

HERITAGE

- REDROW -

BADBURY PARK

SWINDON





WELCOME TO BADBURY PARK



A COLLECTION OF 2, 3 AND 4 BEDROOM HOMES IN THE VIBRANT TOWN OF SWINDON.

A charming area of a vibrant town, with amenities aplenty and a thriving town centre. Elegant, award-winning Heritage Collection homes featuring contemporary interiors designed for the demands of modern lifestyles, yet reflecting on the refinement and meticulous attention to detail of the late 19th and early 20th centuries' Arts and Crafts movement. Superb transport connections for commuters and leisure travellers alike. These new homes in Swindon truly offer a special quality of living.





AN INSPIRED **NEW HOME**

Explore what makes this
Heritage collection so unique

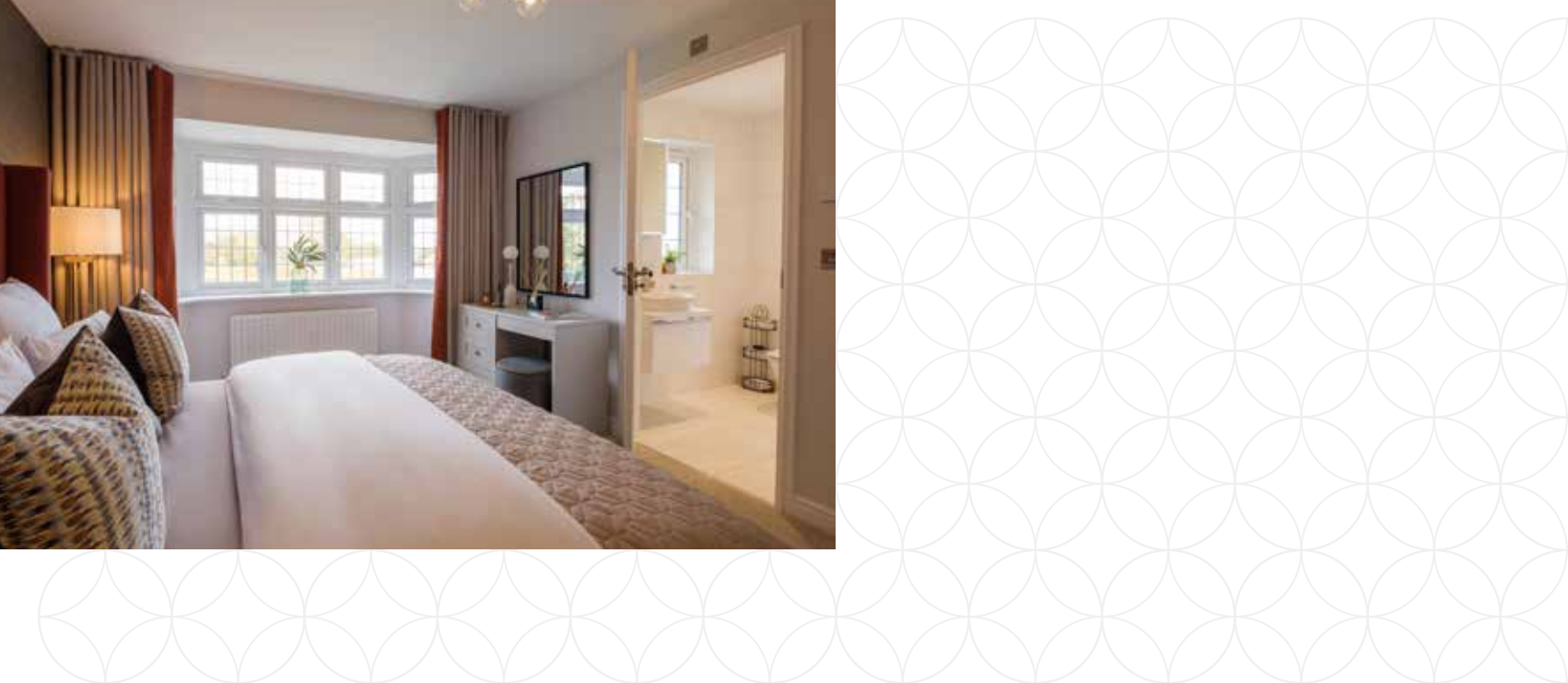
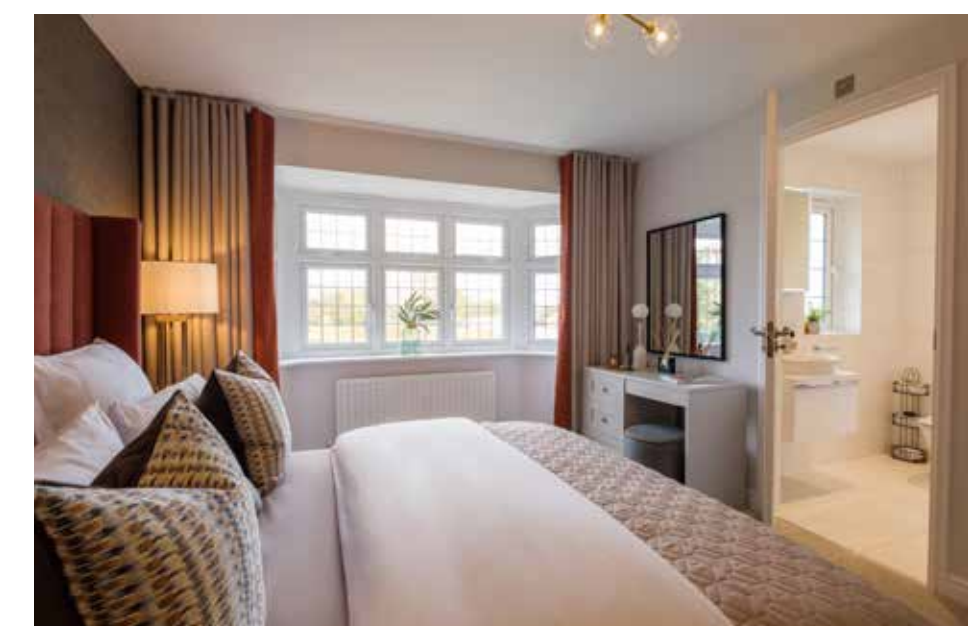
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.



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.

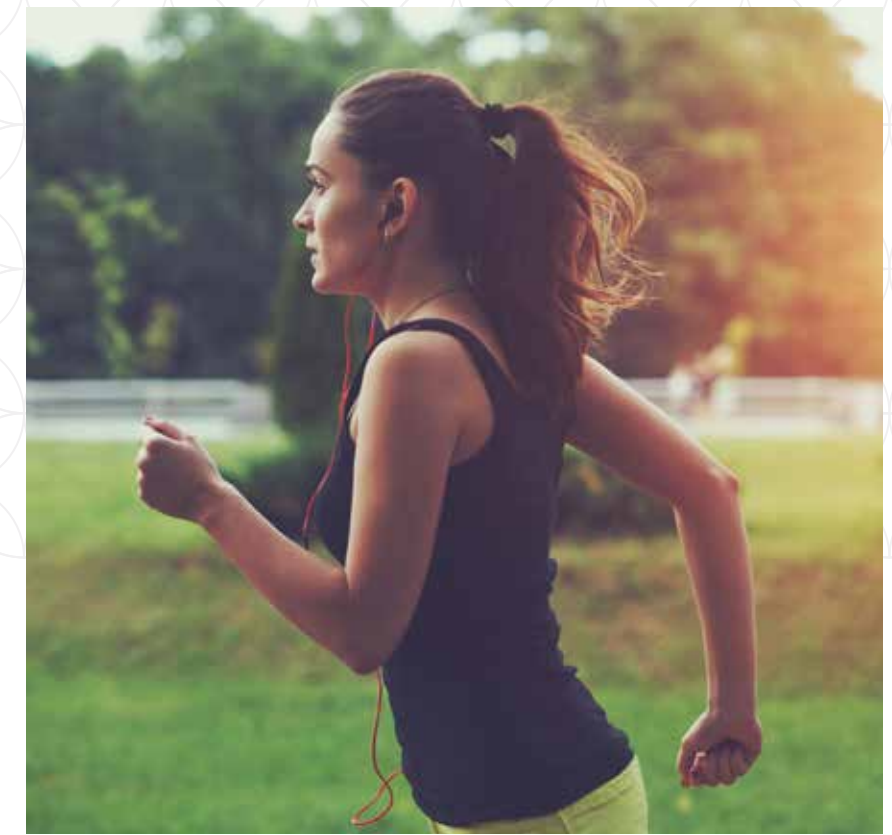




ENJOY THE AREA

Amenities are plentiful, varied and convenient, so you won't have to travel far from home, whatever you're looking for. You'll find a Morrisons supermarket and M&S Simply Food store within a 10 minute drive of home, while Swindon town centre, with its wide variety of household name stores, plus a post office and pharmacy, is around 11 minutes away. The popular Designer Outlet Swindon, offering an A to Z of household name retailers with permanently discounted prices, is around 13 minutes away in the car.

For eating and drinking out, you'll be spoilt for choice. Venture into Swindon itself and you'll find many of your favourite chain restaurants, including Wagamama, Chiquito and Miller & Carter, with a range of independent eateries to choose from too.



ENJOY AN ACTIVE LIFESTYLE

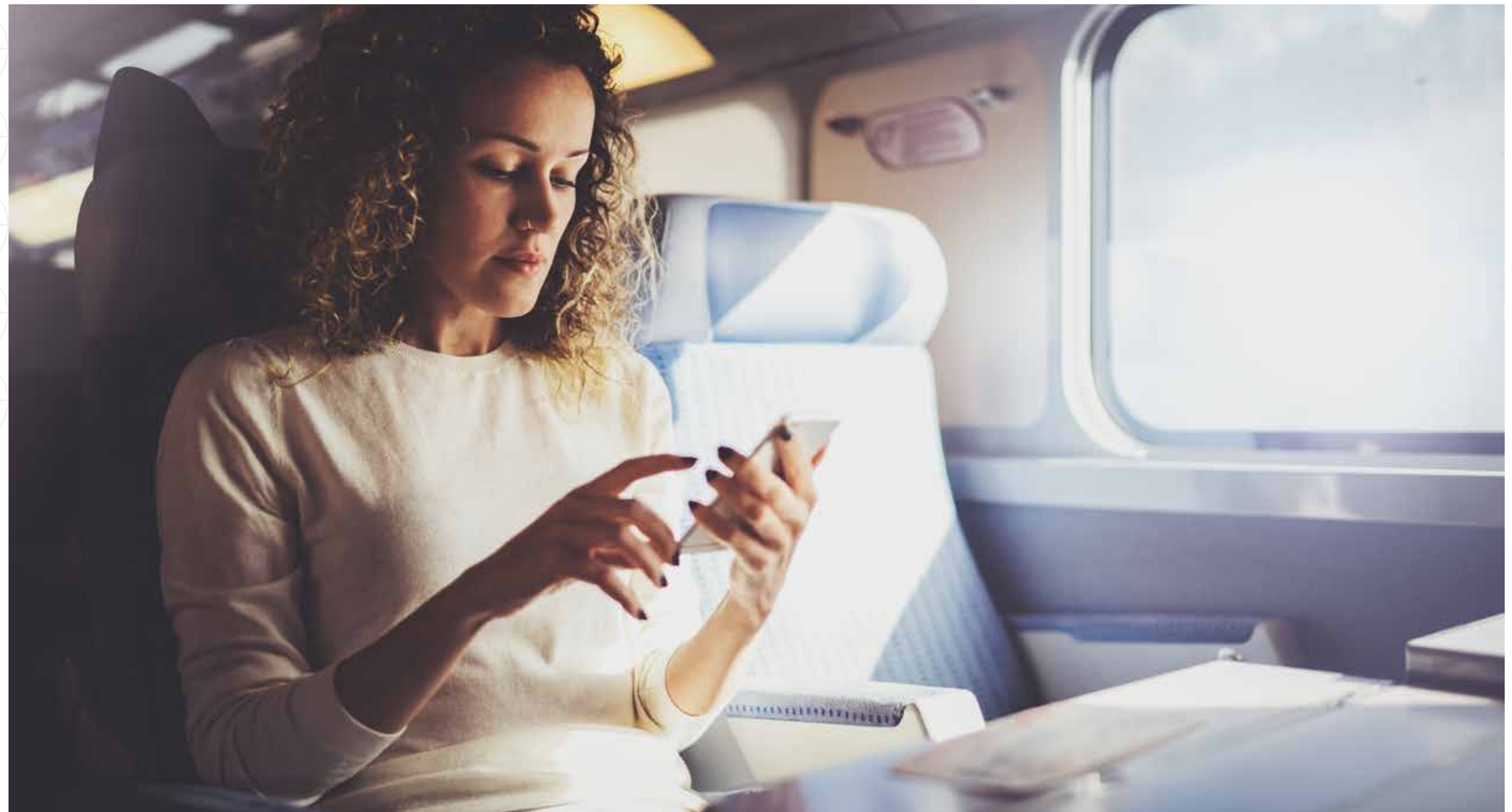
For leisure, pleasure, fun and fitness, there is plenty to enjoy close to Badbury Park. The Nalgo Sports & Leisure Club and David Lloyd Swindon offer a gym, swimming pools, indoor and outdoor tennis courts, football and rugby pitches between them, while golfers can enjoy a round or two at the Broome Manor Golf Complex.

Film fans can catch all the latest blockbusters at Cineworld Regent Circus in the town centre, while the Wyvern Theatre, also in town, offers a varied programme of the performing arts. For family days out, there are plentiful options, from walks, bike rides and picnics at the beautiful Coate Water Country Park, to relaxing time spent at the picturesque, 18th century Lydiard Park, with its ornate interiors and 260 acres of parkland to explore.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools for youngsters at different stages in their educational journeys. For younger children, Badbury Park Primary School is just a 5 minute walk from home.

For older students, the Commonweal School is around a 10 minute drive and is rated 'Good' by Ofsted.



GETTING AROUND

Travel and transport connections are excellent at Badbury Park, whether you're travelling by car, train or plane.

Commuters can enjoy straightforward travel to a number of towns and cities in the region, with junction 15 of the M4 motorway just a 5 minute drive from the development. You can reach Newbury in 31 minutes, Cirencester in 23 minutes, Oxford in 50 minutes, Bristol in 47 minutes, Bath in 52 minutes and London in 1 hour and 45 minutes.

For train travel, Swindon station is 11 minutes away by road and offers services to London Paddington (58 minutes), Bristol (38 minutes) and Cardiff (56 minutes).

For international travel, London Heathrow Airport is around a 1 hour and 4 minute drive, and Bristol Airport around 1 hour and 6 minutes, with both offering flights around the globe.

WE PUT MORE IN

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










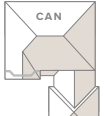

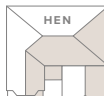

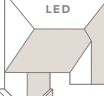


SO YOU GET MORE OUT

- Public Green Space
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Sports Pitch

EXPLORE BADBURY PARK PHASE 3



KEY

 AVON MID 2 BEDROOM HOME	 OXFORD 4 BEDROOM HOME
 AVON END 2 BEDROOM HOME	 KENSINGTON MID 4 BEDROOM HOME
 WARWICK 3 BEDROOM HOME	 KENSINGTON END 4 BEDROOM HOME
 WARWICK END 3 BEDROOM HOME	 CANTERBURY 4 BEDROOM HOME
 MARLOW 4 BEDROOM HOME	 HENLEY 4 BEDROOM HOME
 LEAMINGTON LIFESTYLE 3 BEDROOM HOME	 LEDHAM 4 BEDROOM HOME
 SHAFTESBURY 4 BEDROOM HOME	 AFFORDABLE HOUSING

Affordable Housing:

Avon - 37-39, 80 & 87
 Dart - 51 & 52
 Wylie - 79 & 88
 Snowden Apartments - 67-72, 73-78, 101-105 & 106-111

BCP - Bin Collection Point
SS - Sub Station
MUGA - Multi Use Games Area
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.



