

HERITAGE

- REDROW -

COTTENHAM GROVE

COTTENHAM





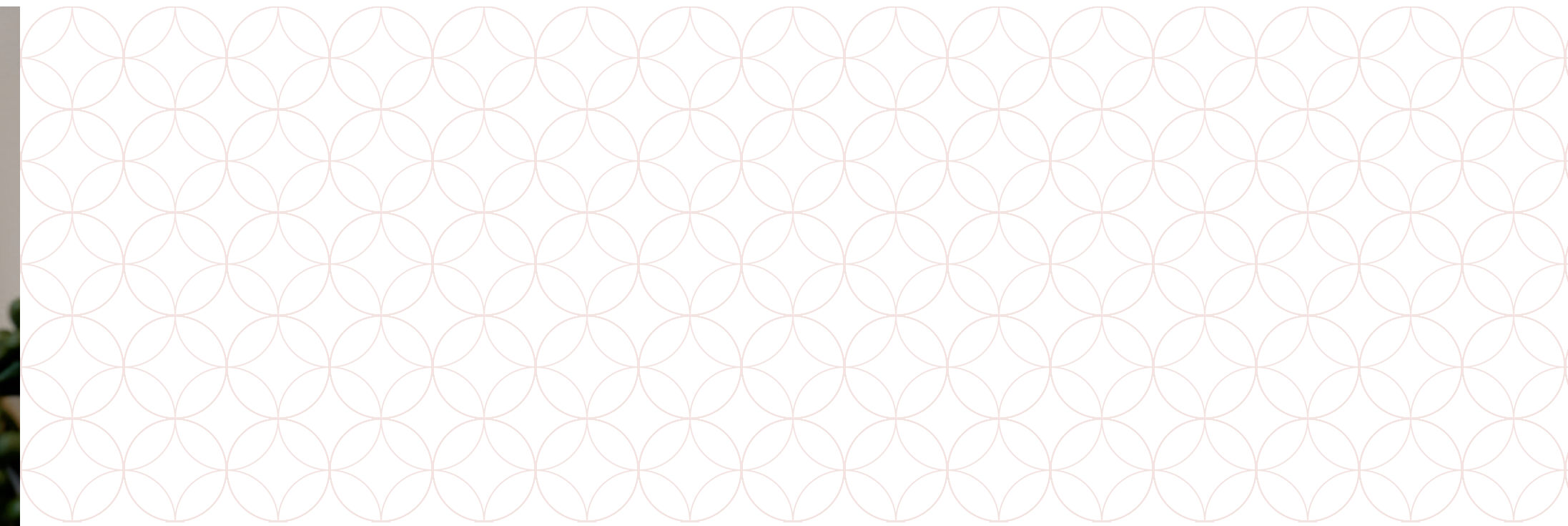
WELCOME TO COTTENHAM GROVE



A COLLECTION OF 2, 3 AND 4 BEDROOM HOMES IN THE PRETTY VILLAGE OF COTTENHAM

Surrounded by beautiful countryside yet just a short distance from the vibrant city of Cambridge, Cottenham Grove truly enjoys the best of all worlds. These 2, 3 and 4 bedroom homes are part of Redrow's Heritage Collection, based on the Arts and Crafts style of the 1920s and 1930s, with living spaces that are contemporary yet with a definite nod to the elegance of the period. With excellent travel connections too, the development offers the very best of modern living.





AN INSPIRED **NEW HOME**

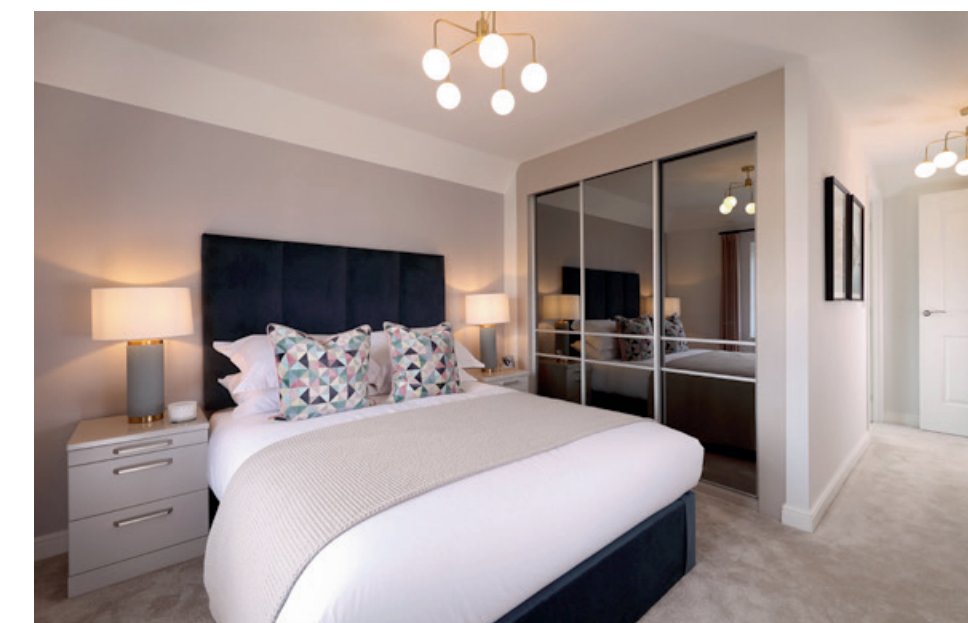
Explore what makes this
collection so unique

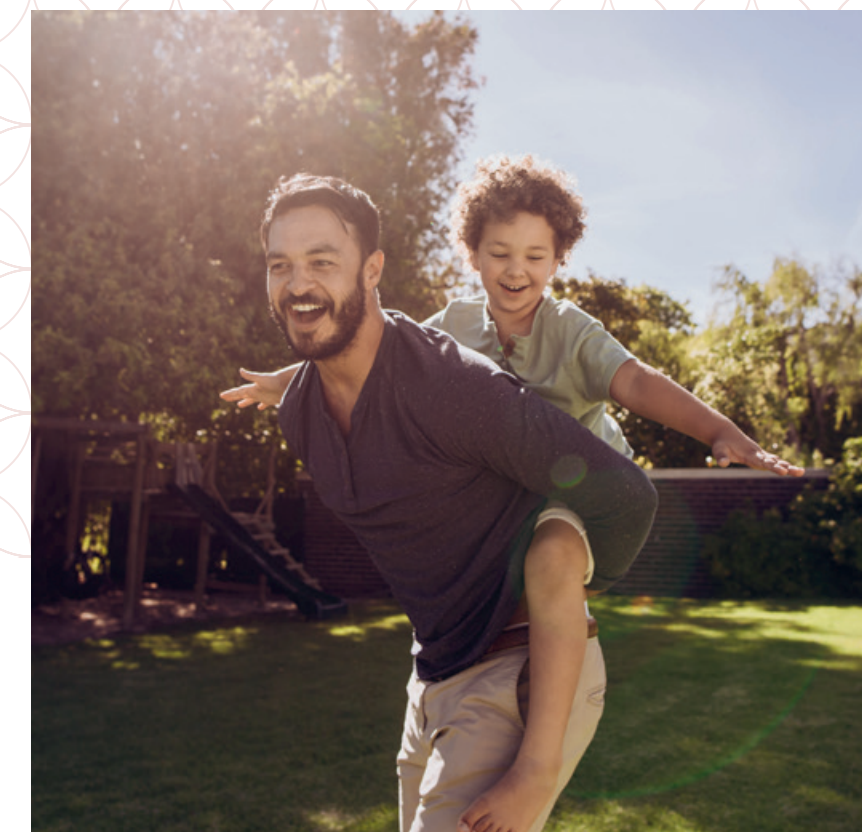
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

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

From your day-to-day shopping trips to more extensive retail therapy, Cottenham Grove is well located to meet all of your needs. The local Co-op supermarket is less than a mile from home, with a post office and pharmacy a similar distance, while the Premier Express convenience store is just over a mile away. The high street also has a butcher's, bakery, newsagent and hairdresser's. Those seeking a broader selection of retailers need look no further than Cambridge, with its high street name stores, seven-days-a-week market and independent boutiques. Its three shopping centres offer an extensive selection of retailers, while tucked away in its many cobbled streets, you'll find traders selling everything from clothes to home furnishings, jewellery and more.

You'll also enjoy a rich diversity when it comes to eating out. The Porterhouse Pub is just a seven minute drive from home and offers a wide selection of traditional pub grub. The White Horse in Oakington is eight minutes away by car and also offers the best of British. For a broader range of flavours, Cambridge will more than satisfy your gastronomic needs, with a huge selection of pubs, restaurants and cafés.



ENJOY AN ACTIVE LIFESTYLE

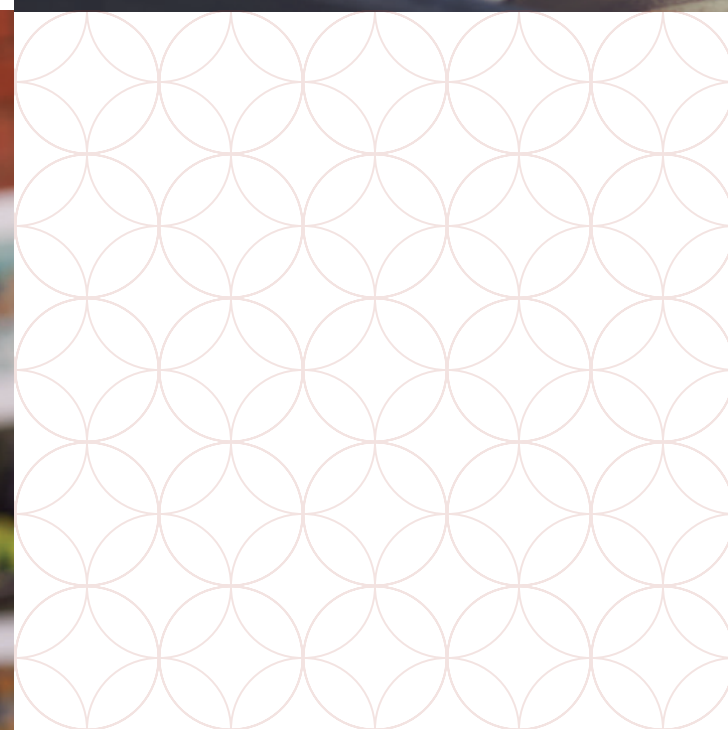
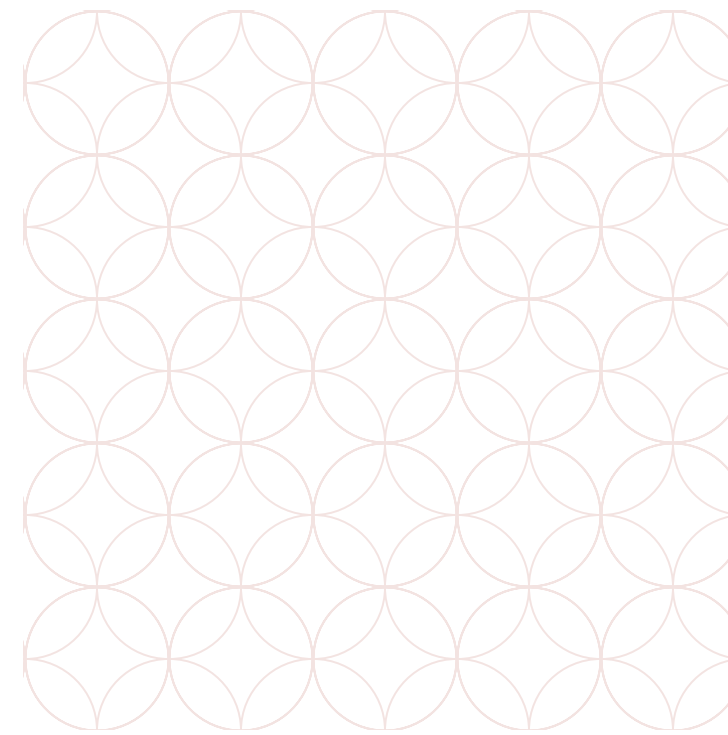
For leisure and pleasure, there is much to enjoy. Those seeking sport and fitness can take advantage of the floodlit pitches, tennis/netball courts, sports hall, dance studio and gym at Cottenham Sports Club, located less than a mile from home. Impington Sports Centre is also just an eight minute drive and has a swimming pool. Golfers can enjoy a round at Girton Golf Club, around 10 minutes away by car.

For leisure of a more indoorsy kind, Cambridge's Vue Cinema is less than a 30-minute drive, while Cambridge Arts Theatre is a similar distance.

