

**HERITAGE**

- REDROW -

# **WESTLEY GREEN**

LANGDON HILLS





# WELCOME TO WESTLEY GREEN



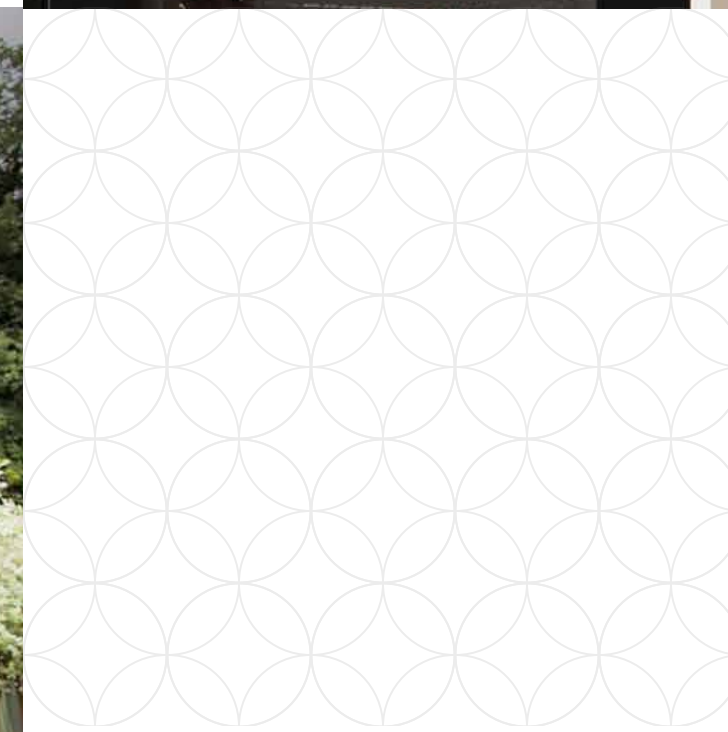
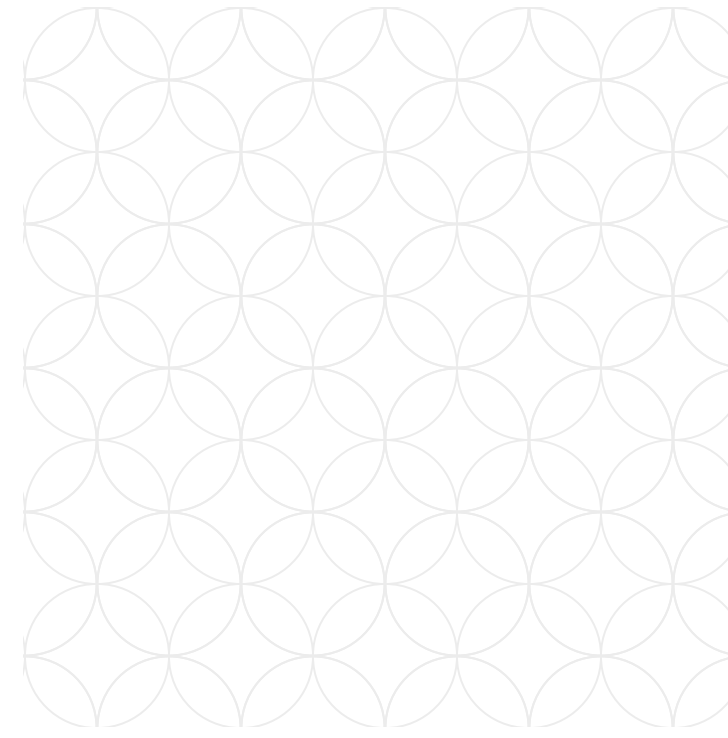
**A COLLECTION OF ONE, TWO, THREE, FOUR AND FIVE BEDROOM HOMES IN BASILDON'S SUBURB OF LANGDON HILLS.**

Part of Redrow's Heritage Collection, Westley Green comprises stylish homes ranging from one to five bedrooms in a beautiful Essex location. With open countryside and ancient woodland to the west and close to Langdon Hills Country Park, Basildon Golf Course and Langdon Hills Golf and Country Club, you're sure to find your dream home in this outstanding new development.



# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

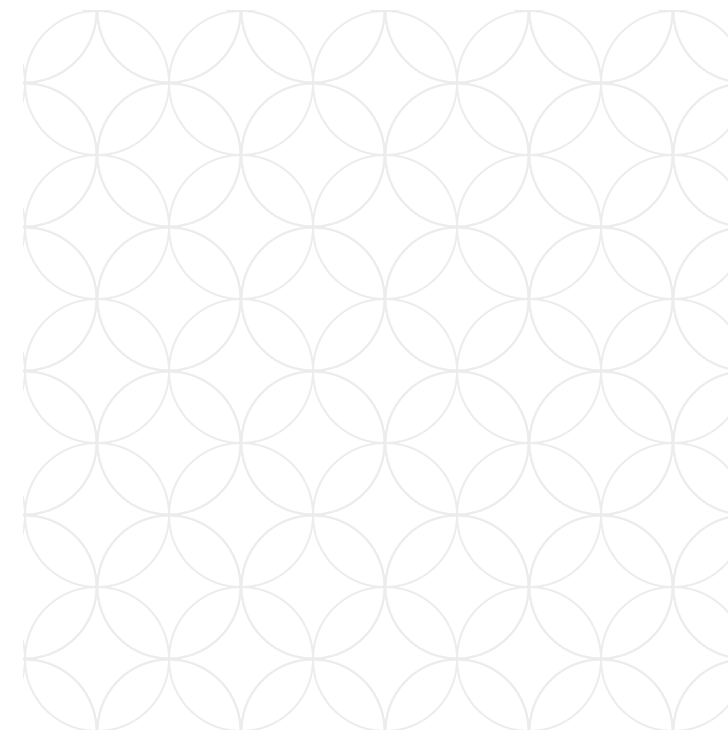


# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

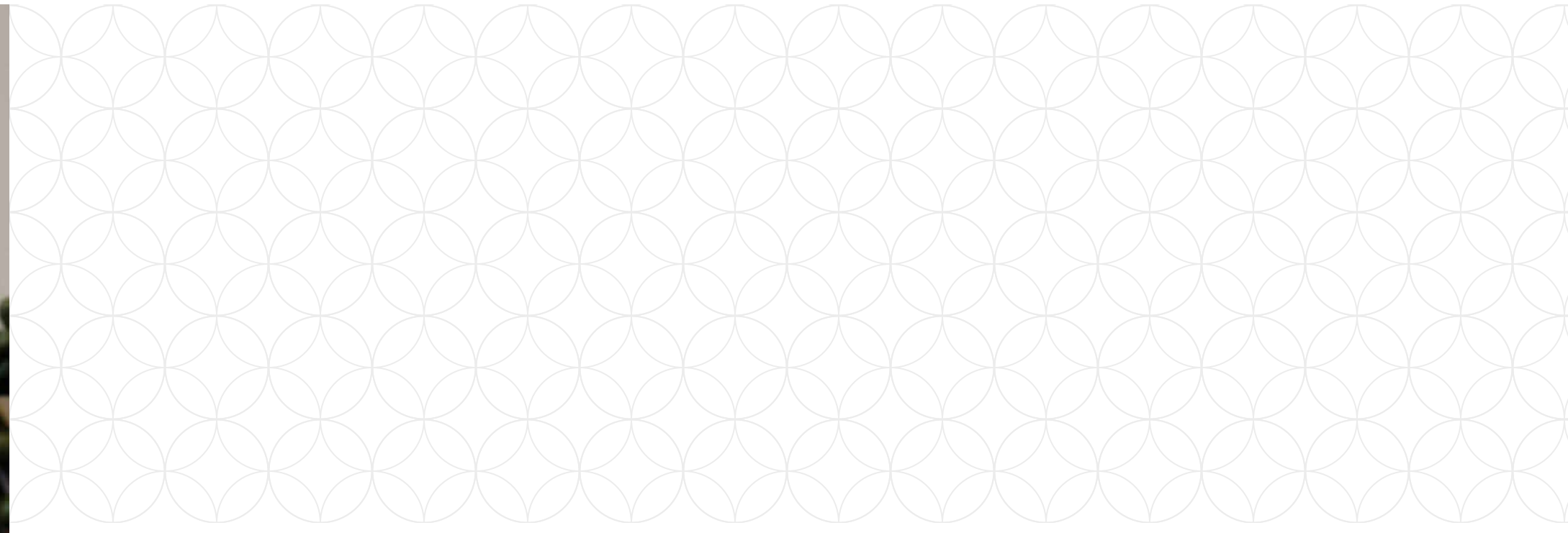
# BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

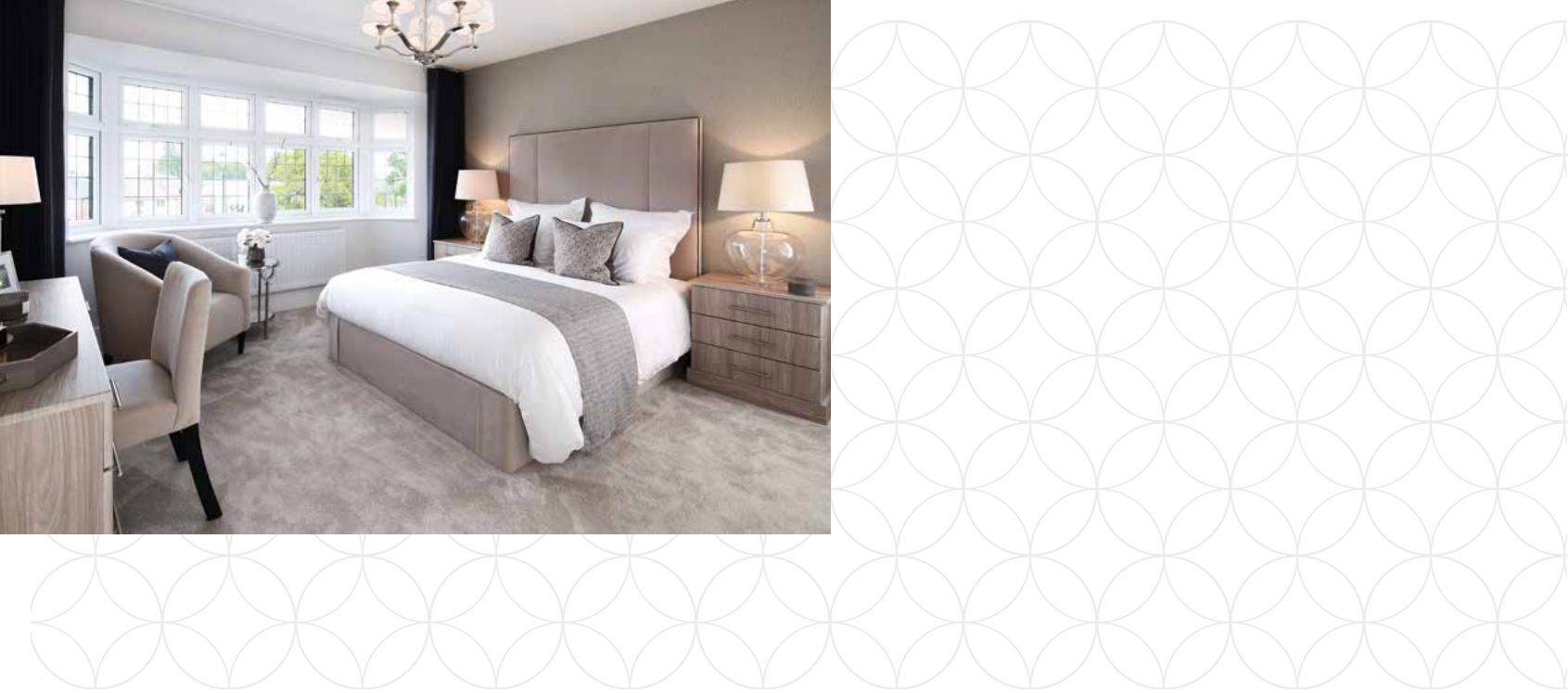
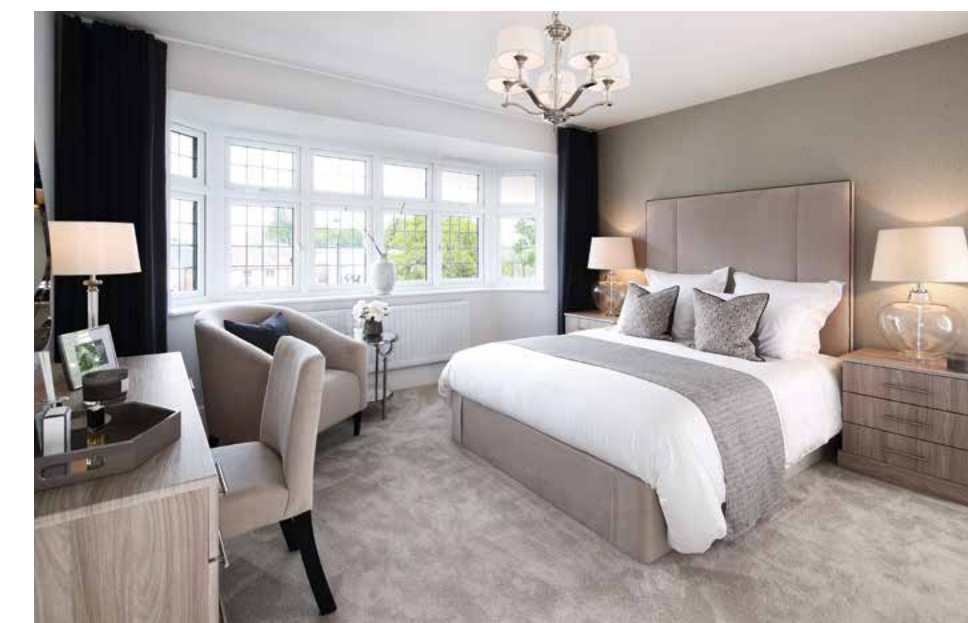
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

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





## ENJOY THE AREA

Whatever your style or needs, shopping will always be an enjoyable experience at Westley Green. The Eastgate Shopping Centre is located just five minutes away by road and offers an A to Z of household name retailers, with restaurants, cafés and coffee shops too. The thriving Basildon Market in St Martins Square is also well worth a visit, with more than 40 stalls selling everything from fresh produce to fashion and delicious hot and cold food to take away.

The local area also has a rich and vibrant pub and restaurant scene. The popular Festival Leisure Park is less than 3 miles from home and has a variety of eateries, including a TGI Fridays, Pizza Express, Firejacks steakhouse and Honey Pot Basildon, which serves grills, steaks and burgers. Fine dining is also on the menu at the Magic Mushroom restaurant in neighbouring Billericay, and also at the elegant Orsett Hall Hotel in nearby Grays, while the Bell Inn offers a particularly delicious and eclectic menu.



## SPEND MORE TIME TOGETHER

Lakeside Shopping Centre, one of the UK's premier shopping and leisure centres, can be reached in just 20 minutes by car. If you want to shop 'til you drop for designer names or bargains there are more than 200 stores including Next, House of Fraser, Superdry and Zara.

There's an excellent selection of places to eat and drink such as Prezzo, Tapas Revolution and Zizzi, as well as Creams Café for a naughty but nice treat. There's plenty of parking and when you're all shopped out, visit the 12-screen Vue Cinema or head to 360 Champagne and Cocktails, a luxury bar where you can relax and sip champagne or enjoy cakes, a coffee and afternoon tea.

The neighbouring Lakeside Retail Park has a range of outlets for home, fashion, beauty and gadgets including Currys, Argos, Next and Next Home. There is also an Ikea furniture store at Lakeside making it a shopping destination with something for everyone.





## ENJOY A HEALTHY LIFESTYLE

Basildon is exceptionally served for leisure facilities. The town's eponymous Sporting Village, an eight-minute drive away, offers two swimming pools, an eight-court sports hall and 100-station gym, as well as an indoor climbing wall and an athletics stadium. It also features the regional gymnastics centre where gold medallist Max Whitlock trained for Olympic glory.

Westley Green is a five minute drive from Basildon Golf Course, home of the PGA East Anglian Open Championship. Alternatively you can tee off at Langdon Hills Golf Club which is also in close proximity.

