

HERITAGE

- REDROW -

# WINDMILL COURT

NOTTINGHAM







# WELCOME TO WINDMILL COURT



## A COLLECTION OF 2, 3 & 4 BEDROOM HOMES IN THE CHARMING VILLAGE OF EAST BRIDGFORD

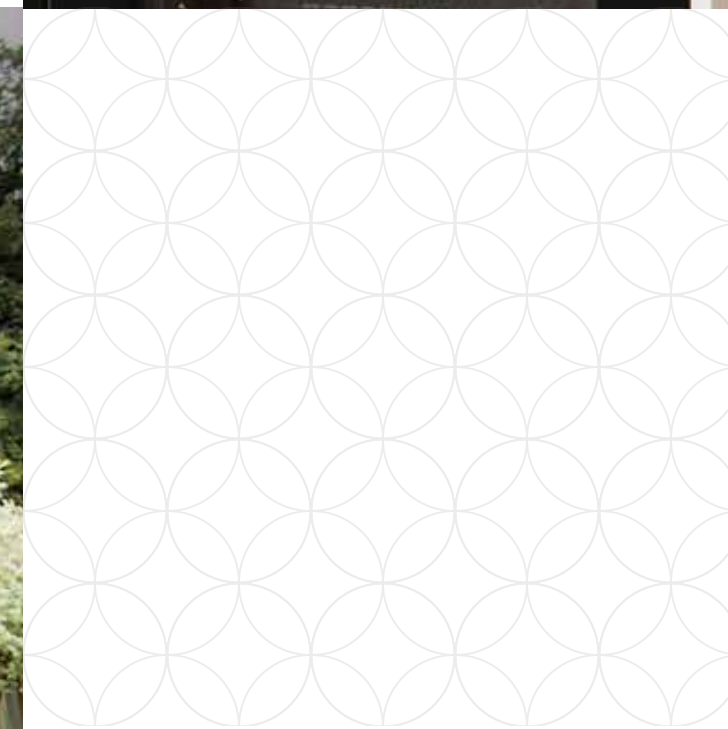
Nestling in pretty East Bridgford, offering the close-knit community feel of village life yet just half-an-hour's drive from the vibrant city of Nottingham and with amenities aplenty, Windmill Court offers a truly enviable quality of living. And that's before you've considered this stylish collection of Heritage Collection homes, offering spacious, flexible interiors, timeless and yet effortlessly contemporary at the same time. With a good selection of schools and excellent transport links too, Windmill Court will appeal to buyers of all kinds.





# 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.



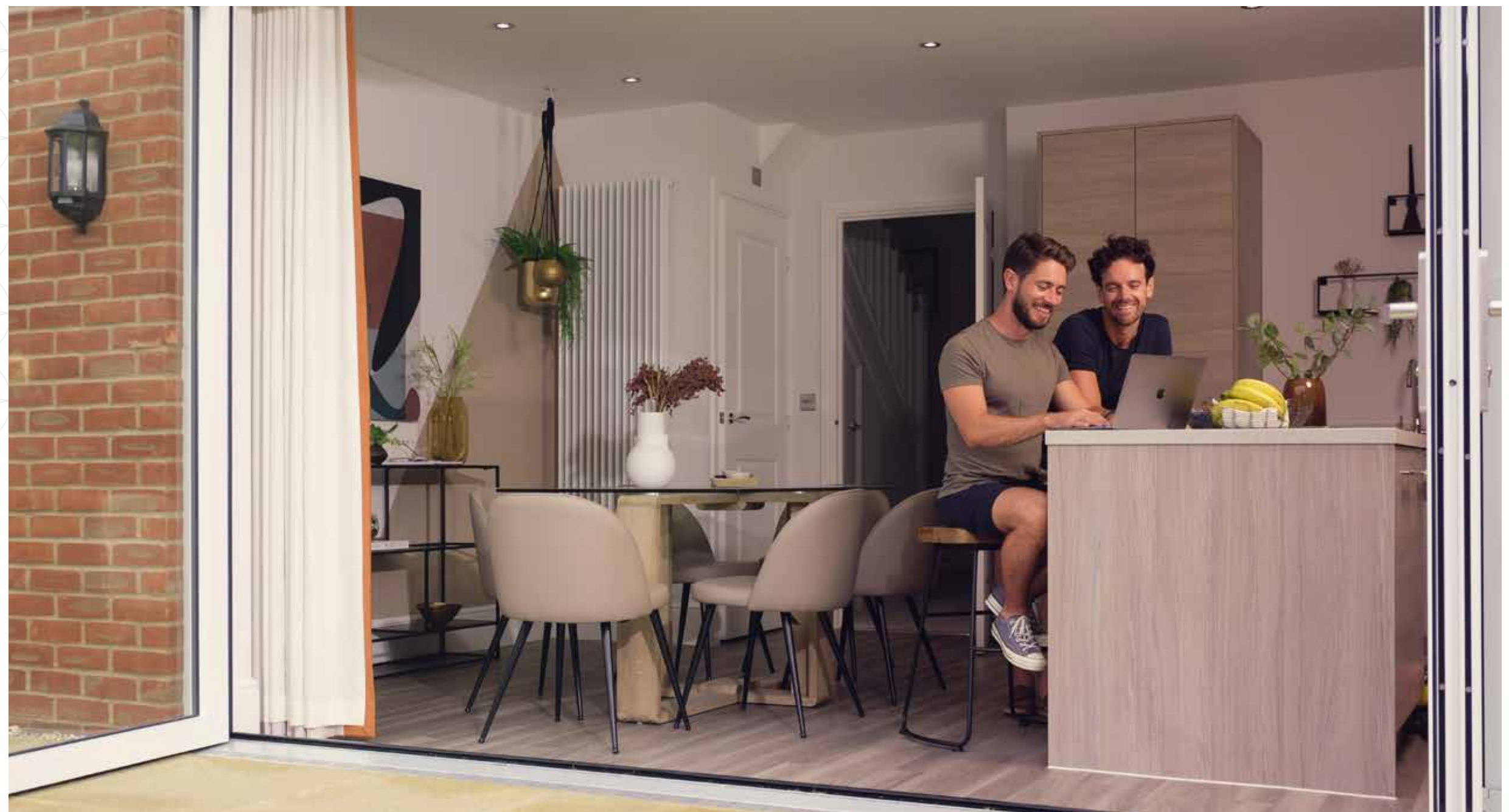
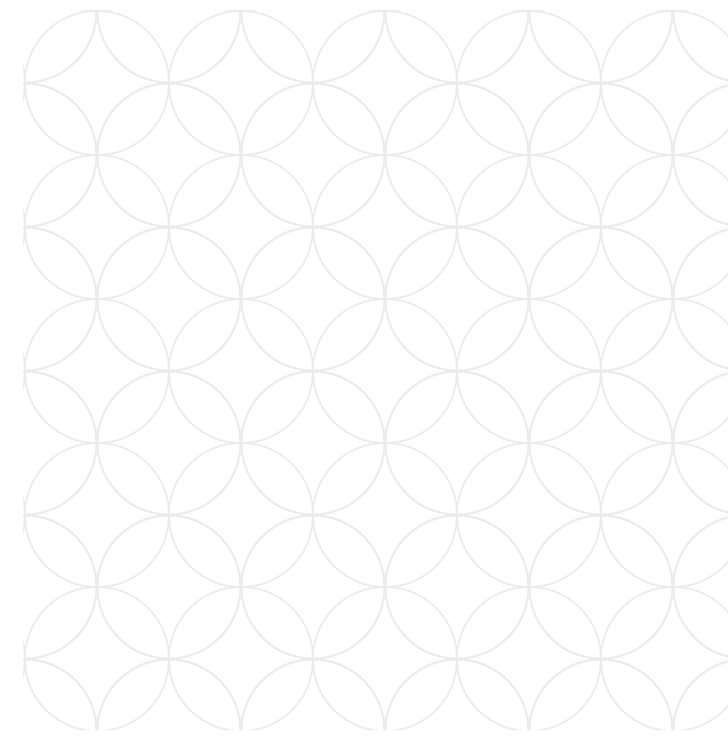
# BETTER BY DESIGN

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.

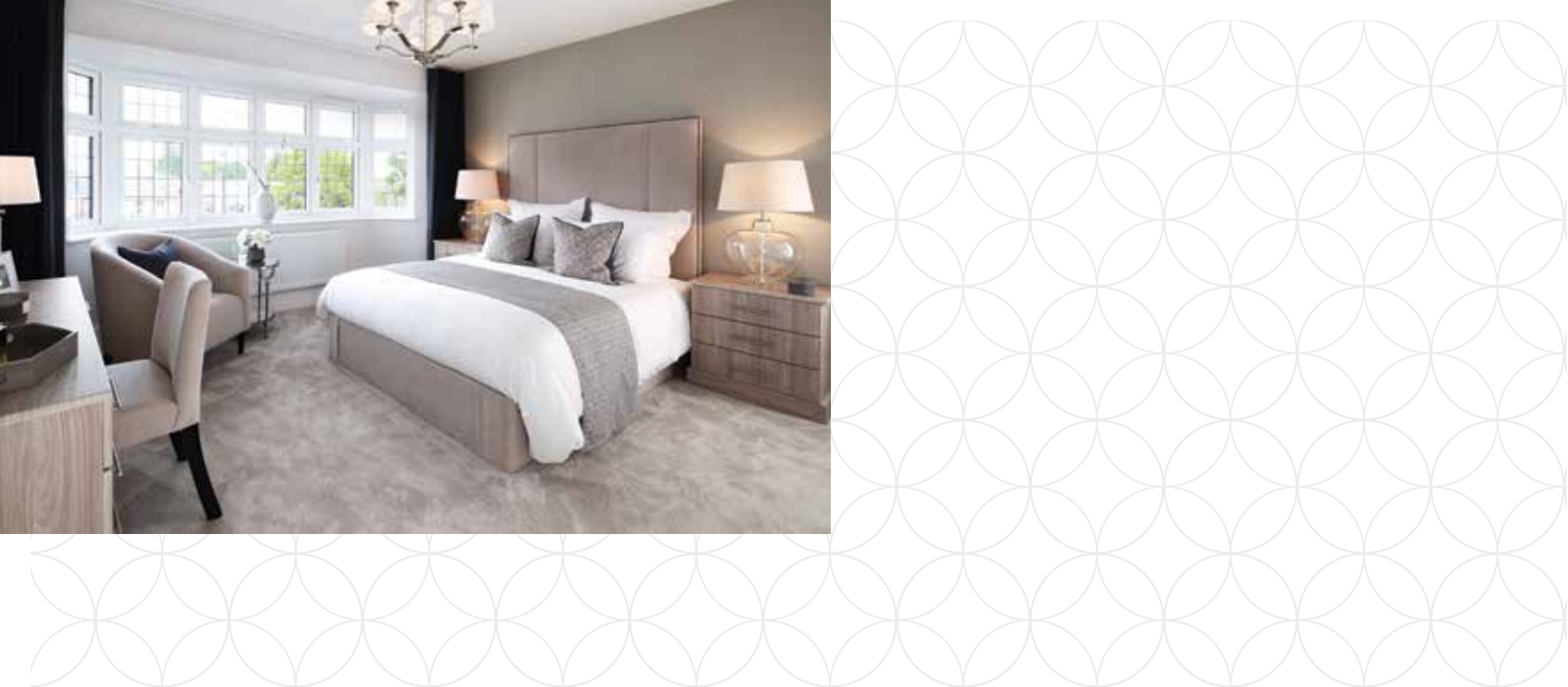




# WHAT MAKES THIS COLLECTION SO UNIQUE?

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.







