

HERITAGE

- REDROW -

# VALE CROFT WOODS

FARNBOROUGH





# WELCOME TO VALE CROFT WOODS



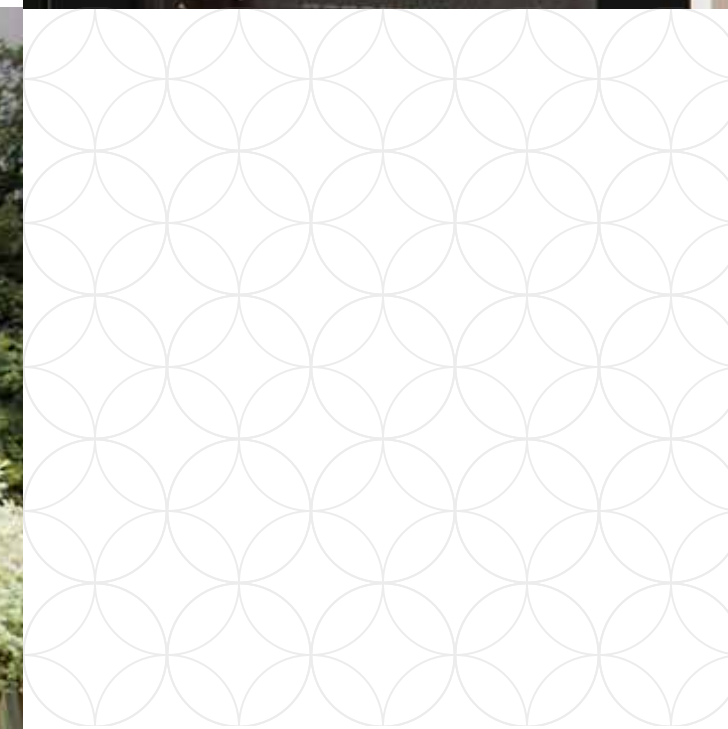
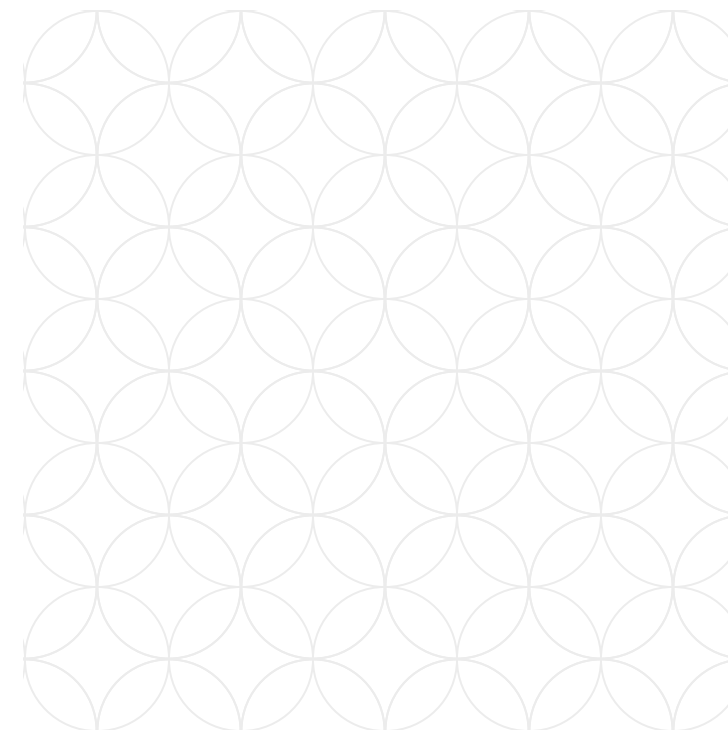
## A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE THRIVING TOWN OF FARNBOROUGH

Surrounded by idyllic countryside, yet perfectly located for commuting to nearby towns and cities, Vale Croft Woods offers a perfect balance for work and play. Set in the vibrant town of Farnborough, not far from the Berkshire, Hampshire and Surrey borders, the development enjoys amenities aplenty on its doorstep. These elegant homes are also part of Redrow's Heritage Collection, featuring the finery and exquisite attention to detail seen in the Arts and Crafts movement of the 19th century, but at the same time offering contemporary, state-of-the-art living spaces.



# DISCOVER A BETTER WAY TO LIVE

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

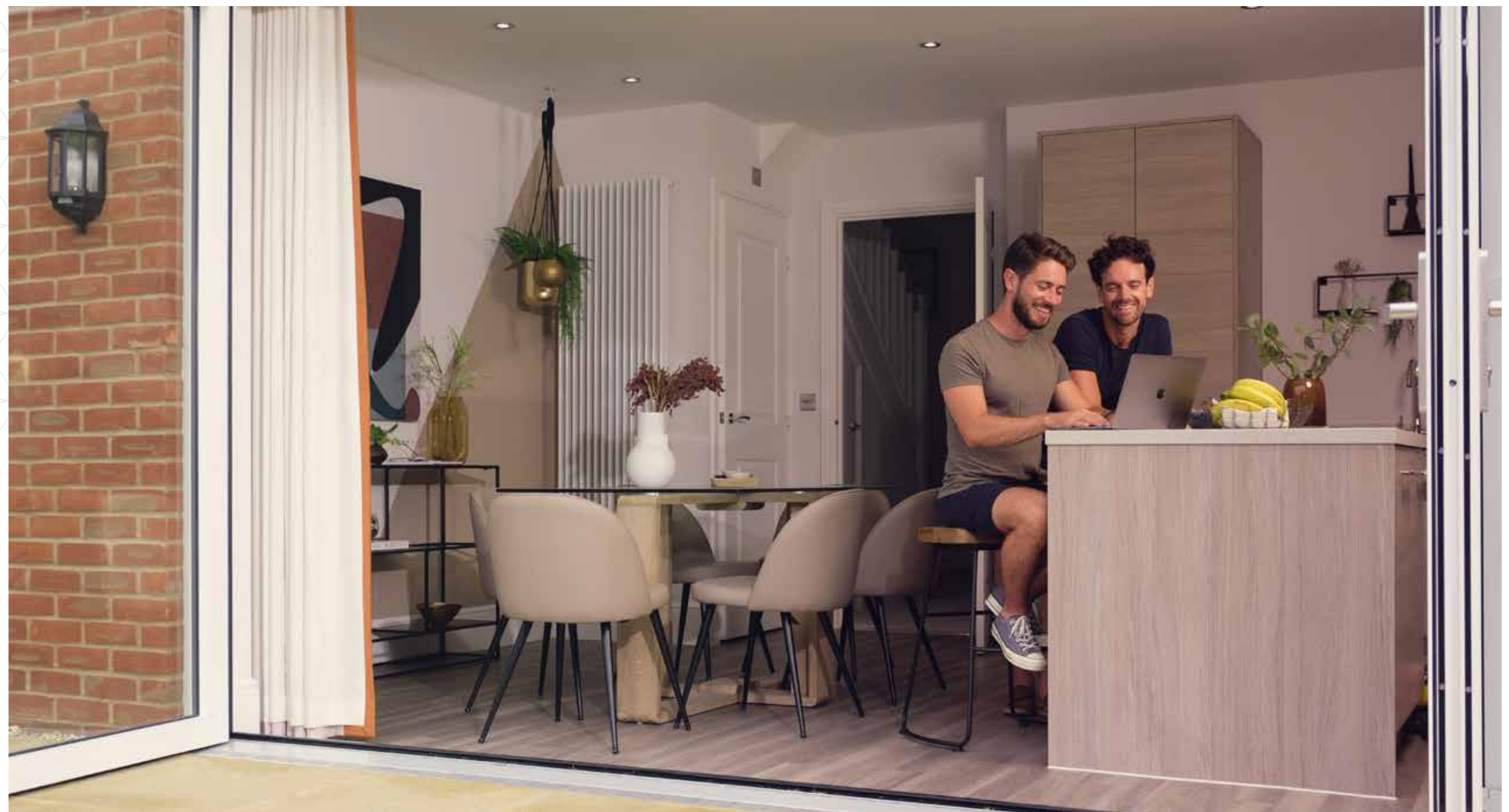
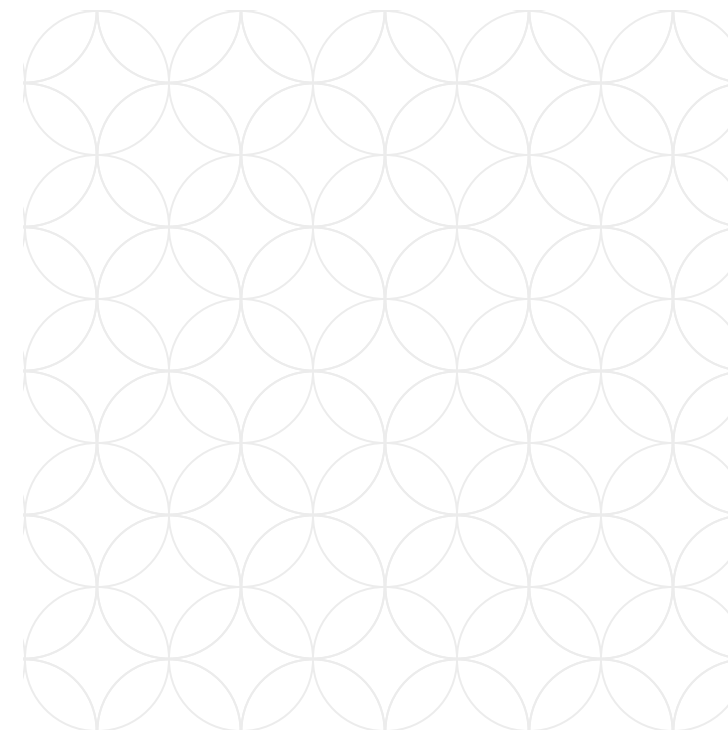


# BETTER BY DESIGN

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

# BETTER PLACES

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



# BETTER EXPERIENCES

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



## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

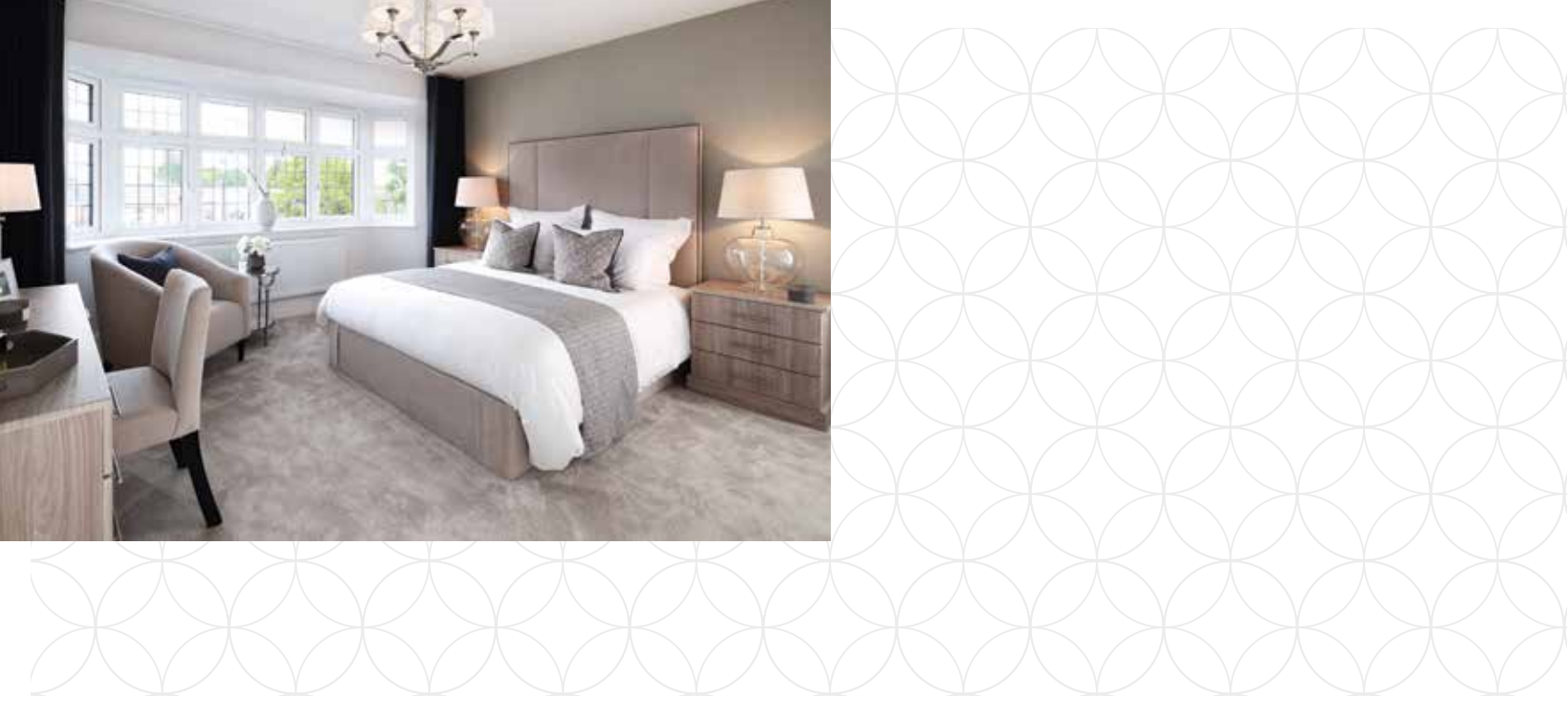
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

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





## ENJOY THE AREA

Vale Croft Woods is a development which really does have it all, with its serene character and surroundings never compromising the quality of life on offer. You'll find Tesco supermarket within 3 miles of your new home and a Little Waitrose just under a mile away which is only a 15 minute walk. The nearest post office and pharmacy are a 2 minute and 3 minute drive respectively, while for more all-encompassing retail therapy, the Wellington Centre is just 8 minutes away by car and has a wide range of household name retailers. Similarly, Farnborough gate is only a 10 minute drive away.

Those looking to wine and dine in style will be spoilt for choice. The excellent selection of pubs and restaurants nearby includes elegant Farnborough gastropub the Swan and the upmarket Aviator hotel and brasserie. Farnborough town centre is also home to a rich array of eateries serving cuisines from around the globe.



## ENJOY AN ACTIVE LIFESTYLE

Those seeking fun, sport and fitness will find plenty of choice in the area surrounding Vale Croft Woods. The Garrison Sports Centre offers a wide range of indoor and outdoor facilities including basketball, badminton, volleyball, netball and hockey courts, as well as football pitches, cricket nets, rugby and athletics facilities, a gym and swimming pools. Alternatively PureGym and the Village Gym are within easy reach, with the latter also offering a swimming pool. Golfers can enjoy a round or two at the Army Golf Club, Philips Hole or Golf at Frimley Lodge.