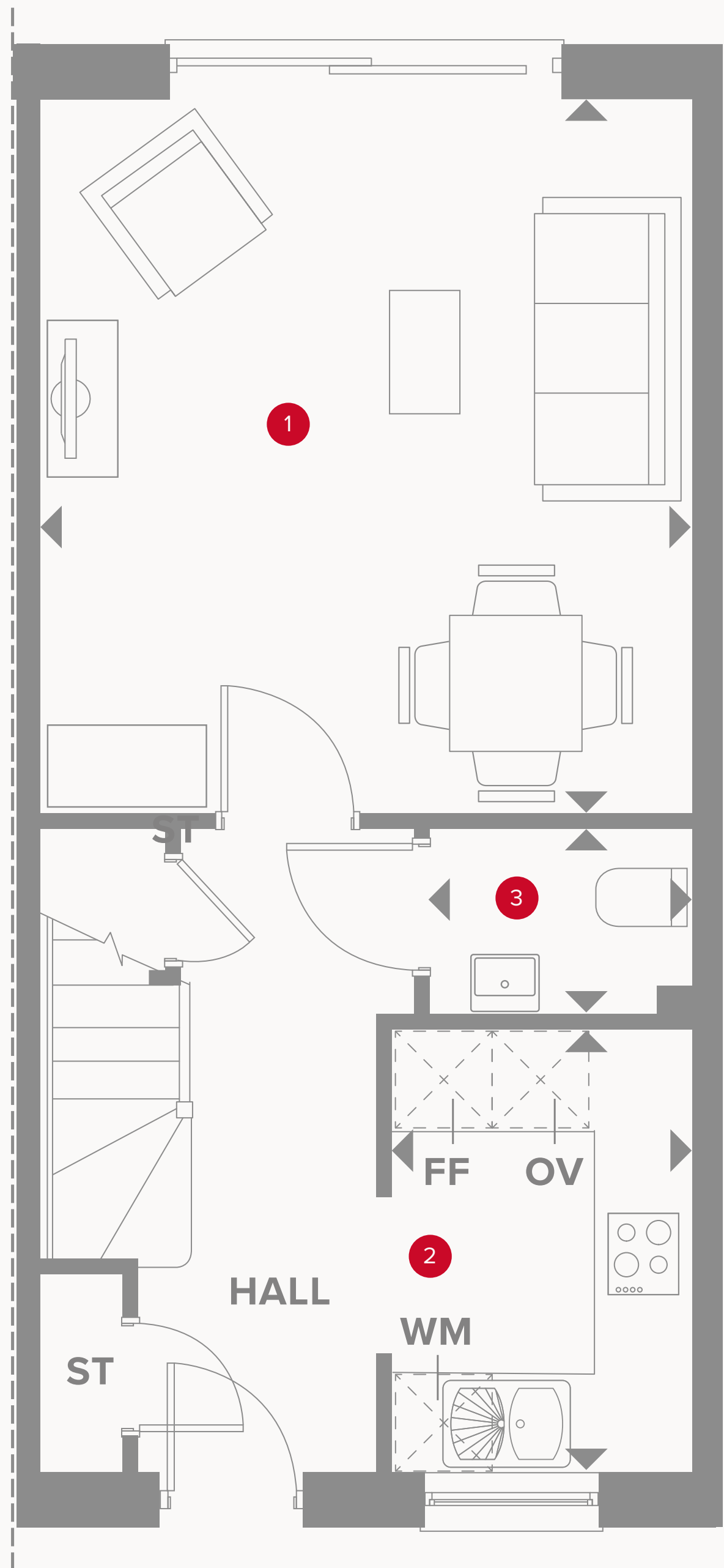


HERITAGE
- REDROW -

THE AVON

TWO BEDROOM HOME

 **REDROW**





THE AVON GROUND FLOOR

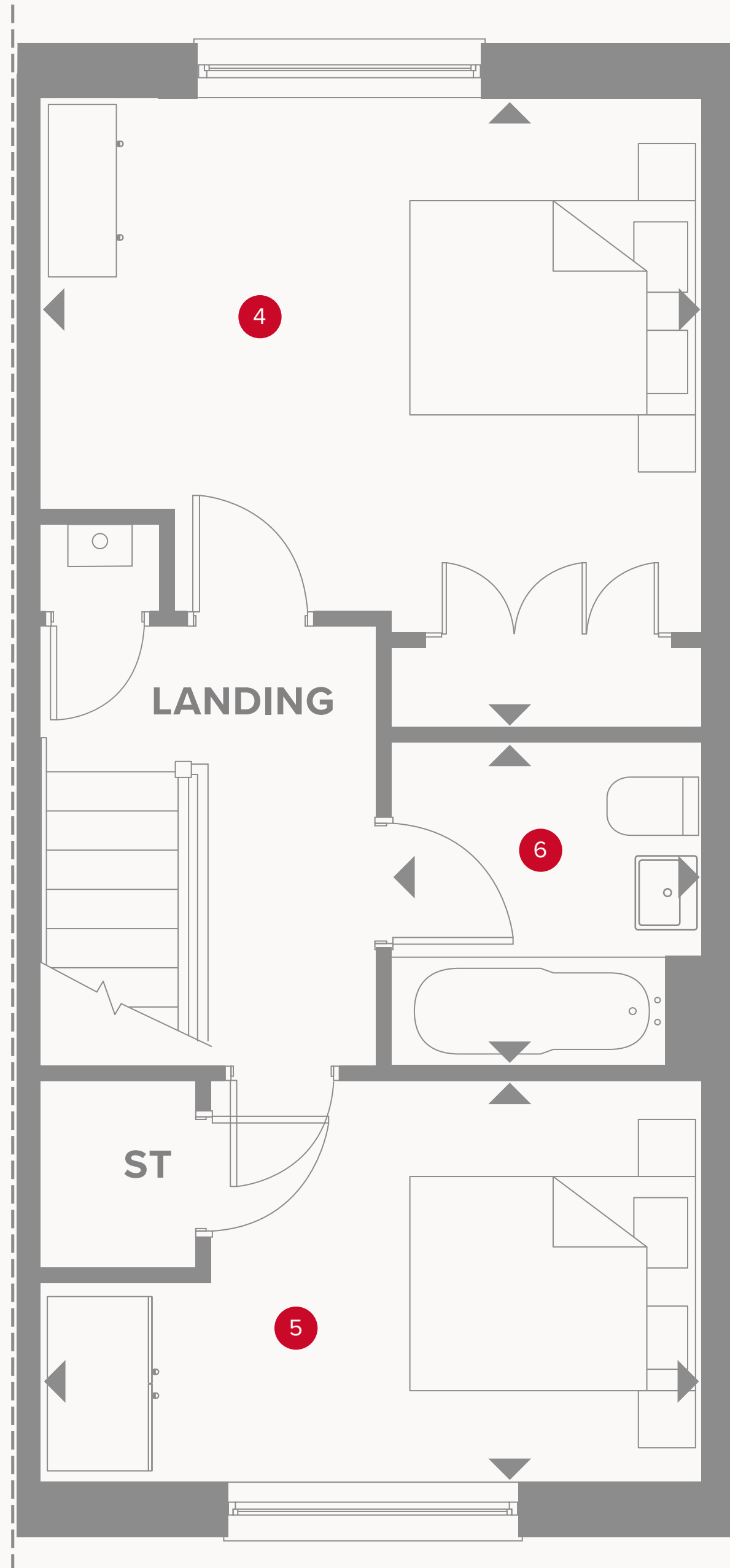
1	Lounge/ Dining	14'10" x 13'8"	4.39 x 4.14 m
2	Kitchen	9'3" x 6'5"	2.80 x 1.94 m
3	Cloaks	5'6" x 3'11"	1.66 x 1.20 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer

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



THE AVON FIRST FLOOR

4	Bedroom 1	13'8" x 8'7"	4.14 x 2.59 m
5	Bedroom 2	8'2" x 7'5"	2.53 x 2.29 m
6	Bathroom	6'8" x 5'9"	2.02 x 1.71 m



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

KEY

◀ Dimensions start



HERITAGE

- REDROW -

THE WARWICK SEMI

THREE BEDROOM HOME

 **REDROW**



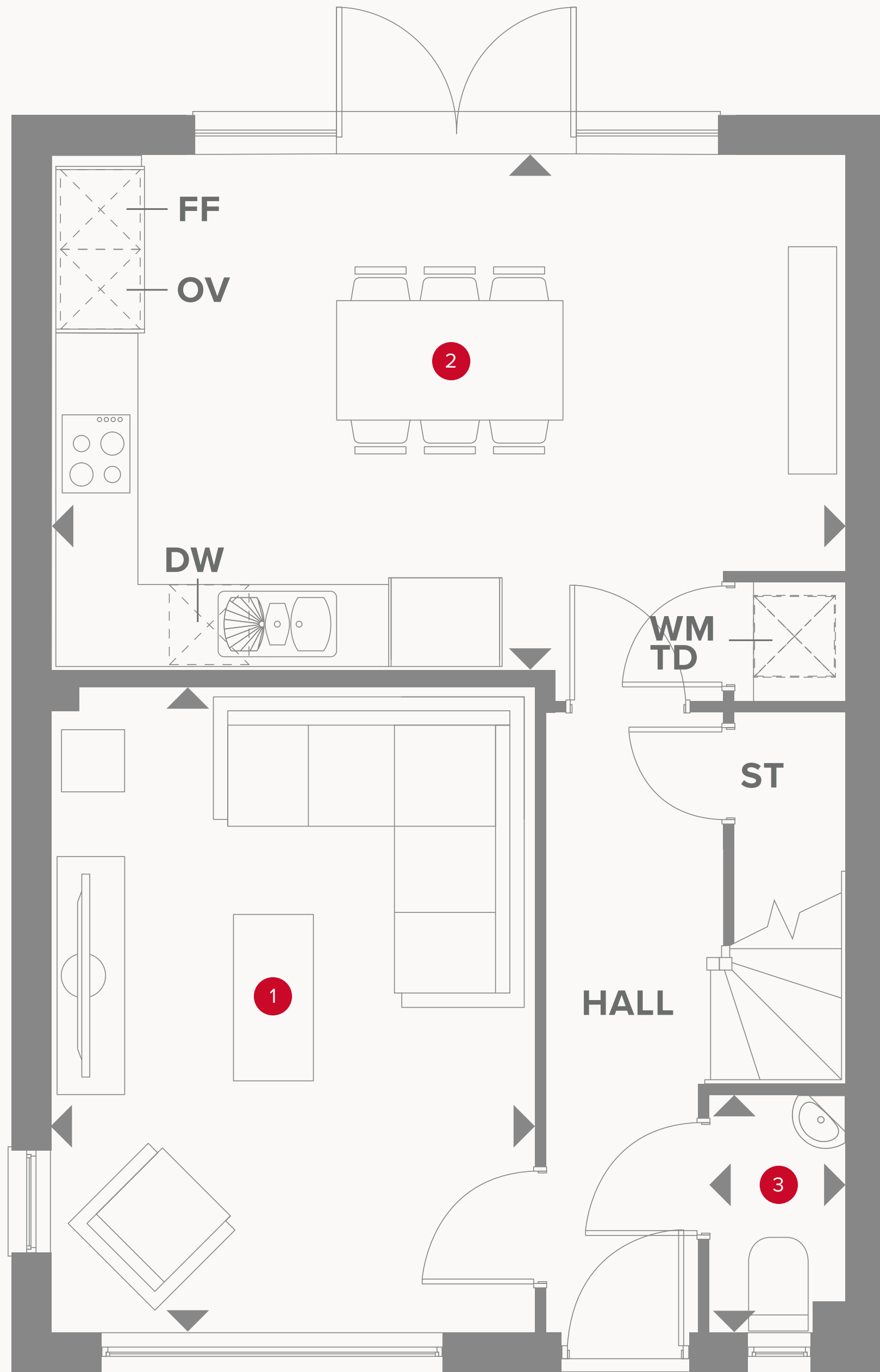
HERITAGE

- REDROW -

THE WARWICK SEMI

THREE BEDROOM HOME

 **REDROW**





THE WARWICK SEMI GROUND FLOOR

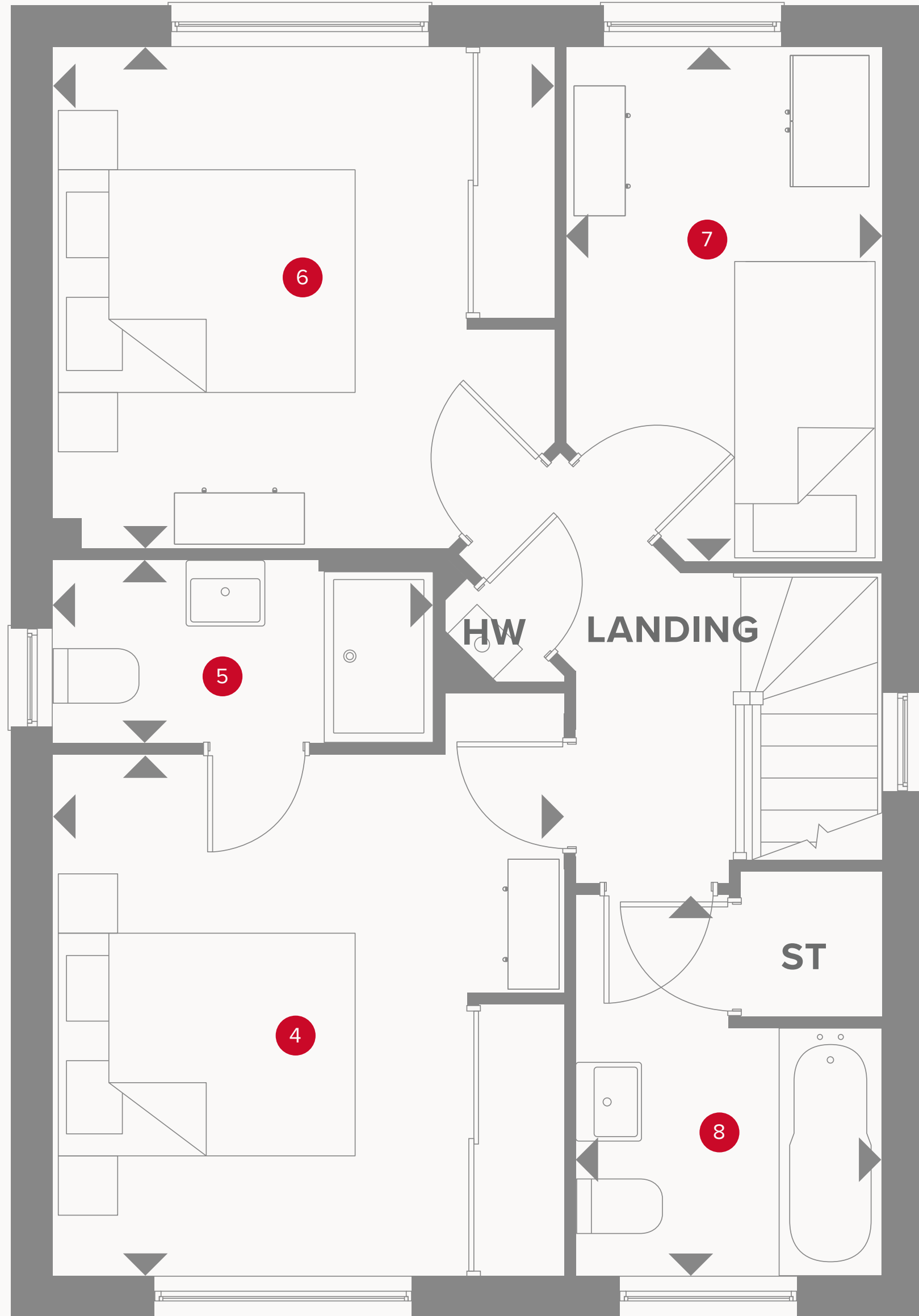
1	Lounge	11'8" x 11'2"	3.55 x 3.44 m
2	Kitchen/ Dining	19'0" x 10'2"	5.81 x 3.06 m
3	Cloaks	5'6" x 3'3"	1.74 x 1.01 m



KEY

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

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



THE WARWICK SEMI FIRST FLOOR

4	Bedroom 1	12'1" x 11'8"	3.59 x 3.67 m
5	En-suite	8'9" x 3'9"	2.68 x 1.19 m
6	Bedroom 2	11'5" x 8'9"	3.53 x 2.77 m
7	Bedroom 3	9'2" x 7'2"	2.78 x 2.22 m
8	Bathroom	7'2" x 5'6"	2.22 x 1.71 m



