

HERITAGE

- REDROW -

# HENDRICKS GREEN

GOFFS OAK





# WELCOME TO HENDRICKS GREEN



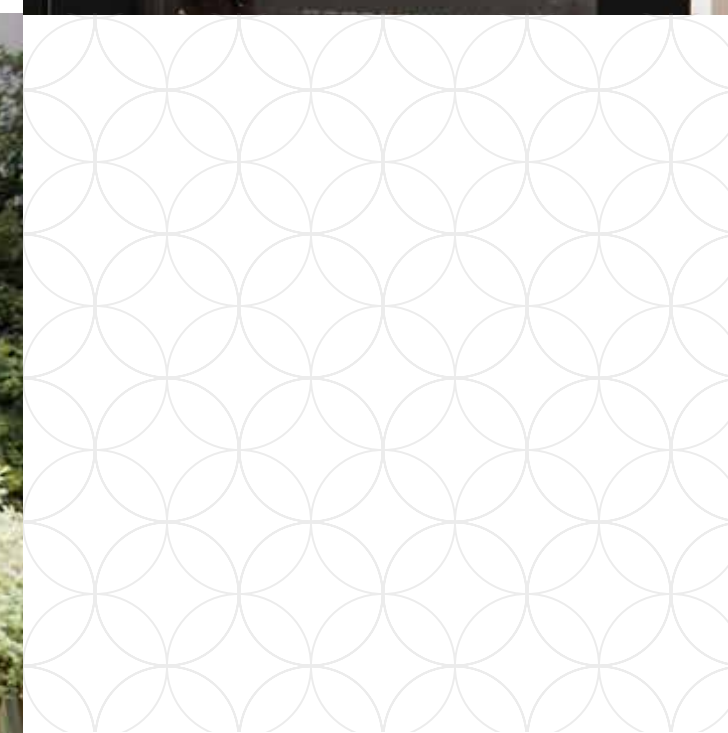
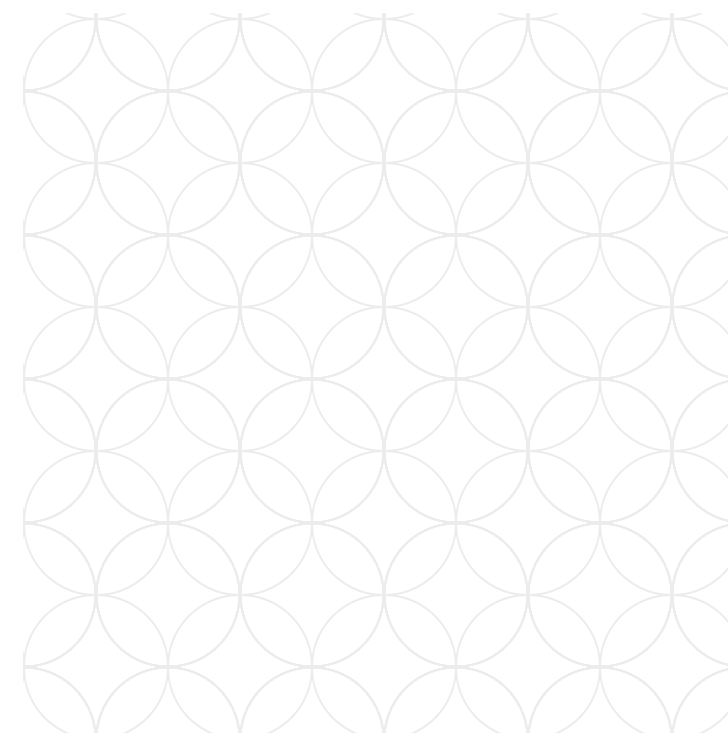
## A COLLECTION OF 2 BEDROOM APARTMENTS AND 3 AND 4 BEDROOM HOMES IN THE VIBRANT VILLAGE OF GOFF'S OAK.

Surrounded by beautiful rolling fields but ideally located for London commuting, and with a distinct and refined character of its own, Hendricks Green is a development that will suit buyers of all kinds. Set in the pretty village of Goff's Oak in Hertfordshire, Hendricks Green offers spacious, low maintenance 2 bedroom apartments as well as Redrow's award-winning Heritage Collection, inspired by the 19th century Arts and Crafts movement and blending contemporary living spaces with the discerning influences of this much-treasured period.



# 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.

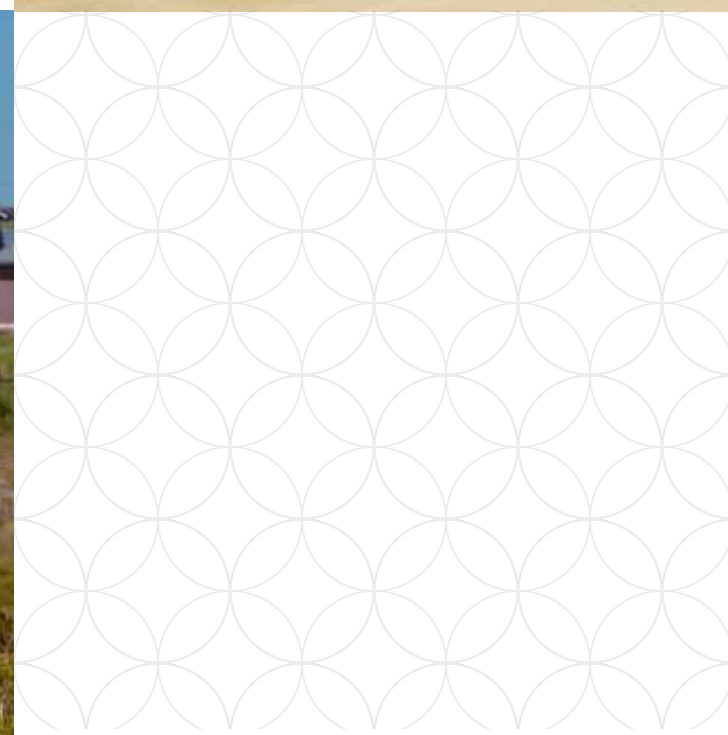
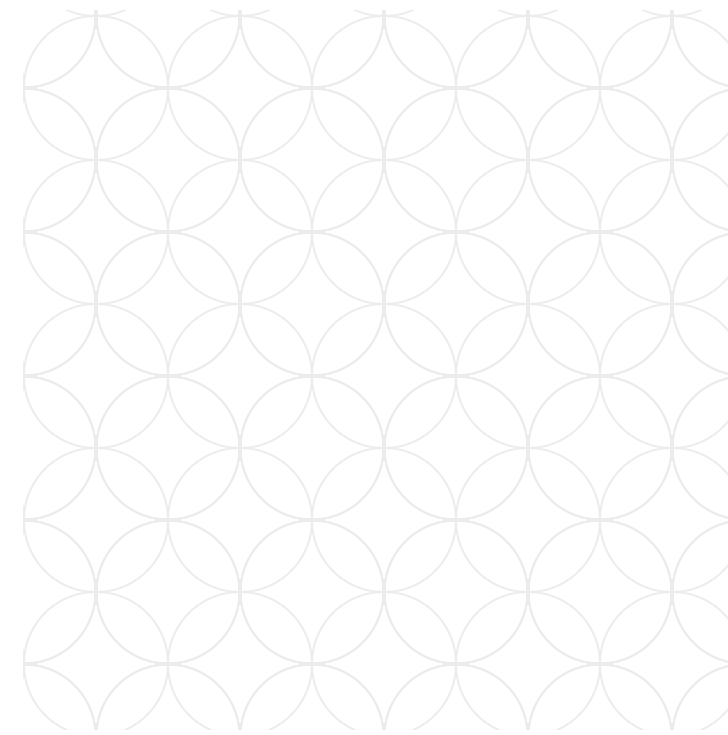


# BETTER BY DESIGN

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

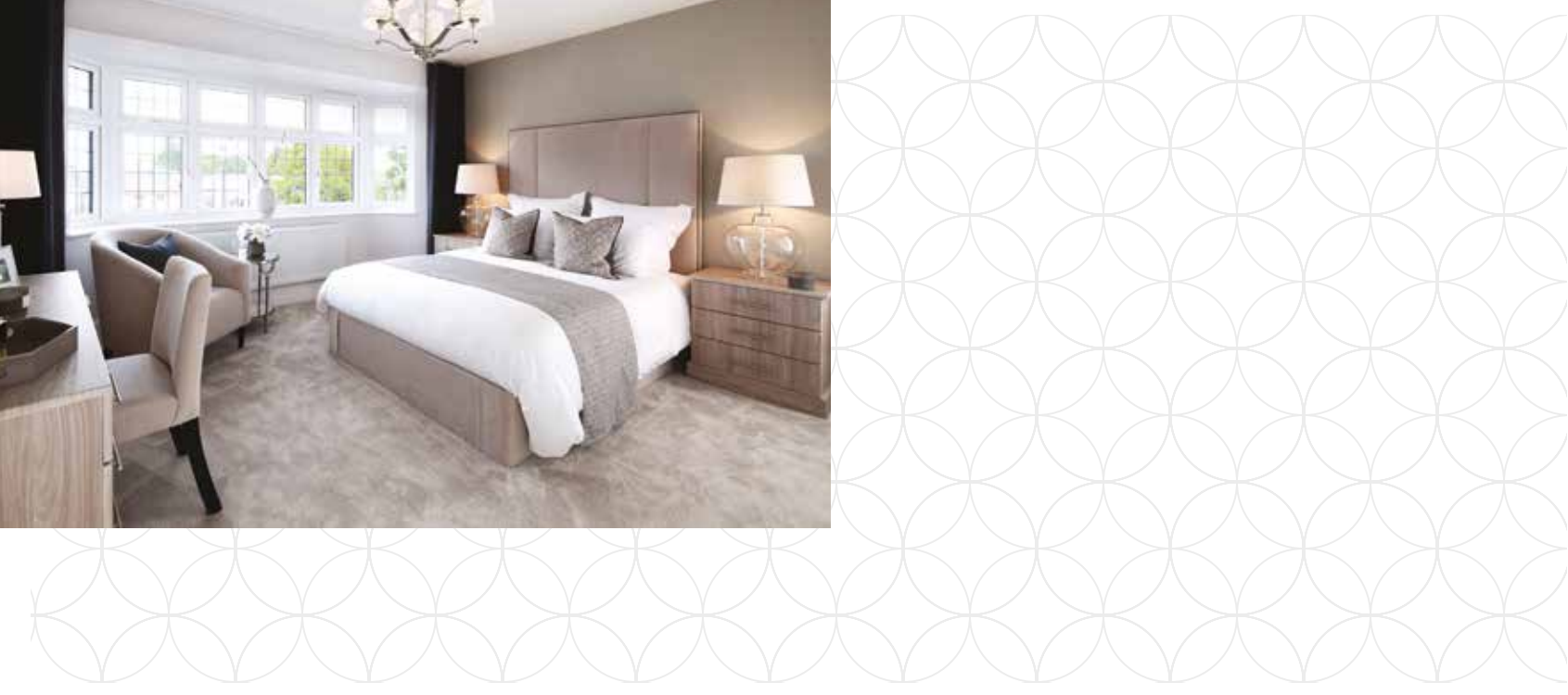
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# 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 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

Trips to the shops will be simple at Hendricks Green. Goff's Oak has a convenience store, pharmacy, post office and florists, while Waltham Cross has plenty of high street retailers. The Pavilions shopping centre has a particularly broad range of stores, while Sainsbury's, Iceland and Lidl are among the town centre supermarkets. Enfield, meanwhile, is just a 17-minute drive and also has plenty of household name shops in its thriving town centre, as well as at the Palace Gardens shopping centre. With the development's proximity to London, the bright lights and flagship stores of Oxford Street are also just over an hour away by car.

Eating and drinking out will be a pleasure at Hendricks Green. The Wheelwrights pub is just a 10-minute walk and serves locally-brewed real ales and hearty pub grub. The Prince of Wales, meanwhile, is a six-minute walk and offers fine dining and a good range of wines. Joy Bangla serves authentic Indian and Bangladeshi cuisine and is a three-minute drive. For a wide array of dining options, Cheshunt is also less than 10 minutes away in the car. Sample chicken, peri peri style, at the Lavish Peri Peri House, delicious Italian flavours at Vince's Kitchen and Pizzeria, or quality Thai and Chinese fare at the Mai Thai Kitchen and Peking House respectively.



## ENJOY AN ACTIVE LIFESTYLE

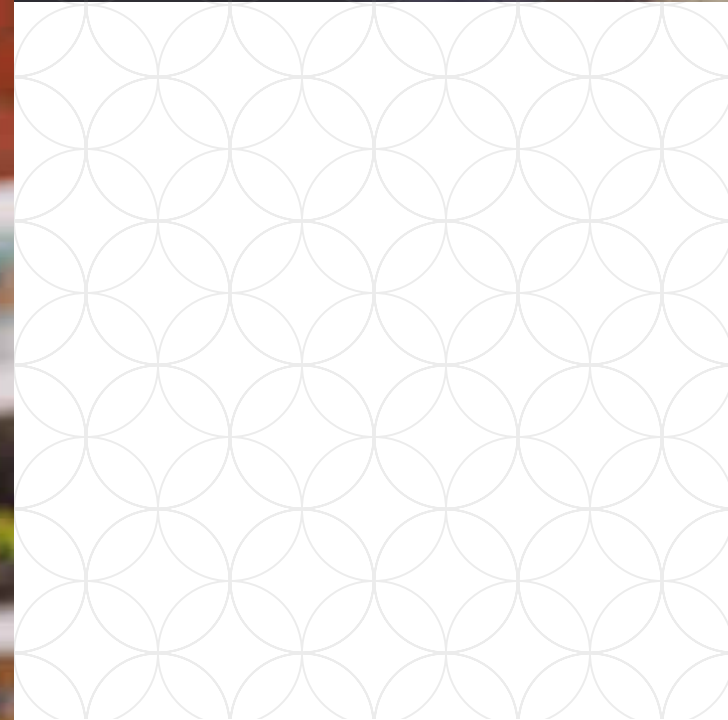
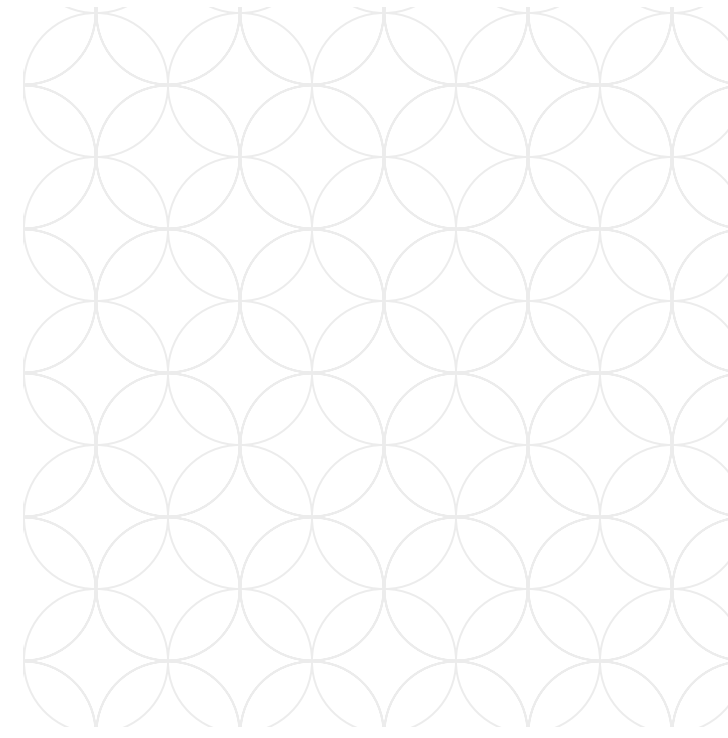
For leisure and pleasure, the surrounding area will not disappoint. Those seeking sport and fitness can make use of the gym, tennis courts, badminton courts, spa and pools at Enfield's David Lloyd Club, around 13 minutes away by car. Also close to home are an enviable selection of golf courses, including Crews Hill Golf Club, the Hertfordshire Golf and Country Club, West Essex Golf Club and Enfield Golf Club, all within a 20-minute drive. Those seeking sport of a more vigorous nature need look no further than Northaw and Cuffley Tennis Club, Cheshunt and Broxbourne Borough football clubs and Cheshunt Rugby Club.