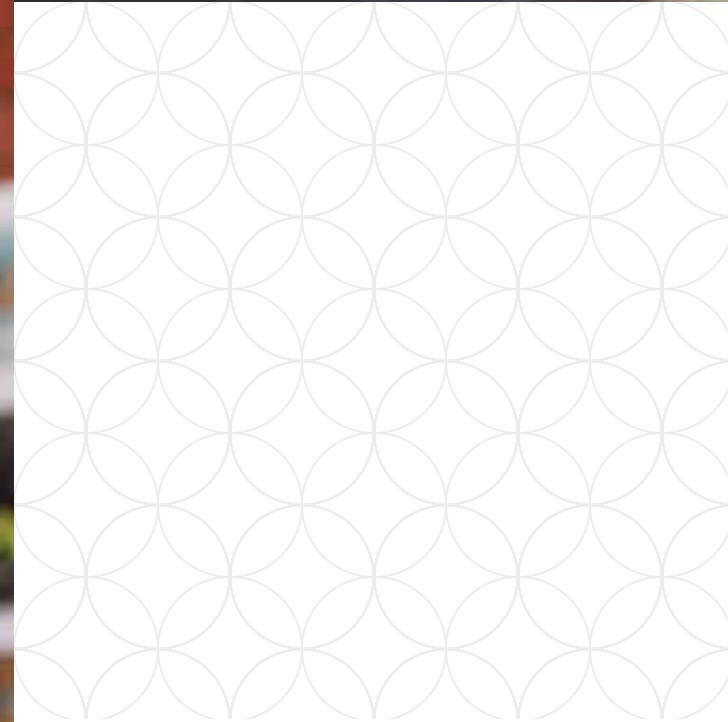
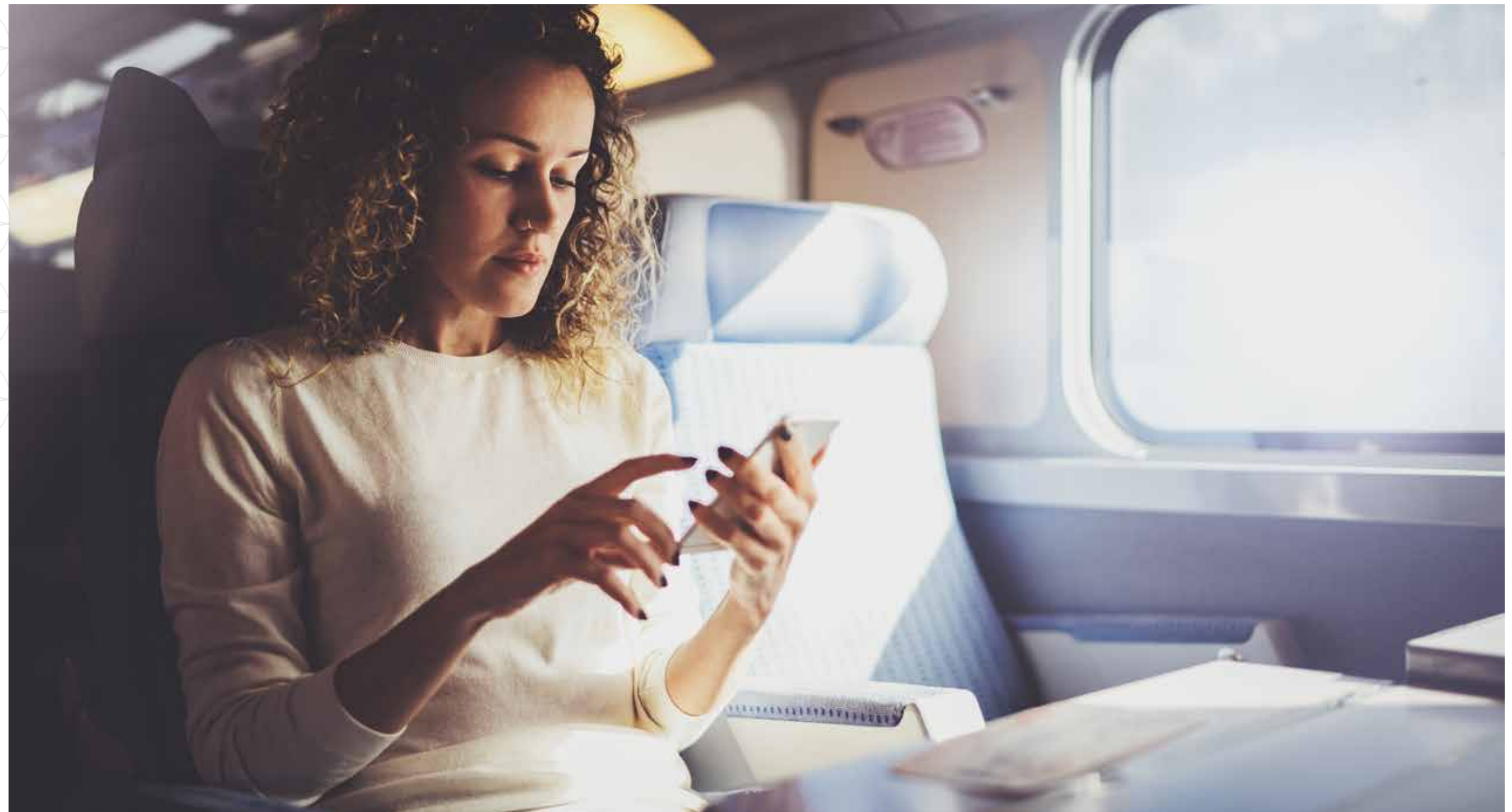
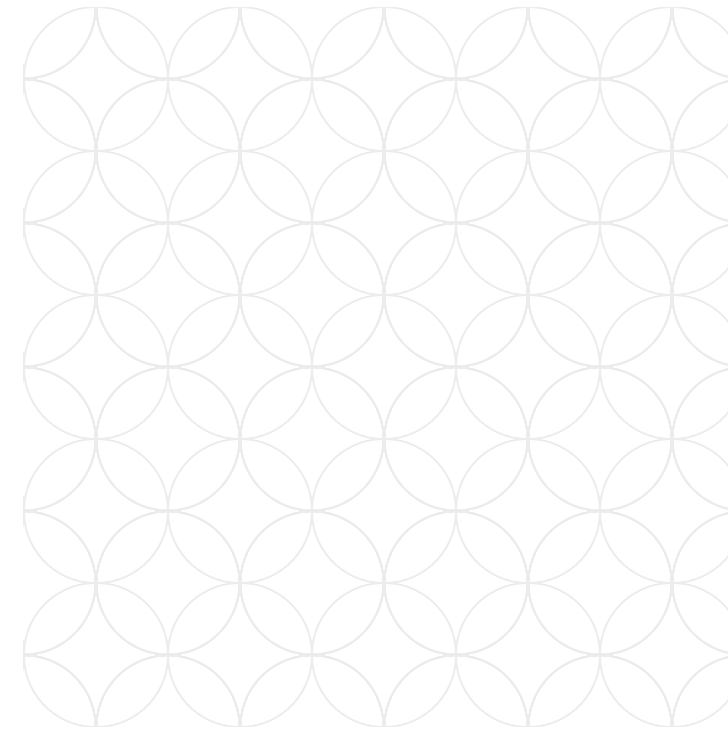
Film fans can catch all the latest film releases at Cineworld in Aldershot and Vue in Farnborough, while for family days out, there will be no shortage of options. Thorpe Park and Legoland Windsor are among the theme parks within easy reach of home, while picturesque open green spaces are also in good supply. Elvetham Heath Nature Reserve, Bramshot Farm Country Park and Ash Ranges nature reserve are among the local beauty spots on offer, perfect for walks, bike rides and picnics in the sun.



# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools available for children at all stages of their educational journeys. Some examples of these are; Tower Hill Primary School, Grange Community Junior School and South Farnborough Junior School. All of these schools are within a 10 minute drive of the site and have a rating of 'Outstanding' by Ofsted.

For older students the Sixth Form College Farnborough is rated 'Outstanding' and attracts students from far and wide and there is also Farnborough College of Technology, also rated 'Outstanding'. There is a vast selection of private schools in the area which include Salesian College, St Nicholas' School and St Hilary's School.



# GETTING AROUND

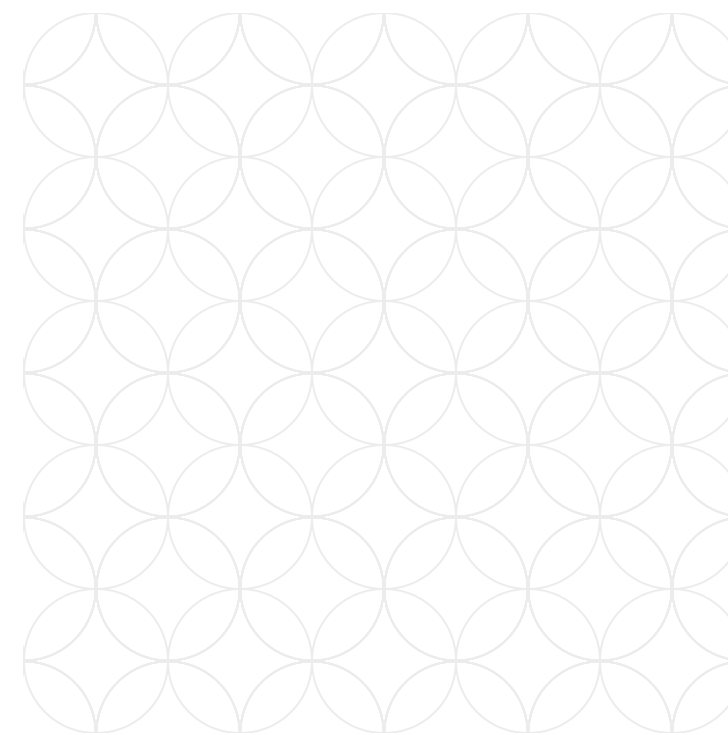
Transport connections are excellent, whether you're looking to travel by road or rail. Junction 4 of the M3 motorway is just 10 minutes away for onward journeys to Southampton (1 hour), Winchester (45 minutes), Basingstoke (26 minutes) and Central London (1 hour and 18 minutes).

For train travel, Farnborough Main station is an 8-minute drive and offers services to Woking (13 minutes), Basingstoke (19 minutes), Clapham Junction (34 minutes) and London Waterloo (37 minutes). You can also drive 10 minutes to Aldershot railway station where you can get direct trains to Guildford (17 minutes) and Reading (50 minutes).

For international travel, Heathrow Airport is 33 minutes away via the M3, and Gatwick 54 minutes via the M25, 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 **Vale Croft Woods**.



# SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard

# EXPLORE VALE CROFT WOODS PHASE 1



## KEY

|   |  |
|---|--|
| <b>AMBERLEY</b><br>3 BEDROOM<br>DETACHED HOME             | <b>HENLEY</b><br>4 BEDROOM<br>DETACHED HOME    |
| <b>LEAMINGTON LIFESTYLE</b><br>3 BEDROOM<br>DETACHED HOME | <b>LEDHAM</b><br>4 BEDROOM<br>DETACHED HOME    |
| <b>OXFORD LIFESTYLE</b><br>3 BEDROOM<br>DETACHED HOME     | <b>OXFORD</b><br>4 BEDROOM<br>DETACHED HOME    |
| <b>STRATFORD LIFESTYLE</b><br>3 BEDROOM<br>DETACHED HOME  | <b>RICHMOND</b><br>4 BEDROOM<br>DETACHED HOME  |
| <b>WARWICK</b><br>3 BEDROOM<br>DETACHED HOME              | <b>WINDSOR</b><br>4 BEDROOM<br>DETACHED HOME   |
| <b>LINCOLN 3</b><br>3 BEDROOM<br>SEMI DETACHED HOME       | <b>HAMPSTEAD</b><br>5 BEDROOM<br>DETACHED HOME |
| <b>CAMBRIDGE</b><br>4 BEDROOM<br>DETACHED HOME            | <b>HIGHGATE</b><br>5 BEDROOM<br>DETACHED HOME  |
| <b>HARROGATE</b><br>4 BEDROOM<br>DETACHED HOME            | <b>AFFORDABLE HOUSING</b>                      |

