

**HERITAGE**

- REDROW -

**THE  
MALTINGS**

HADDENHAM





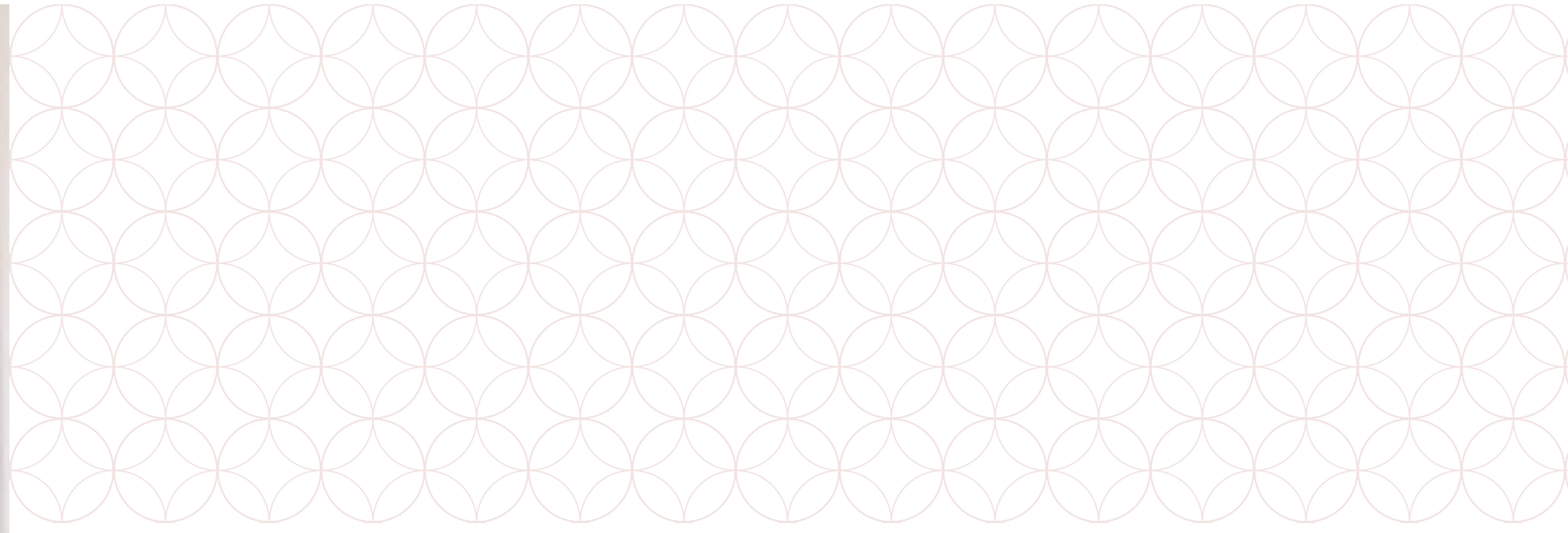
# WELCOME TO THE MALTINGS



## A COLLECTION OF 2, 3, 4, & 5 BEDROOM HOMES IN THE CHARMING VILLAGE OF HADDENHAM.

With a delightful countryside location and placed in a characterful village packed with amenities, The Maltings offers a standard and style of life to aspire to. Historical Haddenham is located in West Buckinghamshire, around five miles south-west of Aylesbury and 16 miles east of Oxford. The village is thought to date back to the Anglo-Saxons and today maintains a charming, close-knit character of its own. These sophisticated new homes in Haddenham look to the refinement of the past, specifically to the elegance of the Arts and Crafts movement of the late 19th century and its exquisite attention to detail.





## AN INSPIRED **NEW HOME**

Explore what makes this  
Heritage collection so unique

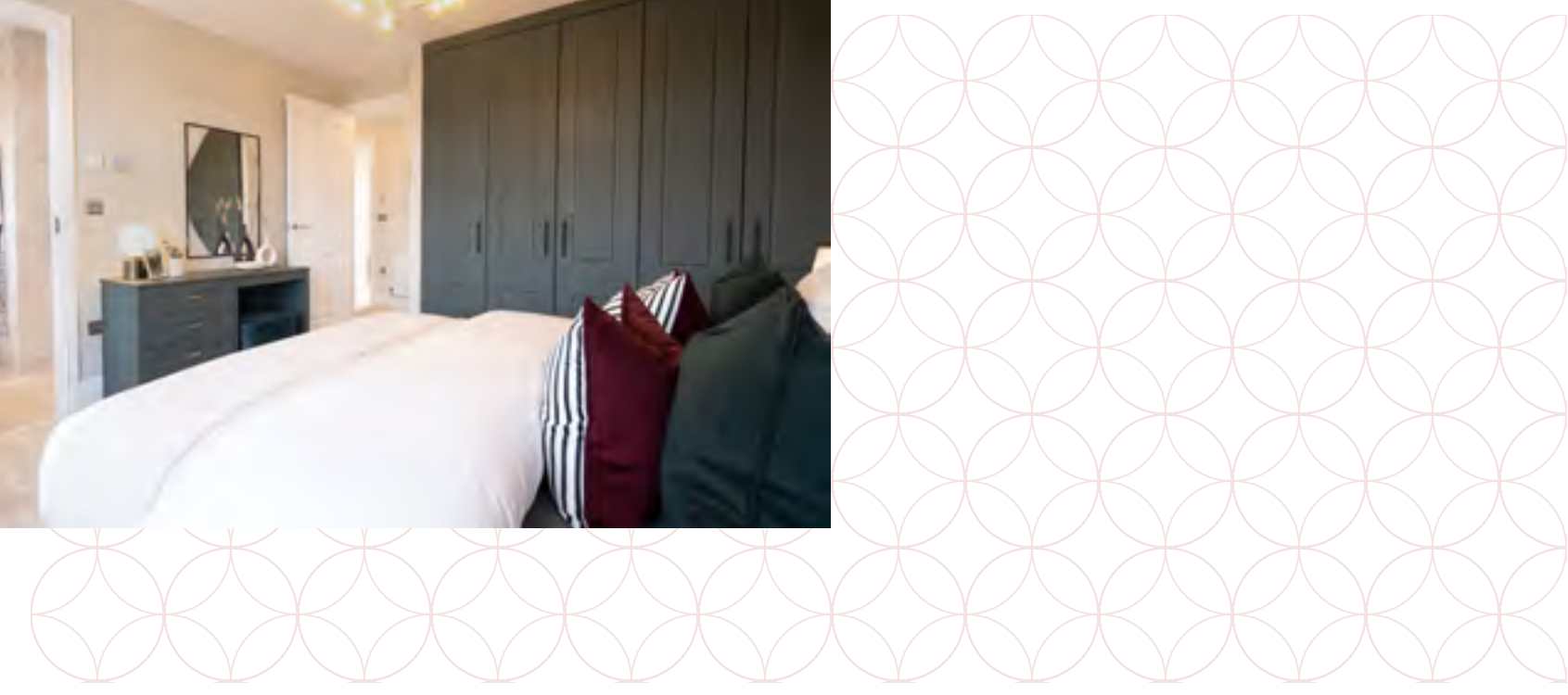
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

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





## ENJOY THE AREA

Your everyday essentials are easily accessible in Haddenham village centre. Within a 10 minute walk you will find the local Londis convenience store, the Morrisons Daily, Post Office and Pharmacy as well a greengrocers and hair salon. For a more extensive range of retailers, the bustling market town of Thame is a 10 minute drive away, and offers a wide variety of high street names and some independent boutiques too. Aylesbury, meanwhile, is around 16 minutes away in the car and offers a comprehensive retail scene.

Whether you're after a quick bite or a lazy Sunday lunch you will find a selection of delectable cafes, pubs and restaurants. Bradmoor Farm's café, The Rising Sun pub and The Crown at Cuddington all within easy reach. Thame and Aylesbury are both also well-stocked with independent pubs and restaurants, plus some large chains like Nando's, the Gourmet Burger Kitchen, Wagamama and Prezzo.



## ENJOY AN ACTIVE LIFESTYLE

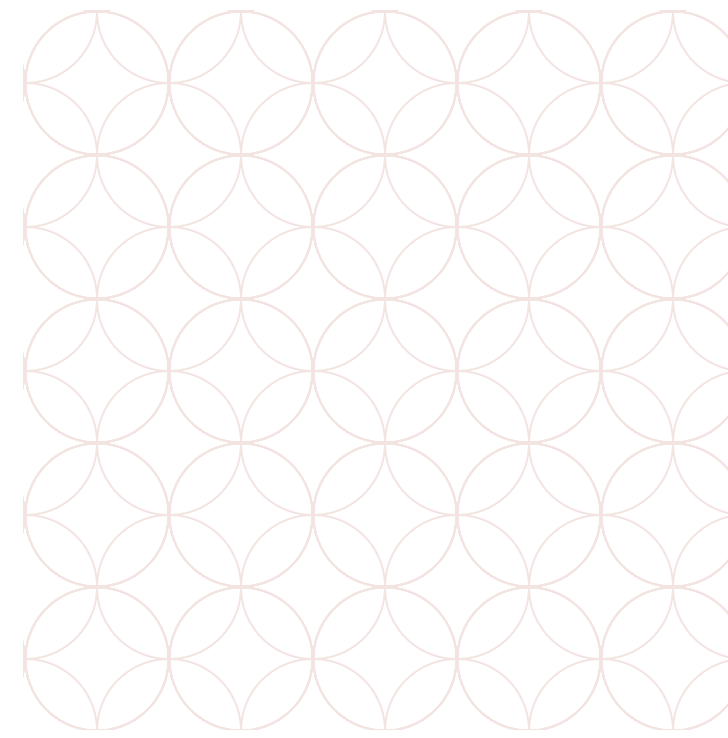
Whether you're looking for personal training or want to improve your lap time in the pool FitLife and Thame Leisure Centre are right on your doorstep. Golfers can enjoy a round at the nearby Ellesborough Golf Club. For leisure and relaxation of a quieter, more indoorsy kind, Aylesbury's Odeon Cinema and Waterside Theatre is a 15 minute drive from home.

Perfect for family outings, Haddenham's Tiggywinkles Visitor Centre provides a home for ill and injured animals that cannot be returned to the wild. Bucks Goats Centre, meanwhile, is around 14 minutes away in the car and has a variety of different animals to meet. Anyone who's just looking to stretch their legs should look no further than Wendover Woods. Around 30 minutes away by road and home to a Go Ape treetop course, Gruffalo orienteering, café and children's play area, it also has some stunning views across the Chiltern Hills.

# OPPORTUNITIES FOR LEARNING

Parents of growing families will be pleased to find good schools for youngsters of all ages close to these new build homes in Haddenham. Haddenham Community Infant School, for children aged from four to seven, is rated 'Outstanding' by Ofsted and is just a six minute walk from home. Haddenham Community Junior School, meanwhile, is eight minutes away on foot, is for pupils aged from 7 to 11 and is rated 'Good'.

For older students, Pebble Brook School in Aylesbury is a 12 minute drive away and is rated 'Outstanding'.



