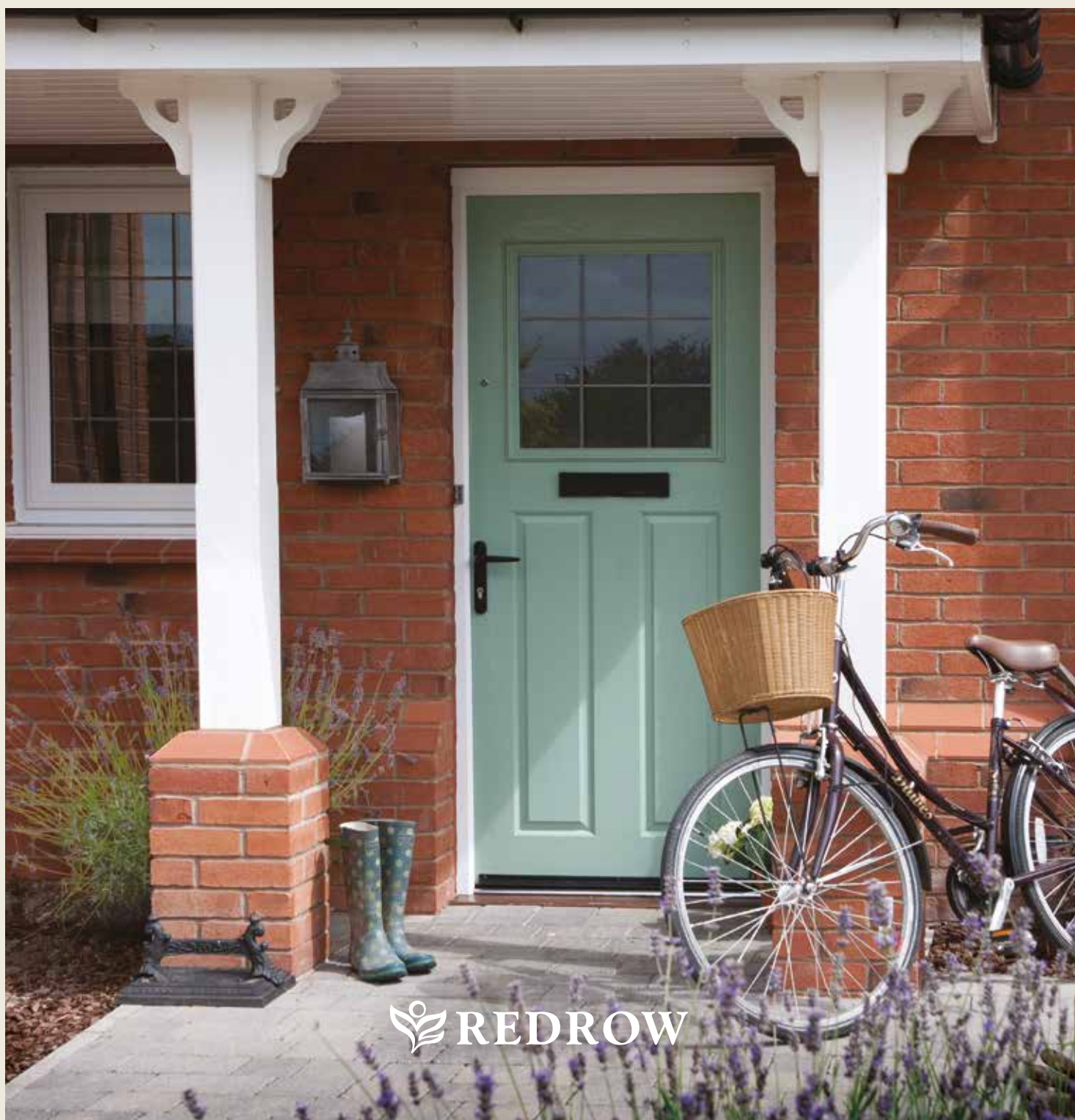




RAYNE GARDENS

BRAINTREE, ESSEX



 REDROW

Local Amenities

With buildings from old coaching inns to the landmark Old Water Tower, and a town centre with the cobbled High Street and the Great Square at its heart, Braintree has kept its historic character. Once famous for wool and silk cloth, today it has become sought after for its superb amenities for modern living and transport connections to the City and across the region. The sense of community is still strong, with annual events from the summer carnival to festive Christmas trails. Surrounded by a landscape of picturesque north-Essex villages, medieval barns, castles where knights still joust and historic towns of Great Dunmow and Halstead. It is also well-placed for new city Chelmsford, and county town Colchester.

