

HERITAGE

- REDROW -

HAMPDEN MEADOWS

WATLINGTON



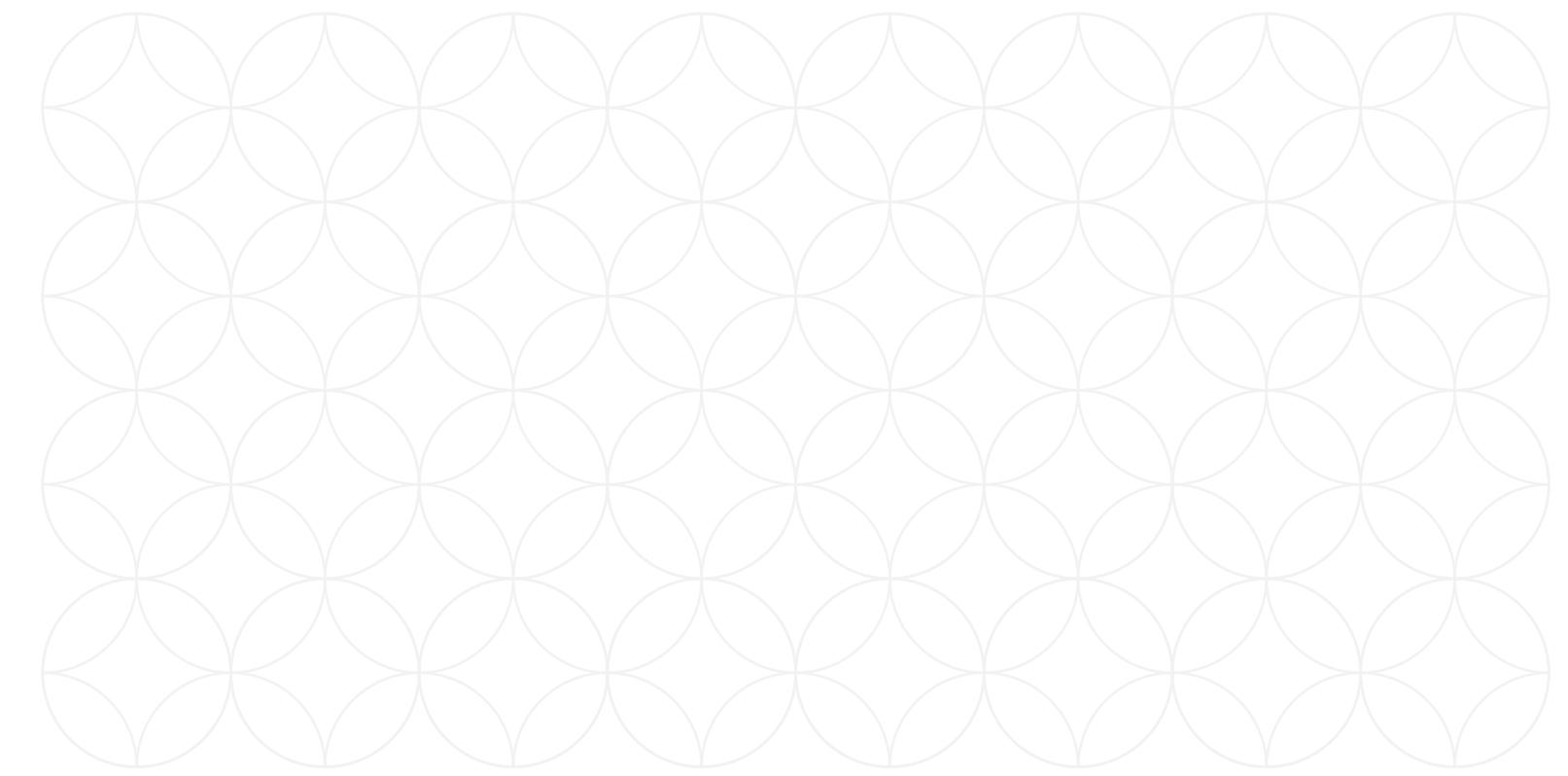


CREATING A BETTER WAY TO LIVE

At Redrow we strive to give people a better way to live – building homes that offer a better quality of build, a more enjoyable lifestyle and a higher standard of living all round.

It's these three things that make Redrow better. Added together, they make our customers feel more inspired about moving to one of our new homes and feel more comfortable in our new communities. And better still, they'll be safe in the knowledge that we'll provide a service that goes way beyond their expectations.





BETTER PLACES AND SPACES

We think first about the way our customers want to live when we design and build our new neighbourhoods, so we provide a better place to live.

At Redrow we put open space and nature at the forefront of what we do, so our new places will be well-considered and well-connected too. What's more, we give back to the areas we build in with contributions of our own, from sports centres to schools and shops.

The right pace of life is important to us, too. That's why we focus on nature when creating our new neighbourhoods, creating community spaces for customers to enjoy and making sure the great outdoors is always within easy reach.

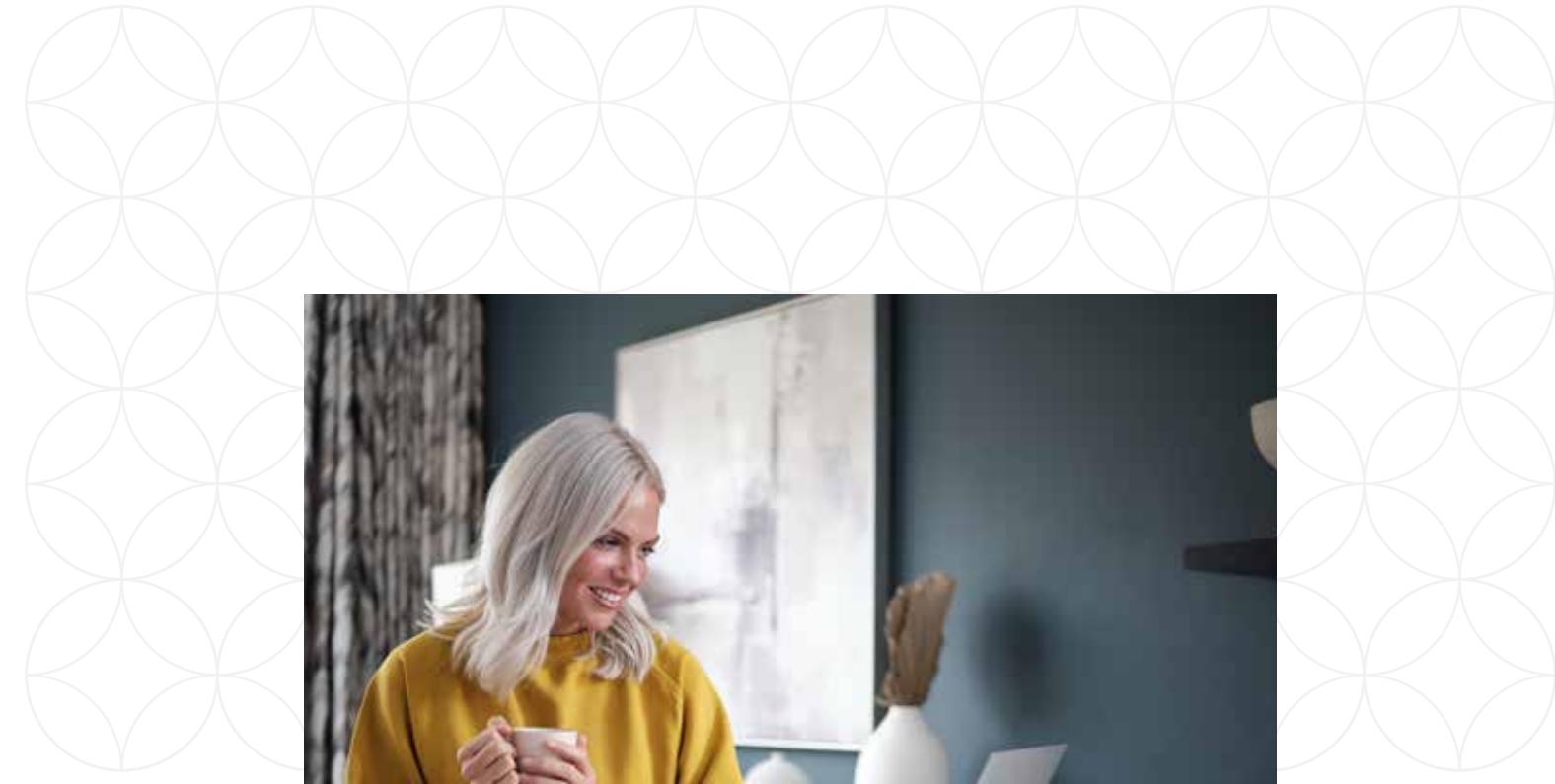


BETTER BY DESIGN

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, it's inside where our homes come to life.