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

KEY

- ◀ Dimensions start
- HW** Hot water storage



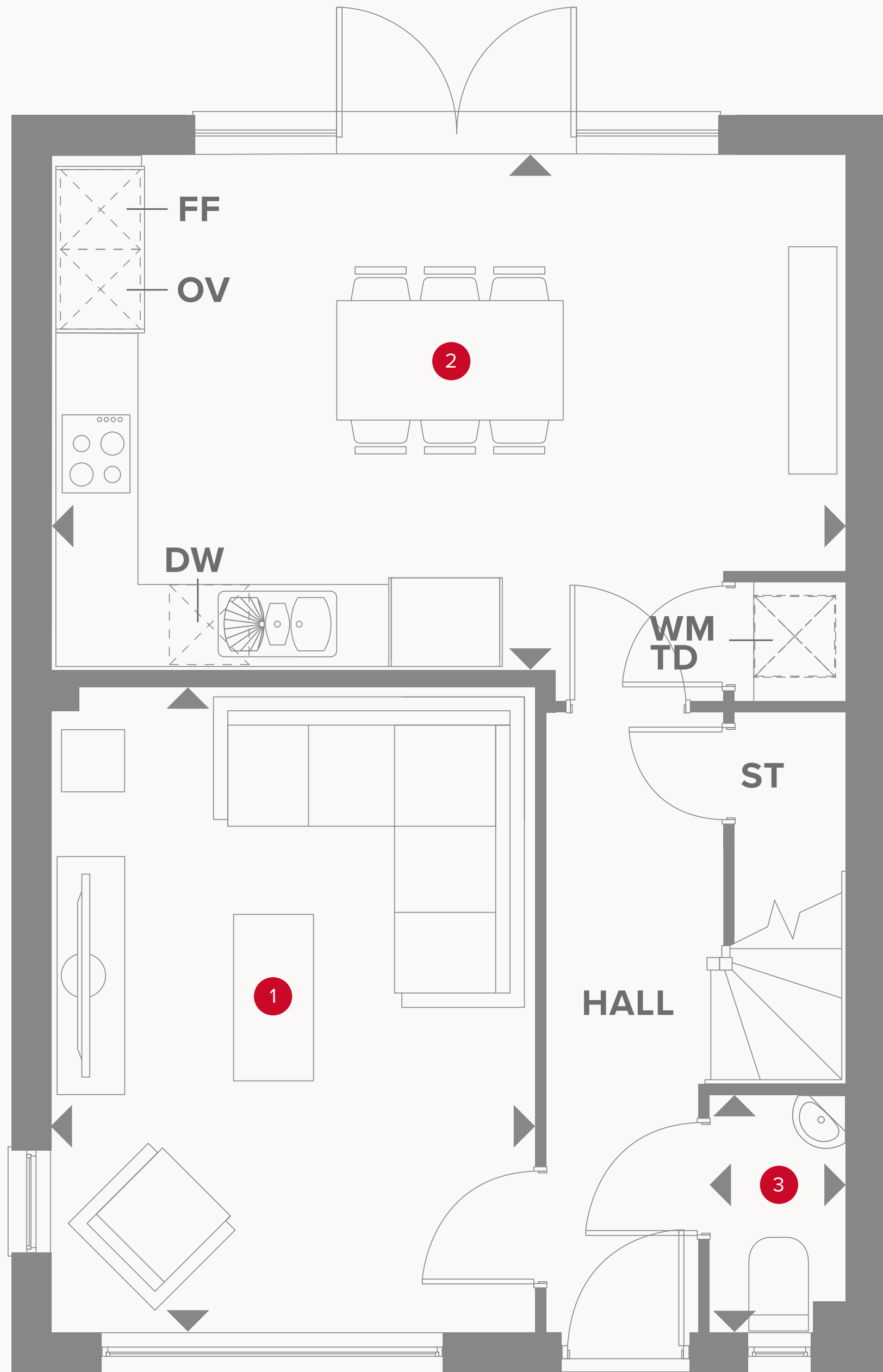
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM HOME

 **REDROW**





THE WARWICK GROUND FLOOR

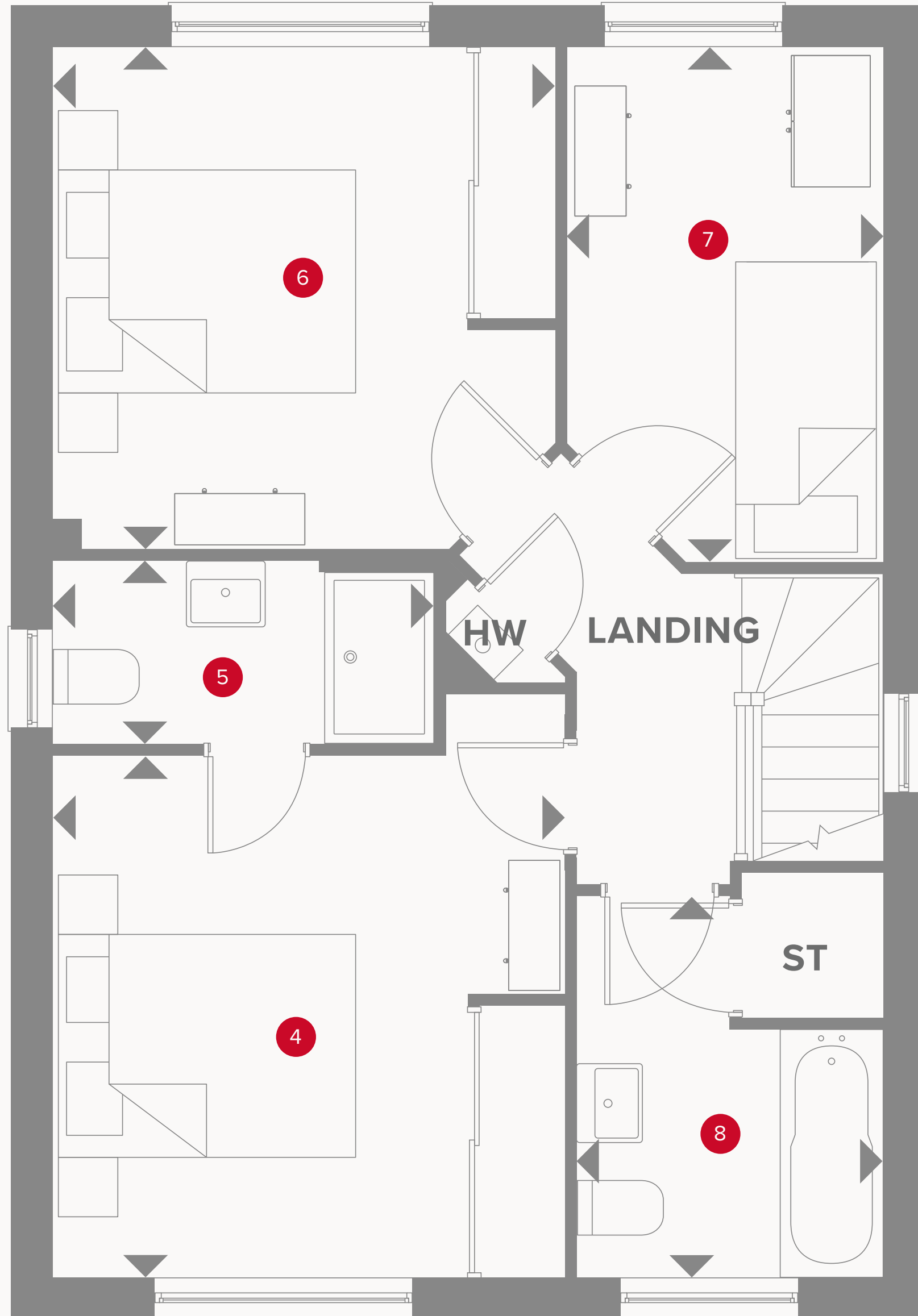
1	Lounge	11'8" x 11'2"	3.55 x 3.44 m
2	Kitchen/ Dining	19'0" x 10'2"	5.81 x 3.06 m
3	Cloaks	5'6" x 3'3"	1.74 x 1.01 m



KEY

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

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



THE WARWICK FIRST FLOOR

4	Bedroom 1	12'1" x 11'8"	3.59 x 3.67 m
5	En-suite	8'9" x 3'9"	2.68 x 1.19 m
6	Bedroom 2	11'5" x 8'9"	3.53 x 2.77 m
7	Bedroom 3	9'2" x 7'2"	2.78 x 2.22 m
8	Bathroom	7'2" x 5'6"	2.22 x 1.71 m



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KEY

- ◀ Dimensions start
- HW** Hot water storage



HERITAGE

- REDROW -

THE MARLOW

FOUR BEDROOM HOME


 **REDROW**


THE MARLOW GROUND FLOOR

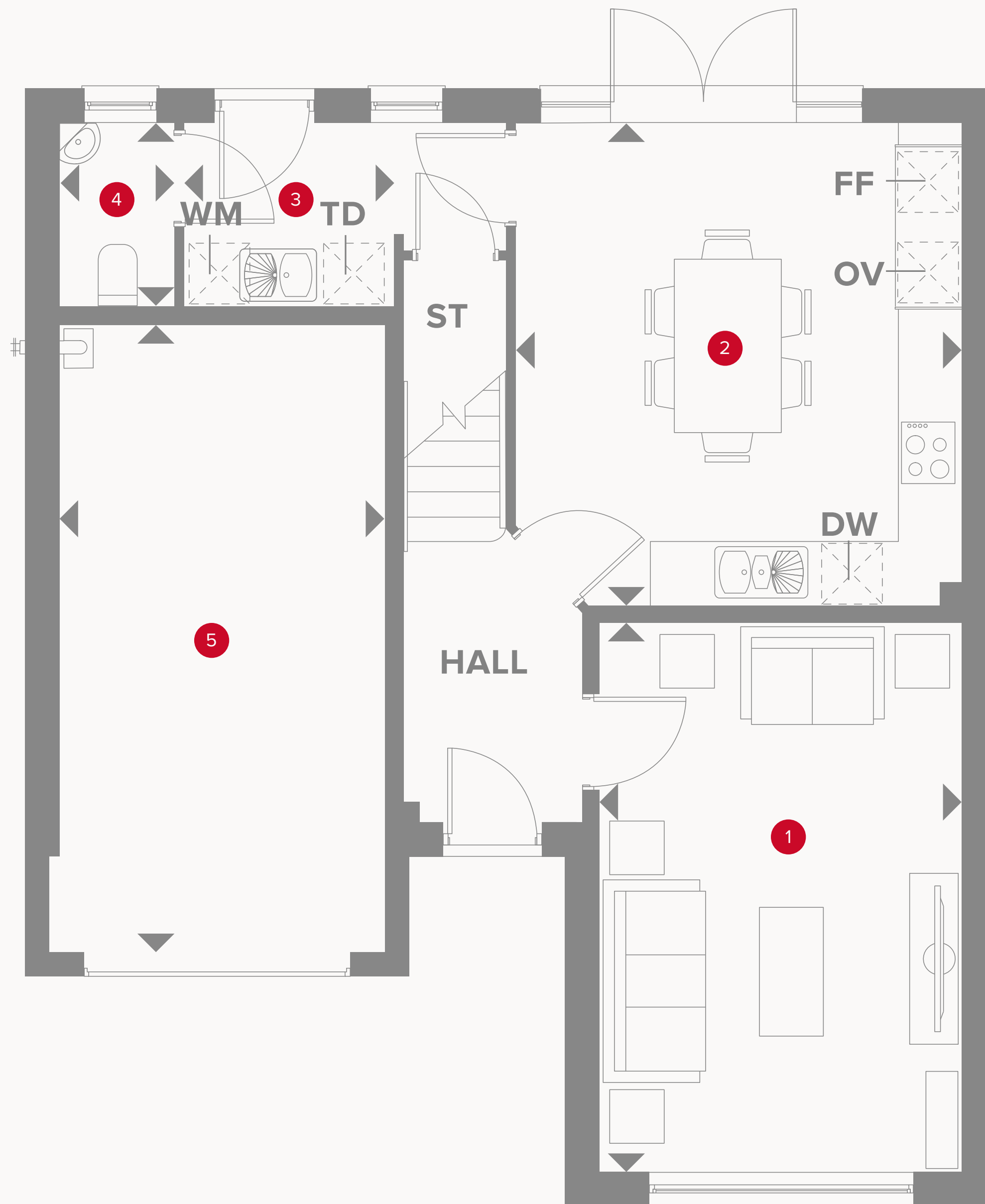
1	Lounge	17'0" x 11'3"	5.19 x 3.46 m
2	Kitchen/ Dining	15'0" x 11'6"	4.58 x 3.56 m
3	Utility	6'5" x 3'6"	1.98 x 1.12 m
4	Cloaks	5'9" x 3'7"	1.81 x 1.13 m
5	Garage	14'0" x 9'8"	4.28 x 3.01 m



KEY

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

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



THE MARLOW FIRST FLOOR

6	Bedroom 1	13'7" x 11'3"	4.20 x 3.46 m
7	En-suite	8'7" x 3'9"	2.68 x 1.20 m
8	Bedroom 2	12'1" x 10'10"	3.71 x 3.08 m
9	Bedroom 3	12'0" x 7'5"	3.68 x 2.30 m
10	Bedroom 4	8'0" x 6'2"	2.46 x 1.90 m
11	Bathroom	6'7" x 5'5"	2.06 x 1.70 m

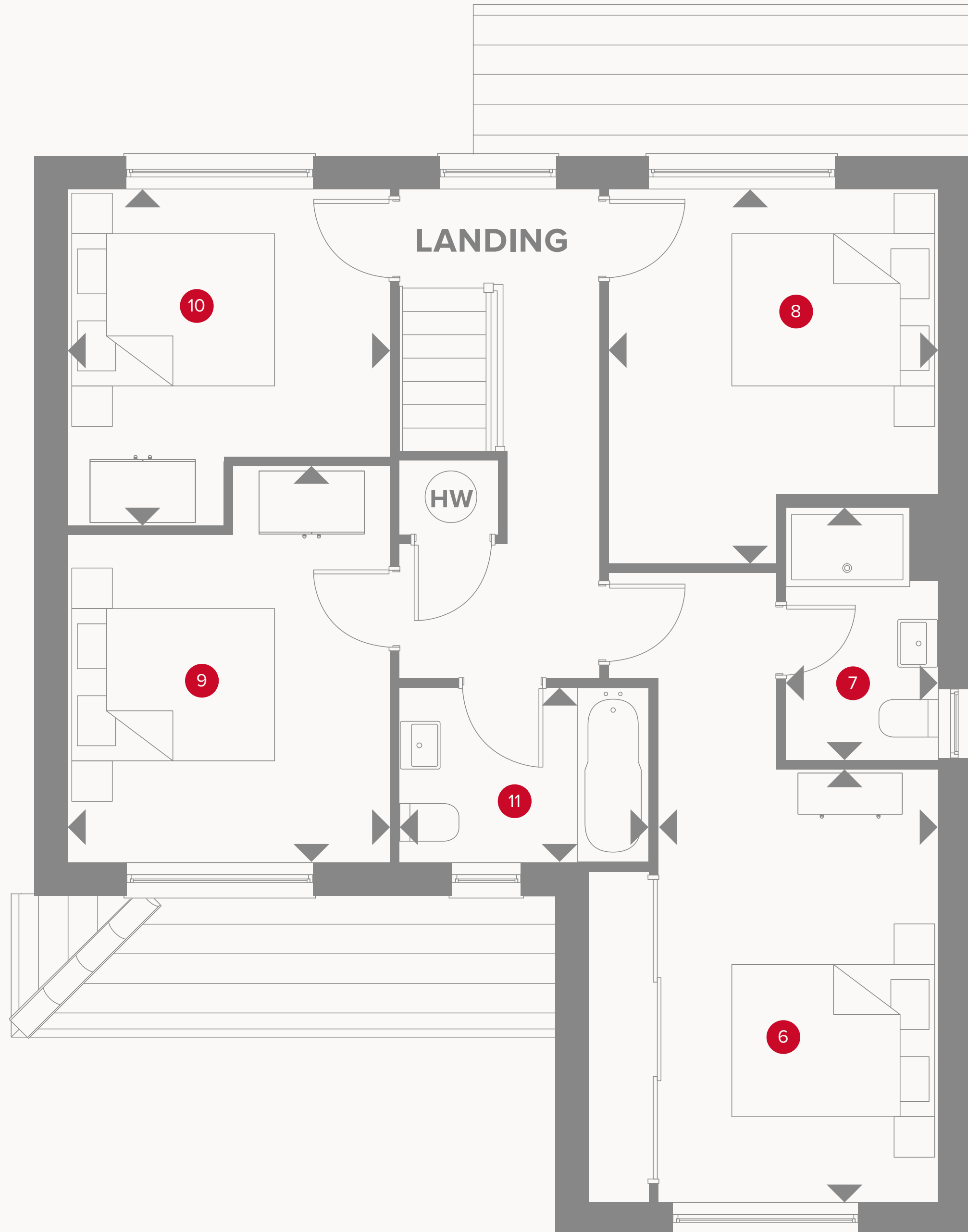


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Customers should note this illustration is an example of the Marlow house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, 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.

