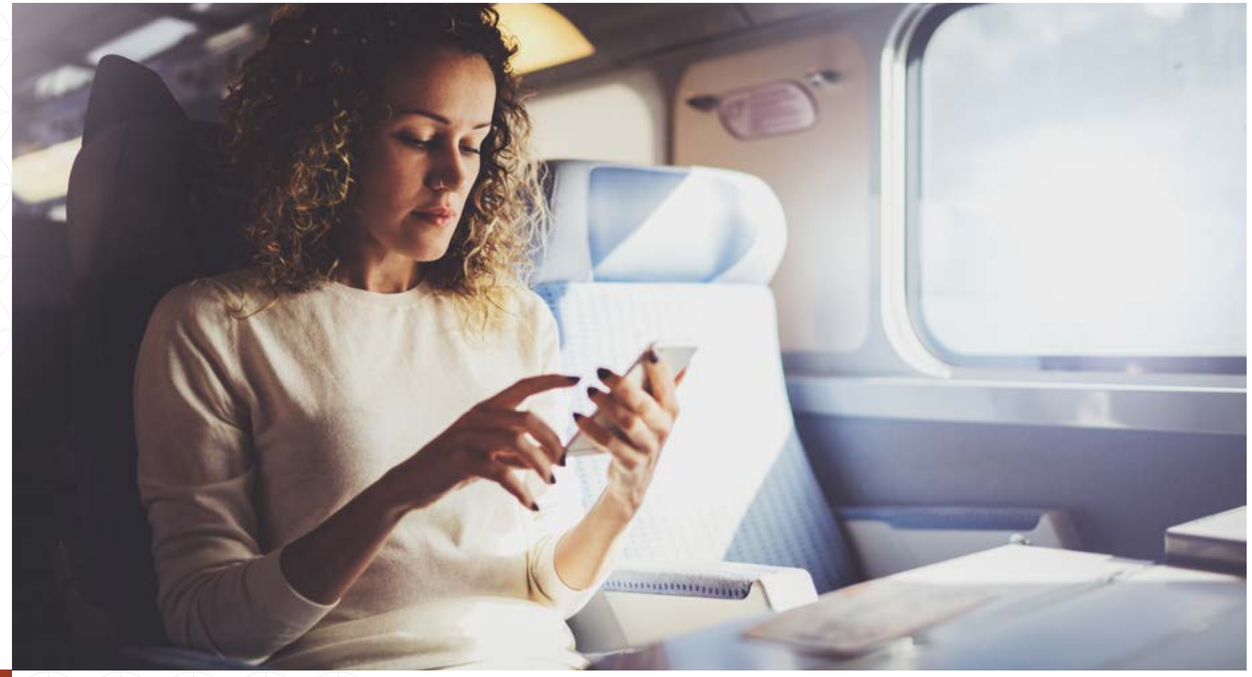
For fun, sport and fitness, there will be much to enjoy here. Hoo Sports Centre is just a 10 minute drive from home and has a gym, swimming pool, squash courts, dance studio and fitness classes. Golfers can enjoy a round or two at Rochester & Cobham Park Golf Club, a similar journey time from home, while for relaxing days out enjoying open green spaces and exploring the area, you'll be spoilt for choice.

The picturesque Eternal Lakes Nature Reserve is less than five minutes away in the car and has a café and shop, camping opportunities and some truly spectacular scenery to take in. The RSPB Cliffe Pools reserve is also close by and is well worth a visit, while the historic Cliffe Fort and Cooling Castle provide perfect opportunities to learn more about the area's rich heritage.

# MORE **OPPORTUNITIES**

Parents will be pleased to find a good range of schools for youngsters of all ages. Cliffe Woods Primary School is rated 'Outstanding' by Ofsted and is less than a mile from home, while St Helen's and Hilltop primaries are rated 'Good'.

For older students, Strood Academy and MidKent College are also rated 'Good', while for higher education, the University of Greenwich's Gillingham campus is just a 10 minute drive from the development. The independent Gad's Hill School and Rochester Independent College also come recommended.



# LESS TIME **TRAVELLING**

Transport connections are excellent, whether you prefer road or rail. The A2 trunk road is just 10 minutes away for journeys to Dartford and connections to the M25 for London, heading west - with a journey time to the centre of the capital of around 1 hour and 7 minutes. Canterbury, Dover, Margate and Ramsgate, meanwhile, are all accessible via the M2 motorway, going east.

For train travel, Higham, Strood, Rochester and Chatham stations are all within a 15 minute drive. Rochester station is around 10 minutes away and offers services to London Victoria (46 minutes), London St Pancras International (37 minutes), Dover (1 hour and 15 minutes) and Ramsgate (1 hour and 9 minutes).

For air travel, London Gatwick and London City airports are both around 45 minutes away, 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 **Oakleigh Fields .**

# SO YOU GET **MORE OUT**

- Public Open Space
- Local Equipped Areas of Play
- Cycleways & Footpaths
- Play Trail
- Dog Walking
- Allotments

# EXPLORE
# **OAKLEIGH FIELDS**
# MASTER PLAN

## KEY

- LET — **LETCHWORTH** 3 BEDROOM HOME
- STR — **STRATFORD** 4 BEDROOM HOME
- OXF — **OXFORD** 4 BEDROOM HOME
- OXFG — **OXFORD LIFESTYLE** 3 BEDROOM HOME
- LEAG — **LEAMINGTON LIFESTYLE** 3 BEDROOM HOME
- HAR — **HARROGATE** 4 BEDROOM HOME
- SHA — **SHAFTESBURY** 4 BEDROOM HOME
- OVE — **OVERTON** 4 BEDROOM HOME
- WIN — **WINDSOR** 4 BEDROOM HOME
- CAM — **CAMBRIDGE** 4 BEDROOM HOME
- CHE — **CHESTER** 4 BEDROOM HOME
- LED — **LEDSHAM** 4 BEDROOM HOME
- HAM — **HAMPSTEAD** 5 BEDROOM HOME
- HEN — **HENLEY** 4 BEDROOM HOME
- RIC — **RICHMOND** 4 BEDROOM HOME