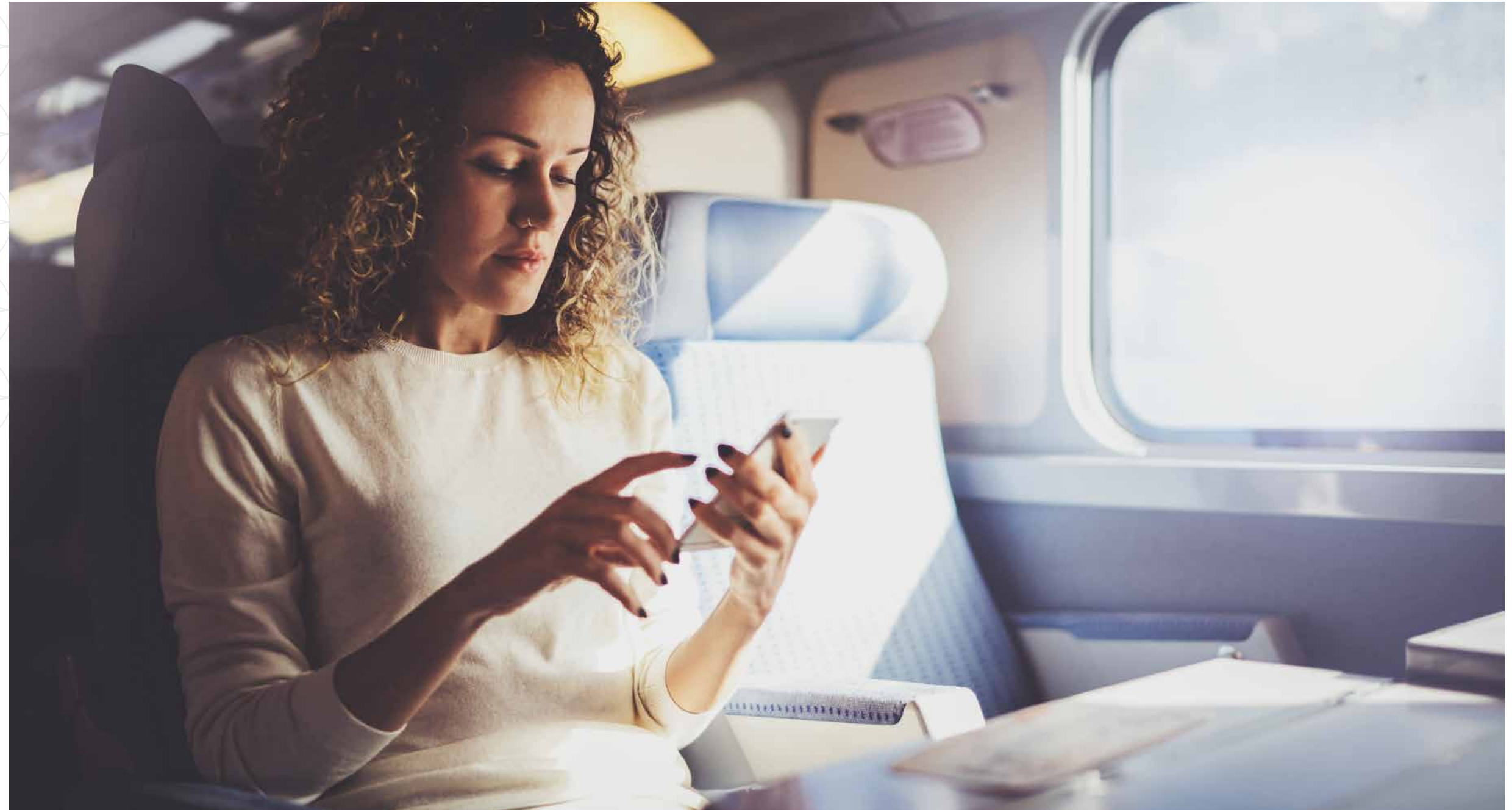
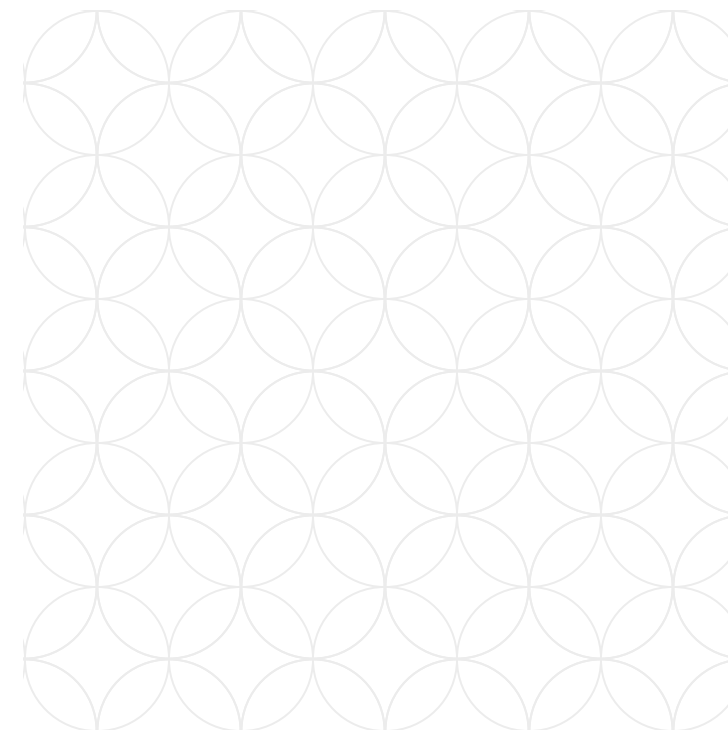
For something completely different, there's Festival Wakeboard and Aqua Park, where you can try your hand at kneeboarding and wakeboarding, no matter your level of experience. The Aqua Park, meanwhile, is a fun inflatable course, complete with its very own beach. The centre has a café for a refreshing drink after all that exertion.

# MORE OPPORTUNITIES

Pre-school options close to Westley Green include Seymour House Day Nursery, Kingswood Nursery and Second Steps Day Nursery, all of which are a short drive away. Amongst the local primary schools are Lincewood, Lee Chapel and Great Berry, while older children are catered for at Woodlands, James Hornsby or De La Salle secondary schools.

For independent education, there's St John's School in Billericay, which takes both boys and girls from the ages of three to sixteen. The school can be reached in less than 20 minutes by car.

Further and higher education can be taken at South Essex College which is based in nearby Nethermayne. The college offers courses as varied as accounting, website design and broadcast media, as well as apprenticeship schemes.



# LESS TIME TRAVELLING

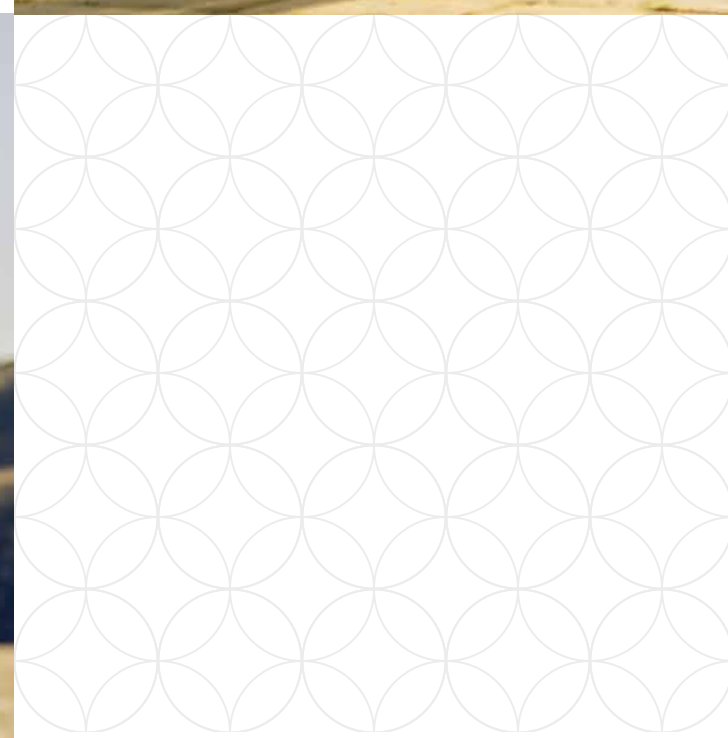
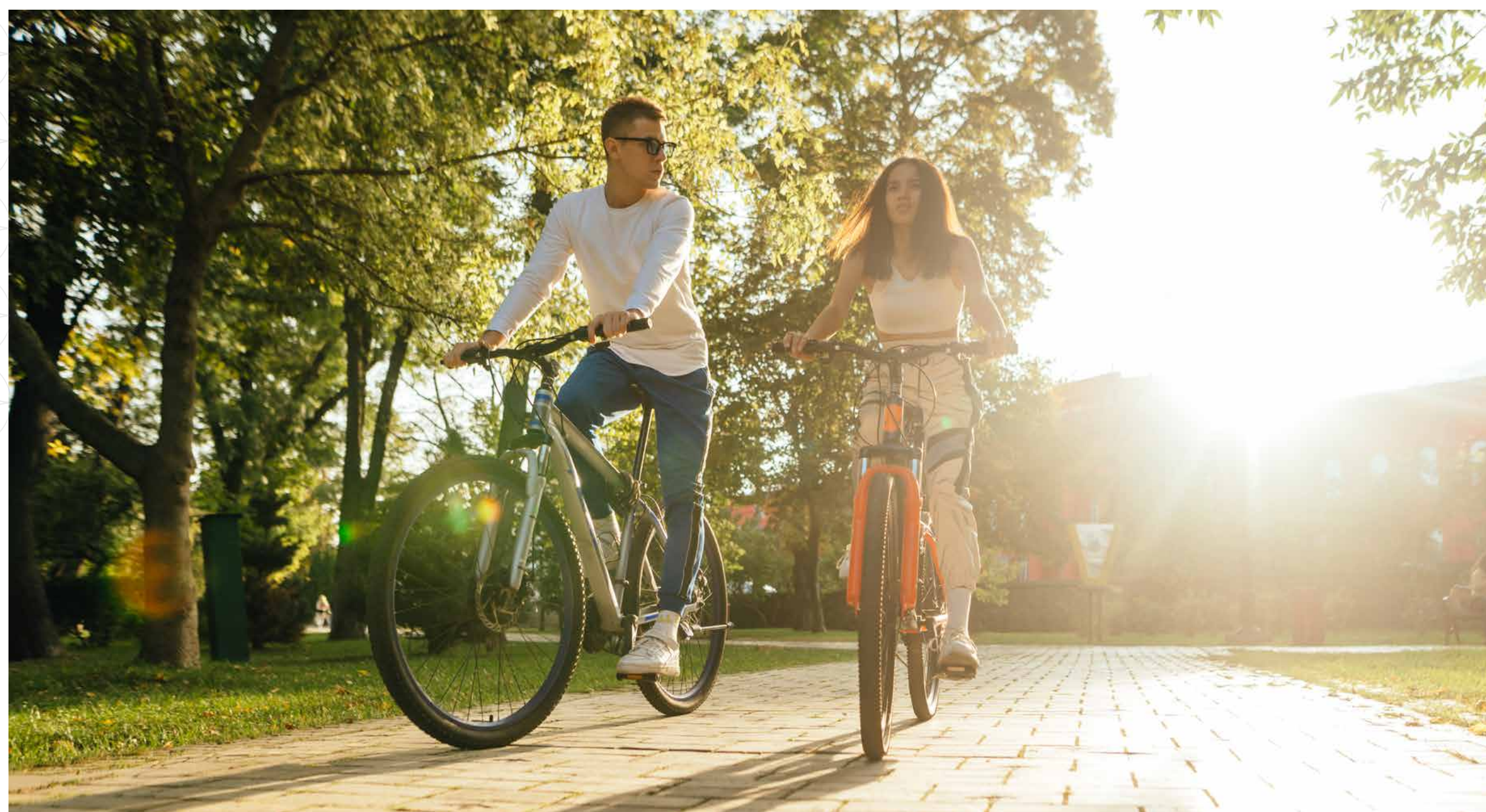
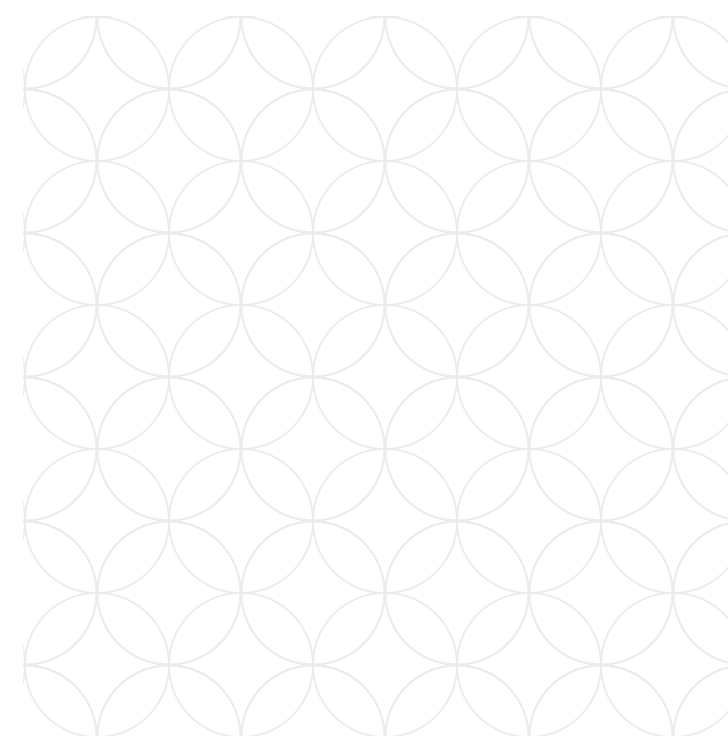
Westley Green is situated just two miles from Basildon Railway Station, from here you can reach London Fenchurch Street in 35 minutes. Stops along the London route include Chafford Hundred, where you can alight for intu Lakeside. Other rail destinations from Basildon include the popular seaside resort of Southend, along with its popular neighbour Leigh-on-Sea.

The A127 and the A13 are close to home, with both roads linking you to the M25. Southend Airport is a 25 minute drive away, while London Stansted Airport can be reached in around 41 minutes for a wider choice of international flights.



# 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 **Westley Green**.













# SO YOU GET MORE OUT

- Public Open Spaces
- Cycleways & Footpaths
- Affordable Housing
- New Primary School and Commercial Units
- Local Equipped Areas of Play

# EXPLORE WESTLEY GREEN PHASE 7



## KEY

 <b>GRANTHAM</b> 4 BEDROOM SEMI-DETACHED/TERRACE/ END TERRACE HOME	 <b>SHAFTESBURY</b> 4 BEDROOM DETACHED HOME
 <b>LETCWORTH</b> 3 BEDROOM SEMI-DETACHED HOME	 <b>STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME
 <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>STRATFORD</b> 4 BEDROOM DETACHED HOME
 <b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	 <b>OXFORD</b> 4 BEDROOM DETACHED HOME
 <b>HARROGATE</b> 4 BEDROOM DETACHED HOME	 <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME

V - Visitor Parking



### CONSUMER CODE FOR HOME BUILDERS

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.

[www.consumercode.co.uk](http://www.consumercode.co.uk)





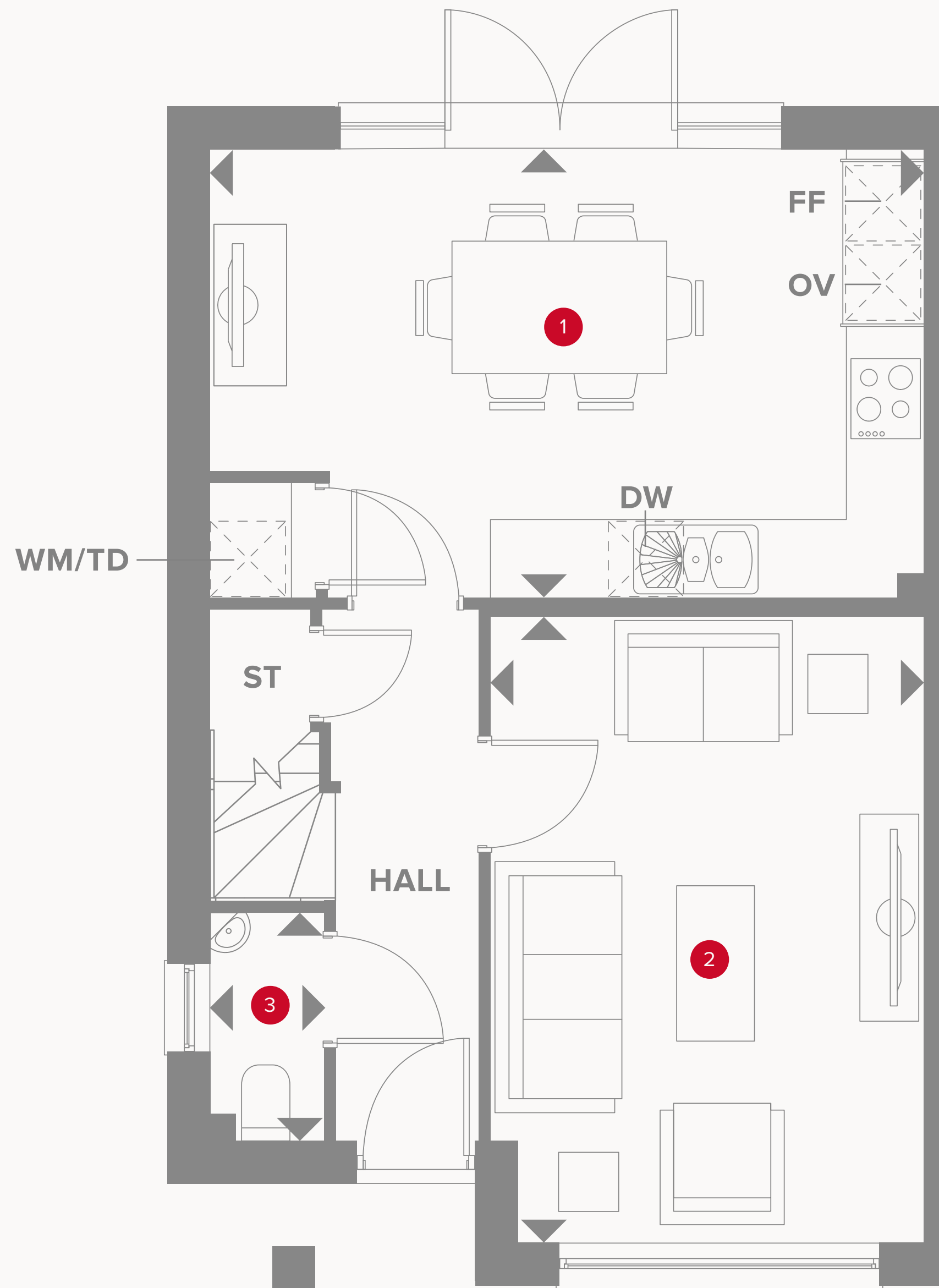
**HERITAGE**

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# THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED HOME