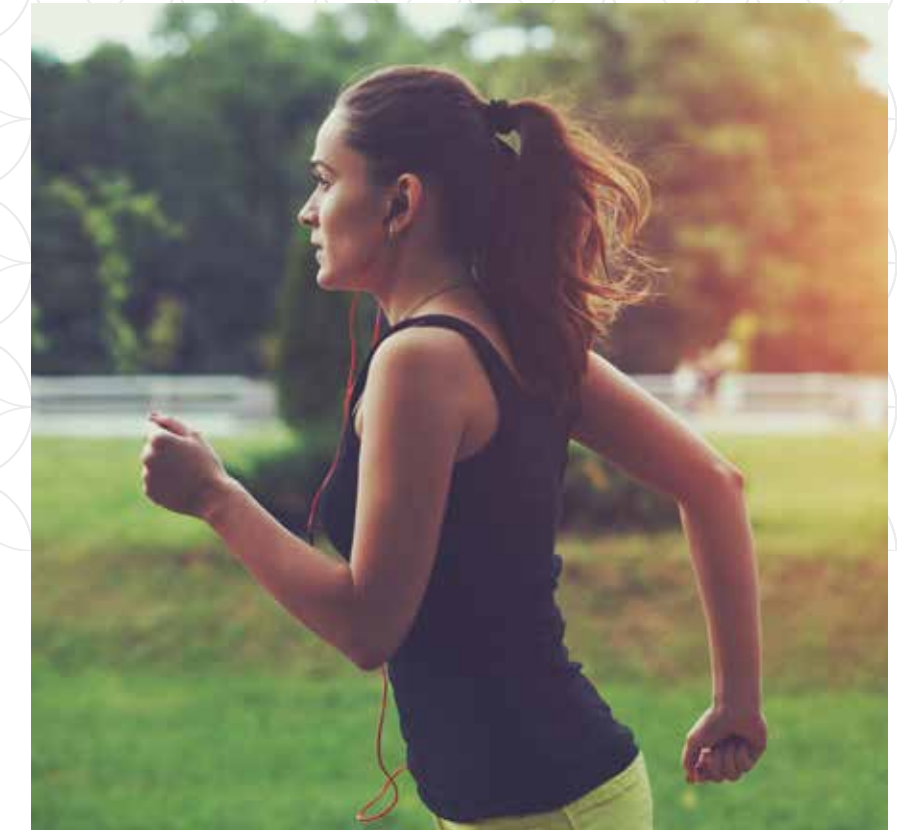
## ENJOY THE AREA

Offering the close-knit community feel of village life yet just half-an-hour's drive from the vibrant city of Nottingham and with amenities aplenty, Windmill Court offers a truly enviable quality of living.

Whether you're picking up some everyday essentials, doing a big shop or are just seeking some retail therapy, you'll find everything you need is within easy reach at Windmill Court. There are branches of Aldi and Lidl, a Co-Op and a Sainsbury's Local, plus a post office and pharmacy all located within 3 miles of home, while neighbouring West Bridgford is home to a Morrison's, Asda and M&S Simply Food. And if you're looking to shop till you drop, Nottingham city centre and the nearby Victoria Shopping Centre and Victoria and Castle retail parks will more than suffice.

There is also plenty to enjoy when it comes to eating and drinking out. Nottingham city centre has a wide selection of restaurants offering a diverse variety of styles and cuisines, including the prestigious Restaurant Sat Bains, highly rated and with 2 Michelin stars to its name. The towns and villages surrounding East Bridgford are also home to a variety of fine eateries. Nearby Bingham has the cosy, Grade II listed Wheatsheaf inn, while in Gunthorpe you'll find the classy Bridge and Bayleaf Indian restaurant and the homely Tom Browns Brasserie.





## ENJOY AN ACTIVE LIFESTYLE

For those seeking fun, sport and fitness, there will be much to enjoy. The brand new Bingham Arena, due to open in 2023, is just a 5 minute drive and will offer an 80-station gym, 2 swimming pools, exercise studios and an indoor cycling facility featuring live and virtual classes. Golfers can enjoy a round or two at Radcliffe on Trent and Nottinghamshire Golf & Country clubs, while fans of football, cricket and ice hockey can enjoy live fixtures at Nottingham Forest's City Ground, at Trent Bridge Cricket Ground and at the National Ice Arena respectively.

Anyone looking for a family day out will also have plentiful options. There is history and culture to enjoy locally at Nottingham Castle and cathedral, while the historical Wollaton Hall & Gardens and Newstead Abbey are also well worth a visit. Holme Pierrepont Country Park, meanwhile, features 270 acres of parkland to enjoy, perfect for walks, bike rides and picnics. For the traditional theme park experience, Alton Towers is within a 90 minute drive of the development.

Film fans can catch all the latest blockbusters at Cineworld in Nottingham, while the city's Theatre Royal & Concert Hall offers a varied programme of the performing arts.



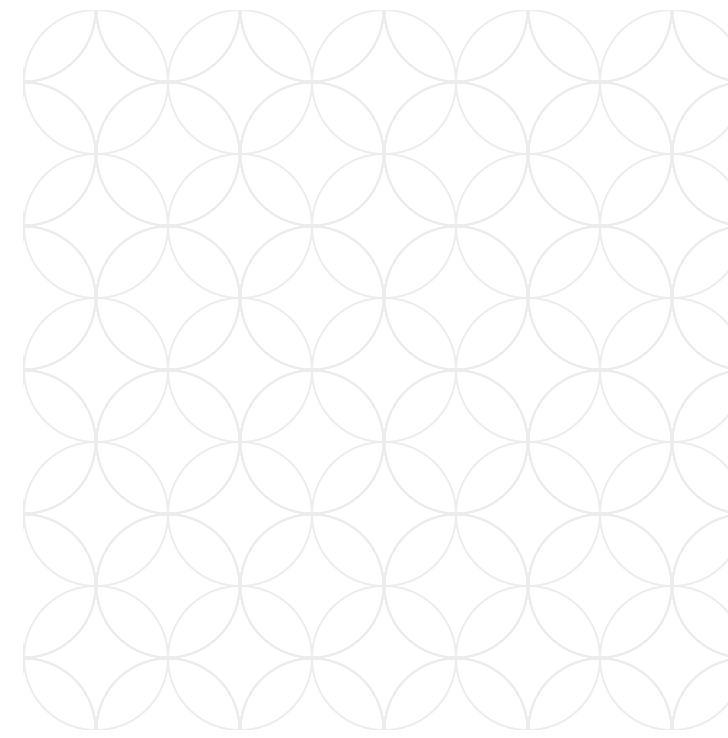
# OPPORTUNITIES FOR LEARNING

With a good selection of schools and excellent transport links too, Windmill Court will appeal to buyers of all kinds.

Parents of growing families will be pleased to find Windmill Court is close to an excellent selection of schools. Bingham Robert Miles Infant School is nearby and is rated 'Good' by Ofsted, while Gunthorpe and St Peters primary schools are both within easy reach and are rated 'Good' and 'Outstanding' respectively.

For older students, Toot Hill School in Bingham is also rated 'Outstanding', while Radcliffe's South Nottinghamshire Academy is rated 'Good'.

For higher education, Nottingham and Nottingham Trent universities also come highly recommended.



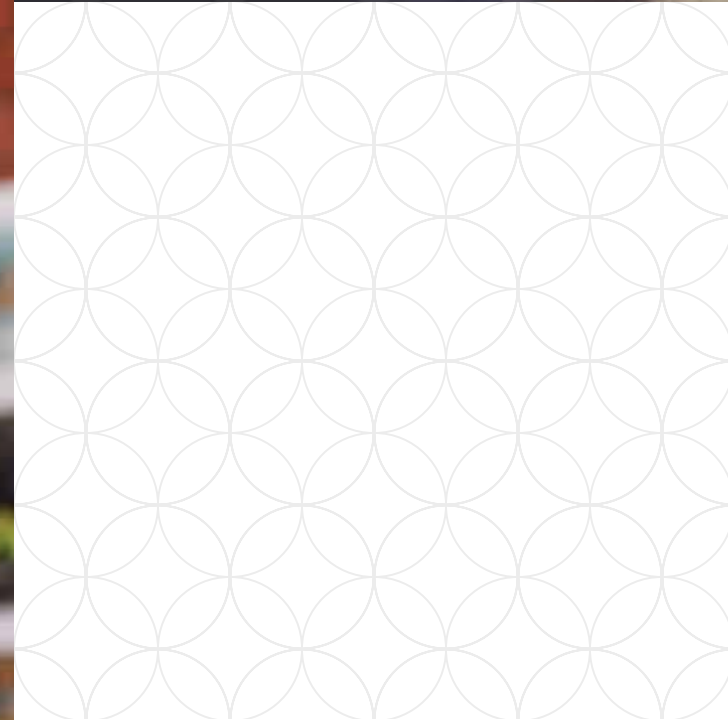
# GETTING AROUND

Travel and transport connections are superb, whether you're travelling by road or rail. You can reach the centres of Nottingham and Leicester in 30 and 35 minutes by car respectively, while Derby (47 minutes), Lincoln (48 minutes) and Sheffield (1 hour and 16 minutes) are straightforward journeys, too.