For days out, historical landmarks include the site of the former Ely Castle, originally built in 1070 and now home to Ely Castle Mound. Ely Cathedral dates back to 1083 and offers an insightful visiting experience. Both are situated less than half an hour away by car. Milton Country Park, meanwhile, has 95 acres of pathways, playgrounds and lakes. For the traditional theme park experience, look no further than Gulliver's Land Resort in Milton Keynes (an hour's drive) or Thorpe Park in Chertsey (1 hour and 50 minutes).

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find schools close by which will cater for all ages and stages of education. Ladybird Pre-school in Cottenham is an 11-minute walk from home, while nearby Cottenham Primary School will take around the same amount of time to reach on foot. Cottenham Village College, meanwhile, caters for youngsters aged from 11 to 19 and will take around five minutes in the car.



GETTING AROUND

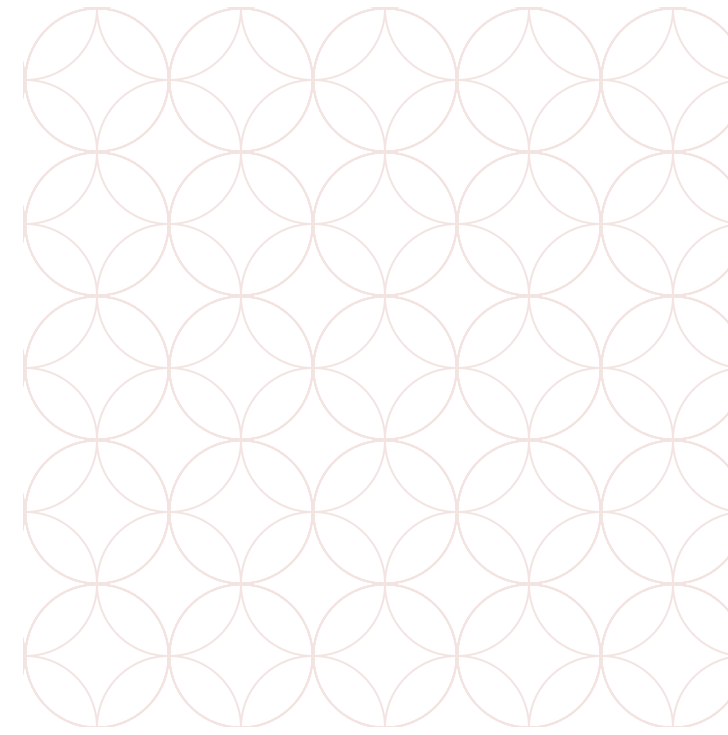
Cottenham Grove's travel connections are one of its greatest strengths. Cambridge is just a 25-minute drive, while London is accessible via the M11 motorway (1 hour and 34 minutes) or the A1(M) (1 hour and 50 minutes). The A1(M) also offers onward journeys to Peterborough (48 minutes), Nottingham (1 hour and 49 minutes), Sheffield (2 hours and 22 minutes) and Leeds (2 hours and 38 minutes).

For rail travel, Waterbeach train station is a 12 minute drive and offers services to London King's Cross (1 hour and eight minutes), Norwich (1 hour and 11 minutes) and Cambridge (seven minutes).

Those looking for flights around the globe can reach Heathrow Airport in around 1 hour and 31 minutes by car, London Luton Airport in around 1 hour and eight minutes and London Stansted in around 41 minutes.

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 **Cottenham Grove**.

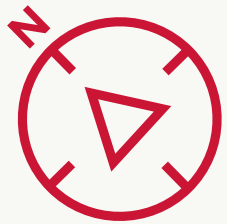


SO YOU GET MORE OUT

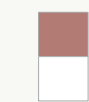








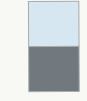

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Local Equipped Areas of Play



EXPLORE COTTENHAM GROVE



KEY

	LEDBURY 2 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	LETCHWORTH 3 BEDROOM HOME		CANTERBURY 4 BEDROOM HOME
	WARWICK 3 BEDROOM HOME		HARROGATE 4 BEDROOM HOME
	OXFORD Q 3 BEDROOM HOME		HENLEY 4 BEDROOM HOME
	LEAMINGTON Q 3 BEDROOM HOME		AFFORDABLE HOMES
	CAMBRIDGE 4 BEDROOM HOME		



BCP – Bin Collection Point
LEAP – Locally Equipped Areas of Play

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

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.





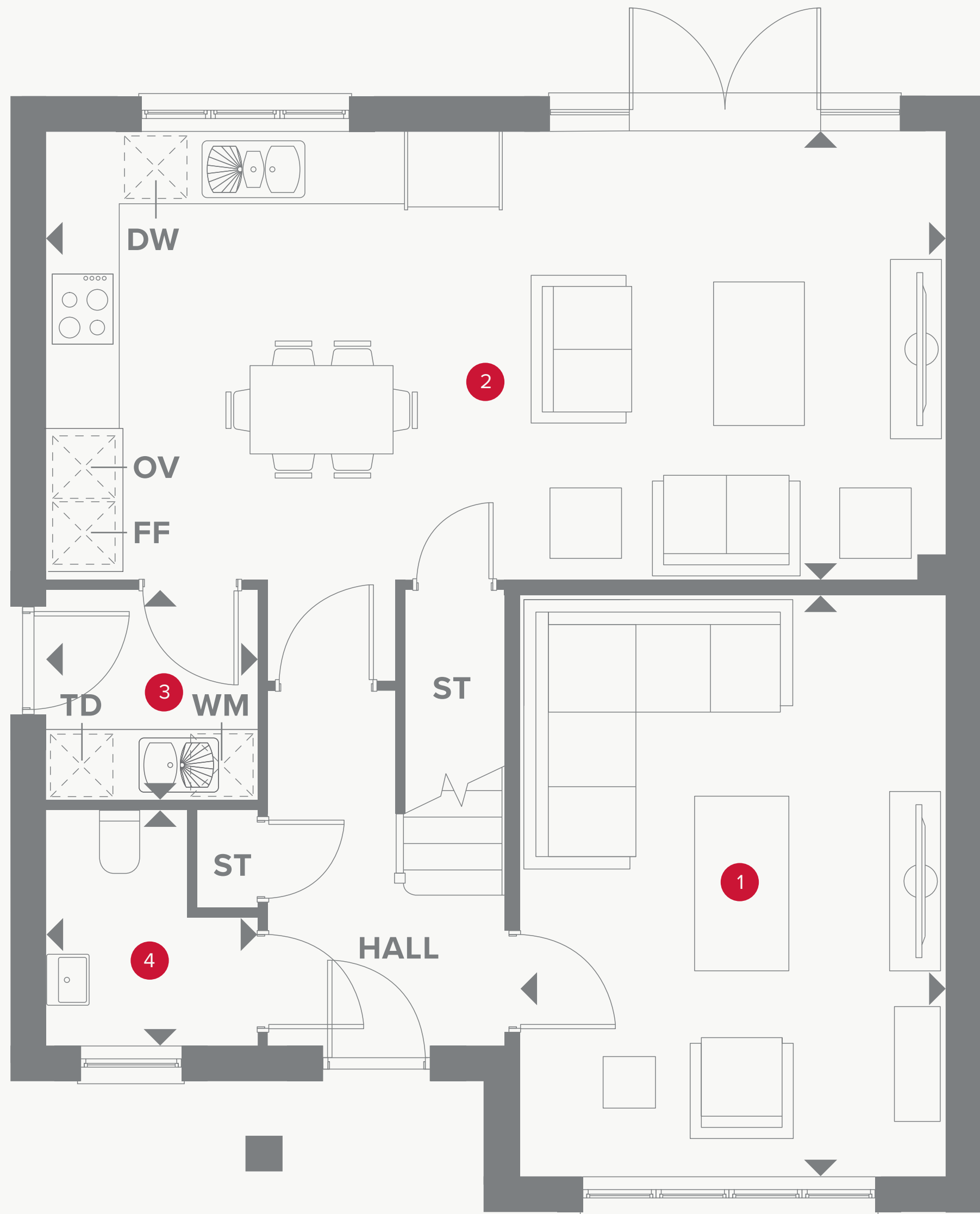
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME

 REDROW



THE CAMBRIDGE GROUND FLOOR

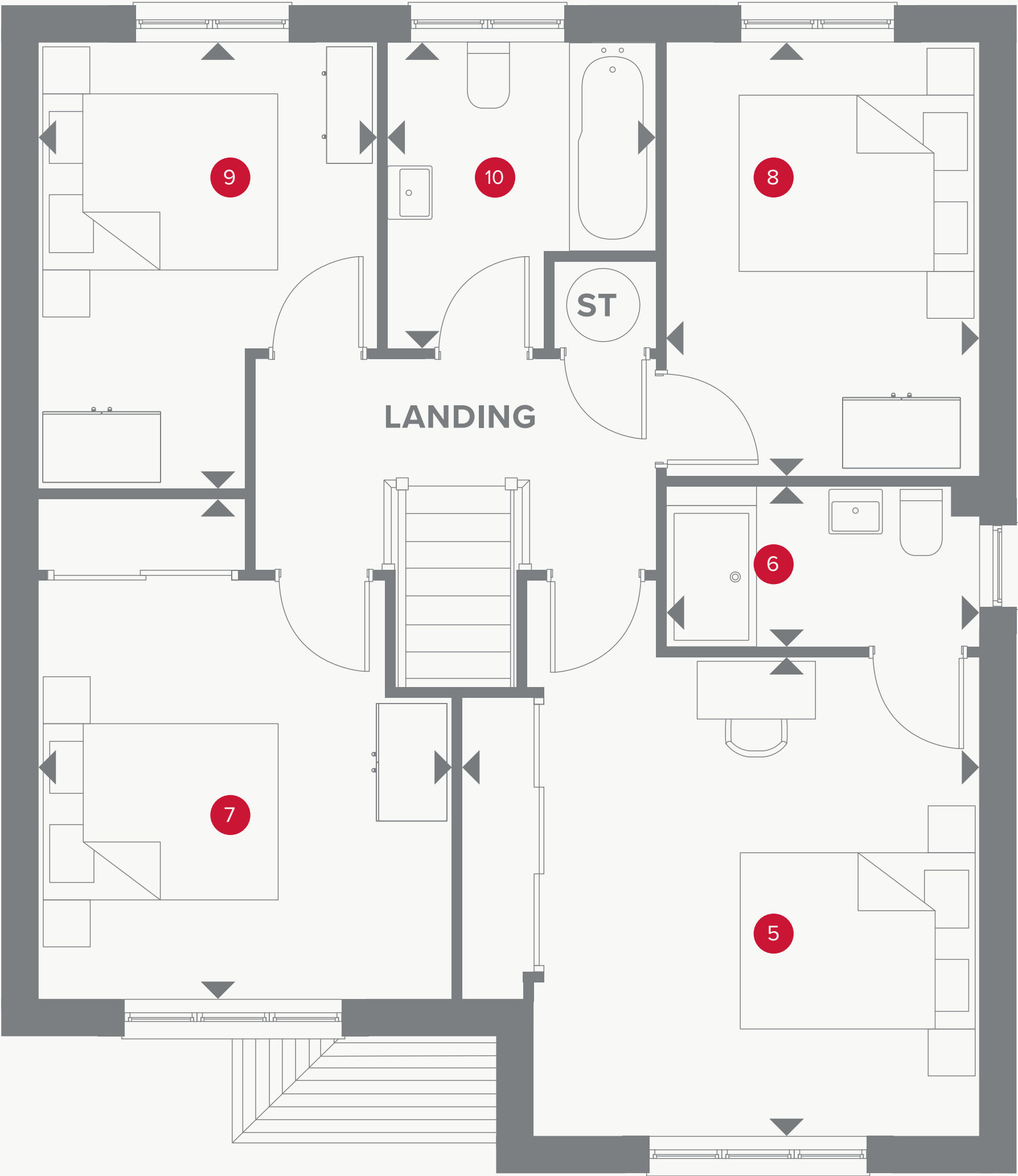
1	Lounge	16'3" x 12'0"	4.99 x 3.68 m
2	Kitchen/Dining/Family	25'3" x 12'6"	7.73 x 3.87 m
3	Utility	6'0" x 5'9"	1.83 x 1.80 m
4	Cloaks	6'6" x 5'9"	2.02 x 1.80 m



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"	4.25 x 3.92 m
6	En-suite	8'4" x 3'9"	2.59 x 1.19 m
7	Bedroom 2	13'4" x 11'1"	4.09 x 3.41 m
8	Bedroom 3	11'7" x 8'4"	3.57 x 2.59 m
9	Bedroom 4	12'1" x 9'1"	3.69 x 2.80 m
10	Bathroom	8'2" x 7'2"	2.52 x 2.21 m



