

**HERITAGE**

- REDROW -

# HAZEL PARK

STEVENAGE







# WELCOME TO HAZEL PARK

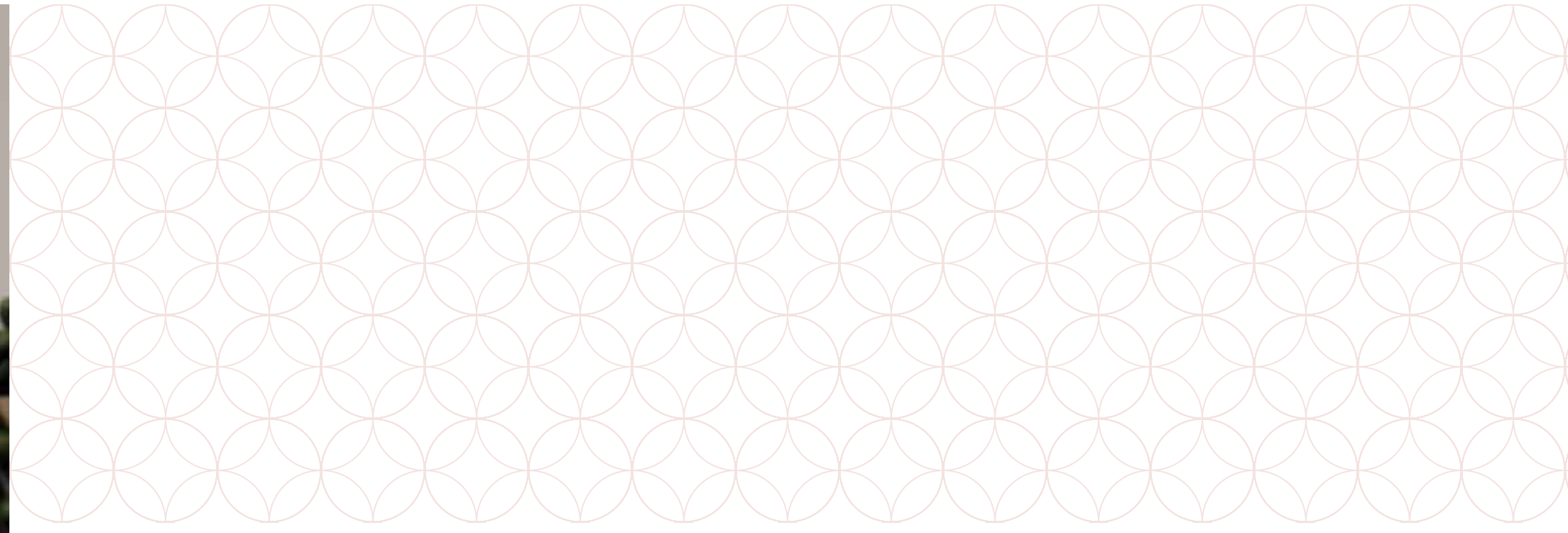


## A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE VIBRANT TOWN OF STEVENAGE

Stylish and intricately designed houses set on the edges of a thriving and up-and-coming town, within easy reach of picturesque parkland and open green spaces but also a stone's throw from London and everything it has to offer. Heritage Collection homes that blend the artistry and refinement of the Arts and Crafts movement with the contemporary touches expected of modern housebuilding. Fantastic travel links by road and rail, and an excellent selection of schools for all ages close by. Hazel Park truly offers a standard of living to aspire to.







## 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 collection offers the best of both worlds.

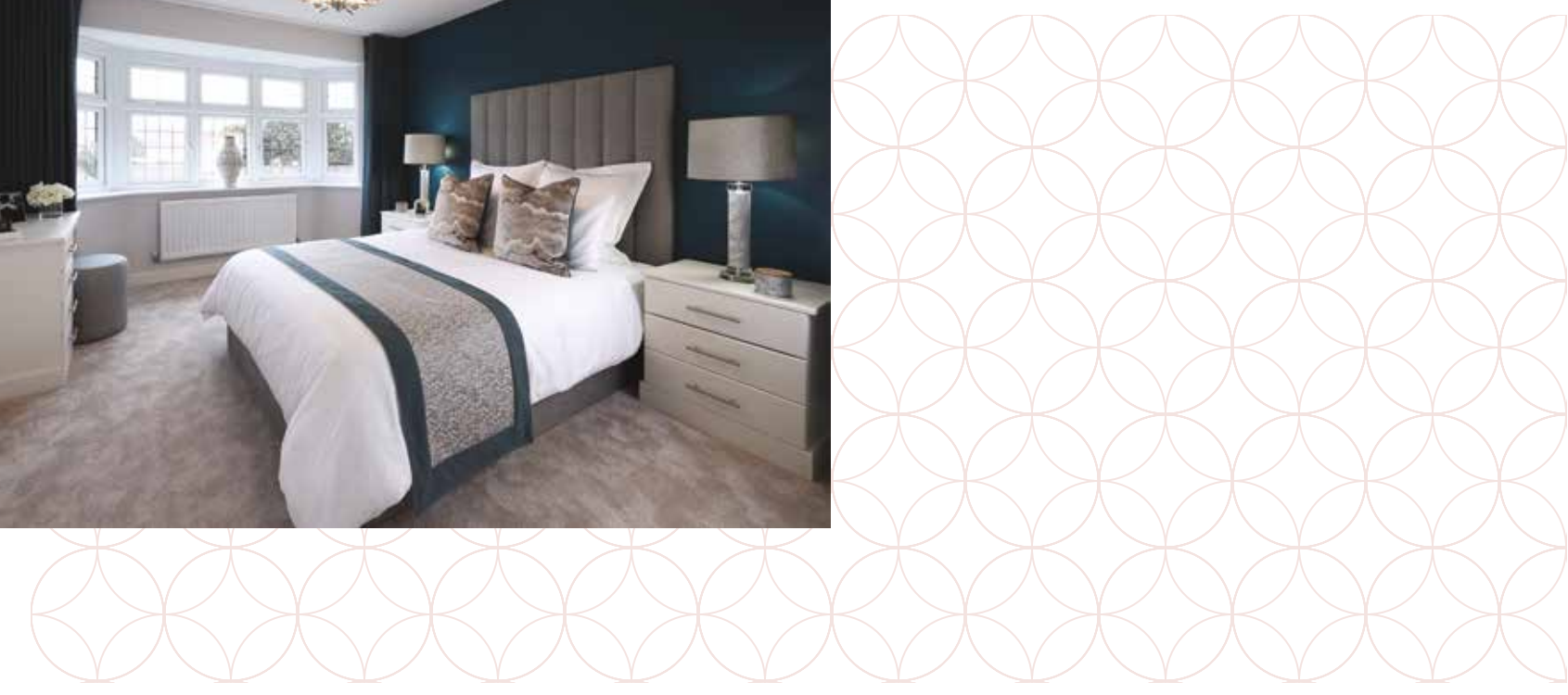




# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

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







## ENJOY THE AREA

Whether you're shopping for everyday essentials or seeking a more all-encompassing bout of retail therapy, you'll be well catered for at Hazel Park. You'll find a Tesco Express convenience store and Sainsbury's supermarket just 5 minutes away in the car, with Stevenage's Asda Supercentre around a 9 minute drive from home. For a more comprehensive shopping experience, Stevenage town centre is around 10 minutes away by road, and has an excellent choice of stores, whether you're visiting the Westgate Shopping Centre or Roaring Meg or Monkswood retail parks.

Those who enjoy wining and dining will be pleased to find the local area's pub and restaurant scene to be as vibrant as its shopping one. You'll find a good selection of popular chain restaurants in town, including Frankie & Benny's, Ask, Prezzo and Nando's. Independent restaurants include Indian eatery Nirvana, the Old Town Chinese Restaurant and popular gastropub The Crown.





## ENJOY AN ACTIVE LIFESTYLE

Hazel Park's semi-rural setting makes it ideal for leisure and recreation, and sports fans will be especially pleased with the diversity of the local scene. Golfers can enjoy a round or two at Stevenage and Knebworth golf clubs, while Stevenage Leisure Centre offers a variety of fitness facilities, including a gym, sports hall and squash courts.

For family days out, Knebworth House is just 15 minutes away by road and is well worth a visit. This magnificent house dates back to Tudor times, with ornate interiors and a spectacular exterior, while the beautiful gardens stretch over some 28 acres and include a maze, colourful borders and fine trees. The wilderness area will be ideal for youngsters, with a bird song sound box, garden sculptures and a bug-themed chair. The popular dinosaur trail also features 72 life-size prehistoric models, information boards and the opportunity to create dinosaur roars too. The 250-acre Knebworth Park is also perfect for picnics, walks and ball games, while the adventure playground has slides, swings and climbing equipment too.

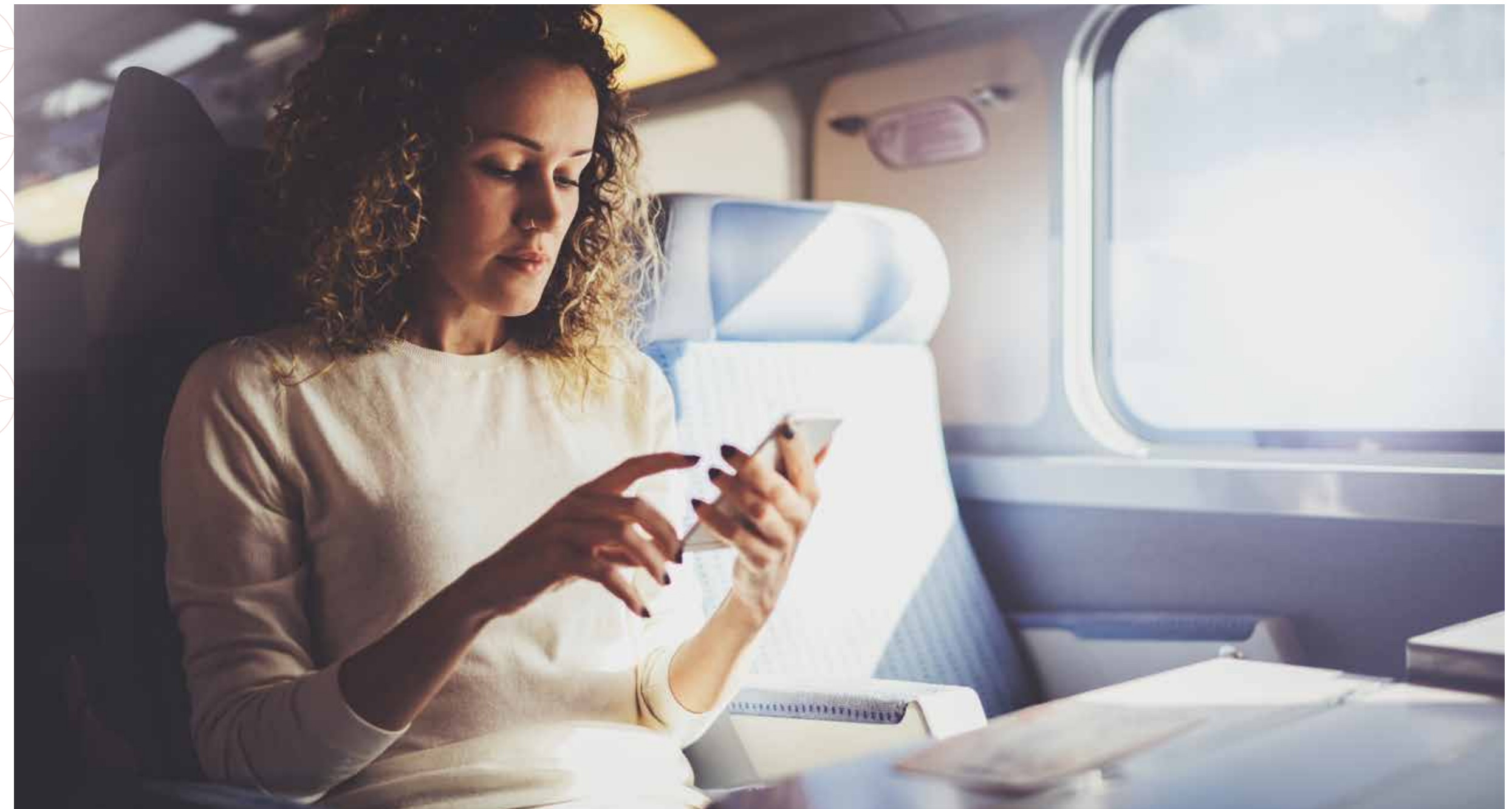
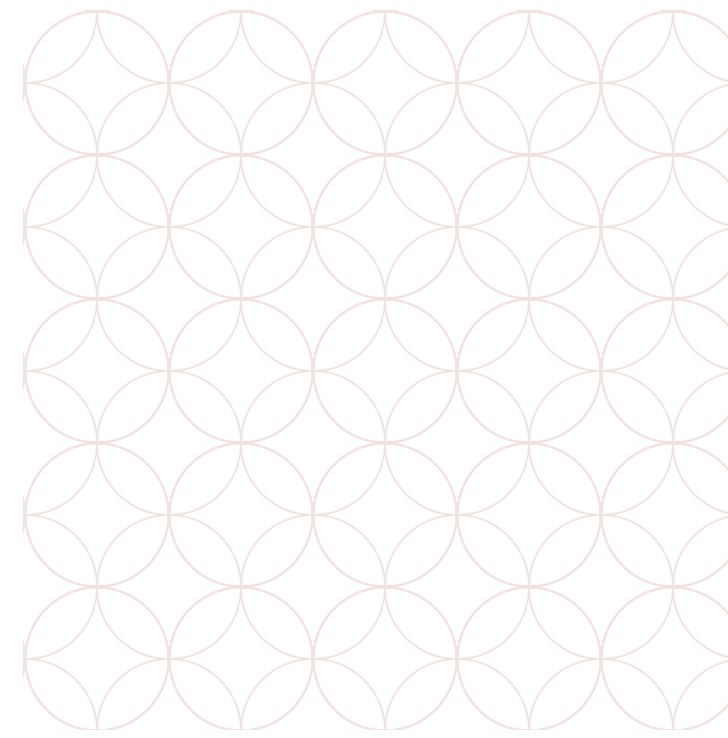
Film fans, meanwhile, can catch all the latest blockbusters at Stevenage's Cineworld cinema.



# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good range of schools nearby. Shephalbury Park and Camps Hill primary schools are both within a 10-minute drive, while Round Diamond and Aston St Mary's primaries are both within 2 miles and both rated 'Outstanding' by Ofsted.

For older students, Lonsdale and Marriotts schools are both rated 'Good'. North Hertfordshire College is near the town centre and offers a variety of further education courses, and for higher education, the University of Hertfordshire is around 20 minutes away in Hatfield and comes highly recommended.



# GETTING AROUND

Hazel Park is well located for travel by both road and rail. Junction 7 of the A1(M) trunk road is just 10 minutes away for journeys to Central London (1 hour and 20 minutes), while Milton Keynes is around an hour away via the M1 motorway, and Cambridge about the same journey time via the A10.

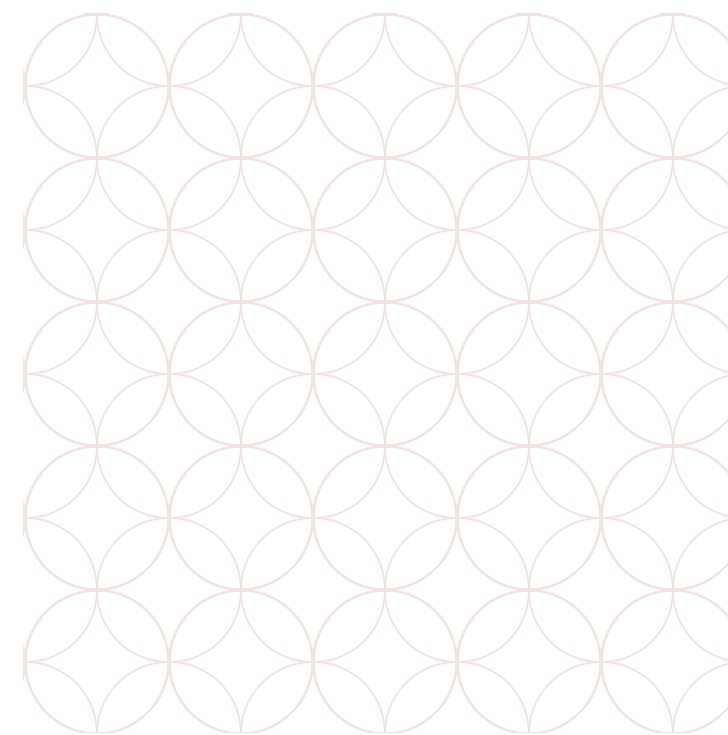
Stevenage Railway Station, around three miles from Hazel Park, will take you directly to London King's Cross in 27 minutes, and offers local stopping services to Cambridge (37 minutes), Peterborough (52 minutes) and Brighton (1 hour and 45 minutes).

For international travel, London Luton Airport is just 31 minutes away and London Stansted Airport 41 minutes, 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 **Hazel Park**.



# SO YOU GET MORE OUT

- Public Green Space & LEAP
- Cycleways & Footpaths
- Affordable Housing



# EXPLORE HAZEL PARK MASTERPLAN



## KEY

<b>LETCWORTH</b> 3 BEDROOM SEMI-DETACHED HOME	<b>WINDSOR</b> 4 BEDROOM DETACHED HOME
<b>LINCOLN</b> 3 BEDROOM SEMI-DETACHED HOME	<b>OVERTON</b> 4 BEDROOM DETACHED HOME
<b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	<b>HENLEY</b> 4 BEDROOM DETACHED HOME
<b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME	<b>RICHMOND</b> 4 BEDROOM DETACHED HOME
<b>HARROGATE LIFESTYLE</b> 3 BEDROOM DETACHED HOME	<b>LEDSHAM</b> 4 BEDROOM DETACHED HOME
<b>STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	<b>HAZEL</b> 5 BEDROOM DETACHED HOME
<b>KENSINGTON</b> 3 BEDROOM SEMI-DETACHED HOME	<b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
<b>HARROGATE</b> 4 BEDROOM DETACHED HOME	<b>AFFORDABLE HOUSING</b>
<b>CHESTER</b> 4 BEDROOM DETACHED HOME	
<b>HARLECH</b> 4 BEDROOM DETACHED HOME	

- V - Visitor Parking
- U - Unassigned Parking
- BCP - Bin Collection Point
- S/S - Sub Station
- P/S - Pumping Station
- LEAP - Local Equipped Area of Play
- - Trim Trail

Future phases are awaiting detailed planning consent, and are therefore subject to change.














This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.





# EXPLORE HAZEL PARK PHASE 1

## KEY

	<b>THE LETCHWORTH</b> 2 BEDROOM SEMI DETACHED HOME		<b>THE HARLECH</b> 3 BEDROOM DETACHED HOME
	<b>THE AMBERLEY</b> 2 BEDROOM DETACHED HOME		<b>THE WINDSOR</b> 3 BEDROOM DETACHED HOME
	<b>THE WARWICK</b> 2 BEDROOM DETACHED HOME		<b>THE HARROGATE</b> 4 BEDROOM DETACHED HOME
	<b>THE OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>THE LEDSHAM</b> 4 BEDROOM DETACHED HOME
	<b>THE STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>THE HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
	<b>THE LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>AFFORDABLE HOUSING</b>
	<b>THE CHESTER</b> 3 BEDROOM DETACHED HOME		

### Affordable Housing:

Dart - 10, 11, 12, 13, 218, 219, 227, 228, 229, 230, 231 & 232  
Tweed - 47, 48, 49, 228, 229, 247, 248, 249, 250 & 251  
Tavy - 220, 221 & 222

Broomsgrove - 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28,  
29, 30, 31, 43, 44, 45, 46, 224, 225, 226, 227, 233, 234, 235, 236,  
237, 238, 239, 240, 241, 242, 243, 244, 245 & 246

- V - Visitor Parking
- B/S - Bin Store
- S/S - Sub Station
- P/S - Pumping Station

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**HERITAGE**

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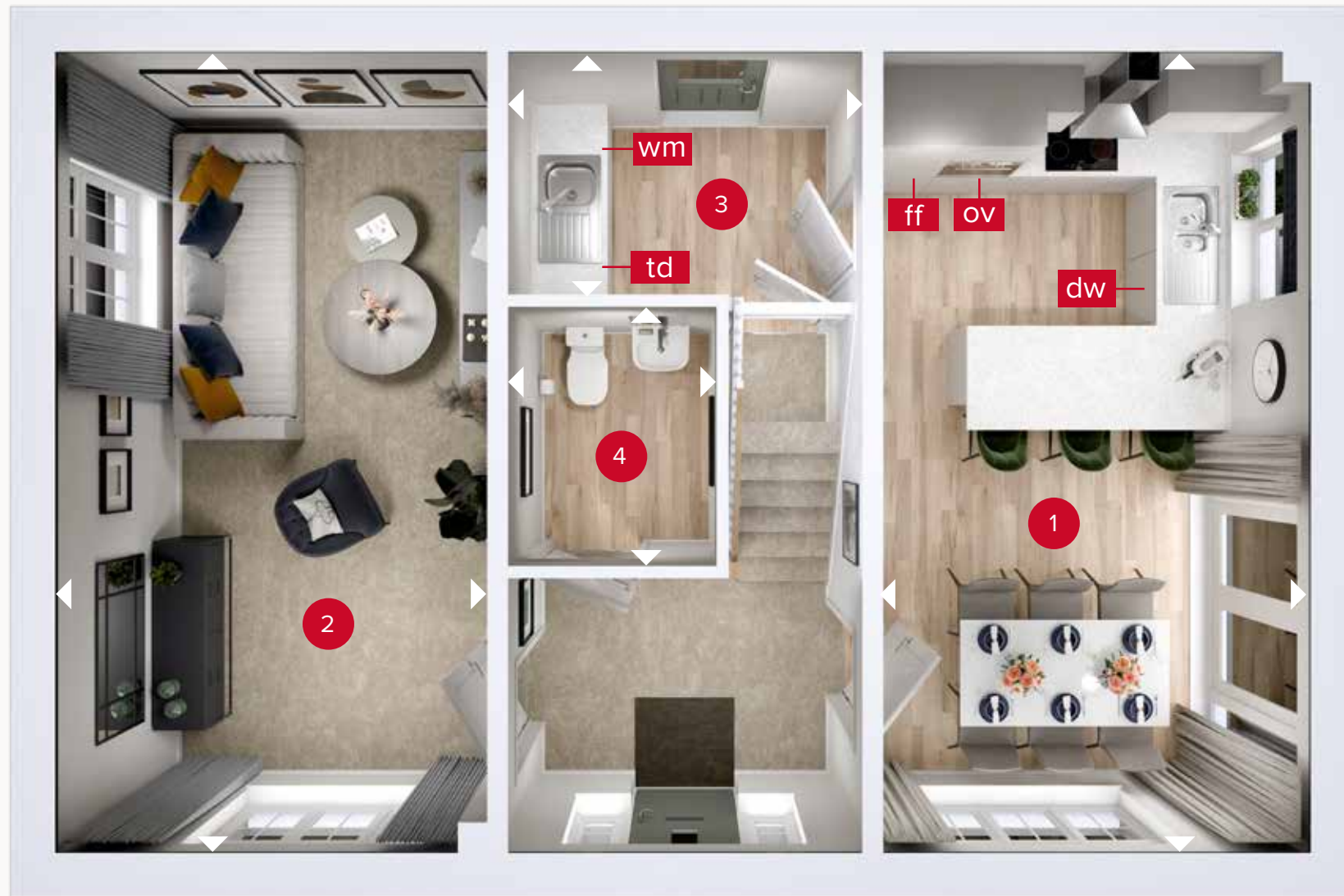
# THE AMBERLEY

