

**HERITAGE**

- REDROW -

# THE LAWNS

RADLEY, OXFORDSHIRE







# WELCOME TO THE LAWNS



## A COLLECTION OF 1, 2, 3, 4 & 5 BEDROOM HOMES IN OXFORDSHIRE

Situated in a charming rural location yet perfectly placed for amenities and with superb transport connections for commuters, The Lawns is a development that will suit buyers of all kinds. These stylish Heritage Collection homes are located between Radley and Kennington, two picturesque villages close to the desirable town of Abingdon and within a 15 minute drive of the historic, world-famous city of Oxford. With plentiful green open spaces and an excellent selection of schools nearby too, The Lawns provides a higher quality of living.







## AN INSPIRED **NEW HOME**

Explore what makes this  
Heritage collection so unique

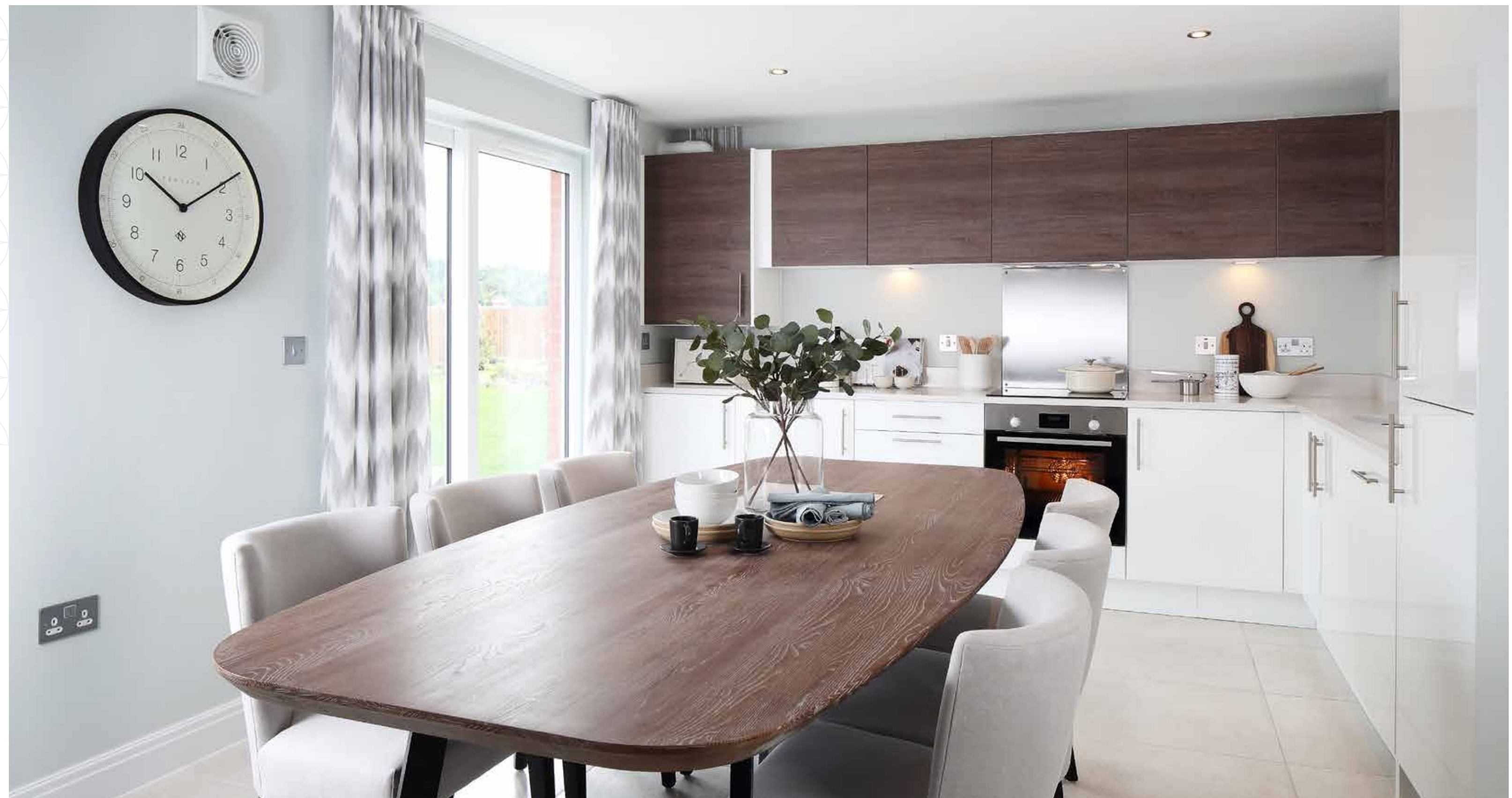
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.



