

HERITAGE

- REDROW -

# WOODCOTE PARK

HERNE BAY





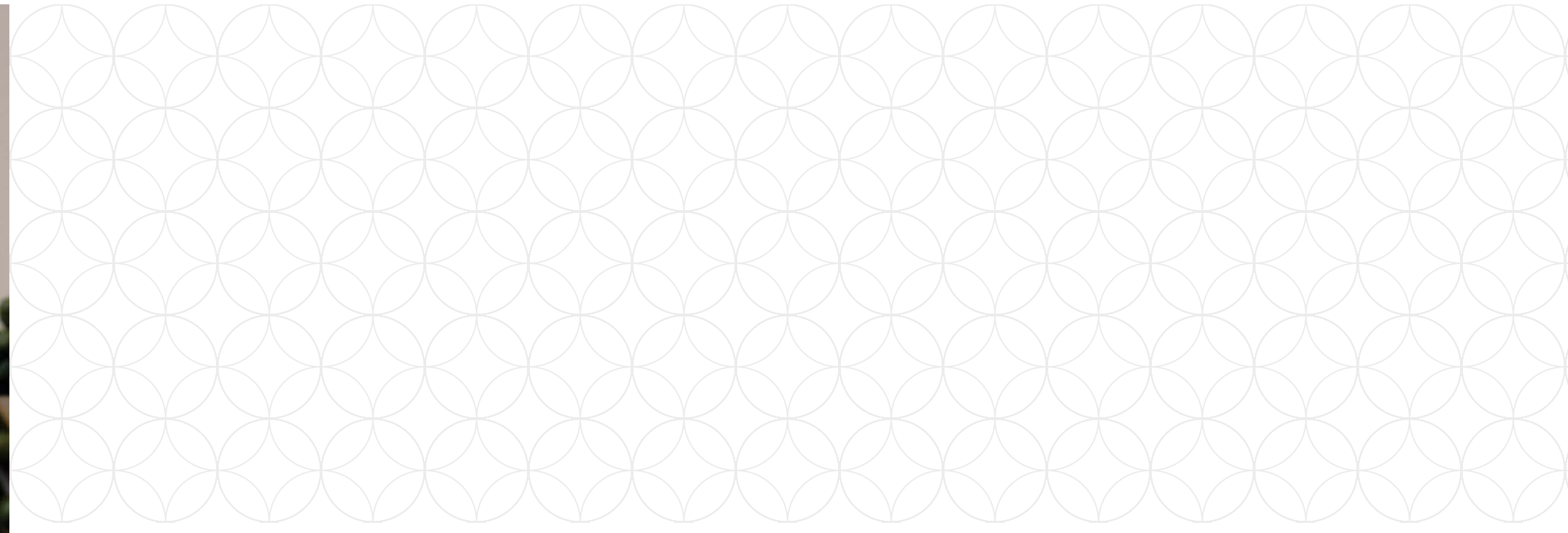
# WELCOME TO WOODCOTE PARK



## A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE PICTURESQUE SEASIDE TOWN OF HERNE BAY

Nestled in the pretty, charming coastal town of Herne Bay, and part of Redrow's exclusive Heritage Collection, Woodcote Park offers a high quality of life, whether you're relaxing at home or exploring the surrounding area. Based on the Arts and Crafts style of the 1930s, these elegant homes surround you with quintessential English architecture, while outside, the tranquil beaches, quaint streets and rolling countryside are always within easy reach of home. London is little more than 90 minutes away by train, while the ancient cathedral city of Canterbury is around a 15 minute drive.





## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

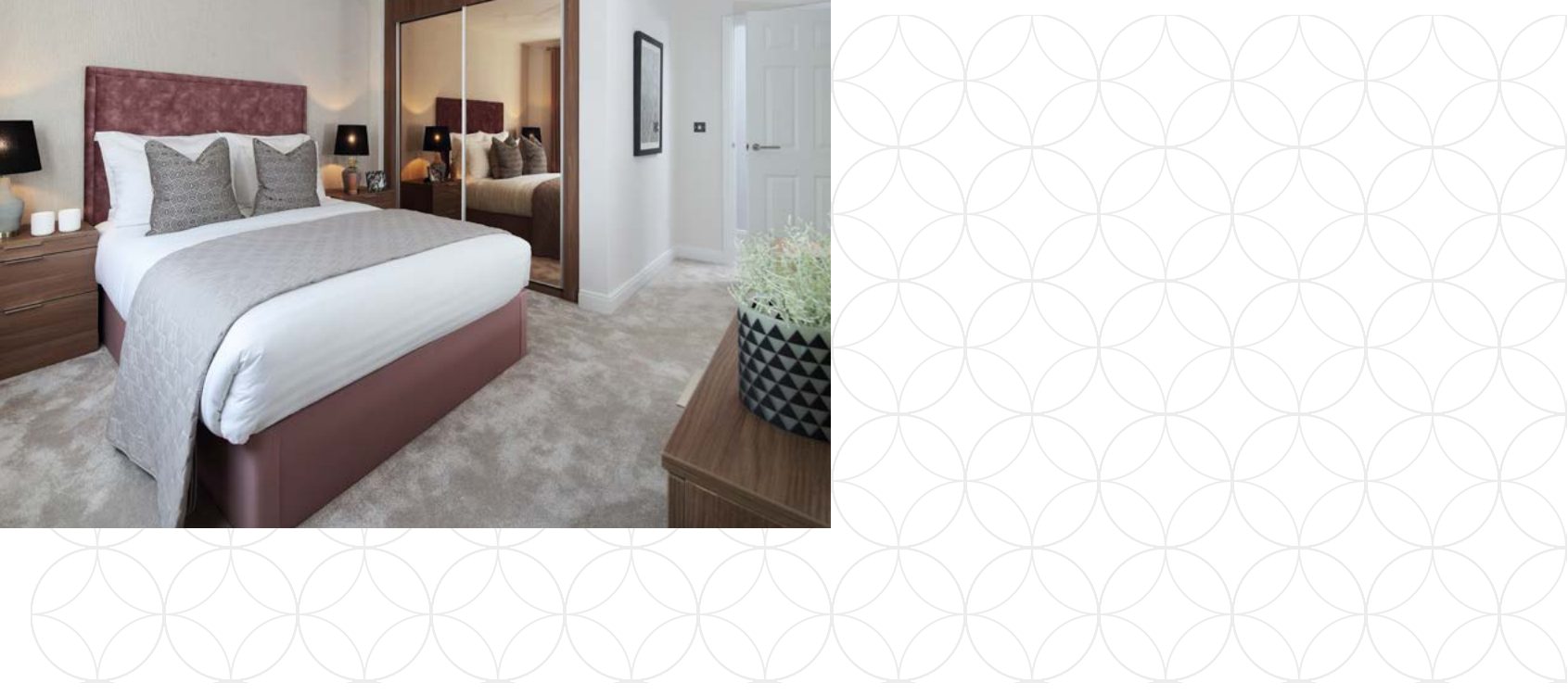
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

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

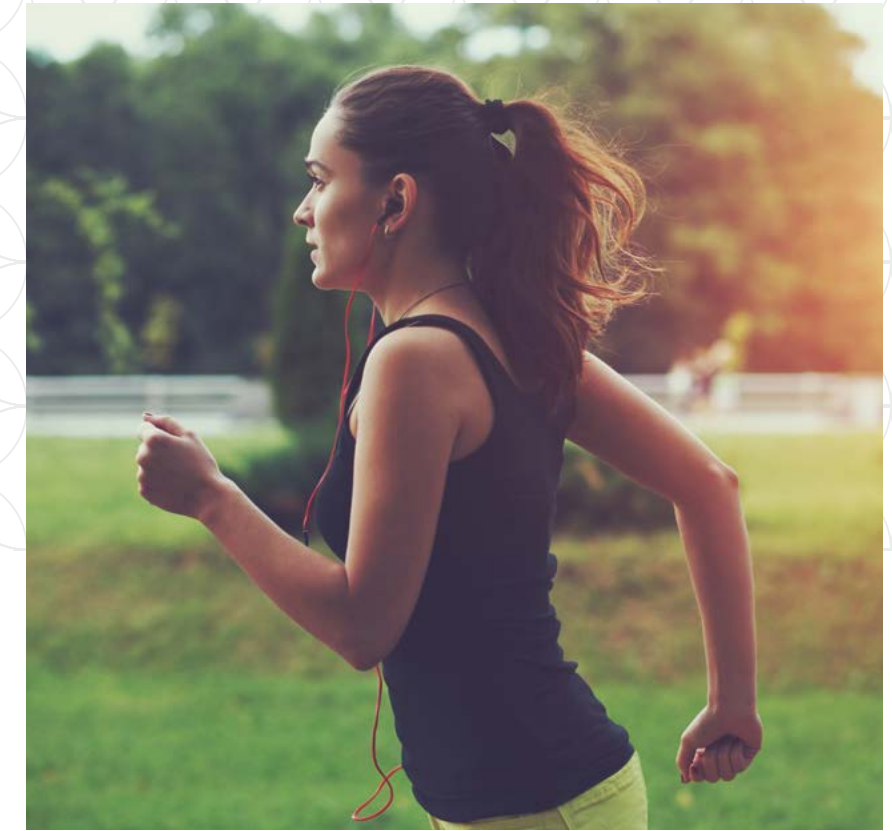




## ENJOY THE AREA

Whatever your style or needs, when it comes to shopping, Woodcote Park has something for everyone. Herne Bay boasts a wide array of independent retailers offering a variety of wares and a weekly Saturday market where you can find fresh produce, arts and crafts, toys and household items. The town centre also has a number of supermarkets and convenience stores including Aldi, Morrisons, Sainsbury's and Tesco. Nearby, the historic cathedral city of Canterbury, a UNESCO world Heritage Site with its cobbled streets and medieval buildings encircled by ancient Roman walls offers its own unique shopping experience. Further afield the market town of Faversham, made famous by the Shepherd Neame brewery, and the county town of Maidstone both offer their own distinct retail scenes and Bluewater Shopping Centre is also only a 40 minute drive from home.

Herne Bay has a rich and vibrant pub and restaurant scene, and with its seaside location, seafood is a particular speciality. The Oyster and Chop House offers fresh lobster, steaks, ribs and chicken wings cooked on the in-house smoker. Delicious mezze, grilled meats and more are on the menu at A La Turka, while pizzeria A Casa Mia offers a corner of Naples in the heart of Herne Bay. Or for live music and a selection of cask ales, why not try the award-winning Four Fathoms pub.



