





# MEADOW GARDENS

YAPTON





# WELCOME TO MEADOW GARDENS



#### A COLLECTION OF 2, 3 & 4 BEDROOM HOMES IN THE HISTORICAL VILLAGE OF YAPTON

With the picturesque South Downs to the north and miles of beautiful coastline to the south, Meadow Gardens offers an enviable location and superior quality of life. Set in the historical village of Yapton, these Heritage Collection houses combine the elegance of eras gone by with the contemporary flair expected of modern housebuilding.
Influenced by the Arts and Crafts movement of the late 19th and early 20th centuries but more than meeting the demands of 21st century lifestyles, these are homes that celebrate the past while looking to the future.







## 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.



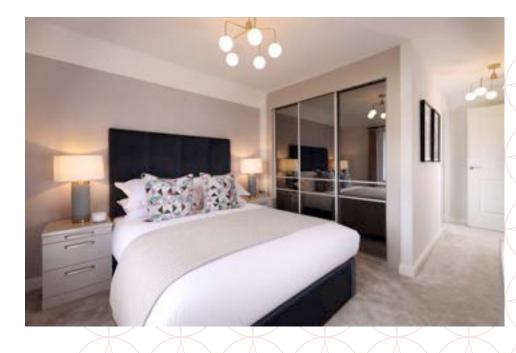
## WHAT MAKES THIS COLLECTION SO UNIQUE?

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 features add grandeur and on, that makes this award

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 depth to the front of the home winning collection so enviable. and provide an anchoring effect.

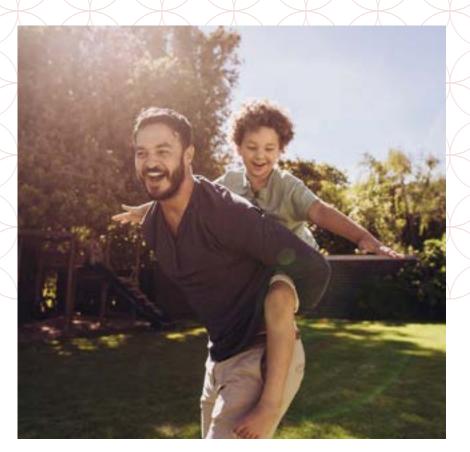












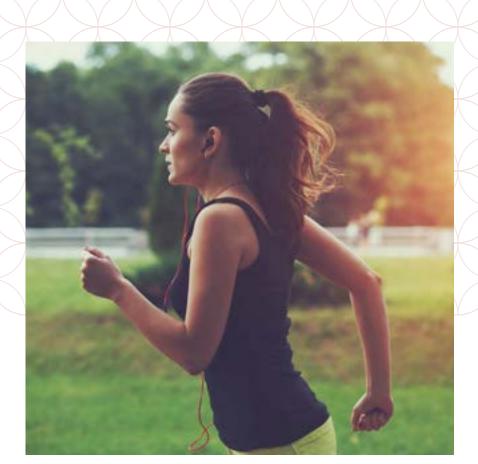
## ENJOY The Area

Yapton's fusion of past and present is also reflected in its shopping scene. The Co-operative supermarket is just a 13-minute walk, or two minute drive, while the Bilsham Stores is a similar drive time and a 17-minute walk. Barnham, around a five minute drive, also has a Tesco Express and Co-op. In Barnham you'll also find a pharmacy and post office. Bognor Regis is less than 15 minutes away in the car and features a wide range of stores, from household name retailers to independent shops. Worthing, meanwhile, is around a 25-minute drive and has more than 400 stores. The town's Montague Street also holds a weekly market.

When it comes to wining and dining, you'll always be well catered for. The Maypole Inn Yapton is just a six-minute walk and offers a good selection of local real ales. The Ship & Anchor pub, meanwhile, is just a four minute drive. The Holly Tree in Walberton is around a five-minute drive and offers a menu of British pub grub with some Mediterranean fare. Italian cuisine is on the menu at Fino restaurant in Bognor, with Indian flavours on offer at the Passage to India in Barnham.







## ENJOY AN ACTIVE **LIFESTYLE**

Those looking for a more active lifestyle will find local options plentiful. The Six Villages Sports Centre is around a 10 minute drive and offers a gym, sports hall, five-a-side football pitch and two cricket nets. Outside you'll find football pitches, a cricket pitch and nets and a multi-use games area. Avisford Park and Bognor Regis golf clubs are both within a 15 minute drive, while those looking to join a local sports club will almost certainly find their activity of choice catered for.

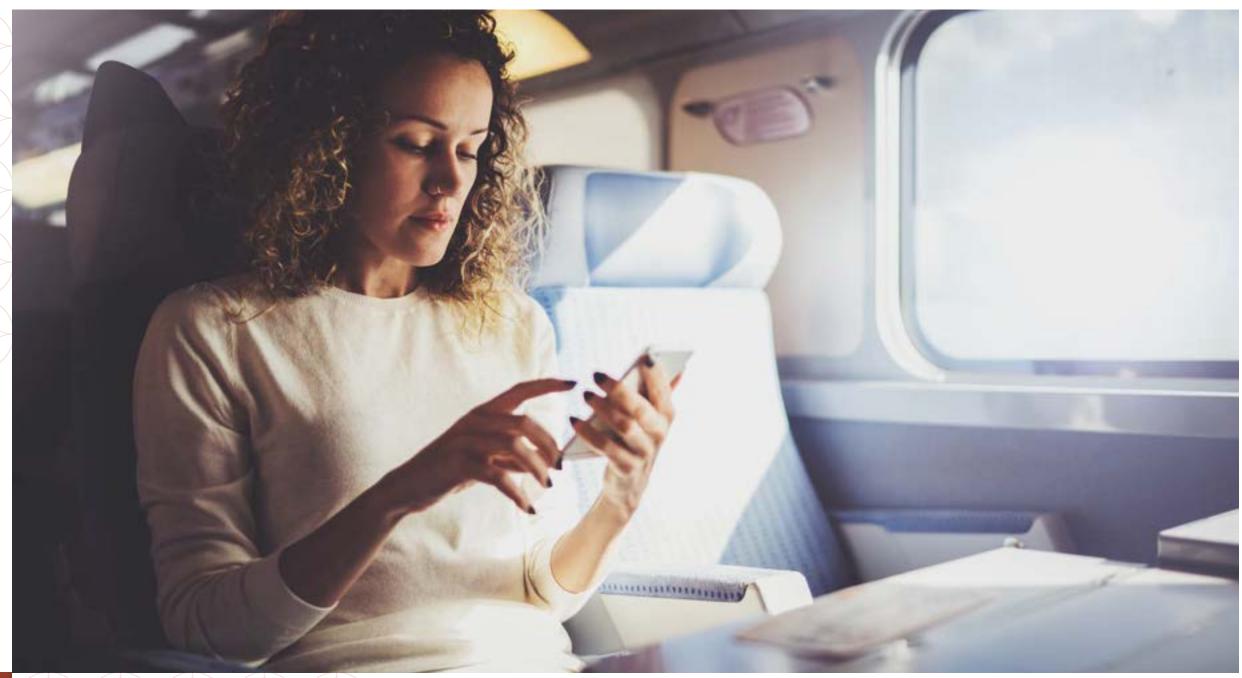
For leisure of a gentler nature, there is plenty of choice, with Yapton's recreation ground a 12 minute walk. There is a playpark too, while Yapton Skatepark is close by. Yapton is also home to the historic St Mary the Virgin parish church, while Arundel Cathedral and Arundel Castle are both within a 15-minute drive. Horsham's Southwater Country Park (around a 34 minute drive) is ideal for a day out, while Southwater Watersports offer kayaking, canoeing, dingy sailing and bicycle hire. For entertainment of a more indoorsy kind, you can enjoy the latest blockbusters at Bognor's Picturedrome Cinema. Music, theatre and comedy are on offer at Bognor's Regis Centre and Alexandra Theatre.

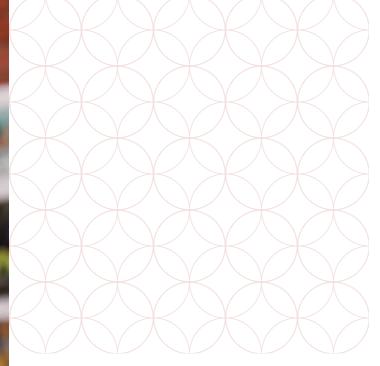


## **OPPORTUNITIES** FOR LEARNING

Parents will be pleased to find an excellent selection of schools for youngsters at all stages of their educational journeys. Yapton Community Pre-School is a two-minute walk from home and is rated 'Good' by Ofsted. Yapton Primary School is located nearby and is also rated 'Good', while Barnham Primary, around a six minute drive, has the same rating. For older students, Ormiston Six Villages Academy, Felpham Community College, the Regis School and Chichester High School are all within a 20 minute drive and are all also rated 'Good'.





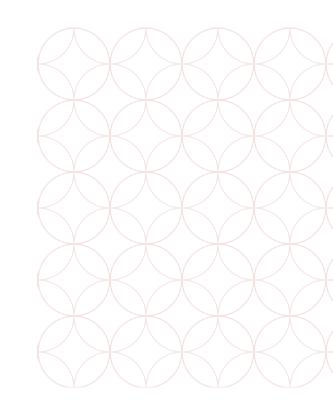


## GETTING AROUND

Meadow Gardens is conveniently situated within easy reach of Bognor (13 minutes' drive), Chichester (18 minutes) and Worthing (25 minutes), with the latter two accessible via the A27 trunk road. You can also pick up the A27 for onward travel to Portsmouth (35 minutes) and Brighton (48 minutes). The A27 also connects with the A3(M), via the A285 and A283, for London (around two hours).

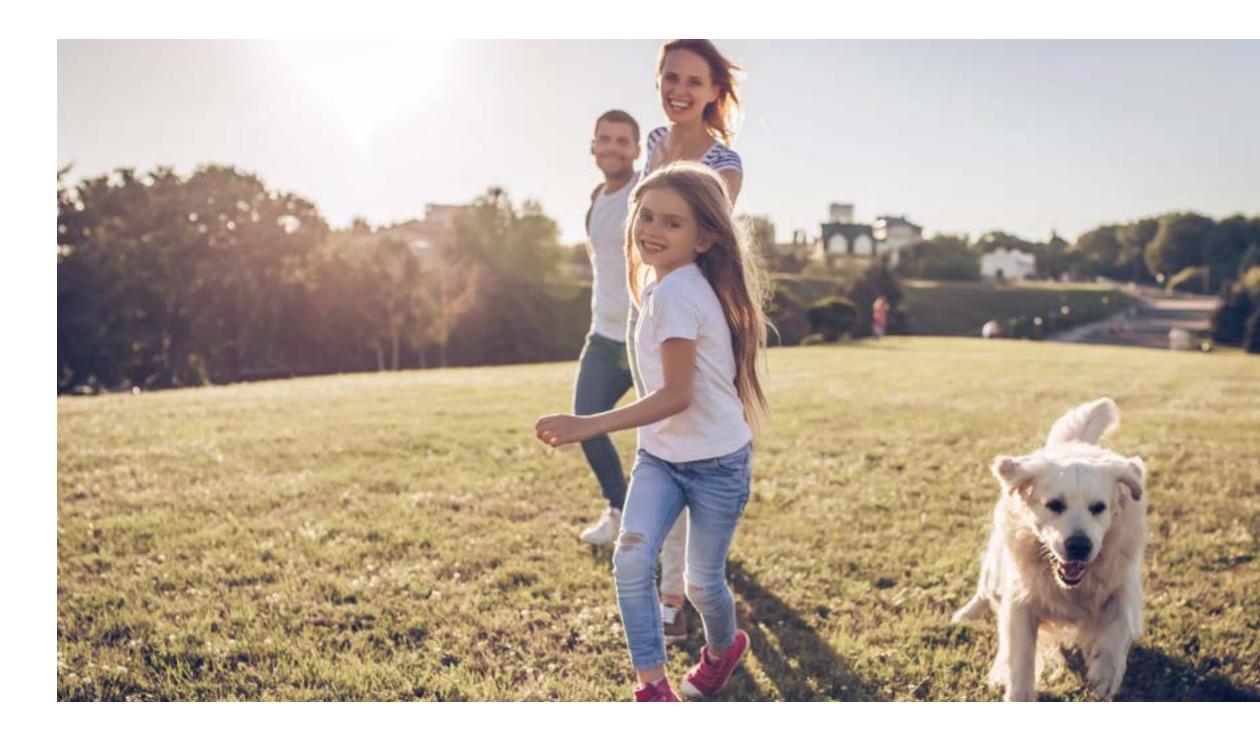
For travel by train, Barnham railway station is five minutes away in the car and offers services to London Victoria (1 hour and 27 minutes), Gatwick Airport (56 minutes), Southampton (1 hour and 4 minutes), Portsmouth (38 minutes) and Brighton (50 minutes).

For international travel, Southampton Airport is around 56 minutes away in the car, with London Gatwick around the same drive time, while Heathrow is a 1 hour and 20 minute drive.

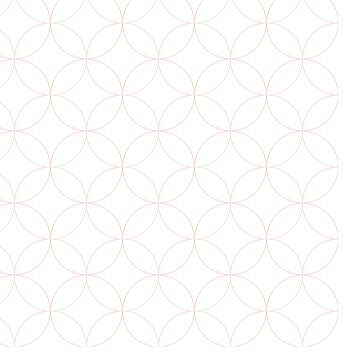


## WE PUT More in

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 **Meadow Gardens.** 







## SO YOU GET More out

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

## EXPLORE MEADOW GARDENS



Affordable Housing: Teme – Plots 61 62. Apartments – Plots 63-78. Tavy – Plots 47, 48, 49, 50, 86, 87, 88, 89 Dart – Plots 97, 98, 99

**V** – Visitor parking



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.





