

**HERITAGE**  
- REDROW -

# **WESTLEY GREEN**

LANGDON HILLS







# WELCOME TO WESTLEY GREEN



## A COLLECTION OF ONE TO FIVE BEDROOM HOMES IN BASILDON'S SUBURB OF LANGDON HILLS.

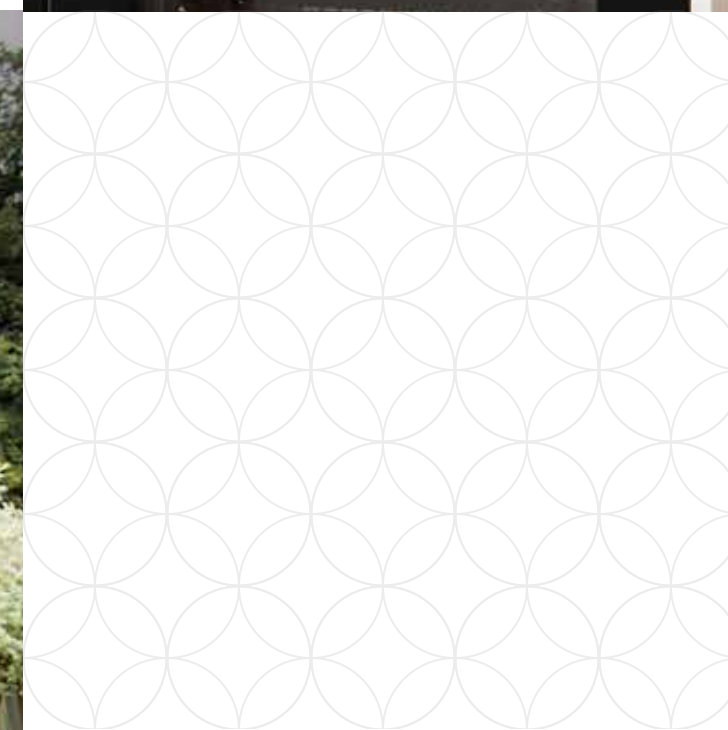
Part of Redrow's Heritage Collection, Westley Green comprises stylish homes ranging from one to five bedrooms in a beautiful Essex location. With open countryside and ancient woodland to the west and close to Langdon Hills Country Park, Basildon Golf Course and Langdon Hills Golf and Country Club, you're sure to find your dream home in this outstanding new development.





# 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.



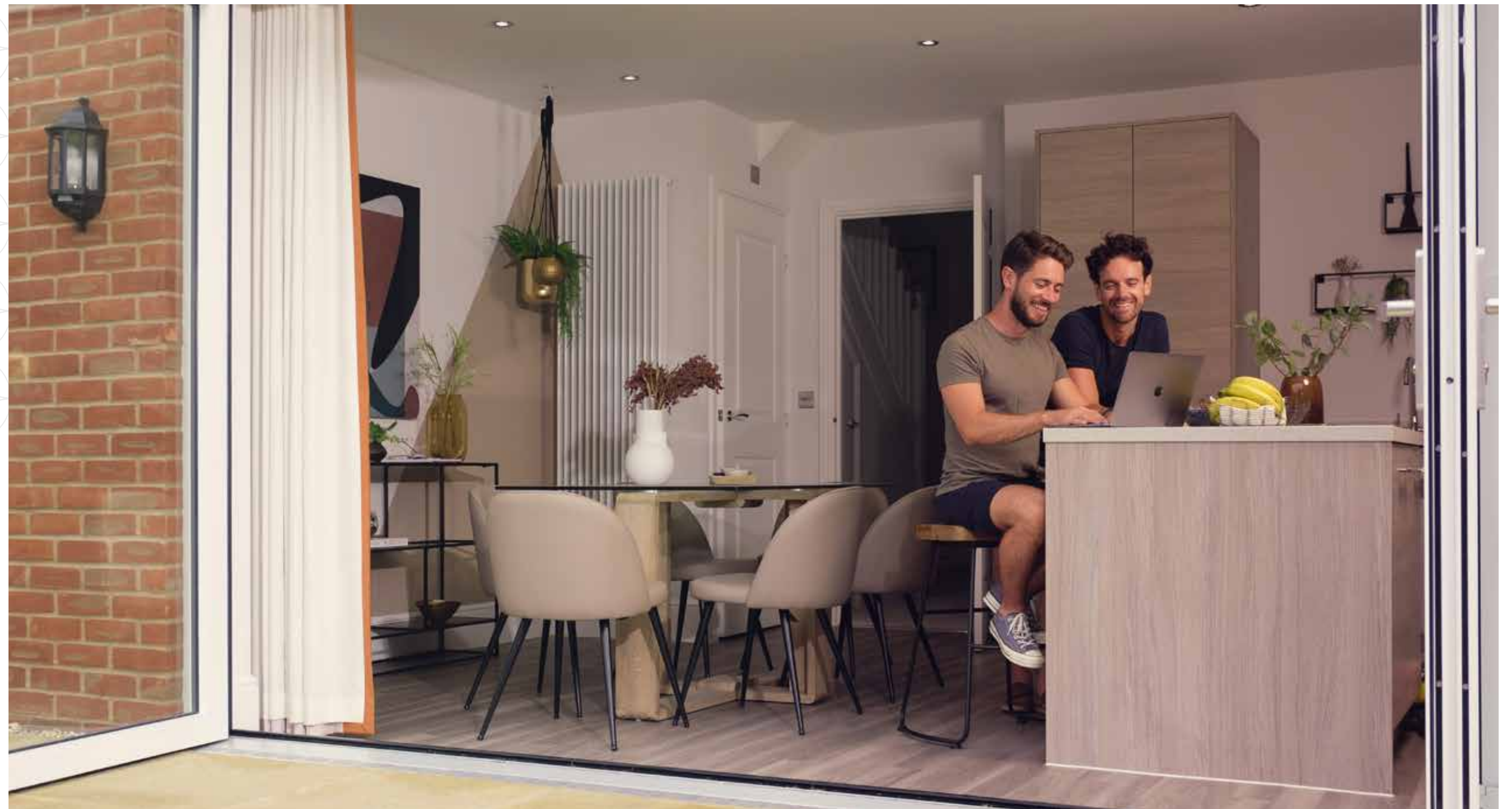
# BETTER BY DESIGN

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.



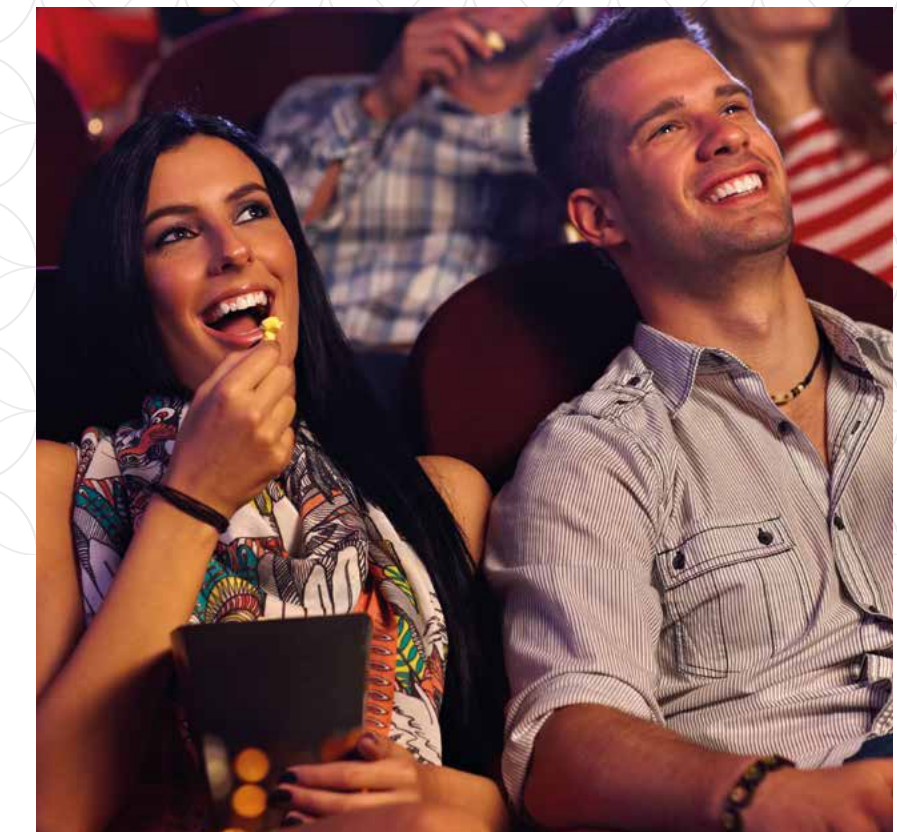
# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

Whatever your style or needs, shopping will always be an enjoyable experience at Westley Green. The Eastgate Shopping Centre is located just five minutes away by road and offers an A to Z of household name retailers, with restaurants, cafés and coffee shops too. The thriving Basildon Market in St Martins Square is also well worth a visit, with more than 40 stalls selling everything from fresh produce to fashion and delicious hot and cold food to take away.

The local area also has a rich and vibrant pub and restaurant scene. The popular Festival Leisure Park is less than 3 miles from home and has a variety of eateries, including a TGI Fridays, Pizza Express, Firejacks steakhouse and Honey Pot Basildon, which serves grills, steaks and burgers. Fine dining is also on the menu at the Magic Mushroom restaurant in neighbouring Billericay, and also at the elegant Orsett Hall Hotel in nearby Grays, while the Bell Inn offers a particularly delicious and eclectic menu.





# SPEND MORE TIME **TOGETHER**

Lakeside Shopping Centre, one of the UK's premier shopping and leisure centres, can be reached in just 20 minutes by car. If you want to shop 'til you drop for designer names or bargains there are more than 200 stores including Next, House of Fraser, Superdry and Zara.

There's an excellent selection of places to eat and drink such as Prezzo, Tapas Revolution and Zizzi, as well as Creams Café for a naughty but nice treat. There's plenty of parking and when you're all shopped out, visit the 12-screen Vue Cinema or head to 360 Champagne and Cocktails, a luxury bar where you can relax and sip champagne or enjoy cakes, a coffee and afternoon tea.

The neighbouring Lakeside Retail Park has a range of outlets for home, fashion, beauty and gadgets including Currys, Argos, Next and Next Home. There is also an Ikea furniture store at Lakeside making it a shopping destination with something for everyone.





## ENJOY AN ACTIVE LIFESTYLE

Basildon is exceptionally served for leisure facilities. The town's eponymous Sporting Village, an eight-minute drive away, offers two swimming pools, an eight-court sports hall and 100-station gym, as well as an indoor climbing wall and an athletics stadium. It also features the regional gymnastics centre where gold medallist Max Whitlock trained for Olympic glory.

Westley Green is a five minute drive from Basildon Golf Course, home of the PGA East Anglian Open Championship. Alternatively you can tee off at Langdon Hills Golf Club which is also in close proximity. For something completely different, there's Festival Wakeboard and Aqua Park, where you can try your hand at kneeboarding and wakeboarding, no matter your level of experience. The Aqua Park, meanwhile, is a fun inflatable course, complete with its very own beach. The centre has a café for a refreshing drink after all that exertion.





# Chapel Hill Primary School & Nursery

Chapel Hill Primary School & Nursery is part of the 'Outstanding' Lee Chapel family of schools. We pledge to have the very highest expectations and aspirations for all our pupils. We nurture high attainment and success for all. Chapel Hill is a unique place to grow, develop and succeed. We extend a warm welcome to you and your family to visit us and discover all that we have to offer.

T: 01268 904434

E: [admin@chapelhillprimary.essex.sch.uk](mailto:admin@chapelhillprimary.essex.sch.uk)

E: [admissions@chapelhillprimary.essex.sch.uk](mailto:admissions@chapelhillprimary.essex.sch.uk)

Chapel Hill Primary School  
George Street, Langdon Hills, Basildon Essex, SS16 5NQ



PART OF

**LEE CHAPEL**  
MULTI-ACADEMY TRUST



## “CHAPEL HILL IS A UNIQUE PLACE TO GROW, DEVELOP AND SUCCEED”

The pupils who will attend our new school will be Chapel Hill's ambassadors. They will demonstrate what it means to be a pupil at our school - a place where they are happy, encouraged, respected, nurtured and challenged. They will help shape our school for all the children who come after them and truly pave the way as young leaders.



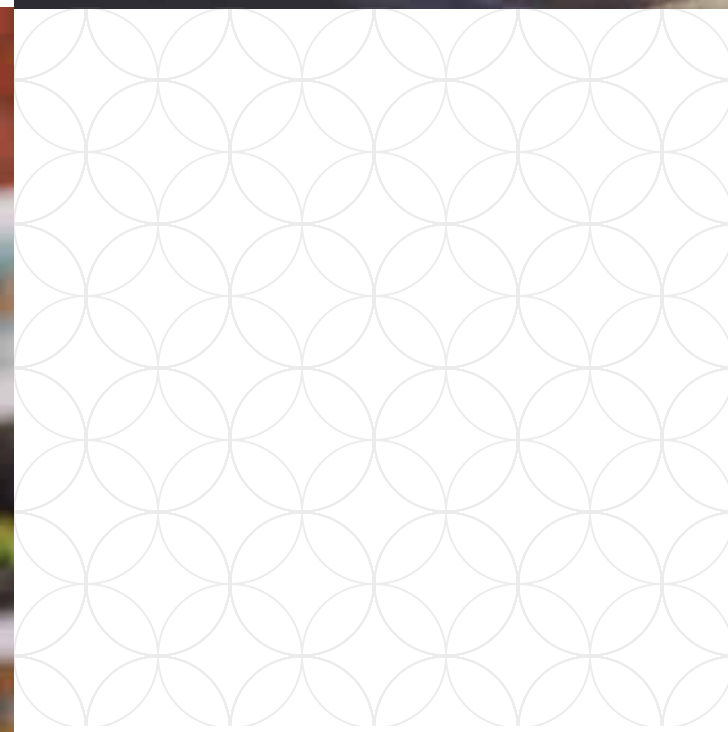
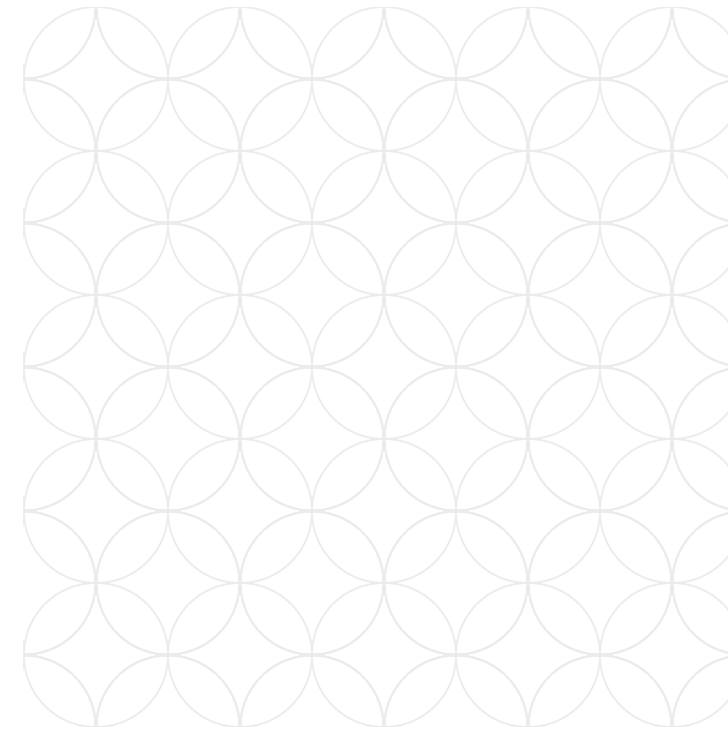


# FURTHER OPPORTUNITIES FOR LEARNING

Further pre-school options close to Westley Green include Seymour House Day Nursery, Kingswood Nursery and Second Steps Day Nursery, all of which are a short drive away. Amongst the local primary schools are Lincewood and Lee Chapel, while older children are catered for at Woodlands, James Hornsby or De La Salle secondary schools.

For independent education, there's St John's School in Billericay, which takes both boys and girls from the ages of three to sixteen. The school can be reached in less than 20 minutes by car.

Further and higher education can be taken at South Essex College which is based in nearby Nethermayne. The college offers courses as varied as accounting, website design and broadcast media, as well as apprenticeship schemes.



# GETTING AROUND

Westley Green is situated just two miles from Basildon Railway Station, from here you can reach London Fenchurch Street in 35 minutes. Stops along the London route include Chafford Hundred, where you can alight for intu Lakeside. Other rail destinations from Basildon include the popular seaside resort of Southend, along with its popular neighbour Leigh-on-Sea.

The A127 and the A13 are close to home, with both roads linking you to the M25. Southend Airport is a 25 minute drive away, while London Stansted Airport can be reached in around 41 minutes for a wider choice of international flights.



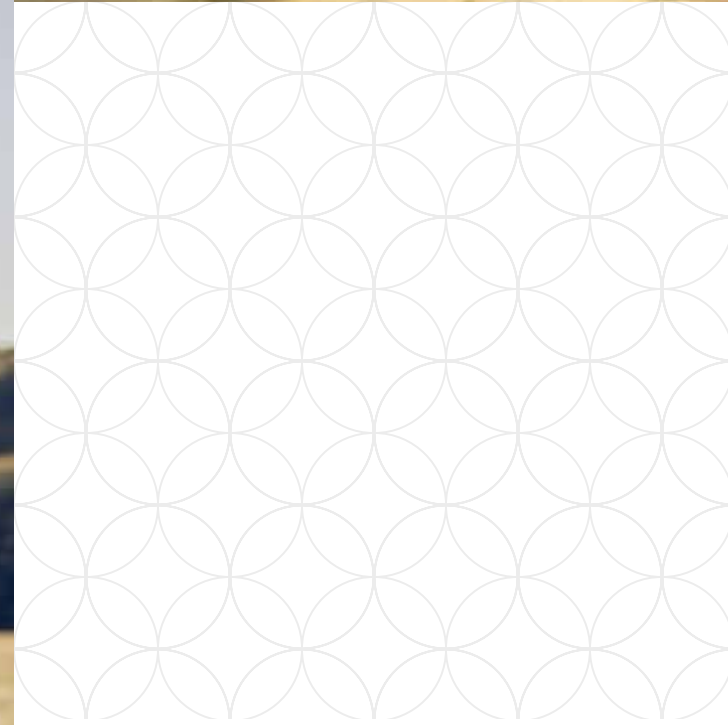
# WE PUT MORE IN

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 **Westley Green**.



# SO YOU GET MORE OUT

- Public Open Spaces
- Cycleways & Footpaths
- Affordable Housing
- New Primary School and Commercial Units
- Local Equipped Areas of Play





# EXPLORE WESTLEY GREEN

















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.