## ENJOY AN ACTIVE LIFESTYLE

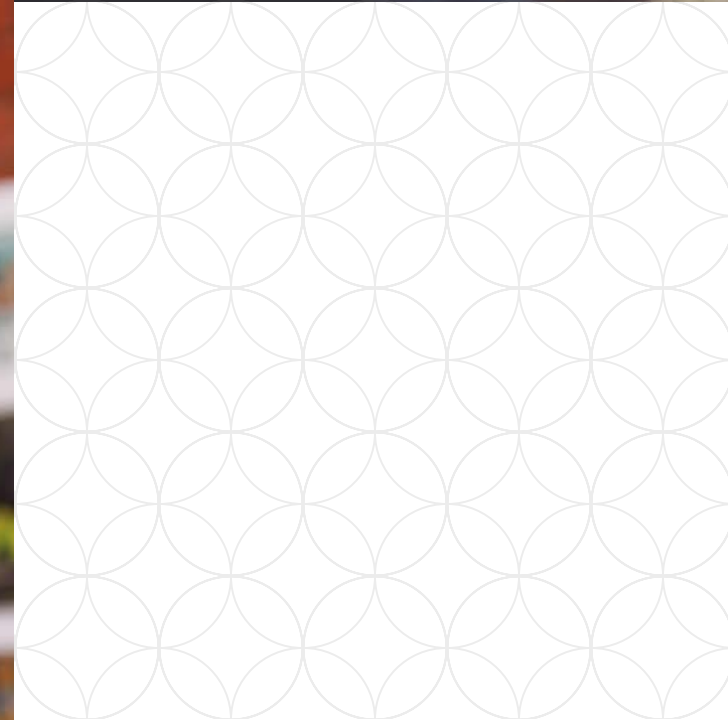
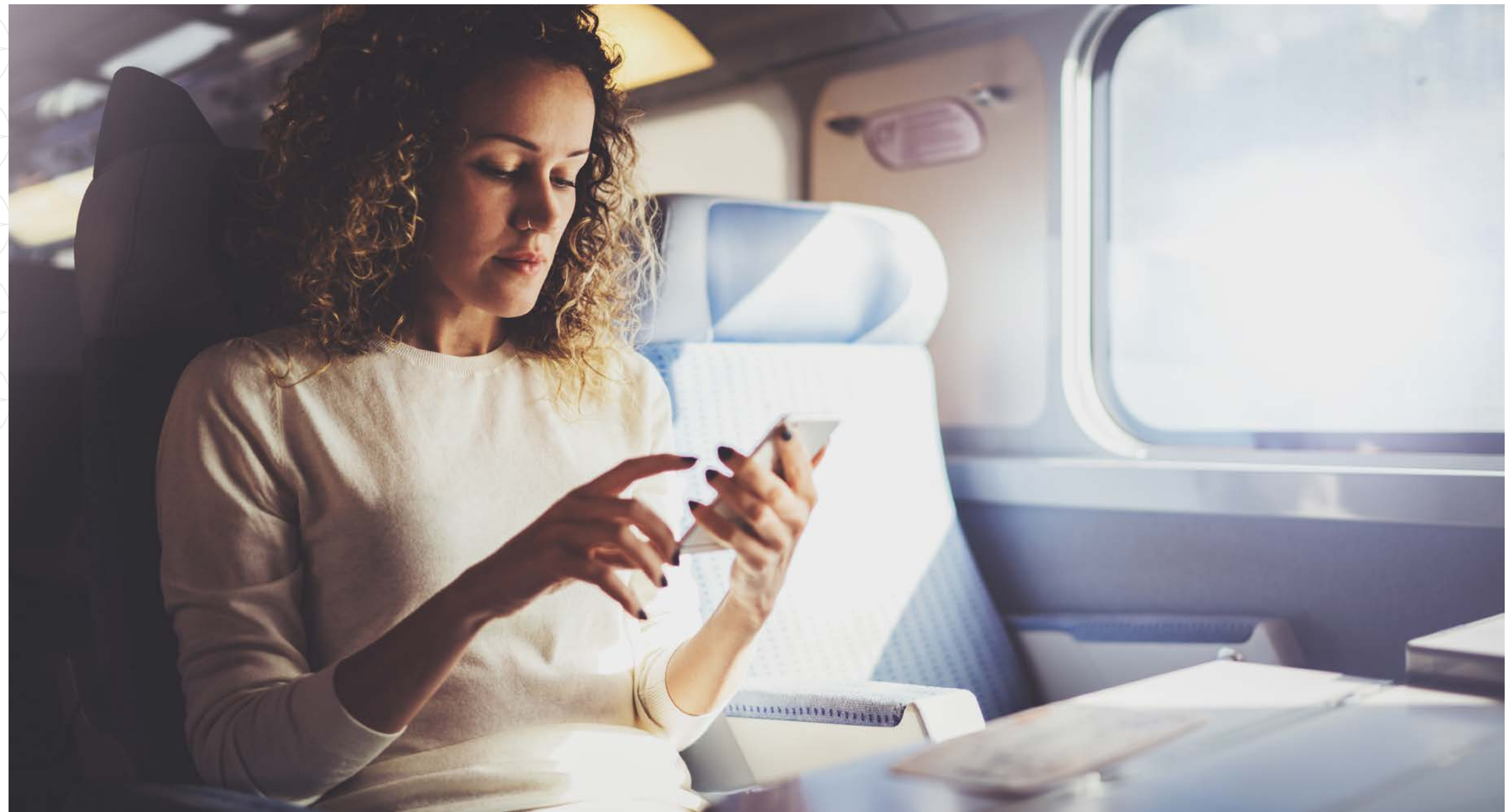
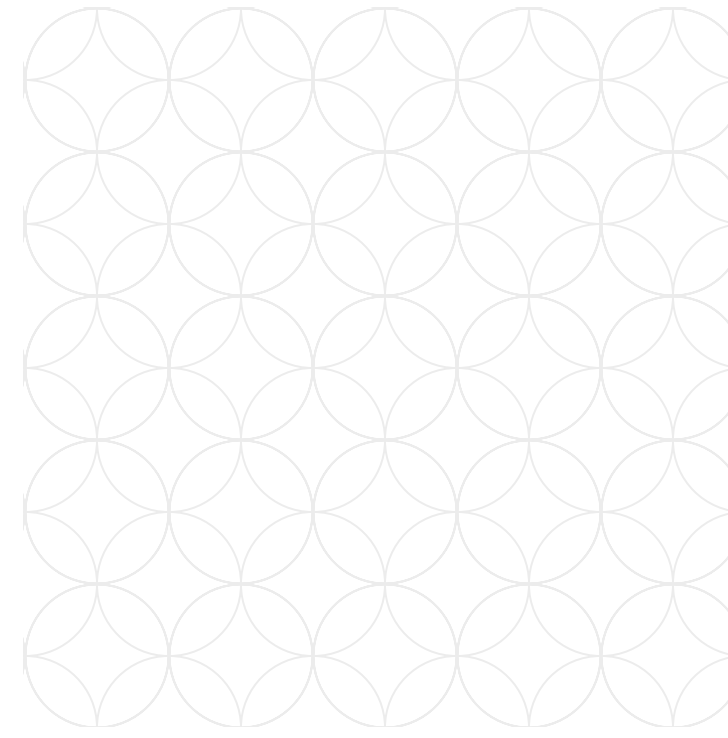
For leisure and pleasure, Herne Bay has it covered, whether you're seeking a gentle stroll or exercise of a more vigorous kind. The charming seafront, with its traditional Victorian frontage, colourful beach huts and fun-packed pier, will always be a pleasure to explore. The pier is especially interesting for a walk, and offers refreshments too. Sports and fitness fanatics, meanwhile, need look no further than the Herne Bay Sport Hub. This exciting and rapidly developing facility brings together the town's tennis, football, cricket and hockey clubs, and includes a 3G football pitch, six floodlit tennis courts and a small clubhouse. A new cricket pitch and pavilion are also expected to open soon. Herons Leisure Centre, meanwhile, has a fully-equipped gym and swimming pool. Or why not enjoy a leisurely round at Chestfield Golf Club, Whitstable, or Canterbury Golf Club and driving range.

Alternatively, you can take in a movie at the Kavanagh Cinema, showing the latest releases and some classics too, or see a show at the Herne Bay Little Theatre, with both located in the heart of the town.

# OPPORTUNITIES FOR LEARNING

For parents of growing families, Herne Bay has an excellent selection of schools for education at all levels. Hampton Primary Academy and Briary Primary School, both rated 'Good' by Ofsted, are around a mile from home, while Herne Bay CofE Primary and Herne Bay Junior School are also within easy reach and are rated 'Outstanding'. For older students, Herne Bay High School is rated 'Good', with grammar options also available at Barton Court Grammar School in Canterbury and Queen Elizabeth Grammar School in Faversham.

For higher education, the University of Kent in Canterbury is around a 15 minute drive away and offers a wide variety of degree courses.



# GETTING AROUND

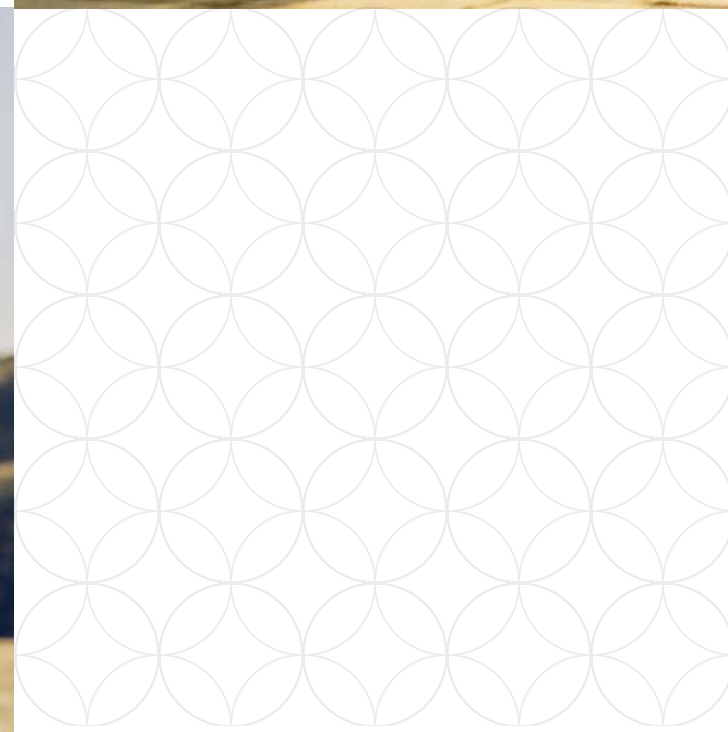
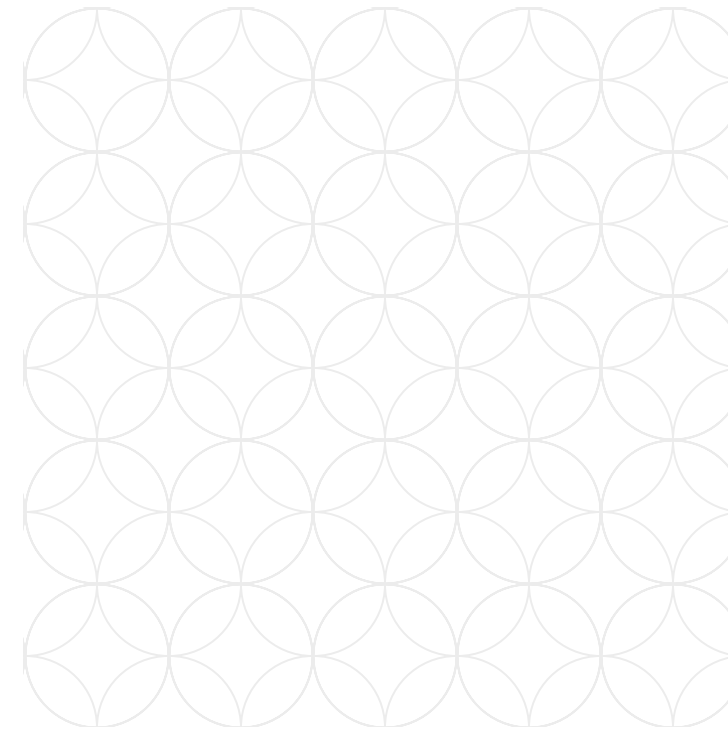
Whether you're looking to travel by road or rail, Woodcote Park is perfectly located for connections in Kent, the south-east and beyond. The A299 Thanet Way, located just minutes from home, connects to the M2 and then the A2 for onward travel to Dartford and into London, with a journey time to central London of around 90 minutes. Faversham, meanwhile, is around 18 minutes in the car and Ashford 40 minutes.

Herne Bay train station, meanwhile, is a five minute drive or around a 15 minute walk and offers services to London Victoria in around an hour-and-a-half, and local stopping services to the popular seaside towns of Margate, Broadstairs and Ramsgate in 16 minutes, 22 minutes and 29 minutes respectively.