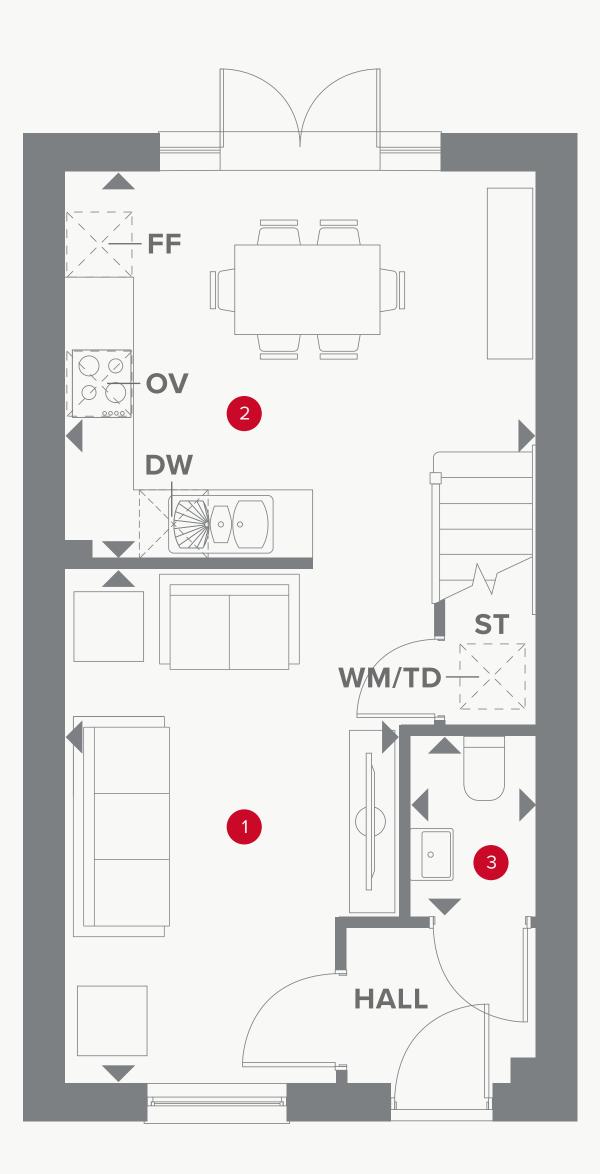




# THE BEDROOM HOME







## THE BUXTON Ground Floor



14'10" × 9'6"

13'7" x 11'0"

5'3" x 3'8"

4.53 x 2.94 m

4.14 x 3.40 m

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 FIRST FLOOR



10'11" x 9'8" 8'10" x 3'7" 13'7" x 9'2" 6'0" x 5'7" 3.34 x 2.95 m 2.68 x 1.10 m 4.14 x 2.80 m 1.84 x 1.71 m



#### KEY

Dimensions startHW Hot water storage



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



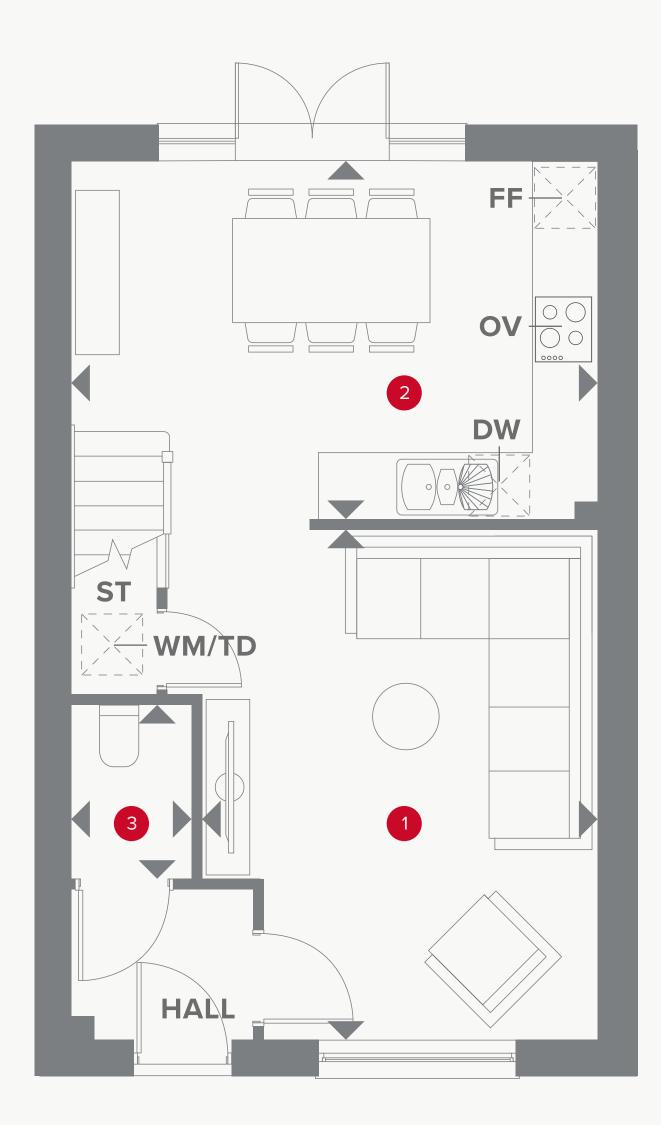




## THE BAKEWELL TWO BEDROOM HOME







## THE BAKEWELL GROUND FLOOR



15'3" x 12'28" 15'9" x 10'9"

5'3" x 3'8"

4.66 x 3.9 m

4.81 x 3.27 m

1.60 x 1.11 m



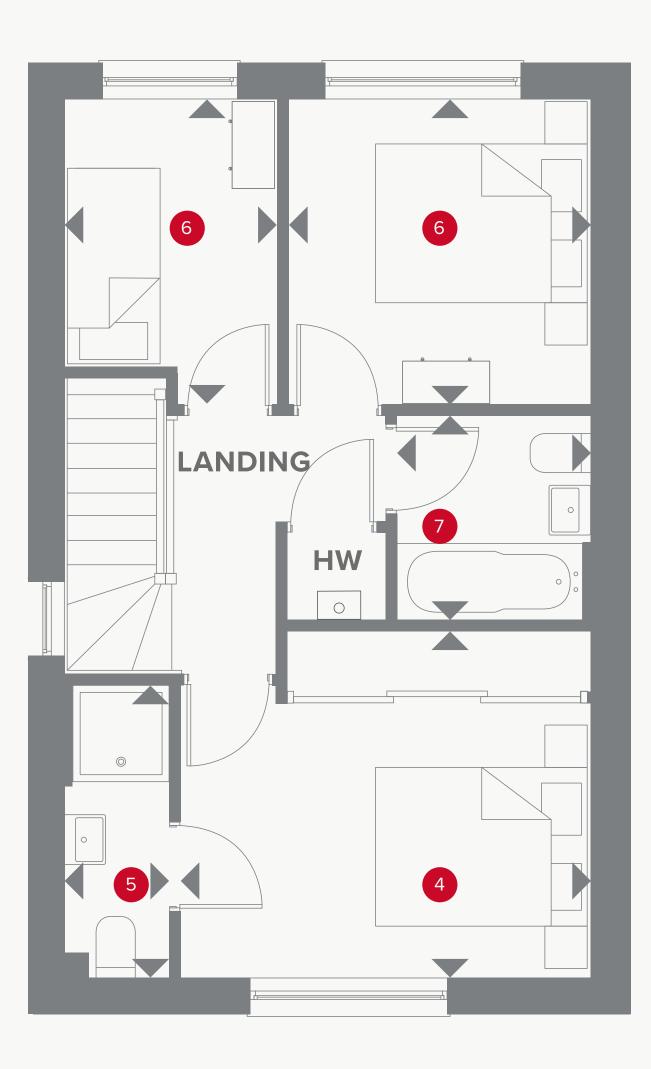


#### KEY

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

- Dimensions start
- ST Storage cupboard
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## THE BAKEWELL FIRST FLOOR



12'4" × 10'5" 8'10" × 3'2" 9'2" × 9'1" 8'1" × 6'5" 6'2" × 5'10"

3.75 x 3.17 m 2.68 x 0.97 m 2.80 x 2.77 m 2.46 x 1.96 m 1.87 x 1.78 m



#### KEY

Dimensions startHW Hot water storage



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



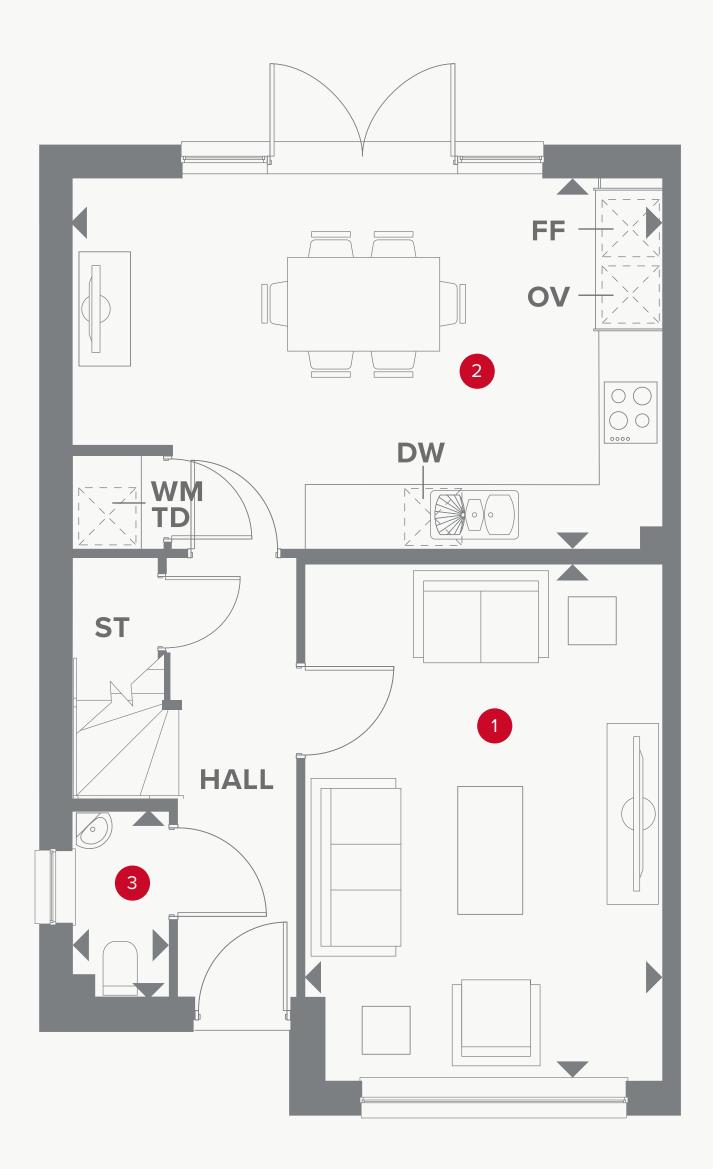




# THREE BEDROOM HOME







## THE LETCHWORTH GROUND FLOOR



15'11" × 11'0" 18'2" × 11'5" 5'10" × 2'11"

4.84 x 3.35 m 5.53 x 3.47 m

1.76 x 0.90 m

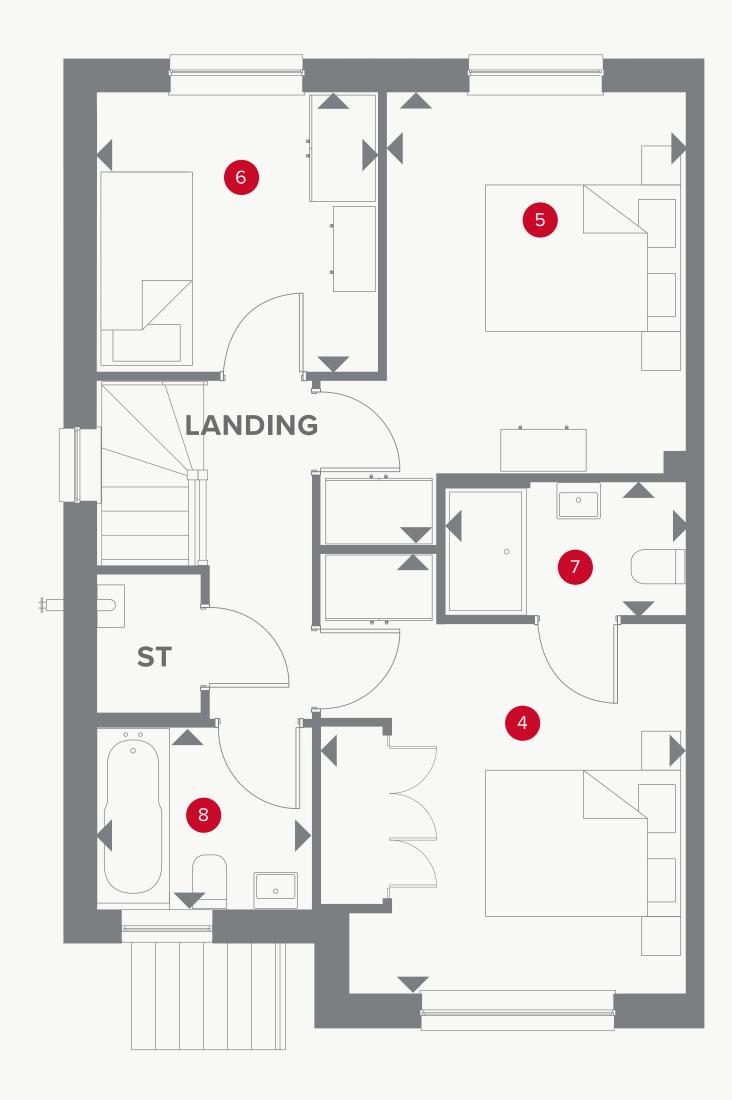


#### KEY

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

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





## THE LETCHWORTH **FIRST FLOOR**



| 13'5" x 11'3" |
|---------------|
| 13'9" x 9'3"  |
| 8'8" × 8'7"   |
| 7'5" × 4'1"   |
| 6'8" x 5'7"   |
|               |

4.10 x 3.42 m 4.25 x 2.81 m 2.64 x 2.62 m 2.26 x 1.25 m 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, semidetached 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.



