

**INSPIRED**

- REDROW -

# LAVANT VIEW

CHICHESTER







# WELCOME TO LAVANT VIEW



## A COLLECTION OF TWO, THREE AND FOUR BEDROOM HOMES IN THE HISTORIC CITY OF CHICHESTER.

Situated in an ancient city, yet offering all of the vibrancy that modern life demands, Lavant View blends the finest of the old and the new. With the beautiful city of Chichester looking forward yet never forgetting its rich heritage, so too do these elegant homes. Part of Redrow's award-winning Heritage Collection, these houses celebrate the meticulous attention to detail seen in the Arts and Crafts movement of the 19th century, but with a design which is both cutting edge and refreshingly contemporary.







## 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.

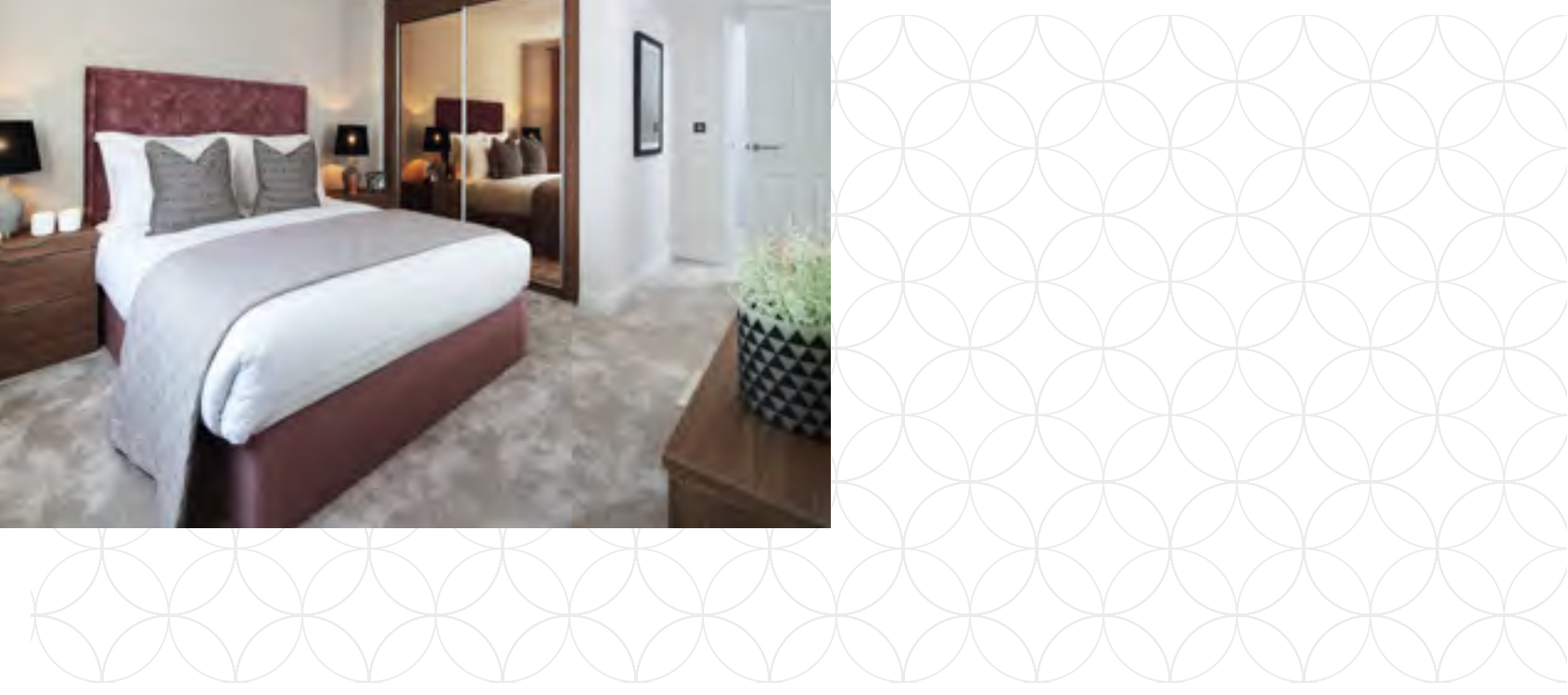




# WHAT MAKES THIS COLLECTION SO UNIQUE?

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.







## SPEND MORE TIME TOGETHER

Whether you're shopping for everyday essentials or looking for a more all-encompassing bout of retail therapy, you'll never have to travel far. Just five minutes away by road you'll find Portfield Retail Park, with a Sainsbury's and M&S Foodhall, with branches of Aldi and Lidl also nearby. There is also a One Stop convenience store close by. Chichester city centre is reachable in around 11 minutes in the car, where you'll find household name retailers and independent boutiques. Browse at the Marks & Spencer, White Stuff, Phase Eight and Next, with a variety of independents too. There is also a popular city centre market that runs every Wednesday.

Chichester's wining and dining scene, meanwhile, is every bit as rich and diverse as its shopping one. The Barn, part of the Harvester chain, is just three minutes away by road, while the Bell Inn is around seven minutes away and also offers a good selection of food. A variety of inns are to be found in the city centre, including the Eastgate, offering real ales and live music, the Hole in the Wall, with its cosy interior, log fire and hearty pub grub, and the 18th century Fountain.





## ENJOY A HEALTHY LIFESTYLE

Those seeking sport and fitness will be well catered for. There are no fewer than four gyms, and a sports centre, located within a 10 minute drive, with a sports hall and two swimming pools at Westgate Leisure Centre, while anyone seeking a club where they can enjoy their chosen sport with fellow enthusiasts won't have to look far. From football, rugby and cricket to tennis, squash and archery, there are clubs to suit all interests. Golfers can enjoy a round at Chichester Golf Club or Golf at Goodwood, with both located within a 15 minute drive.

Film fans can catch the latest blockbusters at the city's Cineworld, while the Chichester Festival Theatre offers a varied programme of live theatre, music and performing arts. Both are less than 10 minutes away by road.

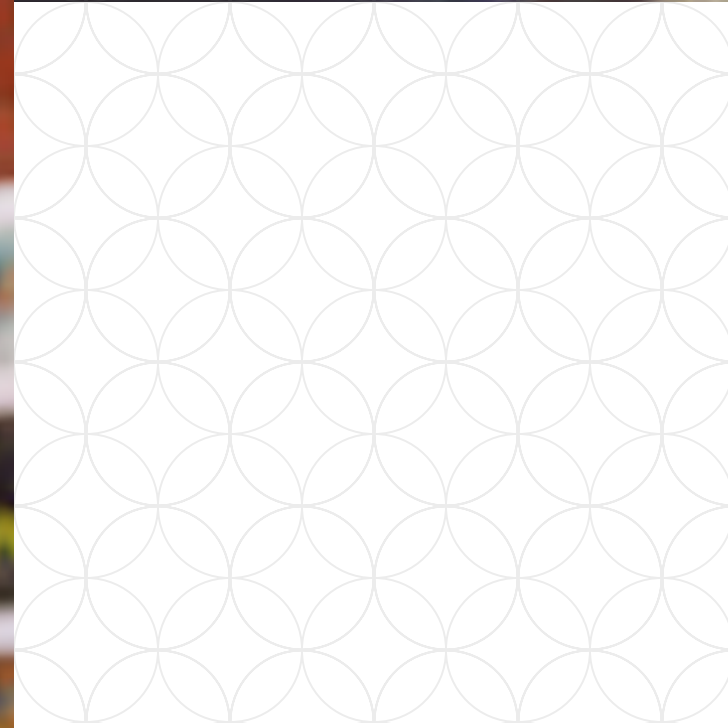
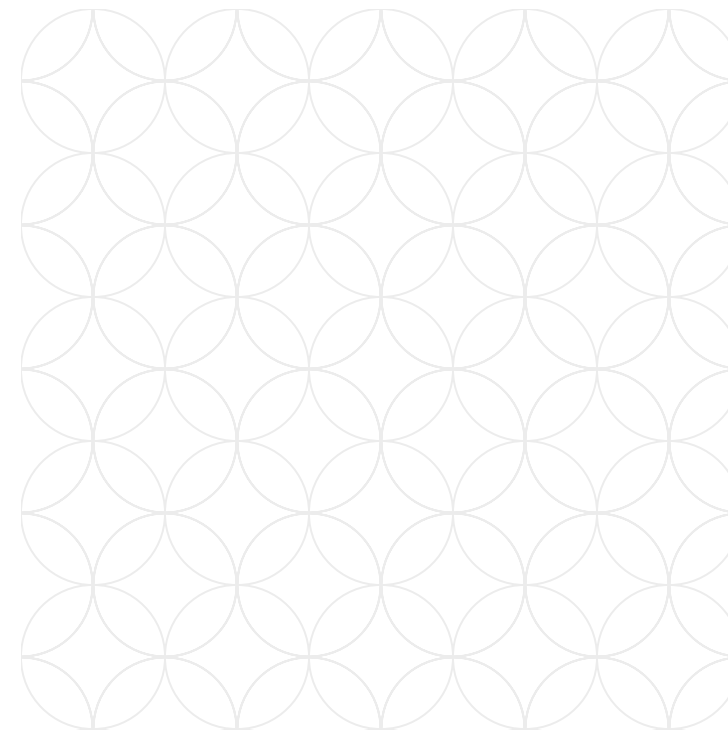
For days out, you'll be spoilt for choice. Nearby historical landmarks include Goodwood House, a 17th century stately home and around 10 minutes away in the car, and Arundel Castle, dating back to 1067 and around 17 minutes away by road. Chichester Cathedral is also well worth a visit.



# MORE OPPORTUNITIES

Parents with growing families will be pleased to find the schooling options plentiful.

Busy Bees at Chichester nursery school is a four minute drive and is rated 'Good' by Ofsted, while Jessie Younghusband Primary School is around an eight minute drive and is also rated 'Good'. Chichester High School, for older students, is around 10 minutes away in the car and enjoys the same rating.



# LESS TIME TRAVELLING

While located in a pretty, tranquil area, the development is well connected for travel by road and rail. The A27 trunk road is just 10 minutes away, for onward travel to Portsmouth (28 minutes) and Southampton (55 minutes, via the M27). Heading east, Worthing is around 35 minutes away and Brighton around 1 hour and 4 minutes. London, meanwhile, is around two hours, via the A285, A283 and A3.

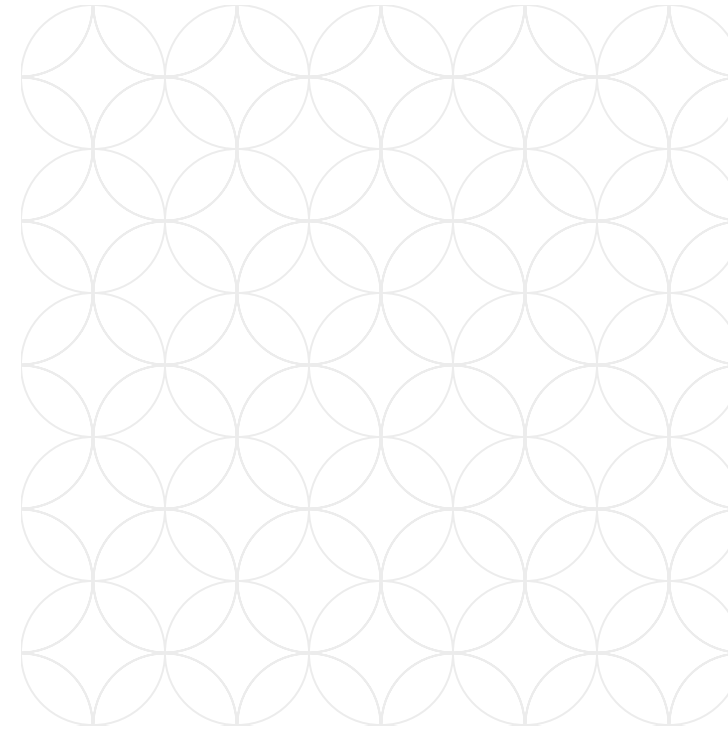
For rail travel, Chichester train station is around 10 minutes away in the car and offers services to London Victoria (1 hour and 36 minutes), Portsmouth (37 minutes), Brighton (52 minutes) and Southampton (53 minutes).

When it comes to air travel, options are plentiful, with Bournemouth International Airport (1 hour and 14 minutes), Southampton Airport (45 minutes), London Heathrow (1 hour and 17 minutes) and London Gatwick (1 hour and 2 minutes) offering flights around the globe.



# WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Lavant View**.



# SO YOU GET MORE OUT






- Public Access Footpath and Cycle Path
- Allotments, Play Area and Semi-natural Green Space
- Football Pitch and Sports Pavillion
- Contribution to Highways England



# EXPLORE LAVANT VIEW



## KEY

	<b>BUXTON</b> 2 BEDROOM HOME		<b>HENLEY</b> 4 BEDROOM HOME
	<b>AMBERLEY</b> 3 BEDROOM HOME		<b>SHAFTESBURY</b> 4 BEDROOM HOME
	<b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM HOME		<b>HARROGATE</b> 4 BEDROOM HOME
	<b>LETCHWORTH</b> 3 BEDROOM HOME		<b>LEDSHAM</b> 4 BEDROOM HOME
	<b>LINCOLN</b> 3 BEDROOM HOME		<b>SUNNINGDALE</b> 4 BEDROOM HOME
	<b>OXFORD LIFESTYLE</b> 3 BEDROOM HOME		<b>RICHMOND</b> 4 BEDROOM HOME
	<b>WARWICK</b> 3 BEDROOM HOME		<b>AFFORDABLE HOUSING</b>
	<b>CAMBRIDGE</b> 4 BEDROOM HOME		

**Affordable Housing:** Apartments – 1-9, Apartments – 27-35  
 Bourne – 23-26, Dart – 52-55, 60-63, 70-73, 145-146, 148, 151.  
 Leadon – 17-22, Tweed – 64-67, 116-118, 147, Tavy – 112-115, 149-150.

- S/S – Sub Station
- B/S – Bin Storage
- BCP – Bin Collection Point
- C/S – Cycle Storage
- POS – Public Open Space
- P/S – Pump station



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**

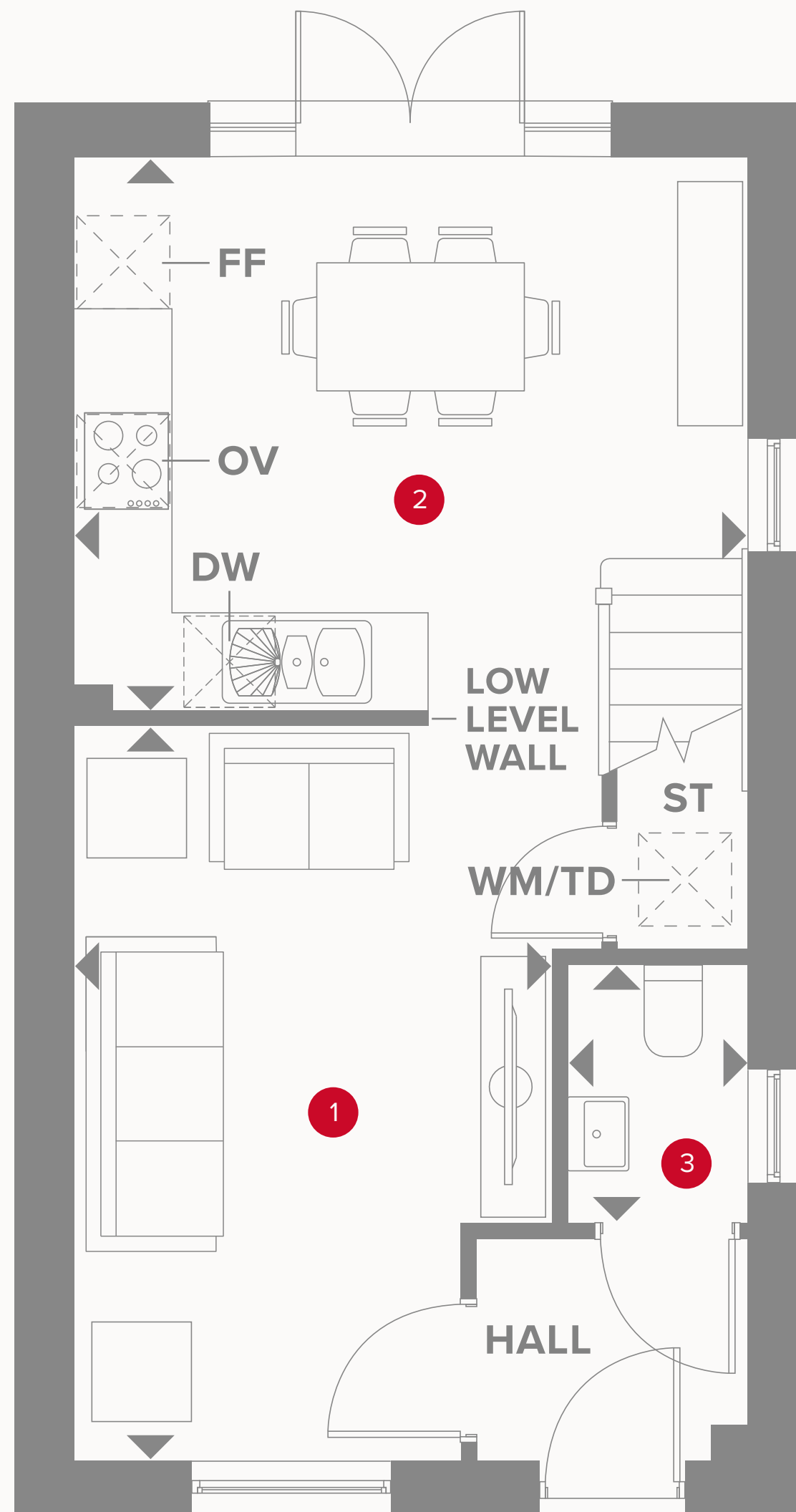
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# THE BUXTON END