# 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

You'll find a Sainsbury's in nearby Littlemore and a Co-op convenience store, plus a post office and pharmacy in neighbouring Kennington. Abingdon, meanwhile, has a good selection of household name stores, while Oxford, with its famous Westgate shopping centre offers a huge variety of high street stores, independent outlets and characterful boutiques. The world-famous Bicester Village, with luxury brands available at permanently-discounted prices, is under 30 minutes away in the car.

Those looking to eat and drink out will also find a lively pub and restaurant scene. Abingdon has an excellent range of pubs, as well as independent eateries offering an array of global cuisines and chain restaurants. Oxford also has a comprehensive mix of pubs, cafés and restaurants, offering something for everyone. The development is also just a short distance from the scenic Thames Path, perfect for relaxing walks by the river, with a number of pubs along the route, ideal for a drink or spot of lunch.





## ENJOY AN ACTIVE LIFESTYLE

For those seeking sport, fun and fitness, there will be no shortage of options. Radley College Sports Centre and David Lloyd Oxford are around a 3 minute and 15 minute drive respectively, and between them have sports halls, swimming pools, squash and tennis courts, gyms, exercise classes and all-weather sports pitches. Golfers can also enjoy a round or two at Radley College's scenic nine hole course.

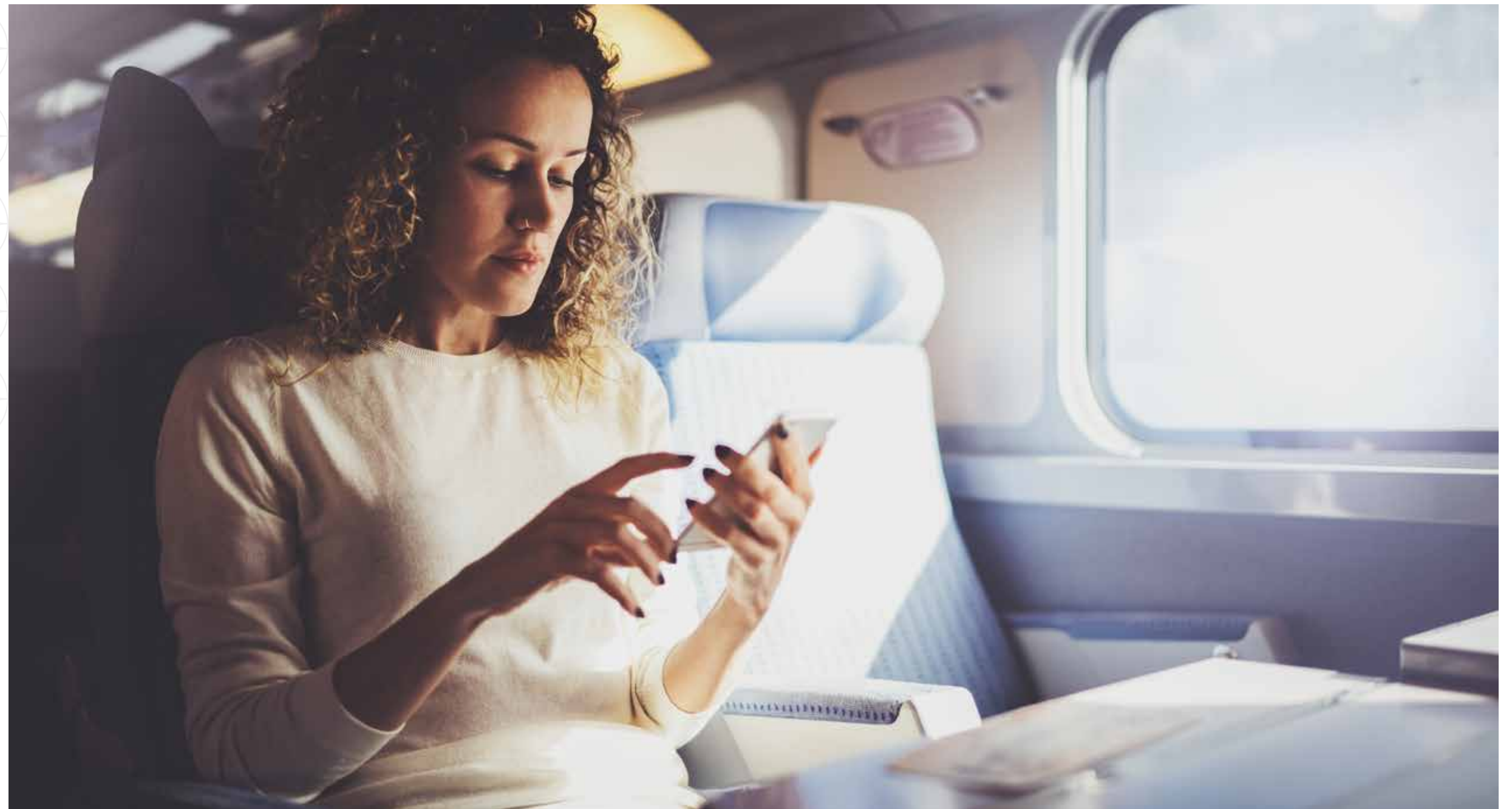
For family days out, there will be plenty of choice. Oxford's many parks and open green spaces include the peaceful Bury Knowle Park, complete with children's play area and tennis courts, and beautiful Shotover Country Park, with hidden valleys, varied landscapes and diverse habitats – offering spectacular views over South Oxfordshire and perfect for walks, bike rides and picnics. Oxford is also home to a variety of museums and interesting landmarks to visit, while film fans can catch all the latest blockbusters at Vue Cinema in Littlemore.