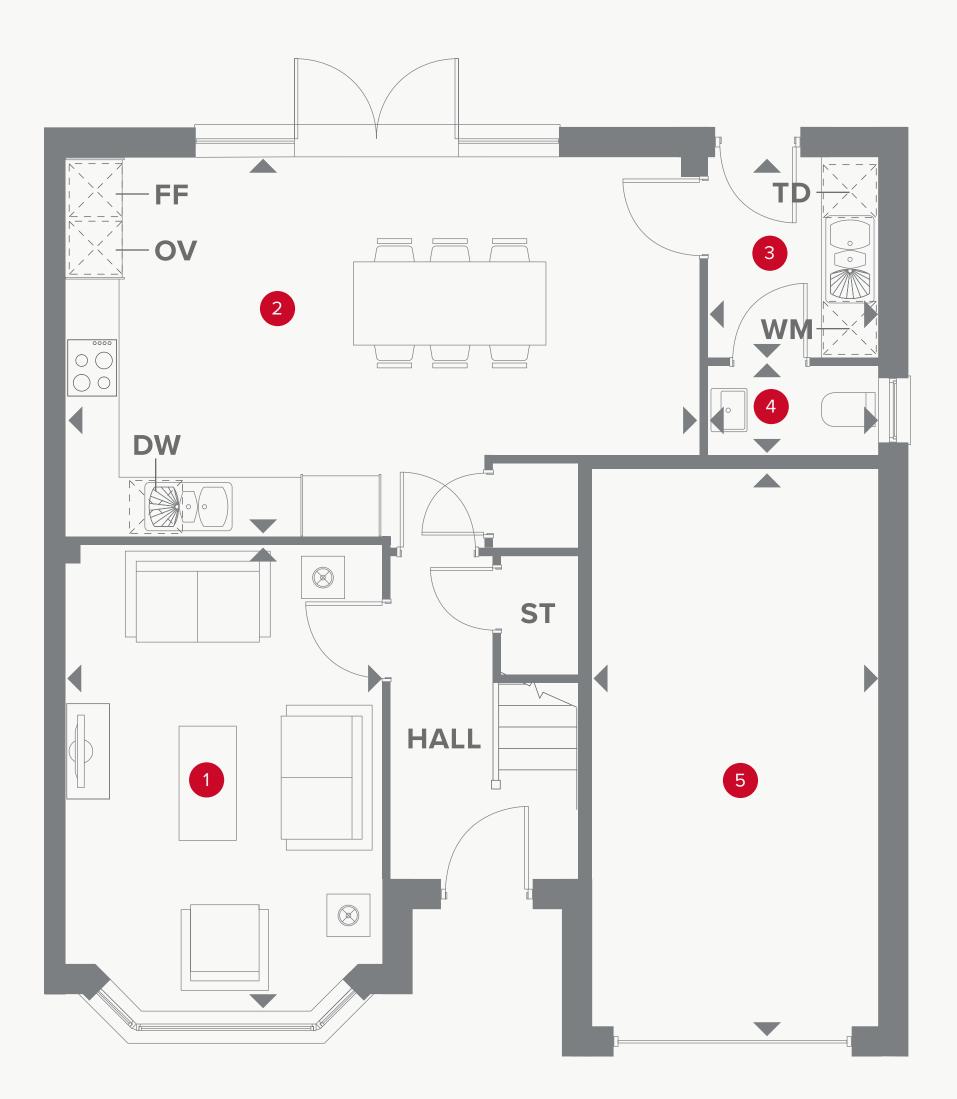




# THREE BEDROOM HOME







## THE OXFORD LIFESTYLE GROUND FLOOR



4.80 x 3.29 m 6.60 x 3.88 m

2.02 x 1.78 m 1.78 x 0.94 m

6.00 x 3.00 m





#### KEY

oo Hob

OV Oven

FF Fridge/freezer

**TD** Tumble dryer space

Dimensions start

**ST** Storage cupboard

**WM** Washing machine space

**DW** Dishwasher space





## THE OXFORD LIFESTYLE **FIRST FLOOR**

| 6 Bedroom 1   | 15'10" × 10'10" | 4.82 x 3.29 m |
|---------------|-----------------|---------------|
| 7 Dressing    | 7'6" x 6'8"     | 2.28 x 2.03 m |
| 8 En-suite 1  | 10'10" × 5'11"  | 3.29 x 1.80 m |
| 9 Bedroom 2   | 10'9" × 10'4"   | 3.27 x 3.18 m |
| 10 En-suite 2 | 7'11" x 5'8"    | 2.41 x 1.73 m |
| 11 Bedroom 3  | 11'7" × 10'0"   | 3.52 x 3.05 m |
| 12 En-suite 3 | 8'3" x 6'5"     | 2.51 x 1.96 m |





#### KEY

 Dimensions start **HW** Hot water storage



Customers should note this illustration is an example of the Oxford 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, semidetached 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.





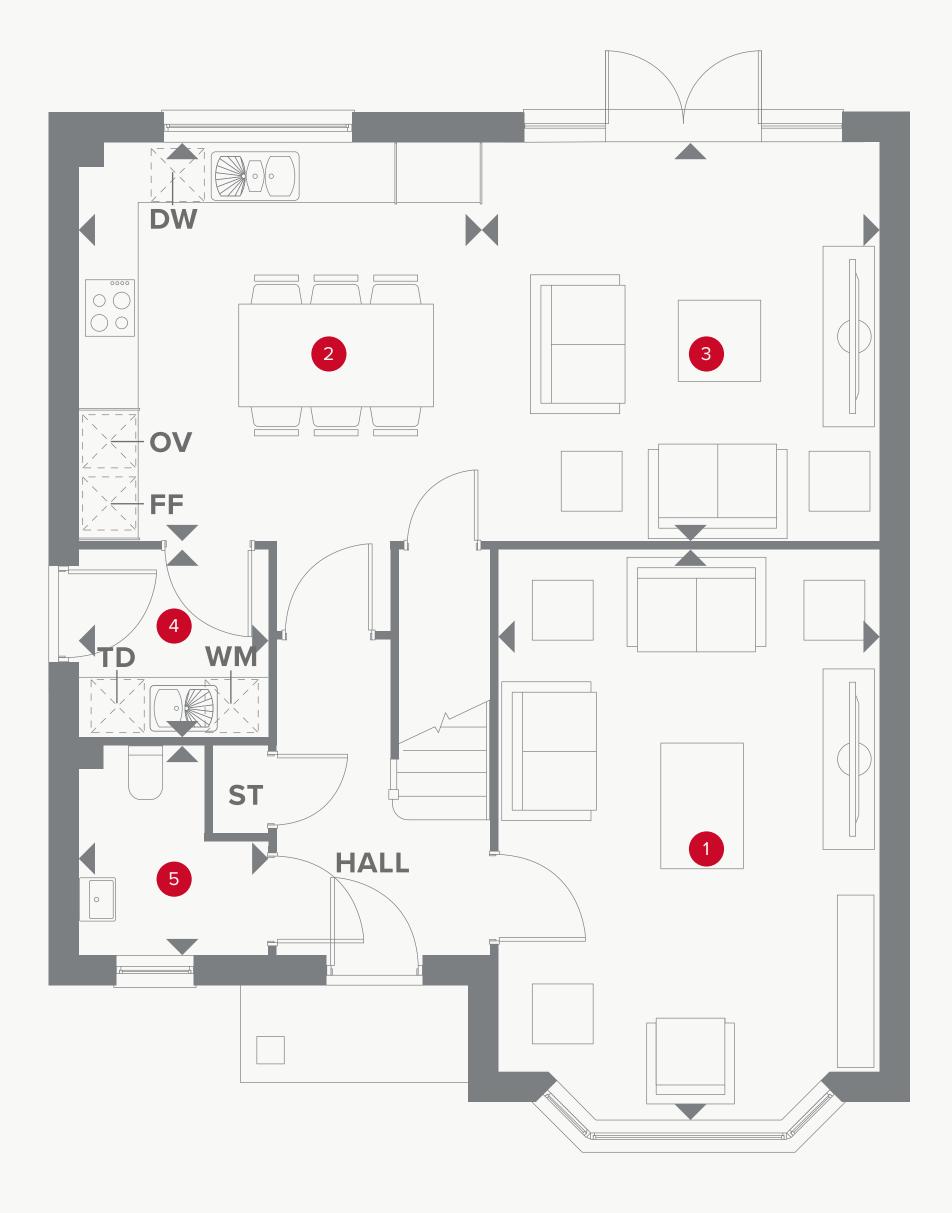


# THE LEAMINGTON LIFESTYLE

#### THREE BEDROOM HOME







## THE LEAMINGTON LIFESTYLE GROUND FLOOR

| 1 Lounge             | 17'9" x 11'11" | 5.42 x 3.63 m |
|----------------------|----------------|---------------|
| 2 Kitchen/<br>Dining | 13'0" x 12'6"  | 3.95 x 3.82 m |
| <sup>3</sup> Family  | 12'6" x 12'2"  | 3.82 x 3.73 m |
| 4 Utility            | 5'11" x 5'11"  | 1.81 x 1.80 m |
| 5 Cloaks             | 6'6" x 5'11"   | 1.99 x 1.80 m |



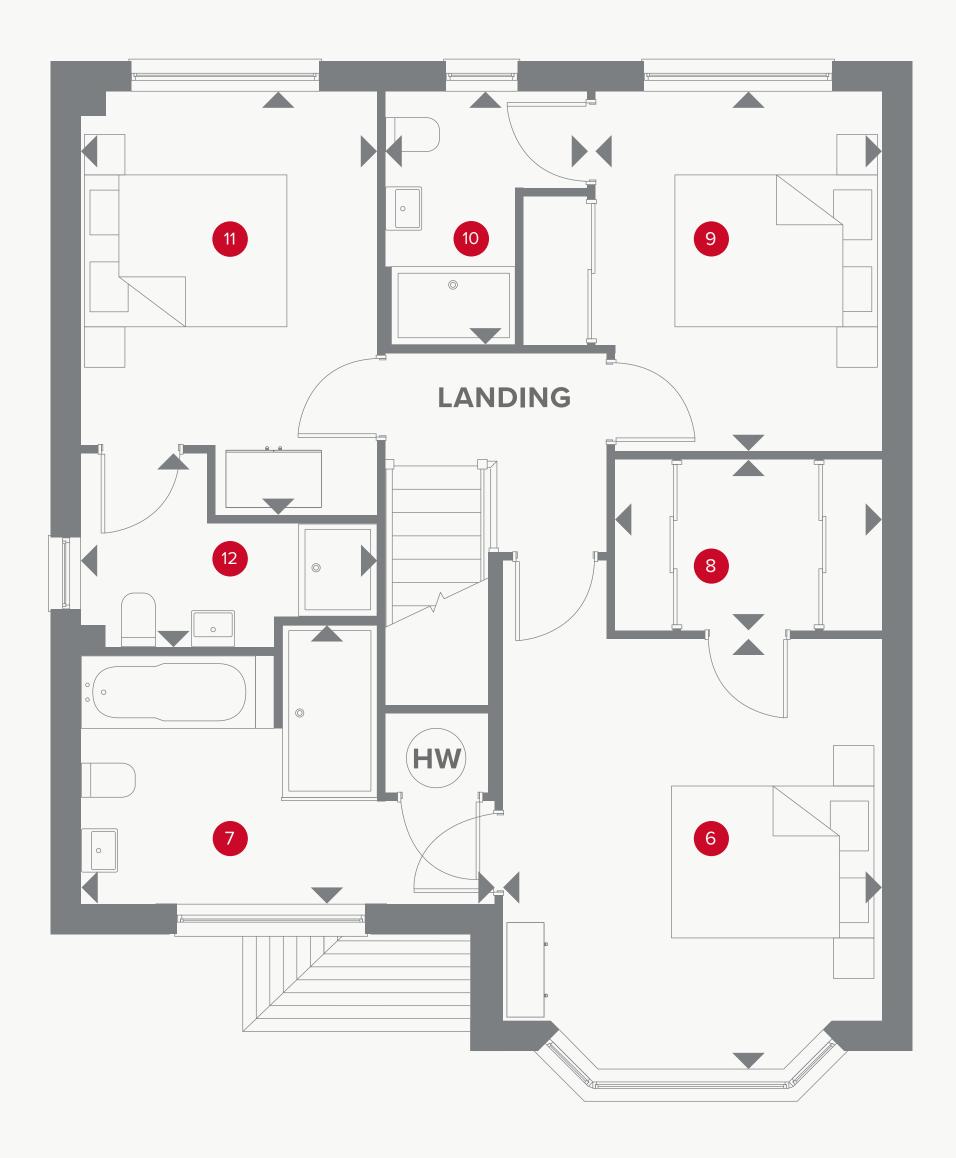


#### KEY

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

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





## THE LEAMINGTON LIFESTYLE **FIRST FLOOR**

| 6  | Bedroom 1  | 13'6" × 11'11" | 4   |
|----|------------|----------------|-----|
| 7  | En-suite 1 | 13'0" x 8'7"   | (1) |
| 8  | Wardrobe   | 8'4" x 5'5"    | 2   |
| 9  | Bedroom 2  | 11'3" × 9'0"   | (1) |
| 10 | En-suite 2 | 7'11" x 6'2"   | 2   |
| 11 | Bedroom 3  | 13'3" × 9'3"   | 2   |
| 12 | En-suite 3 | 9'3" x 6'1"    | 2   |

4.12 x 3.63 m 3.96 x 2.66 m 2.54 x 1.65 m 3.44 x 2.75 m 2.41 x 1.93 m 4.06 x 2.83 m 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.



