

HERITAGE

- REDROW -

# HARBOUR VIEWS

SOUTHLEIGH





# WELCOME TO HARBOUR VIEWS



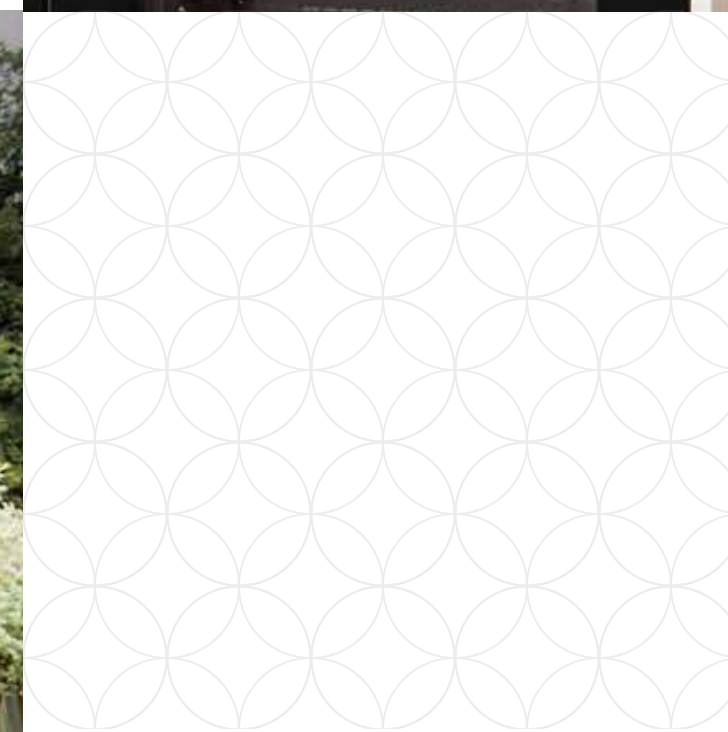
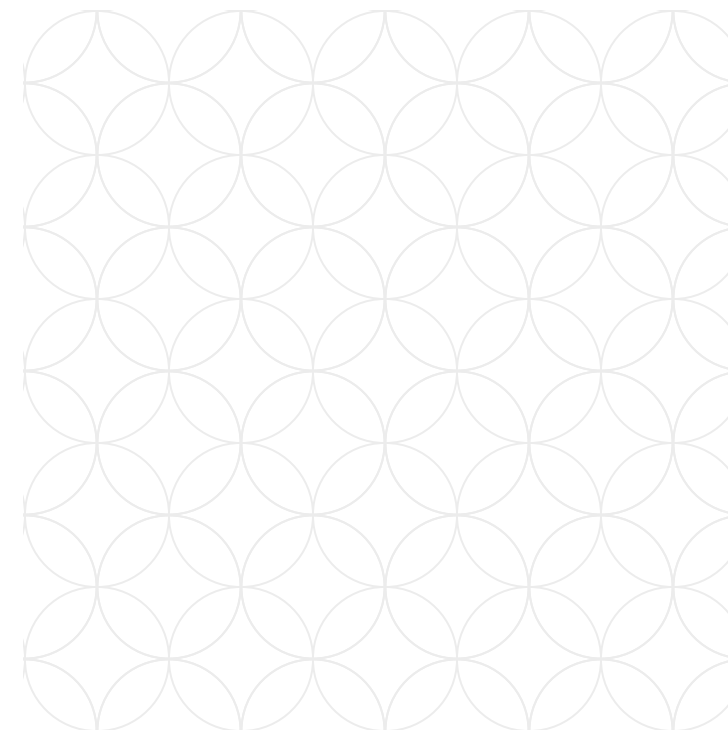
## A COLLECTION OF 3 & 4 BEDROOM HOMES IN THE THRIVING TOWN OF SOUTHLEIGH

Set on the edges of a bustling Hampshire town, partway between Portsmouth and Chichester yet with a distinct character of its own, Harbour Views will appeal to buyers of all kinds. Located in up-and-coming Havant, minutes from the coast but with all of the conveniences expected of a modern town, these elegant Heritage Collection homes offer contemporary flair but with a definite nod to the finery of the past. With a good selection of schools and superb transport links too, Harbour Views offers living of a very special kind.



# DISCOVER A BETTER WAY TO LIVE

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

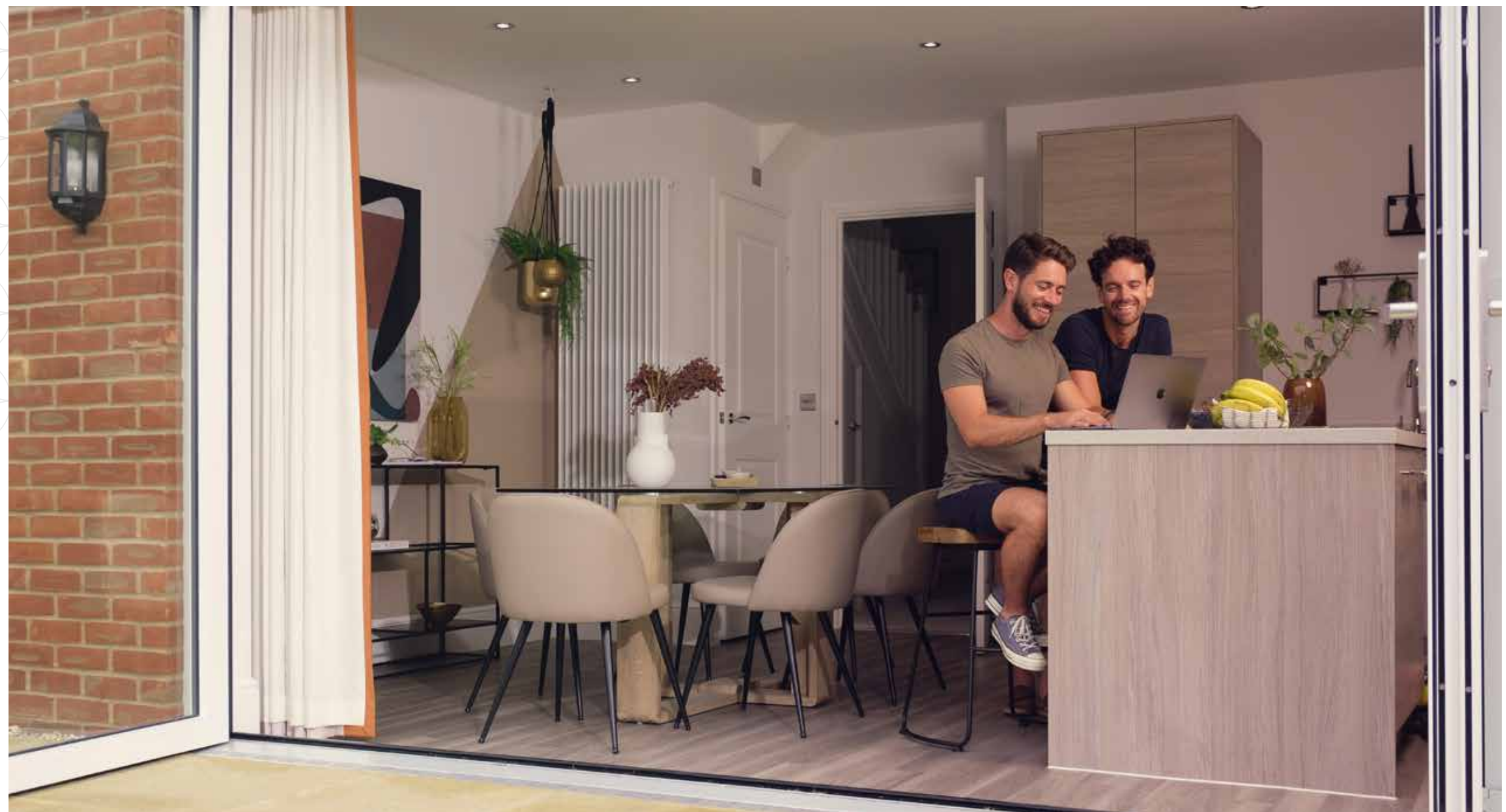
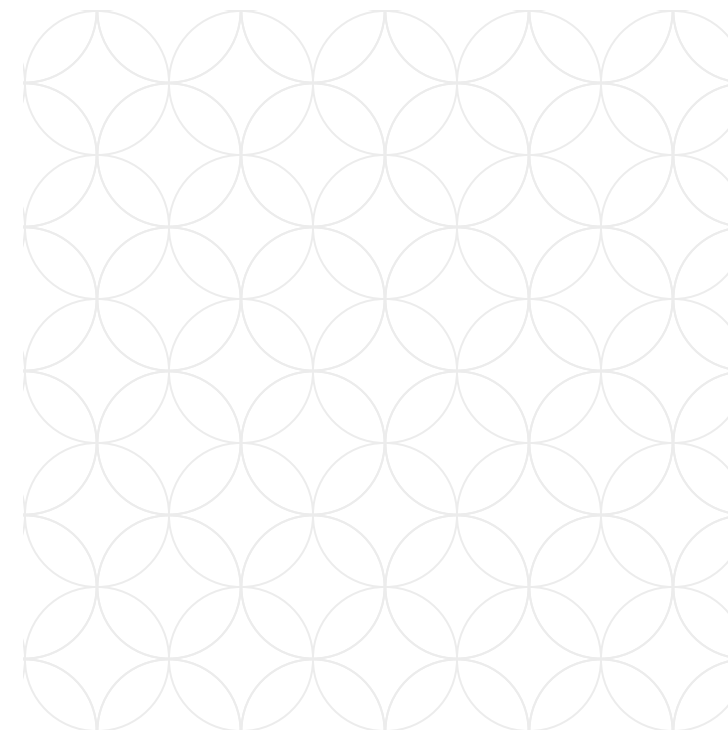


# BETTER BY DESIGN

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

# BETTER PLACES

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



# BETTER EXPERIENCES

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



## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

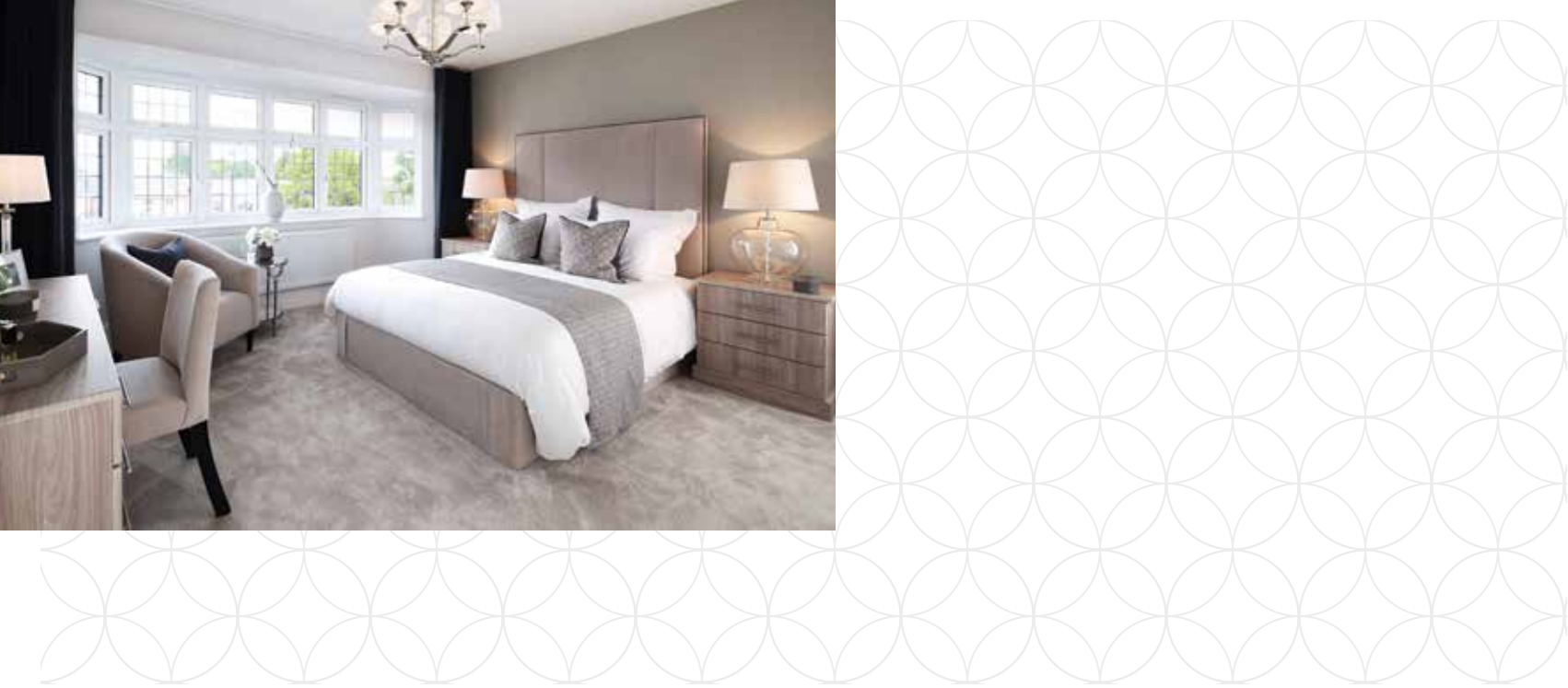
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