KEY

- ◀ Dimensions start
- HW** Hot water storage





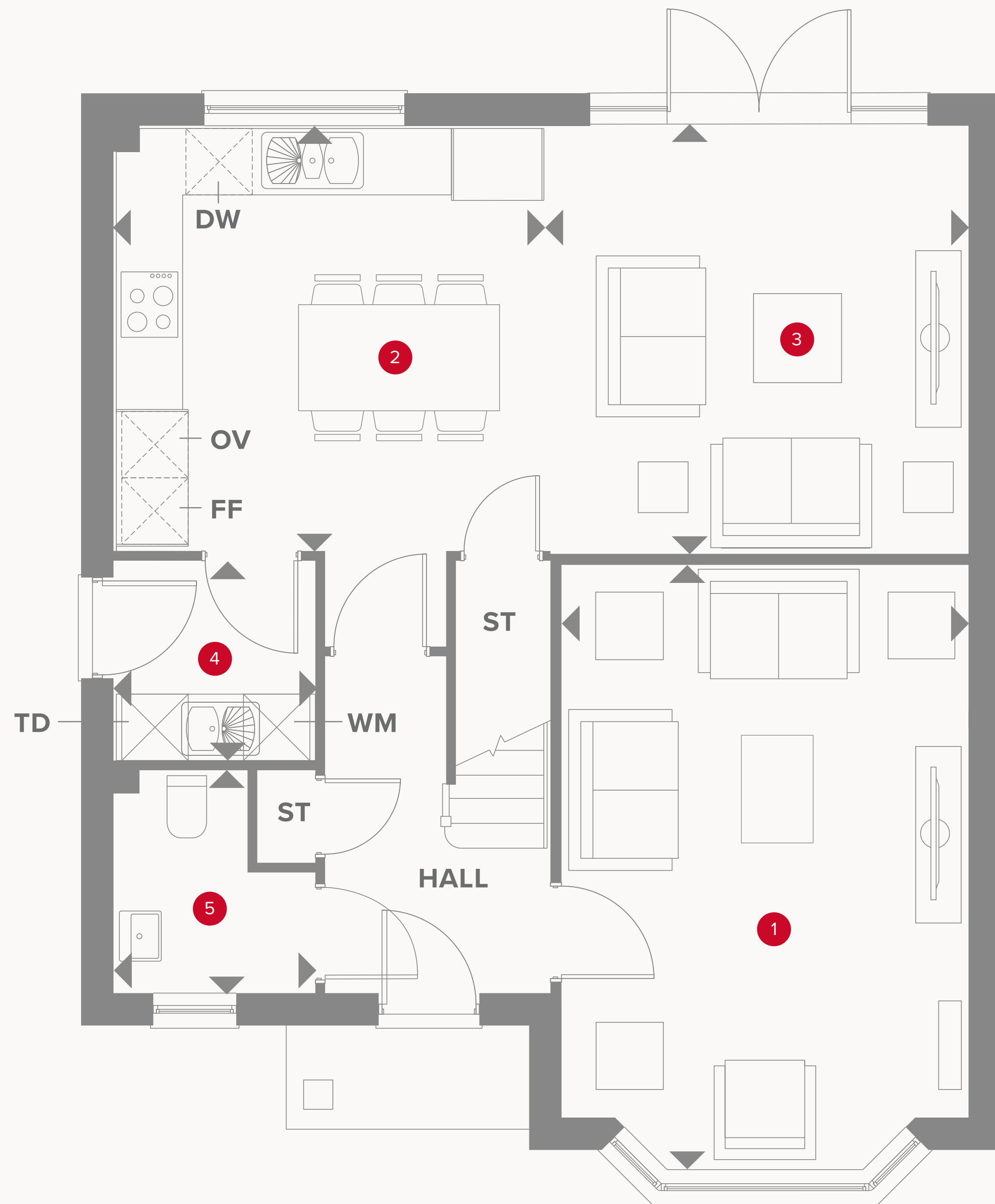
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE LEAMINGTON LIFESTYLE GROUND FLOOR

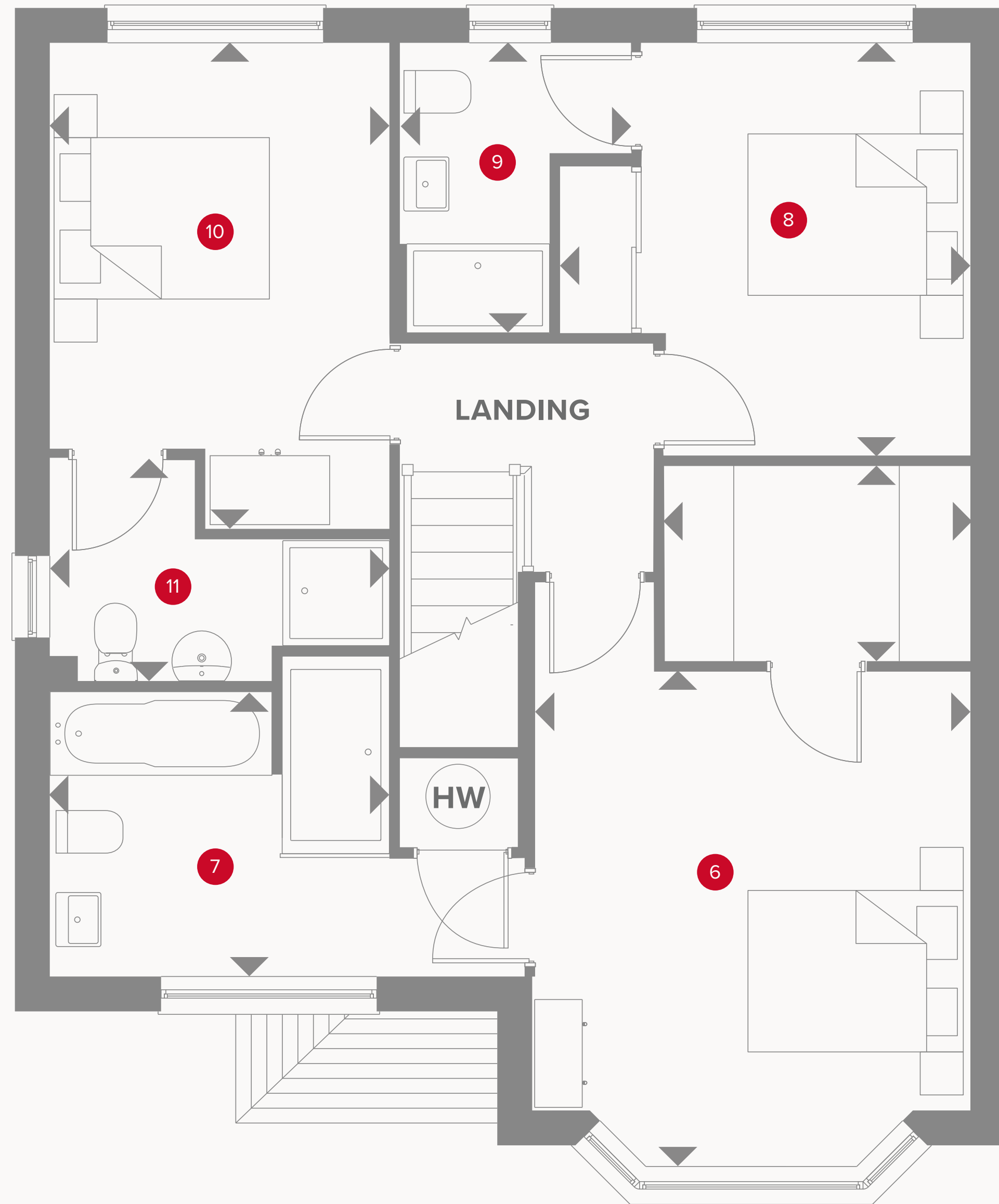
1	Lounge	17'9" x 12'1"	5.47 x 3.68 m
2	Kitchen/ Dining	15'5" x 14'1"	4.72 x 4.31 m
3	Family	15'5" x 14'1"	4.72 x 4.31 m
4	Utility	6'0" x 5'9"	1.84 x 1.80 m
5	Cloaks	6'7" x 6'0"	2.03 x 1.84 m



KEY

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

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



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	12'1" x 12'0"	3.68 x 3.66 m
7	En-suite 1	5'7" x 5'6"	1.73 x 1.70 m
8	Bedroom 2	11'5" x 9'1"	3.49 x 2.79 m
9	En-suite 2	4'7" x 4'2"	1.43 x 1.29 m
10	Bedroom 3	9'4" x 8'5"	2.86 x 2.59 m
11	En-suite 3	4'0" x 2'9"	1.24 x 0.89 m



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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.

KEY

- ◀ Dimensions start
- HW** Hot water storage



HERITAGE

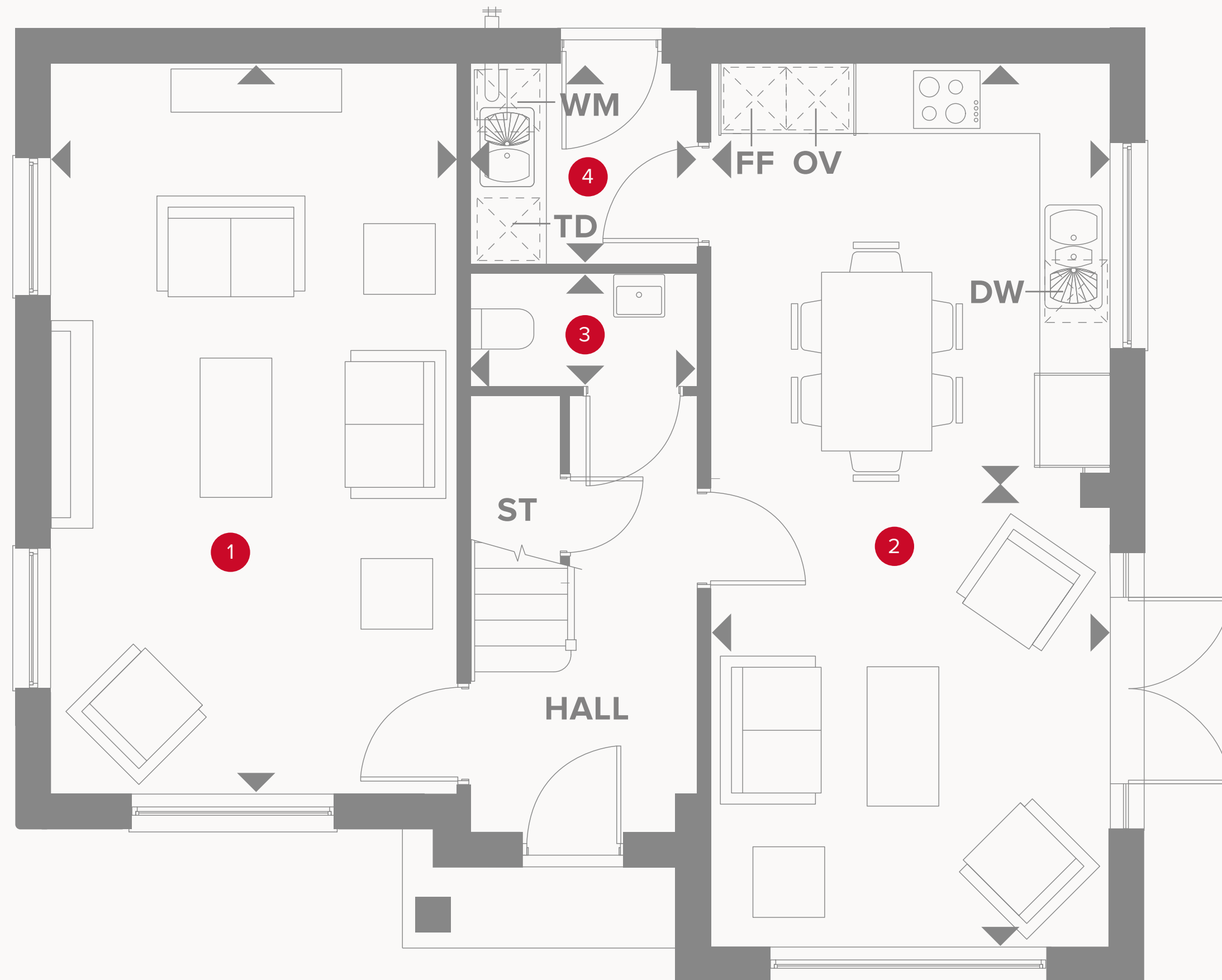
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME




THE SHAFTESBURY GROUND FLOOR




1	Lounge	18'1" x 11'9"	5.50 x 3.61 m
2	Kitchen/ Dining Family	25'7" x 11'7"	7.84 x 3.57 m
3	Cloaks	6'7" x 3'4"	2.04 x 1.03 m
4	Family	6'5" x 5'7"	1.99 x 1.75 m

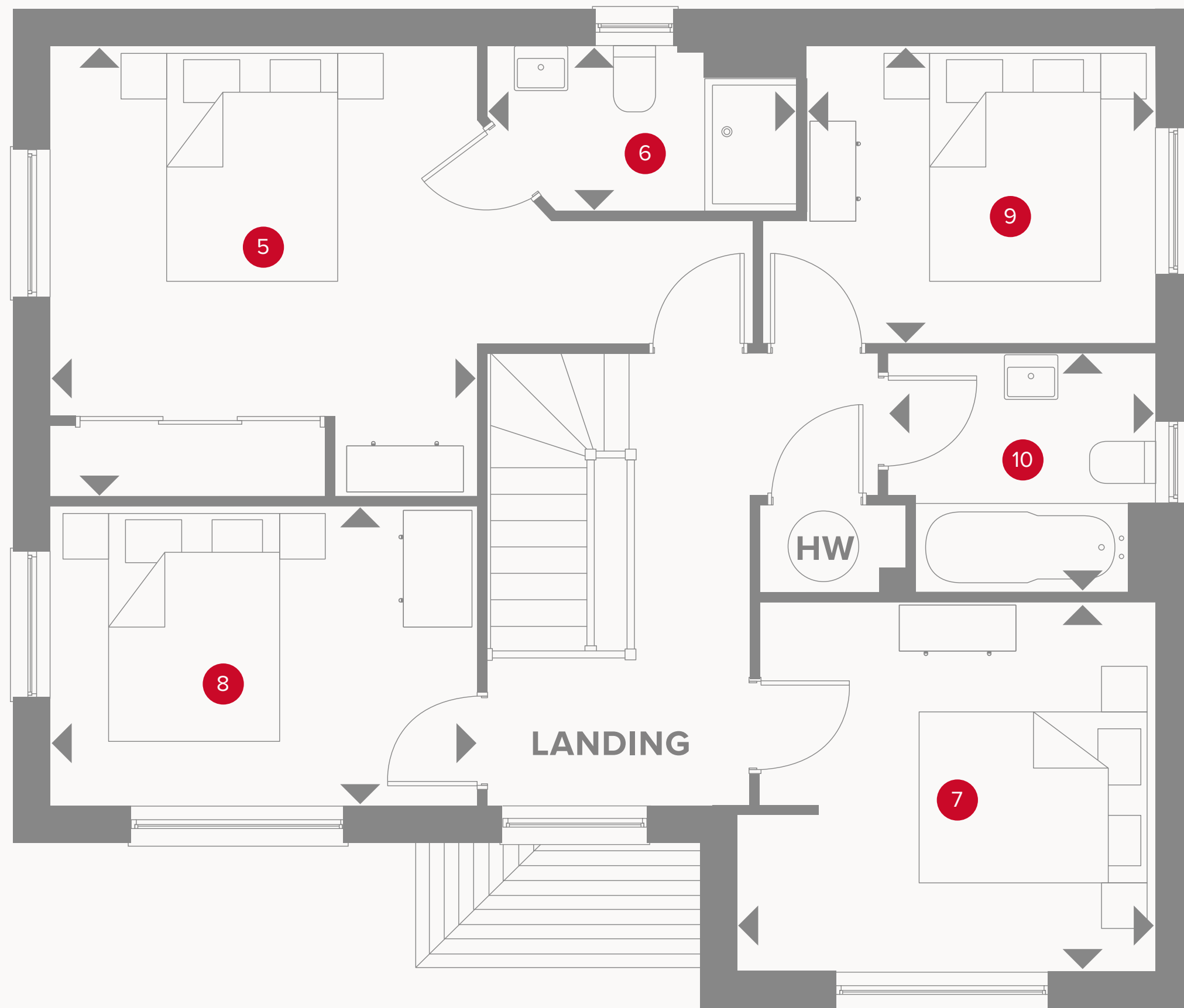


KEY

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

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

THE SHAFTESBURY FIRST FLOOR



5	Bedroom 1	12'6" x 12'0"	3.83 x 3.66 m
6	En-suite	8'6" x 4'0"	2.62 x 1.23 m
7	Bedroom 2	11'7" x 10'4"	3.57 x 3.16 m
8	Bedroom 3	12'0" x 5'2"	3.66 x 1.57 m
9	Bedroom 4	9'8" x 8'3"	3.0 x 2.52 m
10	Bathroom	6'7" x 5'5"	2.04 x 1.71 m



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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.