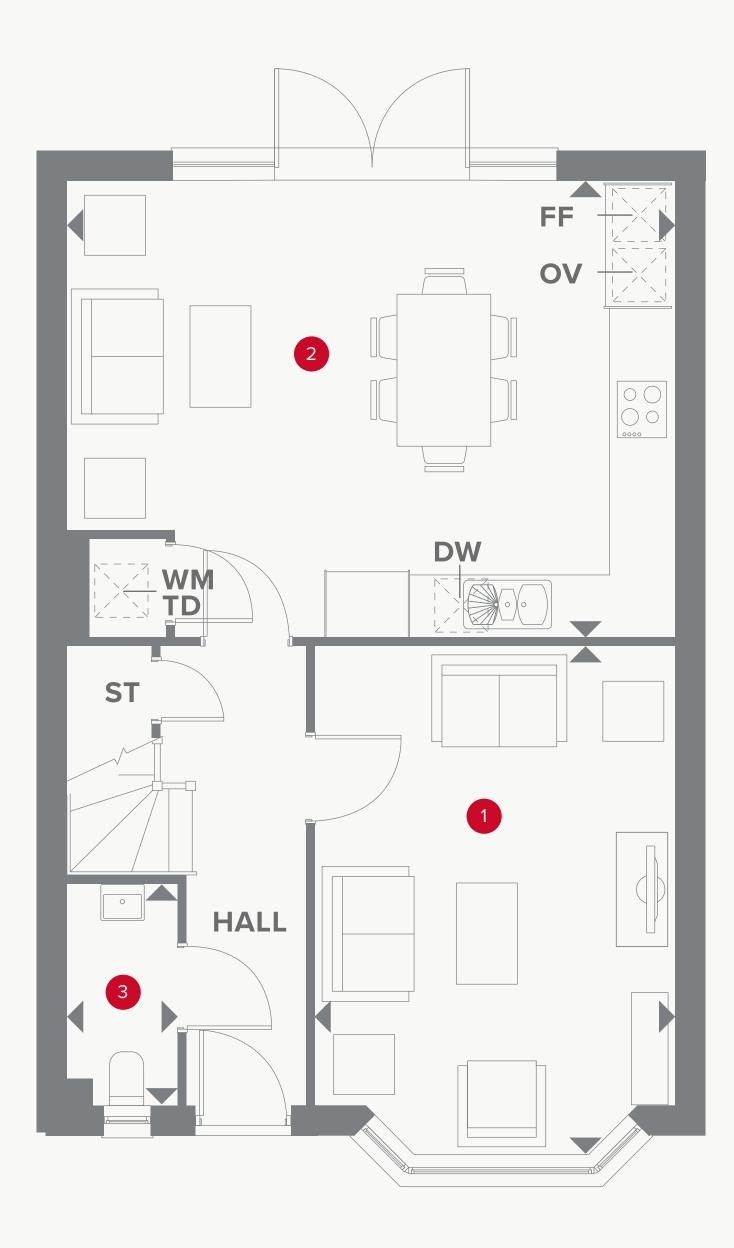




## THE STRATEORD FOUR BEDROOM HOME







## THE STRATFORD GROUND FLOOR



16'4" × 11'6"

19'8" x 14'9"

4.97 x 3.51 m 5.99 x 4.49 m

7'3" x 3'6"

2.20 x 1.07 m

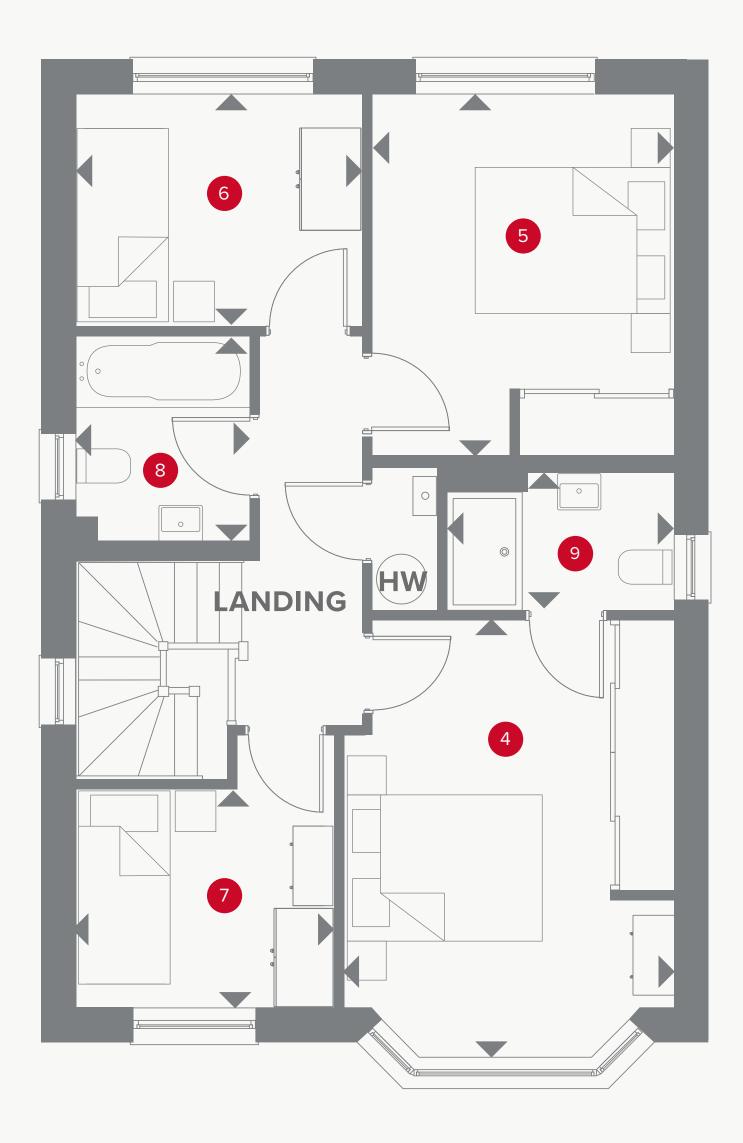


#### KEY

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

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



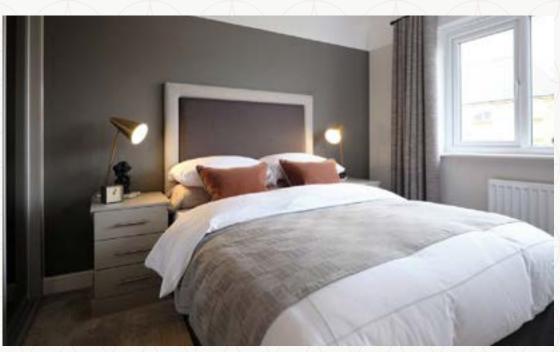


## THE STRATFORD **FIRST FLOOR**

| 4 Bedroom  | 1 |
|------------|---|
| 5 Bedroom  | 2 |
| 6 Bedroom  | 3 |
| 7 Bedroom  | 4 |
| 8 Bathroom | ı |
| 9 En-suite |   |

4.33 x 3.30 m 3.62 x 3.02 m 2.88 x 2.34 m 2.60 x 2.20 m 2.05 x 1.76 m 2.28 x 1.39 m





#### KEY

 Dimensions start **HW** Hot water storage



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, semidetached 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.