For air travel, London Gatwick is around 1 hour and 15 minutes in the car, and Heathrow around 1 hour and 40 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 **Woodcote Park**.



# SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Herne Bay Sports Hub – Extensive multi use sporting facilities
- Local Equipped Areas of Play
- Allotments
- Co-op Convenience Store







**HERITAGE**

- REDROW -

# THE LETCHWORTH

THREE BEDROOM SEMI DETACHED HOME





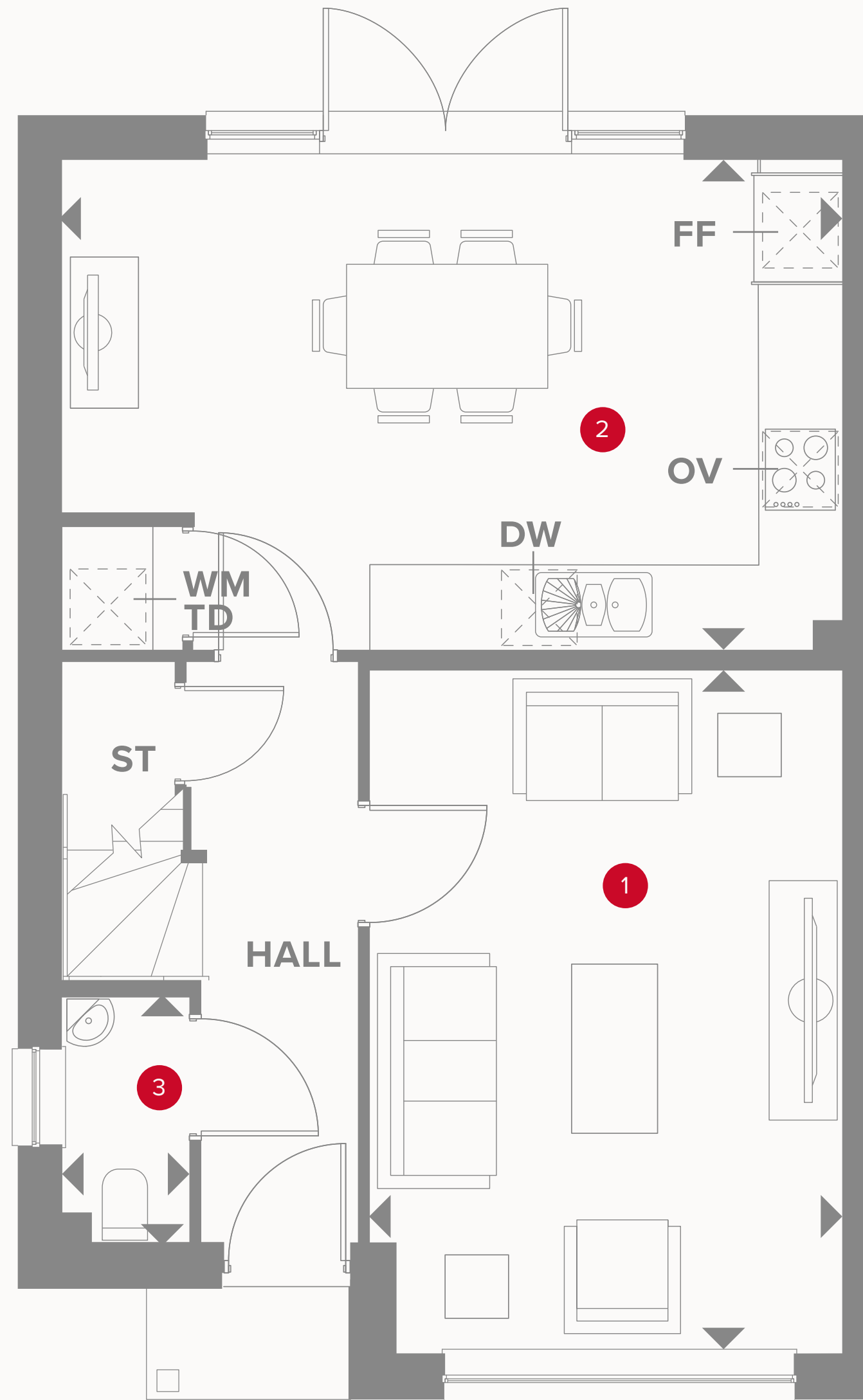
**HERITAGE**

- REDROW -

# THE LETCHWORTH

THREE BEDROOM SEMI DETACHED HOME

 **REDROW**





# THE LETCHWORTH GROUND FLOOR

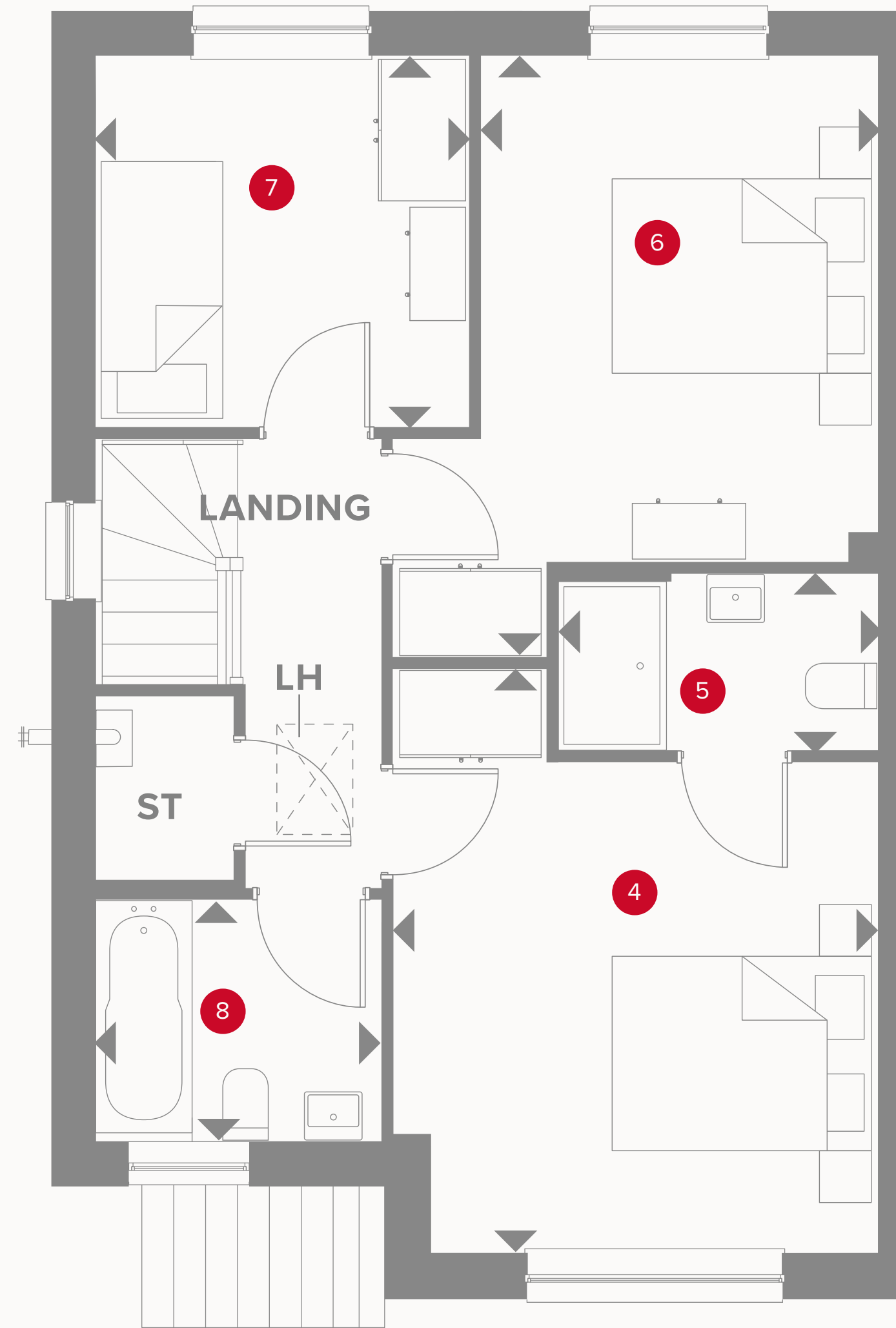
1	Lounge	15'8" x 11'0"	4.84 x 3.35 m
2	Kitchen/ Dining/	18'2" x 11'5"	5.53 x 3.47 m
3	Cloaks	5'10" x 2'11"	1.76 x 0.90 m



## KEY

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

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



# THE LETCHWORTH FIRST FLOOR

4	Bedroom 1	11'5" x 11'3"	3.47 x 3.42 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
7	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
8	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard
- LH Loft hatch



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



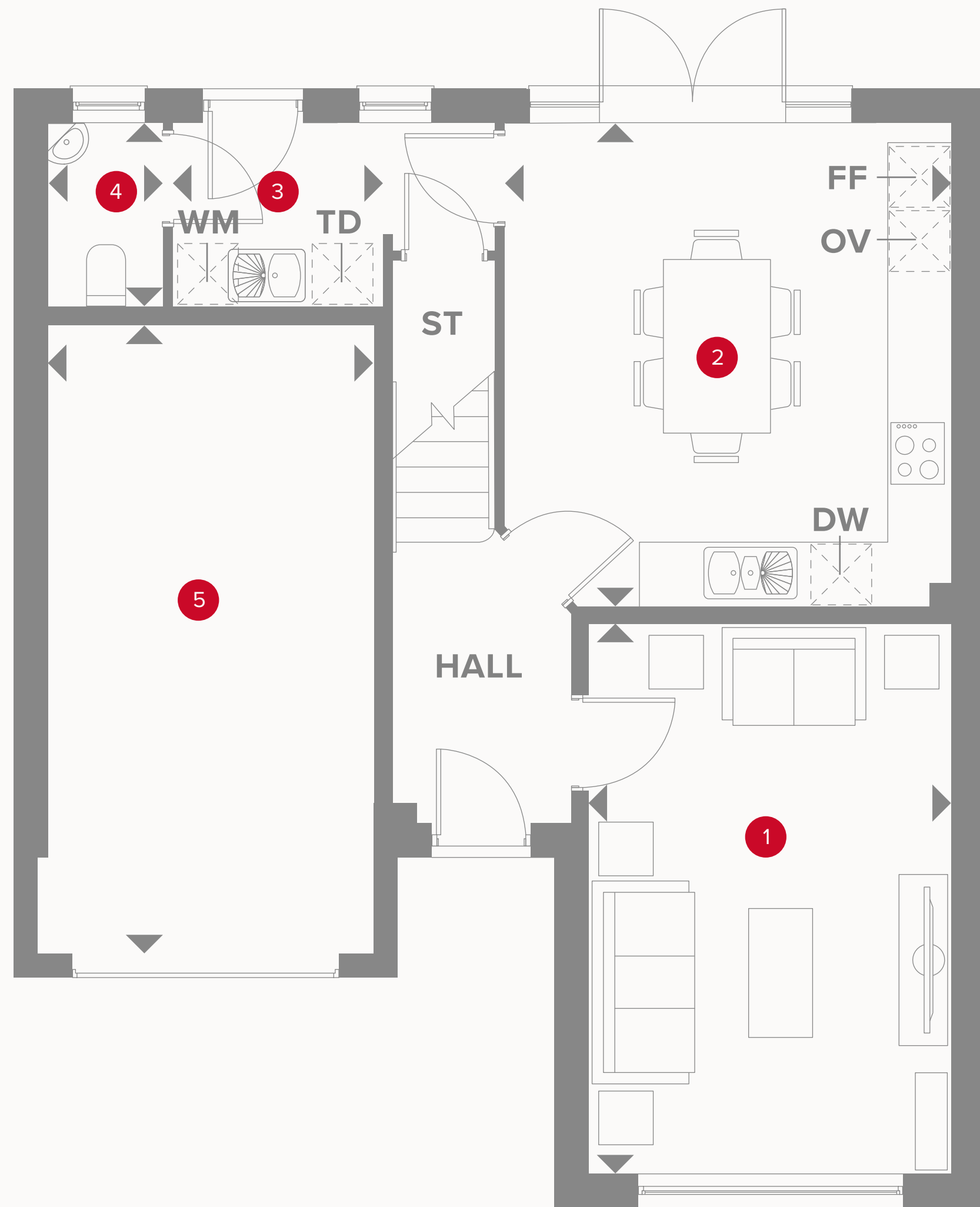
**HERITAGE**

- REDROW -

# **THE MARLOW**

FOUR BEDROOM DETACHED HOME







# THE MARLOW GROUND FLOOR

1	Lounge	16'10" x 11'1"	5.14 x 3.41 m
2	Kitchen/ Dining	14'8" x 13'7"	4.53 x 4.19 m
3	Utility	9'10" x 5'6"	3.00 x 1.72 m
4	Cloaks	5'6" x 3'6"	1.72 x 1.10 m
5	Garage	19'11" x 10'1"	6.06 x 3.08 m