TWO BEDROOM HOME

 **REDROW**







# THE BUXTON END GROUND FLOOR

1	Lounge	14'10" x 9'6"	4.53 x 2.94 m
2	Kitchen/Dining	13'7" x 11'0"	4.14 x 3.40 m
3	Cloaks	5'3" x 3'8"	1.60 x 1.11 m

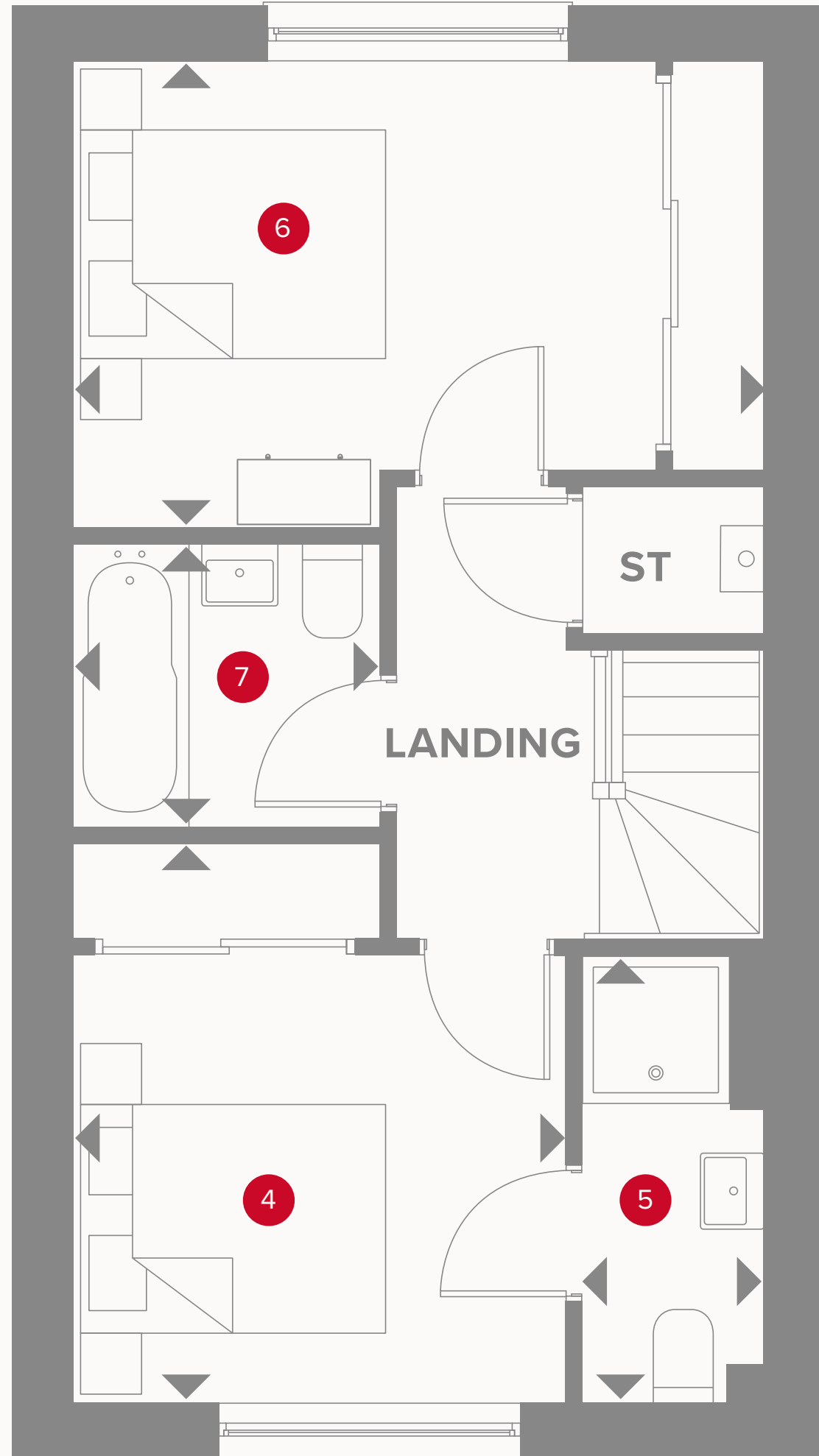


## KEY

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

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





# THE BUXTON END FIRST FLOOR

4	Bedroom 1	10'11" x 9'8"	3.34 x 2.95 m
5	En-suite	8'10" x 3'7"	2.68 x 1.10 m
6	Bedroom 2	13'7" x 9'2"	4.14 x 2.80 m
7	Bathroom	6'0" x 5'7"	1.84 x 1.71 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard



Customers should note this illustration is an example of the Buxton 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 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.





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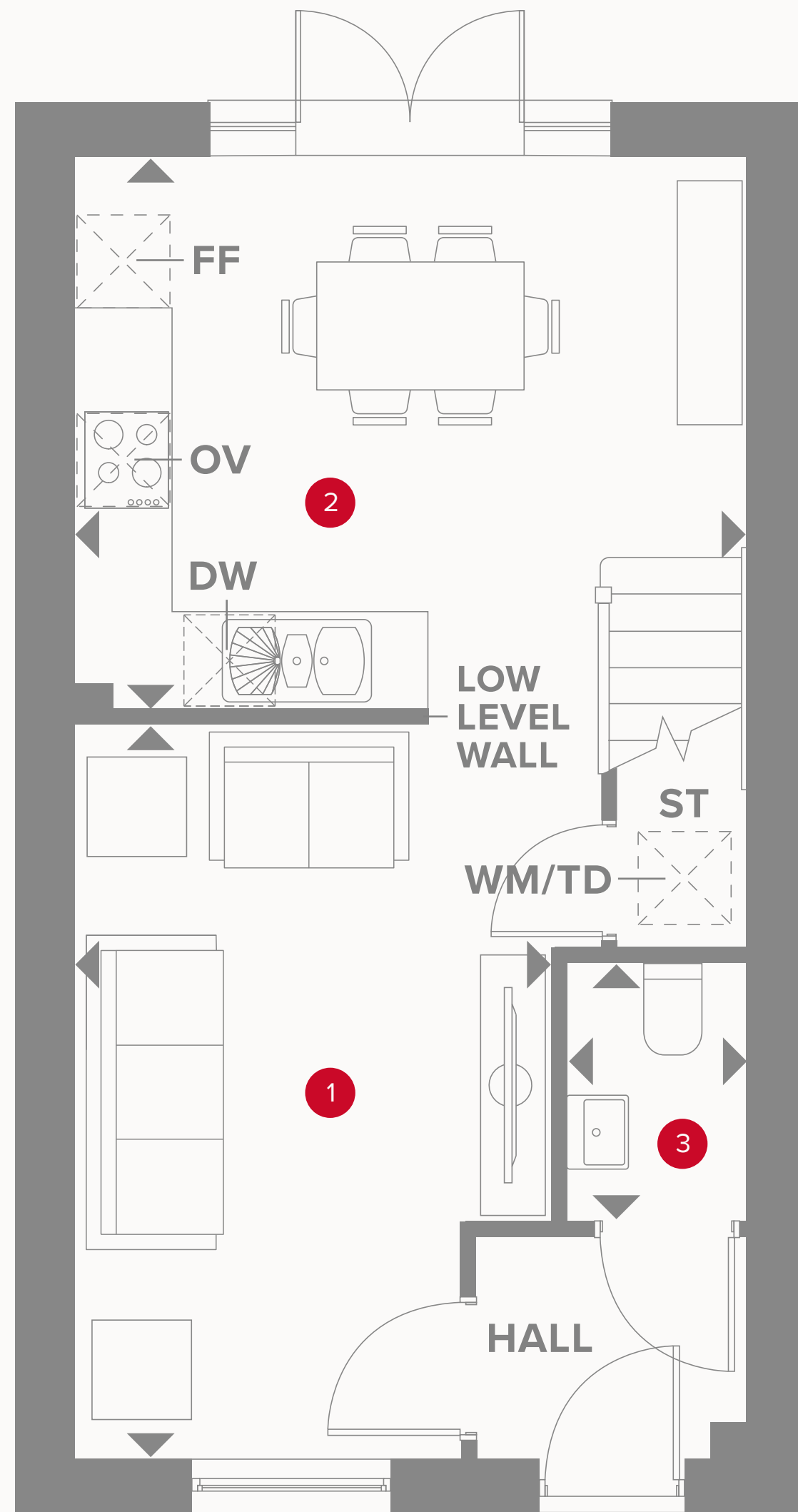
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# THE BUXTON MID

TWO BEDROOM HOME

 **REDROW**







# THE BUXTON MID GROUND FLOOR

1 Lounge	14'10" x 9'6"	4.53 x 2.94 m
2 Kitchen/Dining	13'7" x 11'0"	4.14 x 3.40 m
3 Cloaks	5'3" x 3'8"	1.60 x 1.11 m

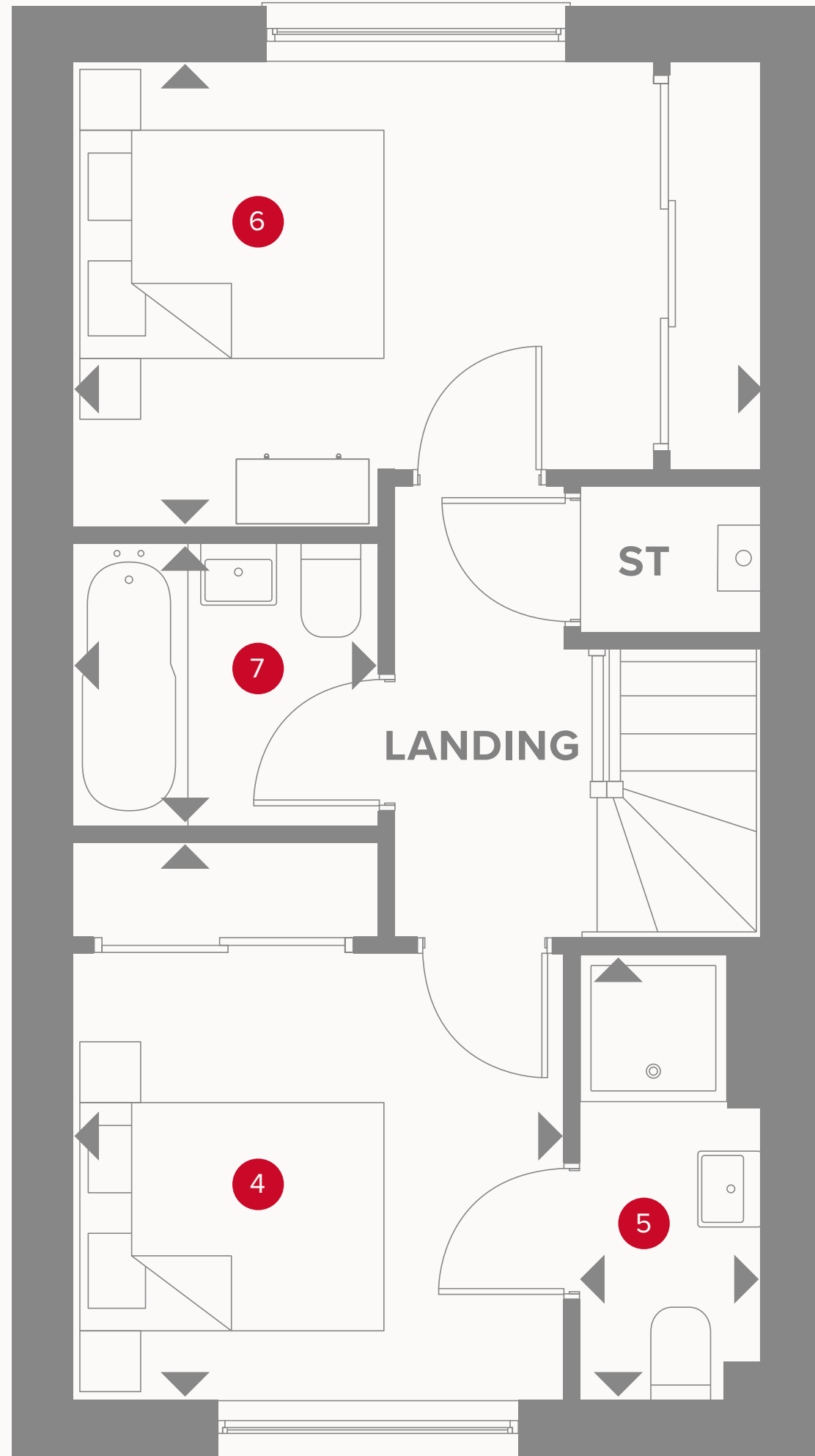


## KEY

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- TD** Tumble dryer space

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





# THE BUXTON MID FIRST FLOOR

4	Bedroom 1	10'11" x 9'8"	3.34 x 2.95 m
5	En-suite	8'10" x 3'7"	2.68 x 1.10 m
6	Bedroom 2	13'7" x 9'2"	4.14 x 2.80 m
7	Bathroom	6'0" x 5'7"	1.84 x 1.71 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard



Customers should note this illustration is an example of the Buxton 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 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**

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# **THE LEAMINGTON LIFESTYLE**

THREE BEDROOM HOME

 **REDROW**





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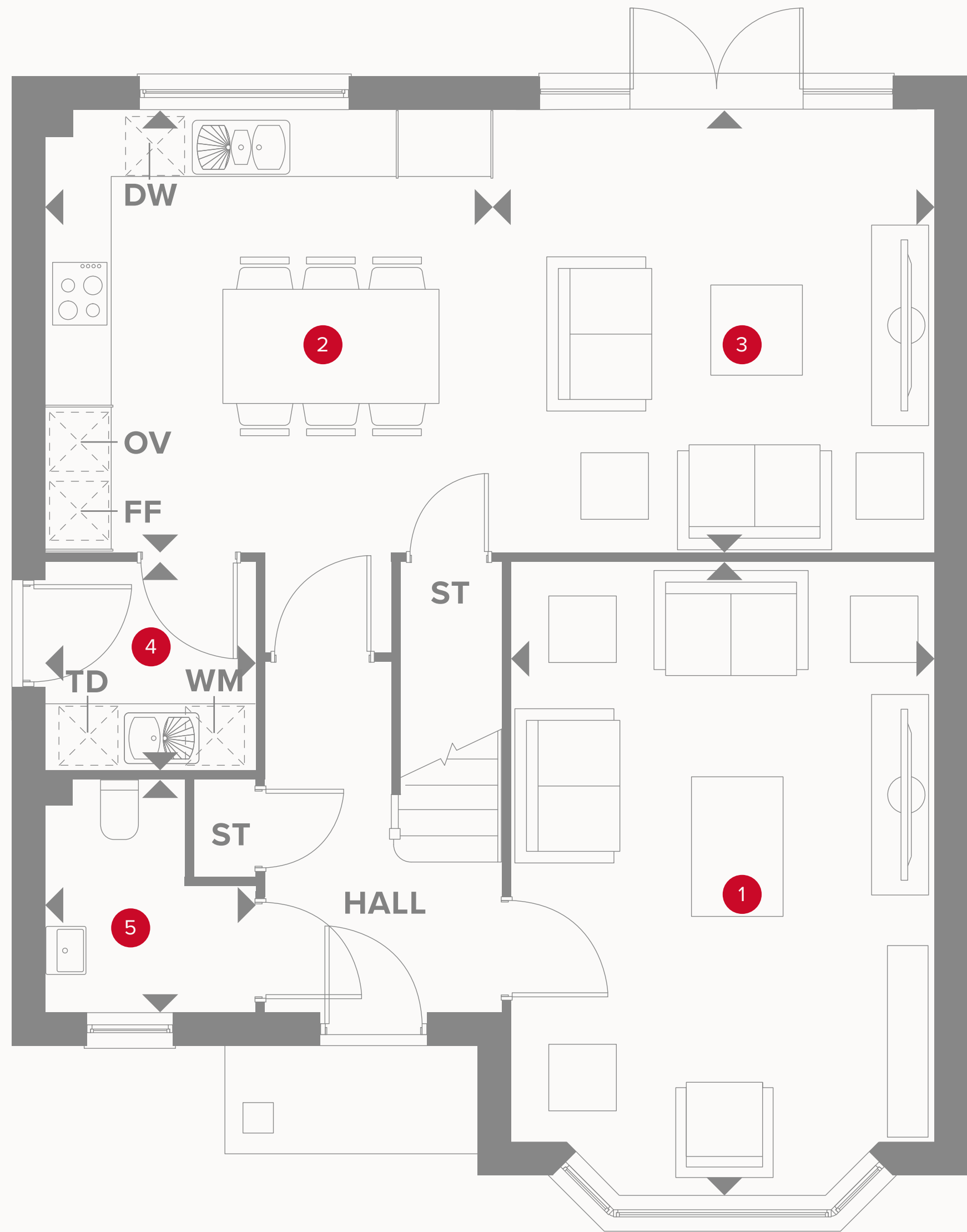
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# THE LEAMINGTON LIFESTYLE