# OPPORTUNITIES FOR LEARNING

Parents of growing families will be pleased to find a good range of schools for children at all stages of their educational journeys. Radley and Thomas Reade primary schools are both within 3 miles of home and are rated 'Good' and 'Outstanding' by Ofsted respectively.

Our Lady's Abingdon is a well-regarded independent school for ages seven to 18, while for older students, Radley College is a prestigious independent secondary for boys, and Fitzharrys School is around a 10 minute drive and is rated 'Good' by Ofsted.



# GETTING AROUND

The Lawns has excellent transport connections, whether you prefer road or rail. The A34 trunk road is just minutes from home, and heading south, connects to the M4 motorway for journeys to Bristol (1 hour and 28 minutes), Reading (46 minutes) and London (1 hour and 39 minutes). Heading north, the A34 offers connections to the M40 for travel to Birmingham (1 hour and 27 minutes).

Those looking to travel by train can reach Radley station in just five minutes, for services to Oxford in around 8 minutes, which in turn offers services to London Marylebone (1 hour and 4 minutes), London Paddington (53 minutes), Birmingham (1 hour and 18 minutes) and Manchester (2 hours and 44 minutes).

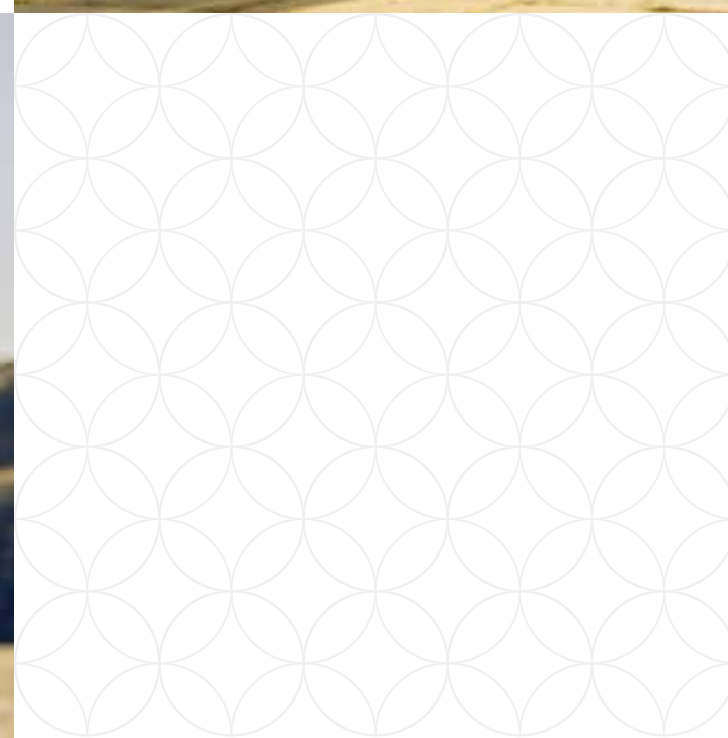
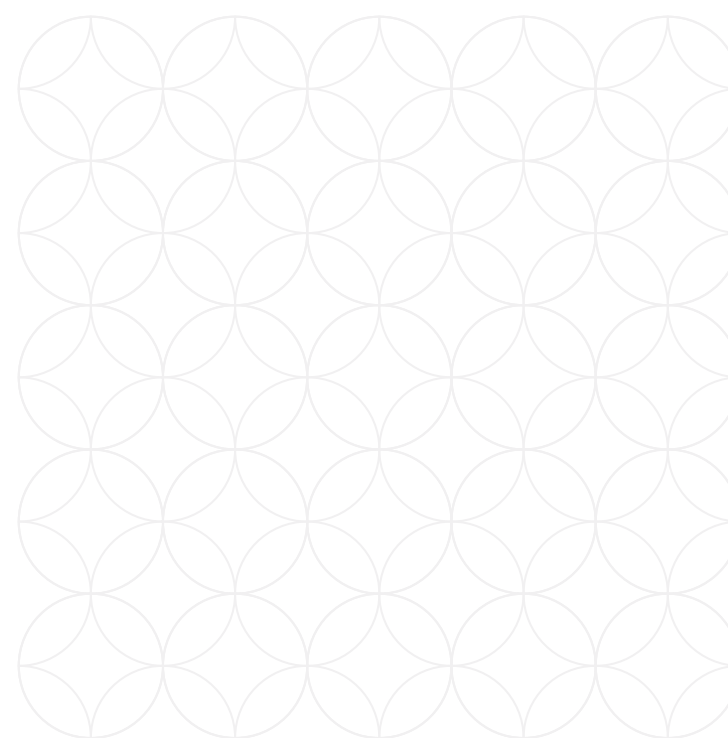
For air travel, Heathrow Airport is around an hour away by road and offers flights around the globe.





# 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 **The Lawns**.

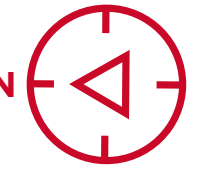


# SO YOU GET MORE OUT












- Public Green Space
- Cycleways and Footpaths
- Affordable Housing
- Local Equipped Area of Play



# EXPLORE THE LAWNS PHASE 3



## KEY

 <b>KENNINGTON END</b> 1 BEDROOM TERRACED HOME	 <b>WARWICK</b> 3 BEDROOM DETACHED HOME
 <b>KENNINGTON MID</b> 1 BEDROOM TERRACED HOME	 <b>AMBERLEY</b> 3 BEDROOM DETACHED HOME
 <b>LEDBURY END</b> 2 BEDROOM TERRACED HOME	 <b>SHREWSBURY</b> 4 BEDROOM DETACHED HOME
 <b>LEDBURY MID</b> 2 BEDROOM TERRACED HOME	 <b>STRATFORD</b> 4 BEDROOM DETACHED HOME
 <b>LEDBURY GRAND</b> 3 BEDROOM TERRACED HOME	 <b>AFFORDABLE HOUSING</b>
 <b>WARWICK LIFESTLE</b> 2 BEDROOM DETACHED HOME	

**Affordable Housing:**  
 Dart - 233, 234, 235 & 236  
 Tavy - 237, 238, 239, 240, 245, 246, 247, 248, 249, 250, 251 & 252

V - Visitor Parking  
 B/S - Bin Store



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.