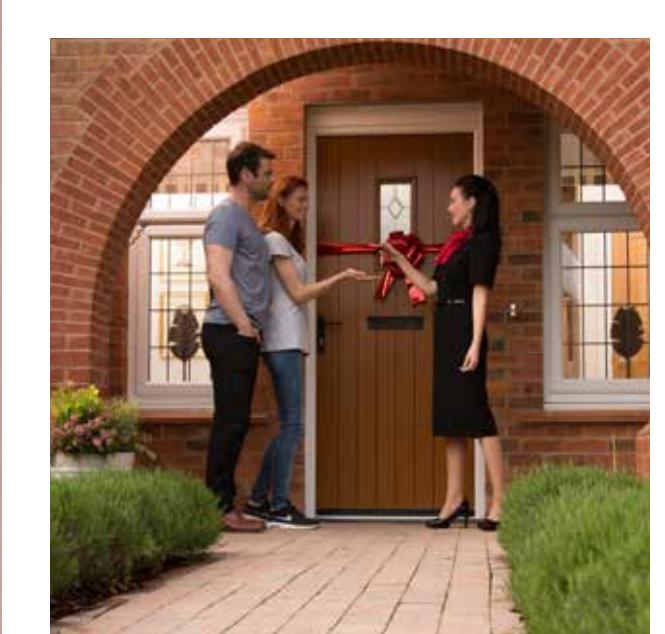
Everything we do at Redrow is focussed on quality. From where we build, to the bricks we use. The high quality of our homes never comes about by accident – it's all about our attention to detail at every stage of the build.





BETTER EXPERIENCES

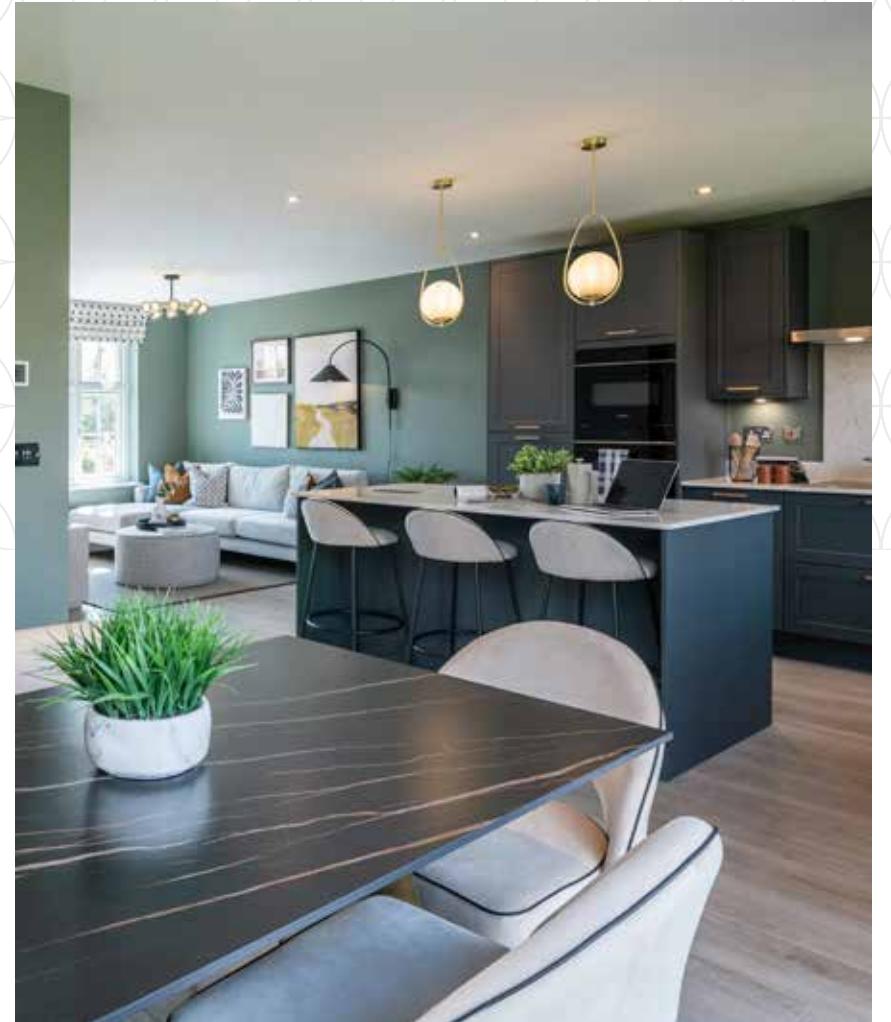
The thought of buying a new home can seem a little daunting at first, but from our expert sales and aftercare teams to our award-winning online platforms, we'll be there to help at every stage. Our customers would agree too - we're rated 'Excellent' on Trustpilot.





WHAT'S SPECIAL ABOUT OUR LATEST HOMES

With our new generation Eco Electric homes, you can enjoy superb future-ready features, including air source heat pumps, even thicker insulation - and the wonderful warmth of underfloor heating. Your better way to live just got better.



DESIGNED FOR YOUR LIFESTYLE- AND YOUR BUDGET

Living in an energy efficient Redrow home helps to significantly reduce your energy consumption and costs. Our newest homes can save you £2,575* a year on your energy bills compared to a second hand home, leaving you to focus on the things that matter most.

Want to know how much you can save? Book an appointment at your nearest Redrow development to use our EPC calculator and get your personalised results.



BRINGING PEOPLE **AND NATURE** TOGETHER

Bringing our homeowners together is a vital part of what we do, so we make sure we build safe open spaces and community areas, perfect for spending time with friends. Helping people connect with one another, creating wildlife habitats, encouraging healthy living and carefully considering the look and feel of the local area when we design our developments. It's about providing for local wildlife, building a meaningful future and leaving a lasting legacy.



EXPLORE HAMPDEN MEADOWS PHASE 1

KEY

 BLU	1 BEDROOM SEMI-DETACHED HOME	 LEAMINGTON LIFESTYLE	3 BEDROOM DETACHED HOME
 TAVY	2 BEDROOM SEMI-DETACHED HOME	 HARROGATE LIFESTYLE	3 BEDROOM DETACHED HOME
 TAVY	2 BEDROOM SEMI-DETACHED HOME	 HARROGATE	4 BEDROOM DETACHED HOME
 DART	3 BEDROOM SEMI-DETACHED HOME	 HENLEY	4 BEDROOM DETACHED HOME
 DART A	3 BEDROOM SEMI-DETACHED HOME	 RICHMOND	4 BEDROOM DETACHED HOME
 LETCHWORTH	3 BEDROOM SEMI-DETACHED HOME	 SANDRINGHAM	5 BEDROOM DETACHED HOME
 WARWICK LIFESTYLE	2 BEDROOM DETACHED HOME	 BLEHEIM	5 BEDROOM DETACHED HOME
 OXFORD LIFESTYLE	3 BEDROOM DETACHED HOME		

AFFORDABLE HOUSING

-  - Shared Ownership
-  - Affordable Rent
-  - Social Rent

BCP - Bin Collection Point
LEAP - Local Equipped Area of Play

V - Visitor Parking
■ - Block Paving



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.