KEY

◀ Dimensions start

HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



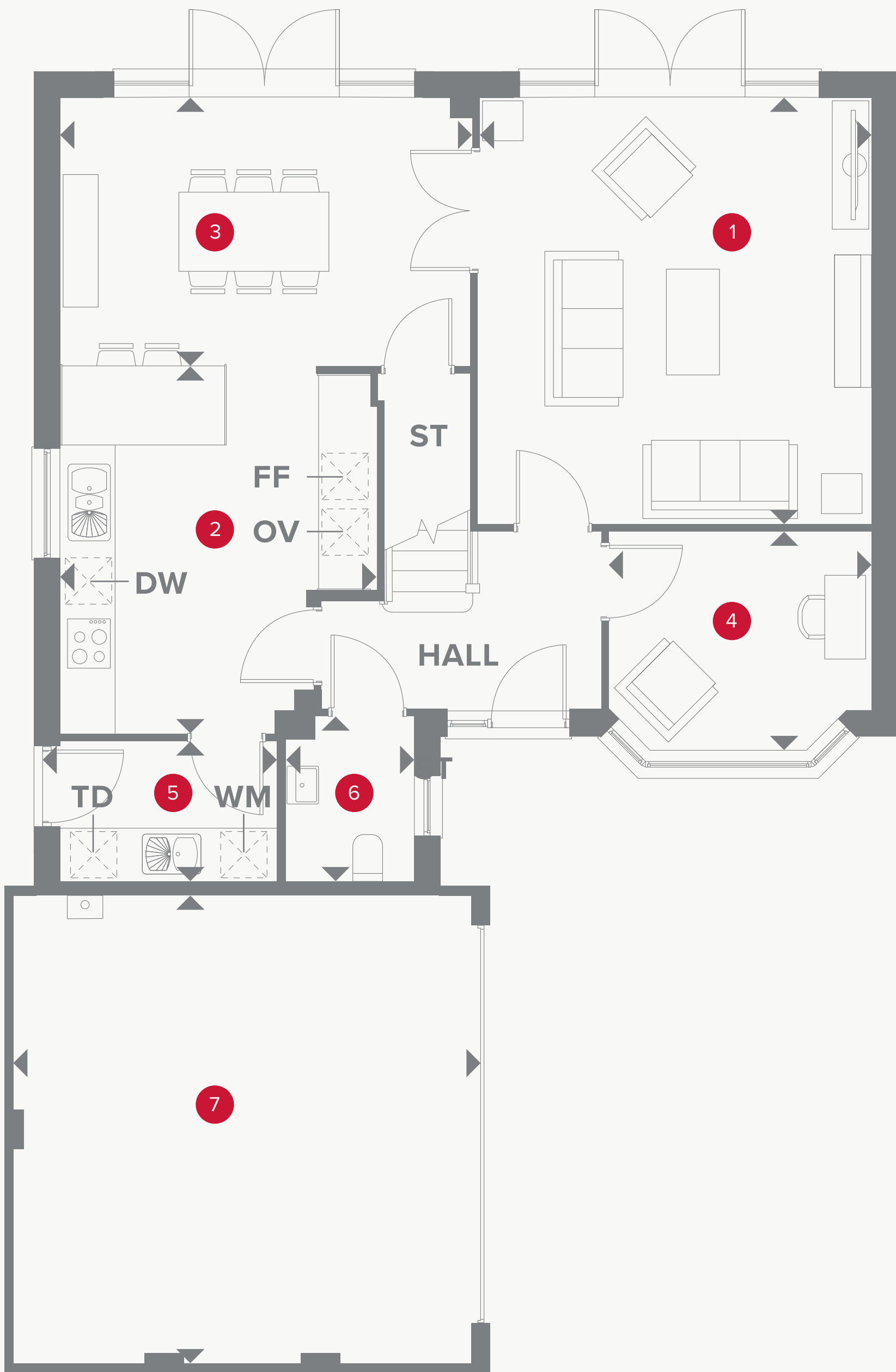
HERITAGE

- REDROW -

THE CANTERBURY

FOUR BEDROOM HOME

 REDROW



THE CANTERBURY GROUND FLOOR

1	Lounge	15'10" x 14'6"	4.82 x 4.42 m
2	Kitchen	13'8" x 11'9"	4.16 x 3.59 m
3	Dining	15'2" x 10'0"	4.63 x 3.04 m
4	Study	9'9" x 8'1"	2.98 x 2.47 m
5	Utility	8'0" x 5'5"	2.44 x 1.65 m
6	Cloaks	6'4" x 4'8"	1.93 x 1.43 m
7	Garage	17'5" x 17'0"	5.30 x 5.19 m



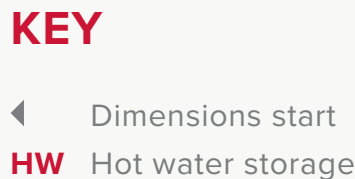
KEY

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

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



8	Bedroom 1	14'3" x 11'5"	4.34 x 3.48 m
9	En-suite	9'0" x 6'5"	2.75 x 1.95 m
10	Bedroom 2	13'0" x 11'8"	3.97 x 3.56 m
11	Bedroom 3	10'2" x 9'9"	3.09 x 2.96 m
12	Bedroom 4	10'5" x 9'5"	3.17 x 2.88 m
13	Bathroom	9'0" x 6'0"	2.74 x 1.84 m



www.consumercode.co.uk

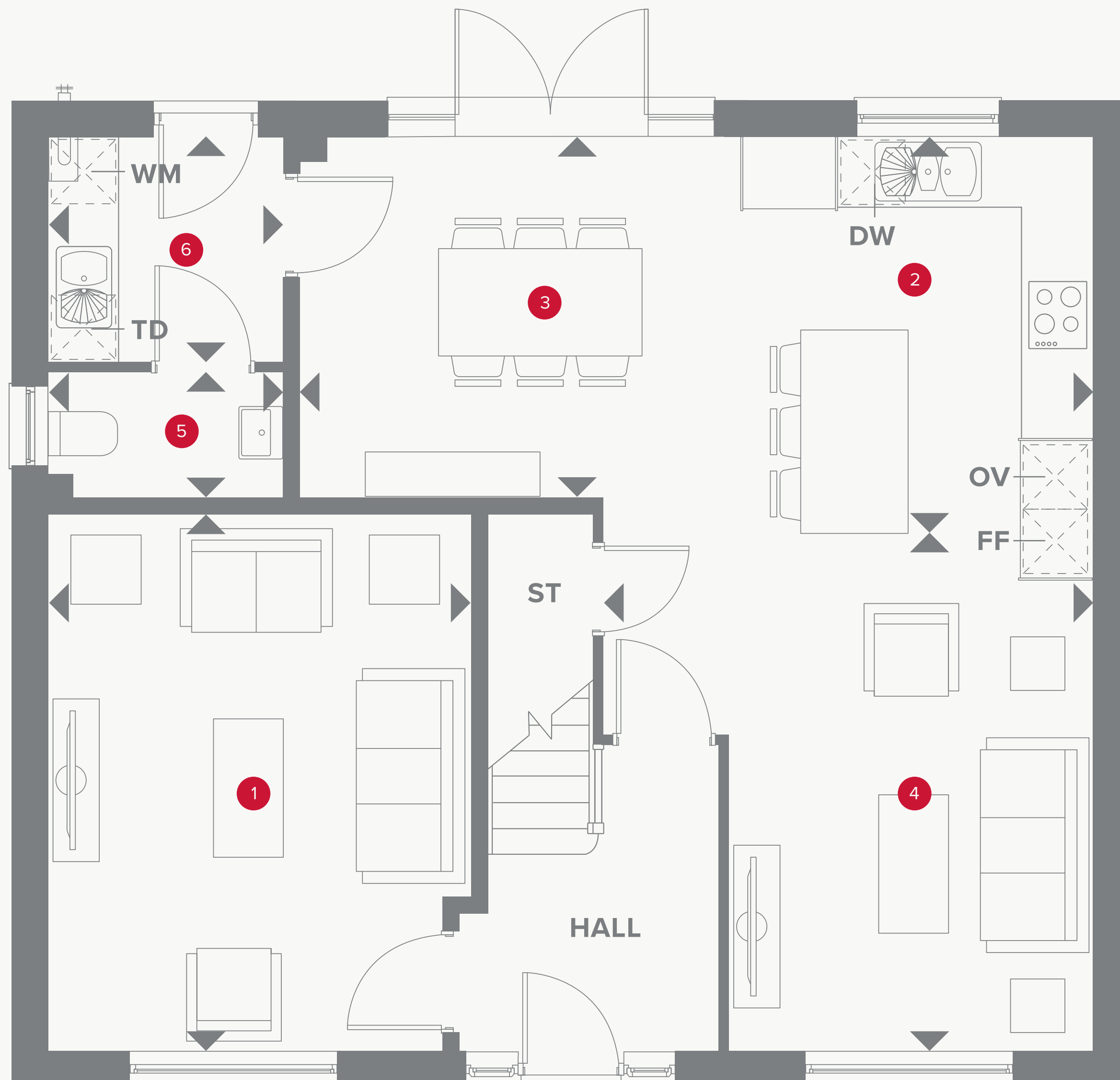
Customers should note this illustration is an example of the Canterbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



HERITAGE
- REDROW -

THE
HARROGATE
FOUR BEDROOM HOME





THE HARROGATE GROUND FLOOR

1	Lounge	15'3" x 12'1"	4.67 x 3.70 m
2	Kitchen	10'7" x 10'7"	3.29 x 3.27 m
3	Dining	11'6" x 10'7"	3.54 x 3.27 m
4	Family	13'3" x 10'4"	4.07 x 3.18 m
5	Cloaks	6'8" x 3'7"	2.09 x 1.13 m
6	Utility	6'8" x 6'4"	2.09 x 1.98 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

7	Bedroom 1	12'3" x 10'4"	3.75 x 3.18 m
8	Wardrobe	6'6" x 4'5"	2.03 x 1.39 m
9	En-suite	8'3" x 5'6"	2.56 x 1.71 m
10	Bedroom 2	10'3" x 11'4"	3.15 x 3.50 m
11	Bedroom 3	12'2" x 10'2"	3.72 x 3.13 m
12	Bedroom 4	11'2" x 9'5"	3.44 x 2.92 m
13	Bathroom	7'6" x 6'2"	2.34 x 1.89 m



KEY

◀ Dimensions start

HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

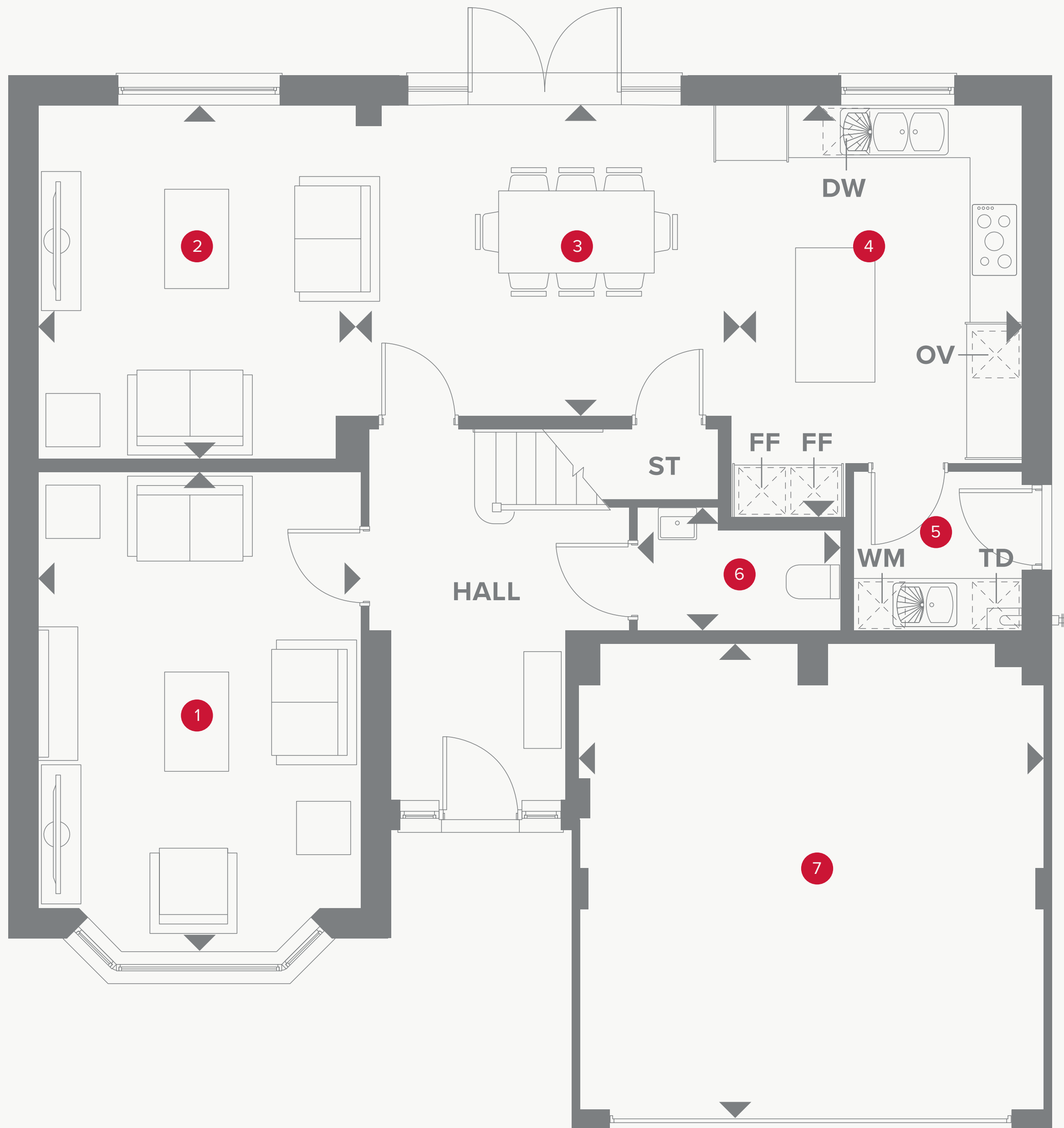
Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE
- REDROW -