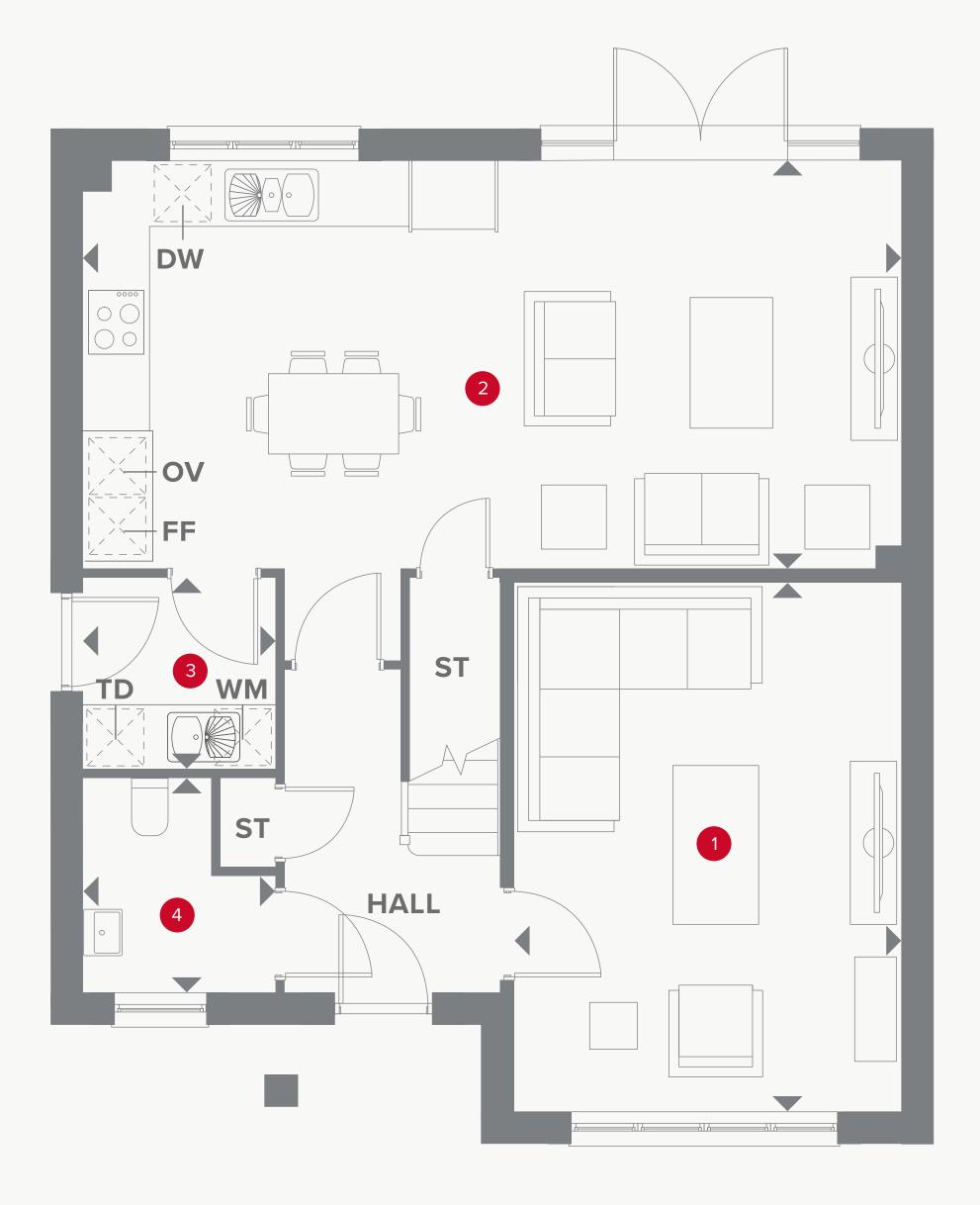




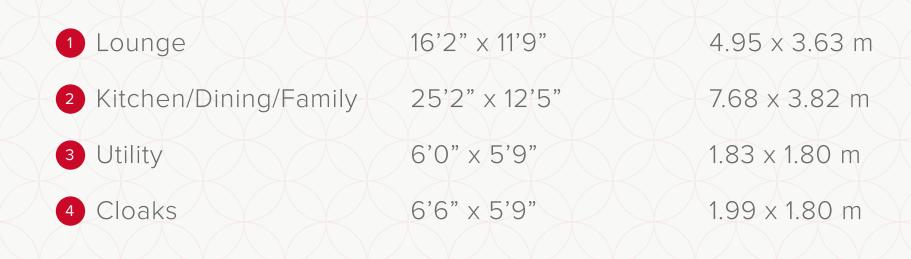
## THE CAMBRIDGE FOUR BEDROOM HOME







## THE CAMBRIDGE GROUND FLOOR



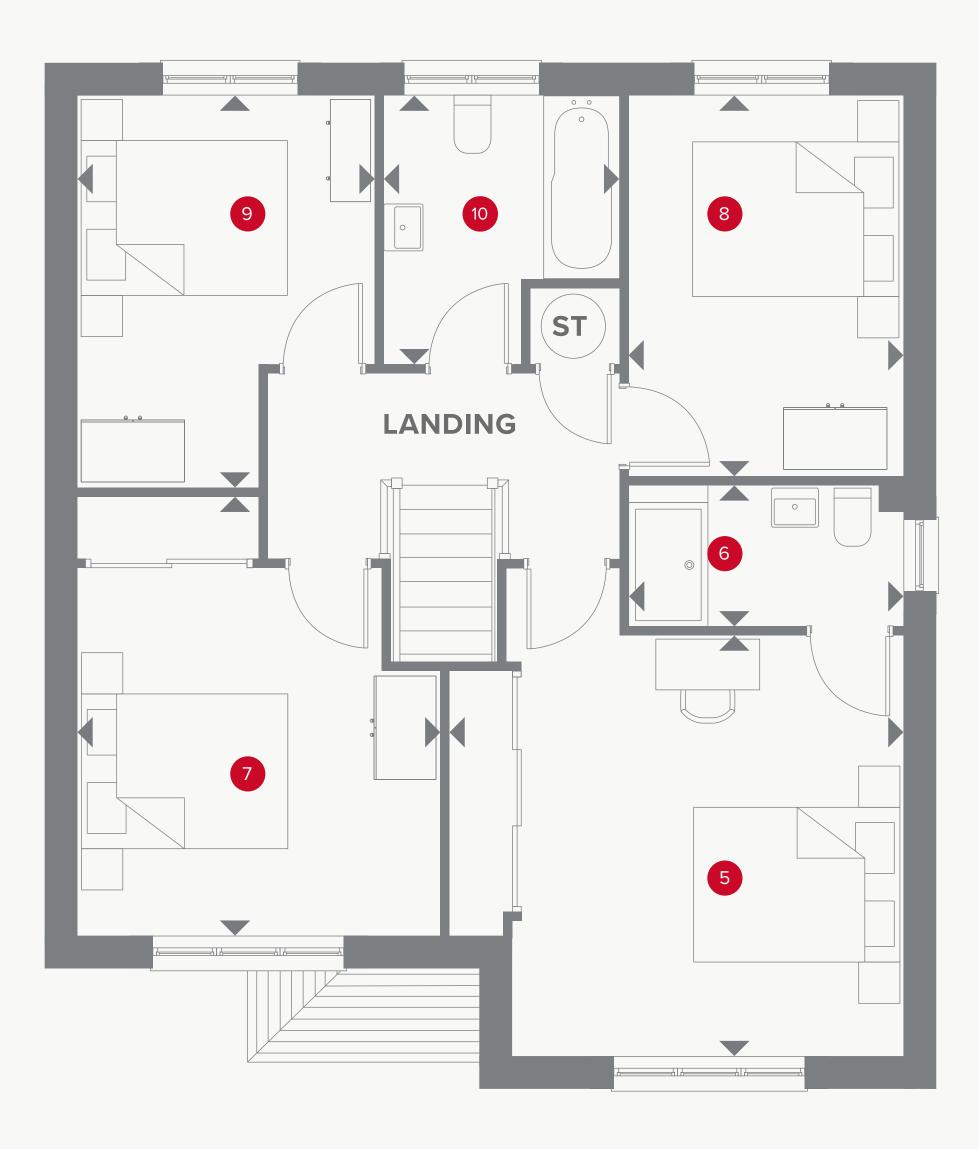


#### KEY

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

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





## THE CAMBRIDGE **FIRST FLOOR**



| 13'8" x 12'7" |
|---------------|
| 8'4" x 4'2"   |
| 13'3" × 11'0" |
| 11'5" × 8'3"  |
| 11'9" × 9'0"  |
| 8'1" x 7'1"   |

4.22 x 3.89 m 2.56 x 1.30 m 4.06 x 3.37 m 3.52 x 2.55 m 3.64 x 2.76 m 2.49 x 2.19 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.



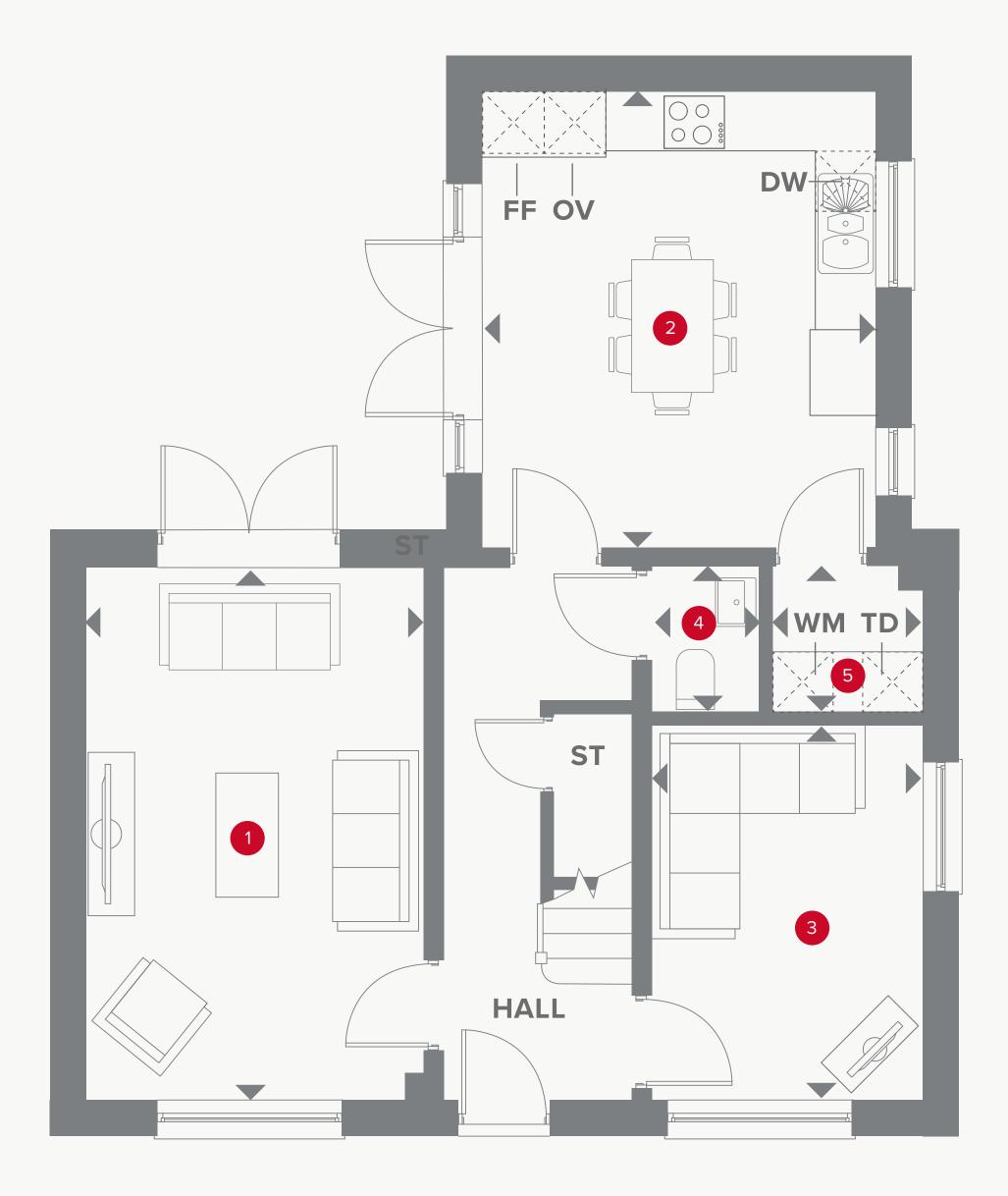




# THE HARLECH FOUR BEDROOM HOME







## THE HARLECH **GROUND FLOOR**





#### KEY

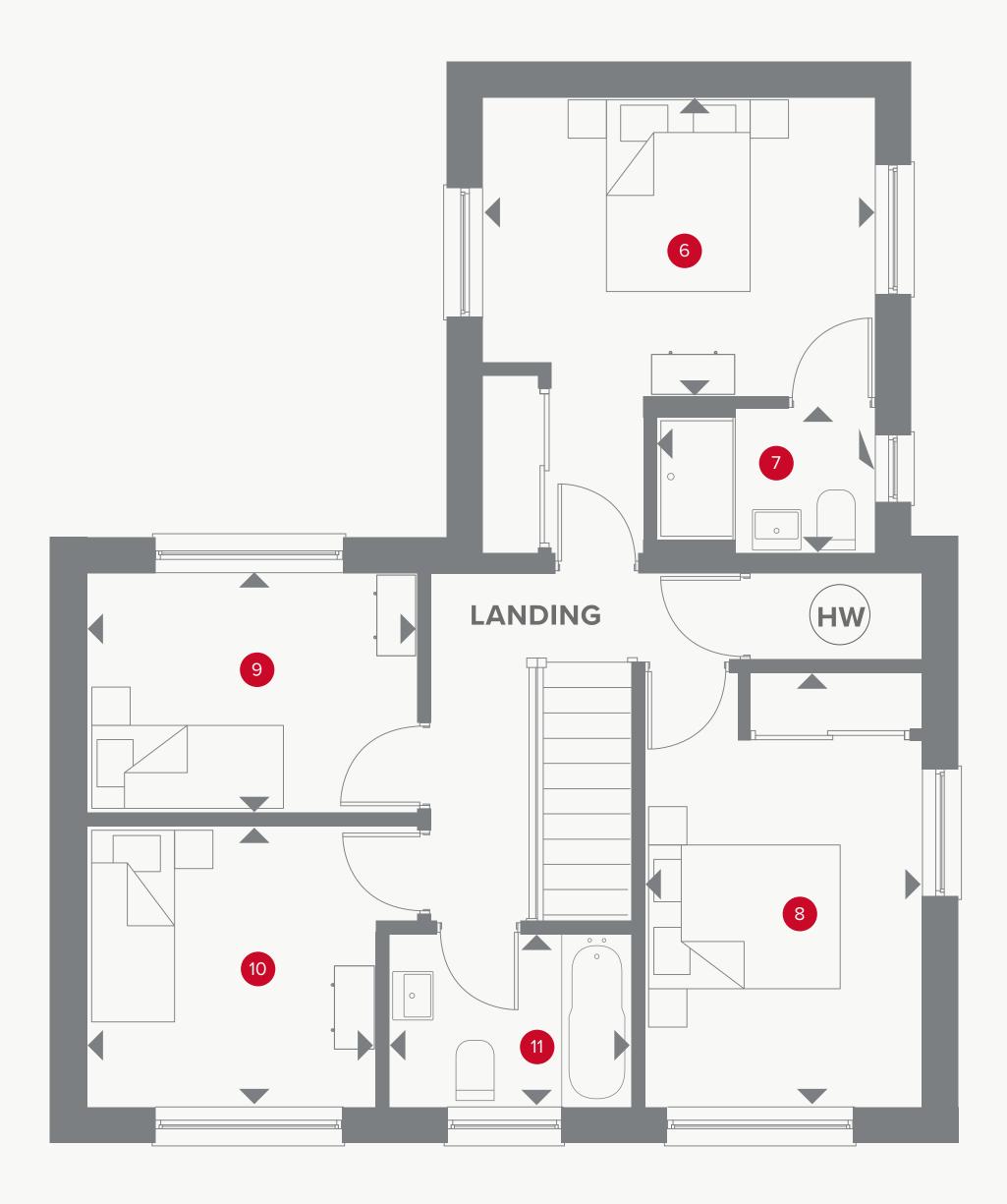
| 00 | Hob            |
|----|----------------|
| ον | Oven           |
| FF | Fridge/freezer |

- **TD** Tumble dryer space

Dimensions start

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





## THE HARLECH FIRST FLOOR

| 6 Bedroom 1             | 12'8" × 9'6"   | 3.86 x 2.92 m |
|-------------------------|----------------|---------------|
| 7 En-suite              | 7'1" x 4'9"    | 2.16 x 1.44 m |
| 8 Bedroom 2             | 13'11" x 8'11" | 4.23 x 2.73 m |
| 9 Bedroom 3             | 10'8" × 7'9"   | 3.24 x 2.37 m |
| <sup>10</sup> Bedroom 4 | 9'4" x 9'0"    | 2.84 x 2.75 m |
| 11 Bathroom             | 7'10" x 5'7"   | 2.39 x 1.71 m |