 **REDROW**




Plots 563, 570, 597, 601 & 627 are handed


# THE LETCHWORTH GROUND FLOOR

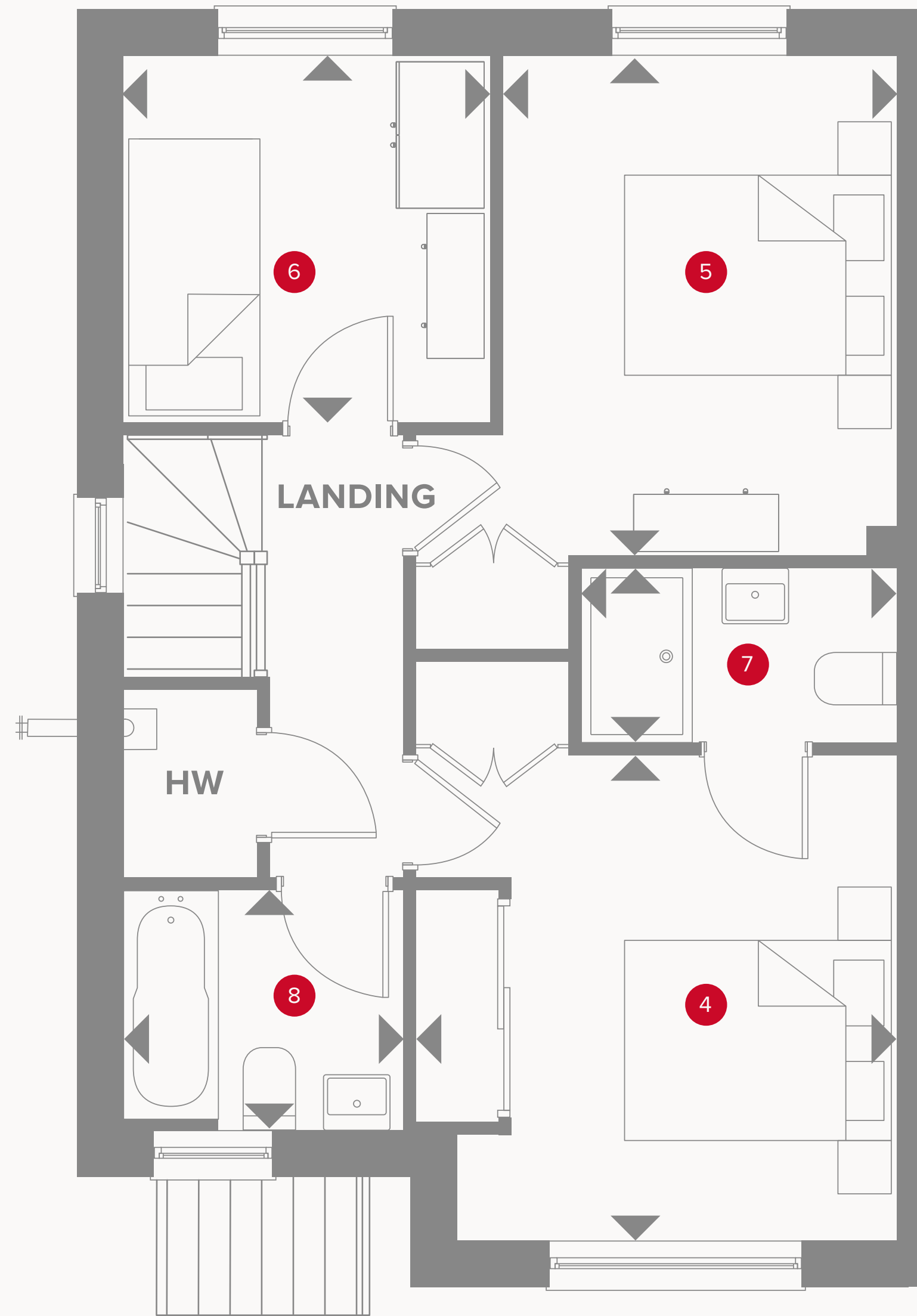
1	Kitchen/Dining	18'2" x 11'5"	5.53 x 3.47 m
2	Lounge	15'11" x 11'0"	4.84 x 3.35 m
3	Cloaks	5'10" x 2'11"	1.76 x 0.90 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



Plots 563, 570, 597, 601 & 627 are handed

# THE LETCHWORTH FIRST FLOOR

4	Bedroom 1	11'5" x 11'3"	3.47 x 3.42 m
5	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
6	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
7	En-suite	7'5" x 4'1"	2.26 x 1.25 m
8	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



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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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

- ← Dimensions start
- HW** Hot water cylinder



**HERITAGE**

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# THE GRANTHAM

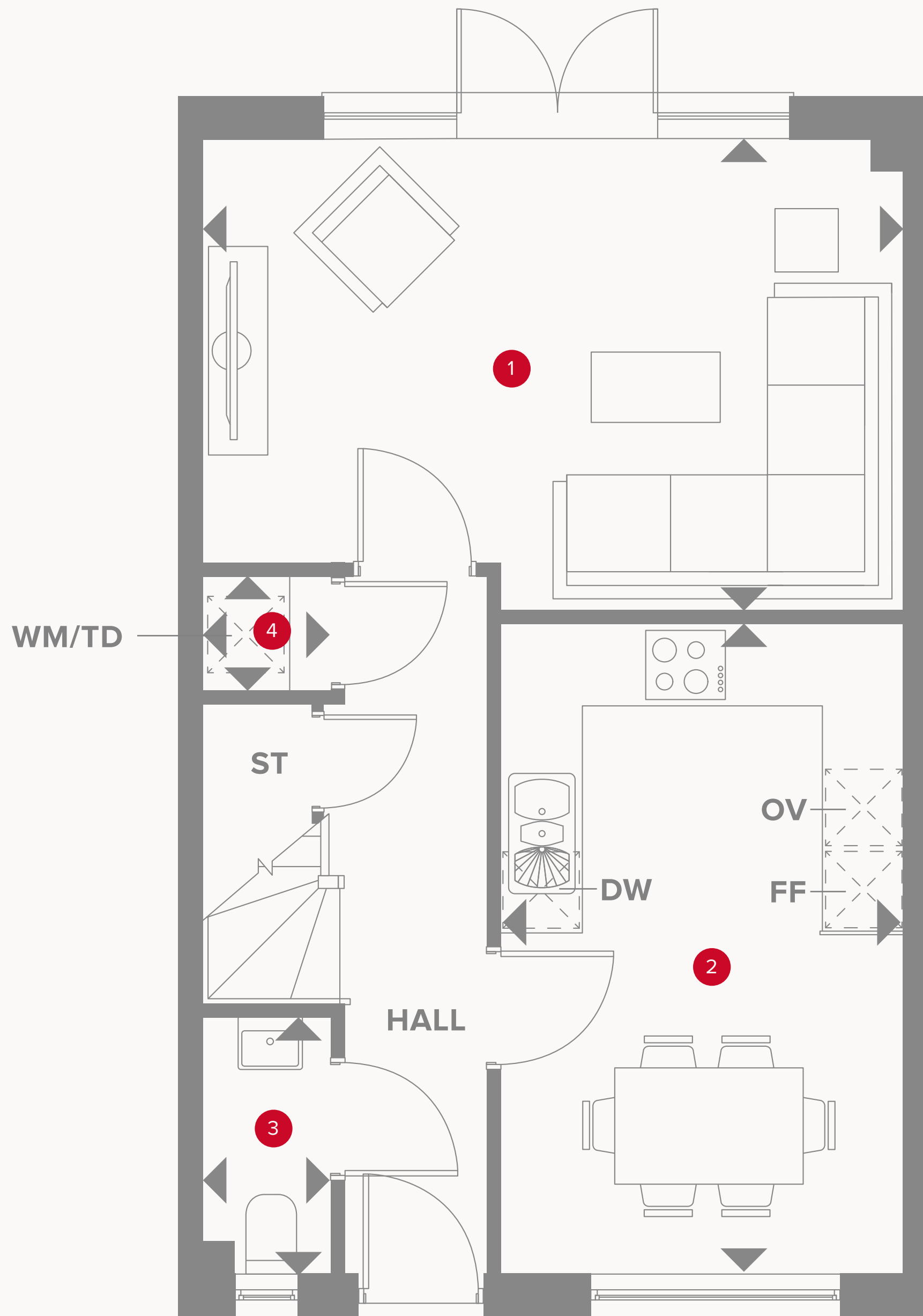
FOUR BEDROOM MID-TERRACE HOME





# THE GRANTHAM GROUND FLOOR


1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/Dining	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'2" x 3'0"	1.87 x 0.93 m
4	Laundry	3'1" x 2'7"	0.94 x 0.84 m



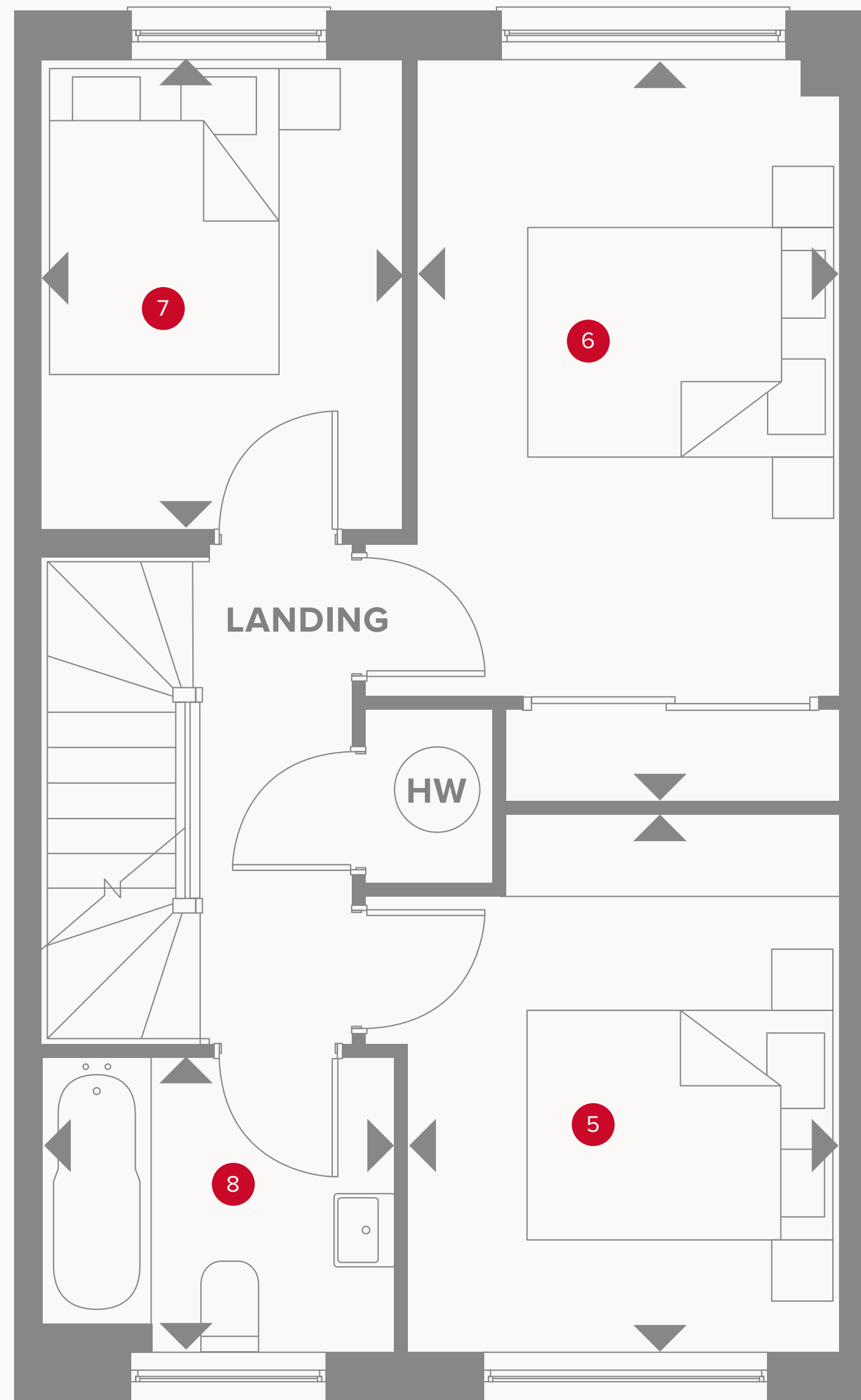
Plot 582 is handed



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- WM** Washing machine space

-  Dimensions start
- ST** Storage cupboard
- DW** Dish washer space



Plots 582 is handed

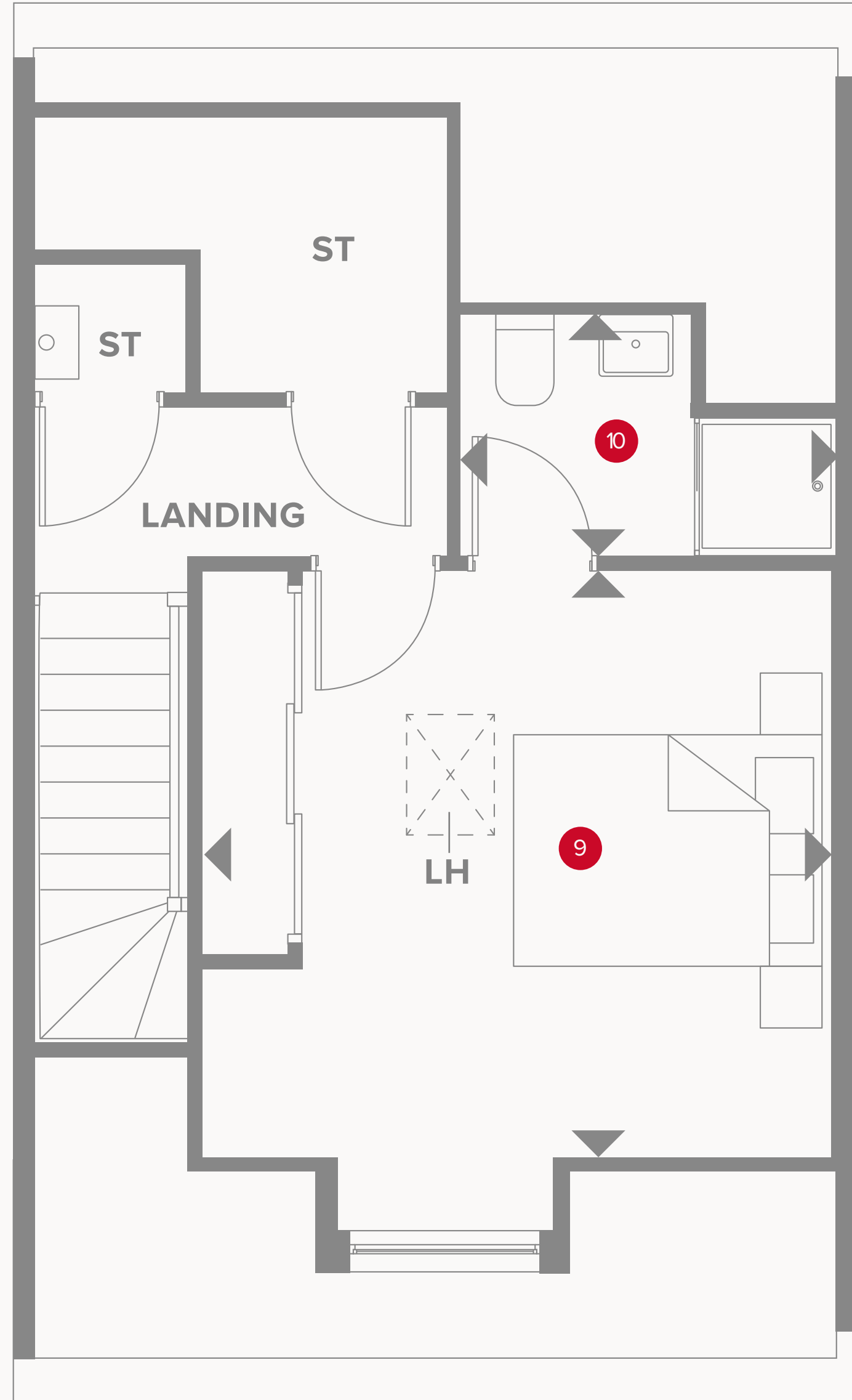
# THE GRANTHAM FIRST FLOOR

5	Bedroom 2	15'6" x 8'10"	4.73 x 2.70 m
6	Bedroom 3	11'3" x 9'0"	3.43 x 2.75 m
7	Bedroom 4	9'5" x 7'7"	3.00 x 2.30 m
8	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



## KEY

- ◀ Dimensions start
- HW** Hot water cylinder



Plots 582 is handed

# THE GRANTHAM SECOND FLOOR

9	Bedroom	13'7" x 13'1"	4.20 x 4.00 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



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Customers should note this illustration is an example of the Grantham Mid 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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

**KEY**  
 ◀ Dimensions start  
**ST** Storage cupboard  
**LH** Loft hatch



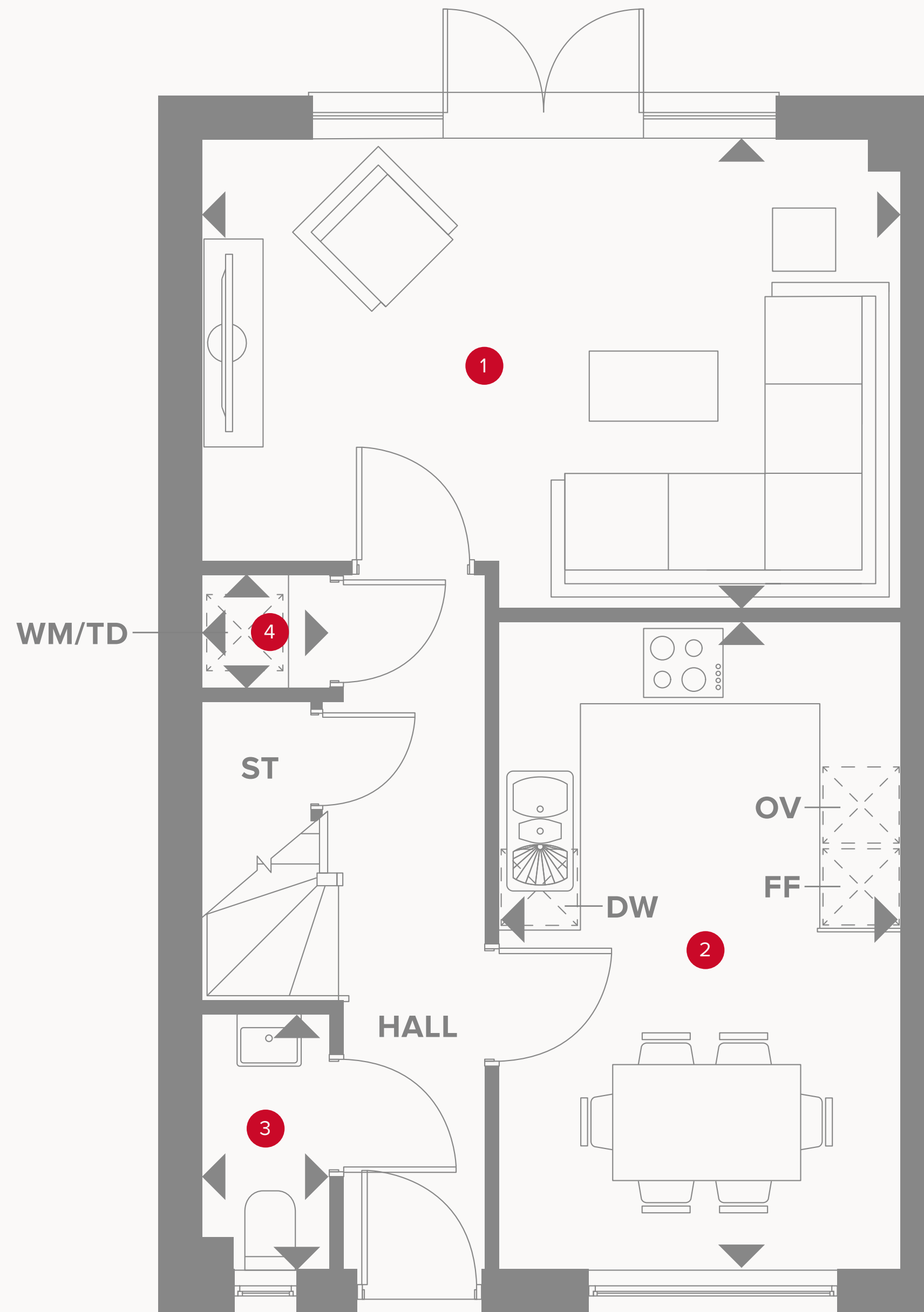
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# THE GRANTHAM

