

HERITAGE

- REDROW -

# ORCHIDS COURT

WARFIELD





# WELCOME TO ORCHIDS COURT



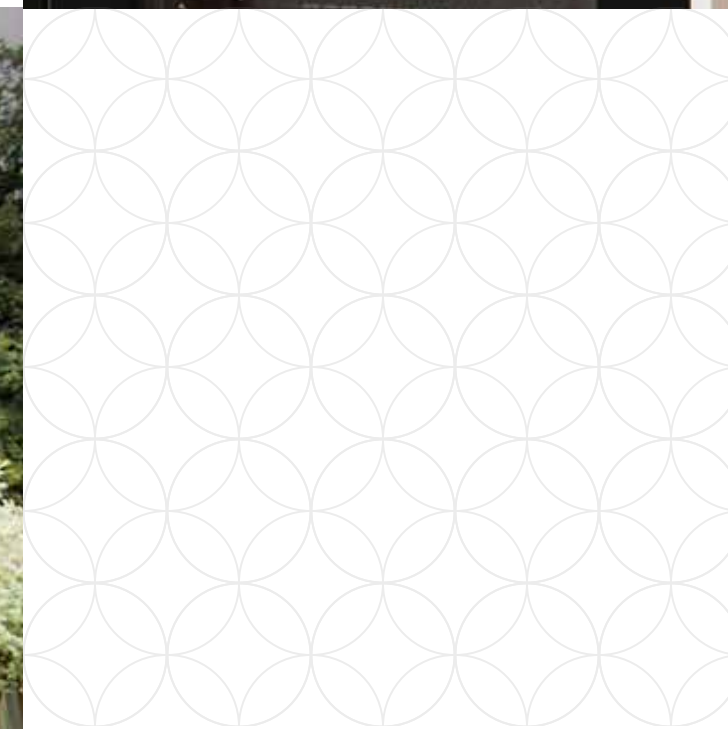
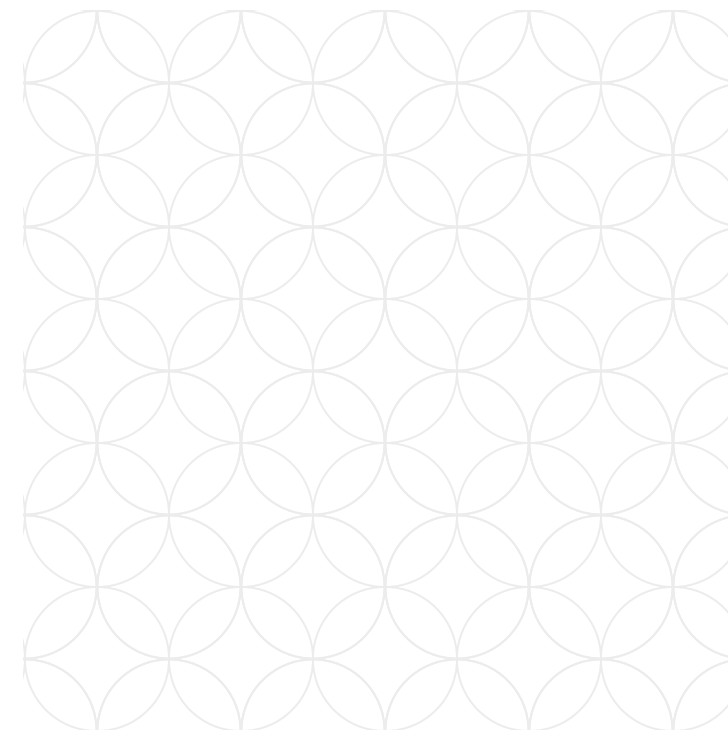
## A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES IN THE CHARMING VILLAGE OF WARFIELD

Situated in a stunning, tree-lined village blessed with amenities of all kinds, but with one of Berkshire's most vibrant and fastest developing towns on your doorstep, Orchids Court offers contemporary living of a very special kind. And that's just the surroundings. On the inside there is so much to enjoy and admire too, with these stylish houses blending the elegance of the Arts and Crafts movement of the 19th century, but with the contemporary touches expected of homes befitting modern lifestyles.



# 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.

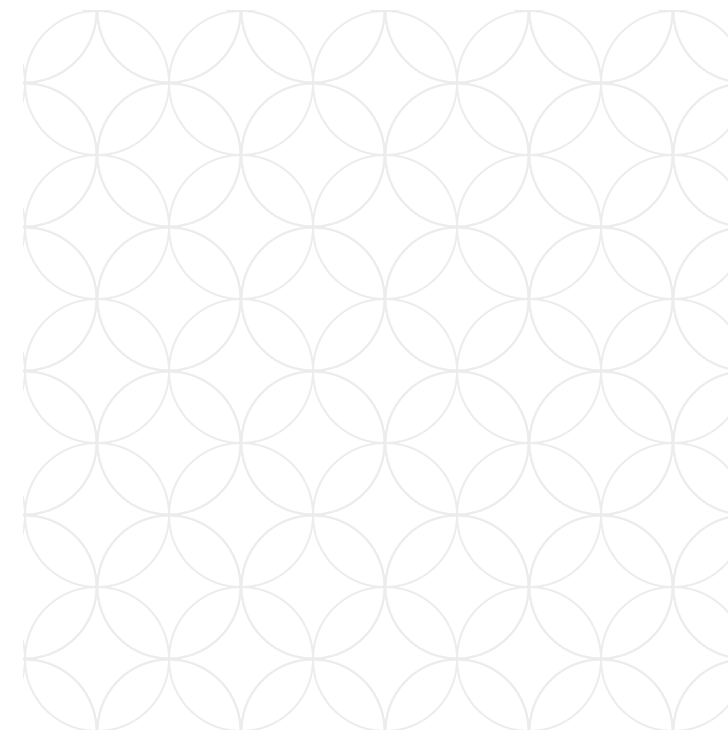


# BETTER BY DESIGN

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

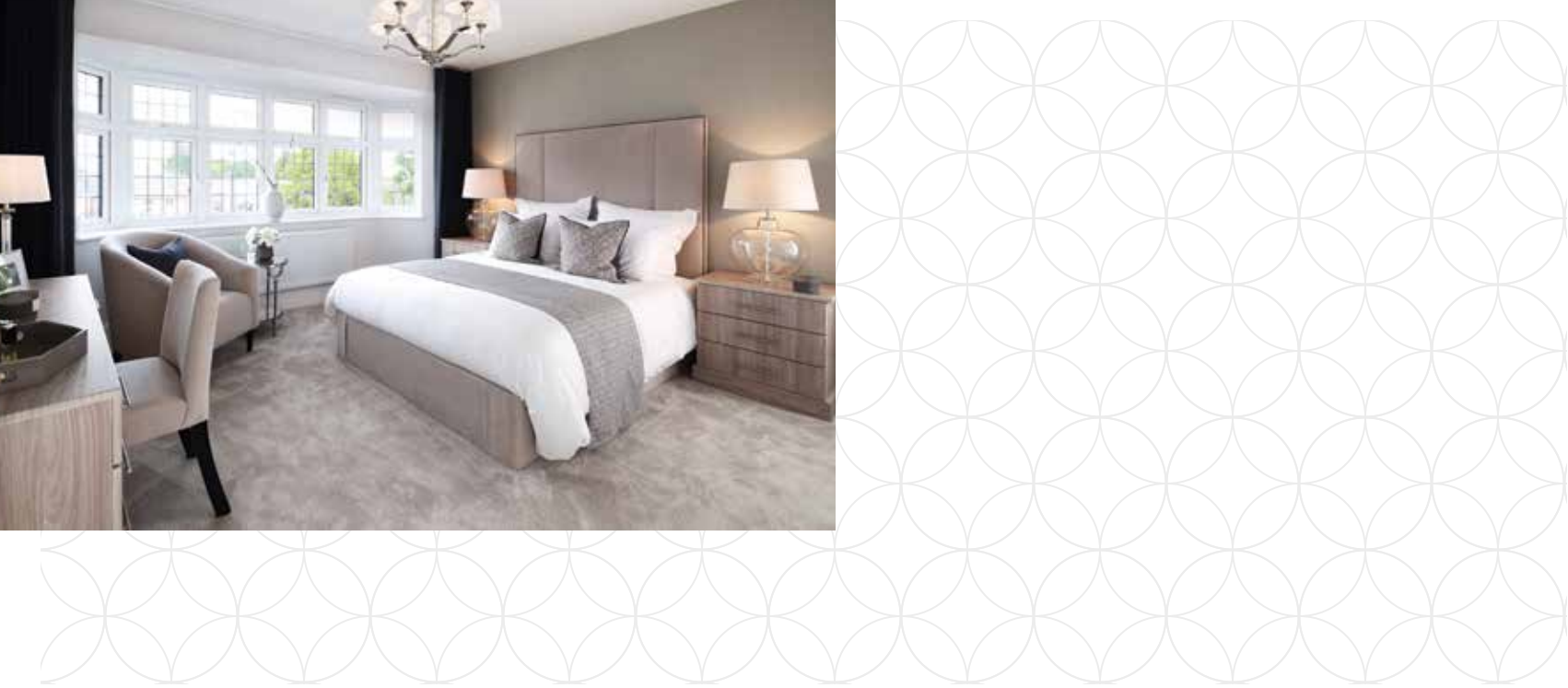
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# 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 around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





## ENJOY THE AREA

Whatever kind of shopping you're looking to do, at Orchids Court you'll be covered. There's a Tesco superstore just four minutes away by road, or for an especially upmarket shop, there's a Waitrose located a similar drive time from home. Binfield Post Office and the Balfron Practice doctor's surgery and pharmacy, meanwhile, are both around five minutes away in the car. For a richer and more all-encompassing retail experience, the Lexicon shopping centre is just a six minute journey by road and offers a huge choice of household names and independent retailers, with an excellent choice of cafes and restaurants too. Similarly, the Peel Centre also offers a wide choice of shops and a good selection of eateries.

For eating and drinking out, options are plentiful. The Yorkshire Rose pub is less than a 10 minute walk from home and offers a bar and fine dining restaurant with a large garden and a variety of Mediterranean dishes taking pride of place on the menu, alongside others offering the very best of British. A satisfying selection of hearty pub grub is also on the menu at the Plough and Harrow, around the same walking time and with a regular pizza night too. For restaurant eating, there is much to enjoy, whether you like a hot curry (with the Spice Lounge Indian restaurant just a five minute walk away), the best of barbecue, US style (at Blue's Smokehouse Bracknell in the town centre) or truly mouth-watering Mexican flavours at Burrito & Tequila, also located in the heart of town.



## ENJOY AN ACTIVE LIFESTYLE

Fun, fitness and activity are in good supply in the area surrounding Orchids Court, whether you're of an outdoorsy, or more indoorsy, persuasion. Bracknell Leisure Centre is around a 10 minute drive from home and has a fully-equipped gym, 25 metre competition and teaching pools, group fitness studio and two large sports halls set up for a variety of sports. Coral Reef Waterworld, meanwhile, is around 12 minutes away by road and has water slides, an erupting volcano and pirate ship for youngsters.

Golfers can enjoy a relaxing round at Lavender Park Golf Centre, Mill Ride Golf and Country Club or Bird Hills Golf Centre, with all three situated within a 15 minute drive of home. Enthusiasts of any particular sport should also have little trouble in finding a club that will cater for their interests, with everything from football, rugby and cricket to baseball, bowls and athletics represented in the surrounding area.

Film fans can catch the latest blockbusters at the Cineworld and Odeon in the town centre, while the South Hill Park Arts Centre, around 11 minutes away by road, offers a varied programme of cinema, exhibitions and live performing arts.

For relaxing days out, Windsor Castle and Great Park are just a 20 minute drive away and offer a fascinating visitor experience, with plenty of green open space to explore and enjoy in the scenic Great Park.