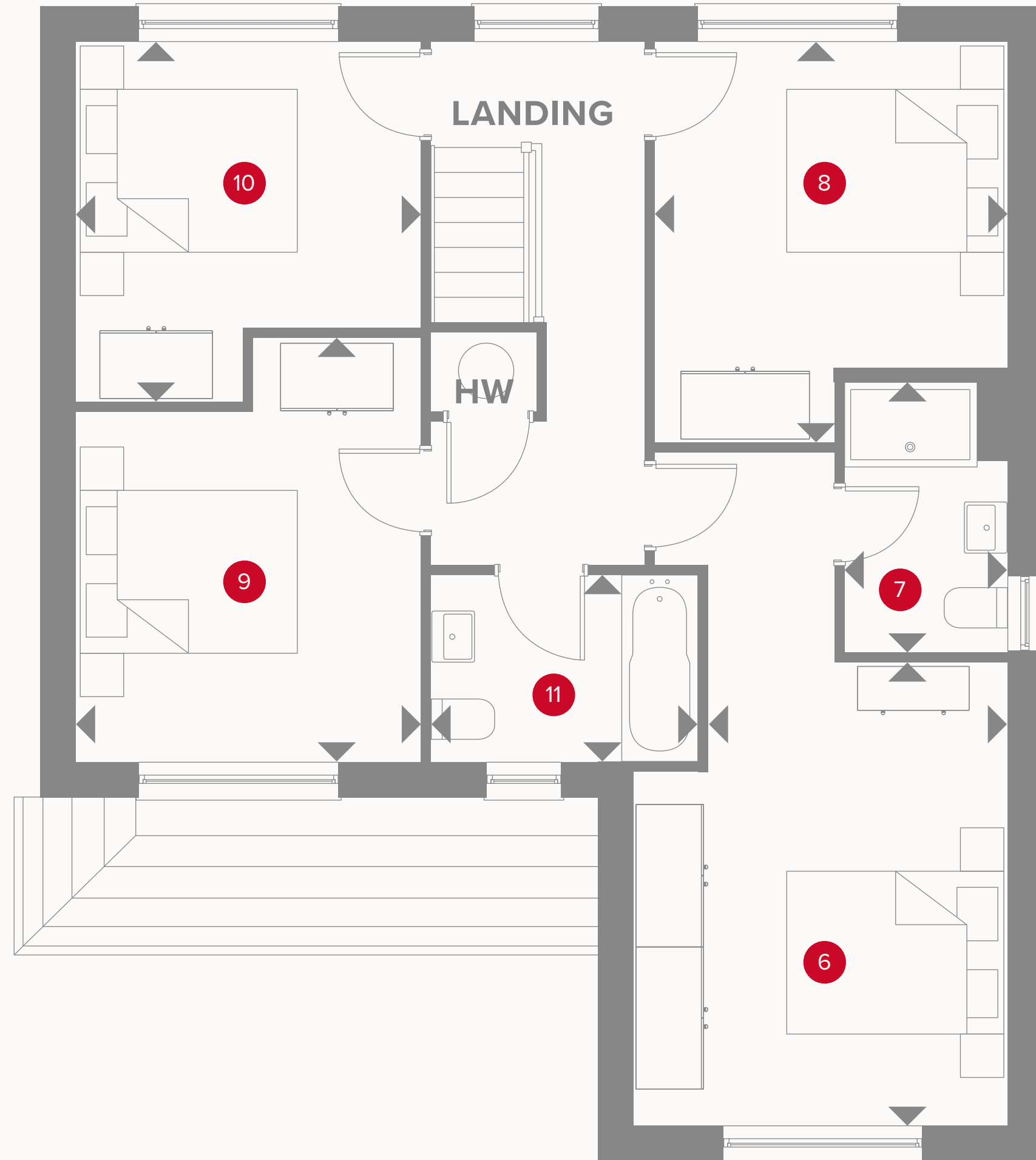


## KEY

-  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	13'8" x 11'2"	4.17 x 3.41 m
7	En-suite	8'1" x 4'11"	2.46 x 1.50 m
8	Bedroom 2	12'0" x 10'6"	3.66 x 3.21 m
9	Bedroom 3	12'6" x 10'2"	3.86 x 3.13 m
10	Bedroom 4	10'9" x 10'2"	3.27 x 3.13 m
11	Bathroom	7'9" x 5'7"	2.22 x 1.71 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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.





**HERITAGE**

- REDROW -

# THE AMBERLEY

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE AMBERLEY

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE AMBERLEY

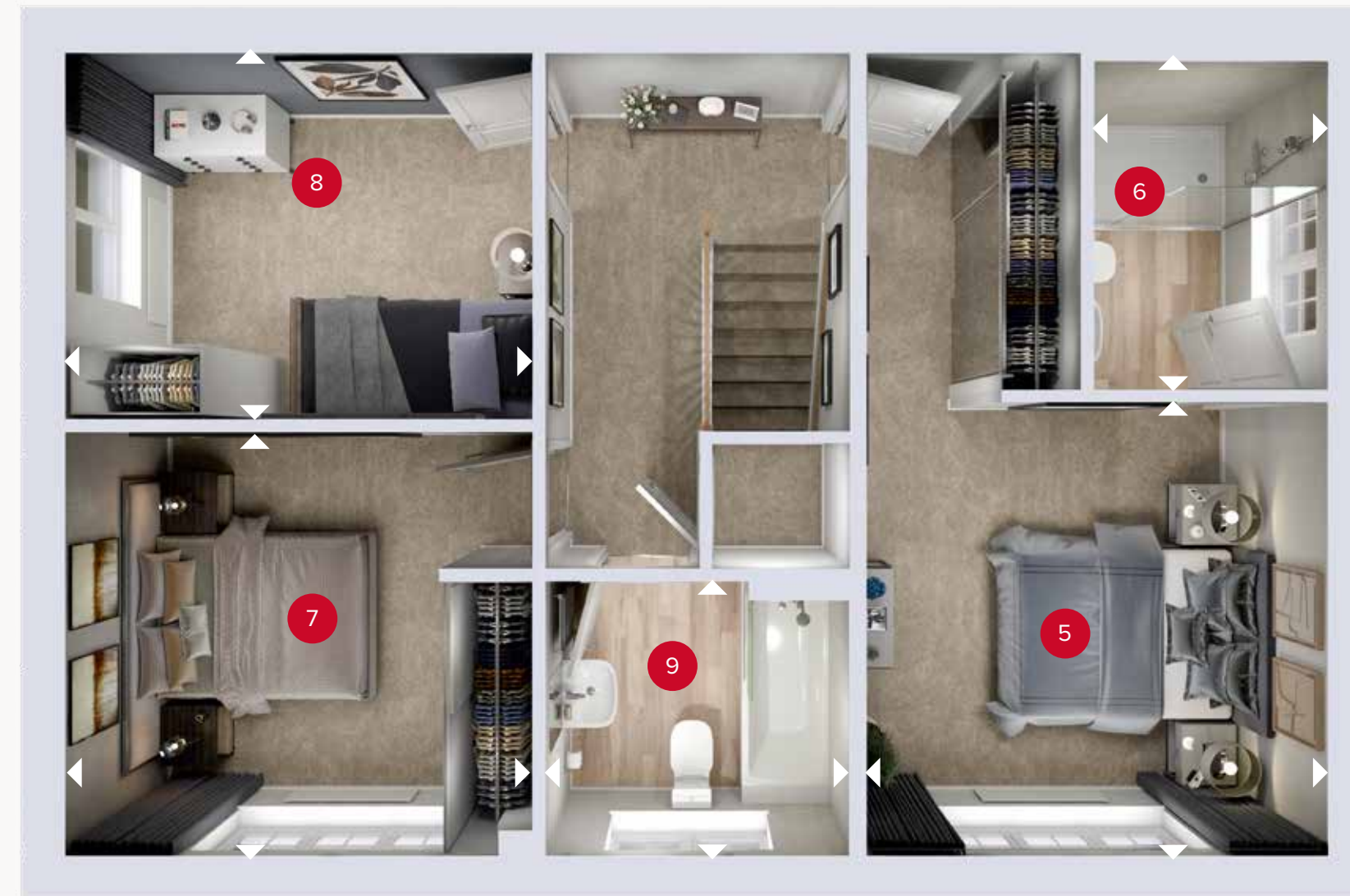
THREE BEDROOM DETACHED HOME

 **REDROW**

# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

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

## FIRST FLOOR

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



**NEW HOMES QUALITY CODE**

20.03.2023

Customers should note this illustration is an example of the Amberley 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_AMBY\_EM.2