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 3.82 m
4	Utility	5'11" x 5'11"	1.80 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

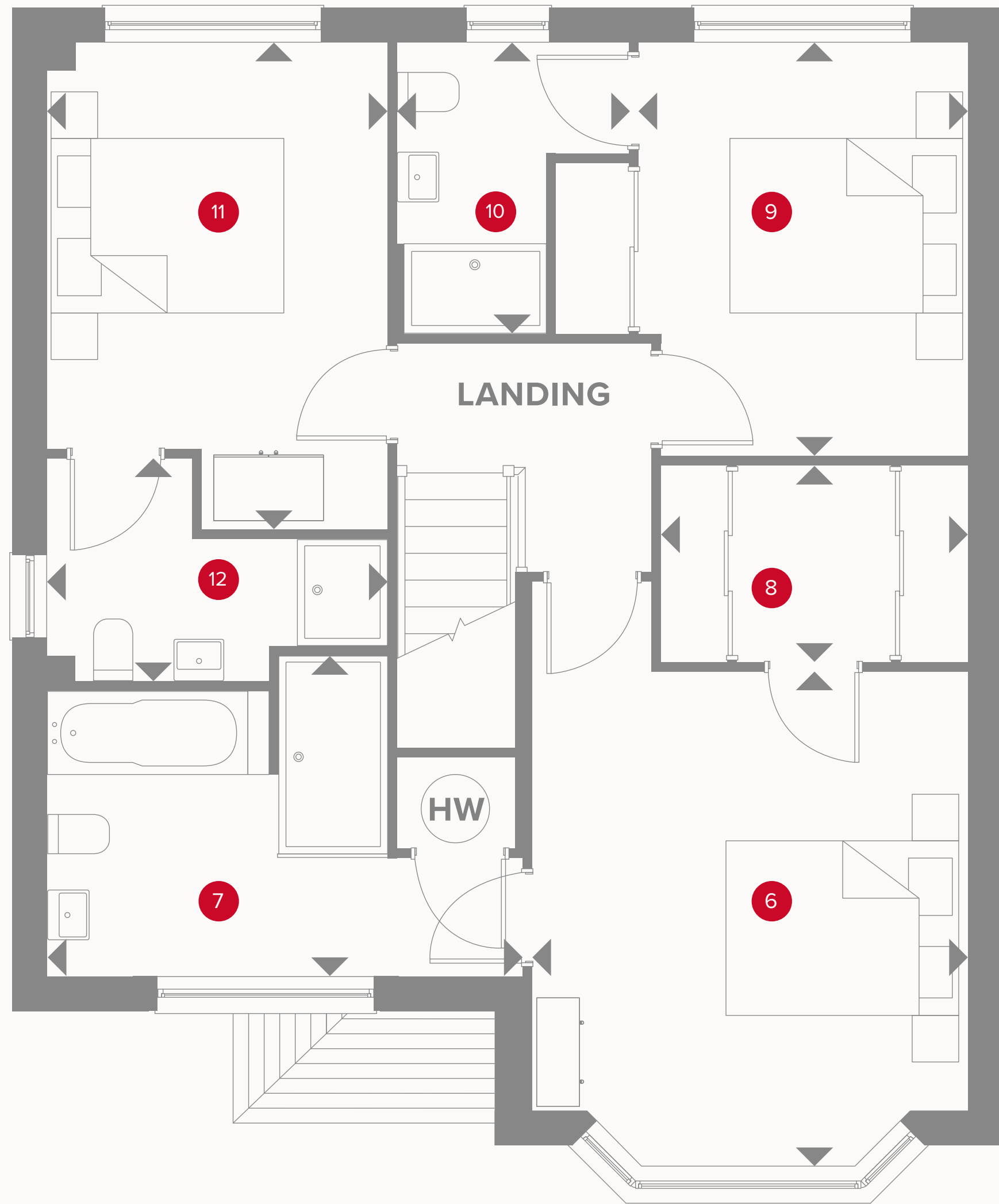


## KEY

-  Hob
- OV** Oven
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-  Dimensions start
- ST** Storage cupboard
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- DW** Dish washer space





# THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'4" x 11'11"	4.08 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 6'4"	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



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**

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# THE LETCHWORTH

THREE BEDROOM HOME







**HERITAGE**

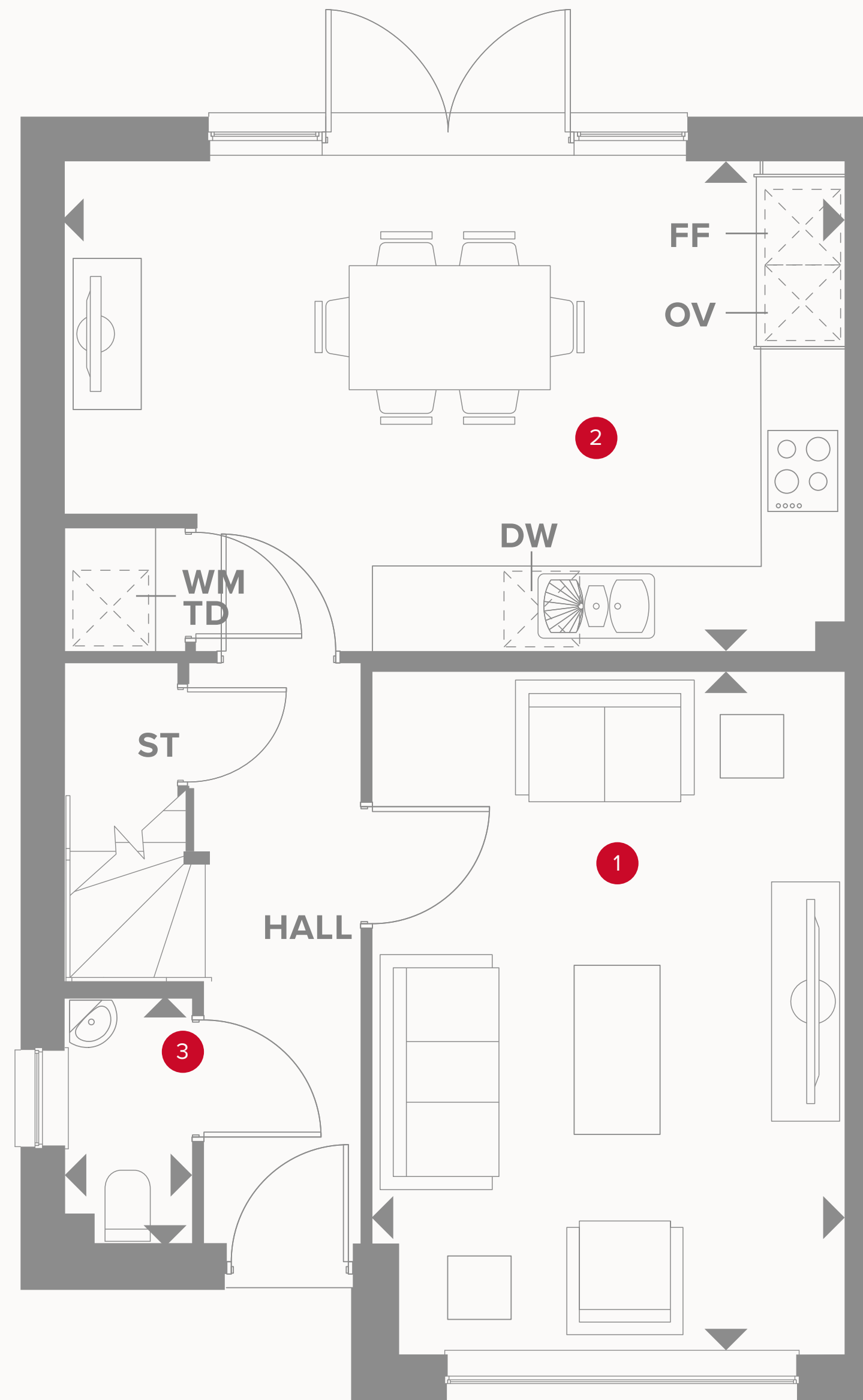
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# THE LETCHWORTH

THREE BEDROOM HOME

 **REDROW**







# THE LETCHWORTH GROUND FLOOR

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

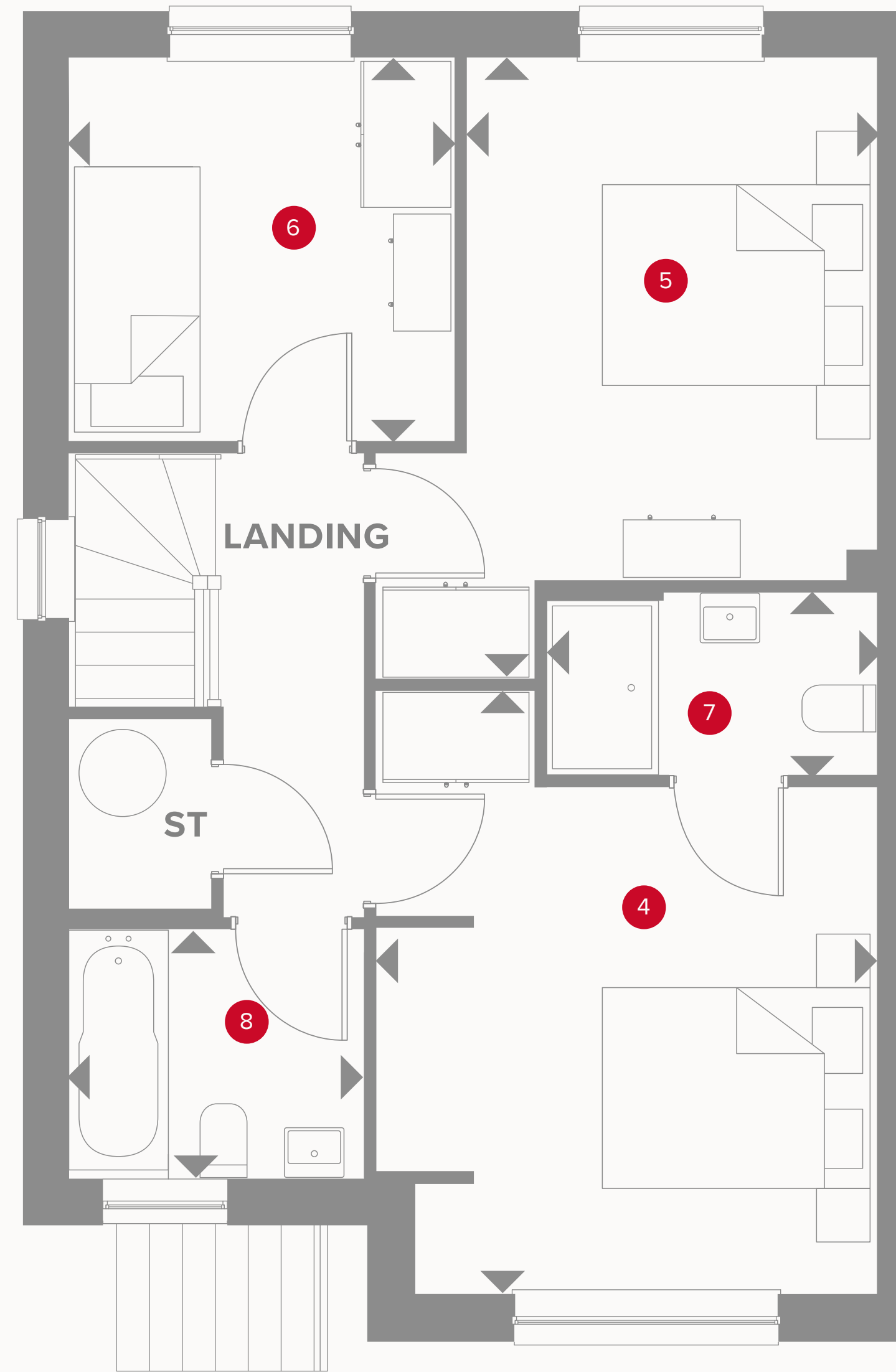


## KEY

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# THE LETCHWORTH FIRST FLOOR

4	Bedroom 1	13'5" x 11'3"	4.13 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
- ST Storage cupboard



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.





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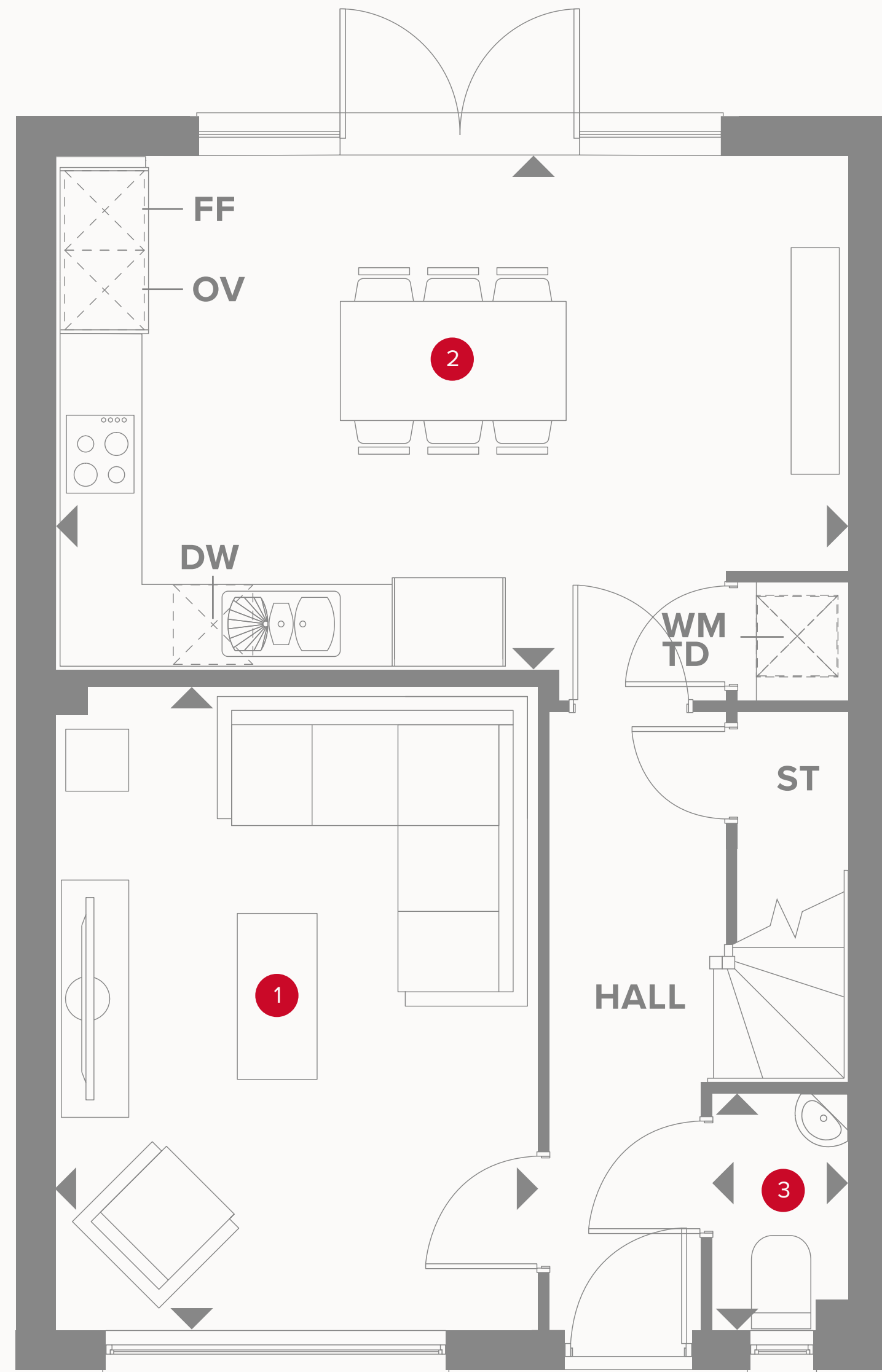
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# THE WARWICK

