

HERITAGE

- REDROW -

# HUGGLESCOTE GRANGE

COALVILLE







# WELCOME TO HUGGLESCOTE GRANGE



## A COLLECTION OF 1, 2, 3 AND 4 BEDROOM HOMES, ON THE EDGE OF THE VIBRANT TOWN OF COALVILLE.

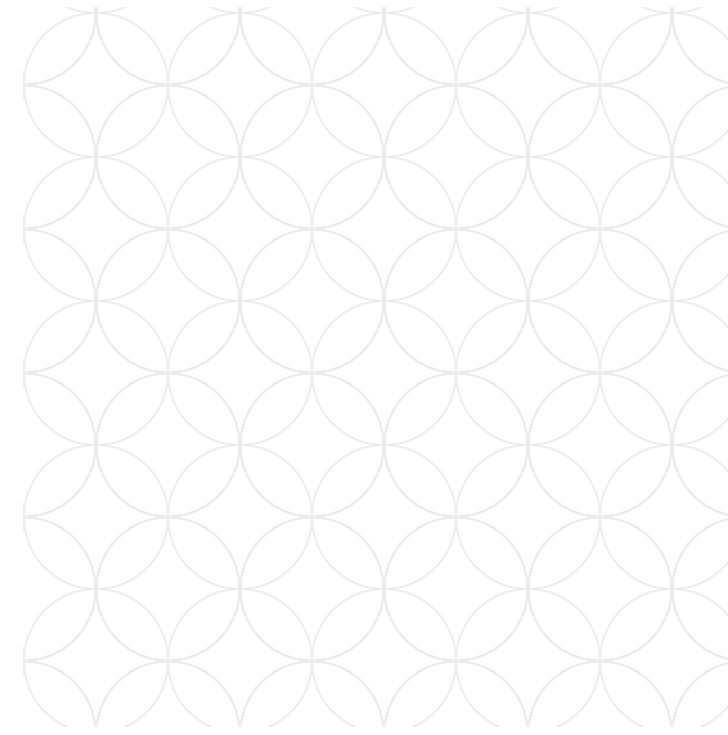
A thriving, up-and-coming, and rapidly developing town with amenities aplenty on your doorstep, yet with beautiful open green spaces to admire in all directions. Fantastic transport and travel connections by road and rail and a stone's throw from the exciting city of Leicester and charming, historic town of Loughborough. A collection of elegant homes that blend the best of past and present, with impressive contemporary interiors, but with an unmistakable nod to the Arts and Crafts movement of the late 18th and early 19th centuries, with its distinguished style and impeccable attention to detail. Hugglescote Grange is a development that offers a standard of living that others aspire to, and is somewhere everyone will be proud to call home.





# 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.



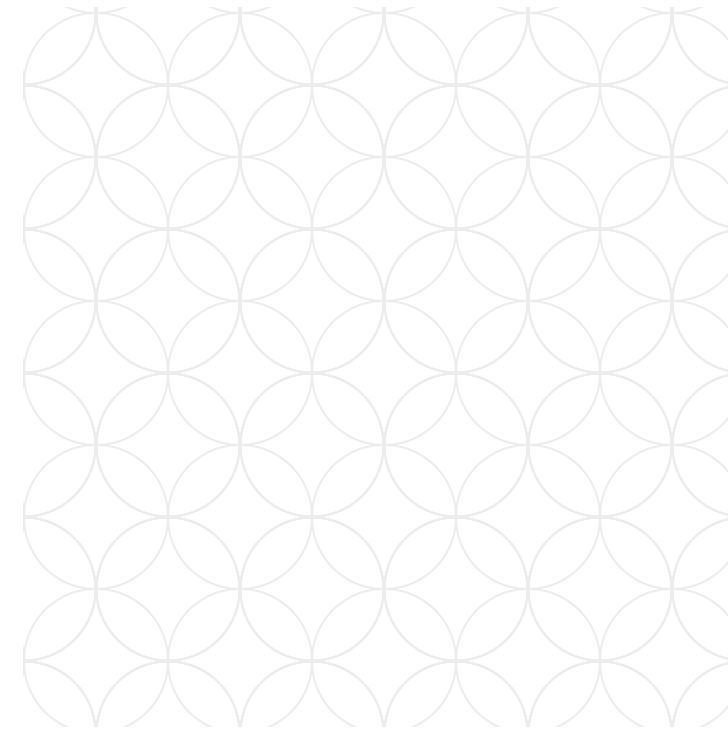
# BETTER BY DESIGN

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

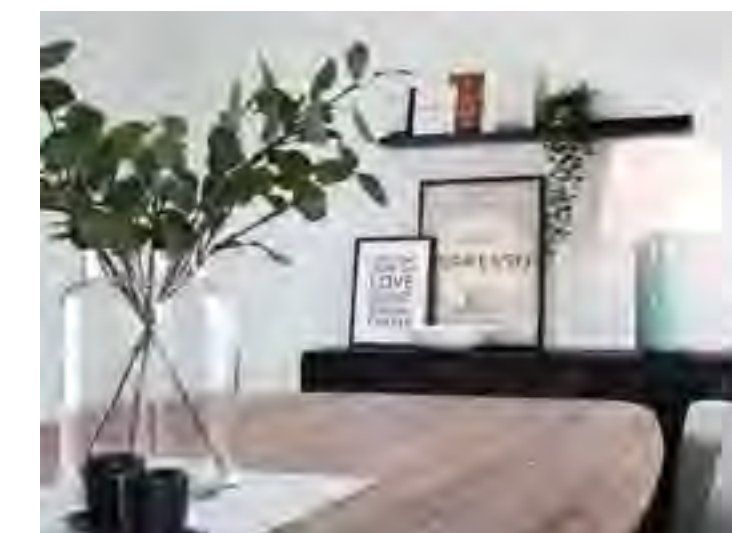
Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and 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

The plentiful amenities throughout Coalville and beyond will make shopping a pleasure. You'll be spoilt for choice, with an Asda, Morrisons, Aldi, Lidl and M&S Foodhall all within a 15 minute drive of home. The Co-op convenience store is even closer, around four minutes away in the car.

You'll find the nearest doctor's surgery and pharmacy a seven minute walk away, with Coalville East Post Office just a five minute journey by car. Or, the high street is home to a variety of household names, including an Argos, Wilko, Iceland and Boots the chemist.

Loughborough is around 23 minutes away in the car and has plenty of high street name stores, including a Marks & Spencer, Next and Fragrance Shop, and many at its highly-regarded Rushes Shopping Centre.

Anyone who loves the buzz of a market, meanwhile, will enjoy a stroll around the famous Leicester Market, where you can buy everything from artisan cheeses and locally-produced pork pies to deli meats and a variety of seafood at the Food Hall, and quality fruit and vegetables from all over the world at the outdoor market.

The Birch Tree pub is a three minute drive from home and offers a warm and cosy interior with comfy sofas and a relaxed ambience, with an award-winning beer garden for sunny days.





## ENJOY AN ACTIVE LIFESTYLE

Those who enjoy a more active or sportier lifestyle will enjoy living in an area where sport and recreation are very much a way of life. Hermitage Leisure Centre is around 10 minutes away in the car and has a fully-equipped gym, 25 metre swimming pool and accompanying learner pool, full size, floodlit 3G football pitch and a group fitness studio.

PureGym Loughborough, meanwhile, is in the heart of town, around 20 minutes away by road and is open 24 hours a day, seven days a week.

Golfers can enjoy a relaxing round at Charnwood Forest Golf Club, located a 13 minute drive away,.

The area enjoys a fascinating history, which can be enjoyed at the National Trust's Calke Abbey in nearby Ticknall, around 27 minutes away by road. Alternatively, the 15th century Ashby de la Zouch Castle has a few tales to tell, and is around a 15 minute drive from home.

The local area's attractions aren't all about the past, though. Leicester's National Space Centre has themed galleries displaying rockets and satellites, and interactive exhibitions about space travel, and is located 24 minutes away by road.



# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good range of schools with provision for youngsters of all ages. For young children, Marlborough Day Nursery and Whitwick Day Nursery and Preschool are six minutes and 10 minutes away by car respectively, and are both rated 'Good' by Ofsted.

Hugglescote Community Primary School and Belvoirdale Community Primary School, meanwhile, are both within a six minute drive and are also both rated 'Good'.

For older students the Newbridge School is a five minute drive and Stephenson College nine minutes away, with both also enjoying 'Good' ratings.

Youngsters seeking higher education can look to the Universities of Leicester, Loughborough and De Montford University, offering a huge range of undergraduate and postgraduate courses and all situated within a 30 minute drive of home.



# GETTING AROUND

Junction 22 of the M1 motorway is less than 10 minutes away in the car for onward travel to Derby (33 minutes), Nottingham (37 minutes), Sheffield (1 hour and 12 minutes) and Leeds (1 hour and 35 minutes) heading north, and Northampton (55 minutes), Milton Keynes (1 hour and 8 minutes) and London (2 hours and 18 minutes) travelling south.

For more local travel, Loughborough and Leicester town and city centres are 22 minutes and 30 minutes away respectively.

Those looking to travel by train can reach Loughborough railway station in around 22 minutes by road, for services to London St Pancras (1 hour and 17 minutes), Derby (24 minutes), Sheffield (56 minutes), Nottingham (25 minutes) and Lincoln (1 hour and 28 minutes).

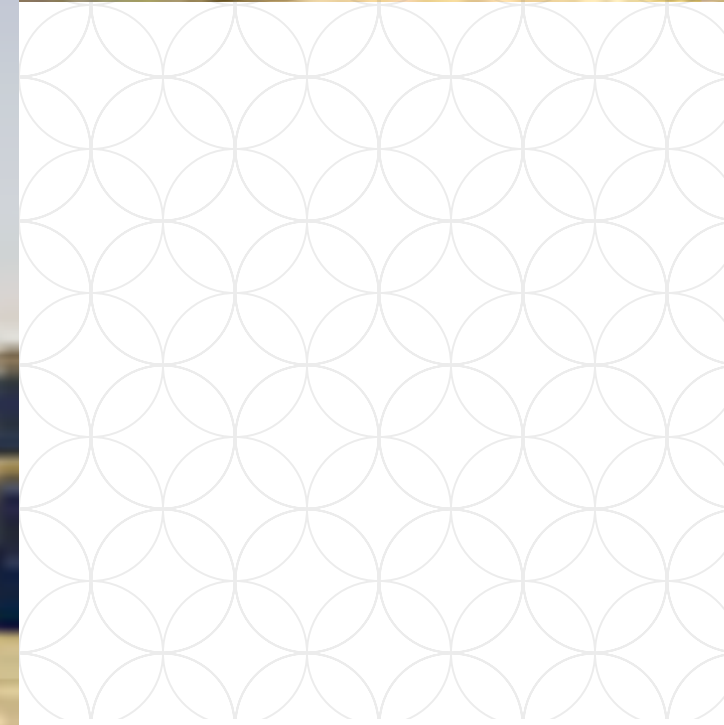
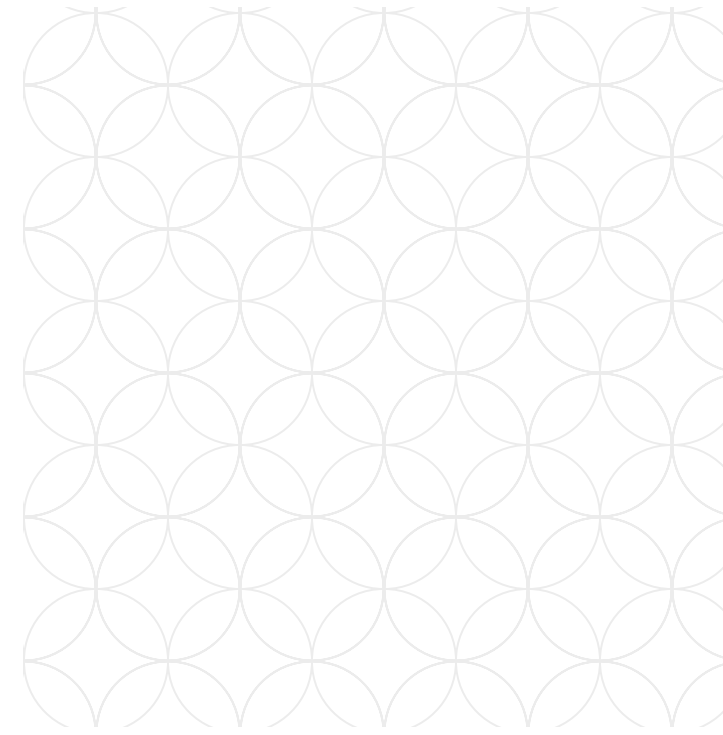
For international travel, East Midlands Airport is just 17 minutes away and Birmingham Airport 40 minutes away.





# 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 **Hugglescote Grange**.



# 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 HUGGLESCOTE GRANGE PHASE 1

## KEY

	<b>BELVOIR</b> 1 BEDROOM HOME		<b>GYLBY</b> 4 BEDROOM HOME
	<b>BUXTON</b> 2 BEDROOM HOME		<b>LOUDOUN</b> 4 BEDROOM HOME
	<b>OAK</b> 2 BEDROOM HOME		<b>IVANHOE</b> 4 BEDROOM HOME
	<b>LETCHWORTH</b> 3 BEDROOM HOME		<b>ERDINGTON</b> 4 BEDROOM HOME
	<b>WARWICK</b> 3 BEDROOM HOME		<b>RUTHIN</b> 4 BEDROOM HOME
	<b>AMBERLEY</b> 3 BEDROOM HOME		<b>HARROGATE</b> 4 BEDROOM HOME
	<b>STRATFORD LIFESTYLE</b> 3 BEDROOM HOME		<b>HASTING</b> 4 BEDROOM HOME
	<b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM HOME		<b>STRATFORD</b> 4 BEDROOM HOME
	<b>CAMBRIDGE</b> 4 BEDROOM HOME		<b>AFFORDABLE HOUSING</b>
	<b>MARLOW</b> 4 BEDROOM HOME		

## AFFORDABLE HOUSING

Smisby – 71-73, 203  
Tideswell – 125, 126, 174, 175  
Tavy – 67-70  
Bullen – 177, 178  
Dart – 76, 79, 176, 179

**BCP** - Bin Collection Point

Phase 1

Phase 2

**V** - Visitor Parking

This plan and the location of affordable homes 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 development and plot specific details inclusive of PV panels and M4(2)/M4(3) compliant properties please liaise directly with our Sales Consultant.

AF – 5152404





# EXPLORE HUGGLESCOTE GRANGE PHASE 2

## KEY

	<b>BELVOIR</b> 1 BEDROOM HOME		<b>GYLBY</b> 4 BEDROOM HOME
	<b>BUXTON</b> 2 BEDROOM HOME		<b>LOUDOUN</b> 4 BEDROOM HOME
	<b>OAK</b> 2 BEDROOM HOME		<b>IVANHOE</b> 4 BEDROOM HOME
	<b>LETCHWORTH</b> 3 BEDROOM HOME		<b>ERDINGTON</b> 4 BEDROOM HOME
	<b>WARWICK</b> 3 BEDROOM HOME		<b>RUTHIN</b> 4 BEDROOM HOME
	<b>AMBERLEY</b> 3 BEDROOM HOME		<b>HARROGATE</b> 4 BEDROOM HOME
	<b>STRATFORD LIFESTYLE</b> 3 BEDROOM HOME		<b>HASTING</b> 4 BEDROOM HOME
	<b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM HOME		<b>STRATFORD</b> 4 BEDROOM HOME
	<b>CAMBRIDGE</b> 4 BEDROOM HOME		<b>AFFORDABLE HOUSING</b>
	<b>MARLOW</b> 4 BEDROOM HOME		

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Phase 1

Phase 2

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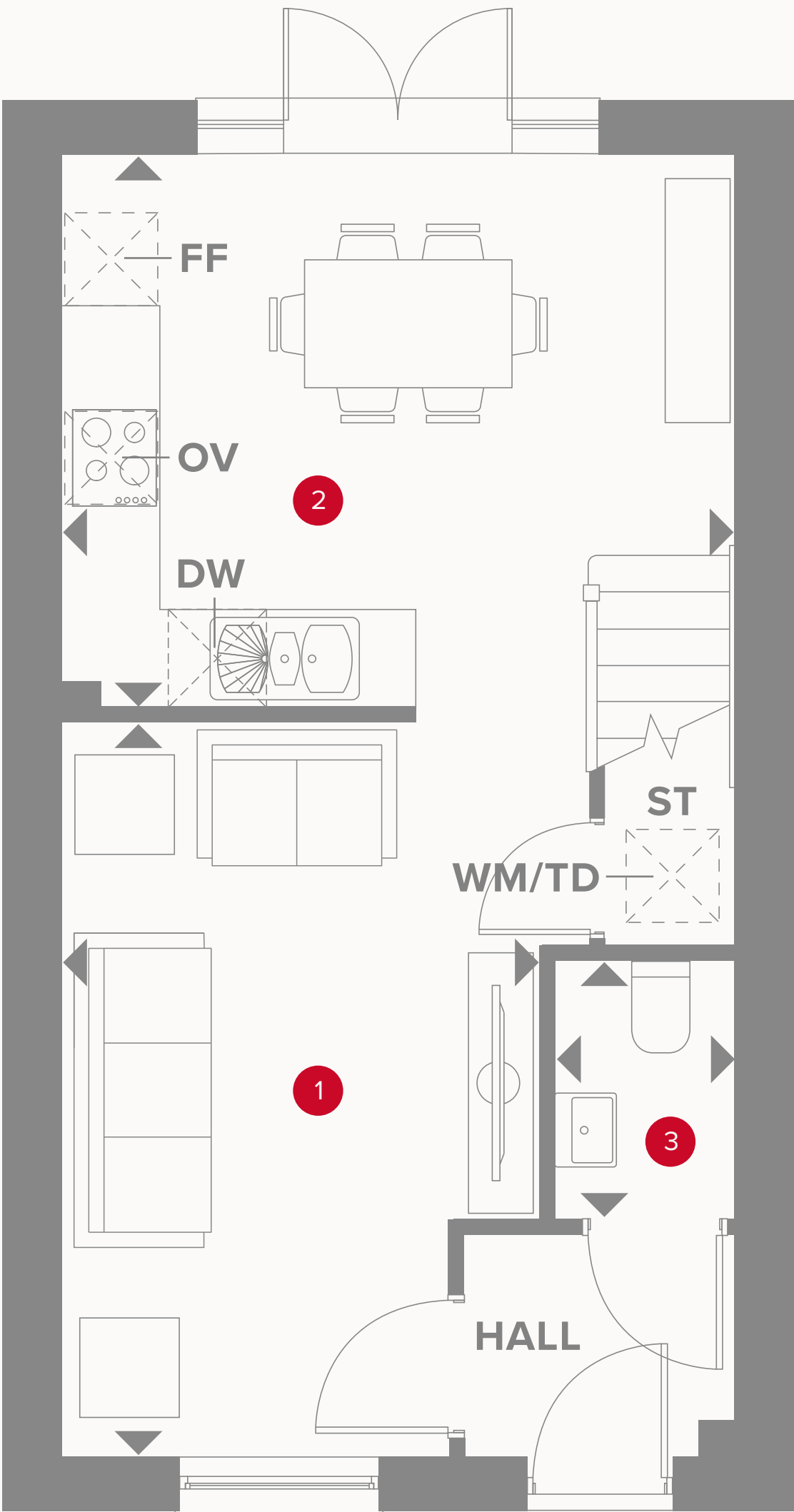
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# THE BUXTON

TWO BEDROOM HOME







# THE BUXTON GROUND FLOOR

1	Lounge	14'10" x 10'8"	4.53 x 3.24 m
2	Kitchen/Dining	13'7" x 11'0"	4.14 x 3.40 m
3	Cloaks	5'3" x 3'8"	1.60 x 1.11 m

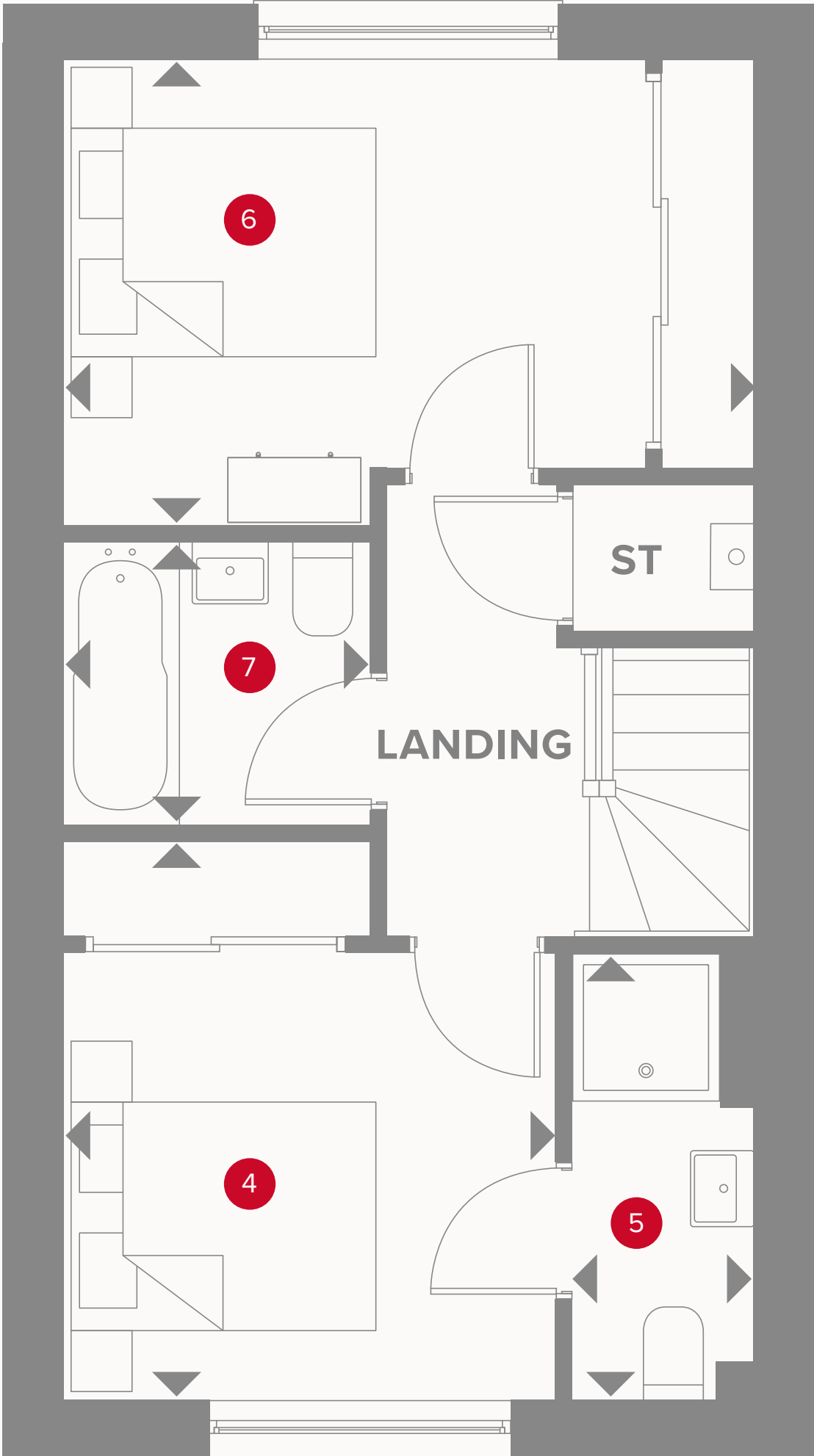


## KEY

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

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





# THE BUXTON FIRST FLOOR

4	Bedroom 1	10'11" x 9'8"	3.34 x 2.95 m
5	En-suite	8'10" x 3'7"	2.68 x 1.10 m
6	Bedroom 2	13'7" x 9'2"	4.14 x 2.80 m
7	Bathroom	6'0" x 5'7"	1.84 x 1.71 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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