THINK - 04343-08





HERITAGE

- REDROW -

THE WARWICK LIFESTYLE

TWO BEDROOM DETACHED HOME

**REDROW**

THE WARWICK LIFESTYLE

GROUND FLOOR

1	Lounge	15'7" x 11'5"	4.75 x 3.49 m
2	Kitchen/ Dining	19'4" x 12'3"	5.90 x 3.73 m
3	Cloaks	5'7" x 3'3"	1.70 x 0.98 m
4	Laundry	2'10" x 2'7"	0.87 x 0.79 m

FIRST FLOOR

5	Bedroom 1	12'0" x 11'8"	3.66 x 3.56 m
6	En-suite 1	9'11" x 6'0"	3.01 x 1.82 m
7	Bedroom 2	12'5" x 10'5"	3.78 x 3.18 m
8	En-suite 2	9'8" x 6'1"	2.94 x 1.86 m
9	Wardrobe	7'6" x 6'10"	2.29 x 2.09 m



GROUND FLOOR



FIRST FLOOR

Customers should note this illustration is an example of the Warwick 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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit [MyRedrow](#) for more information. 02181-01 EG_WARWQ_DM.2

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

v - oven
f - fridge freezer
w - dishwasher space
wm - washing machine space
td - tumble dryer space

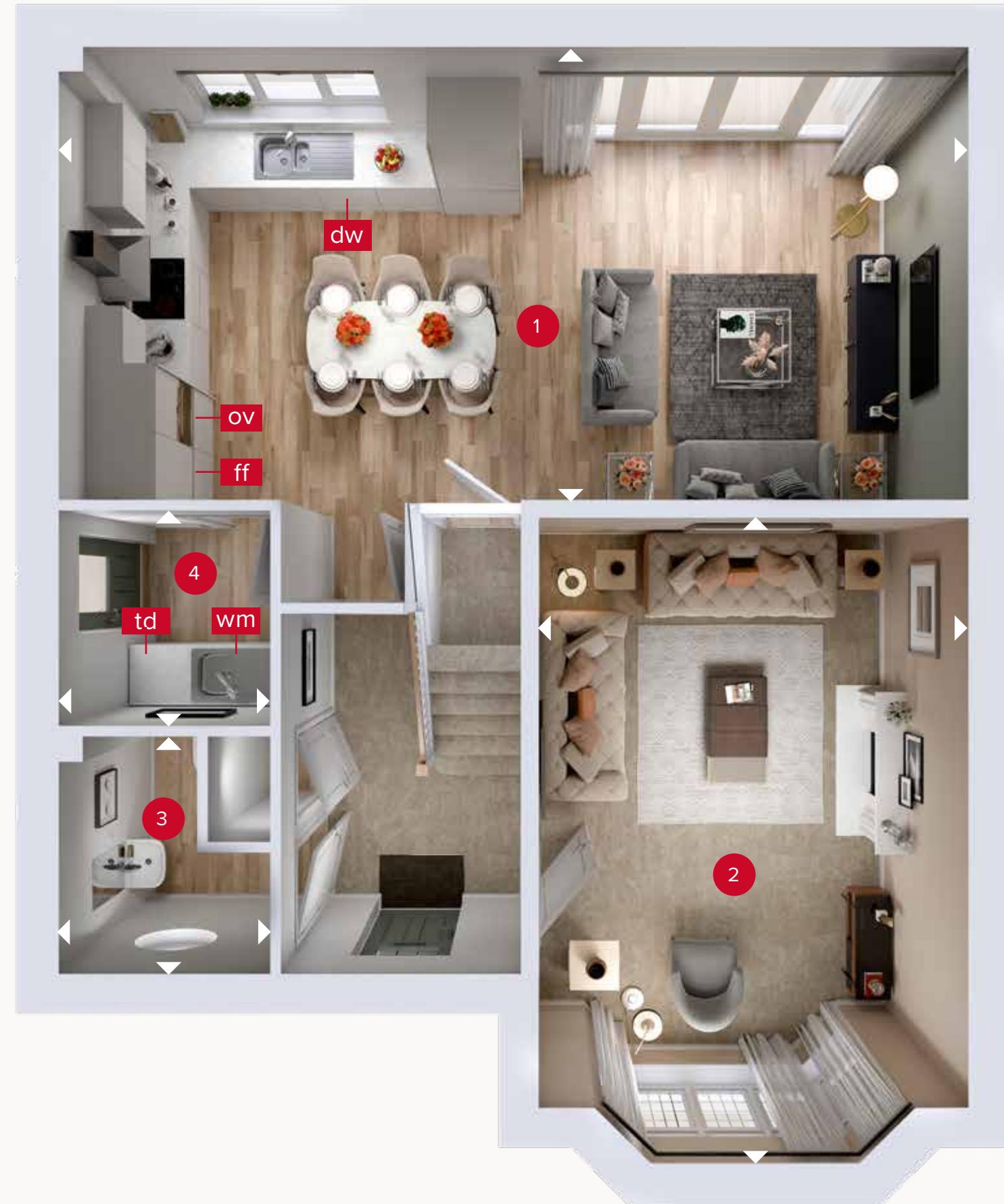


HERITAGE
- REDROW -

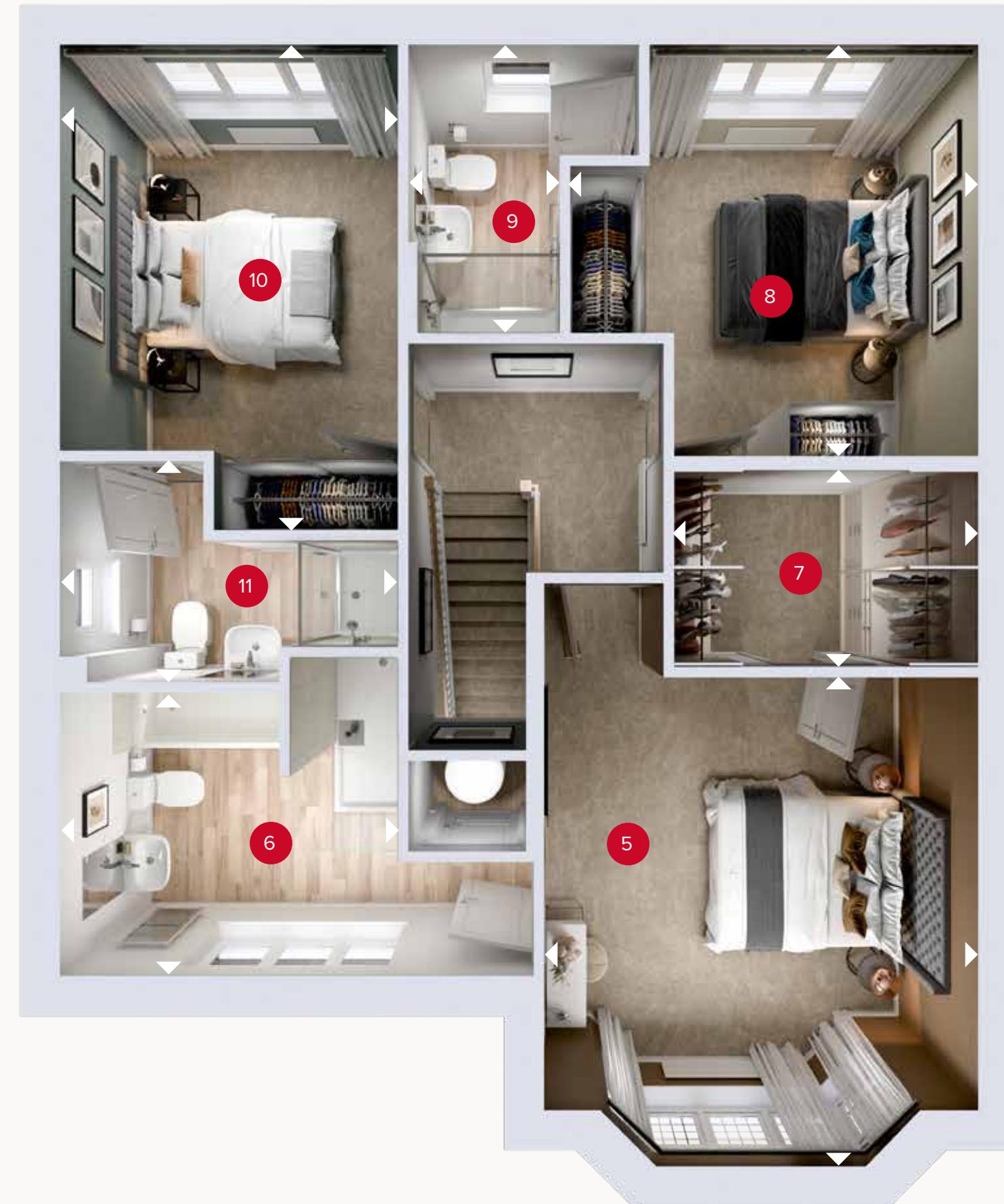
THE LEAMINGTON LIFESTYLE

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



HERITAGE
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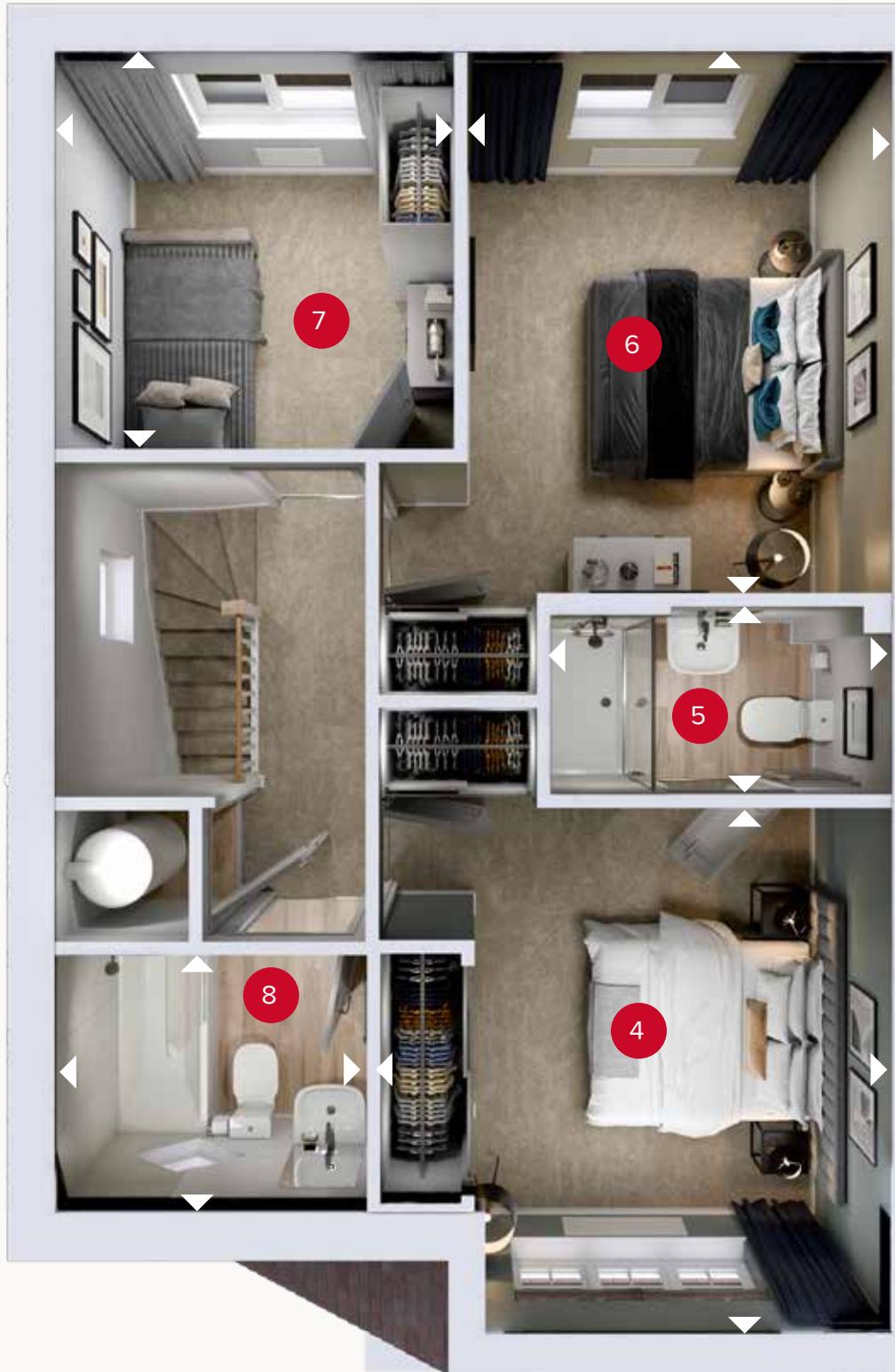
THE LETCHWORTH

THREE BEDROOM DETACHED 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	6'5" x 2'11"	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	11'10" 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



HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 REDROW



GROUND FLOOR



FIRST FLOOR

THE OXFORD LIFESTYLE

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

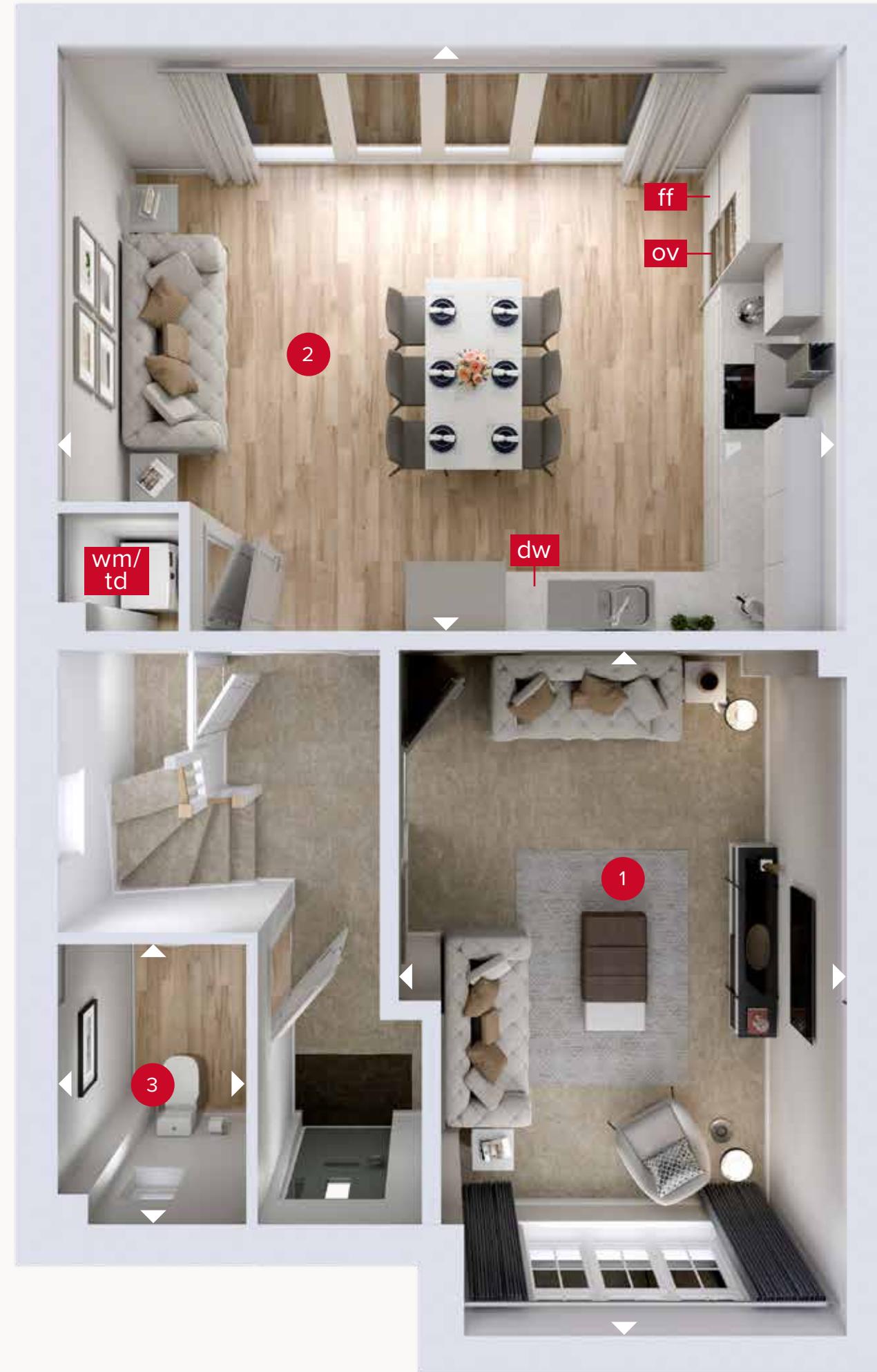


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- REDROW -

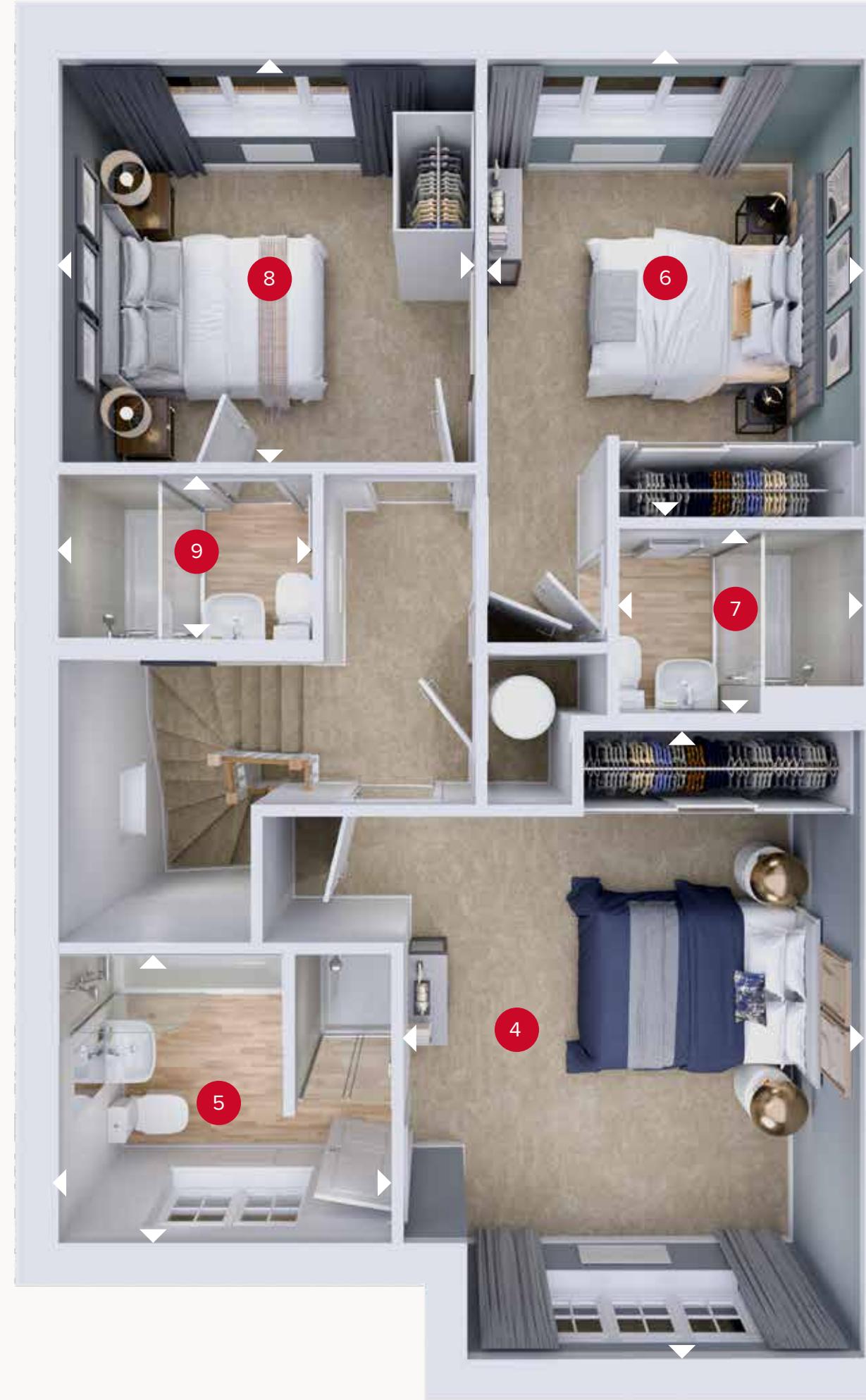
THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 REDROW



GROUND FLOOR



FIRST FLOOR

THE STRATFORD LIFESTYLE

GROUND FLOOR

1	Lounge	20'4" x 11'6"	6.20 x 3.51 m
2	Family/ Kitchen/ Dining	20'2" x 14'11"	6.15 x 4.54 m
3	Cloaks	7'4" x 4'10"	2.23 x 1.48 m

FIRST FLOOR

4	Bedroom 1	15'11" x 11'8"	4.87 x 3.30 m
5	En-suite 1	8'3" x 7'6"	2.51 x 2.30 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 10'6"	3.20 x 3.20 m
9	En-suite 3	6'4" x 3'11"	1.93 x 1.19 m