For train travel, Nottingham railway station is about 24 minutes in the car and offers services to Leicester (31 minutes), Sheffield (1 hour), Leeds (1 hour and 57 minutes) and London St Pancras International (1 hour and 37 minutes).

For air travel, East Midlands Airport is around a 39 minute drive, and offers flights around the globe.

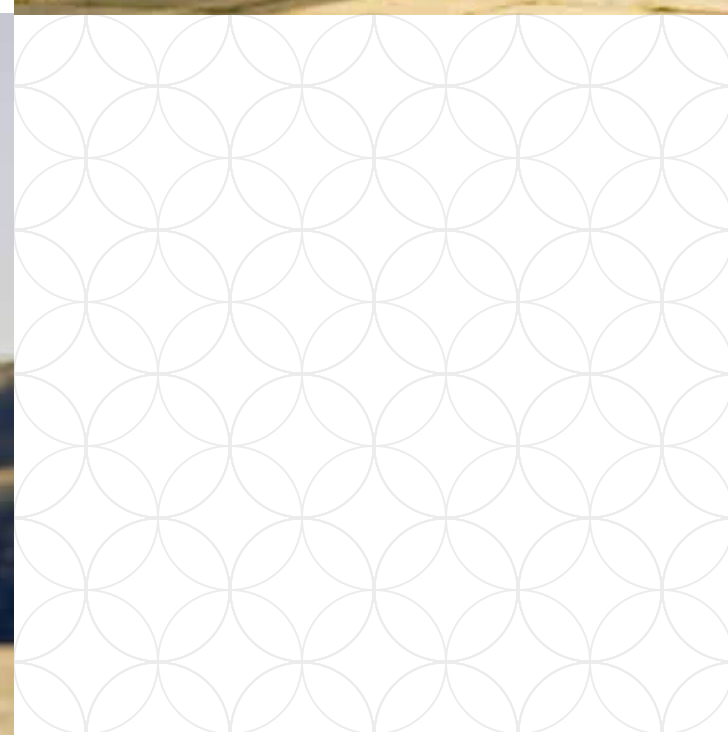
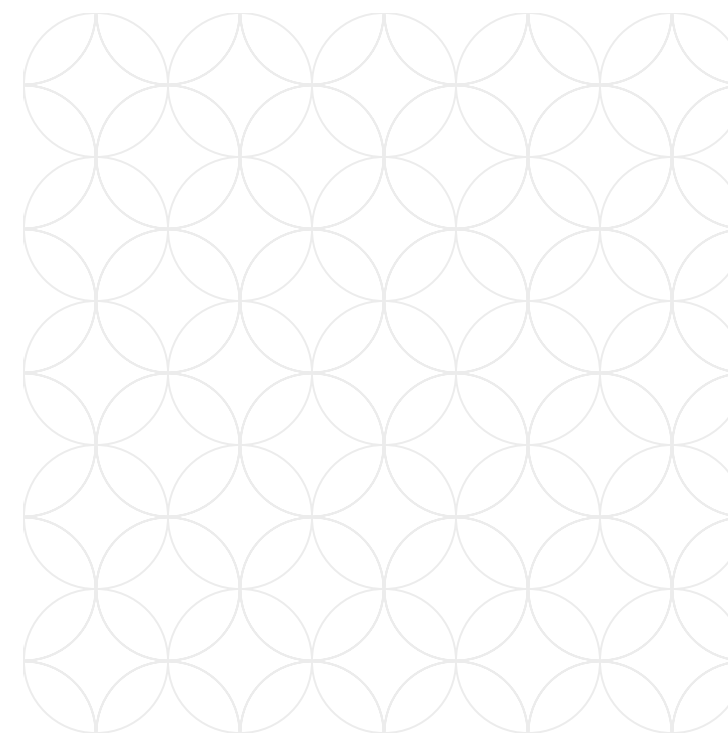
Excellent transport links too, Windmill Court will appeal to buyers of all kinds.





# 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 **Windmill Court**.


















# SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths



# EXPLORE WINDMILL COURT

## KEY

 <b>SPEY</b> 1 BEDROOM MAISONETTE HOME	 <b>HENLEY</b> 4 BEDROOM DETACHED HOME
 <b>TAVY MID</b> 2 BEDROOM MID TERRACED HOME	 <b>RICHMOND</b> 4 BEDROOM DETACHED HOME
 <b>TAVY</b> 2 BEDROOM SEMI-DETACHED HOME	 <b>HIGHGATE</b> 5 BEDROOM DETACHED HOME
 <b>DART END</b> 3 BEDROOM END TERRACED HOME	 <b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
 <b>DART MID</b> 3 BEDROOM MID TERRACED HOME	 <b>BLenheim</b> 5 BEDROOM DETACHED HOME
 <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>HIGHGROVE</b> 5 BEDROOM DETACHED HOME
 <b>HARROGATE</b> 4 BEDROOM DETACHED HOME	 <b>SANDRINGHAM</b> 5 BEDROOM DETACHED HOME
 <b>CHESTER</b> 4 BEDROOM DETACHED HOME	

## AFFORDABLE HOUSING

- - First Homes
- - Shared Ownership
- - Affordable Rent
- - Social Rent
- - Affordable - Tenure TBC

**P/S** - Pumping Station  
**S/S** - Sub Station  
**B/S** - Bin Store  
**BCP** - Bin Collection Point  
**LAP** - Local Area of Play  
**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.