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





## ENJOY THE AREA

Vibrant Havant has plentiful amenities, so shopping will always be straightforward here. Within a five minute drive of home you'll find Waitrose, M&S Simply Food and Lidl supermarkets, with Co-operative and One Stop Shop convenience stores even closer. Busy Emsworth High Street, meanwhile, is just 11 minutes away in the car and offers a range of independent shops. Your nearest pharmacy and post office will be five minutes and nine minutes away by road respectively, while Havant's Meridian Shopping Centre has an A to Z of household names, including Boots, Wilko and WH Smith.

For eating and drinking out, there is a diverse and varied scene. From sumptuous pizzas at Nicolino's Italian and delicious curries at Darbar in Emsworth to the best of British at Fat Olives, there will be something for everyone. Those seeking a quality pub experience can also enjoy a wide selection of classic pub grub at the Woodpecker in Waterlooville, similarly hearty fare at the Stag's Head, Old House at Home, Wheelwright Arms and award-winning ales at the King's Arms.



## ENJOY AN ACTIVE LIFESTYLE

Anyone who enjoys sport and fitness will be well catered for at Harbour Views. Havant Leisure Centre is less than five minutes away in the car and has a gym, swimming pool, fitness studios and play areas for children. Slightly further afield, David Lloyd Port Solent has similar facilities, plus an outdoor pool, spa and creche. Golfers, meanwhile, can enjoy a round or two at Portsmouth Golf Centre, which also has a driving range for rainy days.

Film fans can catch all the latest blockbusters at the Odeon cinemas at Port Solent and Gunwharf Keys, while the New Theatre Royal in Portsmouth offers a varied programme of live theatre, music and performing arts.

Families can look forward to plenty of choice when it comes to days out. Local attractions include the historic Hurst and Arundel castles, plus Fort Purbrook and Wymering Manor. And the magnificent Stansted Park house and gardens is on your doorstep with a garden centre, tearoom, farm shop, maze and light railway to enjoy.

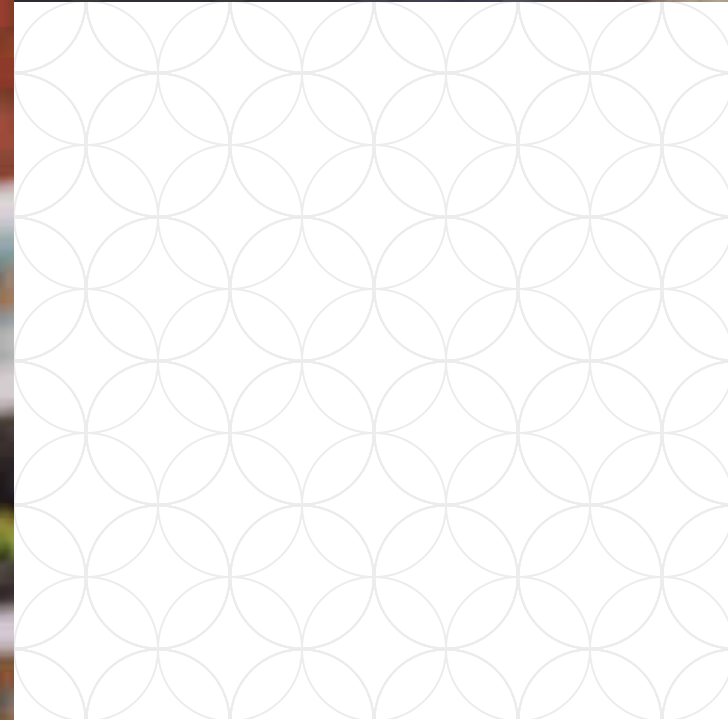
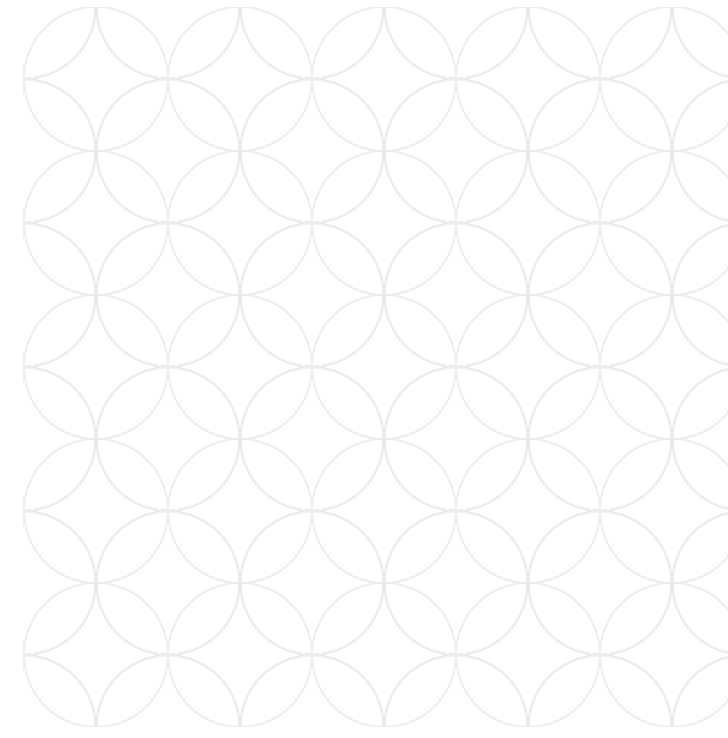
With the coast so close, there are also good opportunities for water sports, including at the Andrew Simpson Centre in Portsmouth where sailing, powerboating, paddleboarding, kayaking and windsurfing are among the activities available.



# OPPORTUNITIES FOR LEARNING

Parents with growing families will be pleased to find a good range of schools catering for youngsters at all stages of their educational journeys. Bright Beginnings and Village Montessori nursery schools are both within a five minute drive of home, while St Alban's Primary School is a similar journey time and is rated 'Outstanding' by Ofsted.

For older students, Havant Academy is just over a mile away and is rated 'Good'.



# GETTING AROUND

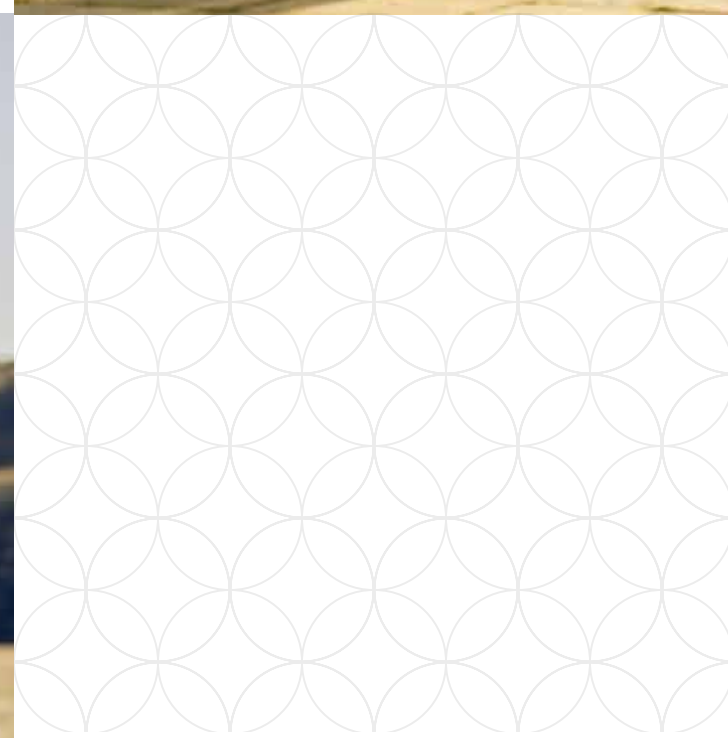
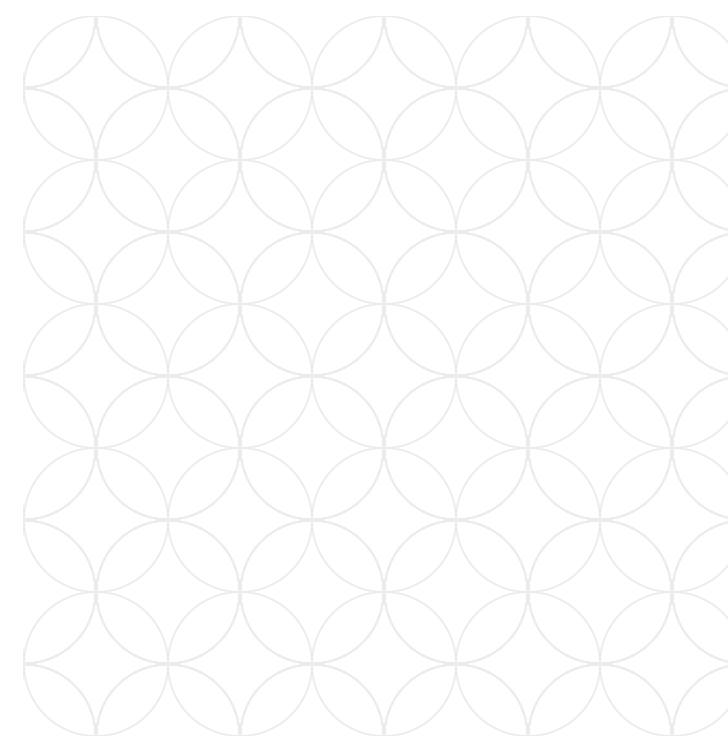
Harbour Views has excellent transport connections, whether you're travelling by road or rail. The A27 trunk road is just minutes away for onward travel to Chichester (20 minutes), Portsmouth (17 minutes) and Southampton (43 minutes, via the M27). London, meanwhile, is around 1 hour and 45 minutes away via the A3.

For rail travel, Havant train station is around 5 minutes in the car and offers services to Southampton (42 minutes), Portsmouth (17 minutes), Brighton (1 hour and 6 minutes) and London Waterloo (1 hour and 33 minutes).

When it comes to air travel, options are plentiful, with Bournemouth International Airport (1 hour and 3 minutes), Southampton Airport (34 minutes), London Heathrow (1 hour and 5 minutes) and London Gatwick (1 hour and 14 minutes) 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 **Harbour Views**.
















# SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard

# EXPLORE HARBOUR VIEWS



## KEY

 <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>OXFORD</b> 4 BEDROOM DETACHED HOME
 <b>LETCWORTH</b> 3 BEDROOM SEMI DETACHED	 <b>SHAFESBURY</b> 4 BEDROOM DETACHED HOME
 <b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>SHREWSBURY</b> 4 BEDROOM DETACHED HOME
 <b>CANTERBURY</b> 4 BEDROOM DETACHED HOME	 <b>STRATFORD</b> 4 BEDROOM DETACHED HOME
 <b>HARROGATE</b> 4 BEDROOM DETACHED HOME	 <b>WINDSOR</b> 4 BEDROOM DETACHED HOME
 <b>HENLEY</b> 4 BEDROOM DETACHED HOME	 <b>AFFORDABLE HOUSING</b>
 <b>MARLOW</b> 4 BEDROOM DETACHED HOME	

### Affordable Housing:

Tavy - 36  
Tweed - 29  
Dart - 26, 27, 28, 34 & 35  
Bromsgrove - 67, 68, 69 & 70

V - Visitor Parking  
U - Unallocated Parking  
BCP - Bin Collection Point  
S/S - Sub Station  
C/S - Cycle Store  
LAP - Local Area of Play

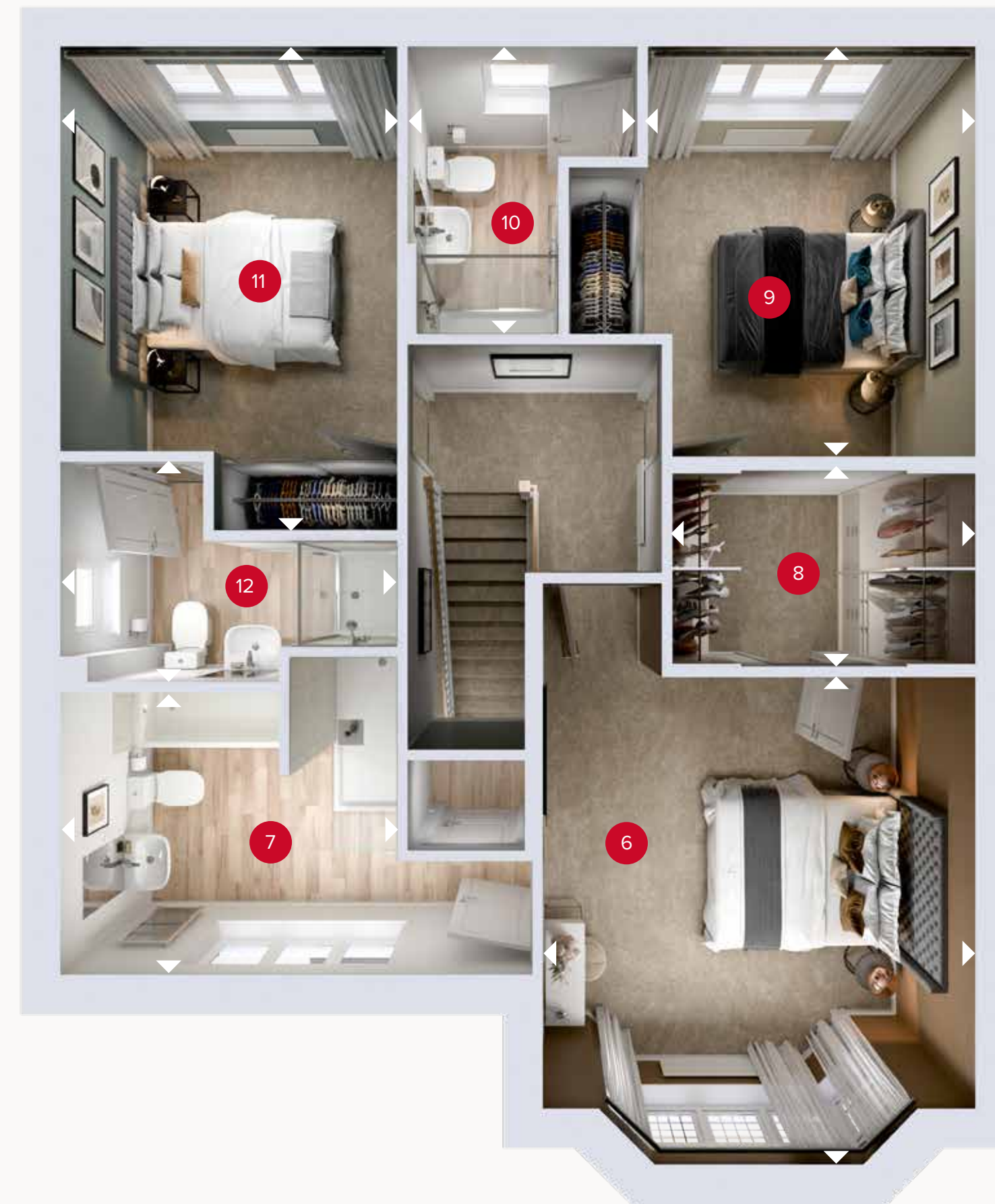


This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.

# THE LEAMINGTON LIFESTYLE



**GROUND FLOOR**



**FIRST FLOOR**

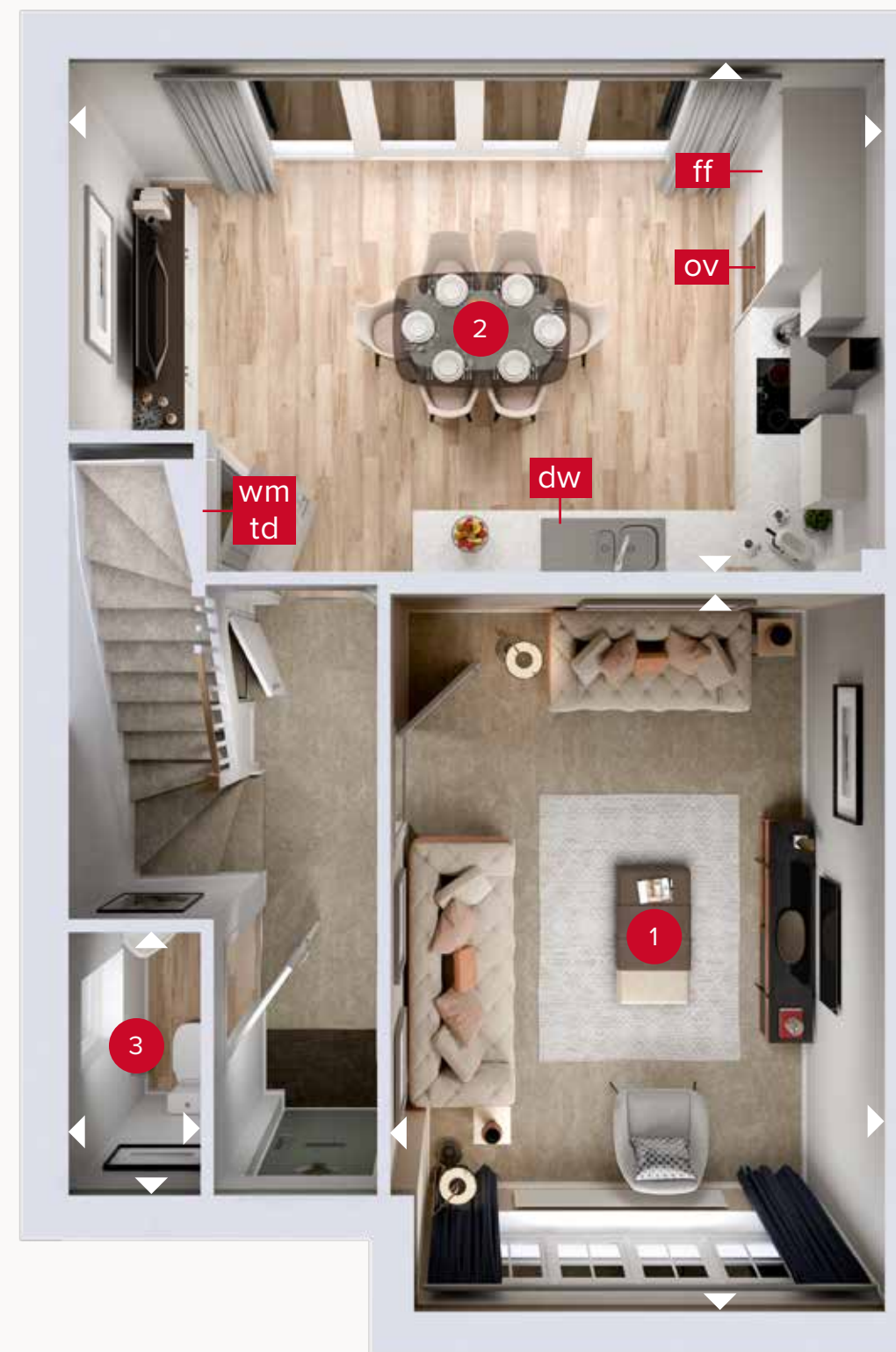
## GROUND FLOOR

1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	13'0" x 12'6"	3.93 x 3.82 m
3	Family	12'6" x 12'2"	3.82 x 3.82 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

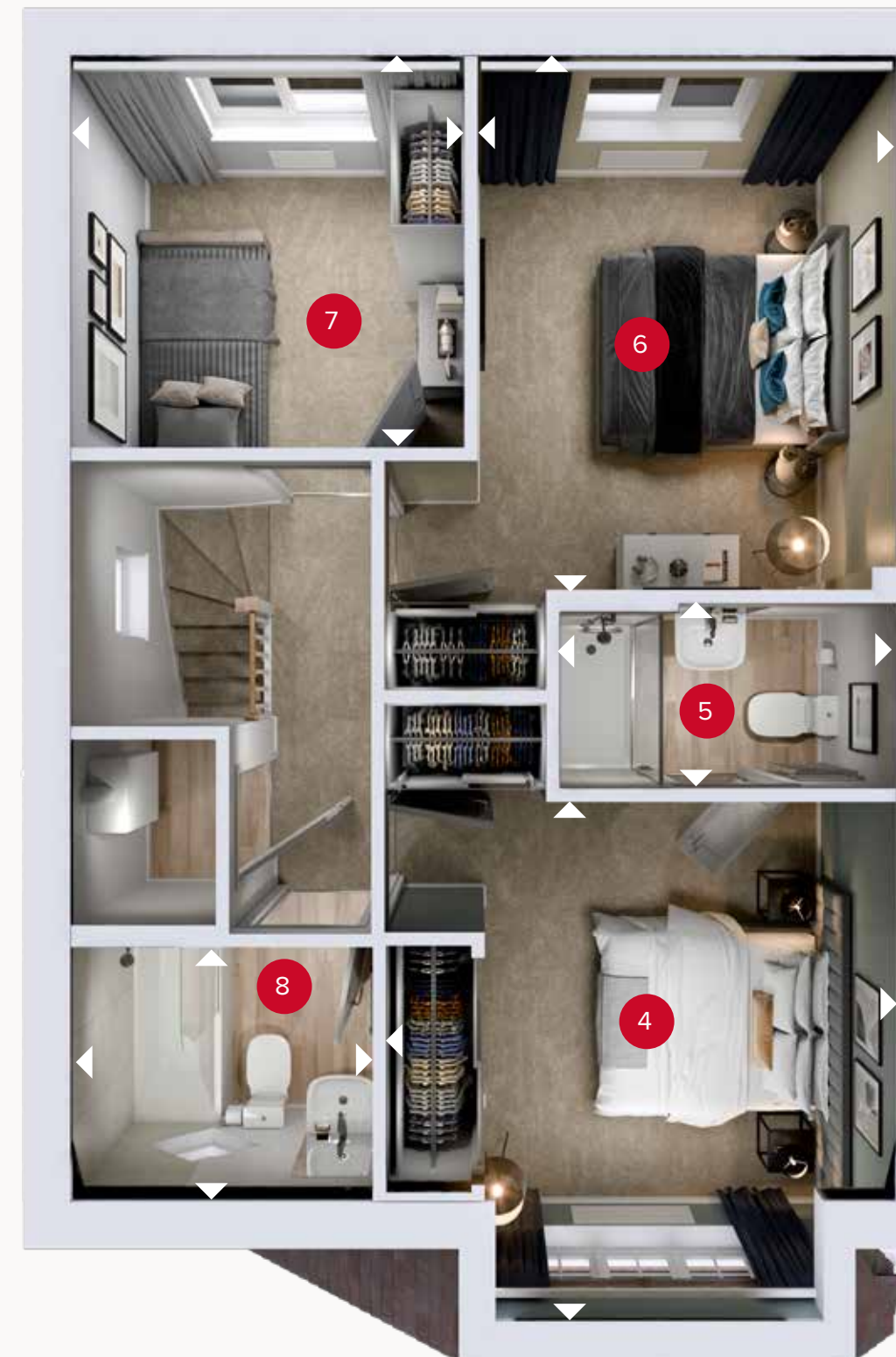
## FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	13'0" x 8'7"	3.96 x 2.66 m
8	Dressing Room	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 9'0"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'4"	2.41 x 1.93 m
11	Bedroom 3	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m