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

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# THE CANTERBURY

FOUR BEDROOM DETACHED HOME

 **REDROW**

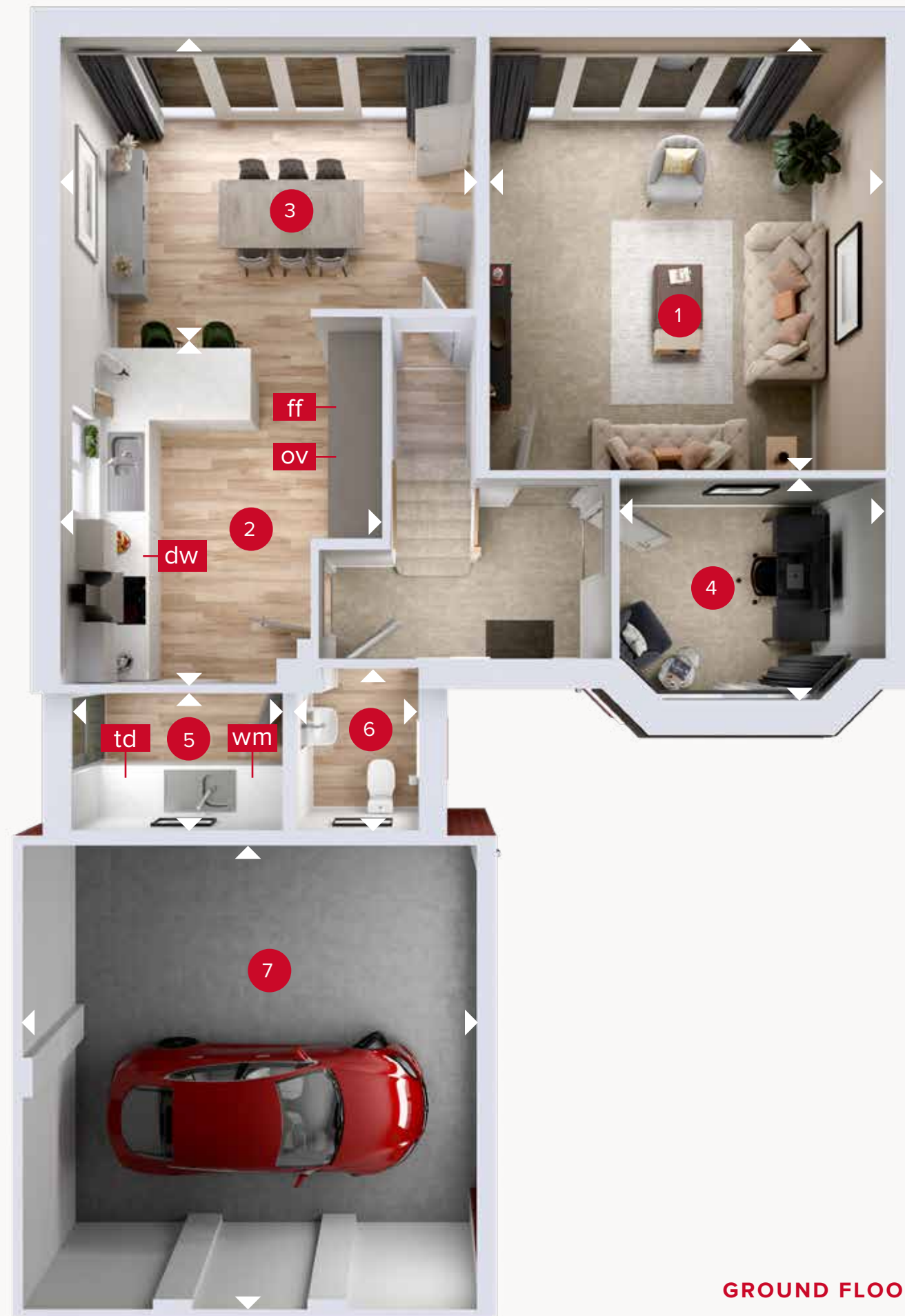
# THE CANTERBURY

## GROUND FLOOR

1 Lounge	15'11" x 14'4"	4.85 x 4.36 m
2 Kitchen	13'2" x 11'8"	4.02 x 3.56 m
3 Dining	15'0" x 10'2"	4.57 x 3.10 m
4 Study	9'8" x 8'1"	2.96 x 2.47 m
5 Utility	7'9" x 5'7"	2.36 x 1.71 m
6 Cloaks	6'2" x 4'7"	1.87 x 1.40 m
7 Garage	17'5" x 17'0"	5.30 x 5.19 m

## FIRST FLOOR

8 Bedroom 1	14'4" x 11'3"	4.38 x 3.43 m
9 En-suite	9'10" x 6'3"	3.00 x 1.91 m
10 Bedroom 2	12'11" x 11'7"	3.94 x 3.54 m
11 Bedroom 3	10'2" x 9'7"	3.04 x 2.91 m
12 Bedroom 4	10'0" x 9'7"	3.11 x 2.91 m
13 Bathroom	8'11" x 6'2"	2.72 x 1.89 m



GROUND FLOOR



FIRST FLOOR



**HERITAGE**

- REDROW -

# THE LETCHWORTH

THREE BEDROOM SEMI DETACHED HOME

 **REDROW**

# THE LETCHWORTH

## GROUND FLOOR

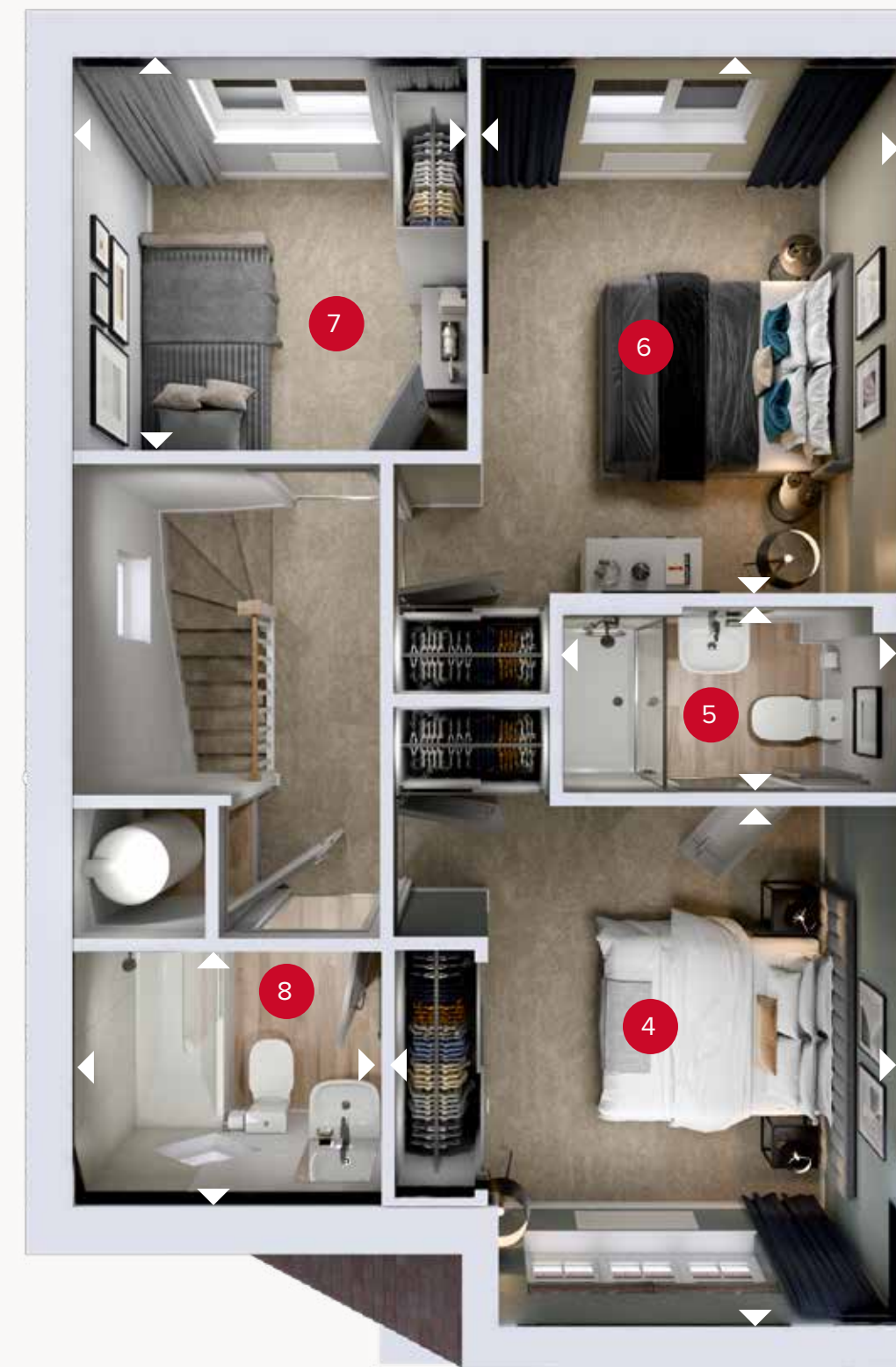
1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 11'0"	4.89 x 3.35 m
3	Cloaks	6'5" x 2'11"	1.94 x 0.90 m

## FIRST FLOOR

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



GROUND FLOOR



FIRST FLOOR





**HERITAGE**

- REDROW -

# THE MARLOW

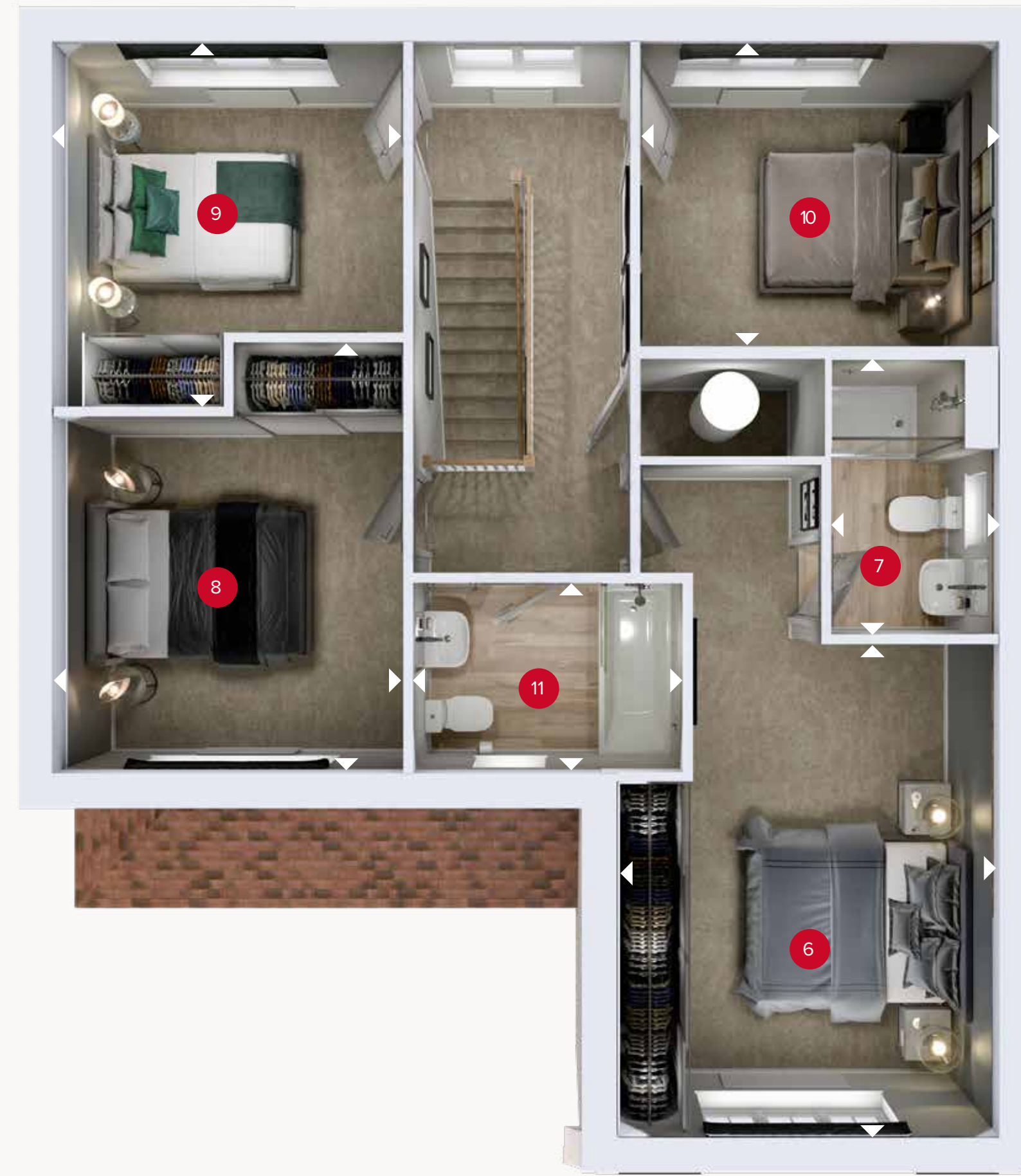
FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE MARLOW



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	17'0" x 10'11"	5.19 x 3.34 m
2	Kitchen/ Dining	14'10" x 13'7"	4.52 x 4.15 m
3	Utility	9'10" x 5'10"	2.99 x 1.78 m
4	Cloaks	5'10" x 3'6"	1.78 x 1.06 m
5	Garage	19'9" x 10'0"	6.01 x 3.05 m