For walks and days out, you'll be spoilt for choice. The 235-acre Cheshunt Park is just 6 minutes away by car and has play areas, football and basketball facilities and history trails. Perfect for a picnic or stroll and with an abundance of wildlife, including wildflower meadows, a restored pond and an orchard. Paradise Wildlife Park is around 12 minutes by car and is ideal for a family day out. This interactive zoo features some of the world's most exotic species of wildlife, along with a farmyard, miniature golf course, woodland walk and even an open-air splash pool.



# OPPORTUNITIES FOR LEARNING

Parents can look to a wide range of schools close to Hendricks Green, with options for youngsters at all stages of their educational journeys. Goff's Oak and Woodside primary schools are both rated 'Good' by Ofsted and both within walking distance, with St Paul's Catholic, Bonneygrove and Andrews Lane primary schools all reachable by car in under 15 minutes. Secondary students can attend Goff's Academy – just a three-minute drive and also rated 'Good' – as well as St. Mary's C of E High School, just a six-minute drive.



# GETTING AROUND

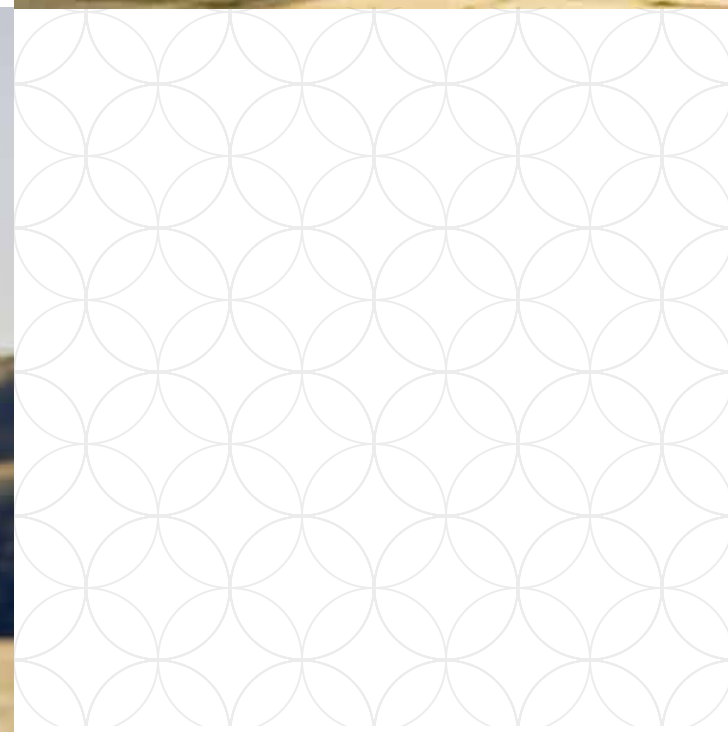
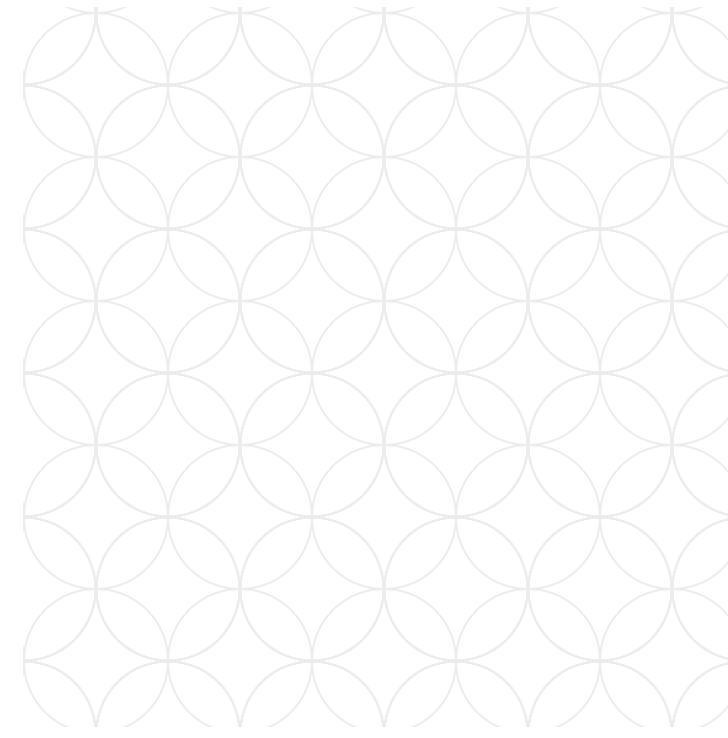
Whether you're travelling for work or play, Hendricks Green is perfectly located. You can be on the nearby A10 trunk road in just under 10 minutes, for onward travel to Cambridge, Hoddesdon, Enfield and Central London. The M25 is just an eight minute drive, for Greater London and connections to the M1 (for the Midlands and the North), the M11 (for Cambridge) and the A12 (for East Anglia).

For rail travel, you'll find two train stations within a 15-minute drive of the development. Cuffley Station offers services to Moorgate in Central London. At Cheshunt station, meanwhile, you can catch trains to Harlow, Bishop's Stortford and London Liverpool Street.

Those looking for international travel will find Heathrow Airport just under an hour away via the M25, and Stansted around 40 minutes away via the M11.

# 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 **Hendricks Green**.




















# SO YOU GET MORE OUT

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

# EXPLORE HENDRICKS GREEN

## KEY

 <b>LETCWORTH</b> 3 BEDROOM HOME	 <b>LEAMINGTON Q</b> 3 BEDROOM HOME
 <b>AMBERLEY</b> 3 BEDROOM HOME	 <b>SHAFTESBURY</b> 4 BEDROOM HOME
 <b>STRATFORD Q</b> 3 BEDROOM HOME	 <b>SUNNINGDALE</b> 4 BEDROOM HOME
 <b>OXFORD Q</b> 3 BEDROOM HOME	 <b>HENLEY</b> 4 BEDROOM HOME
 <b>STRATFORD</b> 4 BEDROOM HOME	 <b>BALMORAL</b> 4 BEDROOM HOME
 <b>OXFORD</b> 4 BEDROOM HOME	 <b>RICHMOND</b> 4 BEDROOM HOME
 <b>KENSINGTON</b> 4 BEDROOM HOME	 <b>LIFESTYLE APARTMENTS</b>
 <b>CAMBRIDGE</b> 4 BEDROOM HOME	 <b>AFFORDABLE HOUSING</b>
 <b>HARROGATE</b> 4 BEDROOM HOME	

### Affordable Housing:

Apartments – 50-60, 81-92, 168-185, 217-228, 240-245

Dart – 21-28, 29-31, 34-37, 69-72, 102-103, 250-254, 257-258  
288-291, 294-297

Tavy – 32-33, 98-101, 104-113, 210-216, 246-249, 255-256,  
259-270, 285-287, 292-293, 298-300

CP – Collection Point

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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.





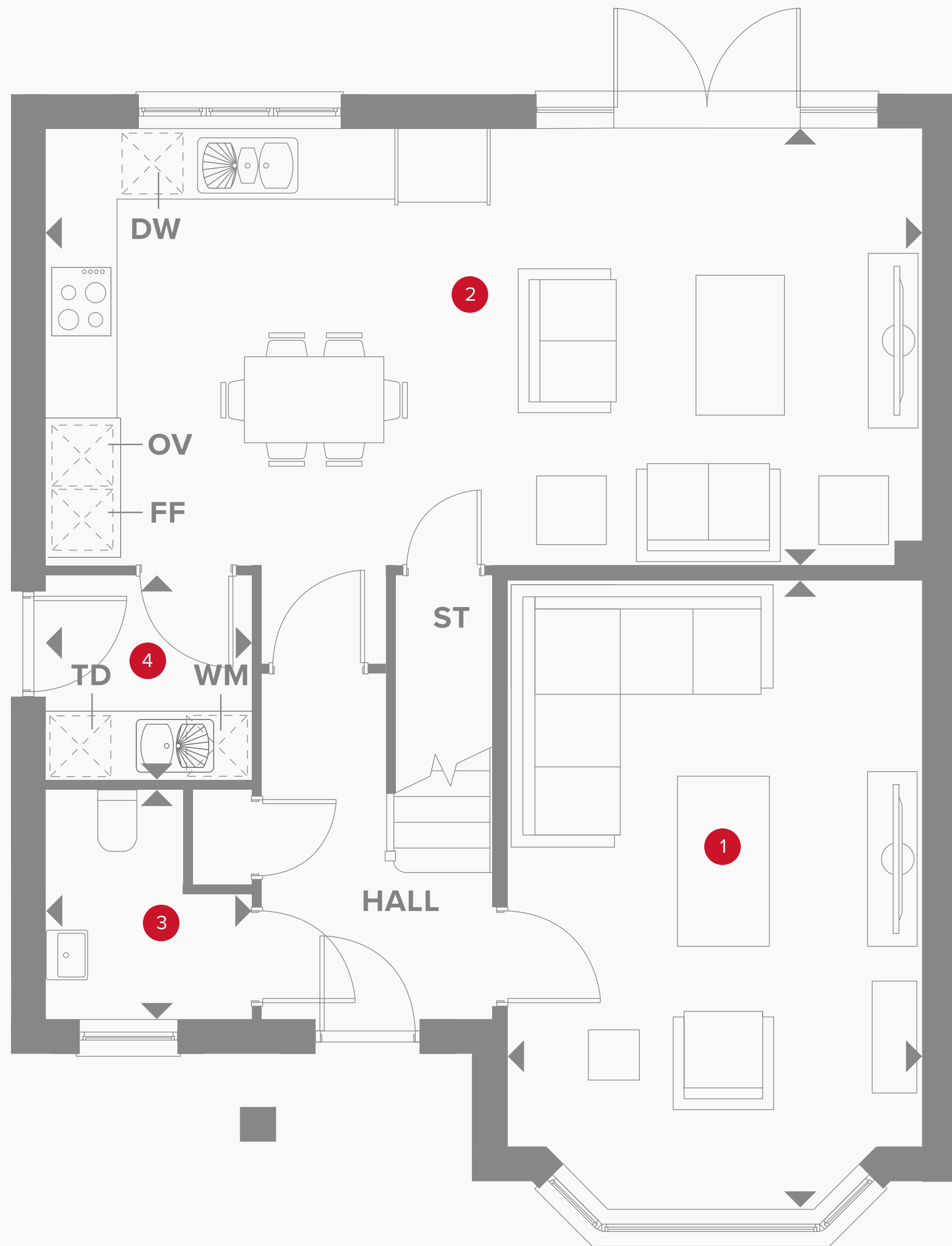
**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME







# THE CAMBRIDGE GROUND FLOOR

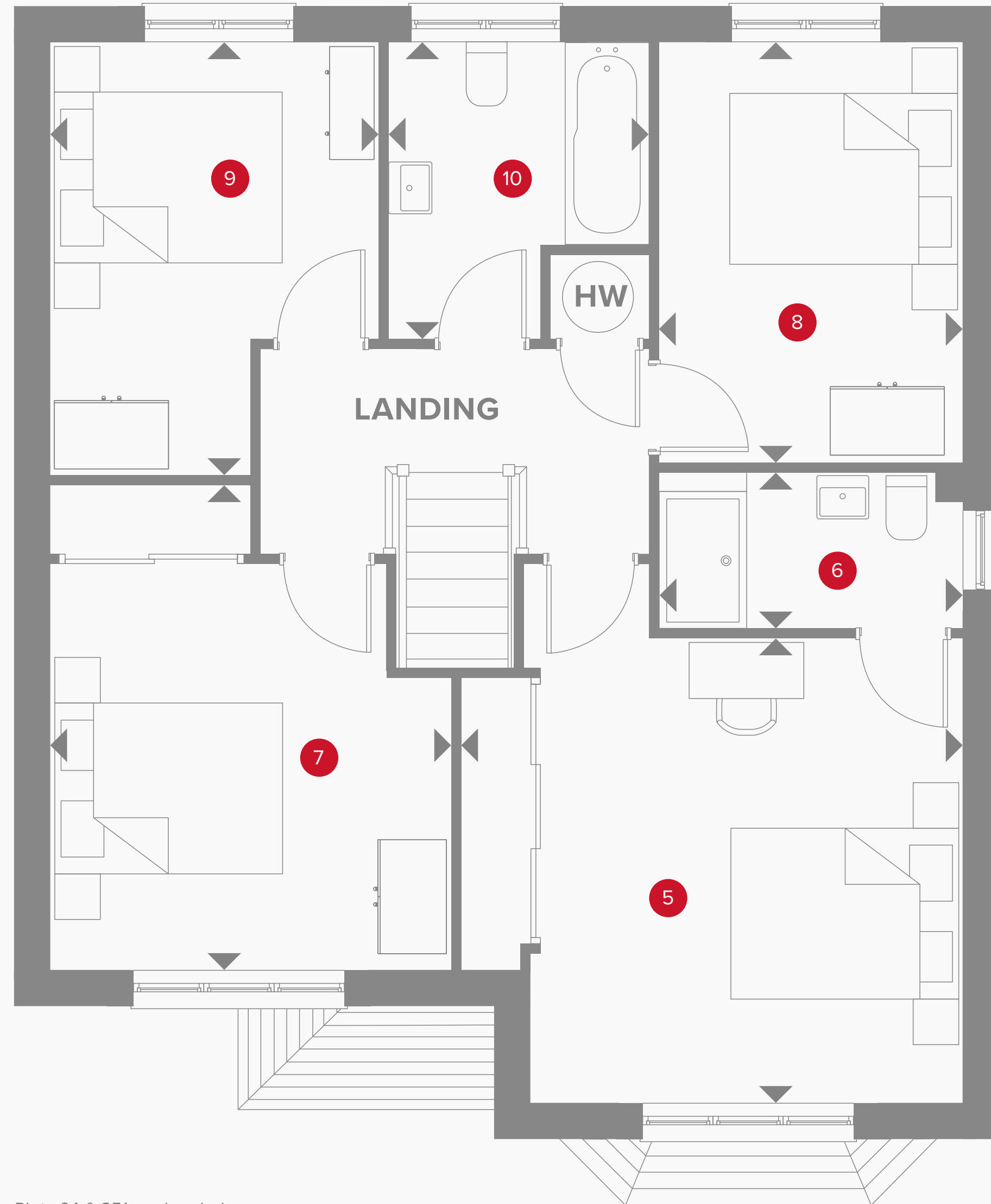
1	Lounge	11'10" x 17'9"	3.63 x 5.42 m
2	Kitchen/Dining/Family	25'2" x 12'6"	7.68 x 3.82 m
3	Cloaks	5'10" x 6'6"	1.8 x 1.9 m
4	Utility	5'10" x 5'10"	1.8 x 1.8 m



## KEY

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

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



Plots 64 & 351 are handed.

# THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'10" x 12'9"	4.22 x 3.89 m
6	En-suite	8'4" x 4'3"	2.56 x 1.30 m
7	Bedroom 2	11'1" x 13'3"	3.37 x 4.06 m
8	Bedroom 3	8'4" x 11'6"	2.55 x 3.52 m
9	Bedroom 4	8'9" x 11'11"	2.67 x 3.64 m
10	Bathroom	7'1" x 8'1"	2.18 x 2.48 m



**CONSUMER  
CODE  
FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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

## KEY

- ◀ Dimensions start
- HW** Hot water cylinder



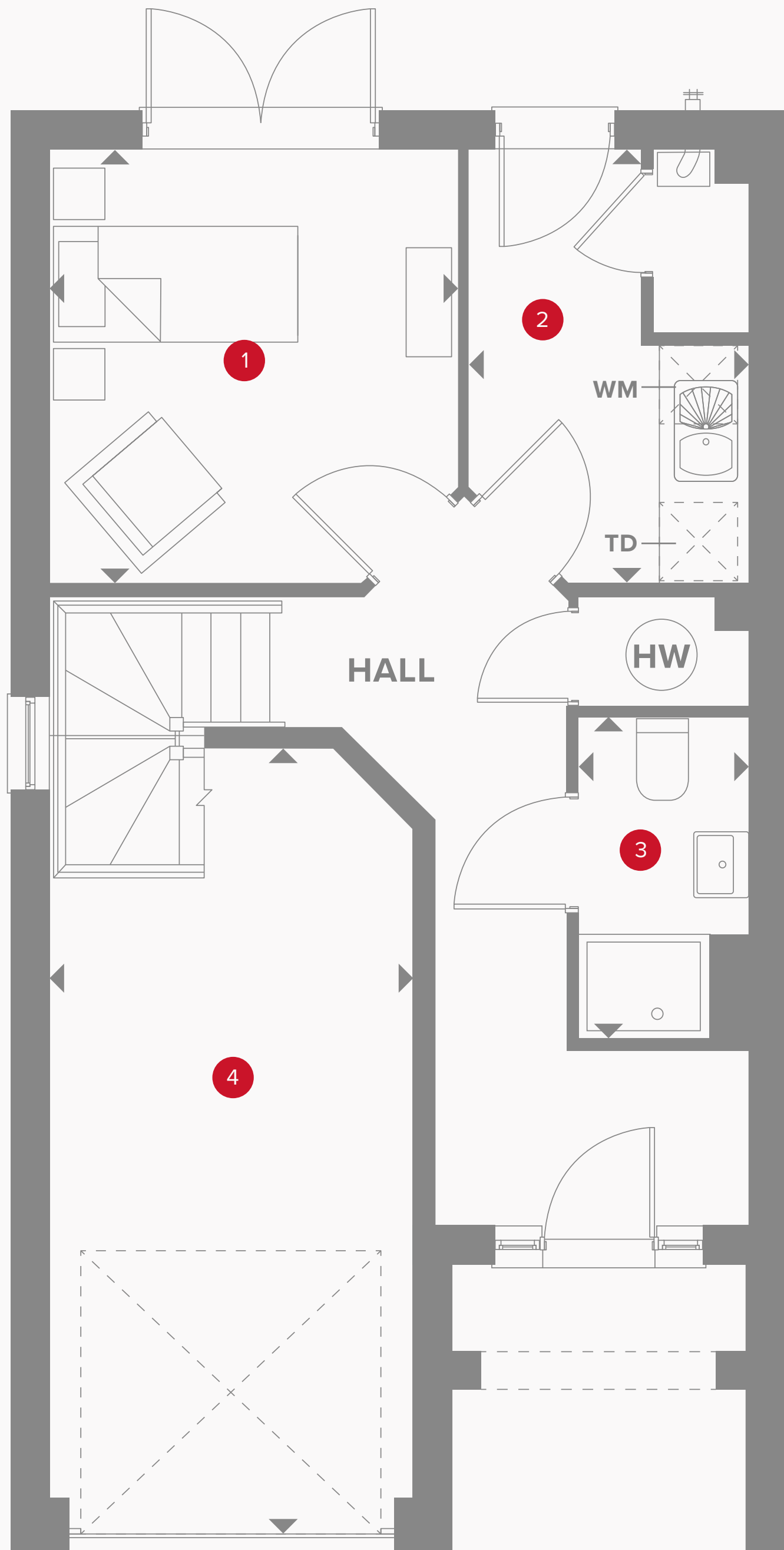
**HERITAGE**

- REDROW -

# THE KENSINGTON END

FOUR BEDROOM HOME

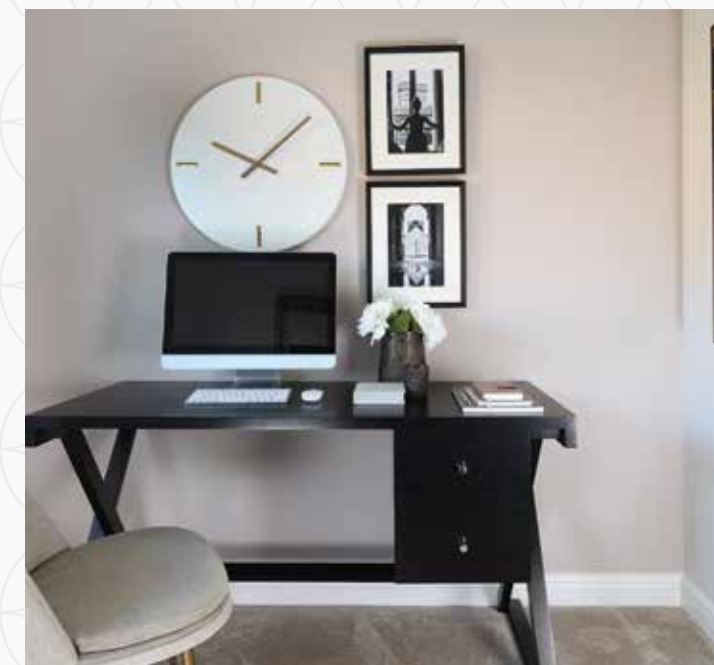
 **REDROW**



Plot 194 is handed

# THE KENSINGTON END GROUND FLOOR

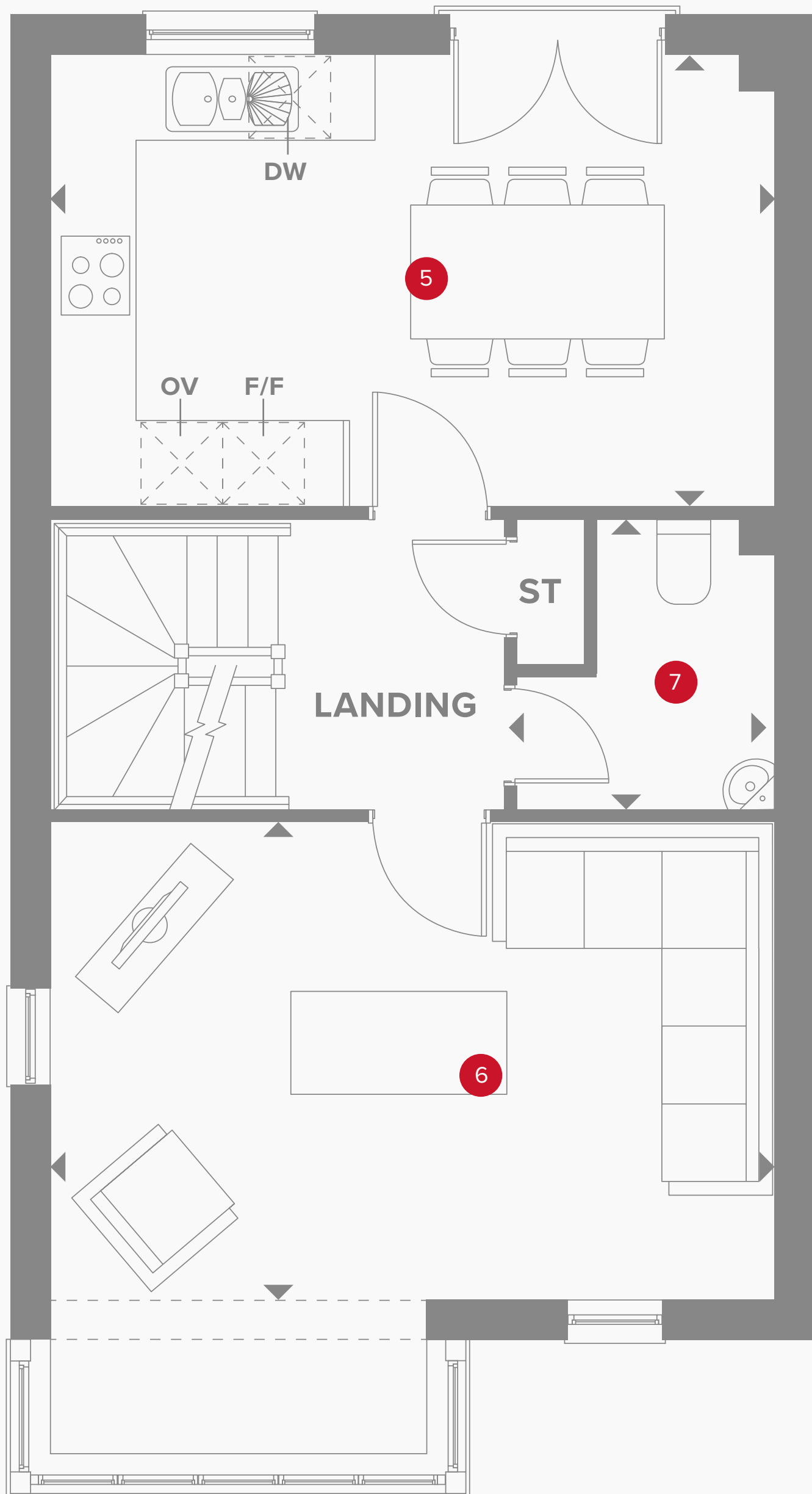
1	Study/Bedroom 4	10'8" x 10'1"	3.27 x 3.09 m
2	Utility	10'9" x 7'0"	3.30 x 2.14 m
3	Cloaks 1	8'0" x 4'2"	2.46 x 1.28 m
4	Garage	19'3" x 9'1"	5.82 x 2.77 m



## KEY

- TD** Tumble dryer space
- WM** Washing machine space
- HW** Hot water storage
- ◀ Dimensions start






# THE KENSINGTON END FIRST FLOOR

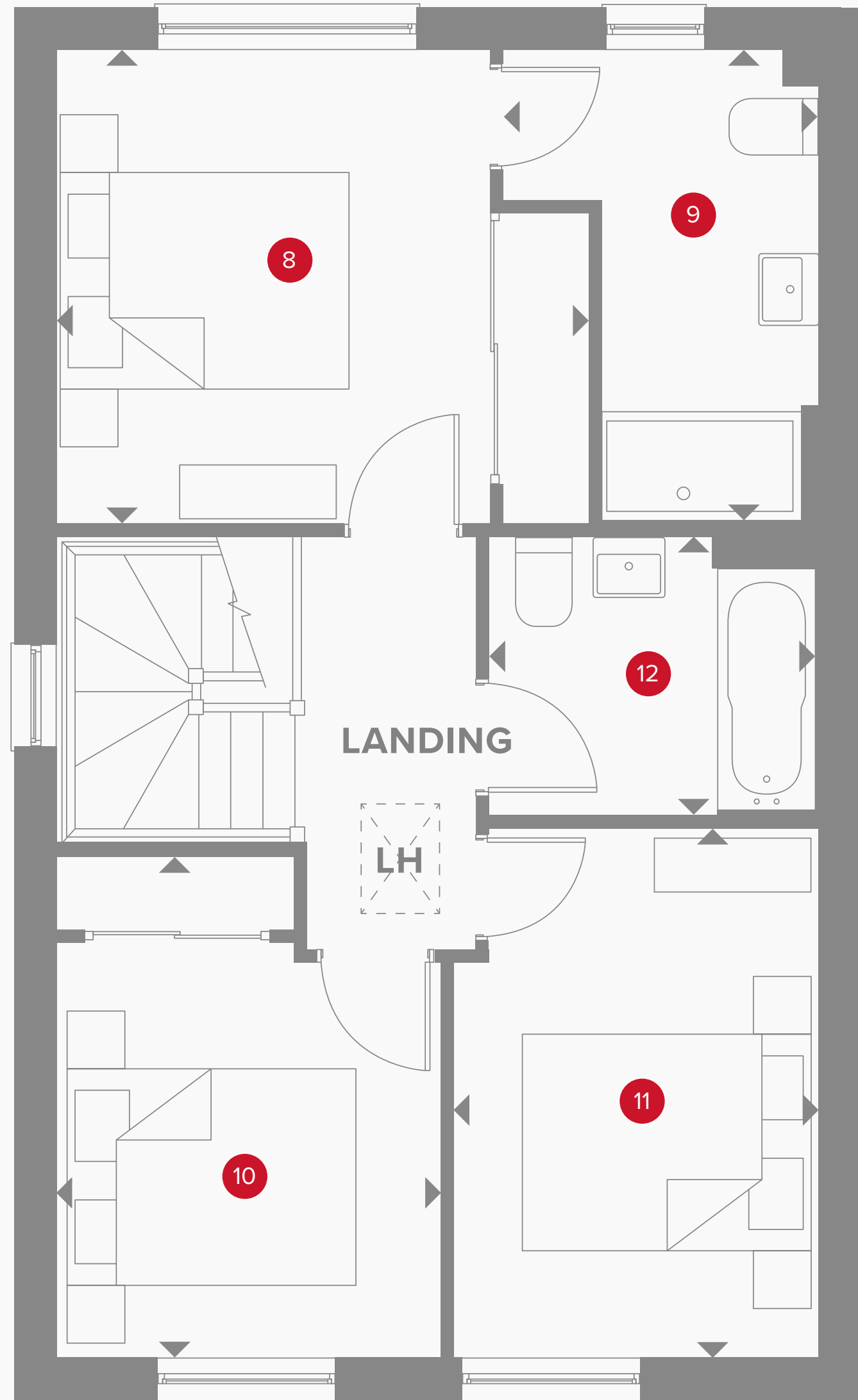
5	Kitchen/Dining	17'4" x 10'8"	5.30 x 3.27 m
6	Lounge	17'4" x 11'5"	5.30 x 3.50 m
7	Cloaks 2	7'0" x 6'1"	2.14 x 1.87 m



## KEY

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

- DW** Dish washer space
- ST** Storage cupboard
-  Dimensions start



## THE KENSINGTON END SECOND FLOOR

8	Bedroom 1	12'11" x 10'9"	3.70 x 3.30 m
9	En-suite	10'9" x 7'2"	3.30 x 2.19 m
10	Bedroom 2	11'5" x 8'9"	3.50 x 2.67 m
11	Bedroom 3	12'1" x 8'3"	3.70 x 2.53 m
12	Bathroom	7'6" x 6'4"	2.30 x 1.95 m



**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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
- LH Loft hatch