# GETTING AROUND

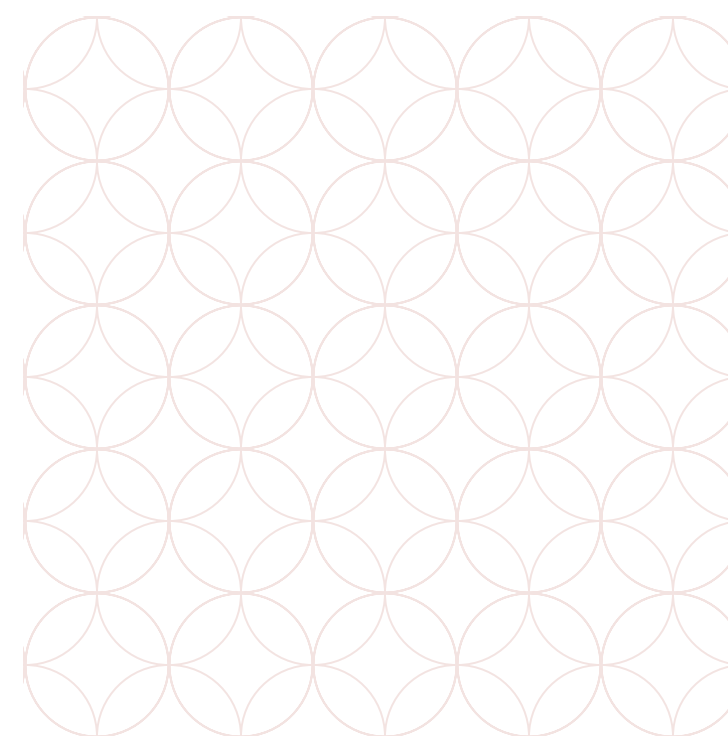
While located in a pretty and serene village, these new homes in Haddenham are also very well connected. The nearby A418 and A40 trunk roads will take you to junction 8A of the M40 motorway in around 16 minutes, for onward travel to London (1 hour and 18 minutes, via the A40), High Wycombe (31 minutes), Banbury (46 minutes) and Birmingham (1 hour and 26 minutes). Milton Keynes, meanwhile, is around 48 minutes away by road.

For rail travel, Haddenham and Thame Parkway train station is a four minute drive from home, and offers services to Oxford (32 minutes), High Wycombe (13 minutes), London Marylebone (40 minutes) and Birmingham Moor Street (1 hour and 22 minutes).

For international travel, Heathrow Airport is 44 minutes away via the M40, and Birmingham Airport around 1 hour and 14 minutes in the opposite direction, also on the M40, 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 **The Maltings**.






















# SO YOU GET MORE OUT

- Public Green Space
- Cycleways & Footpaths
- Affordable Housing
- Local Equipped Area of Play
- Neighbourhood Equipped Area of Play



# EXPLORE THE MALTINGS





## KEY

 <b>BUXTON MID</b> 2 BEDROOM MID TERRACED HOME	 <b>HARROGATE</b> 4 BEDROOM DETACHED HOME
 <b>WARWICK LIFESTYLE</b> 2 BEDROOM DETACHED HOME	 <b>HENLEY</b> 4 BEDROOM DETACHED HOME
 <b>BAKEWELL END</b> 3 BEDROOM END TERRACED HOME	 <b>OVERTON</b> 4 BEDROOM DETACHED HOME
 <b>HARLECH</b> 4 BEDROOM DETACHED HOME	 <b>RICHMOND</b> 4 BEDROOM DETACHED HOME
 <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>SHAFESBURY</b> 4 BEDROOM DETACHED HOME
 <b>LETCHEWORTH</b> 3 BEDROOM SEMI DETACHED HOME	 <b>STRATFORD</b> 4 BEDROOM DETACHED HOME
 <b>OXFORD LIFESTYLE</b> 4 BEDROOM DETACHED HOME	 <b>SUNNINGDALE</b> 4 BEDROOM DETACHED HOME
 <b>WARWICK</b> 3 BEDROOM DETACHED HOME	 <b>BLLENHEIM</b> 5 BEDROOM DETACHED HOME
 <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME	 <b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
 <b>HARROGATE LIFESTYLE</b> 3 BEDROOM DETACHED HOME	

## AFFORDABLE HOUSING

-  - Shared Ownership
-  - Affordable Rent

- P/S** - Pumping Station
- S/S** - Sub Station
- BCP** - Bin Collection Point
- LEAP** - Local Equipped Area of Play
- NEAP** - Neighbourhood Equipped Area of Play
- V** - Visitor Parking
-  - Apartments
-  - 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.





**HERITAGE**

- REDROW -

# THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED HOME

 **REDROW**



**HERITAGE**

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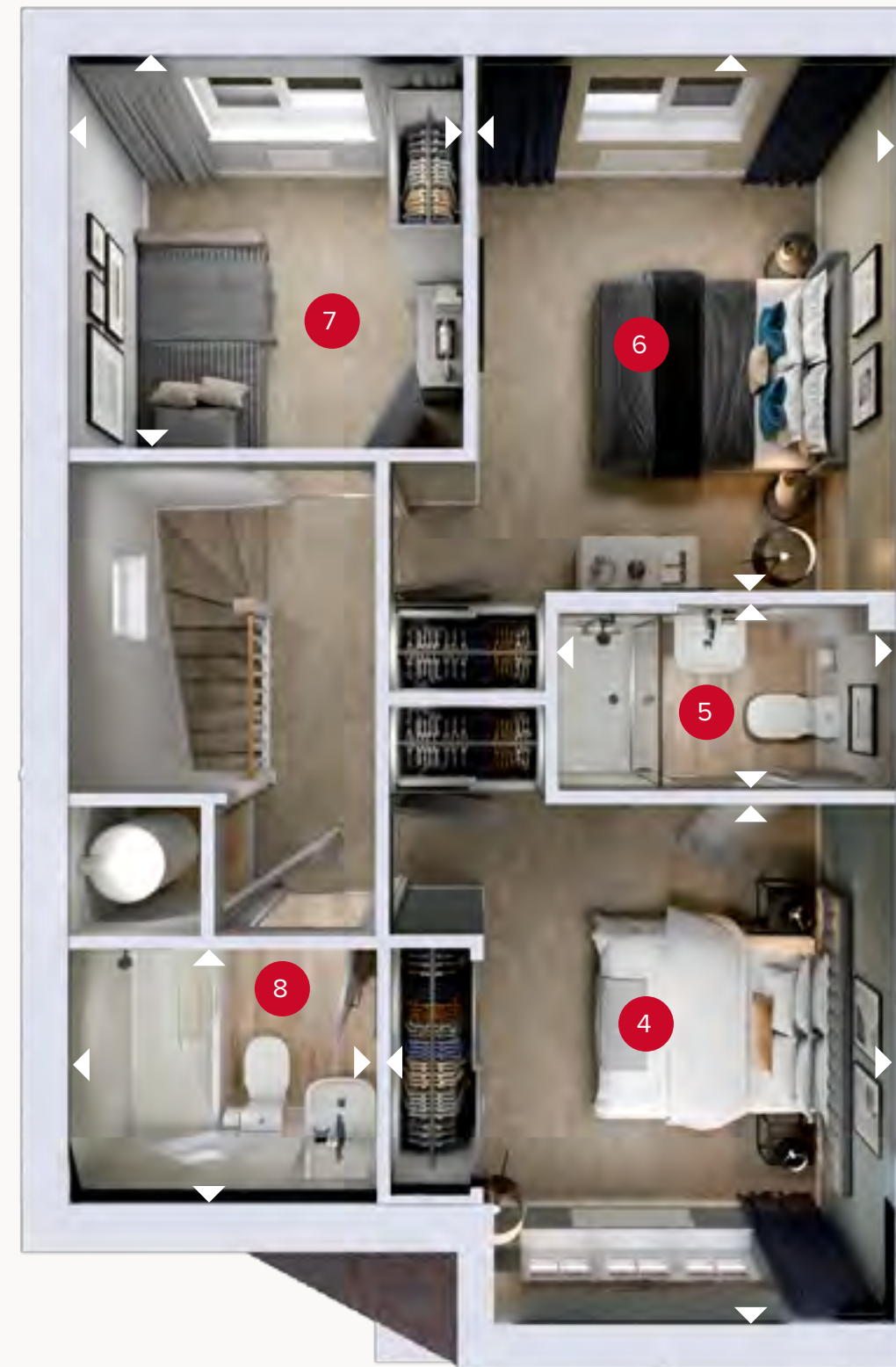
# THE LETCHWORTH

THREE BEDROOM SEMI-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



**NEW  
HOMES  
QUALITY  
CODE**

29.03.2022

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 or visit MyRedrow for more information. 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