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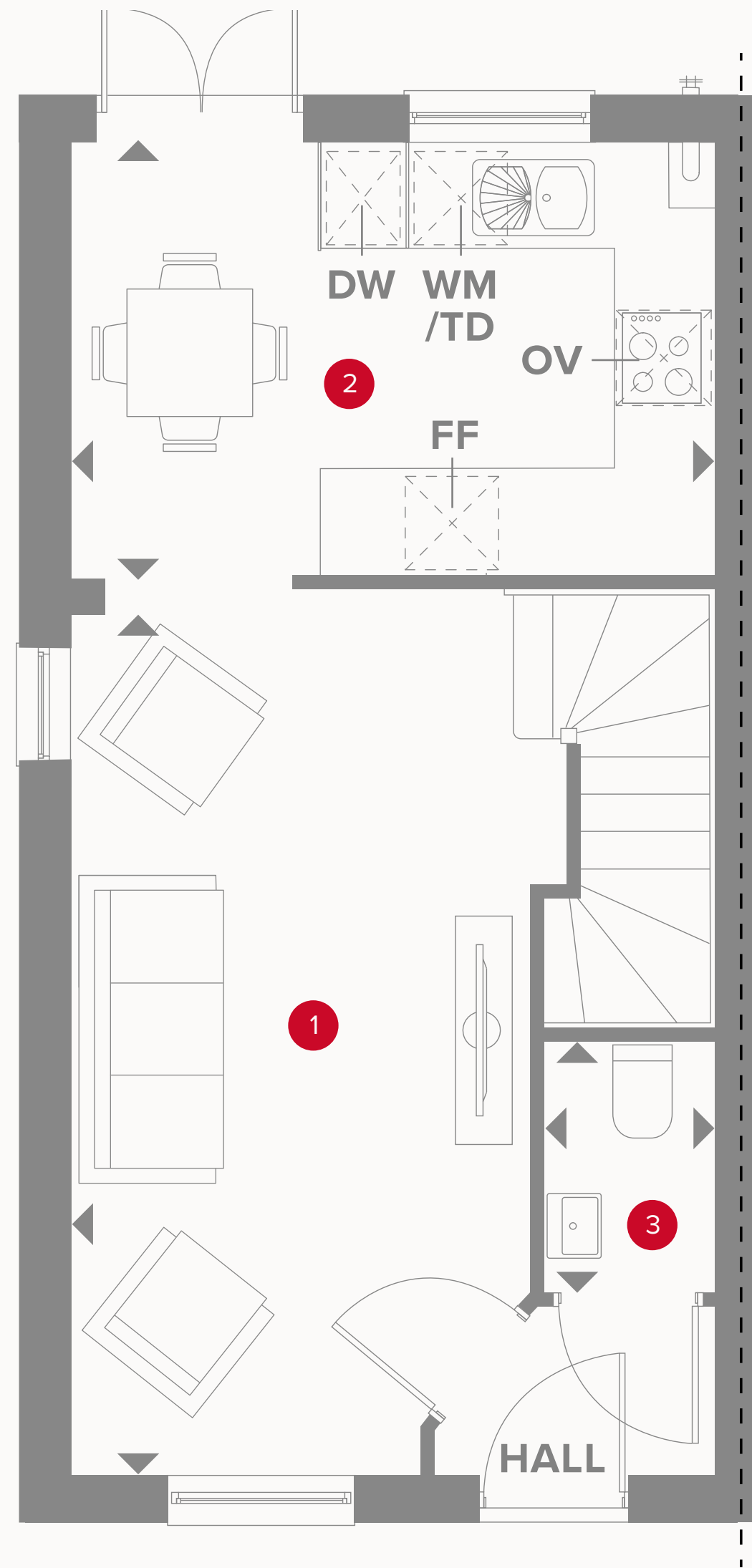
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# THE OAK

TWO BEDROOM HOME







# THE OAK GROUND FLOOR

1	Lounge	17'1" x 9'1"	5.22 x 2.80 m
2	Kitchen/Dining	12'8" x 8'7"	3.91 x 2.65 m
3	Cloaks	5'0" x 3'4"	1.52 x 1.04 m

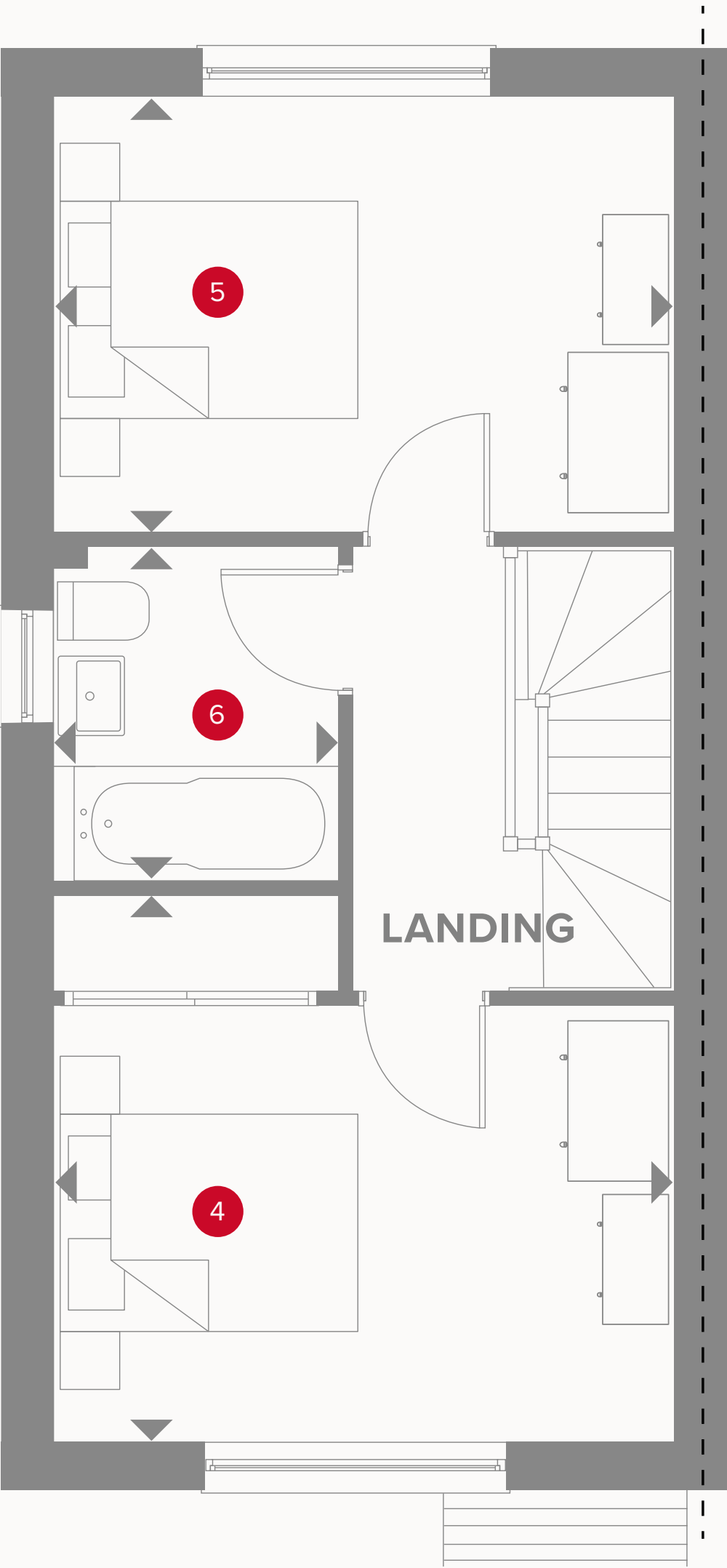


## KEY

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

◀ Dimensions start





# THE OAK FIRST FLOOR

4	Bedroom 1	12'8" x 10'7"	3.91 x 3.28 m
5	Bedroom 2	12'8" x 8'6"	3.91 x 2.62 m
6	Bathroom	6'6" x 5'7"	2.03 x 1.74 m







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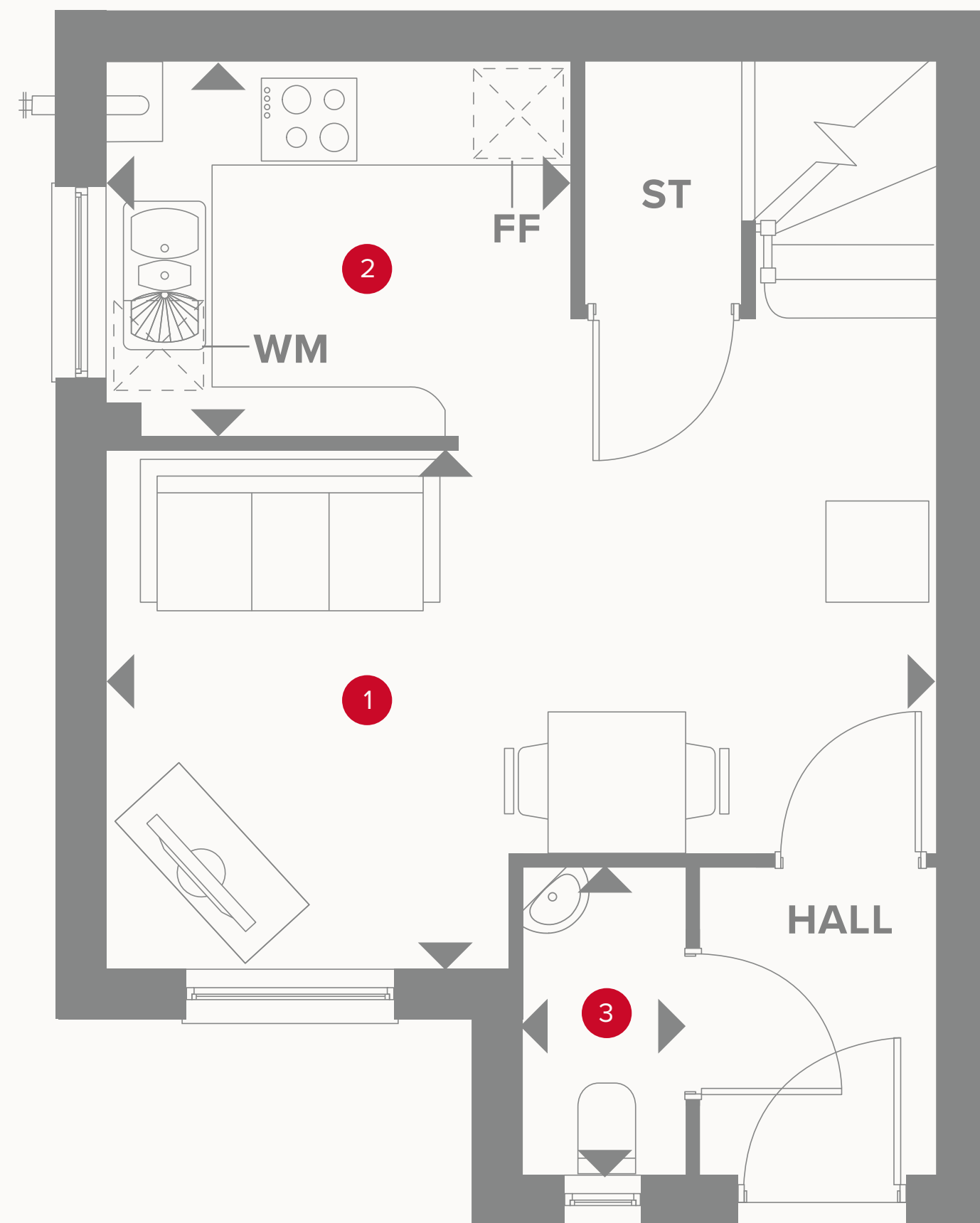
- REDROW -

# THE BELVOIR

ONE BEDROOM HOME









# THE BELVOIR GROUND FLOOR

1	Lounge/Dining	16'1" x 10'0"	4.90 x 3.06 m
2	Kitchen	9'0" x 7'3"	2.74 x 2.20 m
3	Cloaks	5'11" x 3'1"	1.81 x 0.95 m

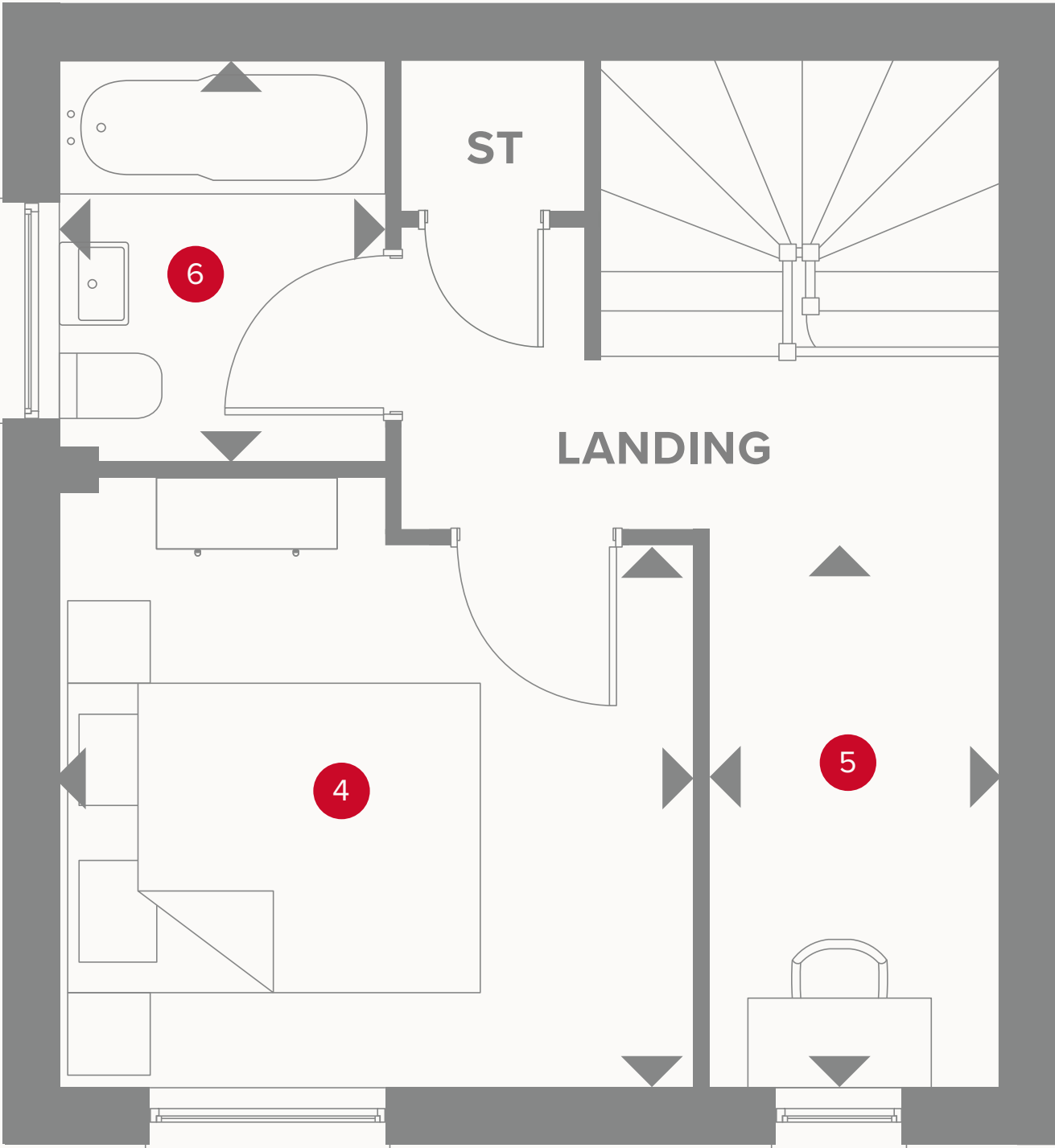


## KEY

-  Hob
- FF** Fridge/freezer
- WM** Washing machine space

-  Dimensions start
- ST** Storage cupboard





# THE BELVOIR FIRST FLOOR

4	Bedroom 1	10'10" x 10'6"	3.31 x 3.21 m
5	Study	9'8" x 4'11"	2.94 x 1.50 m
6	Bathroom	6'9" x 5'7"	2.05 x 1.70 m



- KEY**
- ◀ Dimensions start
  - ST** Storage cupboard



Customers should note this illustration is an example of the Belvoir 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.





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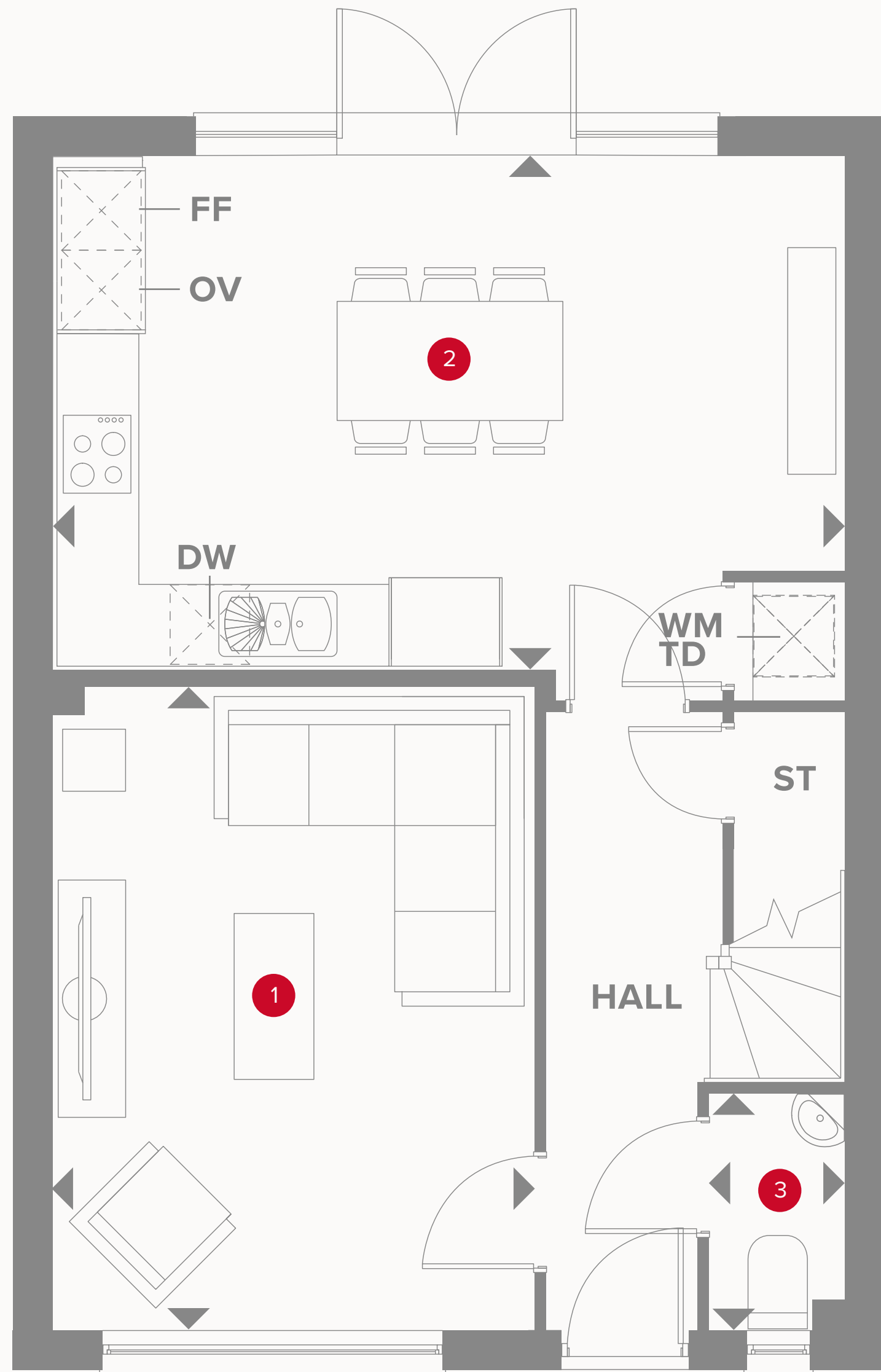
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# THE WARWICK

THREE BEDROOM HOME







# THE WARWICK GROUND FLOOR

1 Lounge	15'5" x 11'7"	4.71 x 3.52 m
2 Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3 Cloaks	5'7" x 3'3"	1.71 x 0.98 m