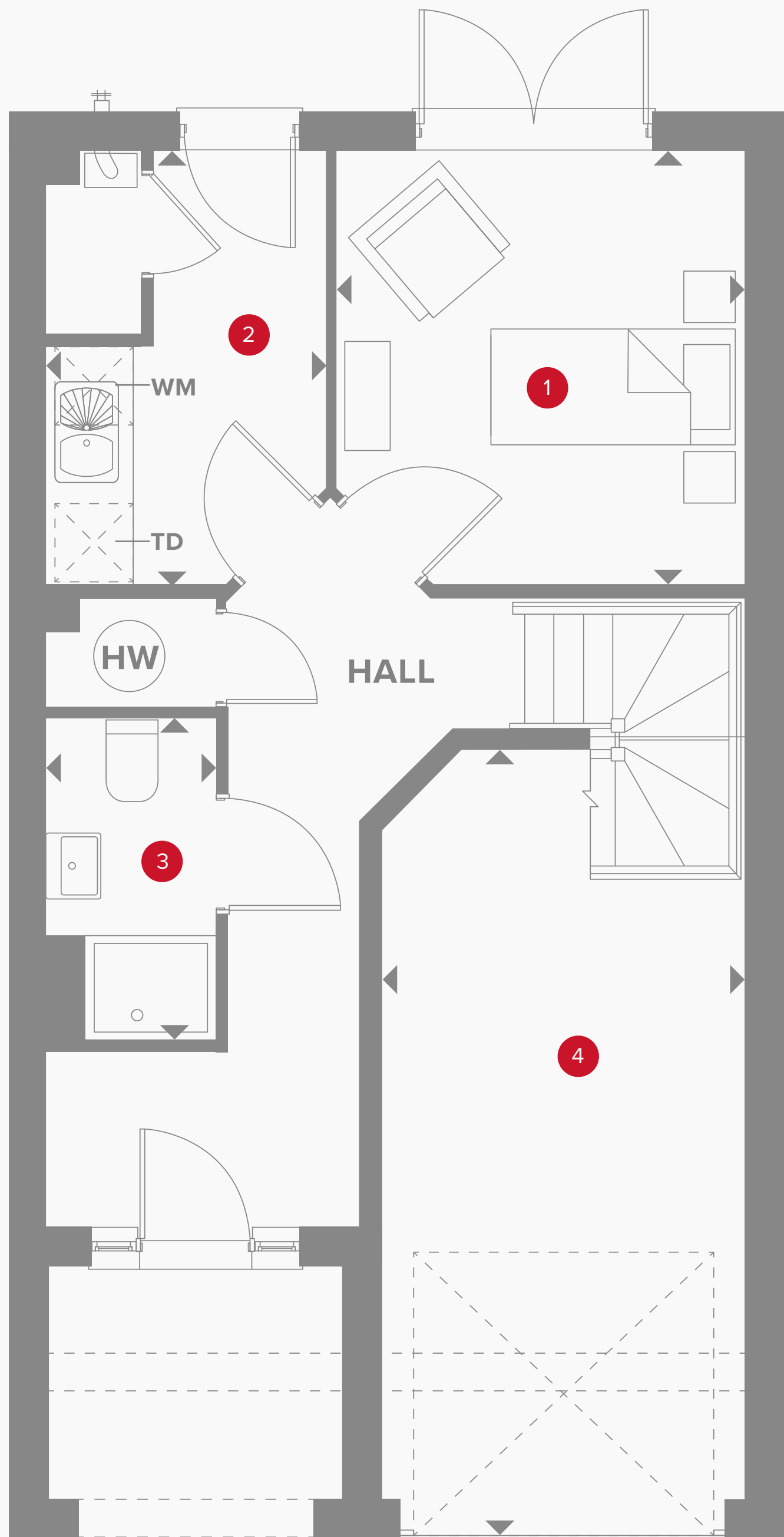
**HERITAGE**

- REDROW -

# THE KENSINGTON MID

FOUR BEDROOM HOME





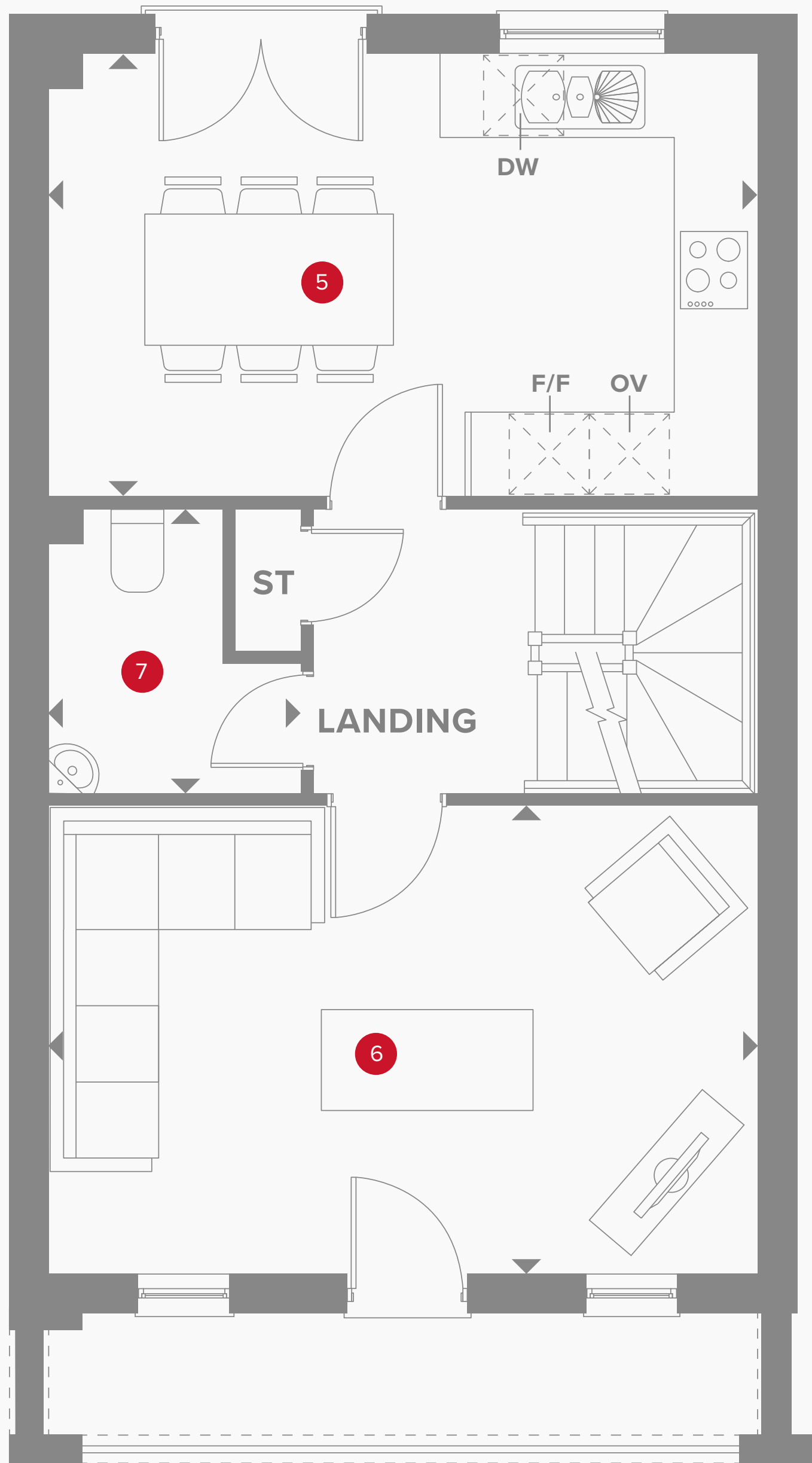
# THE KENSINGTON MID GROUND FLOOR

1	Study/Bedroom 4	10'8" x 10'1"	3.27 x 3.09 m
2	Utility	10'9" x 7'0"	3.30 x 2.14 m
3	Cloaks 1	8'0" x 4'2"	2.46 x 1.28 m
4	Garage	19'3" x 9'1"	5.82 x 2.77 m



**KEY**

- TD** Tumble dryer space
- WM** Washing machine space
- HW** Hot water storage
- ◀ Dimensions start






# THE KENSINGTON MID FIRST FLOOR

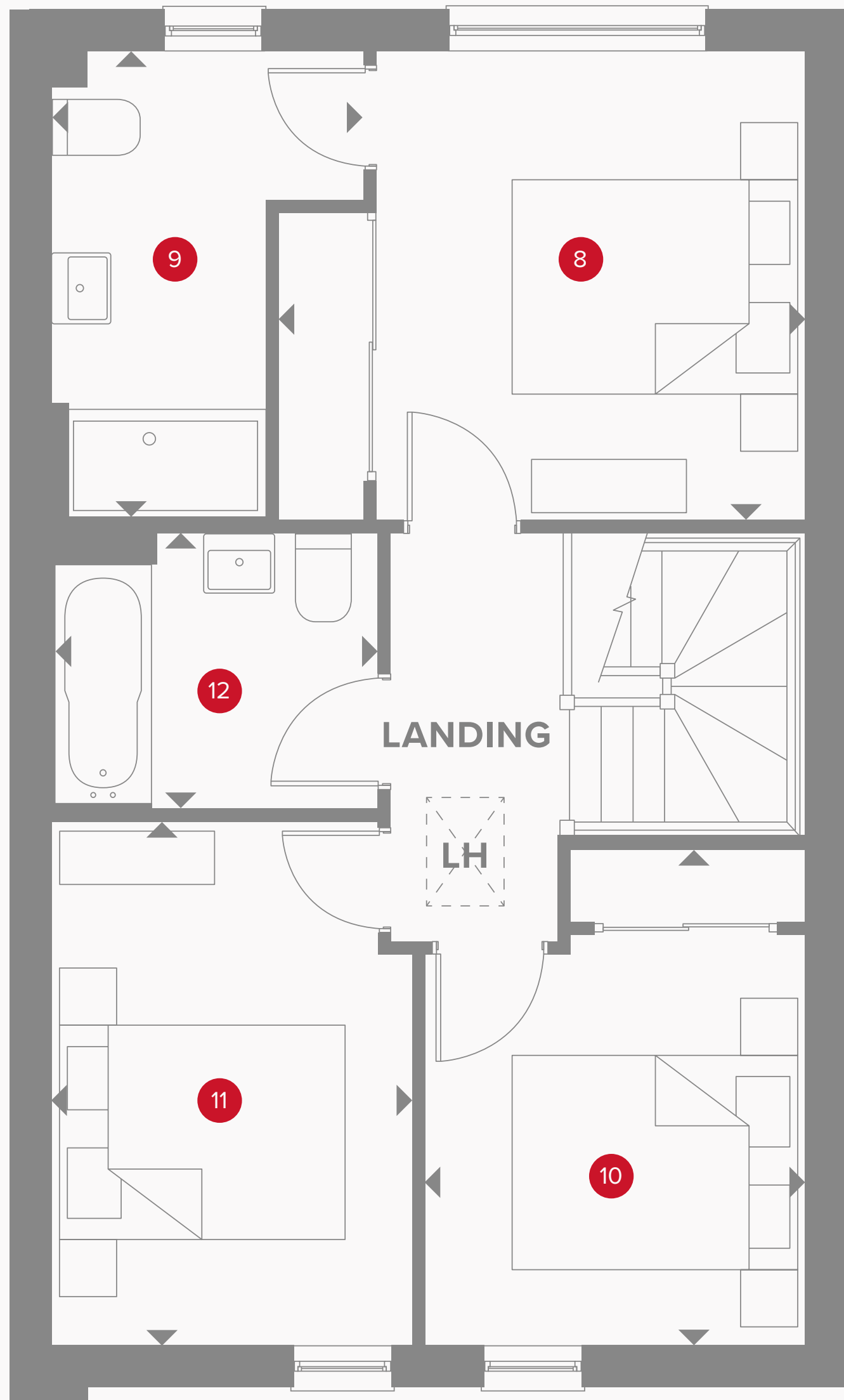
5	Kitchen/Dining	17'4" x 10'8"	5.30 x 3.27 m
6	Lounge	17'4" x 11'5"	5.30 x 3.50 m
7	Cloaks 2	7'0" x 6'1"	2.14 x 1.87 m



## KEY

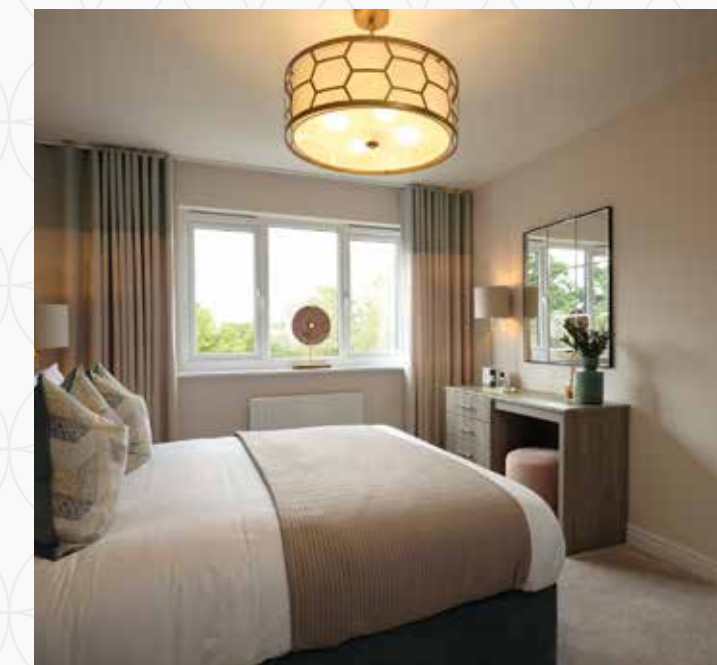
-  Hob
-  OV Oven
-  FF Fridge/freezer

-  DW Dish washer space
-  ST Storage cupboard
-  ◀ Dimensions start



## THE KENSINGTON MID SECOND FLOOR

8	Bedroom 1	12'11" x 10'9"	3.70 x 3.30 m
9	En-suite	10'9" x 7'2"	3.30 x 2.19 m
10	Bedroom 2	11'5" x 8'9"	3.50 x 2.67 m
11	Bedroom 3	12'1" x 8'3"	3.70 x 2.53 m
12	Bathroom	7'6" x 6'4"	2.30 x 1.95 m



**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Kensington 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
- LH Loft hatch



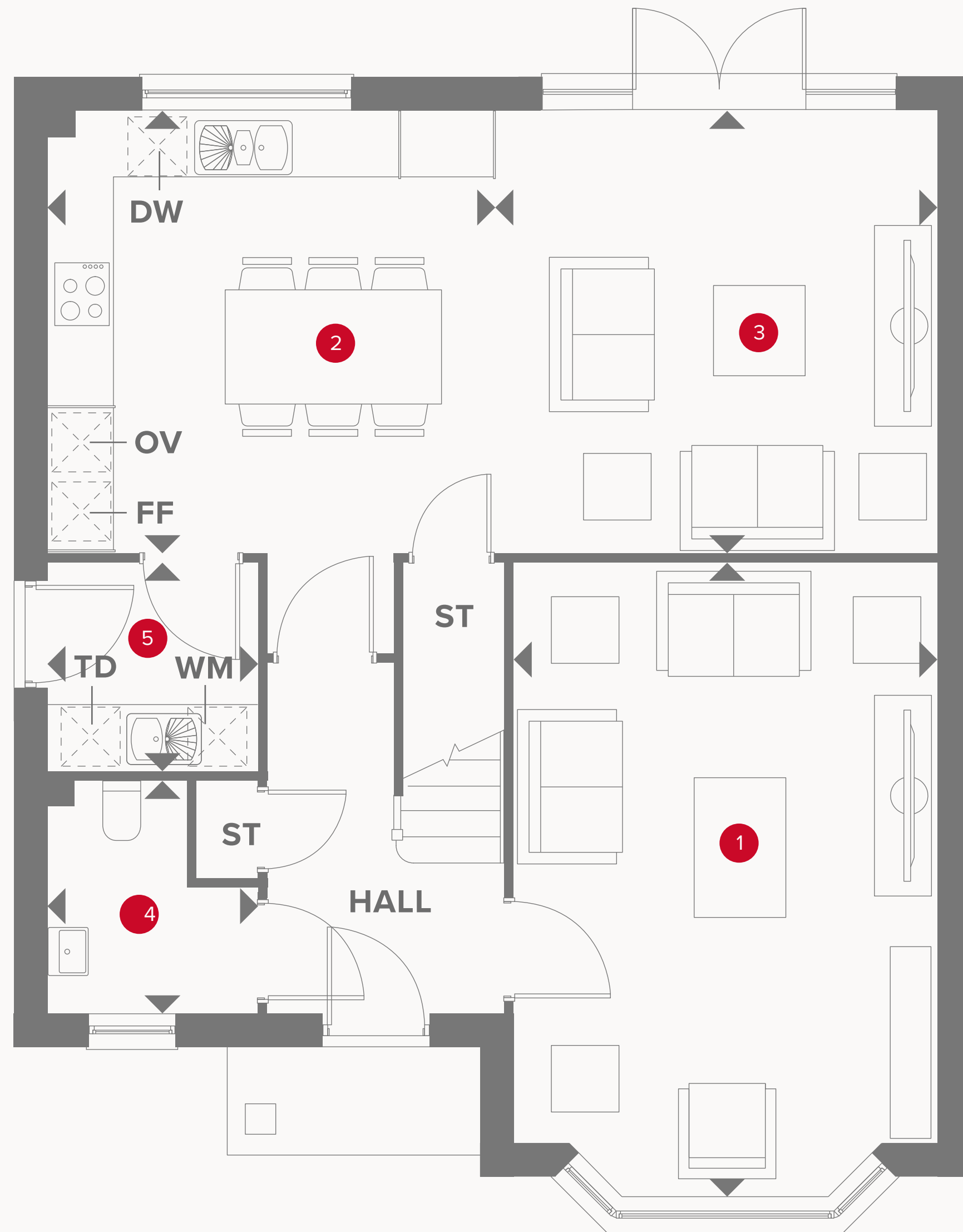
**HERITAGE**

- REDROW -

# THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





# THE LEAMINGTON LIFESTYLE GROUND FLOOR

1 Lounge	17'9" x 11'11"	5.42 x 3.63 m
2 Kitchen/Dining	12'8" x 12'6"	3.87 x 3.82 m
3 Family	12'6" x 12'6"	3.82 x 3.81 m
4 Cloaks	6'6" x 5'11"	1.99 x 1.80 m
5 Utility	5'11" x 5'11"	1.81 x 1.80 m