#### KEY

Dimensions startHW Hot water storage



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





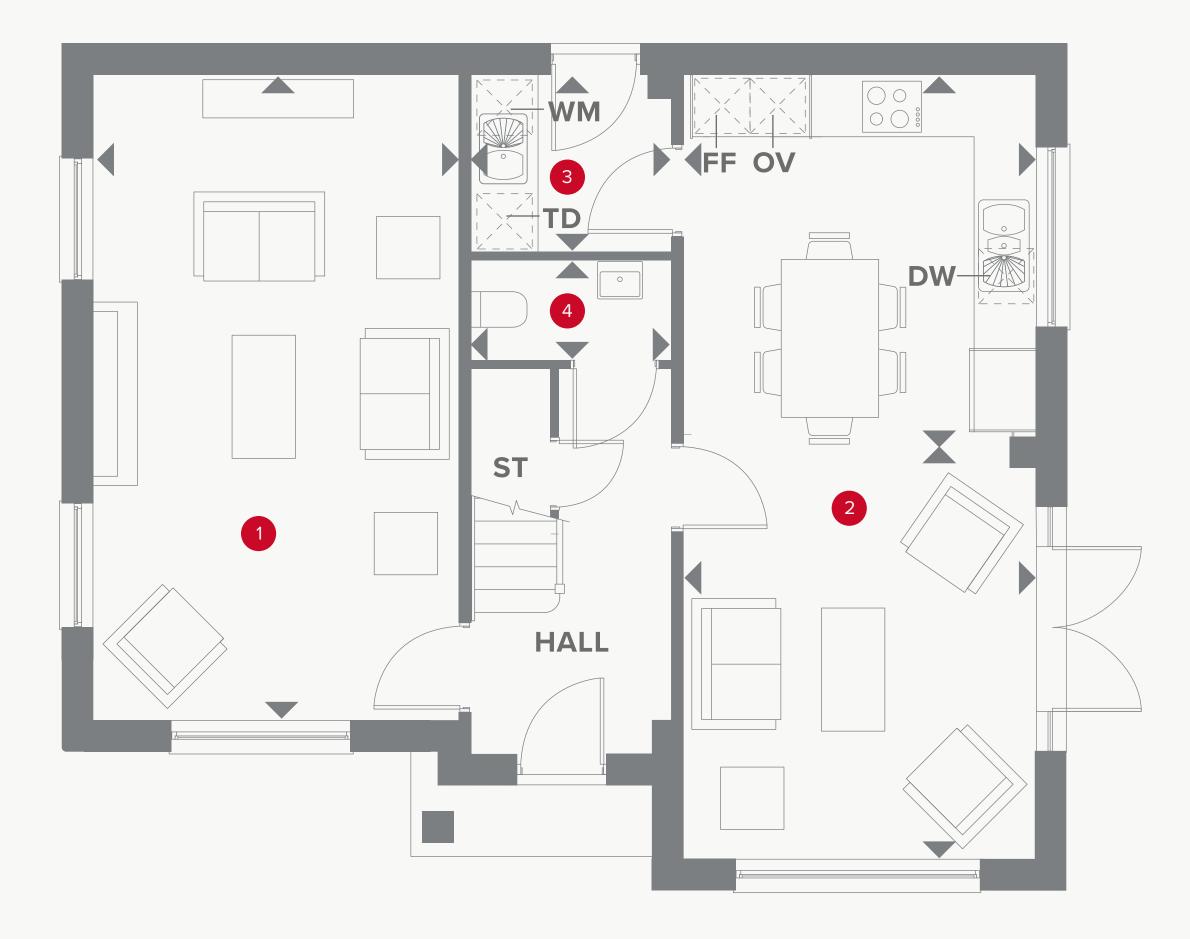


# THE SHAFTESBURY

#### FOUR BEDROOM HOME







## THE SHAFTESBURY GROUND FLOOR

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

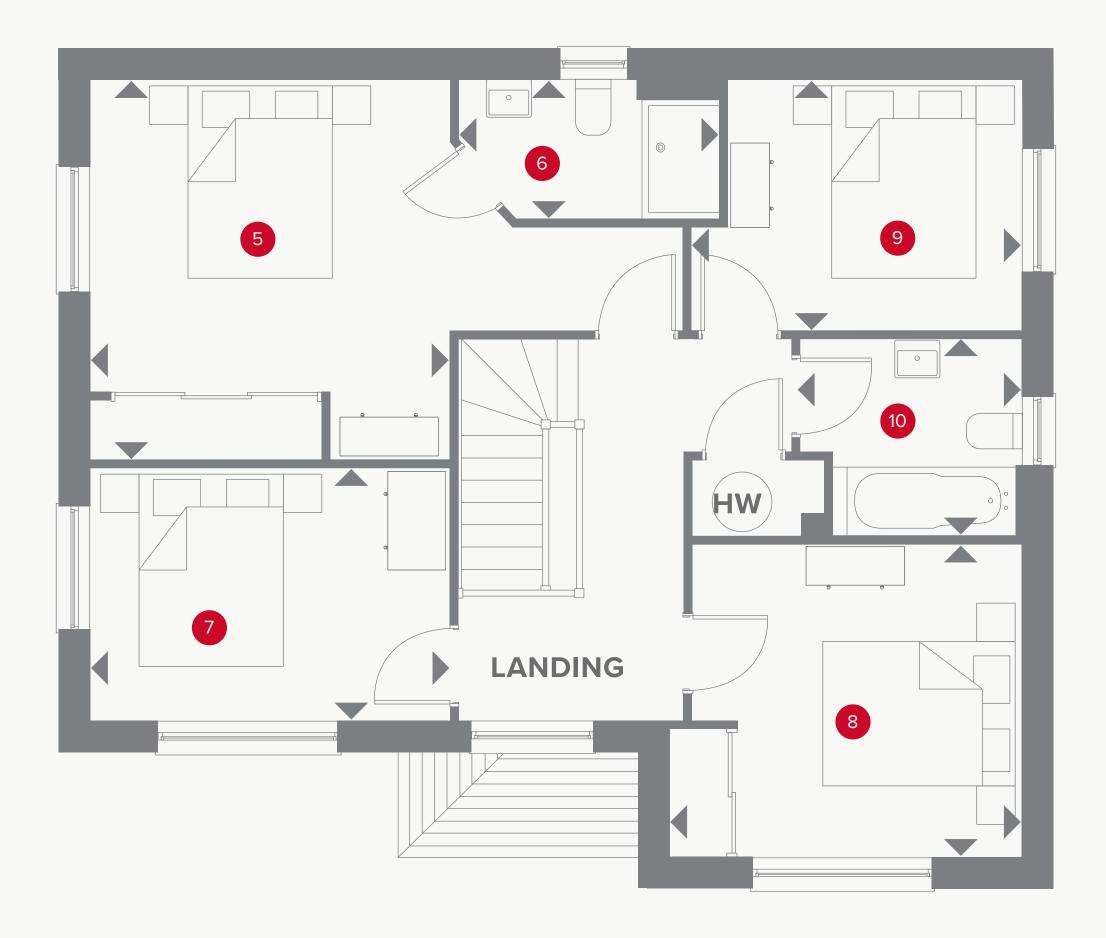


#### KEY

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

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





## THE SHAFTESBURY FIRST FLOOR

| 5 Bedroom 1 | 12'5" × 11'8"  | 3.80 x 3.62 m |
|-------------|----------------|---------------|
| 6 En-suite  | 8'5" x 4'5"    | 2.58 x 1.38 m |
| 7 Bedroom 2 | 11'11" x 8'3"  | 3.62 x 2.55 m |
| 8 Bedroom 3 | 11'5" × 10'05" | 3.52 x 3.19 m |
| 9 Bedroom 4 | 10'8" x 8'2"   | 3.30 x 2.50 m |
| 10 Bathroom | 7'3" x 6'6"    | 2.22 x 2.01 m |



#### KEY

Dimensions startHW 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.





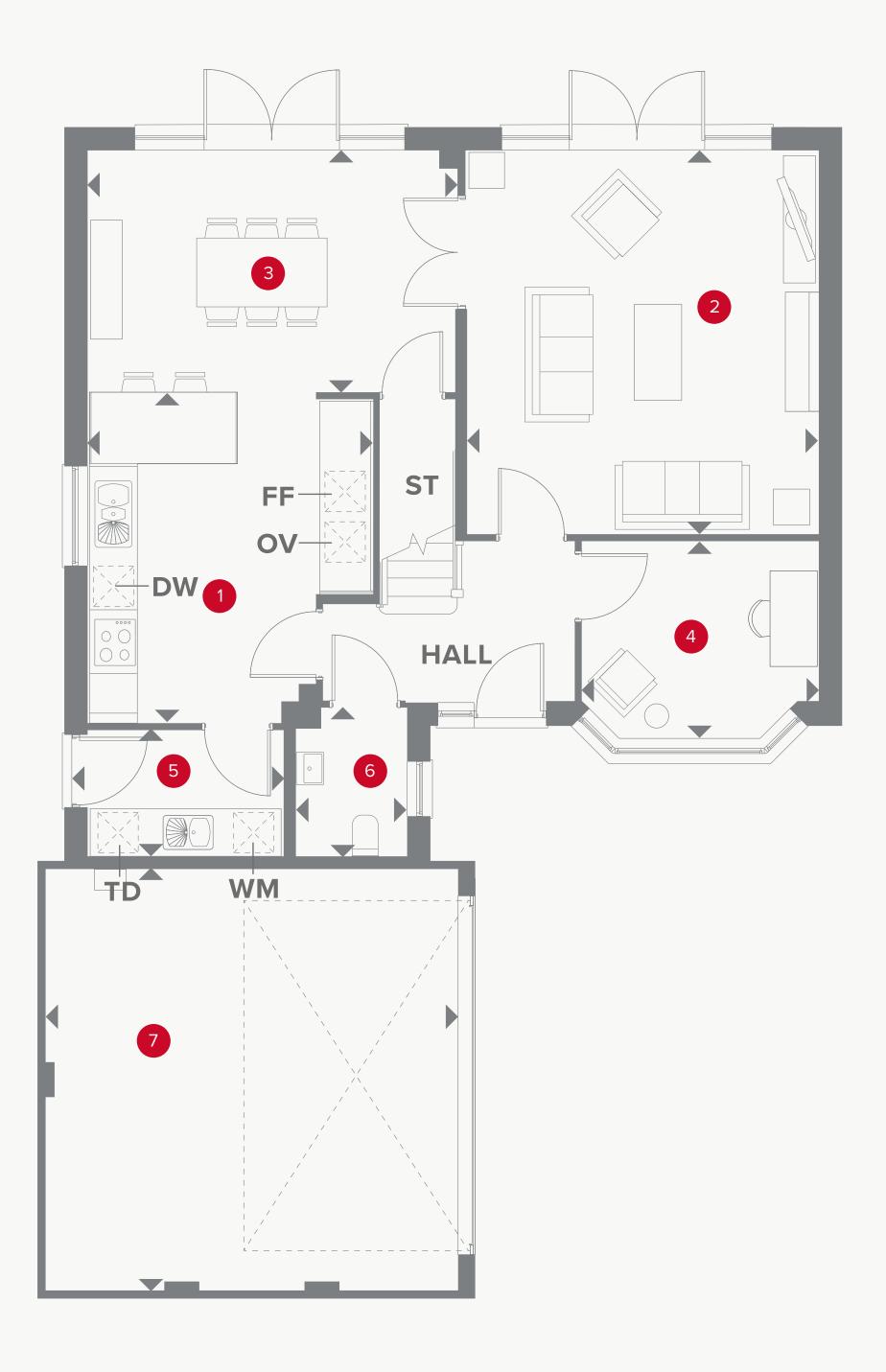


# THE CANTERBURY

### FOUR BEDROOM HOME







### THE CANTERBURY GROUND FLOOR

| 1 Kitchen | 13'8" × 11'9" | 4.16 x 3.59 m |
|-----------|---------------|---------------|
| 2 Lounge  | 15'9" x 14'6" | 4.82 x 4.42 m |
| 3 Dining  | 15'2" x 10'0" | 4.63 x 3.04 m |
| 4 Study   | 9'9" x 8'1"   | 2.98 x 2.47 m |
| 5 Utility | 8'0" x 5'2"   | 2.44 x 1.58 m |
| 6 Cloaks  | 6'4" x 4'8"   | 1.93 x 1.43 m |
| 7 Garage  | 17'5" x 17'0" | 5.30 x 5.19 m |