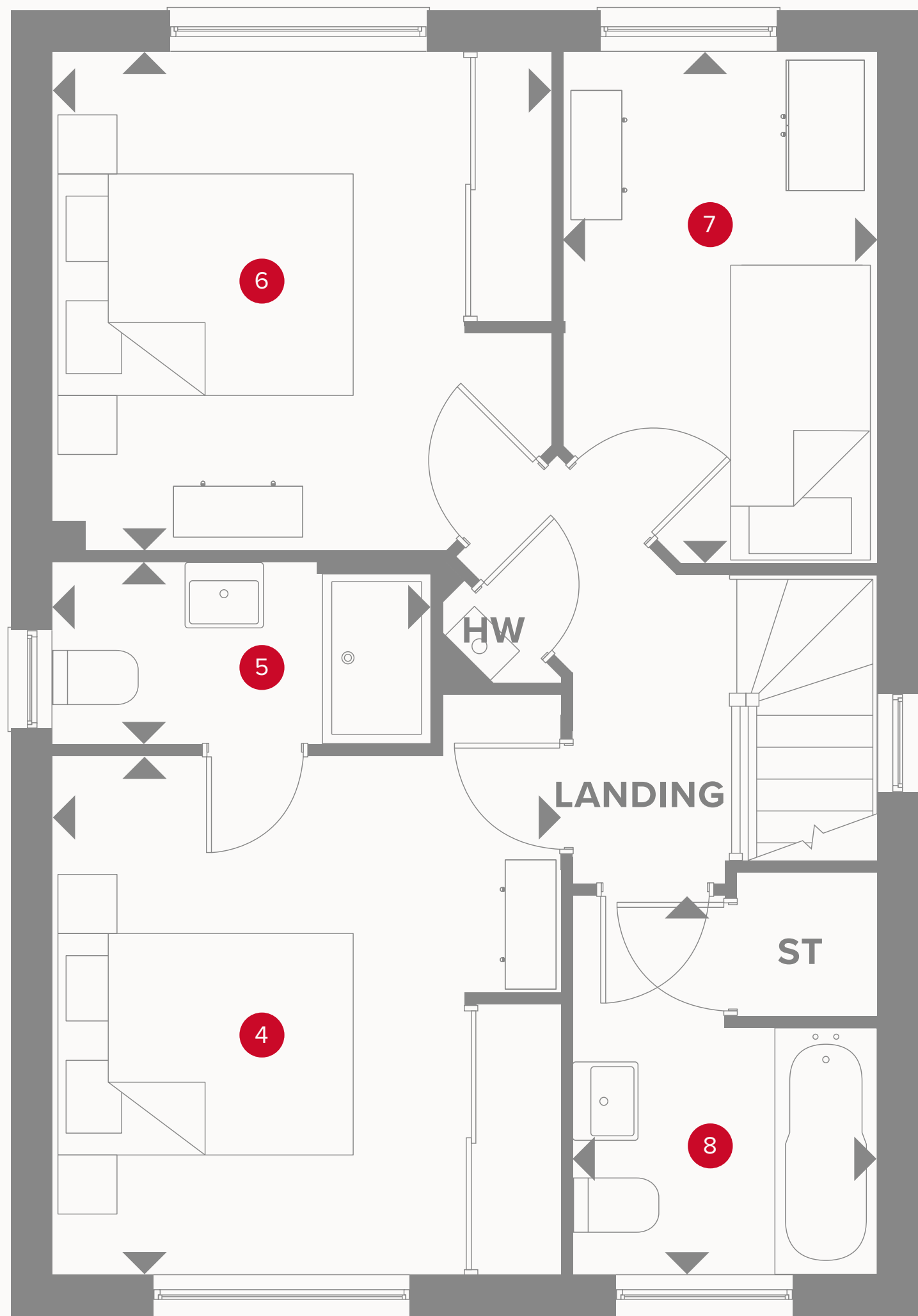


## KEY

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

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





# THE WARWICK FIRST FLOOR

4	Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
5	En-suite	8'8" x 4'2"	2.64 x 1.28 m
6	Bedroom 2	11'5" x 11'5"	3.49 x 3.49 m
7	Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
8	Bathroom	8'8" x 7'0"	2.65 x 2.13 m



**KEY**

◀ Dimensions start

**HW** Hot water storage



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





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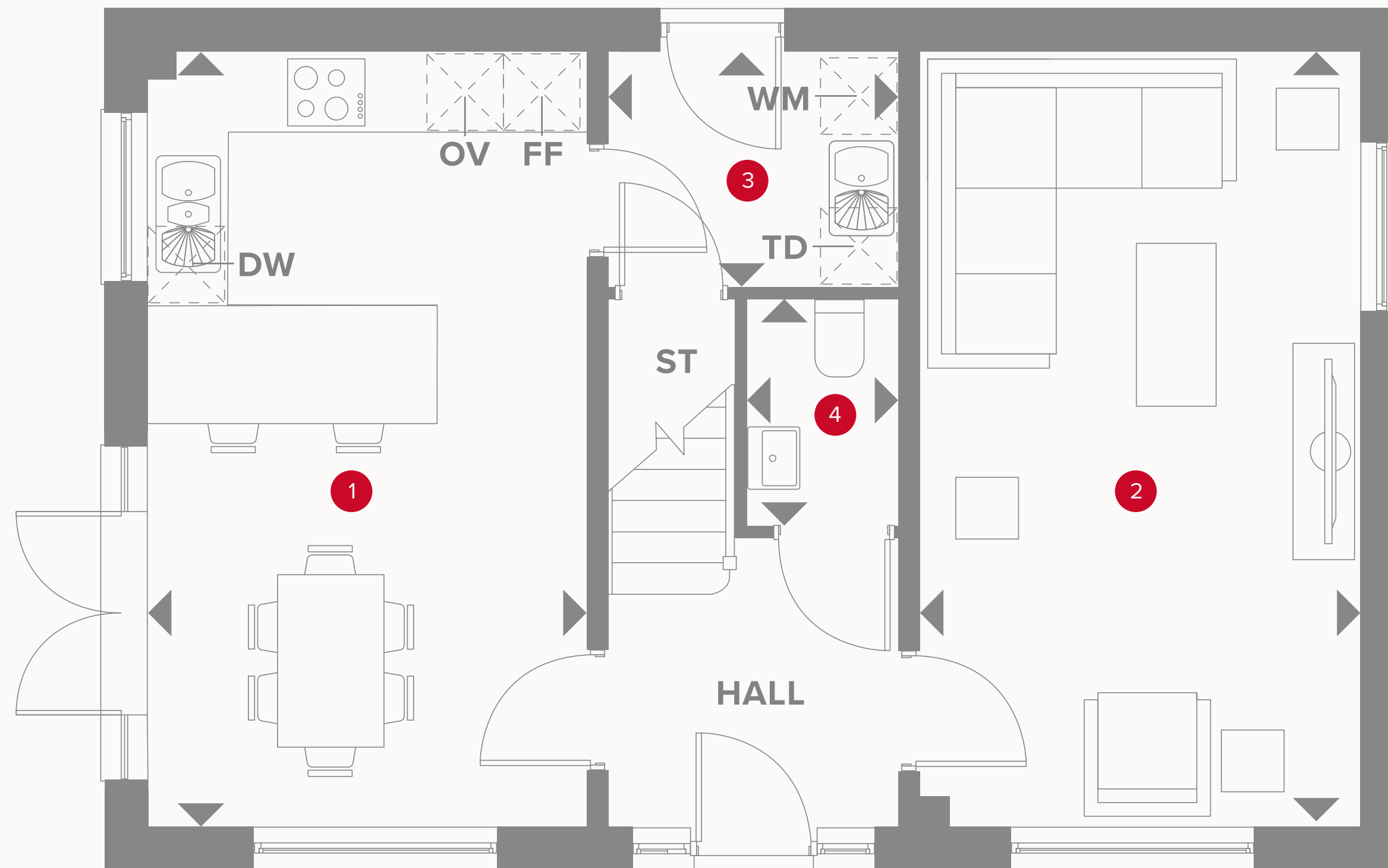
# THE AMBERLEY

THREE BEDROOM HOME





# THE AMBERLEY GROUND FLOOR



1	Kitchen/ Dining	18'11" x 10'9"	5.77 x 3.28 m
2	Lounge	18'11" x 10'9"	5.77 x 3.27 m
3	Utility	7'2" x 5'9"	2.18 x 1.75 m
4	Cloaks	5'7" x 3'9"	1.70 x 1.14 m



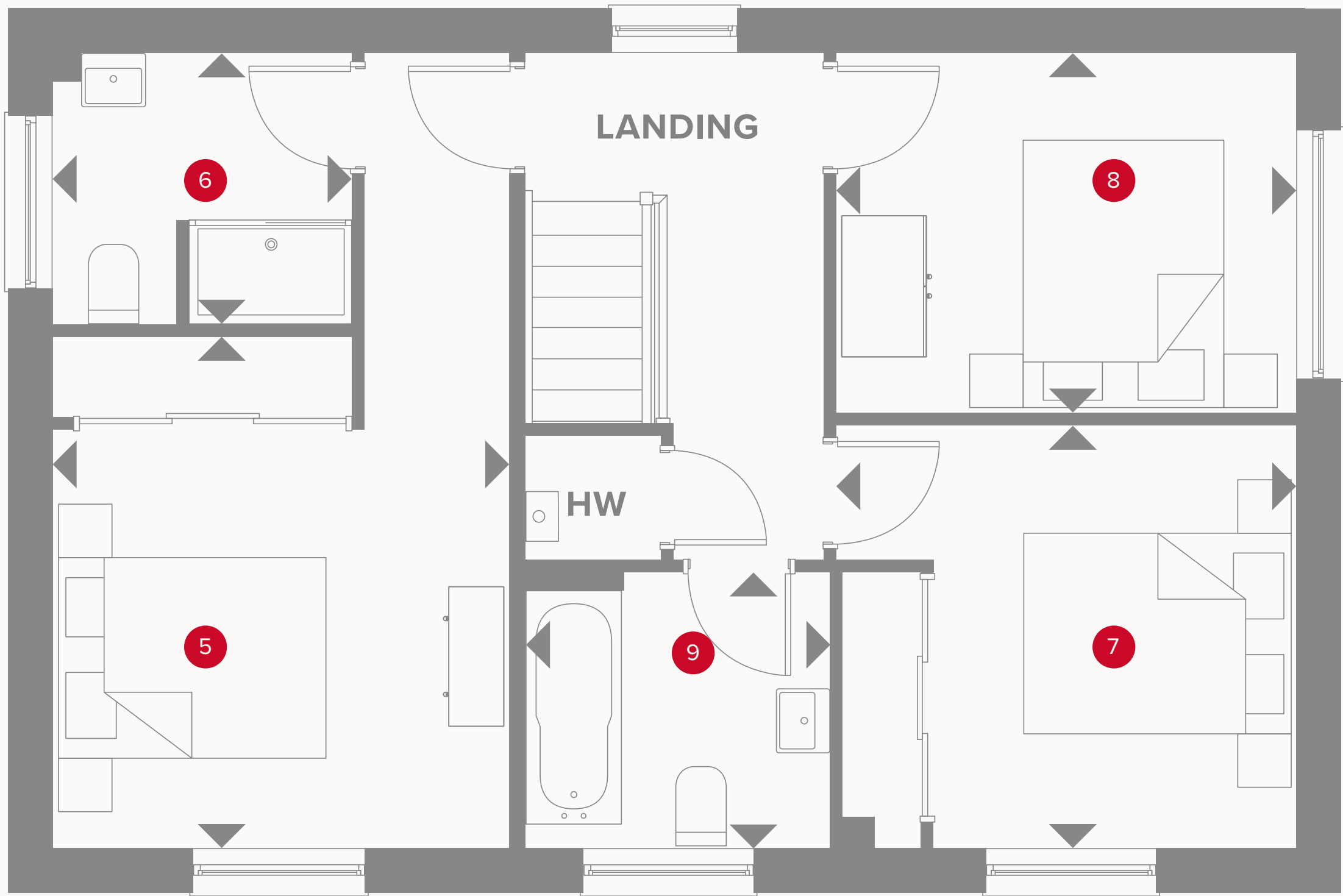
## KEY

	Hob
<b>OV</b>	Oven
<b>FF</b>	Fridge/freezer
<b>TD</b>	Tumble dryer space

	Dimensions start
<b>ST</b>	Storage cupboard
<b>WM</b>	Washing machine space
<b>DW</b>	Dish washer space



# THE AMBERLEY FIRST FLOOR



5	Bedroom 1	12'1" x 10'10"	3.68 x 3.31 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	10'10" x 10'0"	3.30 x 3.05 m
8	Bedroom 3	11'0" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'3" x 6'6"	2.22 x 1.98 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.





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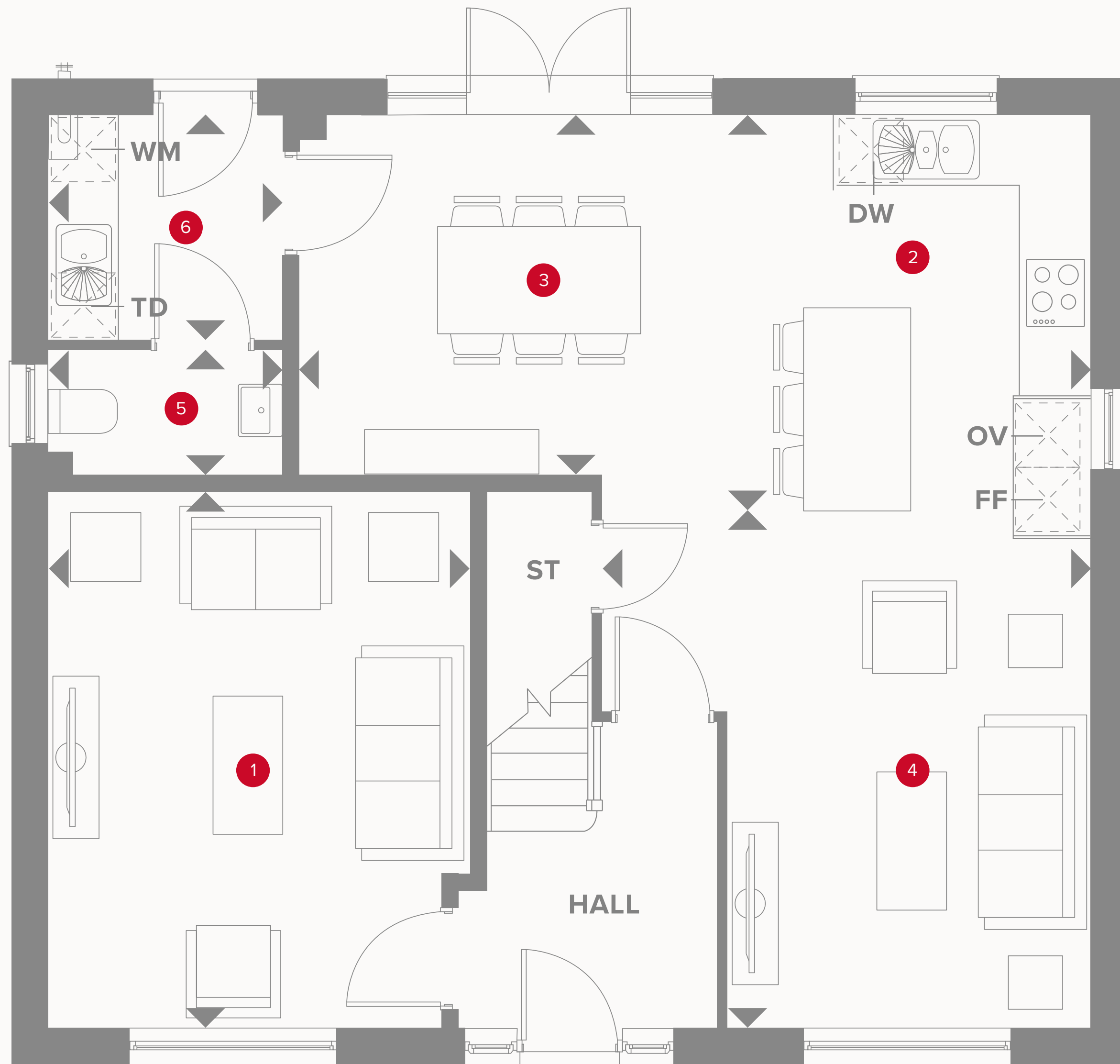
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# THE HARROGATE

FOUR BEDROOM HOME







# THE HARROGATE GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'0" x 9'11"	3.67 x 3.03 m
3	Dining	12'6" x 10'3"	3.80 x 3.13 m
4	Family	13'11" x 10'4"	4.24 x 3.15 m
5	Cloaks	6'8" x 3'7"	2.04 x 1.09 m
6	Utility	6'8" x 6'5"	2.04 x 1.95 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 HARROGATE FIRST FLOOR

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
8	Wardrobe	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.71 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	10'4" x 9'6"	3.14 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.





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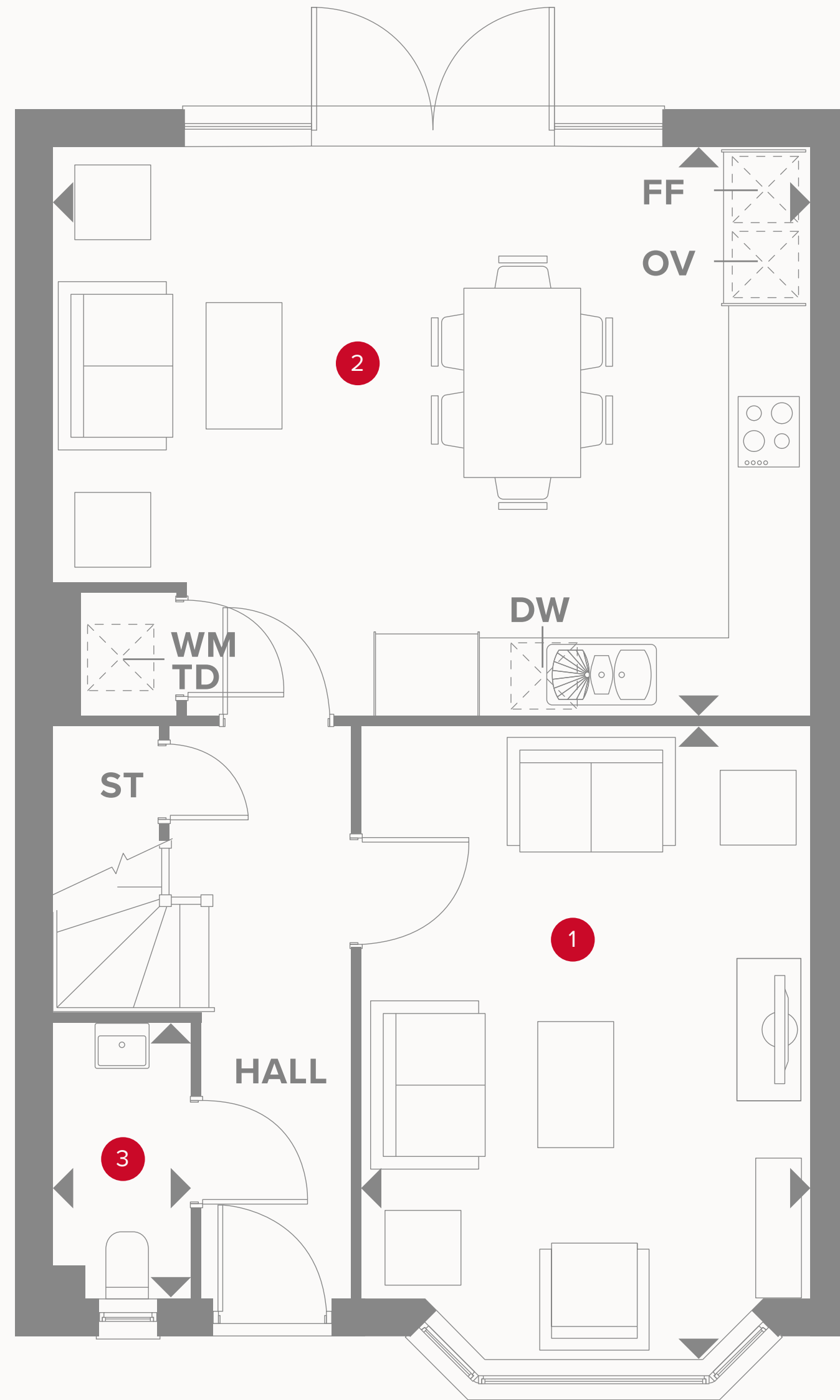
- REDROW -

# THE STRATFORD LIFESTYLE

THREE BEDROOM HOME







# THE STRATFORD LIFESTYLE 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	6'9" x 3'6"	2.05 x 1.06 m

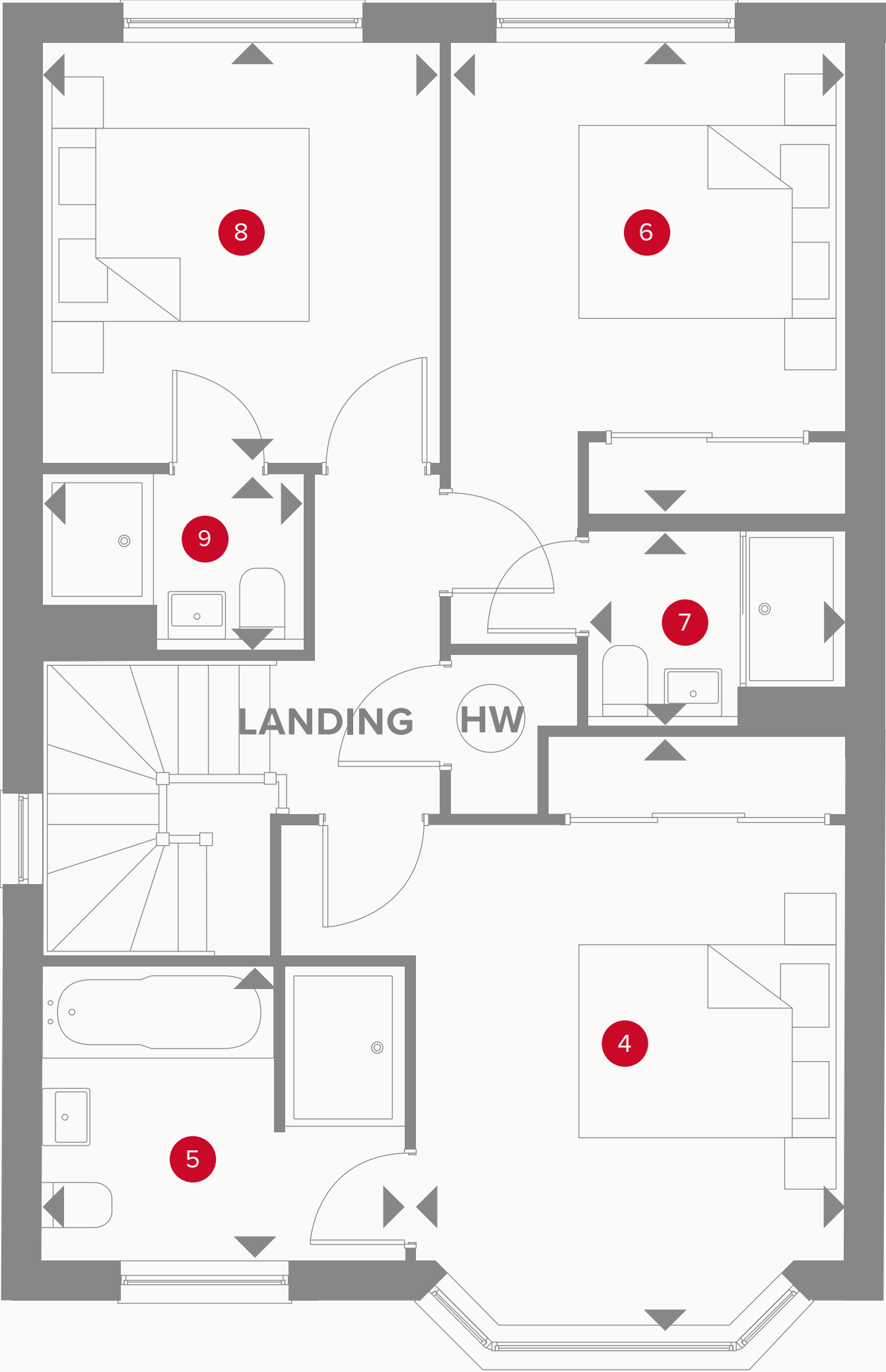


## KEY

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- TD** Tumble dryer space

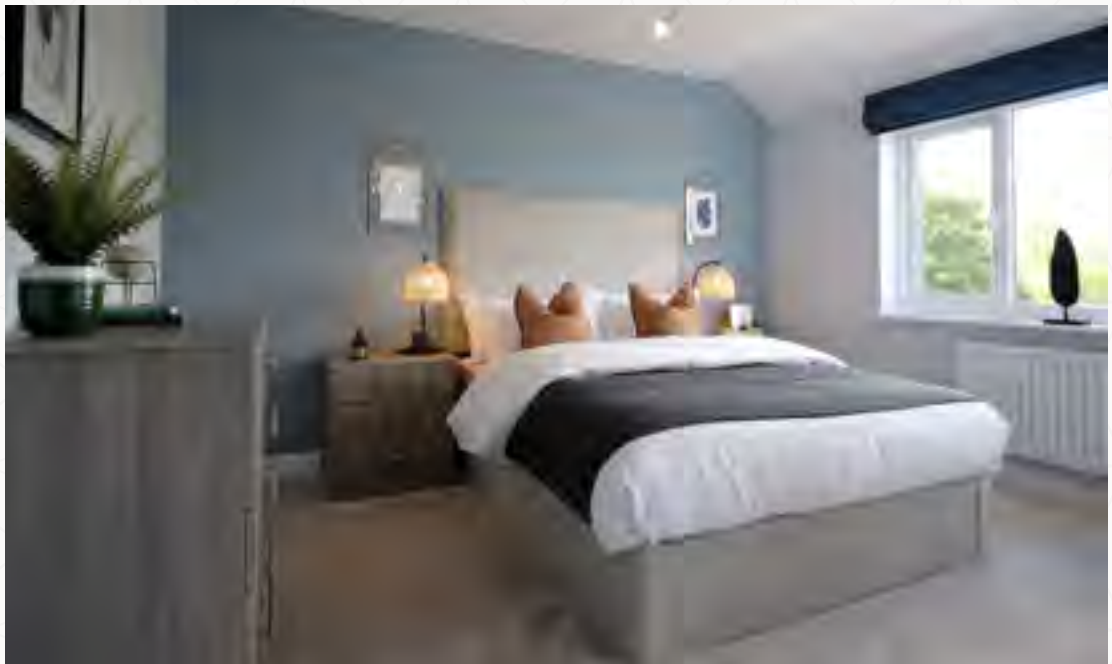
- Dimensions start
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- WM** Washing machine space
- DW** Dish washer space





# THE STRATFORD LIFESTYLE FIRST FLOOR

4	Bedroom 1	14'4" x 10'6"	4.36 x 3.21 m
5	En-suite 1	8'10" x 7'3"	2.70 x 2.20 m
6	Bedroom 2	9'8" x 8'9"	2.94 x 2.66 m
7	En-suite 2	6'4" x 5'9"	1.93 x 1.76 m
8	Bedroom 3	10'4" x 9'9"	3.15 x 2.97 m
9	En-suite 3	6'4" x 4'3"	1.93 x 1.29 m



**KEY**

◀ Dimensions start

**HW** Hot water storage



Customers should note this illustration is an example of the Stratford 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. All wardrobes are subject to site specification. Please see Sales Consultant for further details.