**HERITAGE**

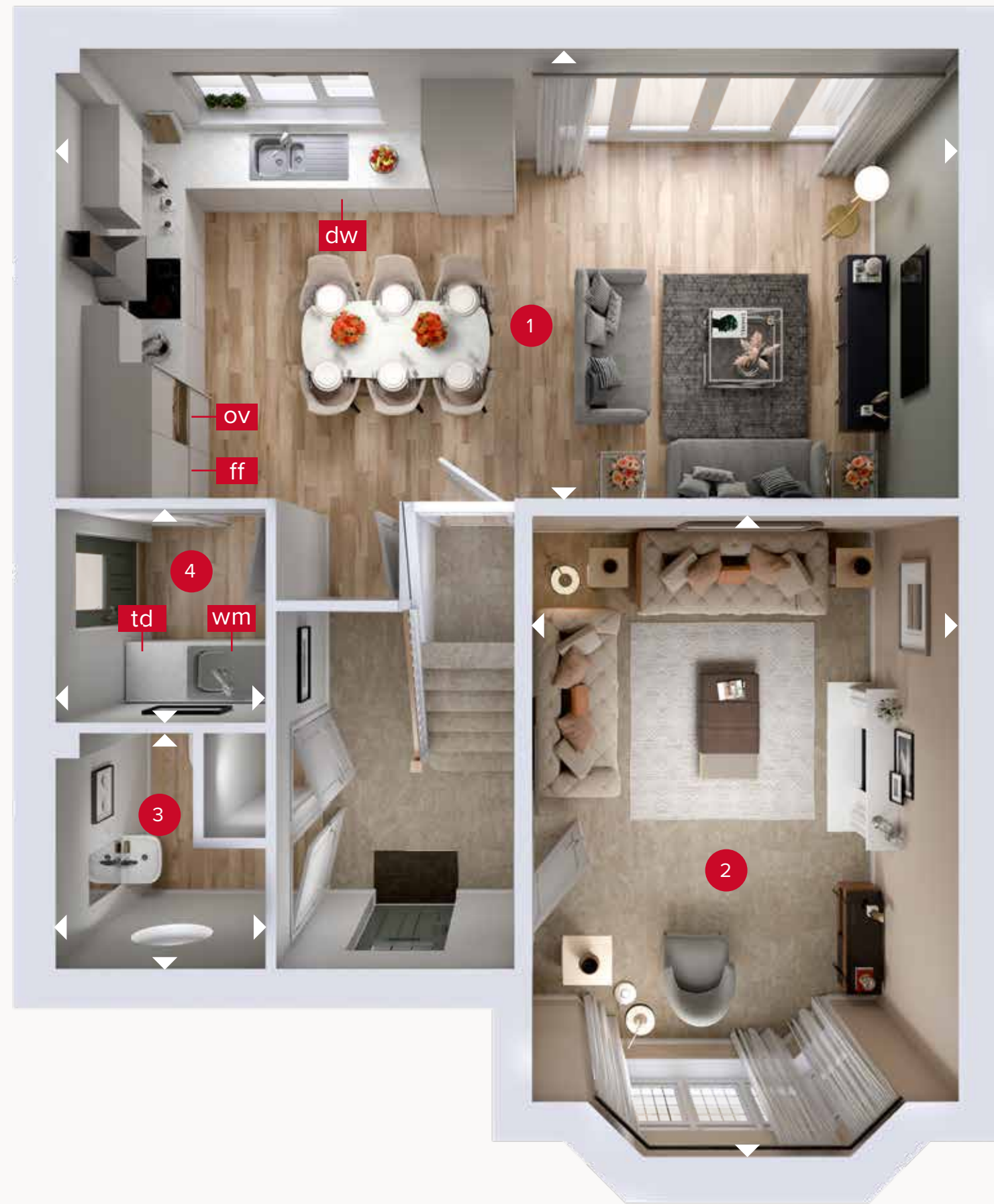
- REDROW -

# THE LEAMINGTON LIFESTYLE

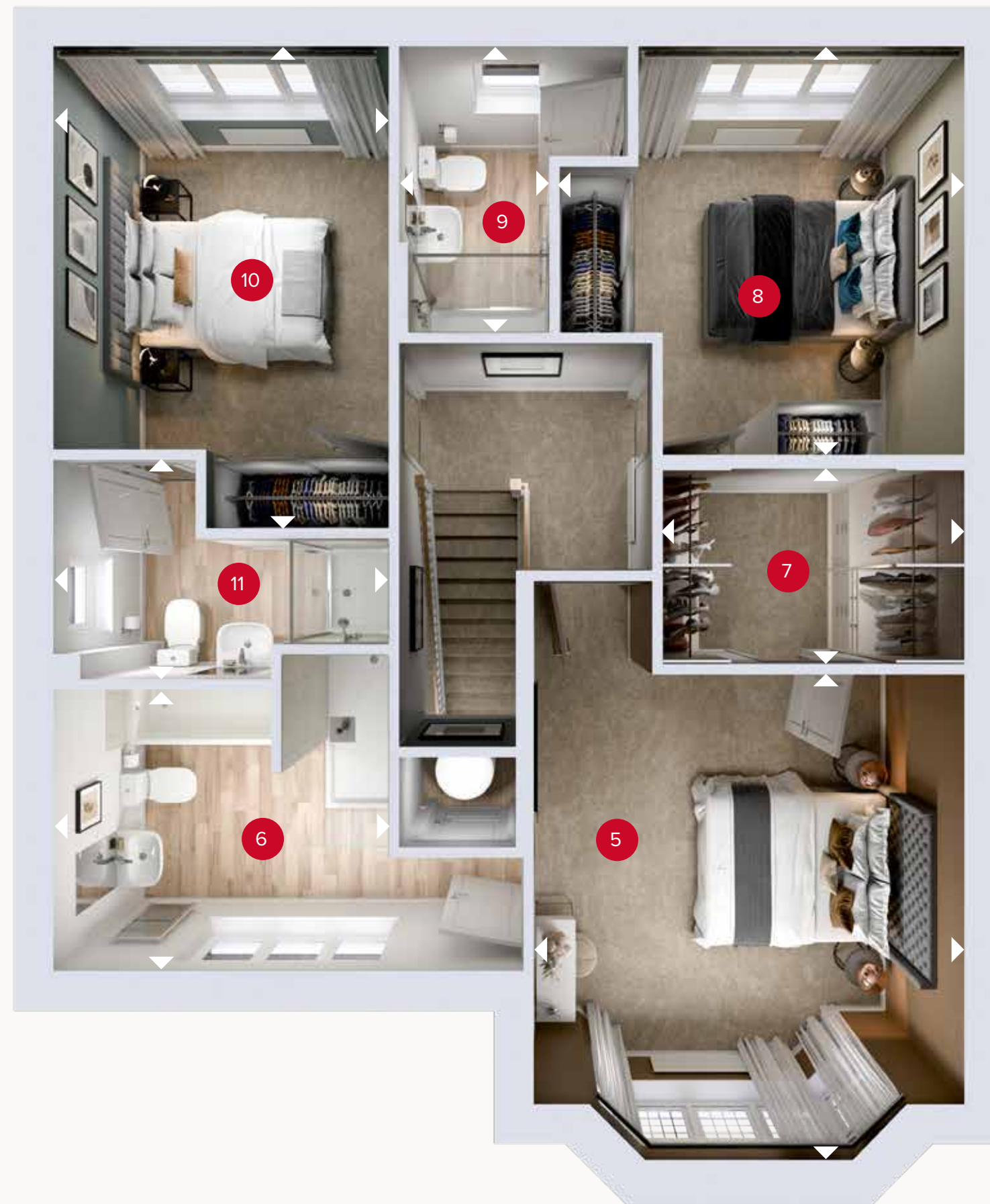
THREE BEDROOM DETACHED HOME

 **REDROW**





**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**

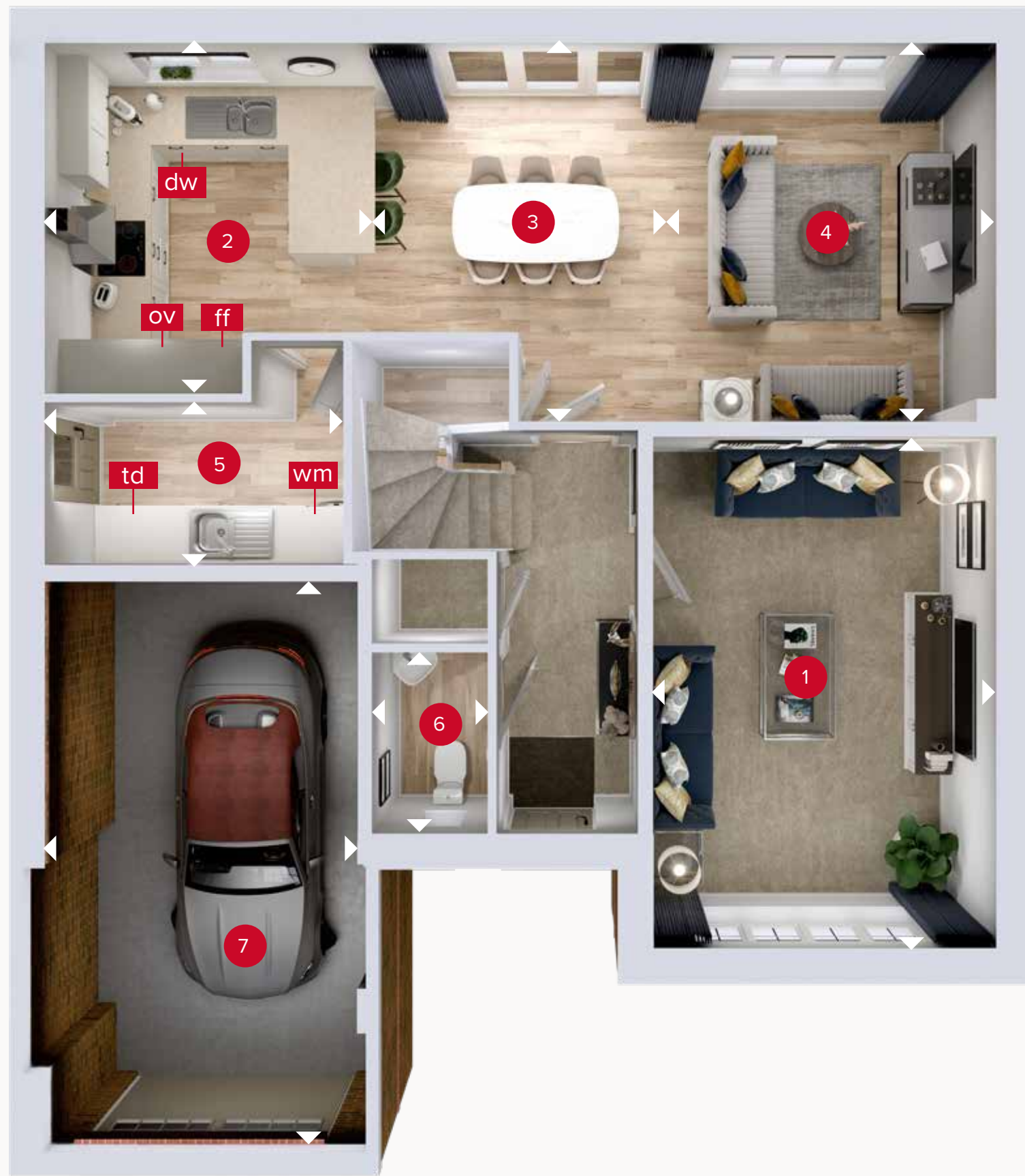
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# THE CHESTER

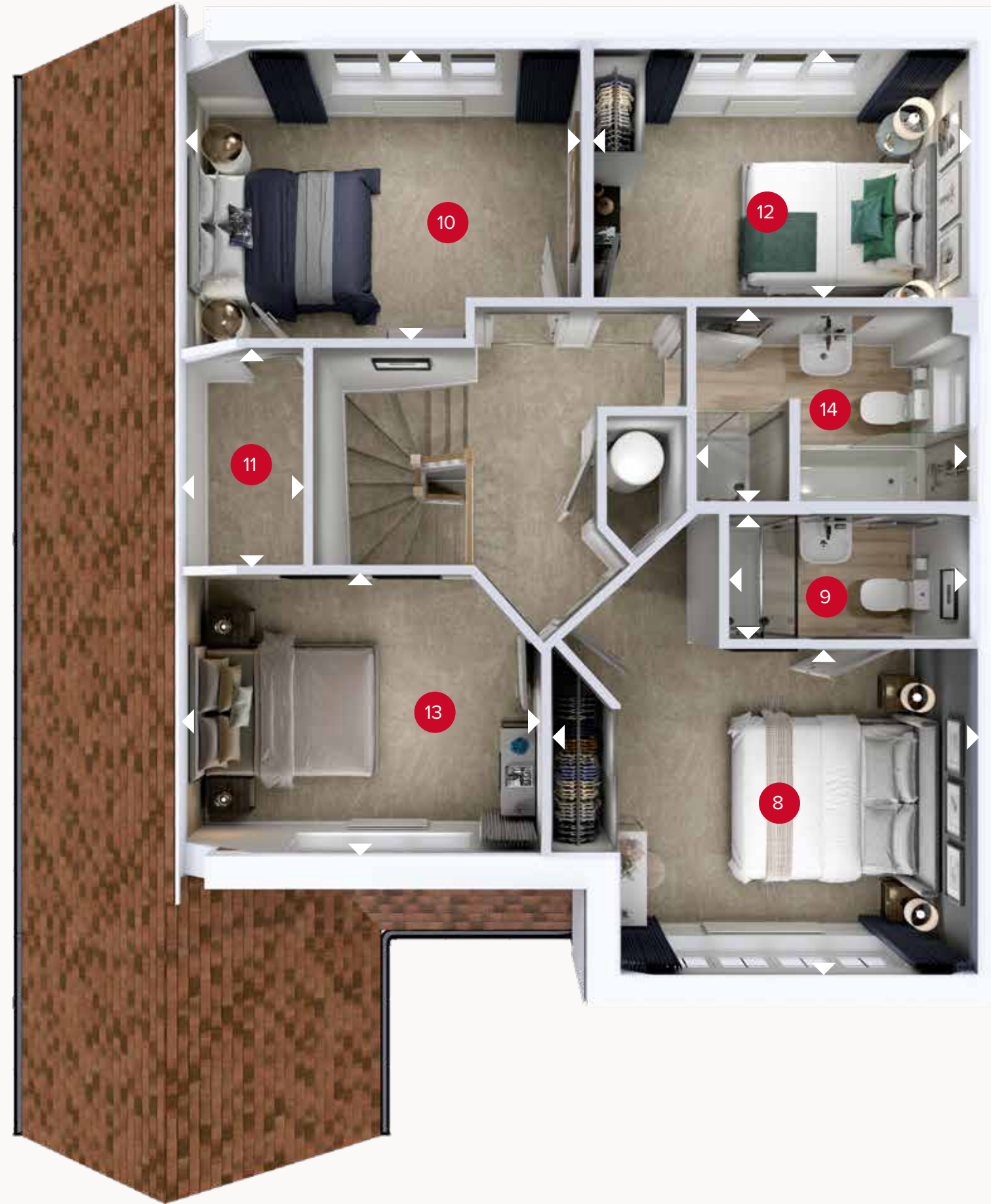
FOUR BEDROOM DETACHED HOME

 **REDROW**





**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	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'10" x 4'2"	2.07 x 1.26 m
12	Bedroom 3	12'0" x 8'4"	3.66 x 2.54 m
13	Bedroom 4	11'8" x 8'8"	3.56 x 2.64 m
14	Bathroom	8'10" x 6'1"	2.69 x 1.86 m