TRANSPORT

Braintree is superbly located, with the major A120 route skirting close to the town offering a direct road through to Colchester – and onwards to the coast at Harwich to the East, and to the M11, 16 miles westwards - passing Stansted International Airport en route, just 14 miles from home. The arterial A12 is also easily accessed from Braintree, linking to the M25 28 miles away. Rail services run from Braintree to the new Stratford City in just 52 minutes and to the City at London Liverpool Street in 1hr 1min, from where Circle, Hammersmith & City, Central and Metropolitan Lines provide Underground connections right into the heart of the West End and to all points across the capital.

SHOPPING & AMENITIES

Braintree holds Wednesday and Saturday markets while George Yard offers undercover shopping and names from Boots to WH Smiths and the Works, with Braintree supermarkets including Tesco and Sainsbury's. The Braintree Village Designer Outlet has put Braintree on the map, featuring brands from Hollister and Jaeger to Karen Millen and Molton Brown, stylish cookware and chocolate outlets, with Braintree Village's Leisure Cineworld and Namco Bowl next door. Chelmsford, just 12 miles away, is celebrating its new city status with exciting new shopping to add to High Chelmer and The Meadows. Bond Street is a 21st Century shopping quarter packed with top names and chains including Cath Kidston and White Company, Jack Wills, Joules and John Lewis. New boutique cinema Everyman, Odeon, and Chelmsford City Theatres plays, musicals and pantomime together with tribute acts and award-winning Braintree Comedy Club at the local Braintree and Bocking Arts Theatres mean great entertainment is always in easy reach.

DINING

Braintree has a wide range of dining options in old low beamed historic buildings and new purpose-built hubs. In the centre you will find well known coffee shops such as Costa and Caff  Uno. The success of the established family business Cool Beans coffee shop in Braintree, has lead to a second opening in Braintree and Bocking Public Gardens. There are places for a Panini as well as watering holes serving hearty home-made dishes and real ale, and