**HERITAGE**

- REDROW -

# THE WARWICK LIFESTYLE

TWO BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

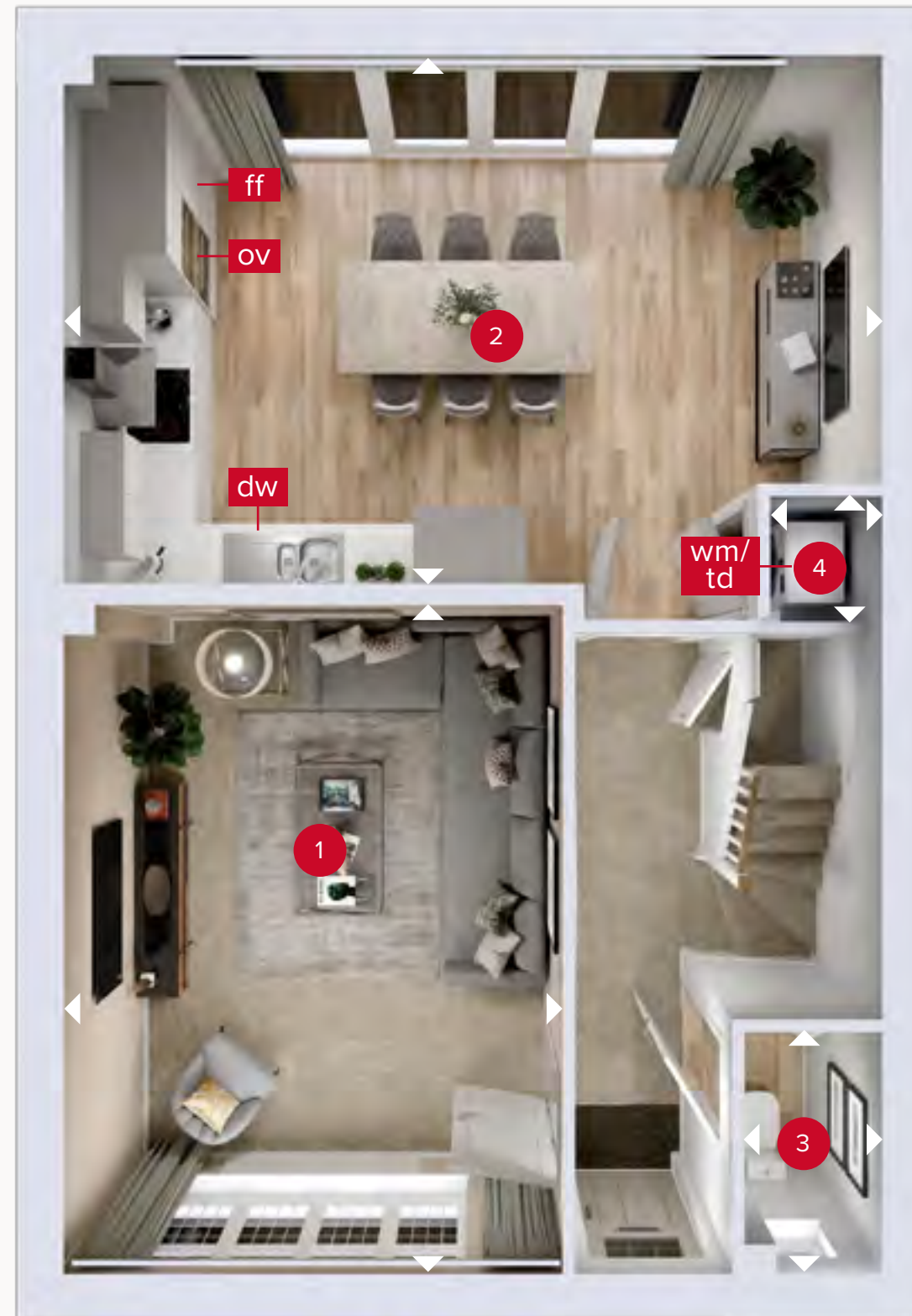
- REDROW -

# THE WARWICK LIFESTYLE

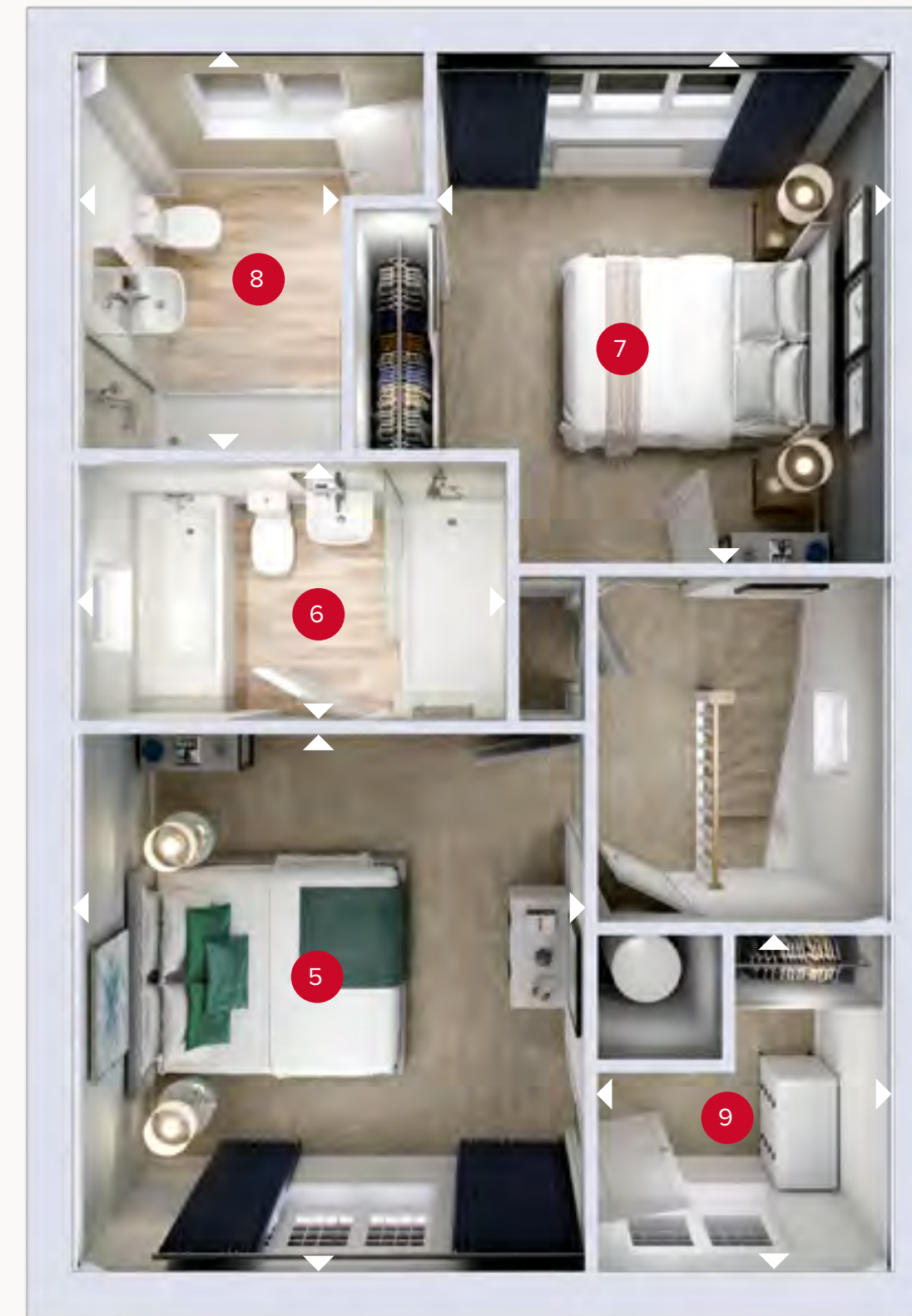
TWO BEDROOM DETACHED HOME

 **REDROW**

# THE WARWICK LIFESTYLE



**GROUND FLOOR**



**FIRST FLOOR**

## 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



20.04.2023

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 show 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.