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

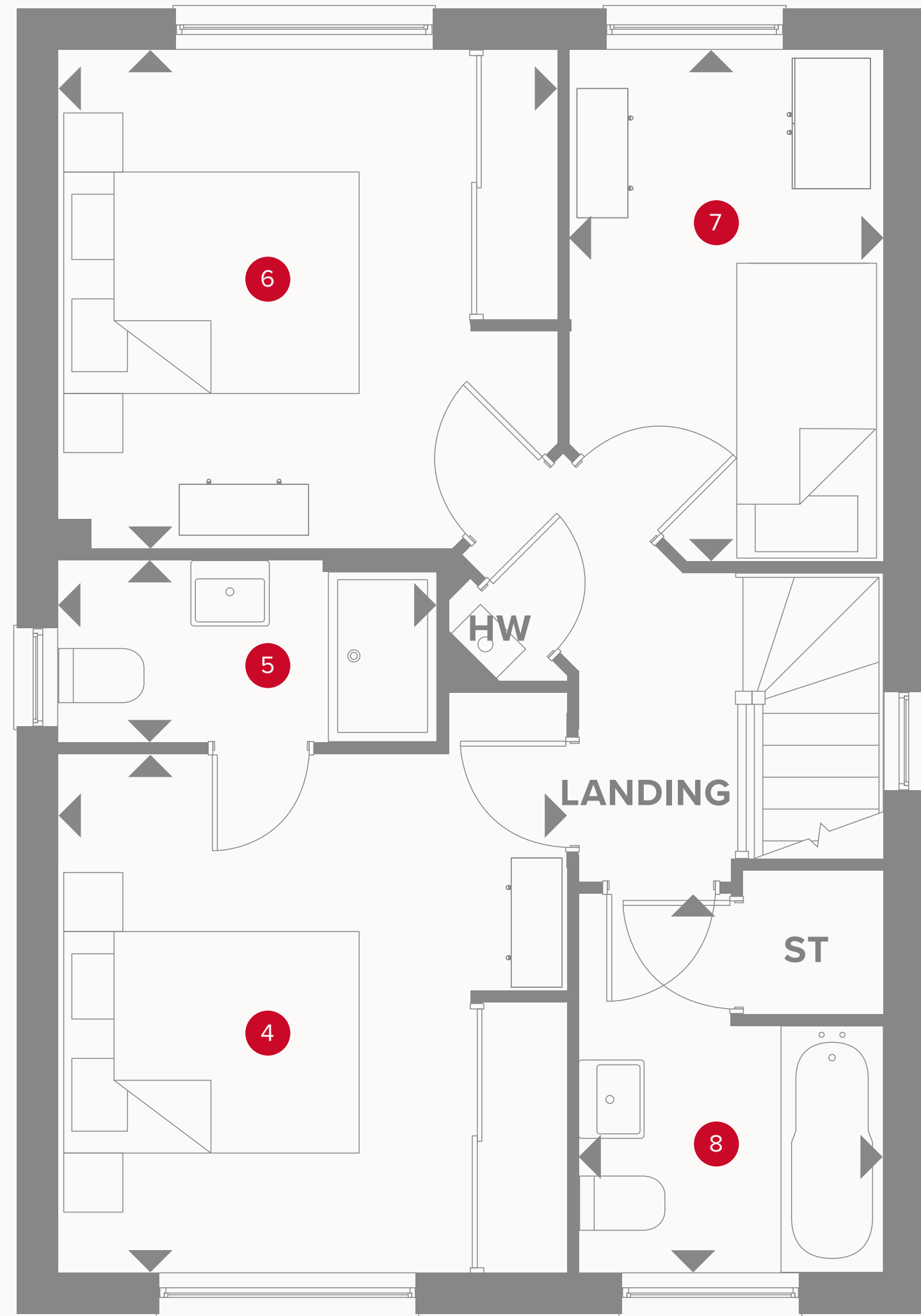


## KEY

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# 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



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.





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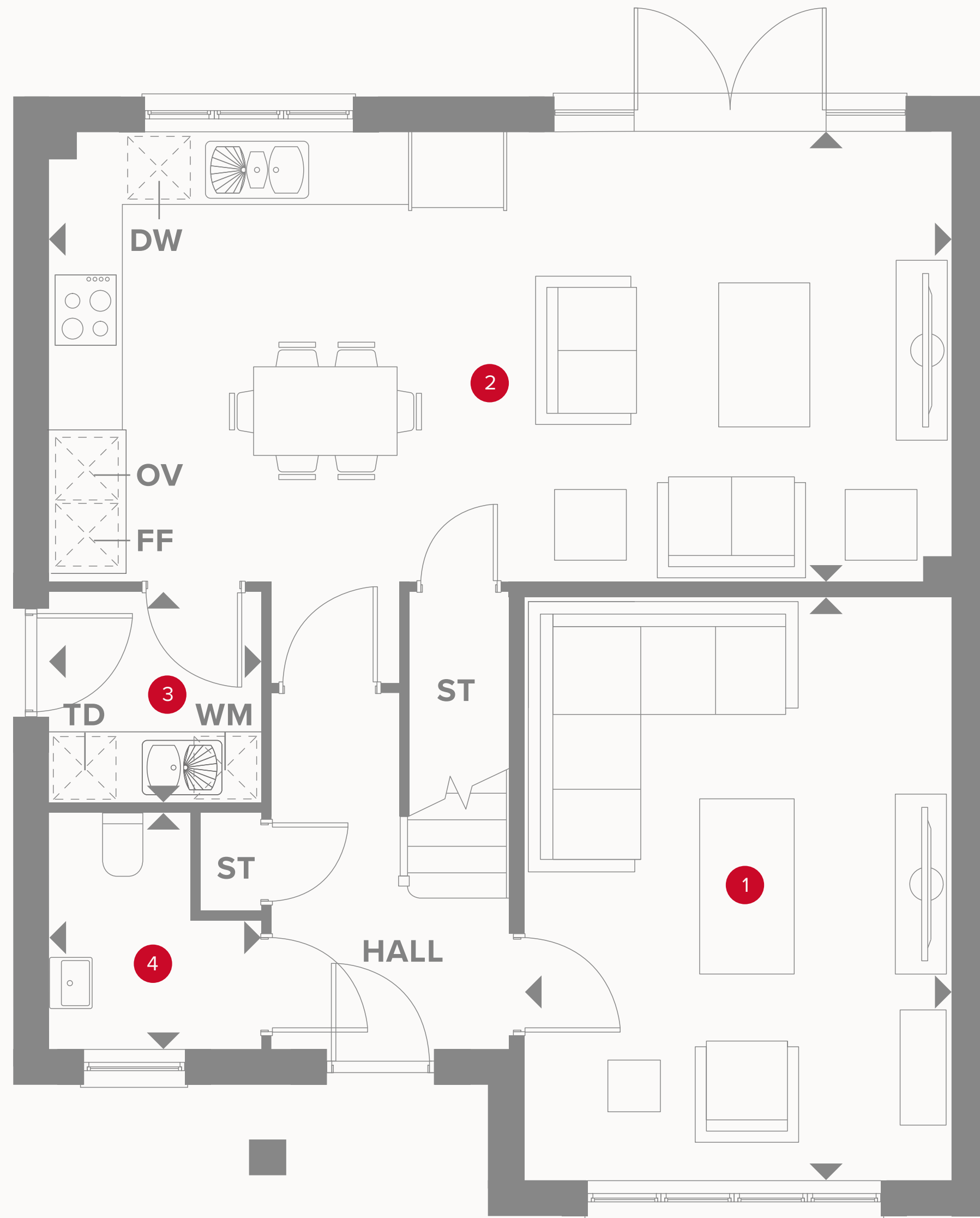
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# THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**







# THE CAMBRIDGE GROUND FLOOR

1	Lounge	16'2" x 12'0"	4.95 x 3.63 m
2	Kitchen/Dining/Family	25'2" x 12'6"	7.68 x 3.84 m
3	Utility	6'0" x 5'9"	1.80 x 1.80 m
4	Cloaks	6'5" x 5'9"	1.99 x 1.80 m

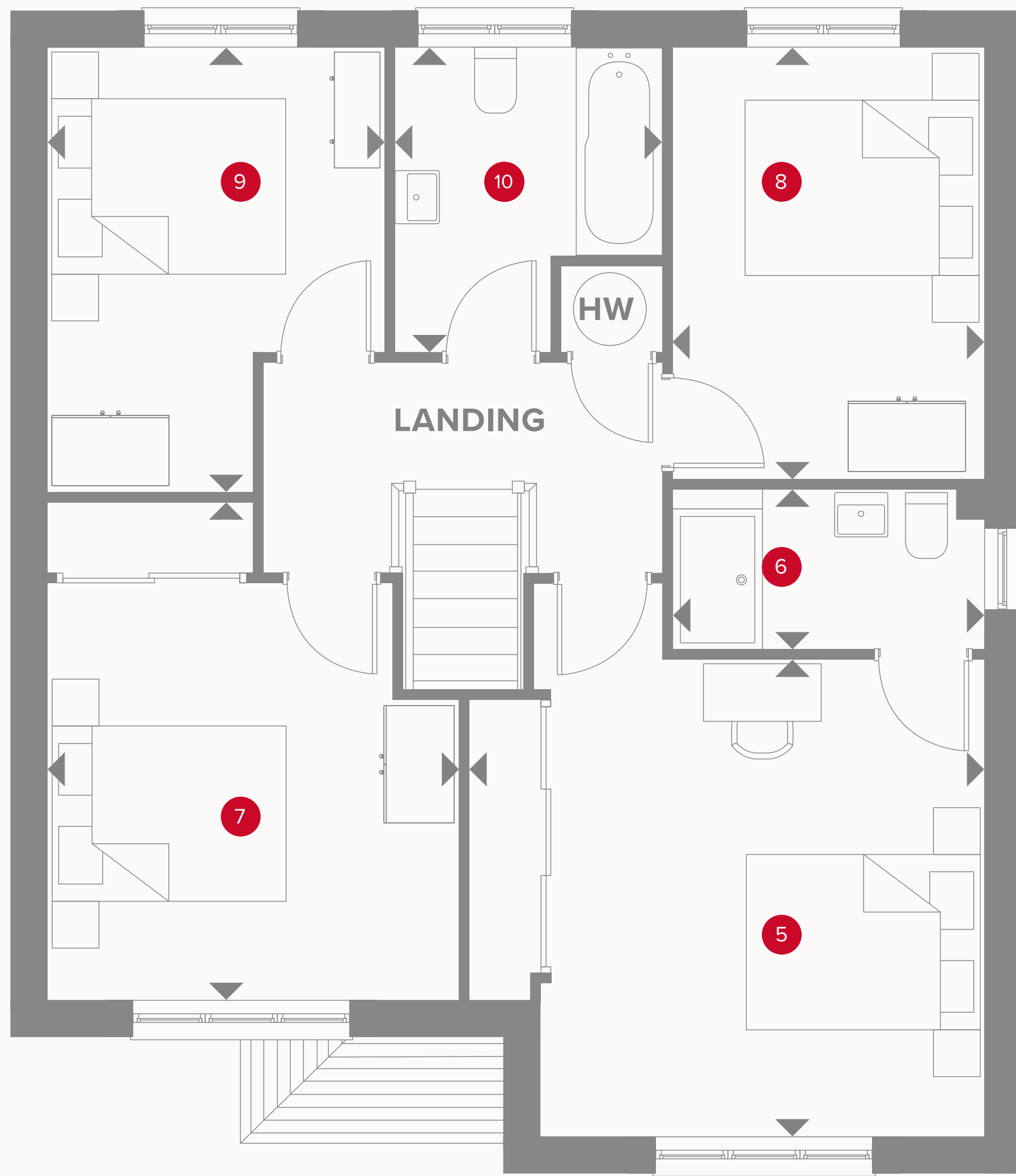


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# THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'8" x 12'8"	4.22 x 3.89 m
6	En-suite	8'4" x 4'3"	2.55 x 1.30 m
7	Bedroom 2	13'3" x 11'1"	4.06 x 3.37 m
8	Bedroom 3	11'5" x 8'4"	3.52 x 2.55 m
9	Bedroom 4	12'0" x 9'1"	3.64 x 2.76 m
10	Bathroom	8'2" x 7'2"	2.49 x 2.18 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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**

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# THE HARROGATE

FOUR BEDROOM HOME

 **REDROW**





**HERITAGE**

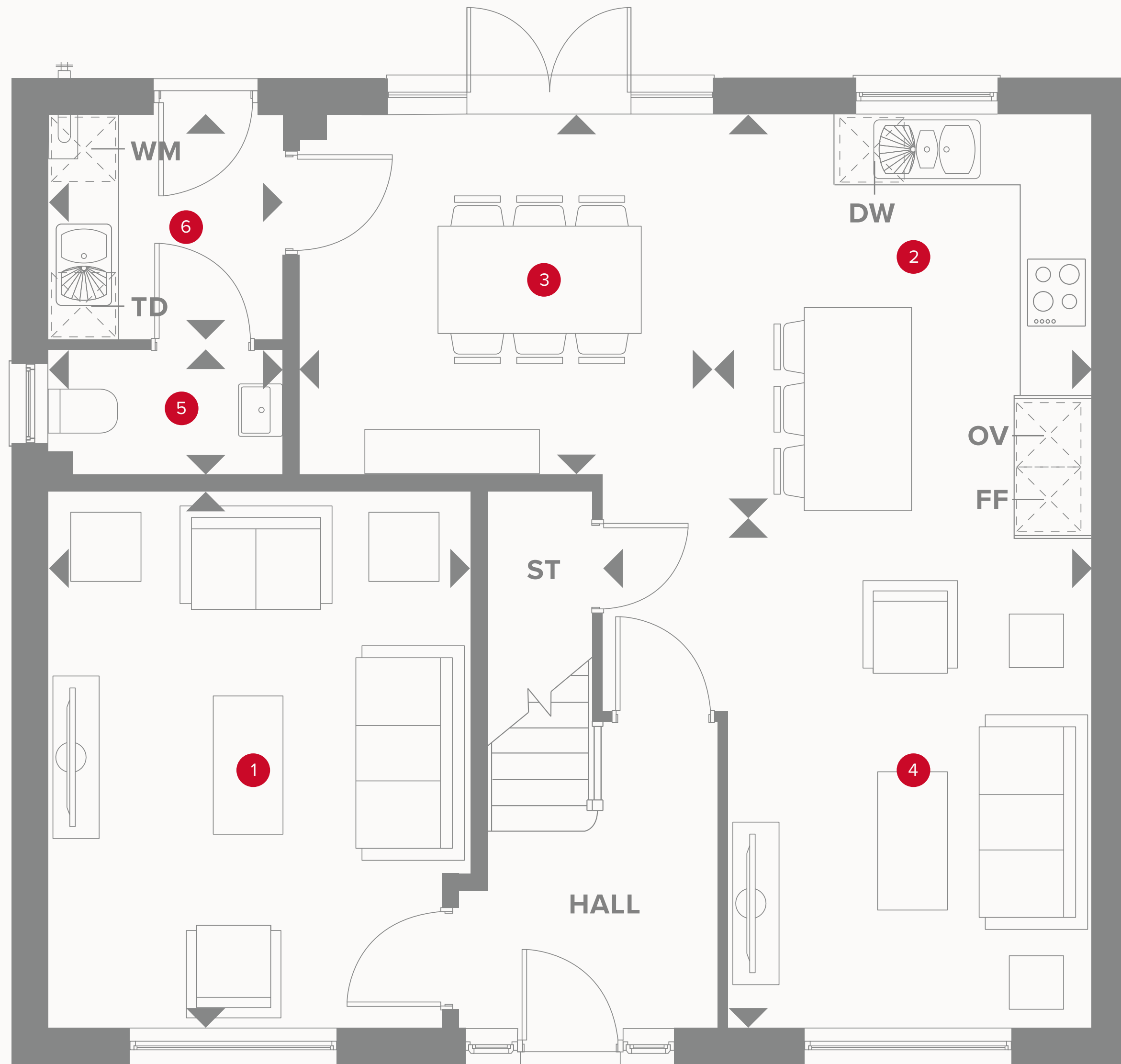
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# THE HARROGATE