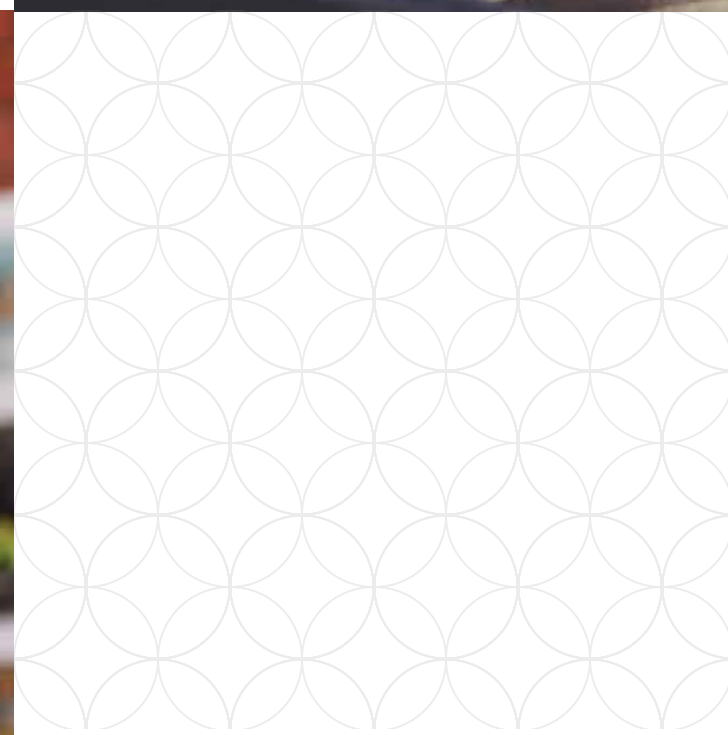
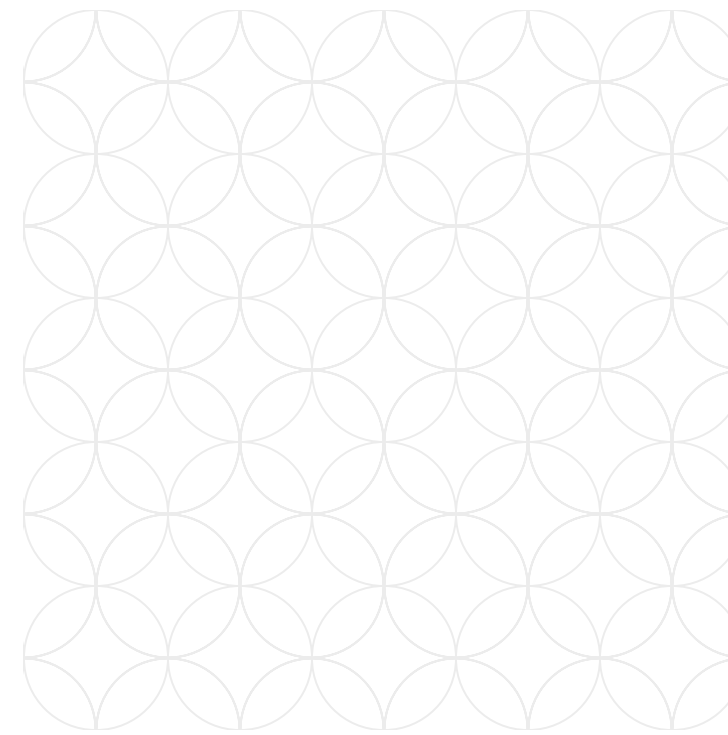


# OPPORTUNITIES FOR LEARNING

There is an excellent selection of schools for children at all stages of their educational journeys in the surrounding area. Warfield Primary School is located opposite the development and is rated 'Good' by Ofsted, while Sandy Lane Primary School is around a three minute drive and has the same rating.

For older students, Garth Hill College is around a three minute drive, caters for youngsters aged from 11 to 18 and is also rated 'Good'. King's Academy in neighbouring Binfield, meanwhile, offers the complete educational journey for pupils, from the age of three up to 19.

Berkshire also hosts a range of private schools all within a 10 - 15 minute drive from Orchids Court. Lambrook is an independent prep school for girls and boys aged 3 - 13 which is set in 52 acres of Berkshire Countryside. LVS Ascot is a day & boarding school for pupils aged between 4 - 18. Papplewick School is day & boarding prep school for boys aged 6 - 13 in Ascot. Lastly, St. George's is a girls day and boarding school also found in Ascot.



# GETTING AROUND

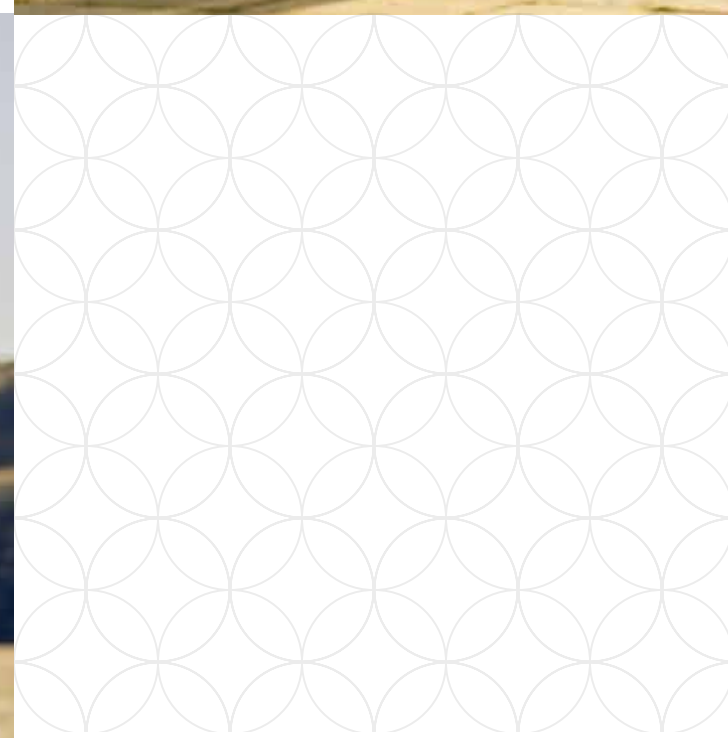
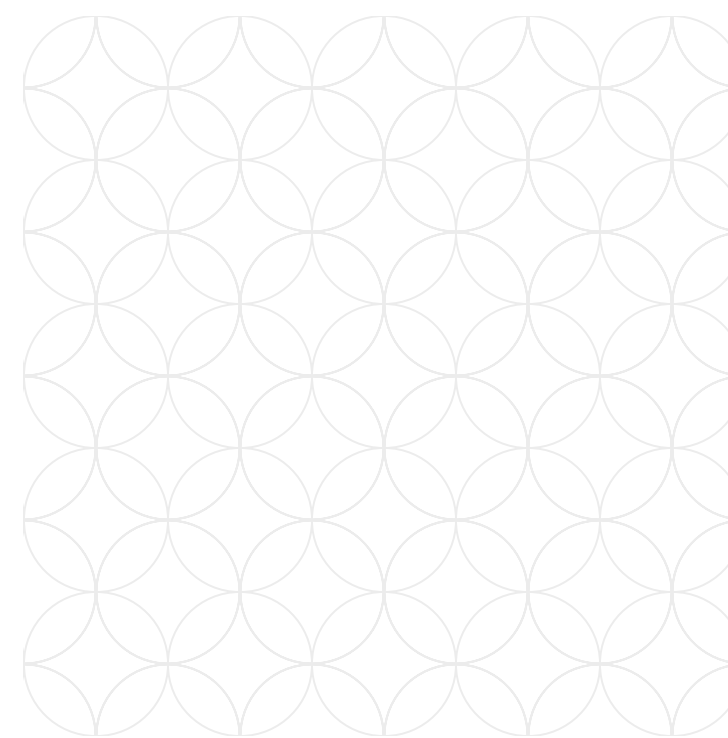
While set in a pretty and tranquil location, Orchids Court offers enviable transport and travel links, by both road and rail. Junction 10 of the M4 motorway is less than 15 minutes away for onward journeys to Reading (30 minutes), Oxford (1 hour, via the A34) and Central London (1 hour and 14 minutes). Winchester (56 minutes) and Southampton (1 hour and 12 minutes) are reachable via the M3 motorway, also just a short distance away.

For rail travel, Bracknell station is just a 5 minute drive and offers services to Wokingham (7 minutes), Reading (20 minutes) and London Waterloo (1 hour and 7 minutes).

Those looking to travel by air can reach London Heathrow Airport in around 31 minutes and London Gatwick in around 58 minutes, with both offering flights around the globe.

# WE PUT MORE IN

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





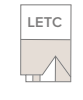











# SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard

# EXPLORE ORCHIDS COURT



## KEY

	<b>FAIRFORD</b> 2 BEDROOM BUNGALOW		<b>CANTERBURY</b> 4 BEDROOM DETACHED HOME
	<b>LETCWORTH</b> 3 BEDROOM SEMI-DETACHED HOME		<b>SHAFTESBURY</b> 4 BEDROOM DETACHED HOME
	<b>WARWICK</b> 3 BEDROOM DETACHED HOME		<b>HARROGATE</b> 4 BEDROOM DETACHED HOME
	<b>AMBERLEY</b> 3 BEDROOM DETACHED HOME		<b>HENLEY</b> 4 BEDROOM DETACHED HOME
	<b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
	<b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>HIGHGATE 5</b> 5 BEDROOM DETACHED HOME
	<b>STRATFORD</b> 4 BEDROOM DETACHED HOME		<b>AFFORDABLE HOUSING</b>

### Affordable Housing:

Apartments - 39, 40, 41, 42 & 43  
Spey - 34 & 35  
Tweed - 36  
Dart - 37

V - Visitor Parking

BCP - Bin Collection Point

■ - Air Source Heat Pumps

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.

Please note: Our homes that do not have integral garages on this development will have carports.





**HERITAGE**

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# THE FAIRFORD

TWO BEDROOM DETACHED HOME

 **REDROW**

# THE FAIRFORD

## GROUND FLOOR

1	Kitchen	11'2" x 11'2"	3.40 x 3.40 m
2	Dining	10'2" x 11'2"	3.11 x 3.40 m
3	Lounge	13'11" x 14'8"	4.24 x 4.48 m
4	Bedroom 1	11'8" x 13'6"	3.56 x 4.11 m
5	En-suite	9'6" x 3'4"	2.89 x 1.02 m
6	Bedroom 2	8'5" x 9'10"	2.57 x 2.99 m
7	Bathroom	5'7" x 7'2"	1.71 x 2.19 m
8	Garage	10'4" x 19'1"	3.16 x 5.83 m



GROUND FLOOR



16.03.2023

Customers should note this illustration is an example of the Fairford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EG\_FAIR\_BM.2