THE HENLEY
FOUR BEDROOM HOME

 REDROW



THE HENLEY GROUND FLOOR

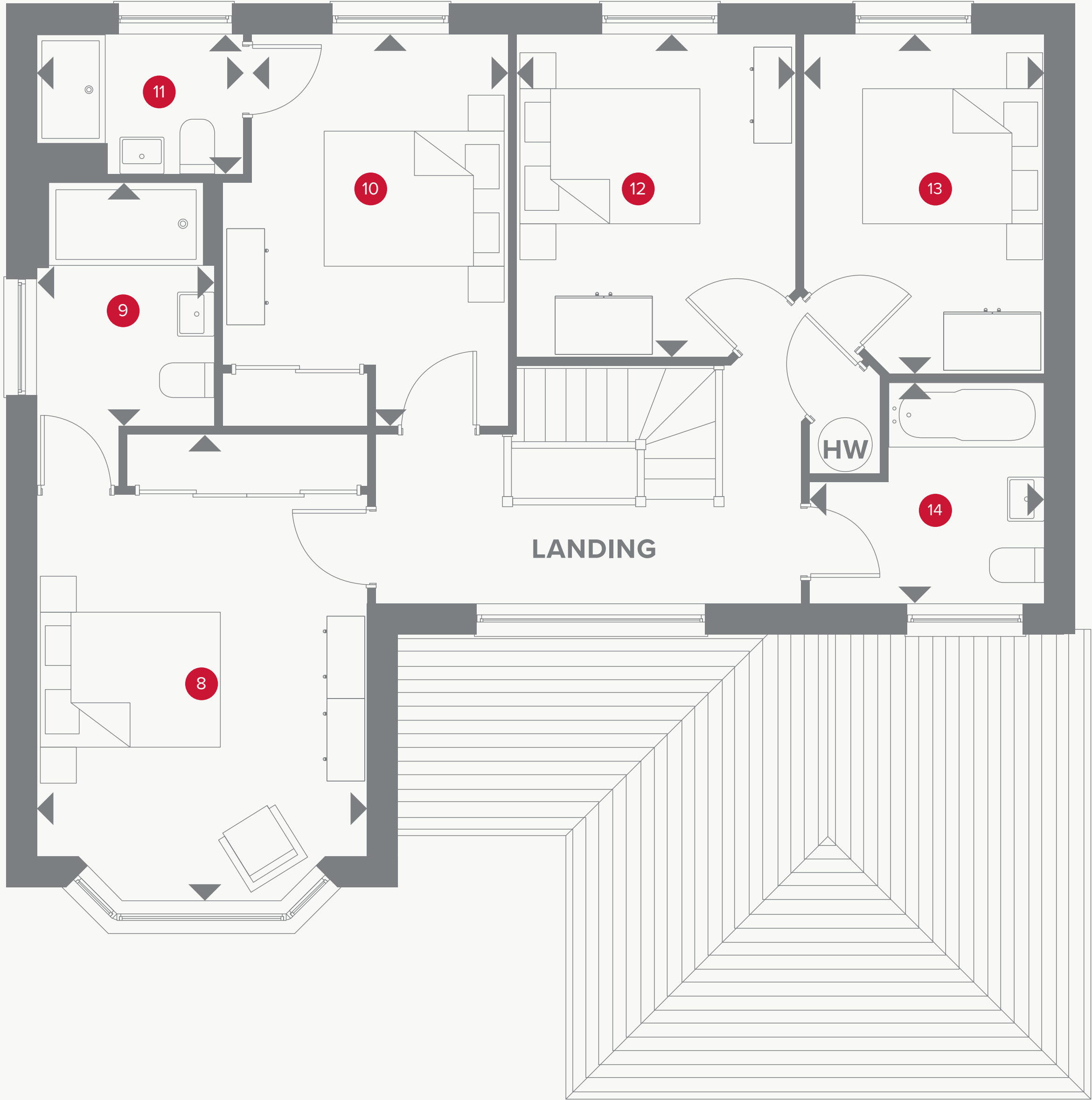
1	Lounge	17'7" x 11'11"	5.37 x 3.63 m
2	Family	13'9" x 11'9"	3.98 x 3.58 m
3	Dining	13'9" x 11'3"	4.20 x 3.49m
4	Kitchen	15'2" x 10'9"	4.62 x 3.28m
5	Utility	6'3" x 5'9"	1.90 x 1.79 m
6	Cloaks	7'6" x 4'5"	2.28 x 1.38 m
7	Garage	17'7" x 17'0"	5.35 x 5.18 m



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 HENLEY FIRST FLOOR

8	Bedroom 1	16'10" x 11'11"	5.12 x 3.63 m
9	En-suite 1	8'6" x 6'6"	2.63 x 1.98 m
10	Bedroom 2	14'1" x 10'3"	4.29 x 3.11 m
11	En-suite 2	7'4" x 5'1"	2.27 x 1.55 m
12	Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'7"	3.71 x 2.63 m
14	Bathroom	8'5" x 7'11"	2.57 x 2.41 m



KEY

◀ Dimensions start

HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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



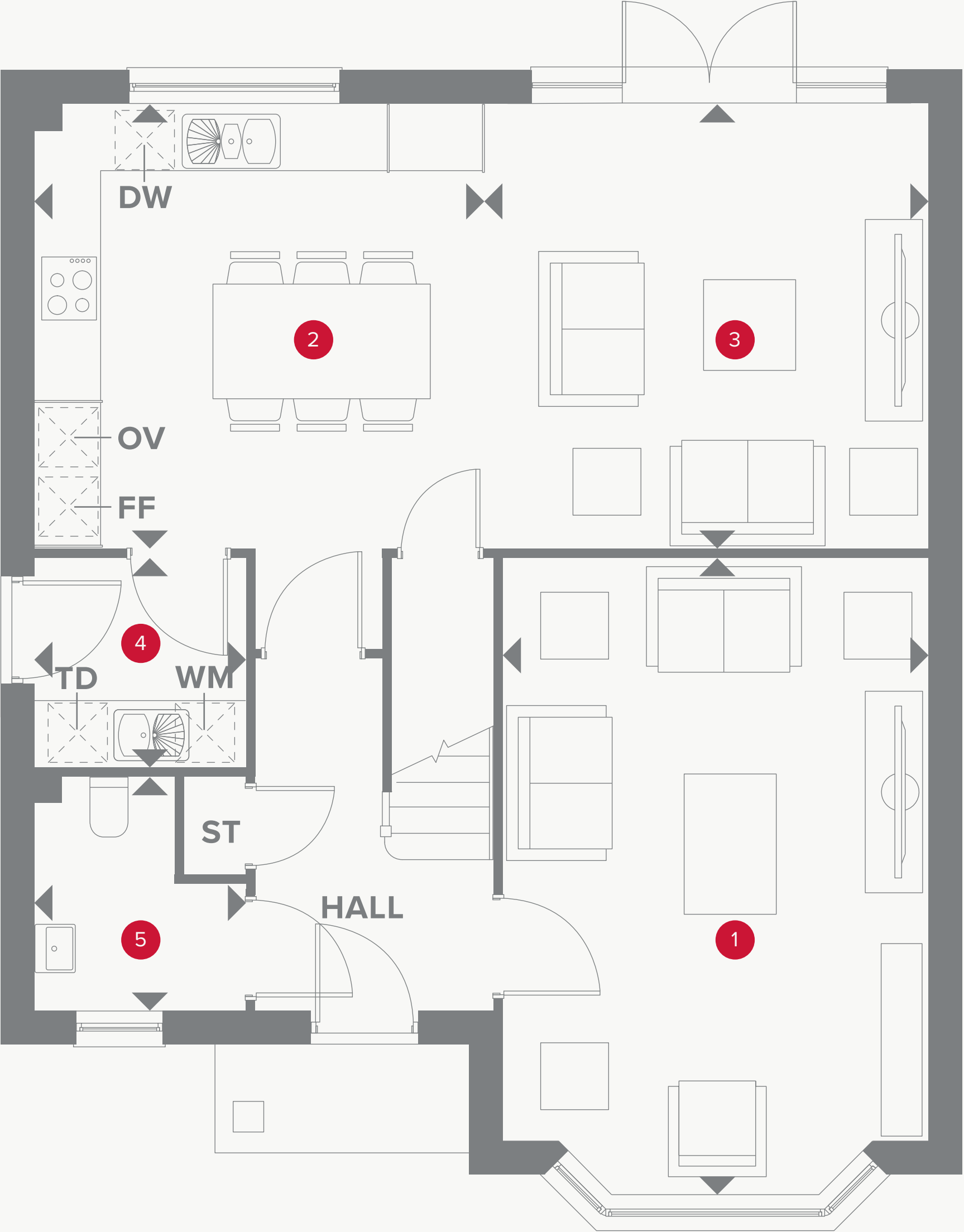
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 REDROW



THE LEAMINGTON LIFESTYLE GROUND FLOOR

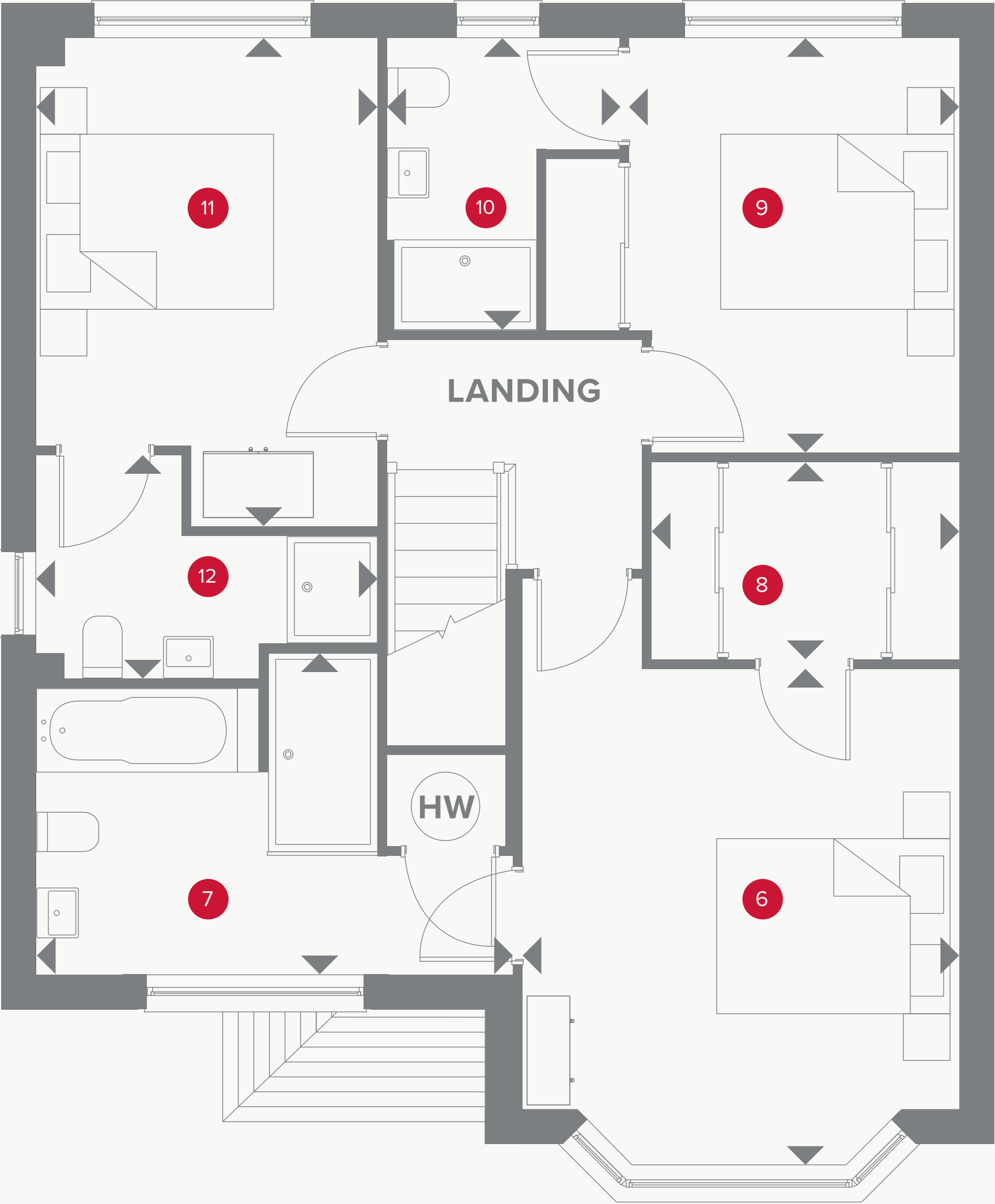
1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