### AFFORDABLE HOUSING

- ☐ – Shared Ownership
- ☐ – Affordable Rent

**BCP –** Bin Collection Point
**S/S –** Sub Station
**P/S –** Pump Station
**LEAP –** Local Equipped Area for Play
**U/A –** Unallocated Parking Bay
**V –** Visitor Parking Bay

**C/S –** Cycle Store
**TF –** Timber Frame
**PROW –** Public Right of Way
**WW2 –** World War 2 Pill boxes
**o –** Collapsible Bollard

This plan and the location of affordable homes 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 development and plot specific details inclusive of PV panels and M4(2)/M4(3) compliant properties please liaise directly with our Sales Consultant.

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REDROW

HERITAGE

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

HERITAGE

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

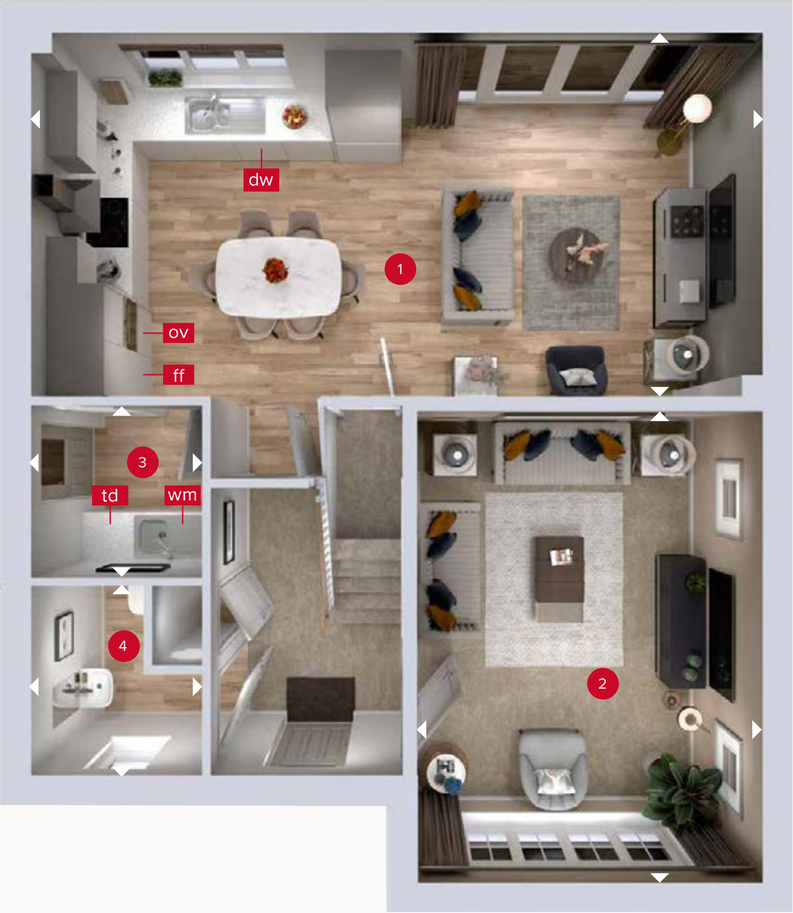
HERITAGE

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED
ECO ELECTRIC 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 11'9" | 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 | 13'9" x 11'0" | 4.18 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" | 2.54 x 2.19 m |

NEW HOMES QUALITY CODE

09.04.2024

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 for more information. 01151-09 EG_CAMB_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