## FIRST FLOOR

6	Bedroom 1	14'8" x 10'11"	4.47 x 3.34 m
7	En-suite	8'1" x 4'10"	2.46 x 1.47 m
8	Bedroom 2	12'7" x 10'3"	3.83 x 3.12 m
9	Bedroom 3	11'0" x 10'3"	3.34 x 3.12 m
10	Bedroom 4	10'7" x 9'0"	3.22 x 2.74 m
11	Bathroom	8'0" x 5'7"	2.44 x 1.71 m



**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE OXFORD

## GROUND FLOOR

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

## FIRST FLOOR

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



**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



# THE OXFORD LIFESTYLE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

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

## FIRST FLOOR

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



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**

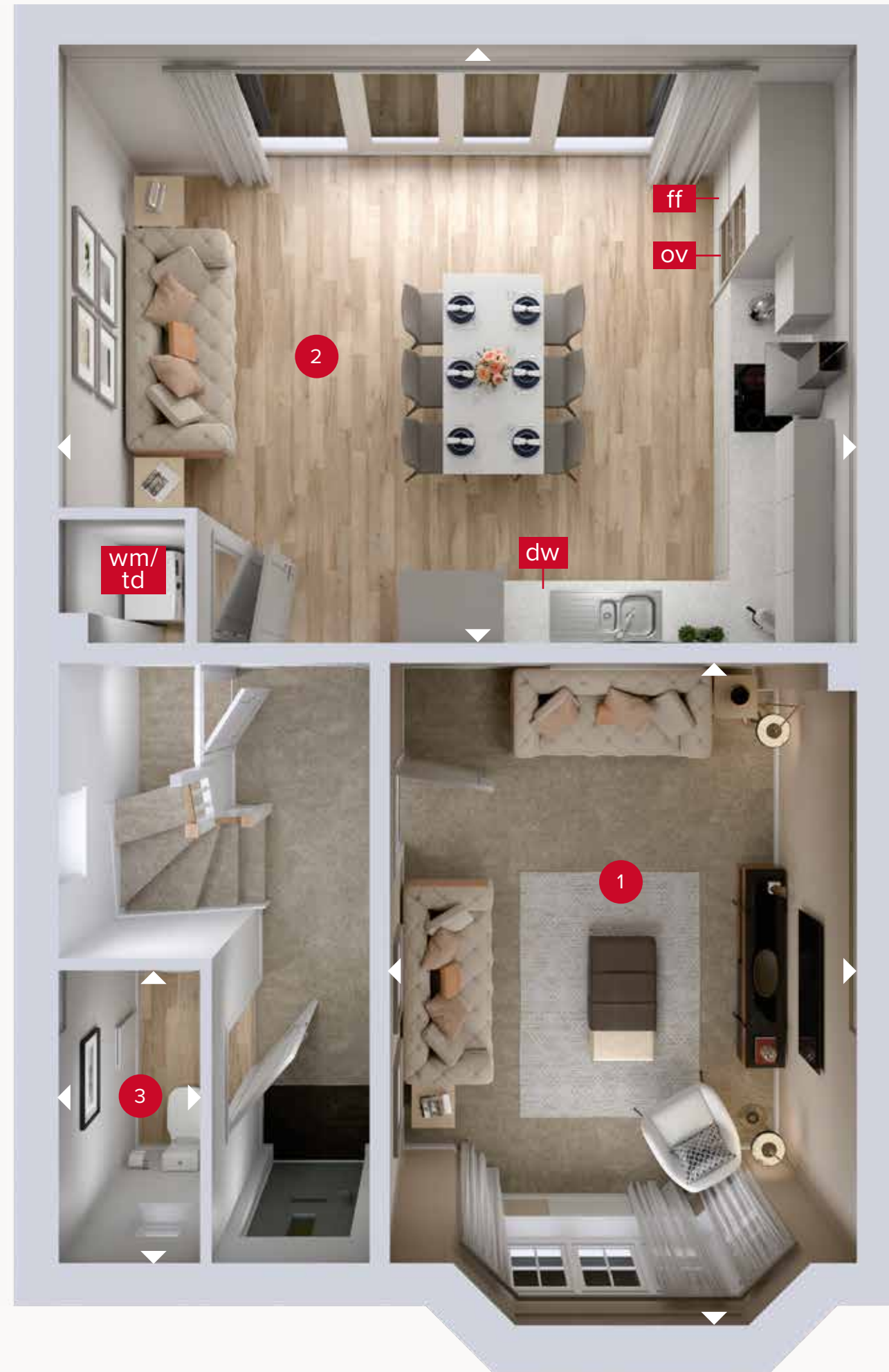
# THE STRATFORD

## GROUND FLOOR

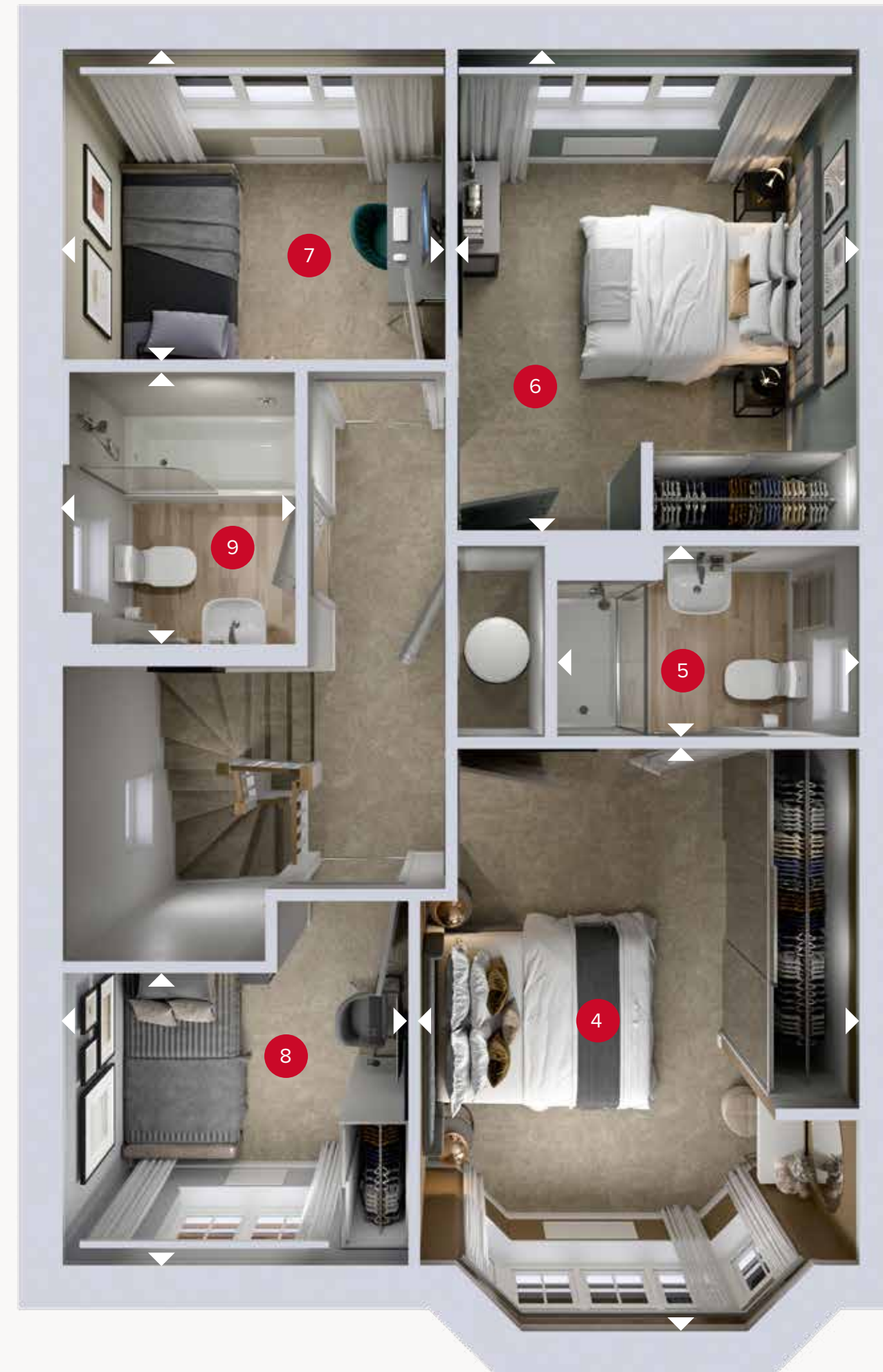
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