TWO BEDROOM DETACHED HOME

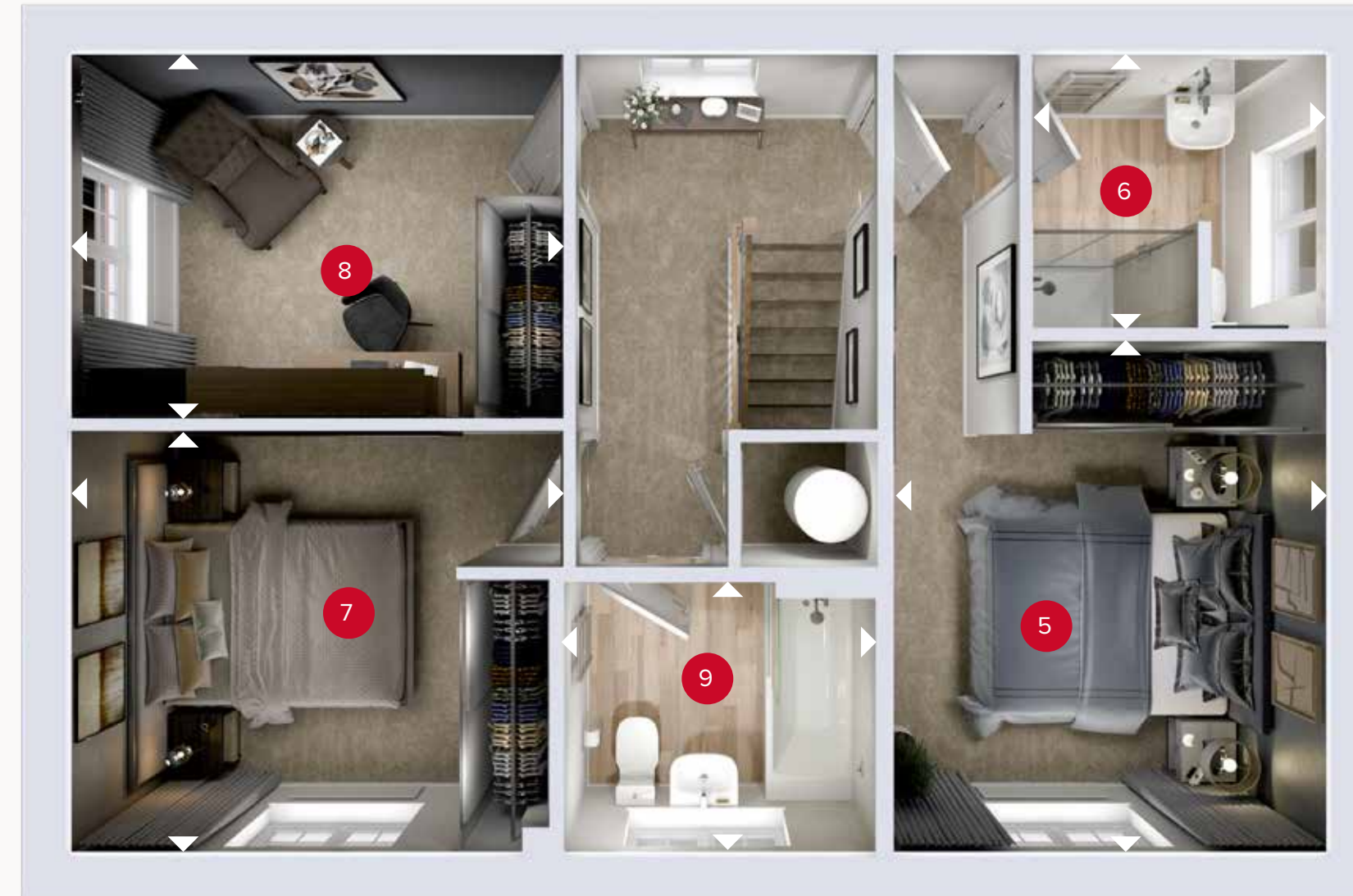
 **REDROW**



# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining	18'11" x 10'2"	5.77 x 3.09 m
2	Lounge	18'11" x 10'2"	5.77 x 3.10 m
3	Utility	8'4" x 5'9"	2.54 x 1.75 m
4	Cloaks	6'0" x 4'10"	1.83 x 1.48 m

## FIRST FLOOR

5	Bedroom 1	12'1" x 10'3"	3.68 x 3.12 m
6	En-suite	7'0" x 6'7"	2.14 x 2.00 m
7	Bedroom 2	11'8" x 10'0"	3.55 x 3.05 m
8	Study	11'8" x 8'8"	3.55 x 2.63 m
9	Bathroom	7'4" x 6'5"	2.23 x 1.96 m



Customers should note this illustration is an example of the Amberley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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. 02270-04 EF\_AMBY\_DM.8

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

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







**HERITAGE**

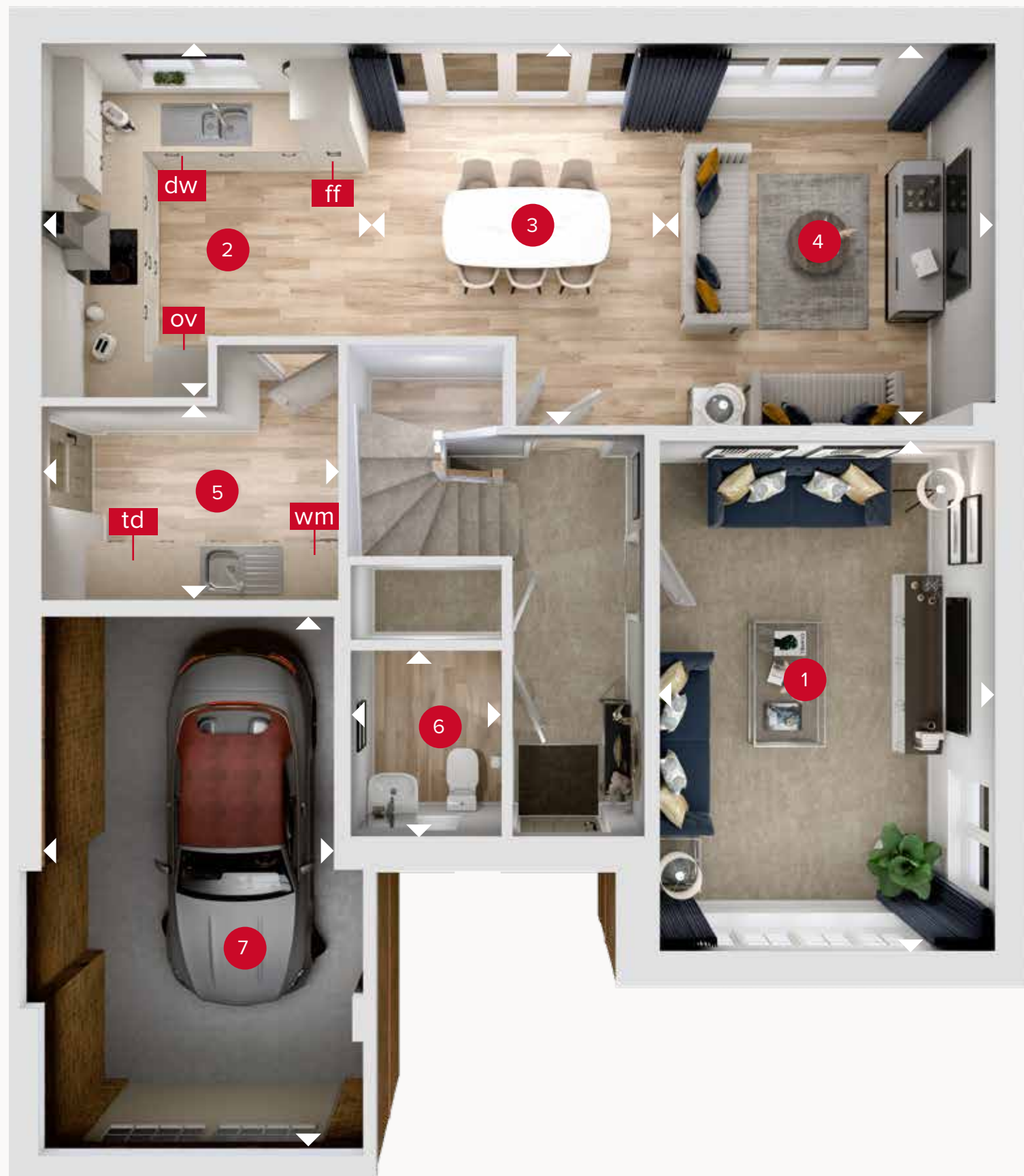
- REDROW -

# THE CHESTER

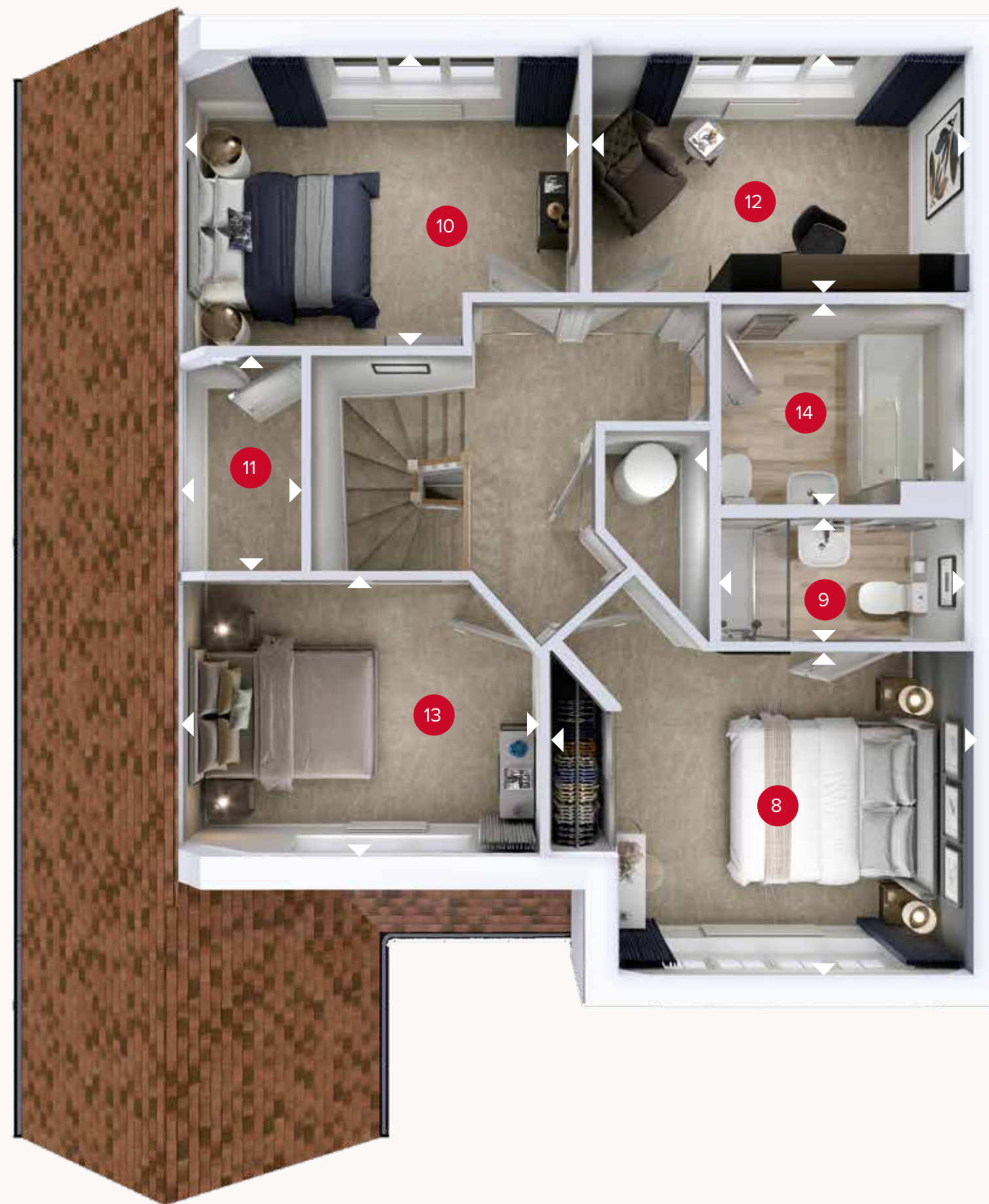
THREE BEDROOM DETACHED HOME

 **REDROW**





**GROUND FLOOR**



**FIRST FLOOR**

# THE CHESTER

## GROUND FLOOR

1	Lounge	16'5" x 10'10"	5.01 x 3.30 m
2	Kitchen	11'5" x 10'2"	3.48 x 3.11 m
3	Dining	12'4" x 10'9"	3.76 x 3.28 m
4	Family	12'4" x 9'8"	3.76 x 2.94 m
5	Cloaks	4'10" x 6'0"	1.48 x 1.82 m
6	Utility	9'7" x 6'3"	2.92 x 1.90 m
7	Garage	17'5" x 9'6"	5.30 x 2.90 m