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# THE STRATFORD

FOUR BEDROOM HOME







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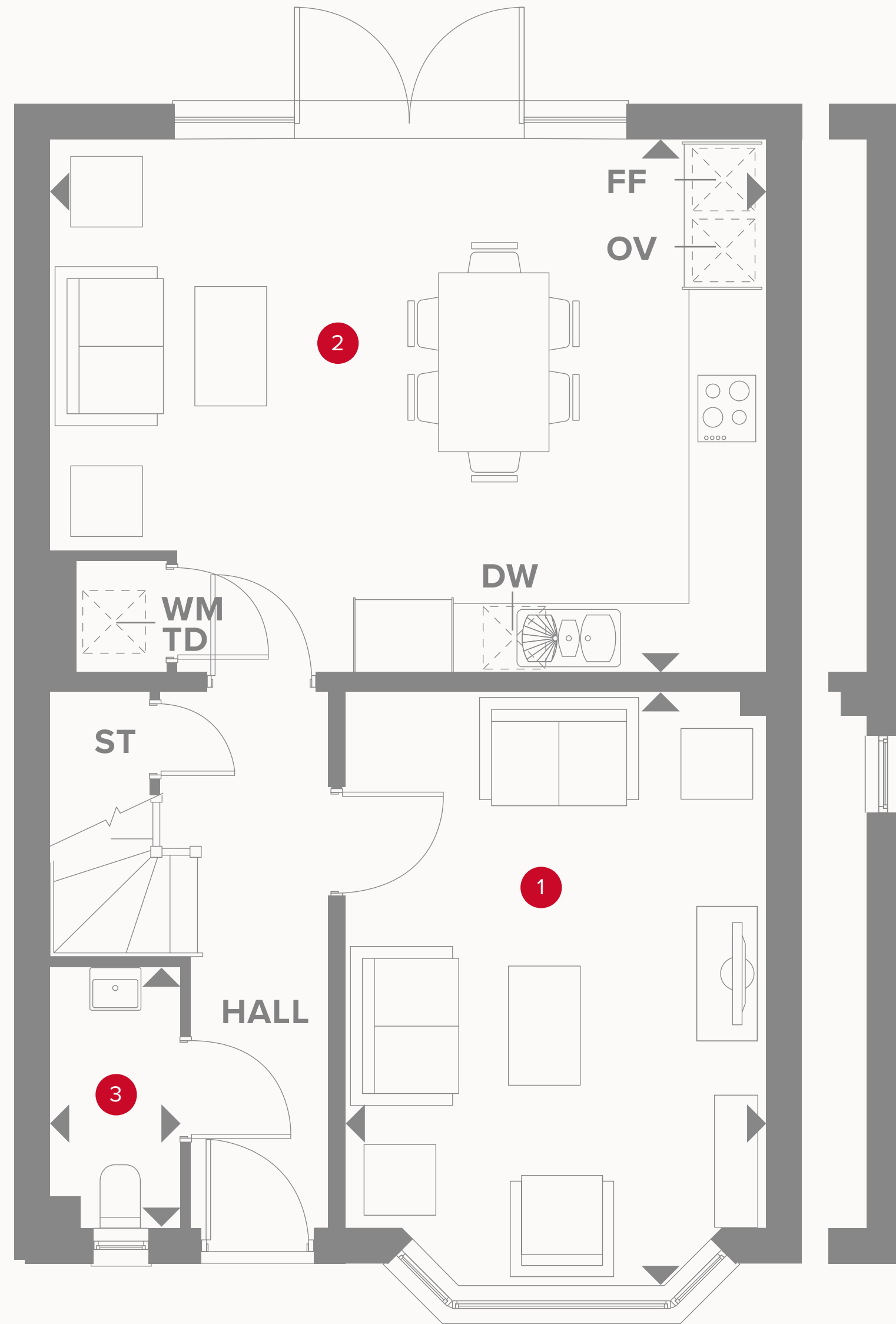
- REDROW -

# THE STRATFORD

FOUR BEDROOM HOME







†Alternative elevation for specific plots.

# 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

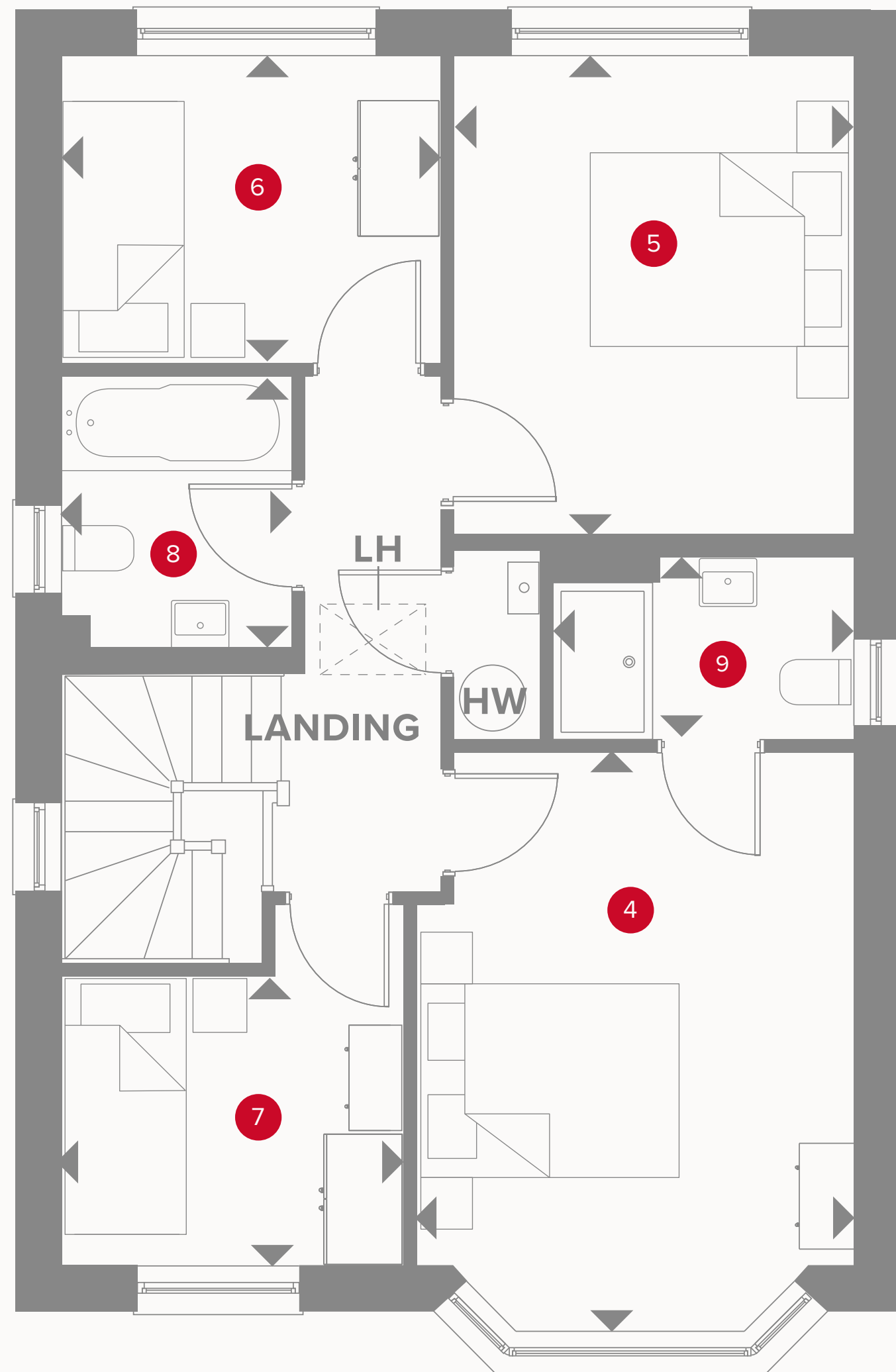


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# THE STRATFORD FIRST FLOOR

4	Bedroom 1	14'4" x 10'10"	4.36 x 3.31 m
5	Bedroom 2	11'11" x 9'11"	3.62 x 3.03 m
6	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
7	Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
8	Bathroom	6'9" x 5'9"	2.05 x 1.76 m
9	En-suite	7'6" x 4'7"	2.28 x 1.39 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.





HERITAGE

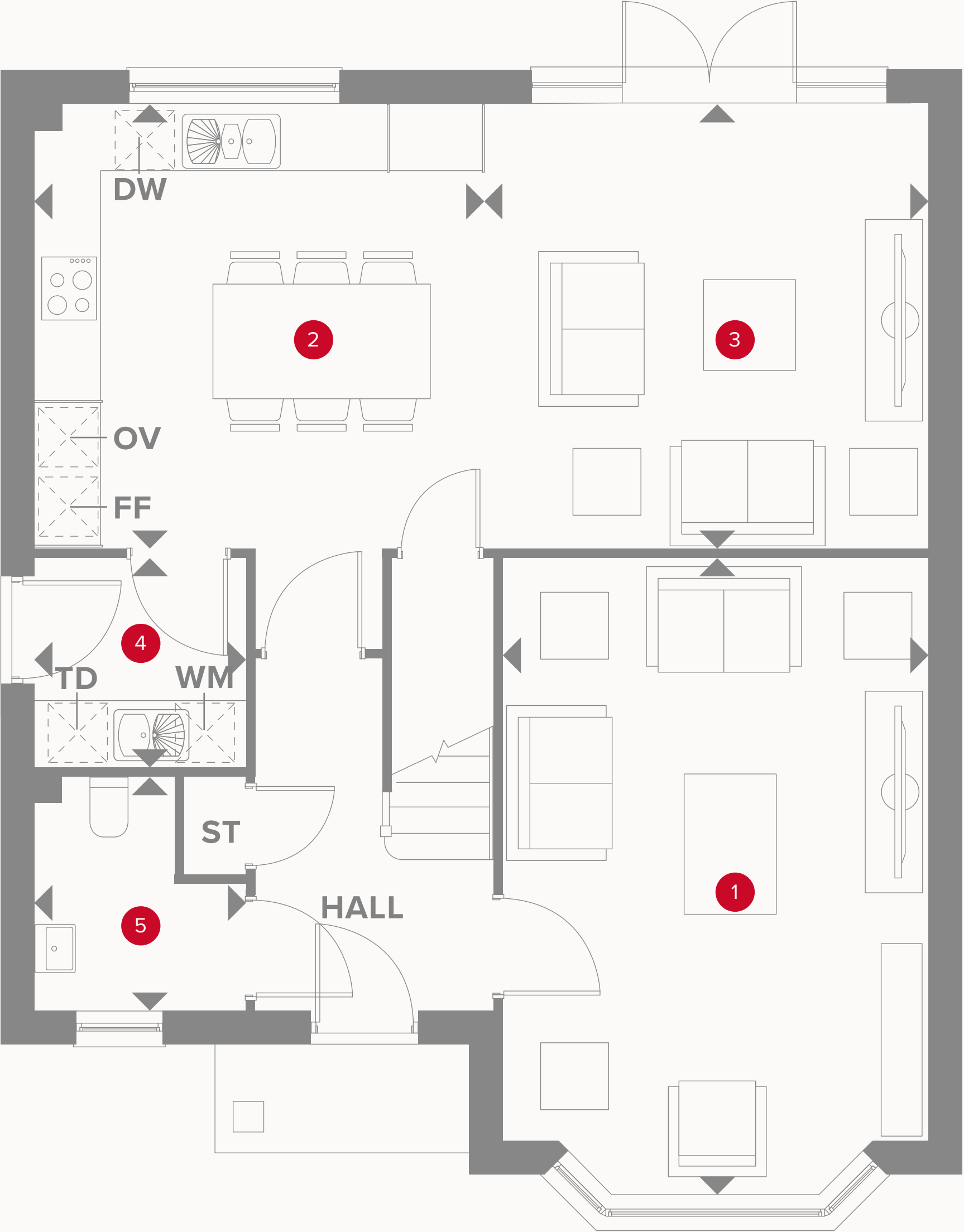
- REDROW -

# THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME







# 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	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

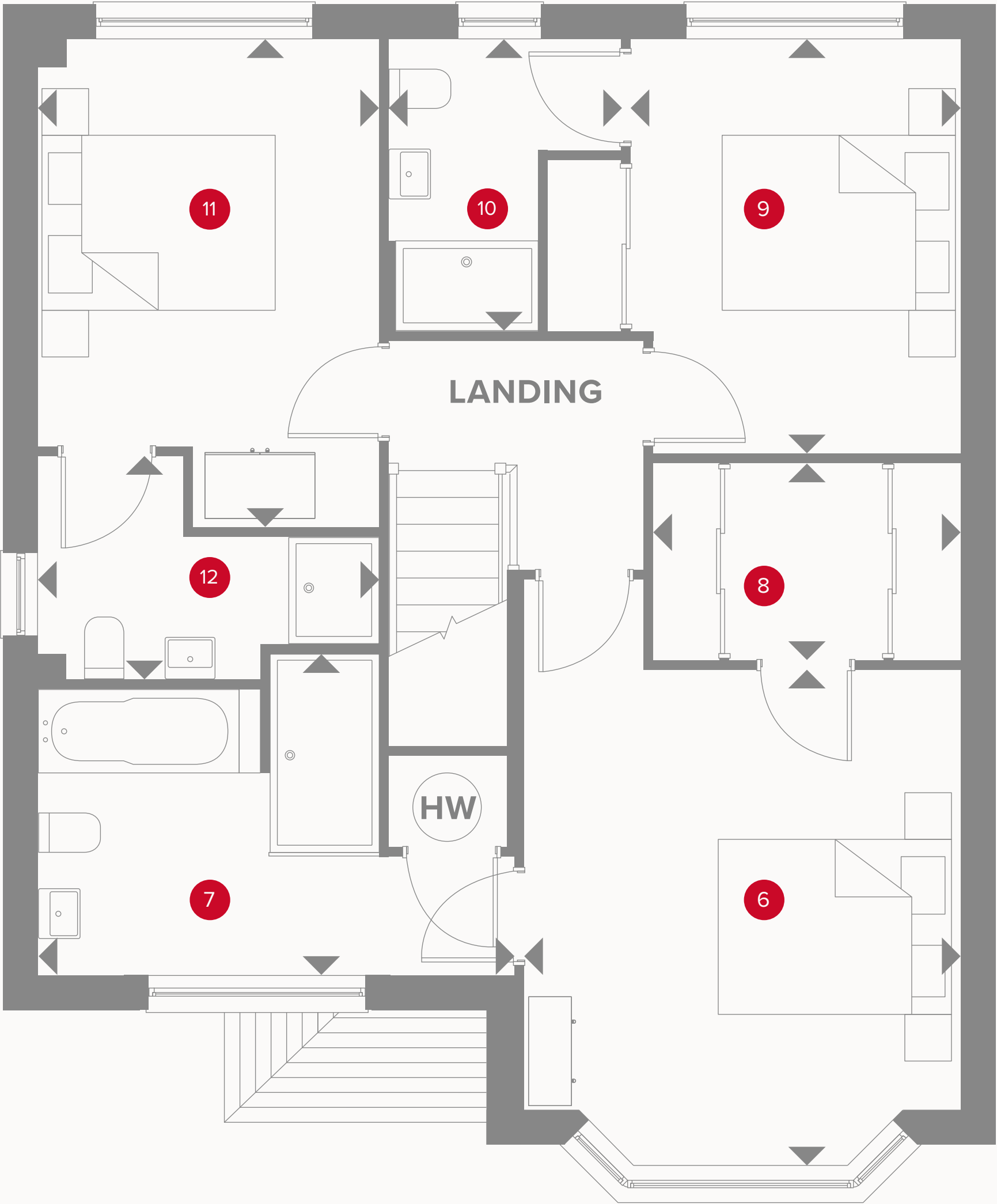


## KEY

- 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



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. All wardrobes are subject to site specification. Please see Sales Consultant for further details.





**HERITAGE**

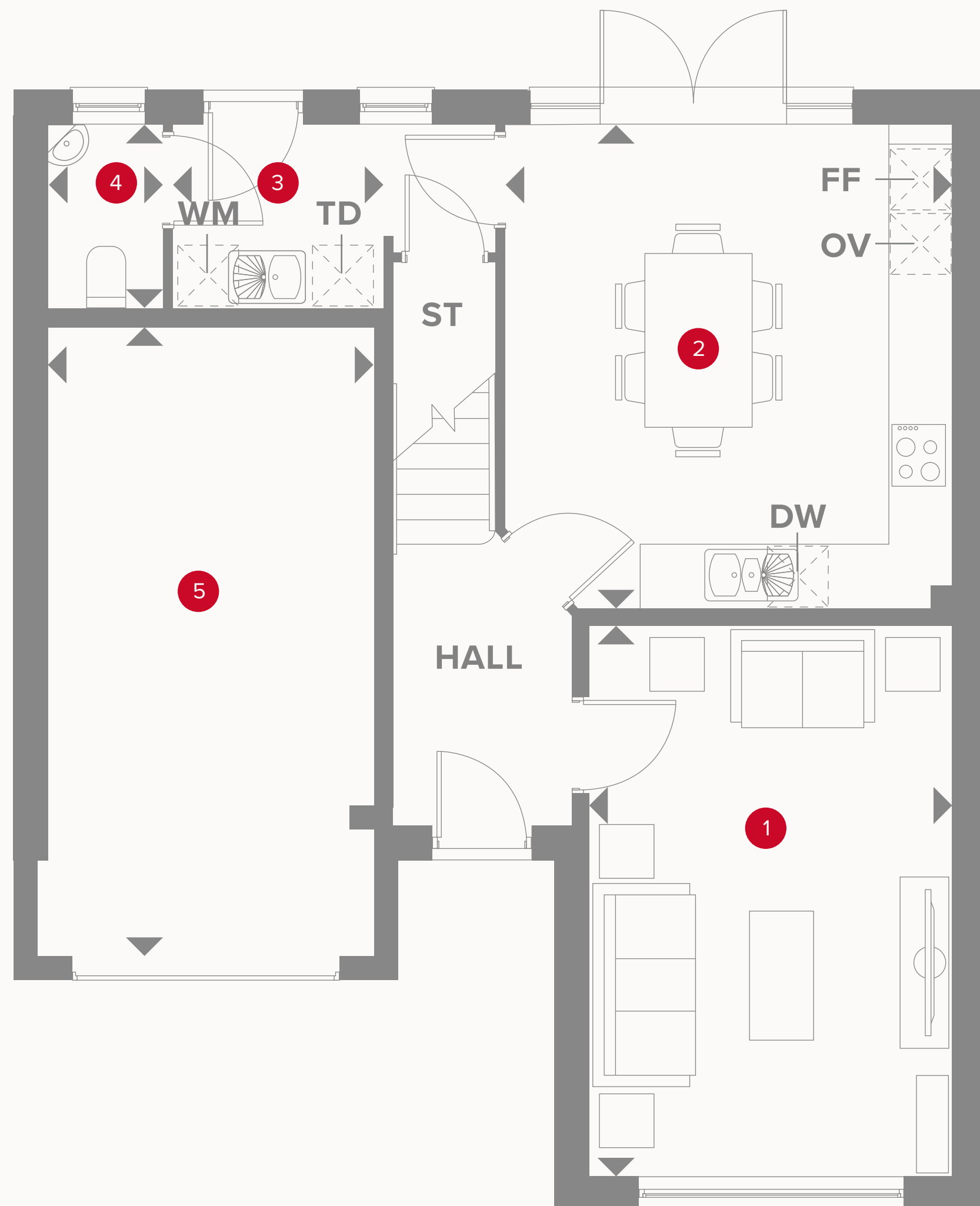
- REDROW -

# THE MARLOW

FOUR BEDROOM HOME







# THE MARLOW GROUND FLOOR

1	Lounge	16'10" x 11'1"	5.14 x 3.38 m
2	Kitchen/ Dining	13'9" x 10'7"	4.19 x 3.23 m
3	Utility	9'10" x 5'7"	3.00 x 1.71 m
4	Cloaks	5'7" x 3'6"	1.71 x 1.07 m
5	Garage	19'11" x 10'1"	6.06 x 3.08 m