ov - oven  
ff - fridge freezer  
dw - dishwasher space

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**

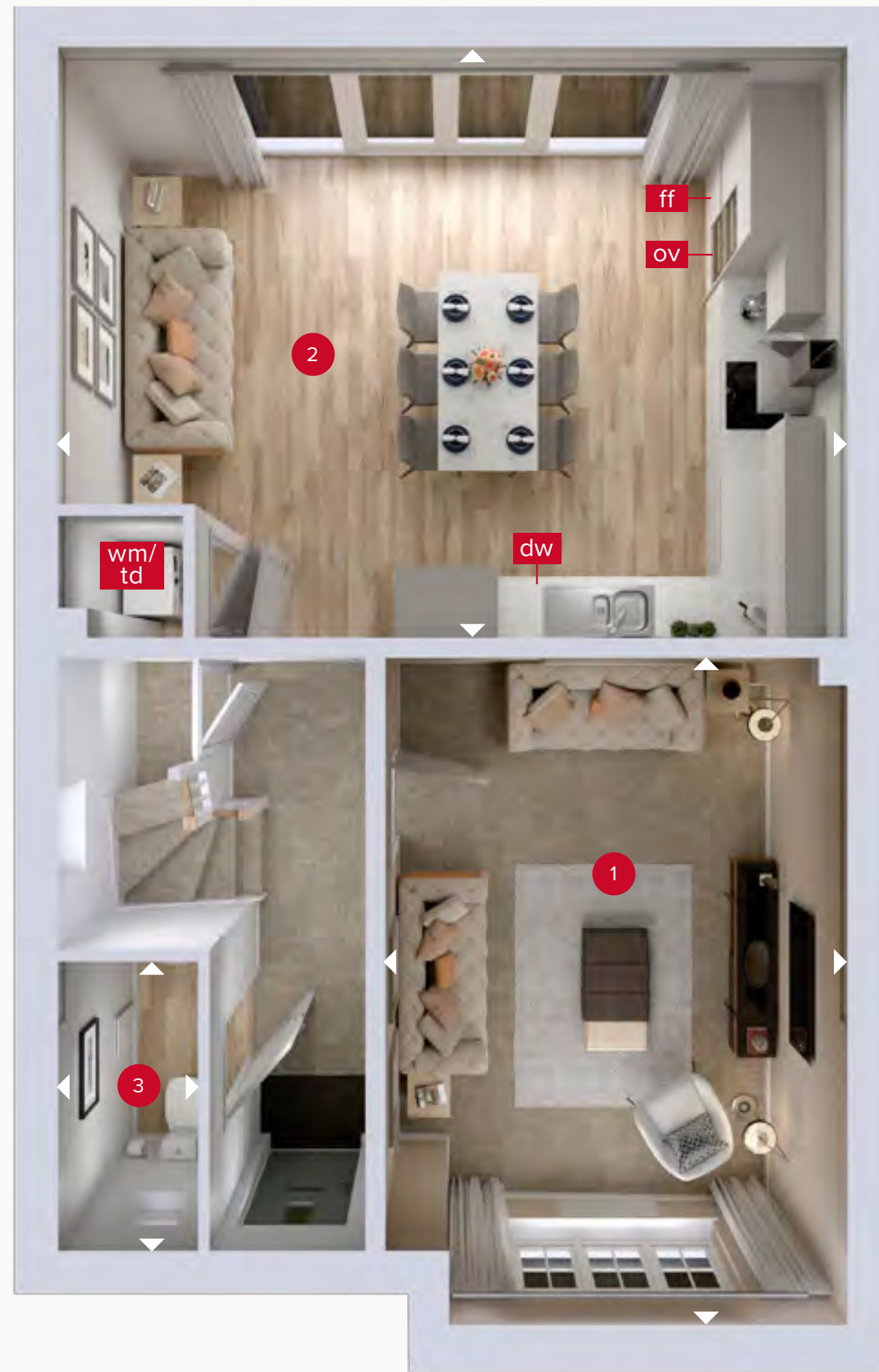
# THE STRATFORD

## GROUND FLOOR

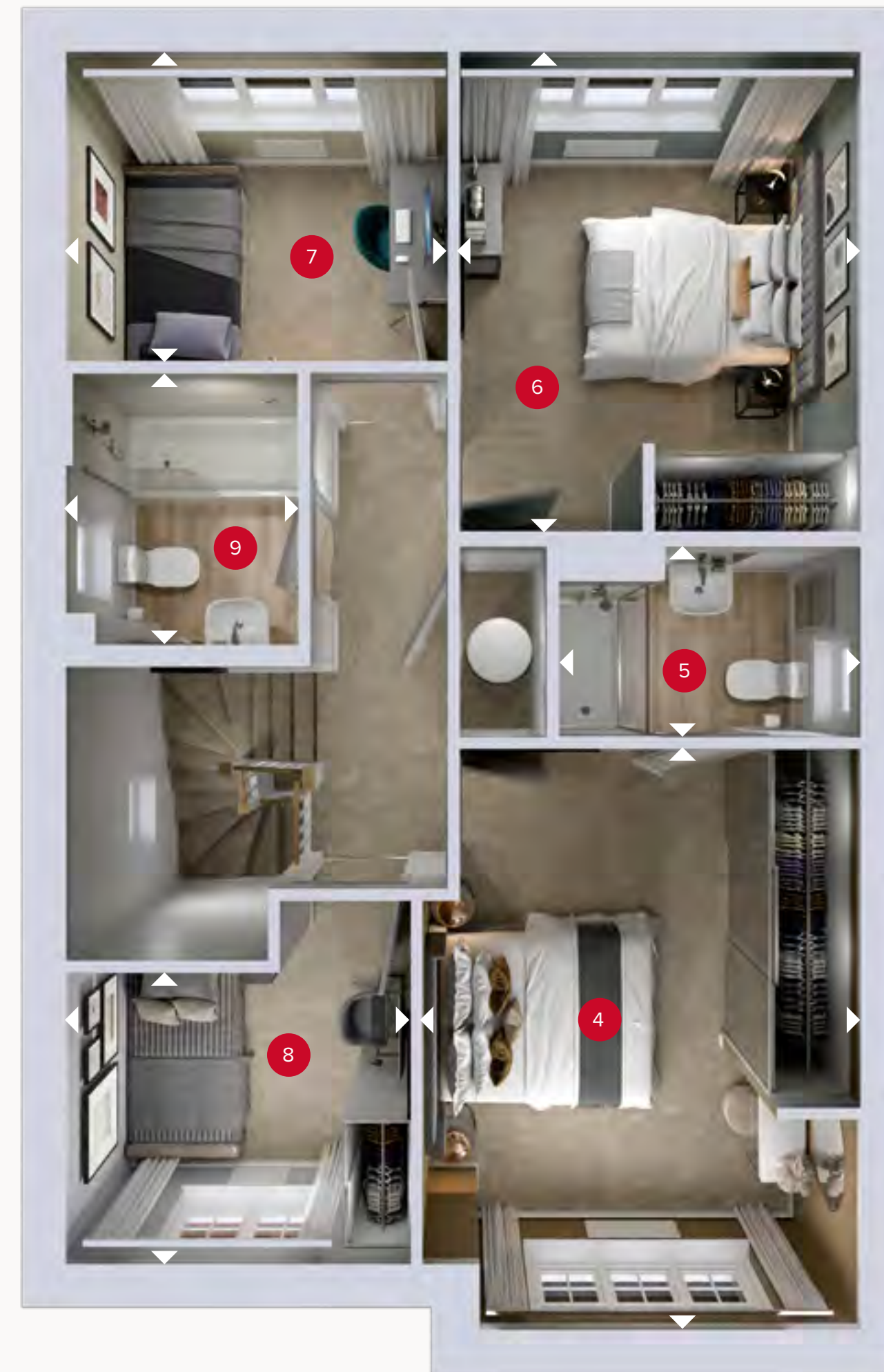
1	Lounge	17'11" x 11'8"	5.40 x 3.51 m
2	Family/ Kitchen/ Dining	19'7" x 15'1"	5.93 x 4.54 m
3	Cloaks	7'4" x 3'7"	2.20 x 1.07 m

## FIRST FLOOR

4	Bedroom 1	15'9" x 10'8"	4.79 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 3.02 m
7	Bedroom 3	9'3" x 7'10"	2.81 x 2.38 m
8	Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
9	Bathroom	6'9" x 5'9"	2.05 x 1.76 m



**GROUND FLOOR**



**FIRST FLOOR**



20.04.2023

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. 02181-01 EG\_STRA\_DM.2

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





**HERITAGE**

- REDROW -

# THE HARLECH

FOUR BEDROOM DETACHED HOME



# THE HARLECH

## GROUND FLOOR

1	Lounge	17'3" x 10'9"	5.25 x 3.27 m
2	Kitchen/ Dining/	14'8" x 12'5"	4.46 x 3.79 m
3	Family/ Study/	11'11" x 8'11"	3.64 x 2.63 m
4	Cloaks	5'0" x 3'4"	1.53 x 1.01 m
5	Laundry	5'0" x 5'0"	1.53 x 1.53 m

## FIRST FLOOR

6	Bedroom 1	14'8" x 12'5"	4.46 x 3.79 m
7	En-suite	7'1" x 4'7"	2.16 x 1.39 m
8	Bedroom 2	13'9" x 8'10"	4.20 x 2.69 m
9	Bedroom 3	10'6" x 8'0"	3.21 x 2.45 m
10	Bedroom 4	9'3" x 8'11"	2.81 x 2.72 m
11	Bathroom	7'10" x 5'7"	2.39 x 1.71 m



GROUND FLOOR

FIRST FLOOR



Customers should note this illustration is an example of the Harlech 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\_HARL\_DM.2

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



**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**

# THE OXFORD LIFESTYLE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

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

## FIRST FLOOR

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



**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME

 **REDROW**



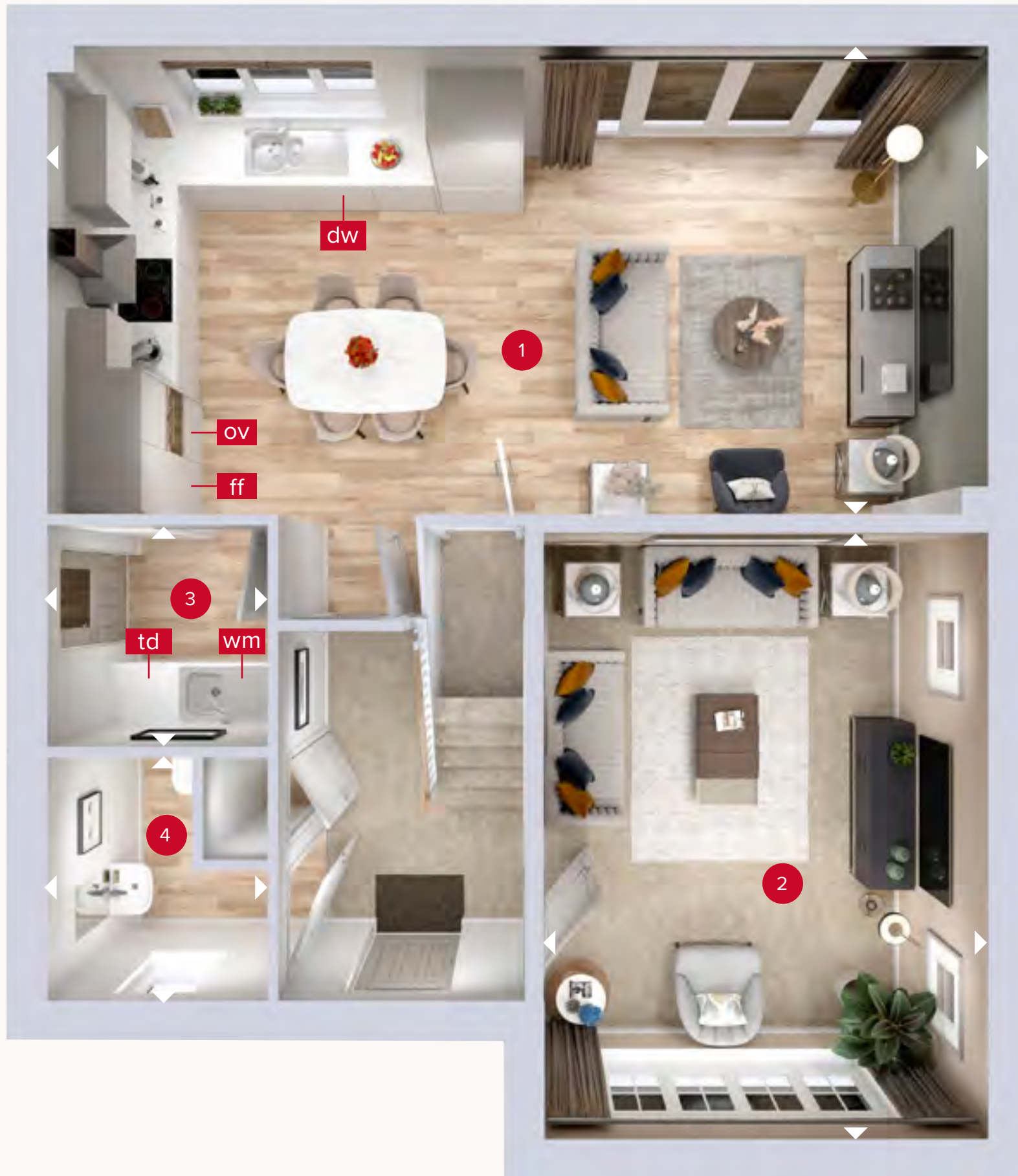
**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE CAMBRIDGE

## GROUND FLOOR

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

## FIRST FLOOR

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



16.03.2023

Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_CAMB\_DM.2

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ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