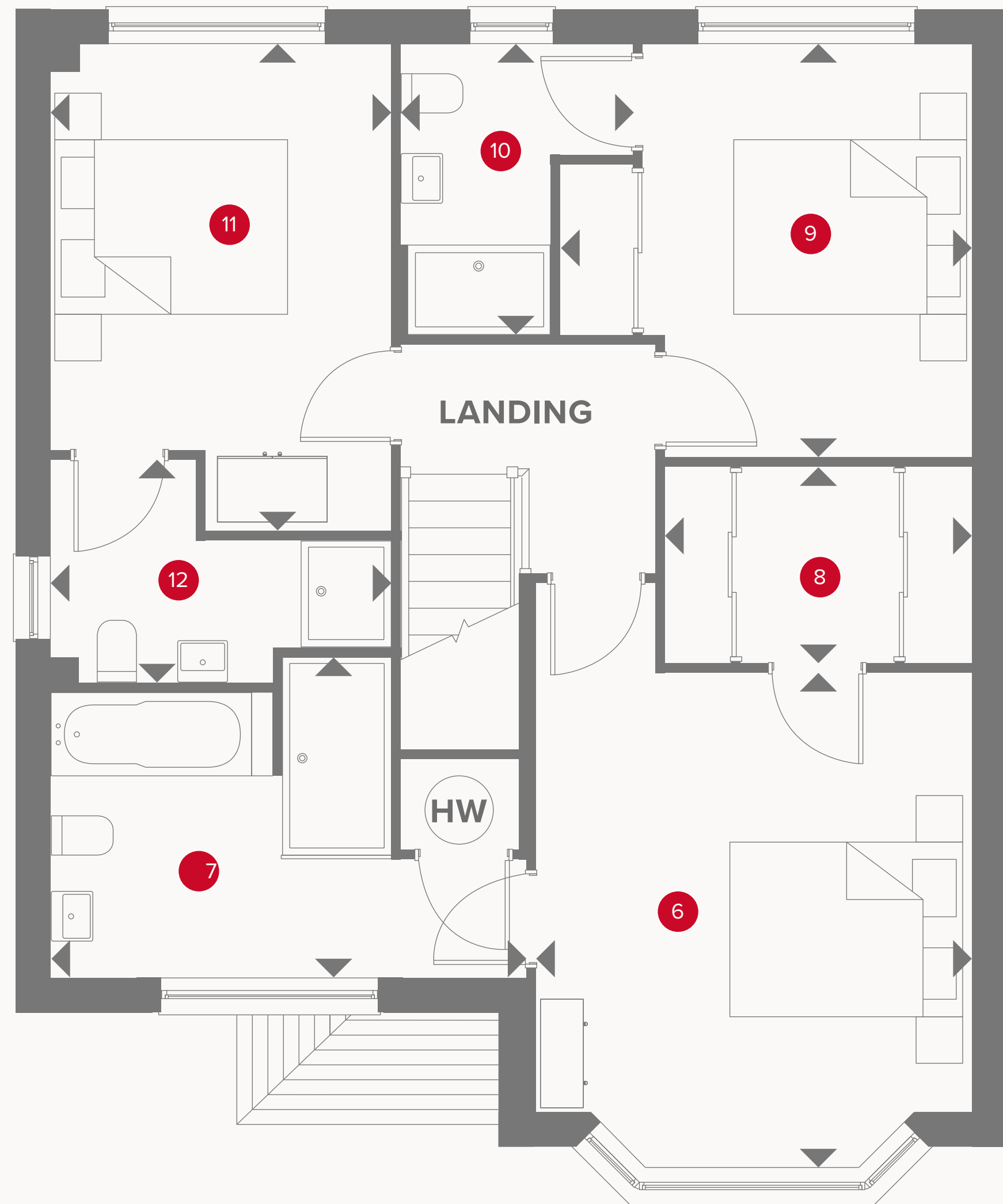


## KEY

-  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	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'2"	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



## KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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.



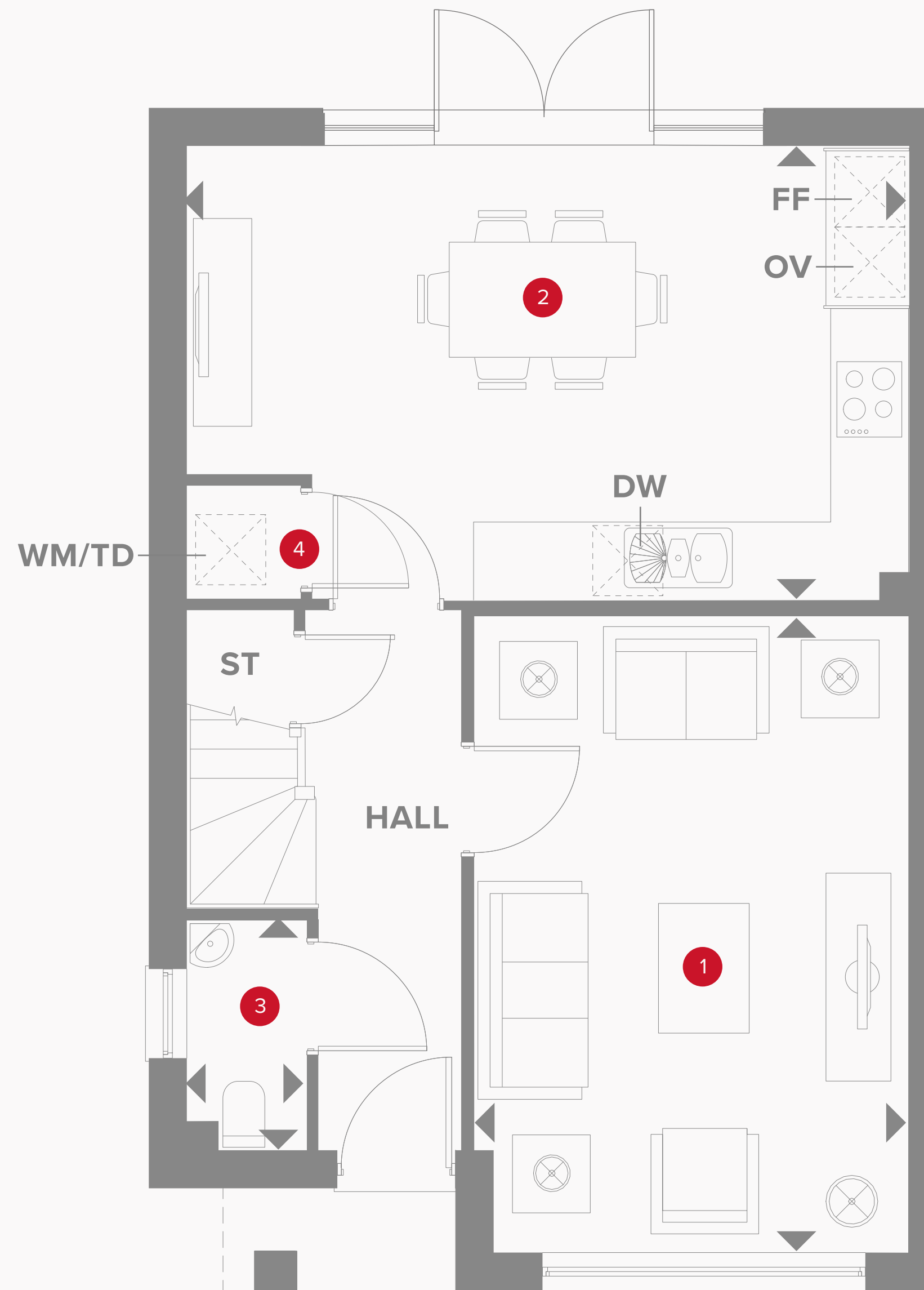
**HERITAGE**

- REDROW -

# THE LETCHWORTH

THREE BEDROOM HOME







# THE LETCHWORTH GROUND FLOOR

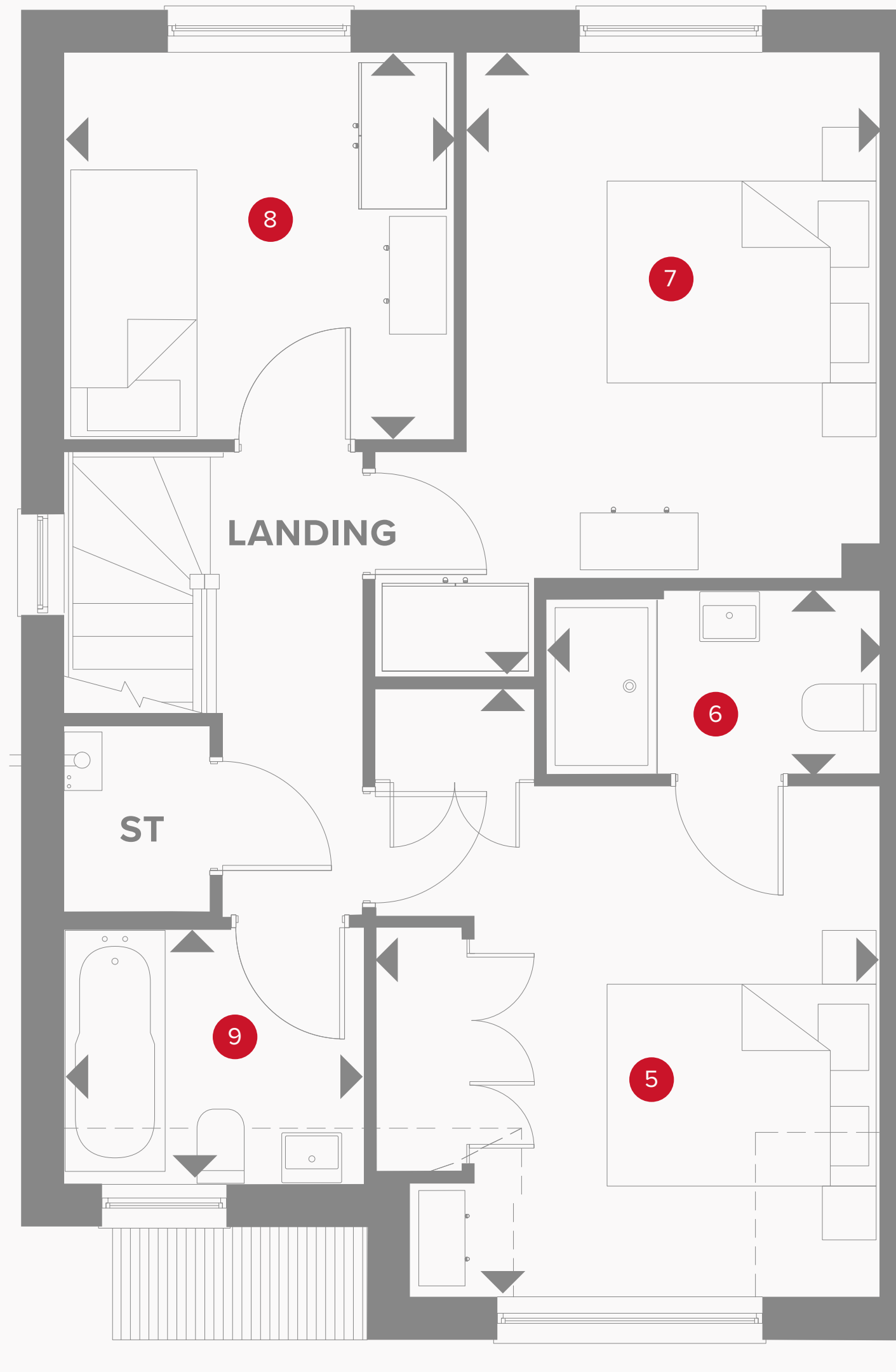
1	Lounge	10'11" x 15'10"	3.35 x 4.84 m*
2	Kitchen/Dining	17'6" x 11'4"	5.53 x 3.47 m*
3	Cloaks	2'11" x 5'9"	0.9 x 1.76 m*
4	Laundry	2'9" x 2'10"	0.85 x 0.87 m



## KEY

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

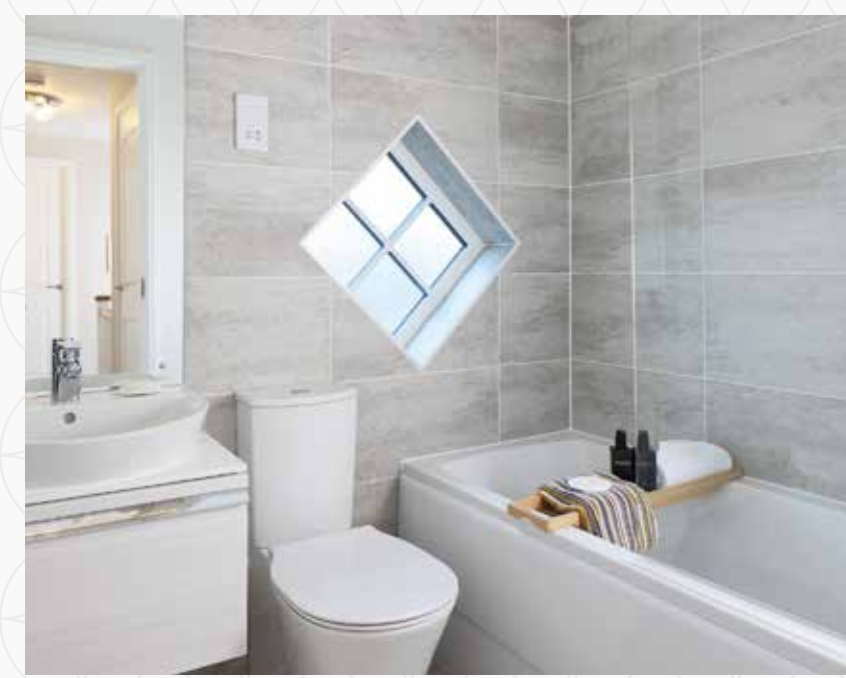
-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



Plots 68, 74, 76, 205 & 207 are handed.

# THE LETCHWORTH FIRST FLOOR

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



## KEY

← Dimensions start

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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.

\*Max dimensions Note: Bedroom dimensions taken into wardrobe recess. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



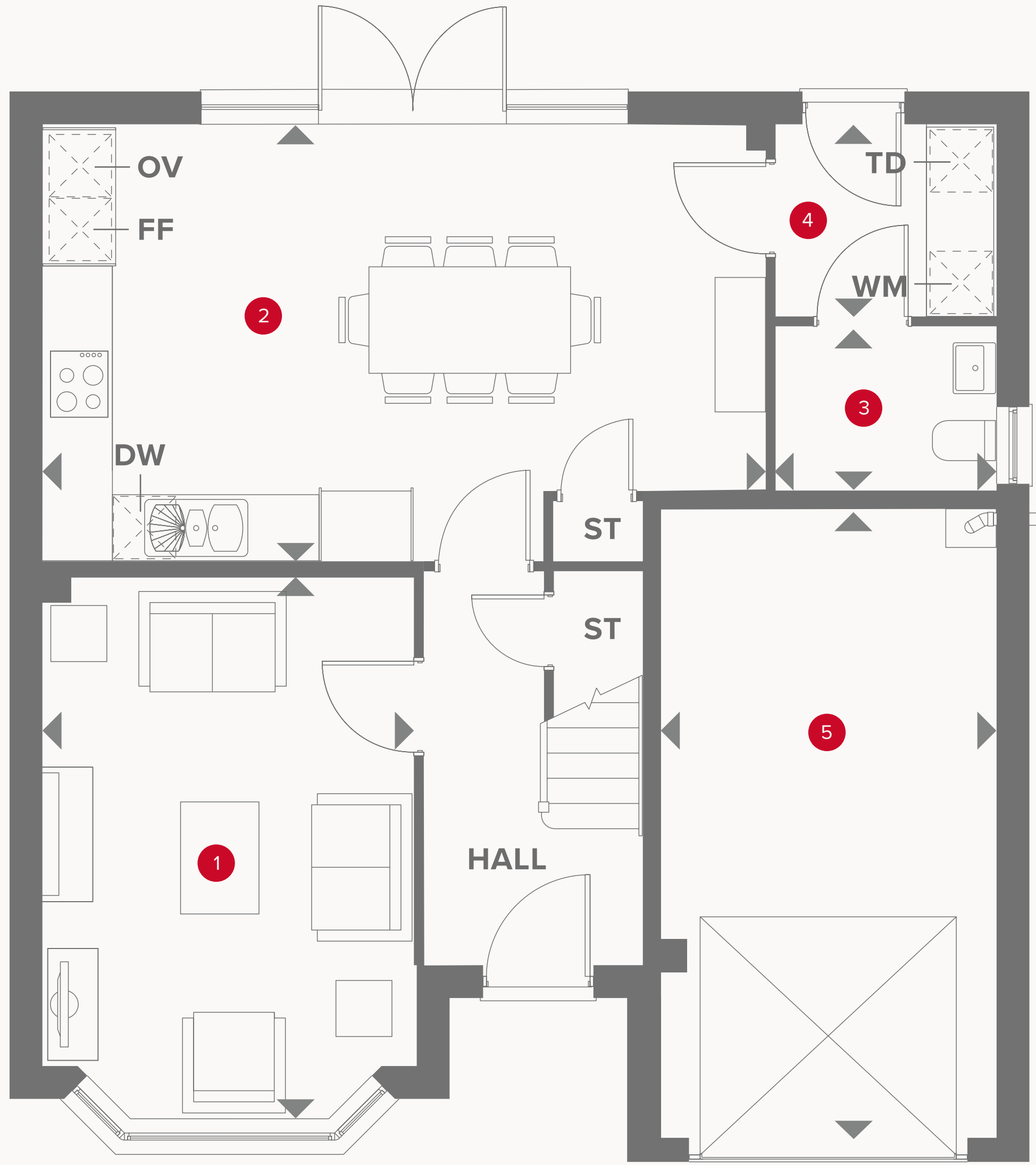
**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM HOME