REDROW

HERITAGE

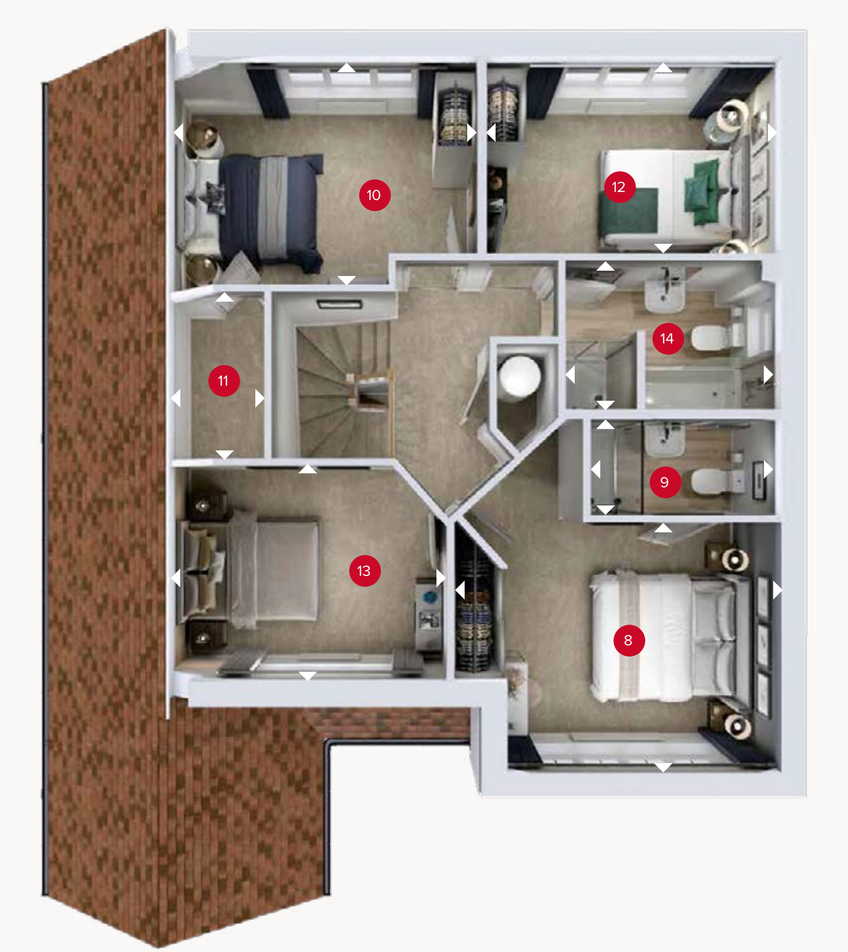
- REDROW -

# THE CHESTER

FOUR BEDROOM DETACHED
ECO ELECTRIC 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 | 11'10" x 9'10" | 3.60 x 3.00 m |
| 3 | Dining | 12'7" x 10'11" | 3.84 x 3.33 m |
| 4 | Family | 12'7" x 9'9" | 3.84 x 2.97 m |
| 5 | Utility | 9'6" x 5'1" | 2.89 x 1.55 m |
| 6 | Cloaks | 5'9" 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 9'9" | 3.91 x 2.96 m |
| 11 | Dressing Room | 6'9" 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 |

NEW HOMES QUALITY CODE

09.04.2024

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. 01151-09 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

REDROW

HERITAGE

- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

HERITAGE

- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

GROUND FLOOR

FIRST FLOOR

# 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 11’9” | 5.35 x 3.57 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 | 17’0” x 15’2” | 5.17 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” | 4.50 x 3.21 m |
| 13 | Bedroom 4 | 11’3” x 9’9” | 3.43 x 2.98 m |
| 14 | Bedroom 5/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 |

NEW HOMES QUALITY CODE

23.04.2024

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 for more information. 01151-09 EG_HAMP_DM.2

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

REDROW

HERITAGE

- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

HERITAGE

- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

HERITAGE

- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

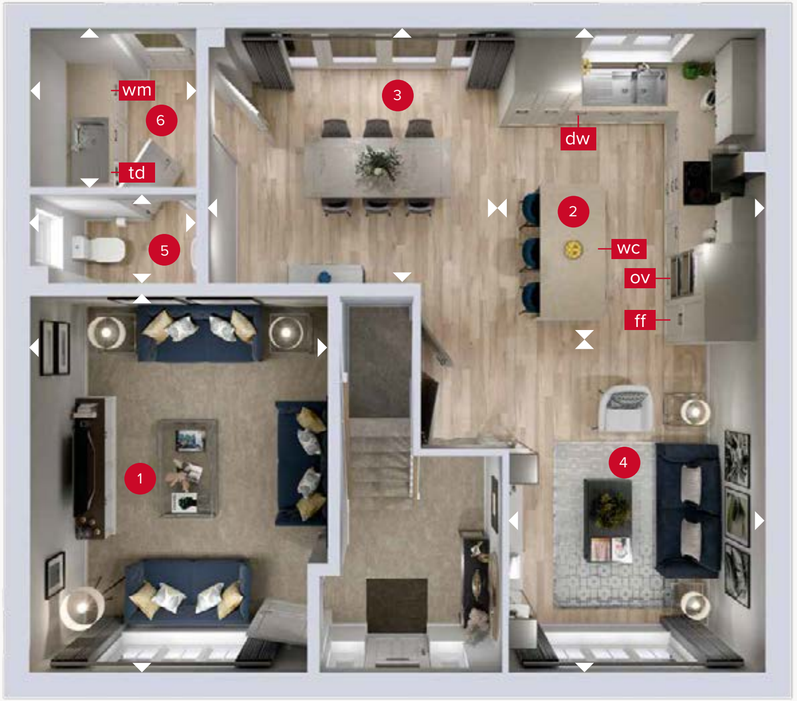
HERITAGE

- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW




GROUND FLOOR

FIRST FLOOR

# THE HARROGATE

## GROUND FLOOR

| | | | |
|---|---|---|---|
| 1 | Lounge | 15'4" x 12'0" | 4.68 x 3.65 m |
| 2 | Kitchen | 12'5" x 10'2" | 3.79 x 3.09 m |
| 3 | Dining | 13'1" x 10'3" | 4.00 x 3.13 m |
| 4 | Family | 13'8" x 10'1" | 4.17 x 3.08 m |
| 5 | Cloaks | 5'8" x 3'7" | 1.73 x 1.10 m |
| 6 | Utility | 6'4" x 5'8" | 1.94 x 1.73 m |

## FIRST FLOOR

| | | | |
|---|---|---|---|
| 7 | Bedroom 1 | 12'2" x 10'10" | 3.72 x 3.30 m |
| 8 | Dressing | 6'10" x 6'5" | 2.09 x 1.96 m |
| 9 | En-suite | 8'2" x 5'7" | 2.48 x 1.69 m |
| 10 | Bedroom 2 | 13'9" x 10'0" | 4.18 x 3.05 m |
| 11 | Bedroom 3 | 12'1" x 10'0" | 3.69 x 3.05 m |
| 12 | Bedroom 4 | 11'2" x 9'2" | 3.40 x 2.79 m |
| 13 | Bathroom | 7'7" x 5'9" | 2.31 x 1.76 m |

NEW HOMES QUALITY CODE

23.04.2024

Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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 for more information. 01151-09 EG_HARR_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

REDROW

HERITAGE

- REDROW -

# THE HENLEY

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

GROUND FLOOR

FIRST FLOOR

# THE HENLEY

## GROUND FLOOR

| | | | |
|---|---|---|---|
| 1 | Lounge | 17'7" x 11'9" | 5.37 x 3.57 m |
| 2 | Kitchen | 13'4" x 11'5" | 4.07 x 3.49 m |
| 3 | Dining | 13'1" x 11'9" | 3.99 x 3.57 m |
| 4 | Family | 13'3" x 11'6" | 4.03 x 3.51 m |
| 5 | Utility | 6'8" x 5'11" | 2.03 x 1.80 m |
| 6 | Cloaks | 7'3" x 3'7" | 2.20 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 11'9" | 5.09 x 3.57 m |
| 9 | En-suite 1 | 10'10" x 6'4" | 3.29 x 1.94 m |
| 10 | Bedroom 2 | 14'4" x 10'2" | 4.37 x 3.11 m |
| 11 | En-suite 2 | 7'6" x 5'4" | 2.28 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 |