FOUR BEDROOM END-TERRACE /  
SEMI-DETACHED HOME






# THE GRANTHAM GROUND FLOOR

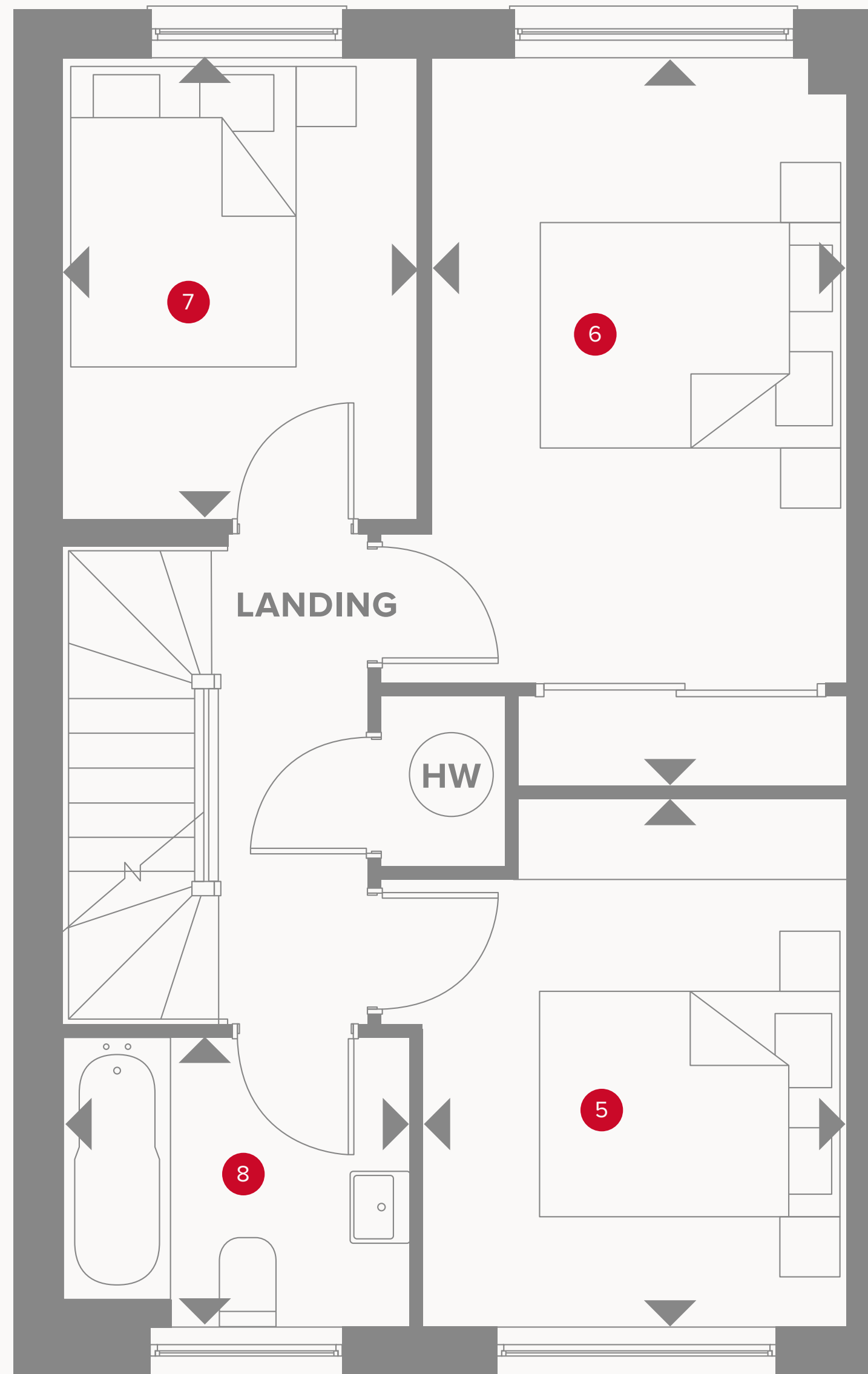
1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/Dining	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'2" x 3'0"	1.87 x 0.93 m
4	Laundry	3'1" x 2'7"	0.94 x 0.84 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- WM** Washing machine space

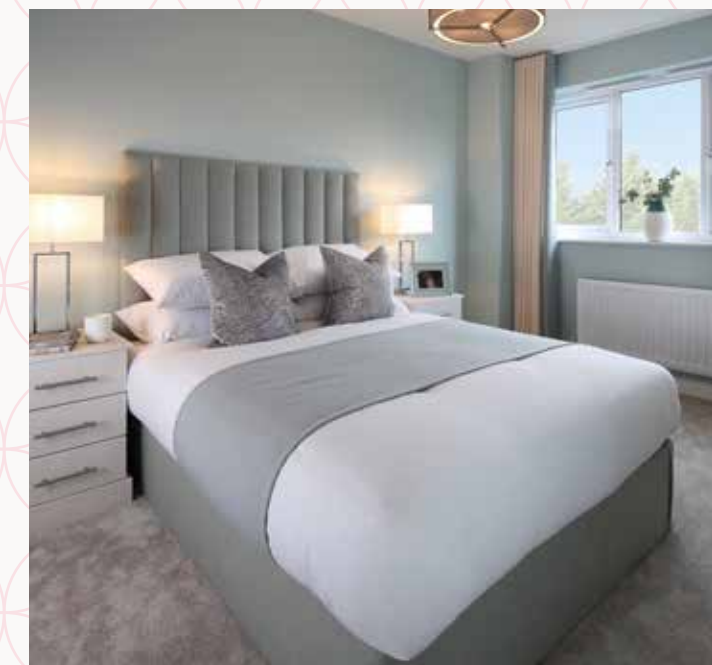
-  Dimensions start
- ST** Storage cupboard
- DW** Dish washer space



Plots 534, 561, 568, 580, 581, 586 & 622 are handed

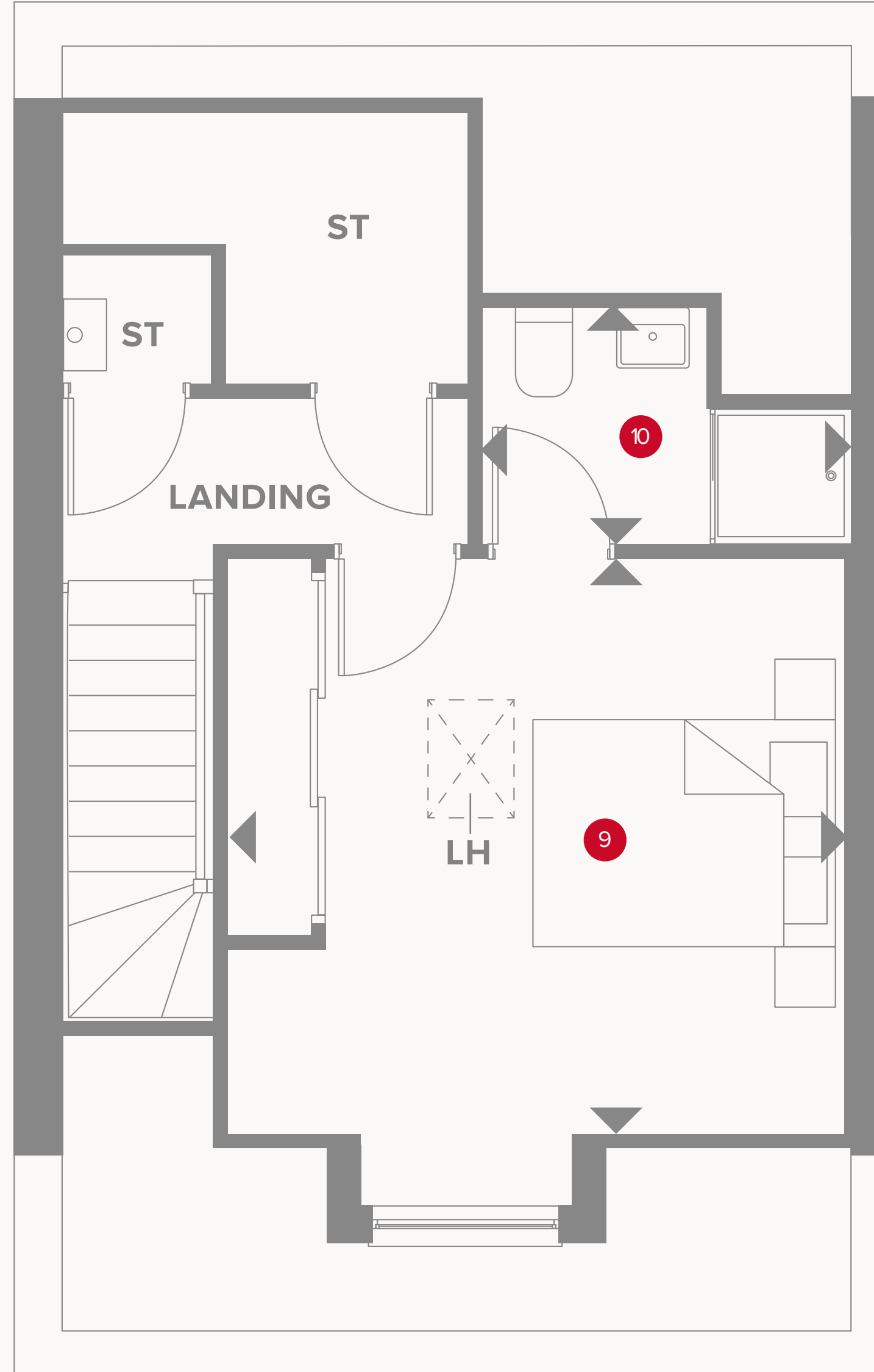
# THE GRANTHAM FIRST FLOOR

5	Bedroom 2	15'6" x 8'10"	4.73 x 2.70 m
6	Bedroom 3	11'3" x 9'0"	3.43 x 2.75 m
7	Bedroom 4	9'5" x 7'7"	3.00 x 2.30 m
8	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



## KEY

- ◀ Dimensions start
- HW** Hot water cylinder



Plots 534, 561, 568, 580, 581, 586 & 622 are handed

# THE GRANTHAM SECOND FLOOR

9	Bedroom	13'7" x 13'1"	4.20 x 4.00 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



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Customers should note this illustration is an example of the Grantham End 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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

**KEY**

- ◀ Dimensions start
- ST Storage cupboard
- LH Loft hatch



**HERITAGE**

- REDROW -

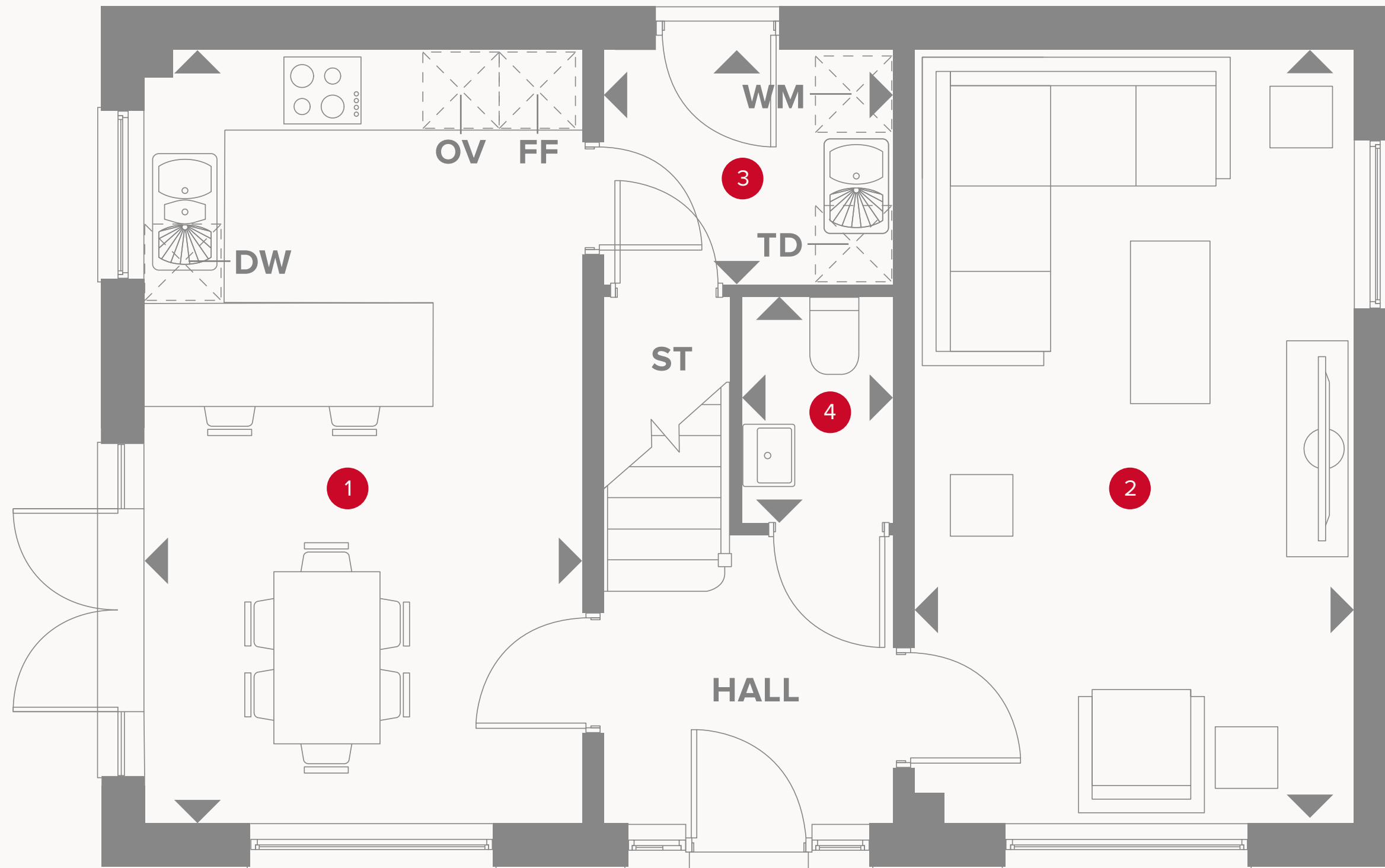
# THE AMBERLEY

THREE BEDROOM DETACHED HOME

 **REDROW**



# THE AMBERLEY GROUND FLOOR





1	Kitchen/Dining	18'11" x 10'9"	5.77 x 3.28 m
2	Lounge	18'11" x 10'9"	5.77 x 3.27 m
3	Utility	7'2" x 5'9"	2.18 x 1.75 m
4	Cloaks	5'7" x 3'9"	1.70 x 1.14 m