Customers should note this illustration is an example of the Chester 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\_CHTR\_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**

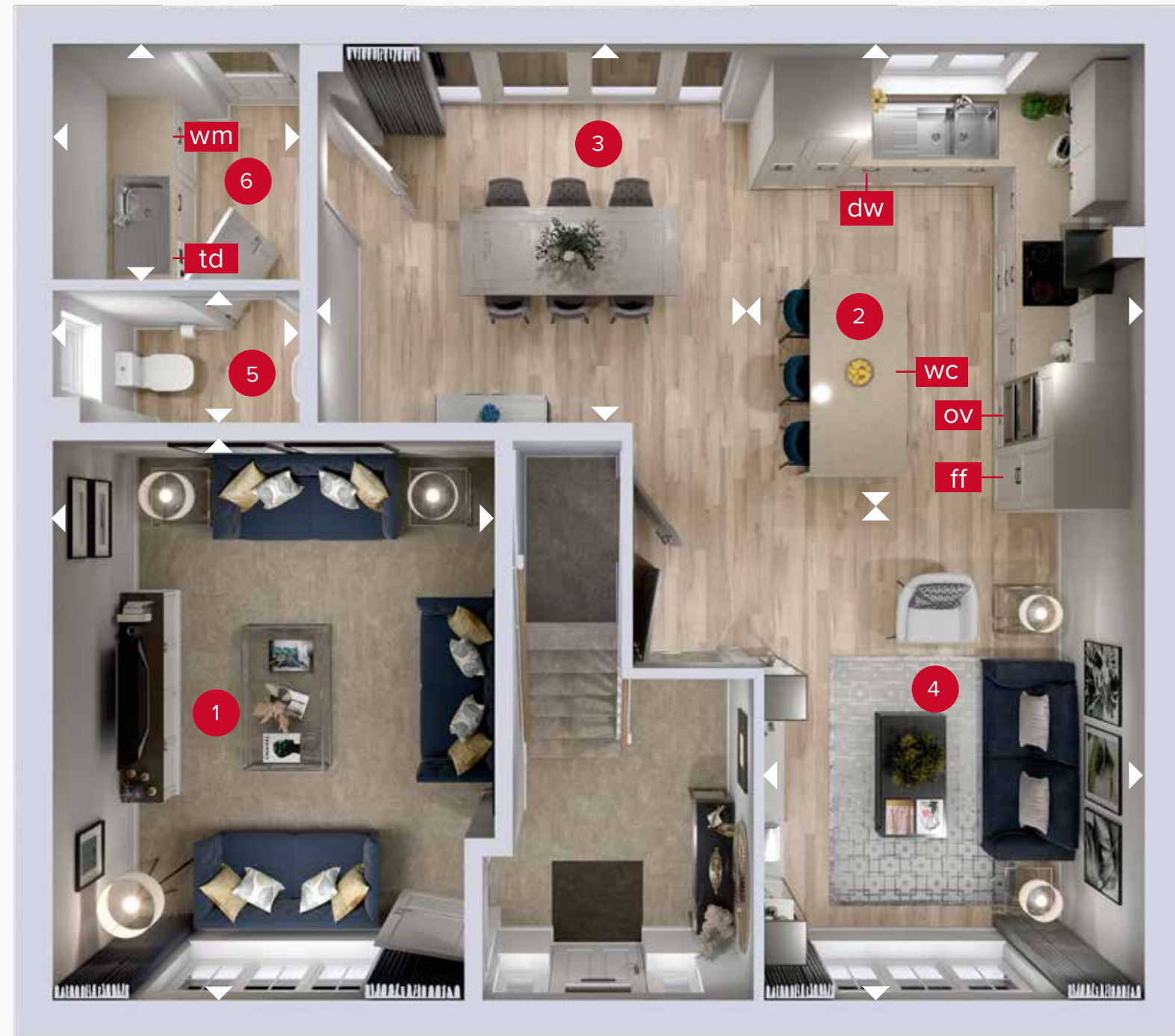
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# THE HARROGATE

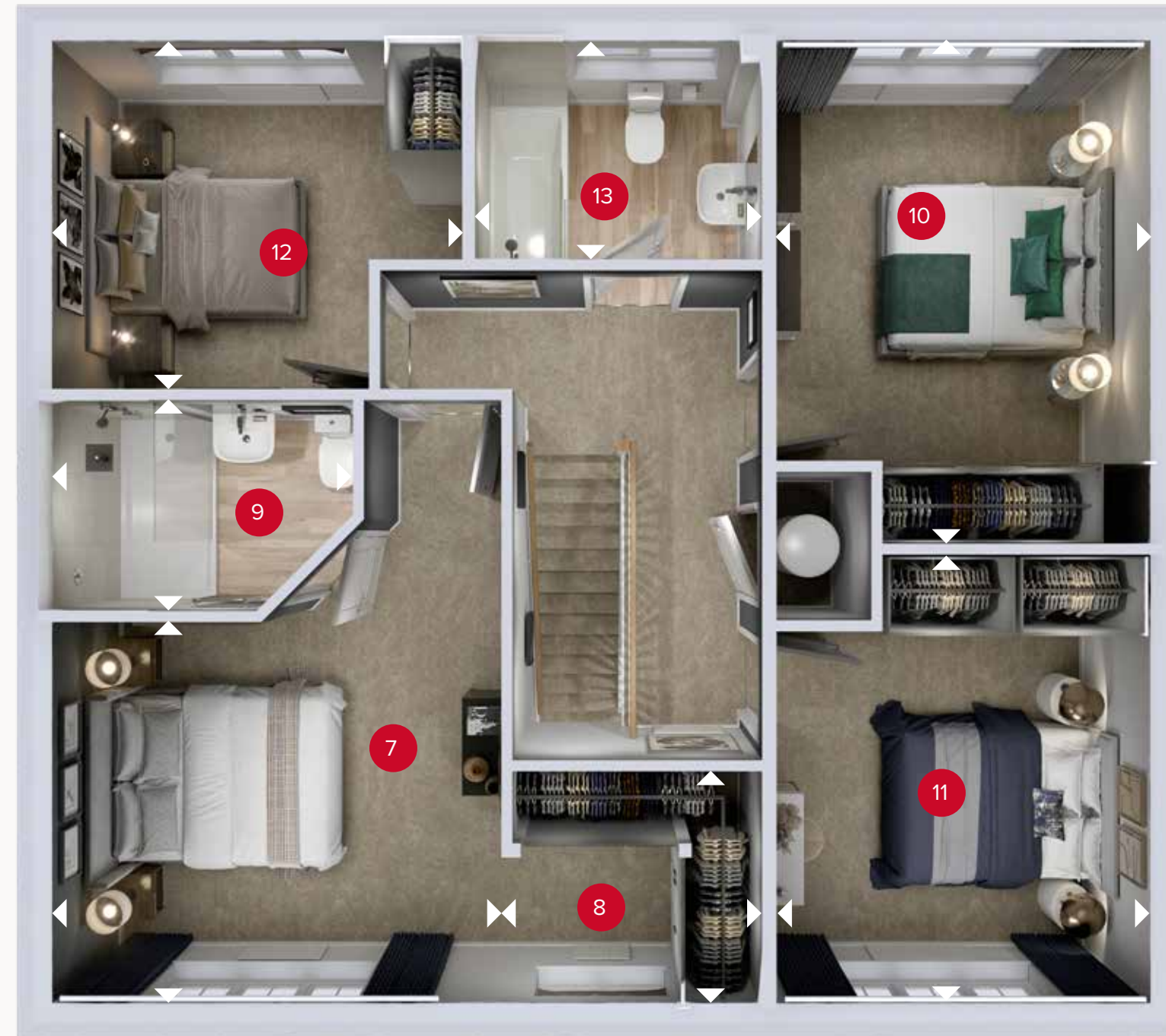
FOUR BEDROOM DETACHED HOME

 **REDROW**





**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 HENLEY

FOUR BEDROOM DETACHED HOME

 **REDROW**



# THE HENLEY

## GROUND FLOOR

1 Lounge	17'8" x 11'8"	5.37 x 3.57 m
2 Kitchen	13'4" x 11'5"	4.07 x 3.49 m
3 Dining	12'8" x 11'9"	3.86 x 3.57 m
4 Family	13'2" x 12'0"	4.03 x 3.65 m
5 Utility	6'8" x 5'11"	2.03 x 1.79 m
6 Cloaks	7'1" x 3'7"	2.15 x 1.10 m
7 Garage	17'1" x 17'0"	5.21 x 5.19 m

## FIRST FLOOR

8 Bedroom 1	16'8" x 11'8"	5.09 x 3.57 m
9 En-suite 1	10'9" x 6'5"	3.28 x 1.94 m
10 Bedroom 2	14'4" x 10'3"	4.37 x 3.11 m
11 En-suite 2	7'5" x 5'3"	2.27 x 1.59 m
12 Bedroom 3	11'11" x 10'0"	3.63 x 3.05 m
13 Bedroom 4	12'5" x 8'6"	3.78 x 2.59 m
14 Bathroom	8'4" x 7'9"	2.54 x 2.37 m