NEW HOMES QUALITY CODE

09.04.2024

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 for more information. 01151-09 EG_HENL_DM.2

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

REDROW

HERITAGE

- REDROW -

# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

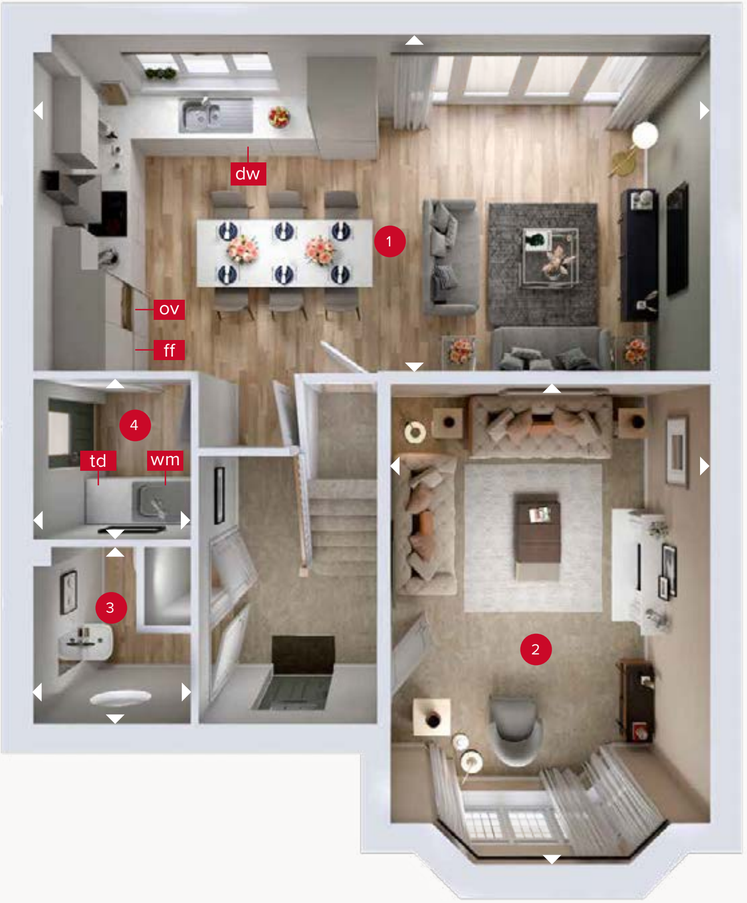
HERITAGE

- REDROW -

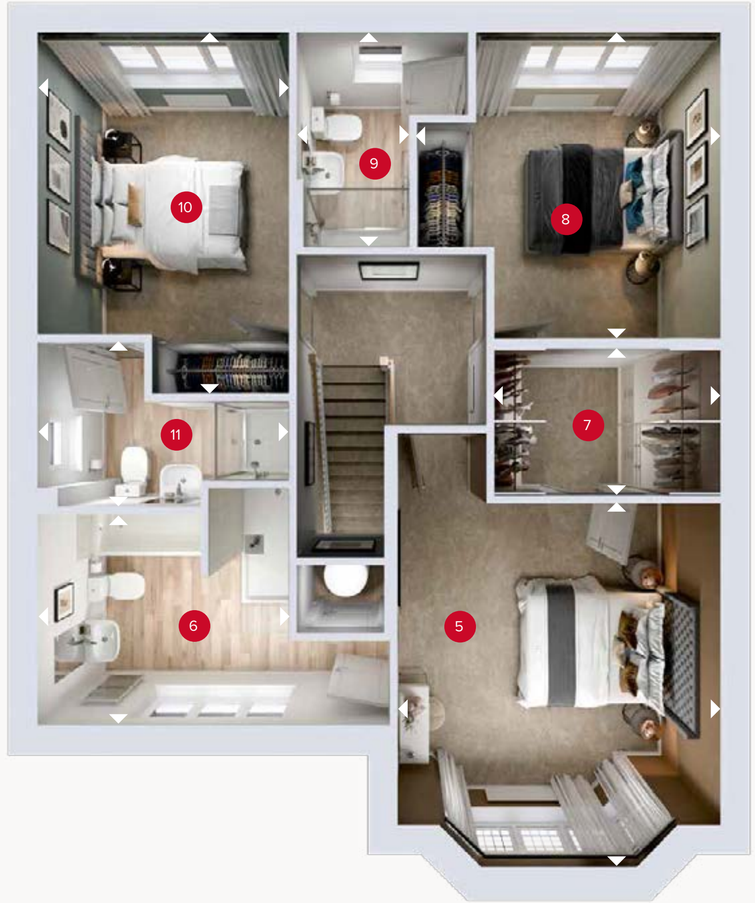
# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED
ECO ELECTRIC 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 11'9" | 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 11'9" | 4.09 x 3.57 m |
| 6 | En-suite 1 | 9'3" x 7'9" | 2.83 x 2.36 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 1.27 m |
| 10 | Bedroom 3 | 13'7" x 9'3" | 4.13 x 2.83 m |
| 11 | En-suite 3 | 9'3" x 6'0" | 2.83 x 1.83 m |

NEW HOMES QUALITY CODE

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 for more information. 01151-09 EG_LEAMQ_DM.2