KEY

- ◀ Dimensions start
- HW** Hot water storage



HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME


 **REDROW**


THE OXFORD GROUND FLOOR

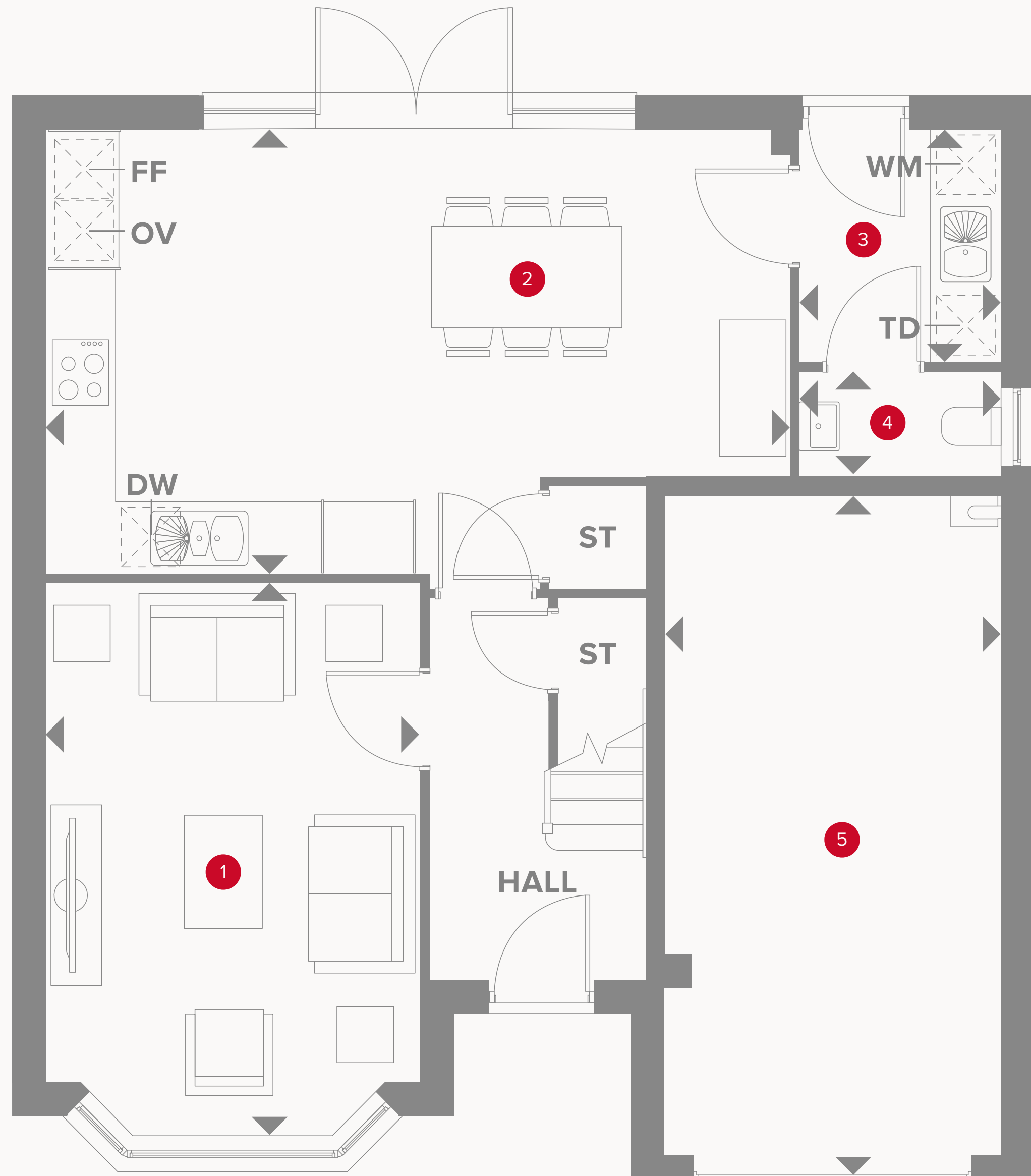
1	Lounge	10'9" x 9'0"	3.33 x 2.75 m
2	Kitchen/ Dining	12'9" x 11'1"	3.93 x 3.39 m
3	Utility	10'2" x 9'0"	3.13 x 2.75 m
4	Cloaks	5'9" x 3'3"	1.82 x 1.01 m
5	Garage	14'0" x 9'8"	4.28 x 3.01 m



KEY

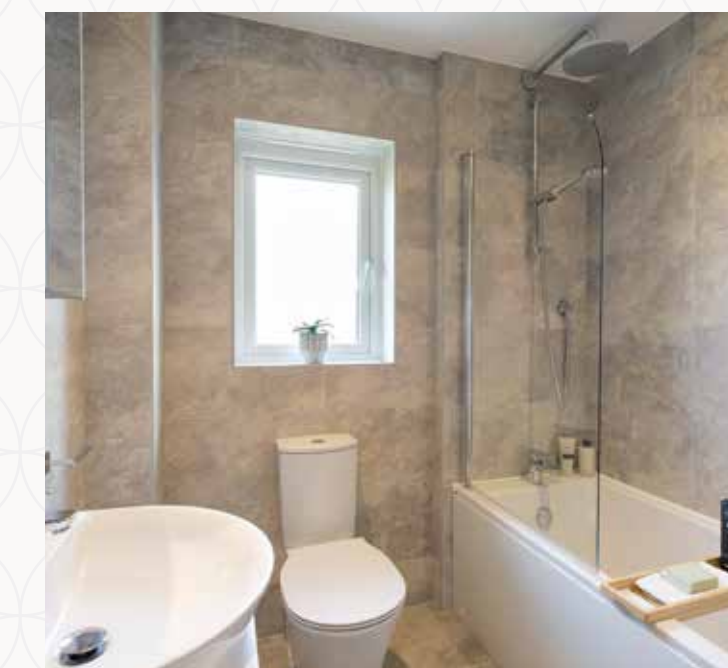
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE OXFORD FIRST FLOOR

6	Bedroom 1	15'2" x 10'9"	4.66 x 3.33 m
7	En-suite	8'3" x 6'5"	2.55 x 1.98 m
8	Bedroom 2	12'01" x 10'10"	3.71 x 3.08 m
9	Bedroom 3	12'0" x 7'5"	3.68 x 2.30 m
10	Bedroom 4	8'0" x 6'2"	2.46 x 1.90 m
11	Bathroom	6'7" x 5'5"	2.06 x 1.70 m

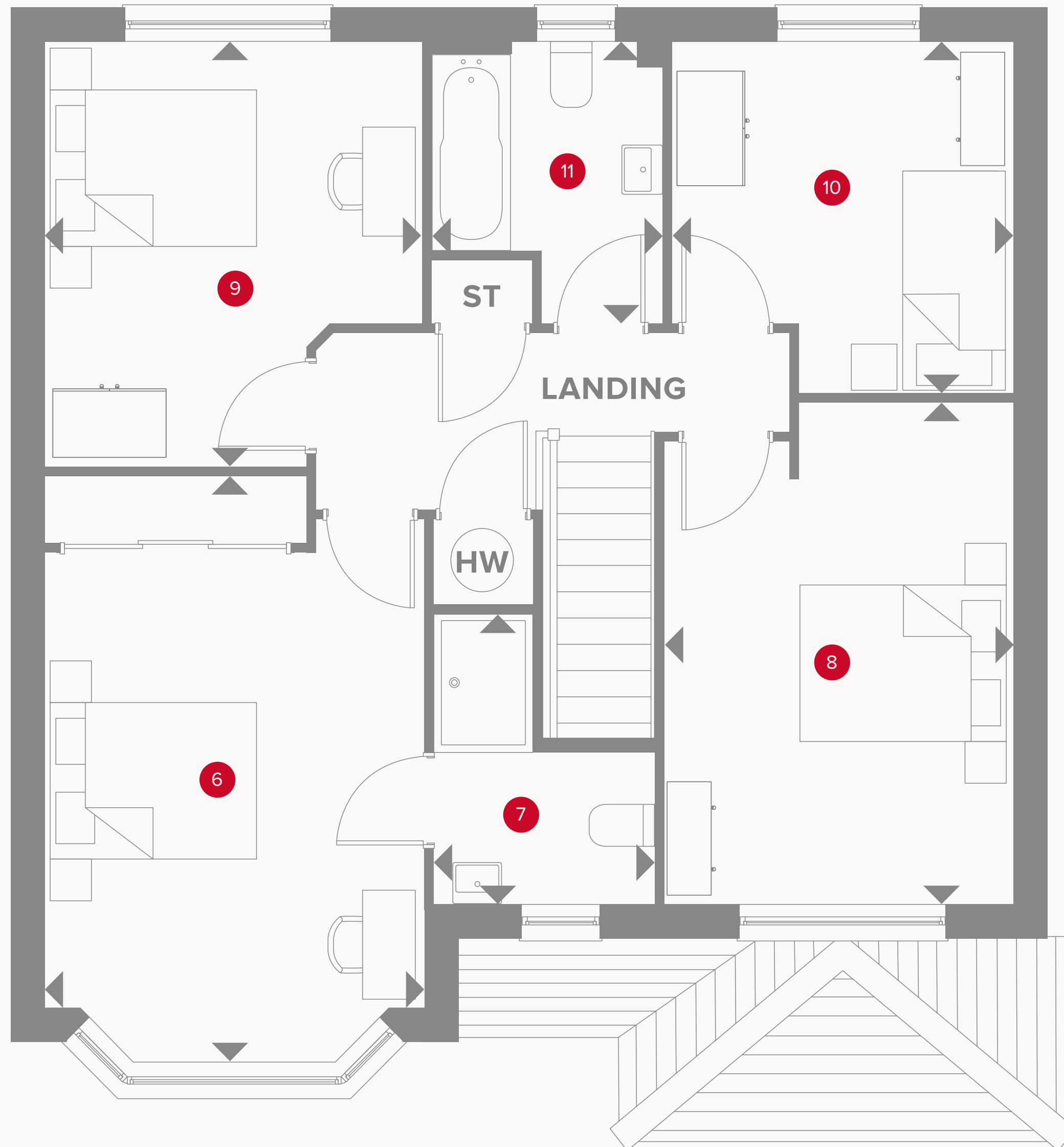


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Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

KEY

- ◀ Dimensions start
- HW** Hot water storage





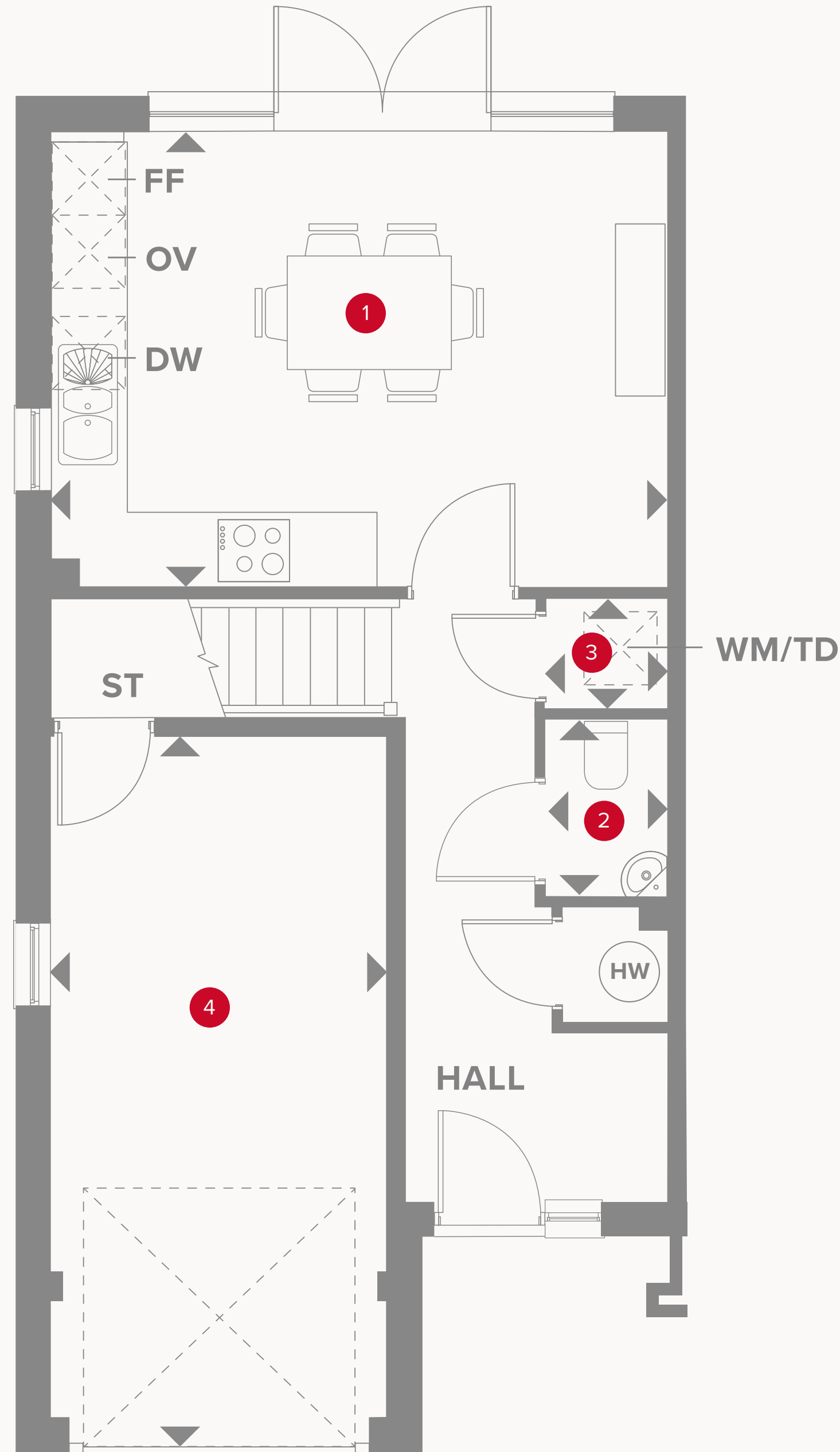
HERITAGE

- REDROW -

THE KENSINGTON

FOUR BEDROOM HOME

 **REDROW**




THE KENSINGTON GROUND FLOOR

1	Kitchen/ Dining	16'11" x 12'6"	5.11 x 3.78 m
2	Cloaks	4'11" x 3'5"	1.50 x 1.04 m
3	Laundry	3'7" x 3'0"	1.09 x 0.90 m
4	Garage	14'11" x 9'2"	4.52 x 2.78 m