# THE LETCHWORTH



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1 Lounge	15'11" 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	5'9" x 2'11"	1.76 x 0.90 m

## FIRST FLOOR

4 Bedroom 1	13'5" x 11'3"	4.12 x 3.42 m
5 En-suite	7'5" x 4'1"	2.26 x 1.25 m
6 Bedroom 2	13'9" 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

# THE OXFORD LIFESTYLE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'1" x 9'10"	5.81 x 3.00 m

## FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.80 x 3.29 m
7	Dressing Room	7'6" x 6'8"	2.28 x 2.03 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'9"	2.41 x 1.74 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m

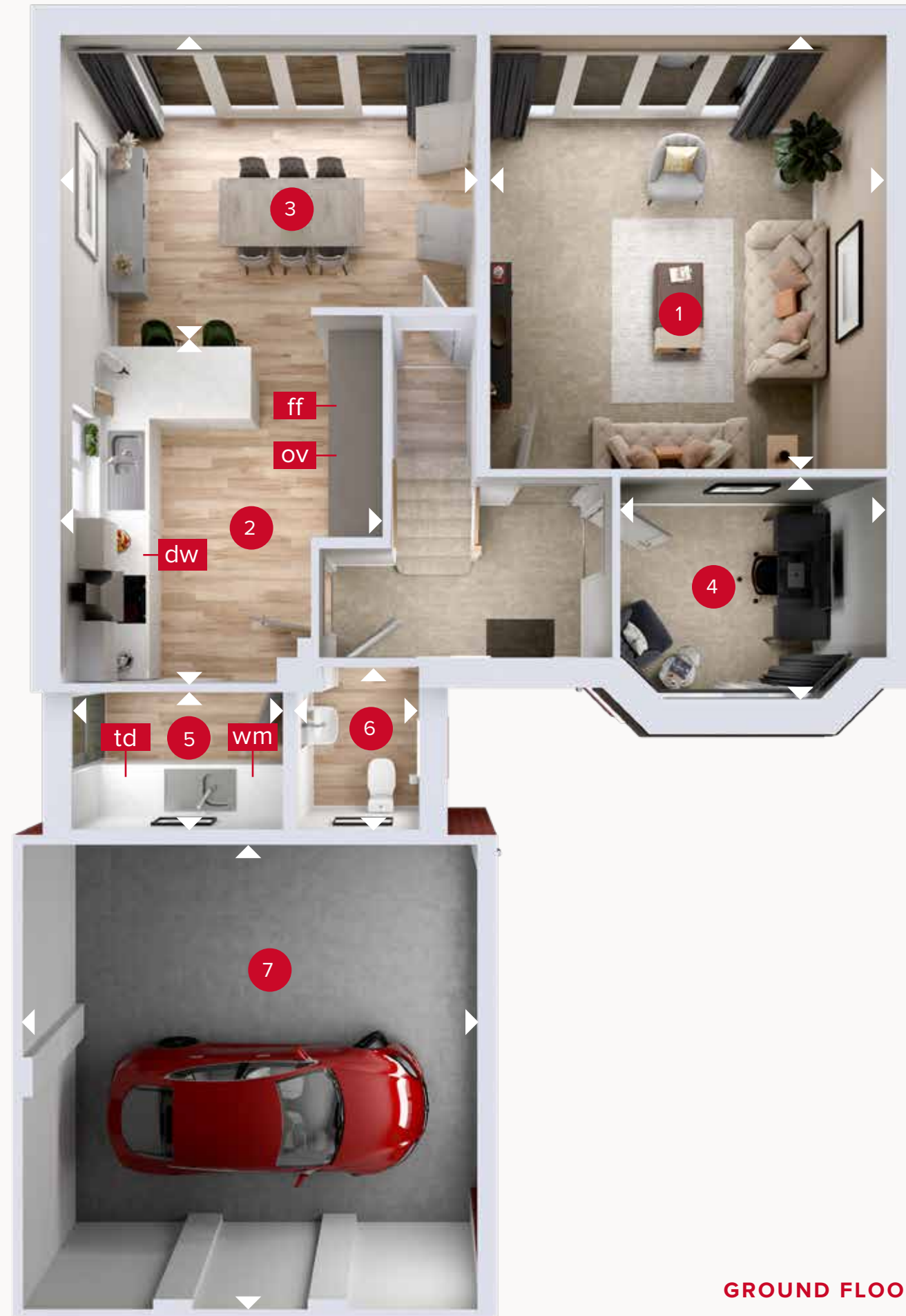
# THE CANTERBURY

## 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"	3.11 x 2.91 m
12 Bedroom 4	10'0" x 9'7"	3.04 x 2.91 m
13 Bathroom	8'11" x 6'2"	2.72 x 1.89 m



GROUND FLOOR



FIRST FLOOR



11.04.2023

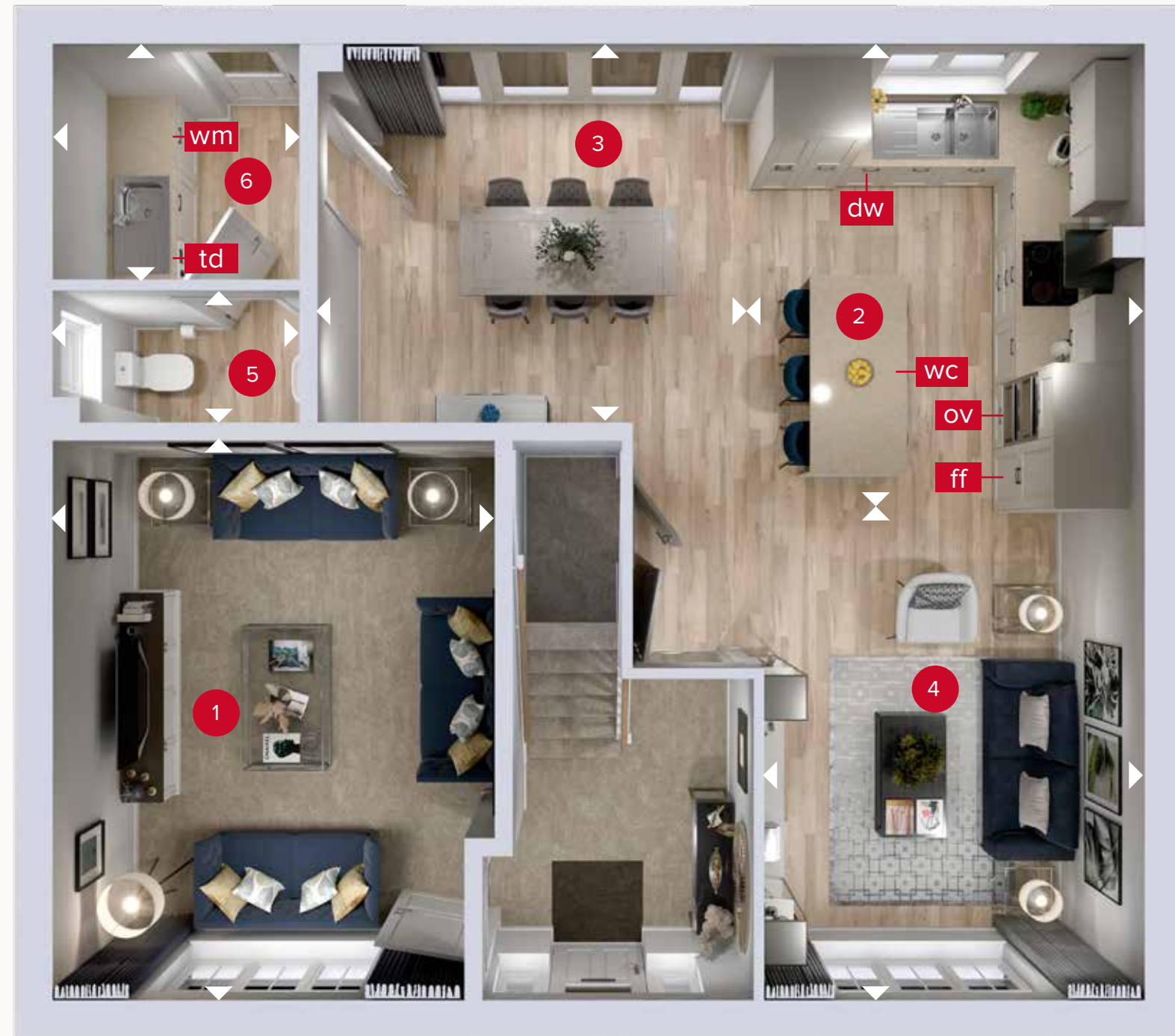
Customers should note this illustration is an example of the Canterbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. 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 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\_CANT\_DM.2

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

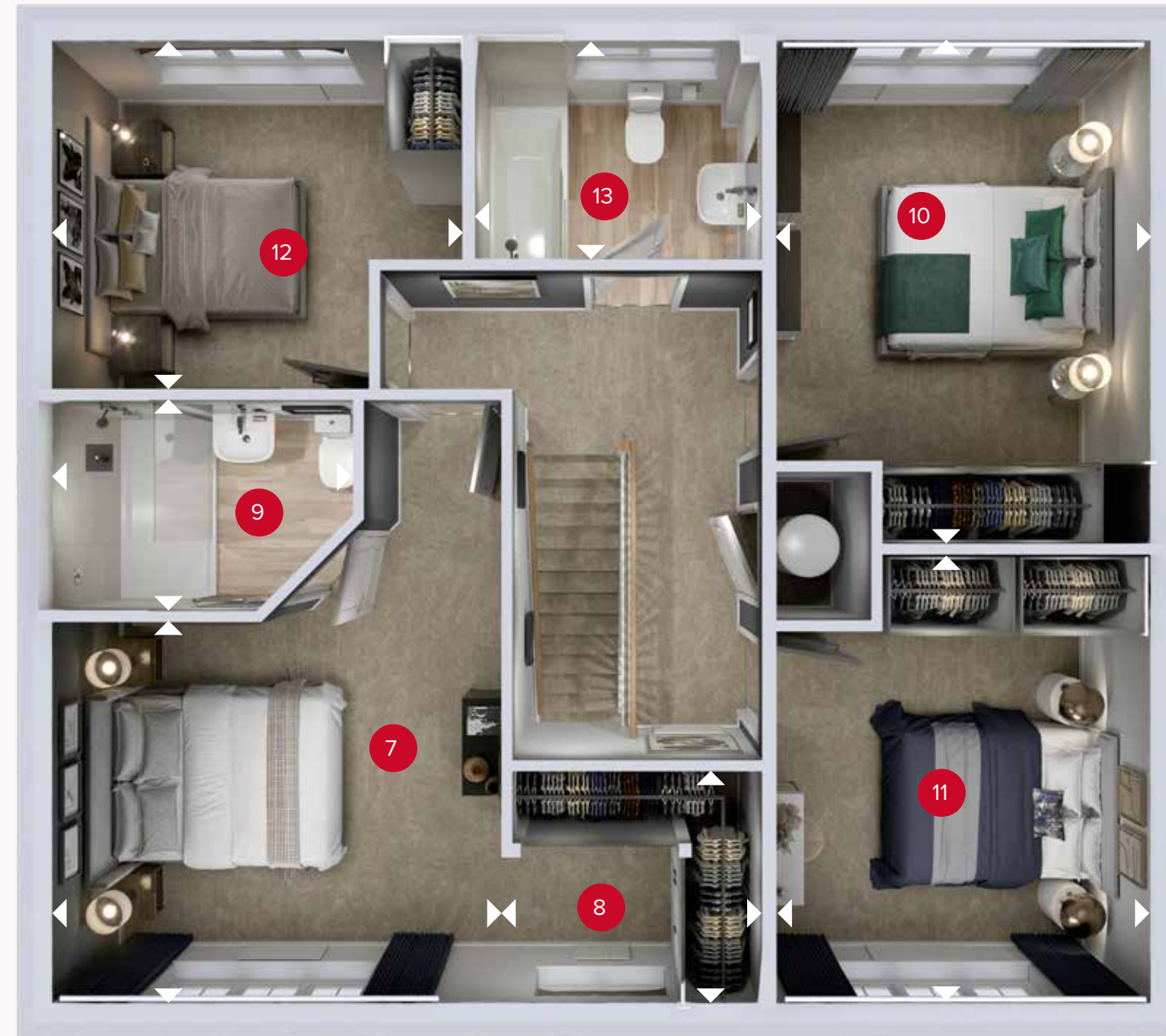
ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**GROUND FLOOR**