23.04.2024

▷ 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

REDROW

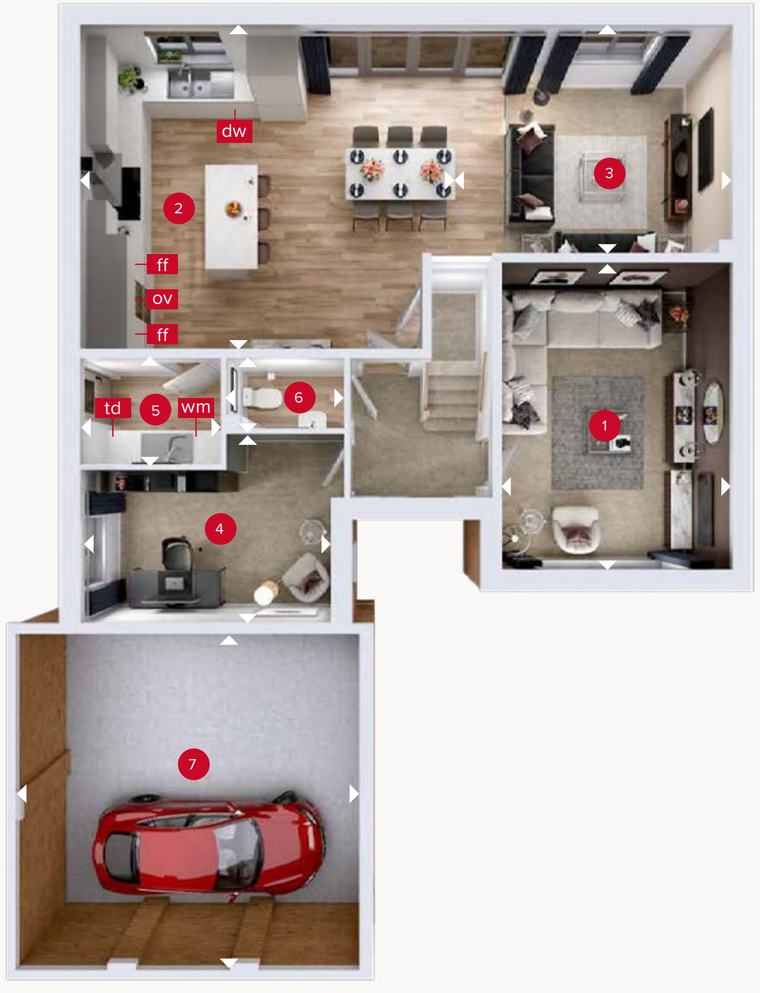
HERITAGE

- REDROW -

# THE LEDSHAM

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW




GROUND FLOOR

FIRST FLOOR

# THE LEDSHAM

## GROUND FLOOR

| | | | |
|---|---|---|---|
| 1 | Lounge | 15'11" x 11'9" | 4.84 x 3.57 m |
| 2 | Kitchen/Dining | 22'9" x 17'0" | 6.94 x 2.18 m |
| 3 | Family | 10'9" x 11'11" | 3.27 x 3.64 m |
| 4 | Study | 12'10" x 9'8" | 3.90 x 2.95 m |
| 5 | Utility | 7'4" x 5'6" | 2.23 x 1.67 m |
| 6 | Cloaks | 5'11" x 3'7" | 1.81 x 1.10 m |
| 7 | Garage | 17'9" x 17'5" | 5.41 x 5.30 m |

## FIRST FLOOR

| | | | |
|---|---|---|---|
| 8 | Bedroom 1 | 11'11" x 11'5" | 3.63 x 3.49 m |
| 9 | Dressing Room | 8'8" x 6'2" | 2.65 x 1.88 m |
| 10 | En-suite 1 | 9'10" x 6'0" | 3.00 x 1.82 m |
| 11 | Bedroom 2 | 11'11" x 10'8" | 3.63 x 3.24 m |
| 12 | En-suite 2 | 8'2" x 3'11" | 2.49 x 1.19 m |
| 13 | Bedroom 3 | 13'1" x 9'8" | 3.99 x 2.94 m |
| 14 | Bedroom 4 | 11'8" x 7'7" | 3.55 x 2.31 m |
| 15 | Bathroom | 9'9" x 7'9" | 2.98 x 2.36 m |

NEW HOMES QUALITY CODE

23.04.2024

Customers should note this illustration is an example of the Ledsham 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 for more information. 01151-09 EG_LEDH_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

REDROW

HERITAGE

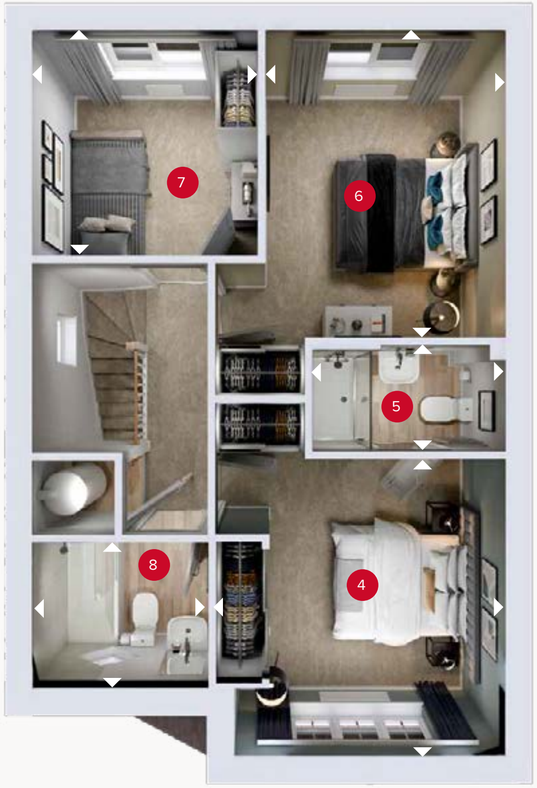
- REDROW -

# THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED
ECO ELECTRIC HOME

REDROW

GROUND FLOOR




FIRST FLOOR

# THE LETCHWORTH

## GROUND FLOOR

| | | | |
|---|---|---|---|
| 1 | Kitchen/Dining | 18'1" x 11'5" | 5.50 x 3.48 m |
| 2 | Lounge | 16'1" x 11'0" | 4.89 x 3.35 m |
| 3 | Cloaks | 6'4" x 2'1" | 1.94 x 0.90 m |