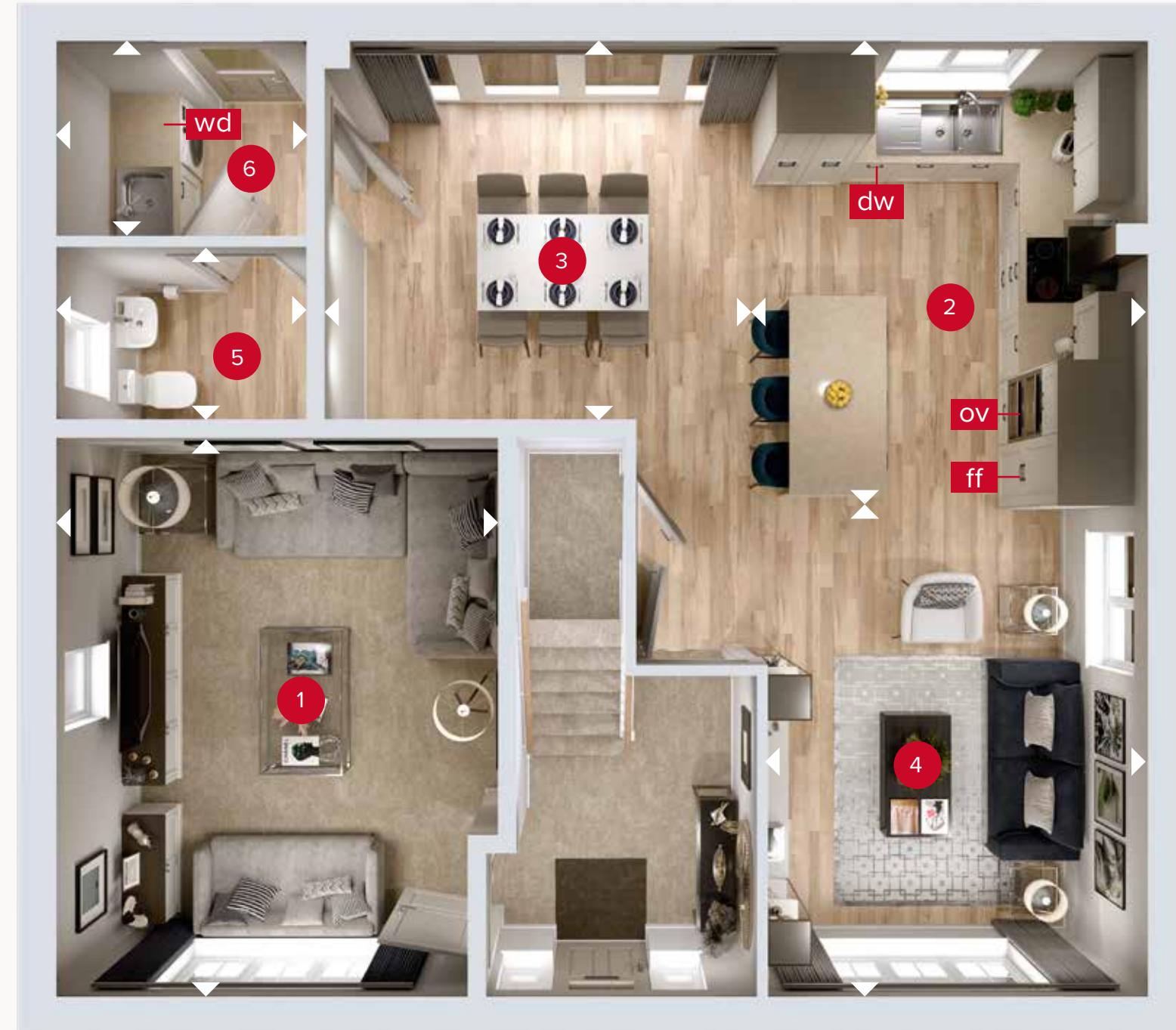
HERITAGE

- REDROW -

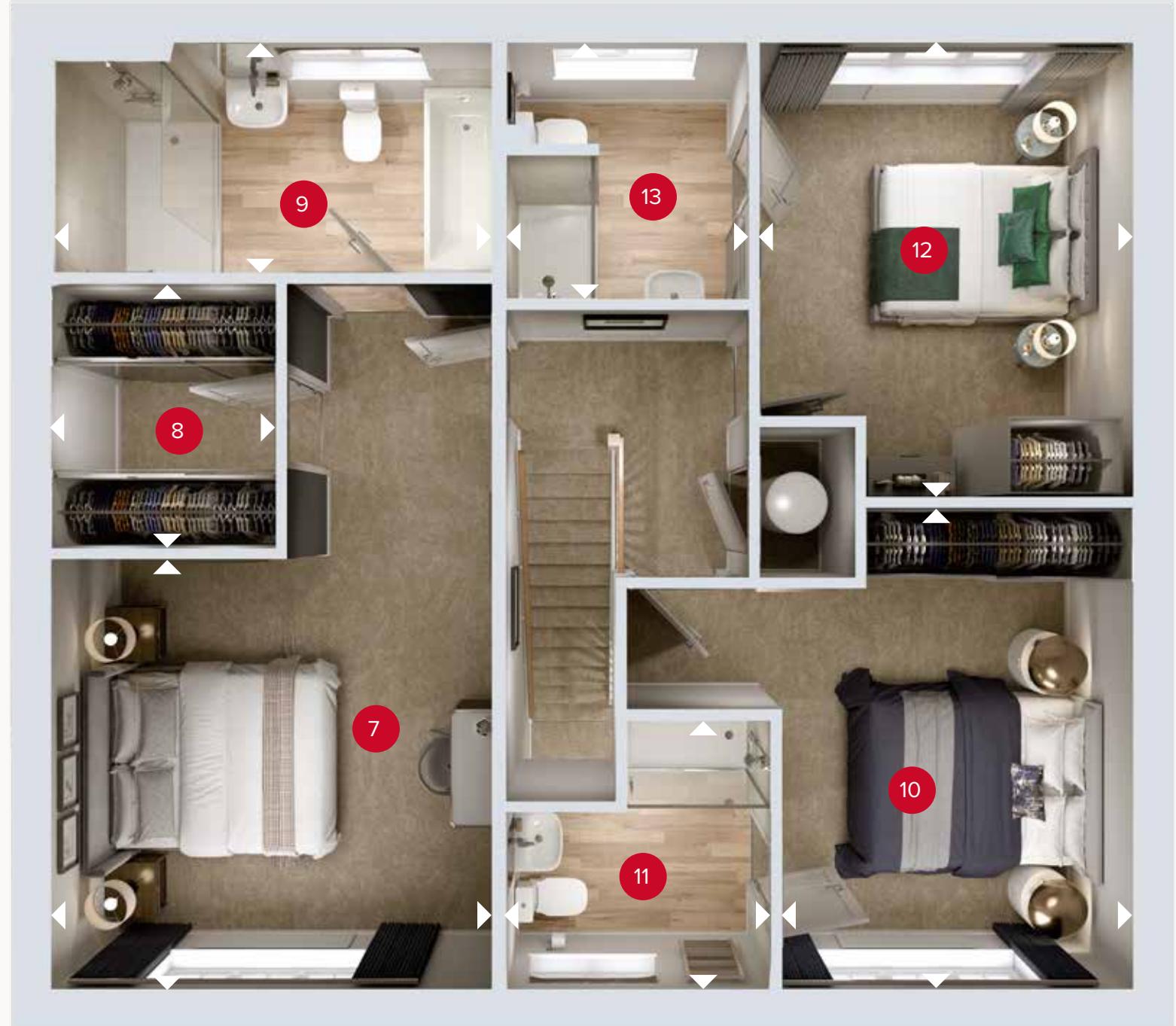
THE HARROGATE LIFESTYLE

THREE BEDROOM DETACHED HOME

**REDROW**



GROUND FLOOR



FIRST FLOOR

THE HARROGATE LIFESTYLE

GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	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	6'8" x 4'9"	2.03 x 1.45 m
6	Utility	6'8" x 5'3"	2.03 x 1.59 m

FIRST FLOOR

7	Bedroom 1	12'1" x 11'8"	3.69 x 3.56 m
8	Dressing Room	7'3" x 6'3"	2.22 x 1.91 m
9	En-suite 1	11'11" x 6'7"	3.63 x 2.00 m
10	Bedroom 2	13'2" x 9'6"	4.02 x 2.89 m
11	En-suite 2	7'6" x 7'2"	2.29 x 2.18 m
12	Bedroom 3	12'7" x 10'1"	3.84 x 3.07 m
13	En-suite 3	7'3" x 6'7"	2.22 x 2.00 m



Customers should note this illustration is an example of the Harrogate 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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 04343-11 EG_HARRQ_DM.2 M4(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
wd - washer dryer space