**FIRST FLOOR**

# THE HARROGATE

## GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'2"	3.50 x 3.69 m
3	Dining	13'1" x 10'3"	3.60 x 3.13 m
4	Family	13'11" x 10'1"	4.25 x 3.08 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'4" x 5'8"	1.94 x 1.73 m

## FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.30 m
8	Dressing	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.48 x 1.69 m
10	Bedroom 2	13'9" x 10'0"	4.18 x 3.05 m
11	Bedroom 3	12'1" x 10'0"	3.69 x 3.05 m
12	Bedroom 4	11'2" x 9'2"	3.40 x 2.79 m
13	Bathroom	7'7" x 5'9"	2.31 x 1.76 m



Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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. 01478-04 EG\_HARR\_DM.1

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

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



# THE HENLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1 Lounge	17'7" x 11'11"	5.35 x 3.63 m
2 Family	13'1" x 11'9"	3.98 x 5.83 m
3 Dining	13'9" x 11'3"	4.35 x 3.49 m
4 Kitchen	15'2" x 10'9"	4.62 x 3.13 m
5 Utility	6'3" x 5'9"	1.90 x 1.79 m
6 Cloaks	7'6" x 4'5"	2.28 x 1.38 m
7 Garage	17'1" x 17'0"	5.37 x 5.18 m

## FIRST FLOOR

8 Bedroom 1	16'10" x 11'11"	5.10 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



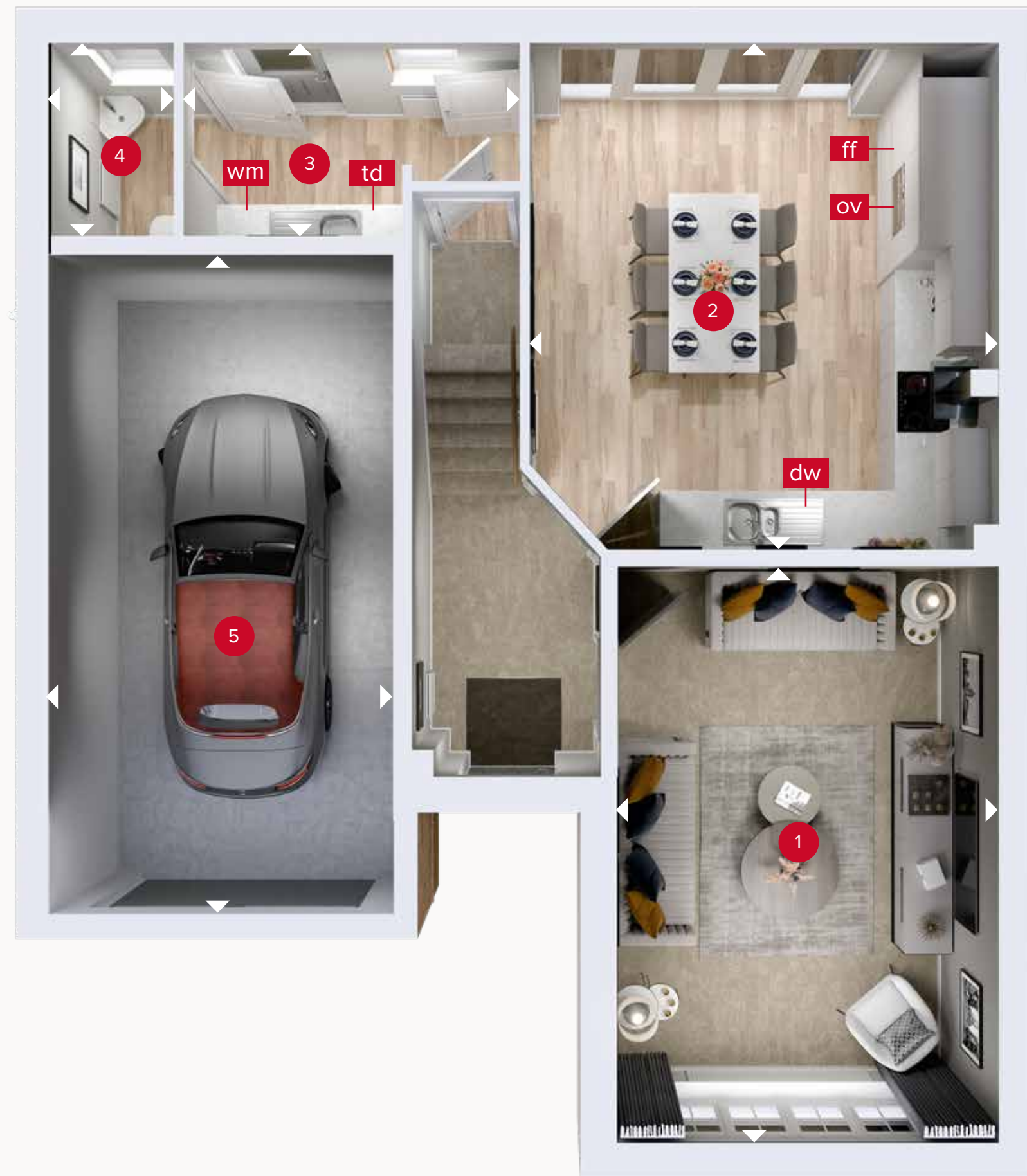
Customers should note this illustration is an example of the Henley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_HENL\_RVT

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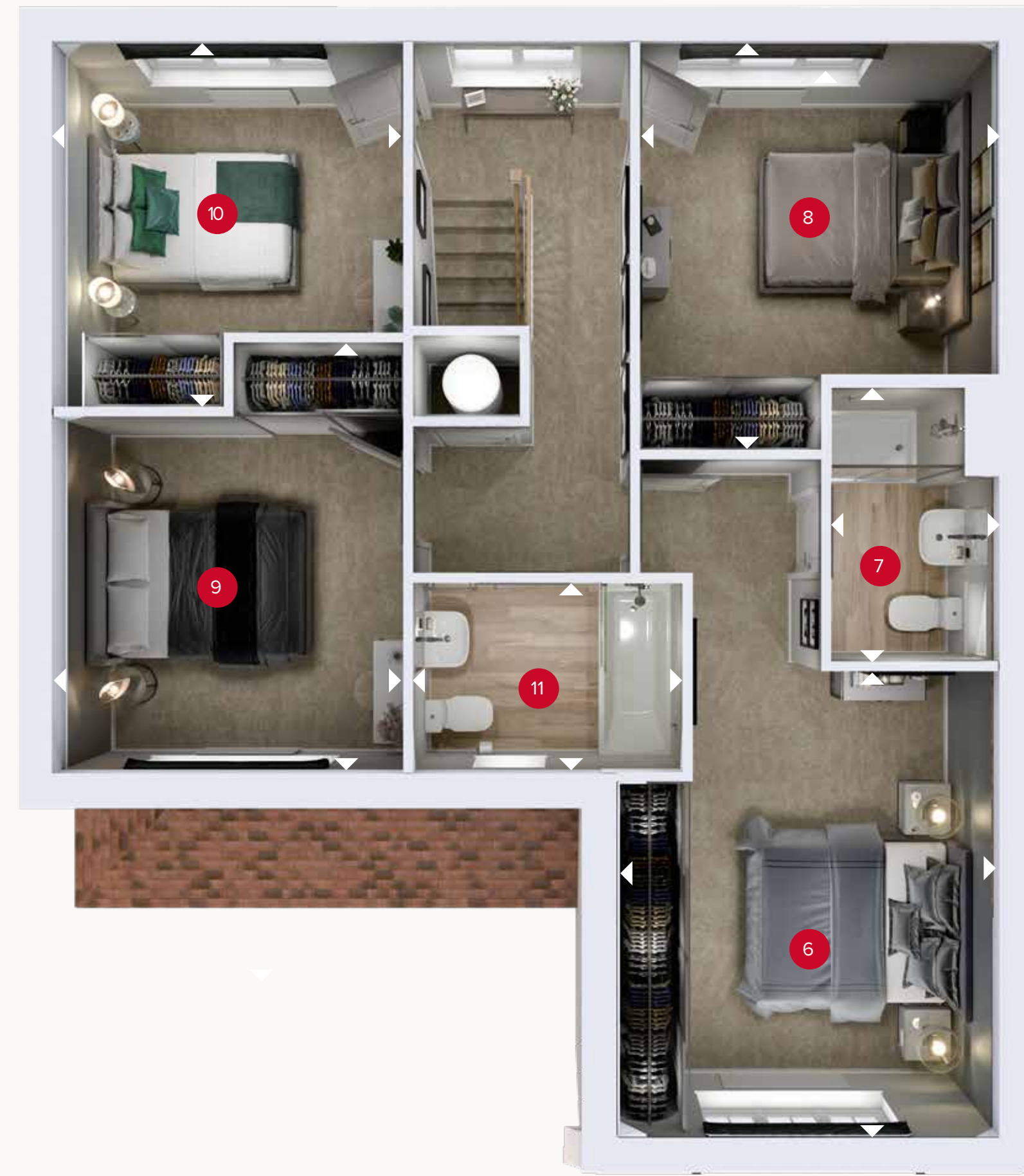
ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space



# THE MARLOW



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1 Lounge	16'10" x 11'2"	5.14 x 3.41 m
2 Kitchen/ Dining	14'8" x 13'9"	4.52 x 4.19 m
3 Utility	9'10" x 5'7"	3.00 x 1.71 m
4 Cloaks	5'7" x 3'6"	1.71 x 1.09 m
5 Garage	19'11" x 10'1"	6.06 x 3.08 m

## 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	11'11" x 10'6"	3.66 x 3.21 m
9 Bedroom 3	12'7" x 10'3"	3.86 x 3.13 m
10 Bedroom 4	10'9" x 10'2"	3.27 x 3.13 m
11 Bathroom	7'3" x 5'7"	2.41 x 1.71 m



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 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. EF\_MARO\_RVT

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



# THE OXFORD



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	15'9" x 10'10"	4.78 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'10"	5.98 x 3.00 m

## FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.05 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'11" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



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

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ov - oven  
ff - fridge freezer  
dw - dishwasher