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	9'3" x 7'9"	2.83 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	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



KEY

◀ Dimensions start

HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



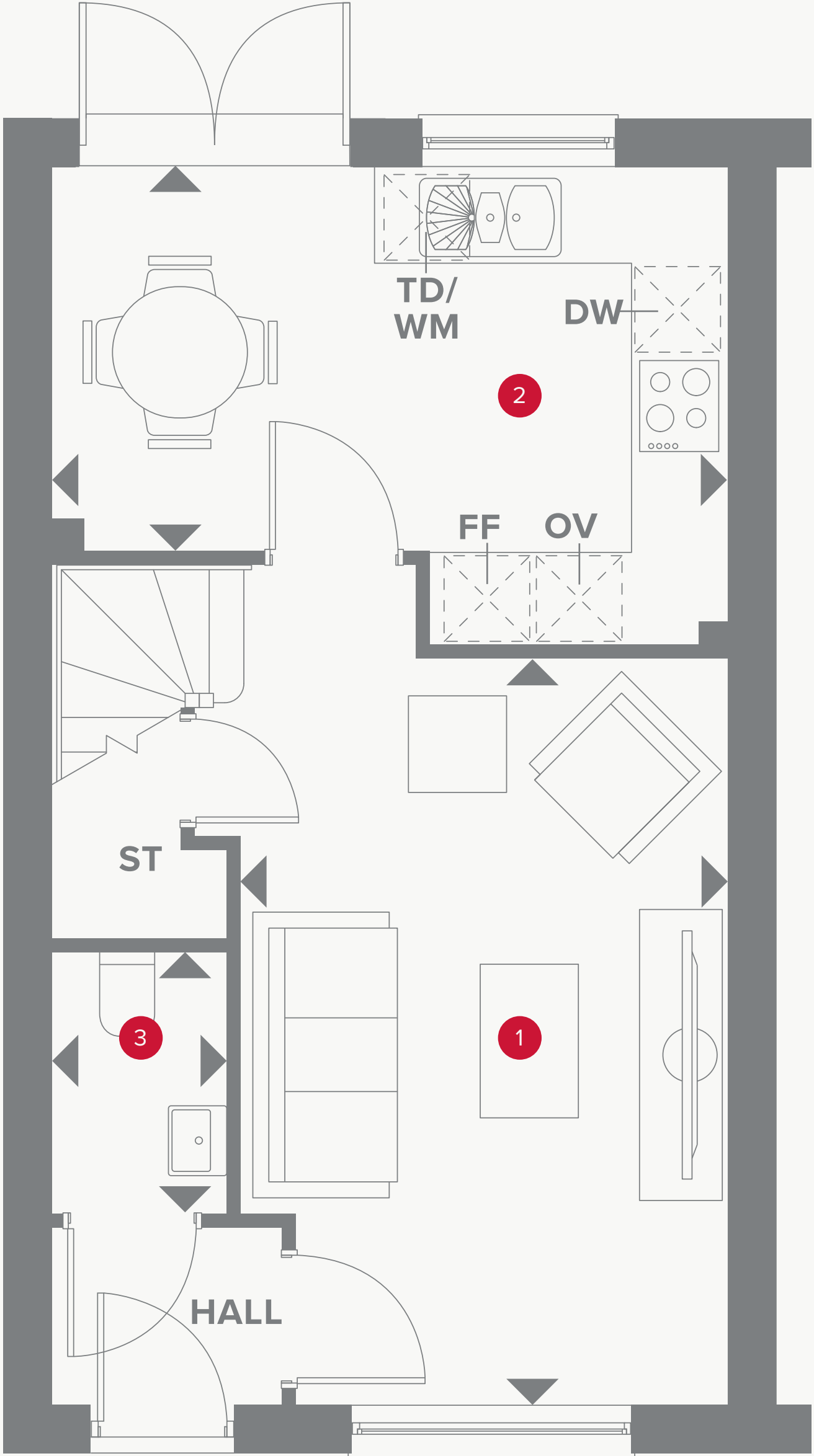
HERITAGE

- REDROW -

THE LEDBURY

TWO BEDROOM HOME





THE LEDBURY GROUND FLOOR

1 Lounge	15'11" x 10'4"	4.85 x 3.14 m
2 Kitchen/ Dining	14'3" x 8'1"	4.34 x 2.47 m
3 Cloaks	5'7" x 3'8"	1.70 x 1.11 m



KEY


-  Hob

 Oven

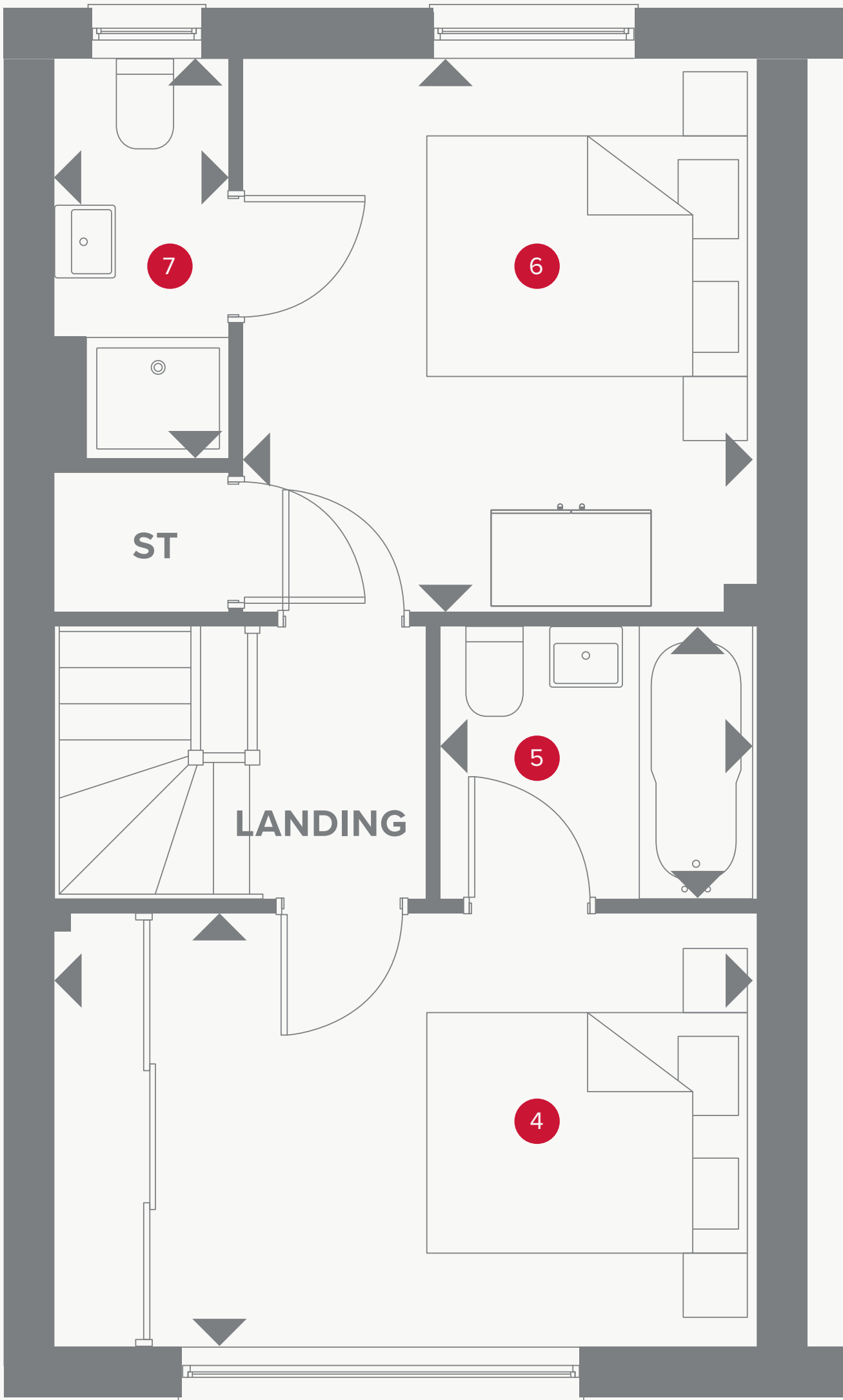
 Fridge/freezer

 Tumble dryer space
-  Dimensions start

 Storage cupboard

 Washing machine space

 Dish washer space



THE LEDBURY FIRST FLOOR

4	Bedroom 1	14'3" x 8'11"	4.34 x 2.71 m
5	En-suite 1	6'4" x 5'7"	1.94 x 1.71 m
6	Bedroom 2	11'3" x 10'4"	3.43 x 3.16 m
7	En-suite 2	8'1" x 3'7"	2.47 x 1.09 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Ledbury 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