### Affordable Housing:

Tavy - 91, 92, 93, 98, 99 & 100

Twee - 86

Spey - 27, 28, 29, 30, 94, 95, 96 & 97

Brue - 71, 84 & 85

Dart - 25, 26, 31, 32, 33, 89 & 90

V - Visitor Parking

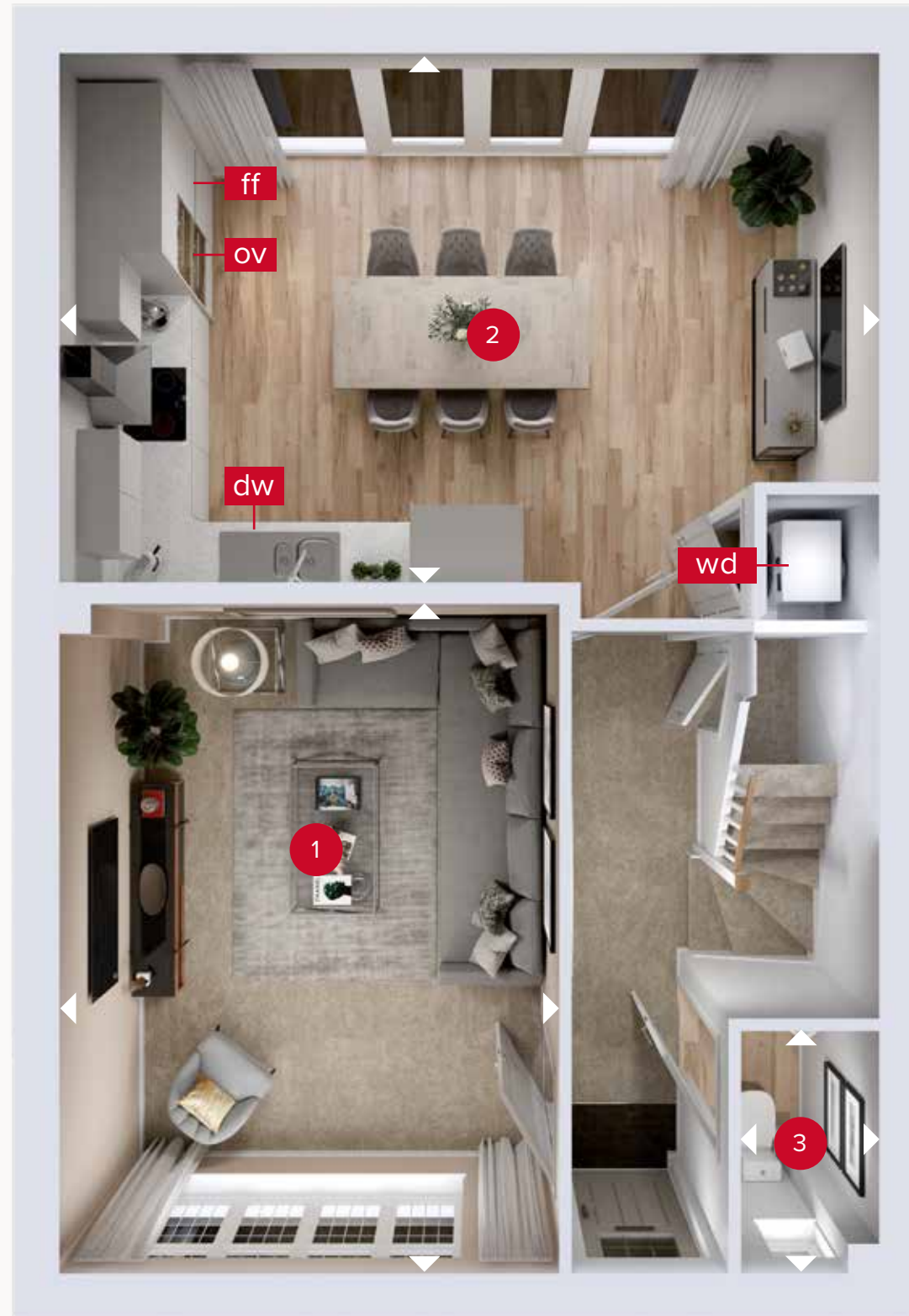
B/S - Bin Store

S/S - Sub Station

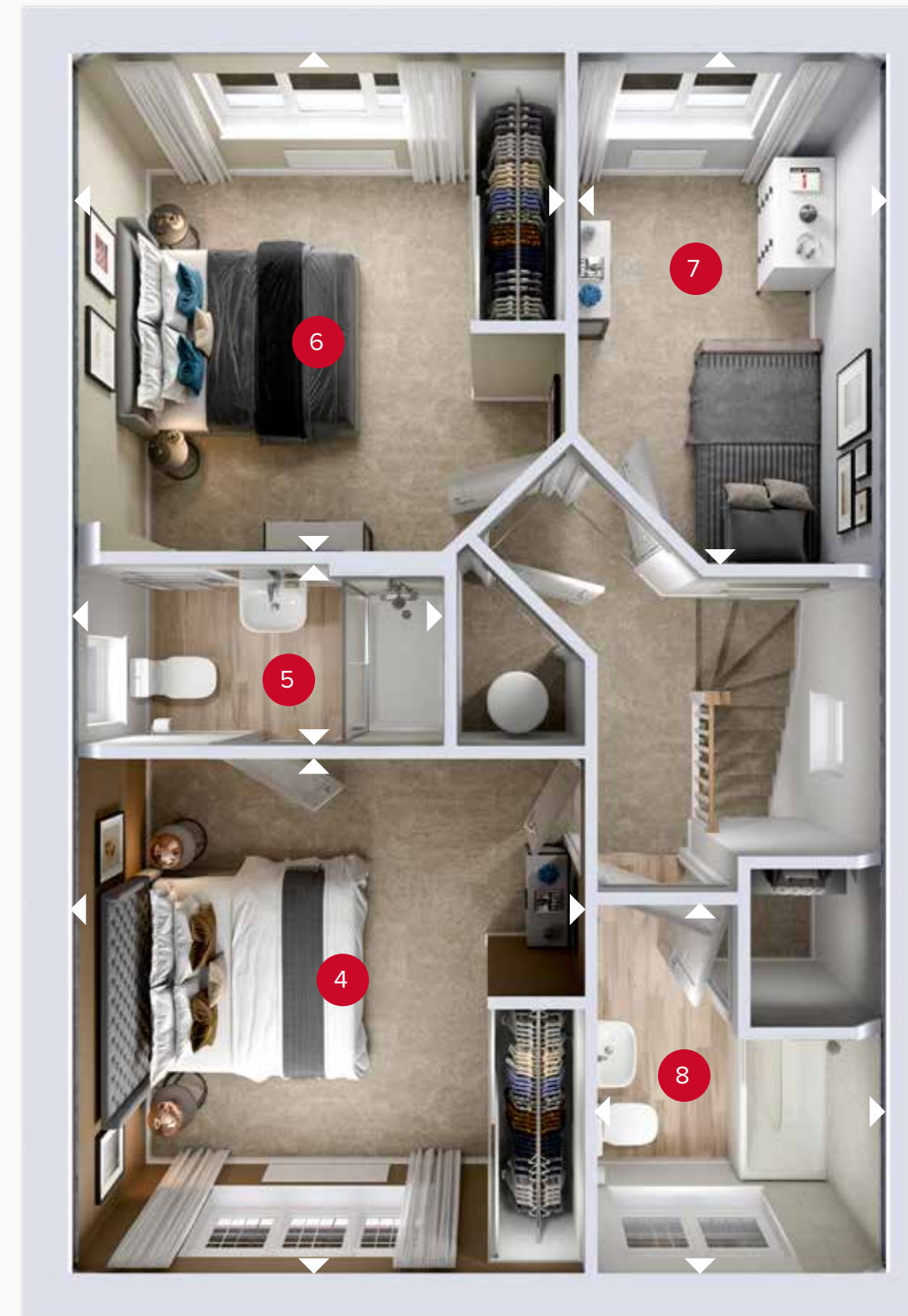
P/S - Pumping Station

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.





**GROUND FLOOR**



**FIRST FLOOR**

# THE WARWICK

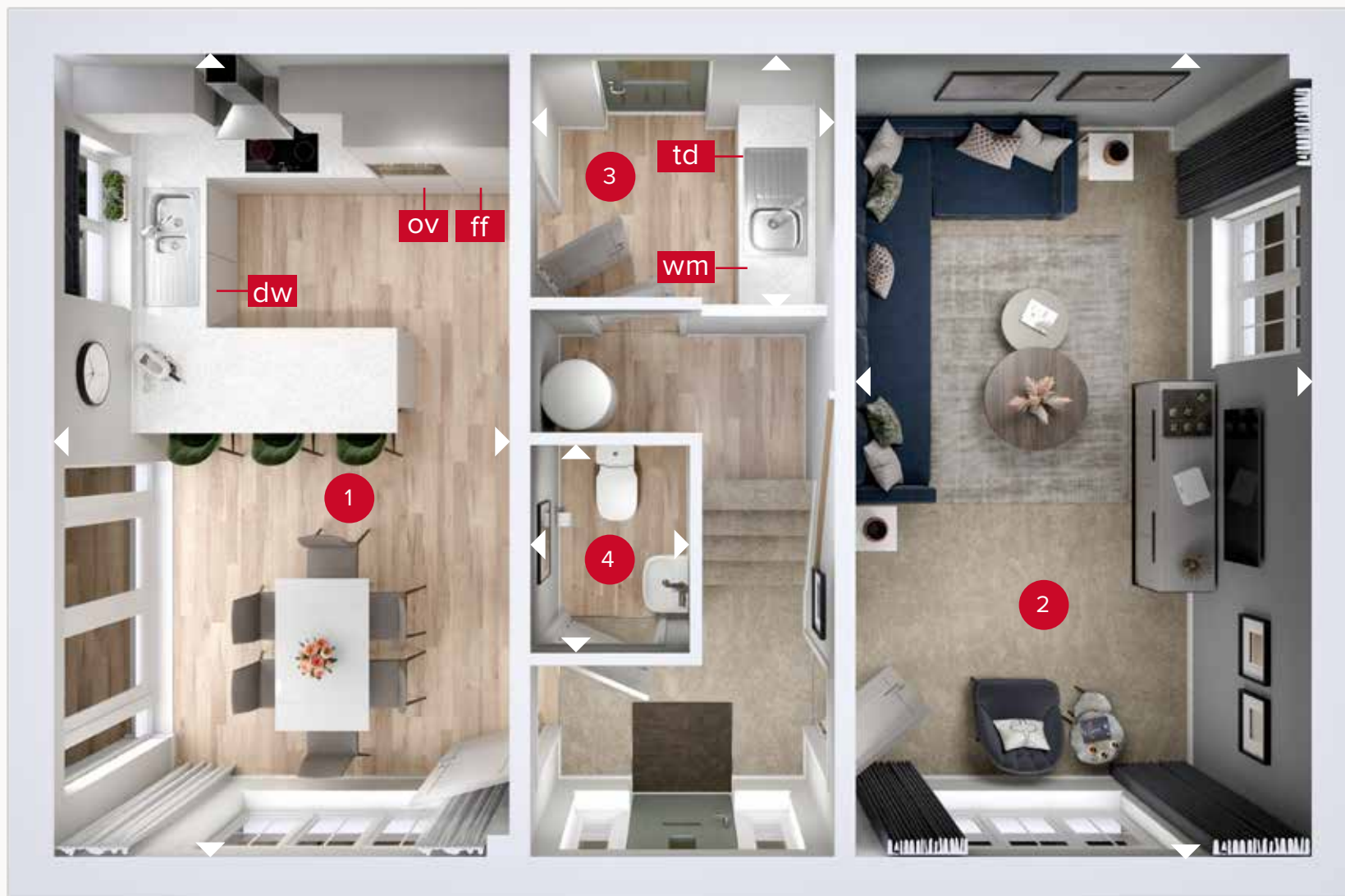
## GROUND FLOOR

|                      |               |               |
|----------------------|---------------|---------------|
| 1 Lounge             | 15'7" x 11'5" | 4.75 x 3.49 m |
| 2 Kitchen/<br>Dining | 18'8" x 12'3" | 5.70 x 3.73 m |
| 3 Cloaks             | 5'7" x 3'3"   | 1.70 x 0.98 m |

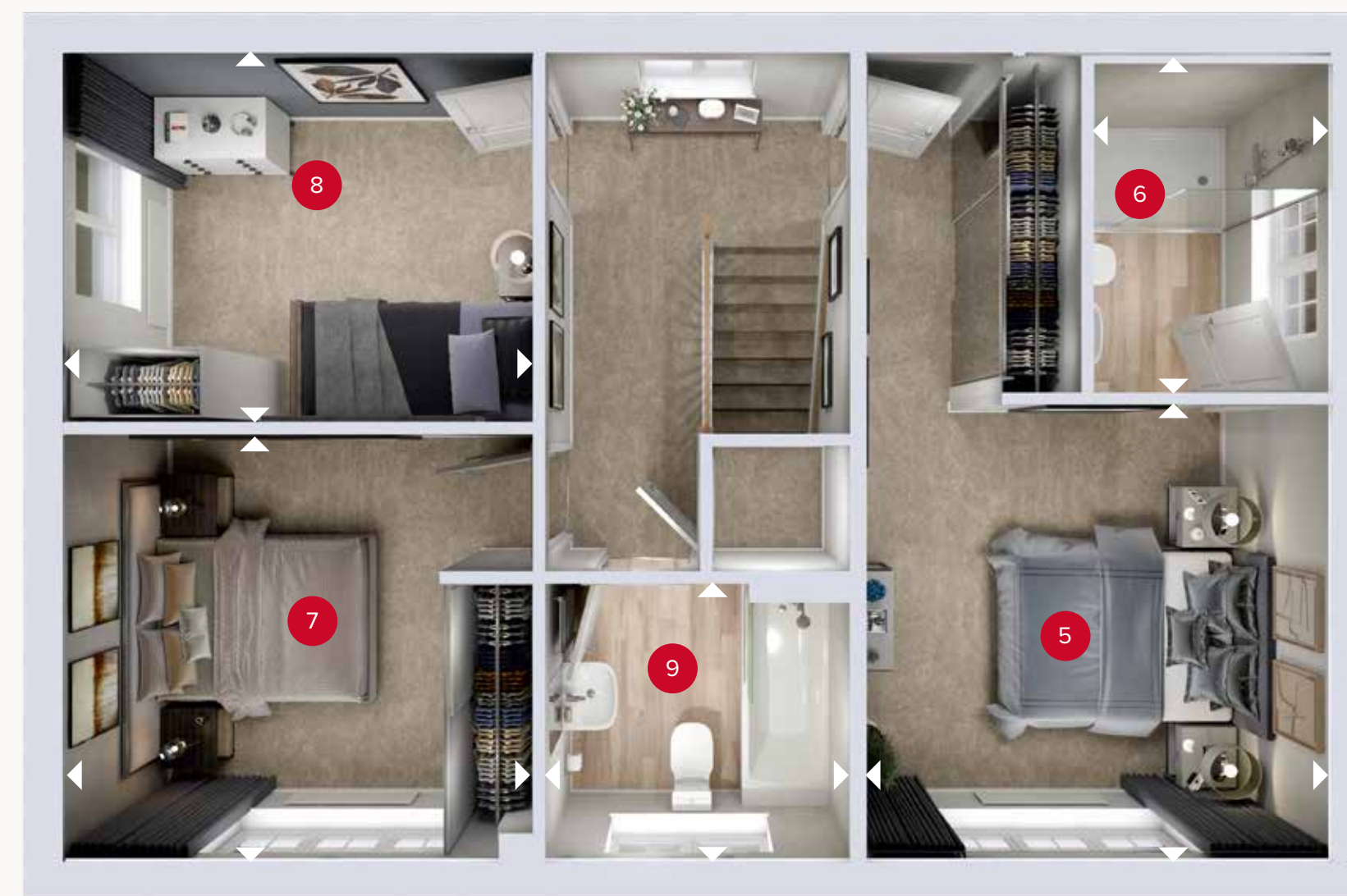
## FIRST FLOOR

|             |               |               |
|-------------|---------------|---------------|
| 4 Bedroom 1 | 12'0" x 11'8" | 3.66 x 3.56 m |
| 5 En-suite  | 8'3" x 4'2"   | 2.51 x 1.28 m |
| 6 Bedroom 2 | 11'6" x 11'3" | 3.51 x 3.42 m |
| 7 Bedroom 3 | 12'5" x 7'2"  | 3.78 x 2.19 m |
| 8 Bathroom  | 8'9" x 6'9"   | 2.66 x 2.05 m |

# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

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

## FIRST FLOOR

|   |           |               |               |
|---|-----------|---------------|---------------|
| 5 | Bedroom 1 | 11'4" x 10'6" | 3.46 x 3.20 m |
| 6 | En-suite  | 7'9" x 5'6"   | 2.36 x 1.69 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 |