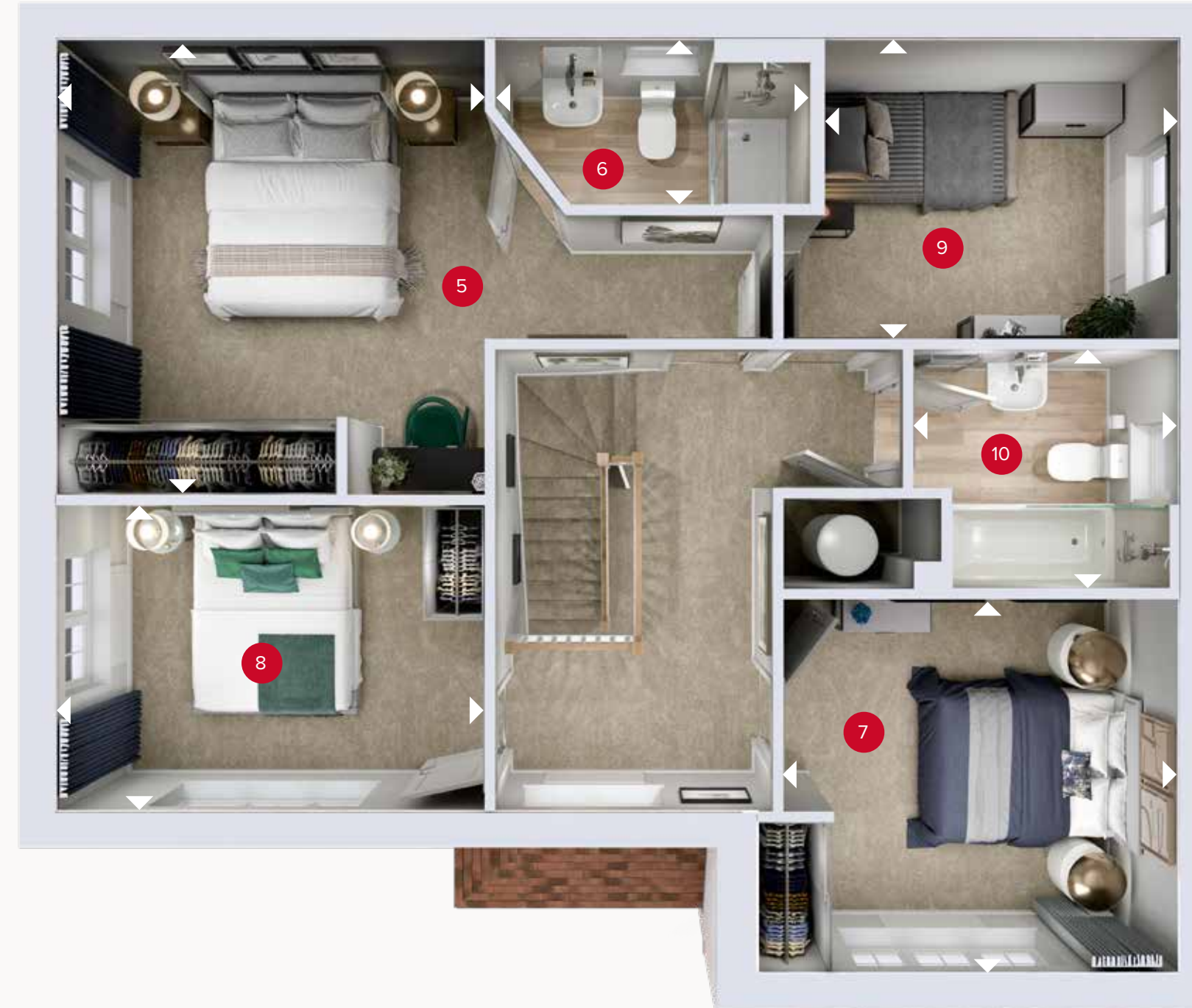
wm - washing machine space  
td - tumble dryer space



# THE SHAFTESBURY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'4" x 11'9"	7.73 x 3.57 m
2	Lounge	20'11" x 11'8"	6.38 x 3.56 m
3	Cloaks	6'6" x 3'4"	1.99 x 0.97 m
4	Utility	6'6" x 5'9"	1.99 x 1.79 m

## FIRST FLOOR

5	Bedroom 1	12'3" x 11'11"	3.74 x 3.62 m
6	En-suite	8'6" x 4'5"	2.58 x 1.35 m
7	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'10" x 8'1"	3.01 x 2.45 m
10	Bathroom	7'5" x 6'9"	2.26 x 2.05 m



11.04.2023

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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_SHAFT\_DM1

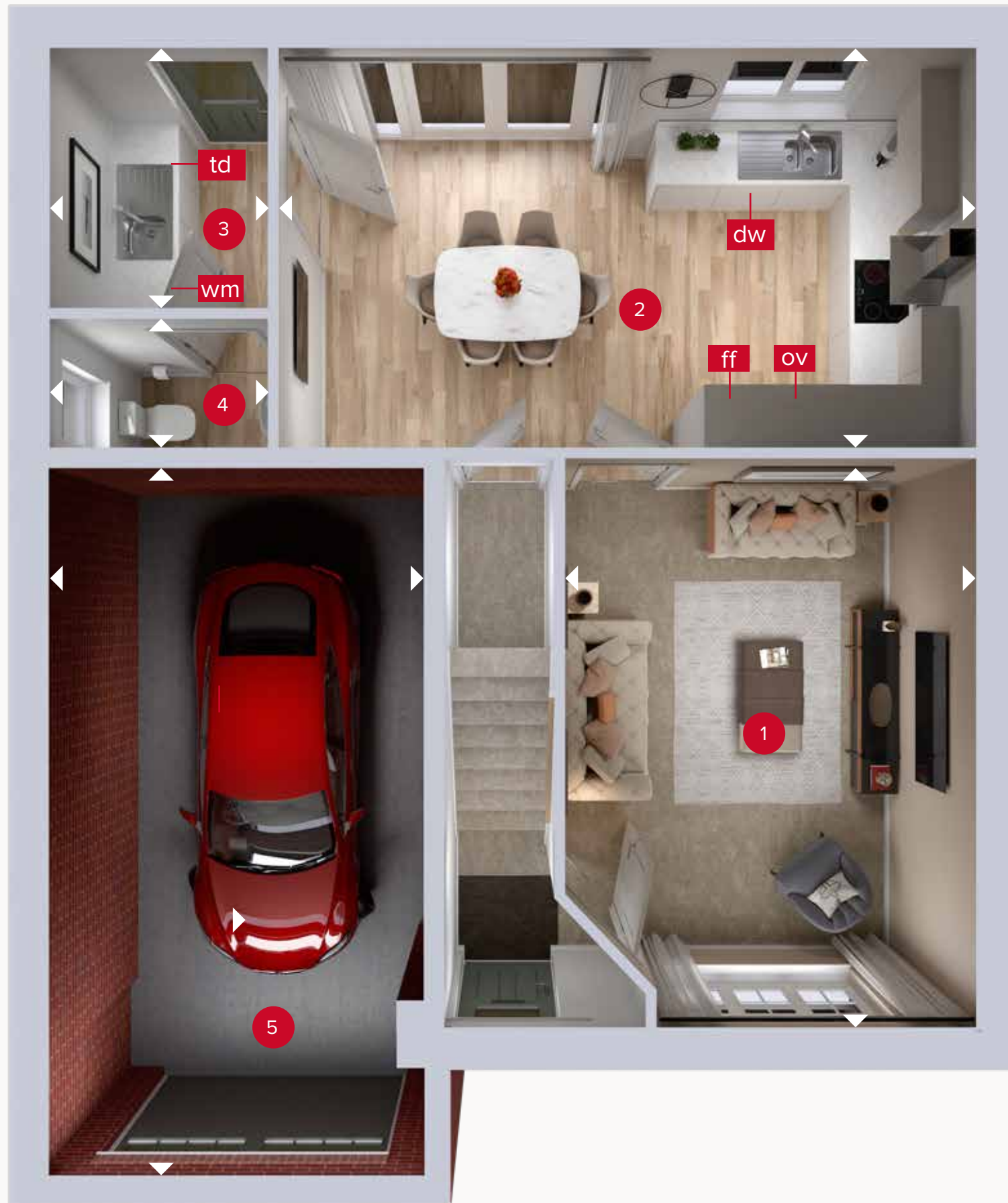
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

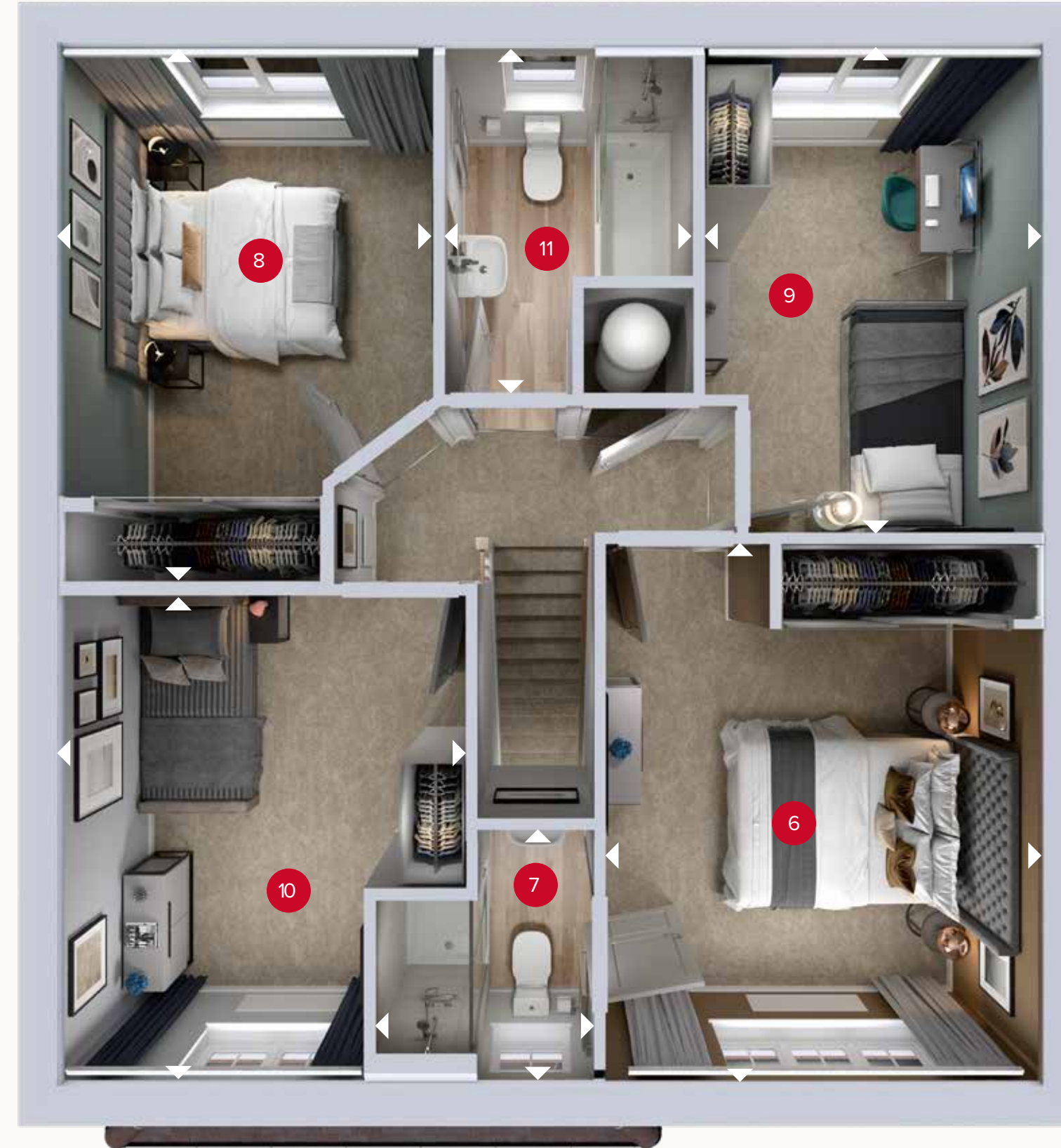
wm - washing machine space  
td - tumble dryer space