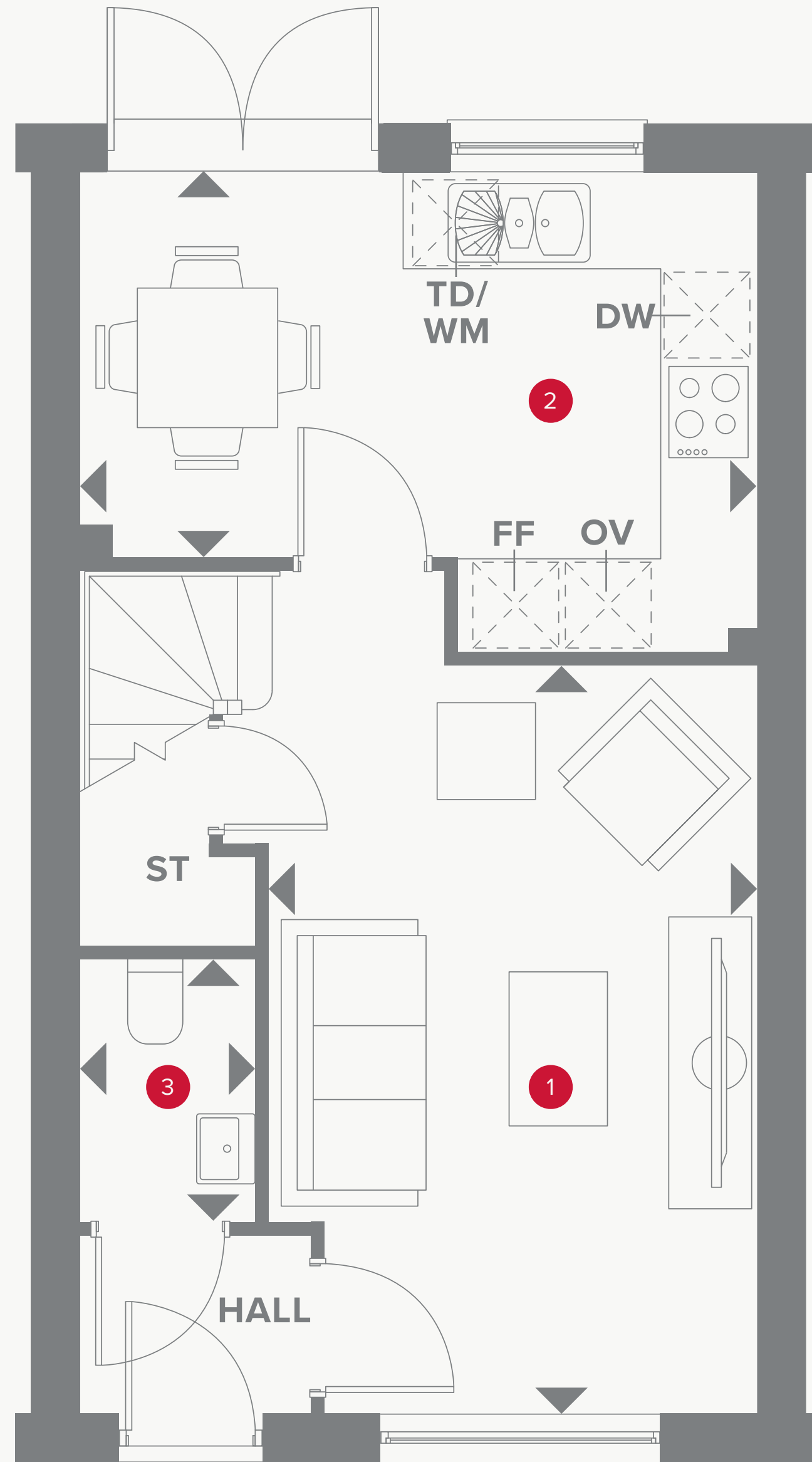
HERITAGE

- REDROW -

THE LEDBURY

TWO BEDROOM HOME





THE LEDBURY GROUND FLOOR

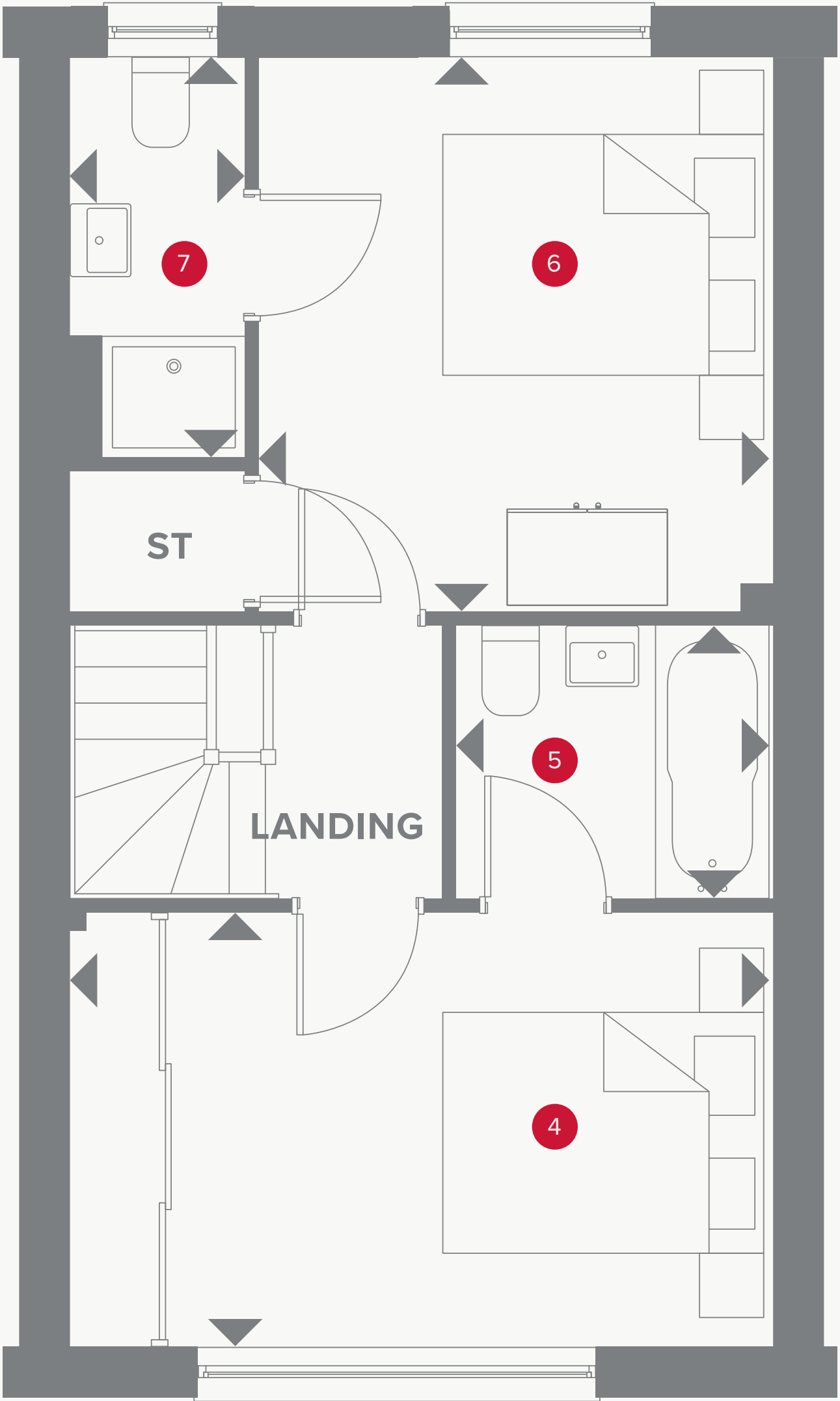
1 Lounge	15'11" x 10'4"	4.85 x 3.14 m
2 Kitchen/ Dining	14'3" x 8'1"	4.34 x 2.47 m
3 Cloaks	5'7" x 3'8"	1.70 x 1.11 m



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 LEDBURY FIRST FLOOR

4	Bedroom 1	14'3" x 8'11"	4.34 x 2.71 m
5	En-suite 1	6'4" x 5'7"	1.94 x 1.71 m
6	Bedroom 2	11'3" x 10'4"	3.43 x 3.16 m
7	En-suite 2	8'1" x 3'7"	2.47 x 1.09 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Ledbury 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



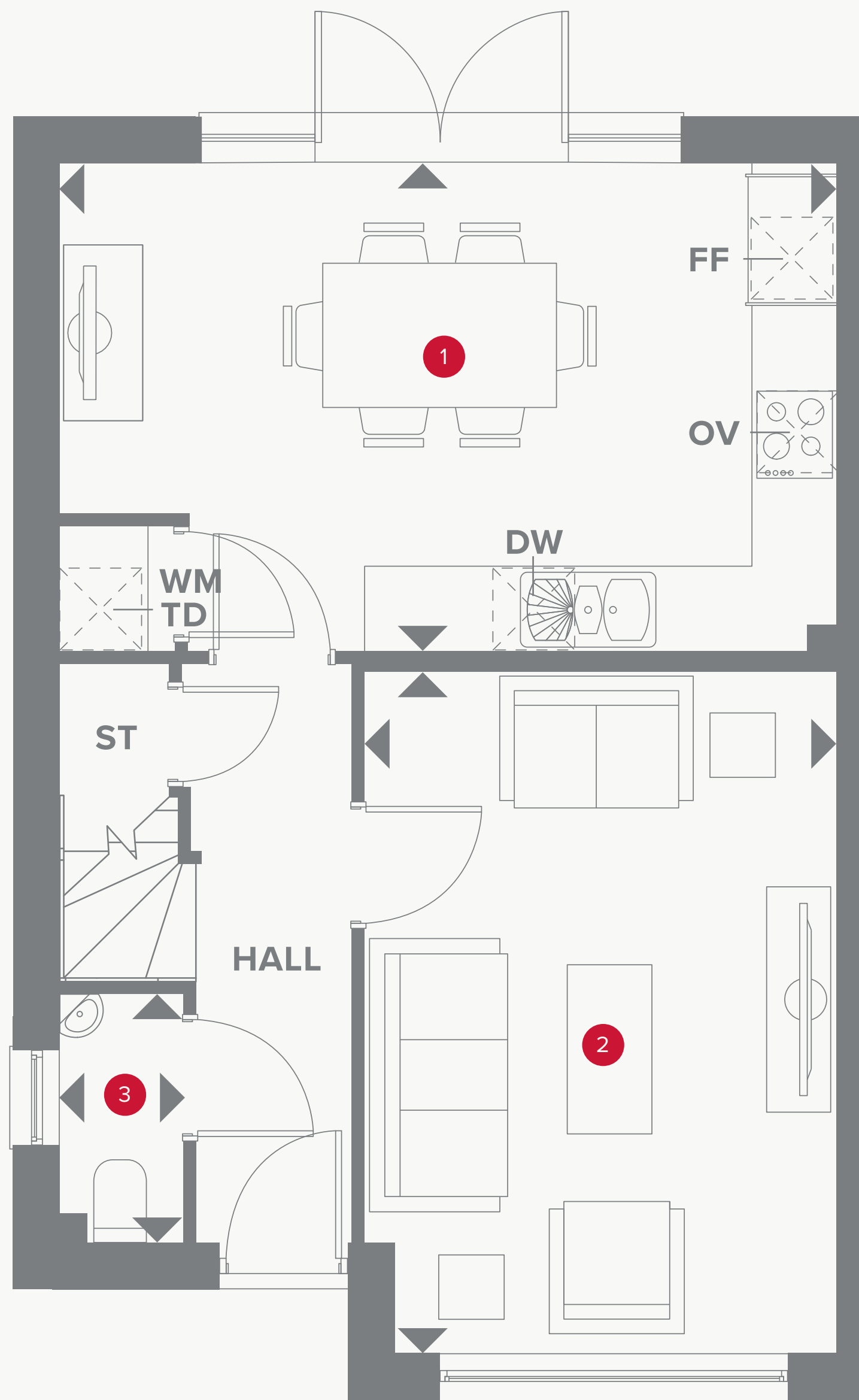
HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM HOME

 REDROW





THE LETCHWORTH GROUND FLOOR

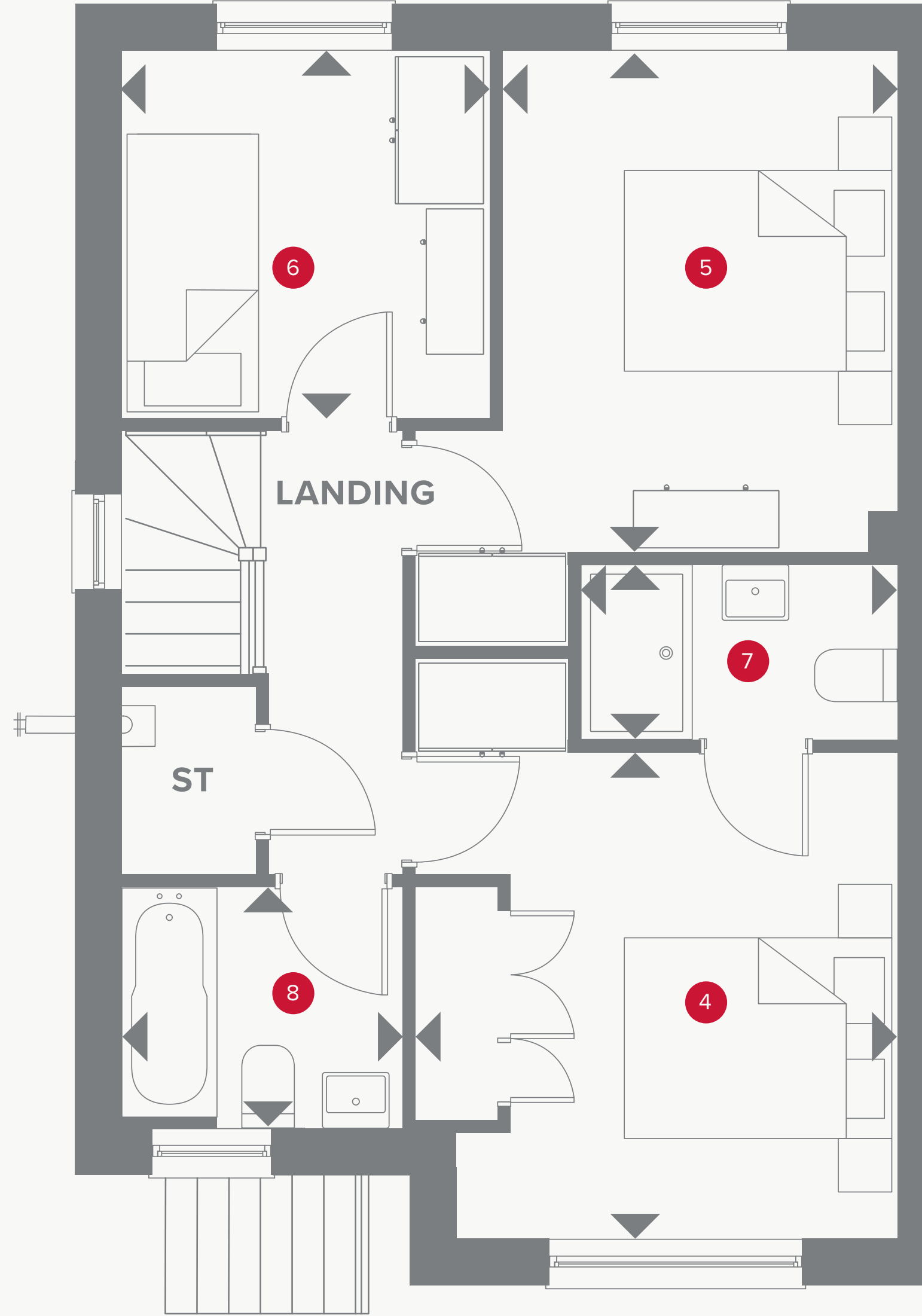
1 Kitchen/ Dining	18'2" x 11'5"	5.53 x 3.47 m
2 Lounge	15'11" x 11'0"	4.84 x 3.35 m
3 Cloaks	5'10" x 2'11"	1.76 x 0.90 m