## FIRST FLOOR

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



GROUND FLOOR



FIRST FLOOR



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

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

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



**HERITAGE**

- REDROW -

# THE WARWICK

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE WARWICK

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

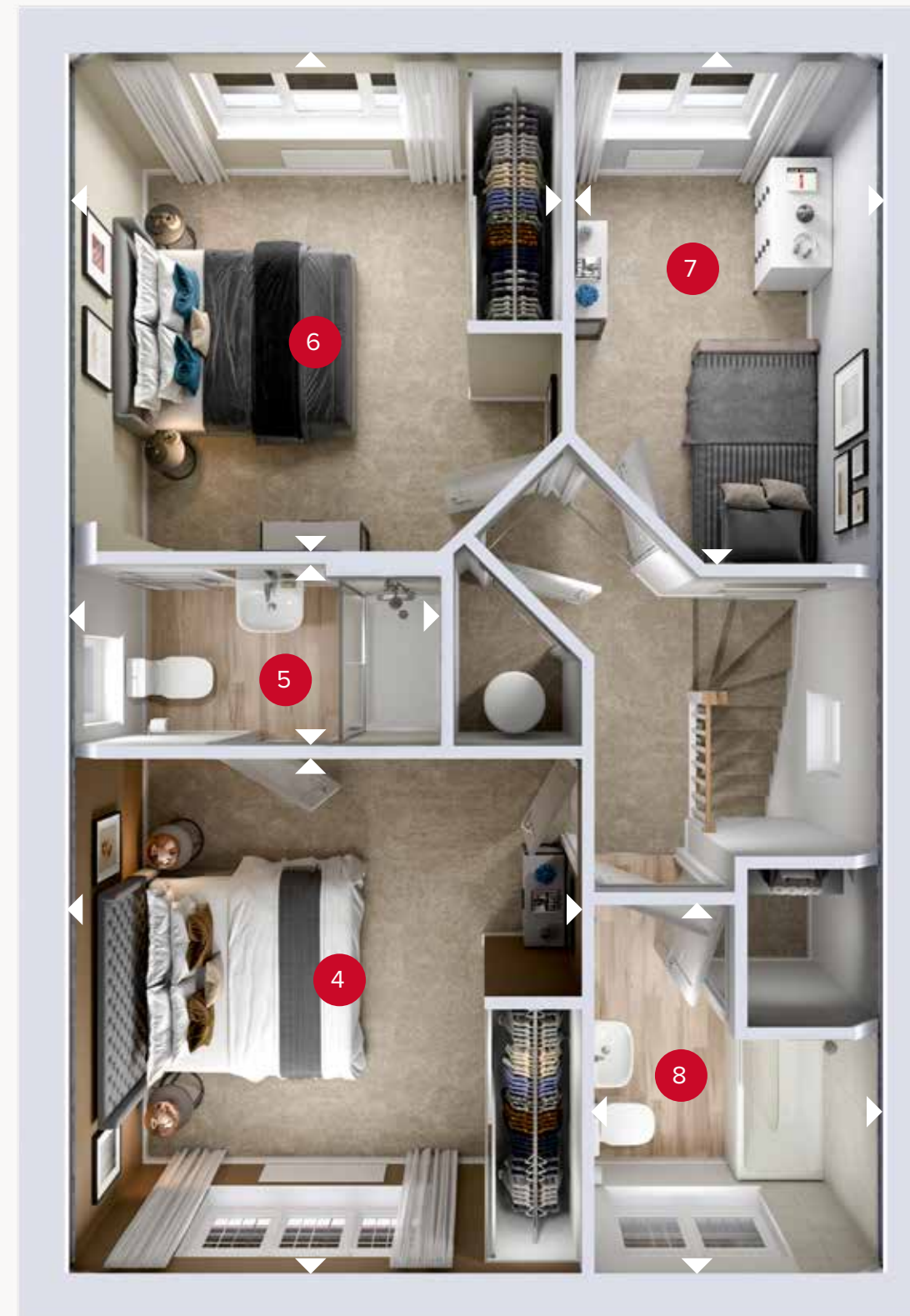
# THE WARWICK

THREE BEDROOM DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE WARWICK

## GROUND FLOOR

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

## FIRST FLOOR

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



# 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.



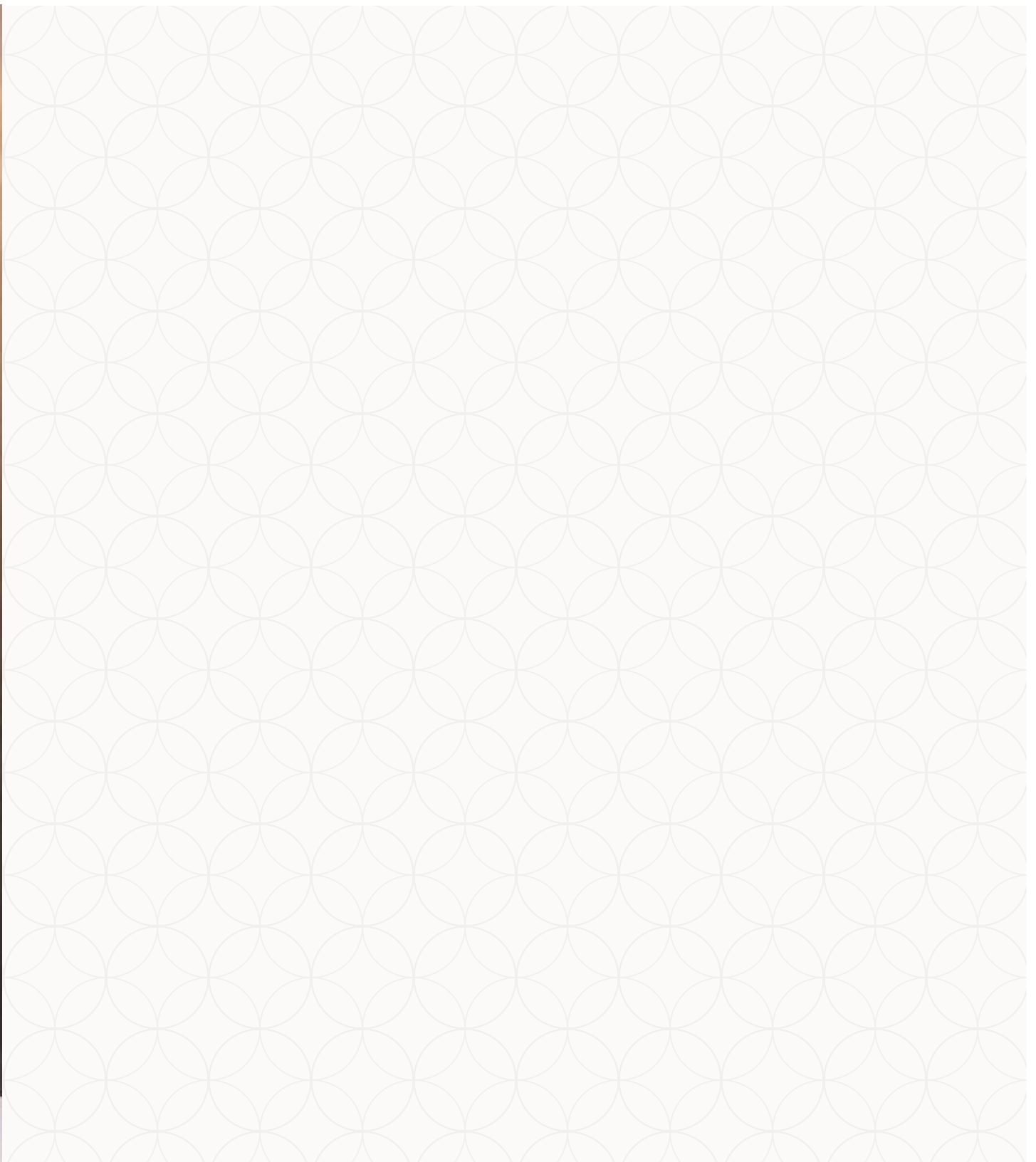
**HERITAGE**

- REDROW -

# **WOODCOTE PARK**

House specification for homes  
under 1600 sq ft





## INTERIOR

### Walls

Crown white emulsion paint finish.

### Ceilings

Flat finish with Crown white emulsion paint decoration.

### Internal Doors

"Cambridge" 2 panel internal moulded door.

### Internal Door Furniture

Polished chrome effect door furniture.

### TV Point

Located as follows: one in lounge and one in bedroom.  
See layout for details.

### Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings.  
Refer to Sales Consultant for details.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific.  
See Sales Consultant for details.

### Radiators

Myson radiators – Decorative radiator to the kitchen of the Letchworth and Cambridge house types only.

### Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points.  
See electrical layout drawings for details.

# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

### Upstand

To match above worktops with stainless steel splashback behind hob.

### Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

### Sink

Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

### Appliances AEG / Electrolux / Zanussi

Hob 60cm ceramic with 4 heat zones  
Double oven  
60cm chimney extract  
Integrated 50/50 fridge/freezer.

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



## BATHROOM, EN-SUITE & CLOAKROOM

### Bathroom, En-suite & Cloakroom Styles

Ideal Standard in white finish.

### Bathroom/En-suite & Cloakroom Basin

Ideal Standard or corner basin with chrome trap.  
Please refer to drawings to confirm basin design.

### WC

Ideal Standard close coupled back-to-wall pan with  
Arc dual flush cistern.

### Bath

Tempo Arc bath with Meridian Isocore bath panel.

### Brassware

Ideal Standard single lever tap.

### Wall Tiles

Choice of wall tiles to bathroom, en-suite and  
cloakroom. See My Redrow for details.  
Subject to build stage.

### Towel Warmer

Towel warmer in chrome effect finish to bathroom  
and en-suite.

### Shower over Bath

Shower valve and screen to be provided above  
bath where there is no separate shower enclosure  
in the bathroom.

### Shower Valve

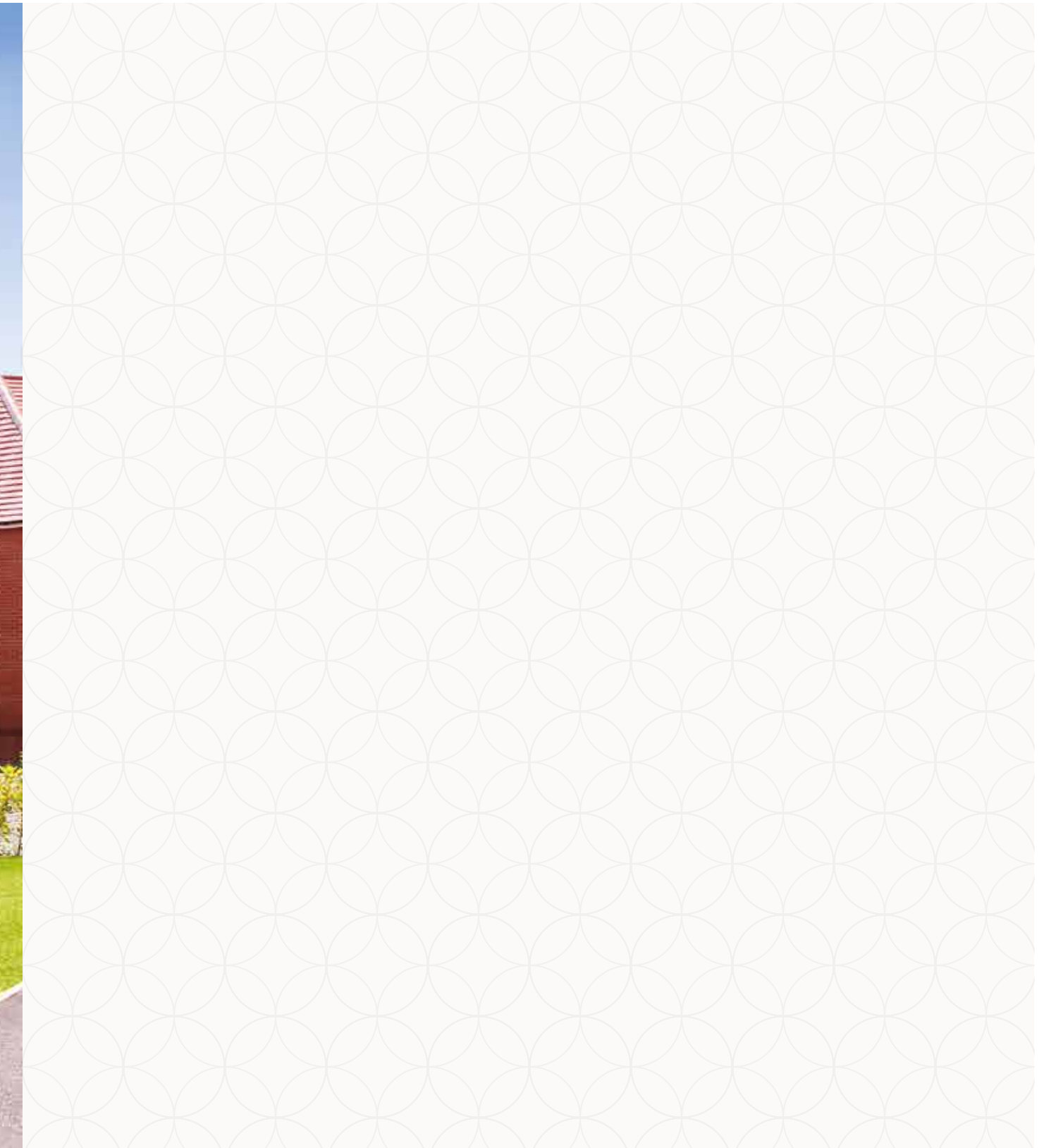
Ideal Standard shower valve.

### Shaver Sockets

In bathroom and en-suite where applicable.

### Mirrors

To be fitted above bathroom and en-suite wash  
basins where applicable. See Sales Consultant  
for details.



## EXTERIOR

### External Doors

#### Front

GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

#### Rear

GRP door with patterned obscured glass, finished internally and externally in white.

### Security

Multi point locking system to front and rear doors of house.

### External Front Lights

Coach down lantern.

Downlight where entrance is recessed.

### Garage

To specific plots, see Sales Consultant for more information.

### Garage Doors

Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

### Power to Garage

Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

### Garden

**External Fencing** – Refer to layouts.

### External Fencing/Gates

**Side and rear** – Vertical boarding 1.8m high.

**Gate** – 1.8 High timber gate.

**Paving** – Buff riven faced flags as indicated on drawing.

**Turfing** – Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

**Top soil** – To rear gardens.

**Outside Tap** – Refer to drawing for location.

HERITAGE

- REDROW -

# WOODCOTE PARK & ST DAVID'S PARK

Eco Electric House Specification

# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

### Upstand

To match above worktops with stainless steel splashback behind hob.