FOUR BEDROOM HOME

 **REDROW**







# THE HARROGATE GROUND FLOOR

1 Lounge	15'3" x 11'9"	4.65 x 3.62 m
2 Kitchen	11'07" x 10'2"	3.29 x 3.12 m
3 Dining	11'6" x 10'2"	3.54 x 3.12 m
4 Family	14'4" x 13'9"	4.40 x 4.23 m
5 Cloaks	6'9" x 3'8"	2.04 x 1.09 m
6 Utility	6'9" x 6'4"	2.04 x 1.94 m



## KEY

-  Hob
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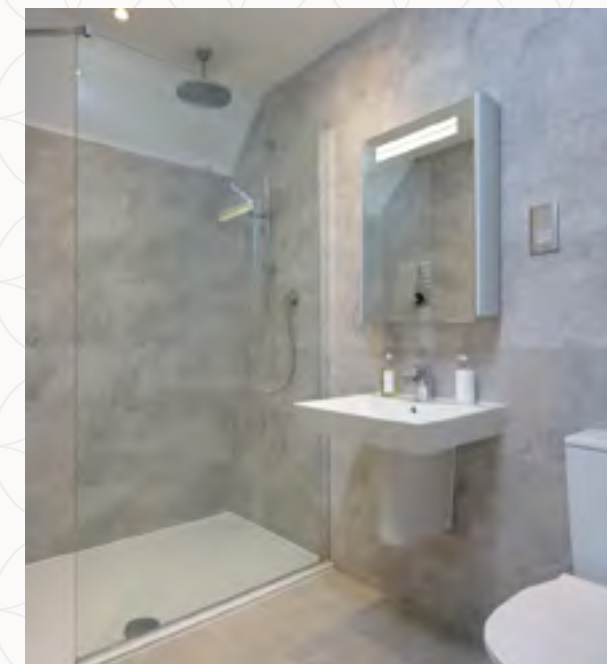
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# THE HARROGATE FIRST FLOOR

7	Bedroom 1	12'3" x 10'3"	3.75 x 3.14 m
8	Wardrobe	6'6" x 6'4"	2.00 x 1.96 m
9	En-suite	8'3" x 5'5"	2.52 x 1.69 m
10	Bedroom 2	10'2" x 3'5"	4.12 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	11'2" x 9'5"	3.40 x 2.89 m
13	Bathroom	7'6" x 6'1"	2.31 x 1.85 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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.





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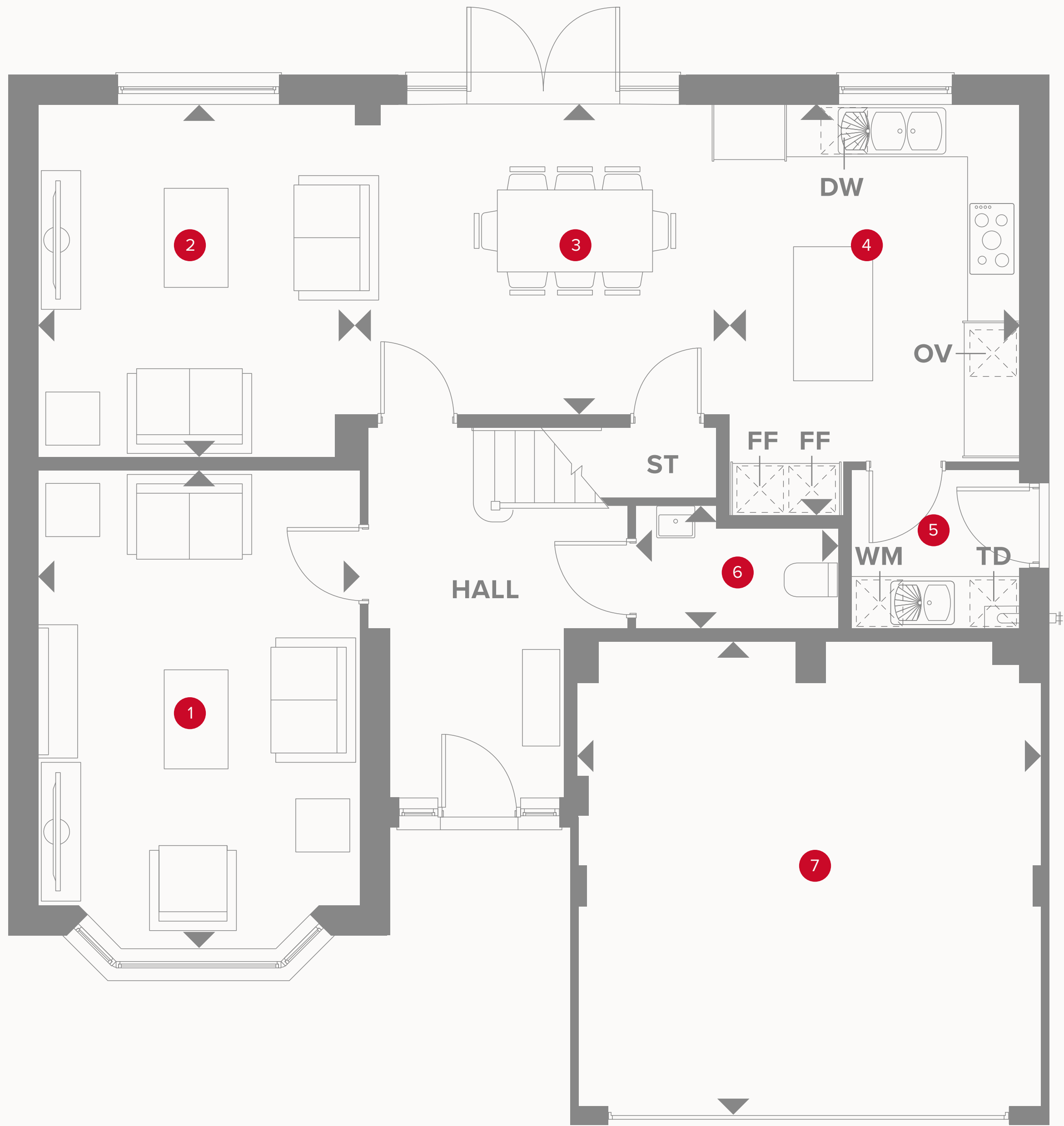
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# THE HENLEY

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	15'3" x 10'8"	4.68 x 3.29m
5	Utility	6'3" x 6'2"	1.90 x 1.79 m
6	Cloaks	7'6" x 4'7"	2.28 x 1.38 m
7	Garage	17'7" x 17'0"	5.35 x 5.18 m

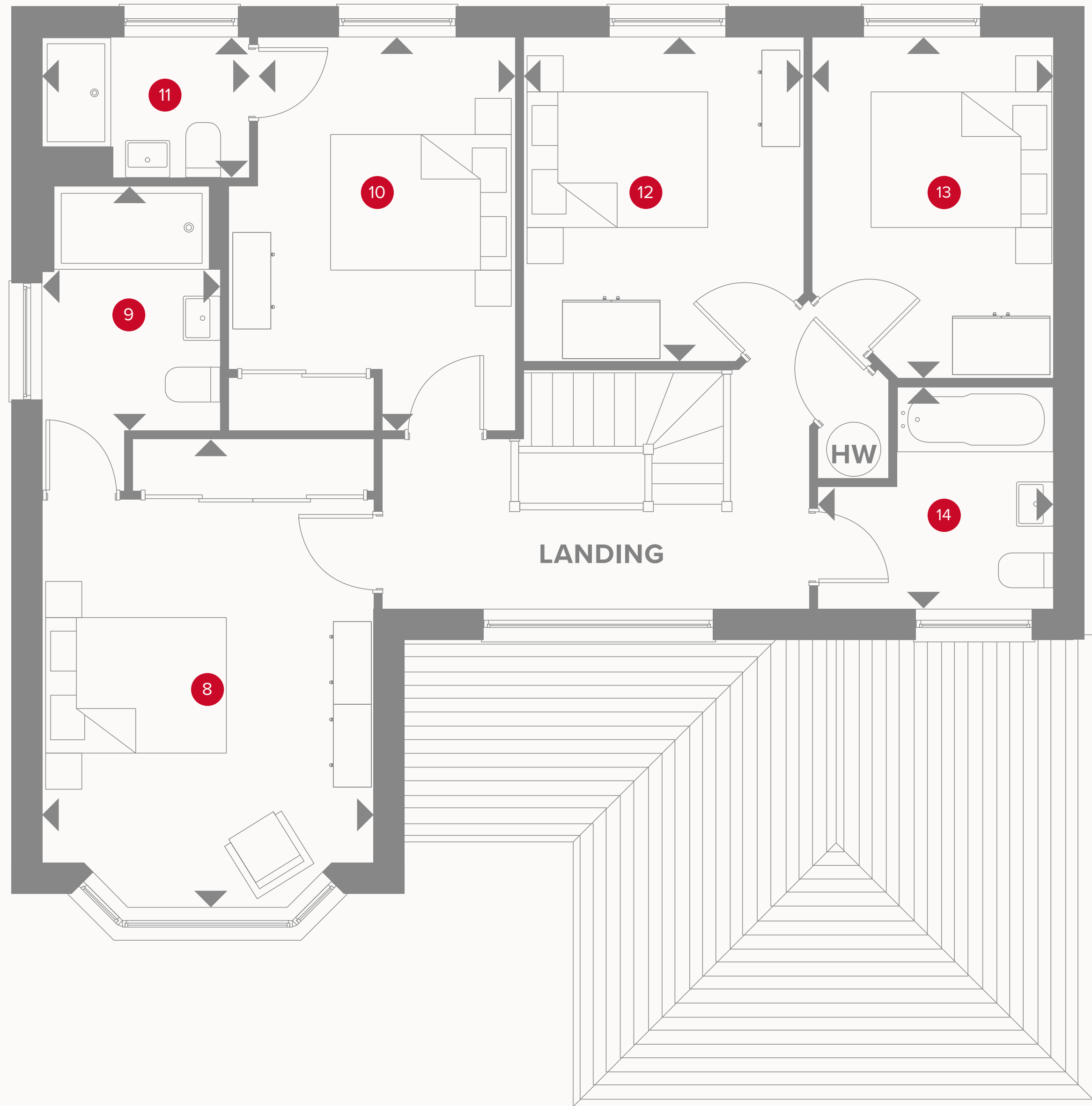


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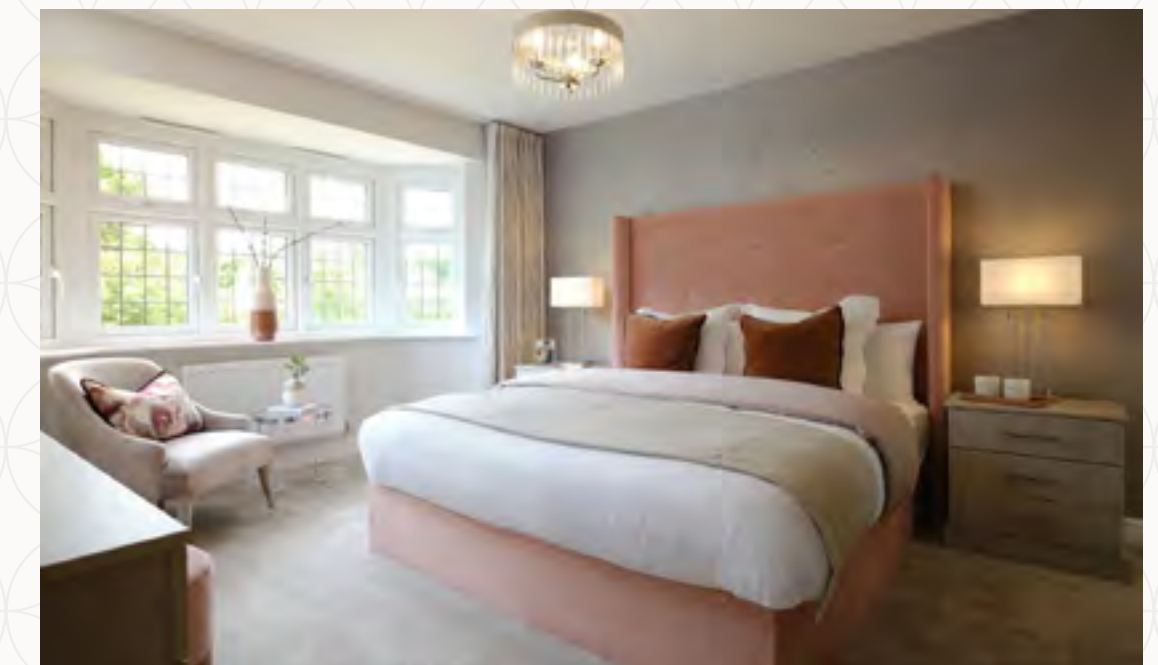
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# THE HENLEY FIRST FLOOR

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



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.





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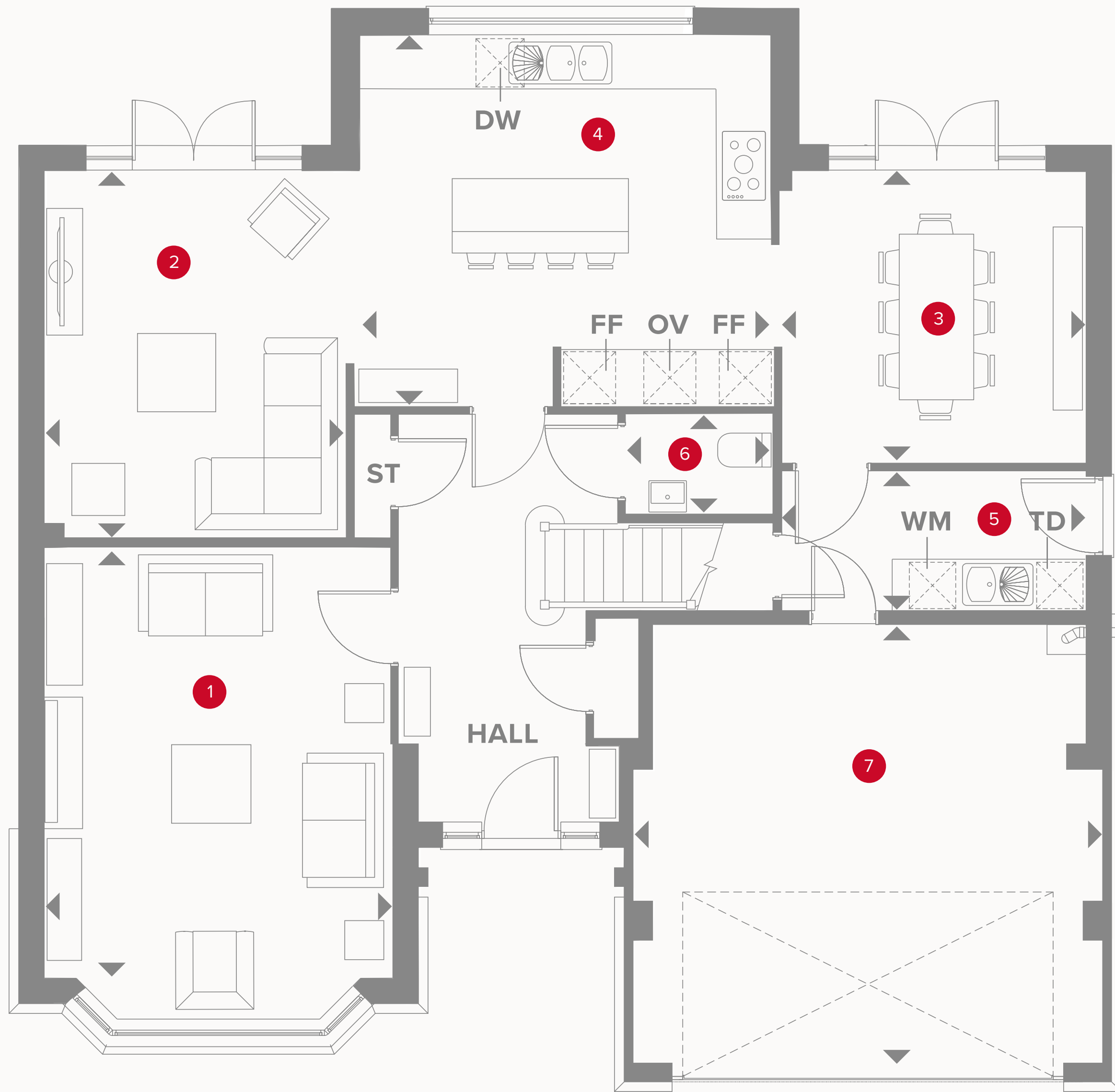
- REDROW -