GROUND FLOOR



FIRST FLOOR



01.10.2024

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

FOUR BEDROOM DETACHED HOME

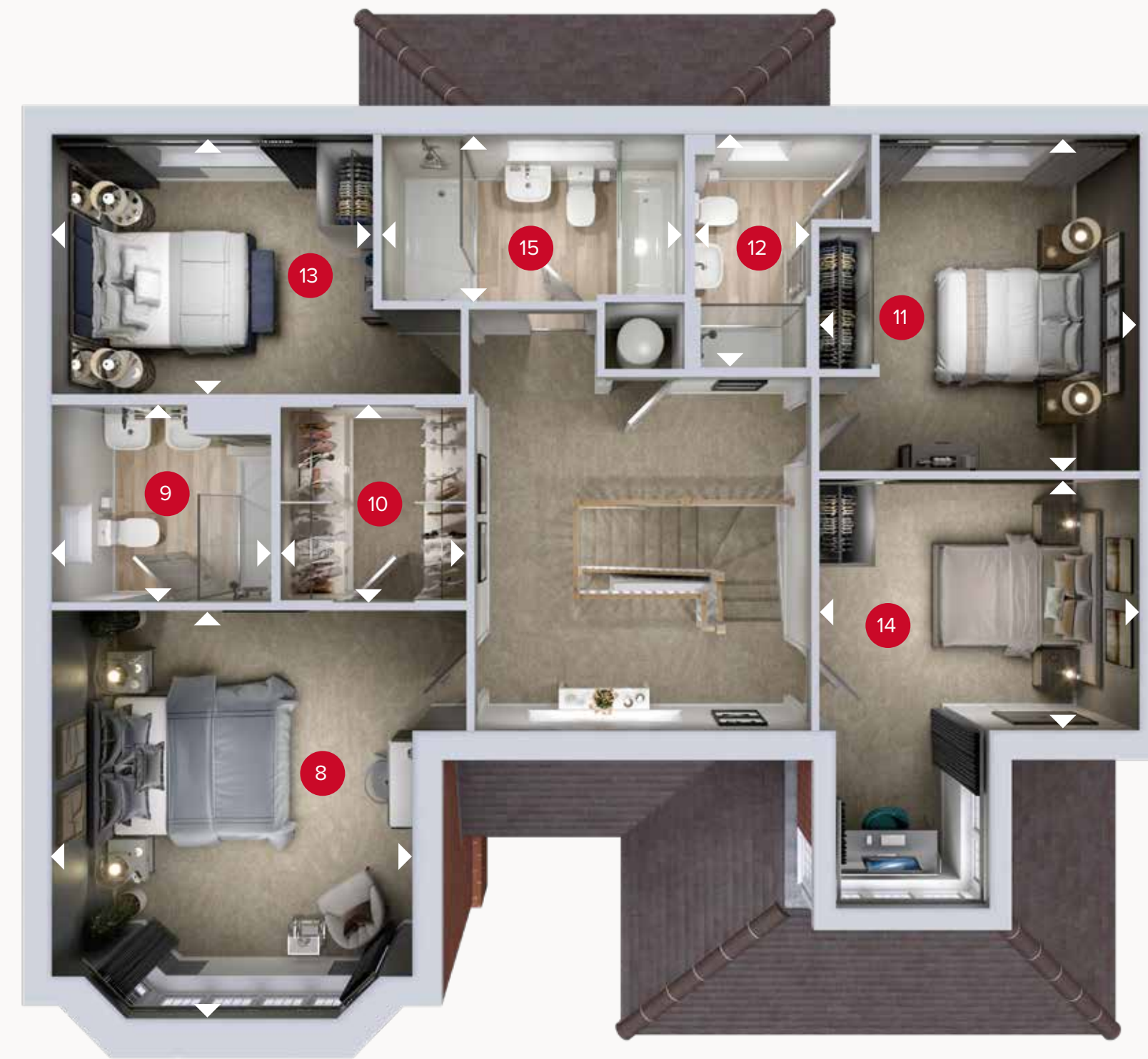
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# THE RICHMOND



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	17'7" x 12'10"	5.35 x 3.90 m
2	Family	14'0" x 11'3"	4.28 x 3.42 m
3	Dining	11'3" x 11'3"	3.43 x 3.42 m
4	Kitchen	15'5" x 14'3"	4.69 x 4.35 m
5	Utility	11'3" x 5'3"	3.42 x 1.60 m
6	Cloaks	5'6" x 3'8"	1.68 x 1.12 m
7	Garage	17'9" x 16'6"	5.41 x 5.03 m

## FIRST FLOOR

8	Bedroom 1	14'8" x 12'10"	4.46 x 3.90 m
9	En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10	Wardrobe	7'2" x 6'9"	2.17 x 2.06 m
11	Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12	En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13	Bedroom 3	11'7" x 9'8"	3.54 x 2.93 m
14	Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15	Bathroom	10'10" x 6'1"	3.30 x 1.86 m



09.02.2023

Customers should note this illustration is an example of the Richmond 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\_RICH\_DM.2

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

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler







**HERITAGE**

- REDROW -

# THE RICHMOND

FOUR BEDROOM DETACHED HOME

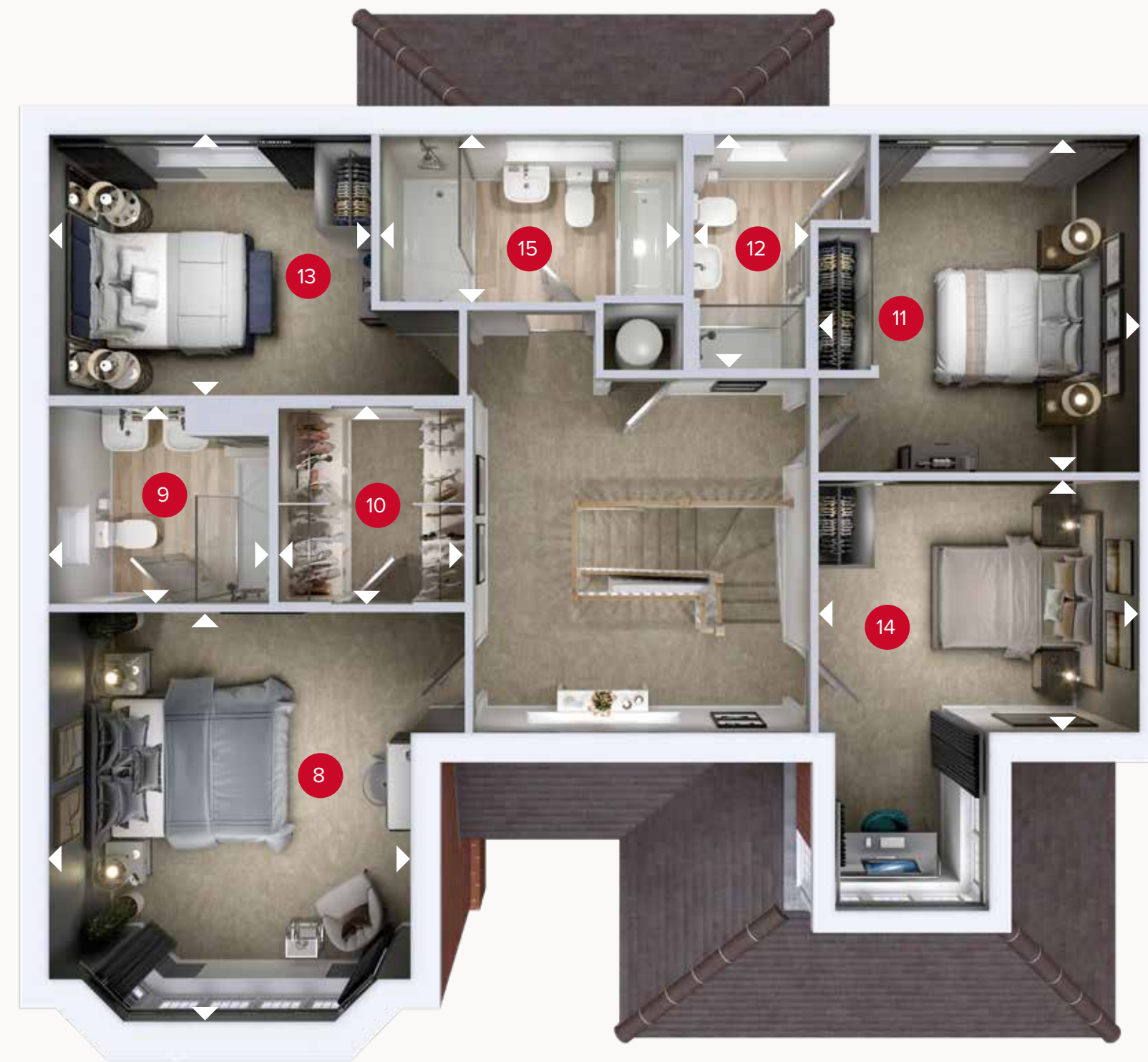
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# THE RICHMOND



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	17'7" x 12'10"	5.35 x 3.90 m
2	Family	14'0" x 11'3"	4.28 x 3.42 m
3	Dining	11'3" x 11'3"	3.43 x 3.42 m
4	Kitchen	15'5" x 14'3"	4.69 x 4.35 m
5	Utility	11'3" x 5'3"	3.42 x 1.60 m
6	Cloaks	5'6" x 3'8"	1.68 x 1.12 m
7	Garage	17'9" x 16'6"	5.41 x 5.03 m

## FIRST FLOOR

8	Bedroom 1	14'8" x 12'10"	4.46 x 3.90 m
9	En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10	Wardrobe	7'2" x 6'9"	2.17 x 2.06 m
11	Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12	En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13	Bedroom 3	11'7" x 9'8"	3.54 x 2.93 m
14	Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15	Bathroom	10'10" x 6'1"	3.30 x 1.86 m





**HERITAGE**

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# THE BLENHEIM

FIVE BEDROOM DETACHED HOME

 **REDROW**



# THE BLENHEIM



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen	13'1" x 12'5"	4.00 x 3.79 m
2	Dining	13'7" x 12'5"	4.14 x 3.79 m
3	Family	13'9" x 12'5"	4.20 x 3.79 m
4	Lounge	18'0" x 12'10"	5.50 x 3.90 m
5	Snug/Dining	12'10" x 11'9"	3.90 x 3.58 m
6	Cloaks	6'6" x 3'2"	1.98 x 0.98 m
7	Utility	12'1" x 6'0"	3.69 x 1.82 m