# EXPLORE WESTLEY GREEN PHASE 8



## KEY

 <p><b>WAR</b> 3 BEDROOM MID TERRACED HOME</p>	 <p><b>GRA</b> 4 BEDROOM SEMI-DETACHED HOME</p>
 <p><b>LET</b> <b>LETHWORTH</b> 3 BEDROOM SEMI-DETACHED HOME</p>	 <p><b>CAM</b> <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME</p>
 <p><b>LEAQ</b> <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME</p>	 <p><b>HAR</b> <b>HARROGATE</b> 4 BEDROOM DETACHED HOME</p>
 <p><b>OXFQ</b> <b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME</p>	 <p><b>OXF</b> <b>OXFORD</b> 4 BEDROOM DETACHED HOME</p>
 <p><b>STRO</b> <b>STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME</p>	 <p><b>HARL</b> <b>HARLECH</b> 4 BEDROOM DETACHED HOME</p>
 <p><b>GRA</b> <b>GRANTHAM MID</b> 4 BEDROOM MID-TERRACED HOME</p>	 <p><b>STR</b> <b>STRATFORD END</b> 4 BEDROOM END TERRACED HOME</p>
 <p><b>GRA</b> <b>GRANTHAM END</b> 4 BEDROOM END TERRACED HOME</p>	 <p><b>STR</b> <b>STRATFORD</b> 4 BEDROOM DETACHED HOME</p>

**V** - Visitor Parking  
**LAP** - Local Area of Play  
**LEAP** - Local Equipped Area of Play

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## EXISTING DEVELOPMENT

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



## ATTENUATION BASIN







# EXPLORE WESTLEY GREEN PHASE 9

KEY

 <b>LETCHWORTH</b> 3 BEDROOM SEMI-DETACHED HOME	 <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME
 <b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	 <b>HARROGATE</b> 4 BEDROOM DETACHED HOME
 <b>AMBERLEY SPECIAL</b> 3 BEDROOM DETACHED HOME	 <b>SHAFTESBURY</b> 4 BEDROOM DETACHED HOME
 <b>STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>CHESTER</b> 4 BEDROOM DETACHED HOME
 <b>GRANTHAM</b> 4 BEDROOM SEMI-DETACHED HOME	 <b>LEDSHAM</b> 4 BEDROOM DETACHED HOME
 <b>STRATFORD</b> 4 BEDROOM DETACHED HOME	 <b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME

P/S - Pumping Station  
POS - Public Open Space  
V - Visitor Parking

 - Apartments  
 - Block Paving

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# THE WARWICK

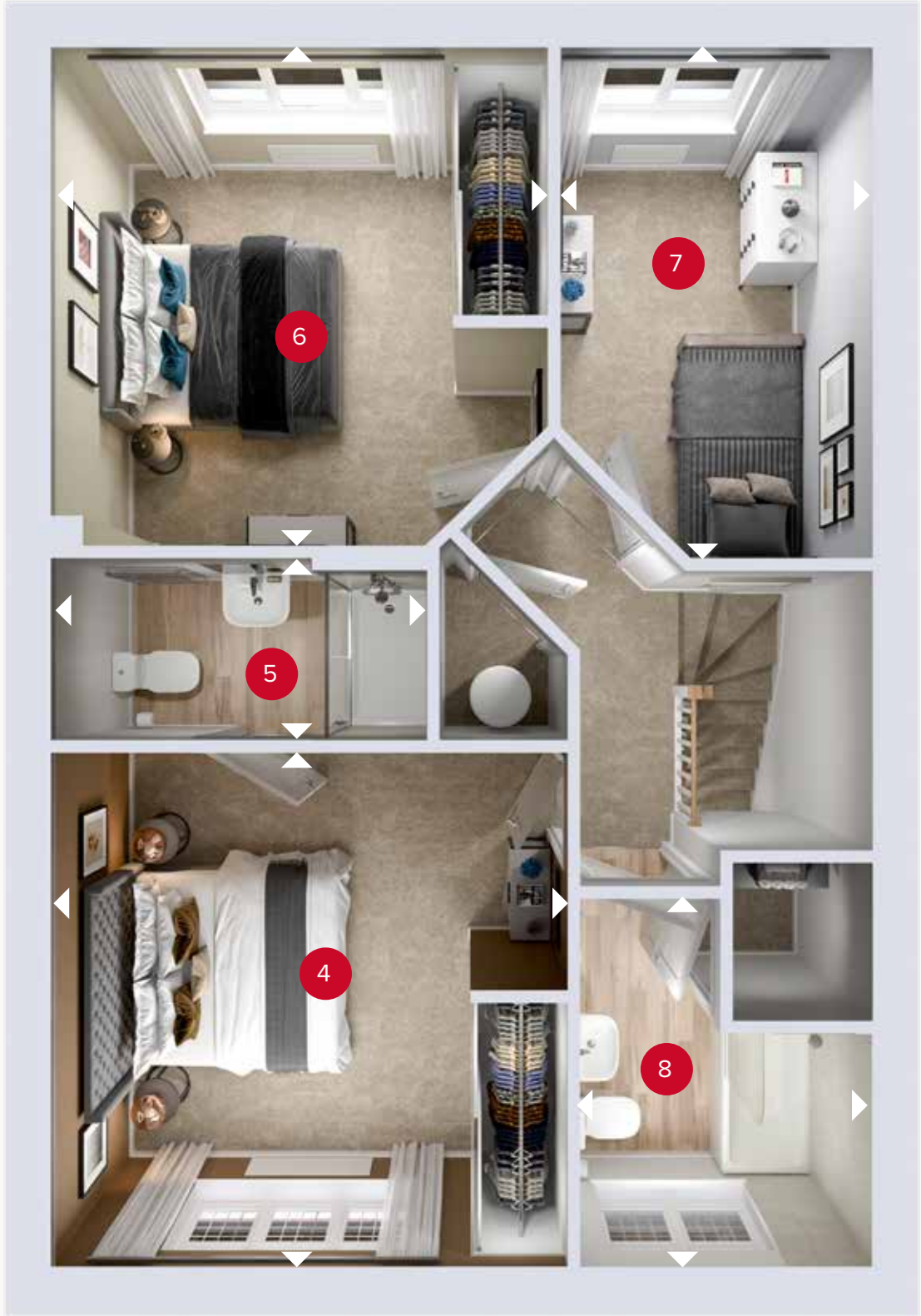
THREE BEDROOM MID TERRACED HOME







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 0.97 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"	3.76 x 2.19 m
8	Bathroom	8'9" x 6'9"	2.66 x 2.05 m





HERITAGE

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# THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED HOME







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# THE LETCHWORTH

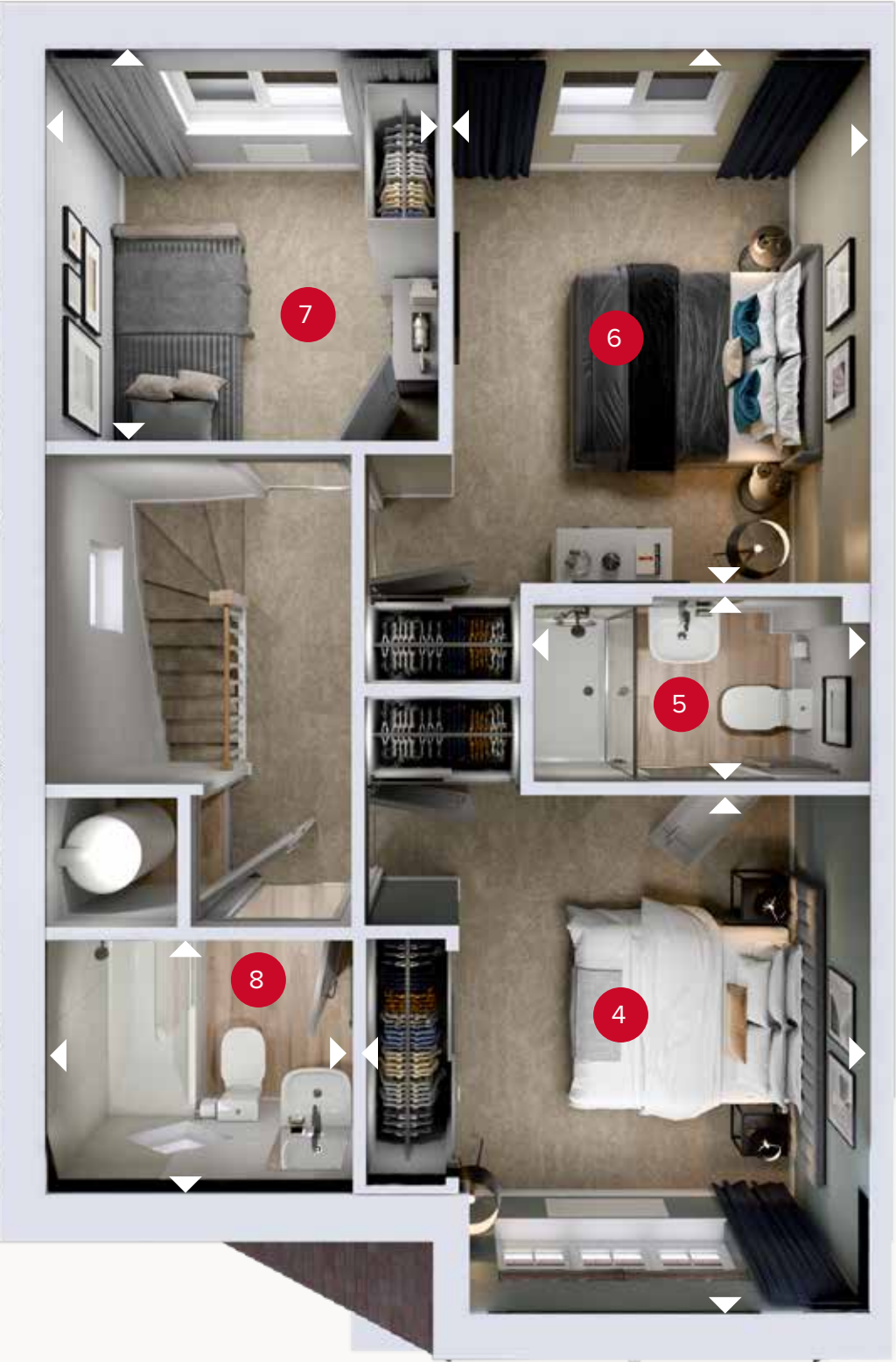
THREE BEDROOM SEMI-DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LETCHWORTH SEMI

## 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





**HERITAGE**

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# THE AMBERLEY

THREE BEDROOM DETACHED HOME







HERITAGE

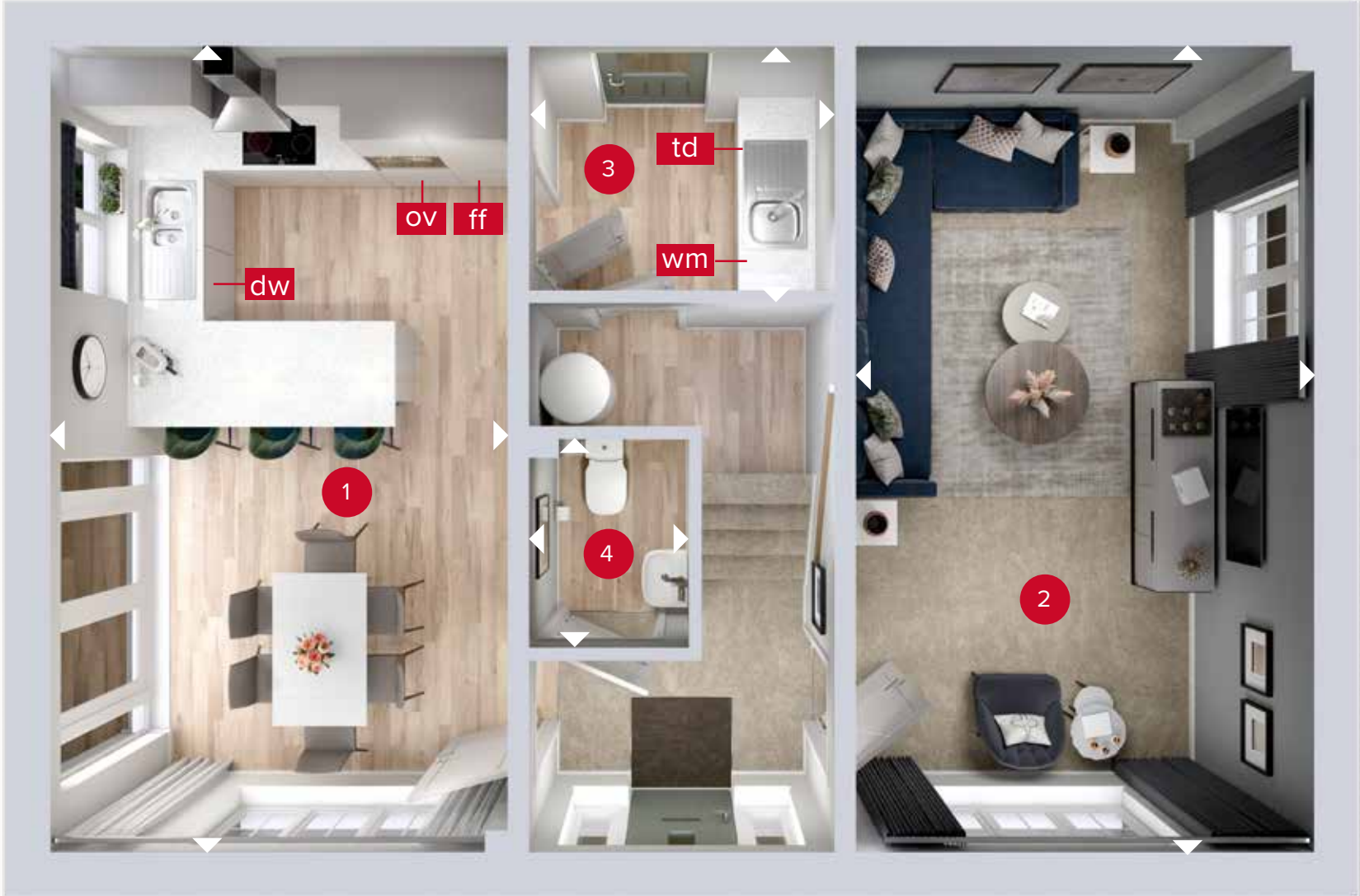
- REDROW -

# THE AMBERLEY

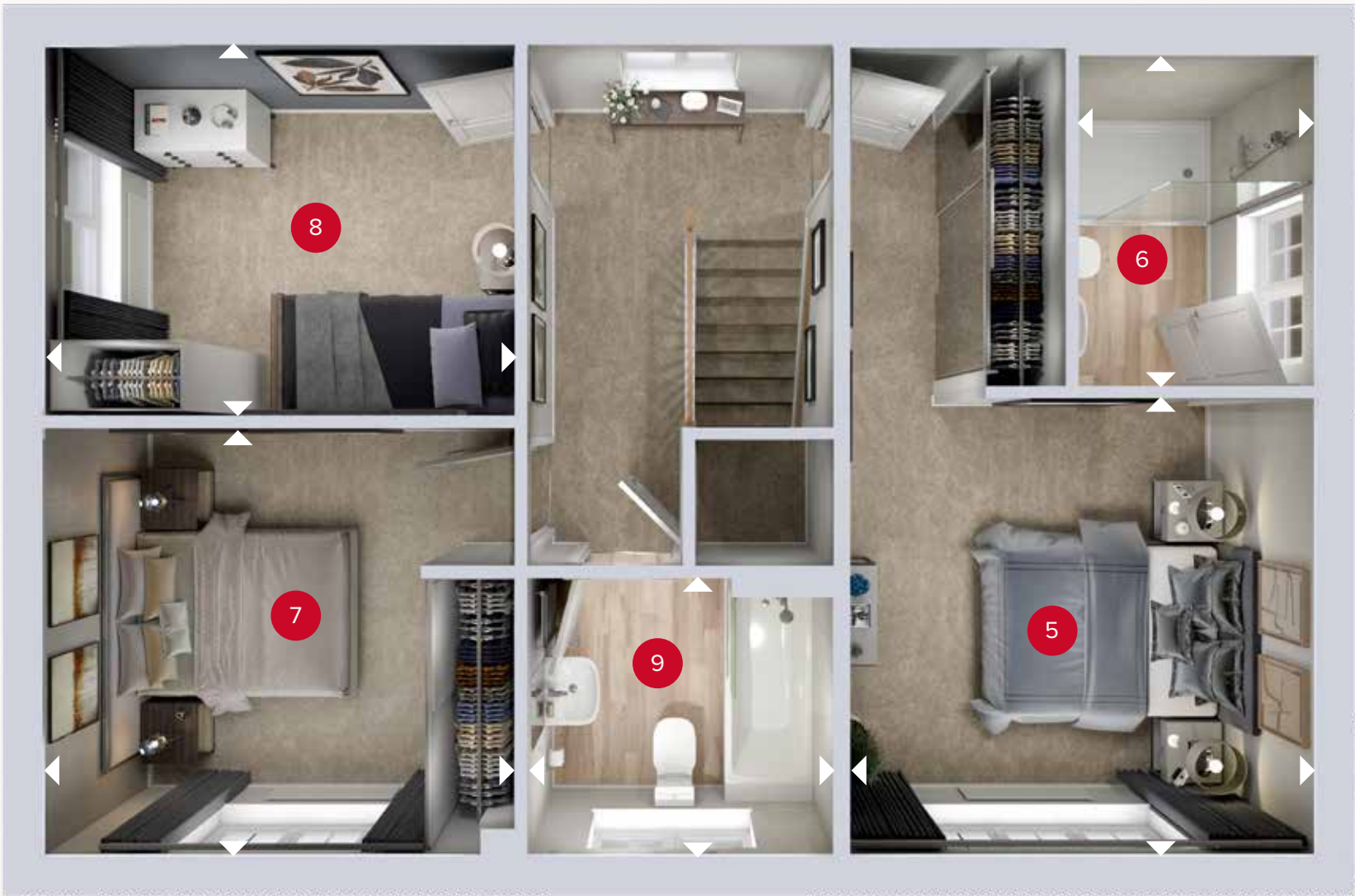
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE AMBERLEY

## 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



22.04.2025

Customers should note this illustration is an example of the Amberley 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\_DM.3