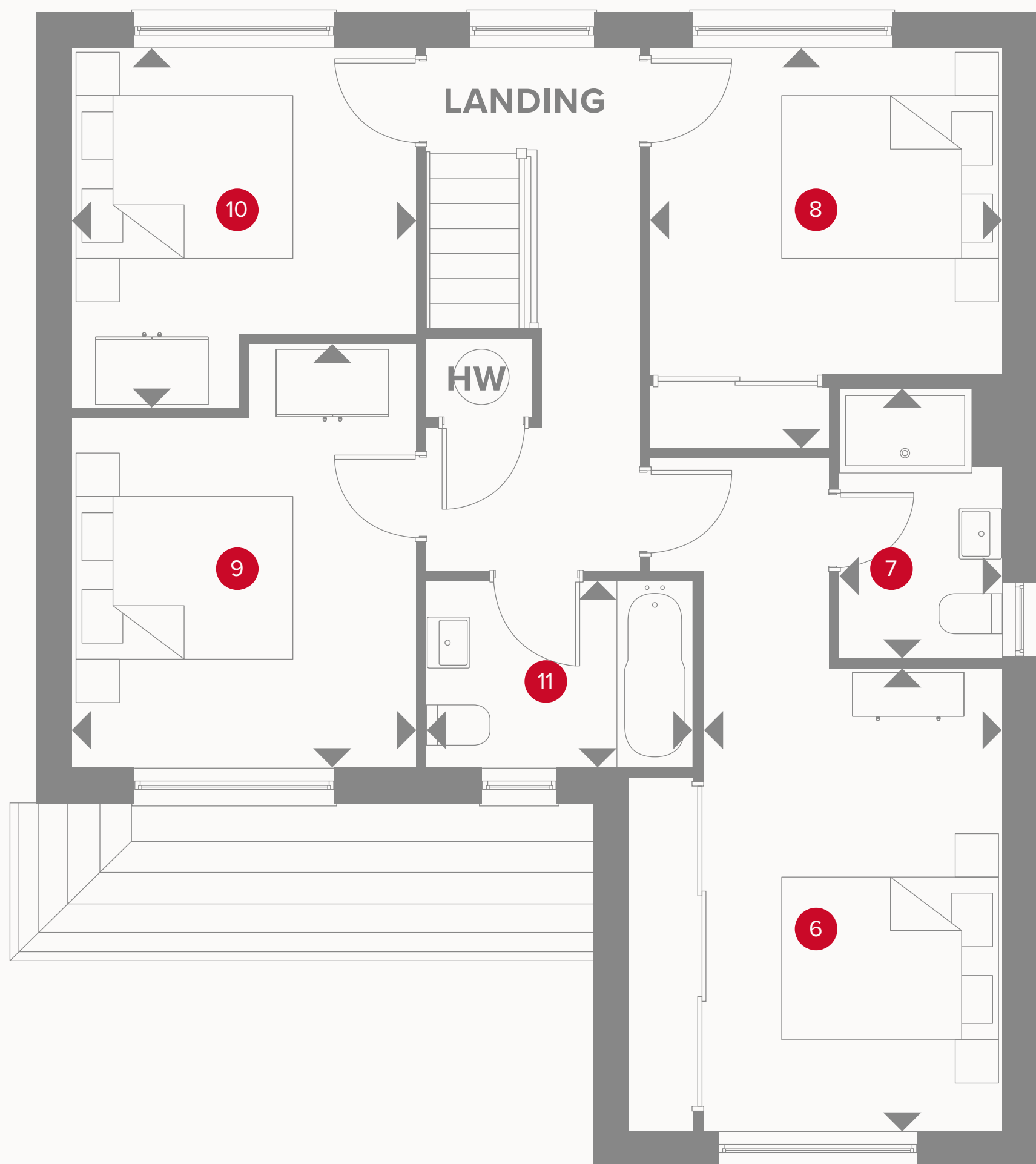


## KEY

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

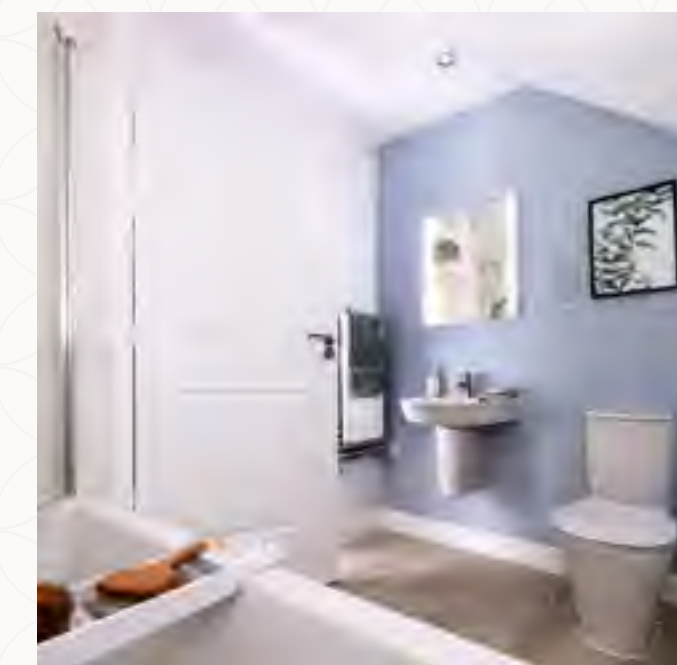
- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





# THE MARLOW FIRST FLOOR

6	Bedroom 1	13'8" x 11'2"	4.17 x 3.41 m
7	En-suite	8'1" x 4'11"	2.46 x 1.50 m
8	Bedroom 2	11'11" x 10'6"	3.63 x 3.21 m
9	Bedroom 3	12'7" x 10'3"	3.84 x 3.13 m
10	Bedroom 4	10'9" x 10'2"	3.27 x 3.10 m
11	Bathroom	7'3" x 5'7"	2.22 x 1.71 m



**KEY**

◀ Dimensions start

**HW** Hot water storage



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





HERITAGE

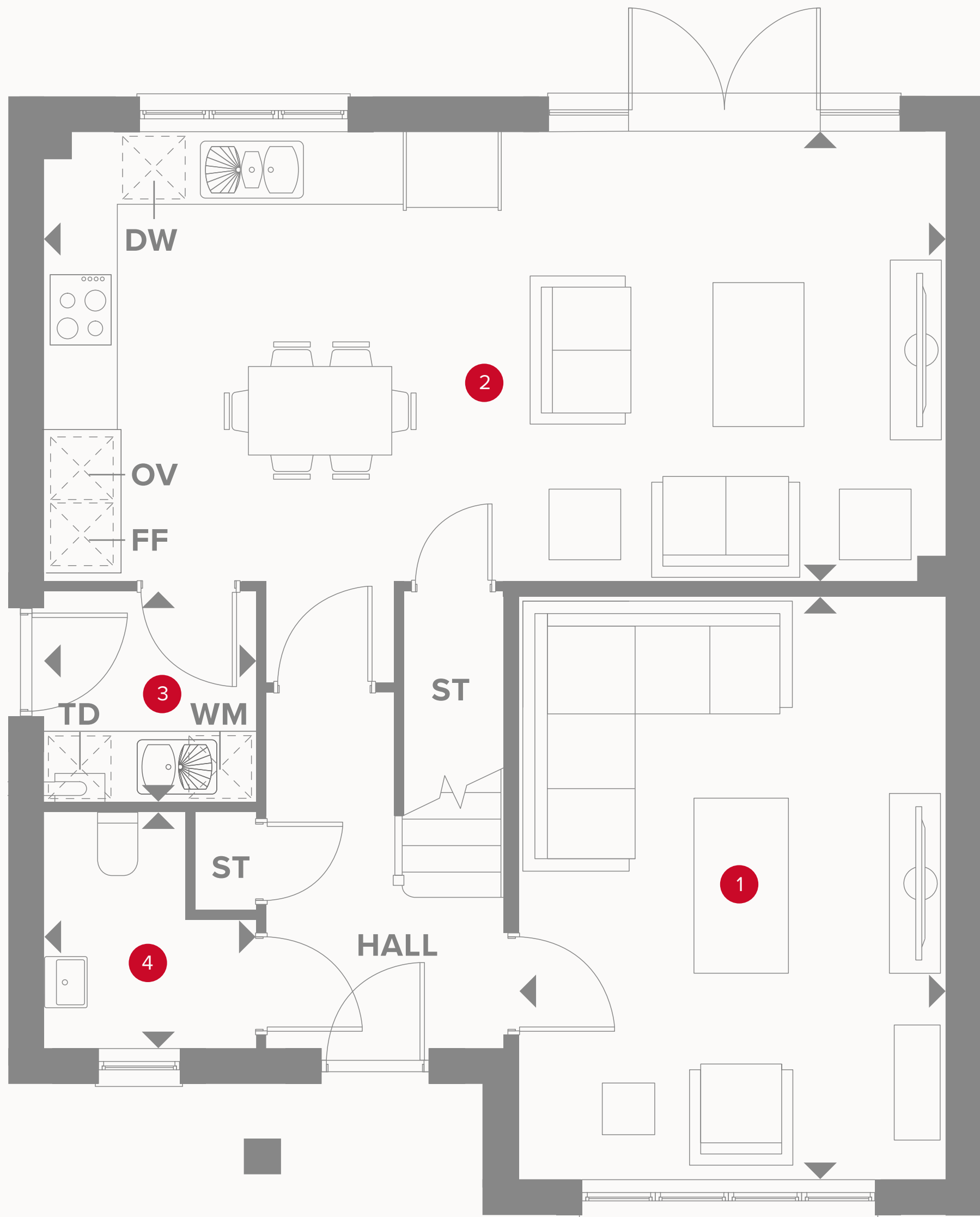
- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM HOME







# THE CAMBRIDGE GROUND FLOOR

1	Lounge	16'3" x 12'0"	4.99 x 3.68 m
2	Kitchen/Dining/Family	25'3" x 12'7"	7.73 x 3.87 m
3	Utility	6'0" x 5'9"	1.83 x 1.80 m
4	Cloaks	6'6" x 5'9"	2.02 x 1.80 m

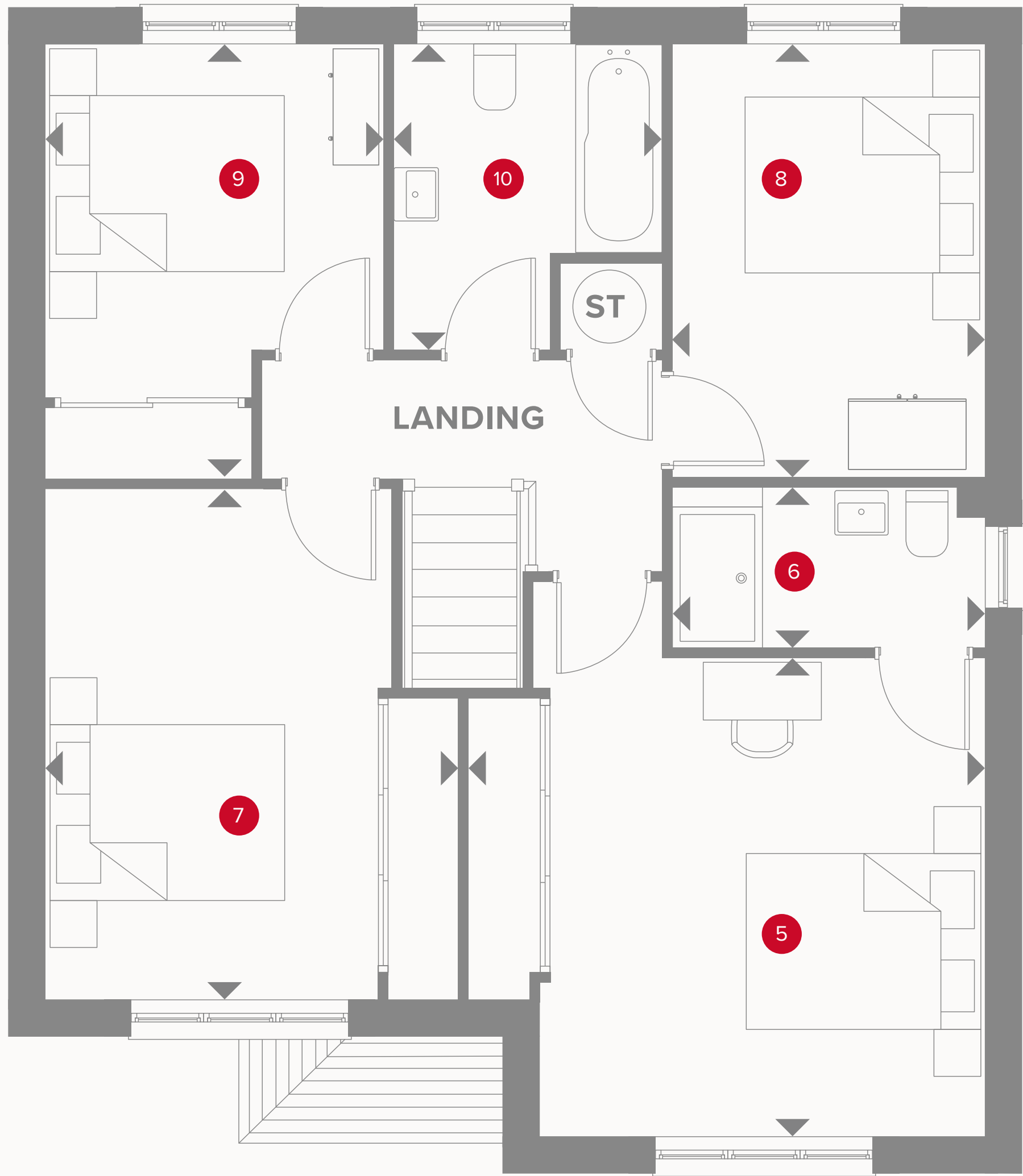


## KEY

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

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





# THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'9" x 12'8"	4.25 x 3.92 m
6	En-suite	8'5" x 4'3"	2.59 x 1.33 m
7	Bedroom 2	13'8" x 9'3"	4.21 x 2.86 m
8	Bedroom 3	11'7" x 8'5"	3.57 x 2.59 m
9	Bedroom 4	11'7" x 8'9"	3.57 x 2.73 m
10	Bathroom	8'2" x 7'2"	2.52 x 2.21 m



**KEY**

◀ Dimensions start

**HW** Hot water storage



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. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



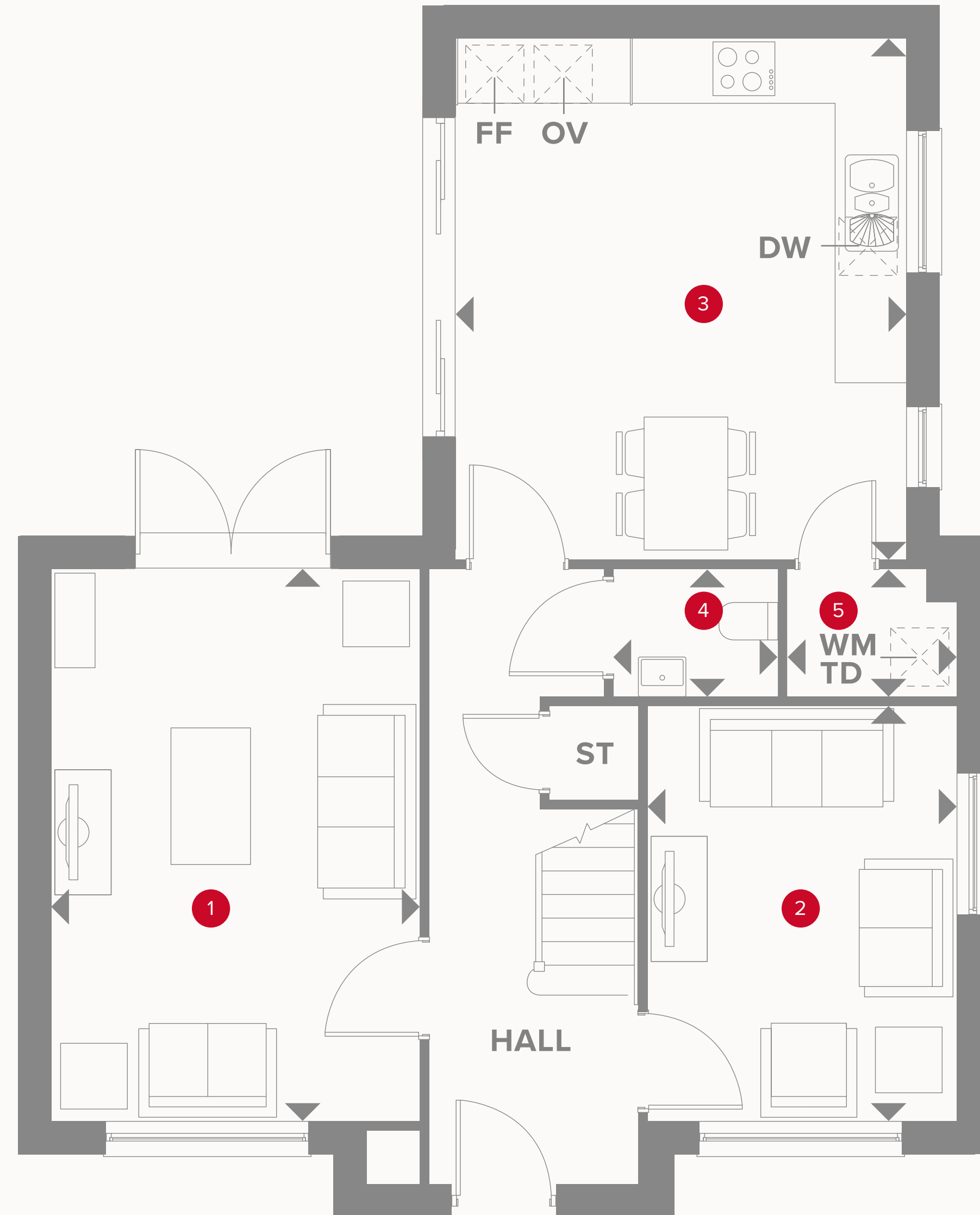


HERITAGE  
- REDROW -

THE RUTHIN  
FOUR BEDROOM HOME







# THE RUTHIN GROUND FLOOR

1	Lounge	15'11" x 10'8"	4.86 x 3.26 m
2	Family Room	12'1" x 8'11"	3.37 x 2.73 m
3	Kitchen/ Dining	15'1" x 12'11"	4.58 x 3.96 m
4	Cloaks	4'9" x 3'8"	1.46 x 1.11 m
5	Laundry	4'10" x 3'8"	1.49 x 3.26 m

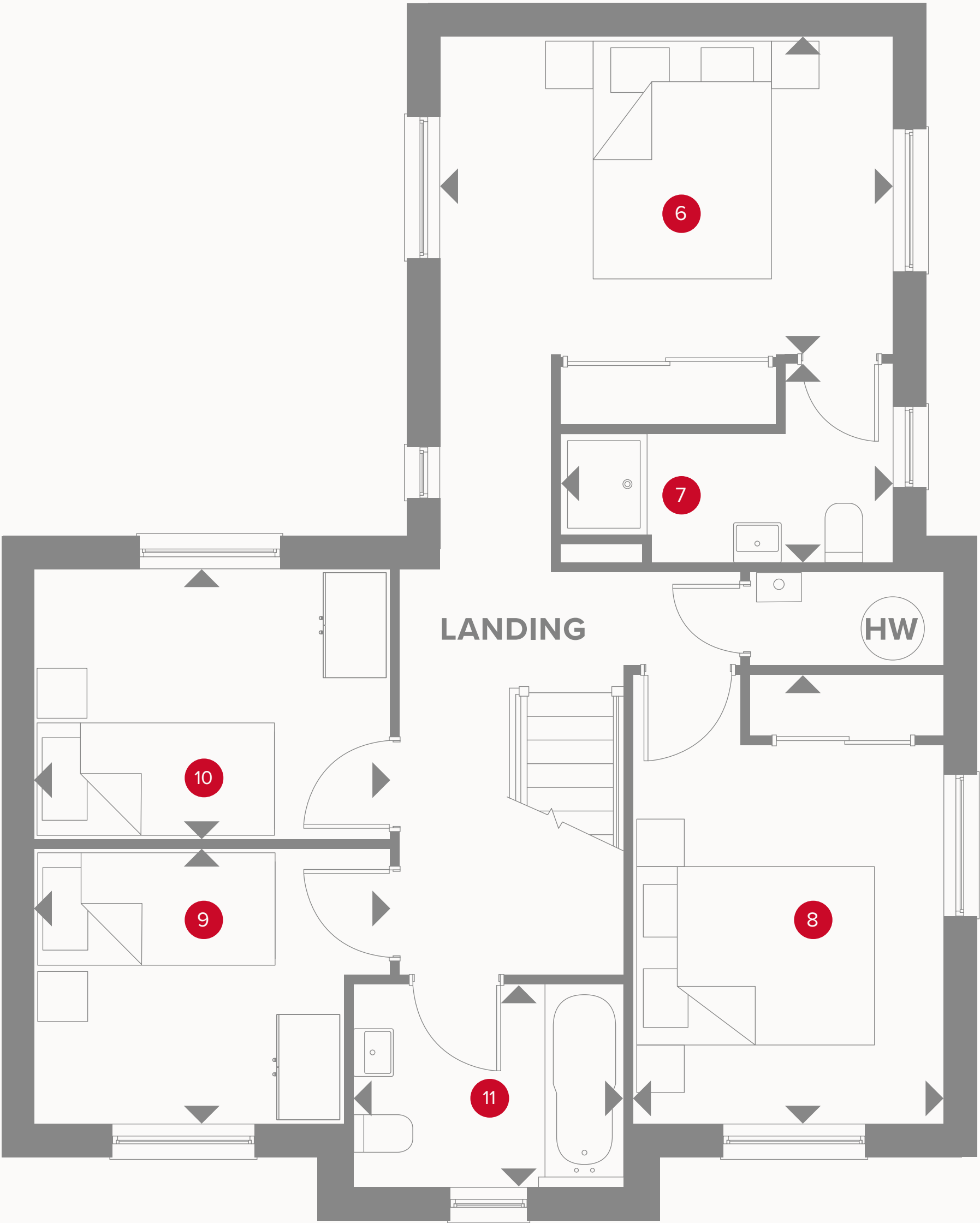


## KEY

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

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





# THE RUTHIN FIRST FLOOR

6	Bedroom 1	12'11" x 11'3"	3.96 x 3.42 m
7	En-suite	9'6" x 3'9"	2.92 x 1.14 m
8	Bedroom 2	12'11" x 8'11"	3.96 x 2.73 m
9	Bedroom 3	10'3" x 7'9"	3.13 x 2.37 m
10	Bedroom 4	8'11" x 7'11"	2.73 x 2.41 m
11	Bathroom	7'10" x 5'10"	2.39 x 1.77 m