# THE RICHMOND

FOUR BEDROOM HOME

 **REDROW**







# THE RICHMOND GROUND FLOOR

1	Lounge	16'2" x 13'1"	4.96 x 4.00 m
2	Family	13'9" x 11'8"	4.24 x 3.60 m
3	Dining	11'6" x 11'0"	3.55 x 3.38 m
4	Kitchen	15'5" x 14'1"	4.75 x 4.30 m
5	Utility	11'6" x 5'5"	3.55 x 1.69 m
6	Cloaks	5'6" x 3'8"	1.71 x 1.16 m
7	Garage	17'7" x 16'5"	5.40 x 5.04 m

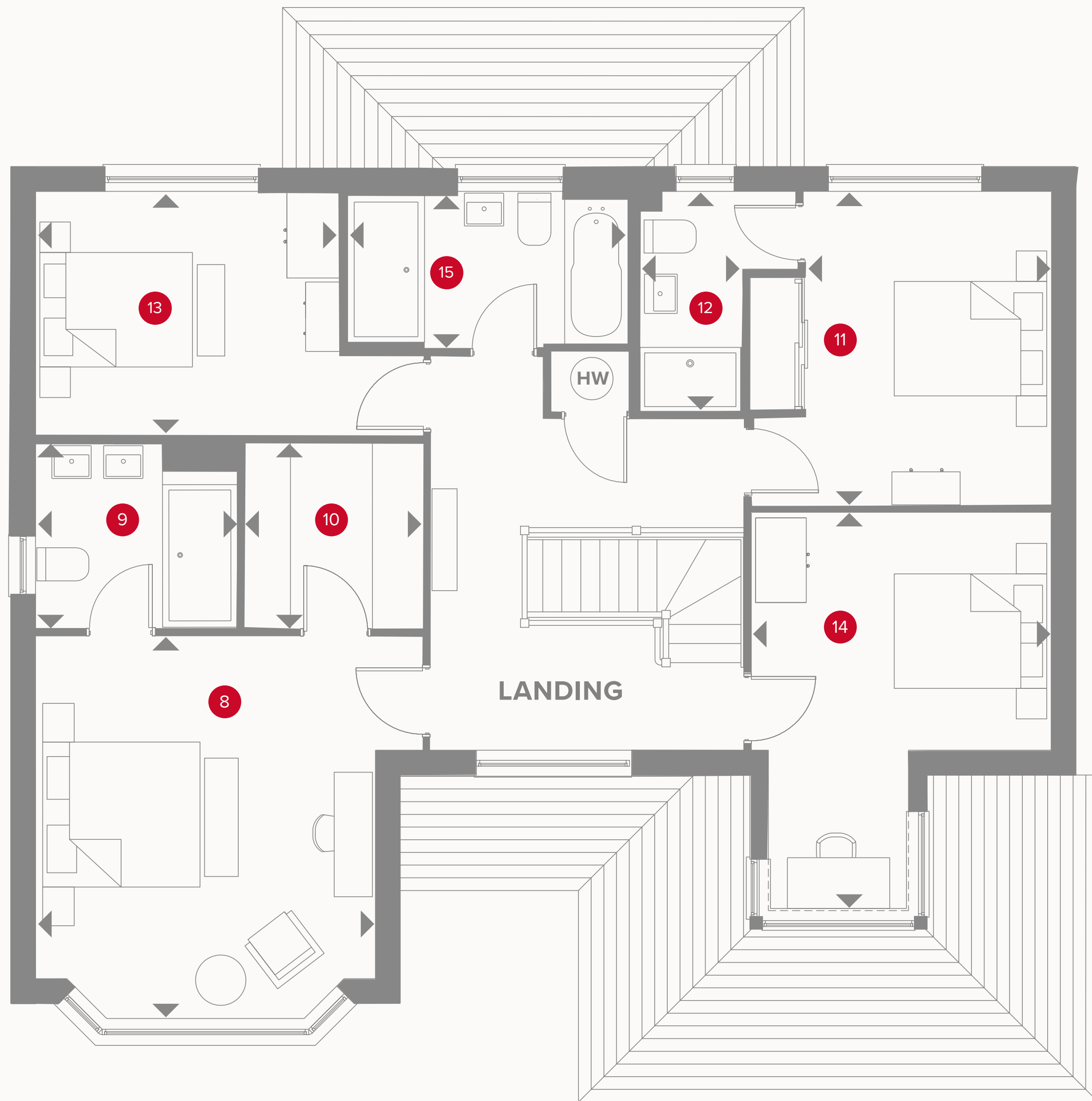


## KEY

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

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





# THE RICHMOND FIRST FLOOR

8	Bedroom 1	13'3" x 13'1"	4.06 x 4.01 m
9	En-suite 1	7'9" x 7'2"	2.43 x 2.20 m
10	Wardrobe	7'2" x 6'8"	2.20 x 2.10 m
11	Bedroom 2	12'2" x 9'4"	3.73 x 2.89 m
12	En-suite 2	8'5" x 6'4"	2.61 x 1.97 m
13	Bedroom 3	11'8" x 9'5"	3.61 x 2.90 m
14	Bedroom 4	15'6" x 11'6"	4.76 x 3.55 m
15	Bathroom	10'9" x 5'5"	3.32 x 1.70 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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





**HERITAGE**

- REDROW -

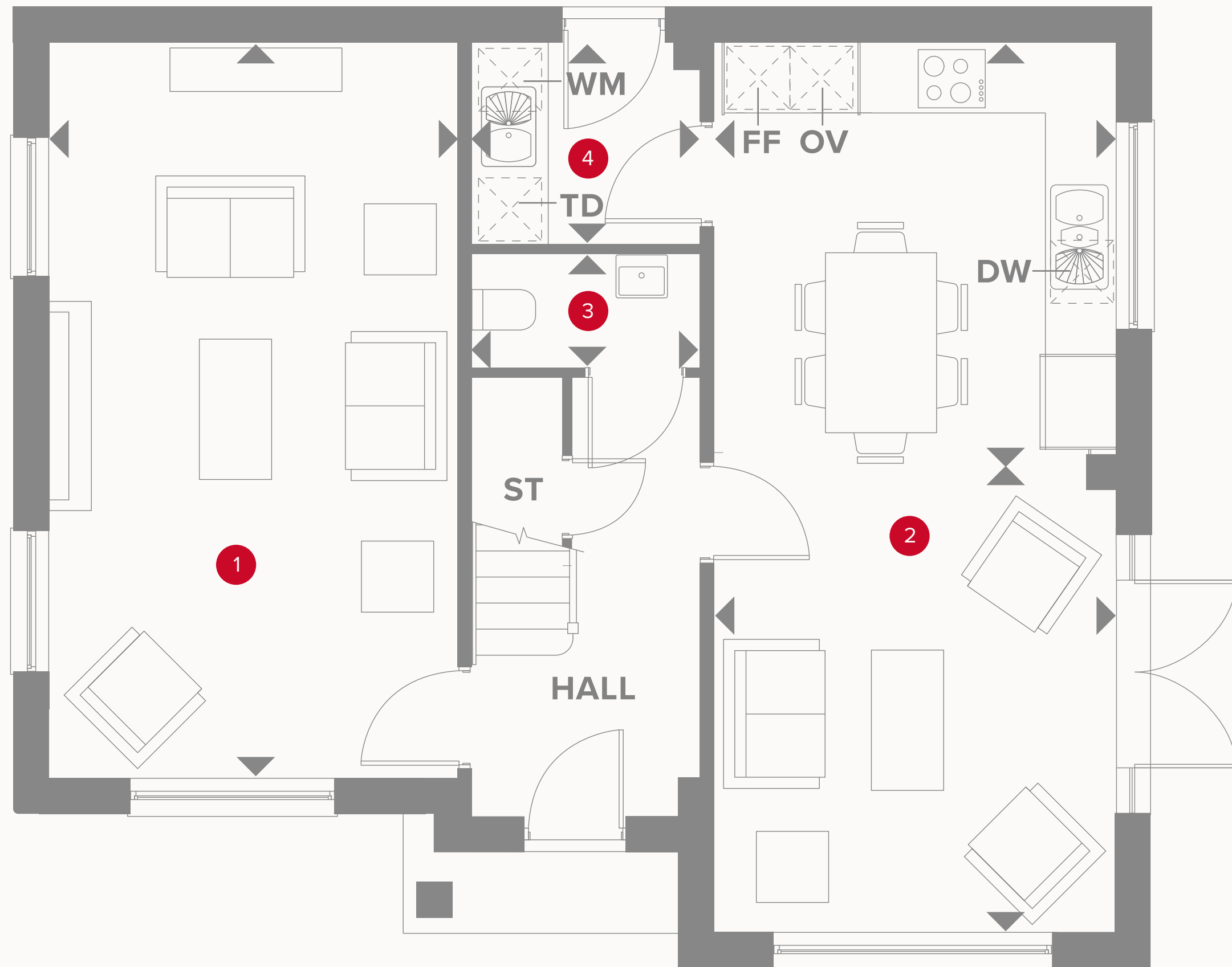
# THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**




# THE SHAFTESBURY GROUND FLOOR




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

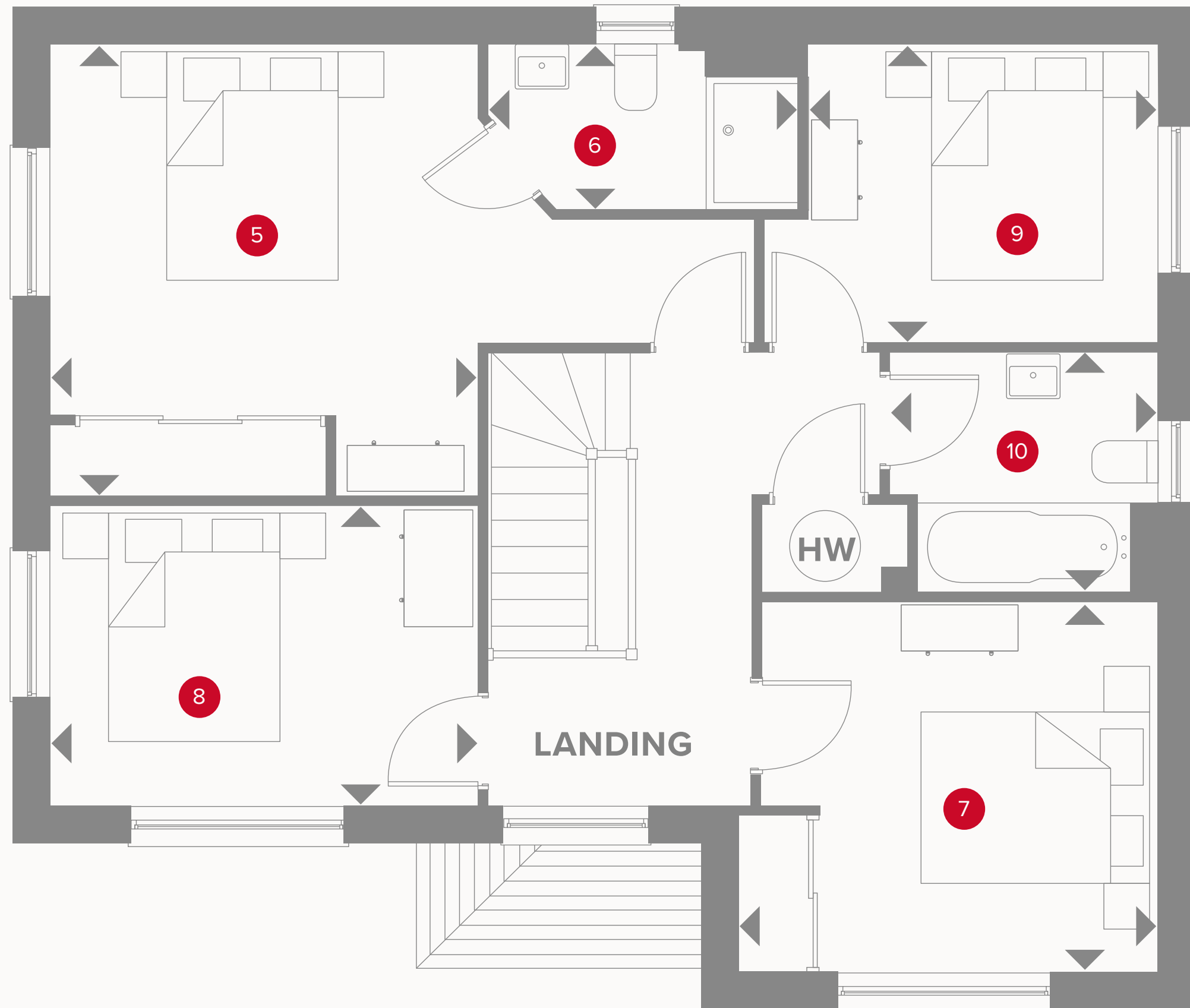


## KEY

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

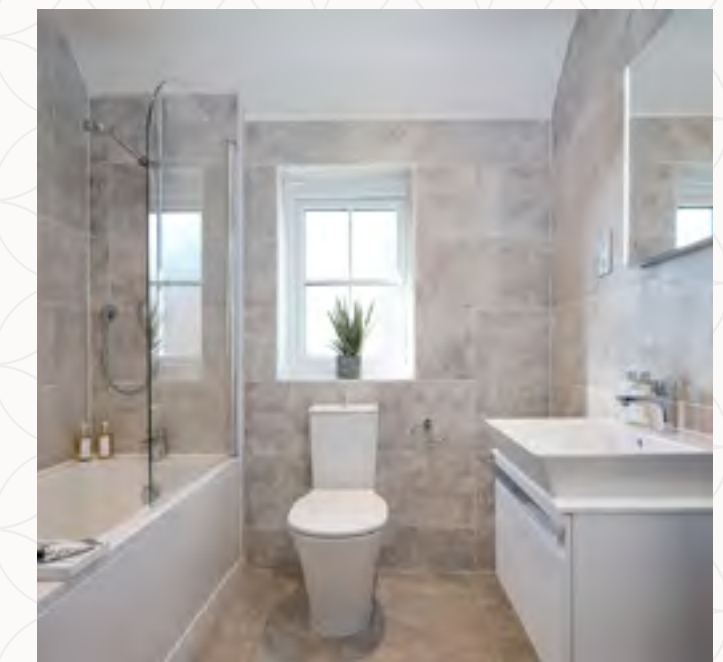
-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





# THE SHAFTESBURY FIRST FLOOR

5	Bedroom 1	12'4" x 12'0"	3.78 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'5" x 10'2"	3.11 x 3.51 m
8	Bedroom 3	11'9" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'8" x 8'1"	2.95 x 2.48 m
10	Bathroom	7'2" x 6'6"	2.21 x 2.01 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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 -