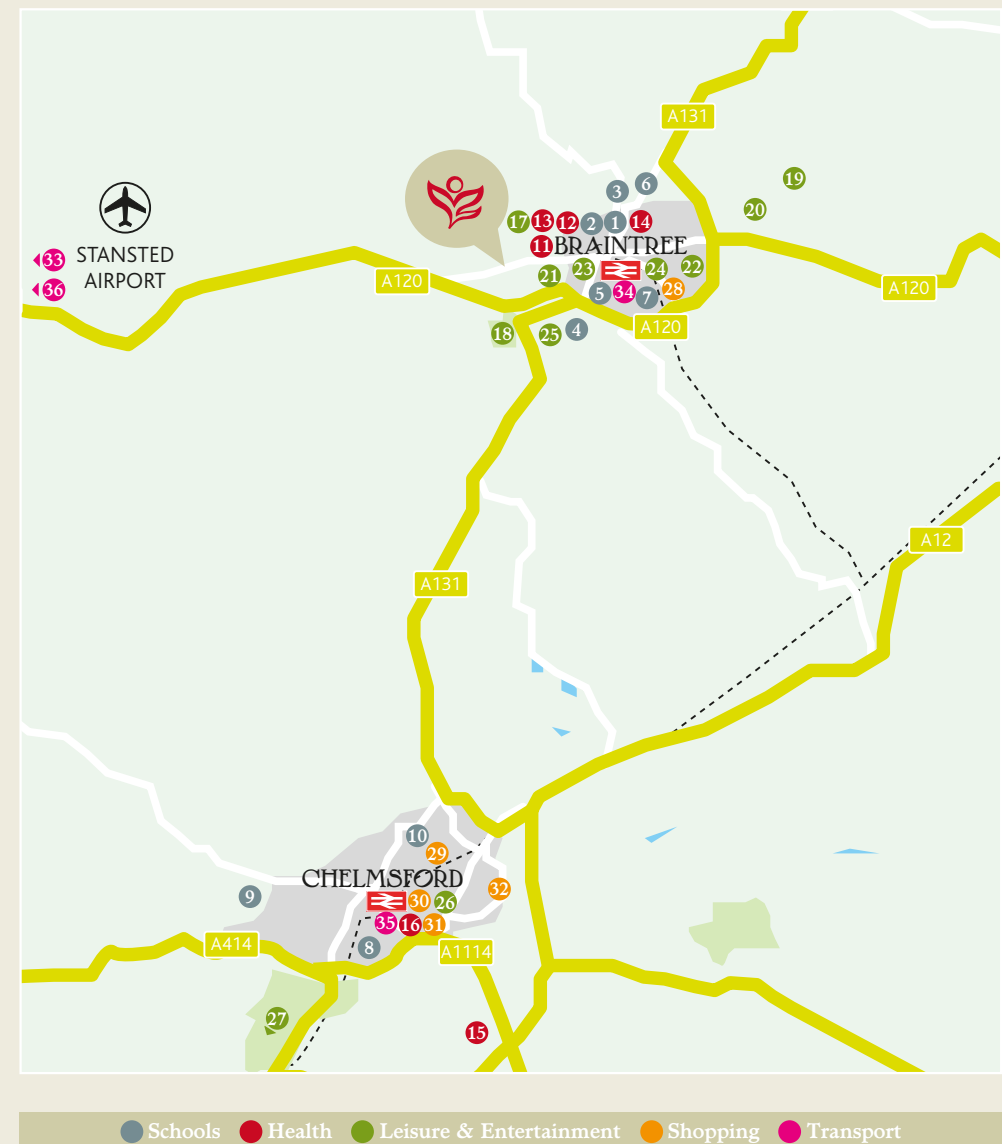
former pubs transformed into restaurants renowned for their steaks and succulent Sunday roasts with all the trimmings. Braintree Village offers places to eat as well as shop, with Wildwood and Pizza Express. More family friendly spots can also be found at Freeport Leisure with Prezzo, Chimichanga and Nando's. Explore and discover charming old inns in the villages surrounding Braintree, as well as the latest glass-fronted dining spots along Chelmsford's central urban riverside.

SPORTS & LEISURE

Braintree Sport and Health Club is equipped with first-class facilities, from a dedicated indoor cycling studio to badminton and netball courts, fitness classes from cardio to conditioning, and Schools Out activities in the holidays. Or get your skates on for the ice-rink at the Riverside in Chelmsford. Great Notley Country Park offers a games area for tennis and basketball, with 3rd Generation artificial turf football pitches for all-weather play. Set in 100 acres, the park is also home to Sky Ropes and Sky Ropes Junior and to Essex's longest play trail with giant see-saw, slides and forts, sand pits and water play. The park is the place to unwind on walks, a picnic or even on a horse. Fly a kite, or enjoy a cycle route designed so that younger children too can learn to ride on the flat. Nearby Marks Hall and Arboretum is renowned for its autumn colours of fiery reds, oranges and golds on the Millennium Walk, or enjoy the landscape of Braintree Golf Club's parkland course, considered to be one of the finest in the county.

SCHOOLS AND SERVICES

Families will find excellent nurseries and schools in the vicinity, with St Michael's C of E Voluntary aided primary rated Outstanding by Ofsted. At senior level the Tabor Academy now includes Sixth Form study which began in September 2016, offering A level subjects and a range of BTEC courses. Braintree Sixth Form is long-established in the area, with an excellent academic record and a 96% pass rate in 2017, and most students continuing to Further and Higher Education, many gaining places at prestigious universities. Felsted School, in the Independent sector, is six miles away, with Pre-prep and Preparatory school entry.