KEY

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

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



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



KEY

◀ Dimensions start

HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



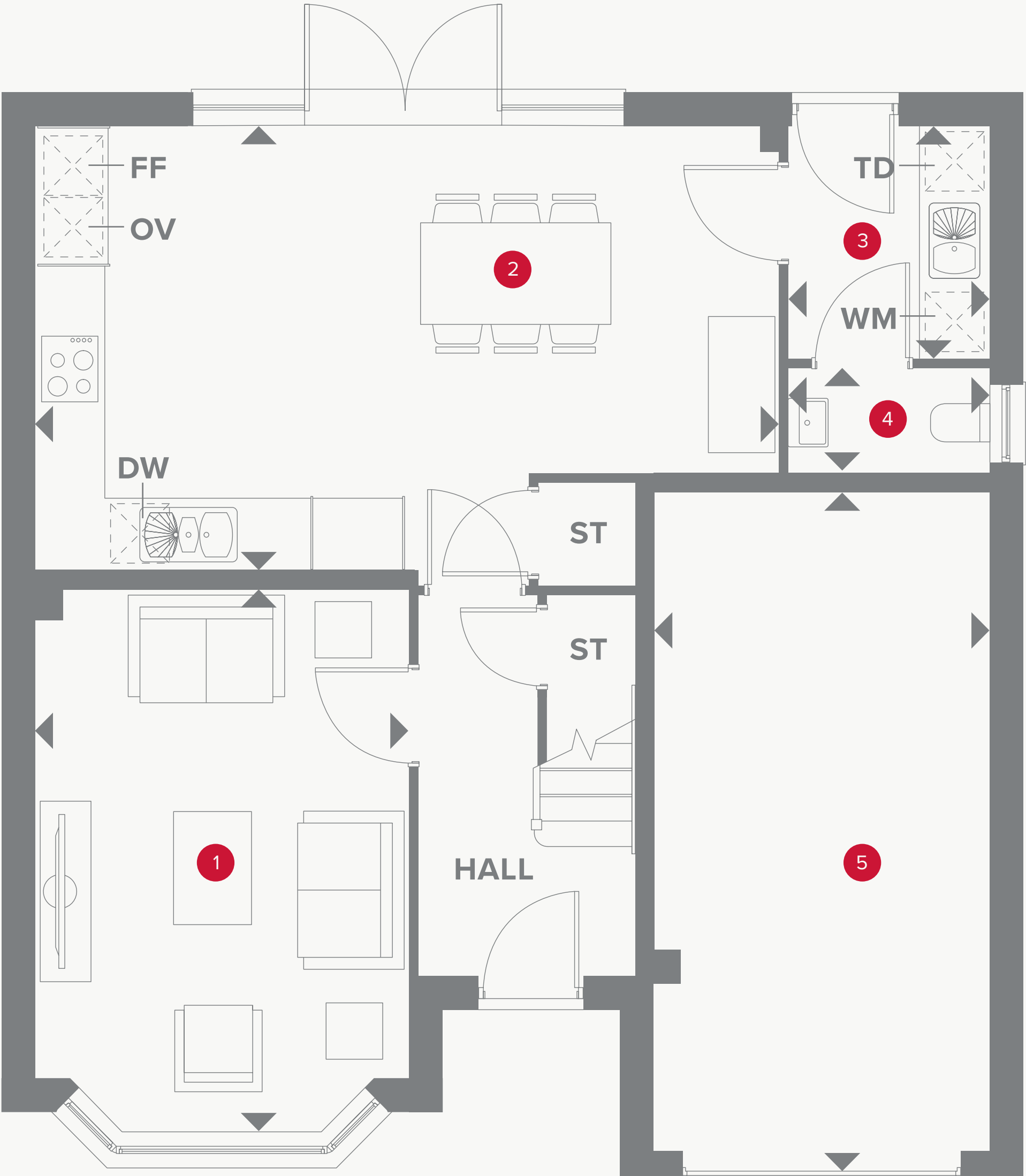
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME





THE OXFORD LIFESTYLE GROUND FLOOR

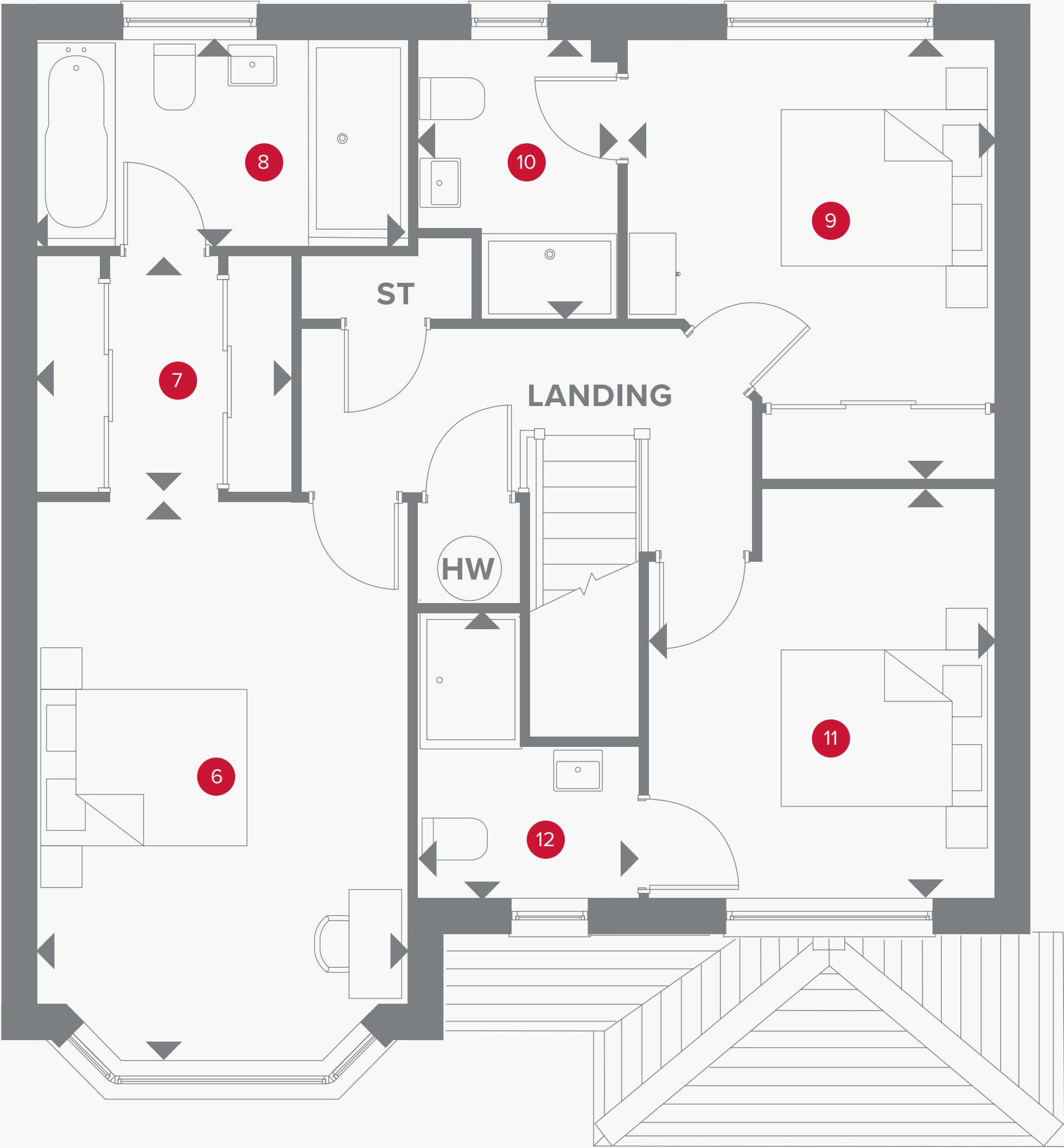
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'8" x 9'10"	6.00 x 3.00 m



KEY

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

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



THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.82 x 3.29 m
7	Dressing	7'6" x 6'8"	2.28 x 2.03 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	7'11" x 5'8"	2.41 x 1.73 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