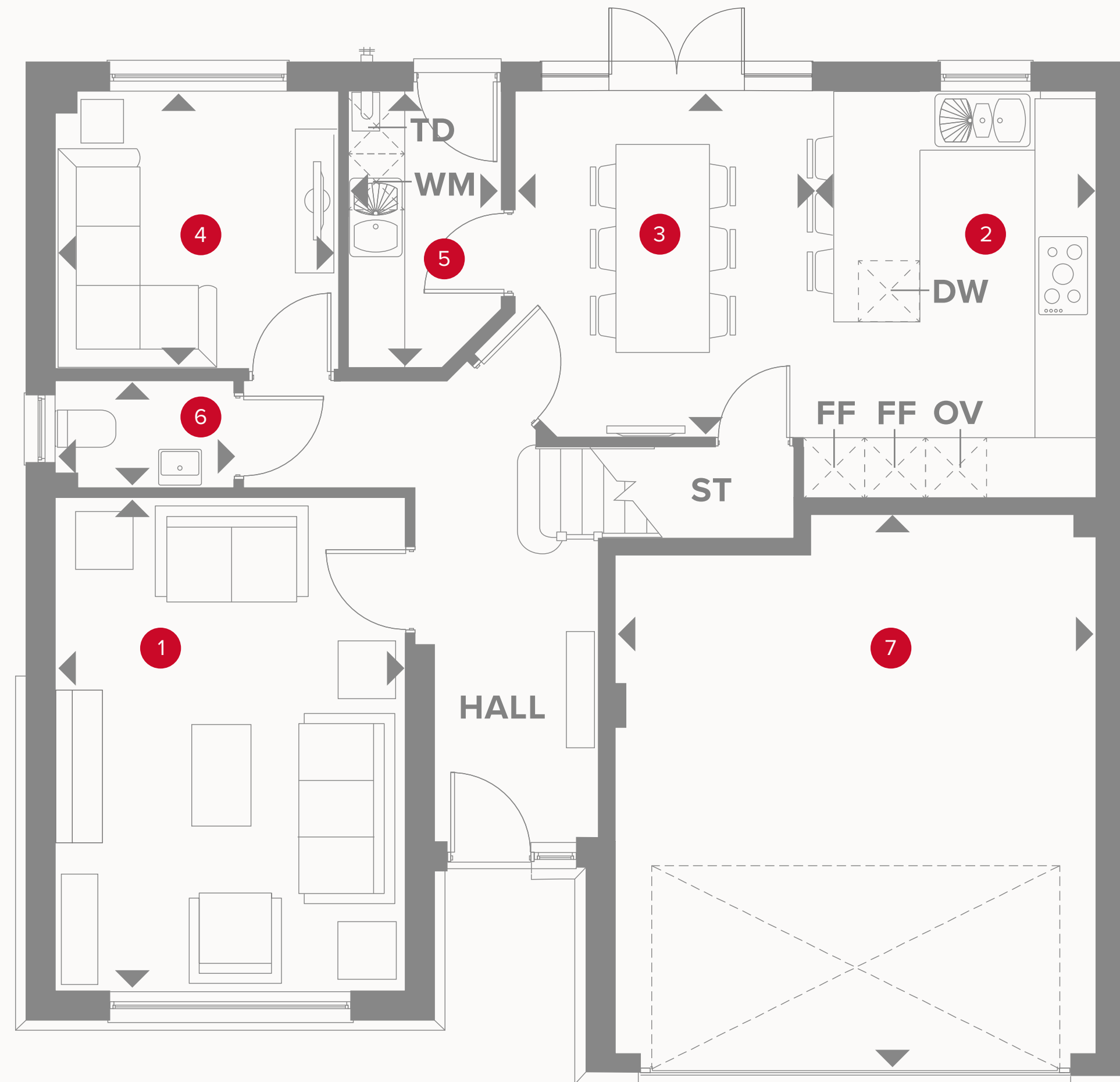
# THE SUNNINGDALE

FOUR BEDROOM HOME

 **REDROW**




# THE SUNNINGDALE GROUND FLOOR




1	Lounge	16'11" x 11'11"	5.15 x 3.63 m
2	Kitchen	13'11" x 9'5"	4.23 x 2.91 m
3	Dining	11'10" x 10'11"	3.60 x 3.33 m
4	Snug	9'8" x 9'5"	2.95 x 2.88 m
5	Utility	9'5" x 5'3"	2.88 x 1.61 m
6	Cloaks	6'1" x 3'7"	1.86 x 1.10 m
7	Garage	19'1" x 16'6"	5.81 x 5.03 m



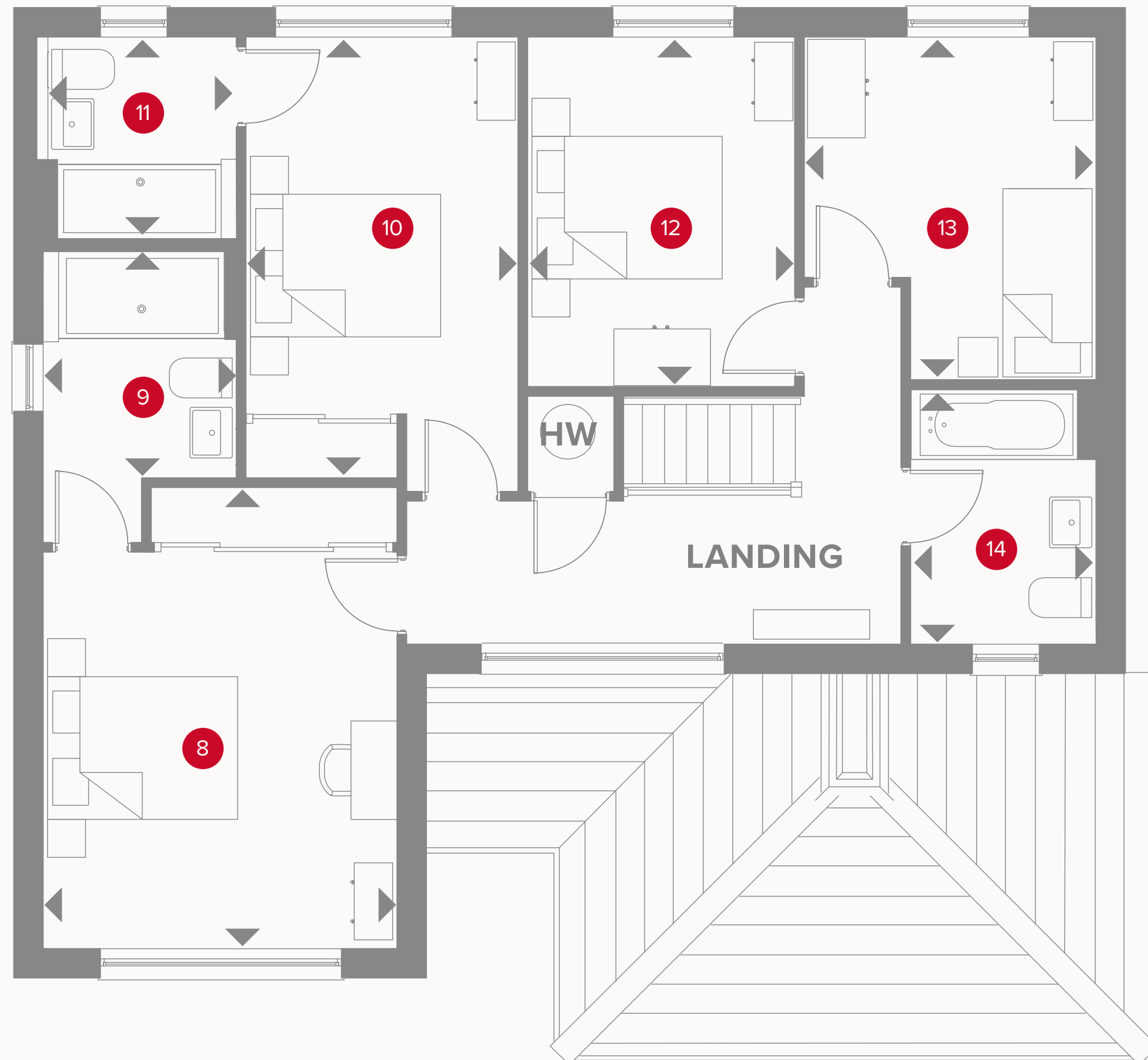
## KEY

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

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



# THE SUNNINGDALE FIRST FLOOR



8	Bedroom 1	15'7" x 11'11"	4.74 x 3.63 m
9	En-suite	9'11" x 6'6"	3.01 x 1.98 m
10	Bedroom 2	14'11" x 9'3"	4.54 x 2.82 m
11	En-suite	6'10" x 6'5"	2.08 x 1.95 m
12	Bedroom 3	11'10" x 9'0"	3.60 x 2.74 m
13	Bedroom 4	11'7" x 9'10"	3.53 x 3.00 m
14	Bathroom	8'6" x 6'3"	2.60 x 1.91 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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





**HERITAGE**

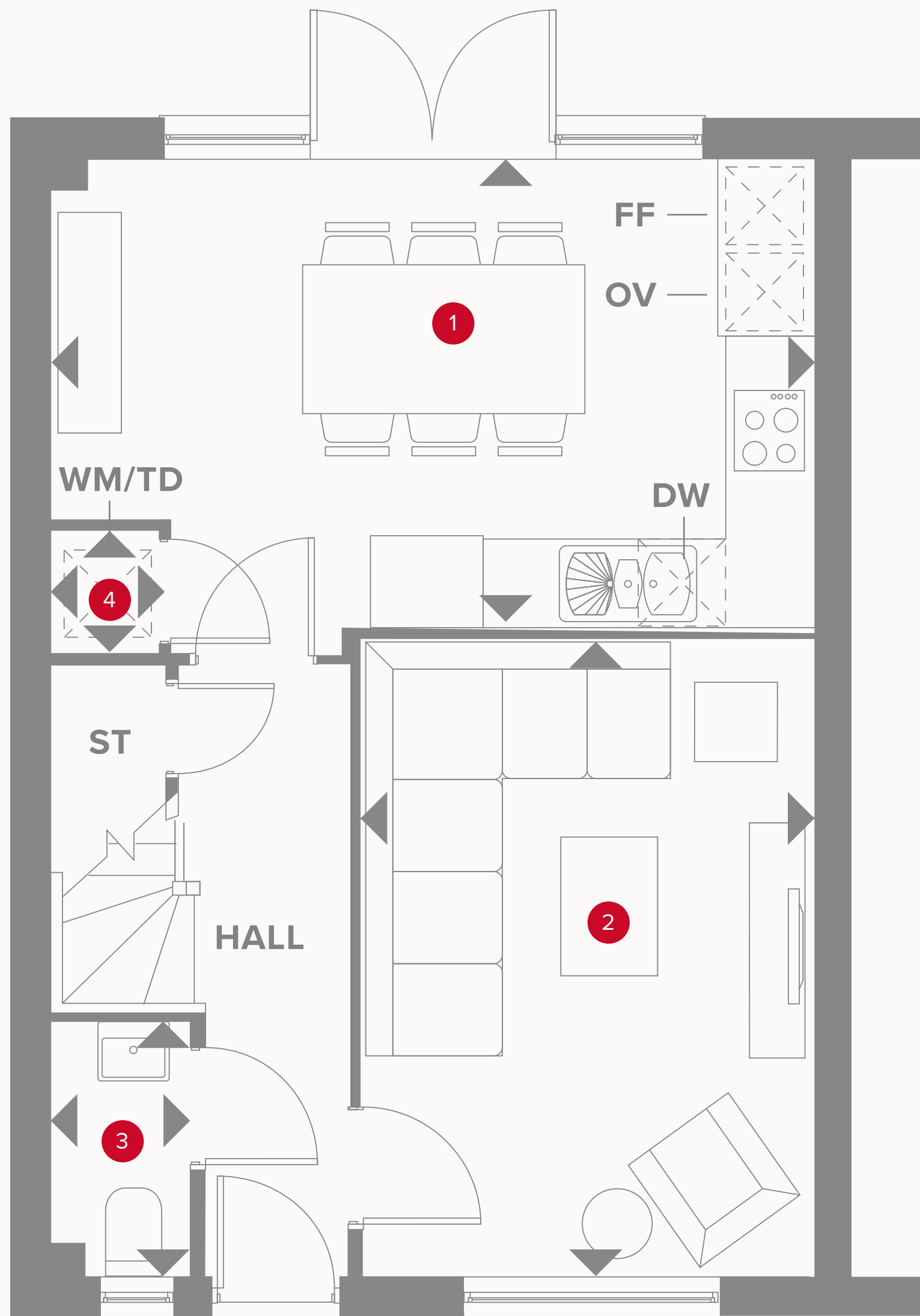
- REDROW -

# THE LINCOLN

THREE BEDROOM HOME

 **REDROW**







# THE LINCOLN GROUND FLOOR

1	Kitchen/Dining	17'9" x 11'0"	5.48 x 3.36 m
2	Lounge	15'0" x 10'7"	4.60 x 3.26 m
3	Cloaks	6'9" x 3'4"	2.05 x 1.01 m
4	Laundry	2'9" x 2'5"	0.89 x 0.78 m

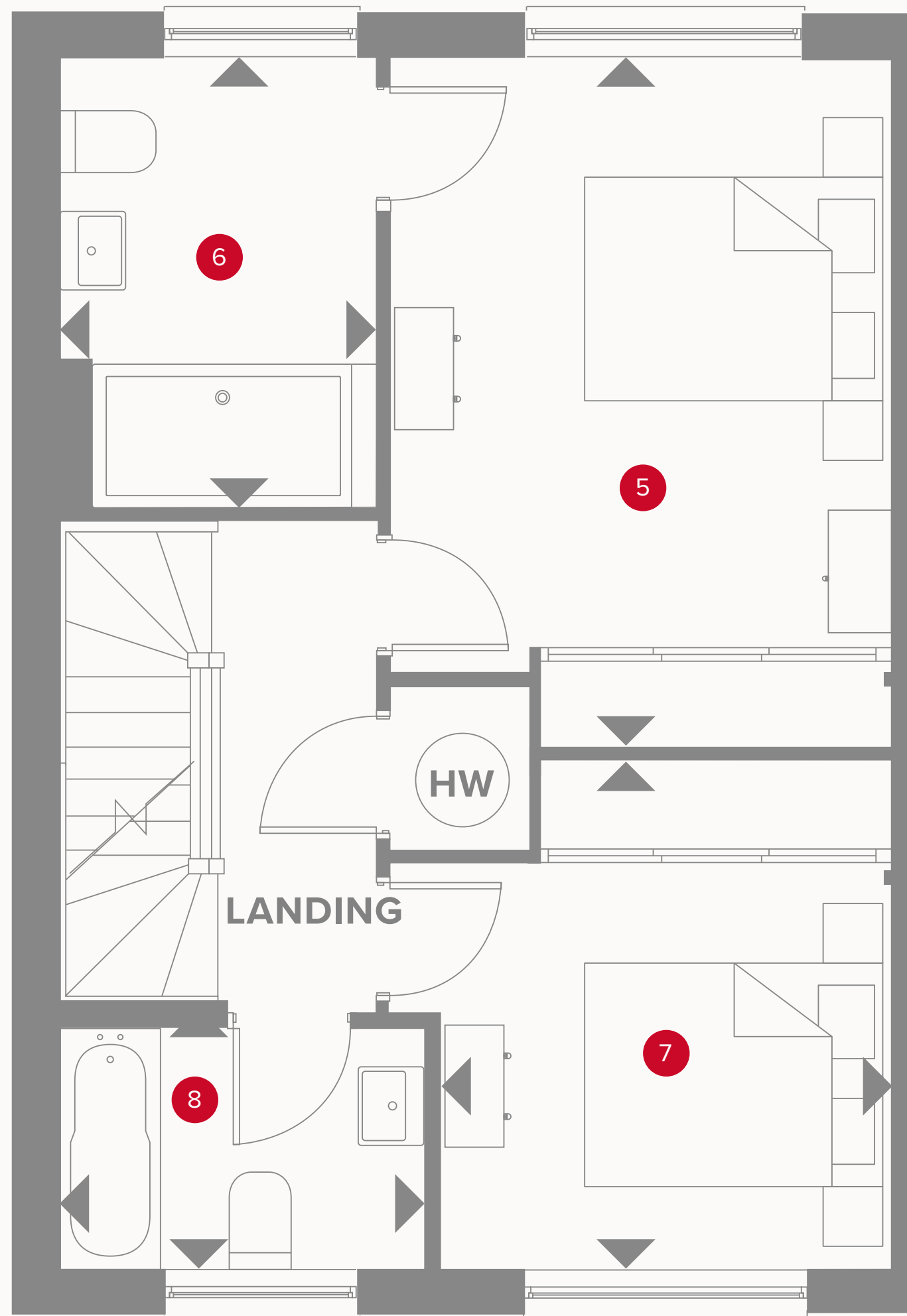


## KEY

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

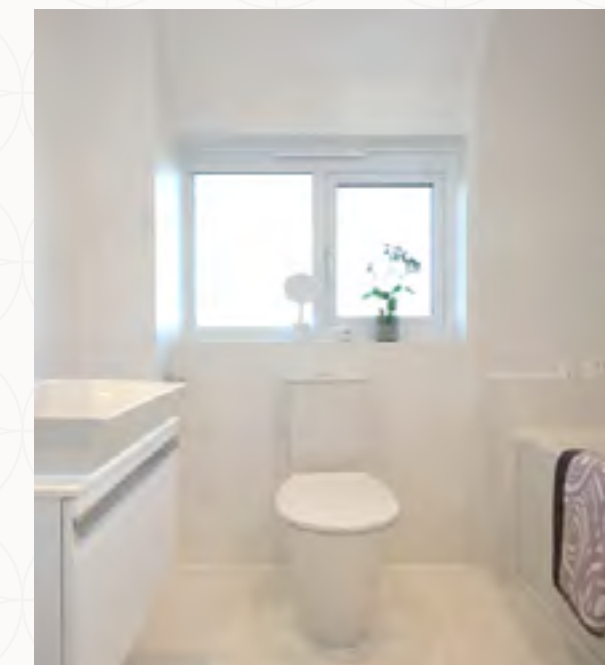
-  Dimensions start
- ST** Storage cupboard
- DW** Dish washer space