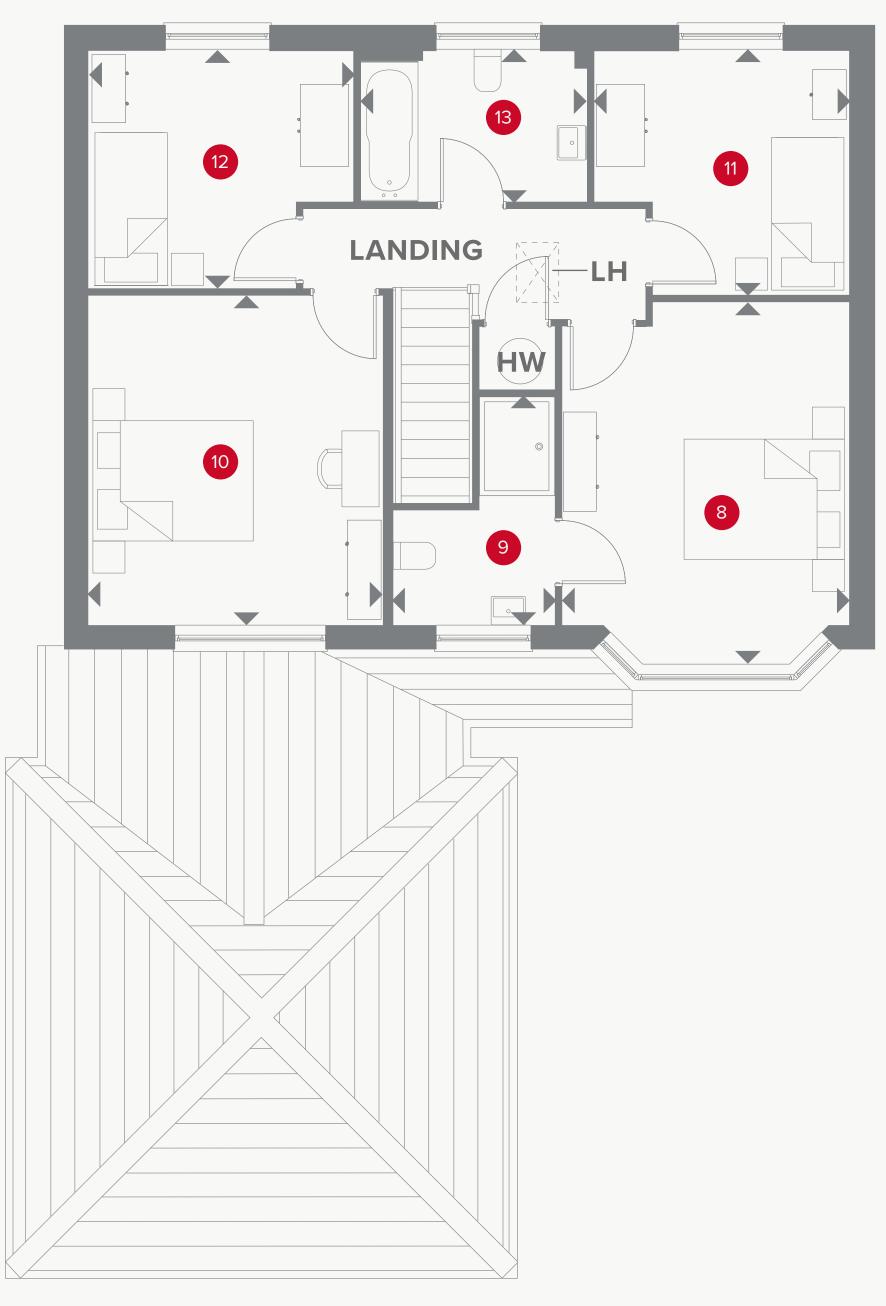
#### KEY

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

Dimensions start

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





### THE CANTERBURY FIRST FLOOR

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



#### KEY

Dimensions startHW Hot water storageLH Loft hatch



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



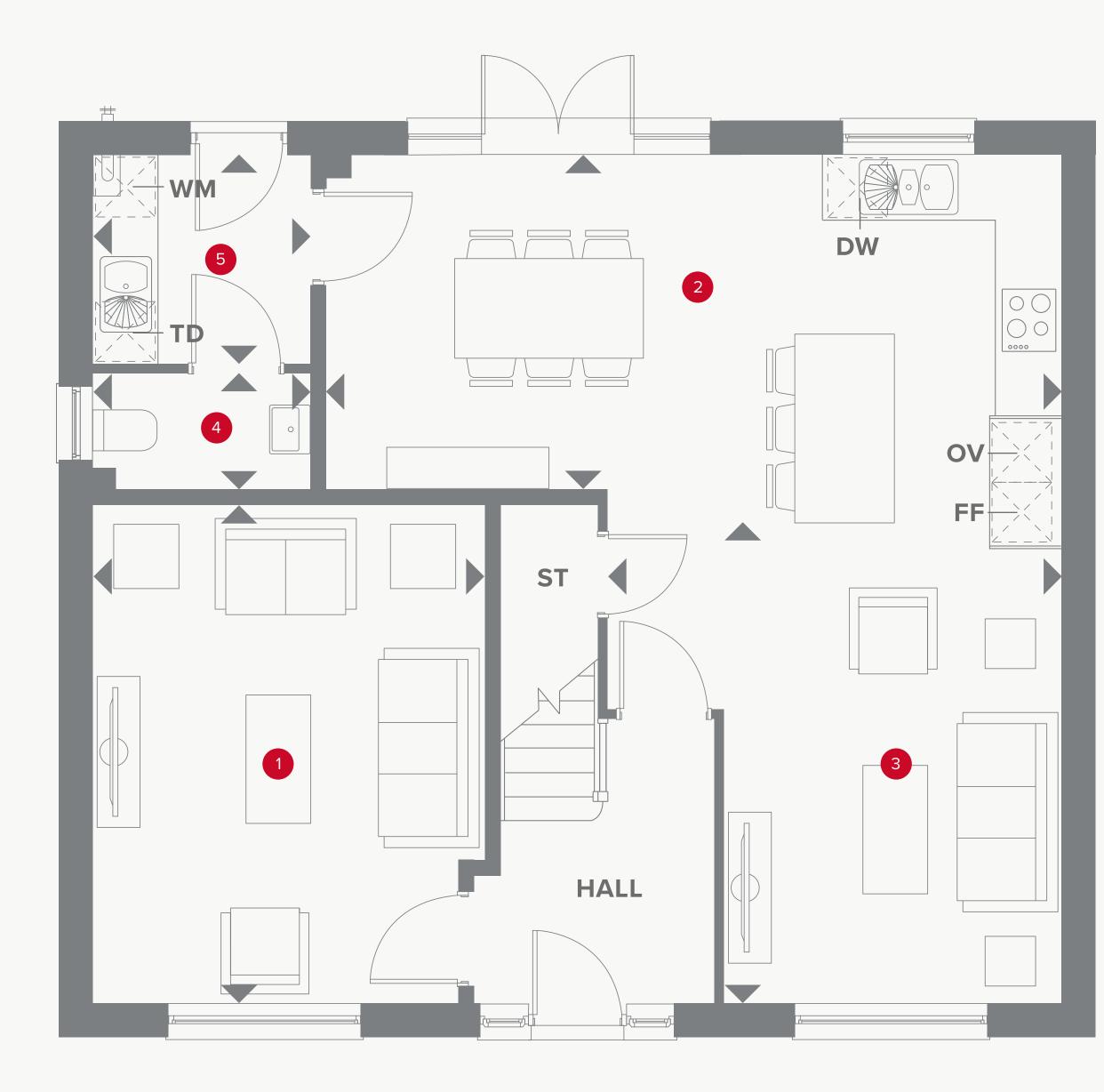




## THE HARROGATE FOUR BEDROOM HOME







### THE HARROGATE **GROUND FLOOR**

| 15'2" x 12'0" | 4.63 x 3.65 m                                 |
|---------------|---|
| 22'4" x 10'3" | 6.84 x 3.15 m                                 |
| 15'3" x 13'9" | 4.65 x 4.23 m                                 |
| 6'8" x 3'7"   | 2.04 x 1.09 m                                 |
| 6'8" x 6'5"   | 2.04 x 1.95 m                                 |
|               | 22'4" x 10'3"<br>15'3" x 13'9"<br>6'8" x 3'7" |



#### KEY

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

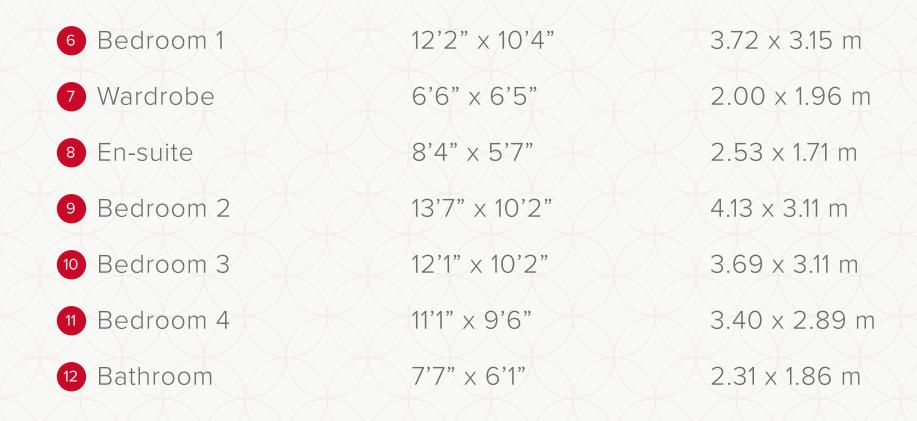
Dimensions start

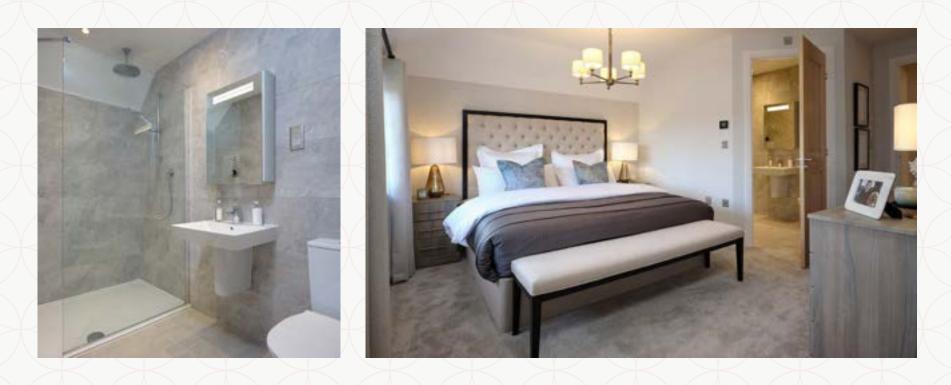
- **ST** Storage cupboard
- **WM** Washing machine space
- **DW** Dishwasher space





### THE HARROGATE **FIRST FLOOR**





#### KEY

Dimensions startHW 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.





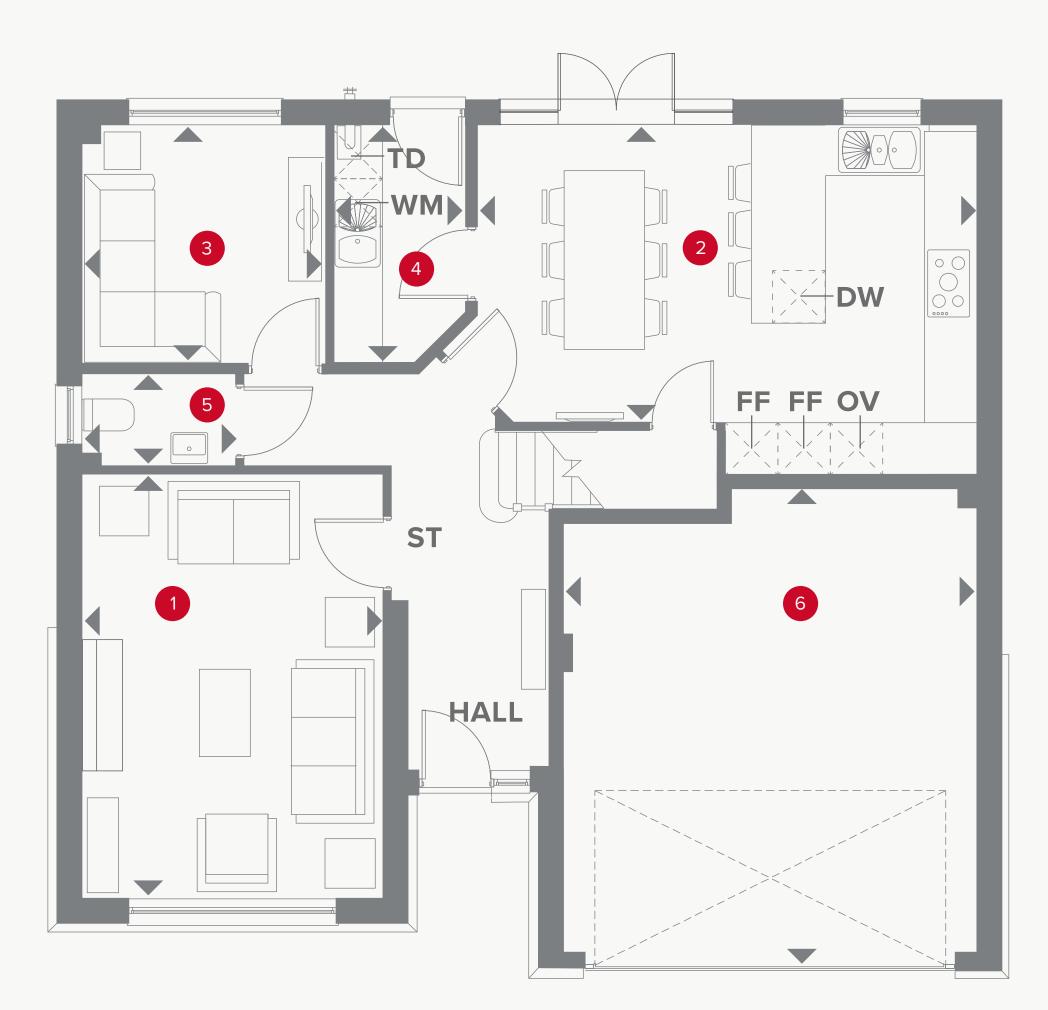


# THE SUNNINGDALE

### FOUR BEDROOM HOME







### THE SUNNINGDALE GROUND FLOOR

| 1 | Lounge         | 16'11" × 11'11" | 5.15 x 3.63 m |
|---|----------------|-----------------|---------------|
| 2 | Kitchen/Dining | 19'8" x 11'8"   | 6.03 x 3.60 m |
| 3 | Snug           | 9'8" × 9'5"     | 2.95 x 2.88 m |
| 4 | Utility        | 9'5" x 5'3"     | 2.88 x 1.61 m |
| 5 | Cloaks         | 6'1" x 3'7"     | 1.86 x 1.10 m |
| 6 | Garage         | 19'1" × 16'6"   | 5.81 x 5.03 m |
|   |                |                 |               |





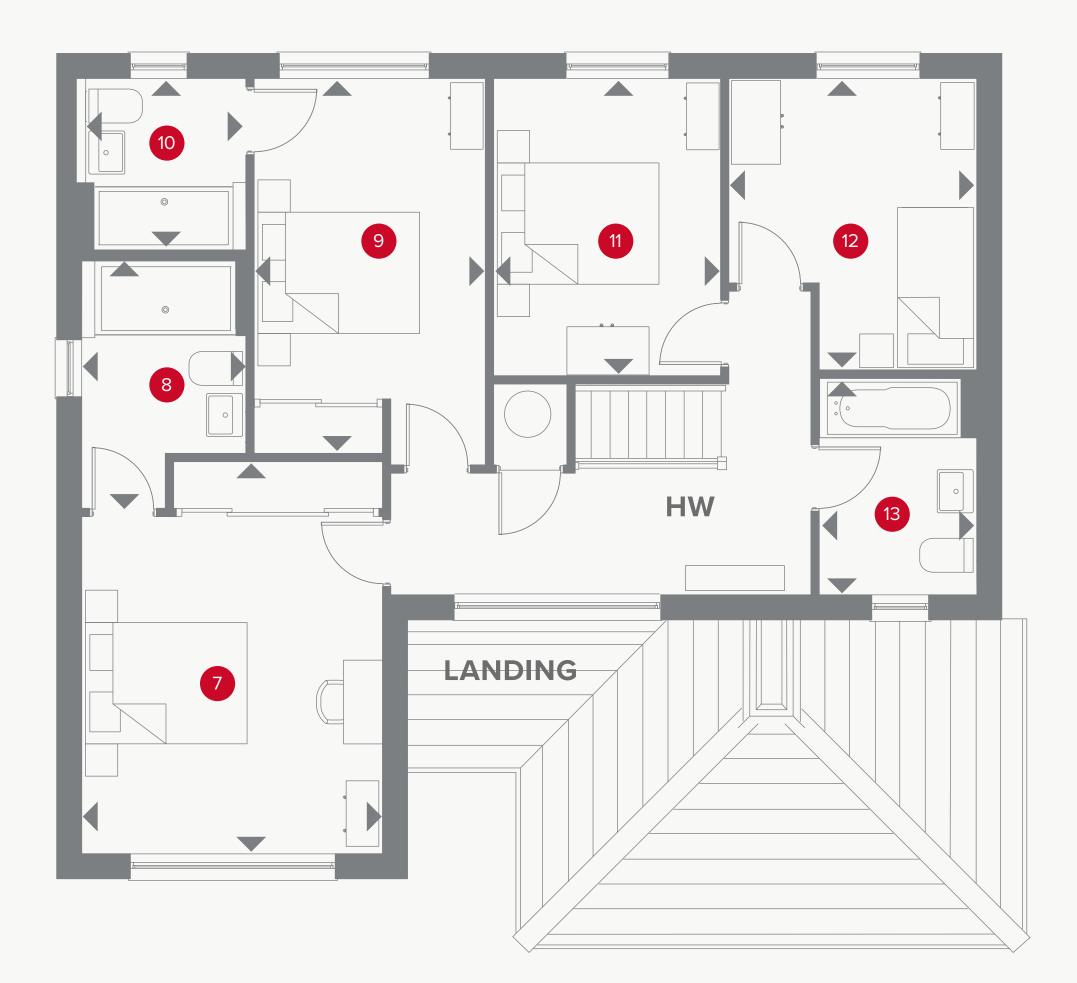
#### KEY

| 000 F | lob |
|-------|-----|
|-------|-----|

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

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





### THE SUNNINGDALE FIRST FLOOR

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



#### KEY

Dimensions startHW 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.