## FIRST FLOOR

8	Bedroom 1	14'10" x 12'4"	4.53 x 3.76 m
9	Dressing	8'0" x 6'9"	2.45 x 2.06 m
10	En-suite 1	8'3" x 8'0"	2.52 x 2.45 m
11	Bedroom 2	12'10" x 10'6"	3.90 x 3.19 m
12	En-suite 2	8'10" x 3'11"	2.70 x 1.19 m
13	Bedroom 3	15'10" x 8'6"	4.81 x 2.60 m
14	Bedroom 4	12'7" x 10'8"	3.85 x 3.26 m
15	Bedroom 5	12'3" x 8'7"	3.73 x 2.61 m
16	Bathroom	8'10" x 7'1"	2.70 x 2.15 m



16.02.2023

Customers should note this illustration is an example of the Blenheim 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\_BLENP\_DM.2

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

ov - oven  
fr - fridge  
fz - freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler  
mw - microwave

so - steam oven







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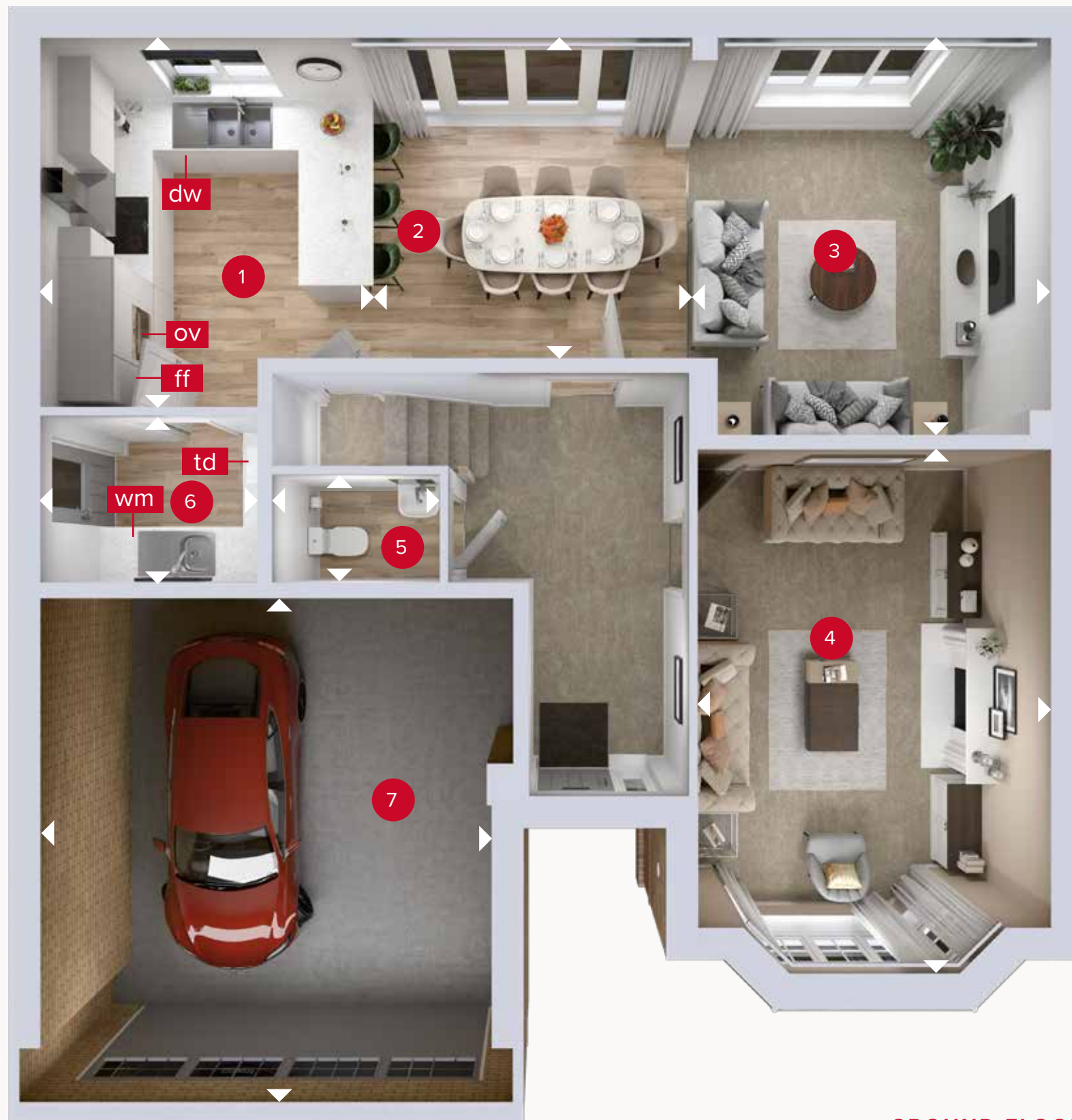
# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**



# THE HAMPSTEAD



**GROUND FLOOR**



**FIRST FLOOR**

## 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 3'7"	1.72 x 1.09 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 10'2"	3.32 x 3.11 m
11 En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12 Bedroom 3	14'9" x 10'6"	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



09.02.2023

Customers should note this illustration is an example of the Hampstead 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\_HAMP\_DM.2

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

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space







**HERITAGE**

- REDROW -

# THE HIGHGATE

FIVE BEDROOM DETACHED HOME

 **REDROW**



# THE HIGHGATE



SECOND FLOOR

## GROUND FLOOR

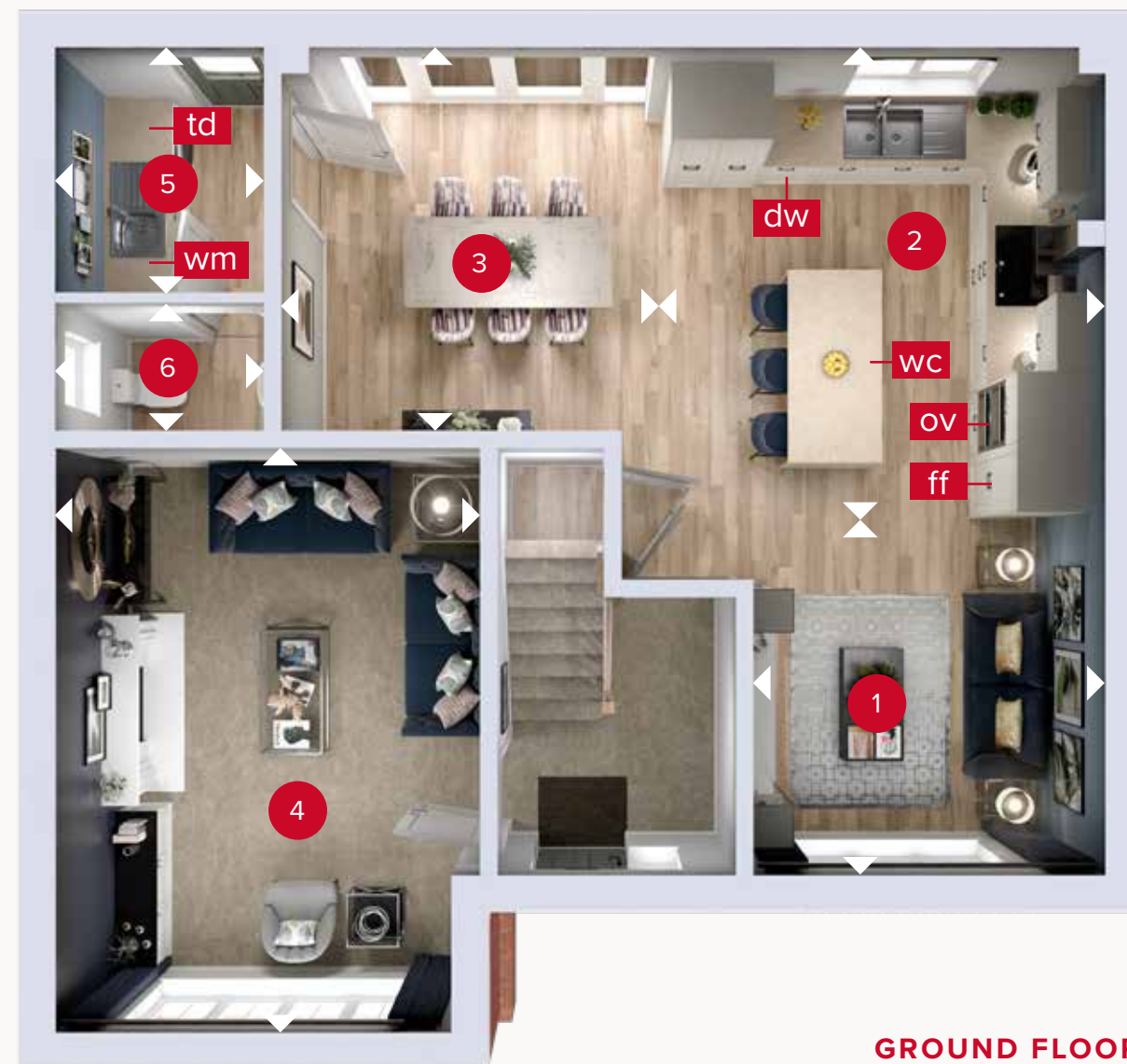
1	Family	9'11" x 9'10"	3.02 x 3.00 m
2	Kitchen	13'7" x 12'0"	4.15 x 3.65 m
3	Dining	11'1" x 10'11"	3.37 x 3.34 m
4	Lounge	16'6" x 11'10"	5.03 x 3.62 m
5	Utility	7'2" x 5'11"	2.19 x 1.80 m
6	Cloaks	5'11" x 3'6"	1.80 x 1.06 m