# THE LINCOLN FIRST FLOOR

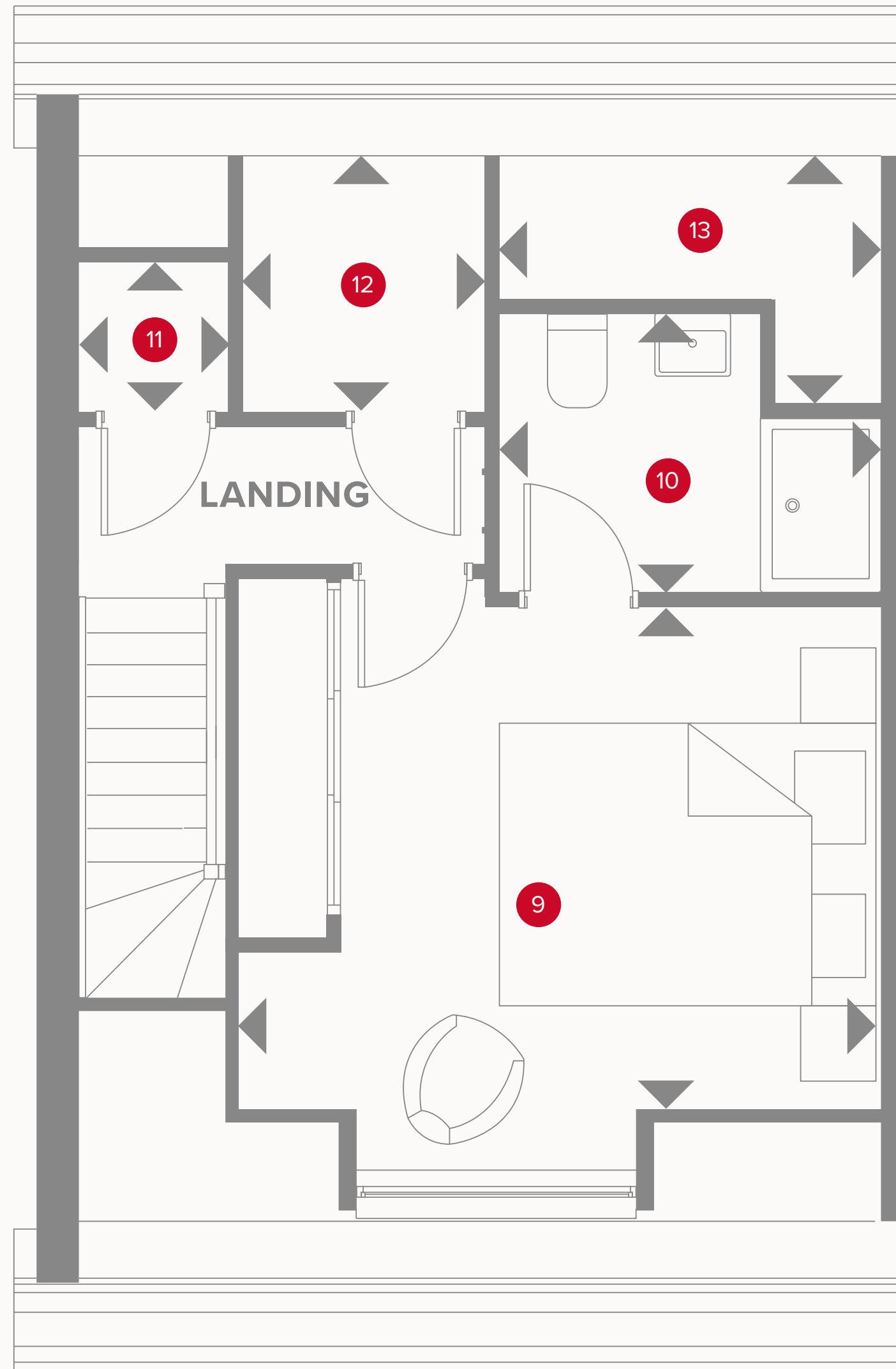
5	Bedroom 1	14'10" x 10'11"	4.51 x 3.33 m
6	En-suite 1	9'7" x 6'8"	2.97 x 2.08 m
7	Bedroom 3	11'5" x 9'10"	3.48 x 3.00 m
8	Bathroom	7'9" x 5'5"	2.41 x 1.70 m



## KEY

- ◀ Dimensions start
- HW Hot Water





# THE LINCOLN SECOND FLOOR

9	Bedroom 2	12'2" x 11'4"	3.72 x 3.46 m
10	Ensuite 2	8'8" x 6'4"	2.64 x 1.93 m
11	Boiler	3'5" x 3'5"	1.04 x 1.03 m
12	Store	5'7" x 5'6"	1.71 x 1.67 m
13	Roof Access	8'8" x 5'8"	2.64 x 1.72 m



## KEY

◀ Dimensions start



Customers should note this illustration is an example of the Lincoln 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.







# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles from Symphony. Please see Sales Consultant for further details.

### General

Kitchens to include smooth door closers and plastic cutlery tray.

### Work Surfaces

Square Edged worktops. Refer to My Redrow for choices.

### Upstand

Matching above worktops, with stainless steel splash-back behind Hob.

### Sink

Stainless steel 1 and a 1/2 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with Regent chrome mixer tap (in housetypes over 1600sqft).

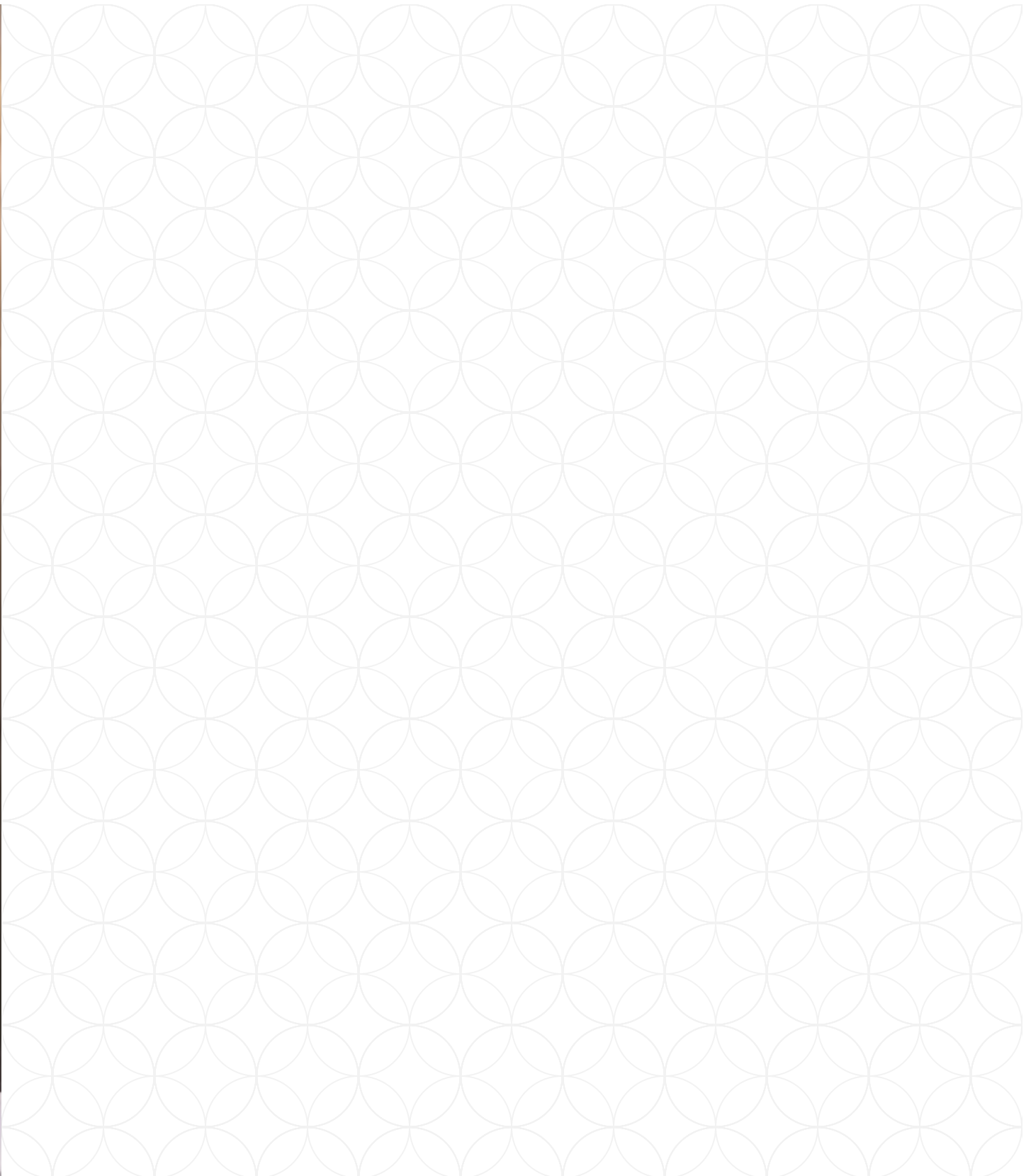
### Utility (Where applicable)

Cupboards and worktop to match kitchen. Stainless steel single bowl with mixer tap.

### Appliances

- AEG 60cm Ceramic Hob (in housetypes up to 1600sqft)
- AEG 90cm Ceramic Hob (in housetypes over 1600sqft)
- AEG Double Oven
- Electrolux 60cm Chimney extract (in housetypes up to 1600sqft)
- Electrolux 90cm Chimney extract (in housetypes over 1600sqft)
- Zanussi Integrated fridge/freezer 50/50 (in housetypes up to 1600 sqft)
- 2 x Zanussi Integrated Fridge/freezer 50/50 (in housetypes over 1600 sq ft)





## INTERIOR

**Walls**  
Crown White paint finish.

**Internal Doors**  
Cambridge internal moulded door.

**Ceilings**  
Crown White paint finish.

**Central Heating**  
Full gas central heating with energy efficient wall mounted boiler in all houses, except where not available, a combi-boiler will be fitted.

**Radiators**  
Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

**Wardrobes**  
Hammonds wardrobes to all Bedrooms are available as an optional upgrade – refer to My Redrow.

**Phone Point**  
Phone Point finishes to match electrical accessories in rooms.

**TV Point**  
TV Point finishes to match electrical accessories in rooms.

**Electrical Sockets & Switch Plates**  
GET Ultimate low profile white electrical switch and socket plates together with GET pendant and batten lighting points. Please refer to house drawings for all location details.



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



## BATHROOM, CLOAKROOM & EN SUITES

### Sanitaryware

Ideal Standard in White finish.

### WC

Connect Air CC BTW Pan with access point,  
Connect Air Cistern with dual flush valve,  
and Connect Air Seat.

Soft close seats can be fitted as an upgrade.

### Bath

Tempo Arc Bath 700 wide by 1700mm long, with slotted  
click plug style waste.

### Bath Panel

Meridian Isocore 170cm front bath panel.  
Shower over Bath Sottini Tesino 1TH bath filler.  
Blender valve to be fitted on supply.

### Shower

Shower valve & screen to be provided above the bath  
except when there is a separate shower enclosure within  
the bathroom.

### Low Profile Tray

Acrylic capped low profile shower tray with concealed  
waste and upstands to all four sides.

### Shower Screen

Polished Chrome effect finish shower door.

### Wall Tiles

Bathroom – full-height tiling around bath, if bath does not  
have a shower then half height tiling only. Cloakroom –  
one tile high splash-back to basin.

### Bathroom & En-suite Basin

Connect Air 55cm with 1 tap hole, semi pedestal fitted  
with Ceraplan basin mixer. Slotted basin waste click plug.

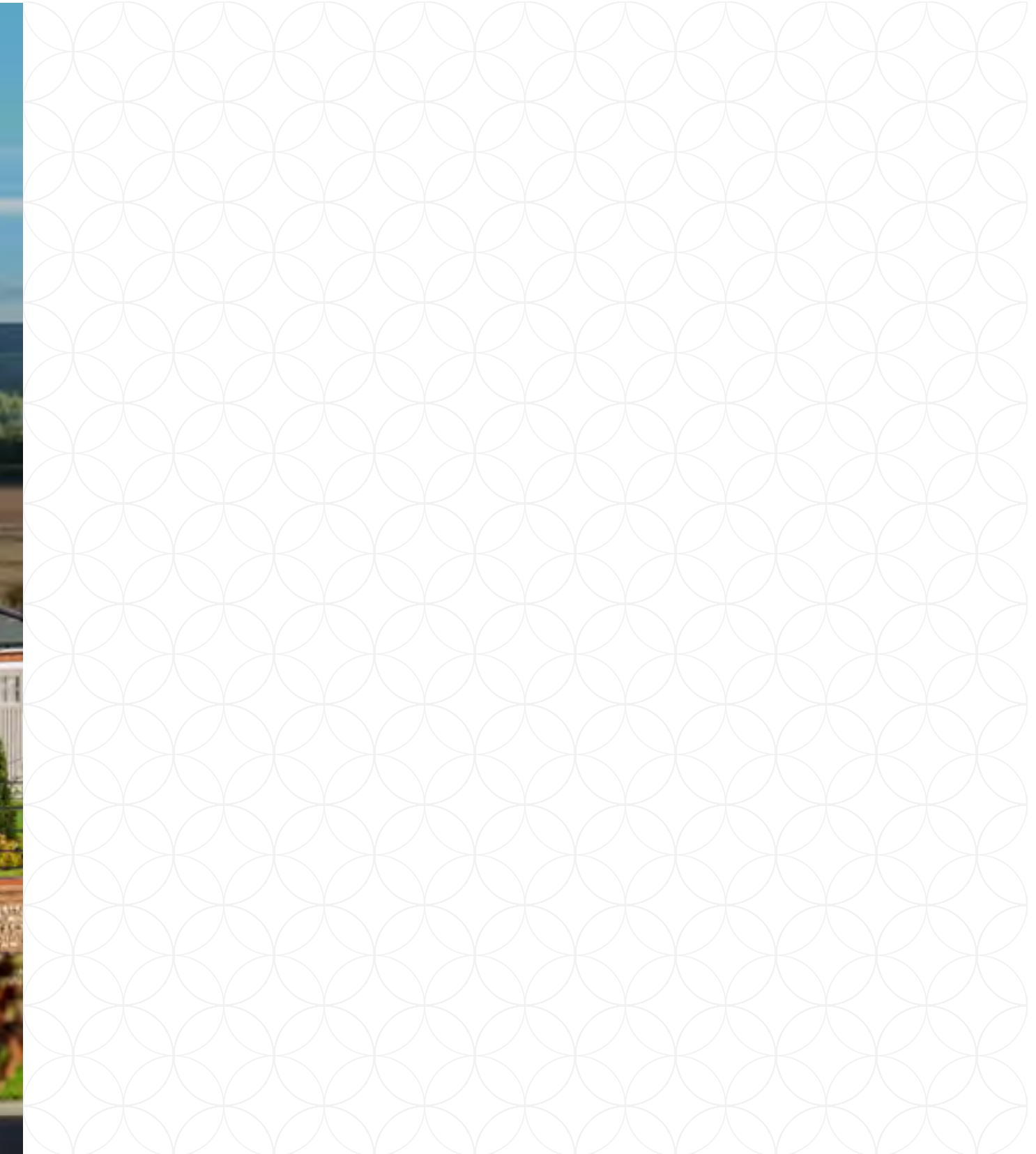
### Cloakroom Basin

Connect Air 40cm basin with 1 tap hole (please refer  
to drawing to confirm basin design). Fitted with  
Ceraplan Mixer. Slotted basin waste click plug.

### Towel Rail

'Curved style' wet-feed towel  
warmer in Chrome finish to be installed  
in Bathrooms and En-suites.





## EXTERIOR

### Fascia & Soffit

15mm Swish Vanquish uPVC fascia and vented soffit board, in white profile.

### Rainwater System

Rainwater half-round gutters and downpipes in black finish.

### Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows. White handles to match windows & doors.

### External Doors

GRP primed door with patterned glass. Finished in solid colour externally and white finish internally. Frame to be uPVC.

### Rear door

Steel door with patterned glass, finished internally and externally in white. Frame to be uPVC.

### External Lights

Front lamp provided as standard position as indicated on plot specific drawings. Rear Lights are available to houses as an optional upgrade – refer to My Redrow.

### Front

Turf to front garden with planting where applicable, refer to landscaping layout for details.

### Rear

Gardens topsoil in accord with NHBC requirements.

### Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Integral garages to receive double socket point and lighting pendant as standard. Garage doors to be Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

### Door Bell

Black bell push with transformer.

### Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home.

We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.





# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.







# LAVANT VIEW



Off Pinewood Way, Chichester, West Sussex PO19 6EJ

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