➤ 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

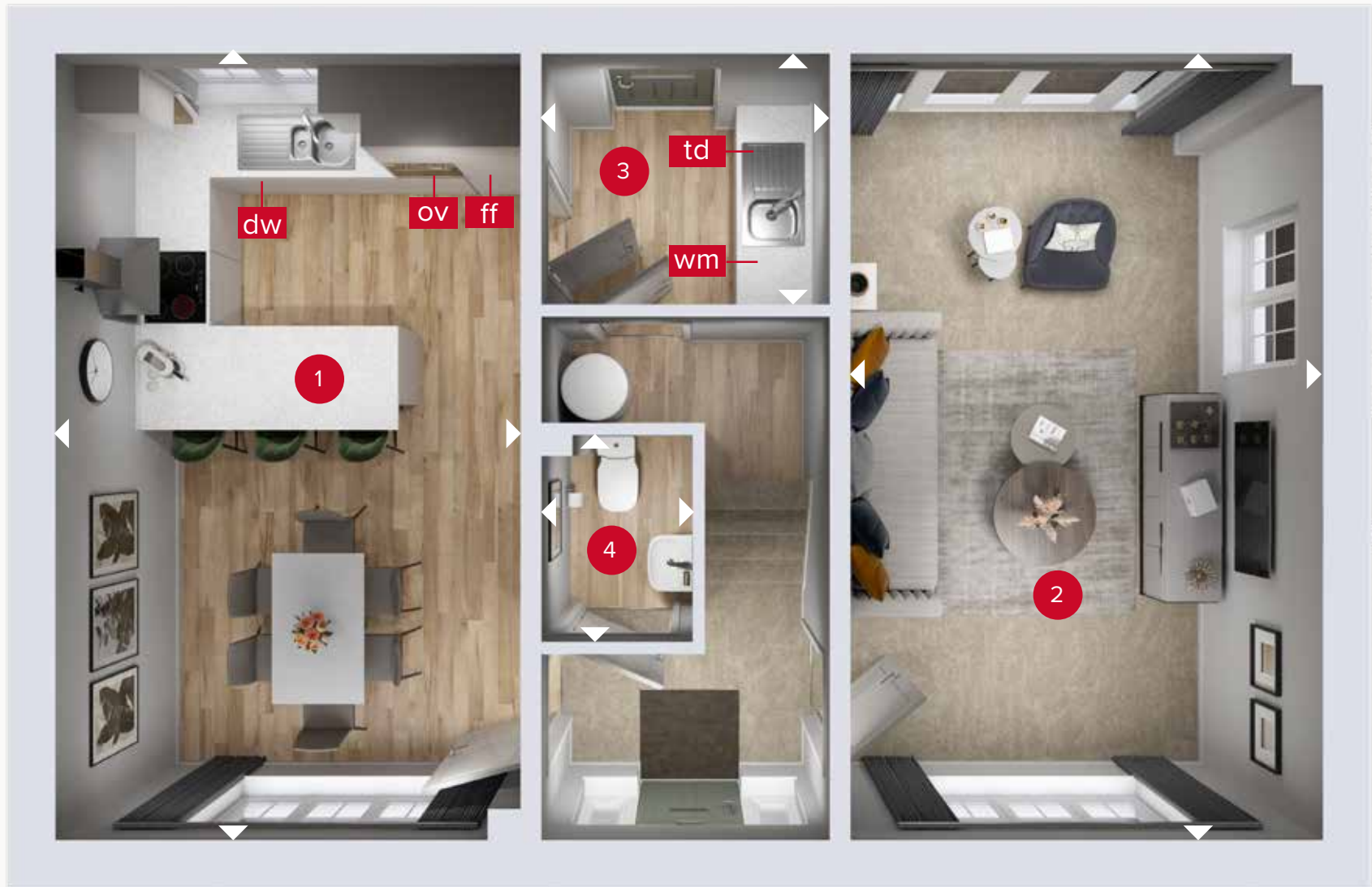
- REDROW -

# THE AMBERLEY SPECIAL

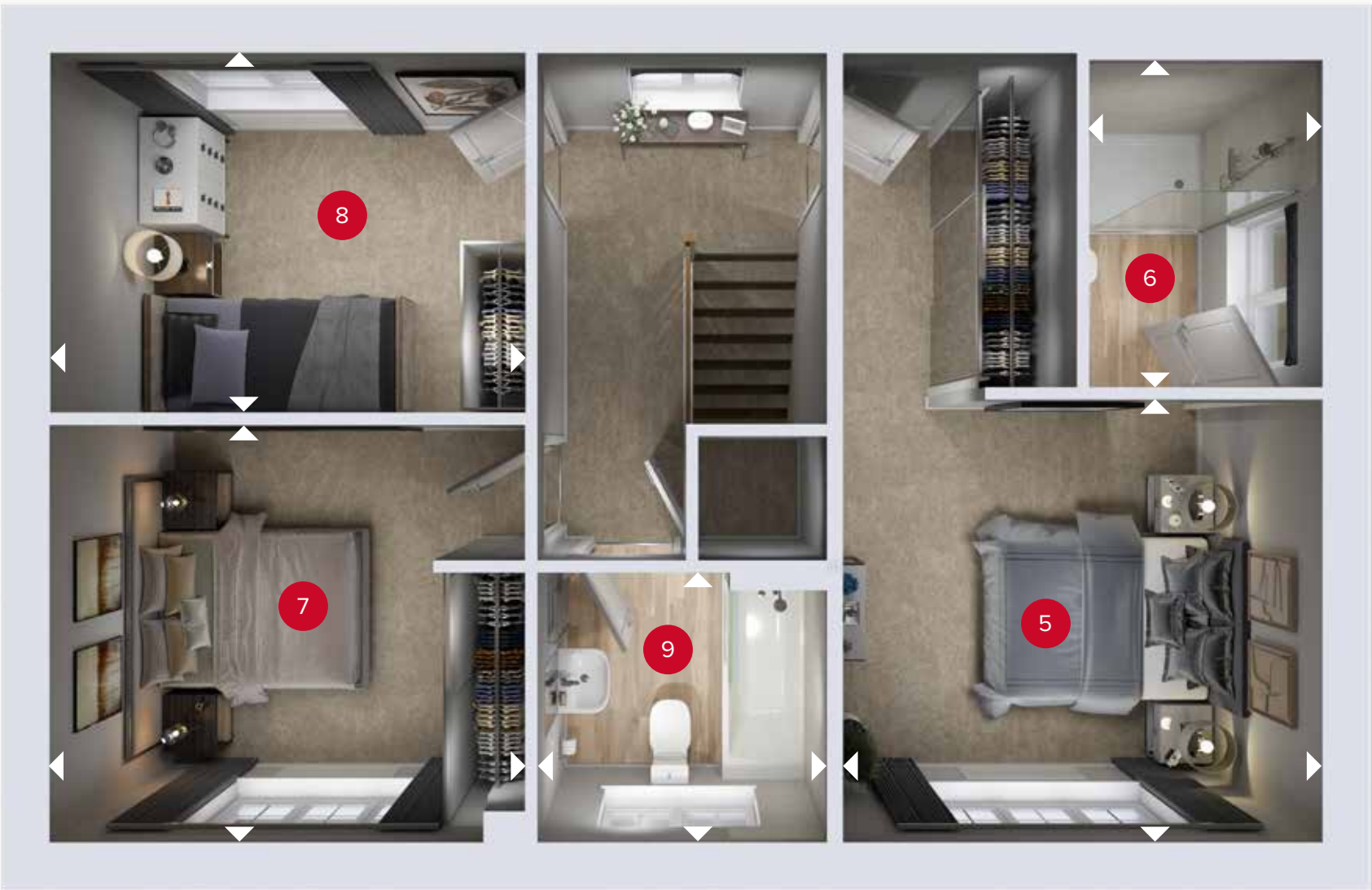
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE AMBERLEY SPECIAL

## 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





HERITAGE

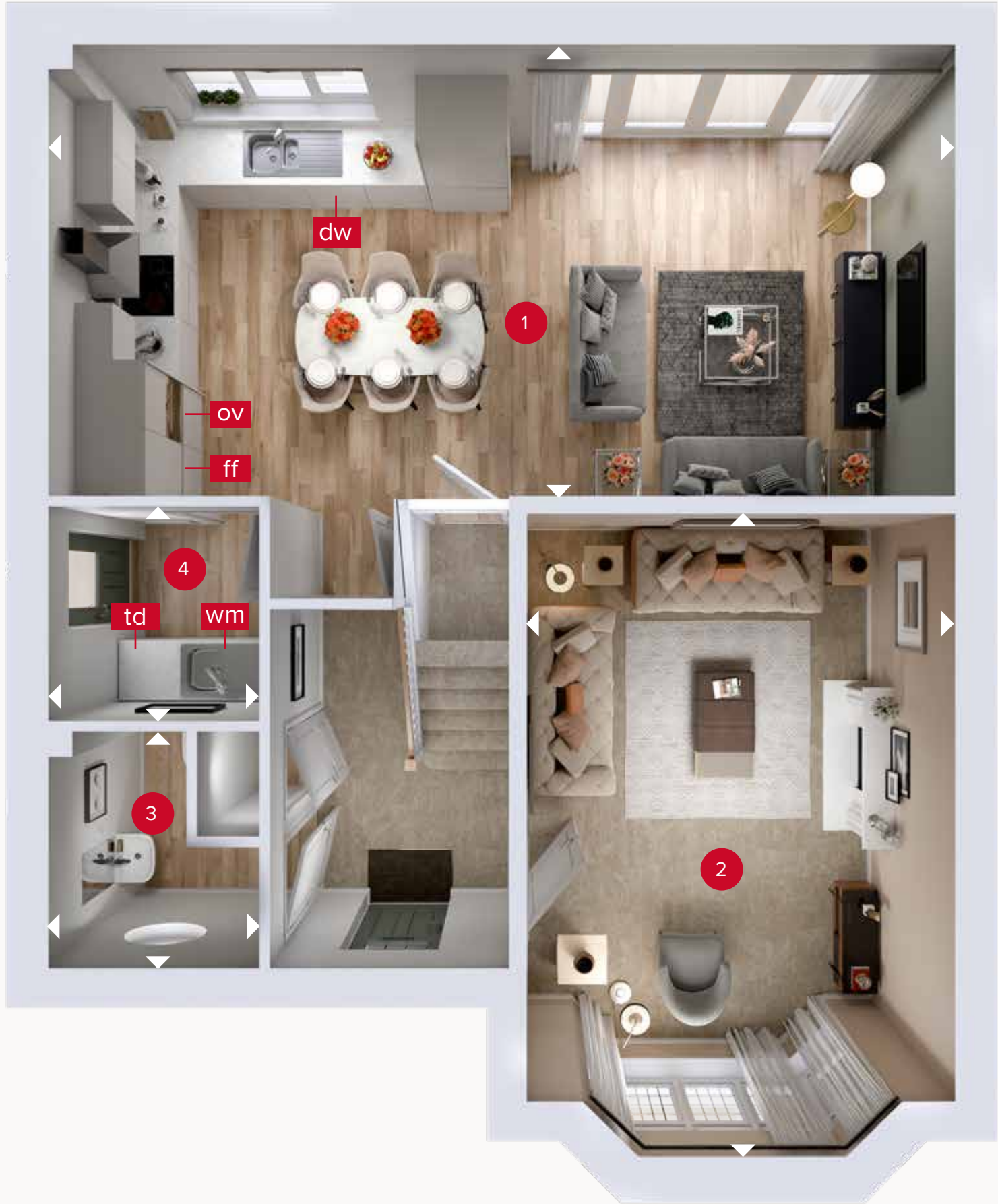
- REDROW -

# THE LEAMINGTON LIFESTYLE

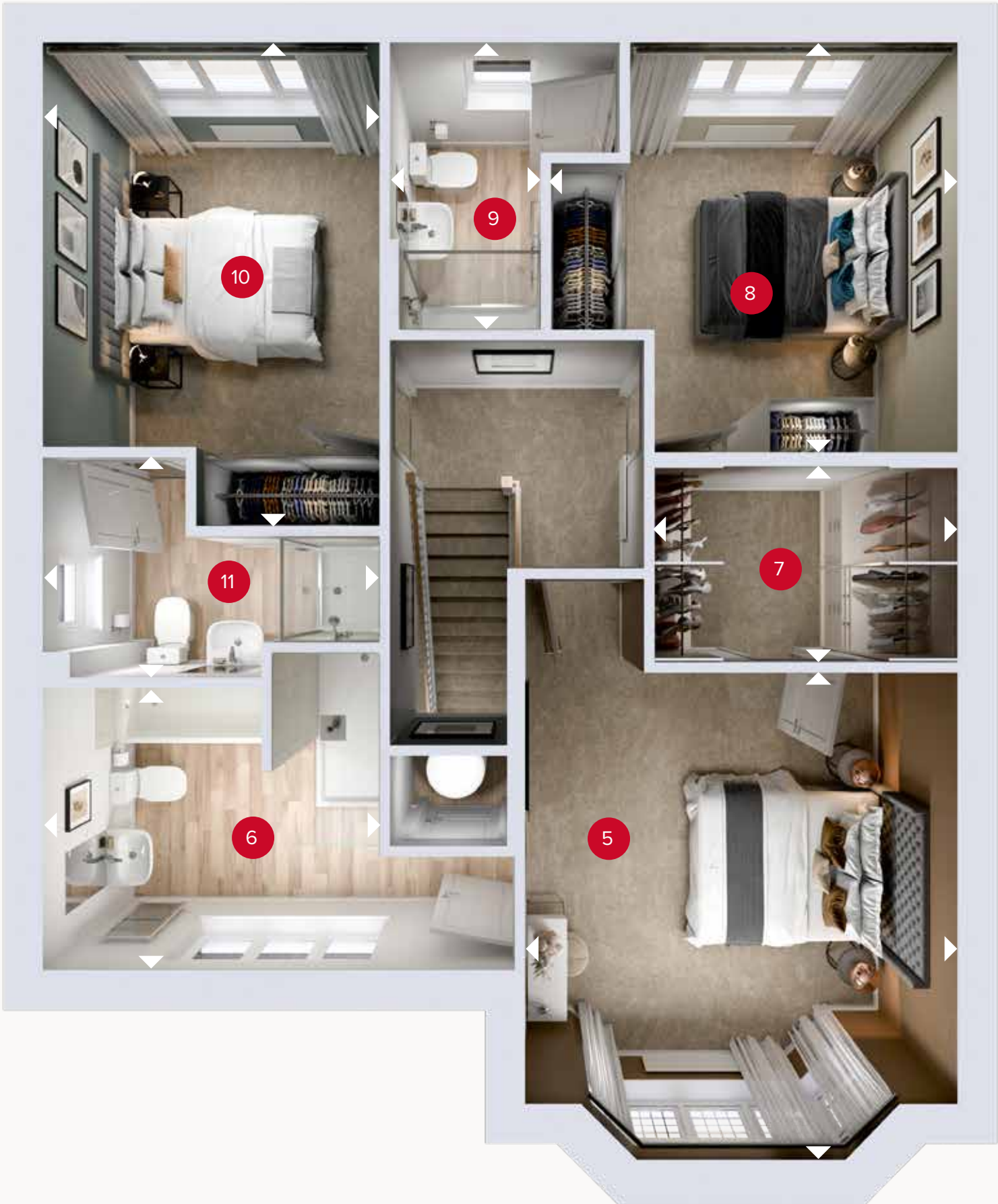
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LEAMINGTON LIFESTYLE

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	17'9" x 11'8"	5.42 x 3.57 m
3	Cloaks	6'6" x 5'11"	1.99 x 1.80 m
4	Utility	6'1" x 5'11"	1.85 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'5" x 11'8"	4.09 x 3.57 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'5" x 11'0"	3.49 x 3.35 m
9	En-suite 2	8'1" x 4'2"	2.46 x 1.26 m
10	Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m





HERITAGE

- REDROW -

# THE OXFORD LIFESTYLE

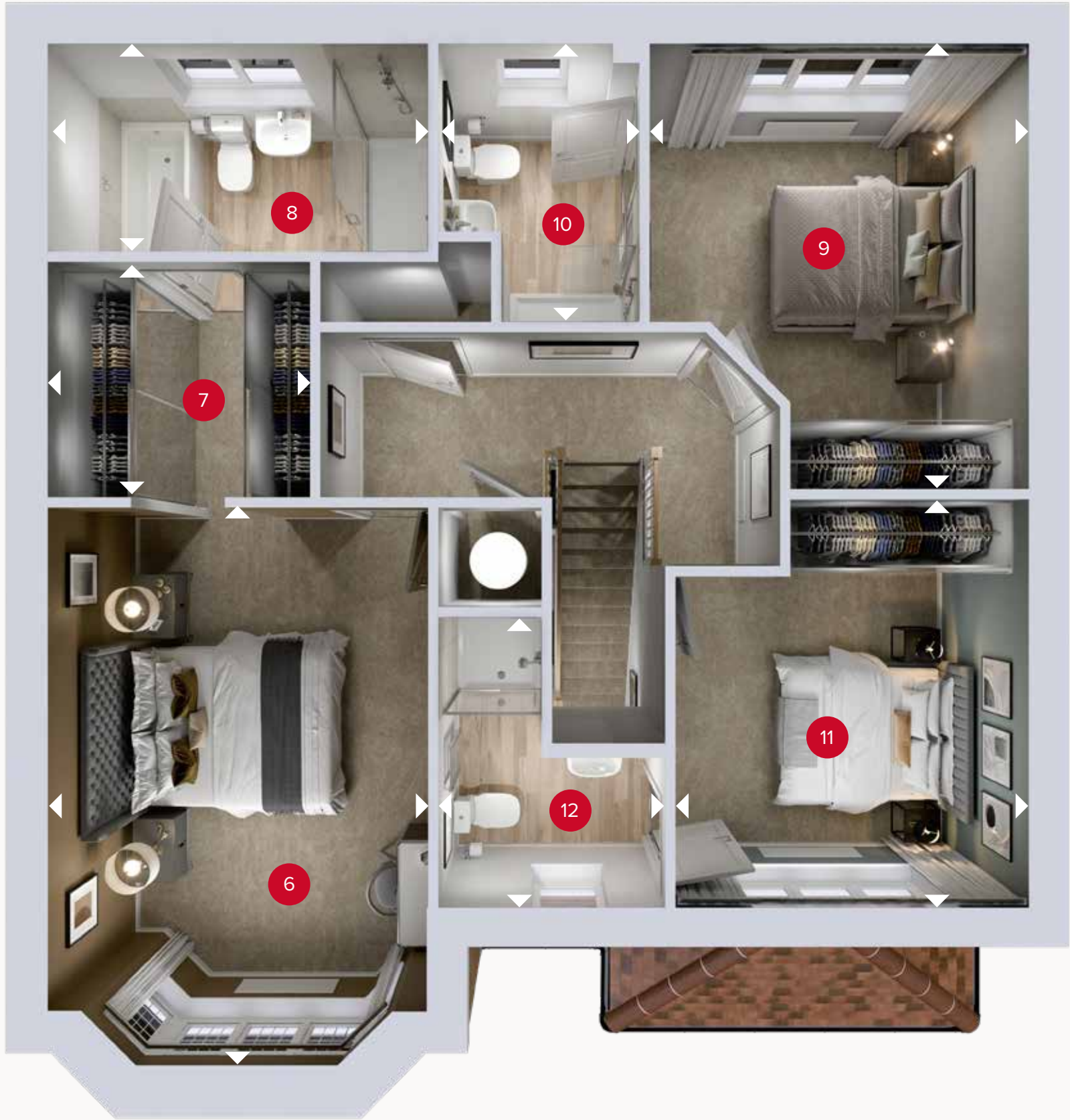
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE OXFORD LIFESTYLE