# THE SHREWSBURY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	15'3" x 11'1"	4.65 x 3.37 m
2	Kitchen/Dining	18'8" x 10'9"	5.70 x 3.28 m
3	Utility	7'0" x 5'10"	2.14 x 1.78 m
4	Cloaks	5'10" x 3'5"	1.78 x 1.05 m
5	Garage	19'7" x 10'1"	5.97 x 3.08 m

## FIRST FLOOR

6	Bedroom 1	13'8" x 11'1"	4.16 x 3.37 m
7	En-suite	6'6" x 5'7"	1.98 x 1.69 m
8	Bedroom 2	13'8" x 9'5"	4.16 x 2.88 m
9	Bedroom 3	12'4" x 8'6"	3.77 x 2.60 m
10	Bedroom 4	12'4" x 10'3"	3.77 x 3.13 m
11	Bathroom	8'10" x 6'4"	2.70 x 1.92 m



Customers should note this illustration is an example of the Shrewsbury 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. EF\_SHRB\_RVT

▷ 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



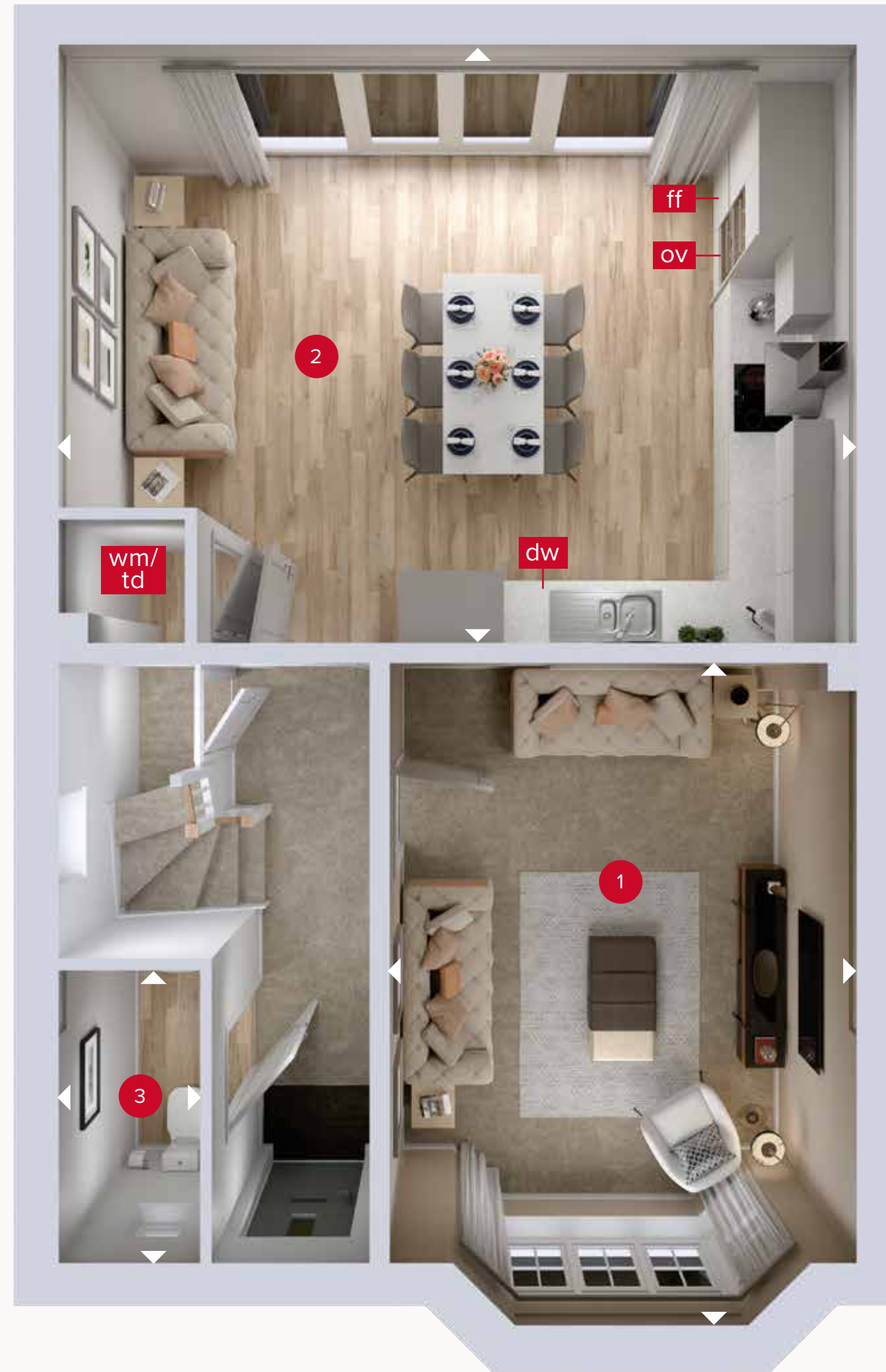
# THE STRATFORD

## GROUND FLOOR

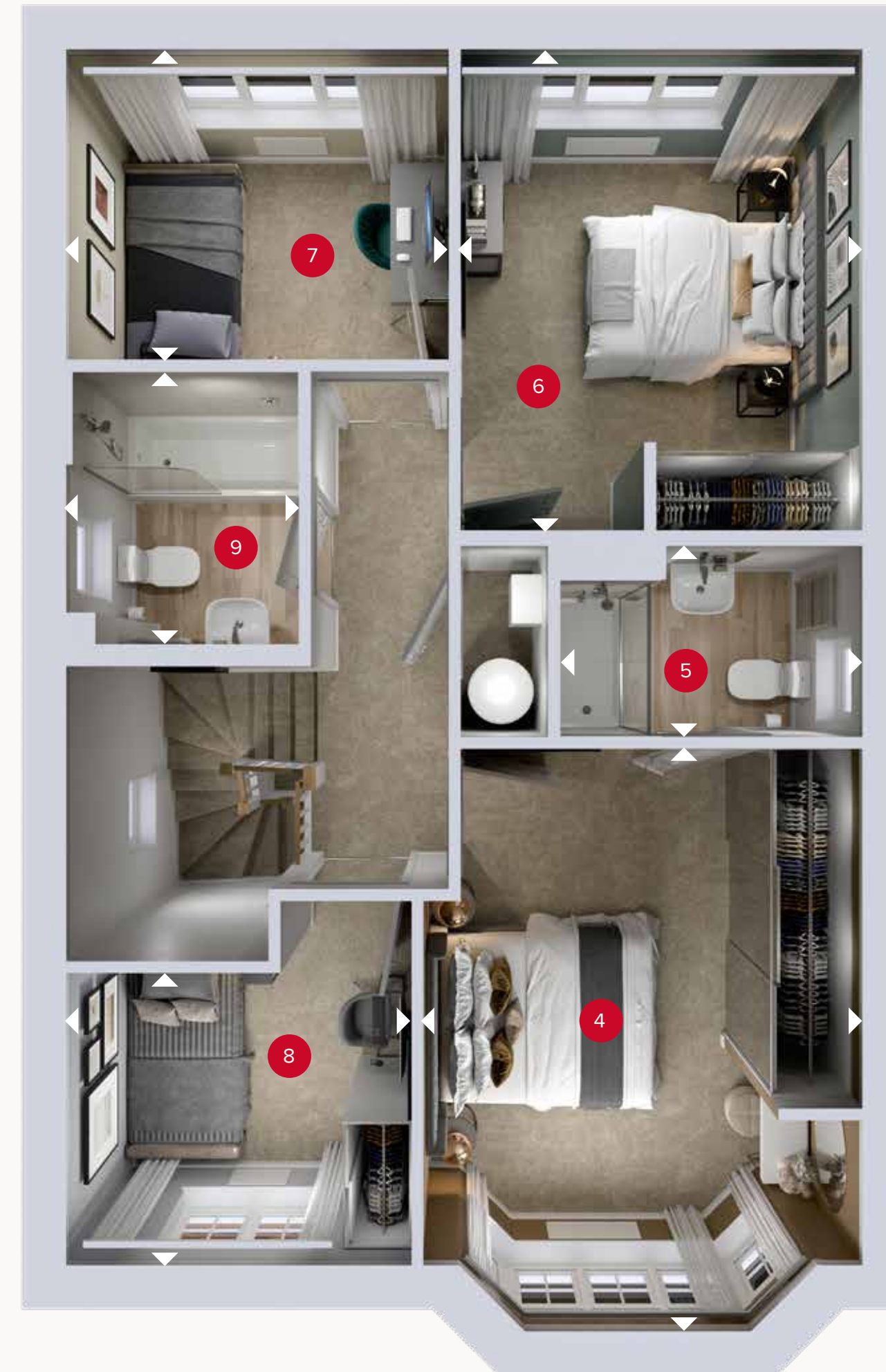
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

## FIRST FLOOR

4	Bedroom 1	14'4" x 10'10"	4.33 x 3.31 m
5	En-suite	7'6" x 4'7"	2.28 x 1.39 m
6	Bedroom 2	11'11" x 9'11"	3.62 x 3.03 m
7	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
8	Bedroom 4	8'6" 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. EF\_STRA\_RVT

▷ 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



# THE WINDSOR

## GROUND FLOOR

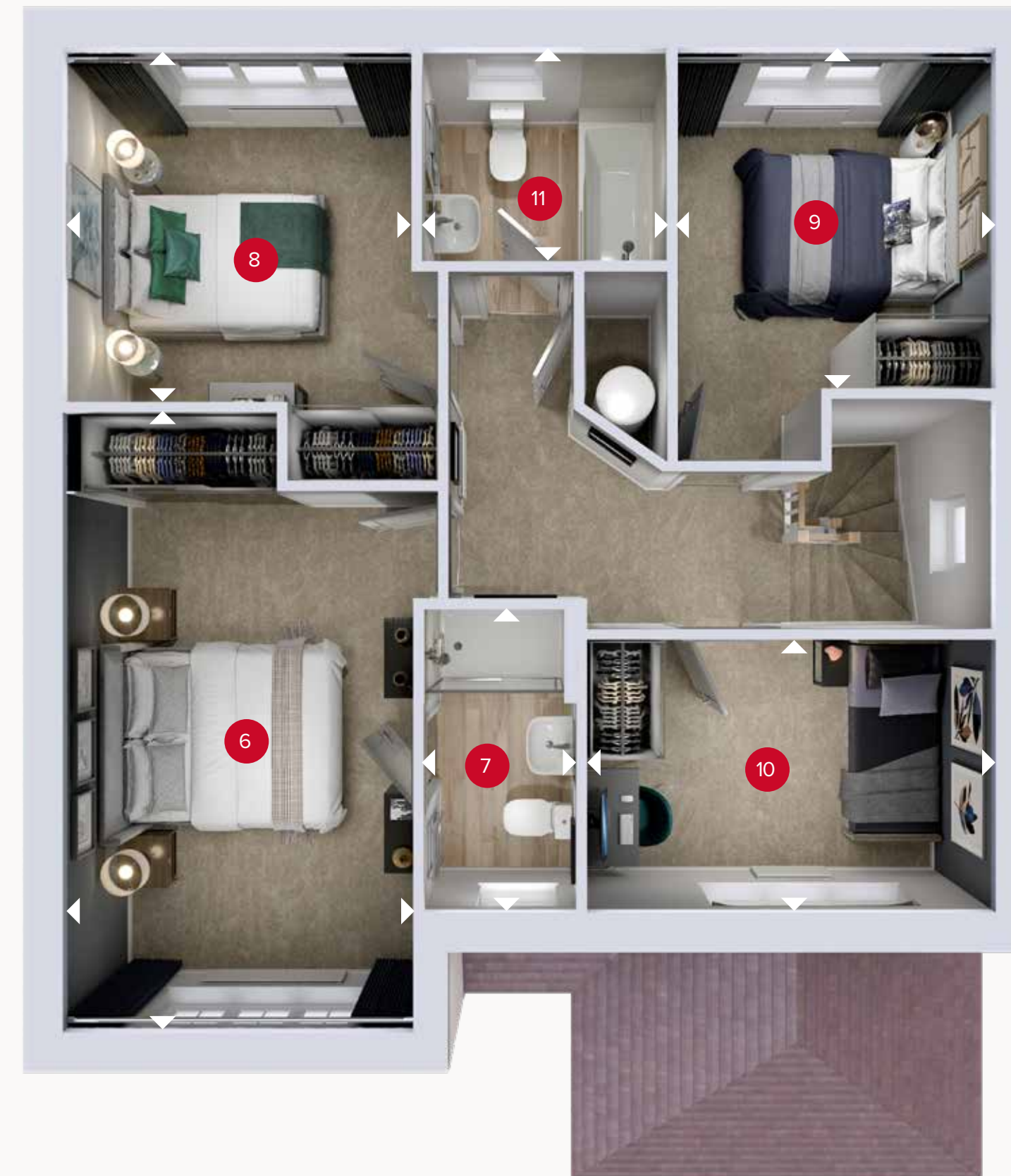
1	Kitchen/ Dining	18'4" x 15'9"	5.60 x 3.26 m
2	Lounge	11'3" x 11'0"	5.09 x 3.33 m
3	Utility	7'4" x 6'4"	3.52 x 2.96 m
4	Cloaks	5'6" x 3'1"	1.69 x 0.94 m
5	Garage	19'0" x 9'8"	5.99 x 3.00 m