## FIRST FLOOR

8	Bedroom 1	13'4" x 10'2"	4.07 x 3.11 m
9	En-suite	8'0" x 3'11"	2.44 x 1.19 m
10	Bedroom 2	13'1" x 9'5"	3.99 x 2.88 m
11	Store	6'9" x 4'4"	2.07 x 1.32 m
12	Study	12'0" x 7'9"	3.66 x 2.37 m
13	Bedroom 3	11'10" x 8'9"	3.61 x 2.67 m
14	Bathroom	7'11" x 6'4"	2.42 x 1.93 m





**HERITAGE**

- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**



# THE HAMPSTEAD



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen	12'5" x 10'4"	3.79 x 3.16 m
2	Dining	12'5" x 10'10"	3.79 x 3.29 m
3	Family	13'5" x 11'3"	4.08 x 3.43 m
4	Lounge	17'8" x 11'11"	5.38 x 3.63 m
5	Cloaks	5'0" x 6'0"	1.53 x 1.83 m
6	Utility	7'4" x 7'0"	2.23 x 2.15 m
7	Garage	16'8" x 15'5"	5.08 x 4.69 m

## FIRST FLOOR

8	Bedroom 1	13'9" x 13'3"	4.03 x 4.19 m
9	En-suite 1	8'2" x 5'3"	2.48 x 1.60 m
10	Bedroom 2	12'4" x 11'0"	3.75 x 3.35 m
11	En-suite 2	7'3" x 4'5"	2.22 x 1.35 m
12	Bedroom 3	14'7" x 10'8"	4.45 x 3.24 m
13	Bedroom 4	11'0" x 9'9"	3.35 x 2.97 m
14	Bedroom 5 / Study	11'0" x 7'10"	3.35 x 2.39 m
15	Bathroom	9'0" x 7'2"	2.75 x 2.19 m



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. 02270-04 EG\_HAMP\_DM.1

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

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







**HERITAGE**

- REDROW -

# THE HARLECH

THREE BEDROOM DETACHED HOME

 **REDROW**



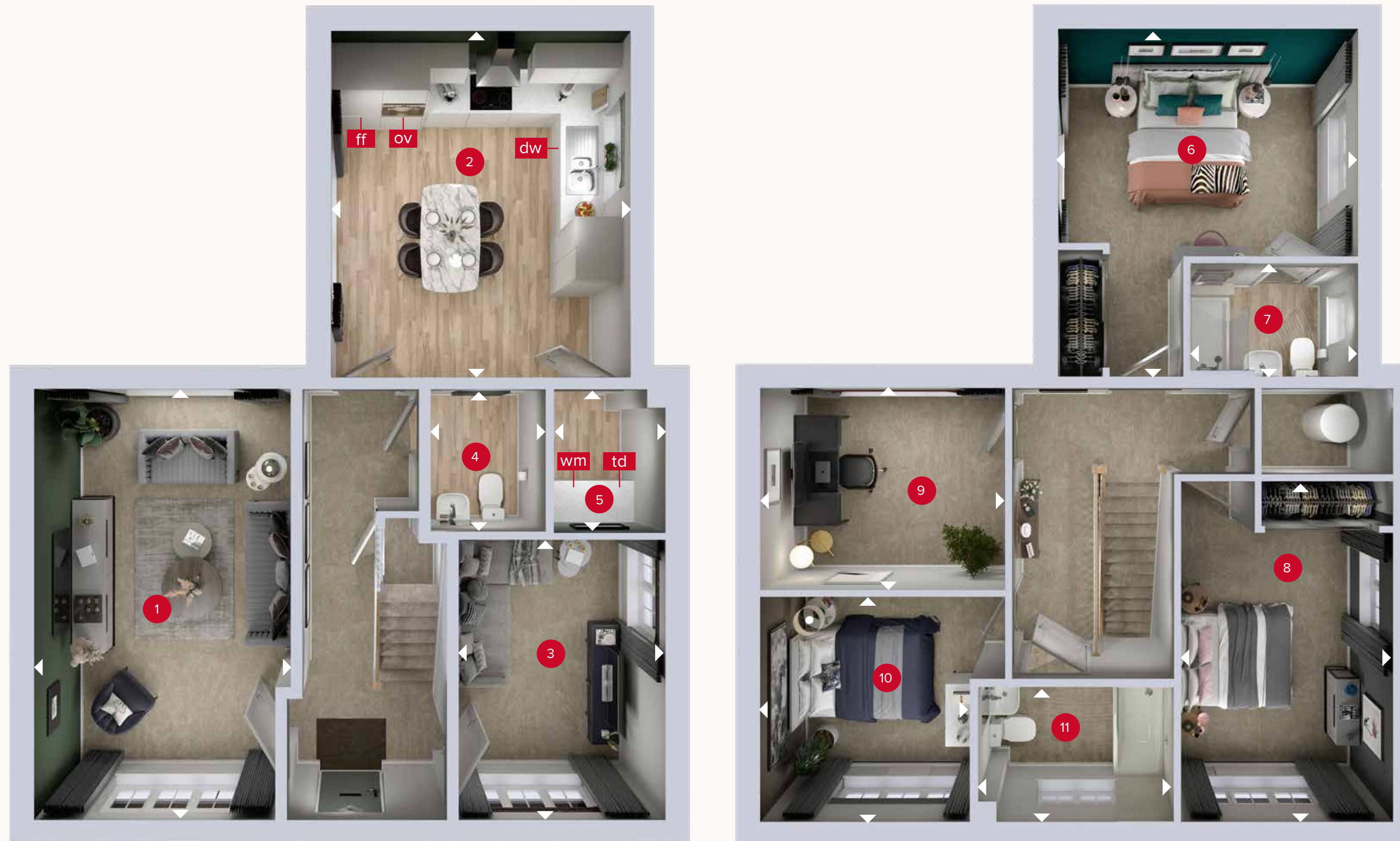
# THE HARLECH

## GROUND FLOOR

1	Lounge	18'2" x 10'10"	5.54 x 3.31 m
2	Kitchen/ Dining/	14'8" x 12'8"	4.46 x 3.86 m
3	Family Room	11'10" x 8'9"	3.61 x 2.66 m
4	Cloaks	6'0" x 4'10"	1.83 x 1.48 m
5	Laundry	6'0" x 4'9"	1.85 x 1.44 m

## FIRST FLOOR

6	Bedroom 1	12'8" x 14'8"	3.86 x 4.46 m
7	En-suite	7'1" x 4'9"	2.16 x 1.45 m
8	Bedroom 2	14'3" x 8'11"	4.35 x 2.73 m
9	Study	10'4" x 8'6"	3.14 x 2.59 m
10	Bedroom 3	8'10" x 9'5"	2.69 x 2.86 m
11	Bathroom	8'2" x 5'7"	2.49 x 1.70 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 show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02270-04 EF\_HARL\_DM.1