## 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





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# THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME







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# THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME





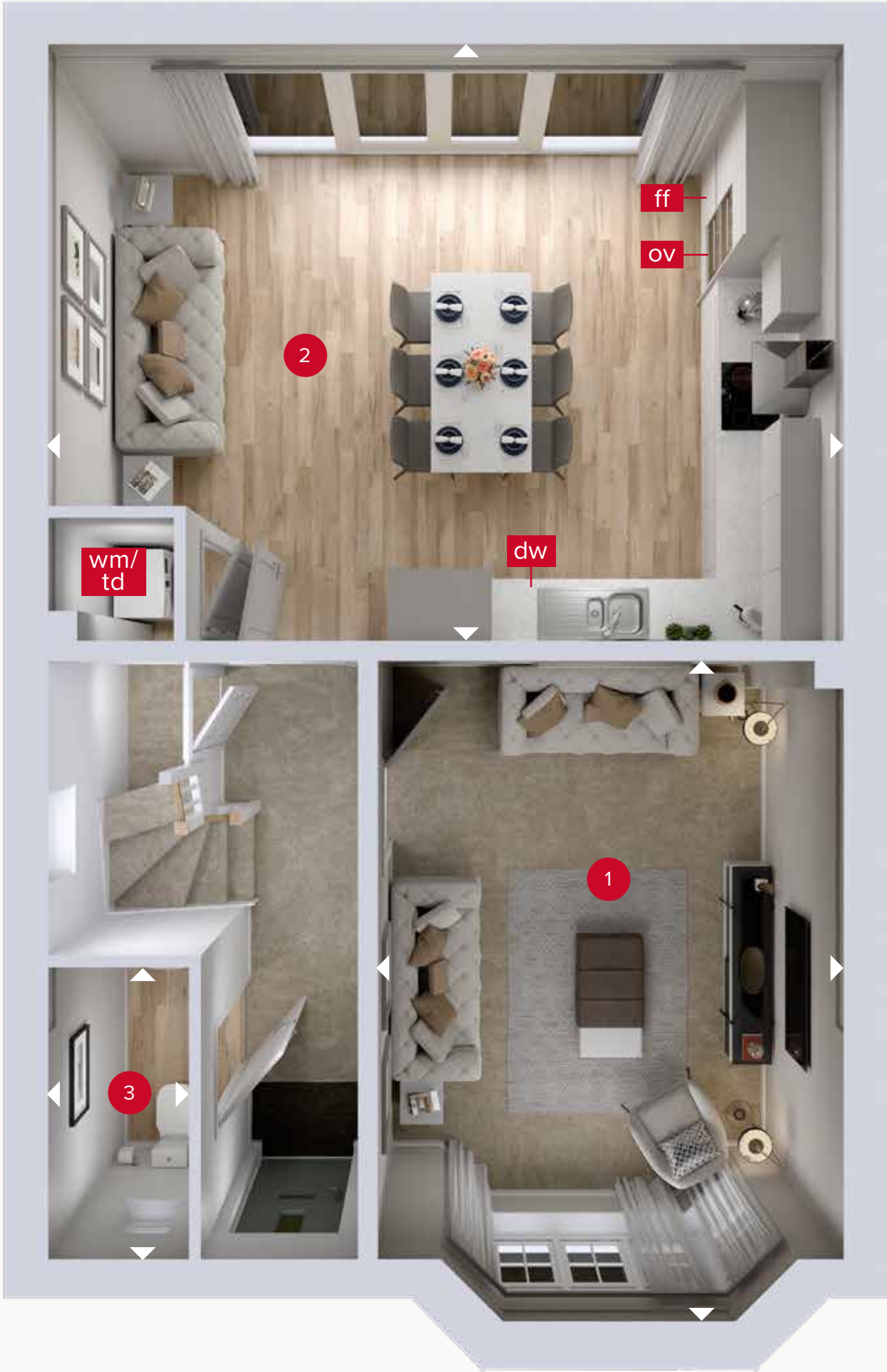
# THE STRATFORD LIFESTYLE

## GROUND FLOOR

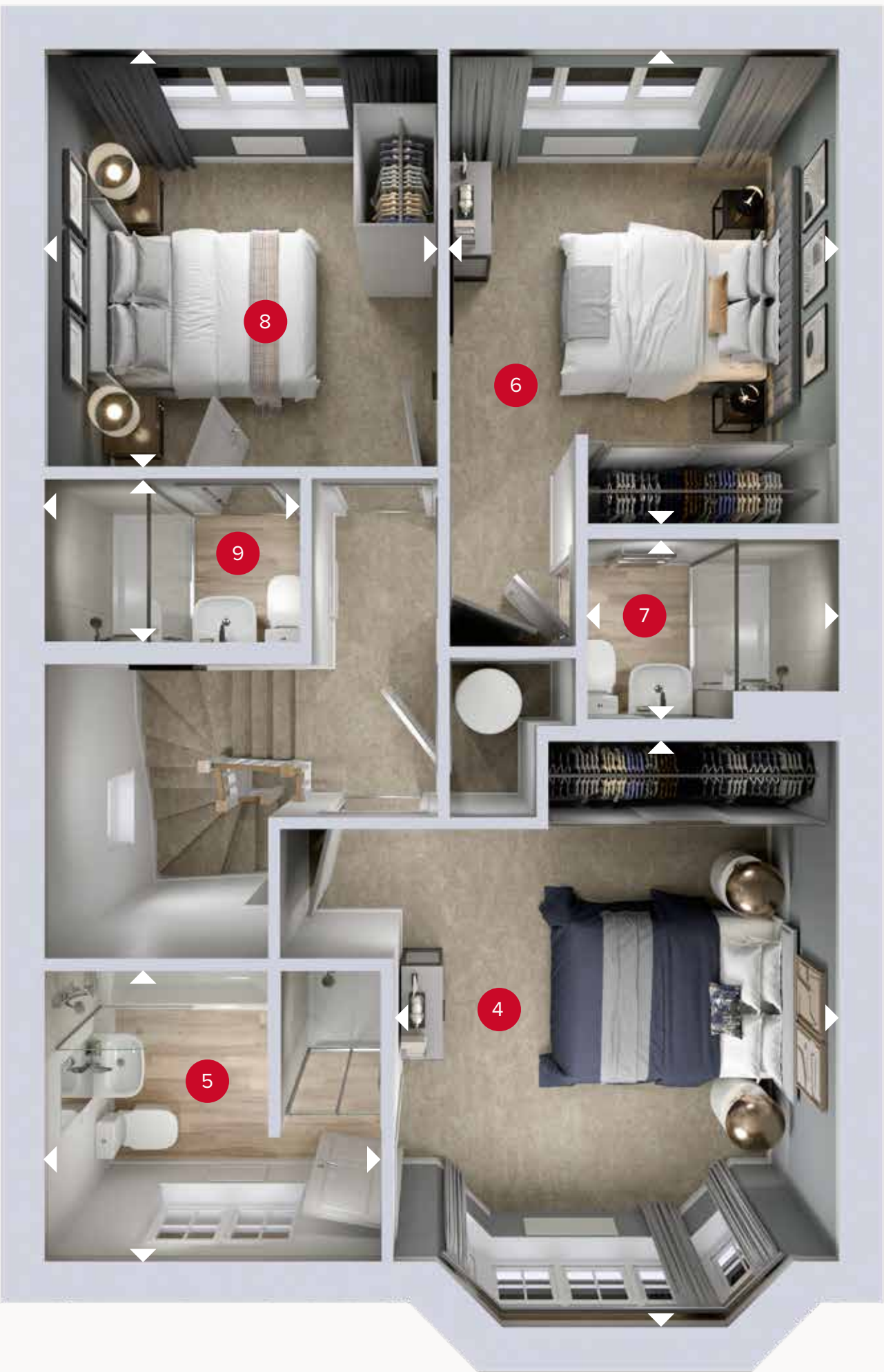
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

## FIRST FLOOR

4	Bedroom 1	14'5" x 10'10"	4.40 x 3.30 m
5	En-suite 1	8'4" x 7'3"	2.54 x 2.20 m
6	Bedroom 2	11'11" x 9'5"	3.62 x 2.87 m
7	En-suite 2	6'1" x 4'7"	1.86 x 1.39 m
8	Bedroom 3	10'6" x 9'9"	3.20 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



GROUND FLOOR



FIRST FLOOR



22.04.2025

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ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space







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# THE GRANTHAM

FOUR BEDROOM MID TERRACED HOME





# THE GRANTHAM MID

## GROUND FLOOR

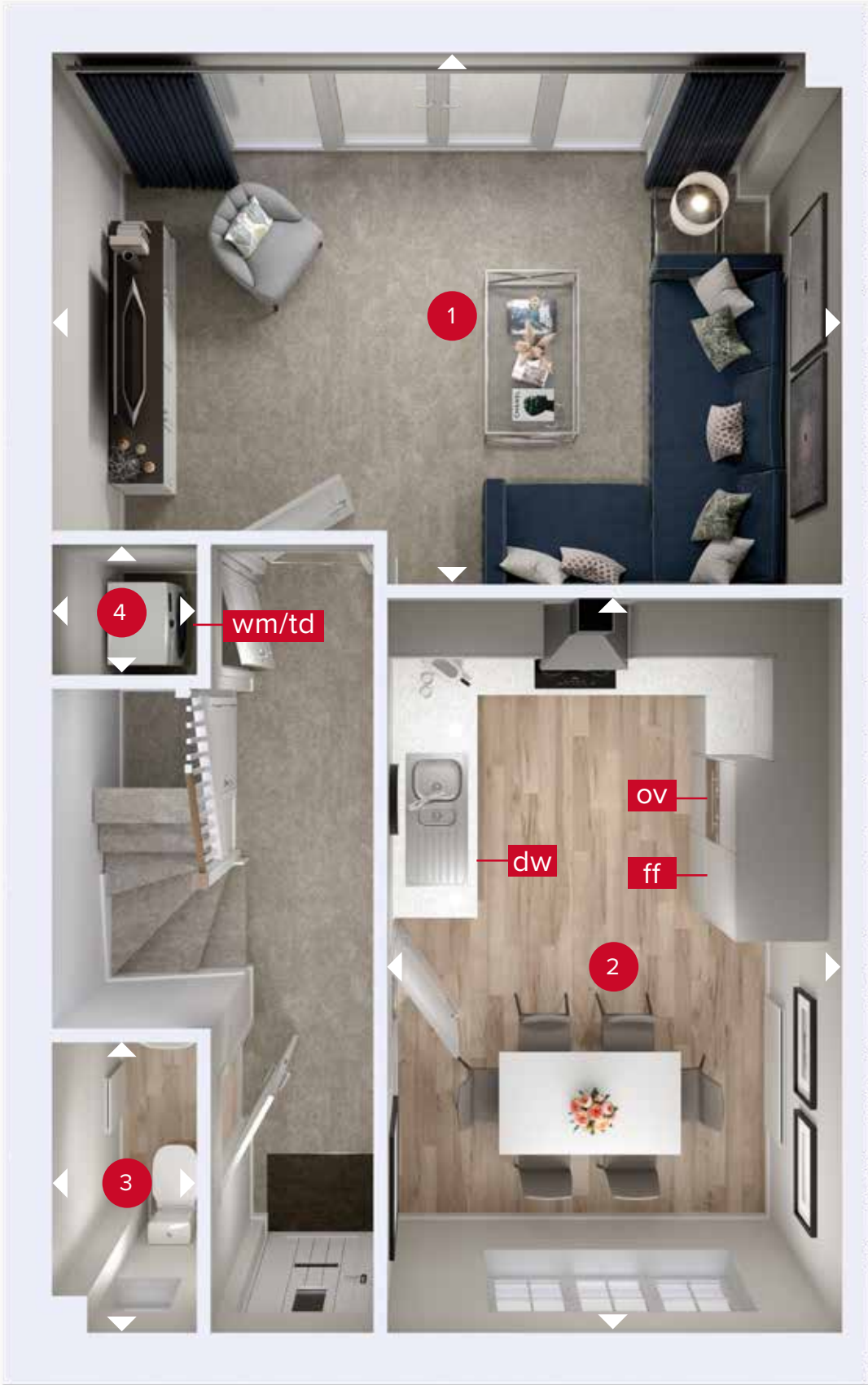
1	Lounge	16'7" x 11'6"	5.06 x 3.51 m
2	Kitchen/Dining	15'5" x 9'7"	4.70 x 2.93 m
3	Cloaks	6'0" x 3'1"	1.84 x 0.93 m
4	Laundry	3'1" x 2'7"	0.94 x 0.84 m

## FIRST FLOOR

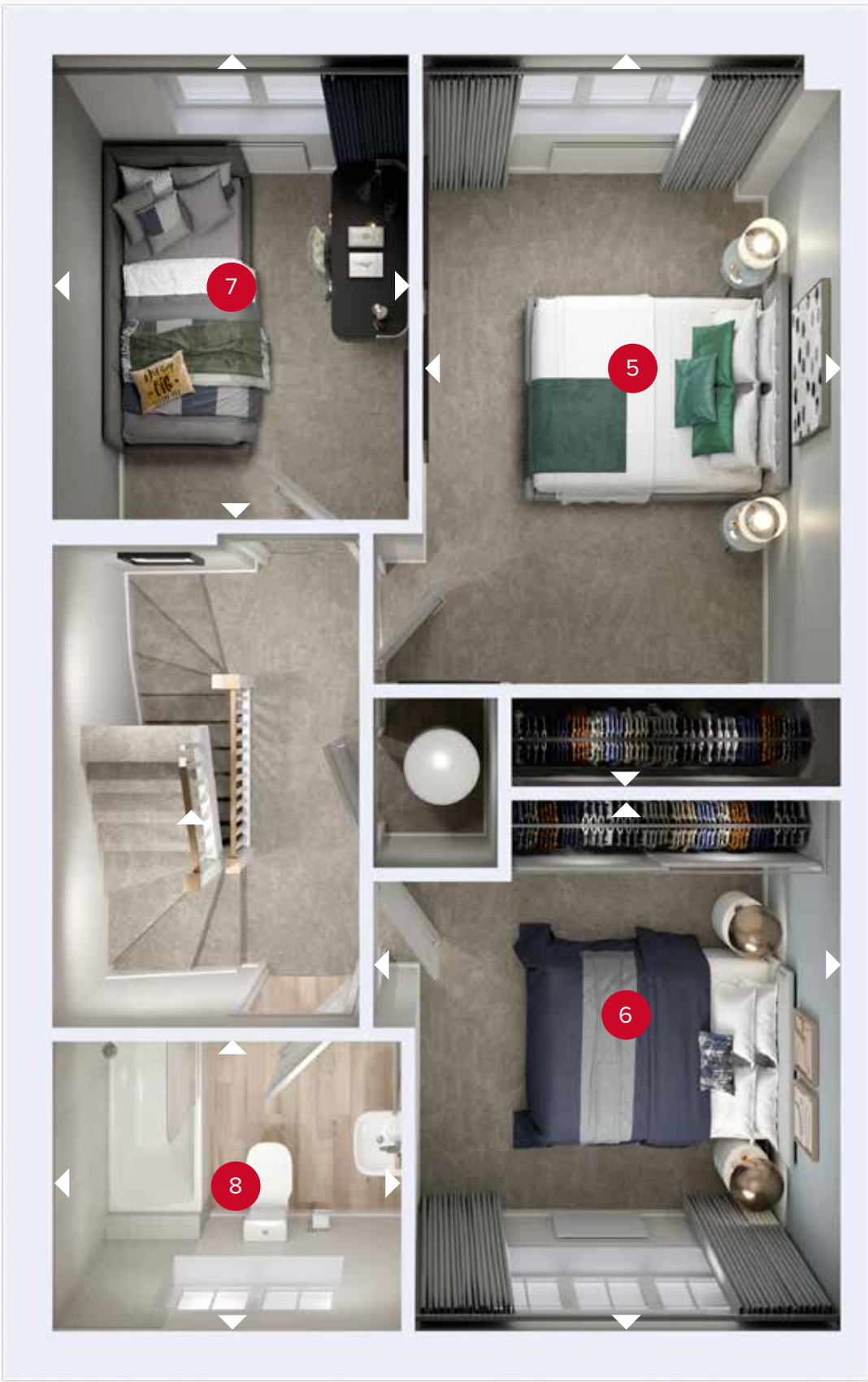
5	Bedroom 2	11'1" x 9'0"	3.39 x 2.75 m
6	Bedroom 3	15'9" x 8'10"	4.81 x 2.70 m
7	Bedroom 4	10'1" x 7'5"	3.08 x 2.27 m
8	Bathroom	7'3" x 5'6"	2.22 x 1.67 m

## SECOND FLOOR

9	Bedroom 1	12'2" x 11'0"	3.72 x 3.36 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Customers should note this illustration is an example of the Grantham 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. 01132-31 Grantham EF\_GRAN\_EM.3