Plots 577, 589 & 595 are handed

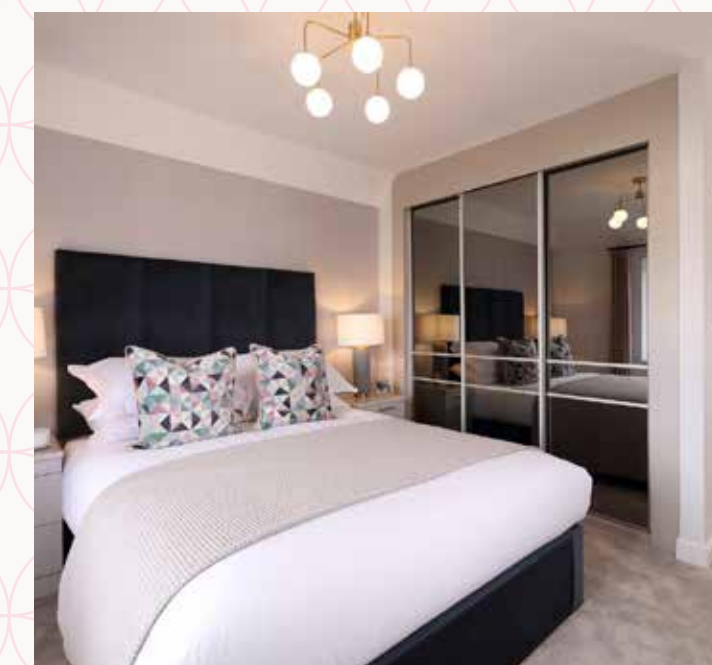
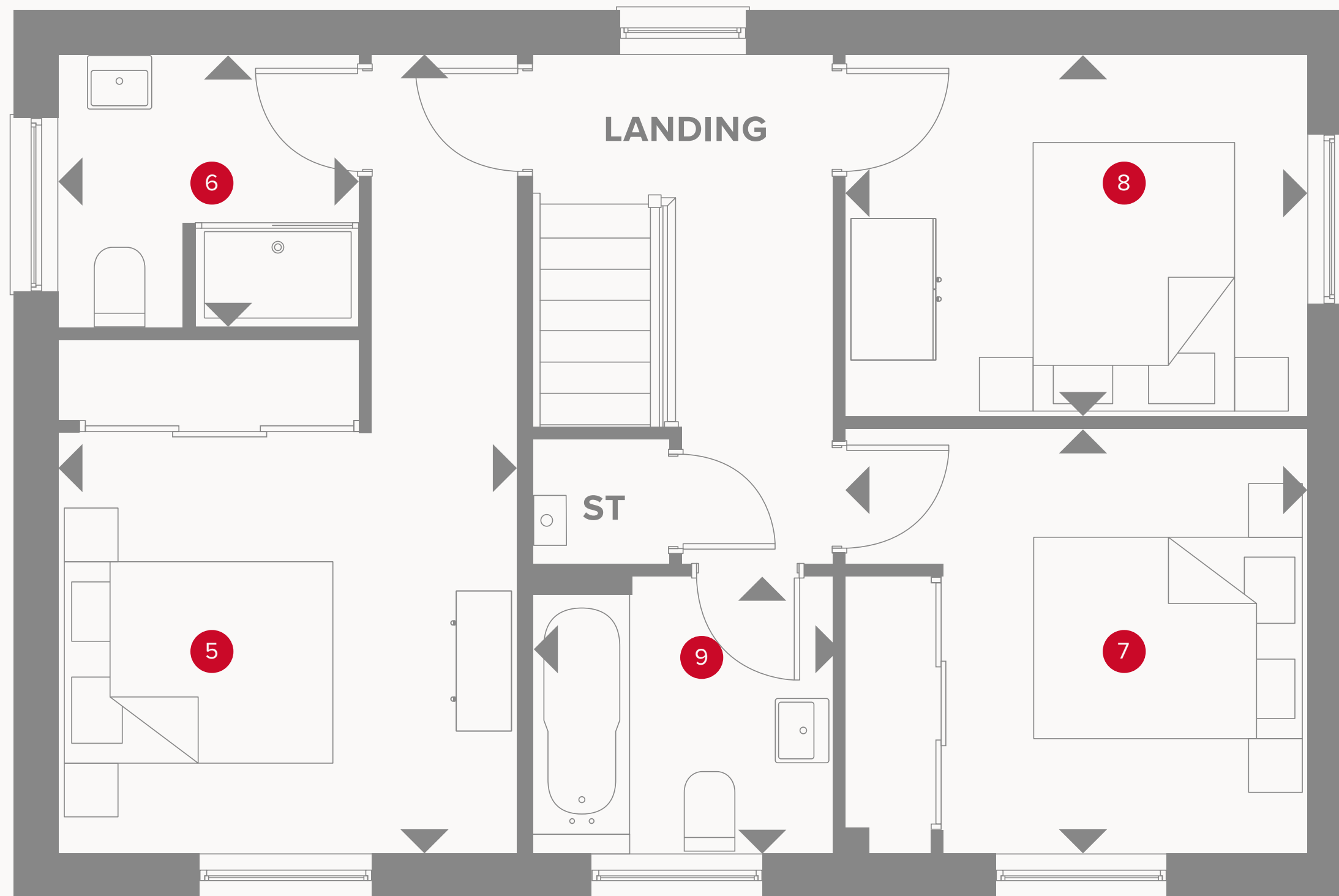
## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

# THE AMBERLEY FIRST FLOOR

5	Bedroom 1	12'0" x 10'10"	3.68 x 3.31 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	10'11" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	10'11" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'1" x 6'6"	2.16 x 1.98 m



Plots 577, 589 & 595 are handed

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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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

- ← Dimensions start
- ST Storage cupboard



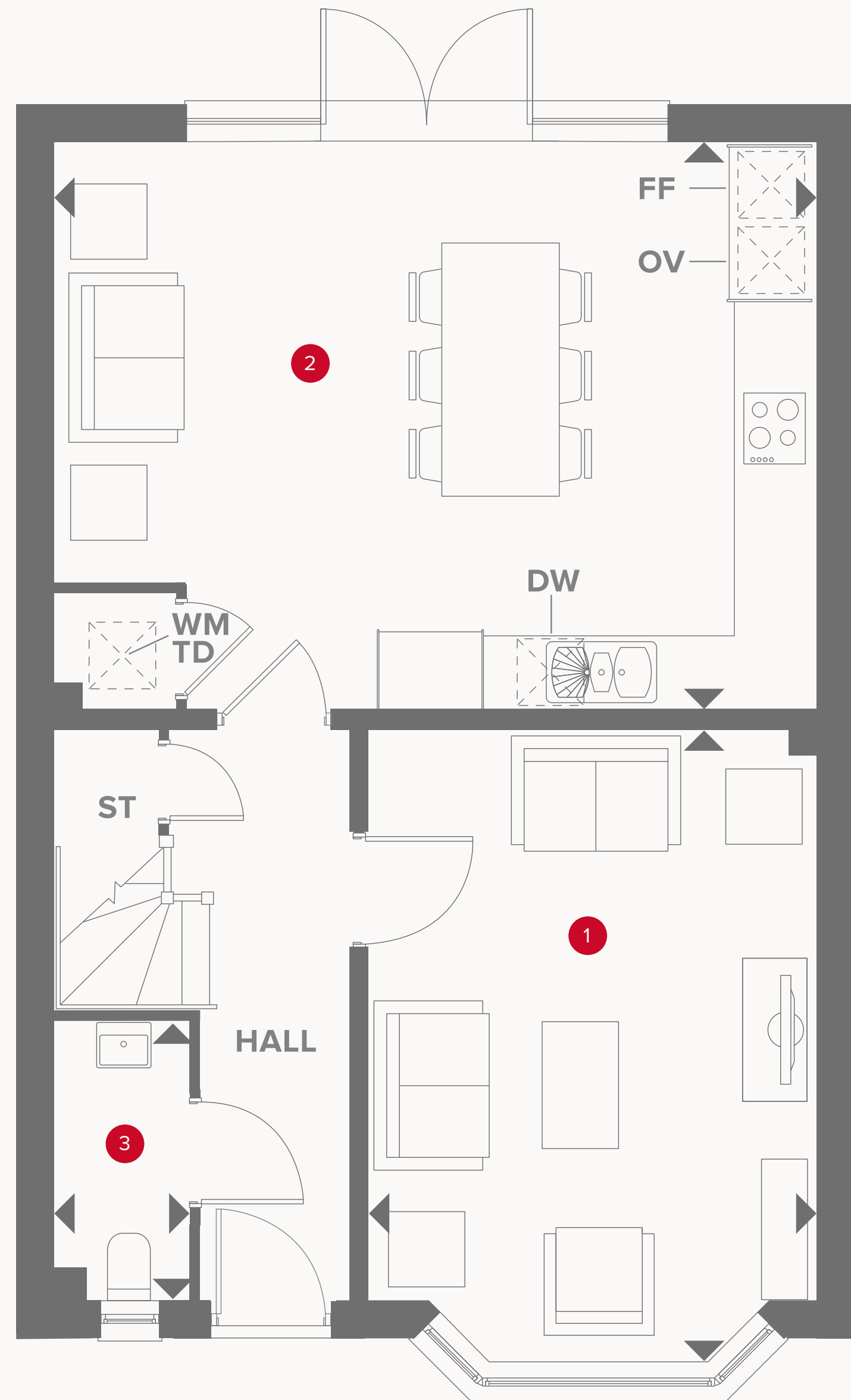
**HERITAGE**

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# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**




Plots 531, 575, 576, 588, 592, 600 & 628 are handed


# THE STRATFORD GROUND FLOOR

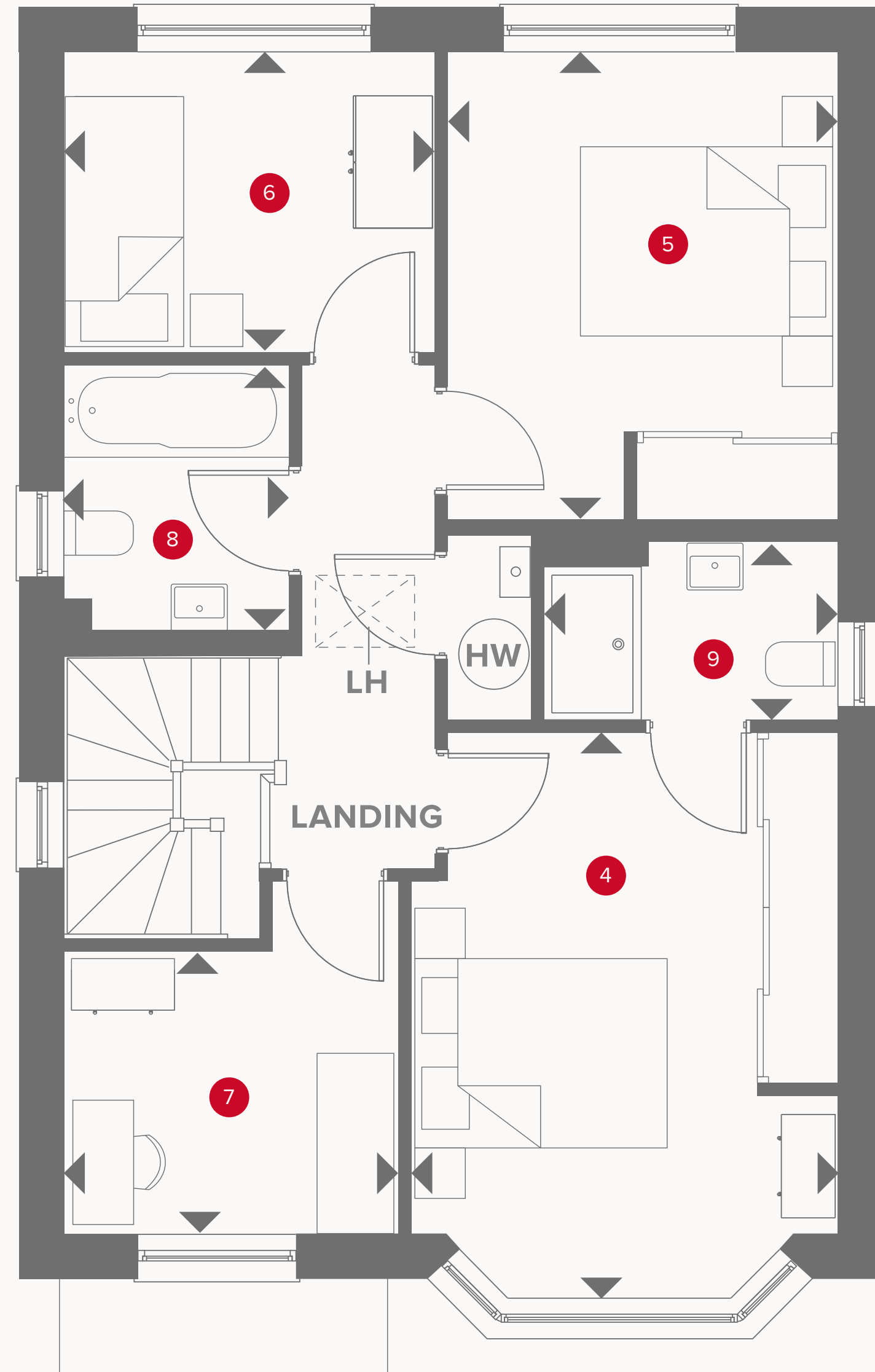
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/Kitchen/Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



Plots 531, 575, 576, 588, 592, 600 & 628 are handed

# THE STRATFORD FIRST FLOOR

4	Bedroom 1	14'2" x 10'10"	4.33 x 3.30 m
5	Bedroom 2	11'11" x 9'11"	3.62 x 3.02 m
6	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
7	Study/Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
8	Bathroom	6'9" x 5'9"	2.05 x 1.76 m
9	En-suite	7'6" x 4'7"	2.28 x 1.39 m



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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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

◀ Dimensions start **HW** Hot water cylinder  
**LH** Loft hatch



**HERITAGE**

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# THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME


 **REDROW**


# THE STRATFORD LIFESTYLE GROUND FLOOR

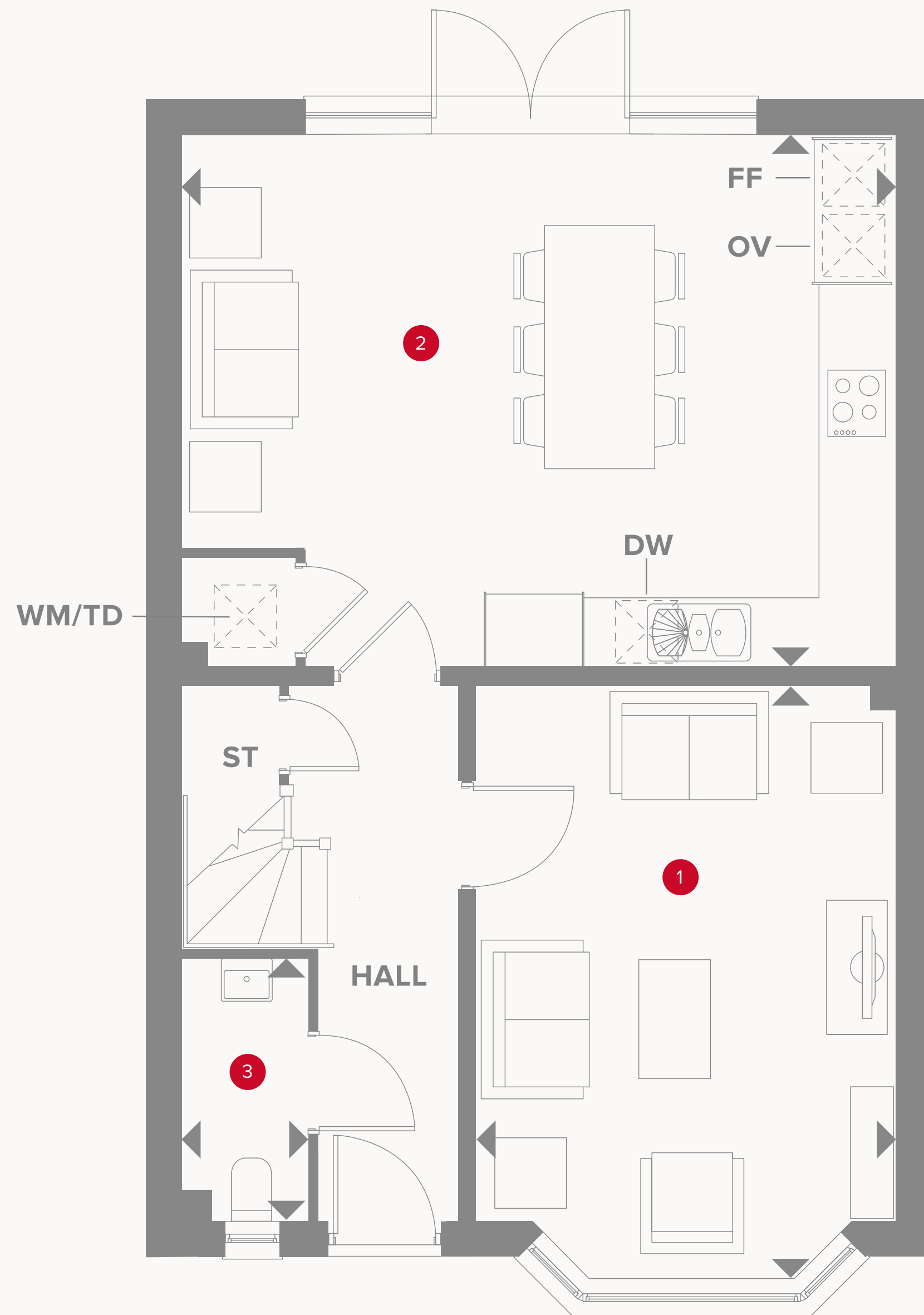
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/Kitchen/Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

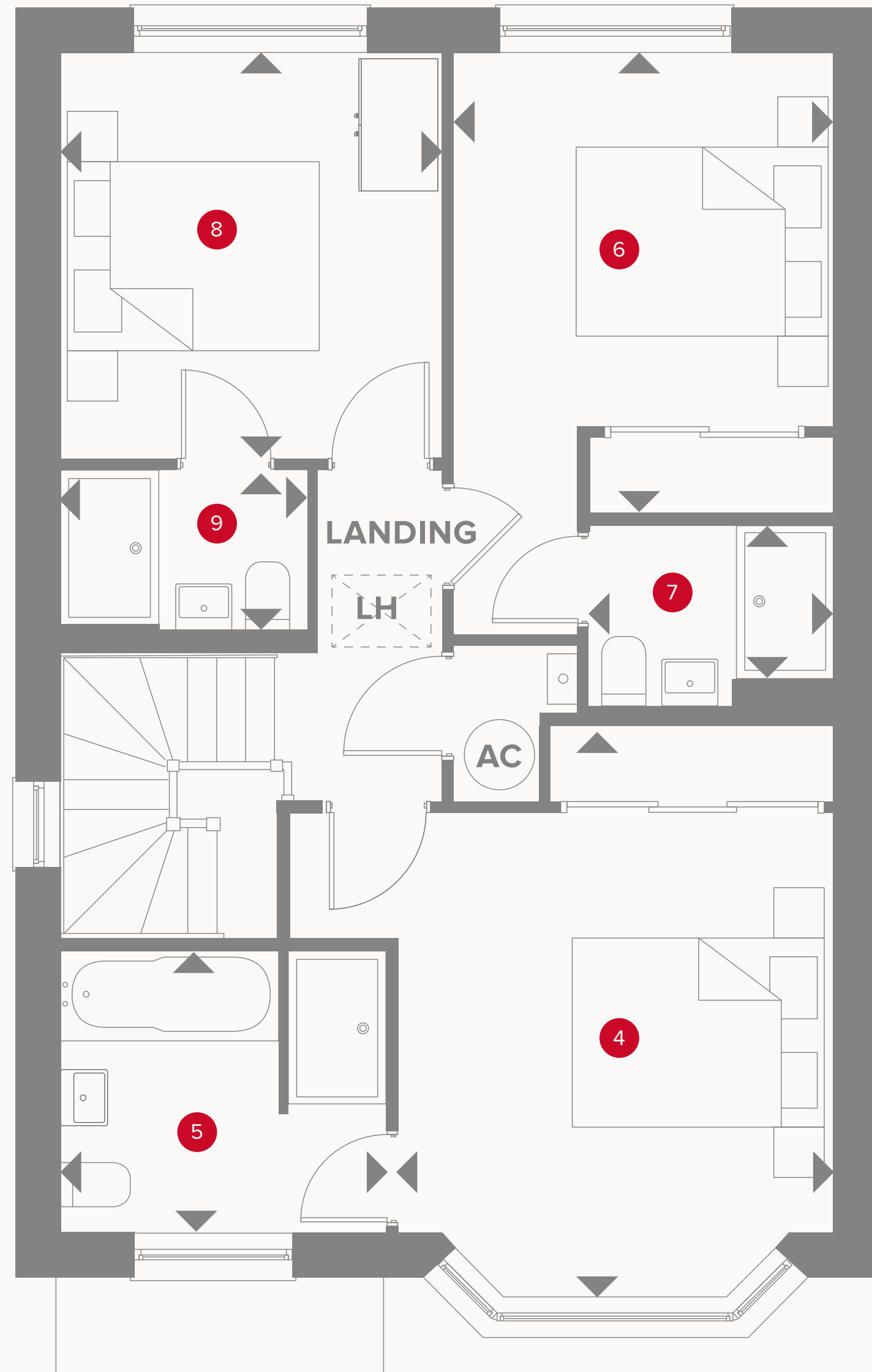


## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





# THE STRATFORD LIFESTYLE FIRST FLOOR

4	Bedroom 1	14'5" x 11'0"	4.40 x 3.36 m
5	En-suite 1	8'4" x 7'2"	2.54 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	10'4" x 9'9"	3.15 x 2.97 m
9	En-suite 3	6'4" x 4'0"	1.93 x 1.24 m