# THE OXFORD LIFESTYLE GROUND FLOOR

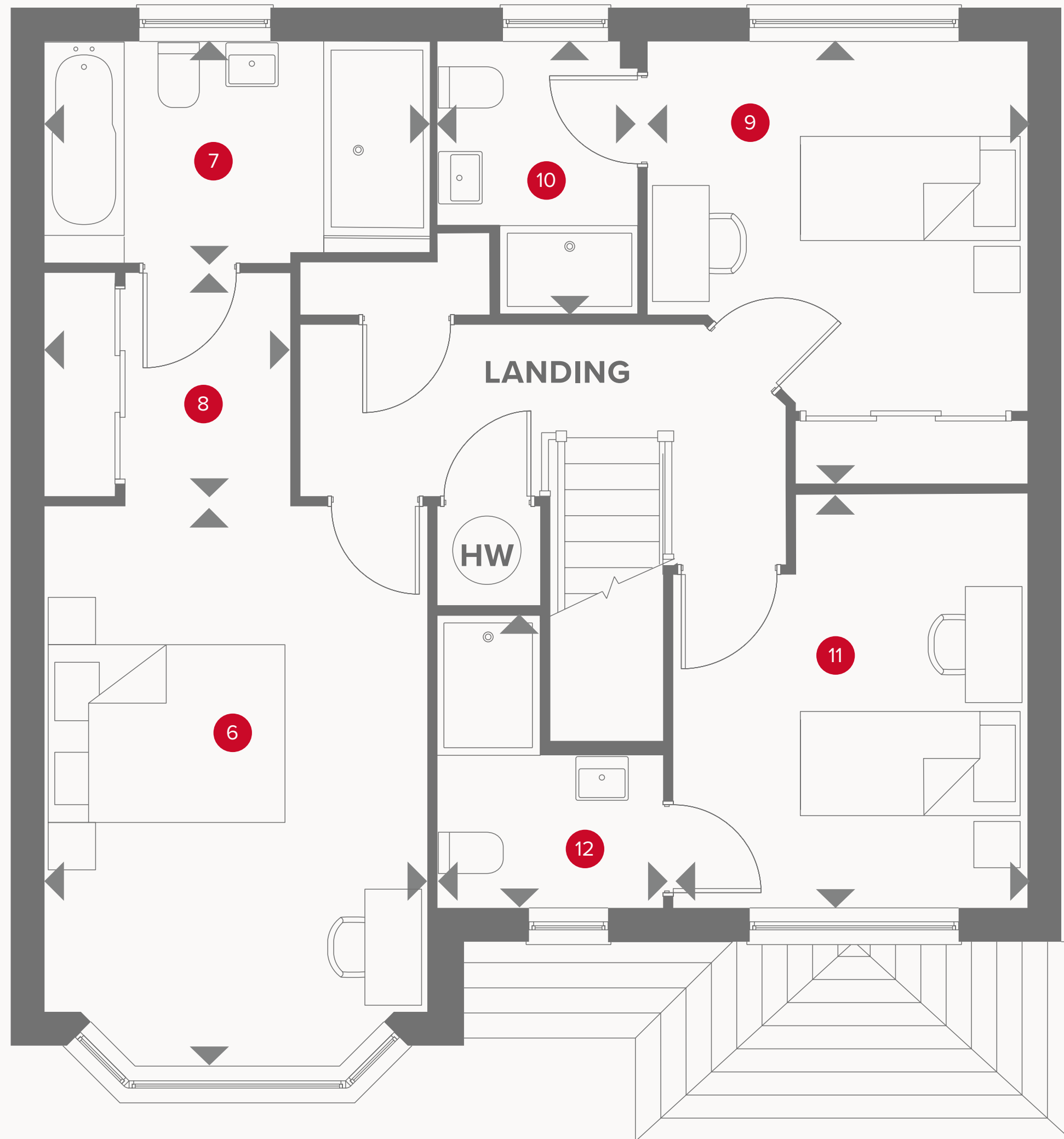
1	Lounge	15'8" x 10'9"	4.80 x 3.29 m
2	Kitchen/Dining	21'1" x 12'8"	6.44 x 3.87 m
3	Cloaks	6'3" x 4'9"	1.92 x 1.45 m
4	Utility	6'4" x 5'6"	1.94 x 1.68 m
5	Garage	18'4" x 9'9"	5.61 x 2.99 m



## KEY

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

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



Plots 6, 18, 200 & 202 are handed.

# THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	15'8" x 10'9"	4.80 x 3.29 m
7	En-suite 1	10'9" x 5'10"	3.29 x 1.80 m
8	Dressing	10'9" x 6'2"	1.90 x 1.80 m
9	Bedroom 2	12'7" x 10'8"	3.85 x 3.26 m
10	En-suite 2	7'6" x 5'8"	2.30 x 1.73 m
11	Bedroom 3	11'6" x 9'11"	3.51 x 3.04 m
12	En-suite 3	8'2" x 6'4"	2.50 x 1.95 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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

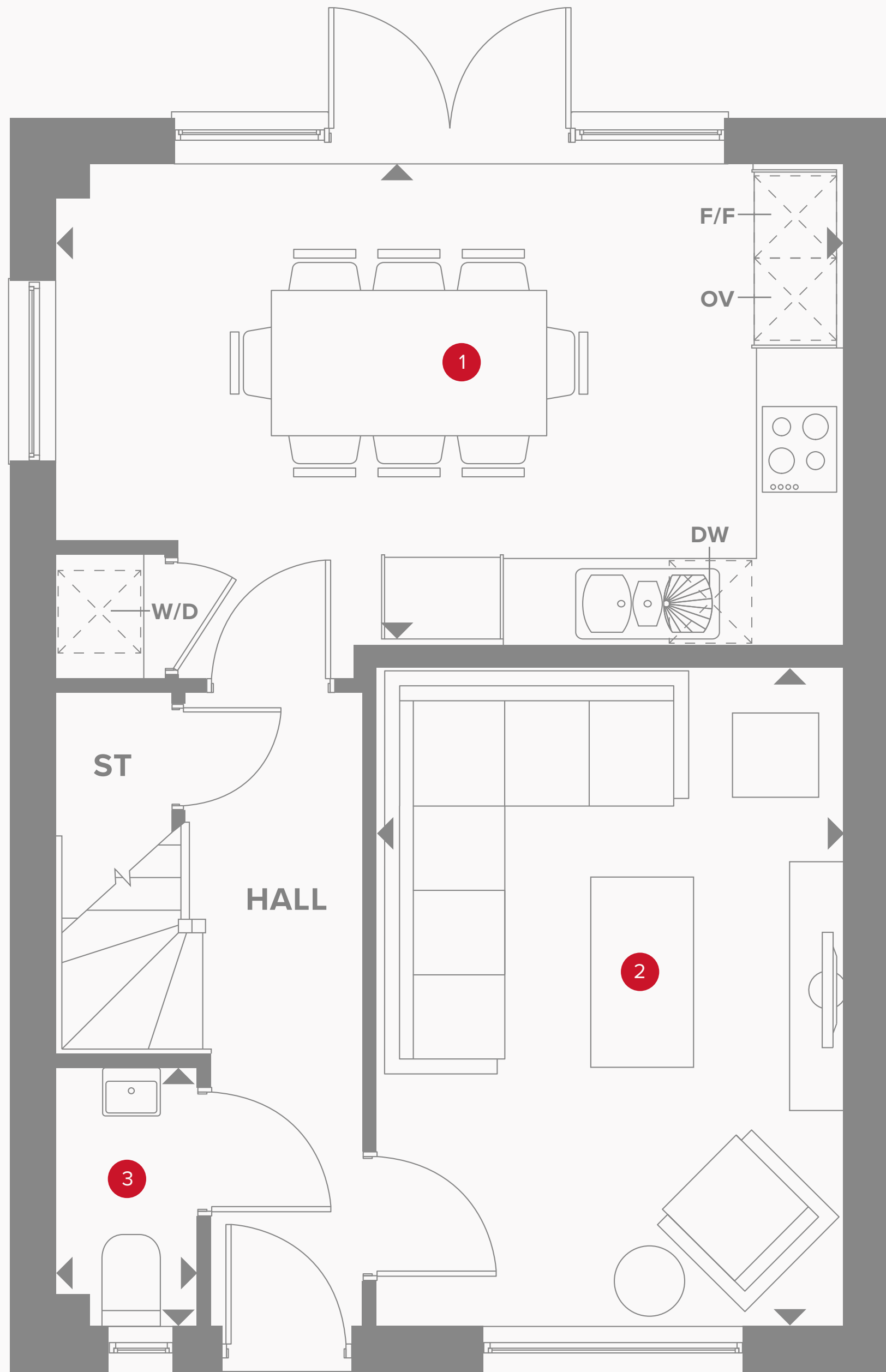
- REDROW -

# THE LINCOLN

FOUR BEDROOM HOME









# THE LINCOLN GROUND FLOOR

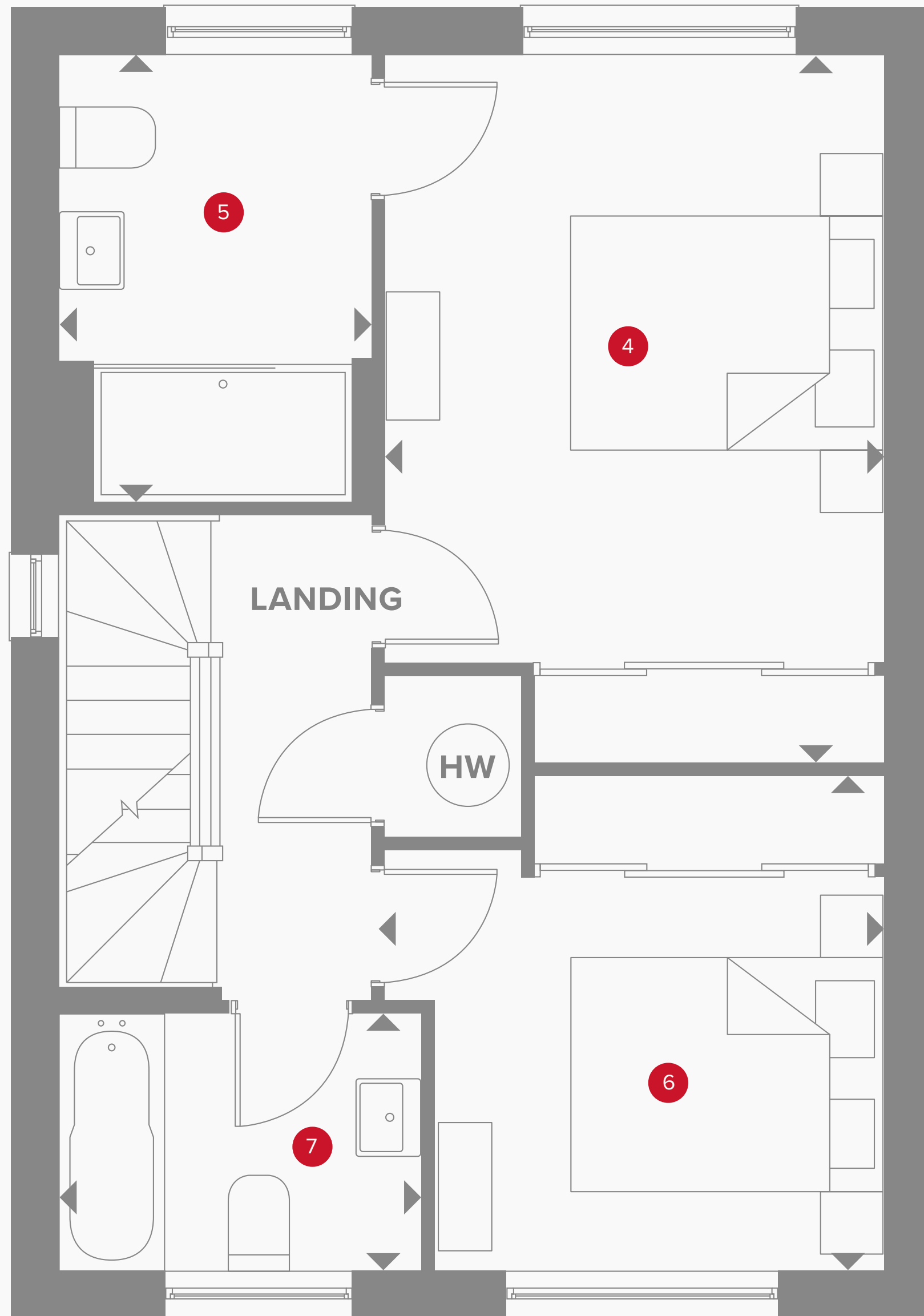
1	Kitchen/Dining	17'9" x 11'0"	5.43 x 3.36 m
2	Lounge	14'11" x 10'6"	4.55 x 3.22 m
3	Cloaks	5'11" x 3'2"	1.78 x 0.97 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- W/D** Washer/ dryer space

-  Dimensions start
- ST** Storage cupboard
- DW** Dish washer space



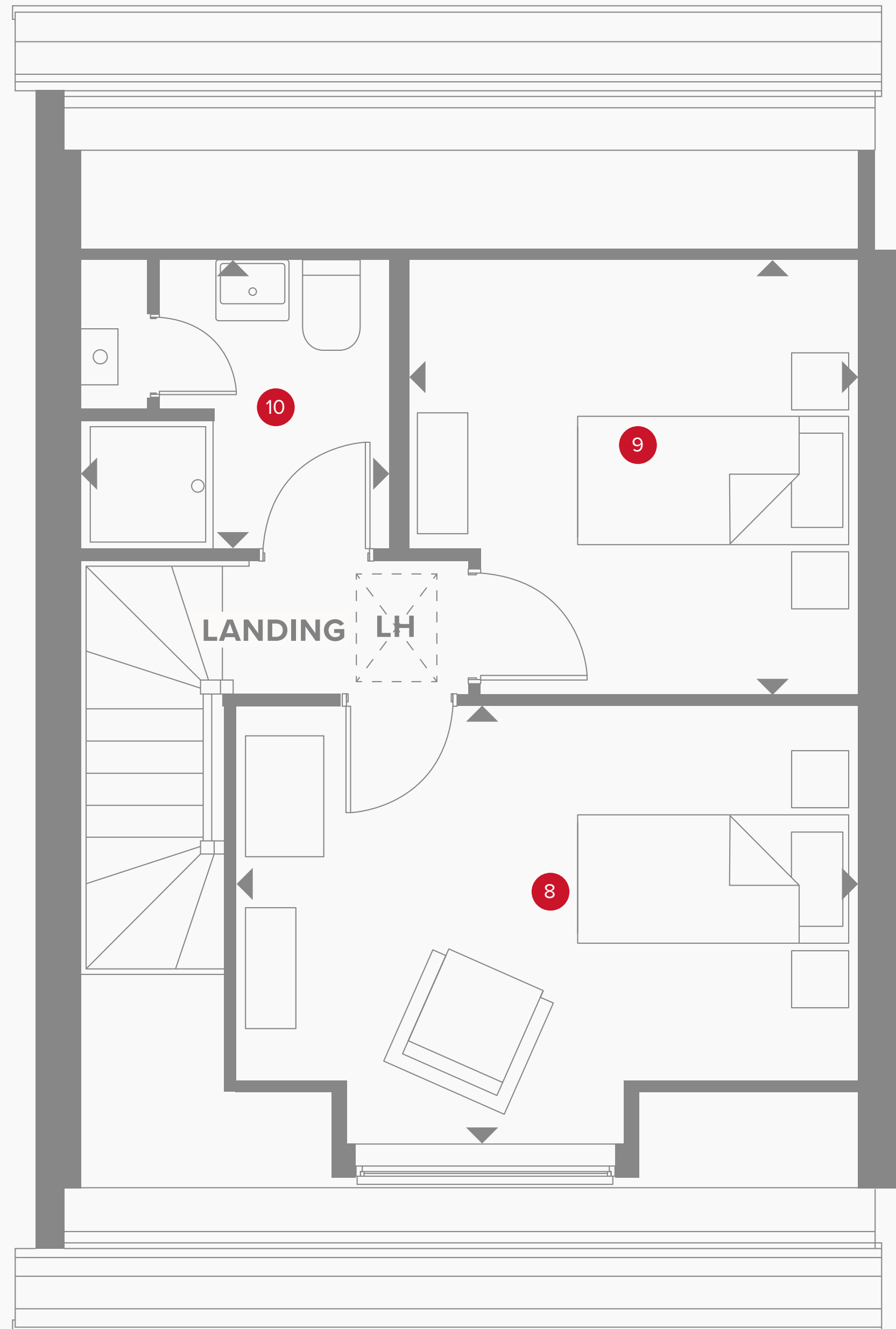
# THE LINCOLN FIRST FLOOR

4	Bedroom 1	15'3" x 10'11"	4.61 x 3.29 m
5	En-suite	9'7" x 6'8"	2.93 x 2.05 m
6	Bedroom 2	10'9" x 10'8"	3.29 x 3.27 m
7	Bathroom 1	7'8" x 5'6"	2.36 x 1.70 m