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

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





**HERITAGE**

- REDROW -

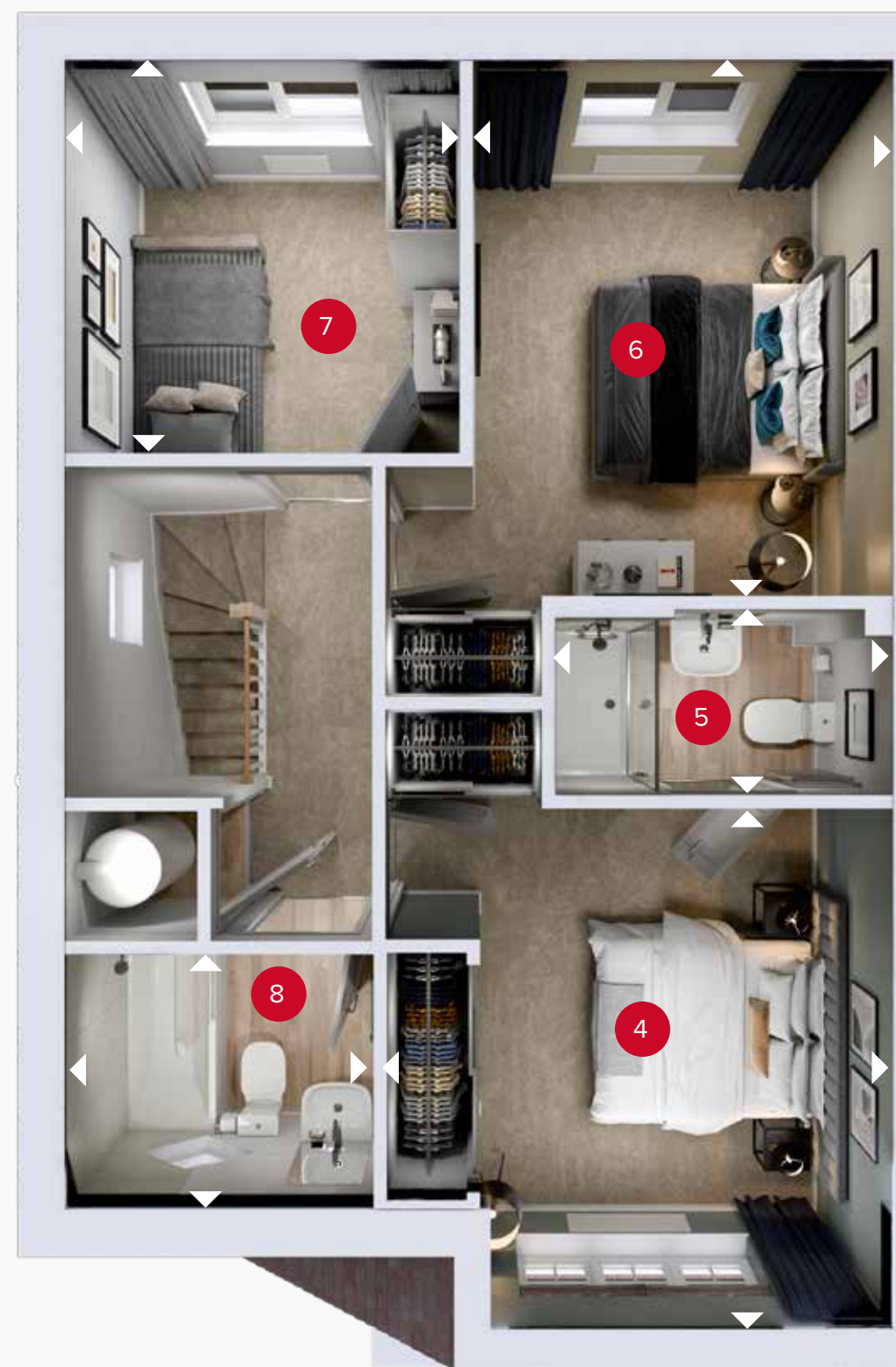
# THE LETCHWORTH

THREE BEDROOM DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE LETCHWORTH

## GROUND FLOOR

1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	11'0" x 16'1"	3.35 x 4.89 m
3	Cloaks	2'11" x 6'5"	0.90 x 1.94 m

## FIRST FLOOR

4	Bedroom 1	11'1" x 11'5"	3.38 x 3.47 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	9'3" x 11'10"	2.81 x 3.62 m
7	Bedroom 3	8'7" x 8'8"	2.61 x 2.64 m
8	Bathroom	6'8" x 5'7"	2.03 x 1.71 m



05.02.2024

Customers should note this illustration is an example of the Letchworth house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EG\_LETC\_SM.2 Plot 28

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

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





**HERITAGE**

- REDROW -

# THE WARWICK

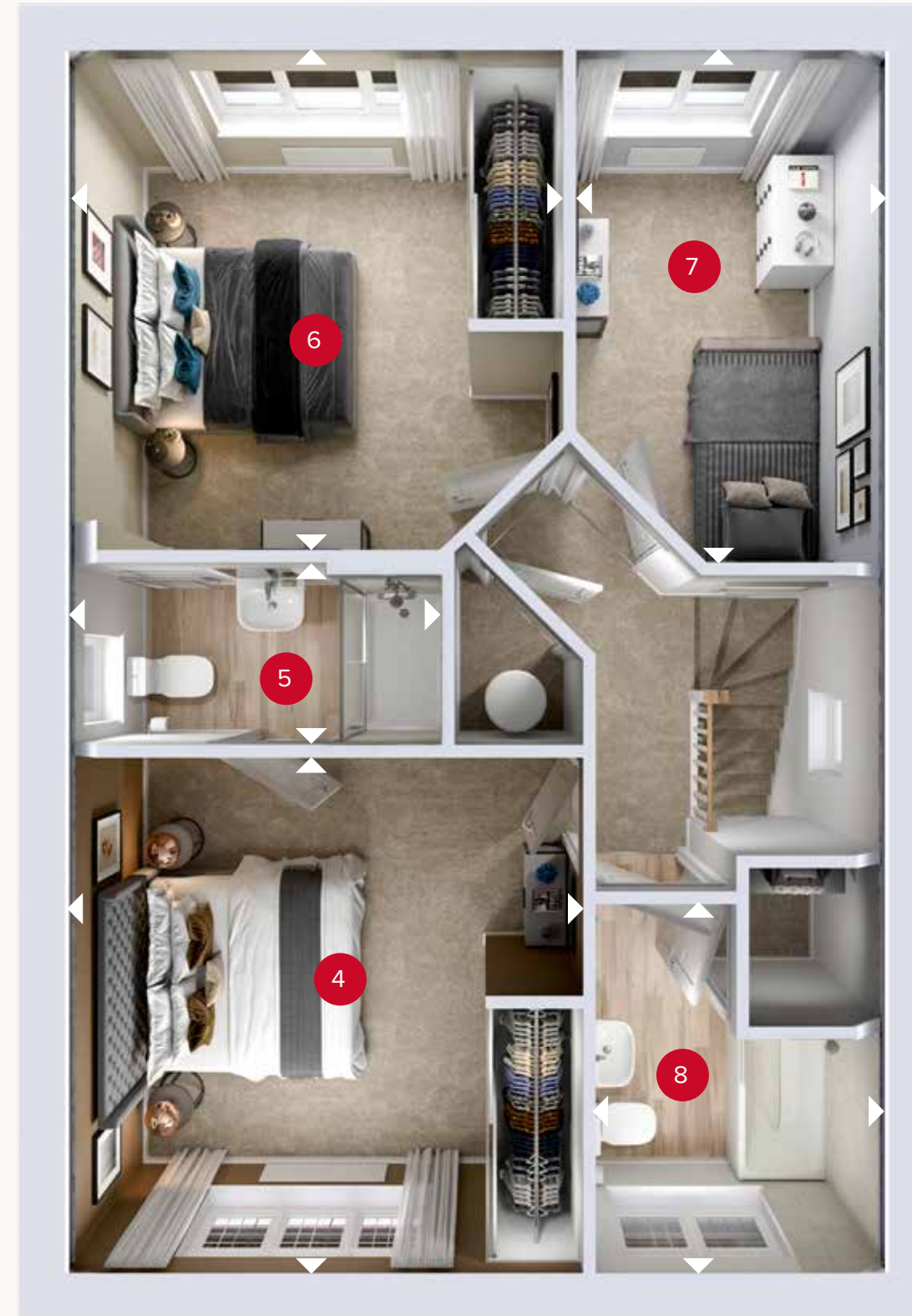
THREE BEDROOM DETACHED HOME







**GROUND FLOOR**



**FIRST FLOOR**

# THE WARWICK

## GROUND FLOOR

1	Lounge	11'6" x 15'7"	3.49 x 4.75 m
2	Kitchen/ Dining	18'9" x 12'3"	5.70 x 3.73 m
3	Cloaks	3'2" x 5'7"	0.98 x 1.70 m

## FIRST FLOOR

4	Bedroom 1	11'8" x 12'0"	3.56 x 3.66 m
5	En-suite	8'3" x 4'2"	2.51 x 1.27 m
6	Bedroom 2	11'3" x 11'6"	3.42 x 3.50 m
7	Bedroom 3	7'2" x 12'4"	2.19 x 3.75 m
8	Bathroom	6'9" x 8'9"	2.05 x 2.66 m



**HERITAGE**

- REDROW -

# THE AMBERLEY

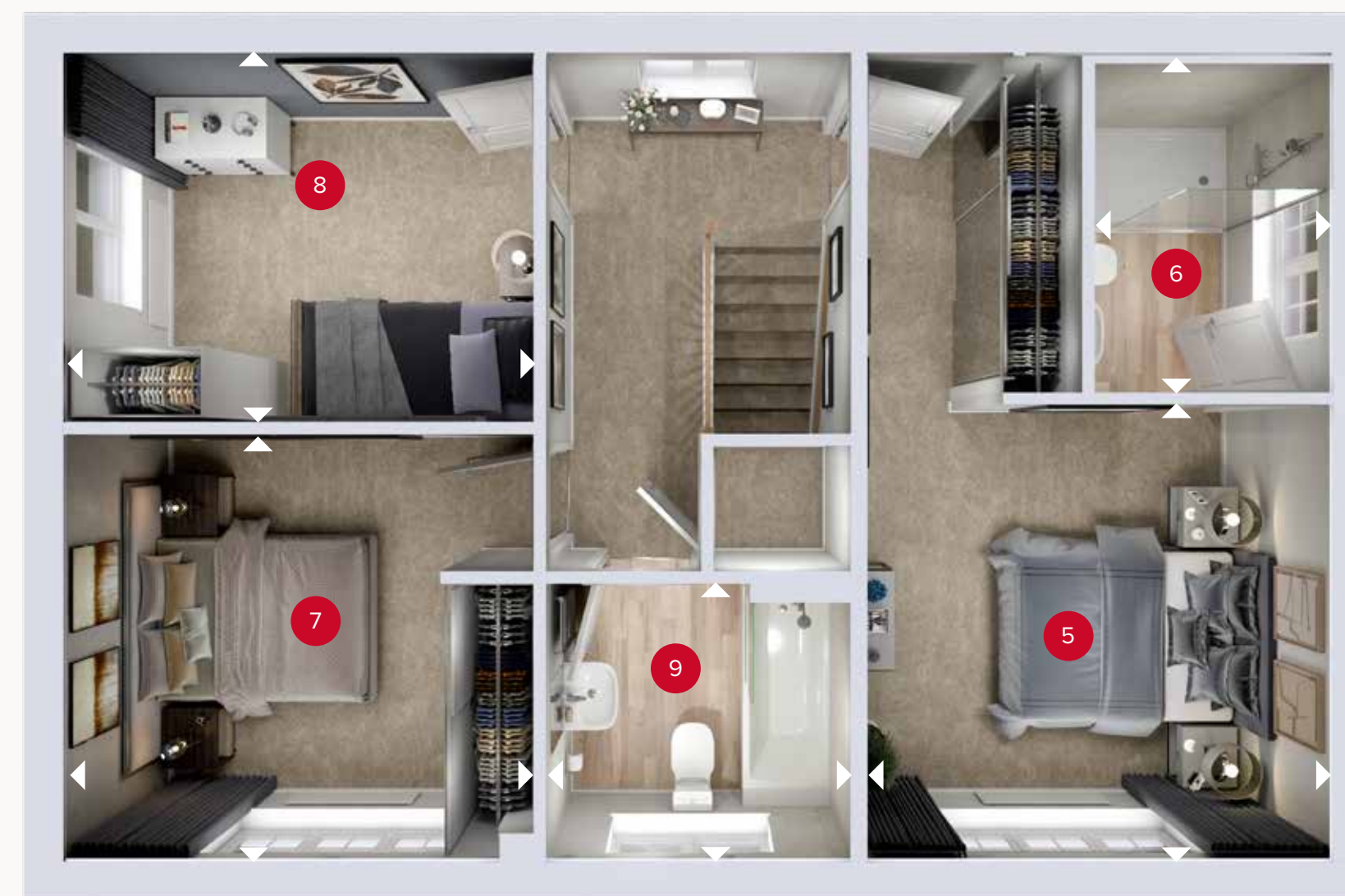
THREE BEDROOM DETACHED HOME

 **REDROW**

# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining	11'1" x 18'9"	3.37 x 5.70 m
2	Lounge	11'3" x 18'9"	3.43 x 5.70 m
3	Utility	6'10" x 6'0"	2.09 x 1.82 m
4	Cloaks	3'7" x 4'11"	1.10 x 1.50 m

## FIRST FLOOR

5	Bedroom 1	11'4" x 10'6"	3.46 x 3.20 m
6	En-suite	5'6" x 7'9"	1.69 x 2.36 m
7	Bedroom 2	11'3" x 9'11"	3.43 x 3.02 m
8	Bedroom 3	11'3" x 8'6"	3.43 x 2.60 m
9	Bathroom	6'10" x 6'5"	2.09 x 1.95 m



20.03.2023

Customers should note this illustration is an example of the Amberley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EG\_AMBY\_DM.2

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

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**

# THE OXFORD LIFESTYLE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining	21'5" x 12'9"	6.53 x 3.88 m
2	Lounge	10'7" x 15'11"	3.23 x 4.85 m
3	Utility	5'10" x 6'7"	1.78 x 2.01 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	9'8" x 19'4"	2.94 x 5.89 m