▷ 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

wd - washing machine space  
td - tumble dryer space







HERITAGE

- REDROW -

# THE GRANTHAM

FOUR BEDROOM END TERRACED/  
SEMI-DETACHED HOME





# THE GRANTHAM END

## GROUND FLOOR

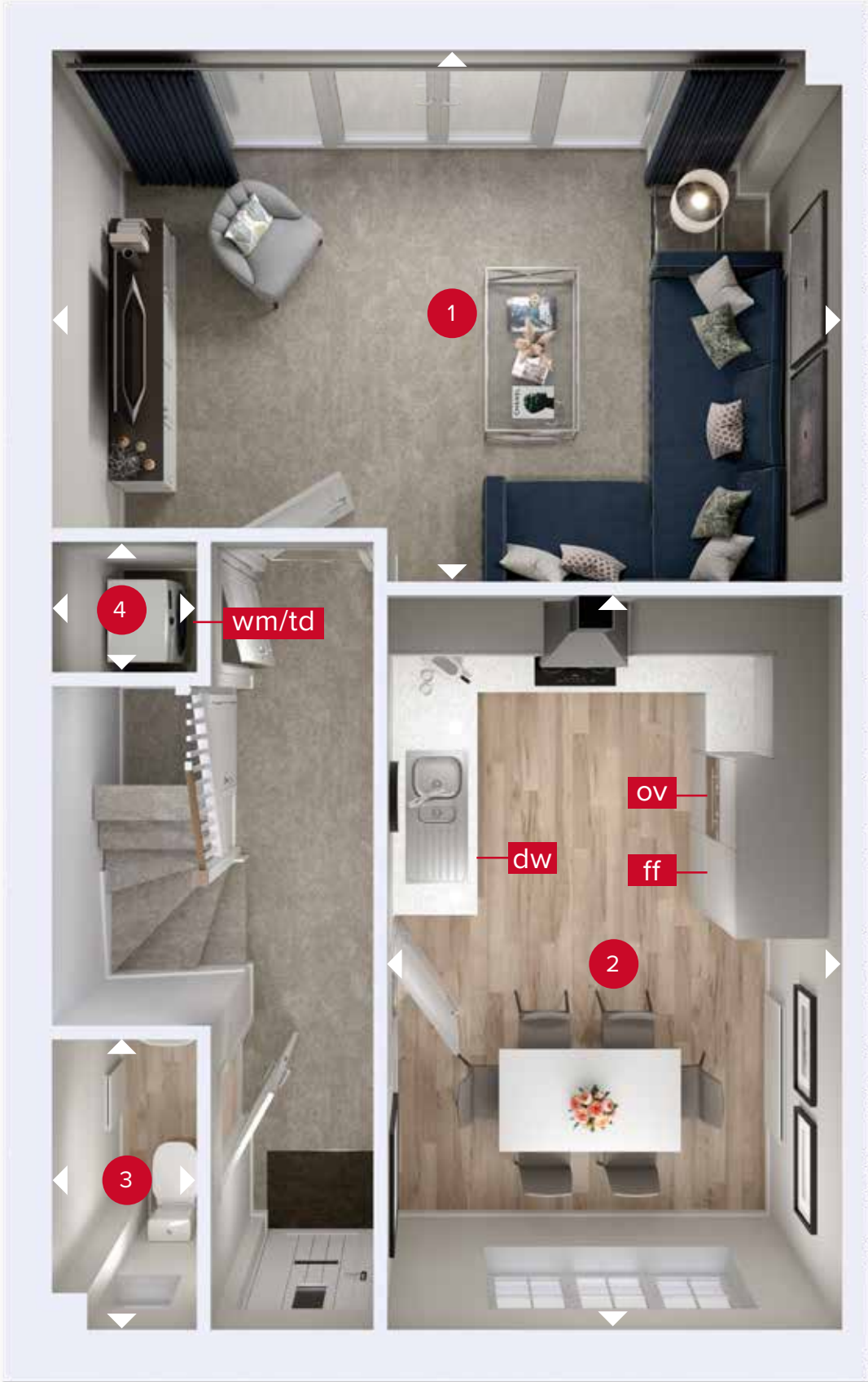
1	Lounge	16'7" x 11'6"	5.06 x 3.51 m
2	Kitchen/Dining	15'5" x 9'7"	4.70 x 2.93 m
3	Cloaks	6'0" x 3'1"	1.84 x 0.93 m
4	Laundry	3'1" x 2'7"	0.94 x 0.84 m

## FIRST FLOOR

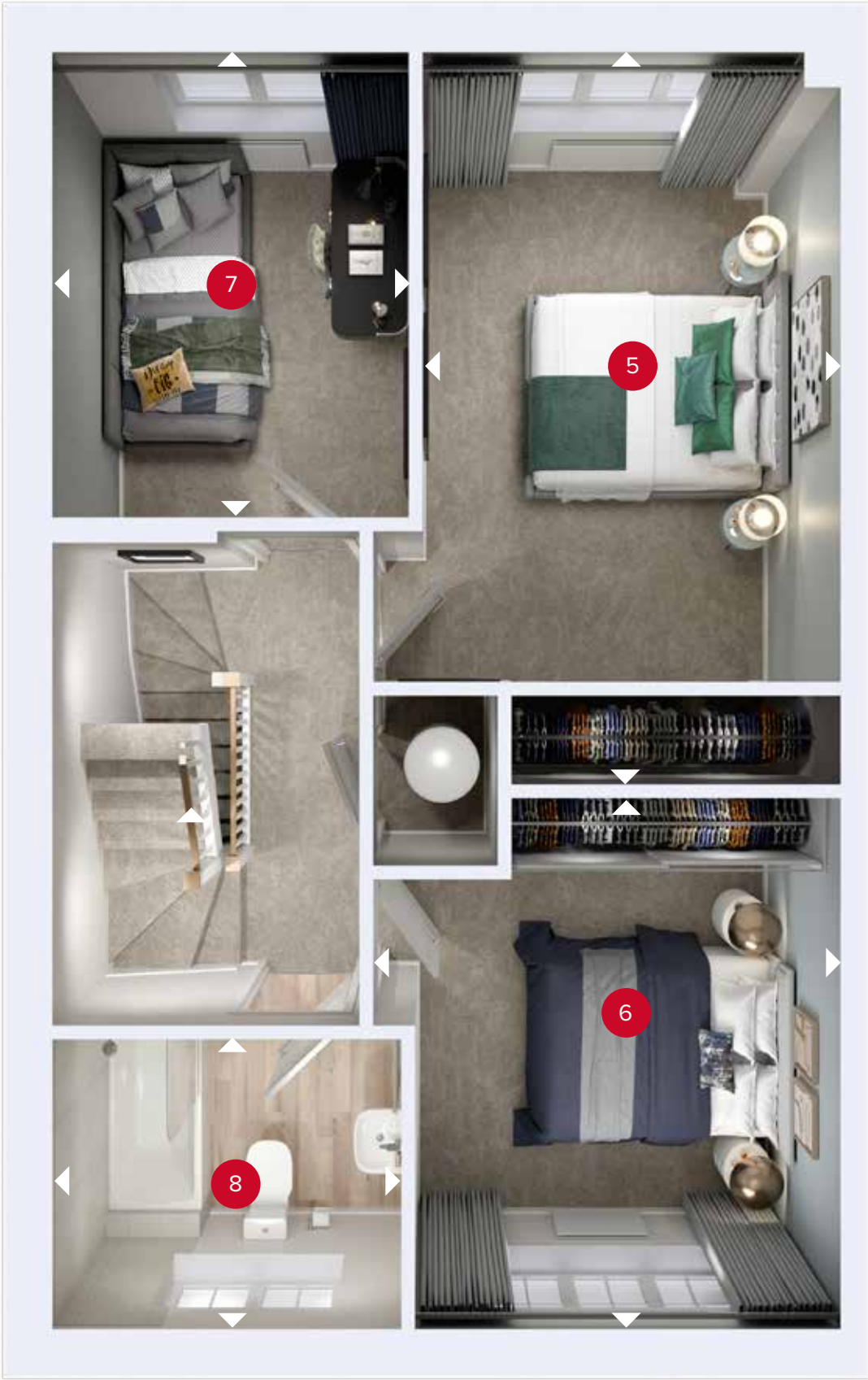
5	Bedroom 2	11'1" x 9'0"	3.39 x 2.75 m
6	Bedroom 3	15'9" x 8'10"	4.81 x 2.70 m
7	Bedroom 4	10'1" x 7'5"	3.08 x 2.27 m
8	Bathroom	7'3" x 5'6"	2.22 x 1.67 m

## SECOND FLOOR

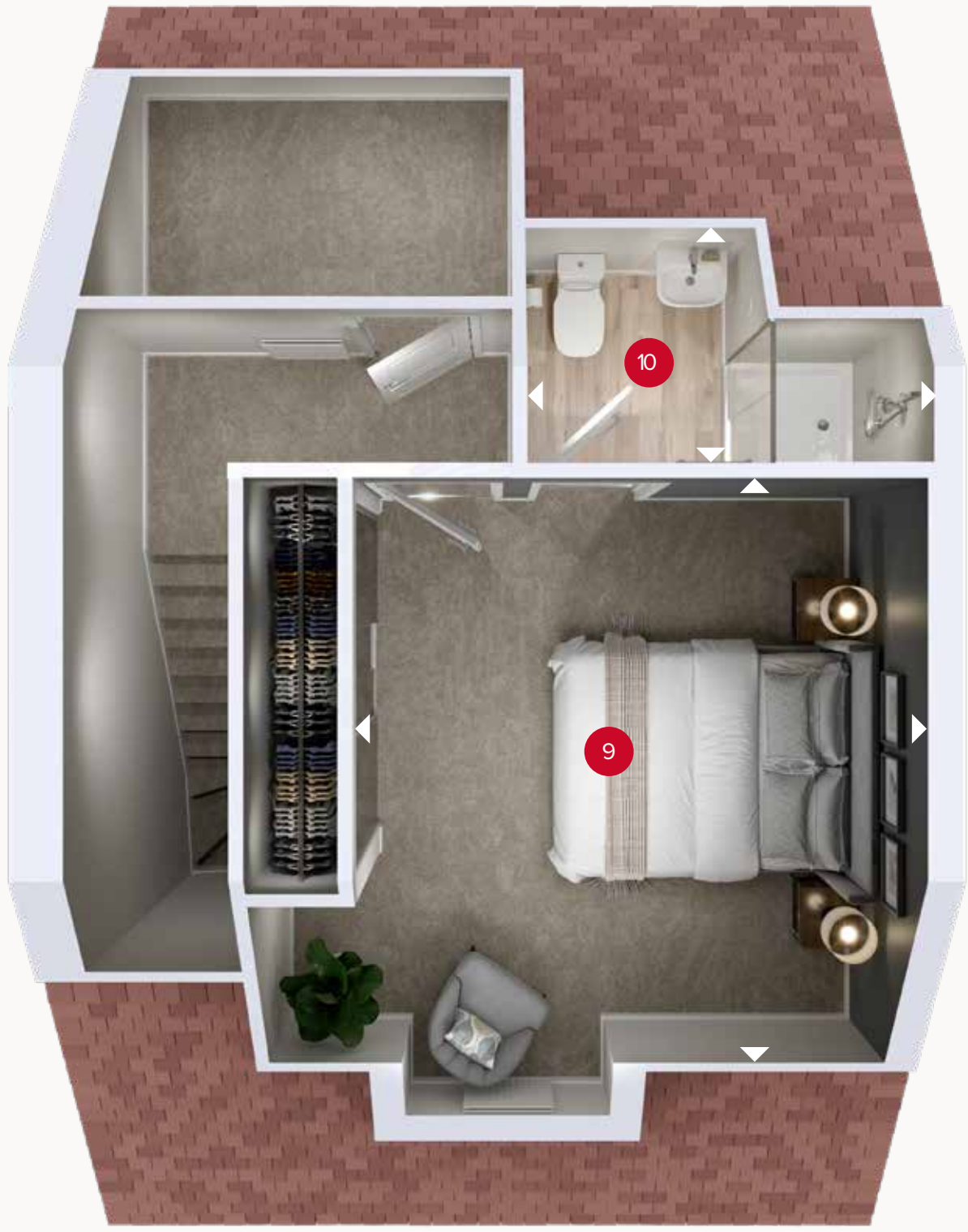
9	Bedroom 1	12'2" x 11'0"	3.72 x 3.36 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Customers should note this illustration is an example of the Grantham 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. 01132-31 EF\_GRAN\_EM.3

▷ 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

wd - washing machine space  
td - tumble dryer space







HERITAGE

- REDROW -

# THE STRATFORD

FOUR BEDROOM END TERRACED HOME





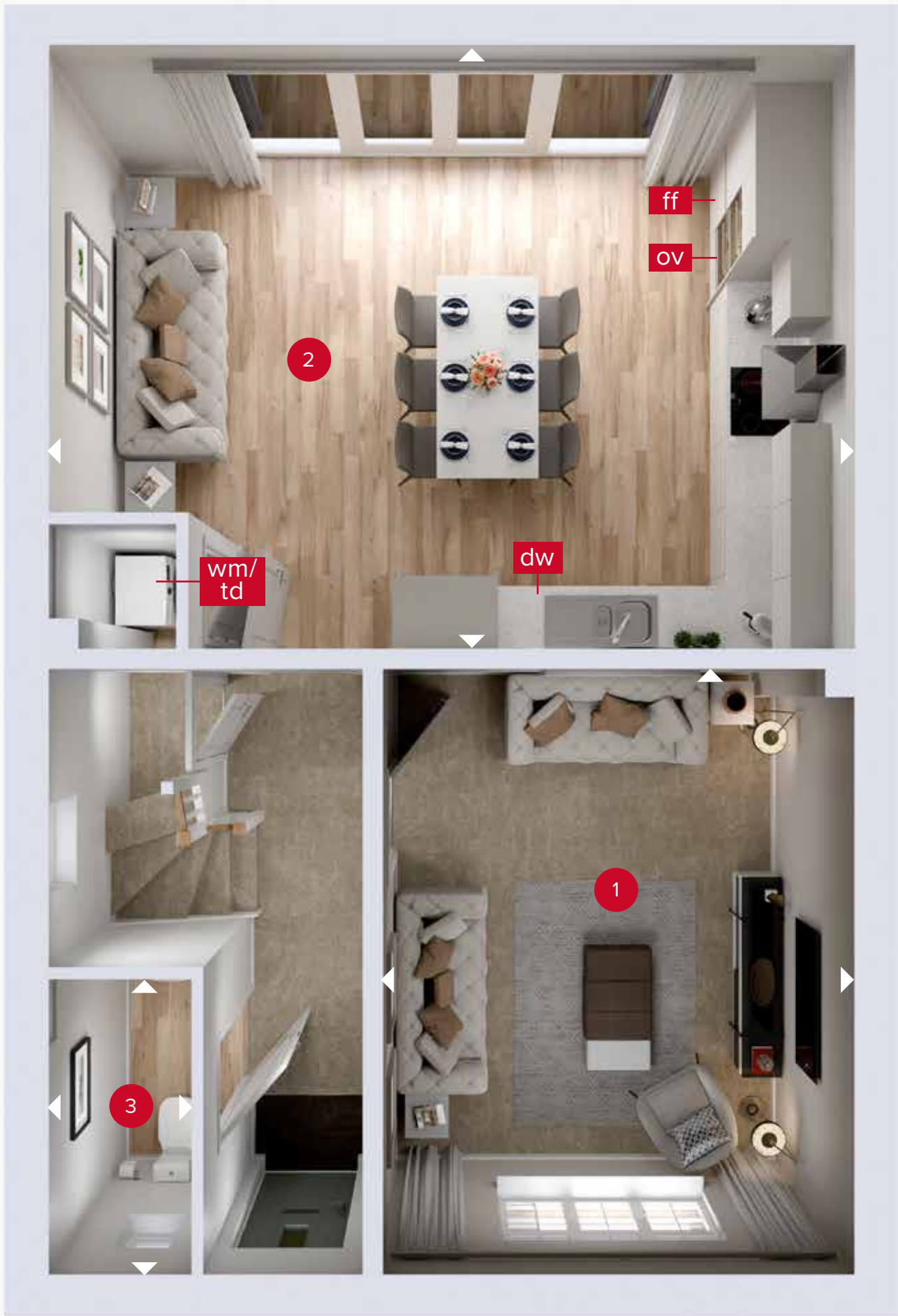
# THE STRATFORD

## GROUND FLOOR

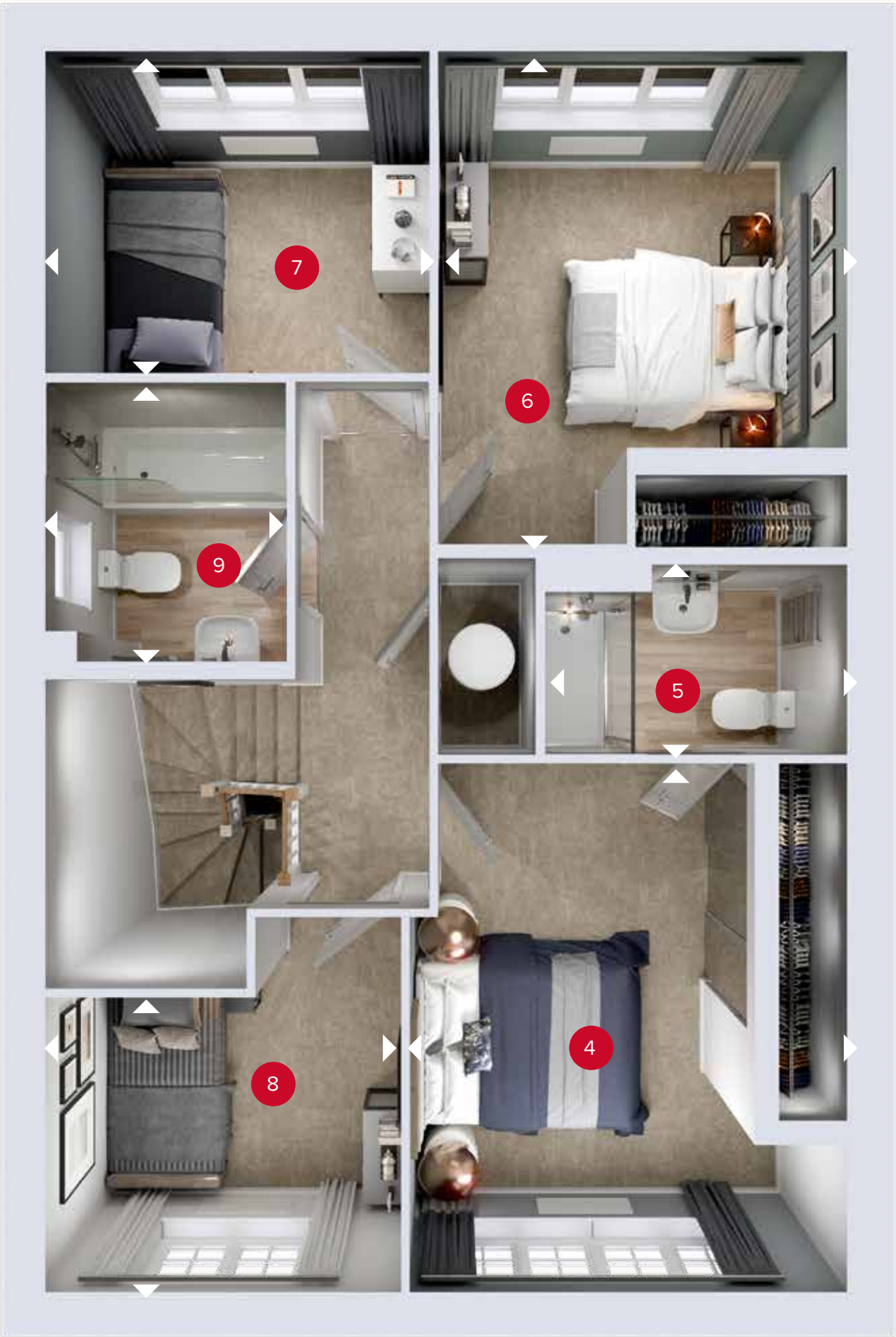
1	Lounge	14'9" x 11'6"	4.50 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'1" x 3'6"	2.15 x 1.07 m

## FIRST FLOOR

4	Bedroom 1	12'9" x 10'7"	3.89 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



08.07.2024

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. 01132-31 EG\_STRA\_EM.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 space  
wm - washing machine space  
td - tumble dryer space