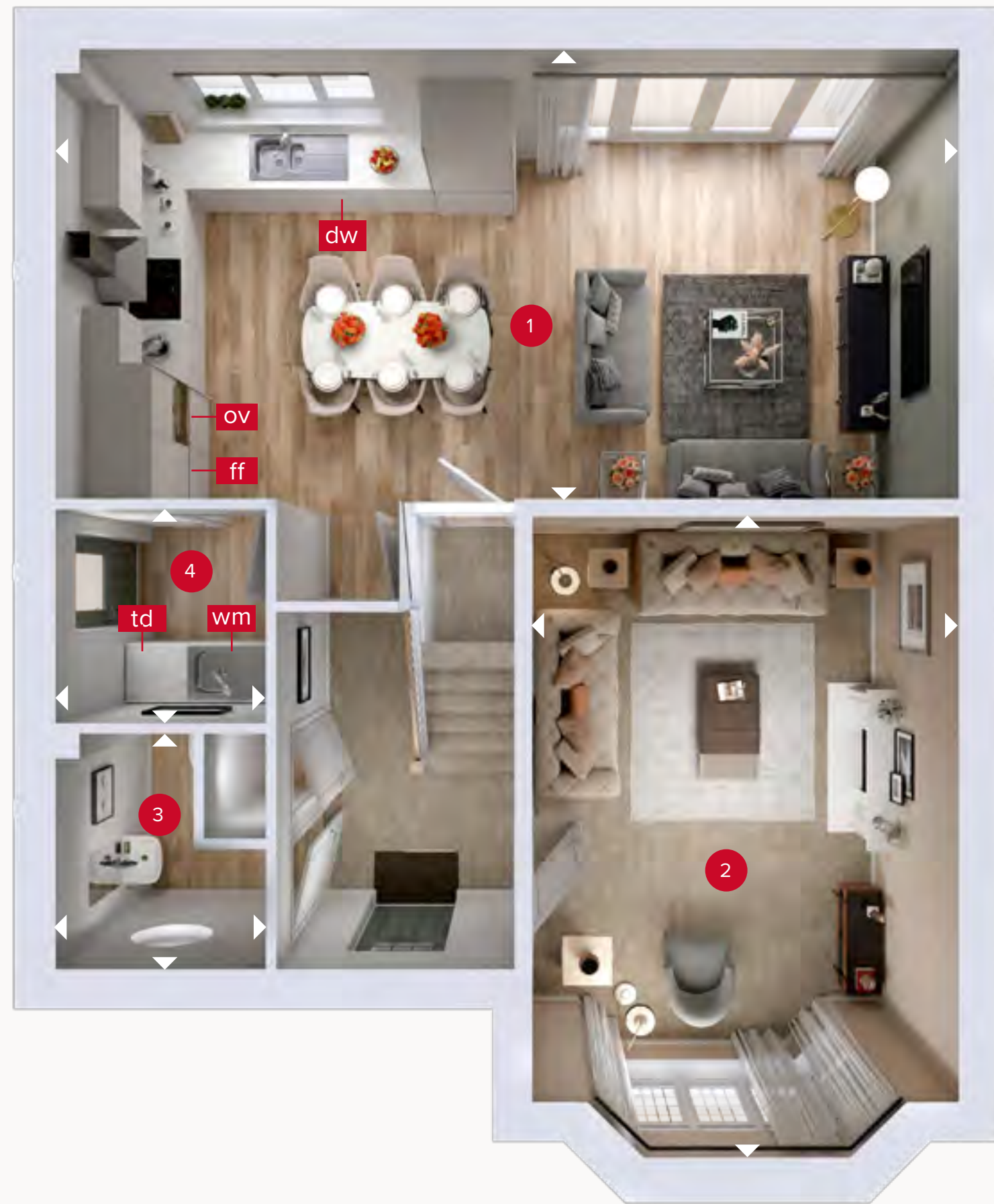
**HERITAGE**

- 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



09.02.2023

Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_LEAMQ\_DM.2

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**HERITAGE**

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# THE SHAFTESBURY

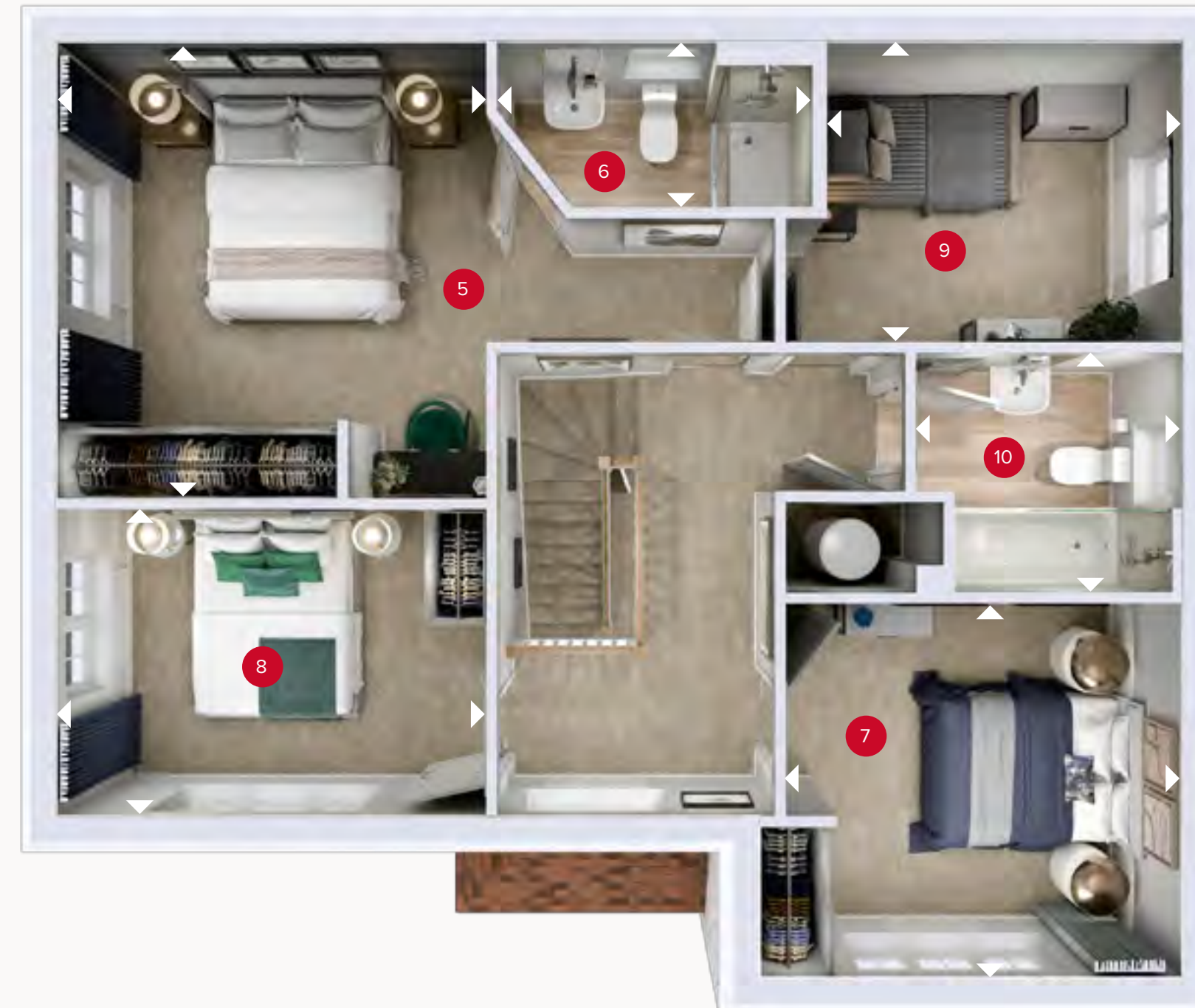
FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE SHAFTESBURY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'4" x 11'9"	7.73 x 3.57 m
2	Lounge	20'11" x 11'8"	6.38 x 3.56 m
3	Cloaks	6'6" x 3'4"	1.99 x 0.97 m
4	Utility	6'6" x 5'9"	1.99 x 1.79 m

## FIRST FLOOR

5	Bedroom 1	12'3" x 11'11"	3.74 x 3.62 m
6	En-suite	8'6" x 4'5"	2.58 x 1.35 m
7	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'10" x 8'1"	3.01 x 2.45 m
10	Bathroom	7'5" x 6'9"	2.26 x 2.05 m



**HERITAGE**

- REDROW -

# THE HARROGATE LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

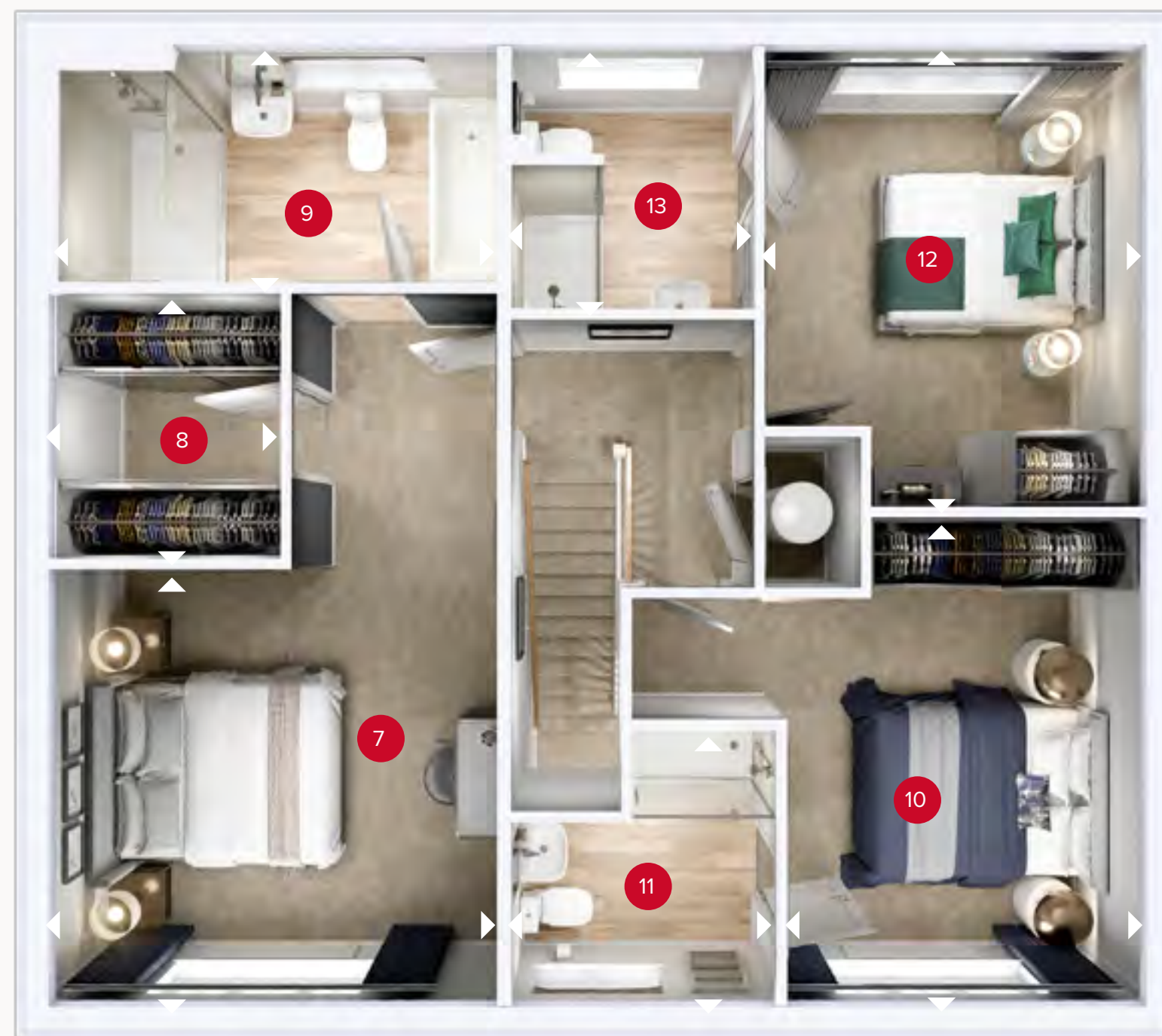
# THE HARROGATE LIFESTYLE

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	5'8" x 3'7"	1.73 x 1.09 m
6 Utility	6'5" x 5'8"	1.94 x 1.73 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