## FIRST FLOOR

6	Bedroom 1	10'7" x 16'0"	3.23 x 4.87 m
7	Dressing	7'4" x 6'8"	2.24 x 2.03 m
8	En-suite 1	10'7" x 5'11"	3.23 x 1.80 m
9	Bedroom 2	10'8" x 12'7"	3.26 x 3.84 m
10	En-suite 2	5'8" x 7'11"	1.74 x 2.41 m
11	Bedroom 3	9'11" x 11'9"	3.02 x 3.57 m
12	En-suite 3	6'6" x 8'3"	1.98 x 2.51 m



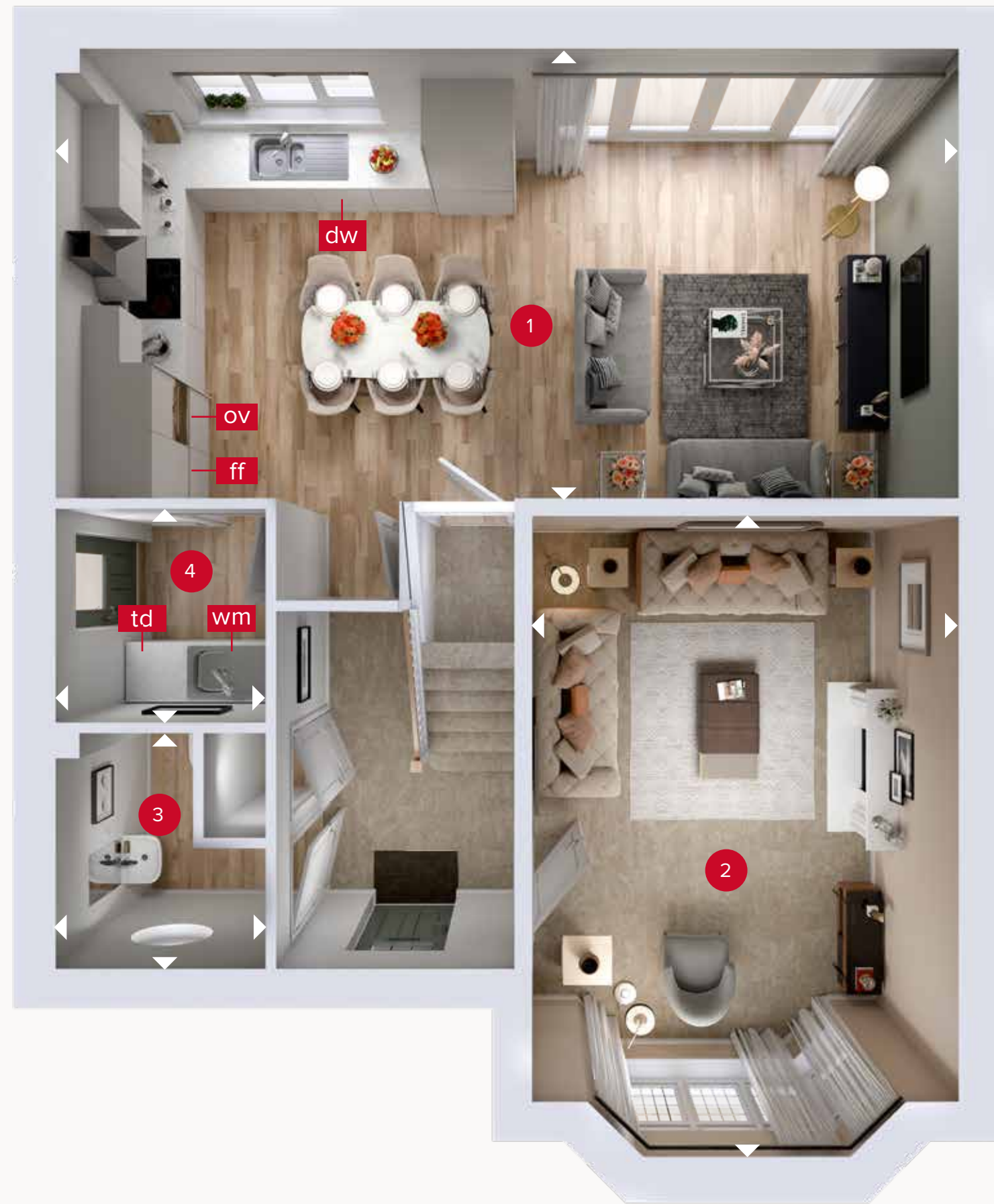
**HERITAGE**

- REDROW -

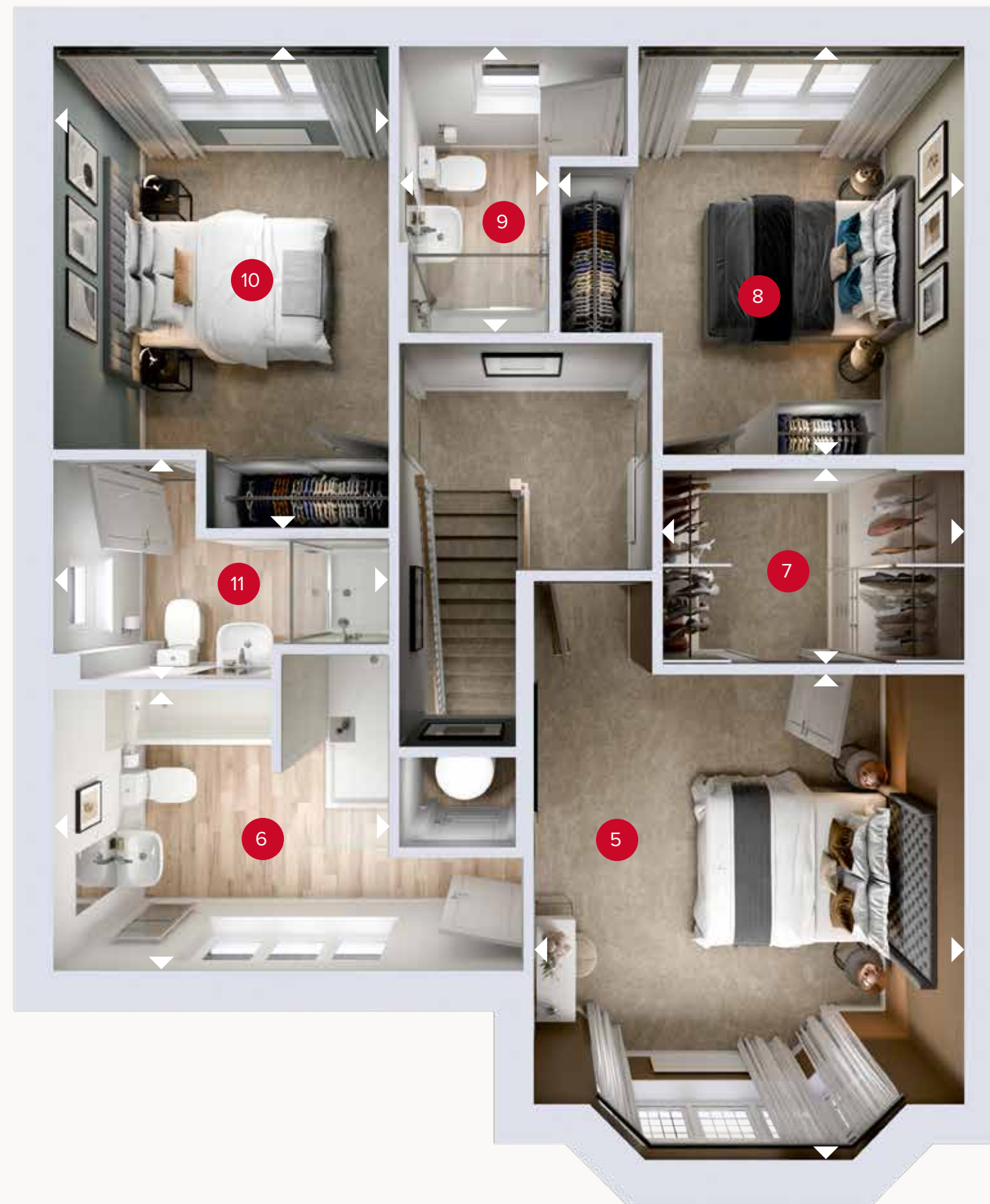
# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE LEAMINGTON LIFESTYLE

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	11'8" x 17'9"	3.57 x 5.42 m
3	Cloaks	5'11" x 6'6"	1.80 x 1.99 m
4	Utility	6'1" x 5'11"	1.85 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	11'8" x 13'5"	3.57 x 4.09 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'0" x 11'5"	3.35 x 3.49 m
9	En-suite 2	4'2" x 8'1"	1.26 x 2.46 m
10	Bedroom 3	9'3" x 13'6"	2.83 x 4.13 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



09.02.2023

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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EG\_LEAMQ\_DM.2

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ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