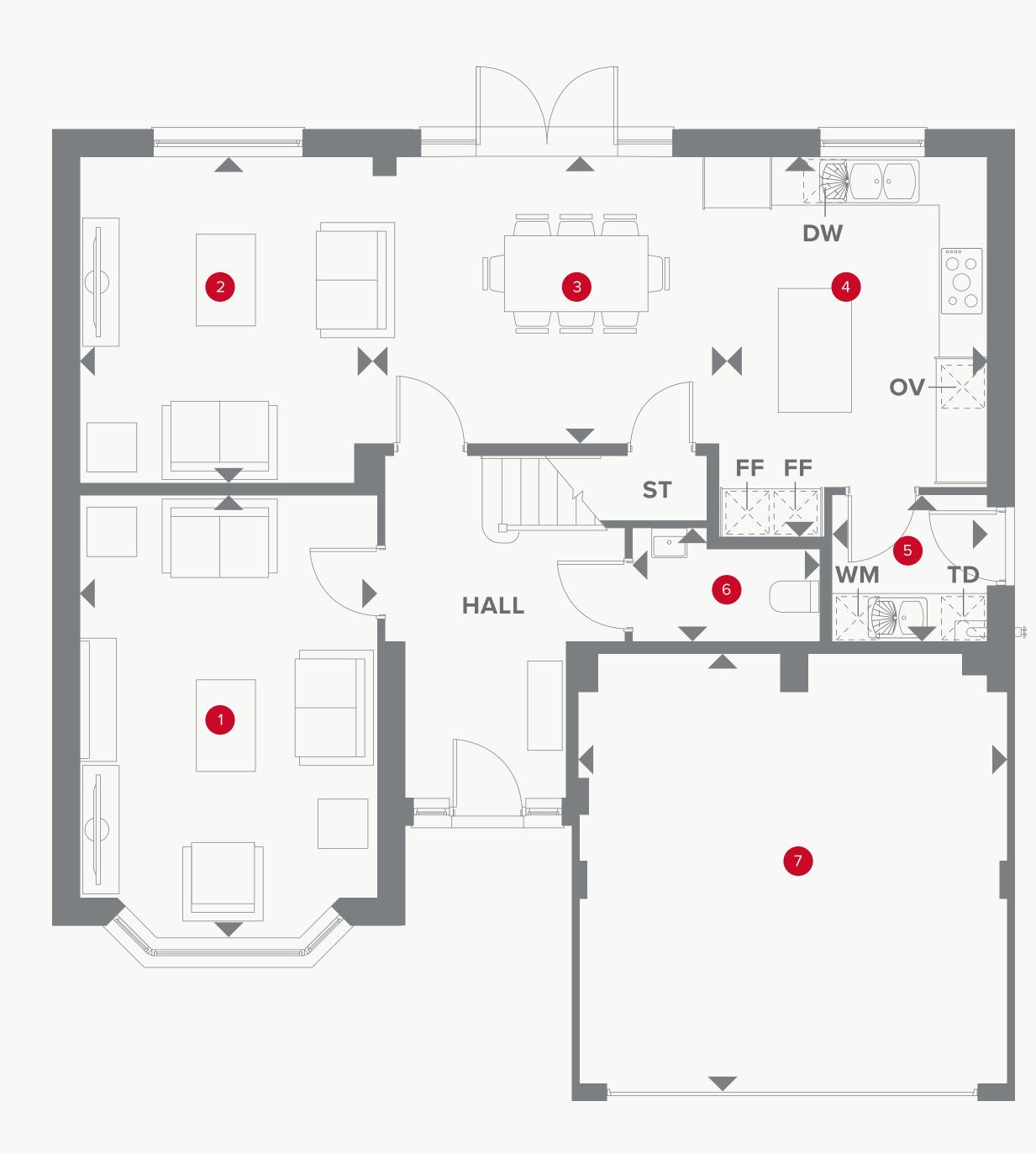




FOUR BEDROOM HOME







### THE HENLEY GROUND FLOOR





#### KEY

| 00 | Hob |
|----|-----|
|----|-----|

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

Dimensions start

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





### THE HENLEY FIRST FLOOR

| 8 Bedroom 1   | 16'10" × 11'11" | 5.12 x 3.63 m |
|---------------|-----------------|---------------|
| 9 En-suite 1  | 8'6" × 6'6"     | 2.63 x 1.98 m |
| 10 Bedroom 2  | 14'1" × 10'3"   | 4.29 x 3.11 m |
| 11 En-suite 2 | 7'4" × 4'9"     | 2.27 x 1.50 m |
| 12 Bedroom 3  | 11'8" × 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 startHW 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.



## 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









### 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 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

AEG 60cm Gas Hob (in housetypes upto 1600sqft) AEG 90cm Gas Hob (in housetypes over 1600sqft) AEG Double Oven – Double Oven Electrolux 60cm Chimney extract (in housetypes upto 1600sqft) Electrolux 90cm Chimney extract (in housetypes over 1600sqft) Zanussi Integrated fridge/freezer 50/50 (in housetypes upto 1600 sqft) Zanussi Integrated fridge/freezer 50/50 (in housetypes over 1600 sqft)





INTERIOR

Walls Tape & Jointed finish with Dulux Off-white emulsion paint finish (Almond White).

Internal Doors Internal moulded door.

Internal Door Furniture Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass. paint decoration.

**Architrave** Torus profile mdf, 69 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft – 1st floor to be Torus profile mdf 58mm x 14.5mm section size to be fitted with satin white paint finish. In houses over 1,400sqft – 1st floor to be 69mm x 14.5mm section size to be fitted with satin white paint finish.

**Skirting boards** Torus profile mdf, 194 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft – 1st floor to be Torus profile mdf 119mm x 14.5mm section size to be fitted with satin white paint finish. Houses over 1,400sqft – 1st floor to be 194mm x 14.5mm section size to be fitted with satin white paint finish.

newels in satin white paint finish complete with light ash hardwood, or similar, handrail 59 x 65mm and newel caps finished in clear varnish/lacquer.

**Ceilings** Tape & Jointed finish with Dulux White Emulsion

**Central Heating** Full gas central heating with energy efficient wall mounted boiler. Mains pressure domestic hot water provided to all houses either by Unvented pre-plumbed mains pressure cylinders or Combi Boiler, refer to drawing for details. Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

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.

**Staircase** 41mm Square plain spindles with 90mm square Wardrobes Symphony wardrobes to all Bedrooms are available as an optional upgrade – refer to My Redrow. Refer to house plan to confirm if bedroom is available in hinged/sliding options. Subject to both options being available, customer can select either system.

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

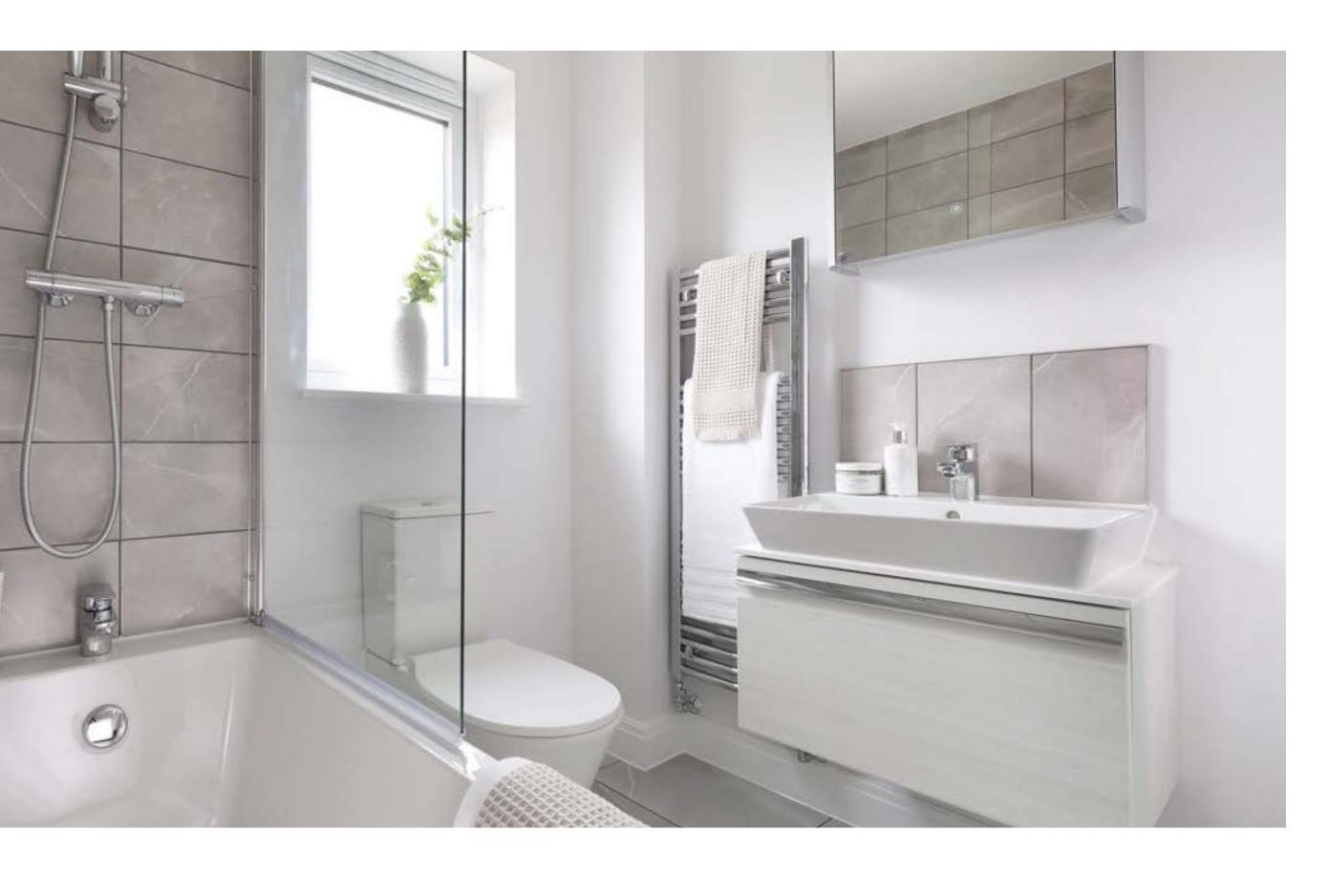
TV Point TV Point finishes to match electrical accessories in room.

Electrical Sockets / Switch Plates BG white electrical switch and socket plates together with pendant and batten lighting points. All lights to be pendant or batten holder lamps. 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



#### 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 "Twylite".

Shower Screen Polished Chrome effect finish showerclick plug.door manufactured by "Twyford Geo6". Please referto drawings to confirm whether Pivot or Bifold styleTowel Raildoor is to be fitted.in Chrome

**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** Sottini Arc 55cm 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 40cm basin with 1 tap hole, semi pedestal or Mavone 45cm 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.Dummy casements to be provided to the front elevation all as indicated on the plot type drawings. White handles to match windows & doors.

**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.

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

#### Rear door

Steel door with patterned glass manufactured by IG. Style of door to be NG06 pattern, 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 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. 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.





## A THRIVING **PARTNERSHIP**

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

#### Find out more at redrowplc.co.uk/sustainability

Working in close partnership with





### **REDROW**

## OUR COMMITMENT To home-buyers

#### Customer charter

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

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

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.

- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- •We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



### **PREDROW**

### **OUR REQUIREMENTS** AS HOME-BUILDERS

#### Consumer code

#### **1. ADOPTING THE CODE**

#### **1.1 Adopting the Code**

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

#### **1.2 Making the Code available**

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

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

#### **1.3 Customer Service: before legal completion**

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

#### **1.4 Appropriately trained customer service staff**

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

#### **1.5 Sales and advertising**

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

#### 2. INFORMATION - PRE-CONTRACT

#### 2.1 Pre-purchase information

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

In all cases this information must include:

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

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

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

#### **2.2 Contact information**

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

#### 2.3 Warranty cover

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



#### 1.1 Health and safety for visitors to

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

#### **1.2 Pre-contract information**

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

#### **1.3 Reservation**

Home Buyers must be given a Reservation agreement that sets out clearly the

Reservation's terms, including, but not limited to:

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

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

#### 1. INFORMATION – EXCHANGE **OF CONTRACT**

#### **1.1 The contract**

- Contract of sale terms and conditions must: be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.
- **1.2 Timing of construction, completion** and handover

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

**1.3 Contract termination rights** 

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

#### **1.4 Contract deposits and pre-payments**

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

#### 2. INFORMATION - DURING OCCUPATION

#### **2.1 After-sales service**

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

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

#### 3. COMPLAINTS AND DISPUTES

#### **3.1 Complaints handling**

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

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

### **3.2** Co-operation with professional advisers

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



Ford Lane Off, North End Road, Yapton BN18 0DT

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## MEADOW GARDENS