**HERITAGE**

- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED HOME

 **REDROW**



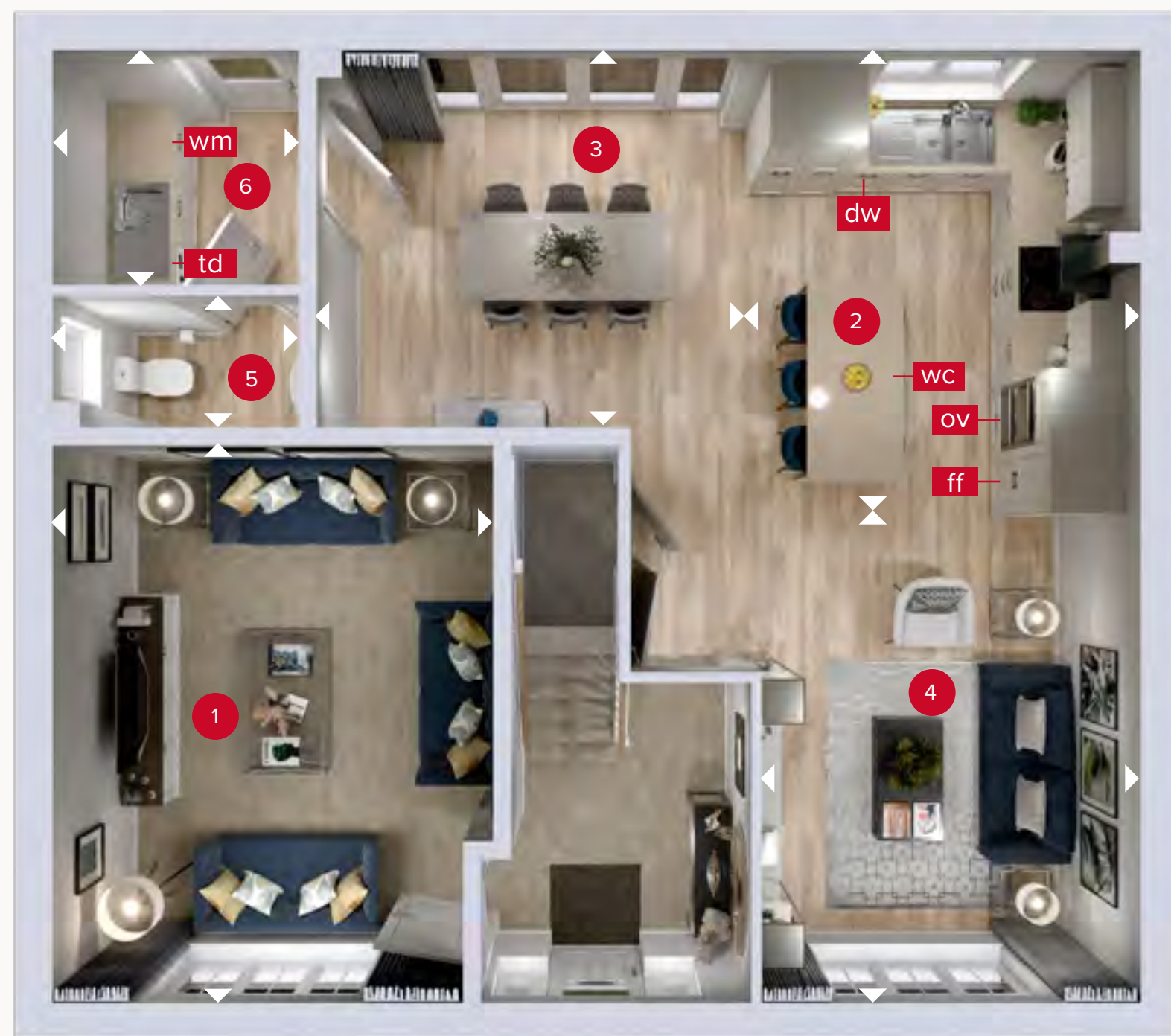
**HERITAGE**

- REDROW -

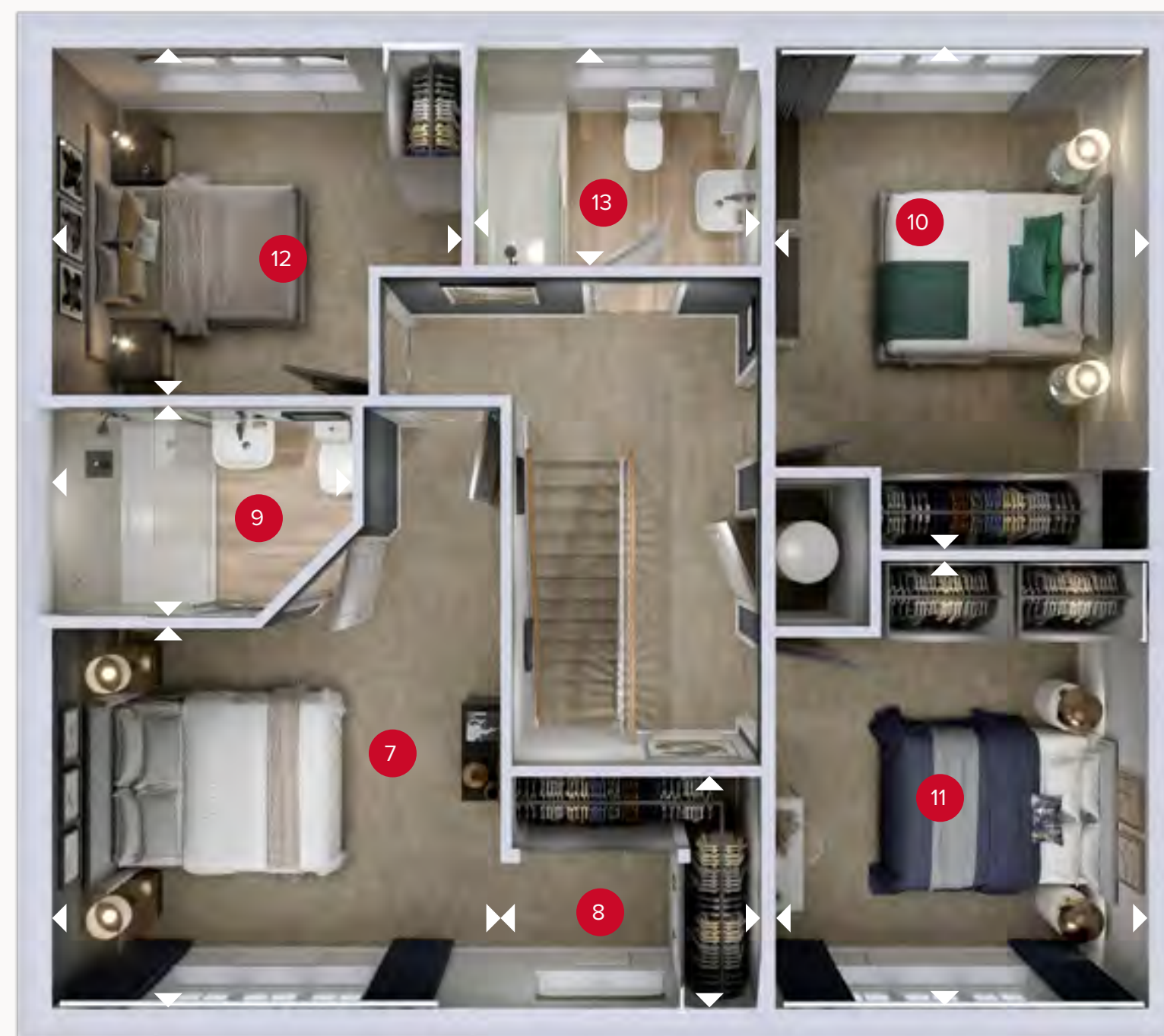
# THE HARROGATE

FOUR BEDROOM DETACHED 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 10'1"	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	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" 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	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" 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



**HERITAGE**

- REDROW -

# THE SUNNINGDALE

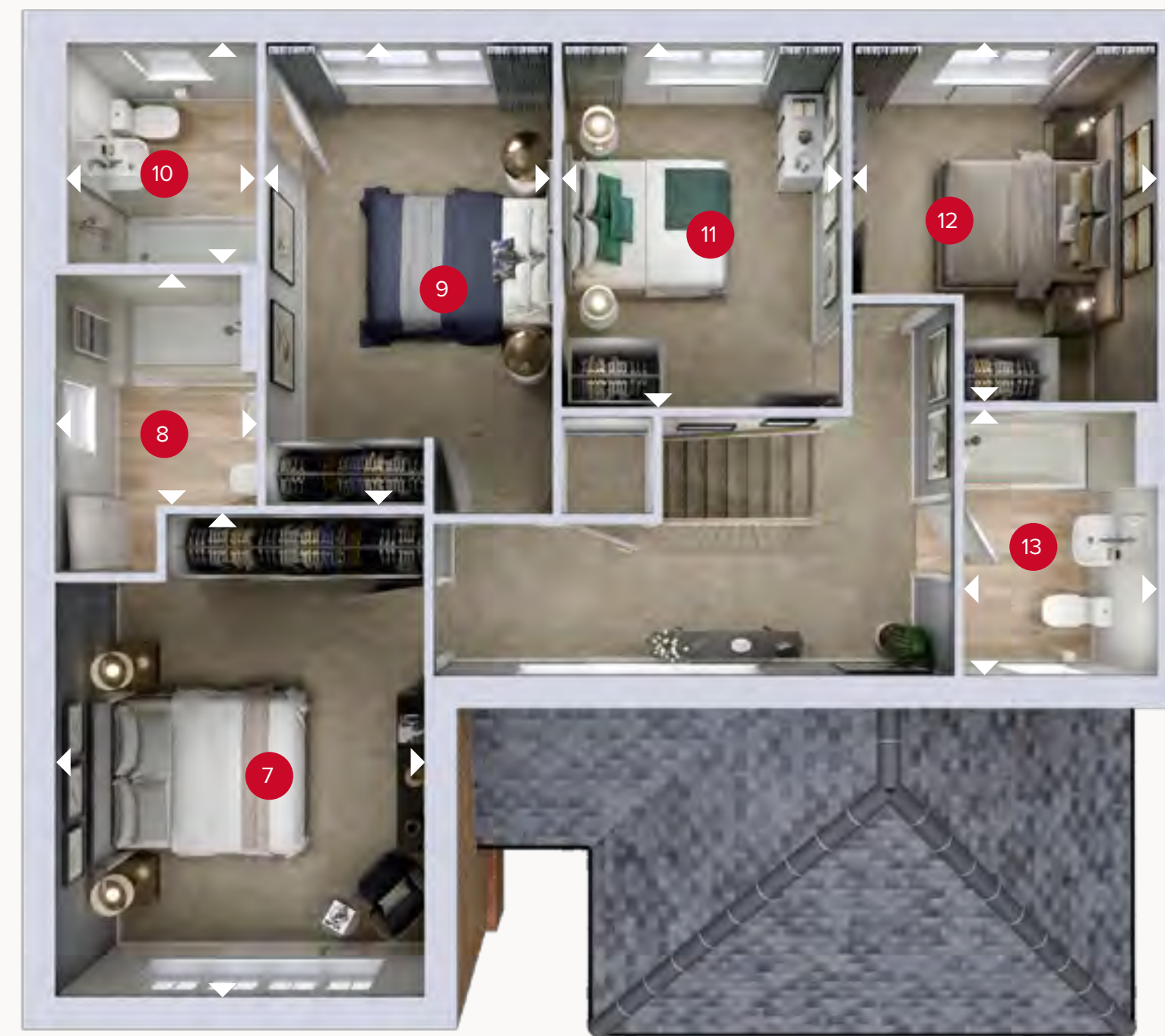
FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE SUNNINGDALE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	16'10" x 11'8"	5.12 x 3.56 m
2	Kitchen/Dining	19'8" x 14'1"	6.00 x 4.29 m
3	Snug	9'9" x 9'7"	2.96 x 2.92 m
4	Utility	6'4" x 5'3"	1.93 x 1.61 m
5	Cloaks	6'0" x 3'7"	1.82 x 1.10 m
6	Garage	18'6" x 16'4"	5.64 x 4.97 m