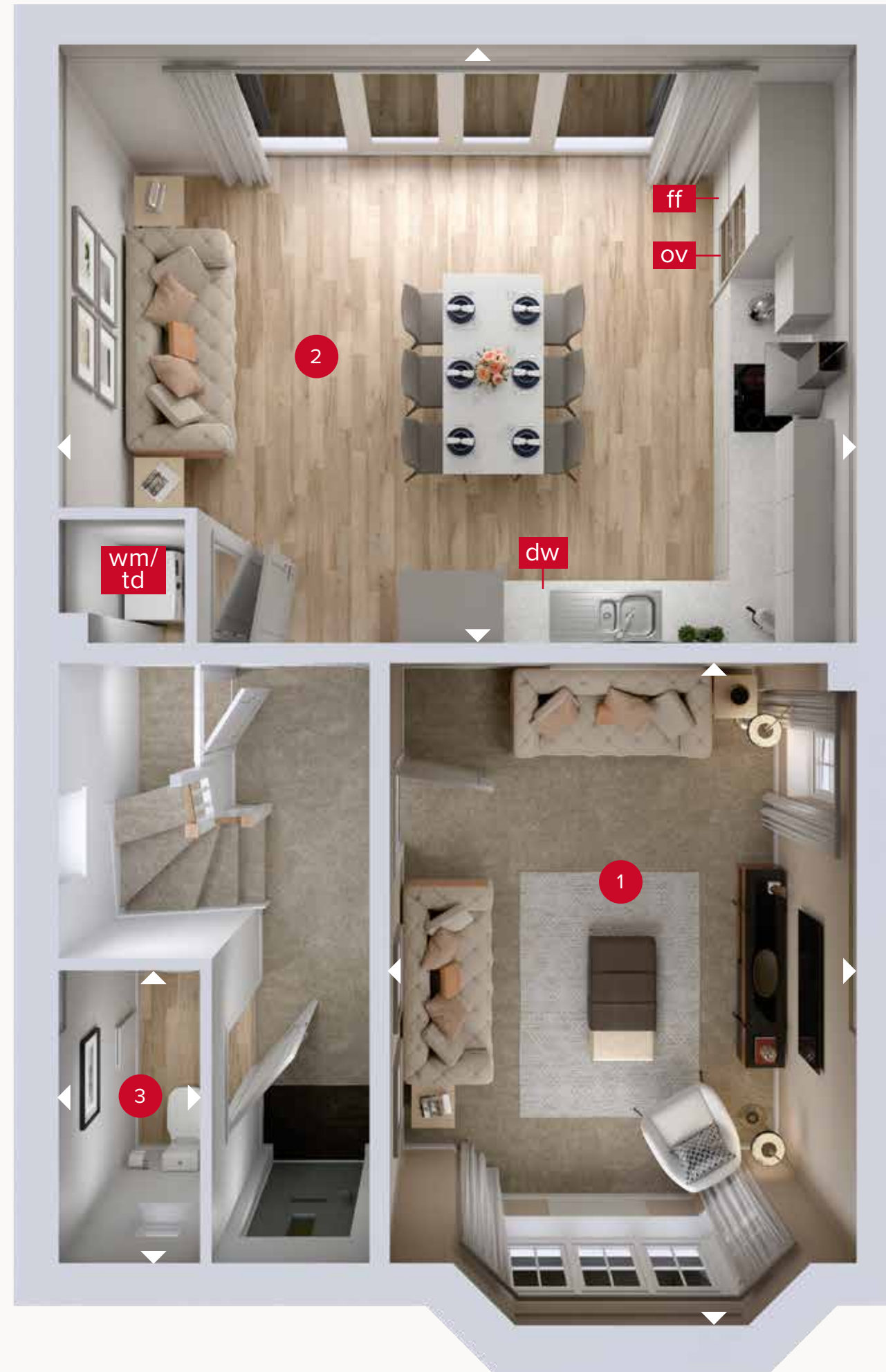
# THE STRATFORD

## GROUND FLOOR

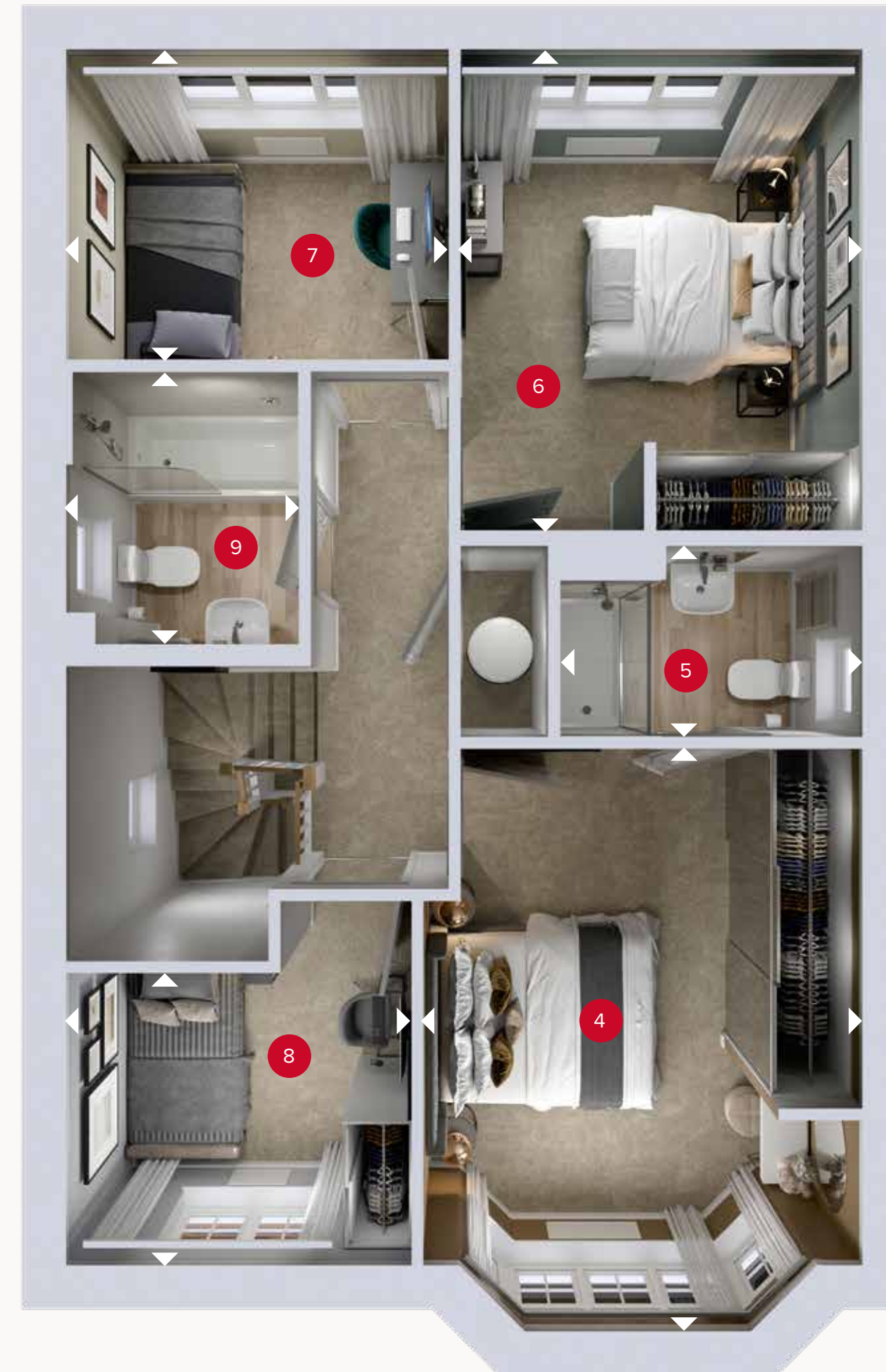
1	Lounge	11'6" x 16'4"	3.51 x 4.97 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	3'6" x 7'3"	1.07 x 2.20 m

## FIRST FLOOR

4	Bedroom 1	10'7" x 14'4"	3.24 x 4.36 m
5	En-suite	7'4" x 4'7"	2.24 x 1.39 m
6	Bedroom 2	9'11" x 12'0"	3.02 x 3.66 m
7	Bedroom 3	9'3" x 7'10"	2.81 x 2.38 m
8	Bedroom 4	7'3" x 8'7"	2.20 x 2.60 m
9	Bathroom	6'9" x 5'9"	2.05 x 1.76 m



GROUND FLOOR



FIRST FLOOR



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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EG\_STRA\_DM.2 Plots 4 & 16

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



**HERITAGE**

- REDROW -

# THE CANTERBURY

FOUR BEDROOM DETACHED HOME

 **REDROW**

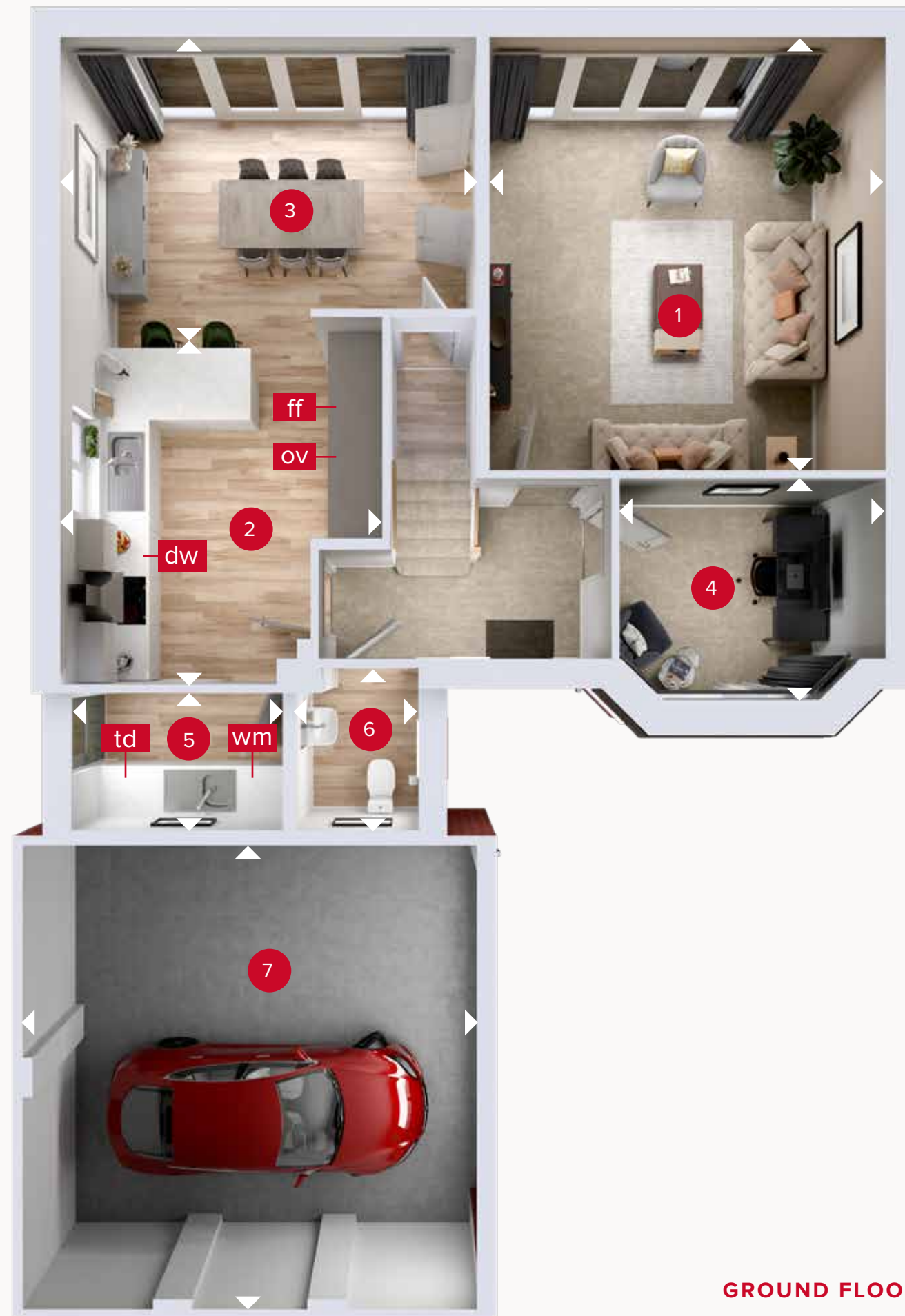
# THE CANTERBURY

## GROUND FLOOR

1 Lounge	14'4" x 15'11"	4.36 x 4.85 m
2 Kitchen	11'8" x 13'2"	3.56 x 3.60 m
3 Dining	15'0" x 10'2"	4.57 x 3.10 m
4 Study	9'8" x 8'1"	2.96 x 2.47 m
5 Utility	7'9" x 5'7"	2.36 x 1.71 m
6 Cloaks	4'7" x 6'2"	1.40 x 1.87 m
7 Garage	17'0" x 17'5"	5.19 x 5.30 m

## FIRST FLOOR

8 Bedroom 1	11'3" x 14'4"	3.43 x 4.41 m
9 En-suite	6'3" x 9'10"	1.91 x 3.00 m
10 Bedroom 2	11'7" x 12'11"	3.54 x 3.94 m
11 Bedroom 3	10'2" x 9'7"	3.11 x 2.91 m
12 Bedroom 4	10'0" x 9'7"	3.04 x 2.91 m
13 Bathroom	8'11" x 6'2"	2.72 x 1.89 m



GROUND FLOOR



FIRST FLOOR



**HERITAGE**

- REDROW -

# THE SHAFTESBURY

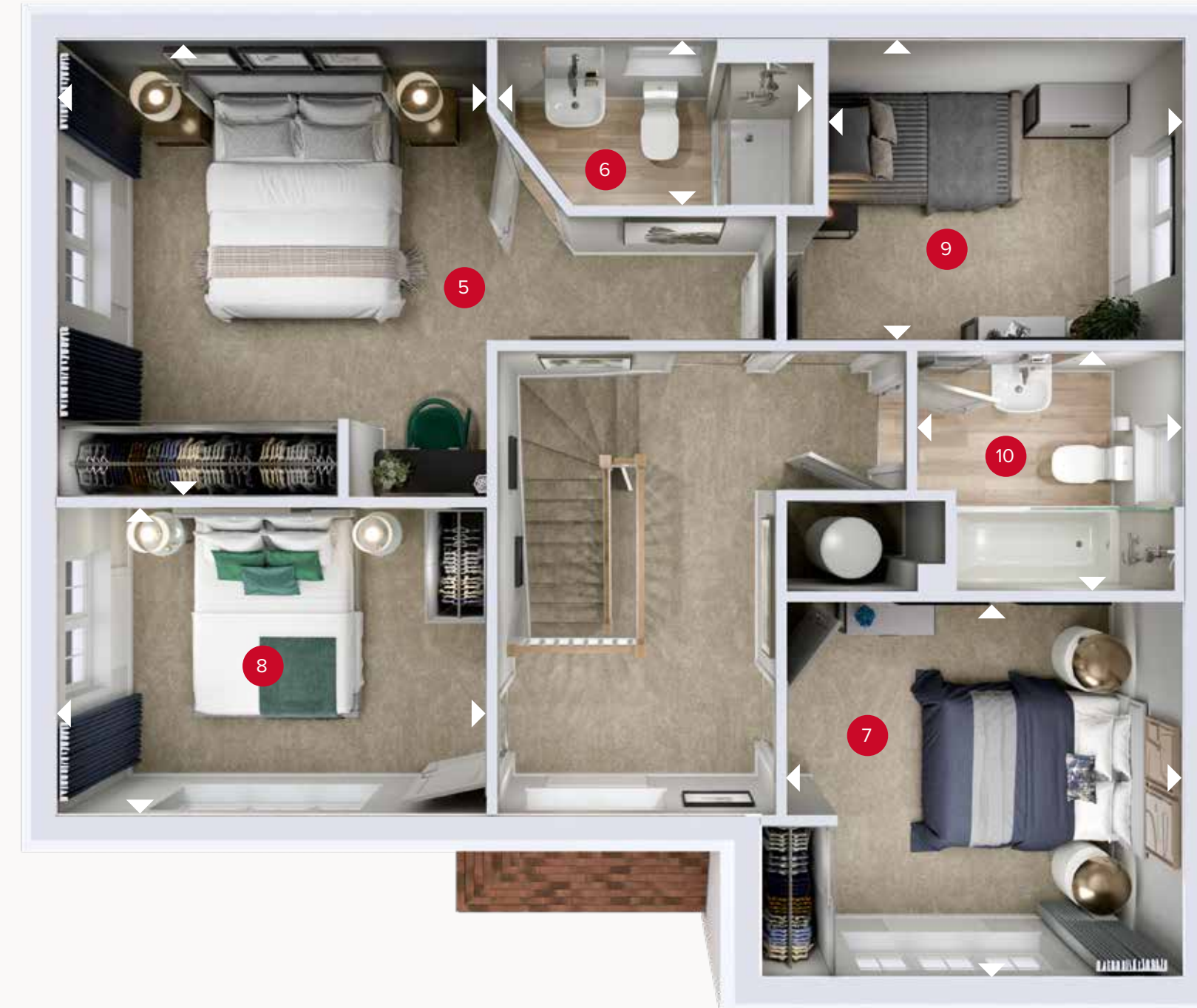
FOUR BEDROOM DETACHED HOME



# THE SHAFTESBURY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining/ Family	11'9" x 25'4"	3.57 x 7.73 m
2	Lounge	11'8" x 20'11"	3.56 x 6.38 m
3	Cloaks	6'6" x 3'4"	1.99 x 0.97 m
4	Utility	6'6" x 5'9"	1.99 x 1.79 m