HERITAGE

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME







HERITAGE

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME





# 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



22.04.2025

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 CAMBRIDGE

FOUR BEDROOM DETACHED HOME







HERITAGE

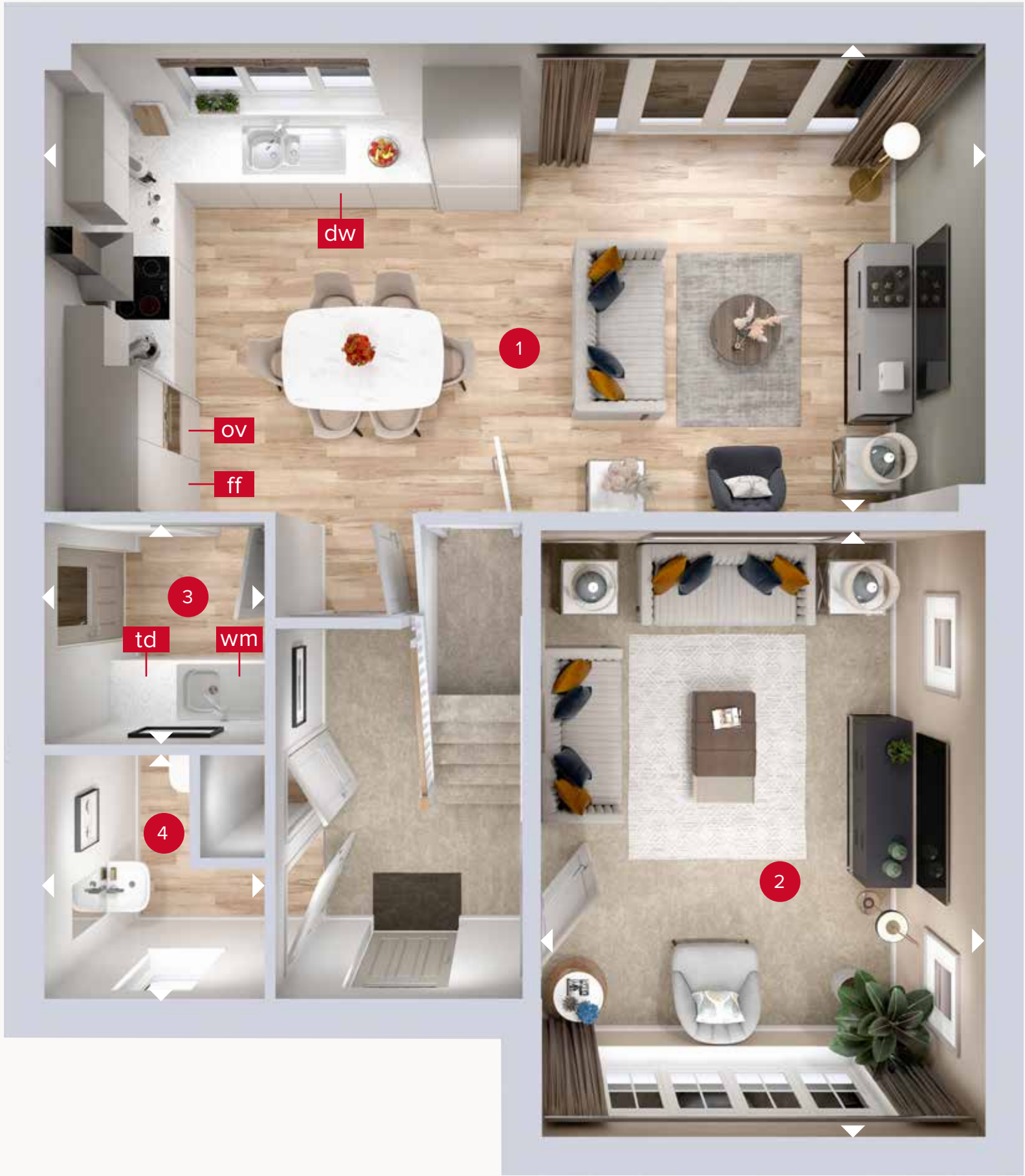
- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE CAMBRIDGE

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	16'3" x 11'8"	4.95 x 3.57 m
3	Utility	6'1" x 5'11"	1.85 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'8" x 12'11"	4.16 x 3.94 m
6	En-suite	8'2" x 4'3"	2.49 x 1.30 m
7	Bedroom 2	13'8" x 11'0"	4.17 x 3.36 m
8	Bedroom 3	11'7" x 8'2"	3.52 x 2.49 m
9	Bedroom 4	11'9" x 9'1"	3.58 x 2.76 m
10	Bathroom	8'4" x 7'2"	2.53 x 2.19 m





HERITAGE

- REDROW -

# THE OXFORD

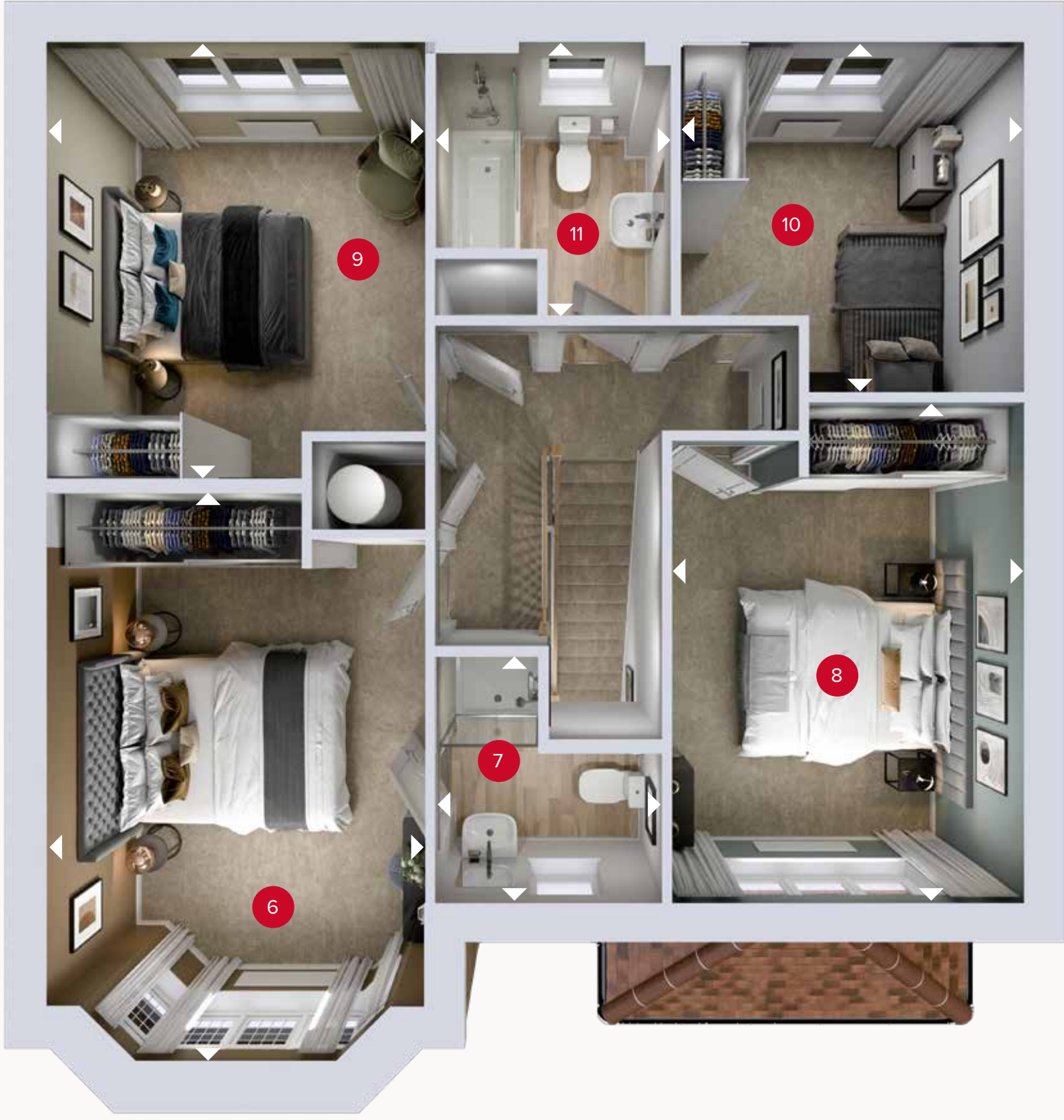
FOUR BEDROOM DETACHED HOME







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 CHESTER

FOUR BEDROOM DETACHED HOME







HERITAGE

- REDROW -

# THE CHESTER

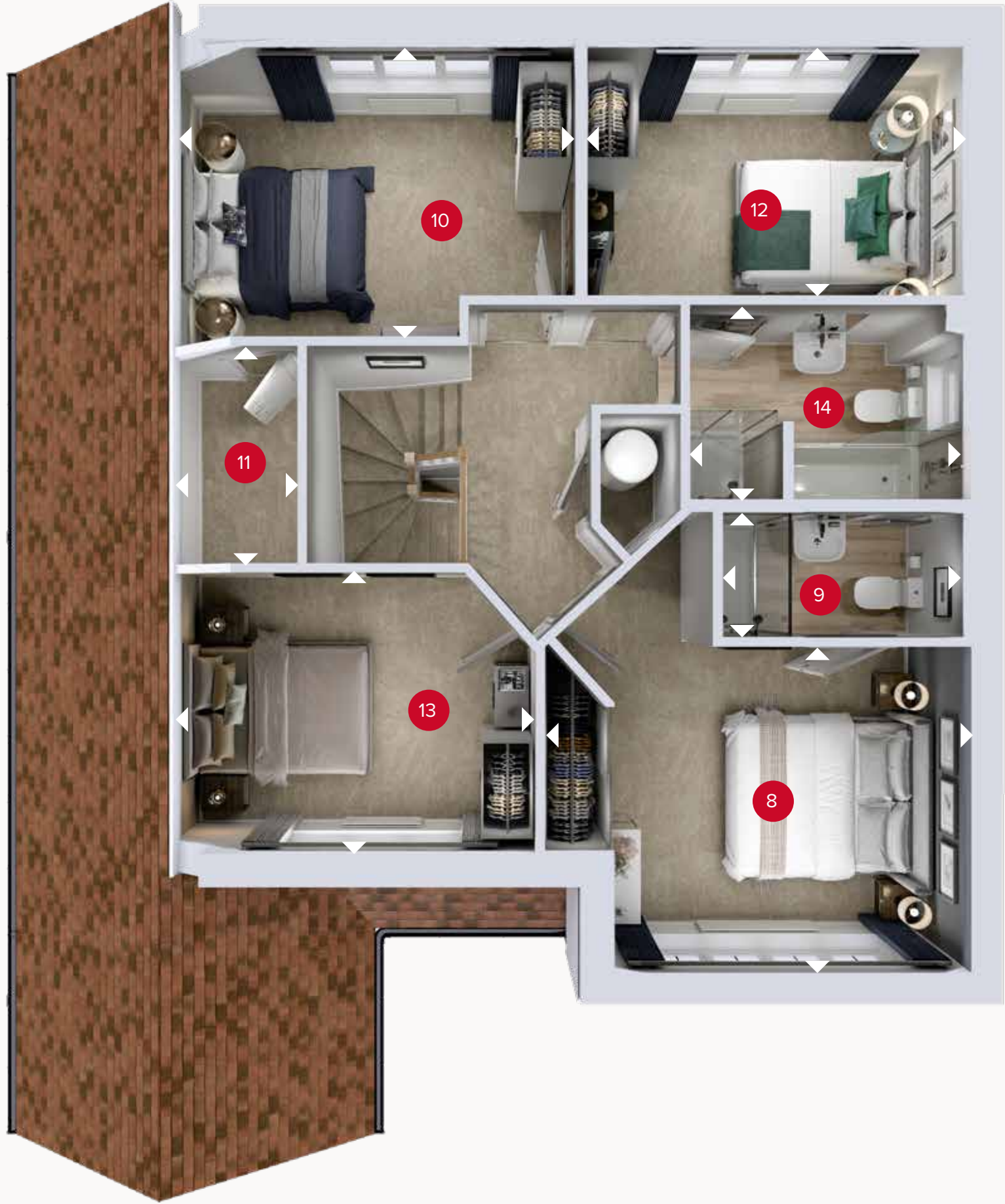
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE CHESTER

## GROUND FLOOR

1	Lounge	16'4" x 10'11"	4.98 x 3.34 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	10'0" x 9'8"	3.04 x 2.96 m
4	Family	12'7" x 10'7"	3.84 x 3.23 m
5	Utility	9'6" x 5'1"	2.88 x 1.55 m
6	Cloaks	5'8" x 3'7"	1.74 x 1.09 m
7	Garage	18'6" x 10'0"	5.63 x 3.05 m

## FIRST FLOOR

8	Bedroom 1	13'3" x 10'1"	4.04 x 3.08 m
9	En-suite	7'11" x 3'11"	2.41 x 1.20 m
10	Bedroom 2	12'9" x 9'8"	3.89 x 2.96 m
11	Dressing Room	6'10" x 4'1"	2.07 x 1.24 m
12	Bedroom 3	12'0" x 8'4"	3.66 x 2.54 m
13	Bedroom 4	11'7" x 8'8"	3.54 x 2.64 m
14	Bathroom	8'10" x 6'1"	2.69 x 1.86 m





HERITAGE

- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED HOME







HERITAGE

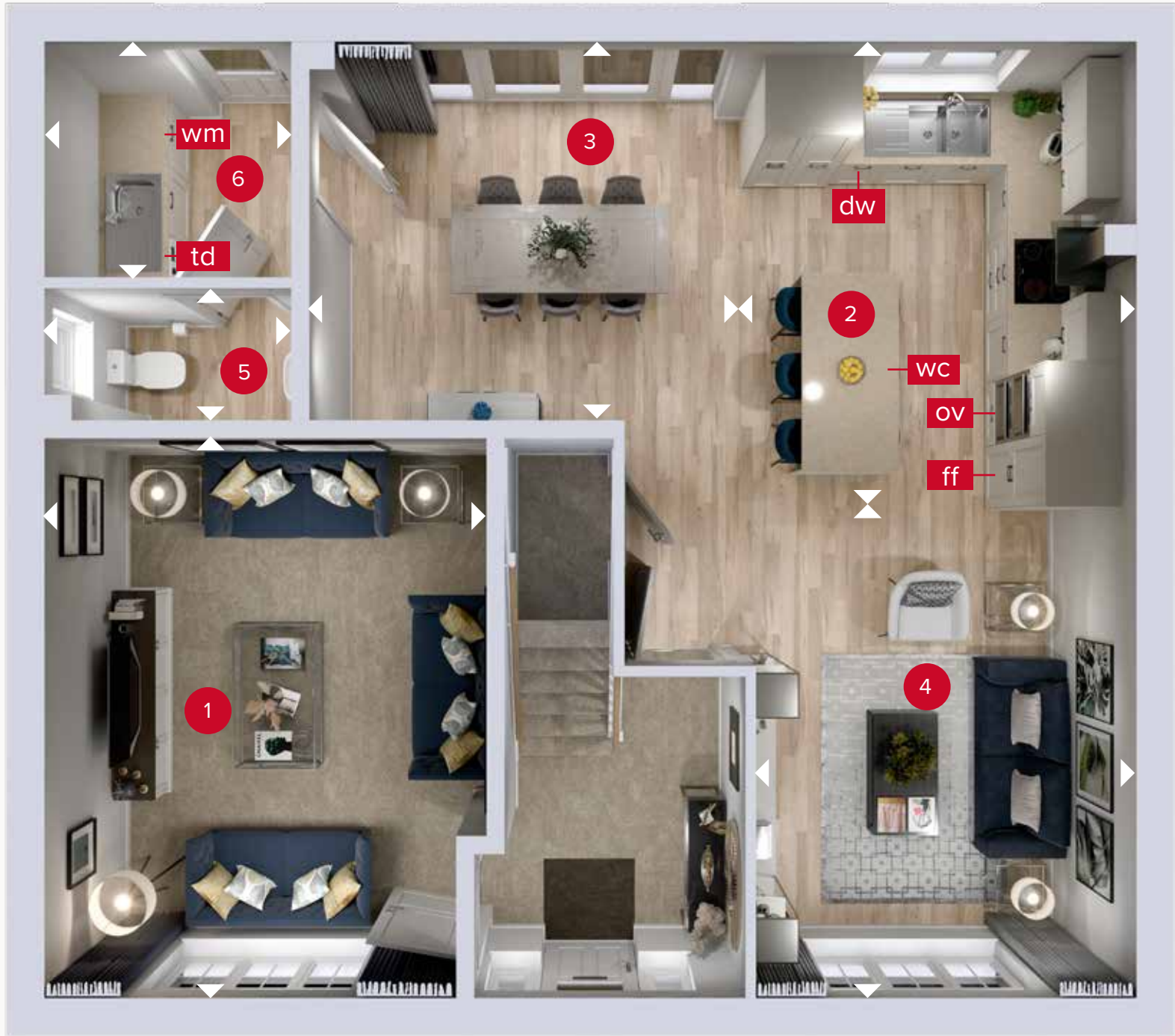
- REDROW -

# THE HARROGATE

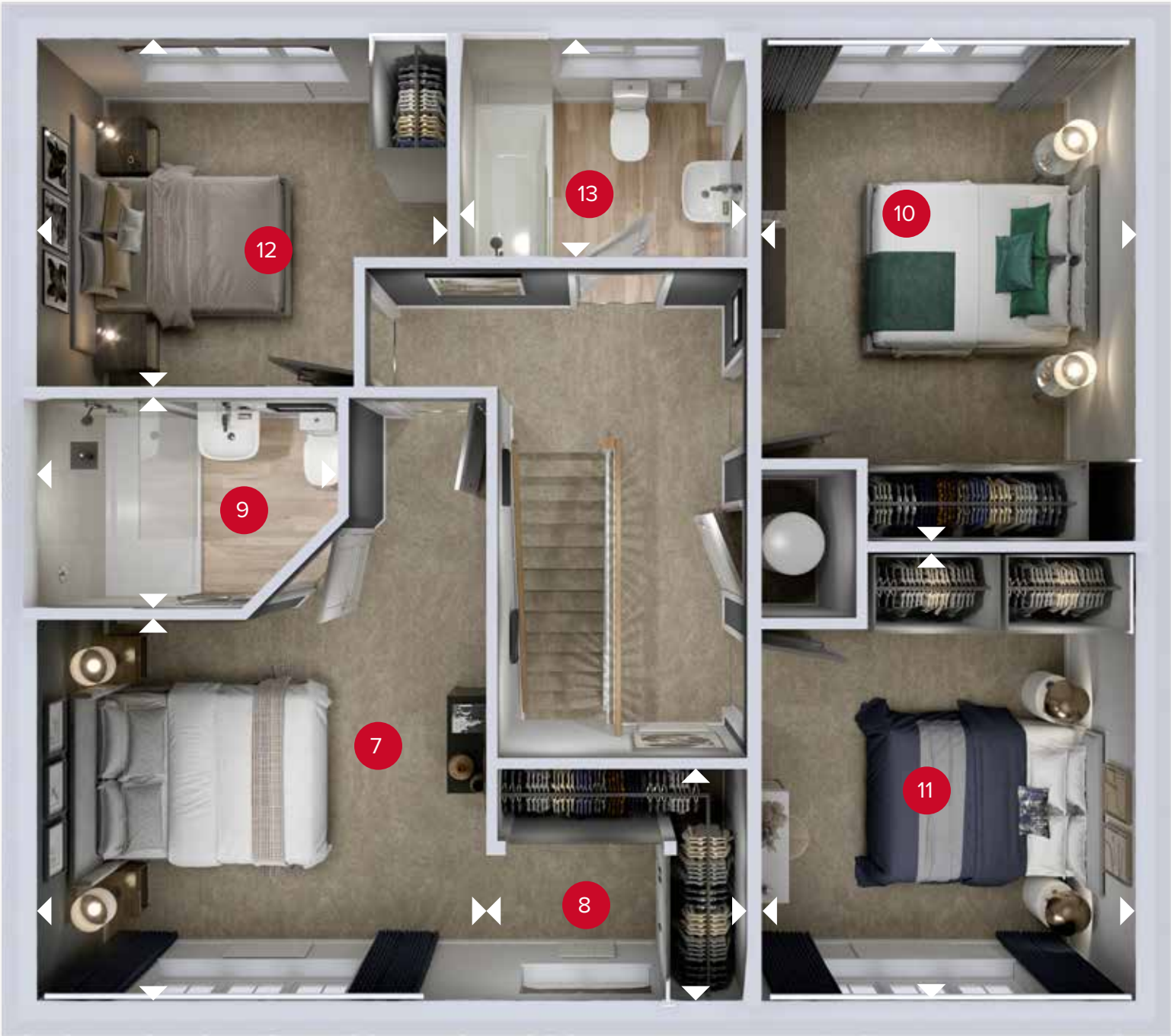
FOUR BEDROOM DETACHED HOME







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 10'1"	3.79 x 3.09 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'8" x 10'1"	4.17 x 3.08 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" 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	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" 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