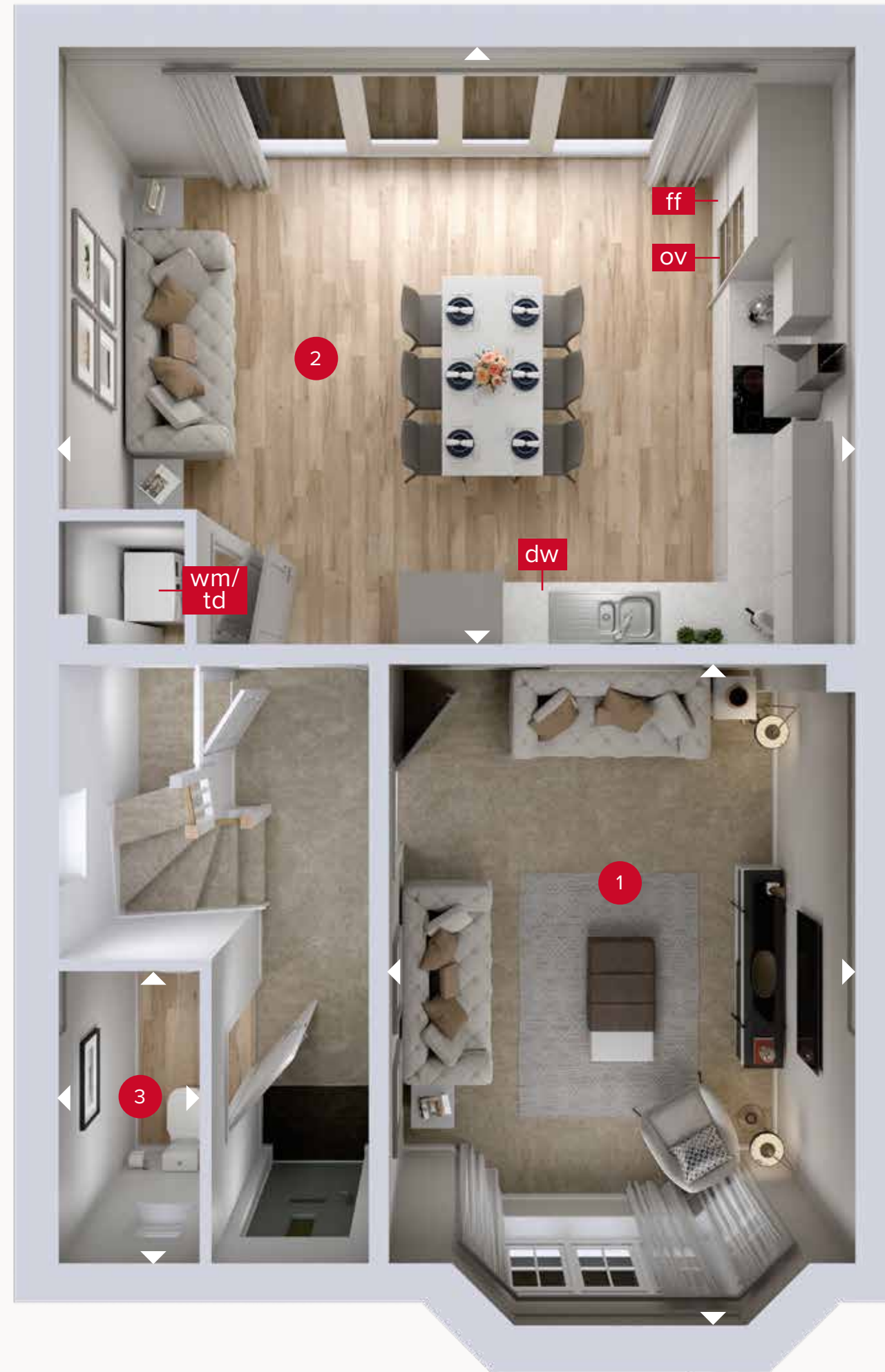
# THE STRATFORD LIFESTYLE

## GROUND FLOOR

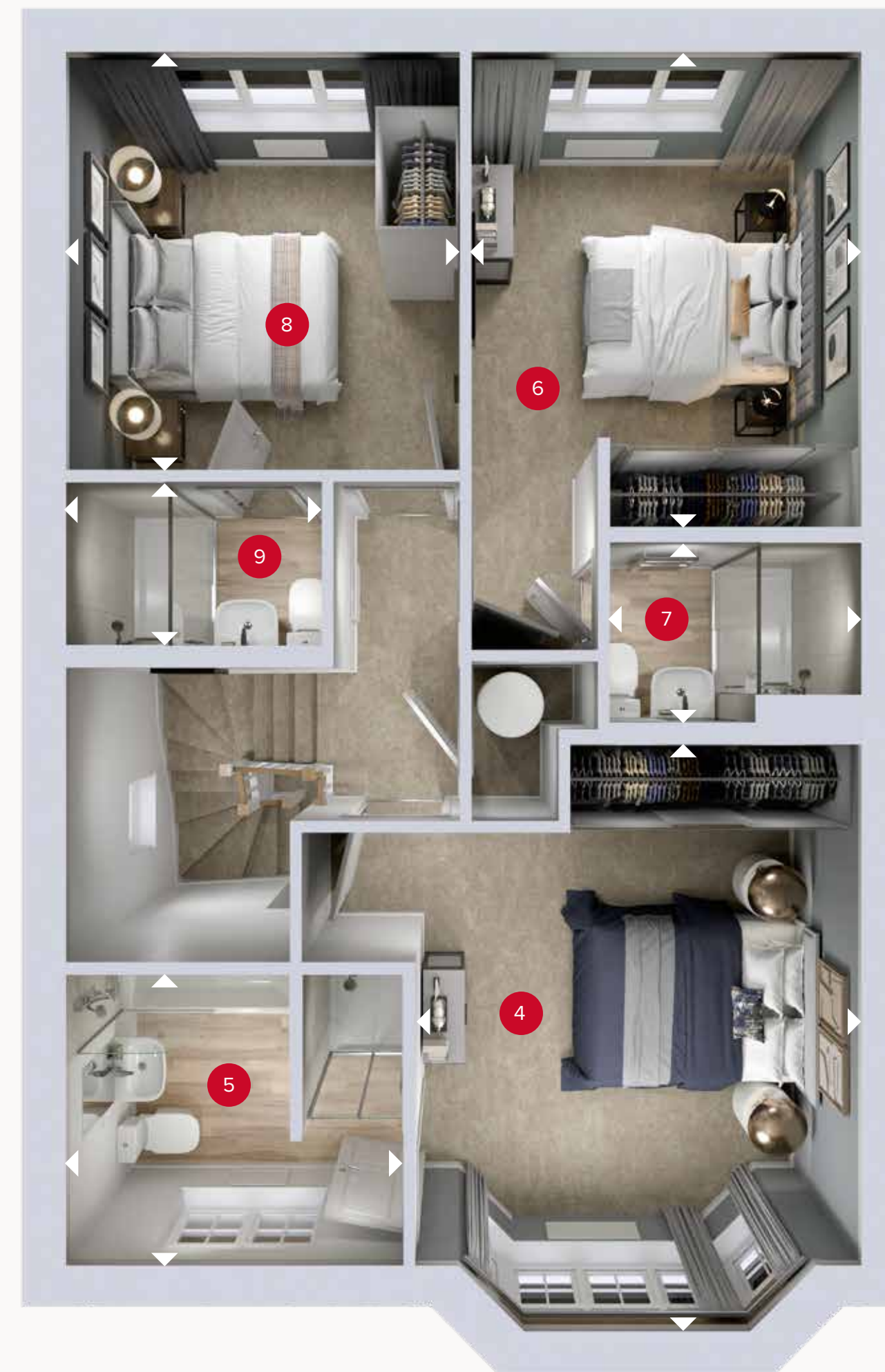
|   |                           |                |               |
|---|---------------------------|----------------|---------------|
| 1 | Family/Kitchen/<br>Dining | 19'5" x 14'11" | 5.93 x 4.54 m |
| 2 | Lounge                    | 16'4" x 11'6"  | 4.97 x 3.51 m |
| 3 | Cloaks                    |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

## FIRST FLOOR

|   |            |                |               |
|---|------------|----------------|---------------|
| 4 | Bedroom 1  | 14'5" x 10'10" | 4.40 x 3.30 m |
| 5 | En-suite 1 | 8'4" x 7'3"    | 2.54 x 2.20 m |
| 6 | Bedroom 2  | 11'11" x 9'5"  | 3.62 x 2.87 m |
| 7 | En-suite 2 | 6'1" x 4'7"    | 1.86 x 1.39 m |
| 8 | Bedroom 3  | 10'6" x 9'9"   | 3.20 x 2.97 m |
| 9 | En-suite 3 | 6'4" x 4'1"    | 1.93 x 1.24 m |



**GROUND FLOOR**



**FIRST FLOOR**



09.02.2023

Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience 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. EG\_STRAQ\_DM.1

▷ 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



# THE WINDSOR



**GROUND FLOOR**



**FIRST FLOOR**

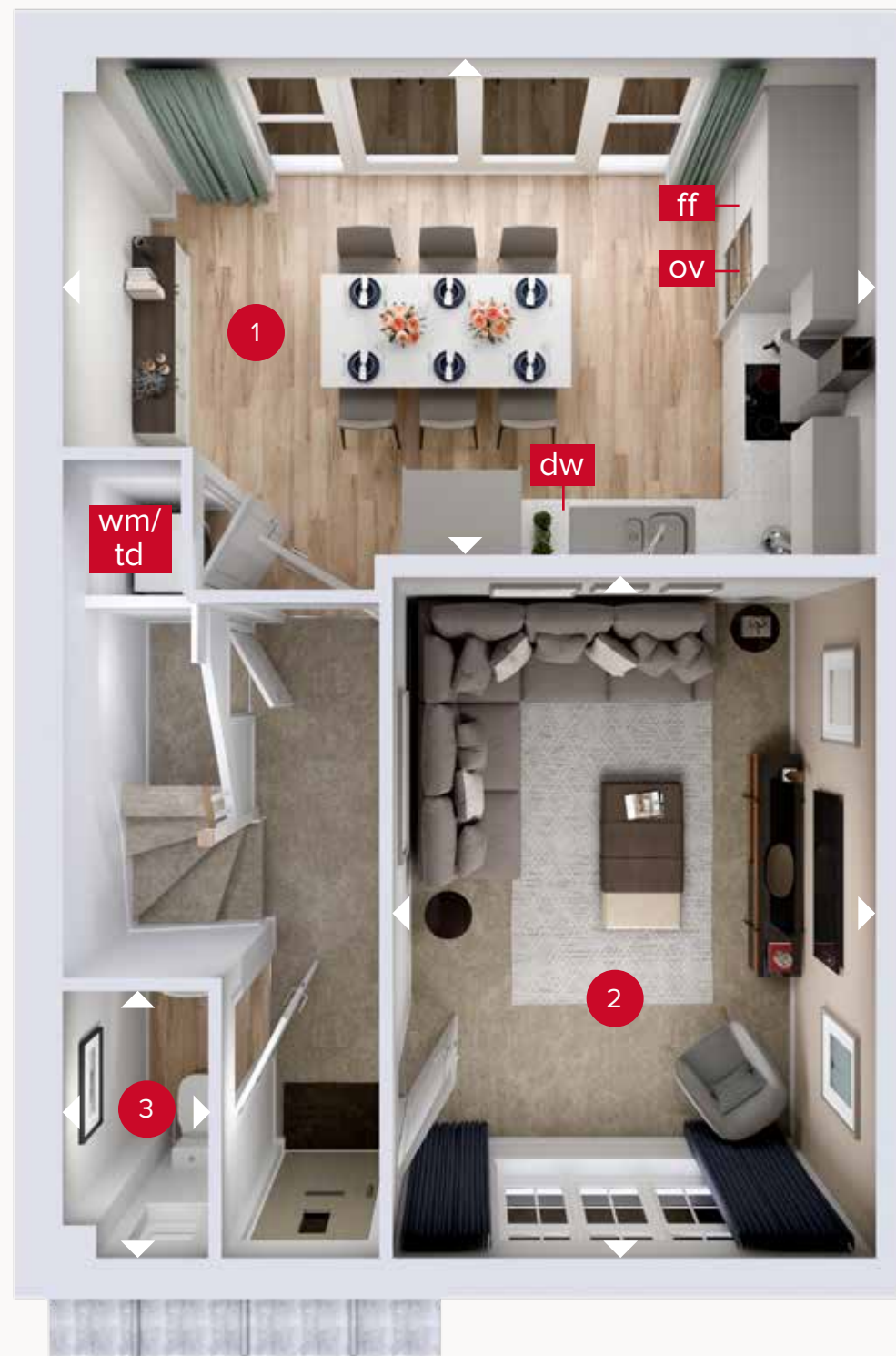
## GROUND FLOOR

|   |                    |               |               |
|---|--------------------|---------------|---------------|
| 1 | Kitchen/<br>Dining | 18'2" x 13'5" | 5.53 x 4.41 m |
| 2 | Lounge             | 14'2" x 10'8" | 3.99 x 3.26 m |
| 3 | Utility            | 7'4" x 6'3"   | 2.22 x 1.91 m |
| 4 | Cloaks             | 5'6" x 3'1"   | 1.69 x 0.94 m |
| 5 | Garage             | 19'1" x 9'10" | 5.97 x 3.00 m |

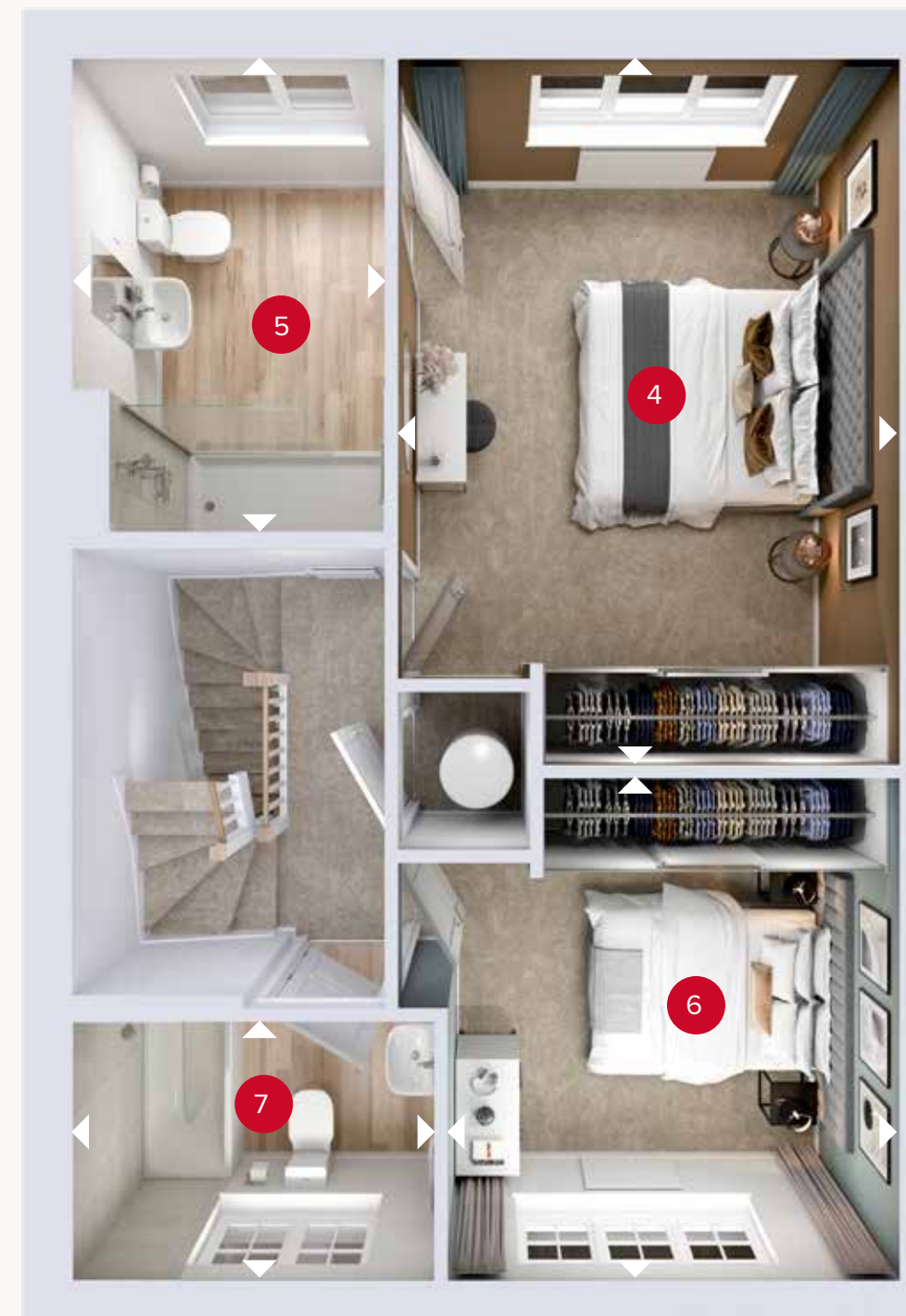
## FIRST FLOOR

|    |           |              |               |
|----|-----------|--------------|---------------|
| 6  | Bedroom 1 | 17'0" x 9'6" | 5.19 x 2.89 m |
| 7  | En-suite  | 8'2" x 4'3"  | 2.48 x 1.29 m |
| 8  | Bedroom 2 | 10'3" x 9'6" | 3.12 x 2.91 m |
| 9  | Bedroom 3 | 9'9" x 8'10" | 2.97 x 2.69 m |
| 10 | Bedroom 4 | 11'5" x 7'3" | 3.48 x 2.22 m |
| 11 | Bathroom  | 6'9" x 6'4"  | 2.07 x 1.94 m |