## FIRST FLOOR

5	Bedroom 1	11'11" x 12'3"	3.62 x 3.74 m
6	En-suite	8'6" x 4'5"	2.58 x 1.35 m
7	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'10" x 8'11"	3.01 x 2.45 m
10	Bathroom	7'5" x 6'9"	2.26 x 2.05 m



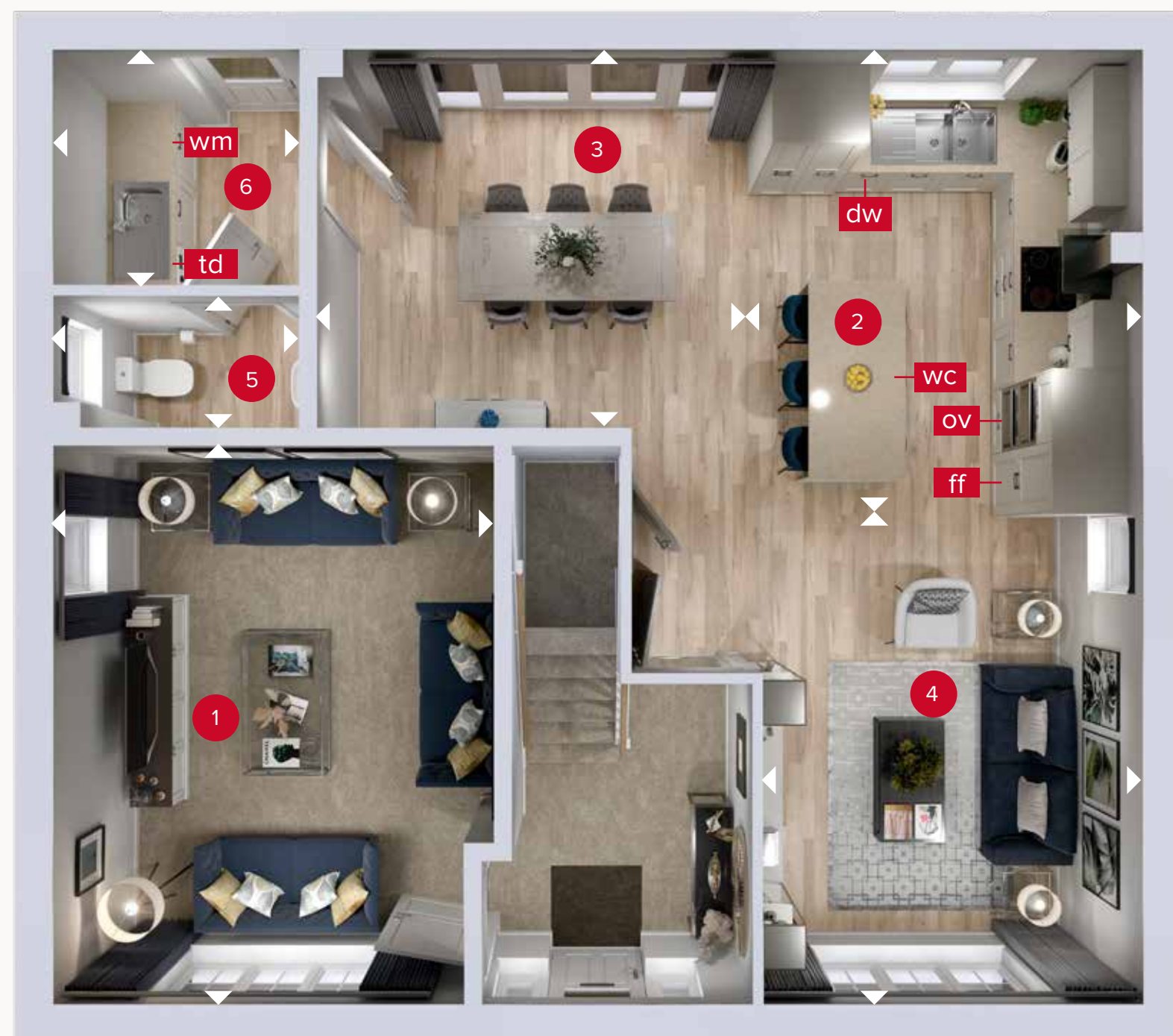
**HERITAGE**

- REDROW -

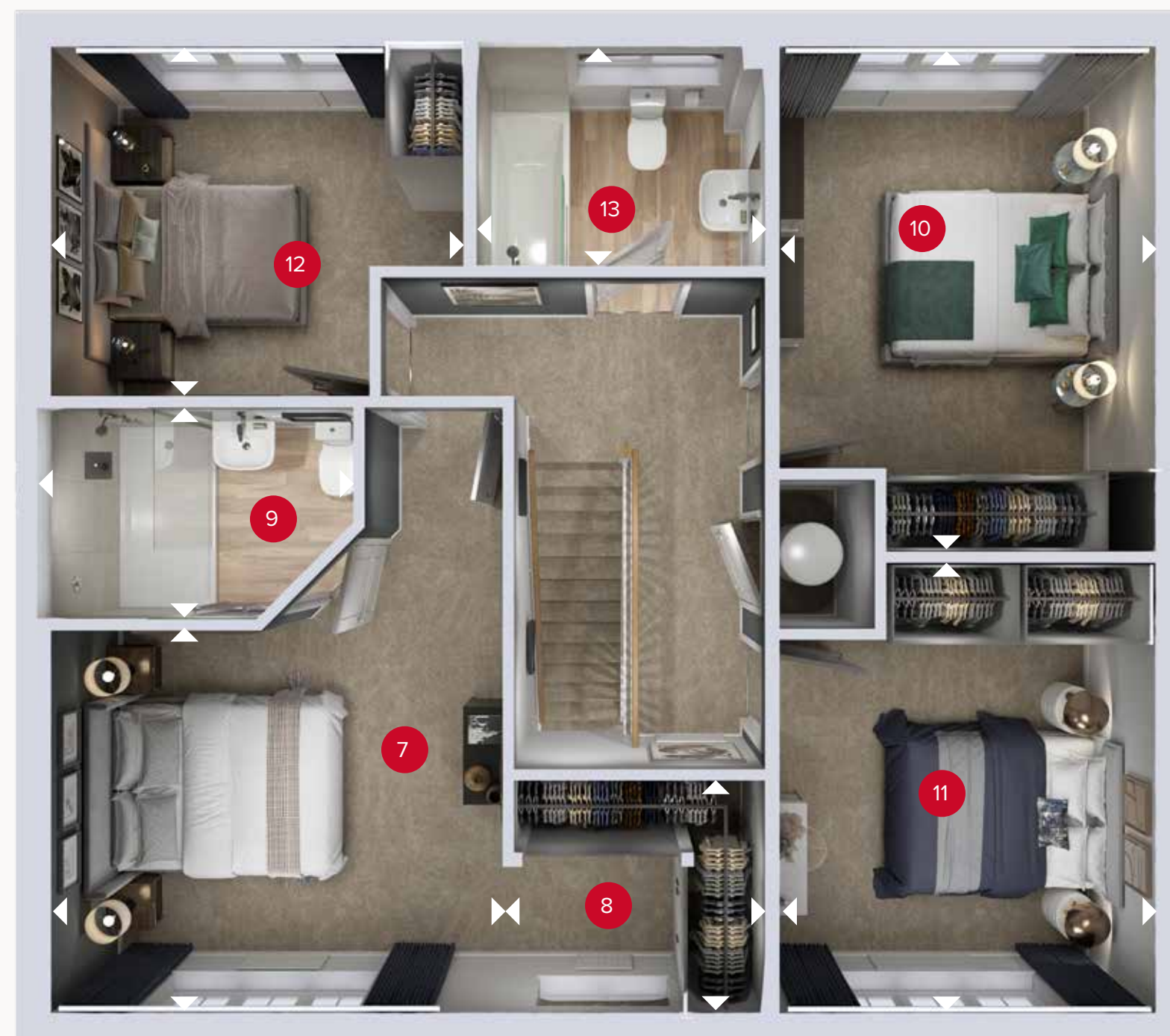
# THE HARROGATE

FOUR BEDROOM DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE HARROGATE

## GROUND FLOOR

1	Lounge	12'0" x 15'4"	4.68 x 4.68 m
2	Kitchen	10'1" x 12'5"	3.09 x 3.79 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	10'1" x 13'8"	3.08 x 4.17 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" x 5'8"	1.94 x 1.73 m

## FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.30 m
8	Dressing	6'10" x 6'5"	2.01 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	10'0" x 13'8"	3.05 x 4.18 m
11	Bedroom 3	10'0" x 12'1"	3.05 x 3.69 m
12	Bedroom 4	11'2" x 9'2"	3.40 x 2.79 m
13	Bathroom	7'7" x 5'9"	2.31 x 1.76 m



Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EG\_HARR\_DM.2 Plots 15, 26 & 27