- 1 Saint Michael's Church of England Primary School
- 2 St Francis Roman Catholic School
- 3 The Edith Borthwick School
- 4 The Notley Green Primary School
- 5 Braintree Sixth Form
- 6 The College at Braintree
- 7 Alec Hunter Academy
- 8 Chelmsford College
- 9 Writtle University College
- 10 Anglia Ruskin University
- 11 Blandford Medical Centre
- 12 Braintree Community Hospital
- 13 St Michaels Hospital
- 14 Braintree Dental Centre
- 15 Baddow Hospital
- 16 Chelmsford & Essex Hospital
- 17 Braintree Sport & Health Club
- 18 Great Notley Country Park
- 19 Marks Hall Gardens and Arboretum
- 20 Braintree Golf Club
- 21 Rayne Cricket Club
- 22 Cineworld Cinema - Braintree
- 23 The Chophouse Braintree
- 24 Prezzo Restaurant
- 25 Fusion Thai & Chinese Cuisine
- 26 Riverside Ice and Leisure Centre
- 27 Chelmsford City Racecourse
- 28 Braintree Village
- 29 Riverside Retail Park
- 30 Meadows Shopping Centre
- 31 High Chelmer Shopping Centre
- 32 Bond St
- 33 Stansted Airport
- 34 Braintree Train Station
- 35 Chelmsford Train Station
- 36 Bishop's Stortford Train Station



My Redrow, My Home, My Way

Supporting you through your new home search and purchase. Do it the easy way, online with My Redrow.

It's the online way to save your favourite developments, house styles and even plots, manage your appointments and select and purchase your Finishing Touches.



Searching for your new home:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our realtime calendar.

Ready to reserve?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

and once you've reserved your home:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.



10 GREEN REASONS

1

Our **Fabric First** design approach focuses on high quality insulation standards, boilers and ventilation systems, making a major contribution to reducing the CO₂ emissions from your home.

2

Our homes on average offer a **54%** improvement in heat loss over homes built in the 1970's.

4

Our homes consistently outperform the recommended minimum air-tightness standards. That means less heat-loss from your home, and fewer draughts.

We fit SMART meters as standard, putting you in control of your electricity usage and your bills.

5

We reduce noise pollution too, sound proofing our homes to outperform standard construction methods.

6

Lighting contributes up to 20% of the total electricity bill for the average house[†] so we provide 100% low energy light fittings in our homes.**

8

Our care for the environment extends to the land we use and the materials we employ.

99.9% of timber products we use come from legal or creditably certified sources as defined by WWF.

We divert 95% of our waste from landfill. More than 90% of our build materials are locally sourced.



9

You can choose from a range of eco-friendly options to enhance your sustainable lifestyle through our on-line customer interface "My Redrow". Extras to choose from include; kitchen waste segregation facilities, water butts and electronic vehicle chargers.



3

You could more than halve your annual energy bill by living in a new, energy efficient Redrow home compared to a typical upgraded, Victorian equivalent.

VICTORIAN *with modern day improvements*
Energy Spend[†]

4-bed detached	3-bed semi-detached	3-bed Mid-terrace
Total £2,460	Total £1,670	Total £1,430

NEW BUILD *Redrow Specification*
Energy Spend[‡]

4-bed detached <i>Richmond</i>	3-bed semi-detached <i>Ludlow</i>	3-bed Mid-terrace <i>Warwick</i>
Total £1,158	Total £766	Total £793

SAVINGS *(compared to Victorian)*

4-bed detached <i>Richmond</i>	3-bed semi-detached <i>Ludlow</i>	3-bed Mid-terrace <i>Warwick</i>
Total £1,302	Total £904	Total £637

[†] Indicative costs calculated using Zero Carbon Hub
[‡] Indicative costs calculated using Redrow house types modelled in Stroma FSAP (SAP2012)

7 We help you save water.

Our standard specification which uses water efficient fittings and dual flush WCs delivers a design which outperforms the minimum standard by 16%, saving an extra 20 litres/person/day. For a family of 4 that's a saving of over 29 cubic metres of water/year, saving around £86 on the annual water bill and enough water for 379 baths, or 408 washing machine loads, or 817 showers, or 963 dish washer loads, or 3241 toilet flushes.