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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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

◀ Dimensions start  
 LH Loft hatch  
 AC Airing cupboard





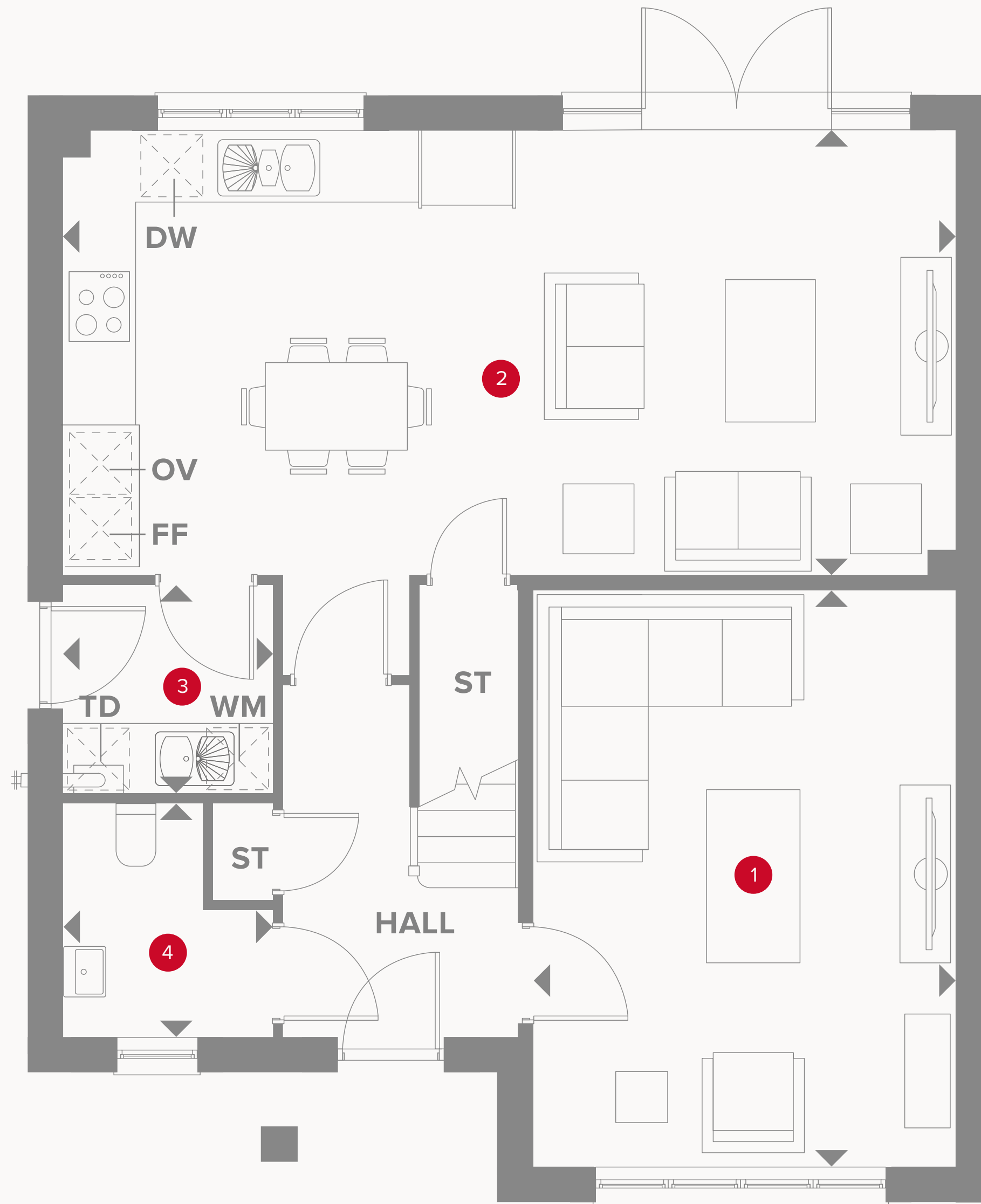
**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME






Plots 527, 529, 532, 565, 567, 606 & 623 are handed


# THE CAMBRIDGE GROUND FLOOR

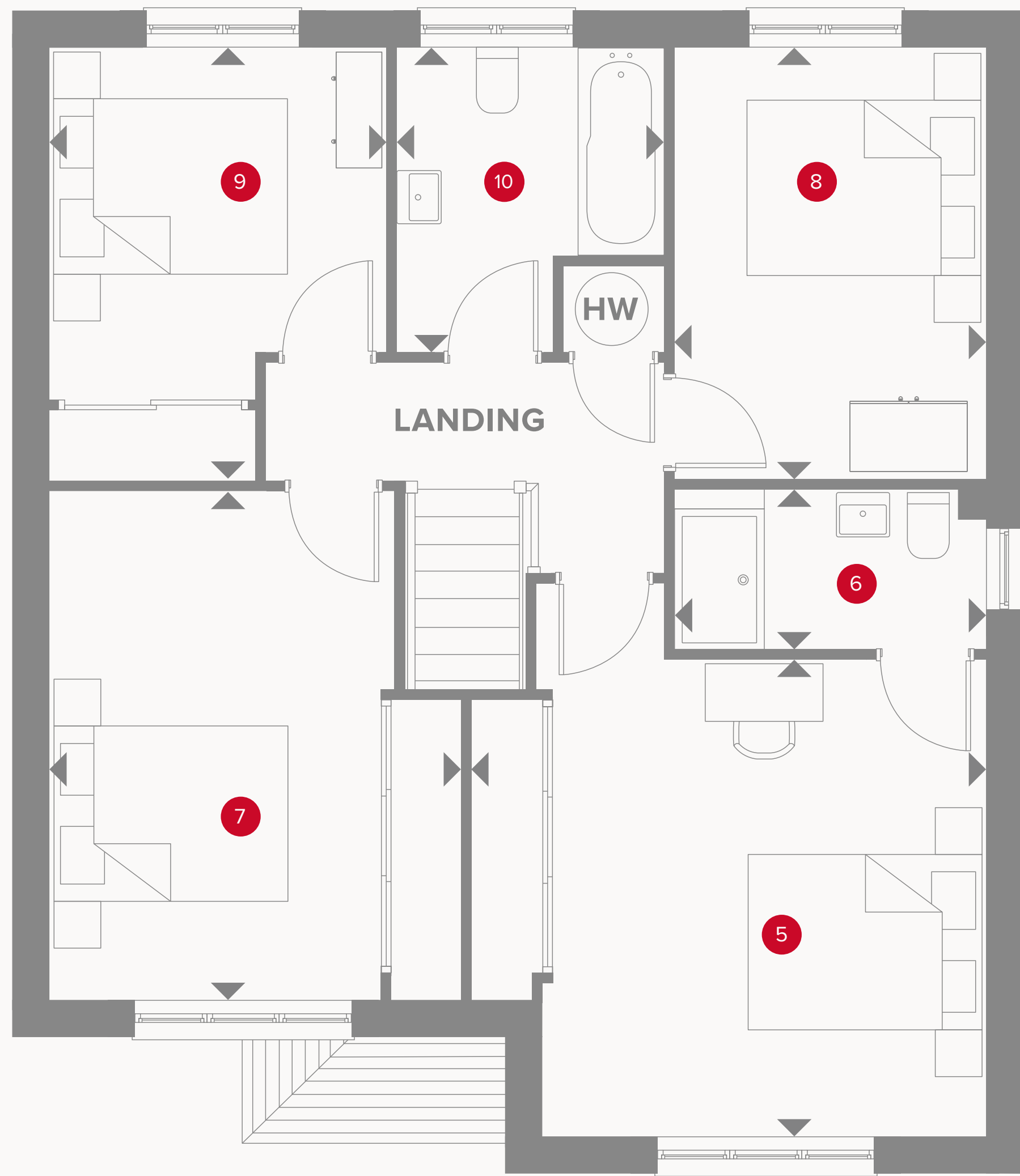
1	Lounge	16'3" x 12'0"	4.95 x 3.63 m
2	Kitchen/Dining/Family	25'3" x 12'6"	7.68 x 3.82 m
3	Utility	6'0" x 5'9"	1.81 x 1.80 m
4	Cloaks	6'6" x 5'9"	1.99 x 1.80 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'9" x 12'8"	4.22 x 3.89 m
6	En-suite	8'4" x 3'9"	2.56 x 1.30 m
7	Bedroom 2	13'4" x 11'1"	4.18 x 3.37 m
8	Bedroom 3	11'7" x 8'4"	3.52 x 2.56 m
9	Bedroom 4	12'1" x 9'1"	3.53 x 2.76 m
10	Bathroom	8'2" x 7'2"	2.49 x 2.17 m



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HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

- ◀ Dimensions start
- HW** Hot water cylinder

Plots 527, 529, 532, 565, 567, 606 & 623 are handed



**HERITAGE**

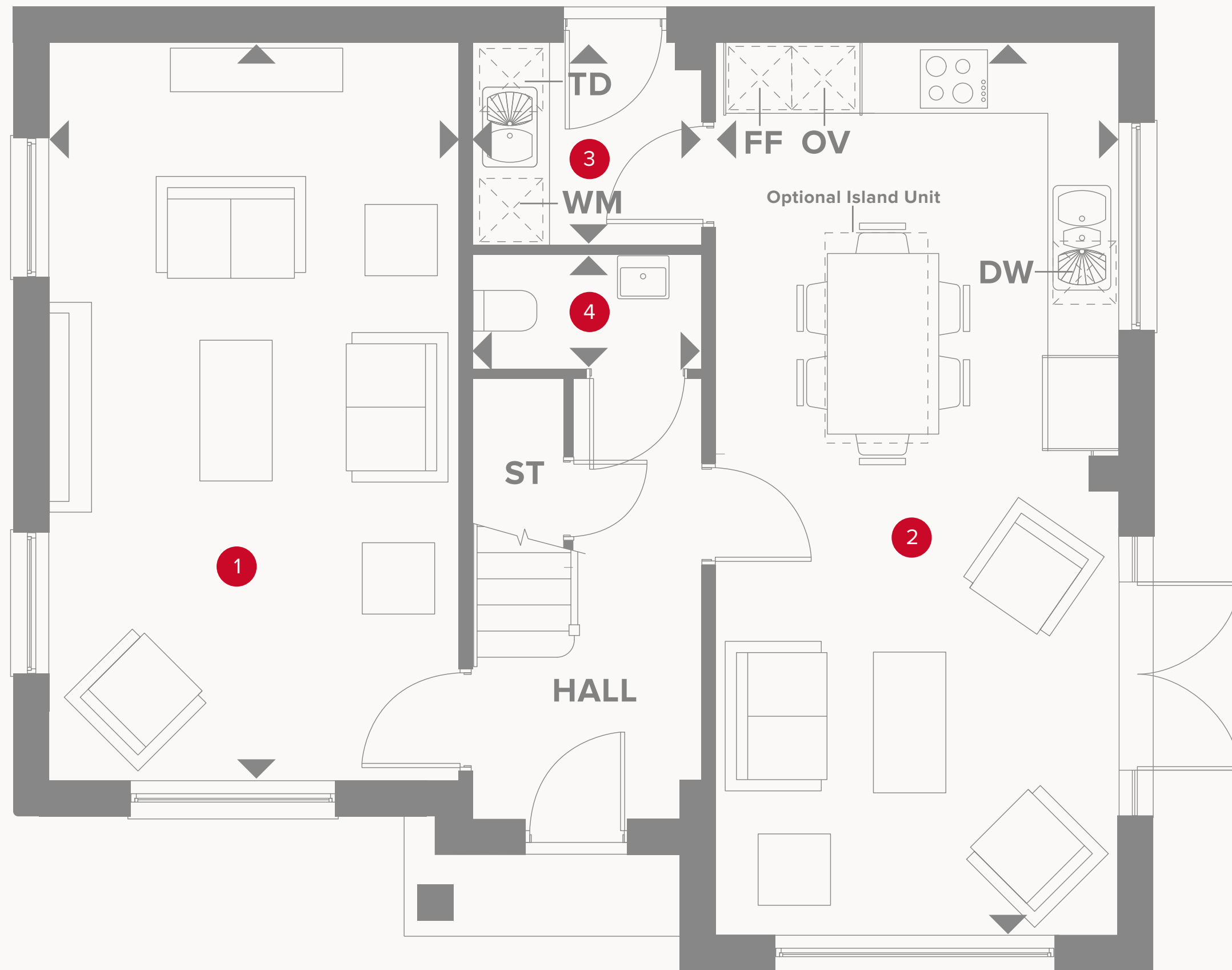
- REDROW -

# THE SHAFTESBURY

FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE SHAFTESBURY GROUND FLOOR





1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/Dining	25'7" x 11'7"	7.79 x 3.52 m
3	Utility	6'6" x 5'9"	1.99 x 1.75 m
4	Cloaks	6'6" x 3'4"	1.99 x 1.01 m



Plots 578 & 605 are handed

## KEY

 Hob  
**OV** Oven  
**FF** Fridge/freezer  
**TD** Tumble dryer space

 Dimensions start  
**ST** Storage cupboard  
**WM** Washing machine space  
**DW** Dish washer space

# THE SHAFTESBURY FIRST FLOOR



5	Bedroom 1	12'5" x 11'8"	3.80 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'7" x 10'3"	3.52 X 3.12m
8	Bedroom 3	11'11" x 8'4"	3.62 X 2.55m
9	Bedroom 4	10'10" x 8'2"	3.30 X 2.48m
10	Bathroom	7'3" x 6'6"	2.22 x 2.01 m



Plots 578 & 605 are handed

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Customers should note this illustration is an example of the Shaftesbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

◀ Dimensions start  
 OP Optional wardrobe  
 LH Loft hatch  
 HW Hot water cylinder



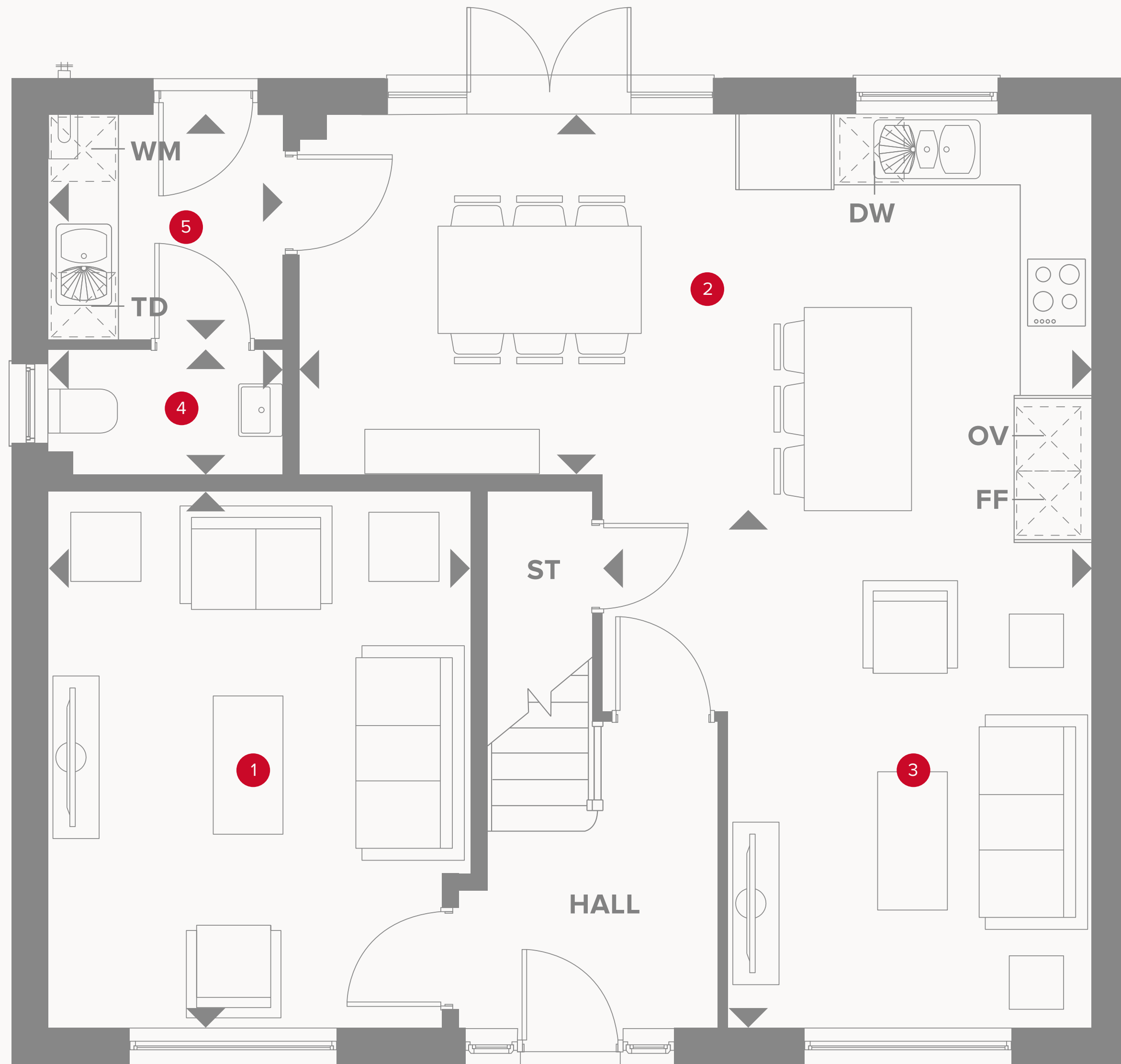
**HERITAGE**

- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED HOME

 **REDROW**





# THE HARROGATE GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen/Dining	25'7" x 20'4"	7.79 x 6.21 m
3	Family	13'6" x 10'4"	4.12 x 3.15m
4	Cloaks	5'11" x 3'7"	1.80 x 1.09 m
5	Utility	6'5" x 5'10"	1.95 x 1.79 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