## FIRST FLOOR

6	Bedroom 1	17'0" x 9'8"	5.14 x 2.96 m
7	En-suite	8'2" x 4'3"	2.48 x 1.19 m
8	Bedroom 2	10'3" x 9'7"	3.12 x 2.94 m
9	Bedroom 3	12'0" x 9'0"	3.01 x 2.72 m
10	Bedroom 4	11'5" x 7'2"	3.48 x 2.17 m
11	Bathroom	6'8" x 6'4"	2.07 x 1.94 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Windsor 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. EF\_WINS\_RVT

▷ 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



# SKILFUL EXECUTION

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





# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

**Kitchen Styles** A range of quality kitchen styles from Symphony. Please see Sales Consultant for further details.

**Handles** Refer to agreed group specifications – My Redrow.

**Plinth** Refer to agreed group specifications – My Redrow.

**General** Kitchens to include smooth door closers and plastic cutlery tray.

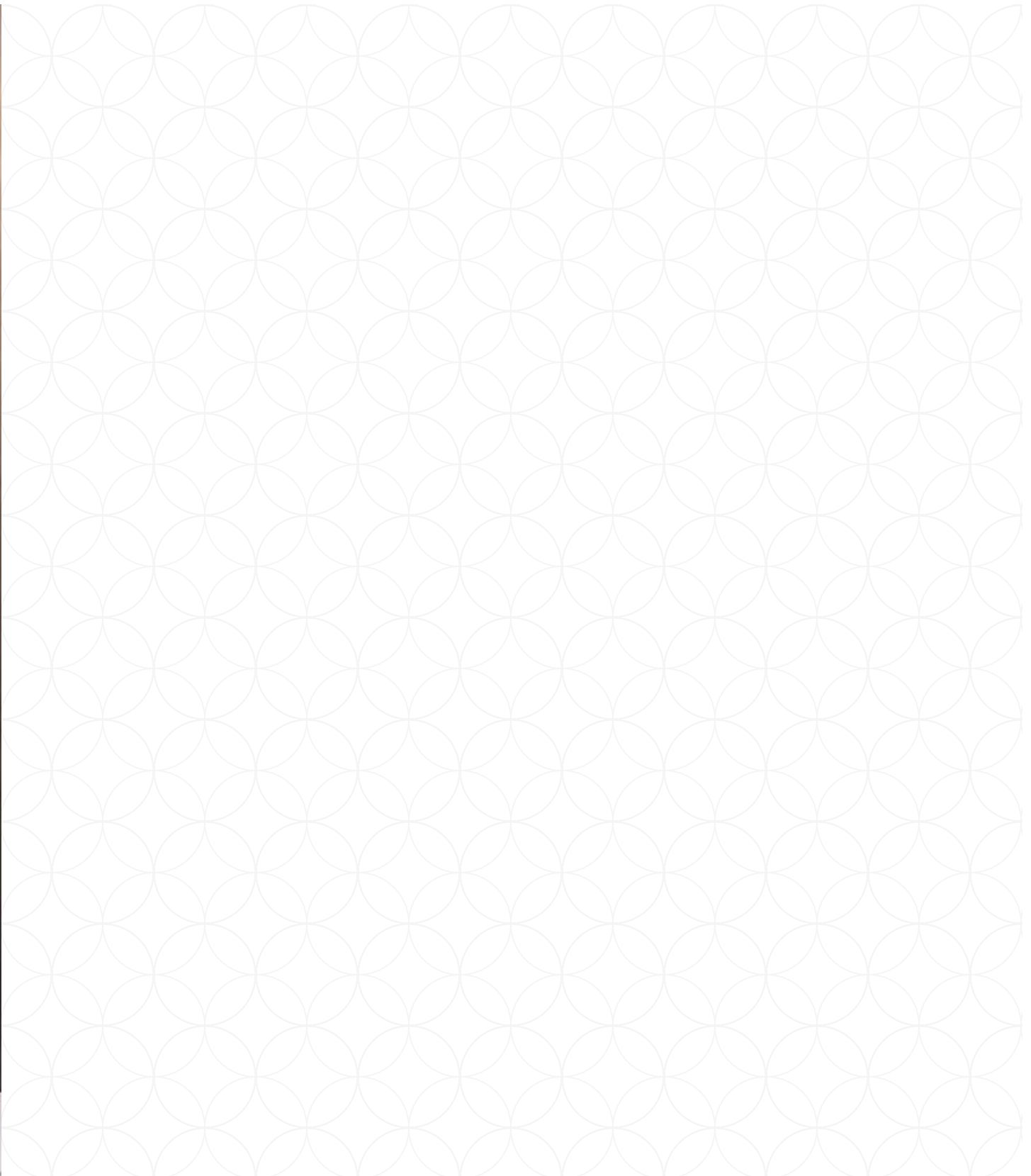
**Work Surfaces** Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

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

**Sink** Stainless steel 1.5 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with mixer tap to units (in housetypes over 1600sqft).

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

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



## INTERIOR

### Walls

Crown White paint finish.

### Internal Doors

Internal moulded door.

### Internal Door Furniture

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

### Architrave

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

### Skirting Boards

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

### Staircase

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

### Ceilings

Crown White paint finish.

### Central Heating

Air source heat pump, please ask sales consultant for more information.

### Radiators

Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

### Wardrobes

Gooding's wardrobes to all bedrooms are available as an optional upgrade – refer to My Redrow.

### Phone Point

Phone Point finishes to match electrical accessories in rooms.

### TV Point

TV Point finishes to match electrical accessories in room.

### Electrical Sockets & Switch Plates

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

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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom

**Sanitaryware** Ideal Standard in White finish.

**WC** Sottini CC BTW Pan with access point, Sottini Arc Cistern with dual flush valve – 4/2.6 litre flush, Sottini Arc Seat with normal close.

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

**Bath Panel** Uniline 170cm front bath panel.

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

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

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

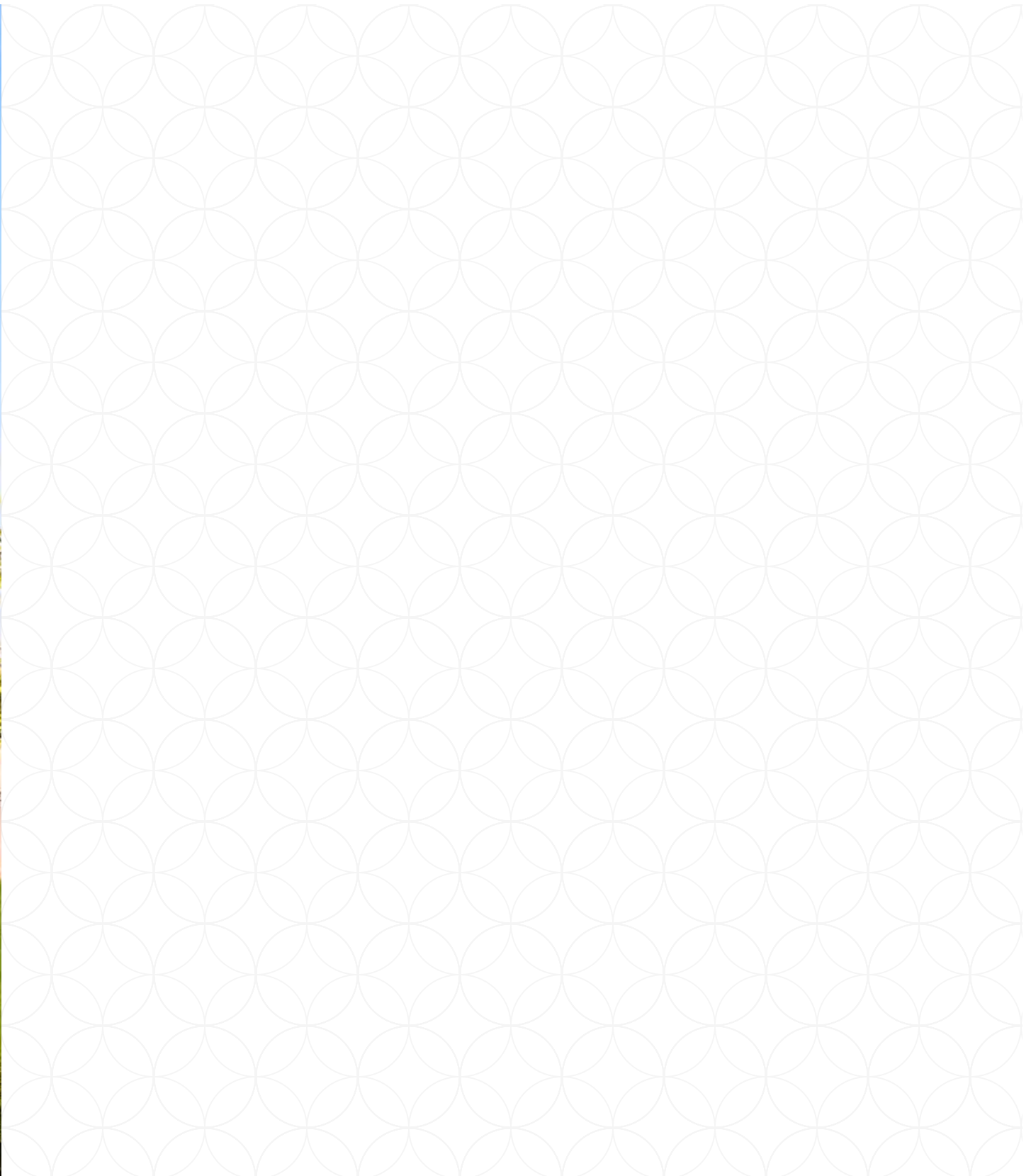
**Shower Screen** Polished Chrome effect finish shower door manufactured by “Twyford Geo6”. Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted.

**Wall Tiles** Bathroom – Porcelanosa full-height tiling around bath, if bath does not have a shower then half-height tiling only. Cloakroom – Porcelanosa tiing, one tile high splash-back to basin.

**Bathroom & En-suite Basin** Sottini Arc 55cm with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

**Cloakroom Basin** Sottini Arc 40cm basin with 1 tap hole, semi pedestal or Mavone 45cm 1 tap hole corner basin (please refer to drawing to confirm basin design). Fitted with Sottini Tesino Mini Mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

**Towel Rail** ‘Curved style’ wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.



## EXTERIOR

### Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

### Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

### Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

### External Doors

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

### House Numeral

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

### External Lights

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

### Garden

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

### Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Doors Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

### Door Bell

Black bell push with transformer.

### Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



# A THRIVING PARTNERSHIP

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

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



# 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.





# HARBOUR VIEWS

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BARTONS ROAD, HAVANT PO9 5FE

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