- KEY**
- ◀ Dimensions start
  - HW** Hot water storage



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





**HERITAGE**

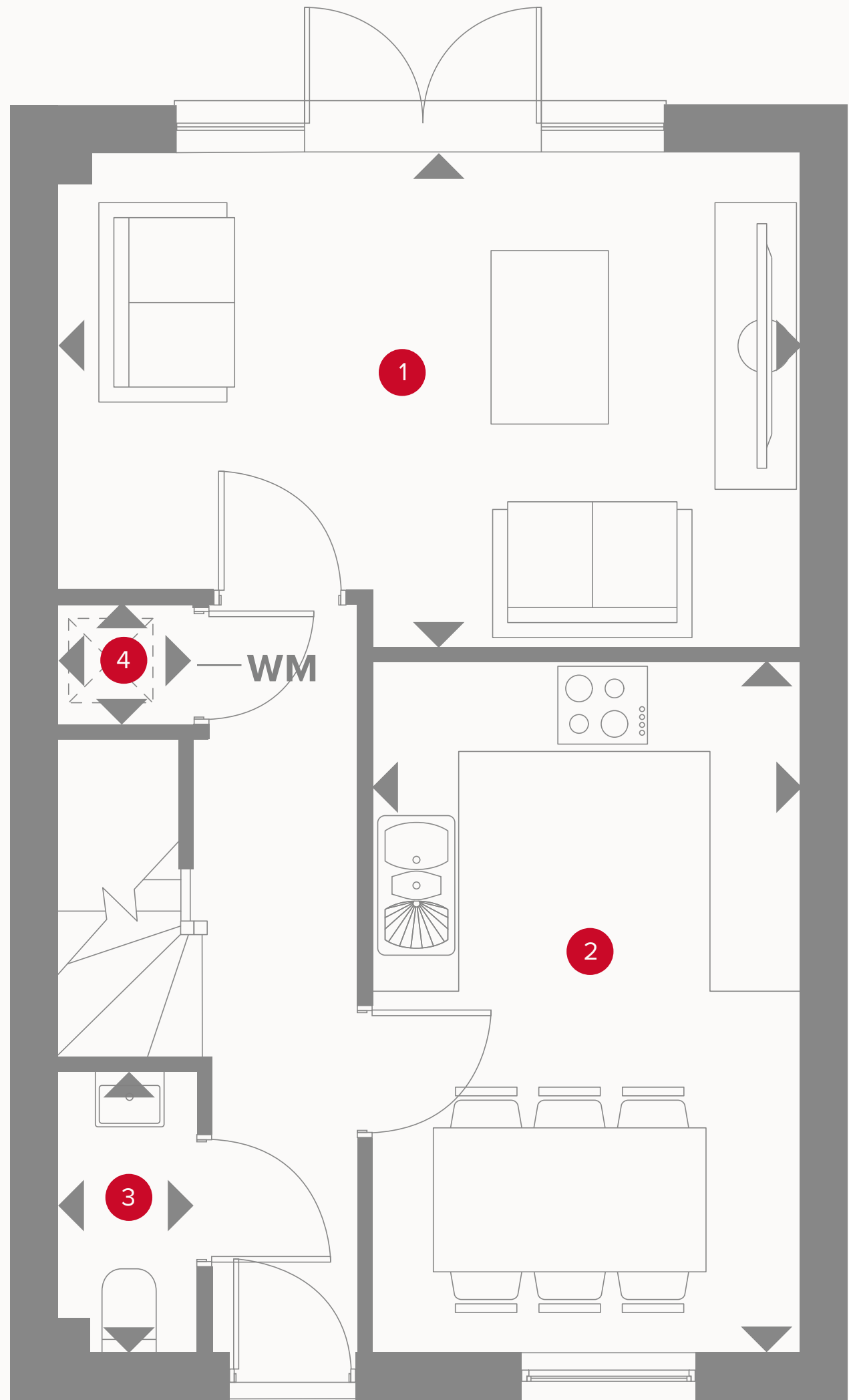
- REDROW -

# THE IVANHOE

FOUR BEDROOM HOME










# THE IVANHOE GROUND FLOOR

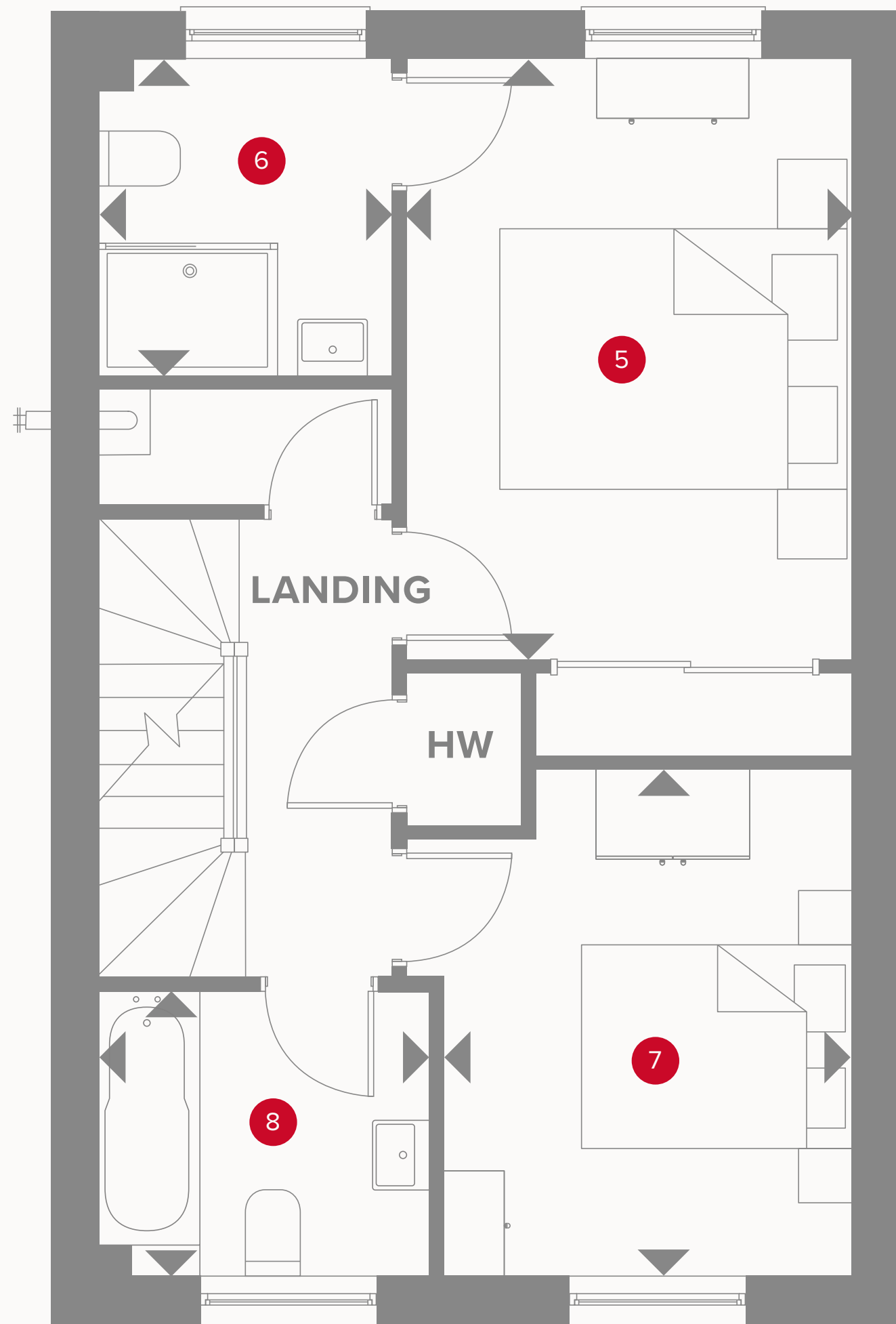
1 Lounge	16'8" x 11'3"	5.09 x 3.43 m
2 Kitchen/ Dining/	15'6" x 9'7"	4.73 x 2.93 m
3 Cloaks	6'4" x 3'2"	1.93 x 0.96 m
4 Laundry	3'1" x 2'9"	0.94 x 0.84 m



## KEY

-  Hob
-  Dimensions start
-  Washing machine space





# THE IVANHOE FIRST FLOOR

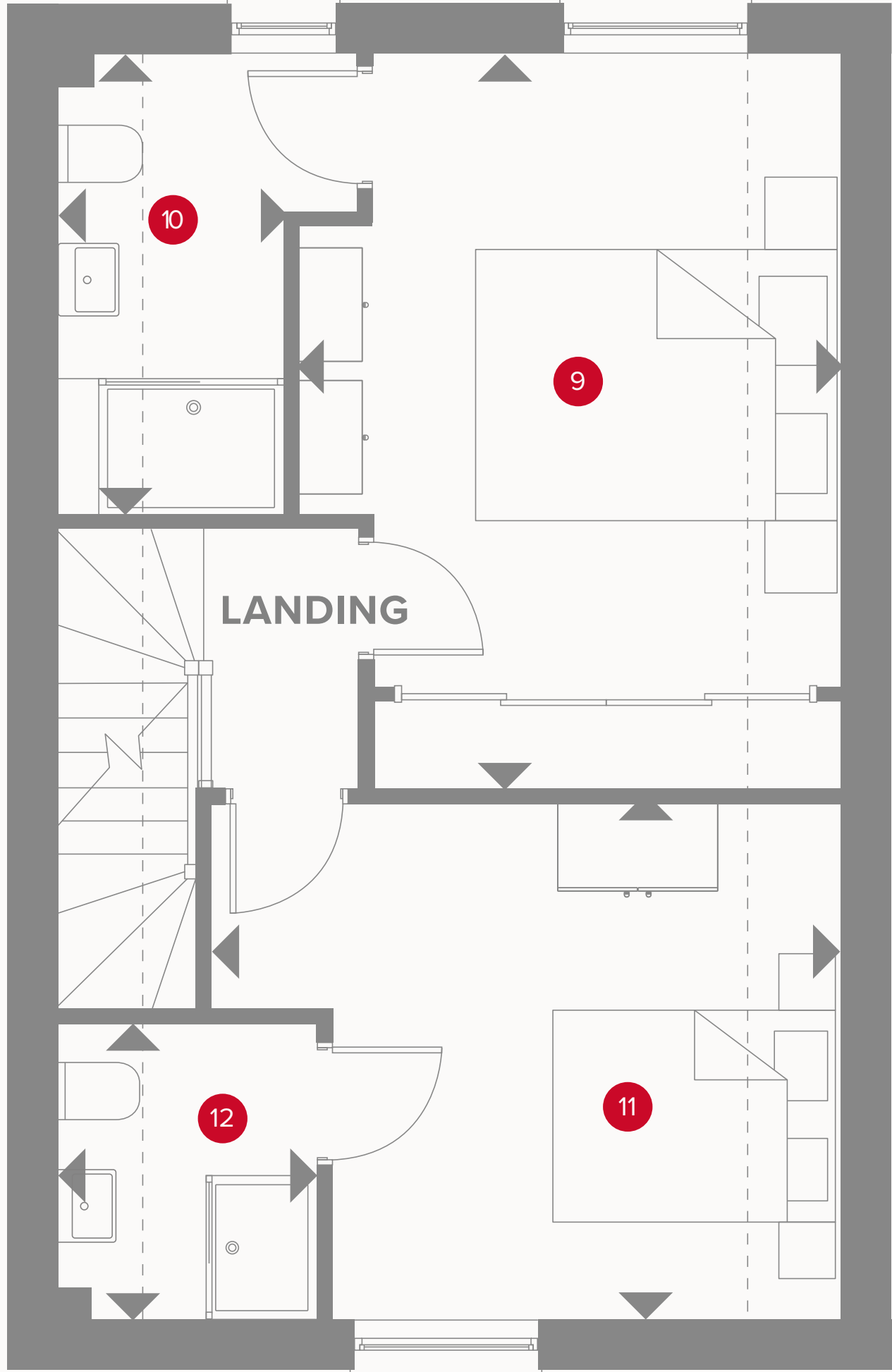
5	Bedroom 2	13'4" x 9'11"	4.07 x 3.01 m
6	En-suite 2	7'0" x 6'6"	2.14 x 1.98 m
7	Bedroom 4	11'3" x 9'0"	3.43 x 2.74 m
8	Bathroom	7'5" x 6'4"	2.26 x 1.93 m



## KEY

- ◀ Dimensions start
- HW Hot water storage





# THE IVANHOE SECOND FLOOR

9	Bedroom 1	15'9" x 11'6"	4.79 x 3.51 m
10	En-suite 1	9'11" x 4'10"	3.02 x 1.48 m
11	Bedroom 3	13'4" x 11'1"	4.06 x 3.37 m
12	En-suite 3	6'4" x 5'8"	1.93 x 1.73 m







**HERITAGE**

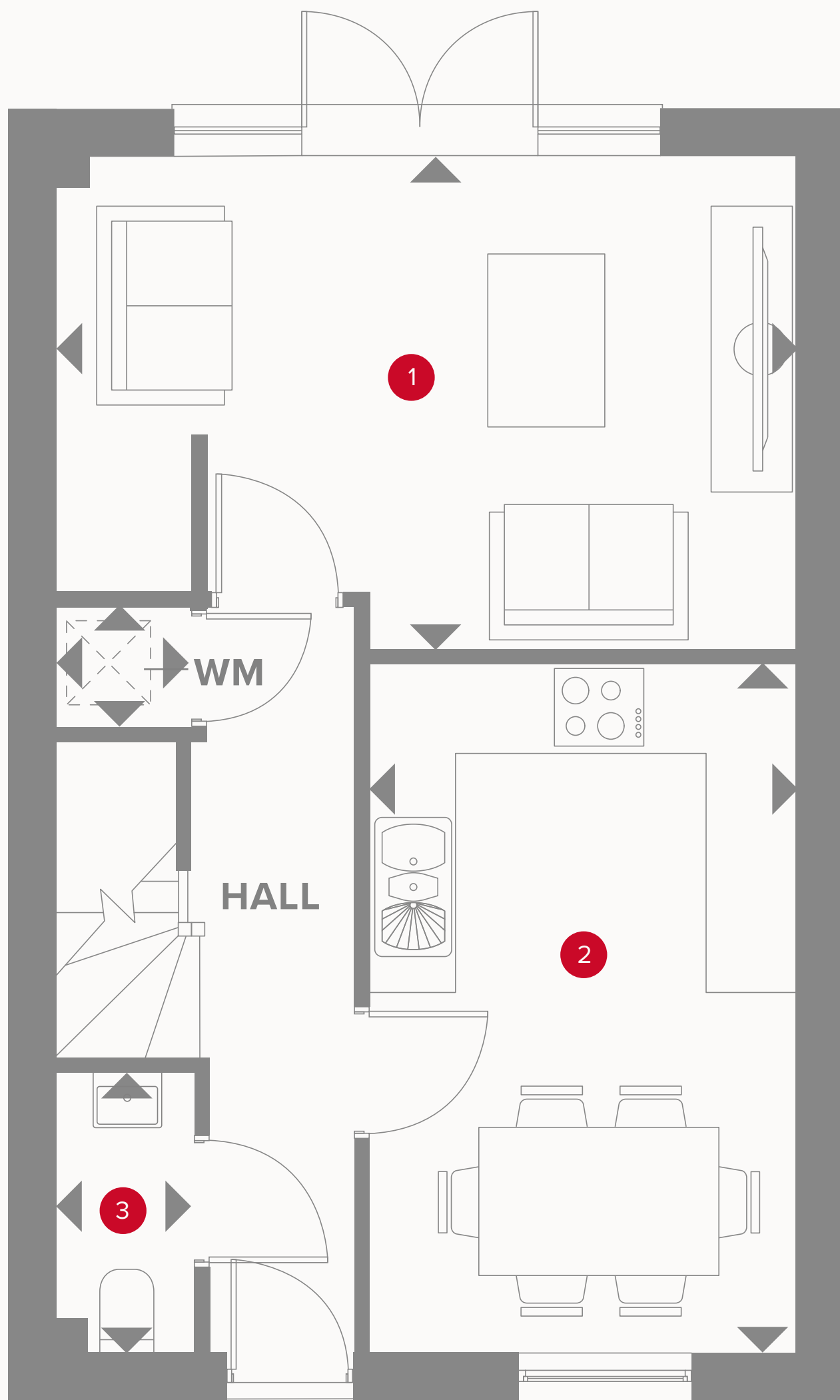
- REDROW -

# THE GYLBY

FOUR BEDROOM HOME









# THE GYLBY GROUND FLOOR

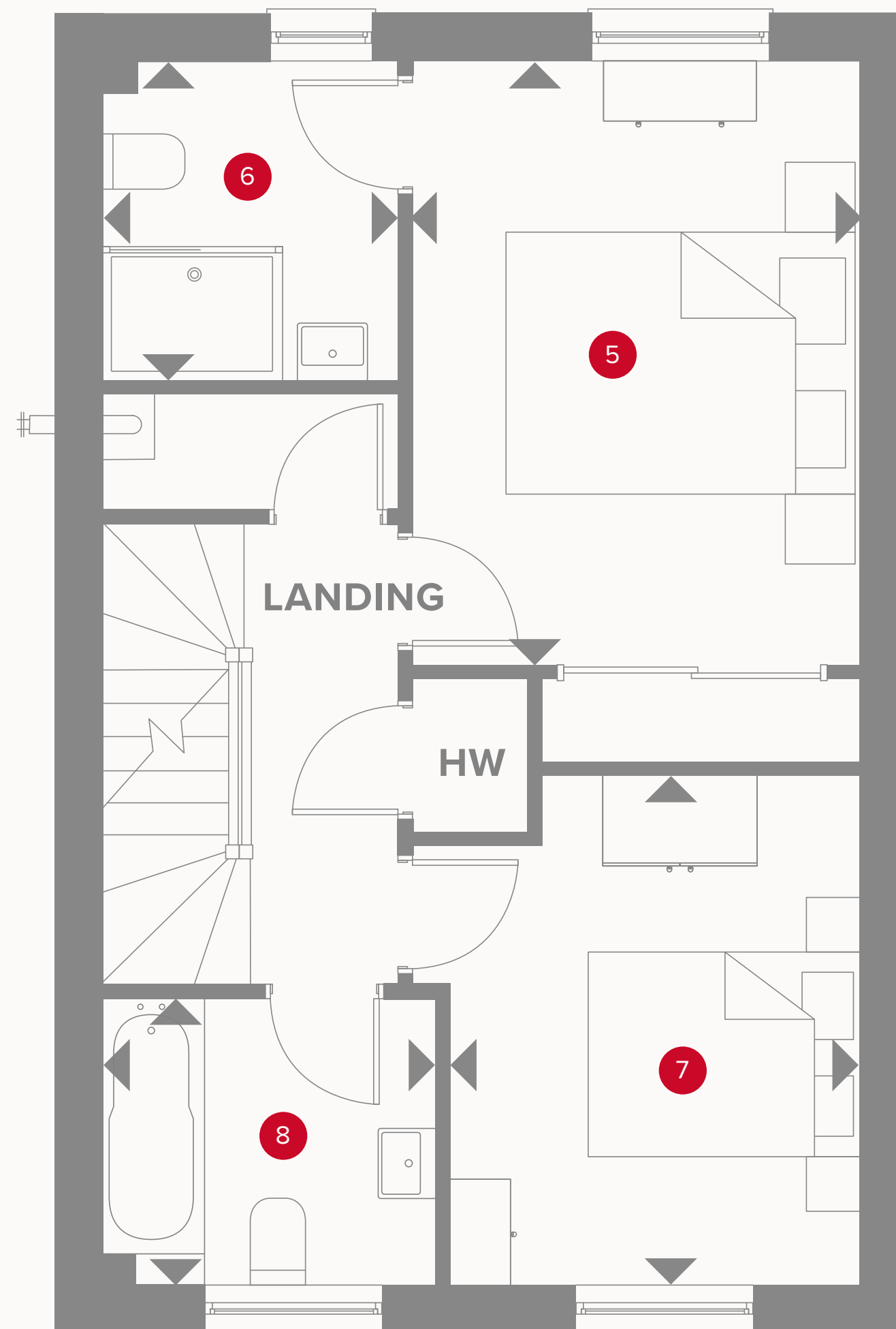
1 Lounge	16'8" x 11'3"	5.09 x 3.43 m
2 Kitchen/ Dining/	15'6" x 9'7"	4.73 x 2.93 m
3 Cloaks	6'4" x 3'2"	1.93 x 0.96 m
4 Laundry	3'1" x 2'9"	0.94 x 0.84 m



## KEY

-  Hob
-  Dimensions start
- WM** Washing machine space





## THE GYLBY FIRST FLOOR

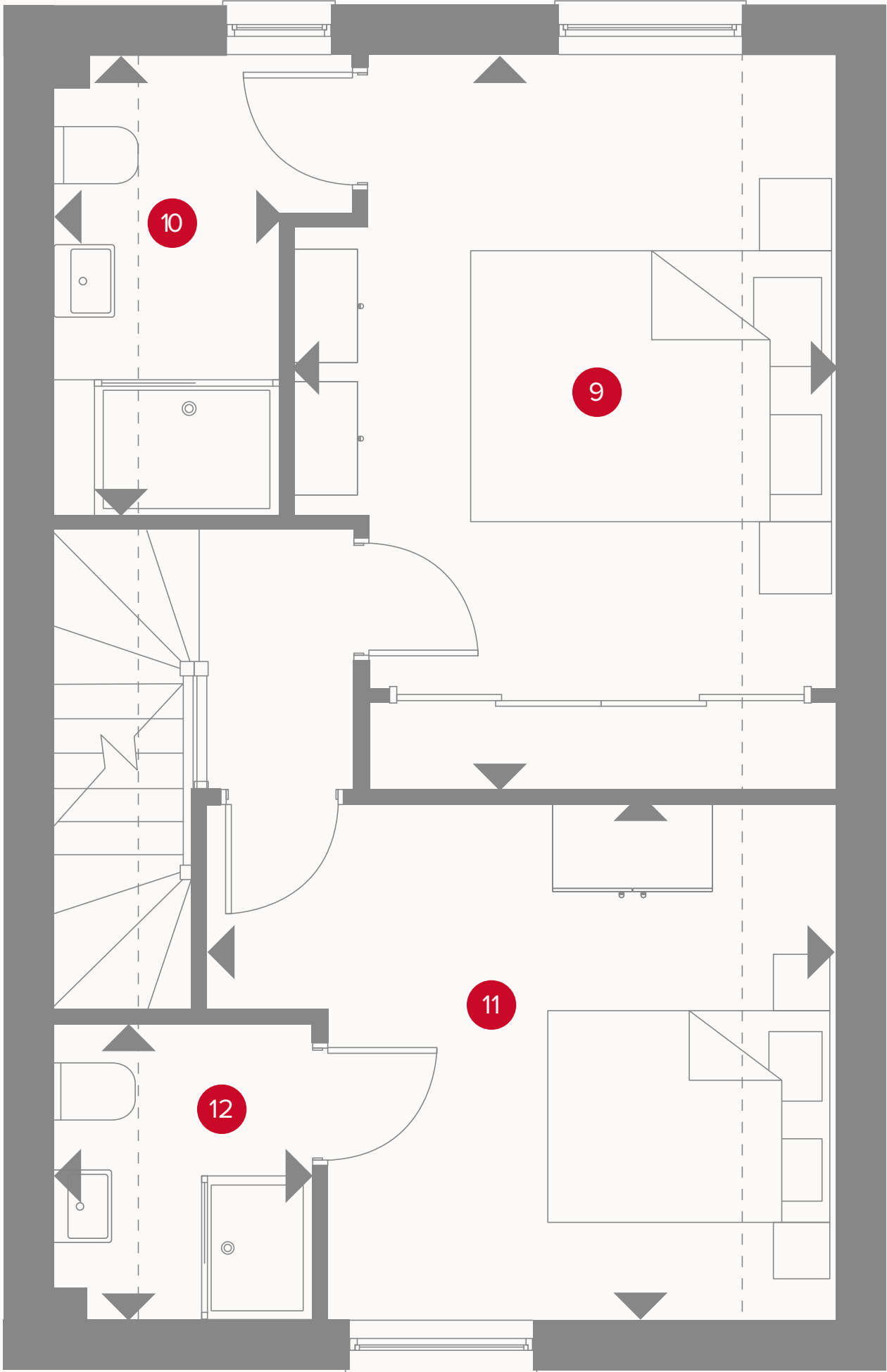
5	Bedroom 2	13'4" x 9'11"	4.07 x 3.01 m
6	En-suite 2	7'0" x 6'6"	2.14 x 1.98 m
7	Bedroom 4	11'3" x 9'0"	3.43 x 2.74 m
8	Bathroom	7'5" x 6'4"	2.26 x 1.93 m