## FIRST FLOOR

| | | | |
|---|---|---|---|
| 4 | Bedroom 1 | 11'5" x 11'1" | 3.47 x 3.38 m |
| 5 | En-suite | 7'5'' x 4'1" | 2.26 x 1.25 m |
| 6 | Bedroom 2 | 11'11" x 9'3" | 3.62 x 2.81 m |
| 7 | Bedroom 3 | 8'8" x 8'7" | 2.64 x 2.61 m |
| 8 | Bathroom | 6'8" x 5'7" | 2.03 x 1.71 m |

NEW HOMES QUALITY CODE

04.07.2024

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 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 for more information. 001151-09 EG_LETC_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

REDROW

HERITAGE

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

HERITAGE

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

GROUND FLOOR

FIRST FLOOR

# 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" | 5.90 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 | 12'4" 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 |

NEW HOMES QUALITY CODE

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. 01151-09 EG_OXFO_DM.2

23.04.2024

▷ 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

REDROW

HERITAGE

- REDROW -

# THE RICHMOND

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

HERITAGE

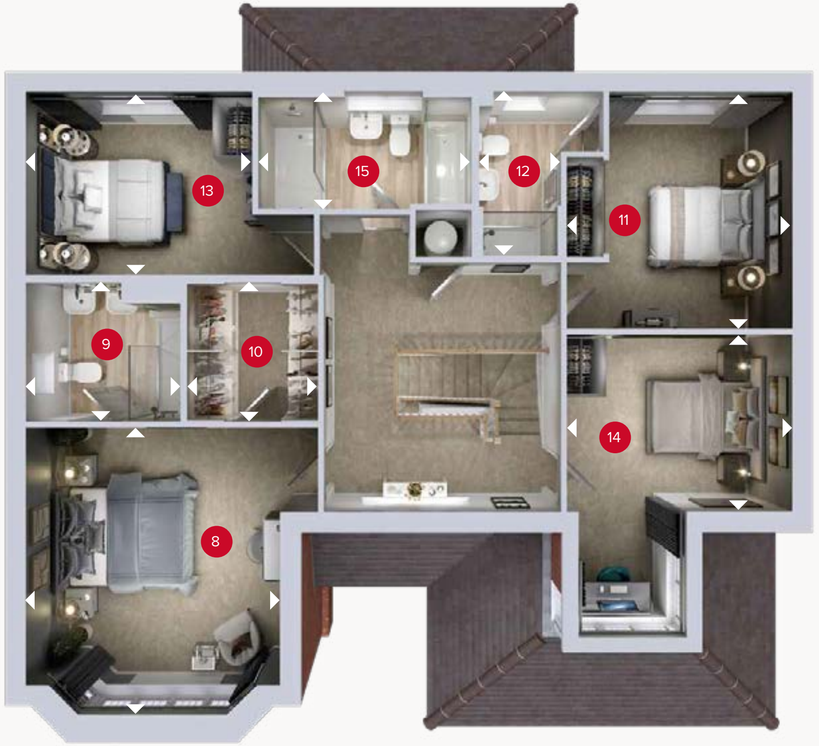
- REDROW -

# THE RICHMOND

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

GROUND FLOOR




FIRST FLOOR

# THE RICHMOND

## GROUND FLOOR

| | | | |
|---|---|---|---|
| 1 | Lounge | 17'7" x 12'10" | 5.35 x 3.90 m |
| 2 | Family | 14'1" x 11'3" | 4.28 x 3.42 m |
| 3 | Dining | 11'3" x 11'3" | 3.43 x 3.42 m |
| 4 | Kitchen | 15'5" x 14'3" | 4.69 x 4.35 m |
| 5 | Utility | 11'3" x 5'3" | 3.42 x 1.61 m |
| 6 | Cloaks | 5'6" x 3'8" | 1.68 x 1.12 m |
| 7 | Garage | 17'9" x 16'6" | 5.41 x 5.03 m |

## FIRST FLOOR

| | | | |
|---|---|---|---|
| 8 | Bedroom 1 | 14'8" x 12'10" | 4.46 x 3.90 m |
| 9 | En-suite 1 | 7'9" x 7'1" | 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 2.94 m |
| 14 | Bedroom 4 | 11'5" x 9'0" | 3.49 x 2.74 m |
| 15 | Bathroom | 10'10" x 6'1" | 3.30 x 1.86 m |

NEW HOMES QUALITY CODE

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 for more information. 01151-09 EG_RICH_DM.2