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







**HERITAGE**

- REDROW -

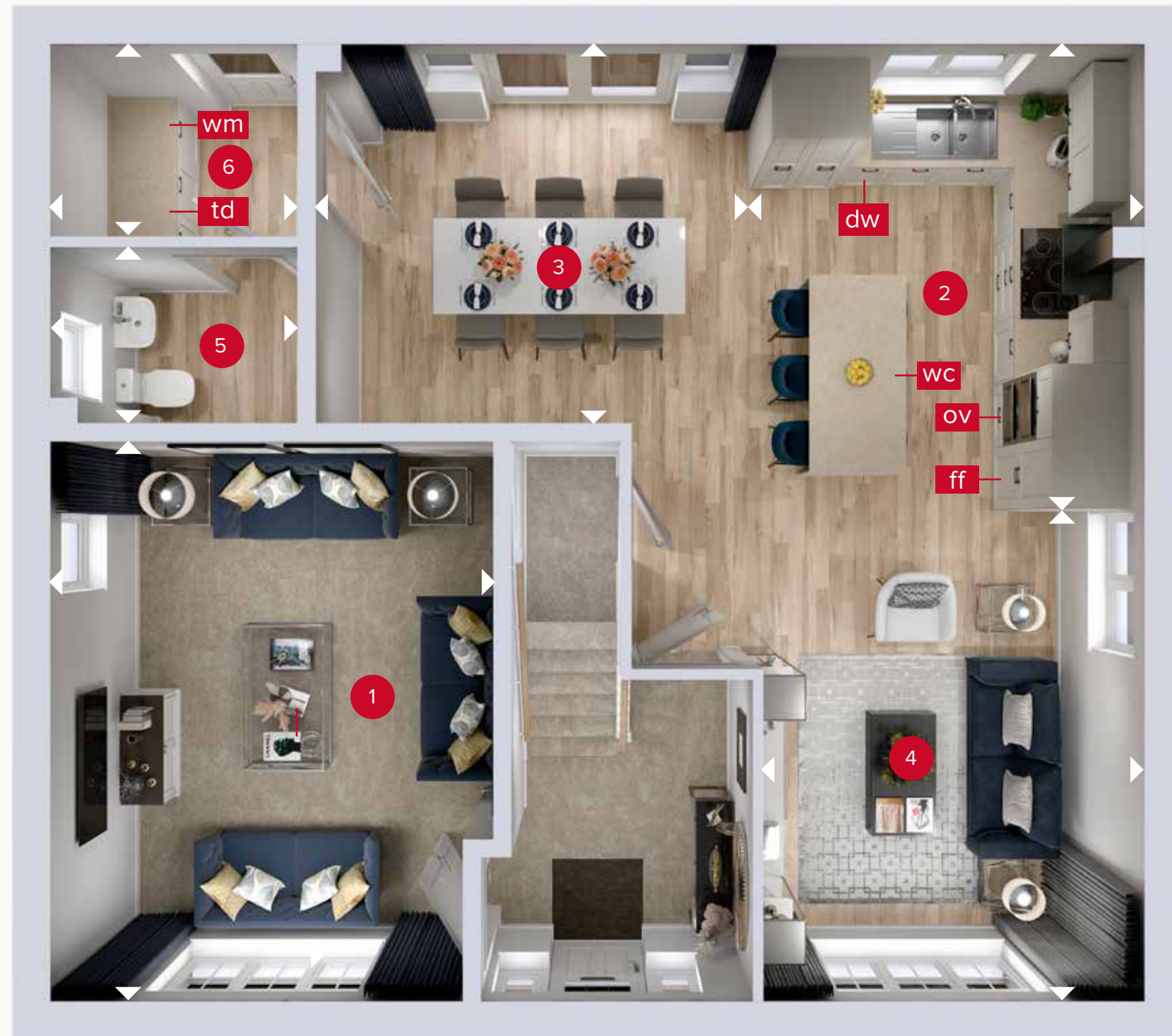
# THE HARROGATE

FOUR BEDROOM DETACHED HOME

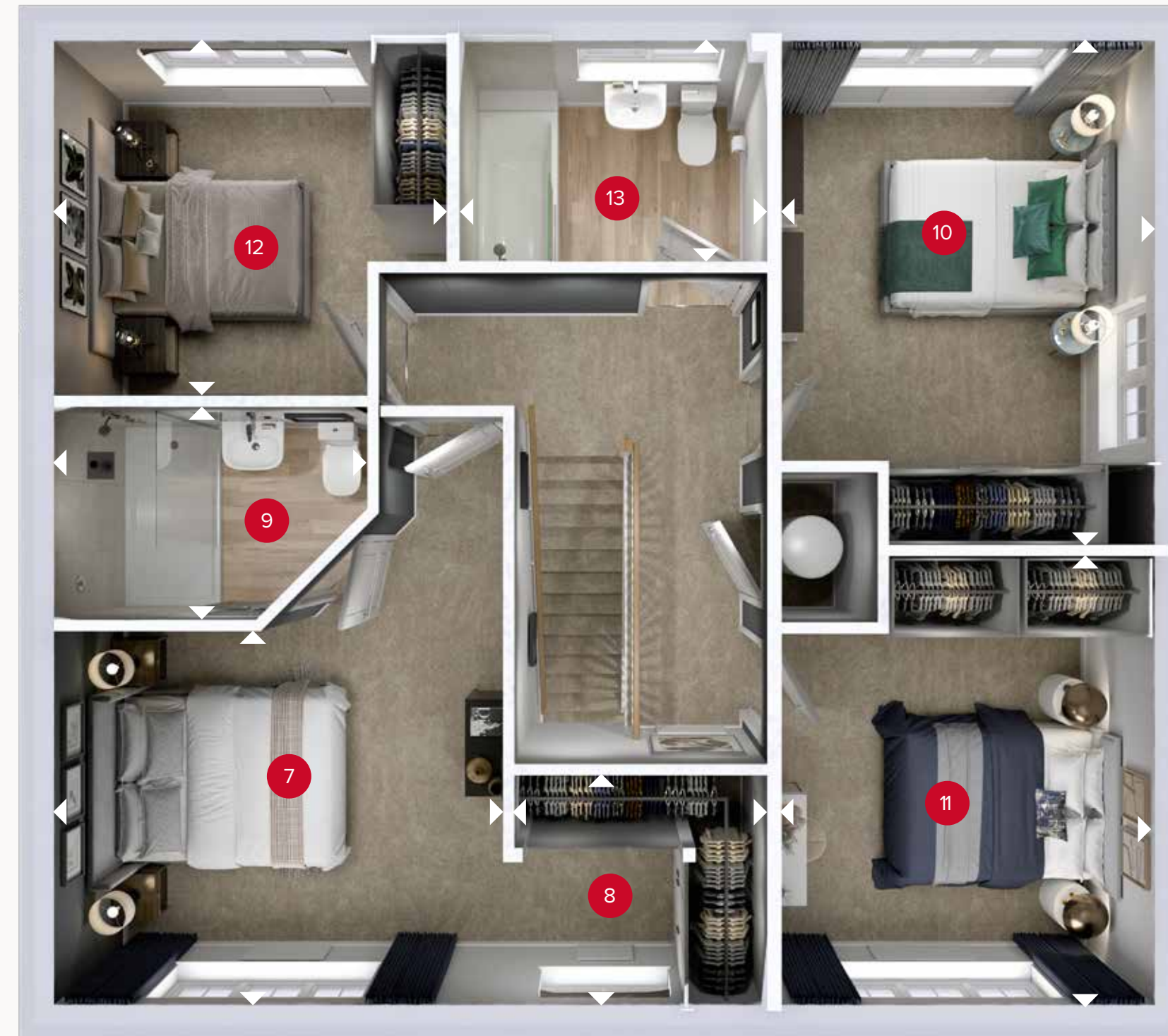
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# THE HARROGATE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.08 m
3	Dining	12'6" x 10'3"	3.80 x 3.13 m
4	Family	13'6" x 10'4"	4.12 x 3.15 m
5	Cloaks	6'5" x 4'10"	1.95 x 1.48 m
6	Utility	6'5" x 5'1"	1.95 x 1.54 m

## FIRST FLOOR

7	Bedroom 1	12'2" x 10'2"	3.72 x 3.10 m
8	Wardrobe	6'8" x 6'5"	2.03 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.69 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.08 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.08 m
12	Bedroom 4	10'9" x 9'8"	3.27 x 2.95 m
13	Bathroom	8'0" x 6'1"	2.45 x 1.86 m



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 or visit MyRedrow for more information. 02270-04 EF\_HARR\_DM.9

▷ 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  
wc - wine cooler







**HERITAGE**

- REDROW -

# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME





# THE LEAMINGTON LIFESTYLE

## GROUND FLOOR

1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'3"	3.87 x 3.74 m
3	Family	12'6" x 12'5"	3.82 x 3.79 m
4	Utility	6'3" x 5'5"	1.90 x 1.64 m
5	Cloaks	6'6" x 5'4"	1.97 x 1.62 m

## FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'1" x 7'9"	2.77 x 2.37 m
8	Dressing Room	8'3" x 5'5"	2.52 x 1.64 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'4"	2.41 x 1.93 m
11	Bedroom 3	13'5" x 9'3"	4.08 x 2.83 m
12	En-suite 3	9'3" x 6'0"	2.83 x 1.82 m



GROUND FLOOR



FIRST FLOOR



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ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space







**HERITAGE**

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# THE LEDSHAM

FOUR BEDROOM DETACHED HOME

 **REDROW**



# THE LEDSHAM



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1 Lounge	15'11" x 11'11"	4.86 x 3.63 m
2 Kitchen/Dining	22'11" x 15'6"	6.98 x 4.73 m
3 Family	10'10" x 11'10"	3.29 x 3.60 m
4 Study	13'0" x 9'9"	3.97 x 2.96 m
5 Utility	6'7" x 5'7"	2.01 x 1.69 m
6 Cloaks	6'0" x 4'10"	1.83 x 1.48 m
7 Garage	17'9" x 17'5"	5.41 x 5.30 m

## FIRST FLOOR

8 Bedroom 1	11'8" x 11'7"	3.55 x 3.52 m
9 Dressing Room	8'10" x 6'2"	2.68 x 1.88 m
10 En-suite 1	9'9" x 6'1"	2.98 x 1.86 m
11 Bedroom 2	12'0" x 10'7"	3.67 x 3.22 m
12 En-suite 2	8'4" x 3'11"	2.53 x 1.19 m
13 Bedroom 3	13'0" x 9'10"	3.96 x 2.99 m
14 Bedroom 4	11'9" x 7'0"	3.58 x 2.14 m
15 Bathroom	10'3" x 7'9"	3.13 x 2.37 m



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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02270-04 EF\_LEDH\_DM.1

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ov - oven  
ff - fridge freezer  
dw - dishwasher space

wm - washing machine space  
td - tumble dryer space







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# THE LETCHWORTH

TWO BEDROOM SEMI-DETACHED HOME

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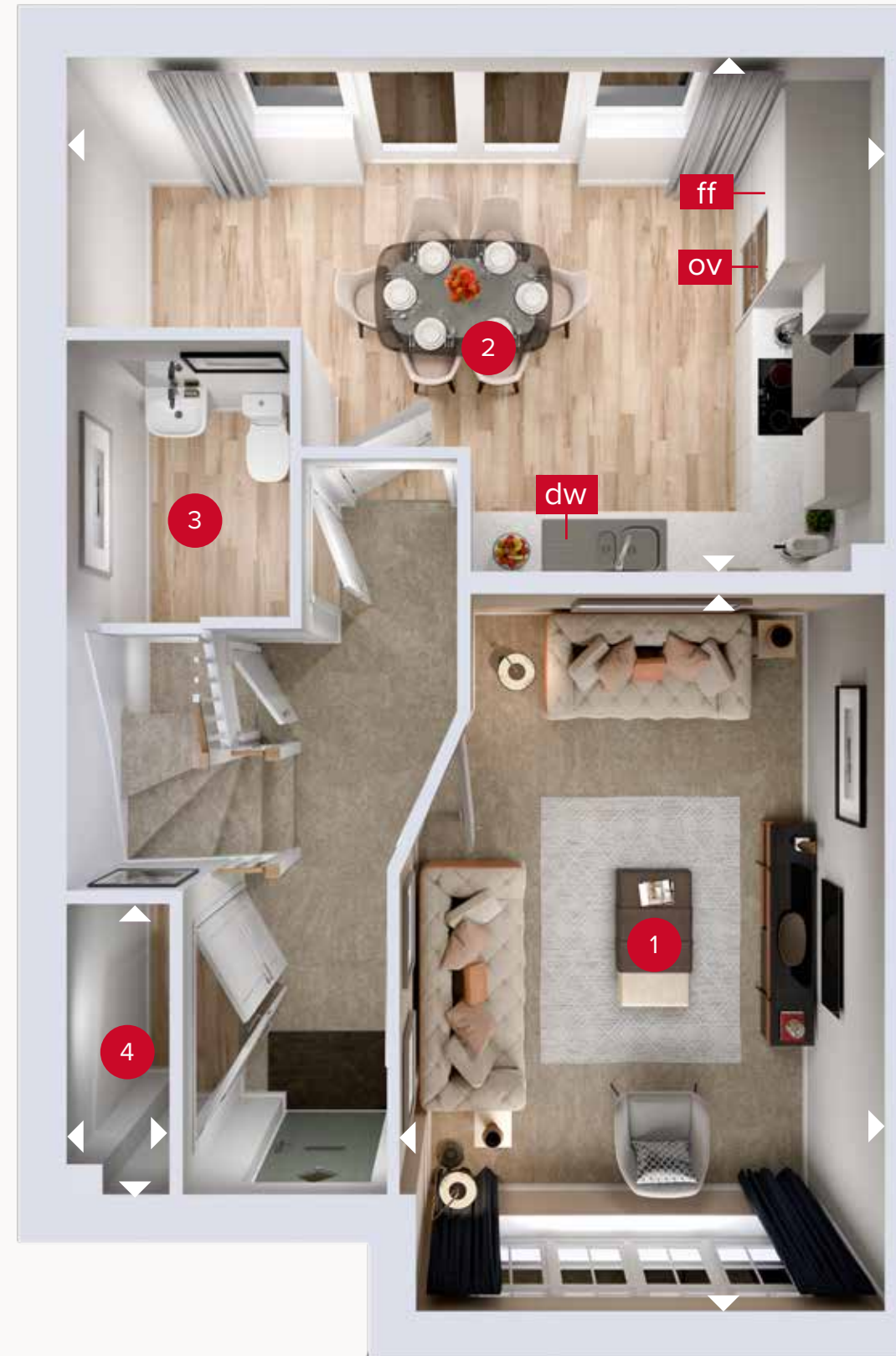
# THE LETCHWORTH

## GROUND FLOOR

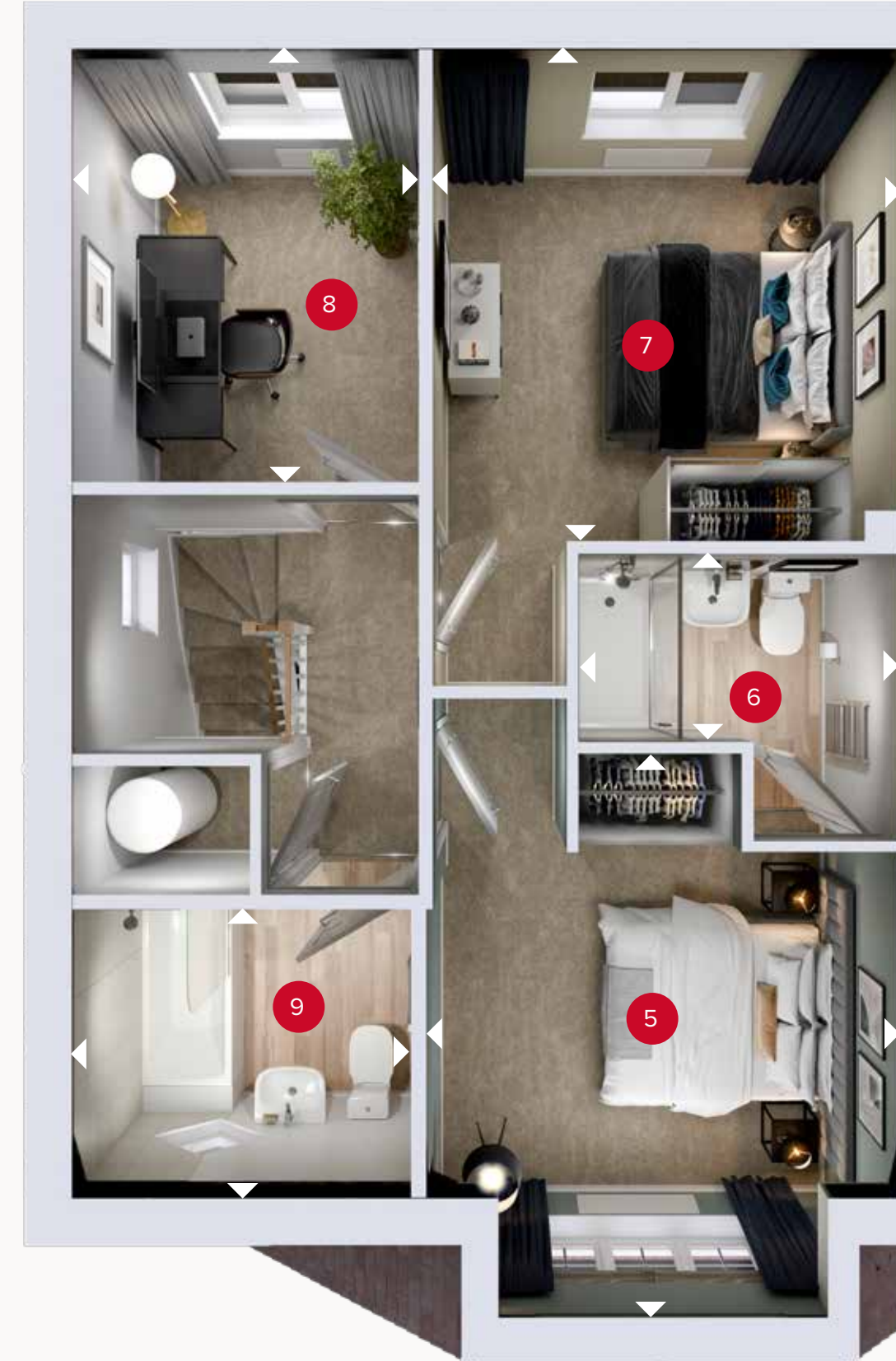
1	Lounge	15'11" x 10'10"	4.84 x 3.29 m
2	Kitchen/ Dining	18'2" x 11'5"	5.53 x 3.47 m
3	Cloaks	6'0" x 4'10"	1.83 x 1.48 m
4	Store	6'5" x 2'3"	1.96 x 0.69 m