KEY

◀ Dimensions start

HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



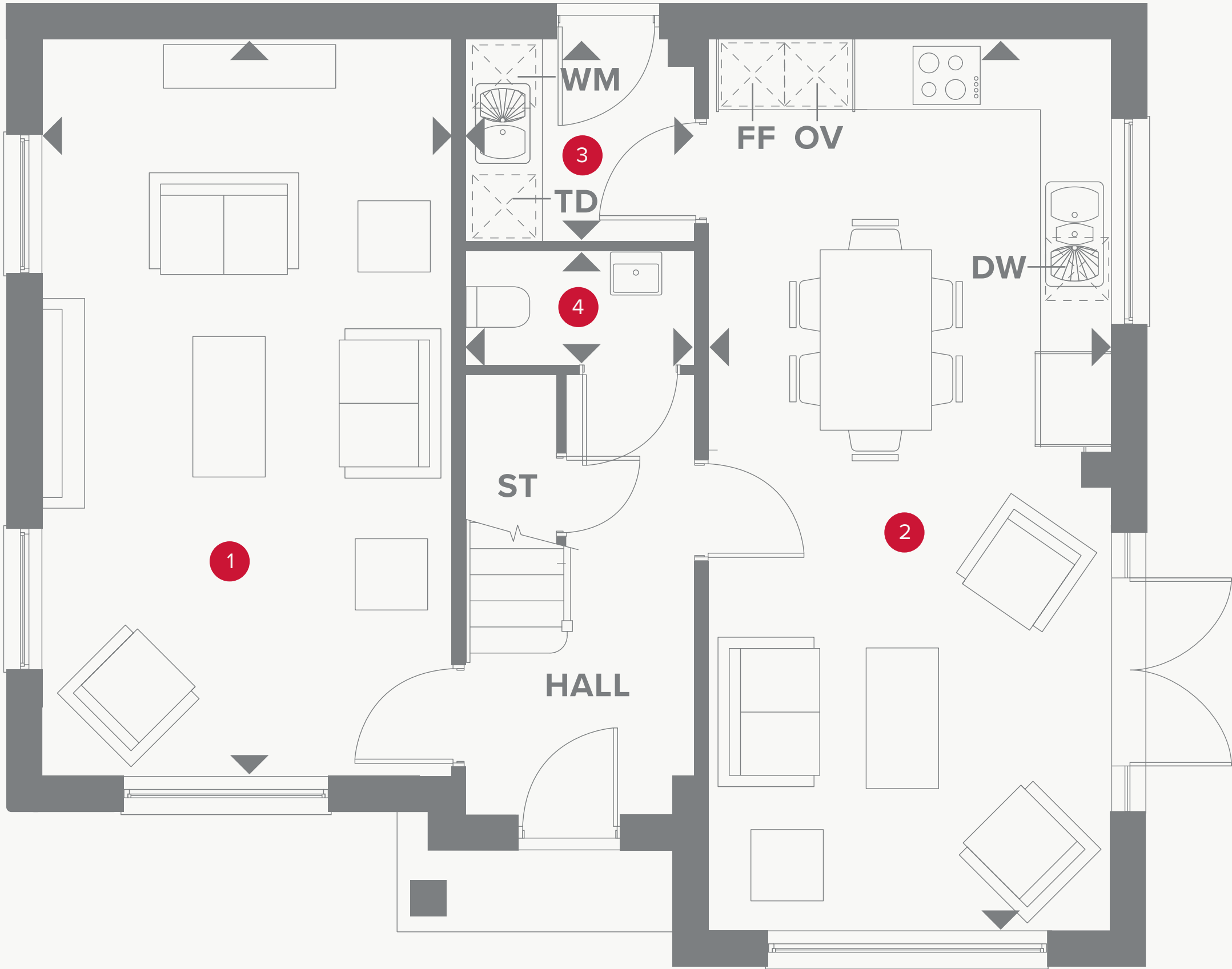
HERITAGE

- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME







THE SHAFTESBURY GROUND FLOOR

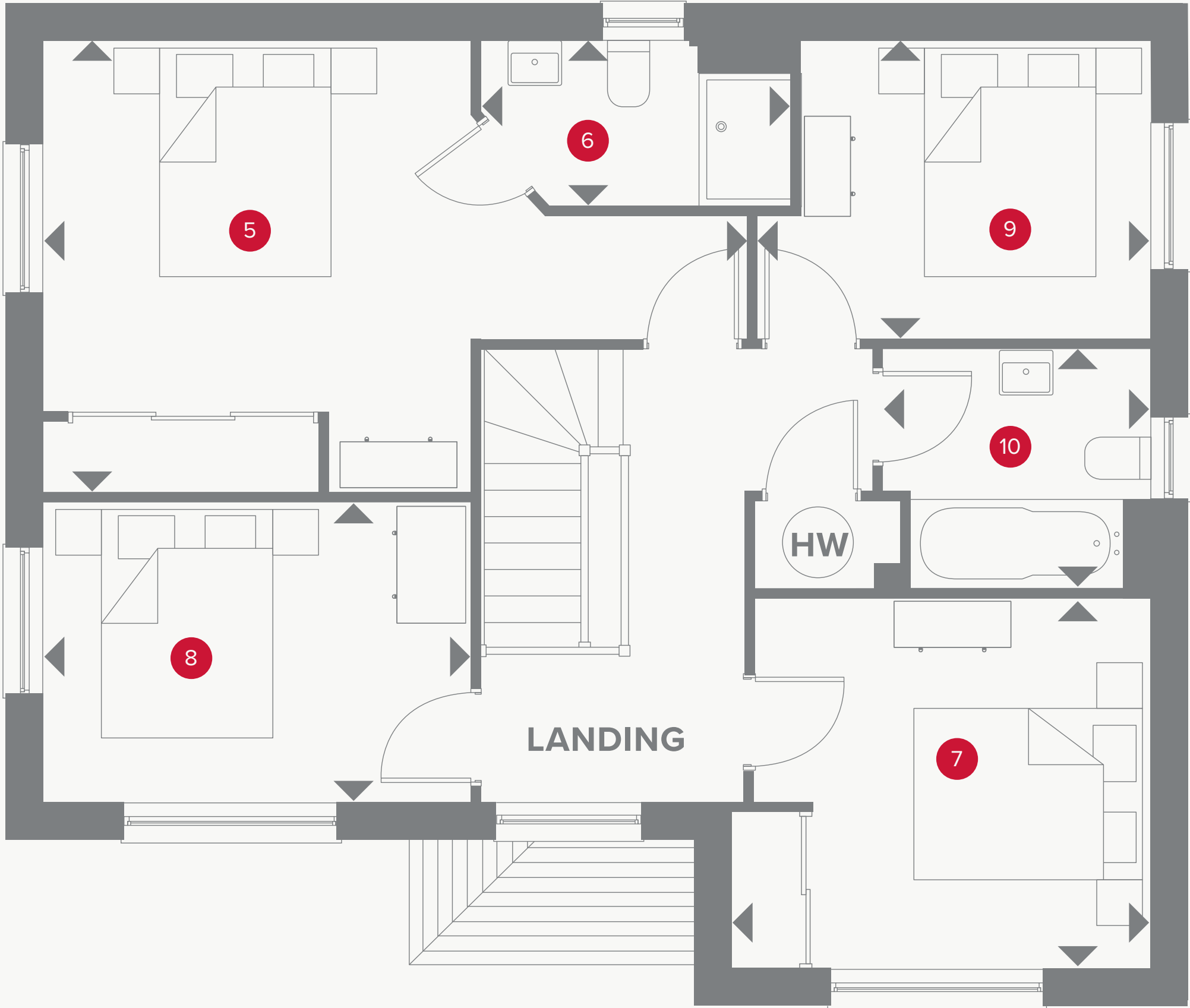
1	Lounge	21'2" x 11'8"	6.49 x 3.61 m
2	Kitchen/ Dining/ Family	25'7" x 11'6"	7.84 x 3.56 m
3	Utility	6'4" x 5'7"	1.98 x 1.75 m
4	Cloaks	6'6" x 3'3"	2.03 x 1.03 m



KEY

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

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



THE SHAFTESBURY FIRST FLOOR

5	Bedroom 1	12'5" x 12'0"	3.84 x 3.66 m
6	En-suite	8'5" x 4'0"	2.61 x 1.22 m
7	Bedroom 2	11'6" x 10'3"	3.56 x 3.15 m
8	Bedroom 3	12'0" x 8'4"	3.66 x 2.59 m
9	Bedroom 4	9'8" x 8'2"	3.0 x 2.52 m
10	Bathroom	7'3" x 6'6"	2.25 x 2.03 m



KEY

◀ Dimensions start

HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



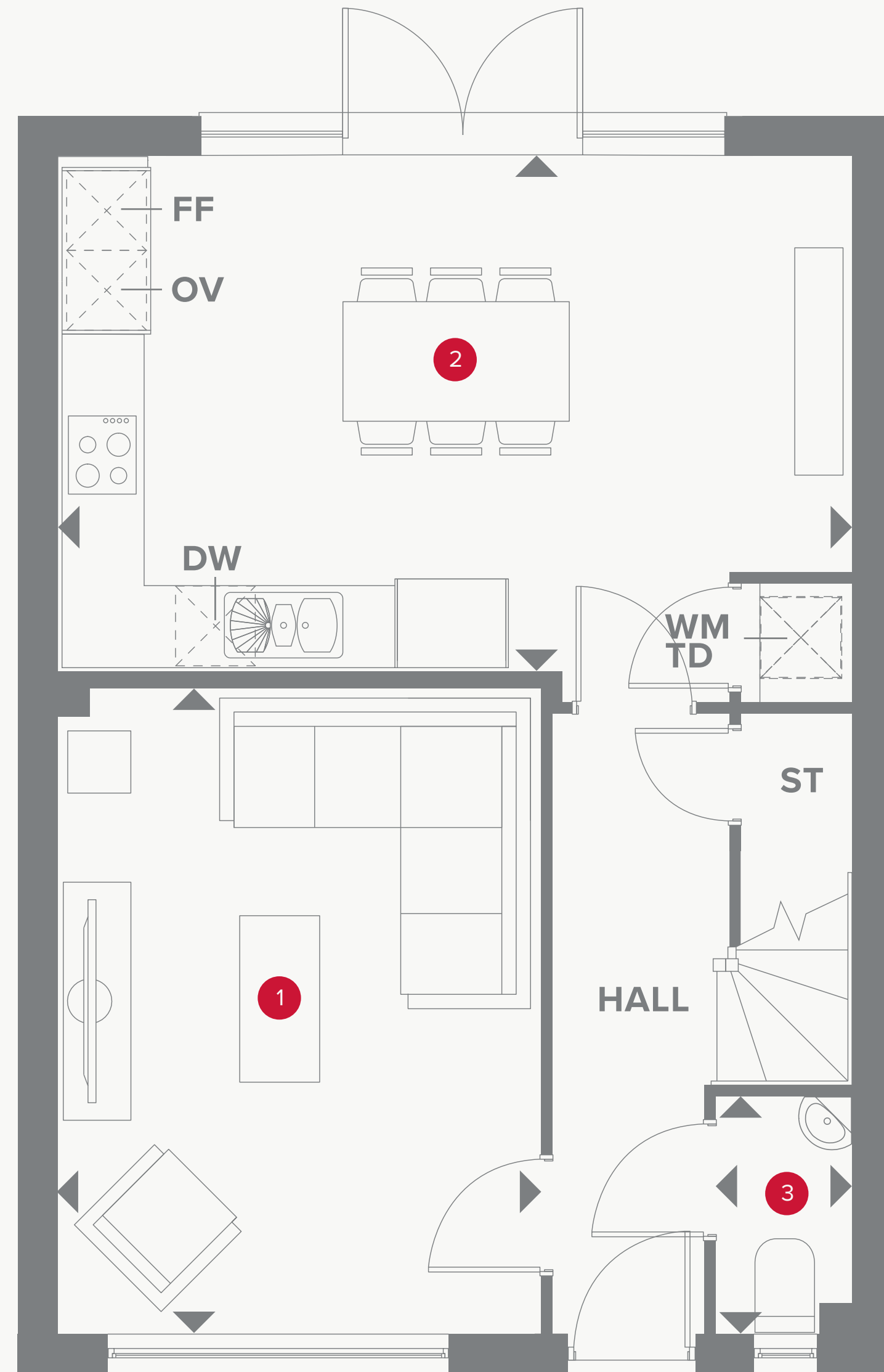
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM HOME

 REDROW



THE WARWICK GROUND FLOOR

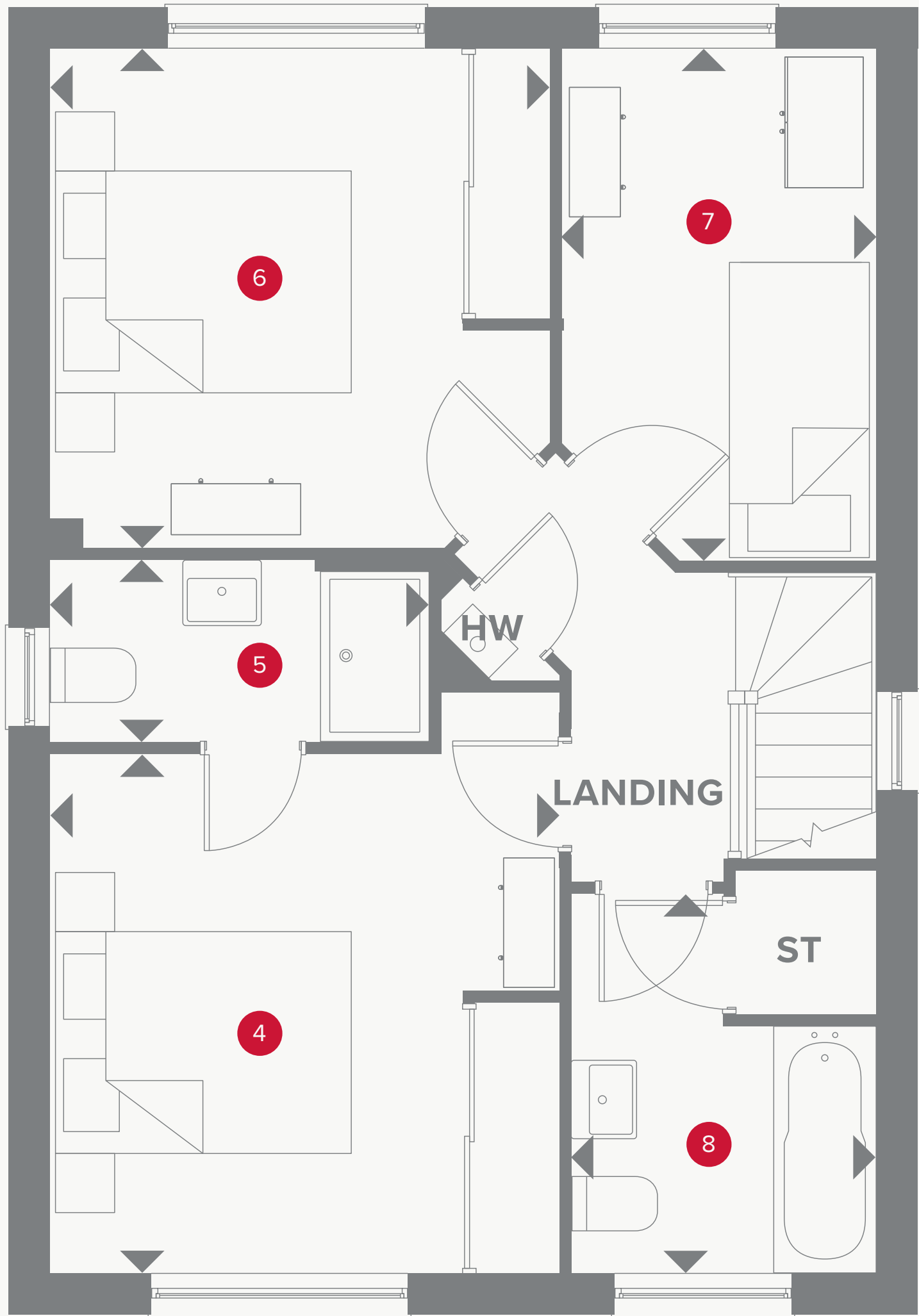
1 Lounge	15'5" x 11'7"	4.71 x 3.52 m
2 Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3 Cloaks	5'7" x 3'3"	1.71 x 0.98 m



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 WARWICK FIRST FLOOR

4	Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
5	En-suite	8'8" x 4'2"	2.64 x 1.28 m
6	Bedroom 2	11'5" x 11'5"	3.49 x 3.49 m
7	Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
8	Bathroom	8'8" x 7'0"	2.65 x 2.13 m



KEY

- ◀ Dimensions start
- HW Hot water storage

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

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.





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

- 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.



COTTENHAM GROVE

—

Rampton Rd, Cottenham, Cambridge CB24 8TJ

Discover a better way to live
redrow.co.uk