### Under Wall Unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

### Sink

Properties under 1500sqft  
- Kitchen stainless steel bowl and a half sink with mixer tap  
Properties over 1500sqft  
- Kitchen stainless steel double bowl with mixer tap

### Utility Sink

- Single Bowl - House types specific

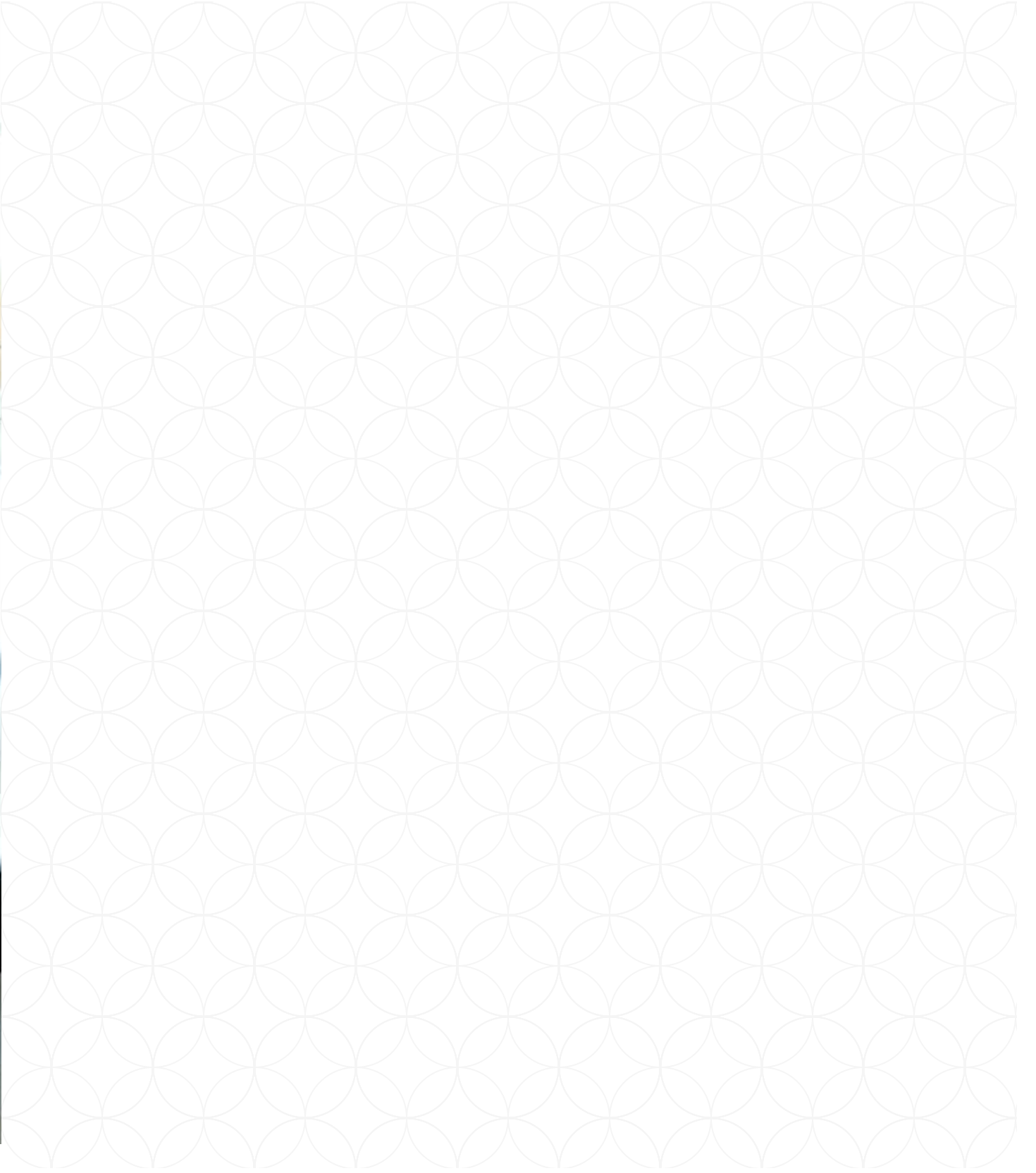
### Appliances AEG / Electrolux / Zanussi

Properties under 1500sqft  
- Electric Hob 60cm with 4 heat zones  
- Double Oven  
- Chimney Extract - 60cm  
Properties over 1500sqft  
- Electric Hob 80cm/90cm with multiple heat zones - house type specific  
- Double Oven  
- Chimney Extract - 80cm/90cm - house type specific

### Fridge/Freezers

Properties under 1600sqft  
- Integrated 50/50 Fridge/Freezer \*including the Hampstead and Highgate house types  
Properties over 1600sqft  
- 2x integrated 50/50 Fridge/Freezers \*excluding the Hampstead and Highgate house types





## INTERIOR

### Walls

Crown white emulsion paint finish.

### Ceilings

Flat finish with Crown white emulsion paint decoration.

### Internal Doors

"Cambridge" 2 panel internal moulded door.

### Internal Door Furniture

Polished chrome effect door furniture.

### TV Point

Located as follows: one in lounge and one in bedroom. See layout for details.

### Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

### Electrical Sockets / Switch Plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

### Radiators

Myson radiators to upper floors.

### Central Heating

Air Source Heat Pump - Refer to Sales Consultant for details.

### Underfloor Heating

Within screeded floors on ground level.

### Wardrobe

Wardrobe to bed 1 only on properties over 1600sqft. House type specific. See sales consultant for details.

Lifestyle Properties  
- Shelf and rail to bed 1 dressing area in the Leamington Lifestyle only.

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



## BATHROOM, EN-SUITE & CLOAKROOM

### Bathroom / En-suite & Cloakroom Styles

Ideal Standard in White finish.

### Bathroom / En-suite & Cloakroom Basin

Ideal Standard or corner basin with chrome trap. Please refer to drawings to confirm basin design.

### WC

Ideal standard close coupled back-to-wall pan with dual flush cistern.

### Bath

Ideal standard Tempo Arc bath with Meridian Isocore bath panel.

### Brassware

Ideal Standard single lever tap.

### Wall Tiles

Choice of wall tile to splash back area and full height tiling to surrounding shower and bath enclosures only. See My Redrow for details, subject to build stage.

### Towel Warmer

Dual fuel towel warmer in chrome effect finish to bathroom and en-suite.

### Shower Over Bath

Shower valve and screen to be provided above bath where there is no separate shower enclosure in the bathroom.

### Shower Valve

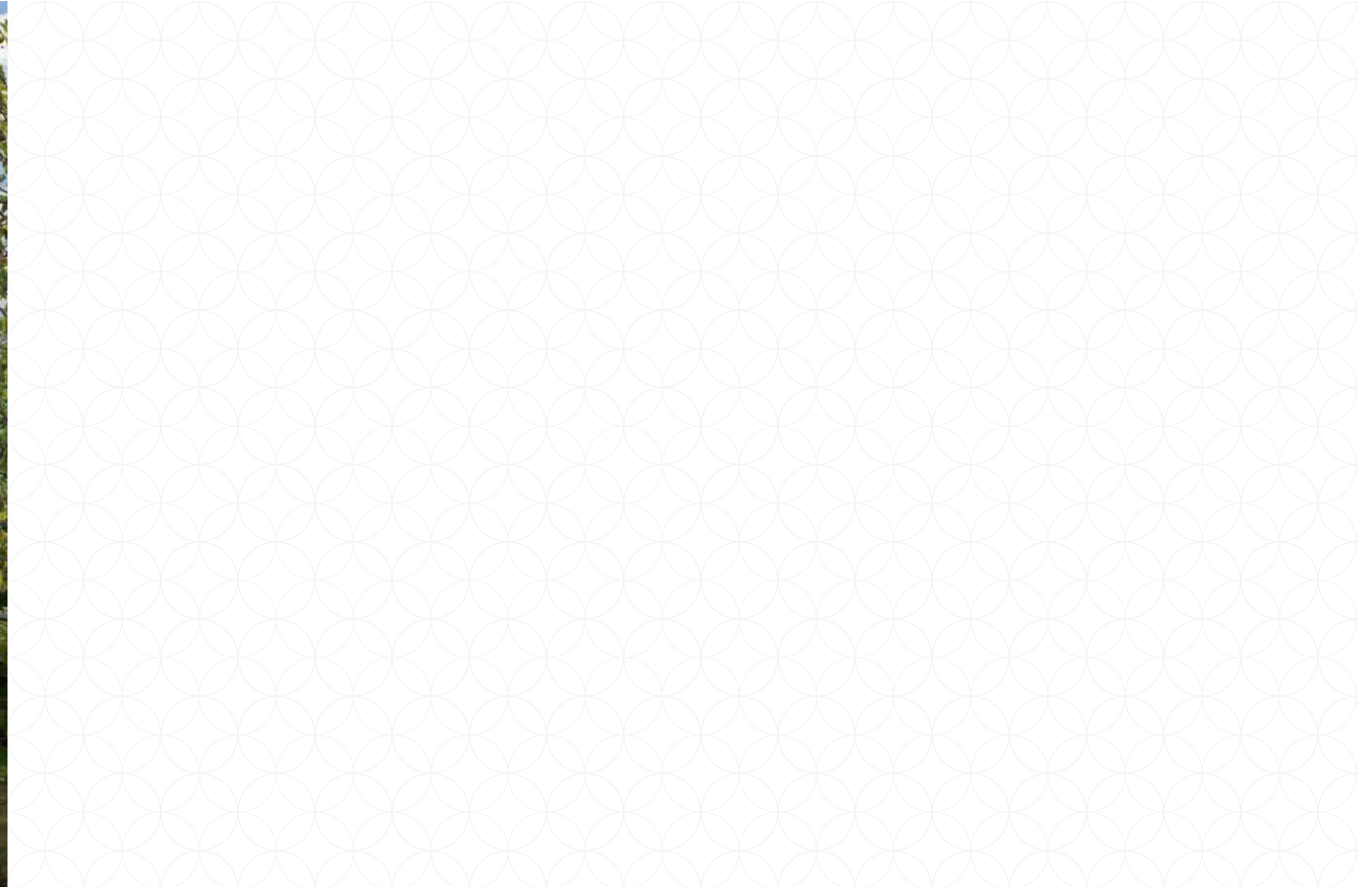
Aqualisa shower valve.

### Shaver Sockets

In bathroom and en-suite where applicable

### Mirrors

To be fitted above bathroom and en-suite wash basins where applicable. See Sales consultant for details.



## EXTERIOR

### External Doors

#### Front

GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

#### Rear

GRP door with patterned obscured glass, finished internally and externally in white.

### Security

Multi point locking system to front and rear doors of house.

### External Front Lights

Coach down lantern.  
Downlight where entrance is recessed

### Garage

To specific plots, see Sales Consultant for more information.

### Garage Doors

Hörmann "Ilkley" style steel up & over to front.  
Door finish to be painted to match front door colour.

### Power to Garage

Double power point and lighting pendant (to properties with an integral garage) and where garage lies within the curtilage of the property.

### Car Charging Points

Electric car charging points to every house - see Sales Consultant for details and location.

### External Fencing

**Side & Rear** – Vertical boarding 1.8m high.

### Gate

1.8 High timber gate.

### Paving

Buff riven faced flags as indicated on drawing.

### Turfing

Properties under 1600sqft  
- Turf to front garden, top soil to rear garden  
Properties over 1600sqft  
- Turf to front and rear gardens

### Top Soil

To rear gardens.

### Outside Tap

Refer to drawing for location.

# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

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

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





# WOODCOTE PARK



Thanet Way, Herne Bay, Kent CT6 7PG

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