# THE HARROGATE FIRST FLOOR

6	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
7	Wardrobe	6'10" x 6'5"	2.09 x 1.96 m
8	En-suite	8'4" x 5'7"	2.53 x 1.69 m
9	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
10	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
11	Bedroom 4	11'2" x 9'6"	3.40 x 2.89 m
12	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



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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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

- ← Dimensions start
- HW** Hot water cylinder



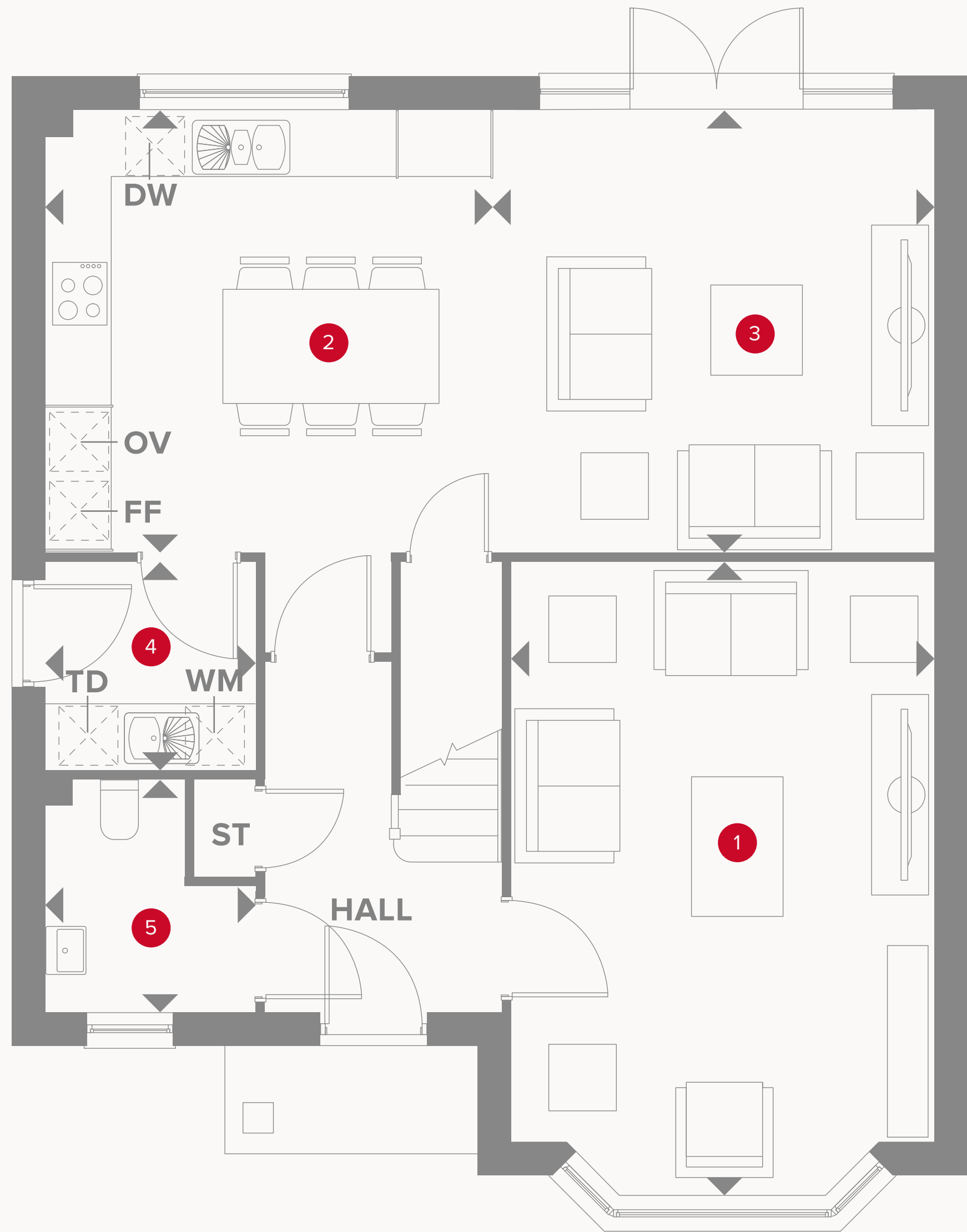
**HERITAGE**

- REDROW -

# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



Plots 530, 566, 596 & 624 are handed

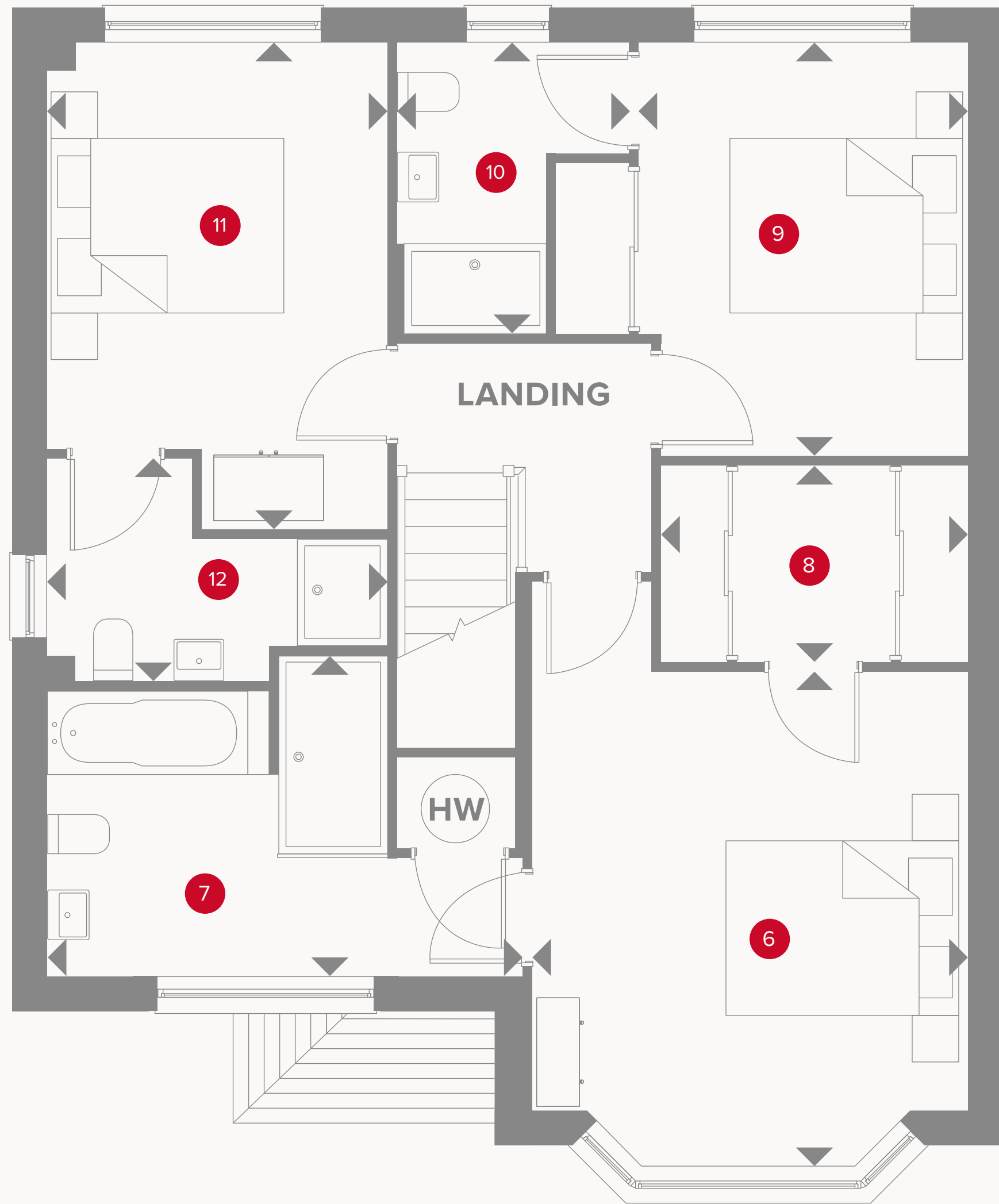
# THE LEAMINGTON LIFESTYLE GROUND FLOOR

1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



## KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space
- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'2" x 7'9"	2.79 x 2.37 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'2"	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 1.83 m



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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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

← Dimensions start  
**HW** Hot water cylinder

Plots 530, 566, 596 & 624 are handed



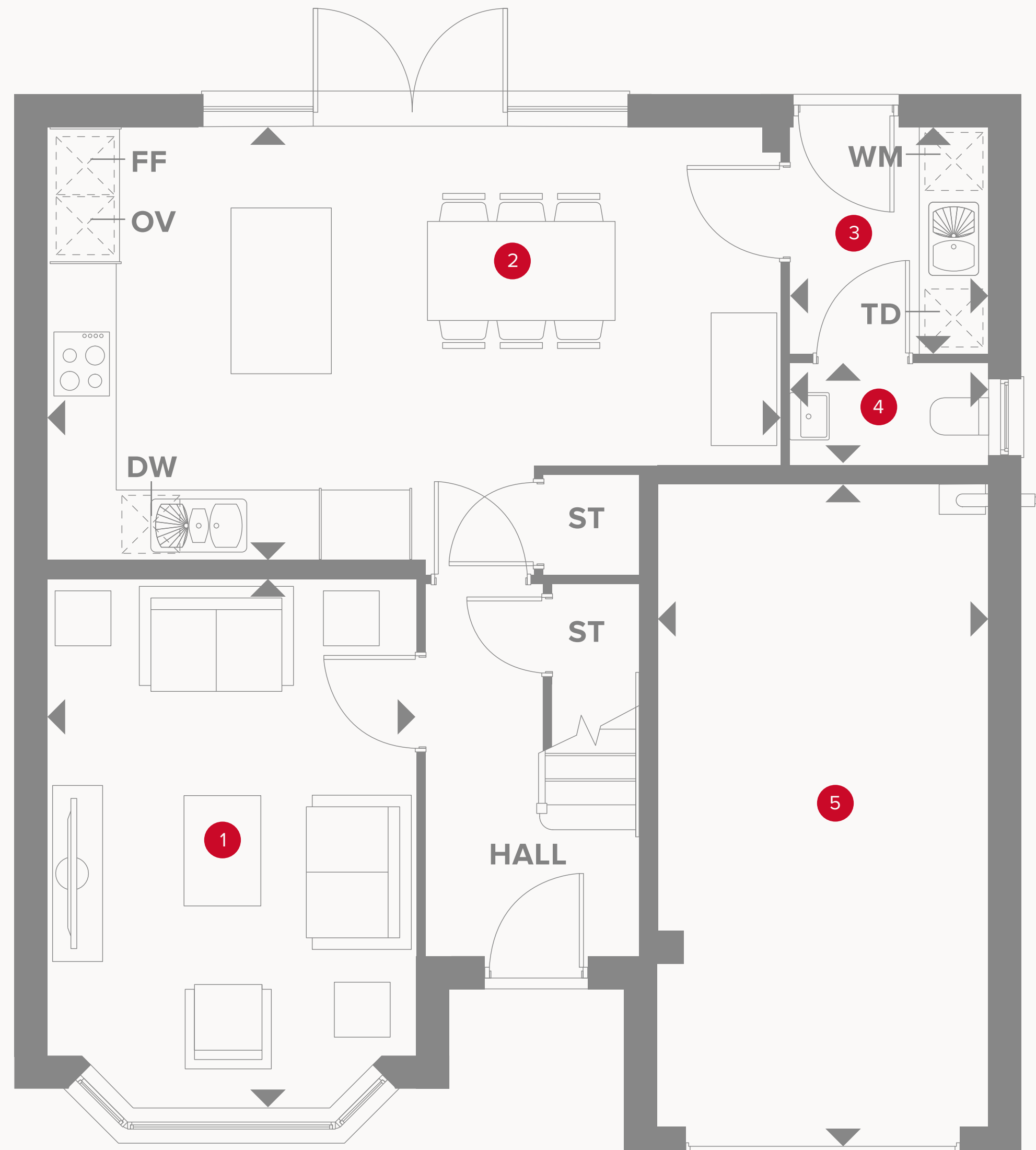
**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**




Plot 533 is handed


# THE OXFORD GROUND FLOOR

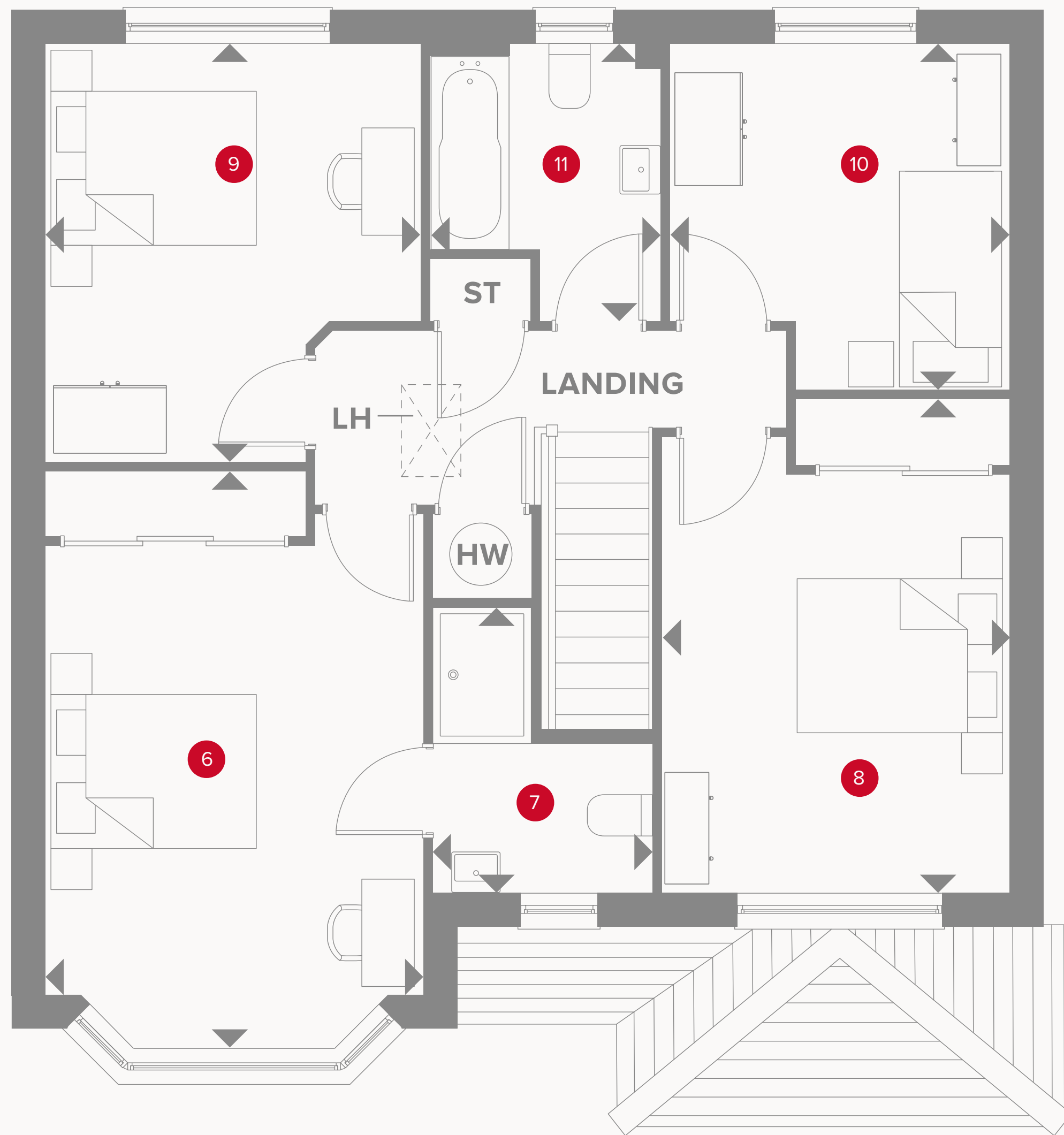
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'8" x 9'10"	6.00 x 3.00 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



Plot 533 is handed

# THE OXFORD FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.10 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'11" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

## KEY

◀ Dimensions start  
**ST** Storage cupboard  
**LH** Loft hatch  
**HW** Hot water cylinder

# 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 exclusive Symphony kitchen designs to choose from. Please see Sales Consultant for more information.

### Downlights

LED under cupboard downlights provided (where shown on kitchen layout).