# SKILFUL EXECUTION

—  
Quality is never an accident, it is always the  
result of high intention to detail. It represents  
the wise choice of many alternatives.





# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

### Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

### Upstand

100mm high matching upstand above work surfaces.

Stainless Steel Splashback

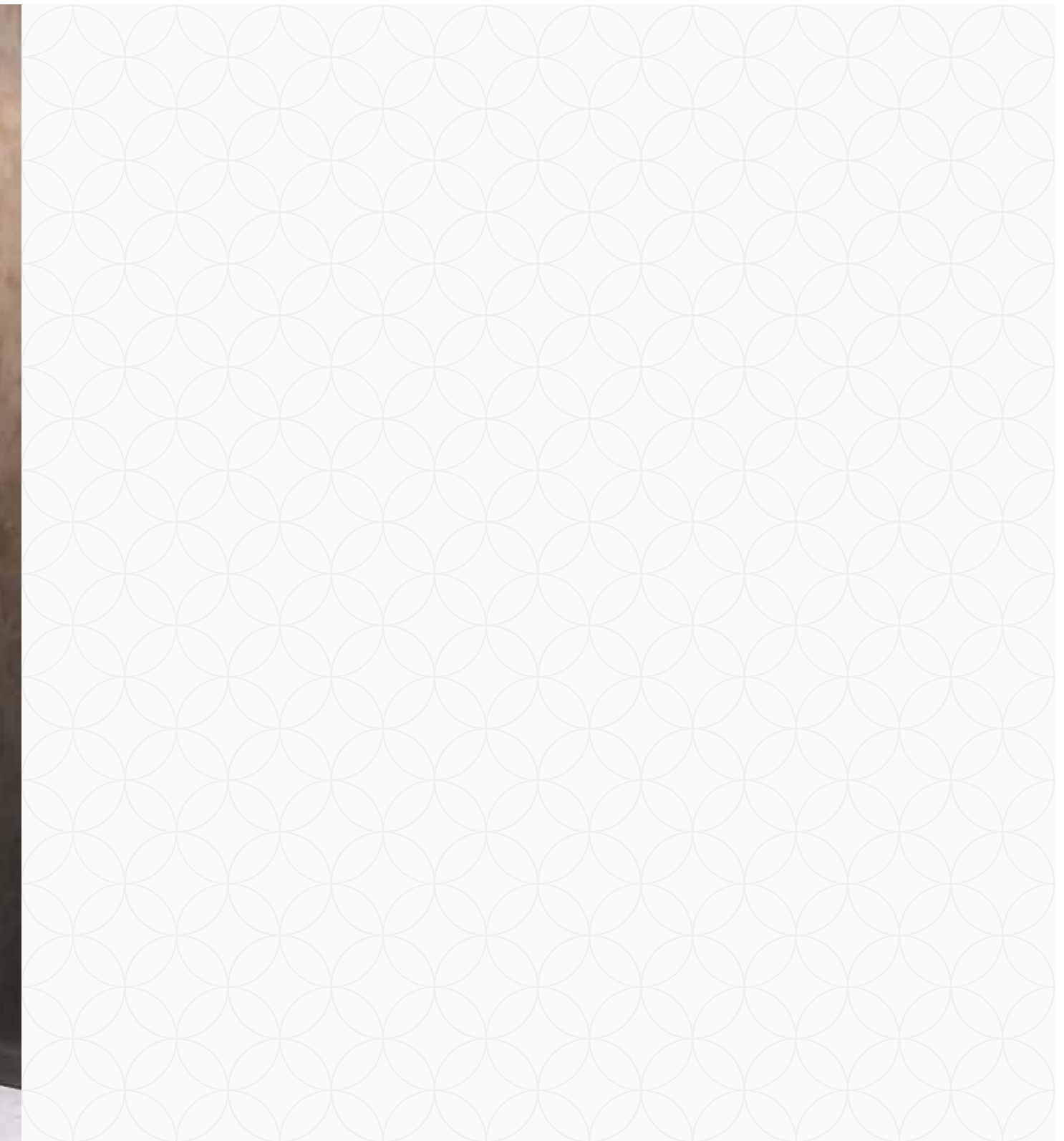
### Bowl & Tap

Stainless steel 1.5 bowl sink with chrome mixer tap.