23.04.2024

▷ 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

REDROW

HERITAGE

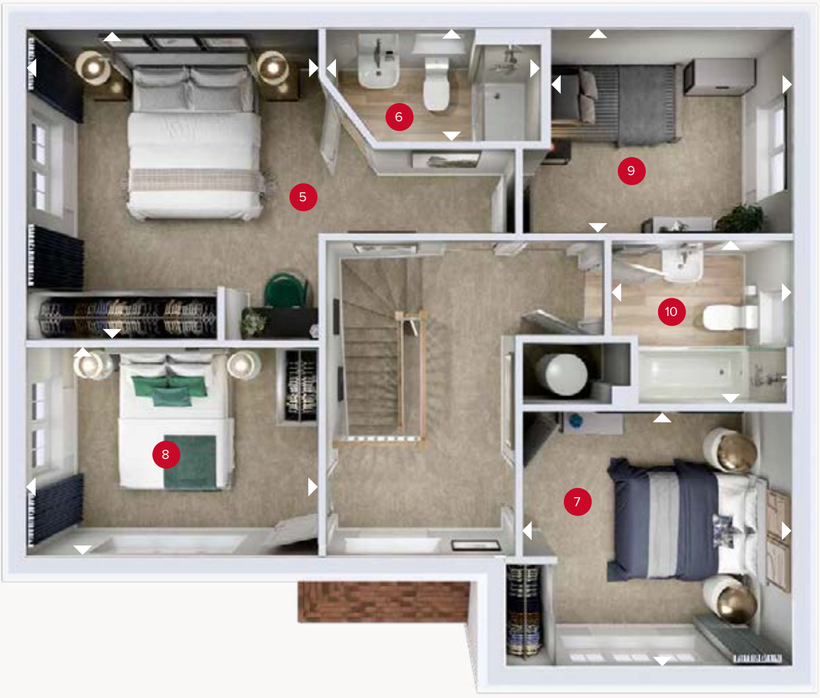
- REDROW -

# THE SHAFTESBURY

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

GROUND FLOOR




FIRST FLOOR

# THE SHAFTESBURY

## 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 | 6’5” x 3’2” | 1.99 x 0.97 m |
| 4 | Utility | 6’6” x 5’10” | 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 | 9’11” x 8’0” | 3.01 x 2.45 m |
| 10 | Bathroom | 7’5” x 6’9” | 2.26 x 2.05 m |

NEW HOMES QUALITY CODE

23.04.2024

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. 01151-09 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

REDROW

HERITAGE

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

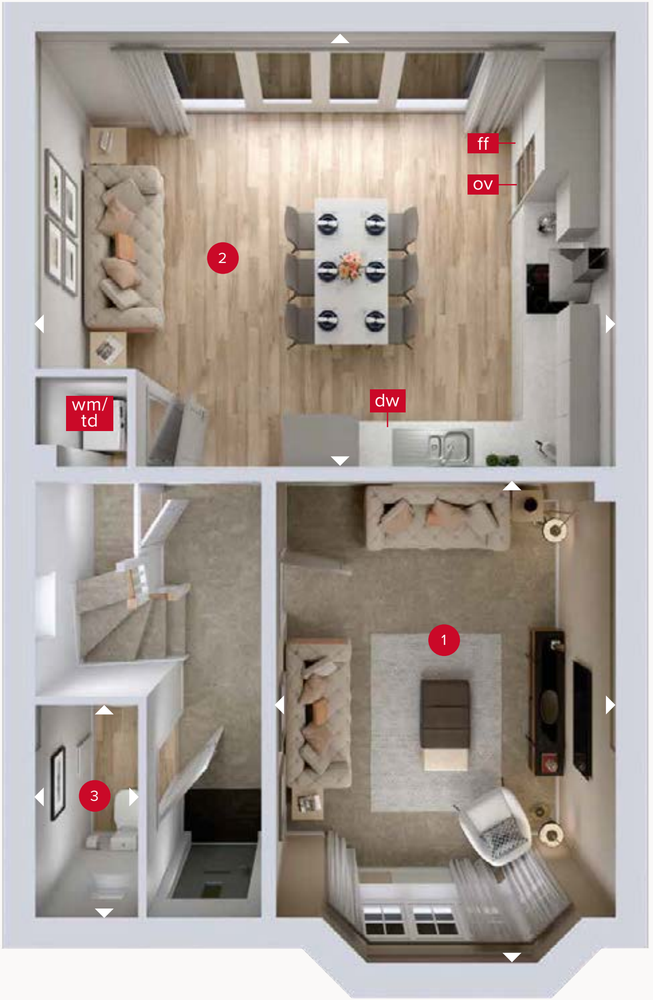
HERITAGE

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW




GROUND FLOOR

FIRST FLOOR

# THE STRATFORD

## 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 | 7'1" x 3'6" | 2.15 x 1.07 m |

## FIRST FLOOR

| | | | |
|---|---|---|---|
| 4 | Bedroom 1 | 14'4" x 10'8" | 4.36 x 3.24 m |
| 5 | En-suite | 7'4" x 4'7" | 2.24 x 1.39 m |
| 6 | Bedroom 2 | 12'0" x 9'11" | 3.66 x 3.03 m |
| 7 | Bedroom 3 | 9'3" x 7'10" | 2.82 x 2.38 m |
| 8 | Bedroom 4 | 8'6" x 7'1" | 2.60 x 2.15 m |
| 9 | Bathroom | 6'9" x 5'9" | 2.06 x 1.76 m |

NEW HOMES QUALITY CODE

23.04.2024

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 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. 01151-09 EG_STRA_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