## KEY

- HW Hot water storage
- ◀ Dimensions start



# THE LINCOLN SECOND FLOOR

8	Bedroom 3	14'2" x 10'0"	4.33 x 3.06 m
9	Bedroom 4	10'2" x 9'11"	3.12 x 3.04 m
10	Bathroom 2	7'0" x 6'7"	2.14 x 2.02 m



**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Lincoln 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
- LH Loft hatch



**HERITAGE**

- REDROW -

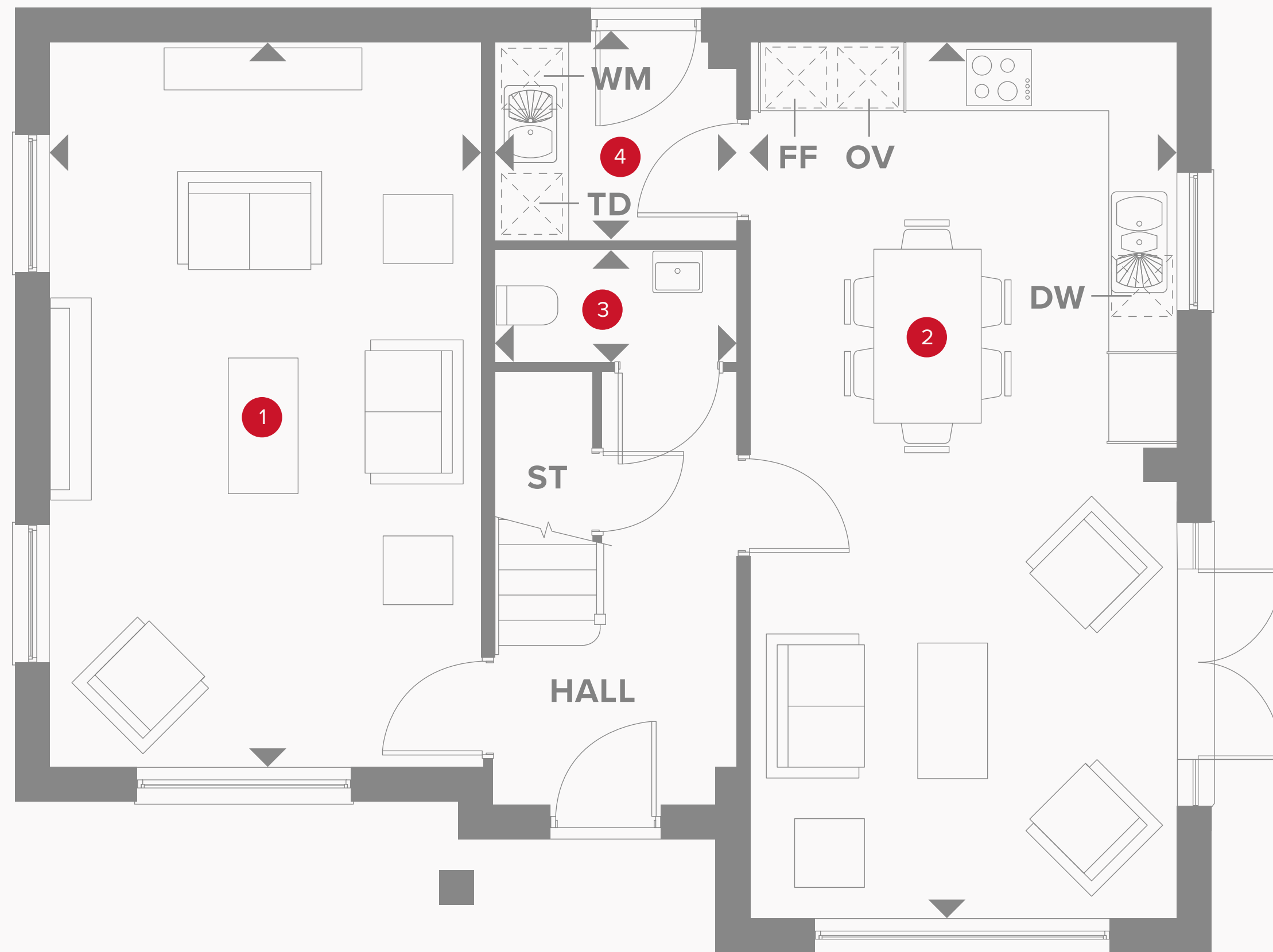
# THE SHAFTESBURY

FOUR BEDROOM DETACHED HOME


 **REDROW**


# THE SHAFTESBURY GROUND FLOOR

1	Lounge	19'7" x 14'8"	3.56 x 6.44 m
2	Kitchen/Dining/Family	11'6" x 25'7"	3.51 x 7.8 m
3	Cloaks	6'5" x 3'3"	1.98 x 1.00 m
4	Utility	6'5" x 5'8"	1.98 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	19'7" x 12'6"	5.98 x 3.80 m
6	En-suite	8'5" x 4'6"	2.58 x 1.39 m
7	Bedroom 2	11'6" x 10'2"	3.51 x 3.12 m
8	Bedroom 3	11'10" x 8'2"	3.62 x 2.5 m
9	Bedroom 4	10'9" x 8'2"	3.30 x 2.49 m
10	Bathroom	7'3" x 6'7"	2.21 x 2.01 m



**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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. Computer generated images are for indicative purposes only.

**KEY**  
◀ Dimensions start  
**HW** Hot water cylinder



Plots 20 & 350 are handed.



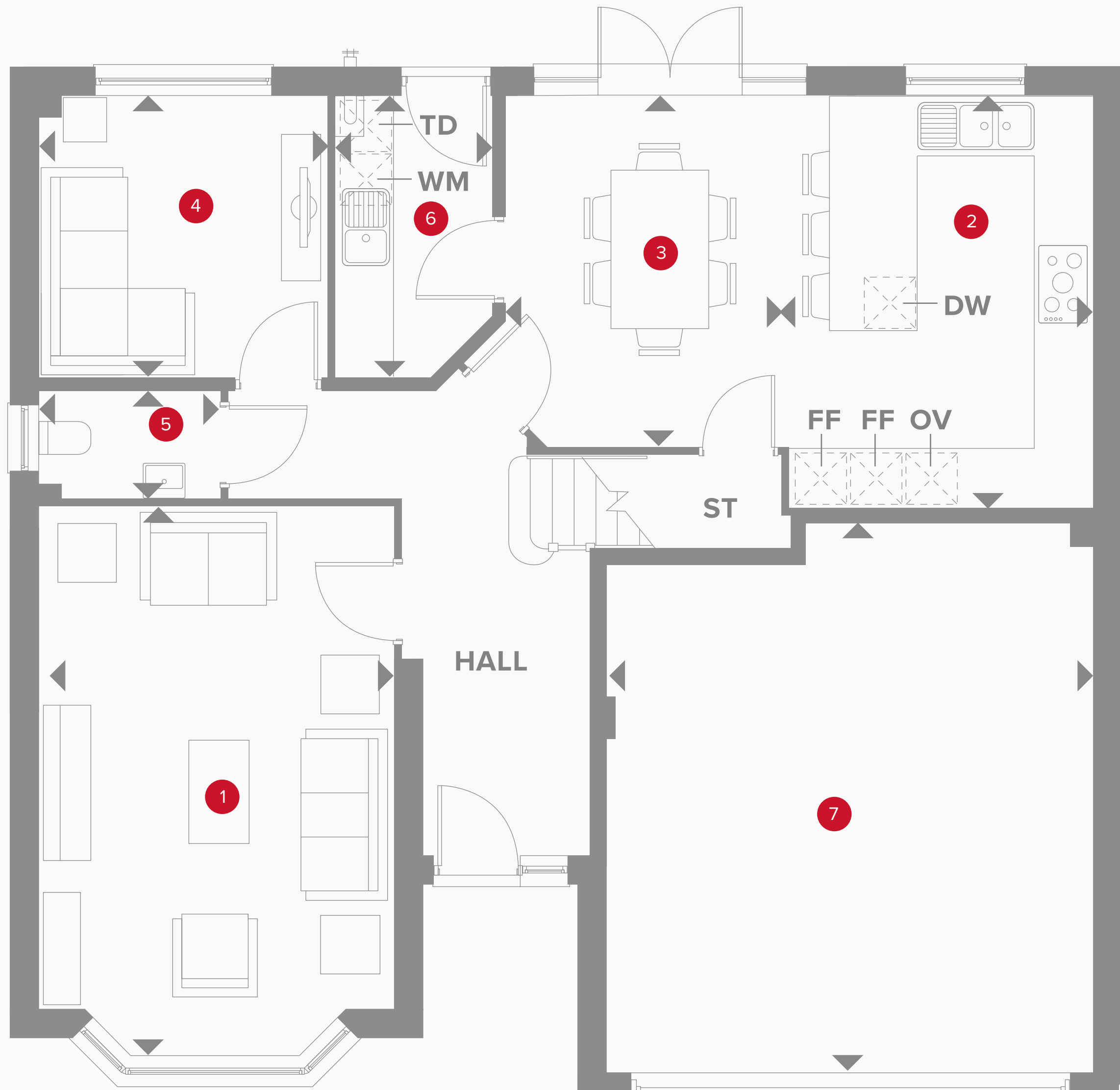
**HERITAGE**

- REDROW -

# THE SUNNINGDALE

FOUR BEDROOM DETACHED HOME

 **REDROW**





# THE SUNNINGDALE GROUND FLOOR

1	Lounge	16'11" x 11'11"	5.62 x 3.63 m
2	Kitchen	13'11" x 8'10"	4.23 x 2.70 m
3	Dining	11'10" x 10'11"	3.60 x 3.33 m
4	Snug	9'8" x 9'5"	2.95 x 2.88 m
5	Cloaks	6'1" x 3'7"	1.86 x 1.10 m
6	Utility	9'5" x 5'3"	2.88 x 1.61 m
7	Garage	19'1" x 16'6"	5.81 x 5.03 m

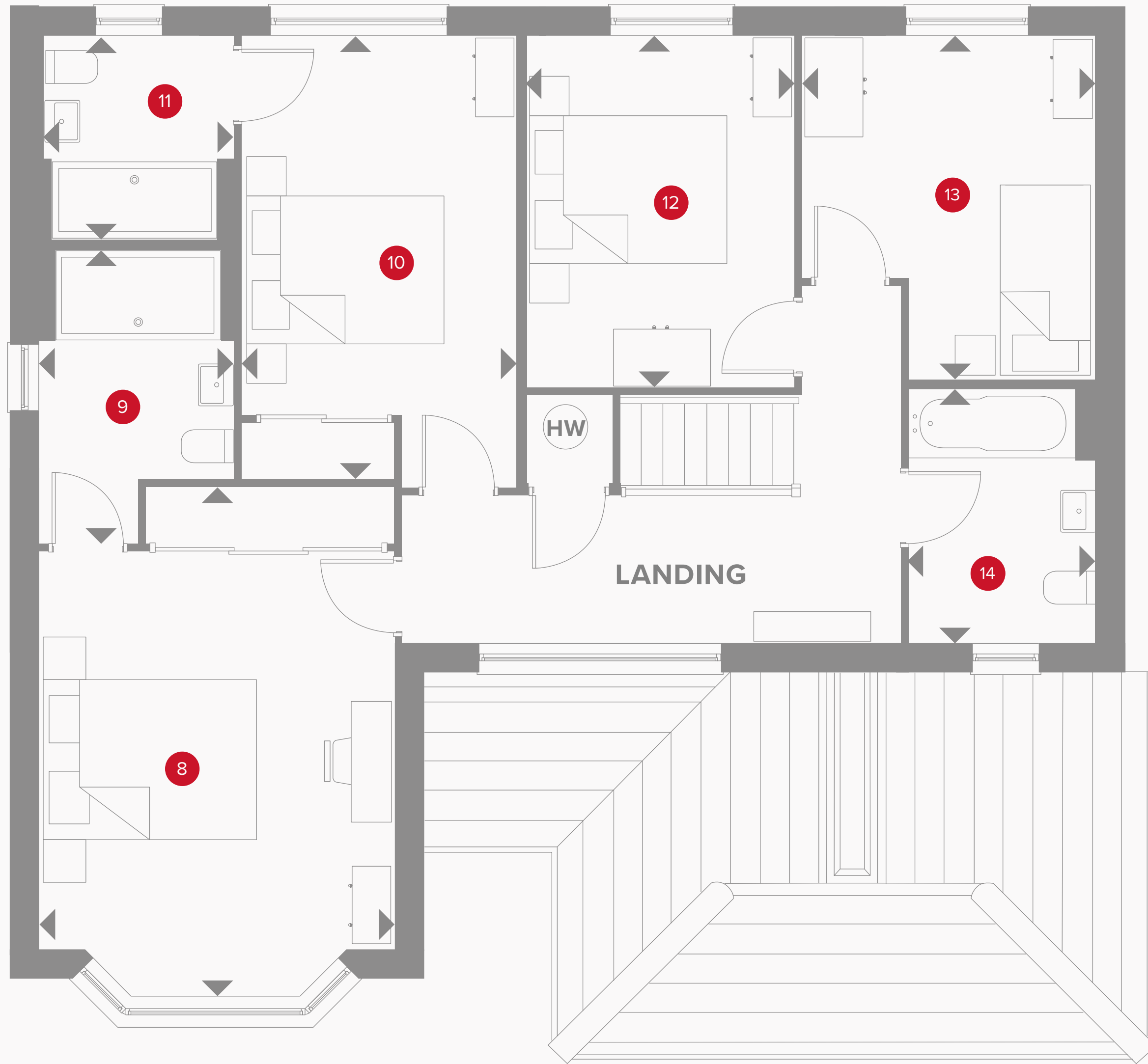


## KEY

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

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





Plots 16 and 360 are handed.

# THE SUNNINGDALE FIRST FLOOR

8	Bedroom 1	115'7" x 11'11"	5.20 x 3.63 m
9	En-suite 1	9'11" x 6'6"	3.01 x 1.98 m
10	Bedroom 2	14'11" x 9'3"	4.54 x 2.82 m
11	En-suite 2	6'10" x 6'5"	2.08 x 1.95 m
12	Bedroom 3	11'10" x 9'0"	3.60 x 2.74 m
13	Bedroom 4	11'7" x 9'10"	3.53 x 3.00 m
14	Bathroom	8'6" x 6'3"	2.60 x 1.91 m



**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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

## KEY

- ← Dimensions start
- HW** Hot water cylinder

# SKILFUL EXECUTION

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



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

Exclusive designs from Symphony.  
Please see Sales Consultant for more information.