## FIRST FLOOR

7	Bedroom 1	15'5" x 11'8"	4.71 x 3.56 m
8	En-suite 1	7'9" x 6'5"	2.35 x 1.95 m
9	Bedroom 2	15'2" x 9'3"	4.62 x 2.82 m
10	En-suite 2	17'1" x 6'5"	2.16 x 1.95 m
11	Bedroom 3	12'0" x 8'11"	3.67 x 2.72 m
12	Bedroom 4	11'10" x 9'10"	3.61 x 2.99 m
13	Bathroom	8'5" x 6'3"	2.57 x 1.91 m



09.02.2023

Customers should note this illustration is an example of the Sunningdale 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. EG\_SUND\_DM.2

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

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

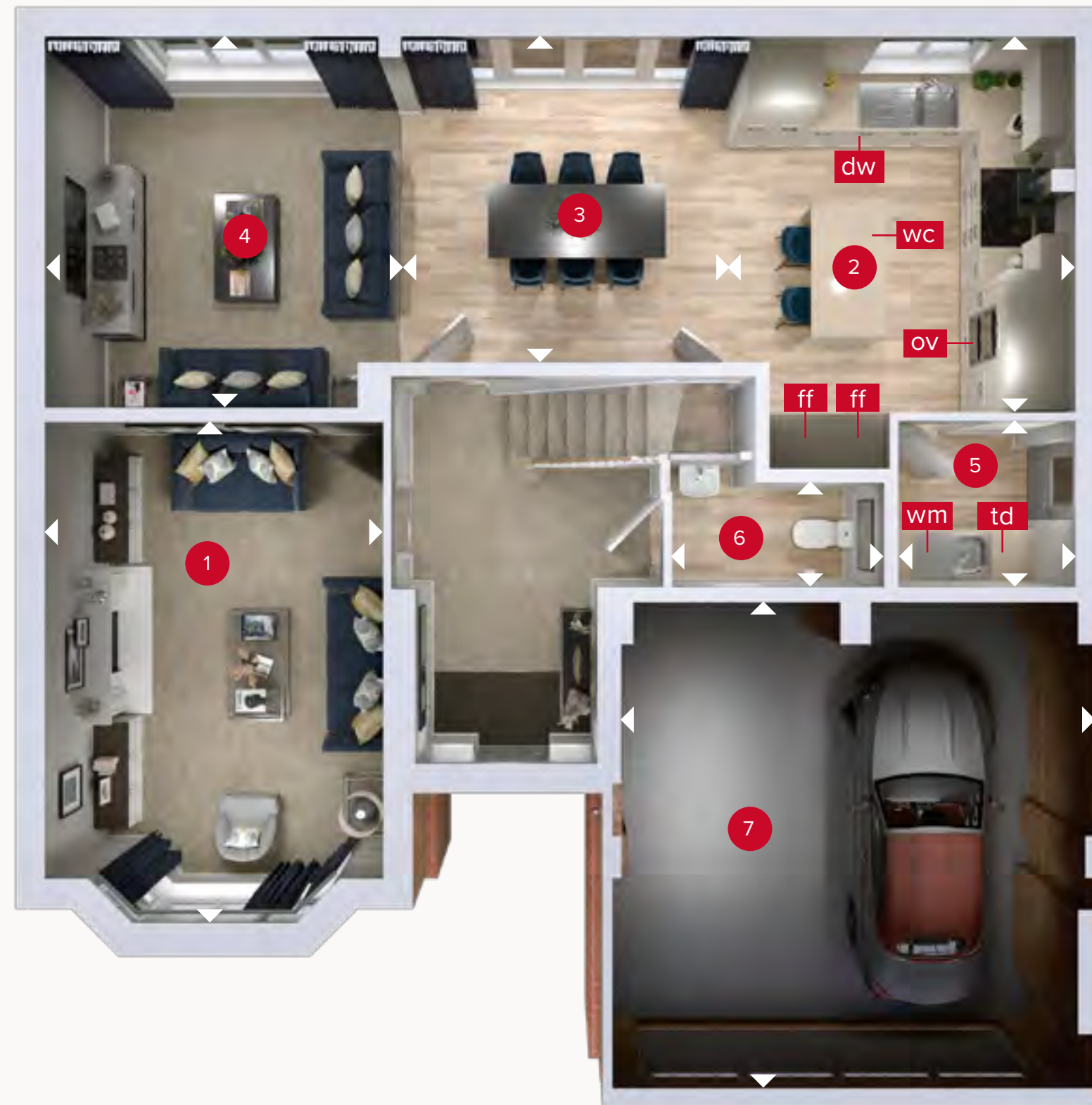
- REDROW -

# THE HENLEY

FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE HENLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1 Lounge	17'8" x 11'8"	5.37 x 3.57 m
2 Kitchen	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



**NEW  
HOMES  
QUALITY  
CODE**

14.02.2022

Customers should note this illustration is an example of the Henley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_HENL\_DM.2

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

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





**HERITAGE**

- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

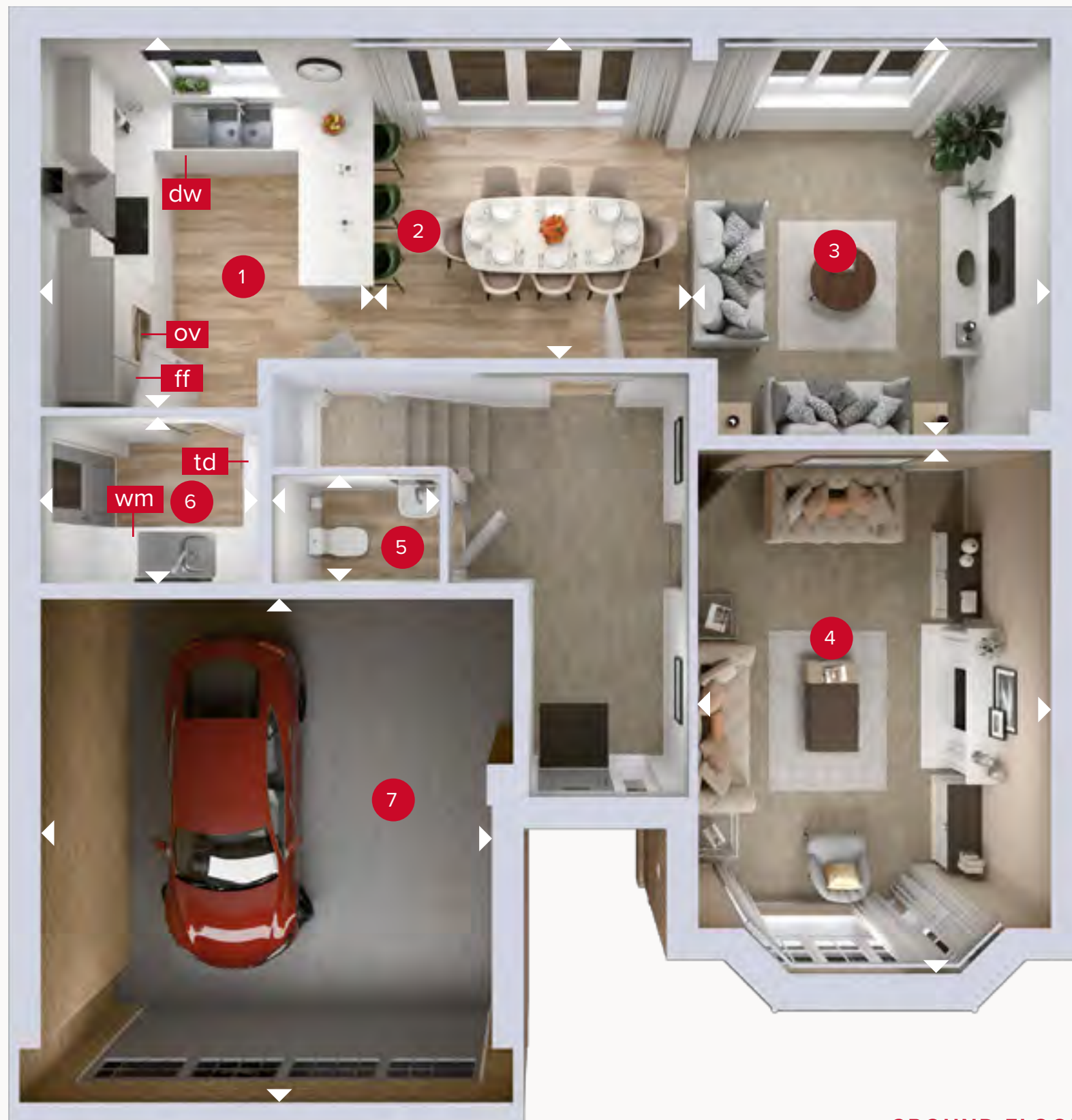
- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**

# THE HAMPSTEAD



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

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

## FIRST FLOOR

8 Bedroom 1	14'10" x 13'2"	4.51 x 4.01 m
9 En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10 Bedroom 2	10'11" x 10'2"	3.32 x 3.11 m
11 En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12 Bedroom 3	14'9" x 10'6"	4.49 x 3.21 m
13 Bedroom 4	11'3" x 9'9"	3.43 x 2.98 m
14 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



09.02.2023

Customers should note this illustration is an example of the Hampstead house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_HAMP\_DM.2