### Appliances

- 60cm Ceramic Hob
- Single oven
- Cooker Hood





## INTERIOR

### Walls

Crown Paint (Pale Cashew).

### Internal Doors

Smooth finished, six panelled style door finish in satin white.

### Internal Door Furniture

Mitred Lever Handle door furniture in polished or satin chrome effect.

### Architrave

Lambs Tongue profile MDF, satin white paint finish.

### Skirting Boards

Lambs Tongue profile MDF, satin white paint finish to match architrave.

### Staircase

Square plain spindles, square newels with square caps all painted in satinwood white

### Ceilings

Dulux white emulsion paint finish.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details.

### Radiators

Myson round top radiators.

### Electrical Sockets & Switch Plates

Schneider Electric low profile white electrical switch and socket plates. Refer to drawings for types and locations.

### Lighting

Pendant and batten lighting points.

### Consumer Unit

Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

### Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.



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



### BATHROOM, EN-SUITE & CLOAKROOM STYLES

#### Bathroom, En-suite & Cloakroom styles

Tempo by Ideal Standard.

#### Shower to En-suite (where applicable)

Shower Valve Scudo bar valve.

Shower Tray Acrylic capped low profile shower tray.

Shower Screen Polished chrome effect finish shower door.

#### Brassware

Basin Calista mixer tap with single lever control complete with click plug waste.

Bath Calista Mixer tap with single lever control complete with click plug waste.

#### Bath

Tempo Arc bath with Uniline panel.

#### Wall Tiles to Cloakroom, Bathroom & En-suite

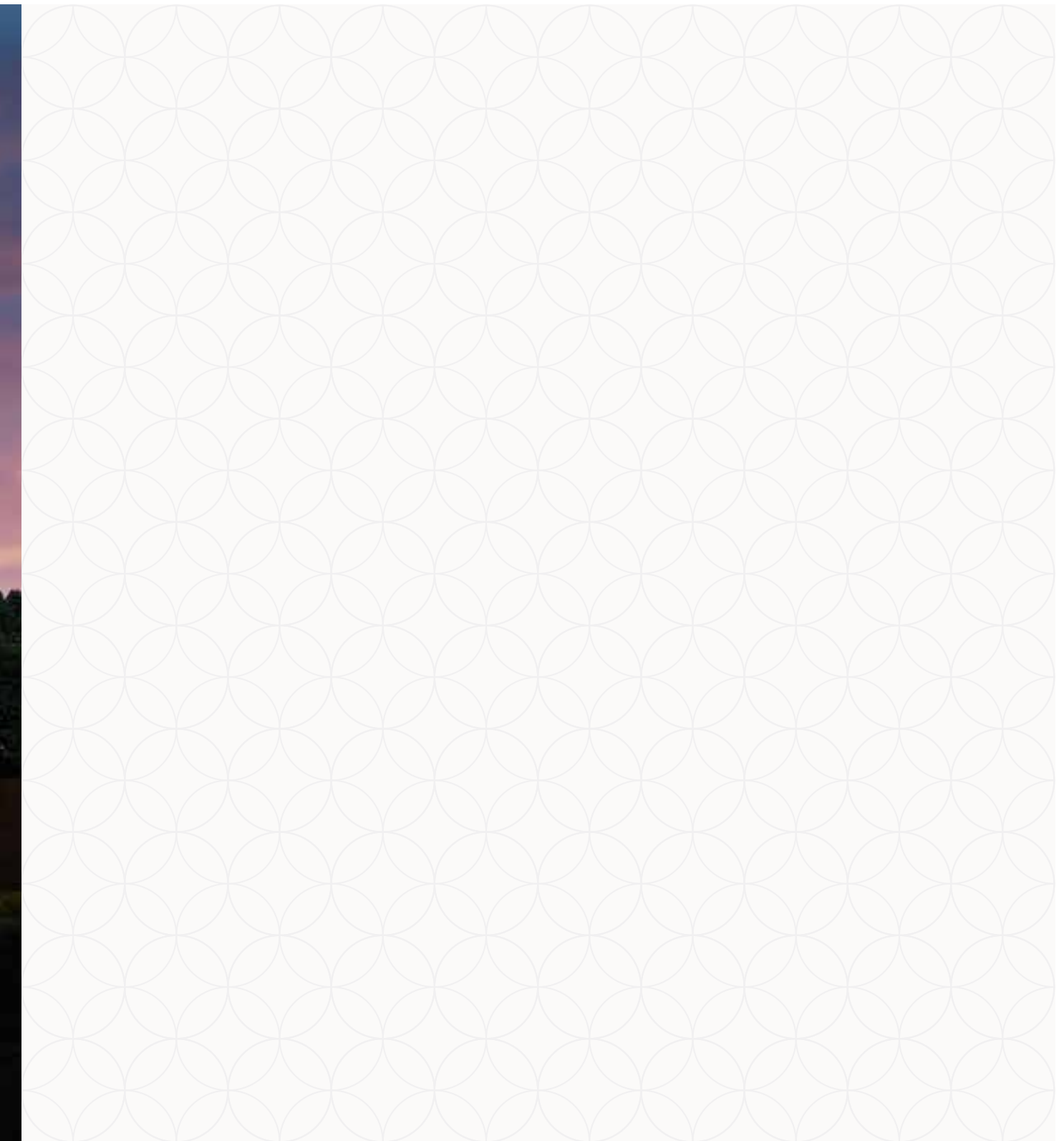
Splash back to basins and around bath with full height to shower area, as indicated on drawings. Please see sales consultant for further information.