### Downlights

LED under cupboard downlights provided  
(where shown on kitchen layout)

### Sinks

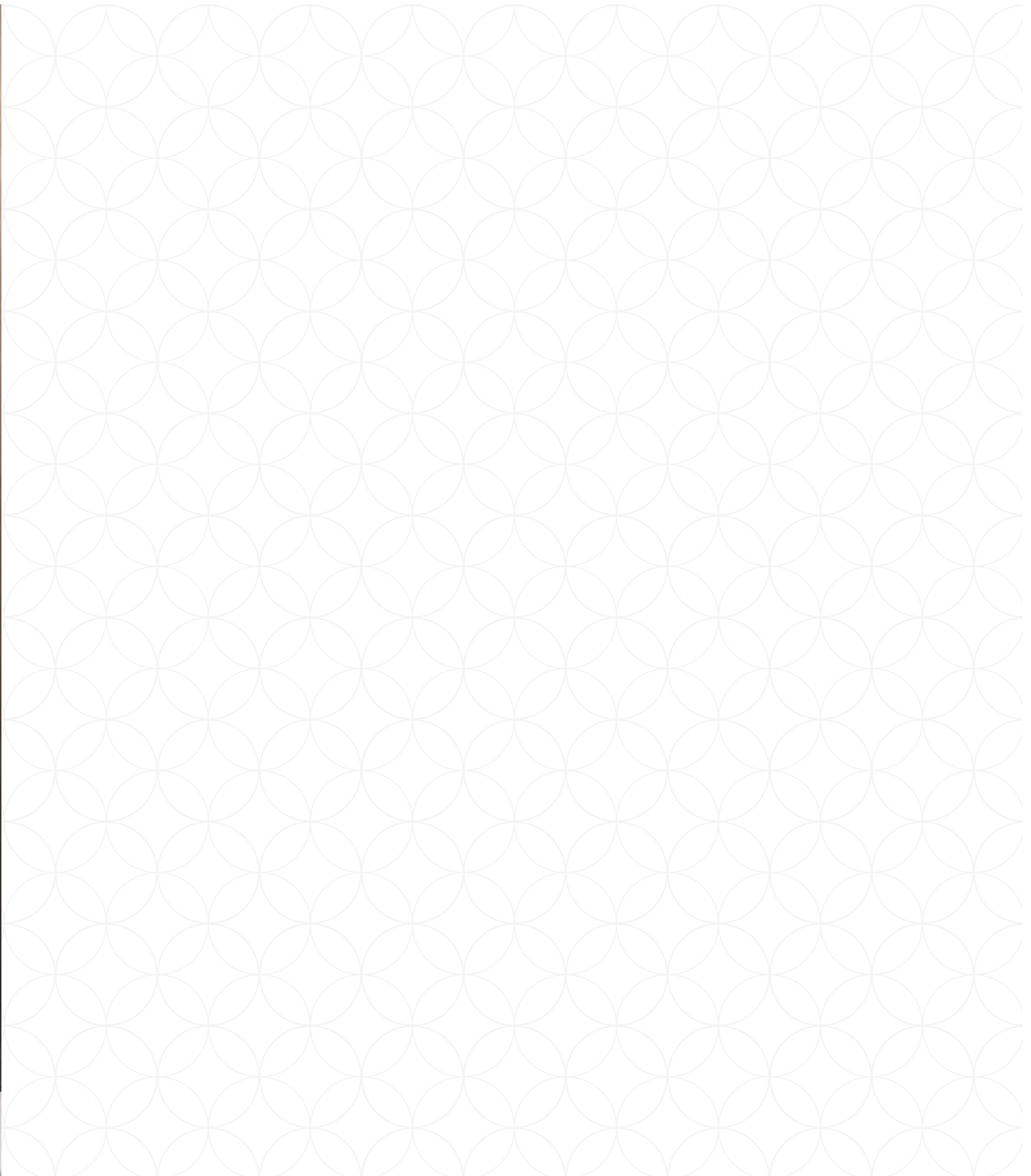
**Kitchen**  
Blanco Bonus 6S Bowl and 1/2  
Blanco Tipo 8S Double Bowl (properties  
over 1600sqft)

### Utility

Blanco Tipo 45S

### Appliances

- 60cm 4 Zone Burner Ceramic Hob  
or 60cm Gas 4 Ring Burner Hob  
(Properties under 1500sqft)
- 80cm 4 Zone Burner Ceramic Hob  
or 90cm Gas 5 Ring Burner Hob  
(Properties over 1500sqft) – Balmoral,  
Richmond, Henley & Sunningdale only
- 60cm cooker hood
- 90cm cooker hood  
(Properties over 1500sqft) – Balmoral,  
Richmond, Henley & Sunningdale only
- Double Oven
- Integrated fridge/freezer 50/50 split
- 2x Integrated fridge/freezer 50/50 split  
(properties over 1600sqft) - Balmoral,  
Richmond, Henley & Sunningdale only



**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

**Central Heating**

Full gas central heating with energy efficient wall mounted boiler in all houses

**Radiators**

Myson radiators

**Wardrobes**

Hammonds fitted wardrobe to bedroom 1, see Sales Consultant for more information

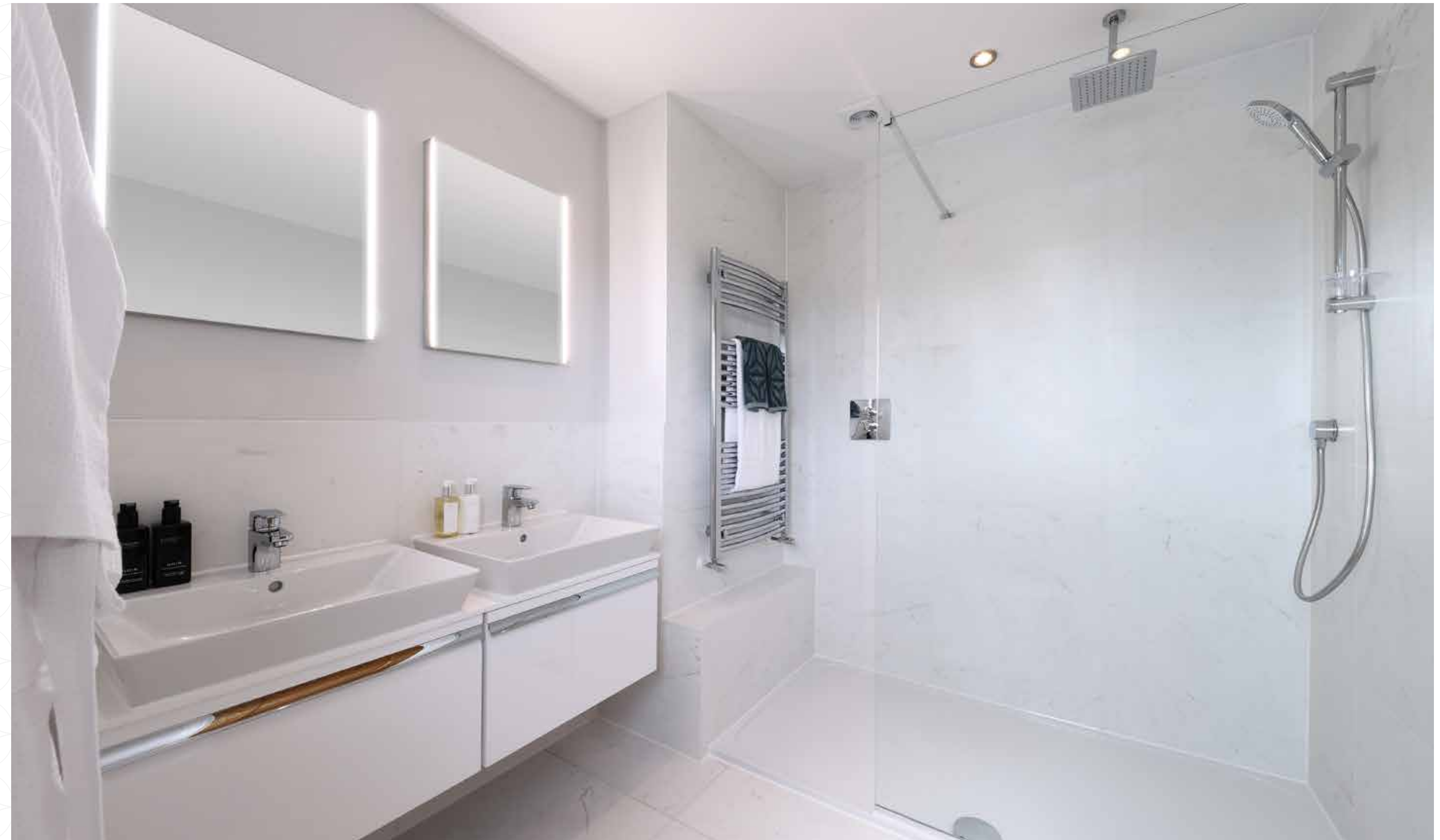
**Phone Point**

Located as follows: one adjacent TV location in lounge, one in family room and study (where applicable)

**TV Point**

Located as follows: one in lounge, one in family room (where applicable)

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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom styles

Ideal Standard in white finish

### Sanitaryware

#### WC

Concept close coupled back-to-wall pan with dual flush cistern

### Bathroom & En-suite Basin

50cm sphere basin with 1 Tempo single lever basin mixer

### Cloakroom Basin

45cm sphere basin with chrome tap or concept Arc 45cm corner basin, please refer to drawing for confirmation

### Shower over Bath

Shower valve and screen to bath where there is no separate shower enclosure within bathroom

### Shower Valve

Ideal Standard "Alto Ecotherm" thermostatic bar valve

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

Porcelanosa wall tile choices available to areas as indicated on drawings.

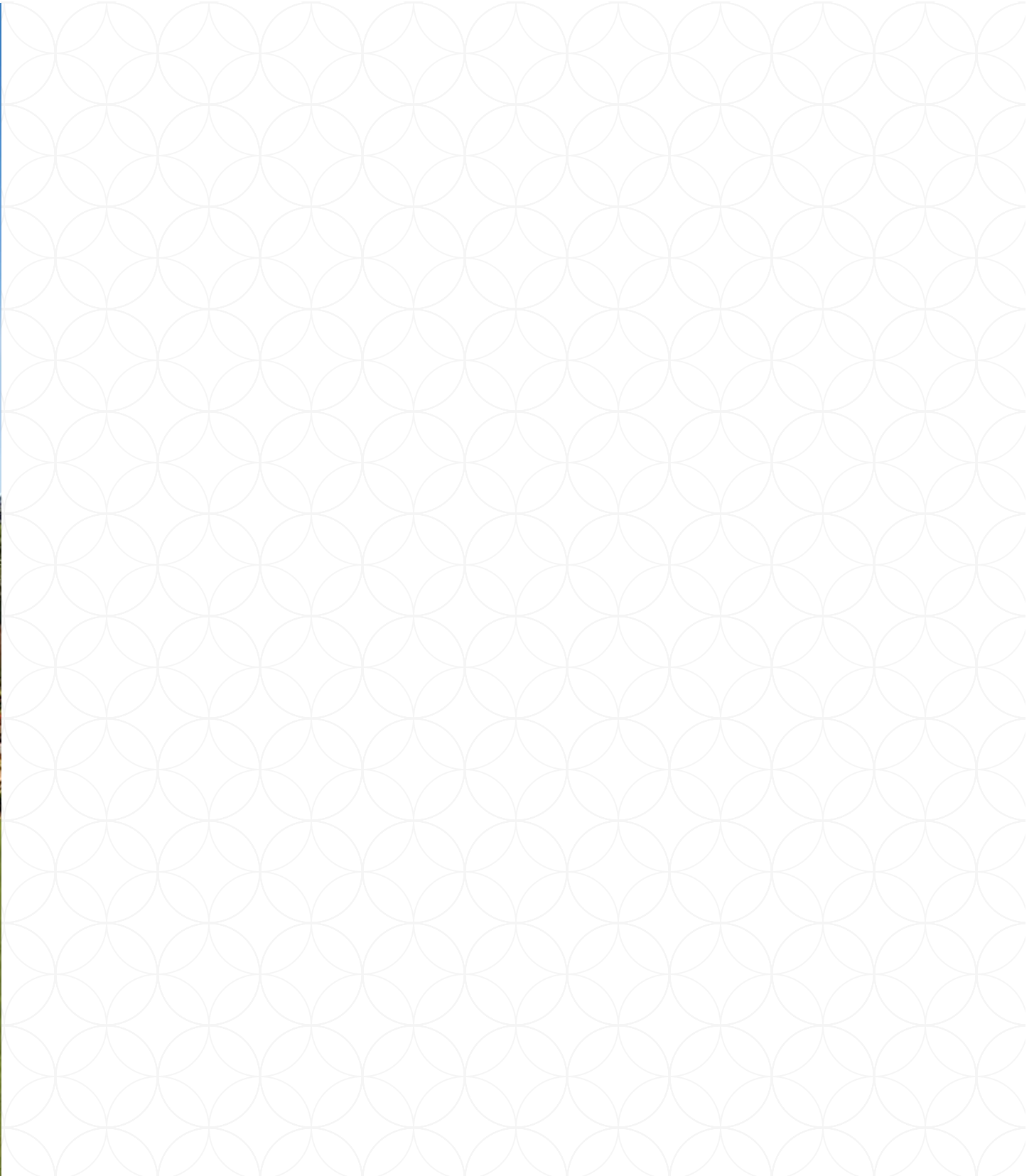
Mirror to be fitted above the bathroom and en-suite wash basins (where applicable, please see drawings)

### Towel Warmer

Towel warmer in Chrome effect finish to bathroom and en-suite (where shown on drawing)

### Shaver Socket

Shaver socket in bathroom and en-suite. Finish to match electrical plates



## EXTERIOR

### External Doors

#### Front

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

#### Rear

GRP door with patterned glass manufactured by IG. Finished internally and externally in white

### House Numeral

House number to front of property on number plaque to match colour of the front door

### Door Bell

Black bell push

### Security

Multi point locking system to front and rear doors of house

### External Lights

#### Front

Lantern to front entrance – black in colour

#### Downlight

where entrance is recessed

### Garage

To specific plots, see Sales Consultant for more information

### Door

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

### Power

Double power point and lighting pendant (where garage lies within the curtilage of the property)

### Garden Features

#### External Fencing

Refer to layouts

#### Sides/Rear

Vertical boarding 1.8m high minimum

#### Paving

Buff riven faced flags (as indicated on drawing)

#### Gate

1.8m timber gate

#### Turfing

Good standard turf to front and rear garden.

Refer to layout for landscaping details

Topsoil and turfing in accordance with

NHBC requirements

#### Outside Tap

Refer to drawing for location



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

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





# OUR REQUIREMENTS AS HOME-BUILDERS

## Consumer code



### 1. ADOPTING THE CODE

#### 1.1 Adopting the Code

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

#### 1.2 Making the Code available

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

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

#### 1.3 Customer Service: before legal completion

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

#### 1.4 Appropriately trained customer service staff

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

#### 1.5 Sales and advertising

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

### 2. INFORMATION – PRE-CONTRACT

#### 2.1 Pre-purchase information

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

In all cases this information must include:

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

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

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

#### 2.2 Contact information

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

#### 2.3 Warranty cover

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

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

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

#### 1.2 Pre-contract information

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

#### 1.3 Reservation

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

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

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

### 1. INFORMATION – EXCHANGE OF CONTRACT

#### 1.1 The contract

Contract of sale terms and conditions must:

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

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

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

#### 1.3 Contract termination rights

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

#### 1.4 Contract deposits and pre-payments

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

### 2. INFORMATION – DURING OCCUPATION

#### 2.1 After-sales service

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

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

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

### 3. COMPLAINTS AND DISPUTES

#### 3.1 Complaints handling

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

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

#### 3.2 Co-operation with professional advisers

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



# HENDRICKS GREEN



Burton Lane, Goffs Oak, Waltham Cross, Hertfordshire EN7 5QF

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