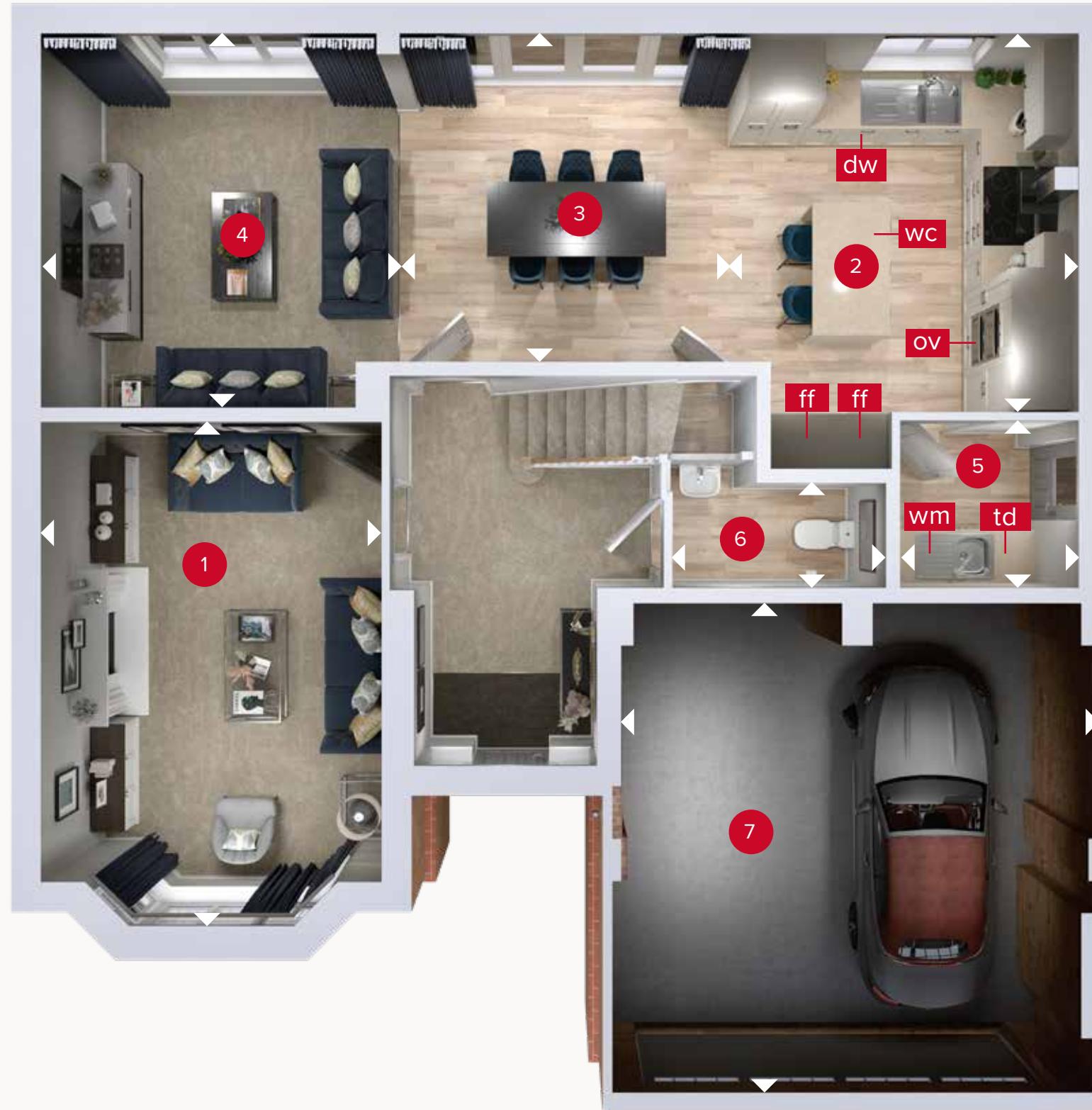


HERITAGE
- REDROW -

THE HENLEY

FOUR BEDROOM DETACHED HOME

 REDROW



GROUND FLOOR



FIRST FLOOR

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



HERITAGE

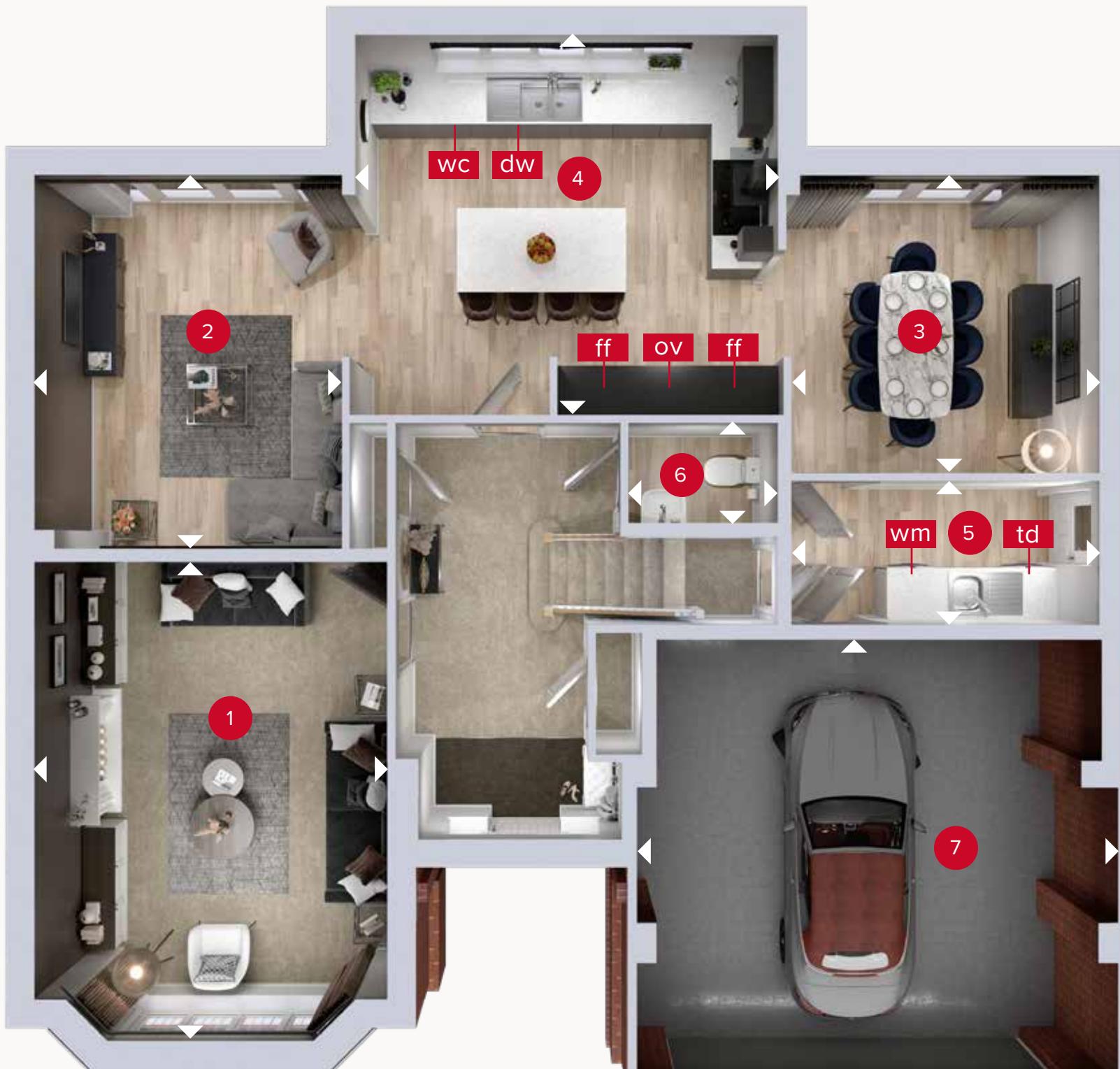
- REDROW -

THE RICHMOND

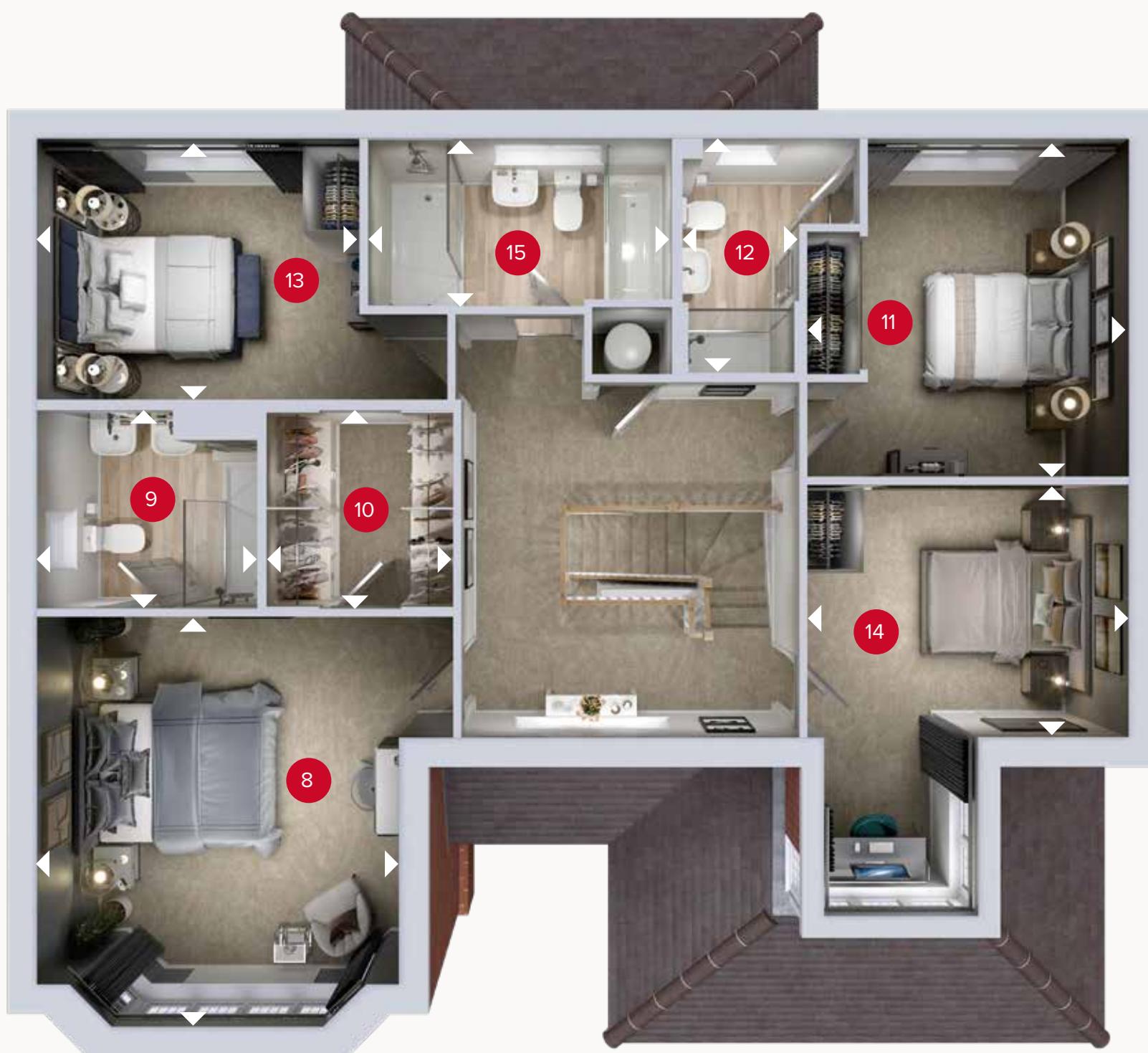
FOUR BEDROOM DETACHED HOME

REDROW

THE RICHMOND



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	17'7" x 12'10"	5.35 x 3.90 m
2	Family	14'0" x 11'3"	4.28 x 3.42 m
3	Dining	11'3" 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 1.60 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 7'2"	2.37 x 2.17 m
10	Wardrobe	7'2" 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 2.93 m
14	Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15	Bathroom	10'10" x 6'1"	3.30 x 1.86 m



HERITAGE