### KEY

- ◀ Dimensions start
- HW Hot water storage





# THE GYLBY SECOND FLOOR

9	Bedroom 1	15'9" x 11'6"	4.79 x 3.51 m
10	En-suite 1	9'11" x 4'10"	3.02 x 1.48 m
11	Bedroom 3	13'4" x 11'1"	4.06 x 3.37 m
12	En-suite 3	6'4" x 5'8"	1.93 x 1.73 m







HERITAGE

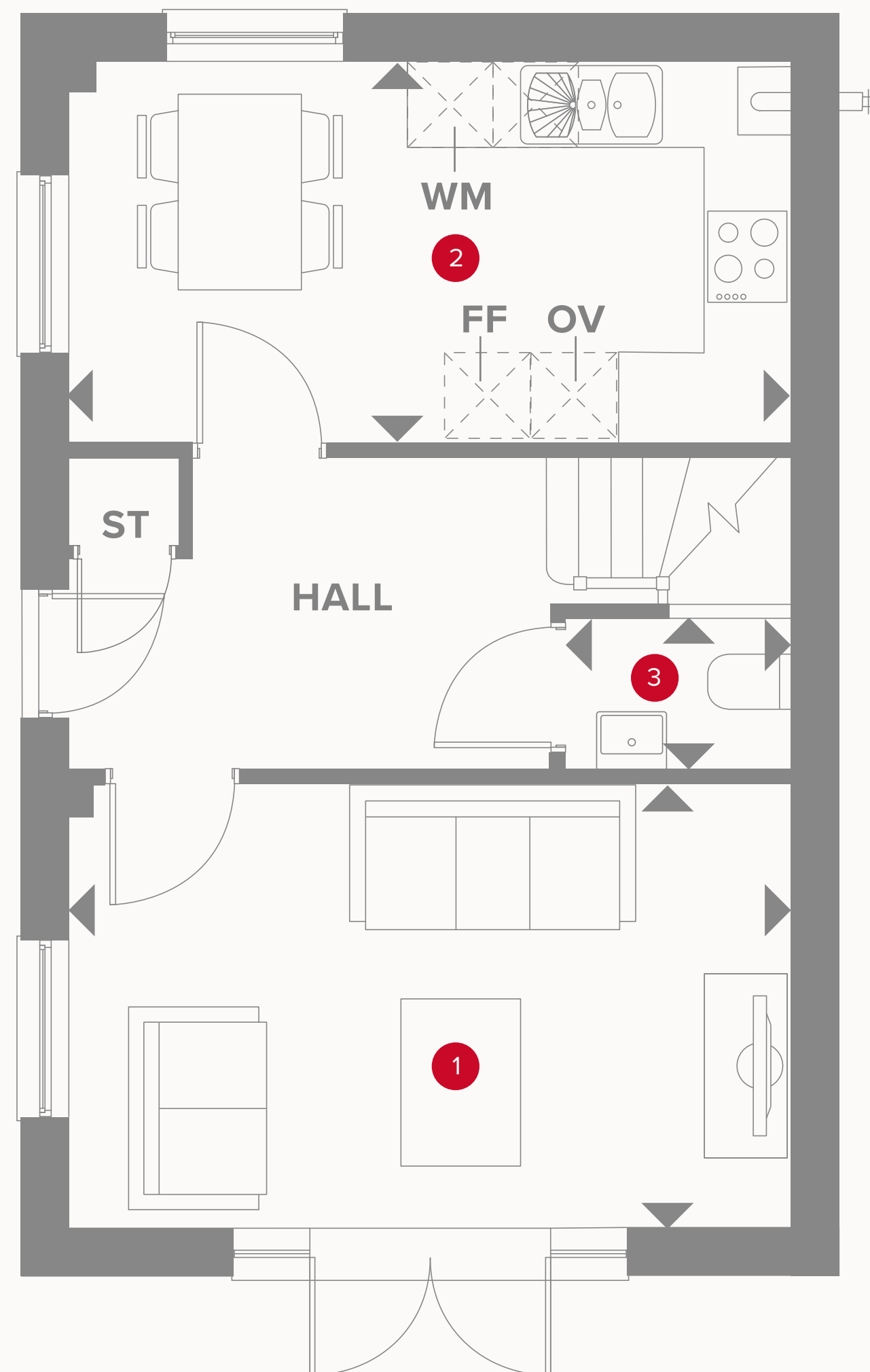
- REDROW -

# THE ERDINGTON

FOUR BEDROOM HOME







# THE ERDINGTON GROUND FLOOR

1 Lounge	16'8" x 10'5"	5.09 x 3.18 m
2 Kitchen/ Dining/	16'10" x 8'11"	5.09 x 2.69 m
3 Cloaks	5'3" x 3'6"	1.60 x 1.06 m

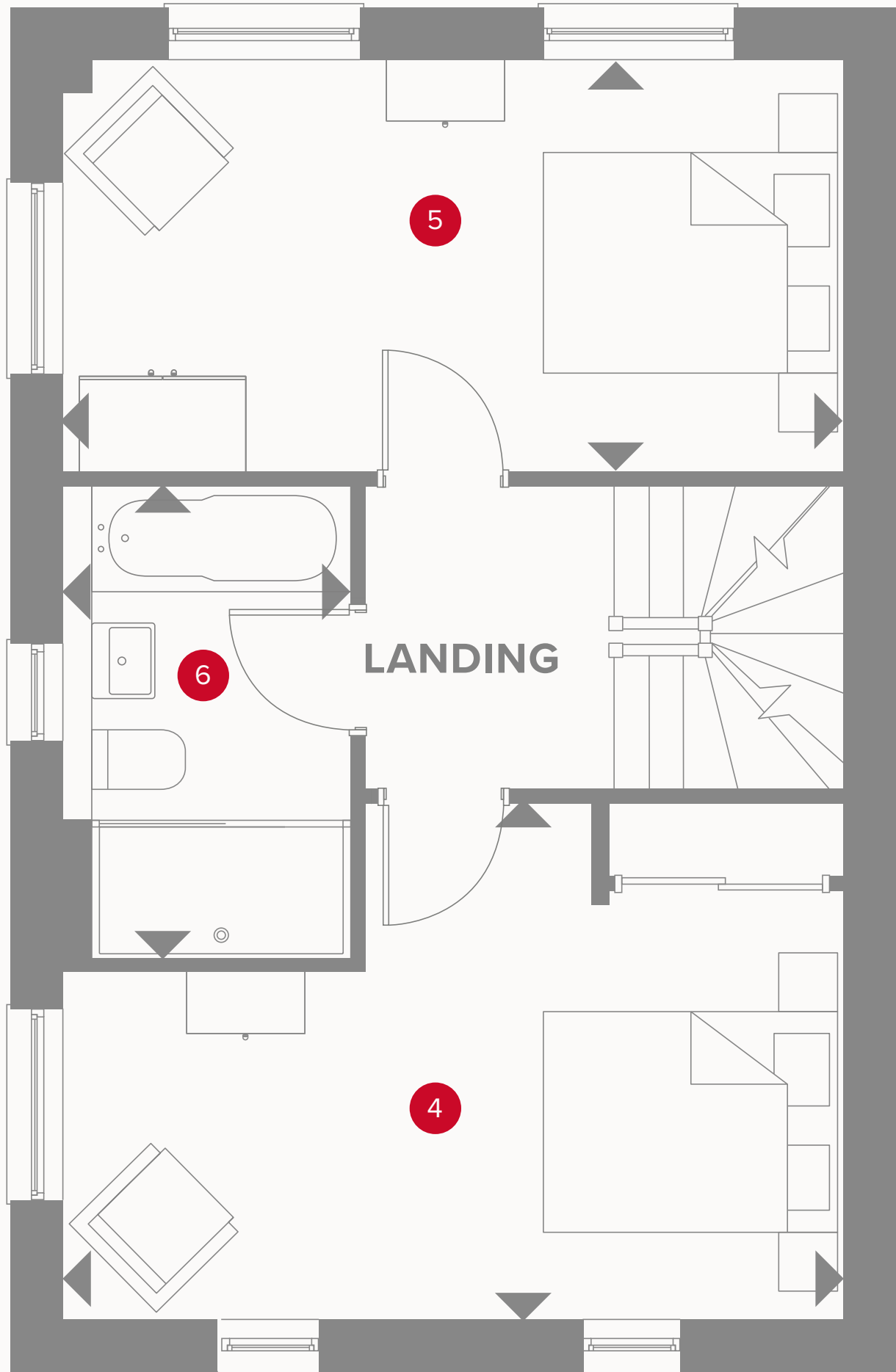


## KEY

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

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





# THE ERDINGTON FIRST FLOOR

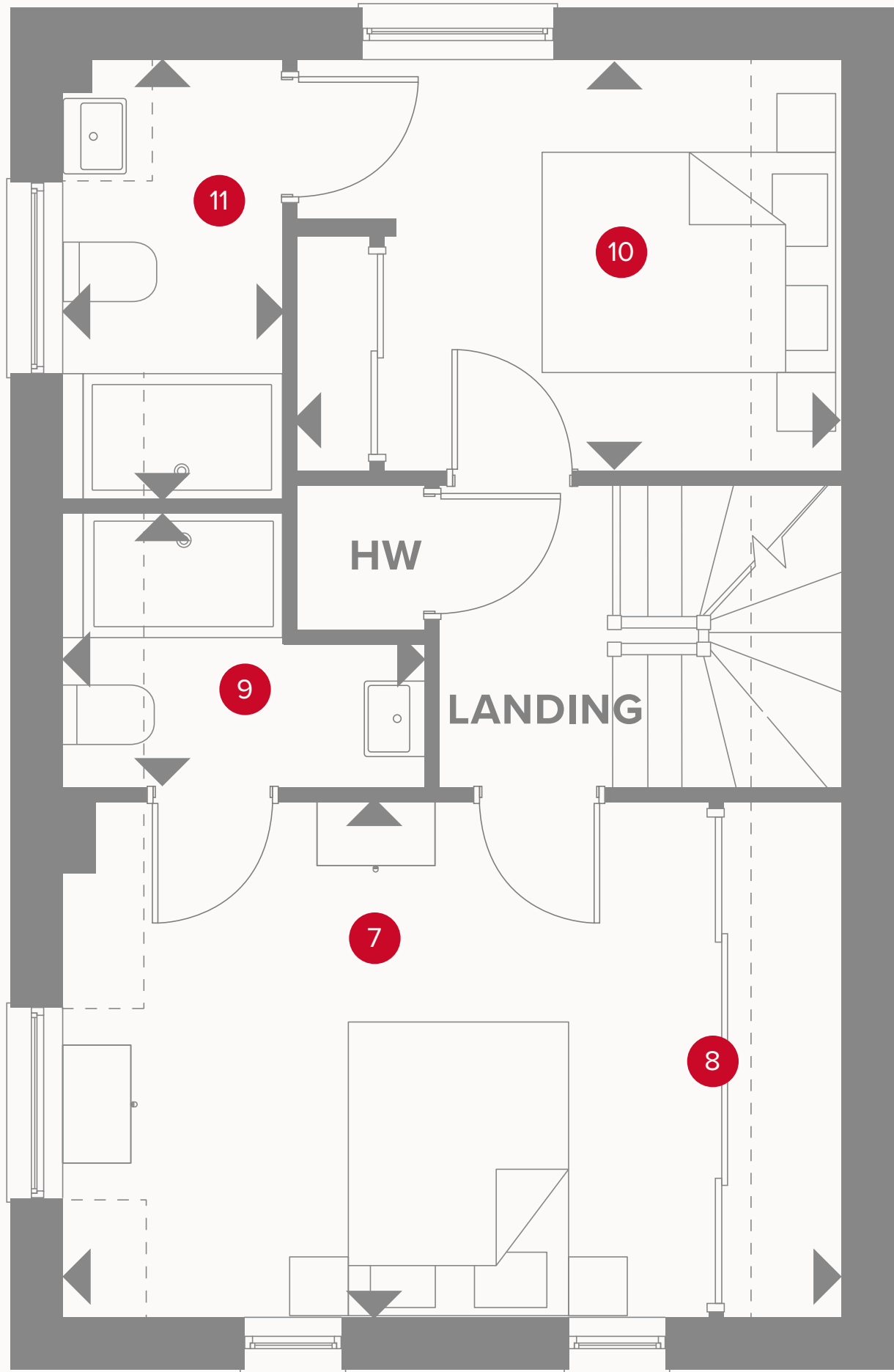
4	Bedroom 3	16'8" x 11'2"	5.09 x 3.40 m
5	Bedroom 4	16'8" x 8'10"	5.09 x 2.69 m
6	Bathroom	10'2" x 6'4"	3.10 x 1.92 m



## KEY

◀ Dimensions start





# THE ERDINGTON SECOND FLOOR

7	Bedroom 1	16'8" x 11'2"	5.09 x 3.40 m
8	Dressing Area	11'3" x 6'2"	3.42 x 1.89m
9	En-suite 1	7'9" x 5'10"	2.37 x 1.78m
10	Bedroom 2	11'9" x 8'10"	3.58 x 2.69 m
11	En-suite 2	4'8" x 3'11"	1.43m x 1.19 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Erdington 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

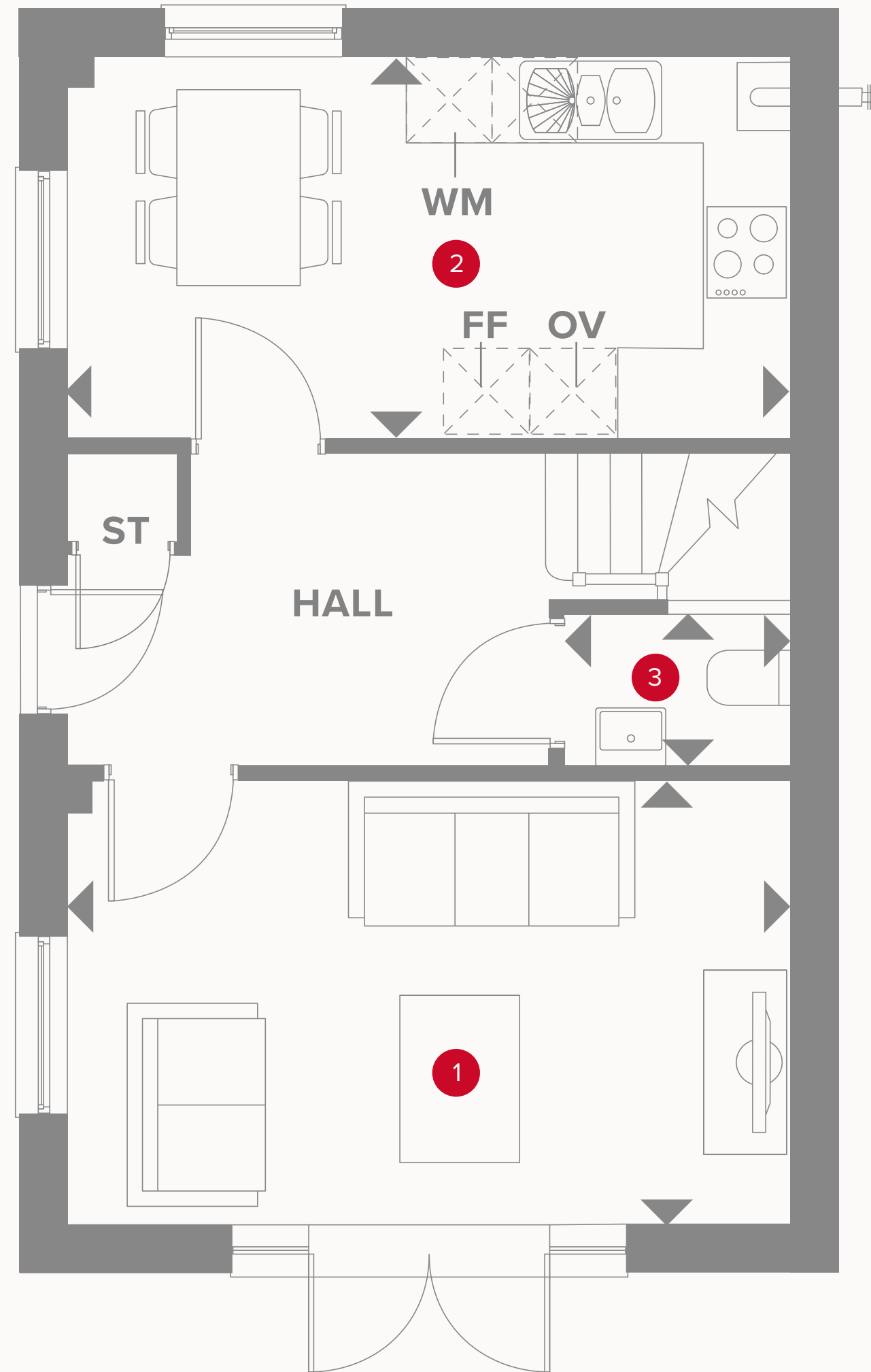
- REDROW -

# THE LOUDOUN

FOUR BEDROOM HOME







# THE LOUDOUN GROUND FLOOR

1 Lounge	16'8" x 10'5"	5.09 x 3.18 m
2 Kitchen/ Dining/	16'8" x 8'10"	5.09 x 2.69 m
3 Cloaks	5'3" x 3'6"	1.60 x 1.06 m

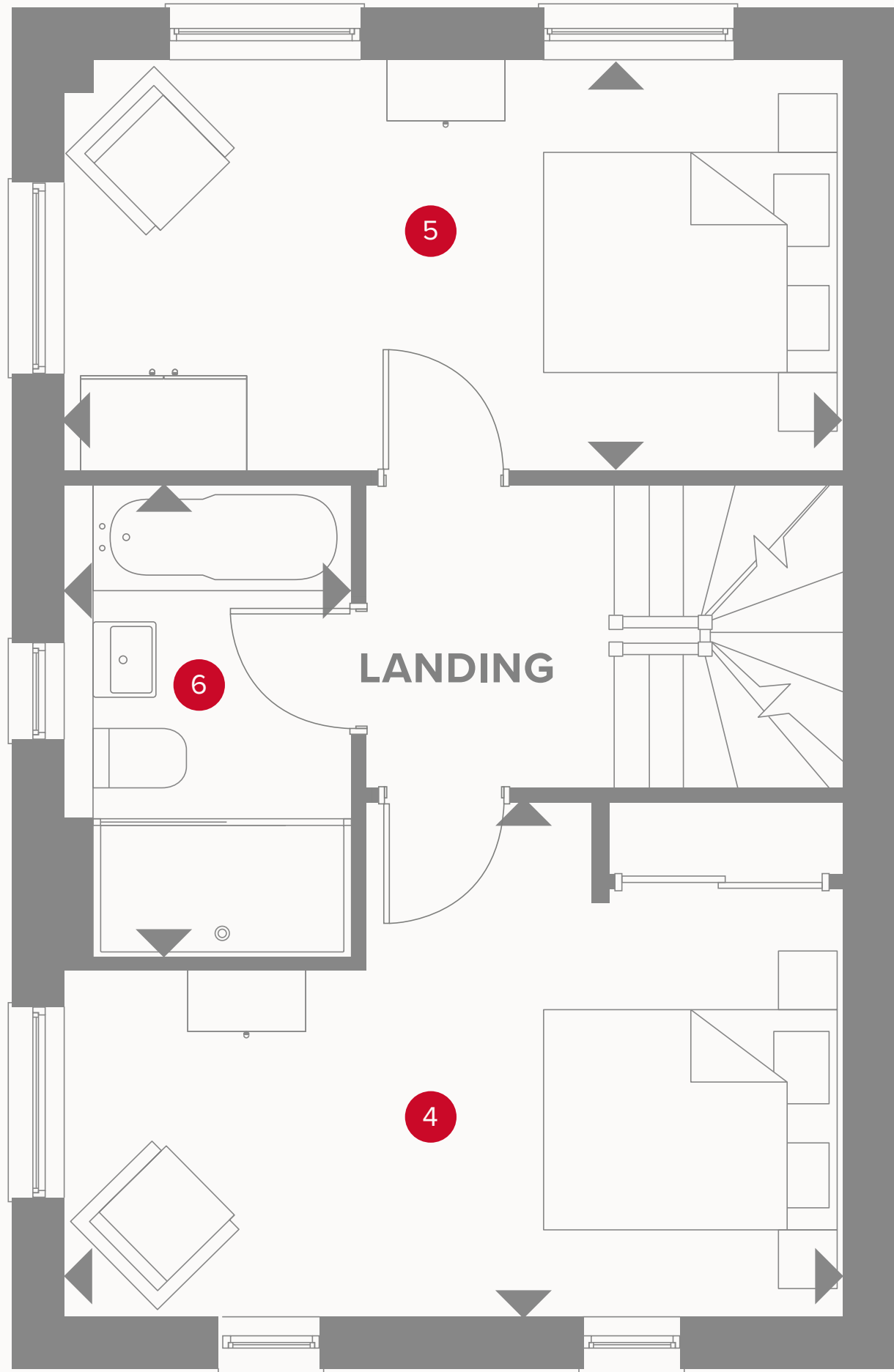


## KEY

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

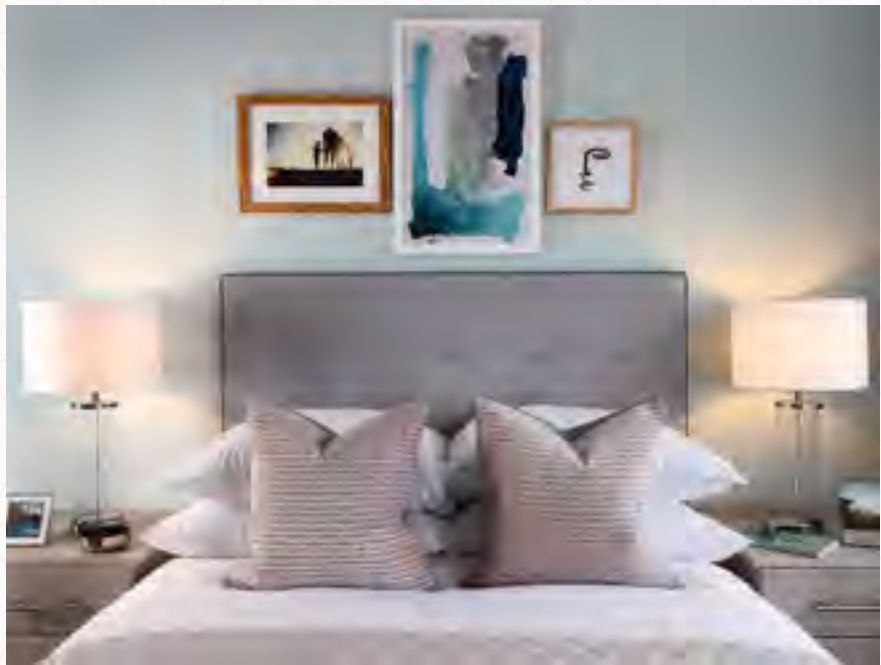
- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space