## FIRST FLOOR

5	Bedroom 1	12'4" x 10'5"	3.76 x 3.17 m
6	En-suite	7'0" x 4'1"	2.15 x 1.25 m
7	Bedroom 2	10'9" x 10'4"	3.28 x 3.14 m
8	Study	9'5" x 7'7"	2.88 x 2.31 m
9	Bathroom	7'5" x 6'4"	2.26 x 1.93 m



GROUND FLOOR



FIRST FLOOR



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. 02270-04 EF\_LETC\_SM.5

▷ 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 OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



# THE OXFORD LIFESTYLE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'4" x 12'9"	6.50 x 3.88 m
3	Utility	6'2" x 4'10"	1.88 x 1.46 m
4	Cloaks	5'10" x 4'10"	1.78 x 1.48 m
5	Garage	19'3" x 9'10"	5.86 x 3.00 m

## FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.83 x 3.29 m
7	Dressing Room	7'7" x 6'6"	2.32 x 1.98 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'7" x 5'8"	2.30 x 1.72 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m



Customers should note this illustration is an example of the Oxford 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. 02270-04 EF\_OXFOQ\_DM.5

▷ 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  
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td - tumble dryer space







**HERITAGE**

- REDROW -

# THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



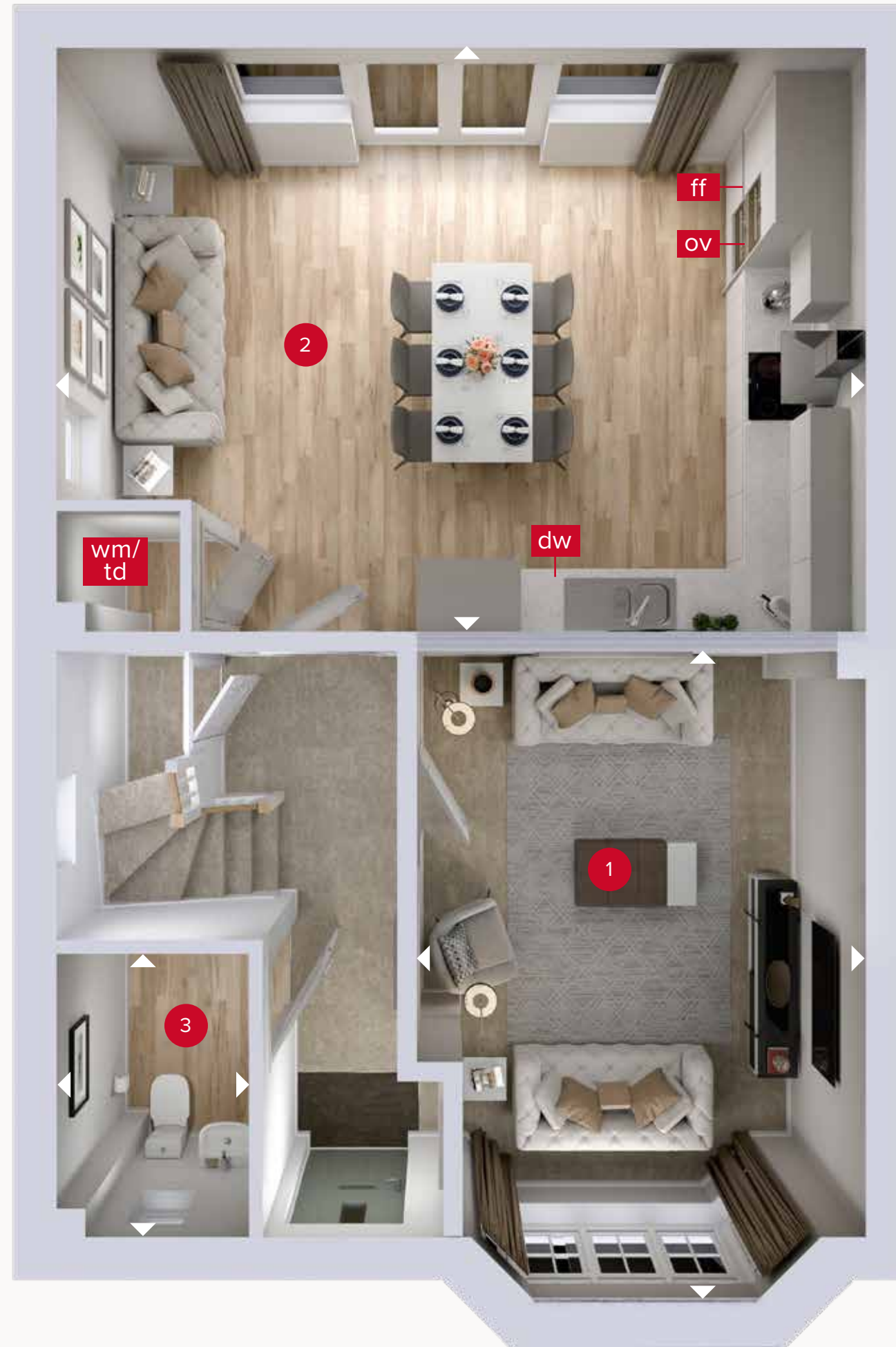
# THE STRATFORD LIFESTYLE

## GROUND FLOOR

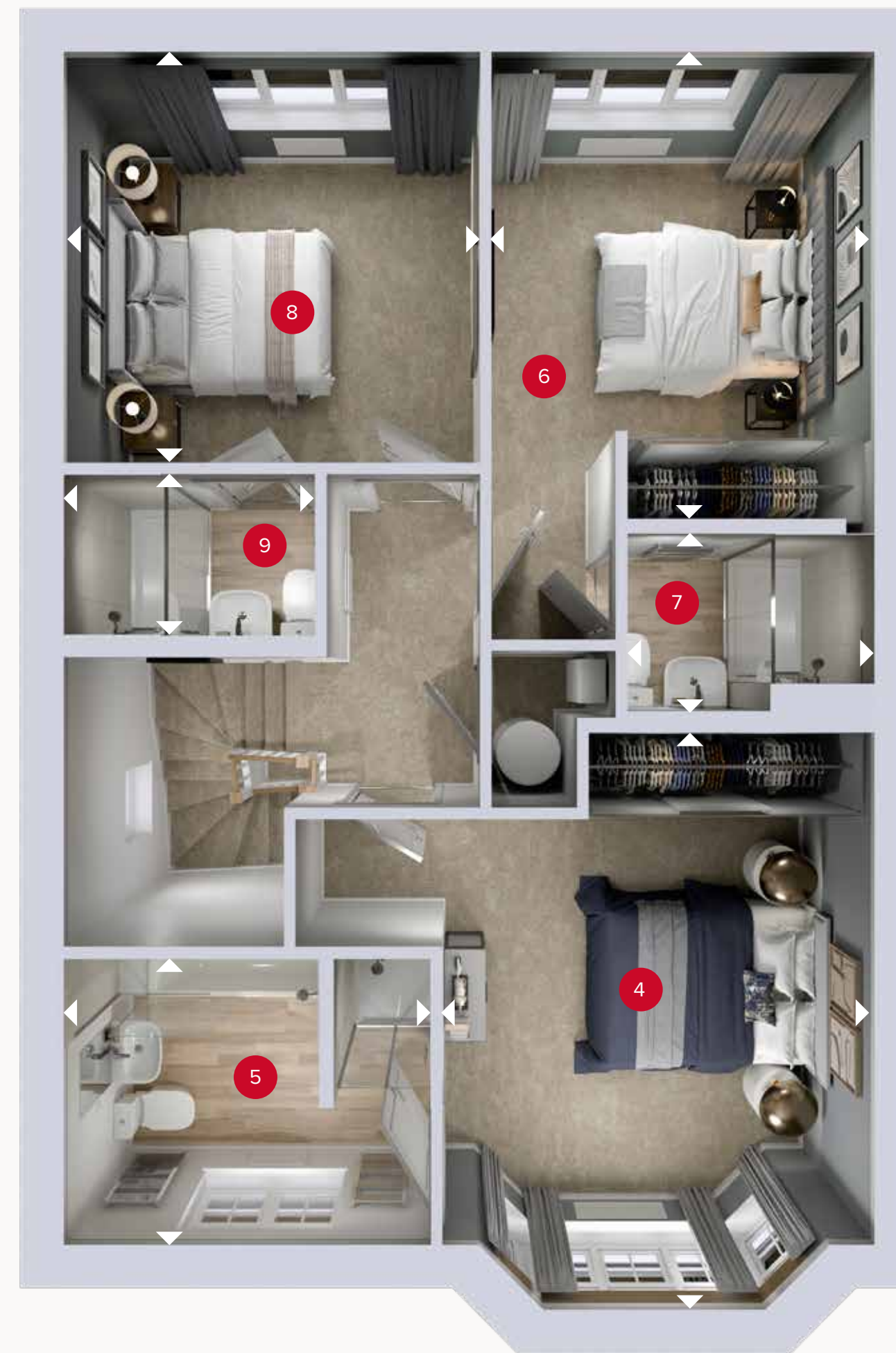
1	Lounge	16'3" x 11'4"	4.95 x 3.45 m
2	Family/ Kitchen/ Dining	20'5" x 14'9"	6.22 x 4.49 m
3	Cloaks	7'2" x 4'10"	2.18 x 1.48 m

## FIRST FLOOR

4	Bedroom 1	14'5" x 10'10"	4.40 x 3.31 m
5	En-suite 1	9'3" x 7'2"	2.82 x 2.18 m
6	Bedroom 2	11'9" x 9'8"	3.57 x 2.94 m
7	En-suite 2	6'3" x 4'7"	1.90 x 1.39 m
8	Bedroom 3	10'6" x 10'4"	3.19 x 3.15 m
9	En-suite 3	6'4" x 4'0"	1.93 x 1.24 m



**GROUND FLOOR**



**FIRST FLOOR**



Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02270-04 EF\_STRAQ\_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**