#### Shaver Socket to En-suite

(where applicable)

White finish to match sockets and switch plates.





## EXTERIOR

### Fascia & Soffit

PVCue square fascia & vented soffit board in white profile.

### Rainwater System

Rainwater gutters and down pipes in black finish.

### Windows

Sealed double glazed uPVC windows in white finish.

### Patio Doors

uPVC French patio doors as indicated on the drawings.

### External Doors

Front GRP front door with pre-glazed units designed with obscure pattern glass and chrome door furniture internally and externally.

Rear GRP door, finished white both internally and externally with chrome lever handle.

### House Numeral

Colour to match front door.

### Door Bell

Chrome effect bell push with transformer.

### External Lights

Modern stainless steel downlight.

### Garage

Door Hörmann steel up and over door.

Door finish to be painted to match front colour.

Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.

### Driveway

Tarmac drive (or as shown on external works layout).

### Patio/Paving

Urbex Natural or equal approved concrete flags laid as indicated on drawing.

### External Fencing

Side - Vertical Boarding 1.8m high (same as rear).

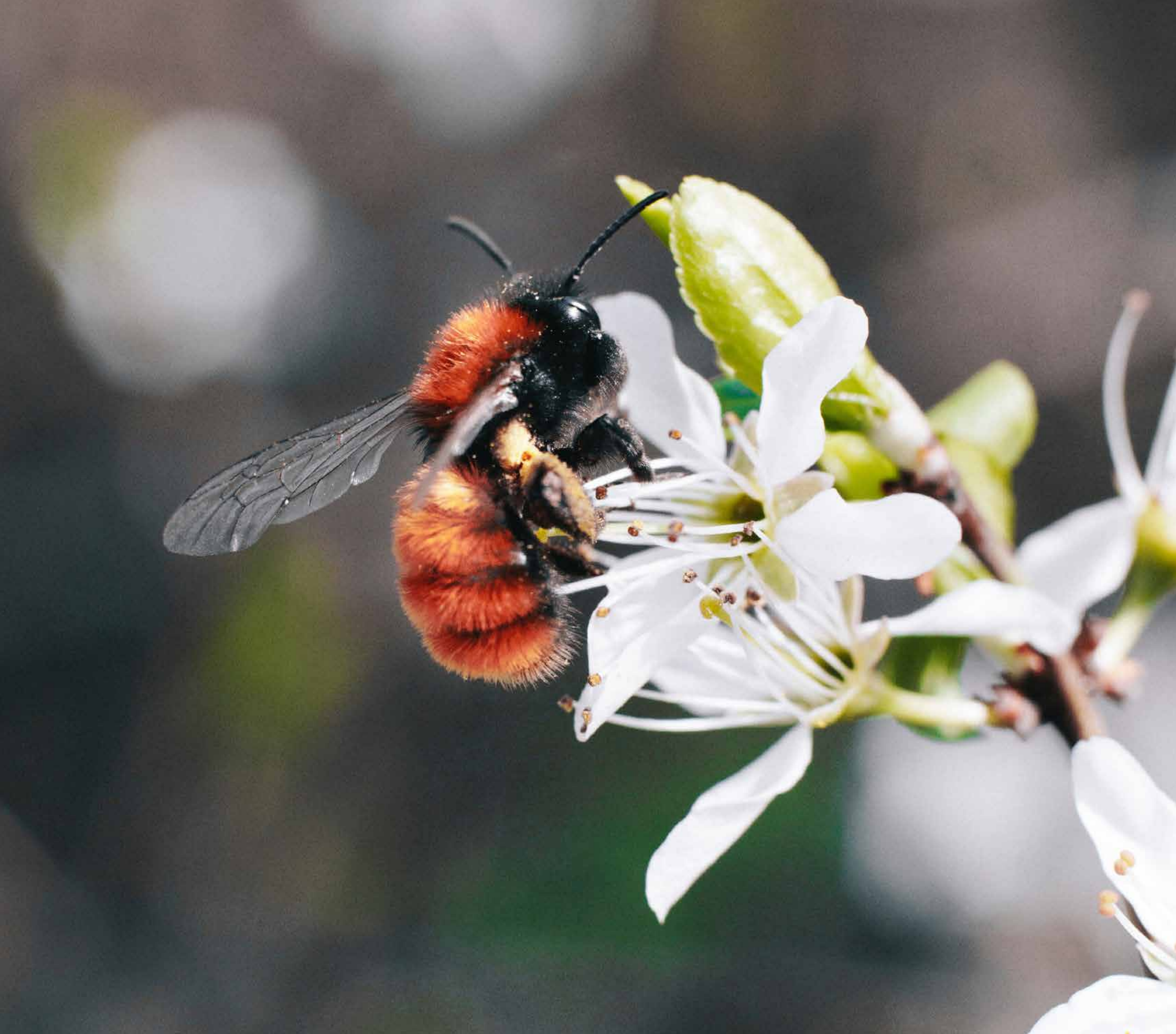
### Garden

Front Good standard turfing to front garden.

Refer to layout for landscaping details.

Rear Topsoil laid across the garden.





# WELCOME TO OUR **BEE-FRIENDLY** GARDEN

Find out how bee-friendly your garden is by using the Conservation Trust's Bee Kind app. Select the flowers that you have in your garden to calculate your score and then receive a tailored list of 10 more flowers to add to help the bees even more.

Visit [beekind.bumblebeeconservation.org](https://beekind.bumblebeeconservation.org)

Working in close partnership with  **Bumblebee Conservation Trust**







# 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](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.





# OUR REQUIREMENTS AS HOME-BUILDERS

## Consumer code



### 1. ADOPTING THE CODE

#### 1.1 Adopting the Code

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

#### 1.2 Making the Code available

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

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

#### 1.3 Customer Service: before legal completion

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

#### 1.4 Appropriately trained customer service staff

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

#### 1.5 Sales and advertising

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

### 2. INFORMATION – PRE-CONTRACT

#### 2.1 Pre-purchase information

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

In all cases this information must include:

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

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

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

#### 2.2 Contact information

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

#### 2.3 Warranty cover

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

#### 1.1 Health and safety for visitors to developments under construction

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

#### 1.2 Pre-contract information

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

#### 1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

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

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

### 1. INFORMATION – EXCHANGE OF CONTRACT

#### 1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

#### 1.2 Timing of construction, completion and handover

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

#### 1.3 Contract termination rights

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

#### 1.4 Contract deposits and pre-payments

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

### 2. INFORMATION – DURING OCCUPATION

#### 2.1 After-sales service

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

#### 2.2 Health and safety for Home Buyers on developments under construction

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

### 3. COMPLAINTS AND DISPUTES

#### 3.1 Complaints handling

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

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

#### 3.2 Co-operation with professional advisers

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





# THE LAWNS



Radley, Oxfordshire OX14 2JR

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