# THE LINCOLN 3



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

## GROUND FLOOR

|   |                    |                |               |
|---|--------------------|----------------|---------------|
| 1 | Kitchen/<br>Dining | 17'9" x 10'11" | 5.40 x 3.32 m |
| 2 | Lounge             | 15'1" x 10'6"  | 4.60 x 3.20 m |
| 3 | Cloaks             | 5'11" x 3'2"   | 1.79 x 0.98 m |

## FIRST FLOOR

|   |            |               |               |
|---|------------|---------------|---------------|
| 4 | Bedroom 1  | 15'3" x 10'8" | 4.66 x 3.26 m |
| 5 | En-suite 1 | 10'3" x 6'9"  | 3.13 x 2.05 m |
| 6 | Bedroom 3  | 10'11" x 9'7" | 3.32 x 2.93 m |
| 7 | Bathroom   | 7'10" x 5'7"  | 2.38 x 1.71 m |

## SECOND FLOOR

|   |            |               |               |
|---|------------|---------------|---------------|
| 8 | Bedroom 2  | 14'0" x 12'9" | 4.27 x 5.75 m |
| 9 | En-suite 2 | 8'5" x 6'3"   | 2.57 x 1.91 m |



29.03.2023

Customers should note this illustration is an example of the Lincoln 3 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. 02055-03 EG\_LINC3\_SM.2

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





# 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         | 15'11" x 10'7" | 4.85 x 3.23 m |
| 3 | Utility        | 6'7" x 5'10"   | 2.01 x 1.78 m |
| 4 | Cloaks         | 5'10" x 3'0"   | 1.78 x 0.92 m |
| 5 | Garage         | 19'4" x 9'8"   | 6.06 x 2.94 m |

## FIRST FLOOR

|    |            |               |               |
|----|------------|---------------|---------------|
| 6  | Bedroom 1  | 16'0" x 10'7" | 4.87 x 3.23 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  | 12'7" x 10'8" | 3.84 x 3.26 m |
| 10 | En-suite 2 | 7'11" x 5'9"  | 2.41 x 1.74 m |
| 11 | Bedroom 3  | 11'9" x 9'11" | 3.57 x 3.02 m |
| 12 | En-suite 3 | 8'4" x 6'6"   | 2.54 x 1.98 m |

# THE OXFORD



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

|   |                    |                |               |
|---|--------------------|----------------|---------------|
| 1 | Lounge             | 15'11" x 10'7" | 4.85 x 3.23 m |
| 2 | Kitchen/<br>Dining | 21'5" x 12'9"  | 6.53 x 3.88 m |
| 3 | Utility            | 6'7" x 5'10"   | 2.01 x 1.78 m |
| 4 | Cloaks             | 5'10" x 3'0"   | 1.78 x 0.92 m |
| 5 | Garage             | 19'4" x 9'8"   | 6.06 x 2.94 m |

## FIRST FLOOR

|    |           |               |               |
|----|-----------|---------------|---------------|
| 6  | Bedroom 1 | 16'5" x 10'7" | 5.01 x 3.23 m |
| 7  | En-suite  | 7'2" x 6'6"   | 2.19 x 1.98 m |
| 8  | Bedroom 2 | 14'7" x 9'11" | 4.45 x 3.02 m |
| 9  | Bedroom 3 | 12'4" x 10'7" | 3.75 x 3.23 m |
| 10 | Bedroom 4 | 9'9" x 9'9"   | 2.96 x 2.96 m |
| 11 | Bathroom  | 7'7" x 6'8"   | 2.30 x 2.04 m |



29.03.2023

Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience 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. 02055-03 EG\_OXFO\_DM.1

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ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**GROUND FLOOR**



**FIRST FLOOR**

# THE CAMBRIDGE

## GROUND FLOOR

|   |                           |               |               |
|---|---------------------------|---------------|---------------|
| 1 | Kitchen/Dining/<br>Family | 25'0" x 12'8" | 7.62 x 3.87 m |
| 2 | Lounge                    | 16'4" x 11'9" | 4.95 x 3.57 m |
| 3 | Utility                   | 6'1" x 5'11"  | 1.85 x 1.80 m |
| 4 | Cloaks                    | 6'6" x 5'11"  | 1.99 x 1.80 m |

## FIRST FLOOR

|    |           |                |               |
|----|-----------|----------------|---------------|
| 5  | Bedroom 1 | 13'8" x 12'11" | 4.16 x 3.94 m |
| 6  | En-suite  | 8'2" x 4'3"    | 2.49 x 1.30 m |
| 7  | Bedroom 2 | 13'8" x 11'0"  | 4.17 x 3.36 m |
| 8  | Bedroom 3 | 11'7" x 8'2"   | 3.52 x 2.49 m |
| 9  | Bedroom 4 | 11'9" x 9'1"   | 3.58 x 2.76 m |
| 10 | Bathroom  | 8'4" x 7'2"    | 2.53 x 2.19 m |



09.02.2023

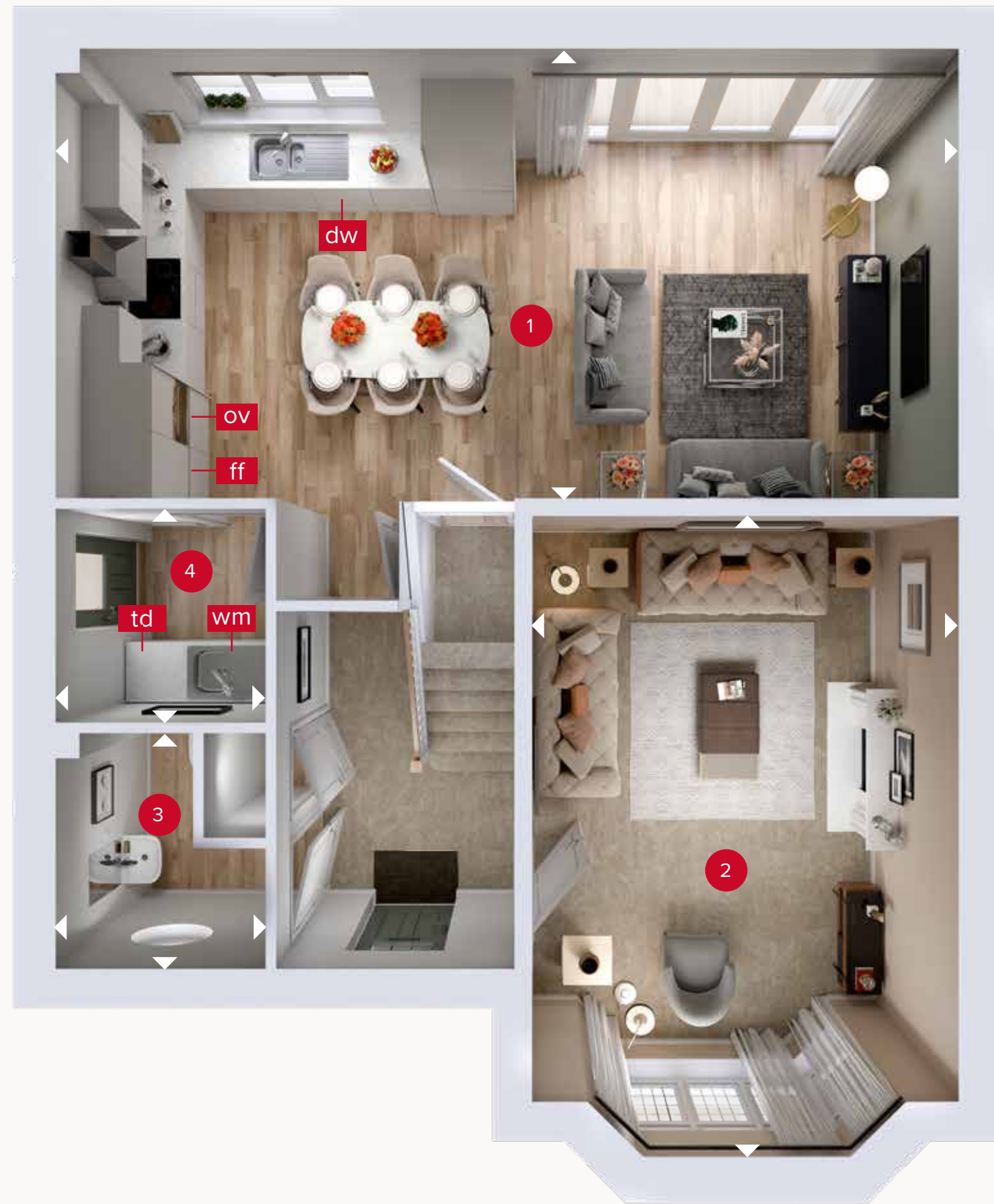
Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience 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. EG\_CAMB\_DM.1

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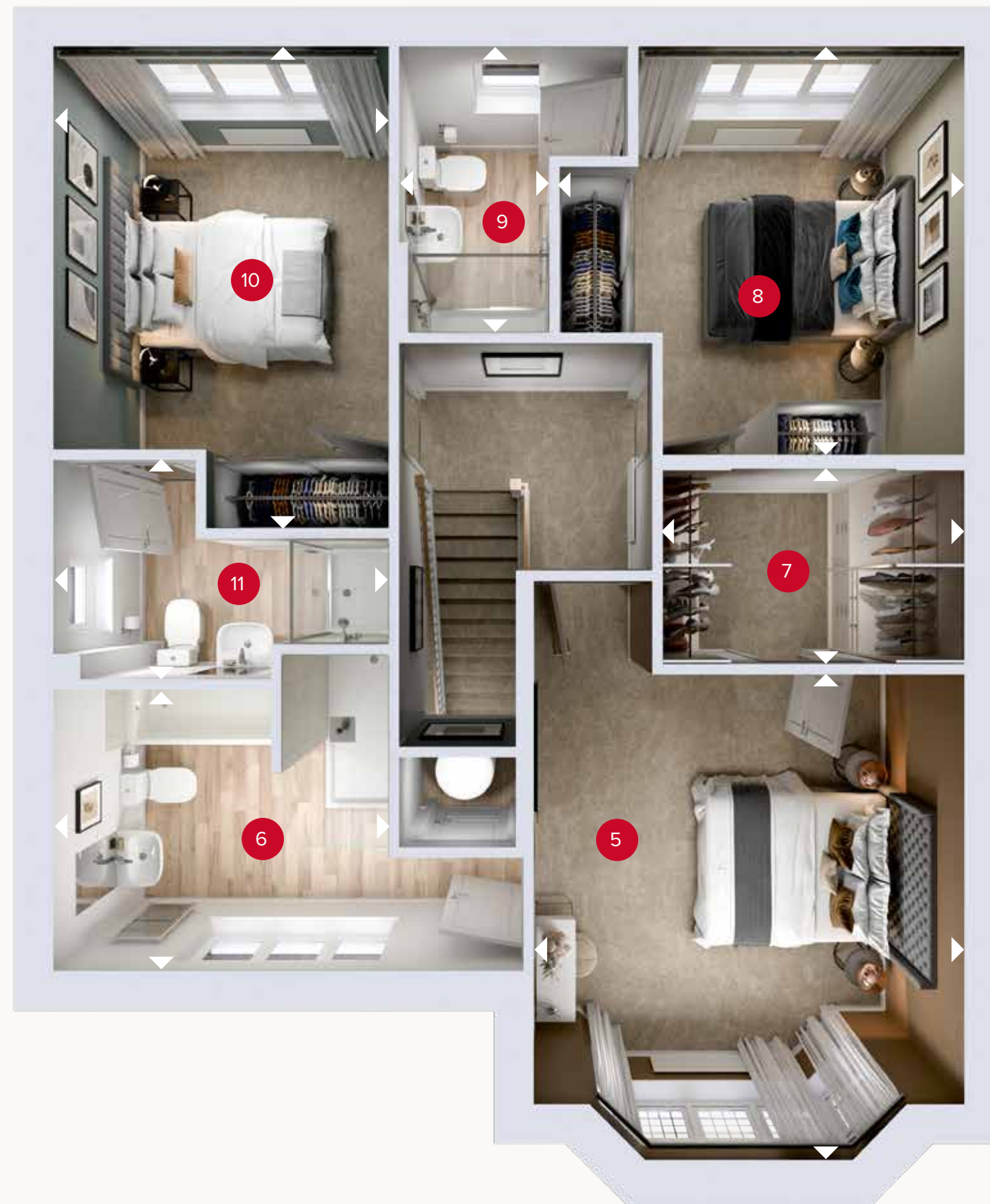
ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**GROUND FLOOR**



**FIRST FLOOR**

# THE LEAMINGTON LIFESTYLE

## GROUND FLOOR

|   |                           |                |               |
|---|---------------------------|----------------|---------------|
| 1 | Kitchen/Dining/<br>Family | 25'0" x 12'8"  | 7.62 x 3.87 m |
| 2 | Lounge                    | 17'11" x 11'9" | 5.46 x 3.57 m |
| 3 | Cloaks                    | 6'6" x 5'11"   | 1.99 x 1.80 m |
| 4 | Utility                   | 6'1" x 5'11"   | 1.85 x 1.80 m |