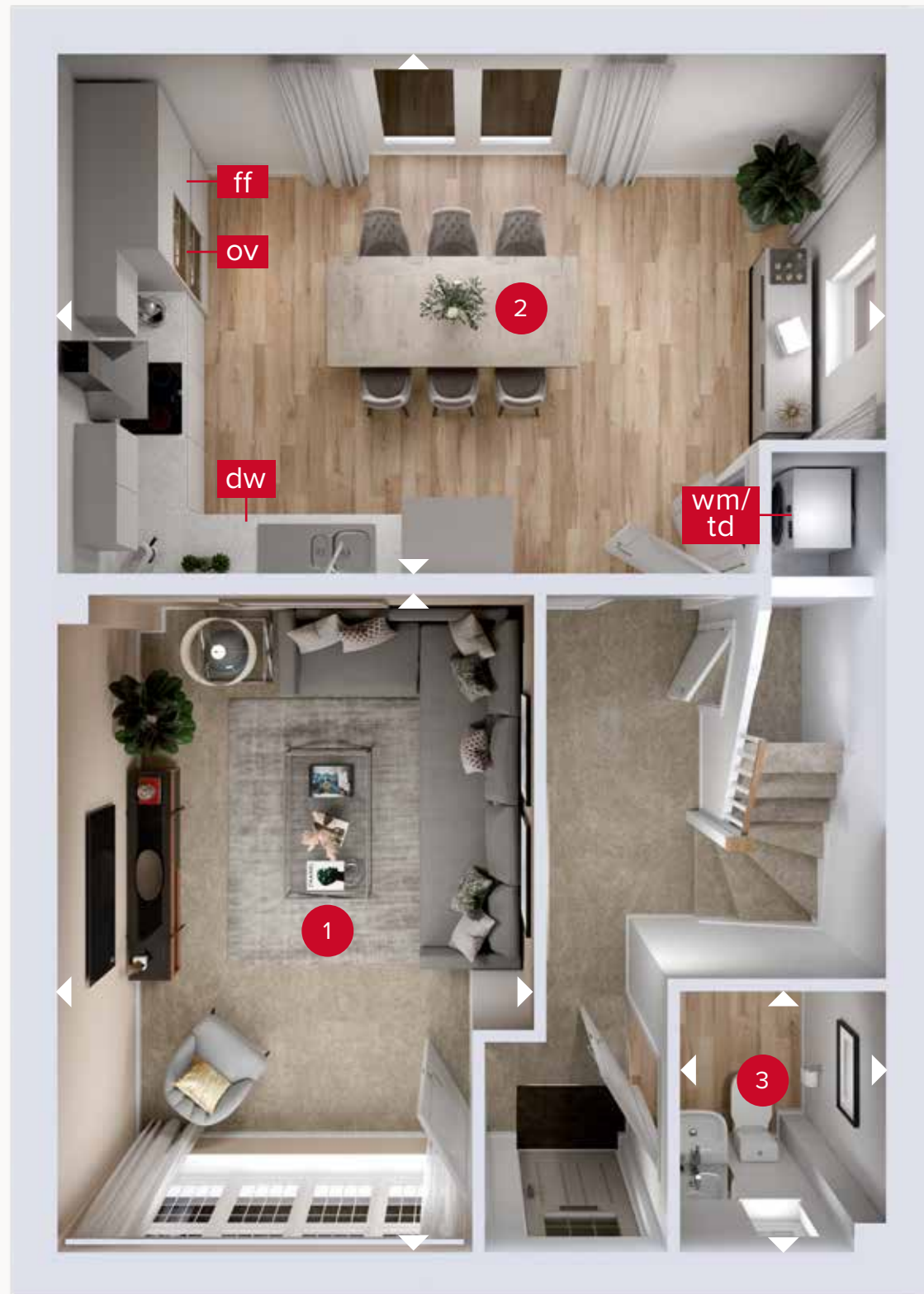
- REDROW -

# THE WARWICK

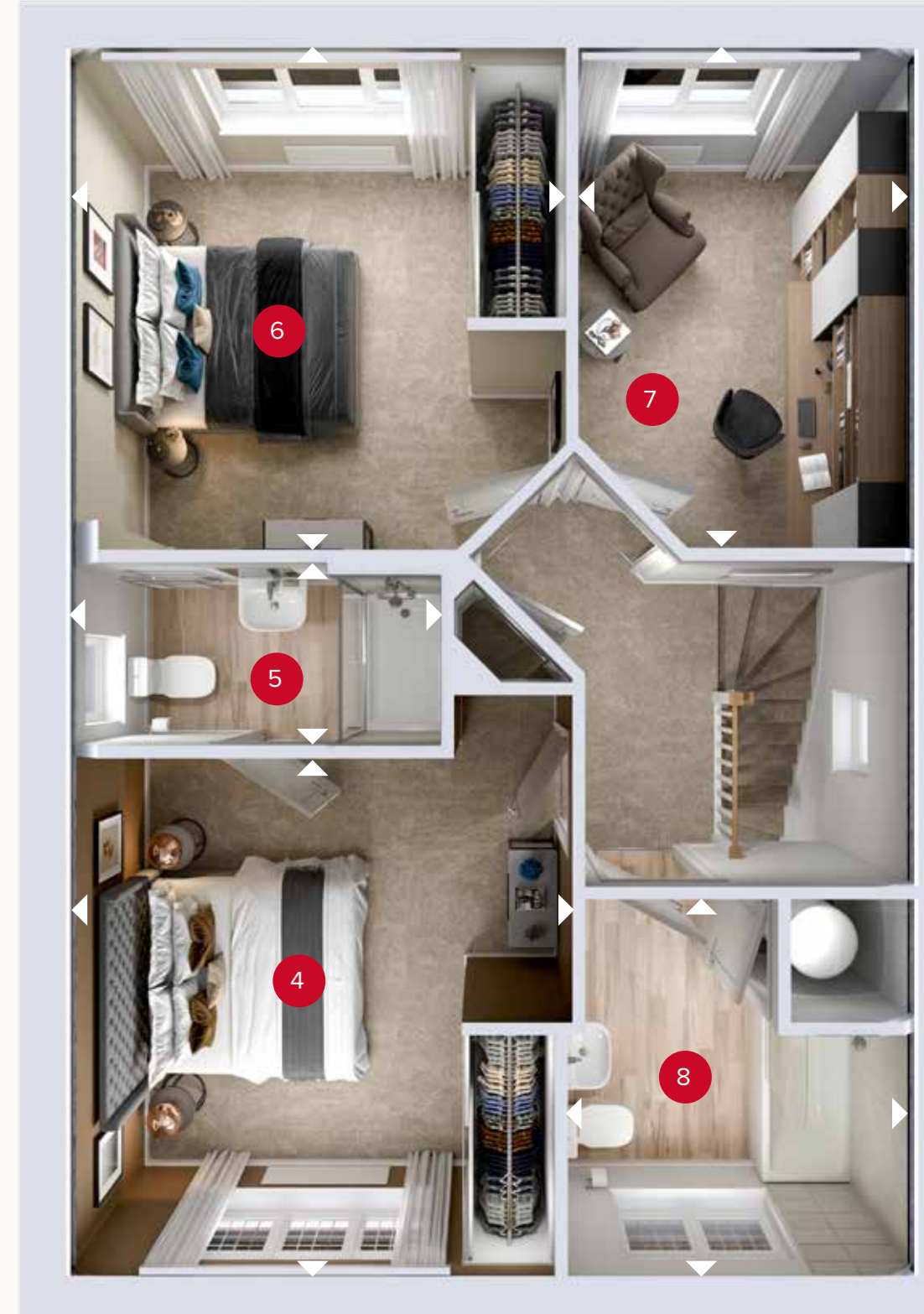
TWO BEDROOM DETACHED HOME







**GROUND FLOOR**



**FIRST FLOOR**

# THE WARWICK

## GROUND FLOOR

1 Lounge	15'5" x 11'3"	4.71 x 3.42 m
2 Kitchen/ Dining	19'8" x 12'3"	5.99 x 3.73 m
3 Cloaks	5'10" x 4'10"	1.80 x 1.48 m

## FIRST FLOOR

4 Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
5 En-suite	8'6" x 4'2"	2.59 x 1.28 m
6 Bedroom 2	11'5" x 11'5"	3.49 x 3.49 m
7 Study	11'5" x 7'11"	3.47 x 2.42 m
8 Bathroom	8'1" x 8'10"	2.48 x 2.67 m



Customers should note this illustration is an example of the Warwick house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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. 02270-04 EF\_WARW\_DM.6

▷ 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 WINDSOR

THREE BEDROOM DETACHED HOME

 **REDROW**



# THE WINDSOR



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/ Dining	19'0" x 10'11"	5.79 x 3.32 m
2	Lounge	16'11" x 11'10"	5.15 x 3.34 m
3	Utility	7'4" x 6'5"	2.25 x 1.53 m
4	Cloaks	7'3" x 5'6"	2.23 x 1.68 m
5	Garage	18'9" x 9'9"	5.73 x 2.97 m

## FIRST FLOOR

6	Bedroom 1	15'9" x 10'4"	4.80 x 3.18 m
7	En-suite	7'7" x 4'2"	2.32 x 1.29 m
8	Bedroom 2	11'9" x 9'3"	3.58 x 2.83 m
9	Bedroom 3	10'11" x 8'0"	3.35 x 2.46 m
10	Study	11'5" x 6'4"	3.48 x 1.95 m
11	Bathroom	8'7" x 7'3"	2.63 x 2.23 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.





# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

Moore's Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

### Breakfast Bar Island

In selected house-types only.

### Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback to hob in Stainless Steel.

### Kitchen & Dining Lighting

Pendant lights. Please see Sales Consultant for further details.

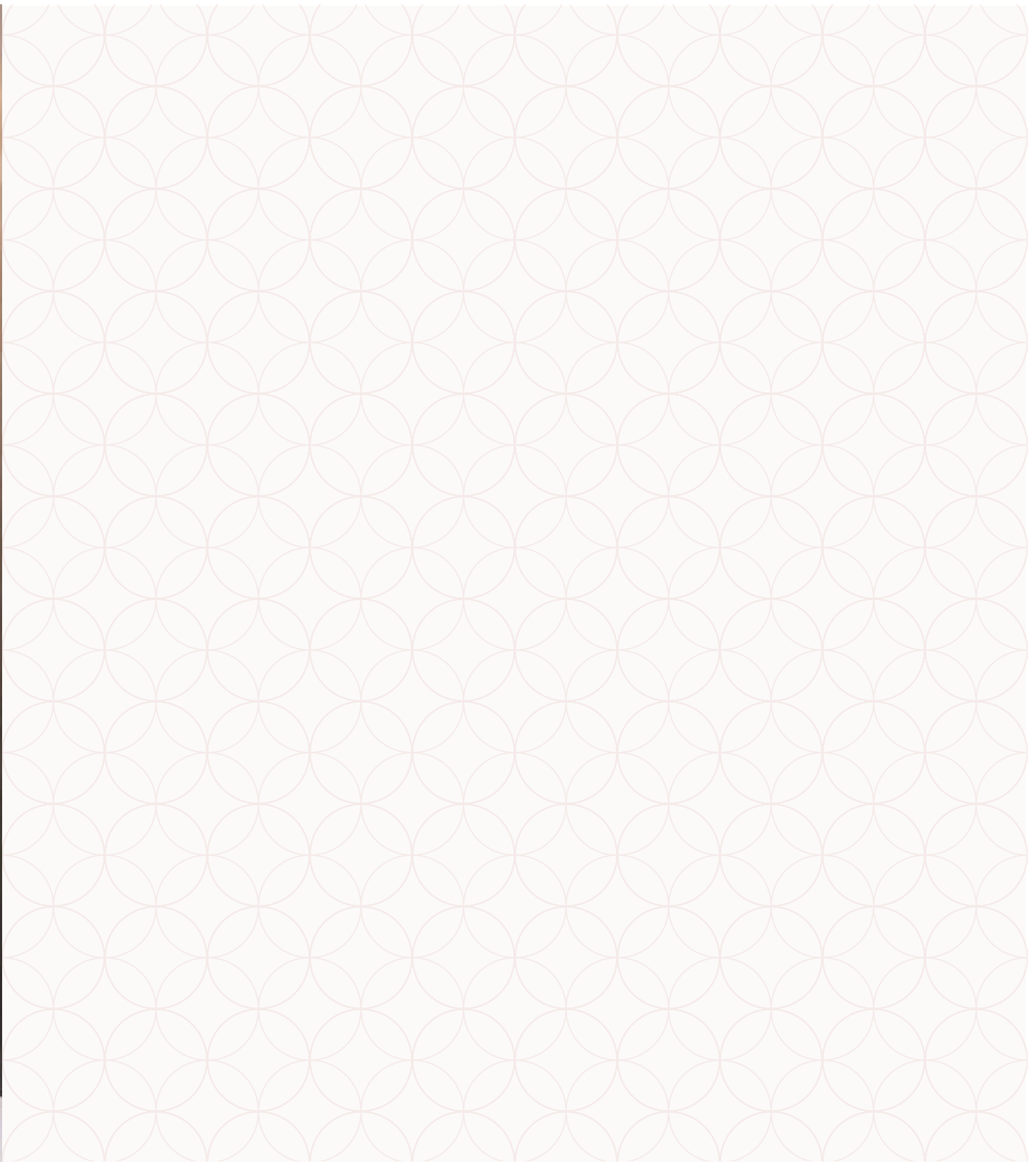
### Switches & Sockets

Switches & sockets. Please see Sales Consultant for further details.