### Kitchen Sink

Blanco Bonus 6S 11/2 bowl sink with Blanco Printz tap (properties under 1600 sqft)

Blanco Tipo 8S double bowl sink with Blanco Regent tap (properties over 1600 sqft)

### Utility Sink

Blanco Tipo 45S sink with Blanco Printz tap.

### Appliances

60cm 4 zone burner ceramic or 60cm 4 ring burner gas hob

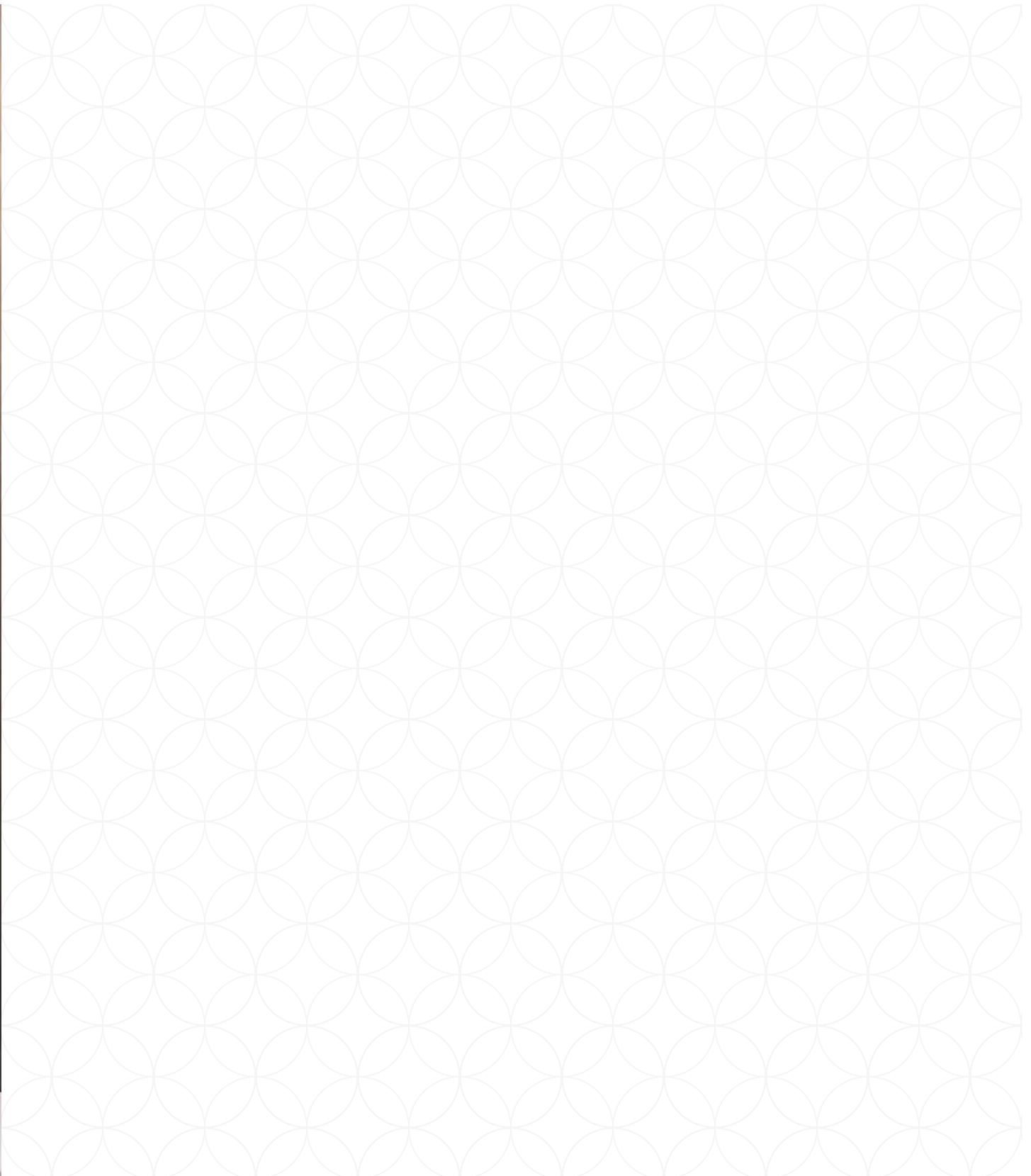
80cm 4 zone burner ceramic or 90cm 5 ring burner gas hob (properties over 1500sqft) (Highgate & Harrogate only)

Double oven

60cm chimney extractor hood

90cm chimney extractor hood (properties over 1500 sqft) (Highgate & Harrogate only)

50/50 fridge/freezer



## INTERIOR

### Walls

Crown White emulsion paint finish.

### Ceilings

Flat finish with 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 radiators

### Wardrobes

Choice of fitted wardrobe to bedroom 1, see Sales Consultant for more information.

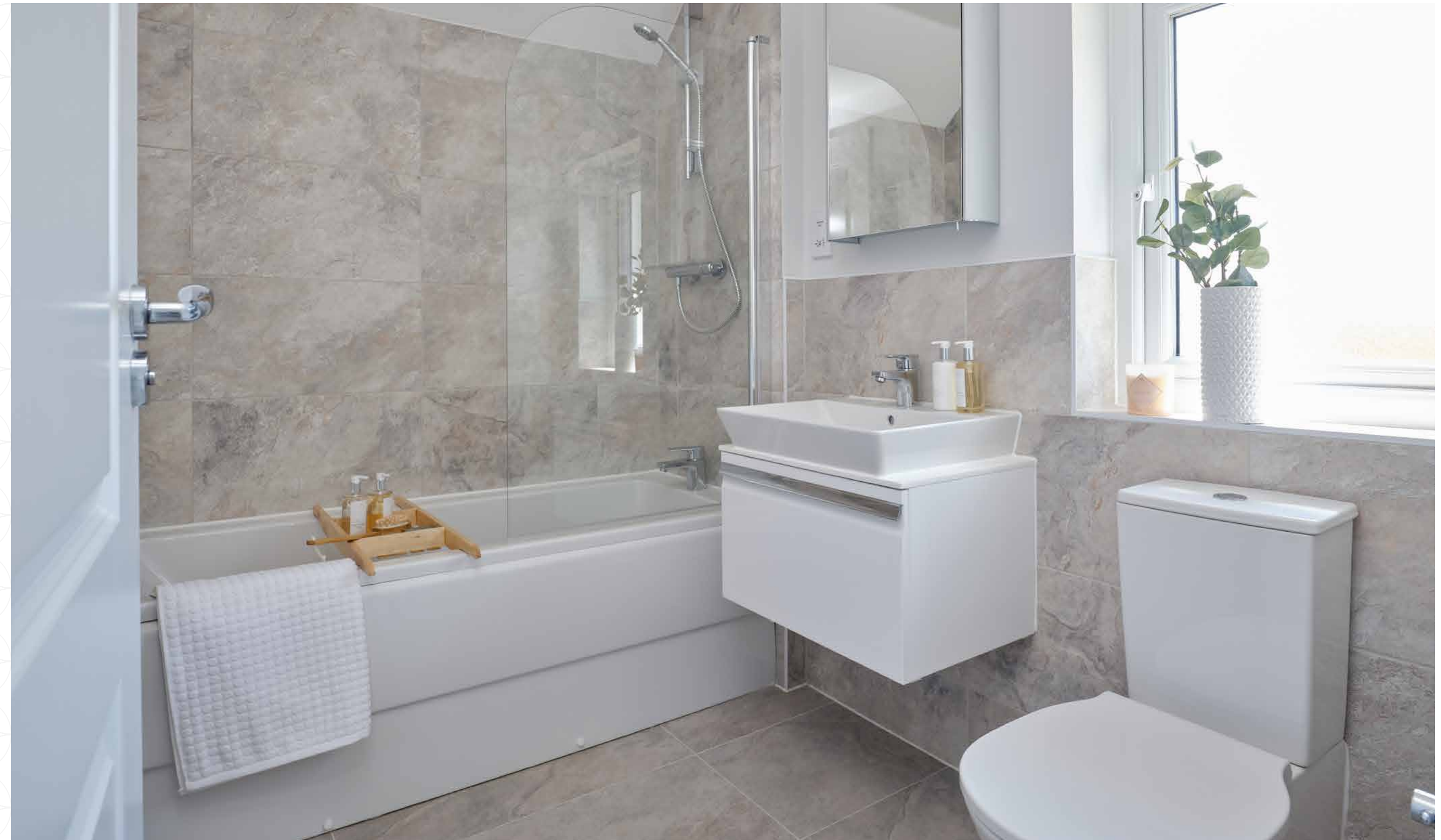
### Phone Point

Located as follows: one adjacent TV location in lounge, one in bedroom 1 and one in study (where applicable). Additional points may be provided, see layouts for details.

### TV Point

Located as follows: one in lounge, one in bedroom 1 and one in family room (where applicable).

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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom styles

Ideal Standard in white finish.

### WC

Concept close coupled back-to-wall pan with dual flush cistern.

### Shower Over Bath

hower valve and screen to bath where there is no separate shower enclosure within bathroom.

### Shower Valve

Ideal Standard "Alto Ecotherm" thermostatic bar valve.

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

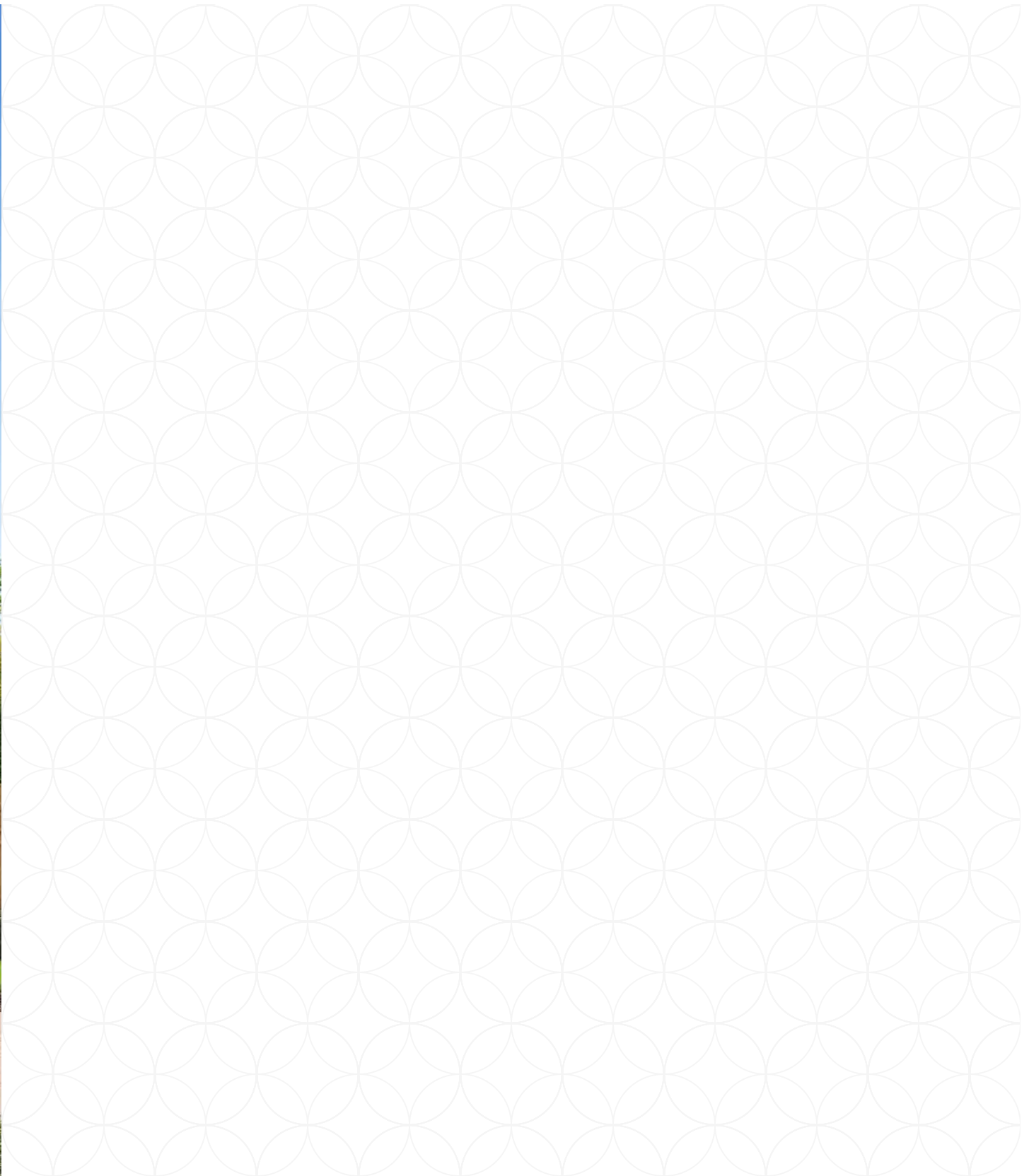
Porcelanosa wall tile choices available to areas as indicated on drawings Mirror to be fitted above the bathroom and en-suite washbasins (where applicable) please see drawings.

### Shaver Socket

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

### Shaver Socket

In bathroom and en-suite/s  
Finish to match electrical plates.



## EXTERIOR

### External Doors

Front GRP door with patterned glass manufactured by IG. Style of door to be as indicated on house plan, frame to be uPVC.

Rear GRP door with patterned glass manufactured by IG. Style of door to be NG06 pattern, finished internally and externally in white.

### Door Bell

Chrome effect bell push.

### Security

Multi point locking system to front and rear doors of house.

### External Lights

Black coach lantern (properties under 1400 sqft)  
Grande Georgian lantern (properties over 1400 sqft).

### Downlight

Where entrance is recessed.

### Garage

To specific plots, see Sales Consultant for more information.

### Door

Hörmann "Ilkley" style steel up & over.  
Door finish to be painted to match front door colour.

### Power

Double power point and lighting pendant (where garage lies within the curtilage of the property).

### External Fencing & Sides/Rear

Vertical boarding 1.8m high - refer to layout.

### 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 accordance with NHBC requirements.

### Outside Tap

To rear of property - refer to drawing for location  
Please Note:  
Apartment specification to be found within the apartment brochure.



# A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



# 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.

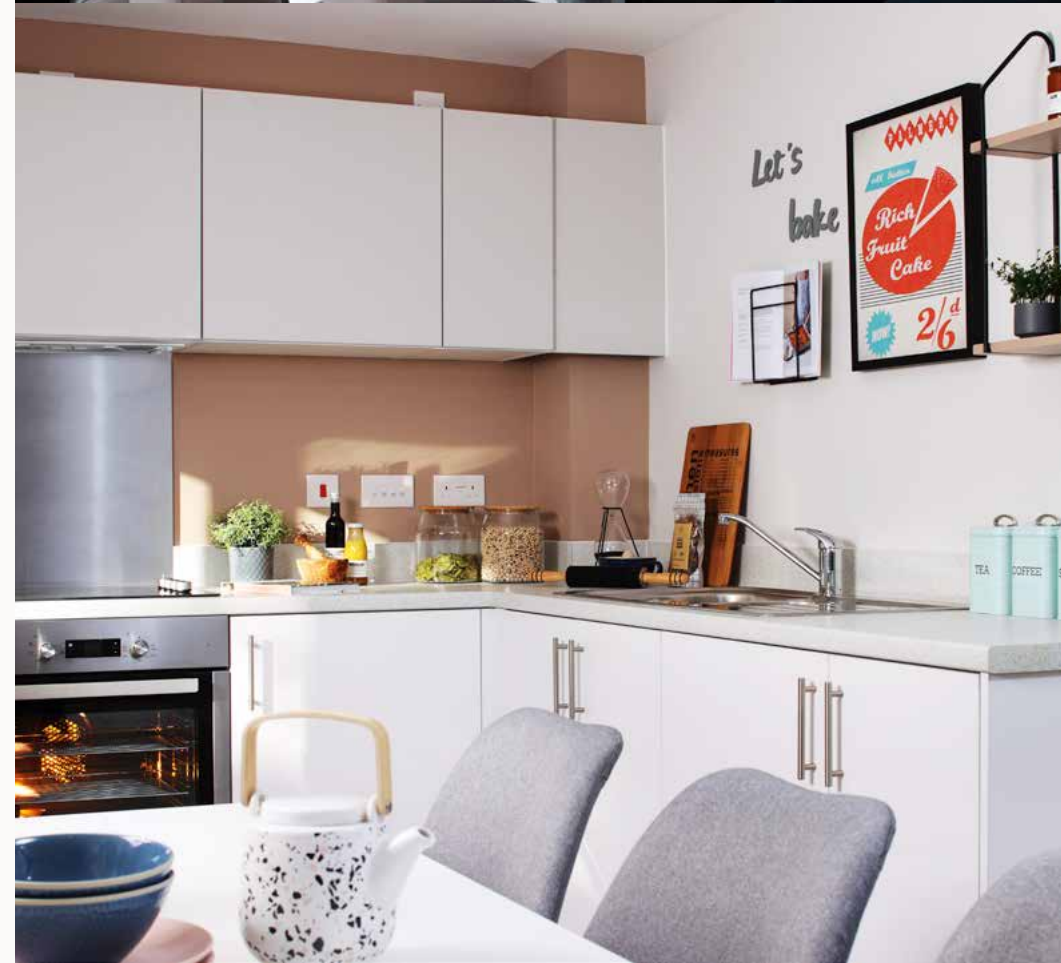
Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll 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'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



# OUR REQUIREMENTS AS HOME-BUILDERS

## Consumer code



### 1. ADOPTING THE CODE

#### 1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

#### 1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

#### 1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

#### 1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

#### 1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

### 2. INFORMATION – PRE-CONTRACT

#### 2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

#### 2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

#### 2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

#### 1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

#### 1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

#### 1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

### 1. INFORMATION – EXCHANGE OF CONTRACT

#### 1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

#### 1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

#### 1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

#### 1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

### 2. INFORMATION – DURING OCCUPATION

#### 2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

#### 2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

### 3. COMPLAINTS AND DISPUTES

#### 3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

#### 3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



# WESTLEY GREEN



Ewing Gardens, Langdon Hills, Basildon, Essex, SS16 5PT

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