## FIRST FLOOR

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



09.02.2023

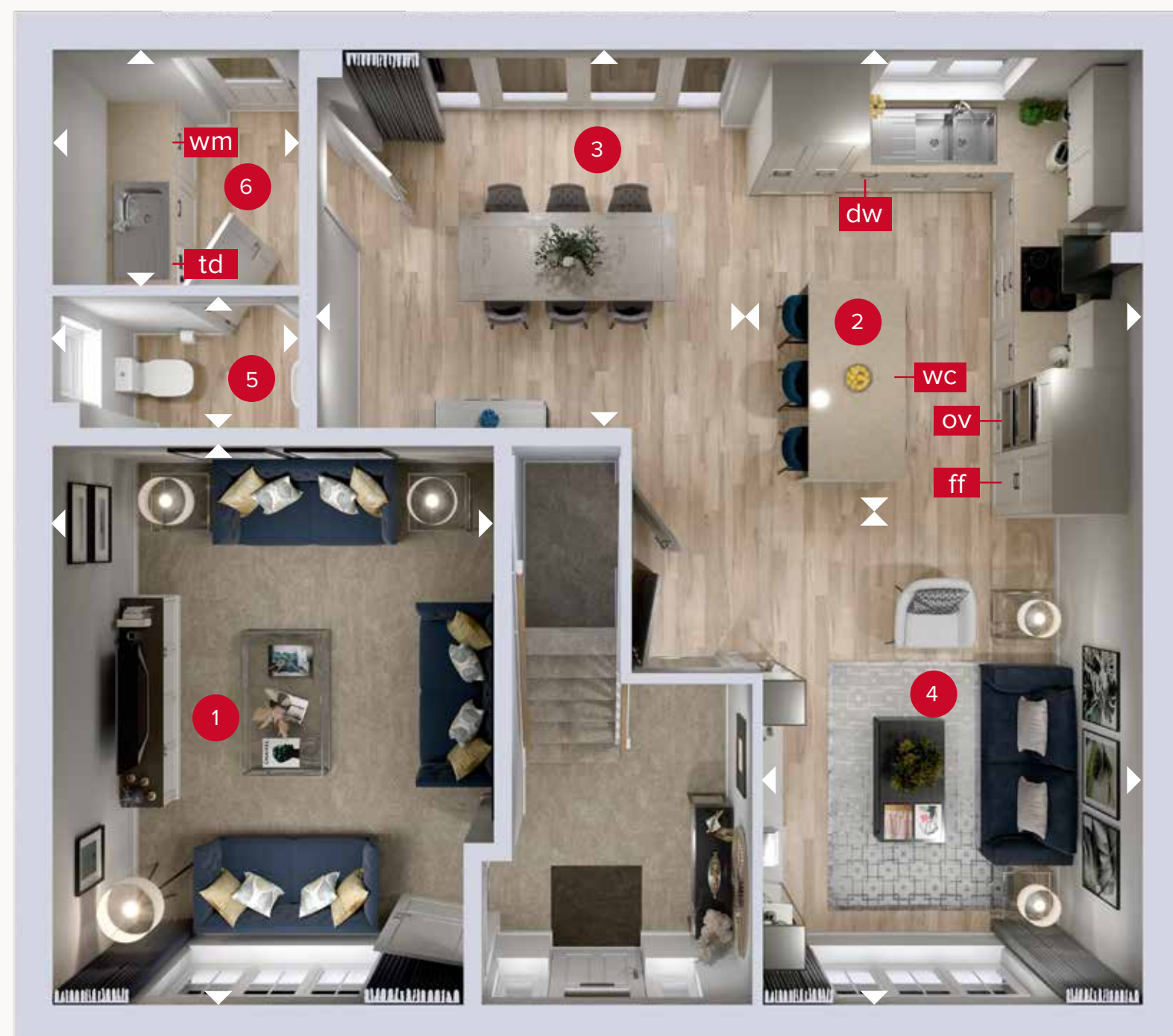
Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or 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. EG\_LEAMQ\_DM.1

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

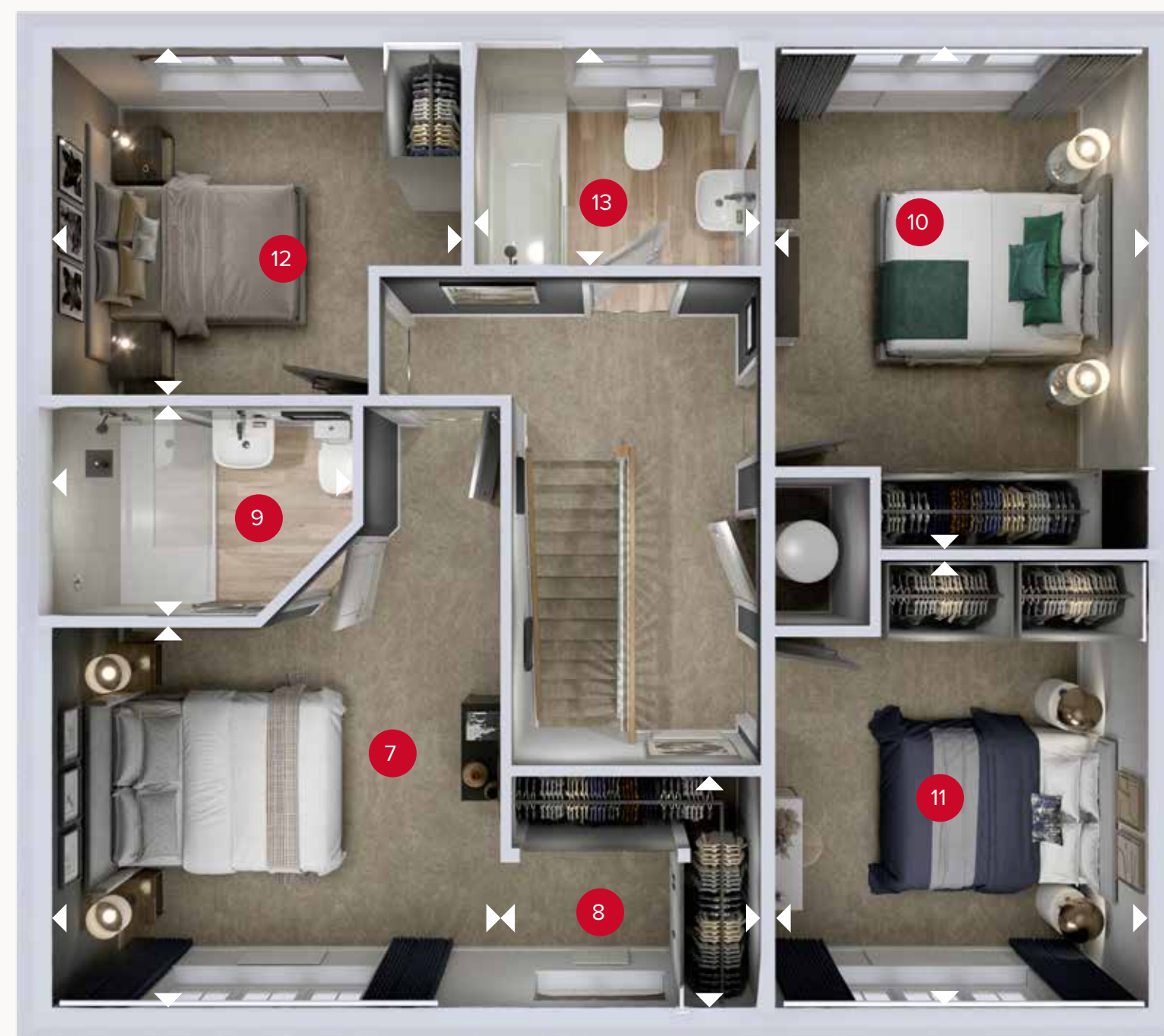
ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**GROUND FLOOR**



**FIRST FLOOR**

# THE HARROGATE

## GROUND FLOOR

|   |         |                |               |
|---|---------|----------------|---------------|
| 1 | Lounge  | 15'4" x 12'0"  | 4.68 x 3.65 m |
| 2 | Kitchen | 12'5" x 10'2"  | 3.79 x 3.49 m |
| 3 | Dining  | 13'1" x 10'3"  | 3.60 x 3.31 m |
| 4 | Family  | 13'11" x 10'1" | 4.18 x 3.08 m |
| 5 | Cloaks  | 5'8" x 3'7"    | 1.73 x 1.09 m |
| 6 | Utility | 6'4" 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"   | 2.09 x 1.96 m |
| 9  | En-suite  | 8'4" x 5'7"    | 2.48 x 1.69 m |
| 10 | Bedroom 2 | 13'9" x 10'0"  | 4.18 x 3.05 m |
| 11 | Bedroom 3 | 12'1" x 10'0"  | 3.69 x 3.05 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 |

# THE HENLEY

## GROUND FLOOR

|   |                           |               |                |
|---|---------------------------|---------------|----------------|
| 1 | Lounge                    | 17'7" x 11'9" | 5.37 x 3.57 m  |
| 2 | Family/Kitchen/<br>Dining | 36'1" x 13'4" | 10.99 x 4.07 m |
| 3 | Utility                   | 6'3" x 5'10"  | 1.90 x 1.79 m  |
| 4 | Cloaks                    | 7'5" x 3'7"   | 2.25 x 1.10 m  |
| 5 | Garage                    | 17'1" x 17'0" | 5.37 x 5.19 m  |

## FIRST FLOOR

|    |            |                |               |
|----|------------|----------------|---------------|
| 6  | Bedroom 1  | 16'8" x 11'9"  | 5.09 x 3.57 m |
| 7  | En-suite 1 | 10'9" x 6'4"   | 3.28 x 1.94 m |
| 8  | Bedroom 2  | 14'4" x 10'2"  | 4.37 x 3.11 m |
| 9  | En-suite 2 | 7'5" x 5'4"    | 2.27 x 1.63 m |
| 10 | Bedroom 3  | 11'11" x 9'11" | 3.63 x 3.02 m |
| 11 | Bedroom 4  | 12'5" x 8'6"   | 3.78 x 2.59 m |
| 12 | Bathroom   | 8'4" x 7'9"    | 2.54 x 2.37 m |