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

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# THE RICHMOND

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE RICHMOND

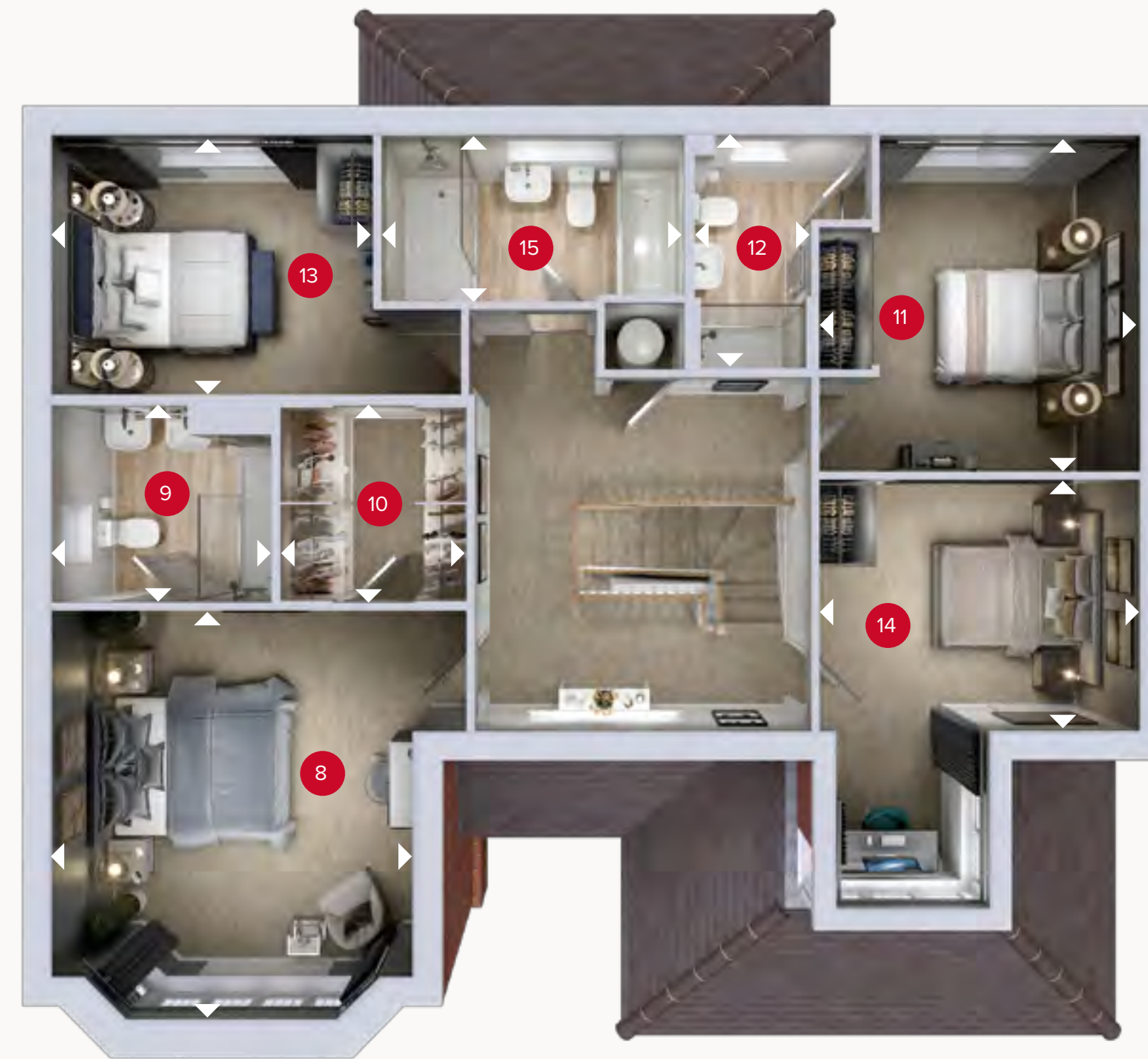
FOUR BEDROOM DETACHED HOME

 **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



09.02.2023

Customers should note this illustration is an example of the Richmond house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_RICH\_DM.2

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

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler





**HERITAGE**

- REDROW -

# THE BLENHEIM

FIVE BEDROOM DETACHED HOME

 **REDROW**

# THE BLENHEIM

## 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



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Blenheim 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. EG\_BLENP\_DM.2

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

ov - oven  
fr - fridge  
fz - freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler  
mw - microwave

so - steam oven

# 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.



# 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

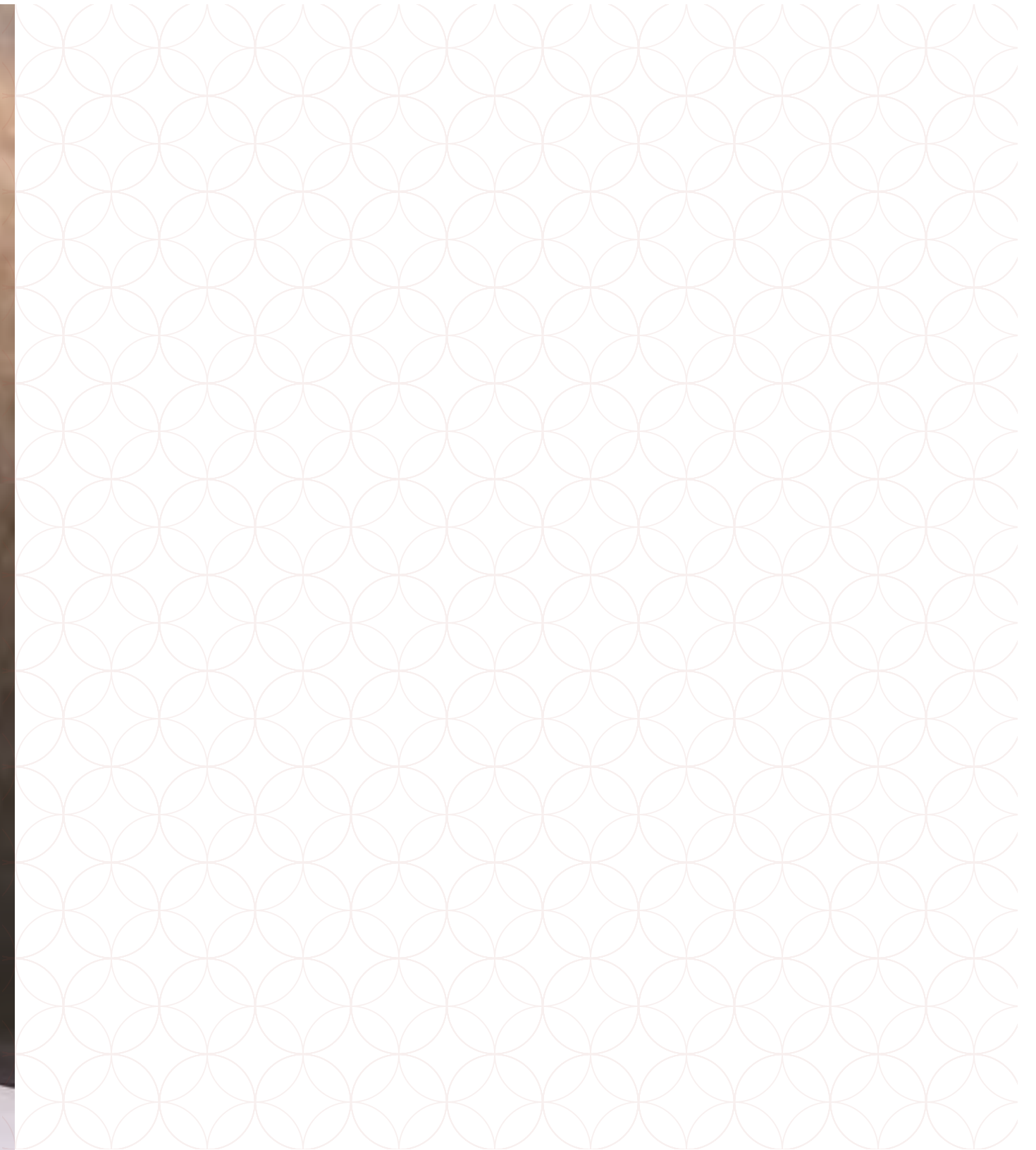
Matching above worktops, with stainless Steel splashback behind Hob.

### 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.

### 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.

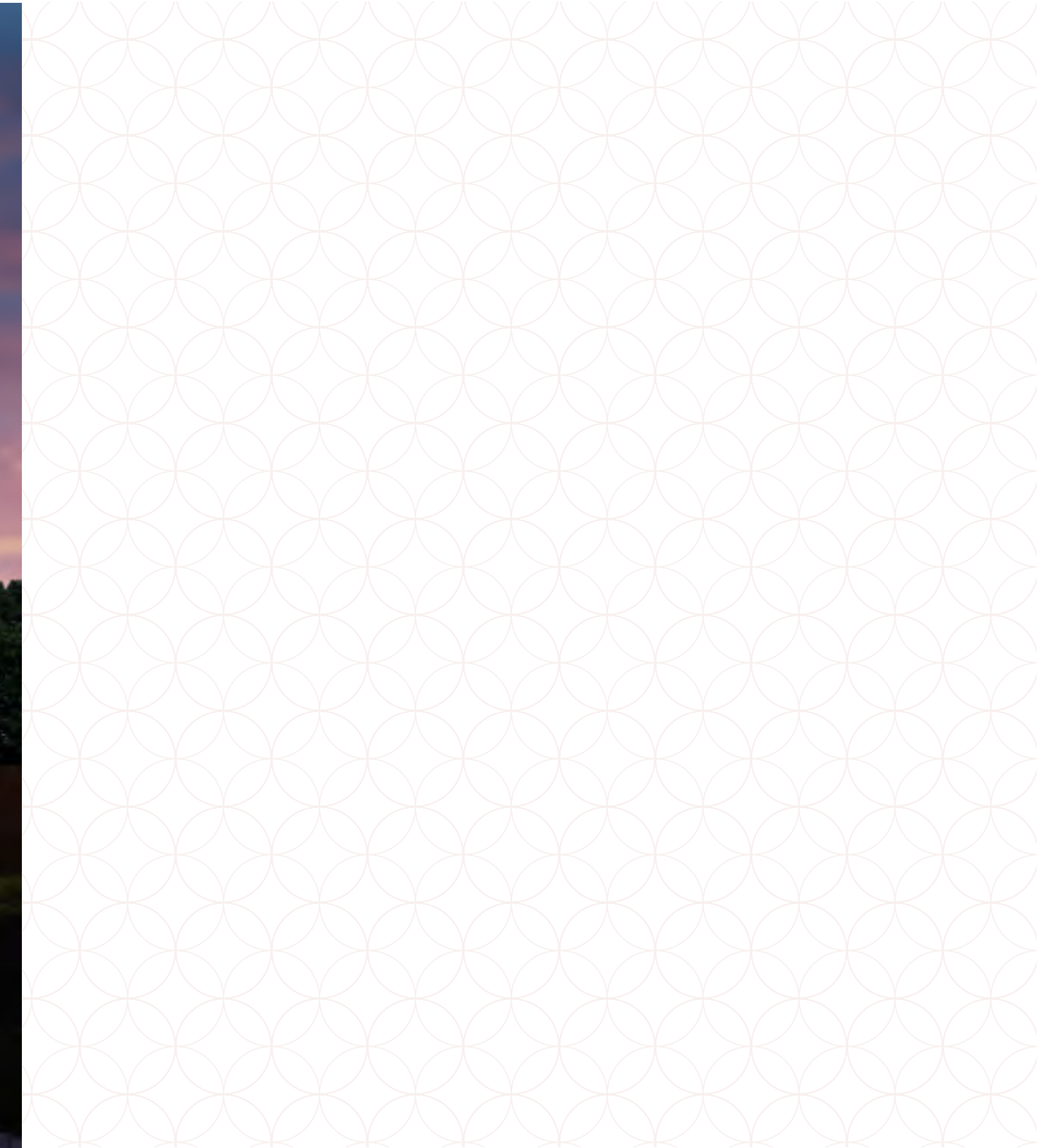
### Wall Tiles to Cloakroom, Bathroom & En-suite

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](http://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.





# THE MALTINGS

—

Churchway, Haddenham, Aylesbury HP17 8JU

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