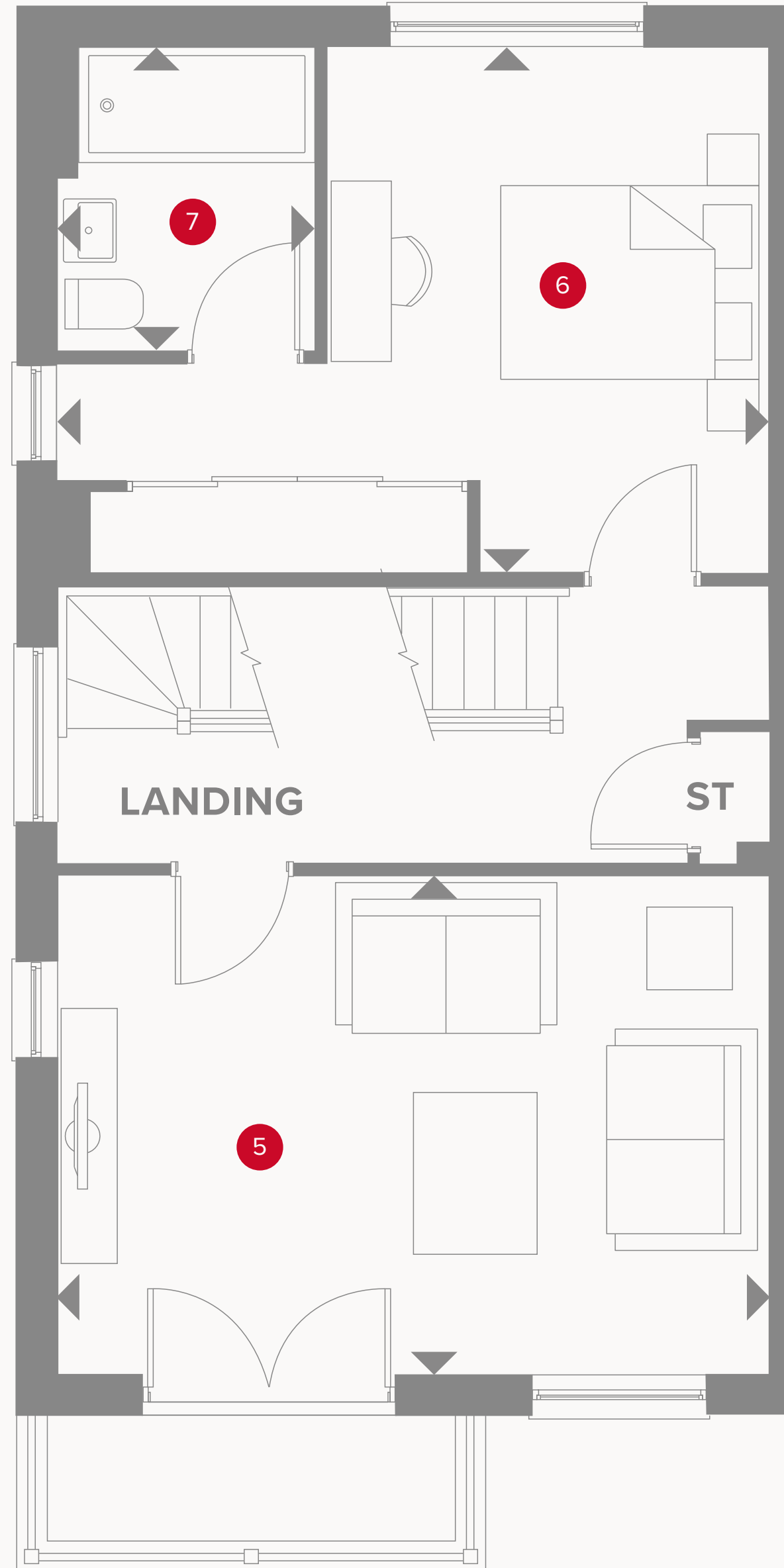


KEY

 Hob
OV Oven
FF Fridge/freezer
TD Tumble dryer space

WM Washing machine space
DW Dish washer space
HW Hot water storage

 Dimensions start
ST Storage cupboard



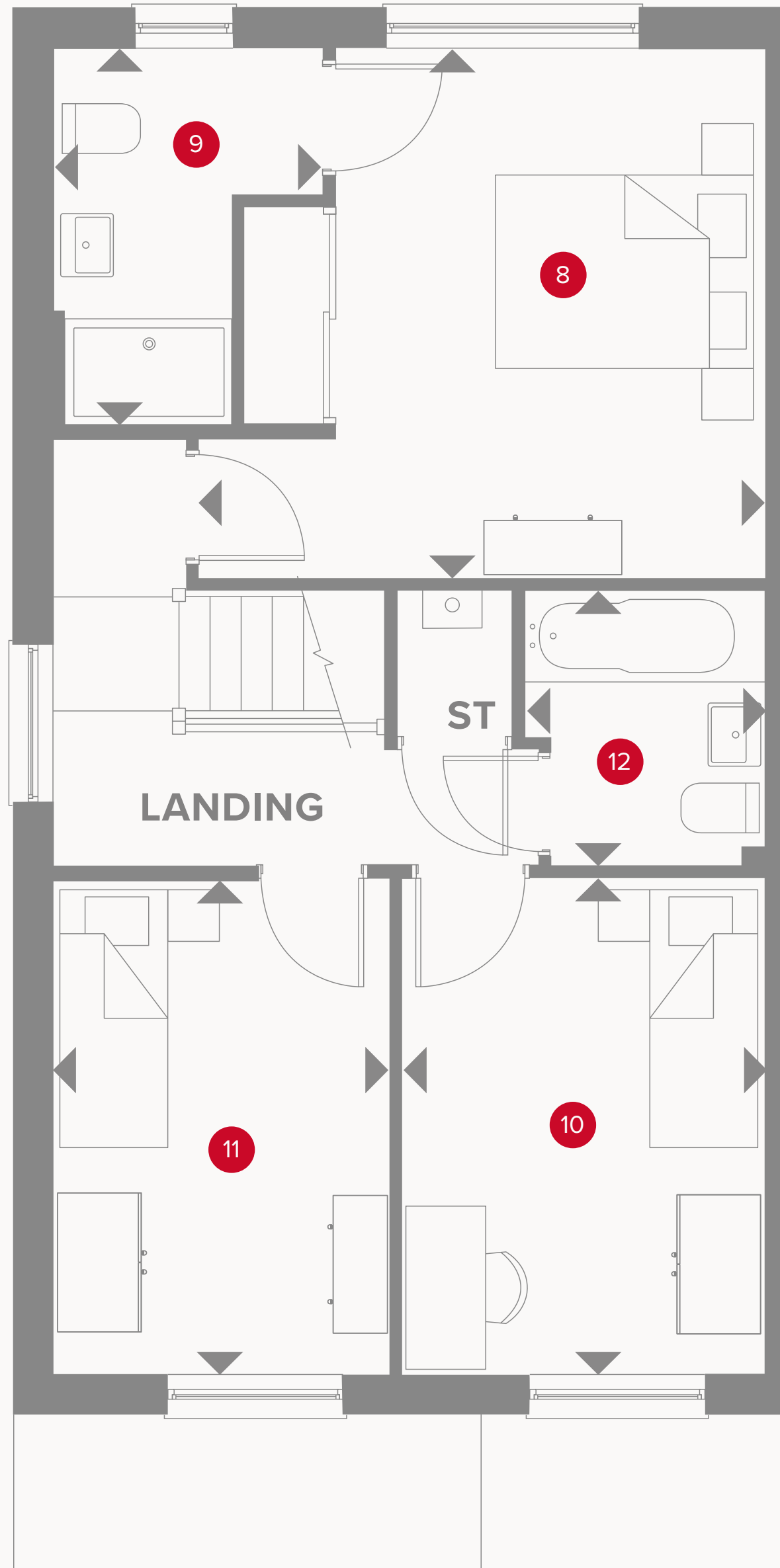
THE KENSINGTON FIRST FLOOR

5	Lounge	16'11" x 11'10"	5.11 x 3.59 m
6	Bedroom 1	12'6" x 10'6"	3.78 x 3.19 m
7	En-suite 1	7'2" x 6'2"	2.17 x 1.69 m



KEY

- ◀ Dimensions start
- ST Storage cupboard



THE KENSINGTON SECOND FLOOR

8	Bedroom 2	12'8" x 10'2"	3.83 x 3.07 m
9	En-suite 2	4'0" x 3'6"	1.22 x 1.06 m
10	Bedroom 3	11'9" x 8'8"	3.56 x 2.62 m
11	Bedroom 4	11'8" x 8'1"	3.56 x 2.43 m
12	Bathroom	6'8" x 5'8"	2.02 x 1.71 m



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

KEY

- ◀ Dimensions start
- ST** Storage cupboard



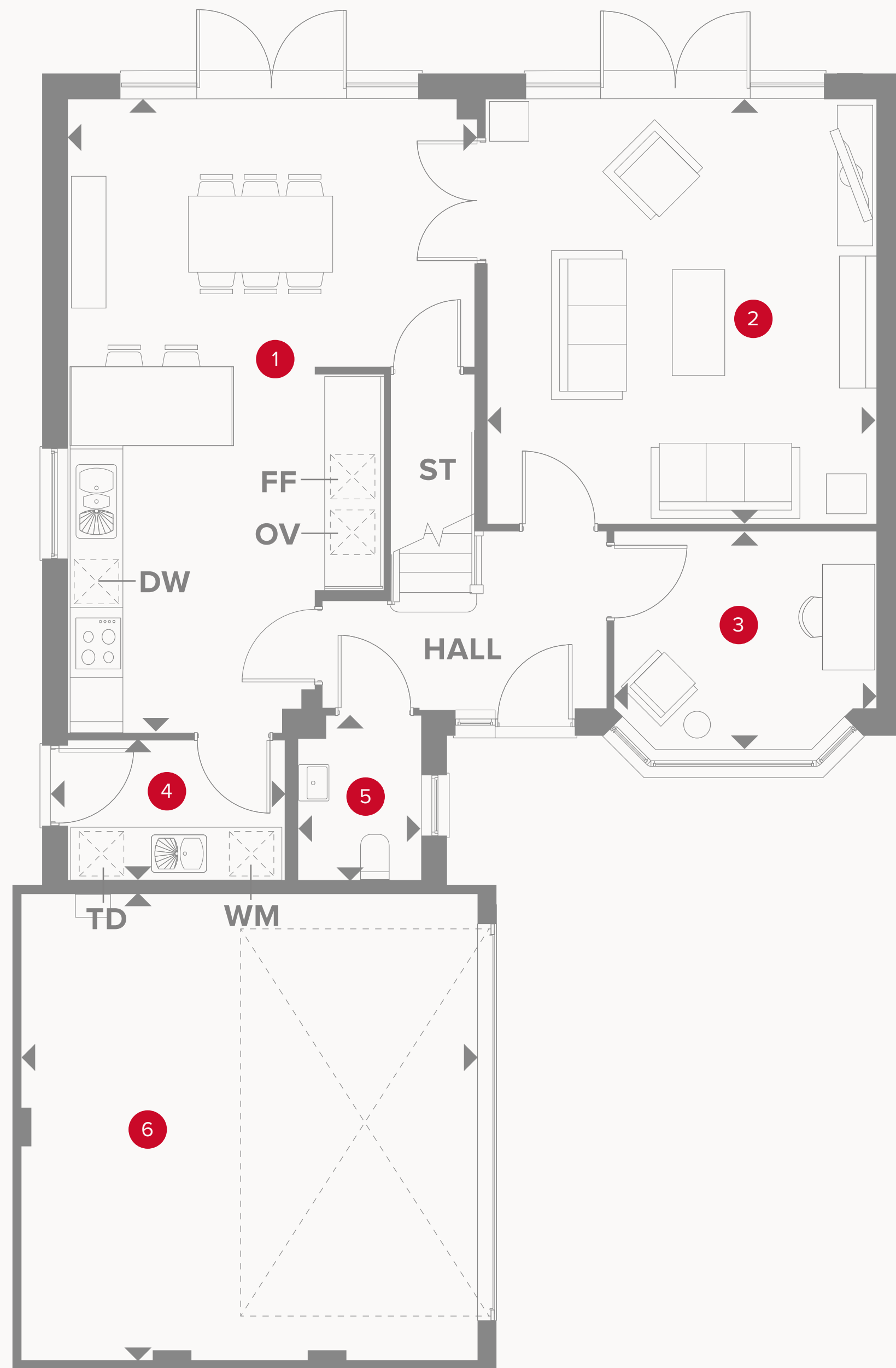
HERITAGE

- REDROW -

THE CANTERBURY

FOUR BEDROOM HOME







THE CANTERBURY GROUND FLOOR

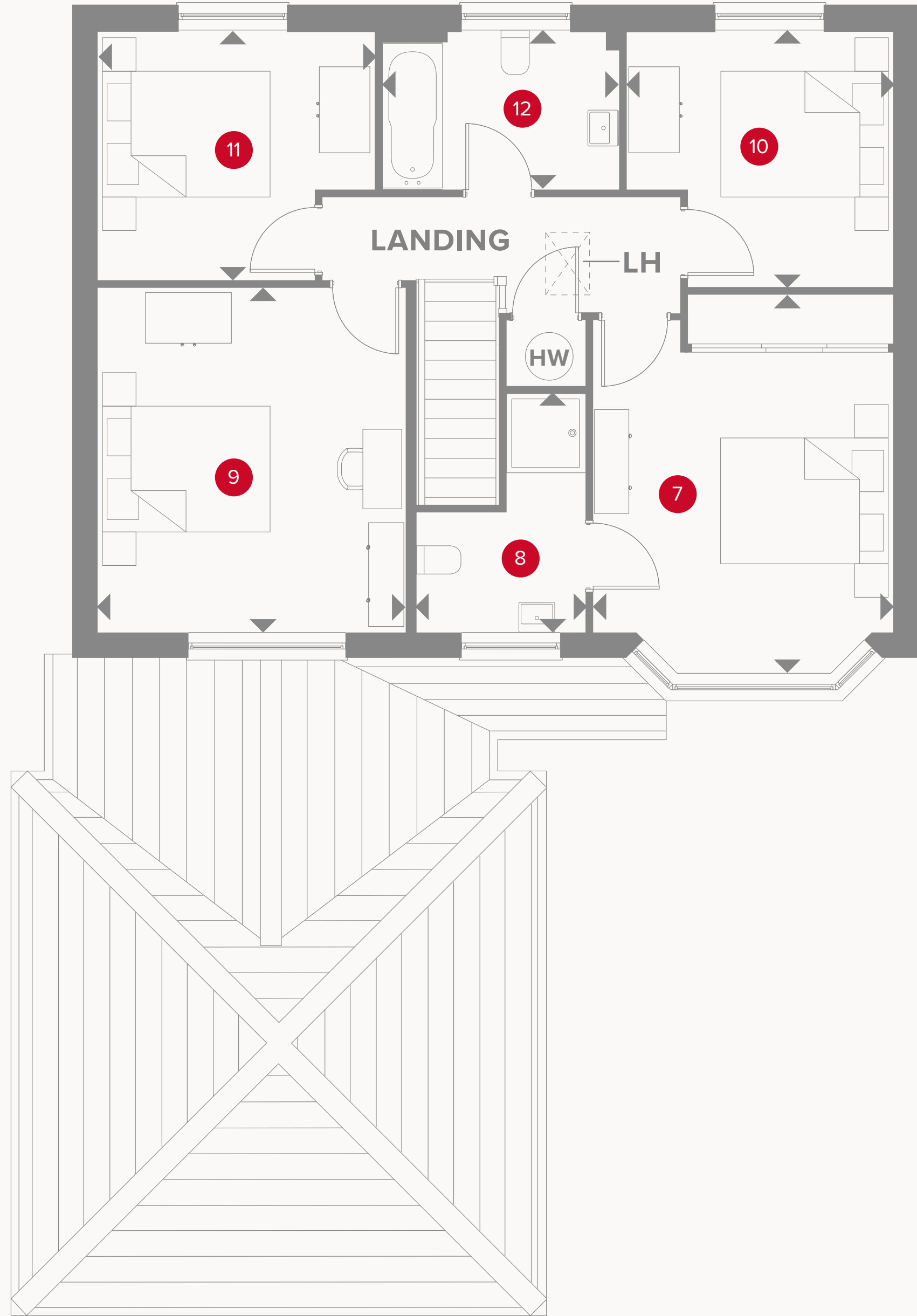
1	Kitchen/ Dining	15'5" x 10'1"	4.66 x 3.05 m
2	Lounge	16'0" x 14'8"	4.84 x 4.45 m
3	Study	9'11" x 6'9"	2.72 x 2.04 m
4	Utility	8'2" x 5'6"	2.48 x 1.66 m
5	Cloaks	5'7" x 4'10"	1.68 x 1.14 m
6	Garage	17'6" x 17'2"	5.30 x 5.19 m



KEY

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

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



THE CANTERBURY FIRST FLOOR

7	Bedroom 1	14'6" x 9'1"	4.36 x 2.72 m
8	En-suite	9'0" x 6'7"	2.77 x 1.99 m
9	Bedroom 2	13'2" x 11'10"	3.99 x 3.58 m
10	Bedroom 3	9'10" x 7'11"	2.97 x 2.40 m
11	Bedroom 4	9'7" x 8'3"	2.90 x 2.51 m
12	Bathroom	9'2" x 6'7"	2.76 x 1.86 m



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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.