- REDROW -

THE BLENHEIM

FIVE BEDROOM DETACHED HOME

 **REDROW**

THE BLENHEIM



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen	13'1" x 12'5"	4.00 x 3.79 m
2	Dining	13'7" x 12'5"	4.14 x 3.79 m
3	Family	13'9" x 12'5"	4.20 x 3.79 m
4	Lounge	18'0" x 12'10"	5.50 x 3.90 m
5	Snug/Dining	12'10" x 11'9"	3.90 x 3.58 m
6	Cloaks	6'6" x 3'2"	1.98 x 0.98 m
7	Utility	12'1" x 6'0"	3.69 x 1.82 m

FIRST FLOOR

8	Bedroom 1	14'10" x 12'4"	4.53 x 3.76 m
9	Dressing	8'0" x 6'9"	2.45 x 2.06 m
10	En-suite 1	8'3" x 8'0"	2.52 x 2.45 m
11	Bedroom 2	12'10" x 10'6"	3.90 x 3.19 m
12	En-suite 2	8'10" x 3'11"	2.70 x 1.19 m
13	Bedroom 3	15'10" x 8'6"	4.81 x 2.60 m
14	Bedroom 4	12'7" x 10'8"	3.85 x 3.26 m
15	Bedroom 5	12'3" x 8'7"	3.73 x 2.61 m
16	Bathroom	8'10" x 7'1"	2.70 x 2.15 m

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.