REDROW

HERITAGE

- REDROW -

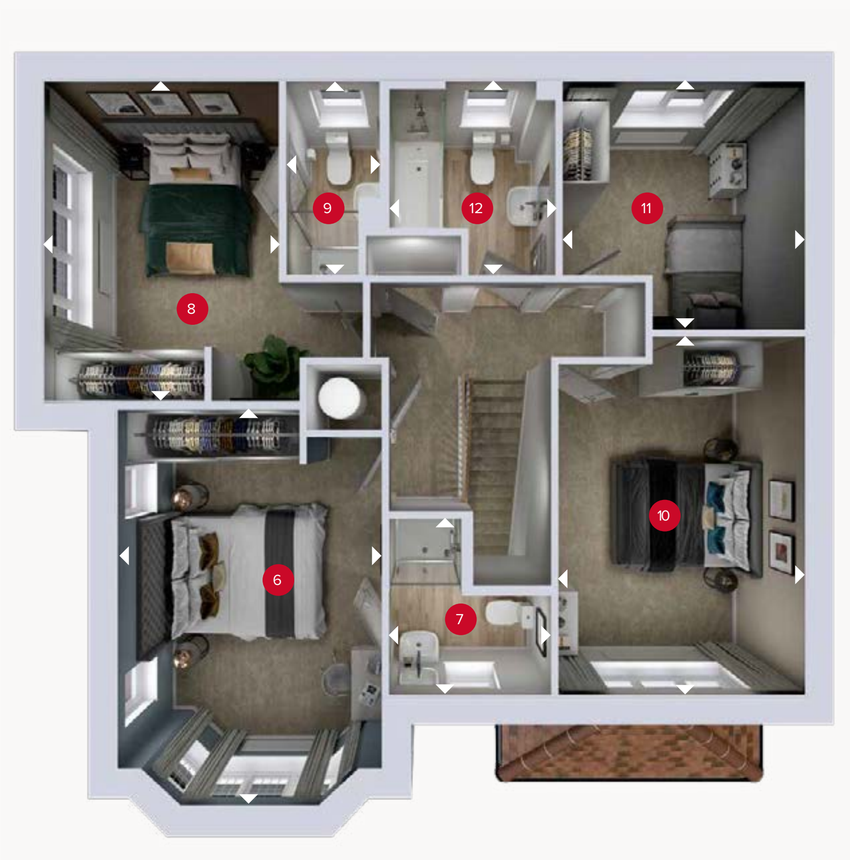
# THE OVERTON

FOUR BEDROOM DETACHED
ECO ELECTRIC HOME

REDROW

# THE OVERTON

GROUND FLOOR




FIRST FLOOR

## GROUND FLOOR

| | | | |
|---|---|---|---|
| 1 | Lounge | 15'10" x 10'7" | 4.82 x 3.23 m |
| 2 | Family/Kitchen/ Dining | 24'5" x 12'10" | 7.43 x 3.90 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" | 4.88 x 3.23 m |
| 7 | En-suite | 7'1" x 6'6" | 2.16 x 1.98 m |
| 8 | Bedroom 2 | 12'10" x 9'5" | 3.90 x 2.87 m |
| 9 | En-suite 2 | 7'9" x 3'9" | 2.37 x 1.14 m |
| 10 | Bedroom 3 | 14'4" x 9'11" | 4.38 x 3.02 m |
| 11 | Bedroom 4 | 9'11" x 9'9" | 3.03 x 2.96m |
| 12 | Bathroom | 7'9" x 6'8" | 2.37 x 2.04 m |

NEW HOMES QUALITY CODE

09.09.2025

Customers should note this illustration is an example of the Overton 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 for more information. 01151-28 EG_OVER_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

REDROW

# 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

HERITAGE
- REDROW -

# OAKLEIGH FIELDS

Eco Electric House Specification

REDROW

# PLAN YOUR **DREAM HOME**

## KITCHEN & UTILITY

**Kitchen Styles**

Exclusive kitchen designs. Refer to Sales Consultant for details of latest kitchen styles offered. Subject to build stage.

**Upstand**

To match above worktops with stainless steel splashback behind hob.

**Under Wall Unit**

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

**Sink**

Properties under 1500sqft
- Kitchen stainless steel bowl and a half sink with mixer tap

Properties over 1500sqft
- Kitchen stainless steel double bowl with mixer tap

**Utility Sink**

- Single Bowl - House types specific

**Appliances AEG / Electrolux / Zanussi**

Properties under 1500sqft
- Electric Hob 60cm with 4 heat zones
- Double Oven
- Chimney Extract - 60cm

Properties over 1500sqft
- Electric Hob 80cm/90cm with multiple heat zones - house type specific
- Double Oven
- Chimney Extract - 80cm/90cm - house type specific

**Fridge/Freezers**

Properties under 1600sqft
- Integrated 50/50 Fridge/Freezer *including the Hampstead and Highgate house types

Properties over 1600sqft
- 2x integrated 50/50 Fridge/Freezers *excluding the Hampstead and Highgate house types

# INTERIOR

**Walls**

White emulsion paint finish.
Refer to Sales Consultant for details.

**Ceilings**

White emulsion paint finish.
Refer to Sales Consultant for details.

**Internal Doors**

“Cambridge” 2 panel internal moulded door.

**Internal Door Furniture**

Polished chrome effect door furniture.

**TV Point**

Located as follows: one in lounge and one in bedroom. 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.

**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.

**Radiators**

Myson radiators to upper floors.

**Central Heating**

Air Source Heat Pump - Refer to Sales Consultant for details.

**Underfloor Heating**

Within screeded floors on ground level.

**Wardrobe**

Wardrobe to bed 1 only on properties over 1600sqft.
House type specific. Refer to Sales Consultant for details.

Lifestyle Properties
- Shelf and rail to bed 1 dressing area in the Leamington Lifestyle only.

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

## BATHROOM, EN-SUITE & 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 dual flush cistern.

**Bath**

Ideal standard Tempo Arc bath with Meridian Isocore bath panel.

**Brassware**

Ideal Standard single lever tap.

**Wall Tiles**

Choice of wall tile to splash back area and full height tiling to surrounding shower and bath enclosures only. Refer to Sales Consultant for details, subject to build stage.

**Towel Warmer**

Dual fuel 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.

**Car Charging Points**
Electric car charging points to every house - see Sales Consultant for details and location.

**External Fencing**
**Side & Rear** – Vertical boarding 1.8m high.

**Gate**
1.8 High timber gate.

**Paving**
Buff riven faced flags as indicated on drawing.

**Turfing**
Properties under 1600sqft
- Turf to front garden, top soil to rear garden

Properties over 1600sqft
- Turf to front and rear gardens

**Top Soil**
To rear gardens.

**Outside Tap**
Refer to drawing for location.

# 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.

NEW HOMES QUALITY CODE

REDROW

# OAKLEIGH FIELDS

Town Road, Cliffe Woods, Kent ME3 8JE

Discover a better way to live

**redrow.co.uk**