HERITAGE

- REDROW -

# THE LEDSHAM

FOUR BEDROOM DETACHED HOME







HERITAGE

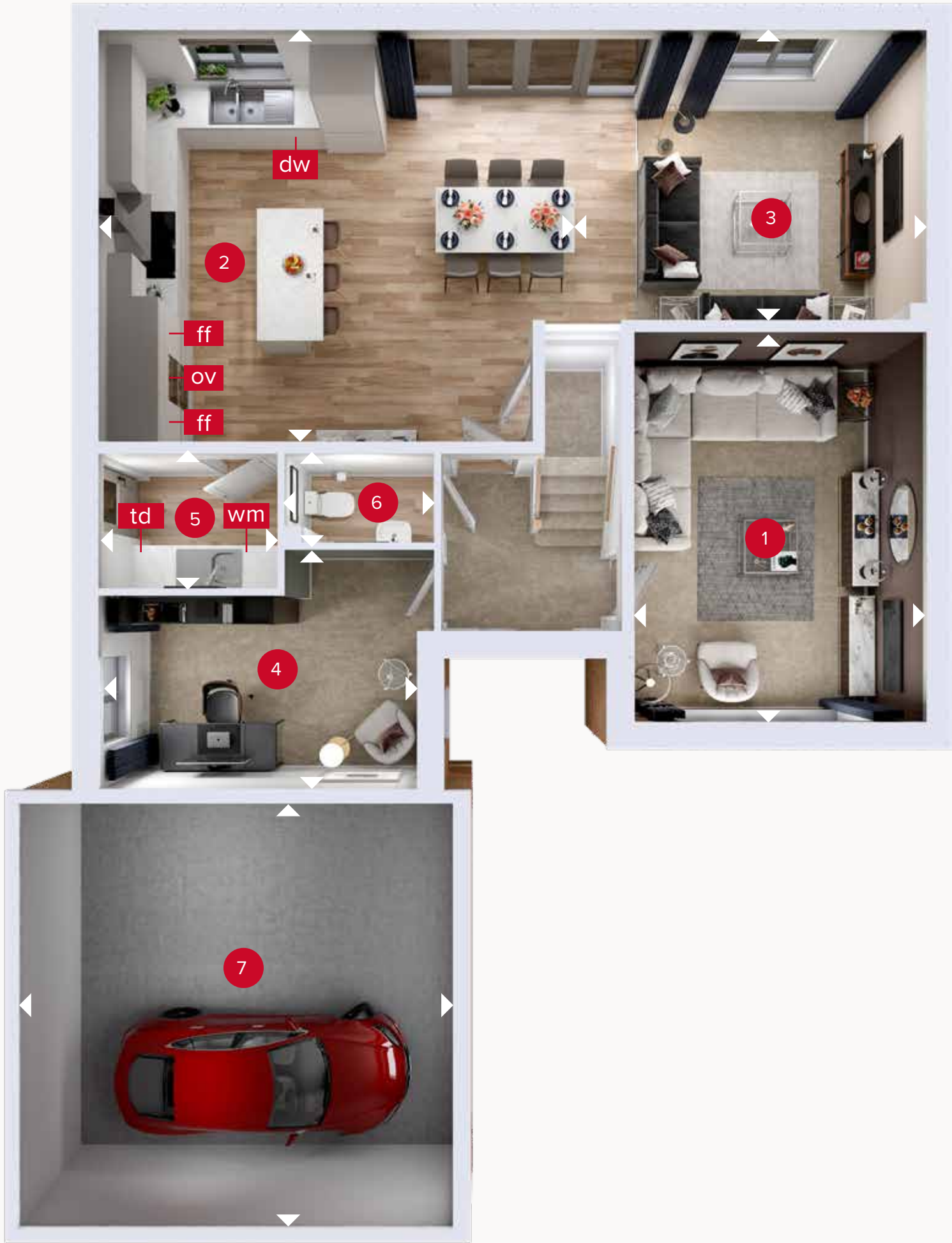
- REDROW -

# THE LEDSHAM

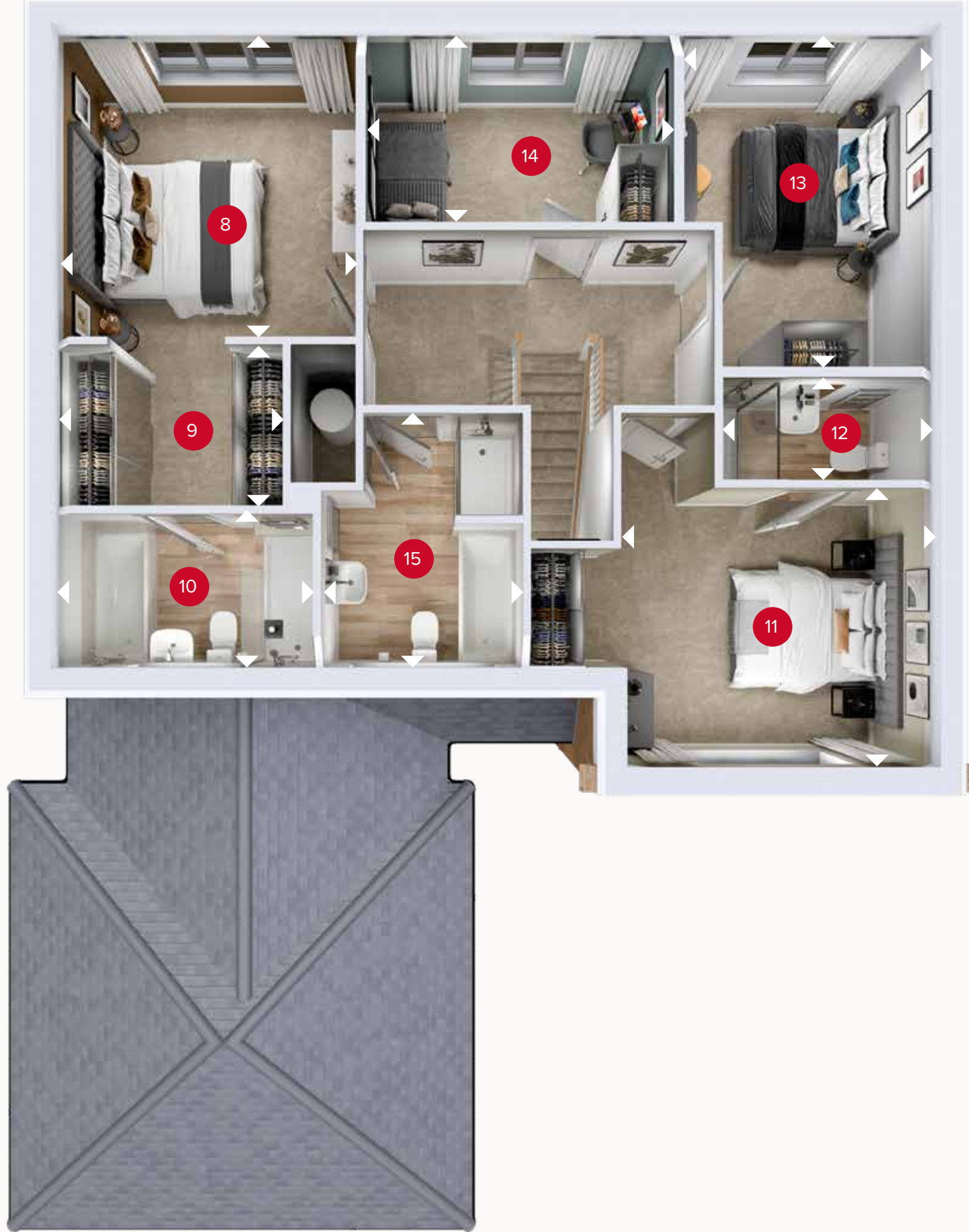
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LEDSHAM

## GROUND FLOOR

1	Lounge	15'11" x 11'8"	4.84 x 3.57 m
2	Kitchen/Dining	19'10" x 17'0"	6.05 x 5.18 m
3	Family	13'8" x 11'11"	4.16 x 3.63 m
4	Study	12'10" x 9'8"	3.90 x 2.95 m
5	Utility	7'4" x 5'6"	2.23 x 1.67 m
6	Cloaks	5'11" x 3'7"	1.81 x 1.10 m
7	Garage	17'9" x 17'5"	5.41 x 5.30 m

## FIRST FLOOR

8	Bedroom 1	11'11" x 11'5"	3.63 x 3.49 m
9	Dressing Room	8'8" x 6'2"	2.65 x 1.88 m
10	En-suite 1	9'10" x 6'0"	3.00 x 1.82 m
11	Bedroom 2	11'11" x 10'8"	3.63 x 3.24 m
12	En-suite 2	8'2" x 3'11"	2.49 x 1.19 m
13	Bedroom 3	13'1" x 9'8"	3.99 x 2.93 m
14	Bedroom 4	11'8" x 7'7"	3.55 x 2.31 m
15	Bathroom	9'9" x 7'9"	2.98 x 2.36 m





HERITAGE

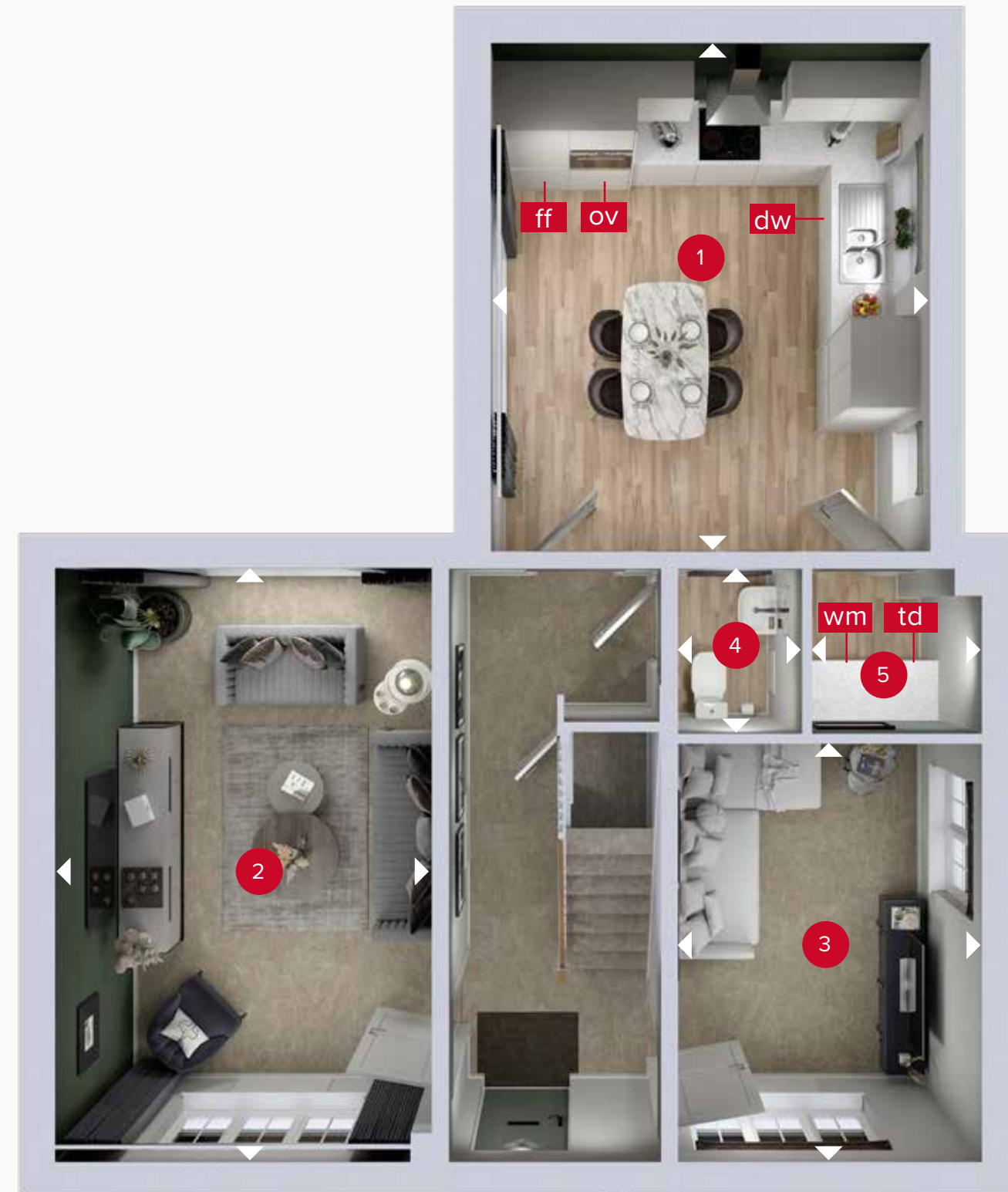
- REDROW -

# THE HARLECH

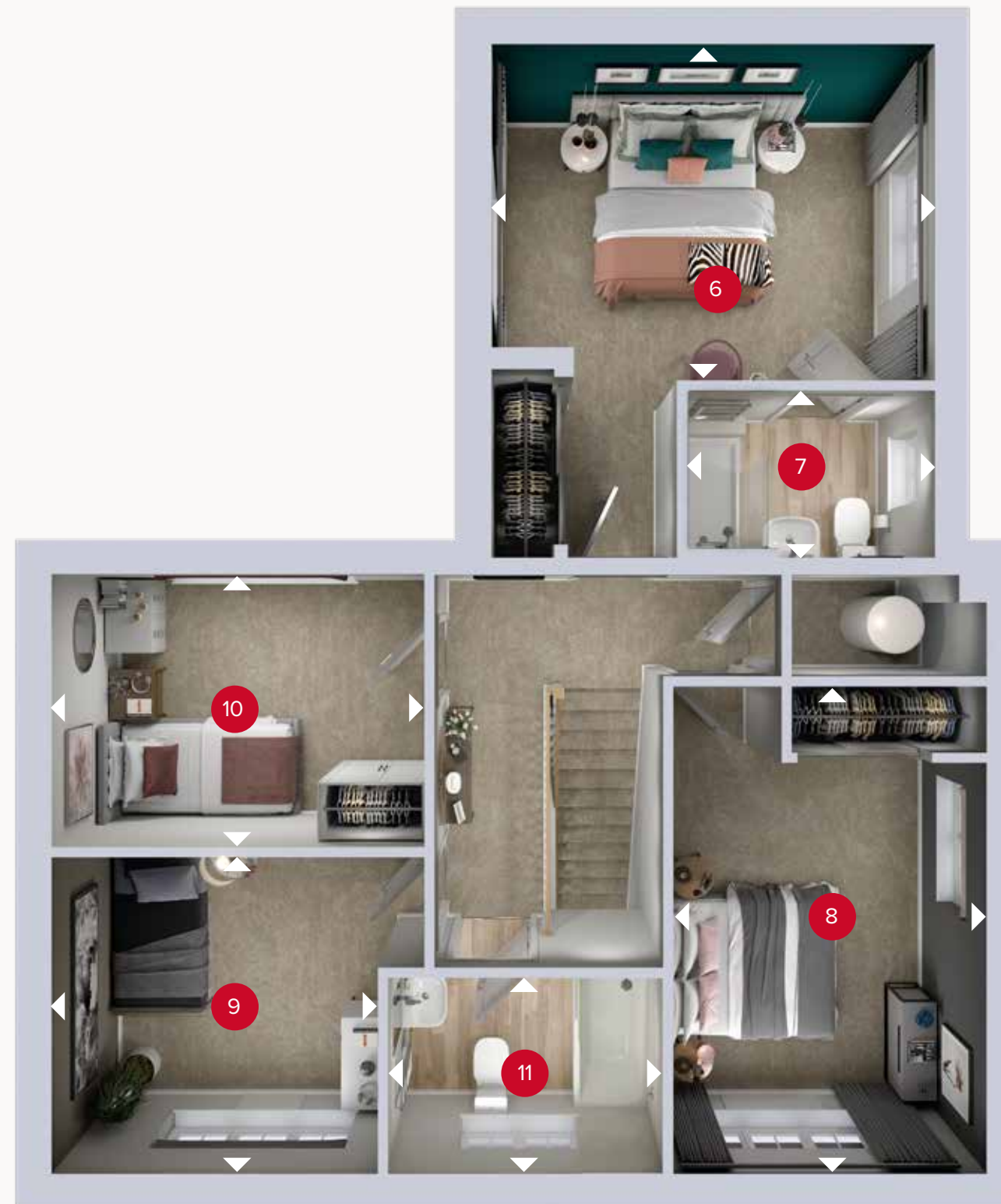
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HARLECH

## GROUND FLOOR

1	Kitchen/Dining	15'5" x 12'7"	4.70 x 3.84 m
2	Lounge	16'10" x 10'9"	5.13 x 3.27 m
3	Study/Family	11'0" x 8'8"	3.35 x 2.65 m
4	Cloaks	5'7" x 3'7"	1.70 x 1.09 m
5	Utility	5'7" x 4'9"	1.70 x 1.45 m

## FIRST FLOOR

6	Bedroom 1	15'5" x 12'7"	4.71 x 3.84 m
7	En-suite	6'11" x 4'10"	2.12 x 1.48 m
8	Bedroom 2	13'9" x 8'10"	4.20 x 2.69 m
9	Bedroom 3	9'2" x 8'11"	2.80x 2.72 m
10	Bedroom 4	10'6" x 7'8"	3.20x 2.33 m
11	Bathroom	7'10" x 5'6"	2.38 x 1.67 m