HERITAGE
- REDROW -

HAMPDEN MEADOWS

ECO ELECTRIC HOUSE SPECIFICATION





PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles from Symphony. Please see Sales Consultant for details.

Work Surfaces

Square Edged worktops. Refer to agreed group specifications – Speak to sales consultant for details.

Upstand

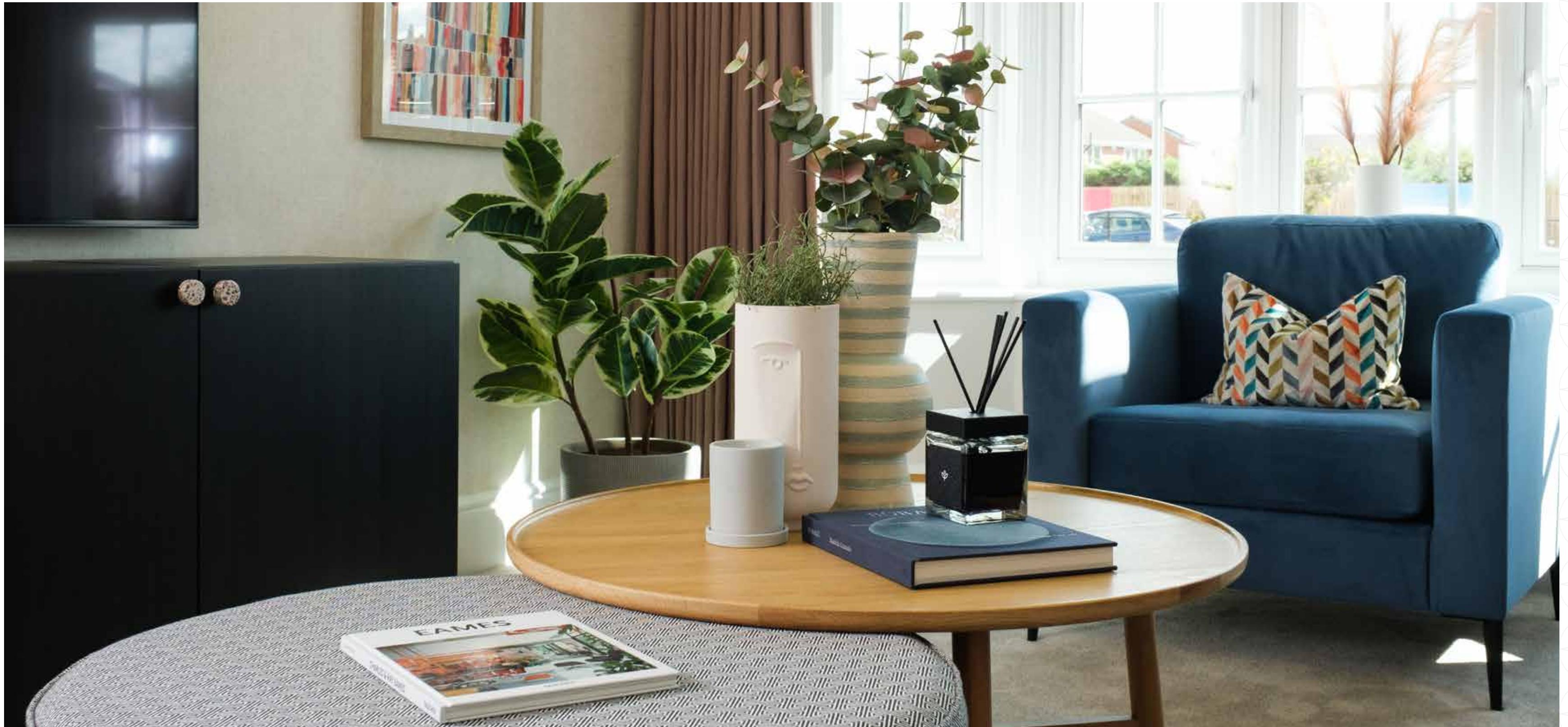
Matching above worktops, with stainless Steel splashback behind Hob.

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

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



INTERIOR

Walls

Crown Pale Cashew and 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 Cashew and White paint finish.

Central Heating

Vaillant Air Source Heat Pump with underfloor heating. Please see sales consultant for details.

Radiators

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

Wardrobes

Goodings wardrobes to all bedrooms are available as an optional upgrade – refer to My Redrow.

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

Sanitaryware Ideal Standard in White finish.

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. Dual fuel Towel Radiator 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

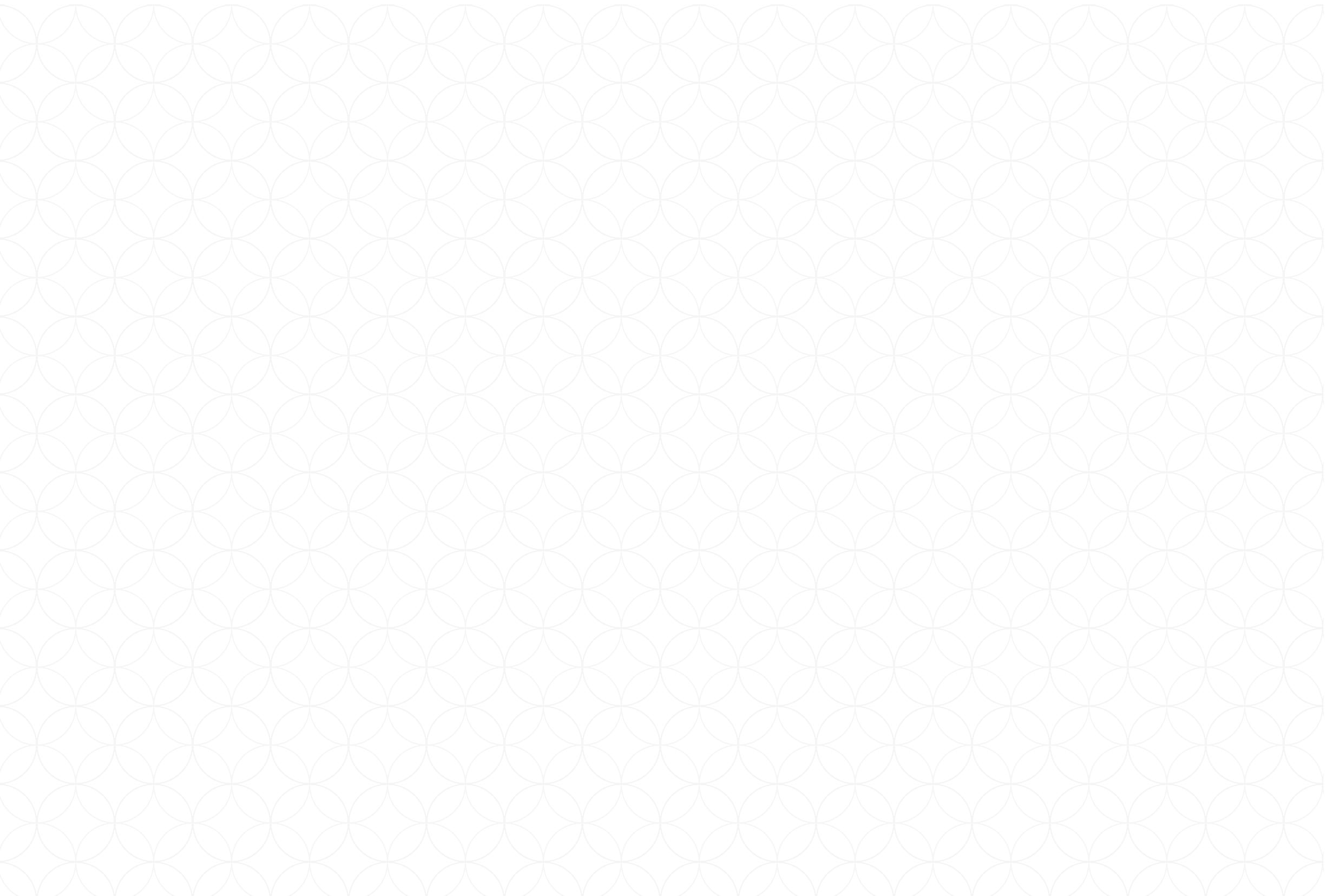
Shower over Bath

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.

Garden

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

Garage

Doors Novofern 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.

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.





HAMPDEN MEADOWS

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