# THE LOUDOUN FIRST FLOOR

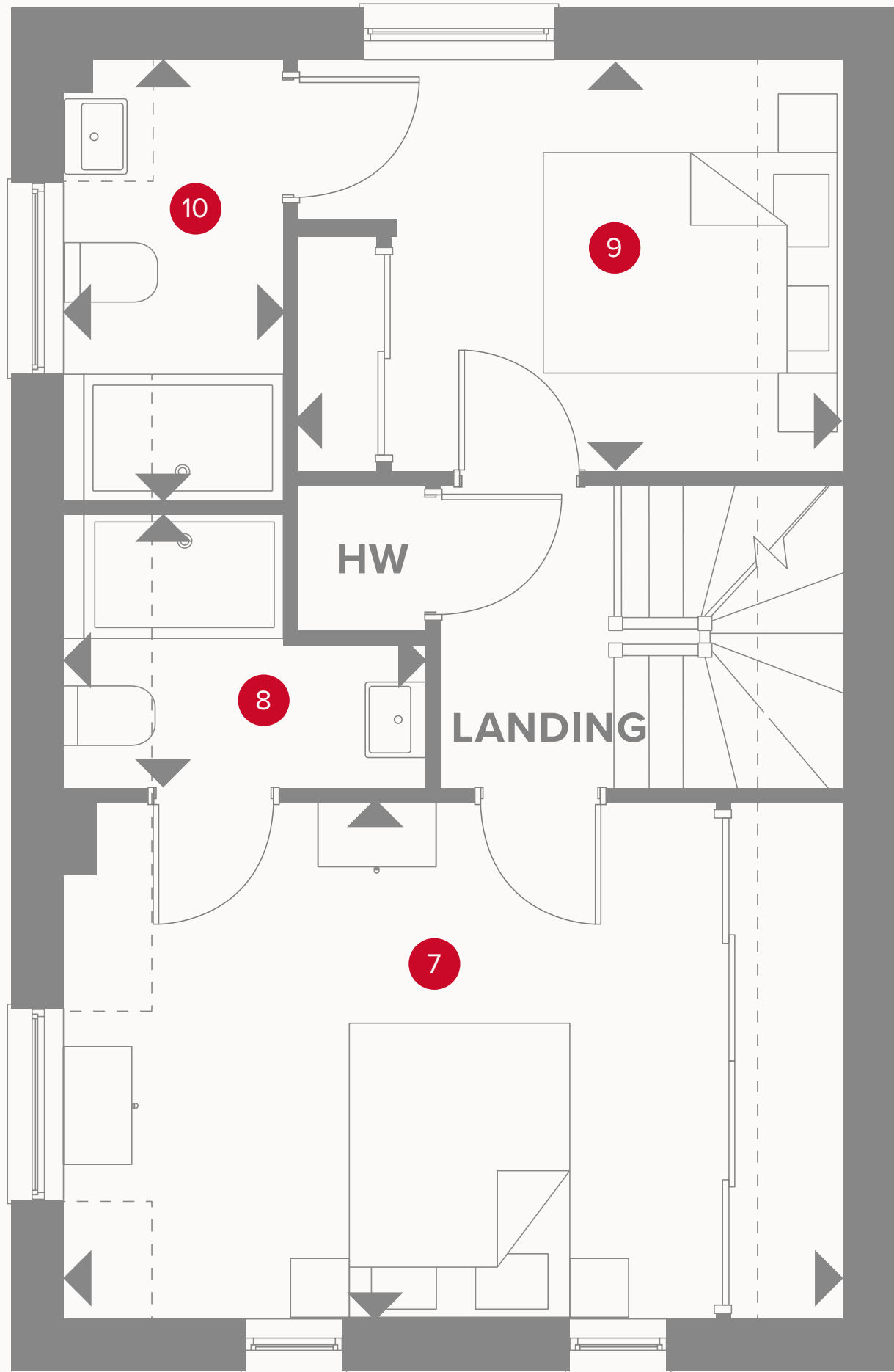
4	Bedroom 3	16'8" x 11'2"	5.09 x 3.40 m
5	Bedroom 4	16'8" x 8'10"	5.09 x 2.69 m
6	Bathroom	10'2" x 6'4"	3.10 x 1.92 m



## KEY

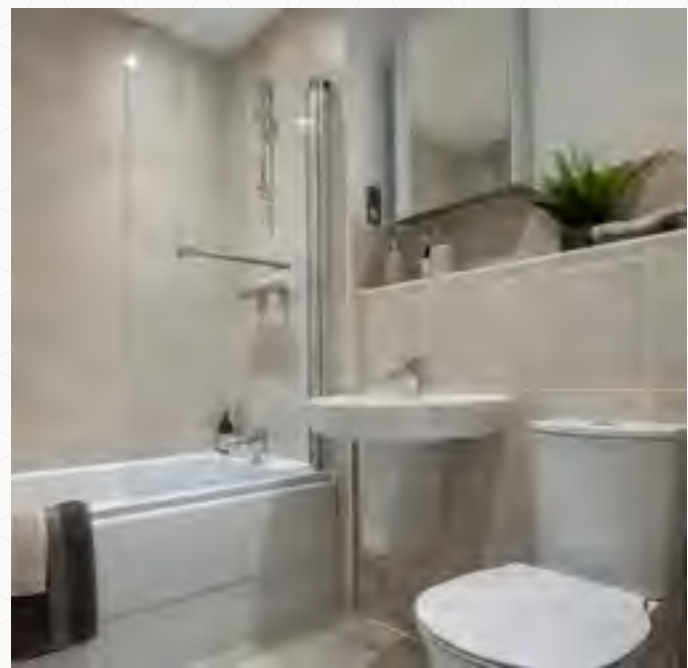
◀ Dimensions start





# THE LOUDOUN SECOND FLOOR

7	Bedroom 1	16'8" x 11'2"	5.09 x 3.40 m
8	En-suite 1	7'9" x 5'10"	2.37 x 1.78 m
9	Bedroom 2	11'9" x 8'10"	3.58 x 2.69 m
10	En-suite 2	4'8" x 3'11"	1.43 x 1.19 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Loudoun 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**

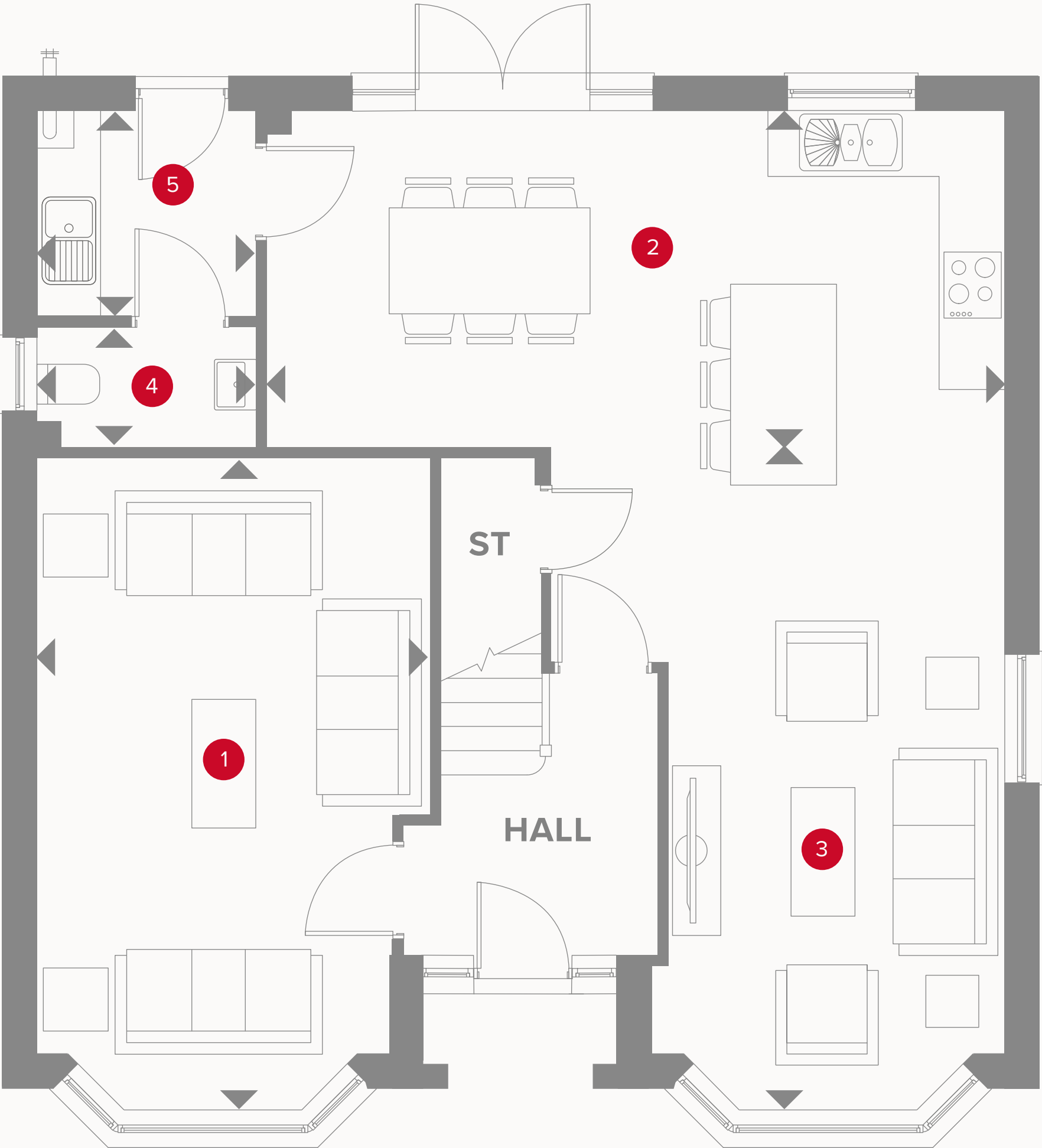
- REDROW -

# THE HASTING

FOUR BEDROOM HOME







# THE HASTING GROUND FLOOR

1	Lounge	19'7" x 12'0"	5.97 x 3.65 m
2	Kitchen/ Dining	12'0" x 9'11"	3.67 x 3.03 m
3	Family	13'5" x 10'4"	4.09 x 3.15 m
4	Cloaks	6'8" x 3'7"	2.04 x 1.09 m
5	Utility	6'8" x 6'5"	2.04 x 1.95 m



## KEY

- Hob
- Dimensions start
- ST** Storage cupboard





# THE HASTING FIRST FLOOR

6	Bedroom 1	13'5" x 12'4"	4.08 x 3.75 m
7	En-suite	8'4" x 5'7"	2.53 x 1.71 m
8	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
9	Bedroom 3	16'6" x 10'2"	5.04 x 3.11 m
10	Bedroom 4	10'4" x 9'6"	3.14 x 2.89 m
11	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Hasting 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.



# SKILFUL EXECUTION

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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

Symphony Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

### Breakfast Bar Island

In selected house-types only.

### Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback to hob in Stainless Steel.

### Kitchen & Dining Lighting

Pendant lights. Please see Sales Consultant for further details.

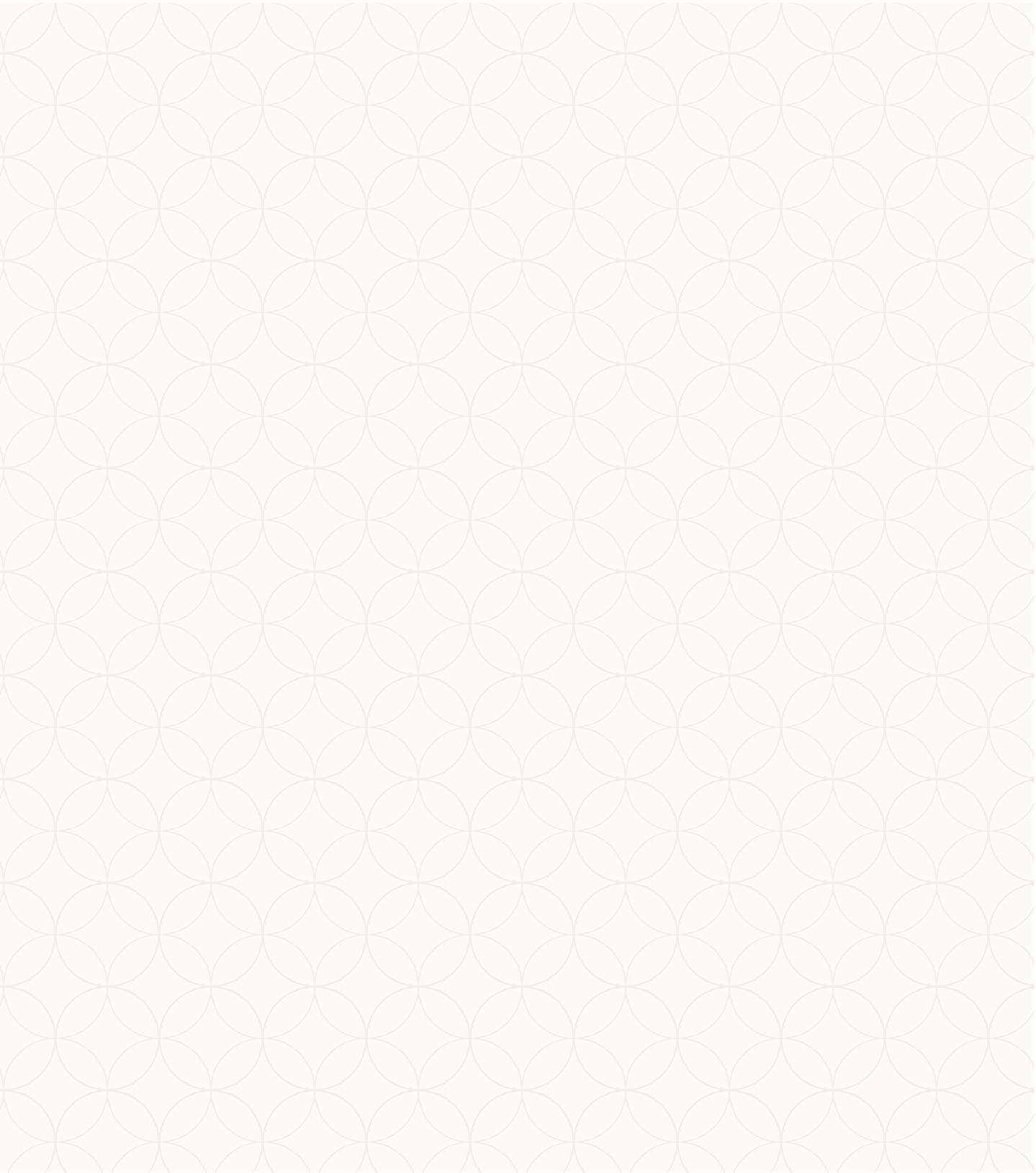
### Switches & Sockets Switches & sockets.

Please see Sales Consultant for further details.

### Appliances

Integrated Fridge Freezer.  
Double Oven.  
60cm Ceramic Hob.  
90cm Ceramic Hob.  
60cm Cooker Hood.  
90cm Cooker Hood.  
See Sales Consultant for combinations.





INTERIOR

Consumer Unit

Internal Doors

Cambridge door.

Internal Door Furniture

Tortosa or Vilanova lever. To all house-types.

Skirting to Ground

“Torus” profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

Skirting to Upper Floors

‘Torus’ profile MDF 119 x 14.5mm, with white satin paint finish in house-types up to 1400 sqft.  
‘Torus’ profile MDF 194 x 14.5mm, with white satin paint finish in house-types over 1400 sqft.

Architrave to Ground

69mm x 14.5mm, satin white paint finish to house-types up to 1400 sqft.

Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to all housetypes up to 1400 sqft.  
69mm x 14.5mm section size to house-types 1400 sqft and above.

Ceilings

Flat skim finish with Crown white emulsion paint decoration.

Walls

Crown pale Cashew emulsion paint finish.

Staircase

White painted with ash handrail.

Radiators

Myson Round top radiators.

Decorative Radiator

Myson Vertical Style in white. Selected house-types only, refer to drawing.

Central Heating

System via a combination of boiler, thermostatic radiator valves and room thermostats.

Mains Pressure Cylinder

Therma Q.

Lighting

Pendant lights.



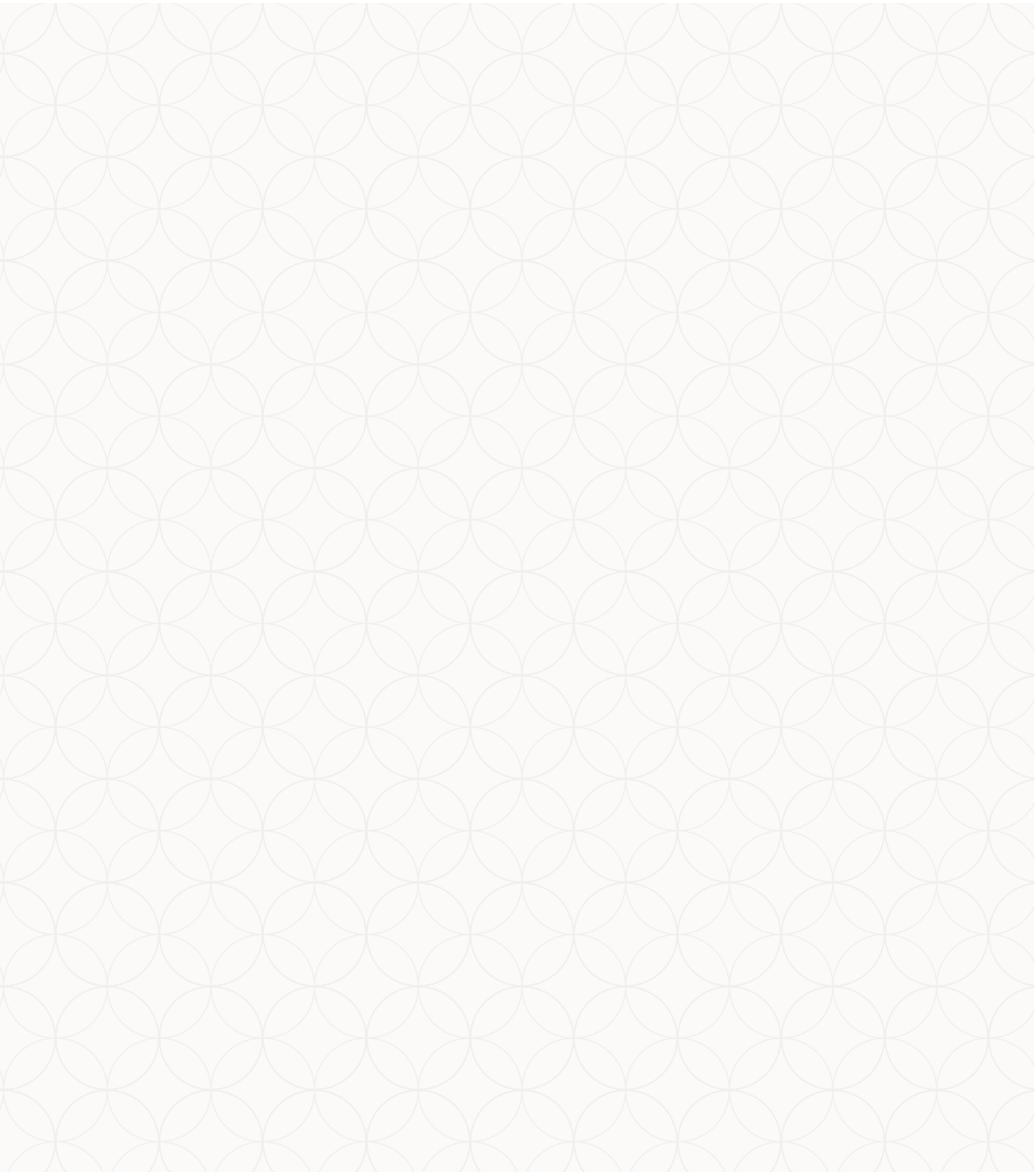
OUR LUXURY  
SPECIFICATIONS  
ARE CAREFULLY  
CONSIDERED  
**AND BEAUTIFULLY  
DESIGNED TO MAKE  
THE MOST OF YOUR  
NEW HOME**



BATHROOM & CLOAKROOM

<b>Sanitaryware</b> Ideal Standard Arc by Sottini.	<b>Shower over Bath</b> Shower valve together with bath screen fitted above bath when no shower enclosure.	<b>Mirror</b> To be fitted above the bathroom and en-suite washbasins where possible.
<b>Bathroom</b> Tempo Bath Tempo Arc 170cm x 70cm, water saver. Bath in white.	<b>Shower Valve</b> To bathroom and en-suite. Aqualisa Alto Bar Valve to all housetypes.	<b>Towel Warmer</b> Curved finish. Bar towel warmers in polished chrome finish complete with chrome TRV valves.
<b>Bath Panel</b> Unilux white panel.	<b>Shower Screen</b>	<b>Shaver Socket</b> White finish.
<b>Wall Tiles</b> To bathroom, cloakroom and en-suite. Tiling by Porcelanosa. Please see Sales Consultant for further details.	<b>Shower Tray</b> Low profile shower tray in white. Large shower try for walk-in showers	





EXTERIOR

<b>Numeral Plaque</b> House number to Front of property on numeral plaque to match the colour of the front door except when white, then numeral to be black.	<b>Door Bell</b> Push with transformer.	<b>Front Garden</b> Turf to front garden. Refer to layout for landscaping details.
<b>Fascia &amp; Soffit</b> uPVC fascia and vented soffit board in white profile.	<b>Light to Front</b> Vertical Tile Hanging Vertical tile hanging to be in a plain tile where indicated on the house type elevation.	<b>Paving</b> Buff Riven slabs indicated on drawing.
<b>Rainwater System</b> The rainwater gutters and downpipes finish to be black for brick and render elevations.	<b>Garage</b> Steel Hörmann door. Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.	<b>External Fencing/Gates</b> <b>Side and rear</b> – 1.8 High Fencing. <b>Gate</b> – 1.8 High timber gate. <b>Driveway</b> – Tarmac drive. <b>Outside Tap</b> – Outside tap, refer to drawing for location.
<b>Waney Lapped Boarding</b> Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.	<b>Power</b> Light & double socket to all integral garages.	
<b>Windows</b> Sealed double glazed uPVC windows, in white finish.		



# 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.







# HUGGLESCOTE GRANGE

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Grange Road, Hugglescote, Coalville LE67 2BT

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