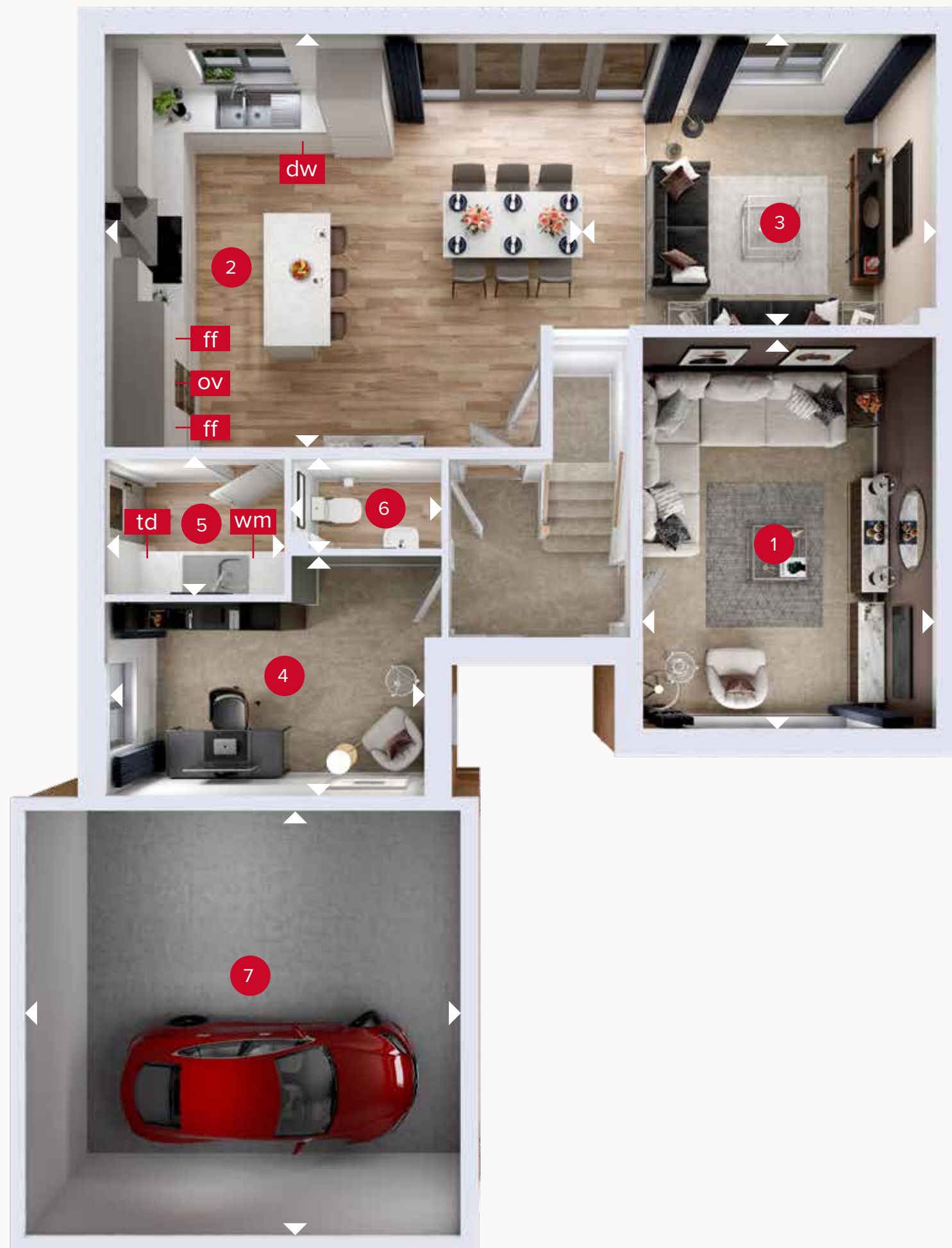


GROUND FLOOR



FIRST FLOOR

# THE LEDSHAM



**GROUND FLOOR**



**FIRST FLOOR**

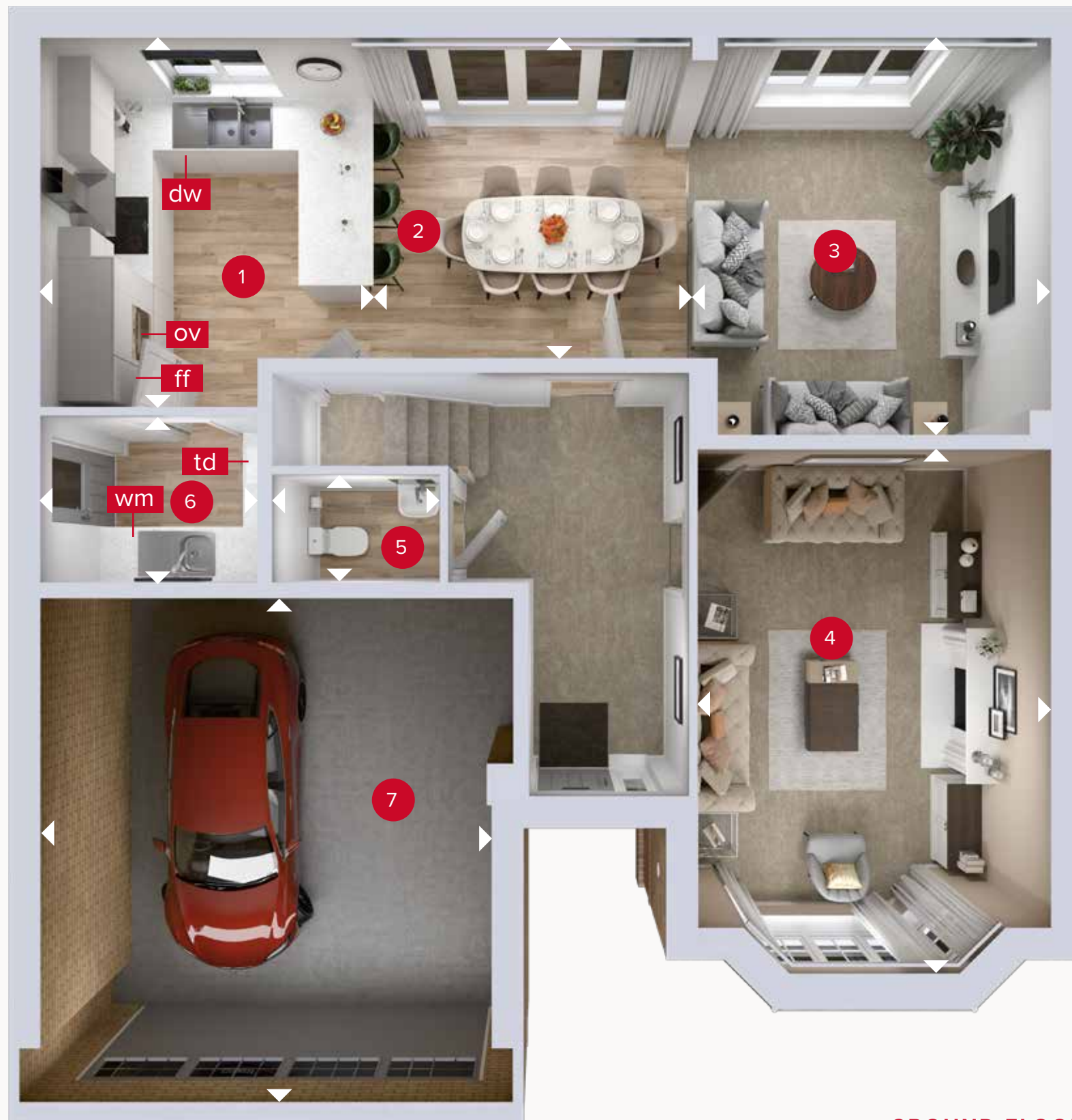
## GROUND FLOOR

|                  |                |               |
|------------------|----------------|---------------|
| 1 Lounge         | 15'11" x 11'8" | 4.84 x 3.57 m |
| 2 Kitchen/Dining | 19'10" x 17'0" | 6.05 x 5.18 m |
| 3 Family         | 13'8" x 11'11" | 3.63 x 3.63 m |
| 4 Study          | 12'10" x 9'8"  | 3.90 x 2.95 m |
| 5 Utility        | 7'4" x 5'6"    | 2.23 x 1.67 m |
| 6 Cloaks         | 5'11" x 3'7"   | 1.81 x 1.10 m |
| 7 Garage         | 17'9" x 17'5"  | 5.41 x 5.30 m |

## FIRST FLOOR

|                 |                |               |
|-----------------|----------------|---------------|
| 8 Bedroom 1     | 11'11" x 11'5" | 3.63 x 3.49 m |
| 9 Dressing Room | 8'8" x 6'2"    | 2.65 x 1.88 m |
| 10 En-suite 1   | 9'10" x 6'0"   | 3.00 x 1.82 m |
| 11 Bedroom 2    | 11'11" x 10'8" | 3.57 x 3.24 m |
| 12 En-suite 2   | 8'2" x 3'11"   | 2.49 x 1.19 m |
| 13 Bedroom 3    | 13'1" x 9'8"   | 3.99 x 2.93 m |
| 14 Bedroom 4    | 11'8" x 7'7"   | 3.55 x 2.31 m |
| 15 Bathroom     | 9'9" x 7'9"    | 2.98 x 2.36 m |

# THE HAMPSTEAD



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

|   |         |                |               |
|---|---------|----------------|---------------|
| 1 | Kitchen | 12'3" x 10'9"  | 3.74 x 3.49 m |
| 2 | Dining  | 11'7" x 11'1"  | 3.53 x 3.32 m |
| 3 | Family  | 13'8" x 11'6"  | 4.16 x 3.50 m |
| 4 | Lounge  | 17'7" x 11'8"  | 5.35 x 3.56 m |
| 5 | Cloaks  | 5'8" x 3'7"    | 1.72 x 1.09 m |
| 6 | Utility | 7'3" x 6'0"    | 2.20 x 1.83 m |
| 7 | Garage  | 16'10" x 15'2" | 5.12 x 4.63 m |

## FIRST FLOOR

|    |                 |                |               |
|----|-----------------|----------------|---------------|
| 8  | Bedroom 1       | 14'10" x 13'2" | 4.51 x 4.01 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      | 7'7" x 4'6"    | 2.30 x 1.36 m |
| 12 | Bedroom 3       | 14'9" x 10'6"  | 4.49 x 3.21 m |
| 13 | Bedroom 4       | 11'3" x 9'9"   | 3.43 x 2.98 m |
| 14 | Bedroom 5/Study | 11'3" x 7'9"   | 3.43 x 2.37 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. 02055-03 EG\_HAMP\_DM1

▷ 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



# THE HIGHGATE



SECOND FLOOR

## GROUND FLOOR

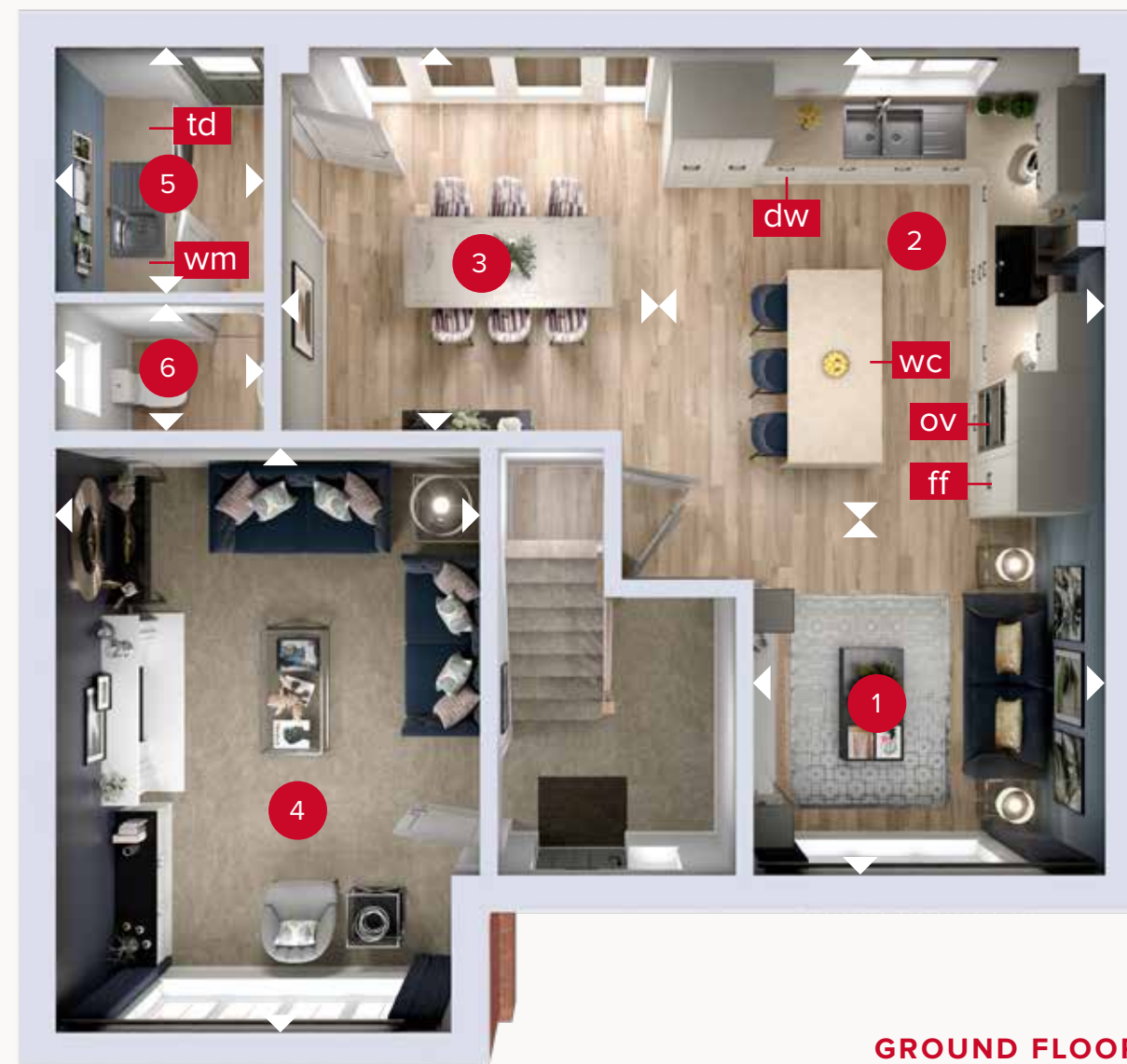
|   |         |                |               |
|---|---------|----------------|---------------|
| 1 | Family  | 9'11" x 9'10"  | 3.02 x 3.00 m |
| 2 | Kitchen | 13'7" x 12'0"  | 4.15 x 3.65 m |
| 3 | Dining  | 11'1" x 10'11" | 3.19 x 3.34 m |
| 4 | Lounge  | 16'6" x 11'10" | 5.03 x 3.34 m |
| 5 | Utility | 7'2" x 5'11"   | 2.19 x 1.80 m |
| 6 | Cloaks  | 5'11" x 3'6"   | 1.80 x 1.06 m |

## FIRST FLOOR

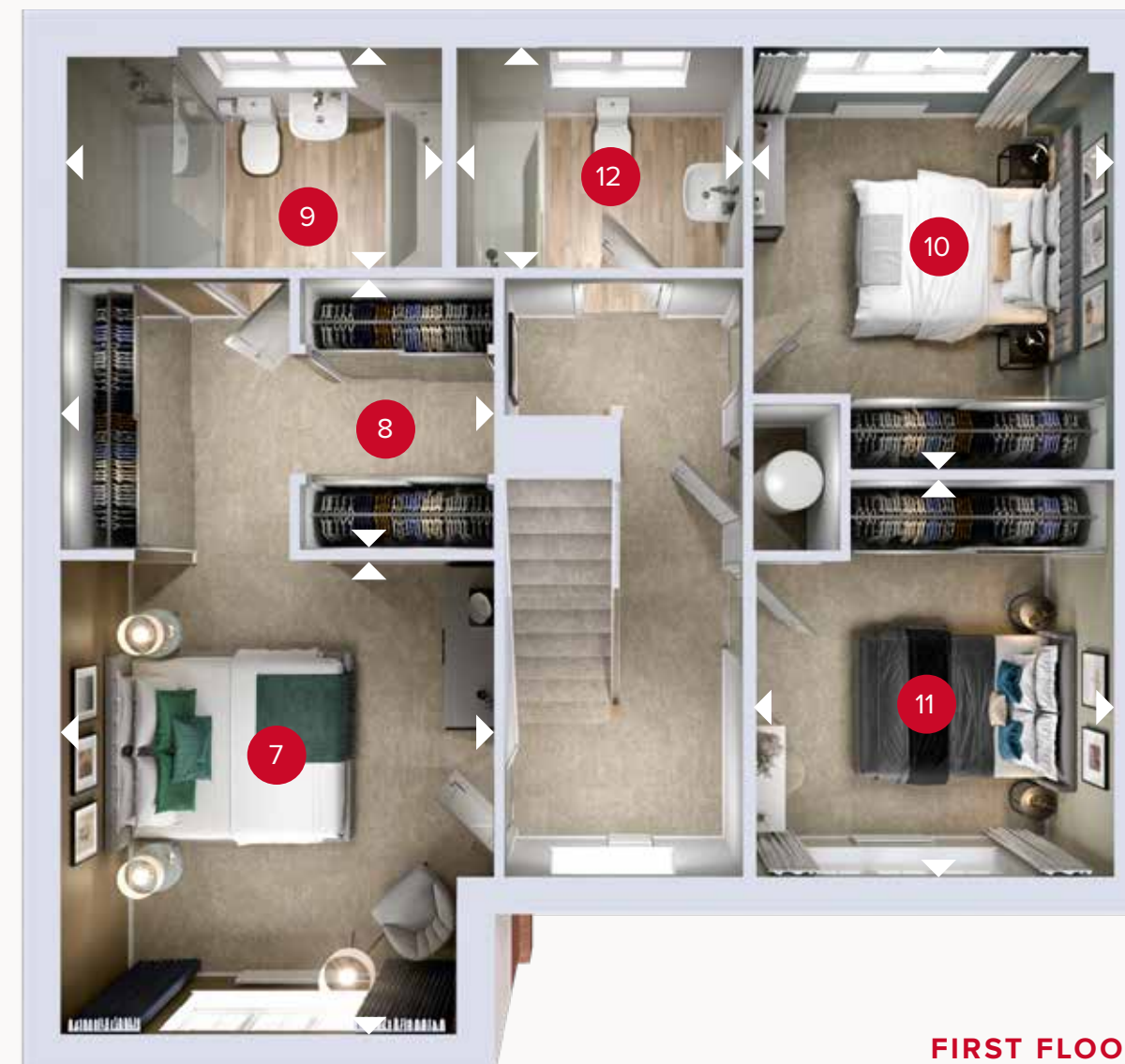
|    |               |               |               |
|----|---------------|---------------|---------------|
| 7  | Bedroom 1     | 13'6" x 12'1" | 4.12 x 3.68 m |
| 8  | Dressing Room | 12'1" x 7'8"  | 3.68 x 2.33 m |
| 9  | En-suite      | 10'6" x 6'3"  | 3.21 x 1.90 m |
| 10 | Bedroom 2     | 12'1"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

## SECOND FLOOR

|    |                          |               |               |
|----|--------------------------|---------------|---------------|
| 13 | Bedroom 4/<br>Media Room | 14'5" x 12'1" | 4.41 x 3.68 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                    | 8'8" x 4'3"   | 2.65 x 1.30 m |