### Appliances

Integrated Fridge Freezer. Double Oven. 60cm/90cm - Ceramic Hob - Please speak to Sales Consultant. 60cm/90cm - Cooker Hood. Please speak to Sales Consultant. See Sales Consultant for combinations.





## INTERIOR

### Consumer Unit

### Internal Doors

Cambridge door.

### Internal Door Furniture

Tortosa or Vilanova lever. To all house-types.

### Skirting to Ground

'Torus' profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

### Skirting to Upper Floors

'Torus' profile MDF 119 x 14.5mm, with white satin paint finish in house-types up to 1400 sqft.  
'Torus' profile MDF 194 x 14.5mm, with white satin paint finish in house-types over 1400 sqft.

### Architrave to Ground

69mm x 14.5mm, satin white paint finish.

### Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to all housetypes up to 1400 sqft.  
69mm x 14.5mm section size to house-types 1400 sqft and above.

### Ceilings

Flat finish with Crown white emulsion paint decoration.

### Walls

Crown White emulsion paint finish.

### Staircase

White painted with ash handrail.

### Radiators

Underfloor heating to ground floor.  
Myson Round top radiators to first floor.

### Decorative Radiator

Myson Vertical Style in white. Selected house-types only, refer to drawing.

### Heating

Via Air Source Heat Pump system, thermostatic radiator valves and room thermostats.  
Refer to Sales Advisor for further details.

### Mains Pressure Cylinder

Therma Q.

### Lighting

Pendant lights.



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



## BATHROOM & CLOAKROOM

### Sanitaryware

Ideal Standard Arc by Sottini.

### Bathroom

Tempo Bath white.

### Bath Panel

White panel.

### Wall Tiles

To bathroom, cloakroom and en-suite.

Tiling by Porcelanosa.

Please see Sales Consultant for further details.

### Shower over Bath

Shower valve together with bath screen fitted above bath when no shower enclosure.

### Shower Valve

To bathroom and en-suite.

Aqualisa Alto Bar Valve to all housetypes.

### Shower Screen

### Shower Tray

Low profile shower tray in white.

Large shower tray for walk-in showers

### Mirror

To be fitted above the bathroom and en-suite washbasins where possible.

### Towel Warmer

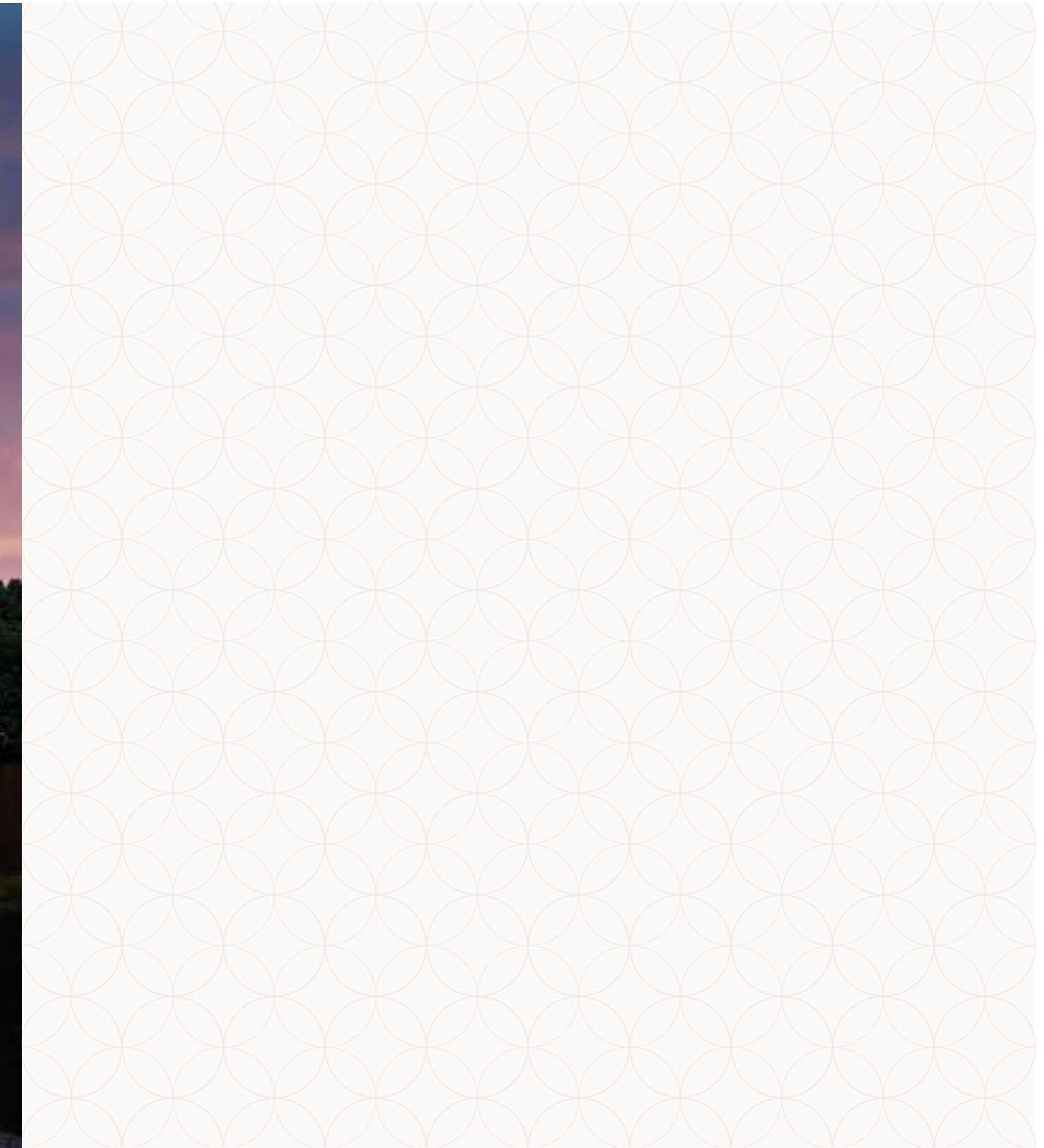
Curved finish.

Bar towel warmers in polished chrome finish complete with chrome TRV valves.

### Shaver Socket

White finish.





## EXTERIOR

### Numeral Plaque

House number to Front of property on numeral plaque to match the colour of the front door except when white, then numeral to be black.

### Fascia & Soffit

uPVC fascia and vented soffit board in white profile.

### Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

### Waney Lapped Boarding

Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

### Windows

Sealed double glazed uPVC windows, in white finish.

### Door Bell

Push with transformer.

### Light to Front

Vertical Tile Hanging

Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

### Garage

Steel Hörmann door.

Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.

### Power

Light & double socket to all integral garages.

### Front Garden

Turf to front garden. Refer to layout for landscaping details.

### Paving

Buff Riven slabs indicated on drawing.

### External Fencing/Gates

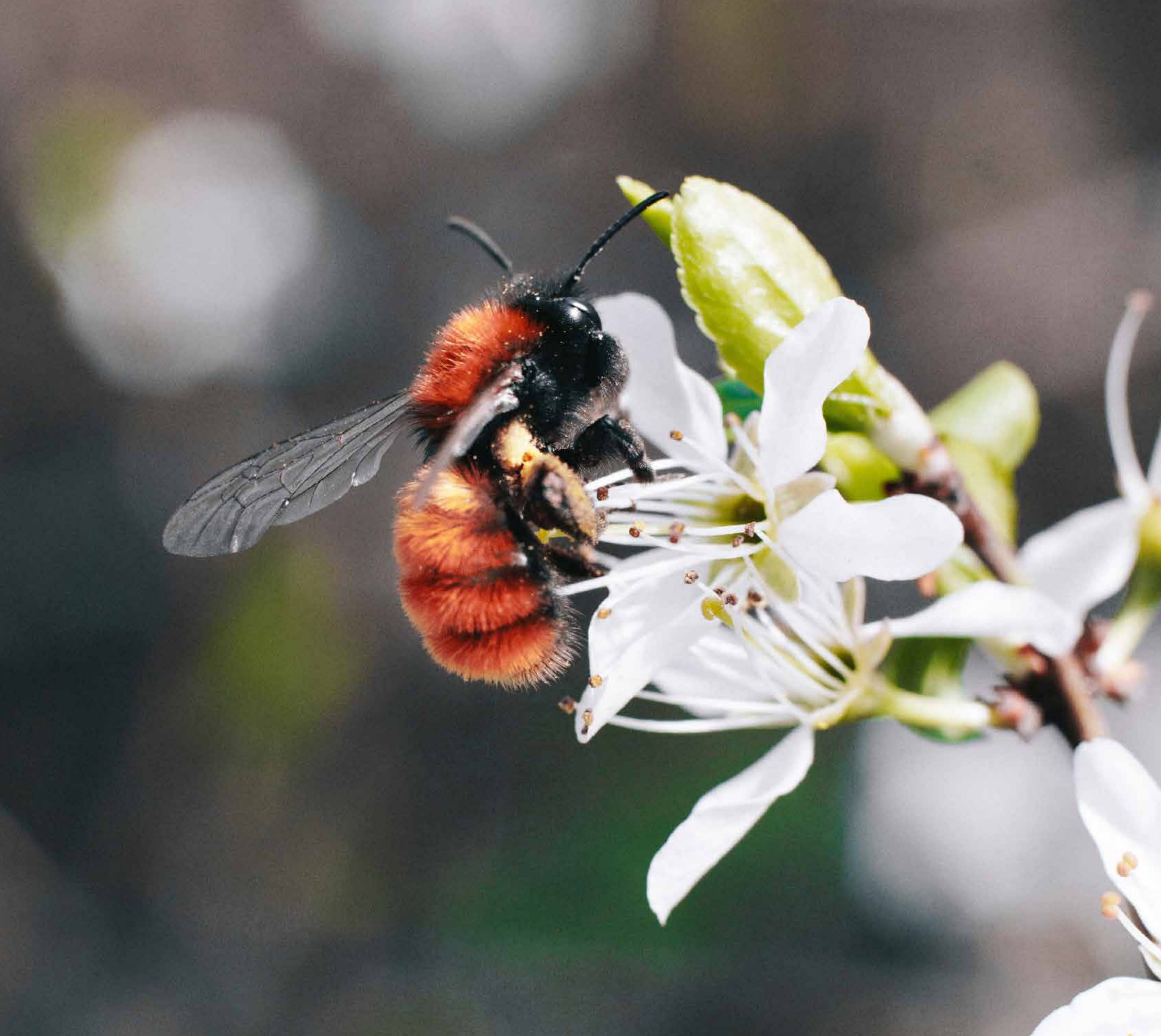
Side and rear – 1.8 High Fencing.

Gate – 1.8 High timber gate.

Driveway – Tarmac drive.

Outside Tap – Outside tap, refer to drawing for location.





# WELCOME TO OUR **BEE-FRIENDLY** GARDEN

Find out how bee-friendly your garden is by using the Conservation Trust's Bee Kind app. Select the flowers that you have in your garden to calculate your score and then receive a tailored list of 10 more flowers to add to help the bees even more.

Visit [beekind.bumblebeeconservation.org](https://beekind.bumblebeeconservation.org)

Working in close partnership with  **Bumblebee Conservation Trust**





# 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.







# HAZEL PARK



Gresley Way, Stevenage SG2 7BG

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