10

Being environmentally conscious isn't just about the homes we build for you, it's about establishing a **green philosophy** within the whole of Redrow. From deciding on our locations to choosing our suppliers, we are committed to ethical and environmental practice.

^{*} Source: Research carried out by National Energy Services, commissioned by the New Homes Marketing Board.
^{**} Homes built to Building Regulations Part L 2010.
[†] Source: Energy Saving trust, 2009. Details correct at time of going to print.
[‡] Subject to build stage and suitability of chosen plot.

Specification

CUSTOMER OPTIONS



Houses

Interior Features

- Walls** Crown White emulsion paint finish.
- Ceilings** Flat finish with Crown White emulsion paint decoration.
- Internal Doors** "Cambridge" 2 panel internal moulded door.
- Internal Door Furniture** Polished chrome effect door furniture.
- Central Heating** Full gas central heating with energy efficient wall mounted boiler in all houses.
- Radiators** Myson round top radiators.
- Wardrobes** Fitted wardrobe to bedroom 1, see Sales Consultant for more information.
- Phone Point** Located as follows: one adjacent TV location in lounge and study (where applicable).
- TV Point** Located as follows: one in lounge, one in bedroom 1 and one in family room (where applicable).

Kitchen & Utility Features

- Kitchen Styles**
Exclusive designs from Moores.
Please see Sales Consultant for more information.
- Downlights** LED under cupboard downlights provided (where shown on kitchen layout).
- Sink**
- Kitchen** Blanco Bonus 6S Bowl and 1/2.
Blanco Tipo 8S Double Bowl (properties over 1600 ft²).
- Utility** Blanco Tipo 45S.

- Appliances**
4 ring burner hob
6 ring burner hob (properties over 1600 ft²)
Double oven
60cm chimney extractor hood
90cm chimney extractor hood (properties over 1600 ft²)
50/50 fridge/freezer
2x 50/50 fridge/freezers (properties over 1600 ft²)

Bathroom & Cloakroom Features

- Bathroom, En-suite & Cloakroom Styles** Ideal Standard in white finish.
- Sanitaryware**
WC Concept close coupled back-to-wall pan with Arc dual flush cistern.
- Bathroom & En-suite Basin** 50cm Sottini Arc basin with 1 tap hole, semi pedestal and pivot style waste.
- Cloakroom Basin** 45cm Sottini Arc basin with chrome tap or Concept Arc 45cm corner basin. Please refer to drawing to confirm basin design. All to have pivot style waste.
- Shower over Bath** Shower valve and screen to bath where there is no separate shower enclosure within bathroom.

Shower Valve Ideal Standard "Alto Ecotherm" thermostatic bar valve.

Bathroom, Cloakroom & En-suite Wall Tiles
Johnsons wall tile choices available to areas as indicated on drawings. Mirror to be fitted above the bathroom and en-suite wash basins where applicable, please see drawings.

Towel Warmer Towel warmer in Chrome effect finish to bathroom and en-suite where shown on drawing.

Shaver Socket Shaver socket in bathroom and en-suite/s.
Finish to match electrical plates.

Exterior Features

- External Doors**
Front GRP door with patterned glass manufactured by IG. Style of door to be all as indicated on house plan, frame to be uPVC.
Rear GRP door with patterned glass manufactured by IG. Finished internally and externally in white.
House Numeral House number to front of property on number plaque to match colour of the front door.
Door Bell Chrome effect bell push.
Security Multi point locking system to front and rear doors of house.

External Lights
Front Lantern to front entrance – Black in colour
Downlight where entrance is recessed.

Garage To specific plots, see Sales Consultant for more information.
Door Novoform style steel up and over with window panels on top. Door finish to be painted to match front door.
Power Double power point and lighting pendant (where garage lies within the curtilage of the property).

Garden Features

External Fencing Refer to layouts.
Sides/Rear Vertical boarding 1.8m high.
Paving Buff riven faced flags as indicated on drawing.
Gate 1.8m timber gate.
Turfing Good standard turf to front and rear garden. Refer to layout for landscaping details.
Topsoil and turfing in accord with NHBC requirements.
Outside Tap Refer to drawing for location.



Please see Sales Consultant for further details.
Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.



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