GROUND FLOOR



FIRST FLOOR



29.03.2023

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. 02055-03 EG\_HIG5\_DM.1

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

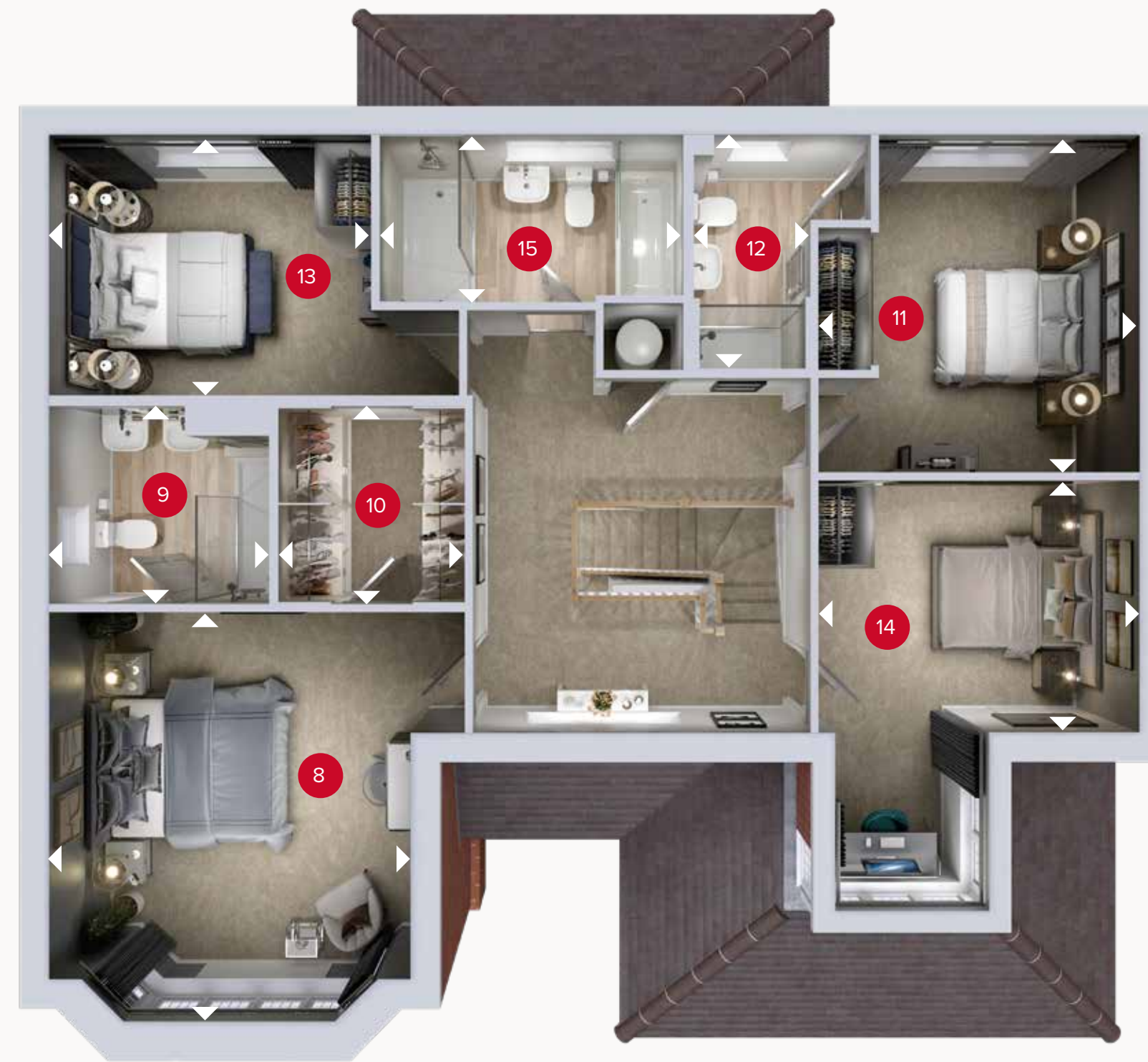
ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wc - Wine cooler  
wm - washing machine space  
td - tumble dryer space  
☒ - Roof window



# THE RICHMOND



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

|           |                |               |
|-----------|----------------|---------------|
| 1 Lounge  | 17'7" x 12'10" | 5.35 x 3.90 m |
| 2 Family  | 14'1" x 11'3"  | 4.28 x 3.42 m |
| 3 Dining  | 11'3" x 11'3"  | 3.43 x 3.42 m |
| 4 Kitchen | 15'5" x 14'3"  | 4.69 x 4.35 m |
| 5 Utility | 11'3" x 5'3"   | 3.42 x 1.60 m |
| 6 Cloaks  | 5'6" x 3'8"    | 1.68 x 1.12 m |
| 7 Garage  | 17'9" x 16'6"  | 5.41 x 5.08 m |

## FIRST FLOOR

|               |                |               |
|---------------|----------------|---------------|
| 8 Bedroom 1   | 14'8" x 12'10" | 4.46 x 3.90 m |
| 9 En-suite 1  | 7'9" x 7'1"    | 2.37 x 2.17 m |
| 10 Wardrobe   | 7'1" x 6'10"   | 2.17 x 2.08 m |
| 11 Bedroom 2  | 12'5" x 11'5"  | 3.78 x 3.49 m |
| 12 En-suite 2 | 8'9" x 4'2"    | 2.66 x 1.28 m |
| 13 Bedroom 3  | 11'7" x 9'7"   | 3.54 x 2.93 m |
| 14 Bedroom 4  | 11'5" x 9'0"   | 3.47 x 2.74 m |
| 15 Bathroom   | 10'9" x 6'3"   | 3.30 x 1.86 m |



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 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. 02055-03 EG\_RICH\_DM.1

▷ 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

# 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. Please see Sales Consultant for further details.

### Handles

Refer to agreed group specifications – My Redrow.

### Plinth

Refer to agreed group specifications – My Redrow.

### General

Kitchens to include smooth door closers and plastic cutlery tray.

### Work Surfaces

Square Edged laminate worktops. Refer to agreed group specifications – My Redrow for choices.

### Upstand

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

### Sink

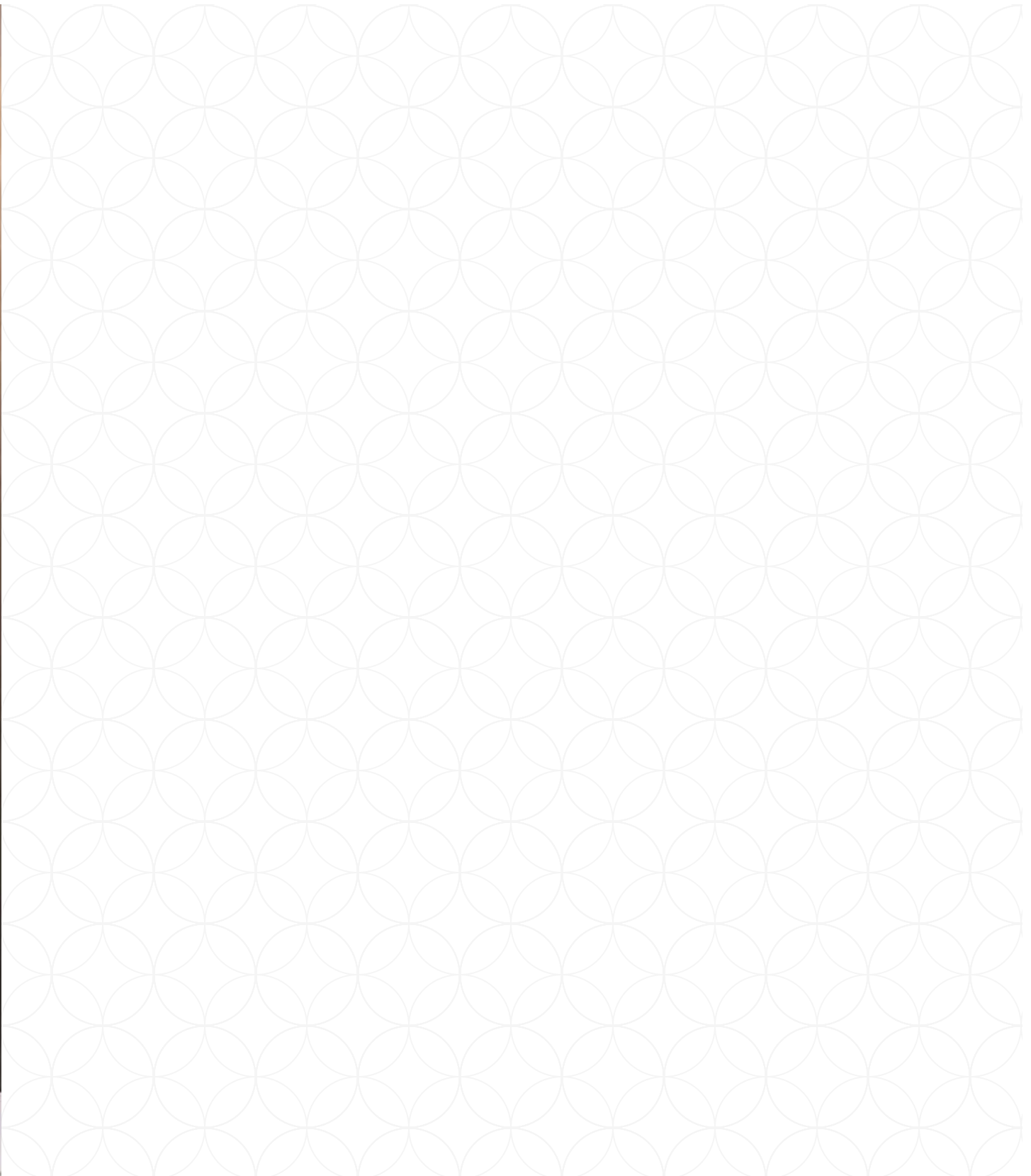
Stainless steel 1 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with mixer tap to units (in housetypes over 1600sqft).

### Utility

(Where applicable) Doors/drawer handles to match kitchen. Stainless steel single bowl with mixer tap.

### Appliances

AEG 60cm Ceramic Hob (in housetypes under 1500sqft)  
AEG 80cm Ceramic Hob (in housetypes over 1500sqft)  
AEG Double Oven – Double Oven  
Electrolux 60cm Chimney extract (in housetypes under 1500sqft)  
Electrolux 90cm Chimney extract (in housetypes over 1500sqft)  
Zanussi Integrated fridge/freezer 50/50. Please speak to a sales consultant for more information.



## INTERIOR

### Walls

Crown White paint finish.

### Internal Doors

Internal moulded door.

### Internal Door Furniture

Internal Door Furniture to be polished chrome effect.

### Architrave

Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

### Skirting Boards

Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

### Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

### Ceilings

Crown White paint finish.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler OR air source heat pump.  
Please see sales consultant for details

Myson Gas Underfloor Heating as standard to the ground floor. This is with a touch control thermostat and separated into different areas

### 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

Gooding's wardrobes to most 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 room.

### Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

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.

#### WC

Sottini CC BTW Pan with access point, Sottini Arc Cistern with dual flush valve – 4/2,6 litre flush, Sottini Arc Seat with normal close.

#### Bath

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

#### Bath Panel

Uniline 170cm front bath panel.

#### Shower over Bath

Sottini Tesino 1TH bath filler. Blender valve to be fitted on supply. slotted bath waste click plug

#### Shower

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom. Thermostatic shower valve (as development specification) above the bath including bath screen – Twyford Geo6.

#### Low Profile Tray

Acrylic capped low profile shower tray with concealed waste and upstands to all four sides. Tray to be Twyford “Twyllite”.

#### Shower Screen

Polished Chrome effect finish shower door manufactured by “Twyford Geo6”. Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted.

#### Wall Tiles

Bathroom – Porcelanosa 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

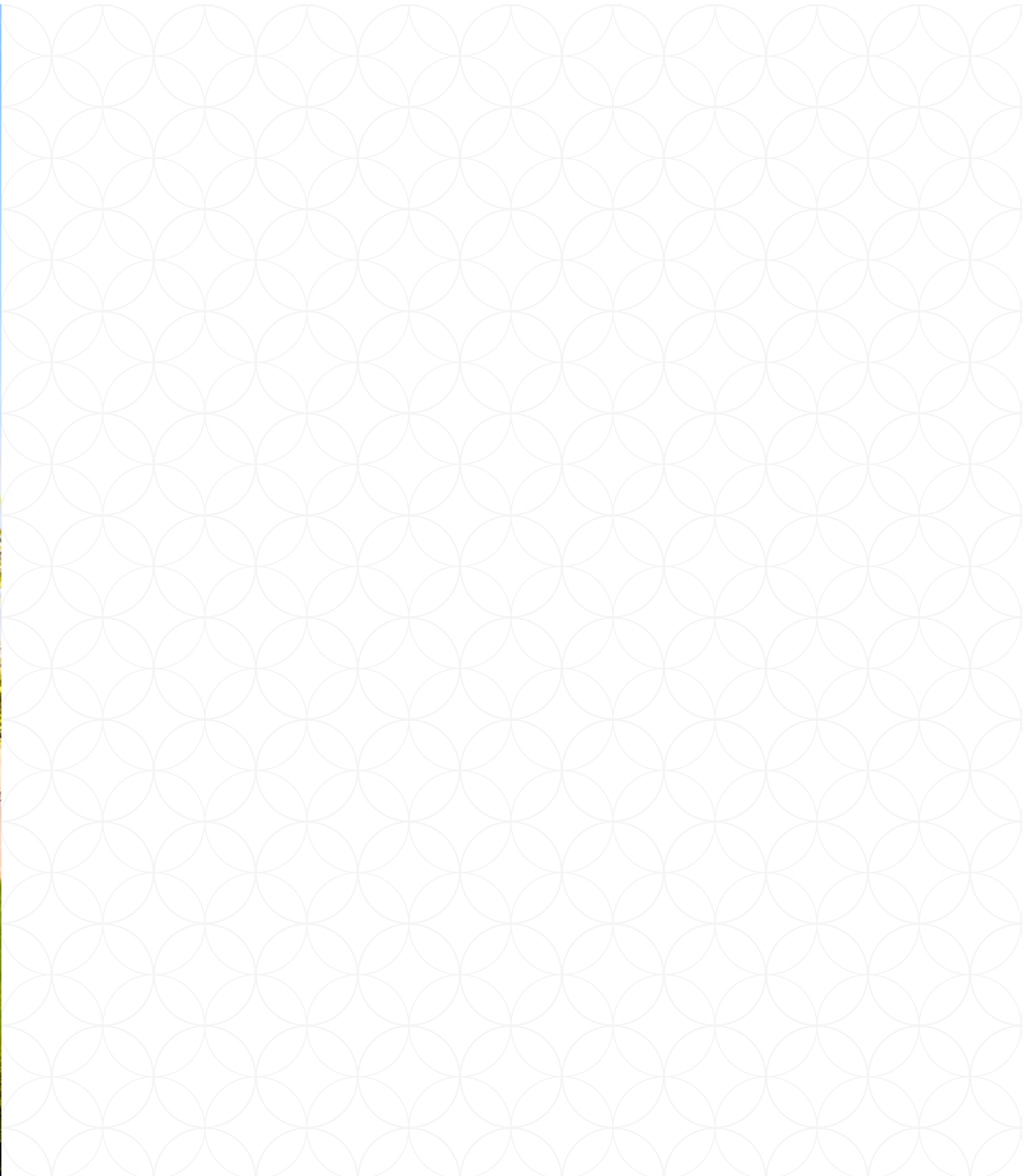
Sottini Arc with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

#### Cloakroom Basin

Sottini Arc basin with 1 tap hole, semi pedestal or Mavone 1 tap hole corner basin (please refer to drawing to confirm basin design). Fitted with Sottini Tesino Mini Mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

#### 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 patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white.

### House Numeral

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

### External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

### Garden

Front quality 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. Steel Garage Doors & 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.

### Solar Panels

All plots to receive 'Photovoltaics' which generate DC electricity from sunlight which is fed into a inverter to convert it into AC electricity. Please speak to the sales consultant for more information.

# 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.





# VALE CROFT WOODS



SHOE LANE, FARNBOROUGH GU11 2HE

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[redrow.co.uk](https://www.redrow.co.uk)