KEY

- ◀ Dimensions start
- HW** Hot water storage



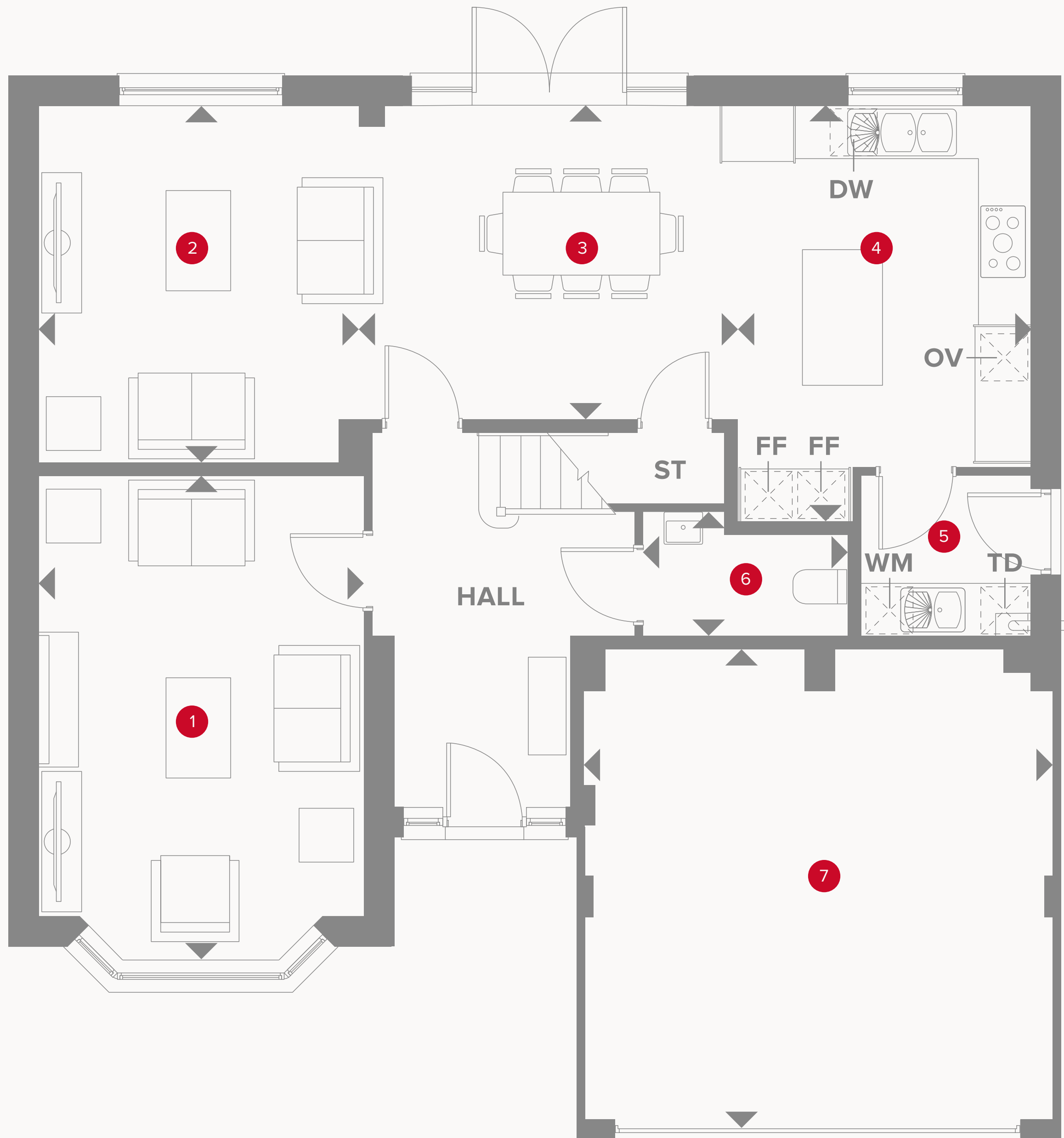
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME

 **REDROW**





THE HENLEY GROUND FLOOR

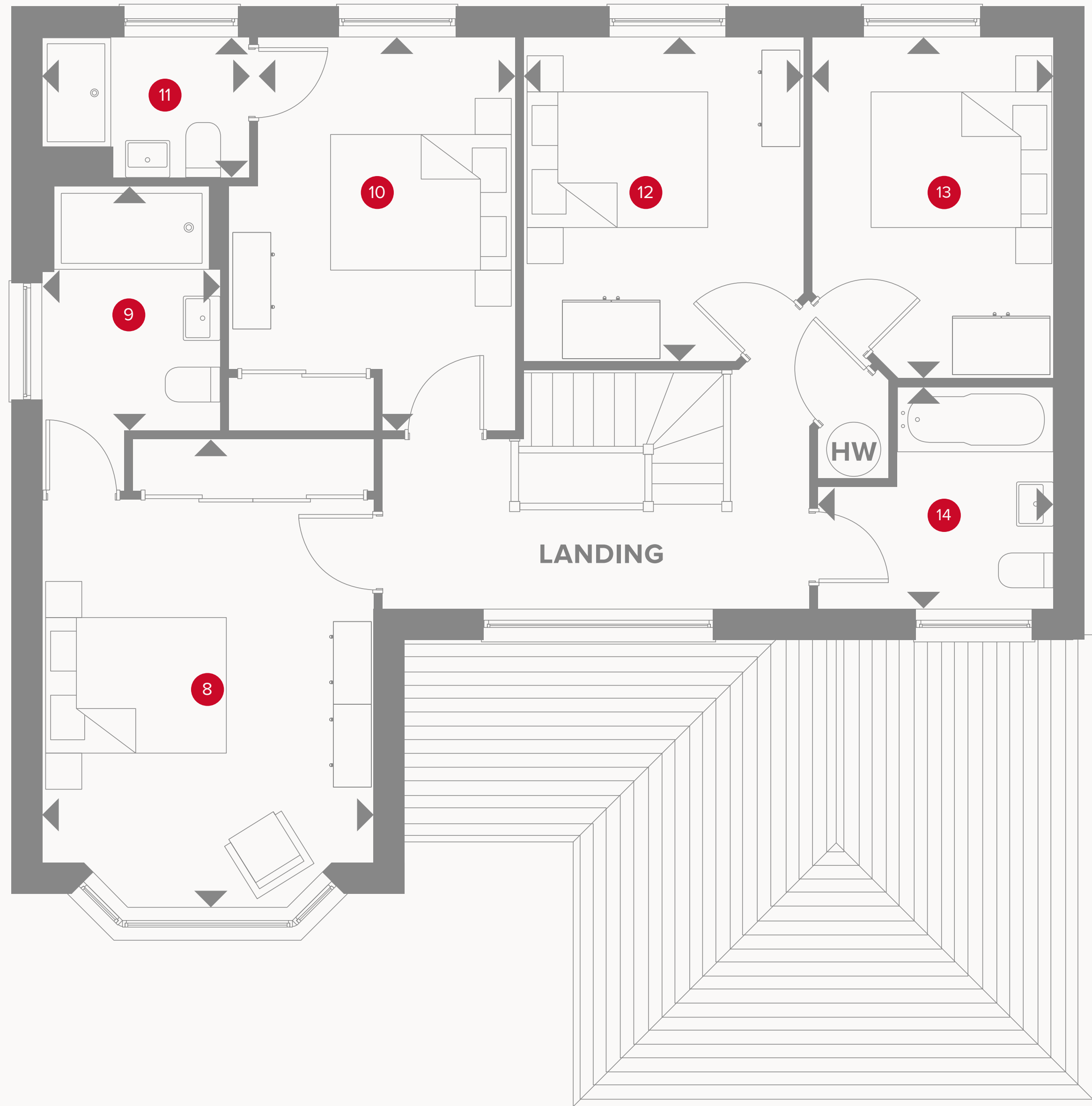
1	Lounge	17'7" x 11'11"	5.37 x 3.63 m
2	Family	13'9" x 11'9"	3.98 x 3.83 m
3	Dining	13'9" x 11'3"	3.74 x 3.49 m
4	Kitchen	15'3" x 11'3"	4.03 x 3.49 m
5	Utility	6'3" x 6'2"	1.90 x 1.79 m
6	Cloaks	7'6" x 4'7"	2.28 x 1.38 m
7	Garage	17'7" x 17'0"	5.21 x 5.18 m



KEY

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- OV** Oven
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-  Dimensions start
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- WM** Washing machine space
- DW** Dish washer space



THE HENLEY FIRST FLOOR

8	Bedroom 1	16'10" x 11'11"	5.12 x 3.63 m
9	En-suite 1	8'6" x 6'6"	3.29 x 1.98 m
10	Bedroom 2	14'1" x 10'3"	4.29 x 3.11 m
11	En-suite 2	7'4" x 5'1"	2.27 x 1.55 m
12	Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'7"	3.71 x 2.63 m
14	Bathroom	8'5" x 7'11"	2.57 x 2.41 m