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

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



**HERITAGE**

- REDROW -

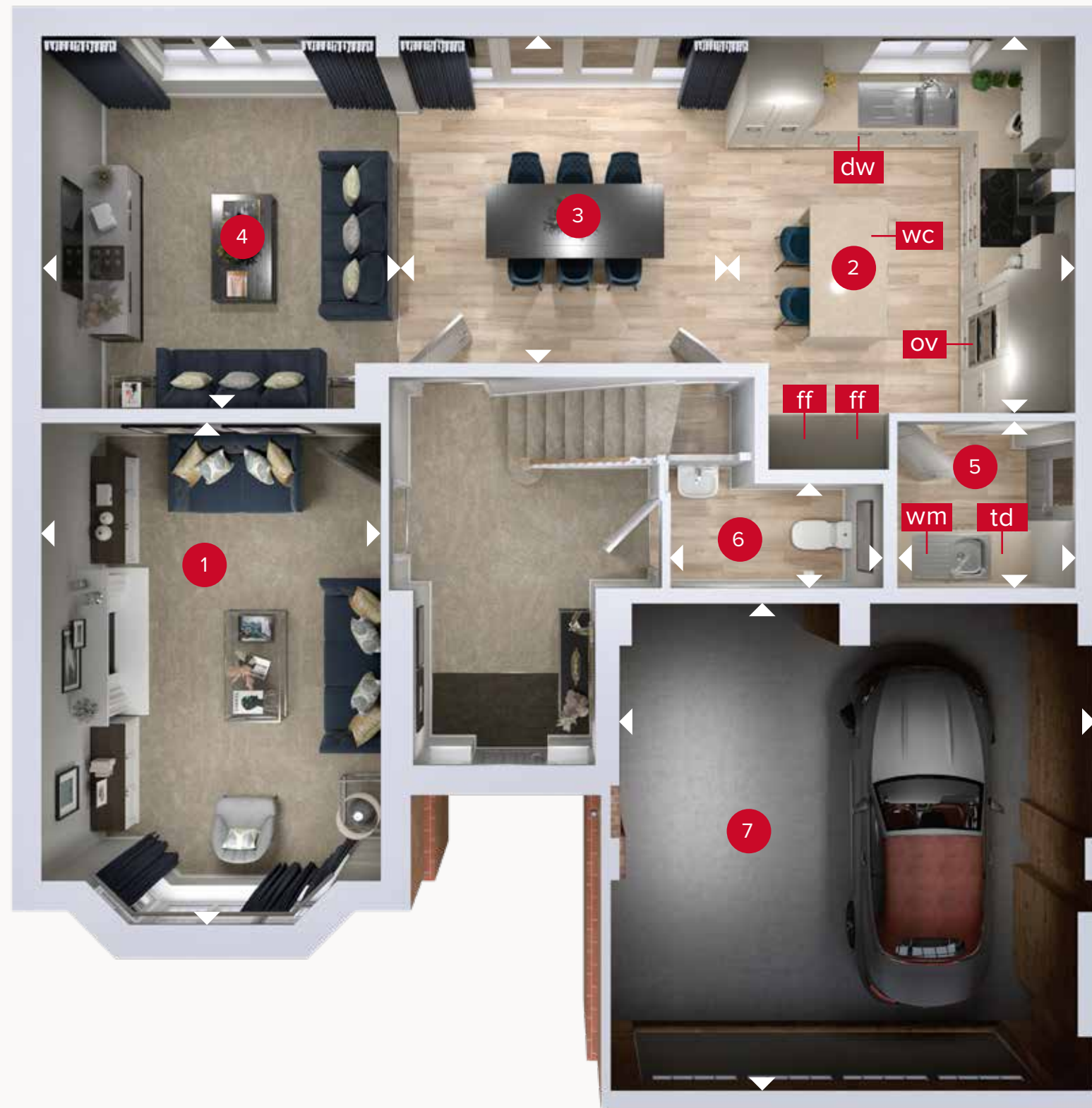
# THE HENLEY

FOUR BEDROOM DETACHED HOME

 **REDROW**



# THE HENLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1 Lounge	11'8" x 17'8"	3.57 x 5.37 m
2 Kitchen	11'5" x 13'4"	3.49 x 4.07 m
3 Dining	12'8" x 11'9"	3.86 x 3.57 m
4 Family	12'0" x 13'2"	3.65 x 4.03 m
5 Utility	6'3" x 5'11"	1.90 x 1.79 m
6 Cloaks	7'6" x 3'7"	2.28 x 1.10 m
7 Garage	17'0" x 17'1"	5.19 x 5.21 m

## FIRST FLOOR

8 Bedroom 1	11'8" x 16'8"	3.57 x 5.09 m
9 En-suite 1	6'5" x 10'9"	1.94 x 3.28 m
10 Bedroom 2	10'3" x 14'4"	3.11 x 4.37 m
11 En-suite 2	7'5" x 5'4"	2.27 x 1.63 m
12 Bedroom 3	10'0" x 11'11"	3.05 x 3.63 m
13 Bedroom 4	8'6" x 12'5"	2.59 x 3.78 m
14 Bathroom	8'4" x 7'9"	2.54 x 2.37 m



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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EG\_HENL\_DM.2

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

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



**HERITAGE**

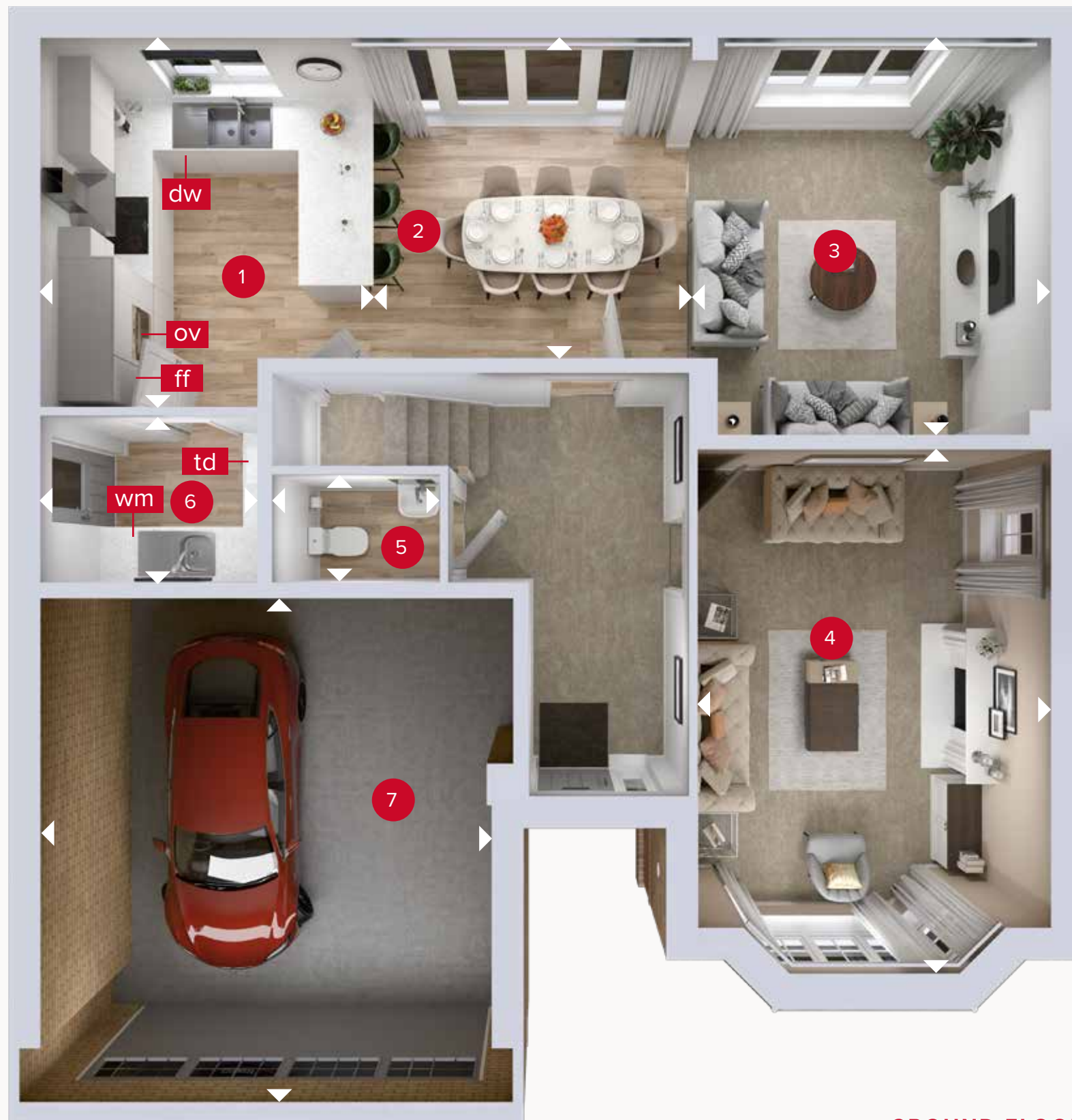
- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**

# THE HAMPSTEAD



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen	10'9" x 12'3"	3.28 x 3.74 m
2	Dining	11'1" x 11'7"	3.37 x 3.53 m
3	Family	11'6" x 13'8"	3.50 x 4.16 m
4	Lounge	11'8" x 17'7"	3.56 x 5.35 m
5	Cloaks	5'8" x 3'7"	1.72 x 1.16 m
6	Utility	7'3" x 6'0"	2.20 x 1.83 m
7	Garage	15'2" x 16'10"	4.63 x 5.12 m

## FIRST FLOOR

8	Bedroom 1	12'1" x 14'10"	3.95 x 4.51 m
9	En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10	Bedroom 2	10'11" x 10'2"	3.32 x 3.11 m
11	En-suite 2	4'6" x 7'7"	1.36 x 2.30 m
12	Bedroom 3	10'6" x 14'9"	3.21 x 4.49 m
13	Bedroom 4	9'9" x 11'3"	2.98 x 3.43 m
14	Bedroom 5/Study	7'9" x 11'3"	2.37 x 3.43 m
15	Bathroom	9'7" x 7'3"	2.91 x 2.20 m



Customers should note this illustration is an example of the Hampstead house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EG\_HAMP\_DM.2 Plot 22

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

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



**HERITAGE**

- REDROW -

# THE HIGHGATE

FIVE BEDROOM DETACHED HOME

 **REDROW**

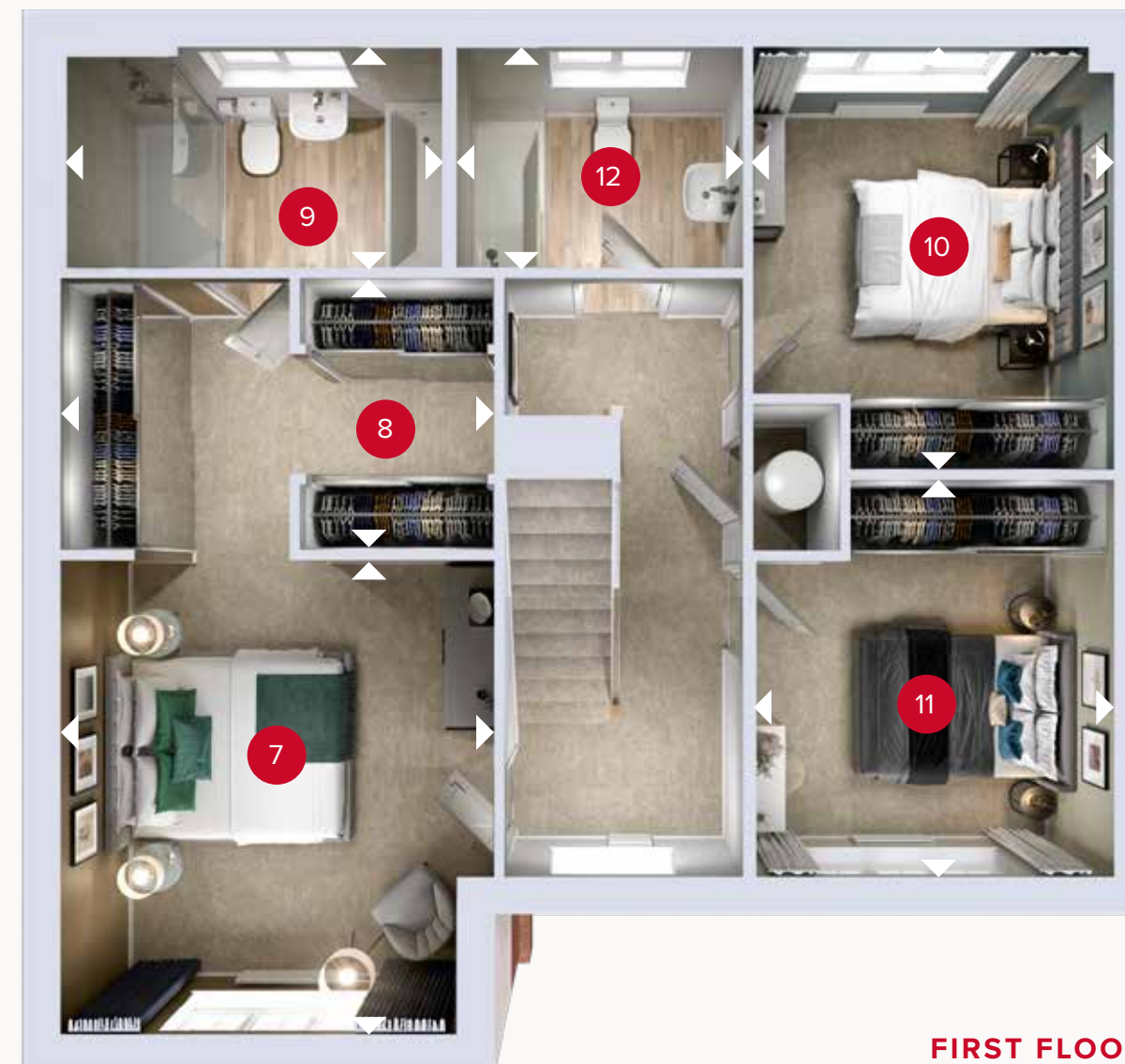
# THE HIGHGATE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

1	Family	9'11" x 9'10"	3.02 x 3.00 m
2	Kitchen	12'0" x 13'7"	3.65 x 4.15 m
3	Dining	10'11" x 11'1"	3.34 x 3.37 m
4	Lounge	11'10" x 16'6"	3.62 x 5.03 m
5	Utility	5'11" x 7'2"	1.80 x 2.19 m
6	Cloaks	5'11" x 3'6"	1.80 x 1.06 m

## FIRST FLOOR

7	Bedroom 1	12'1" x 13'6"	3.68 x 4.12 m
8	Dressing Room	12'1" x 7'8"	3.68 x 2.33 m
9	En-suite	10'6" x 6'3"	3.21 x 1.90 m
10	Bedroom 2	10'2" x 12'1"	3.10 x 3.67 m
11	Bedroom 3	10'1" x 11'2"	3.07 x 3.41 m
12	Bathroom	7'10" x 6'3"	2.39 x 1.90 m

## SECOND FLOOR

13	Bedroom 4/ Media Room	12'1" x 14'5"	3.68 x 4.41 m
14	Bedroom 5	13'8" x 9'7"	4.16 x 2.92 m
15	Shower Room	8'4" x 4'6"	2.55 x 1.37 m
16	Store	4'3" x 8'8"	1.30 x 2.65 m



05.02.2024

Customers should note this illustration is an example of the Highgate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01168-13 EF\_HIG5\_DM.8 Plot 23

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

ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wc - Wine cooler  
wm - washing machine space  
td - tumble dryer space  
☒ - Roof window



# SKILFUL EXECUTION

Quality is never an accident, it is always the result of high attention to detail, it represents the wise choice of many alternatives



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles from Moores Furniture Group with upgrades available. Please speak to our Sales Consultant for further details.