HERITAGE

- REDROW -

# THE SHAFTESBURY

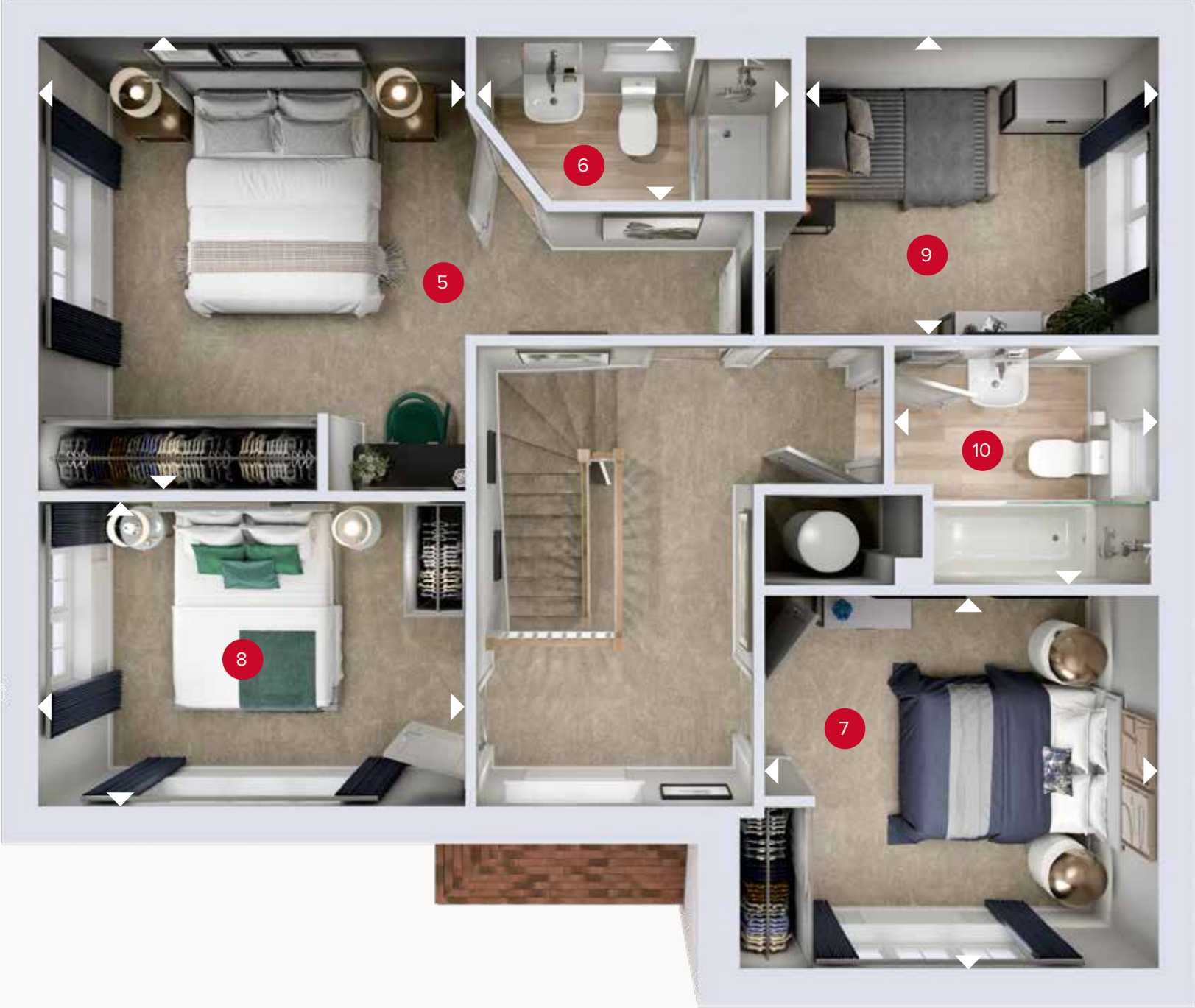
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE SHAFTESBURY

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'4" x 11'8"	7.73 x 3.57 m
2	Lounge	20'11" x 11'8"	6.38 x 3.56 m
3	Cloaks	6'6" x 3'2"	1.99 x 0.97 m
4	Utility	6'6" x 5'10"	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





HERITAGE

- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME







HERITAGE

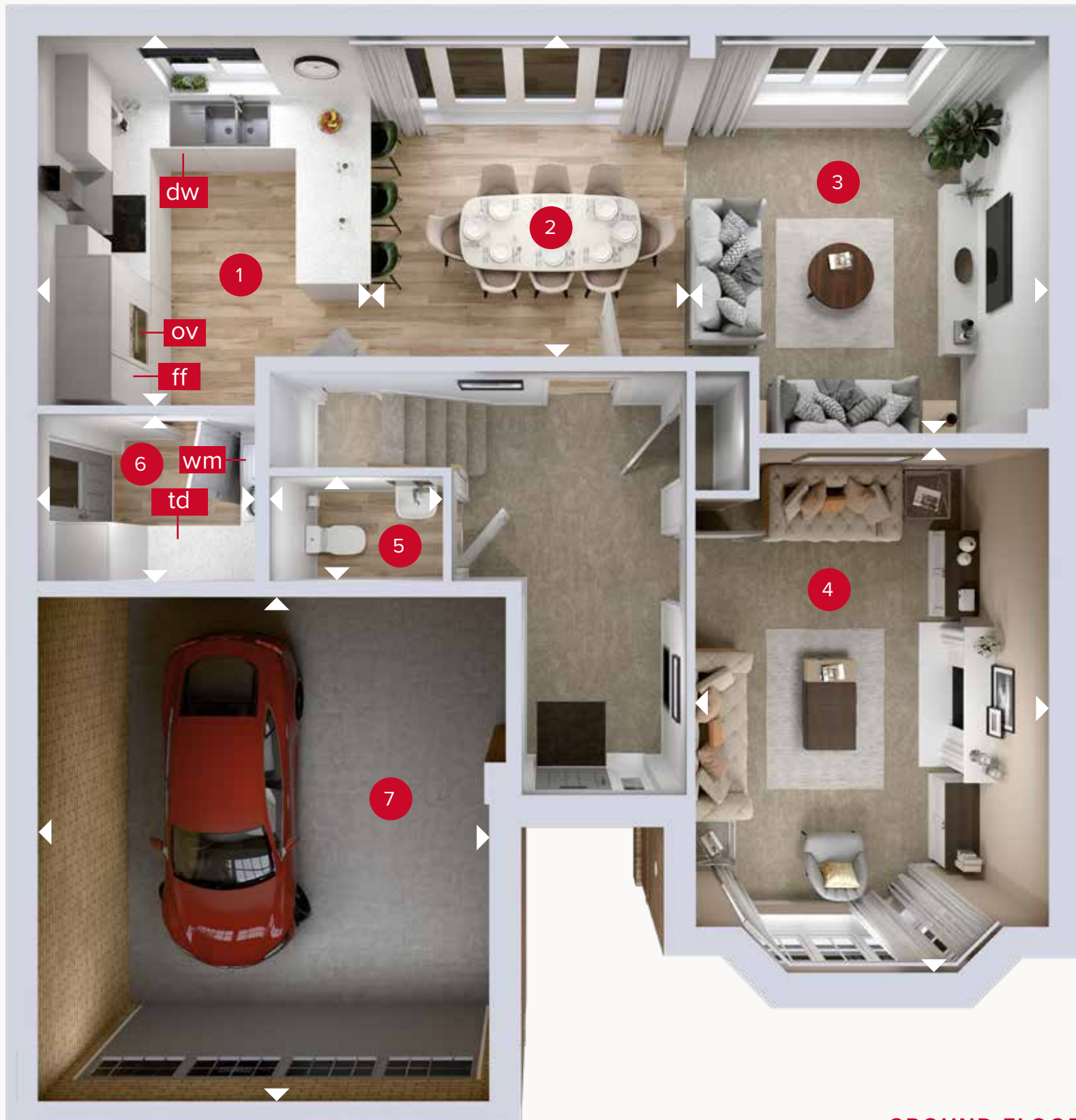
- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HAMPSTEAD

## GROUND FLOOR

1	Kitchen	12'3" x 10'9"	3.74 x 3.28 m
2	Dining	11'7" x 11'1"	3.53 x 3.37 m
3	Family	13'8" x 11'6"	4.16 x 3.50 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	5'8" x 3'5"	1.72 x 1.05 m
6	Utility	7'3" x 6'0"	2.20 x 1.83 m
7	Garage	16'10" x 15'2"	5.12 x 4.63 m

## FIRST FLOOR

8	Bedroom 1	14'10" x 13'2"	4.51 x 4.01 m
9	En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10	Bedroom 2	10'11" x 10'3"	3.32 x 3.11 m
11	En-suite 2	7'6" x 4'5"	2.30 x 1.36 m
12	Bedroom 3	14'9" x 10'7"	4.49 x 3.21 m
13	Bedroom 4	11'3" x 9'9"	3.43 x 2.98 m
14	Bedroom 5/Study	11'3" x 7'9"	3.43 x 2.37 m
15	Bathroom	9'7" x 7'3"	2.91 x 2.20 m



# 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 exclusive Symphony kitchen designs to choose from. Please see Sales Consultant for more information.

### Work Surfaces

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

### Upstand

95mm high matching upstand above worktops, stainless steel splashback behind hob.

### Bowl & Tap

Kitchen Sink  
1.5 bowl with chrome single lever mix tap  
Double bowl to properties over 1500sqft with chrome single lever mix tap

### Utility Room

Single bowl with chrome single lever mix tap

### Appliances AEG

- Ceramic hob
- Double oven
- Chimney extract
- Integrated fridge freezer 50/50





## INTERIOR

### Walls

Walls Crown White emulsion paint finish.

### Internal Doors

“Cambridge” 2-panel internal moulded door.

### Internal Door Furniture

Polished chrome effect door furniture.

### Architrave

Torus profile MDF, 58 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

Flat finish with white emulsion paint decoration.

### Central Heating

Air Source Heat Pumps.

### Radiators

Myson radiators to first floor only .

### Wardrobes

Choice of fitted wardrobe to bedroom 1 (properties over 1500sqft only), see Sales Consultant for more information.

### Phone Point

Located as follows: one to media point in lounge, one in family room and one in study (where applicable). Additional points may be provided, see layouts for details.

### TV Point

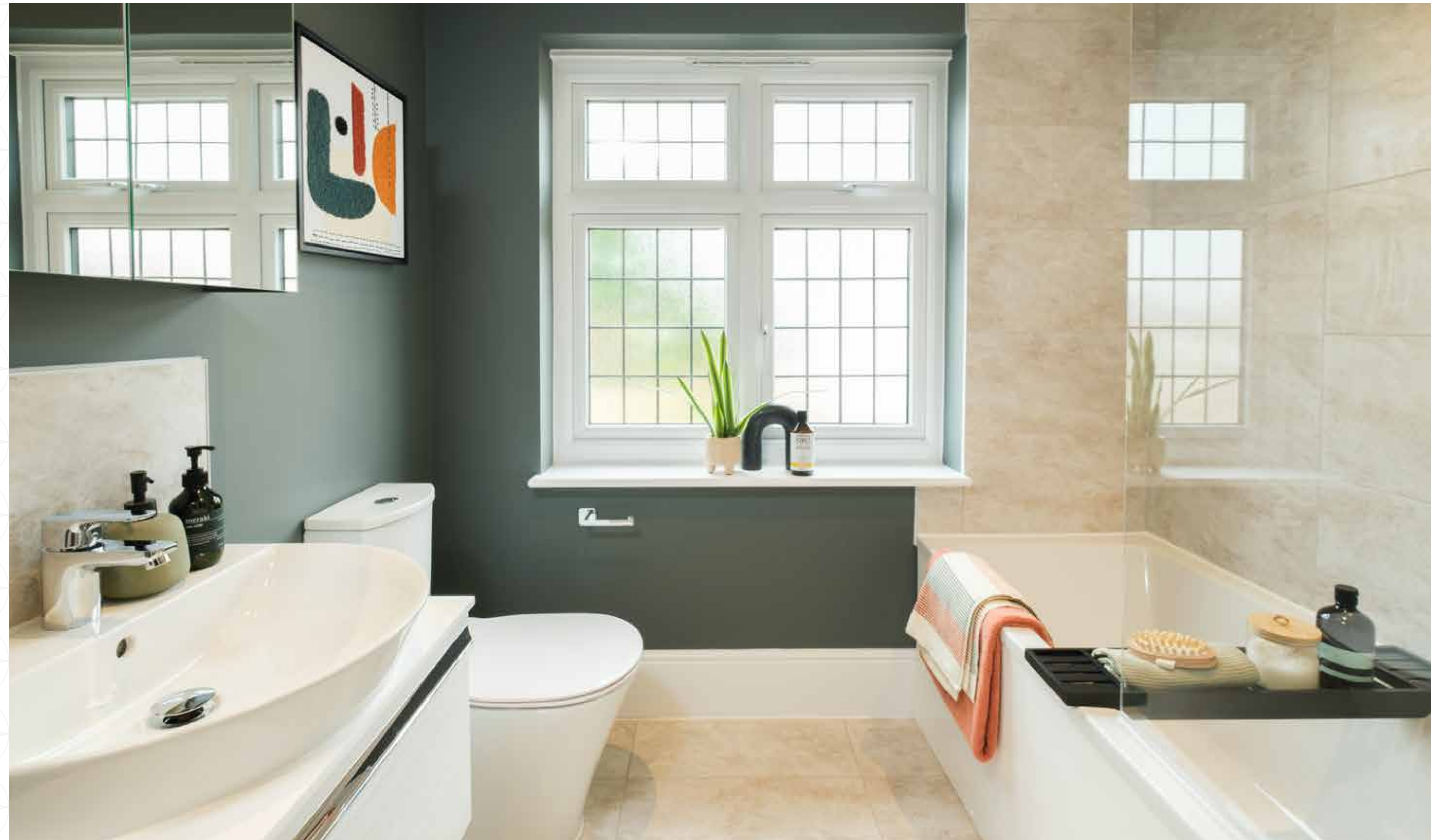
Located as follows: one in lounge, one in bedroom 1 and one in family room (where applicable).

### 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 Styles

Ideal Standard sanitaryware in white.

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

Porcelanosa wall tile choices available to areas as indicated on drawings Mirror to be fitted above the bathroom and en-suite washbasins (where applicable) please see drawings.

### Shower over Bath

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

### Shower over Bath

Thermostatic shower valve above the bath.

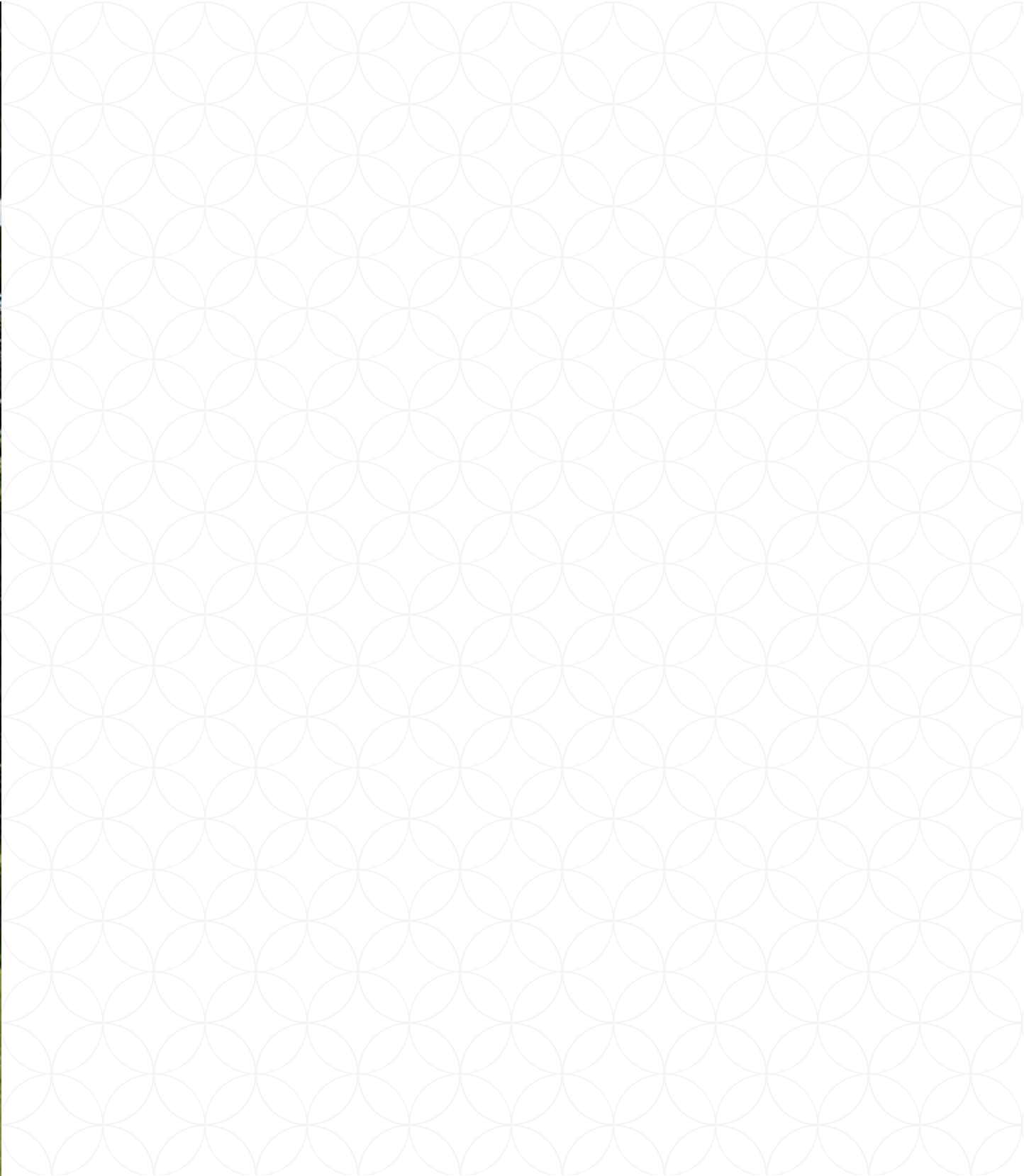
### Towel Warmer

Towel warmer in chrome effect finish to bathroom and en-suite where shown on drawing.

### Shaver Socket

In bathroom and en-suite/s  
Finish to match electrical plates.





EXTERIOR

External Doors

Front GRP door with patterned glass manufactured bynIG. Style of door to be as indicated on house plan, frame to be uPVC. Rear GRP door with patterned glass manufactured by IG. Style of door to be NG06 pattern, finished internally and externally in white.

Door Bell

Black bell push with transformer.

Security

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

External Lights

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

Downlights

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).

External Fencing & Sides/Rear

Vertical boarding 1.8m high - refer to layout.framed, ledged and braced gate.

Paving

Buff riven faced flags as indicated on drawing. Gate 1.8m timber gate.



# 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.







# WESTLEY GREEN

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