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

KEY

- ◀ Dimensions start
- HW** Hot water cylinder



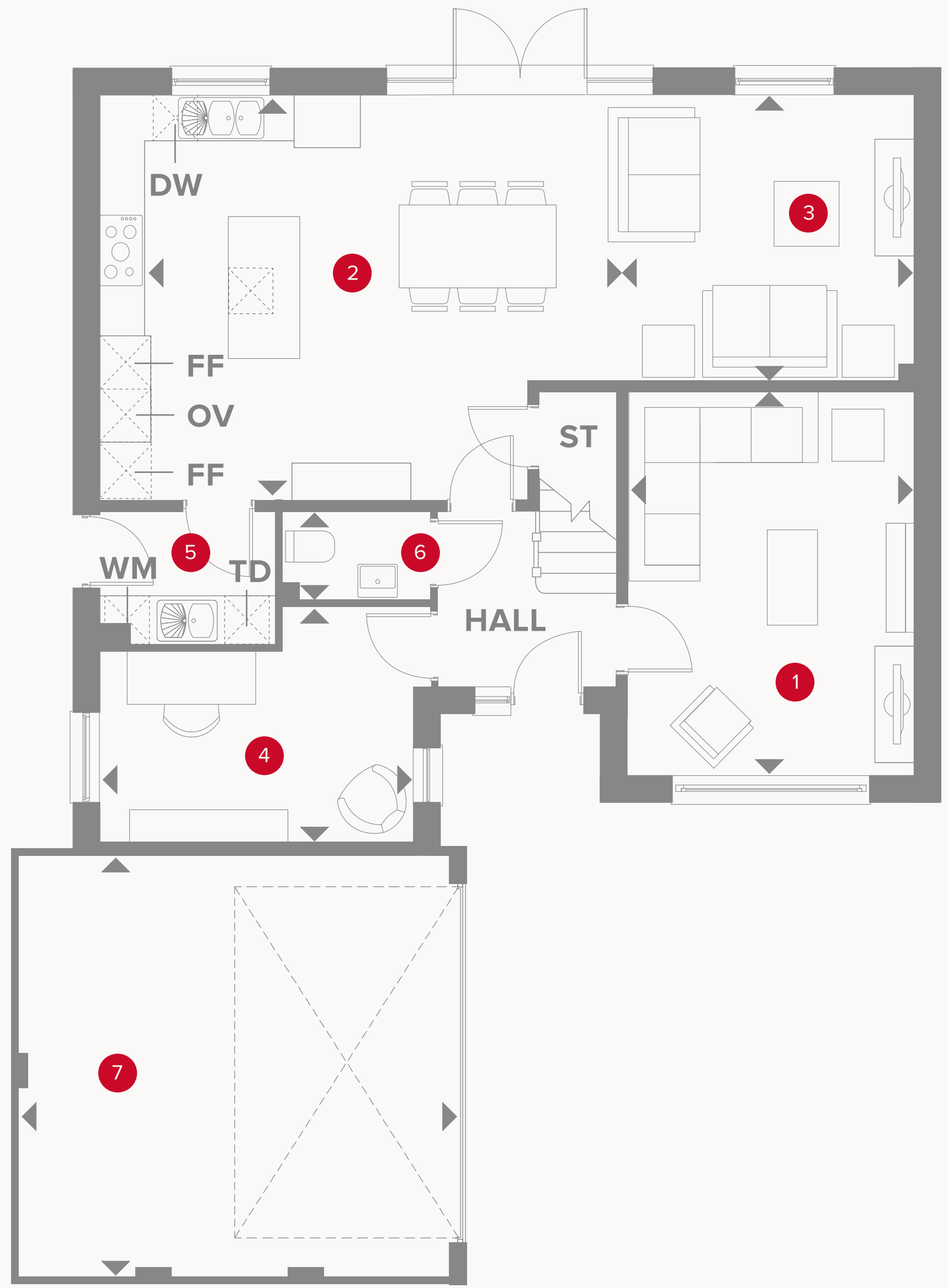
HERITAGE

- REDROW -

THE LEDSHAM

FOUR BEDROOM HOME

 **REDROW**



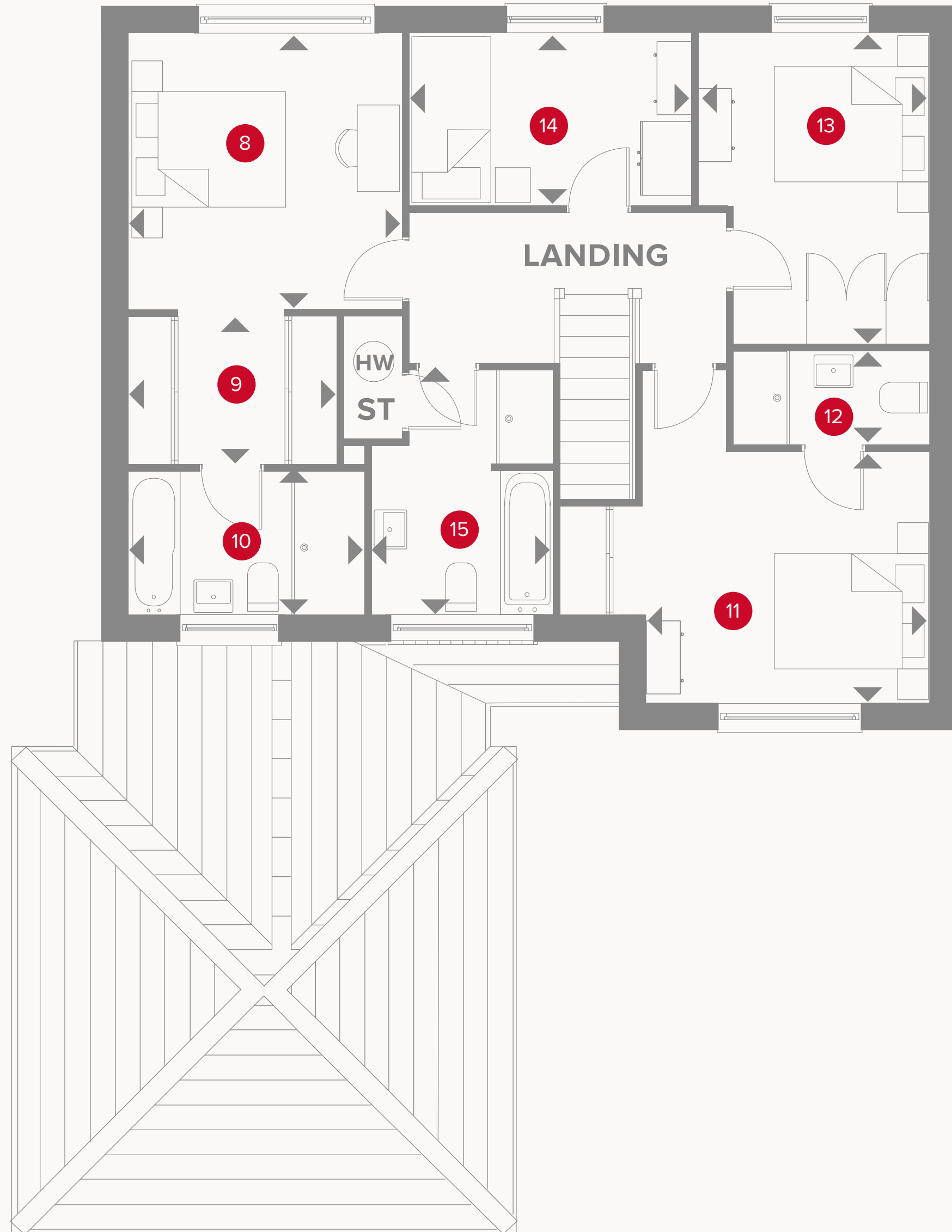
THE LEDSHAM GROUND FLOOR

1	Lounge	15'10" x 11'10"	4.84 x 3.63 m
2	Kitchen/Dining	19'11" x 16'8"	6.08 x 5.10 m
3	Family	13'9" x 11'9"	4.19 x 3.60 m
4	Study	13'0" x 9'8"	3.97 x 2.97 m
5	Utility	7'3" x 5'5"	2.22 x 1.66 m
6	Cloaks	6'0" x 3'7"	1.85 x 1.10 m
7	Garage	17'9" x 17'4"	5.41 x 5.29 m



KEY

- Hob
- OV** Oven
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- Dimensions start
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- DW** Dish washer space



THE LEDSHAM FIRST FLOOR

8	Bedroom 1	11'7" x 11'6"	3.55 x 3.52 m
9	Dressing	8'10" x 6'2"	2.68 x 1.88 m
10	En-suite 1	9'11" x 6'1"	3.03 x 1.86 m
11	Bedroom 2	15'6" x 10'6"	4.73 x 3.22 m
12	En-suite 2	8'3" x 3'10"	2.53 x 1.18 m
13	Bedroom 3	13'1" x 9'8"	3.99 x 2.96 m
14	Bedroom 4	11'7" x 7'3"	3.55 x 2.23 m
15	Bathroom	10'3" x 7'7"	3.13 x 2.33 m



**CONSUMER
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Customers should note this illustration is an example of the Ledsham 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 Suites during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

KEY

- ◀ Dimensions start
- HW** Hot water cylinder
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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 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

95mm high matching upstand above work surfaces.

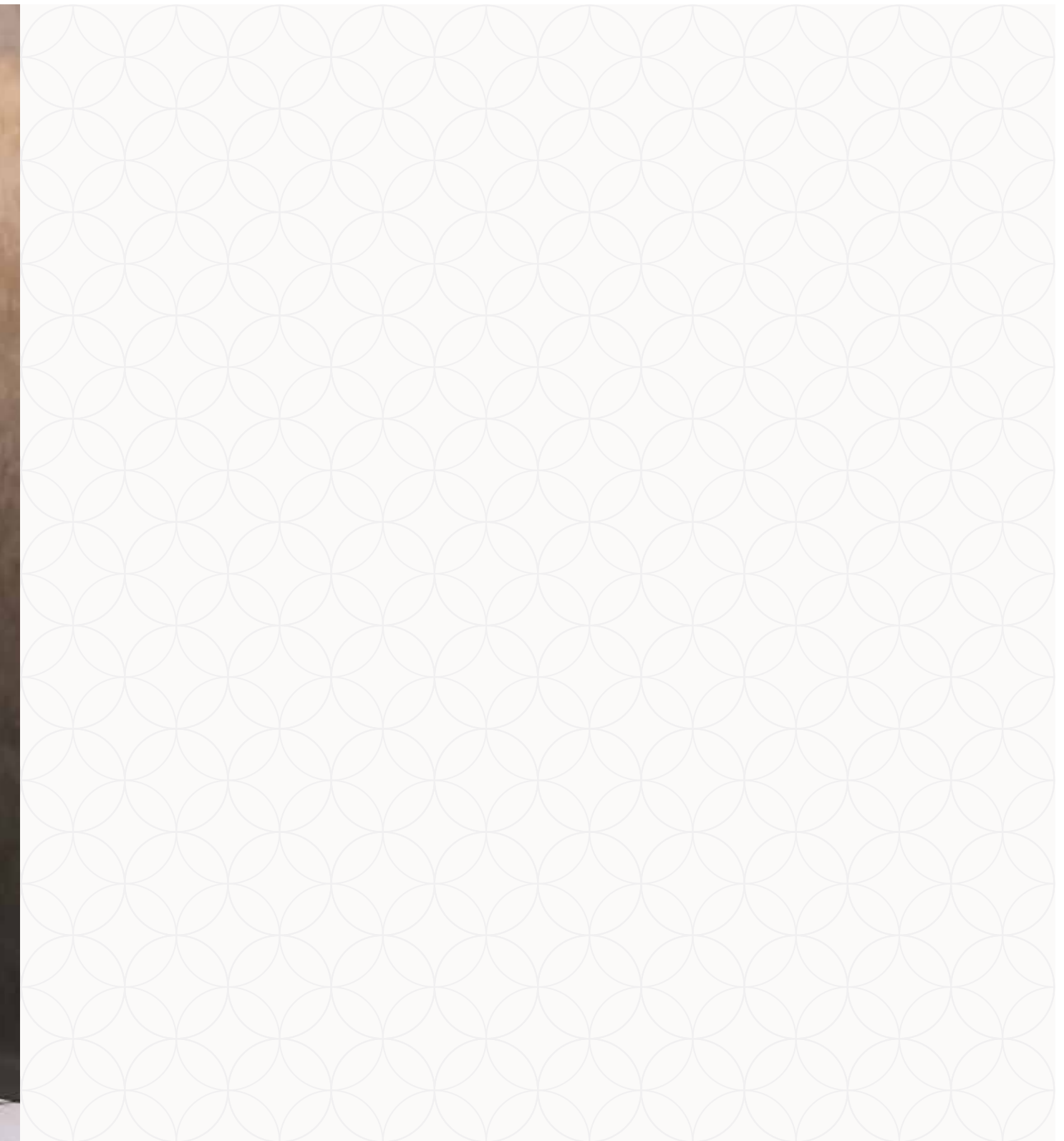
Stainless Steel Splashback

Bowl & Tap

Stainless steel 1.5 or 2 bowl sink with chrome mixer tap.

Appliances

- 60cm Ceramic Hob
- Double oven
- Cooker Hood



INTERIOR

Walls

Dulux off white emulsion paint finish.

Internal Doors

Smooth finished, 2 panelled style door finish in satin white.

Internal Door Furniture

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

Architrave

Torus profile MDF, satin white paint finish.

Skirting Boards

Torus 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

Electric 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

Arc by Ideal Standard.

Shower to En-suite (where applicable)

Shower Valve bar valve.

Shower Tray Acrylic capped low profile shower tray.

Shower Screen Polished chrome effect finish shower door.

Brassware

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

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

Bath

Tempo bath with Uniline panel.

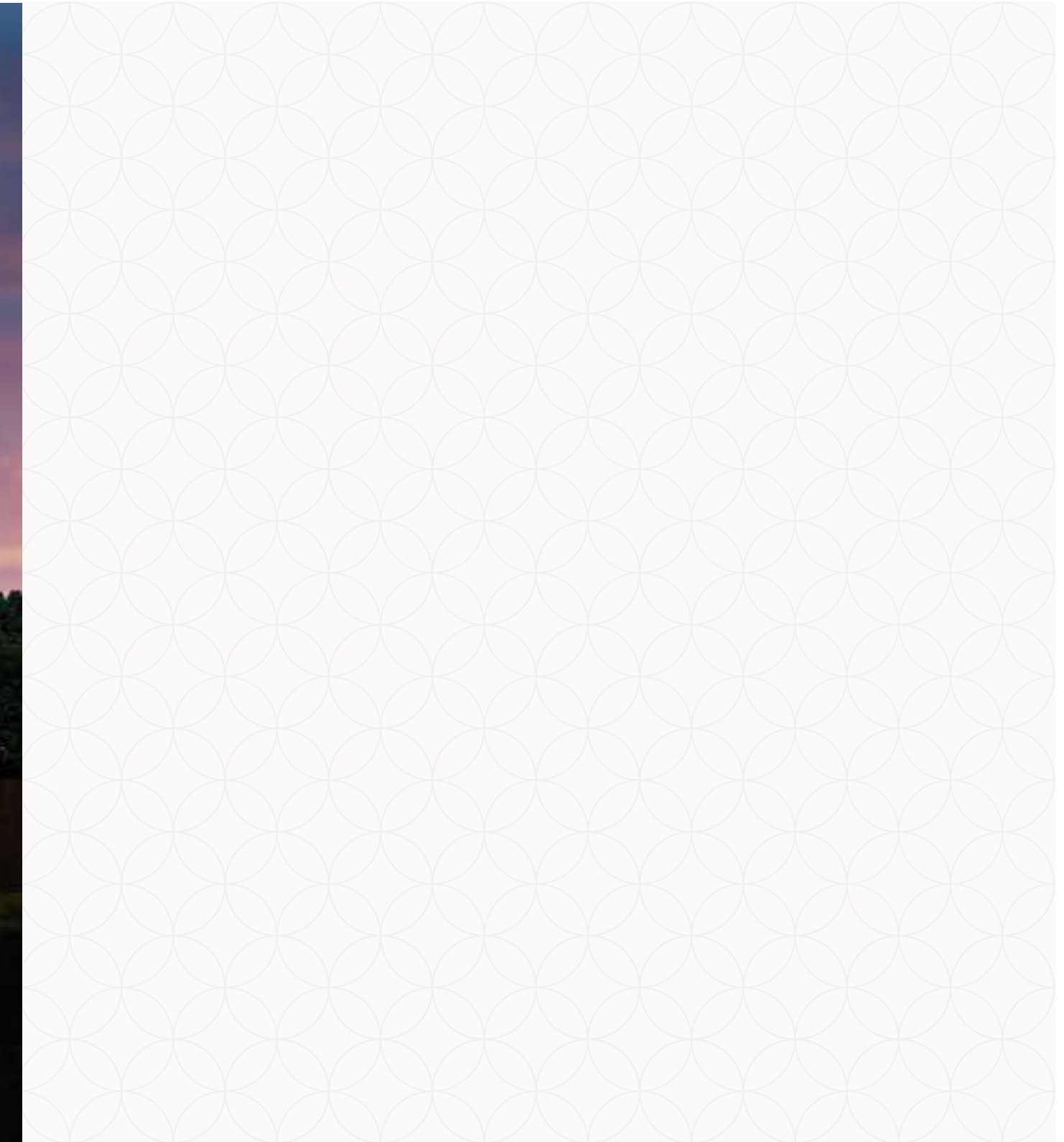
Wall Tiles to Cloakroom, Bathroom & En-suite

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, except white.

Door Bell

Black effect bell push with transformer.

External Lights

Modern downlight.
Black coach lights.

Garage

Door Novoferm 'Thornby' style or 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

Drive (as shown on external works layout).

Patio/Paving

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

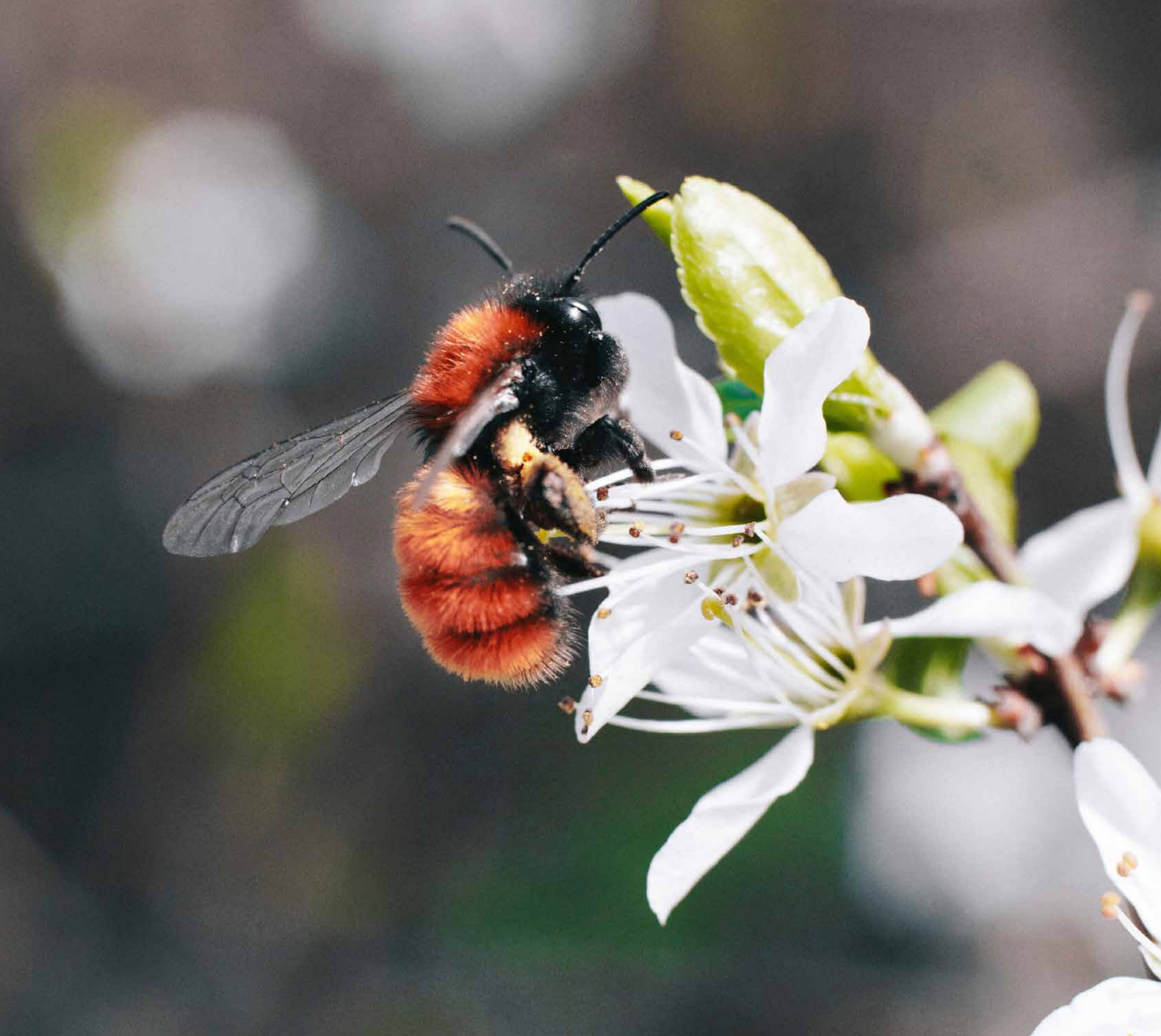
External Fencing

Rear Vertical boarding 1.8m high.

Garden

Front Good standard turfing to front garden. Refer to layout for landscaping details.
Rear Topsoil laid across the garden.

Outside Tap



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

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

- 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.



BADBURY PARK



Homington Ave, Swindon, Wiltshire SN3 6EP

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