### Work Surfaces

Square edged laminate worktops. Silestone worktops available as an upgrade.

### Upstand

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

### Bowl & Tap

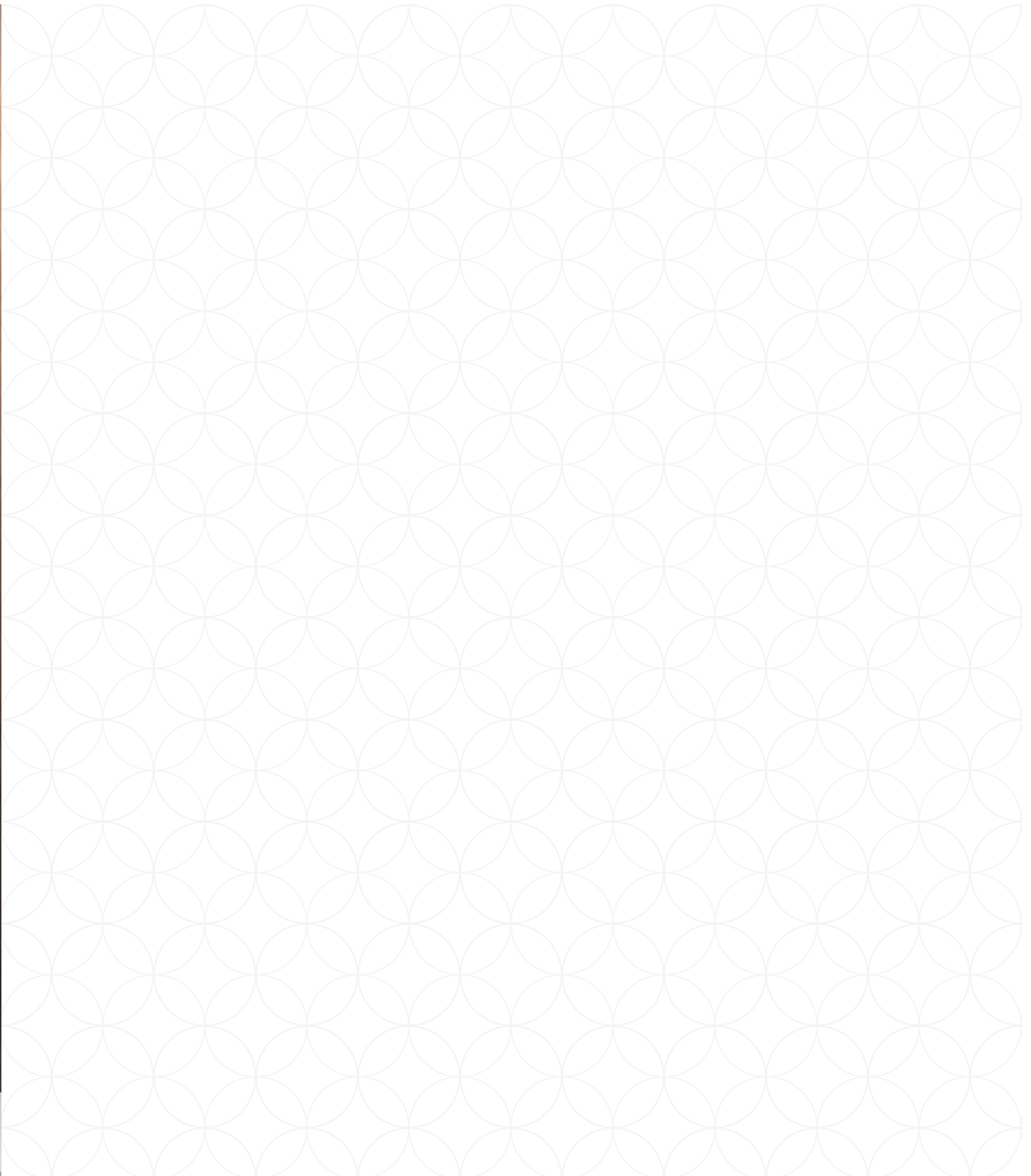
Stainless steel 1 bowl with mixer tap to units (in house types under 1,500sqft). Double bowl sink with mixer tap to units (in house types over 1,500sqft).

### Appliances

An AEG double oven is included with an Zanussi integrated fridge freezer with upgrades available. An AEG 60cm ceramic hob with a 60cm AEG cooker hood (in house types under 1,500sqft), or an AEG 80cm ceramic hob with a 80cm AEG cooker hood (in house types over 1,500sqft). Please speak to our sales consultant for more information.

### General

Kitchens to include smooth door closers and plastic cutlery tray.



## INTERIOR

### Walls

Crown White paint finish.

### Ceilings

Crown White paint finish.

### Internal Doors

Internal Cambridge doors.

### Internal Door Furniture

Internal door furniture to be polished chrome effect with upgrades available.

### Architrave

Torus profile MDF with satin white paint finish.

### Skirting Boards

Torus profile MDF with satin white paint finish.

### Staircase

Square plain spindles with square newels in satin white paint finish complete with light ash hardwood, or similar handrail.

### Central Heating

All house types will have a fitted air source heat pump – for more information please speak to our sales consultant.

### Underfloor Heating & Radiators

Myson underfloor heating is fitted as standard to the ground floor. This is with a touch control thermostat and is separated into different areas. Upstairs will have Myson premier round top radiators fitted as standard.

### Wardrobes

Gooding's wardrobes to most bedrooms are available as an optional upgrade

### 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

BG white electrical switch and socket plates together with pendant and batten lighting points. Upgrades to chrome are available.



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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom Sanitaryware

Ideal Standard in white finish from the Connect Air Arc range.

### Bath Panel

Uniline 170cm front bath panel.

### Bath & 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. Tray to be Twyford "Twylite".

### Shower Screen

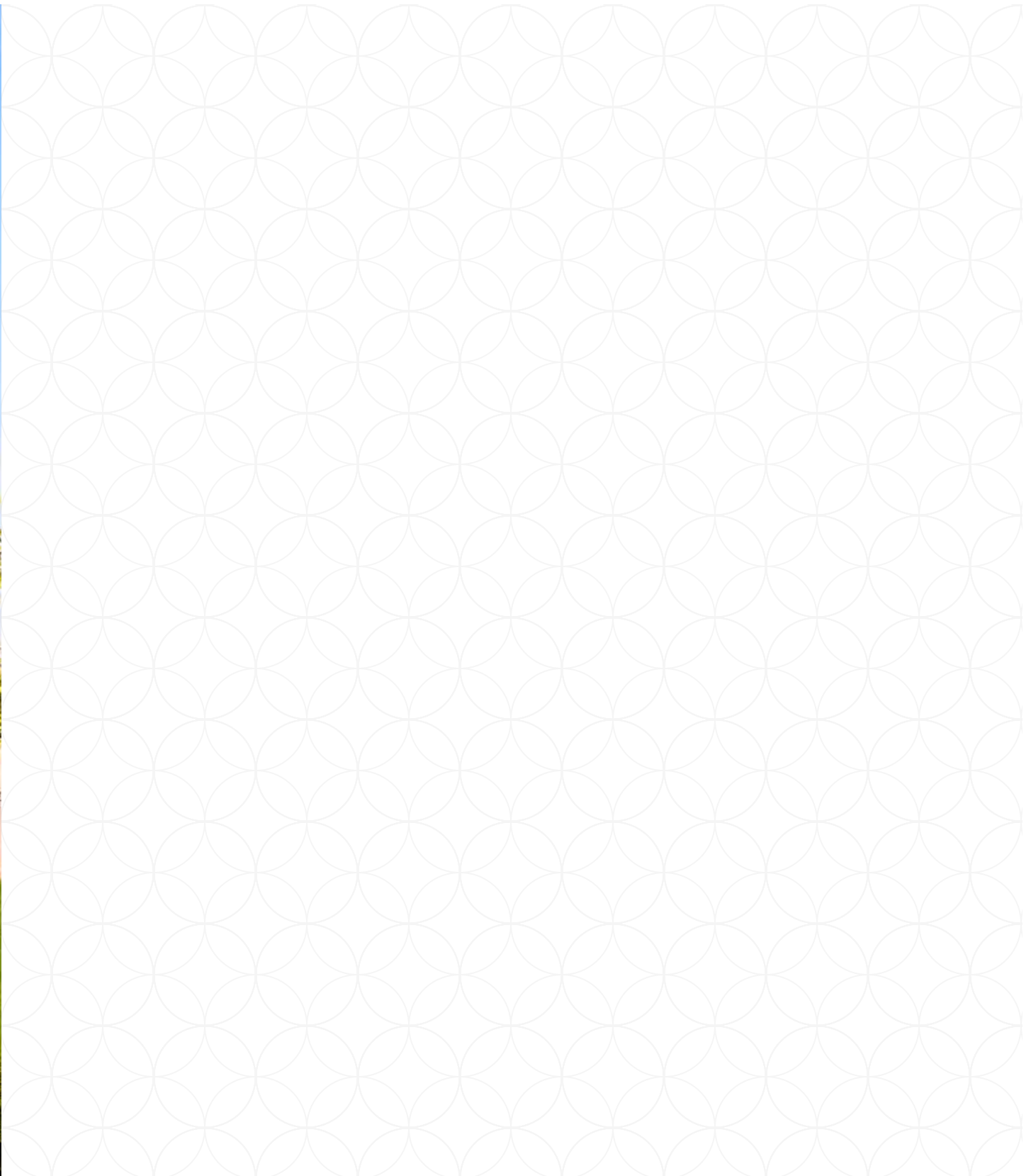
Polished silver effect finish shower door manufactured by "Twyford Geo6".

### Wall Tiles

Porcelanosa full-height tiling around all baths. If bath does not have a shower then there will be half-height tiling. To sinks, one tile as a splash back is standard. Please speak to our sales consultants for optional upgrades.

### Towel Rail

Curved style' wet-feed towel warmers in chrome finish to be installed in bathrooms and all en-suites.



## EXTERIOR

### Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

### Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

### 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.

### External Doors

GRP primed door with obscure glass, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear French patio doors will be PVCu and open outwards onto your garden or patio.

### House Numeral

To front of property on a numeral plaque to match the colour of the front door except when white when numeral to be black.

### External Lights

Front lamp provided which will be a traditional style coach lantern.

### Garden

Turf to the front garden with planting where applicable. Rear gardens to will be topsoil in accordance with NHBC requirements. Turf can be an upgrade.

### Carports

Single and double carports where applicable to all homes where an integral garage is not present.

### Fencing

Most 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.





# ORCHIDS COURT



Crozier Lane, Warfield, Bracknell, Berkshire RG42 4GT

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