## FIRST FLOOR

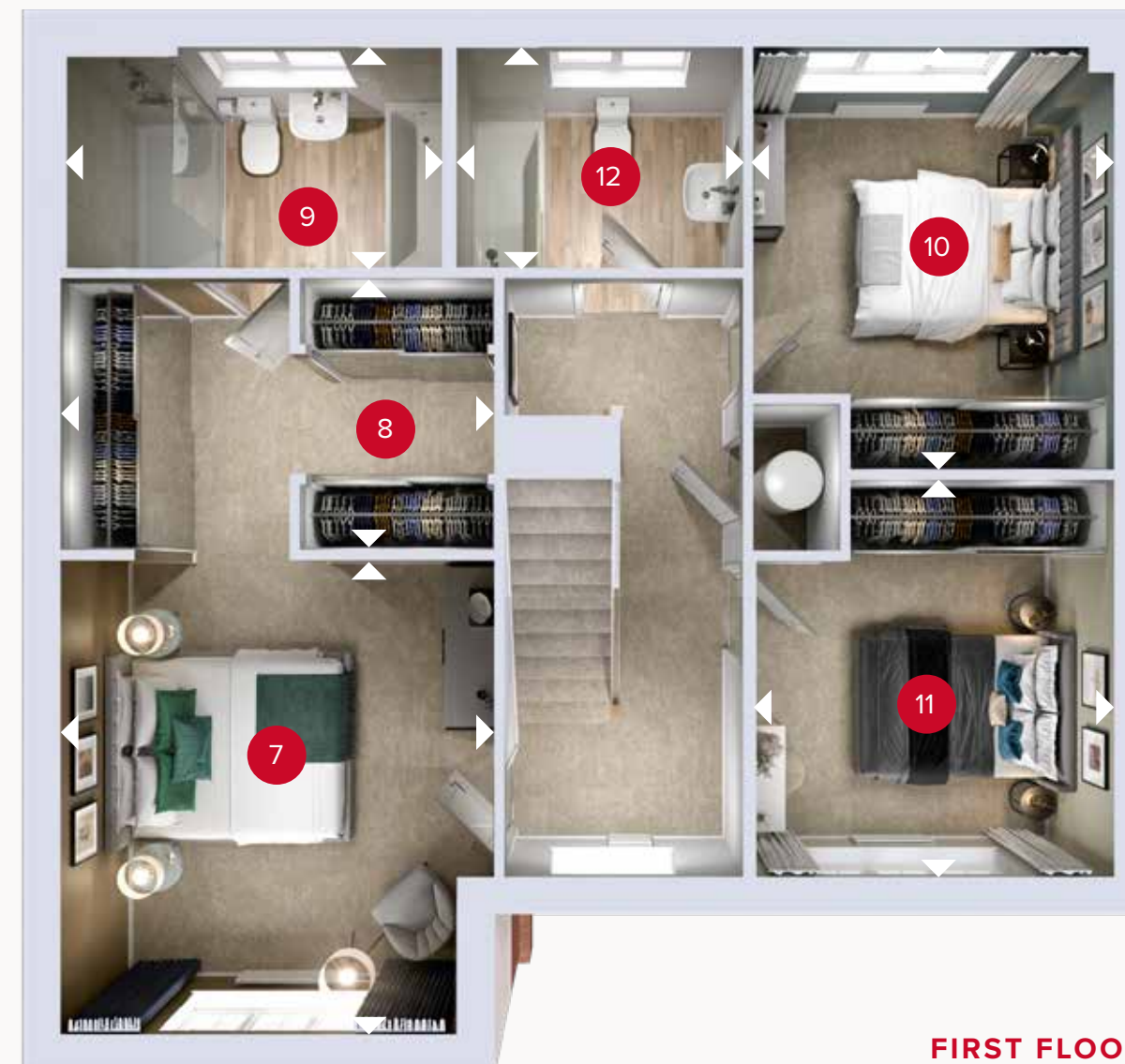
7	Bedroom 1	13'6" x 12'1"	4.12 x 3.68 m
8	Dressing Room	12'1" x 7'8"	3.68 x 2.33 m
9	En-suite	10'6" x 6'3"	3.21 x 1.90 m
10	Bedroom 2	12'1" x 10'2"	3.67 x 3.10 m
11	Bedroom 3	11'2" x 10'1"	3.41 x 3.07 m
12	Bathroom	7'10" x 6'3"	2.39 x 1.90 m

## SECOND FLOOR

13	Bedroom 4/ Media Room	14'5" x 12'1"	4.41 x 3.68 m
14	Bedroom 5	13'8" x 9'7"	4.16 x 2.92 m
15	Shower Room	8'4" x 4'6"	2.55 x 1.37 m
16	Store	8'8" x 4'3"	2.65 x 1.30 m



GROUND FLOOR



FIRST FLOOR



01.03.2023

Customers should note this illustration is an example of the Highgate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_HIG5\_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  
wc - Wine cooler  
wm - washing machine space  
td - tumble dryer space  
☒ - Roof window







**HERITAGE**

- REDROW -

# THE HIGHGROVE

FIVE BEDROOM DETACHED HOME

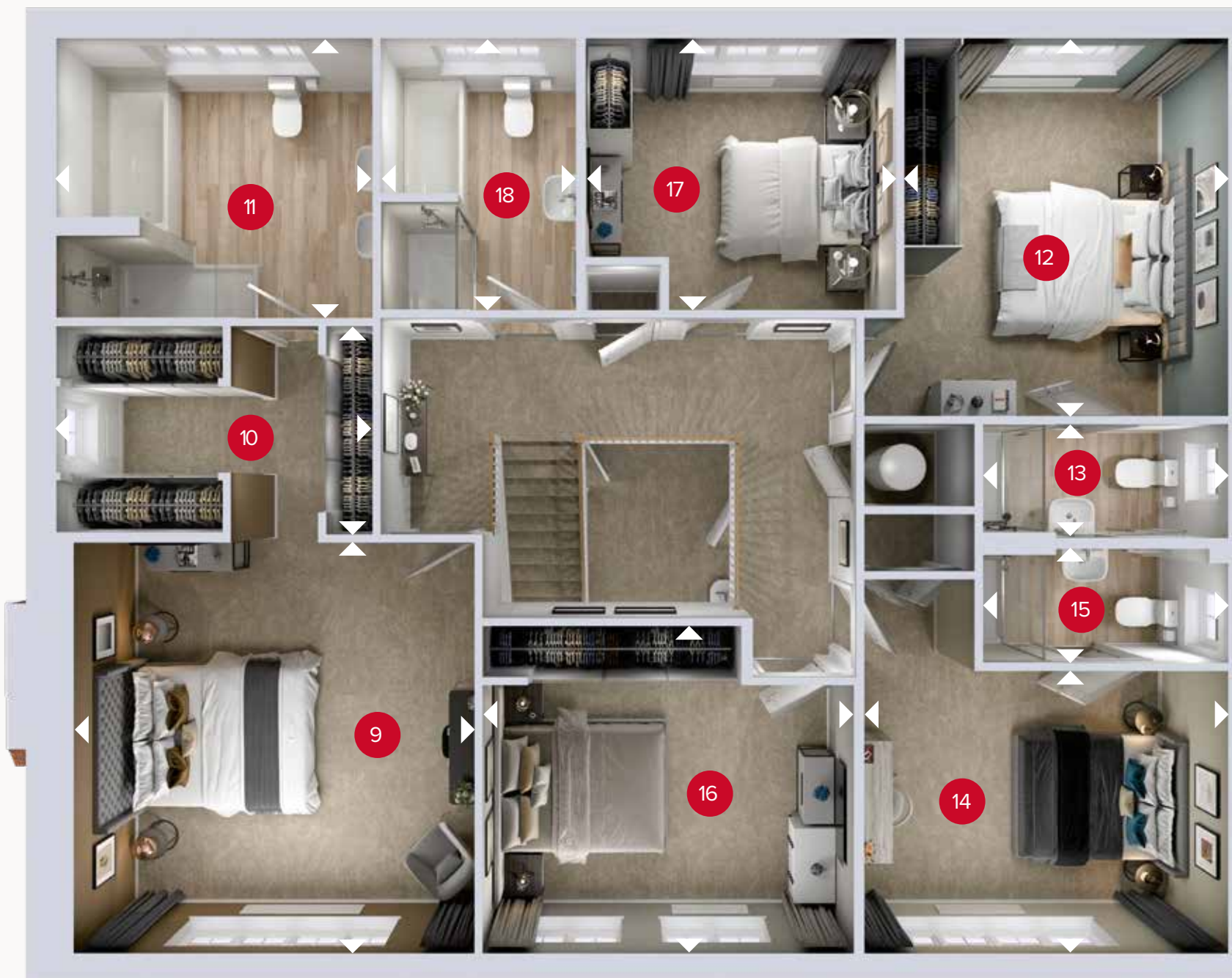
 **REDROW**



# THE HIGHGROVE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Breakfast	23'9" x 13'5"	7.24 x 4.08 m
2	Family	12'1" x 11'7"	3.68 x 3.54 m
3	Lounge	19'3" x 14'8"	5.86 x 4.47 m
4	Dining	16'1" x 11'8"	4.90 x 3.57 m
5	Study	12'1" x 8'7"	3.69 x 2.60 m
6	Utility	10'11" x 6'2"	3.33 x 1.87 m
7	Larder	6'2" x 2'2"	1.87 x 0.66 m
8	Cloaks	7'3" x 3'8"	2.20 x 1.13 m

## FIRST FLOOR

9	Bedroom 1	15'0" x 14'4"	4.56 x 4.38 m
10	Dressing Room	11'3" x 7'5"	3.42 x 2.26 m
11	En-suite 1	11'3" x 10'1"	3.44 x 3.06 m
12	Bedroom 2	13'10" x 11'7"	4.23 x 3.52 m
13	En-suite 2	8'9" x 4'1"	2.66 x 1.25 m
14	Bedroom 3	13'0" x 10'1"	3.96 x 3.07 m
15	En-suite 3	8'9" x 4'1"	2.66 x 1.25 m
16	Bedroom 4	13'5" x 11'8"	4.10 x 3.56 m
17	Bedroom 5	11'2" x 10'1"	3.41 x 3.06 m
18	Bathroom	10'1" x 7'0"	3.06 x 2.13 m



Customers should note this illustration is an example of the Highgrove 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\_HIGHP\_DM.2

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

ov - oven  
fr - fridge  
fz - freezer  
dw - dishwasher  
wm - washing machine space  
td - tumble dryer space  
mc - microwave  
wc - wine cooler  
so - steam oven





**HERITAGE**

- REDROW -

# THE SANDRINGHAM

FIVE BEDROOM DETACHED HOME

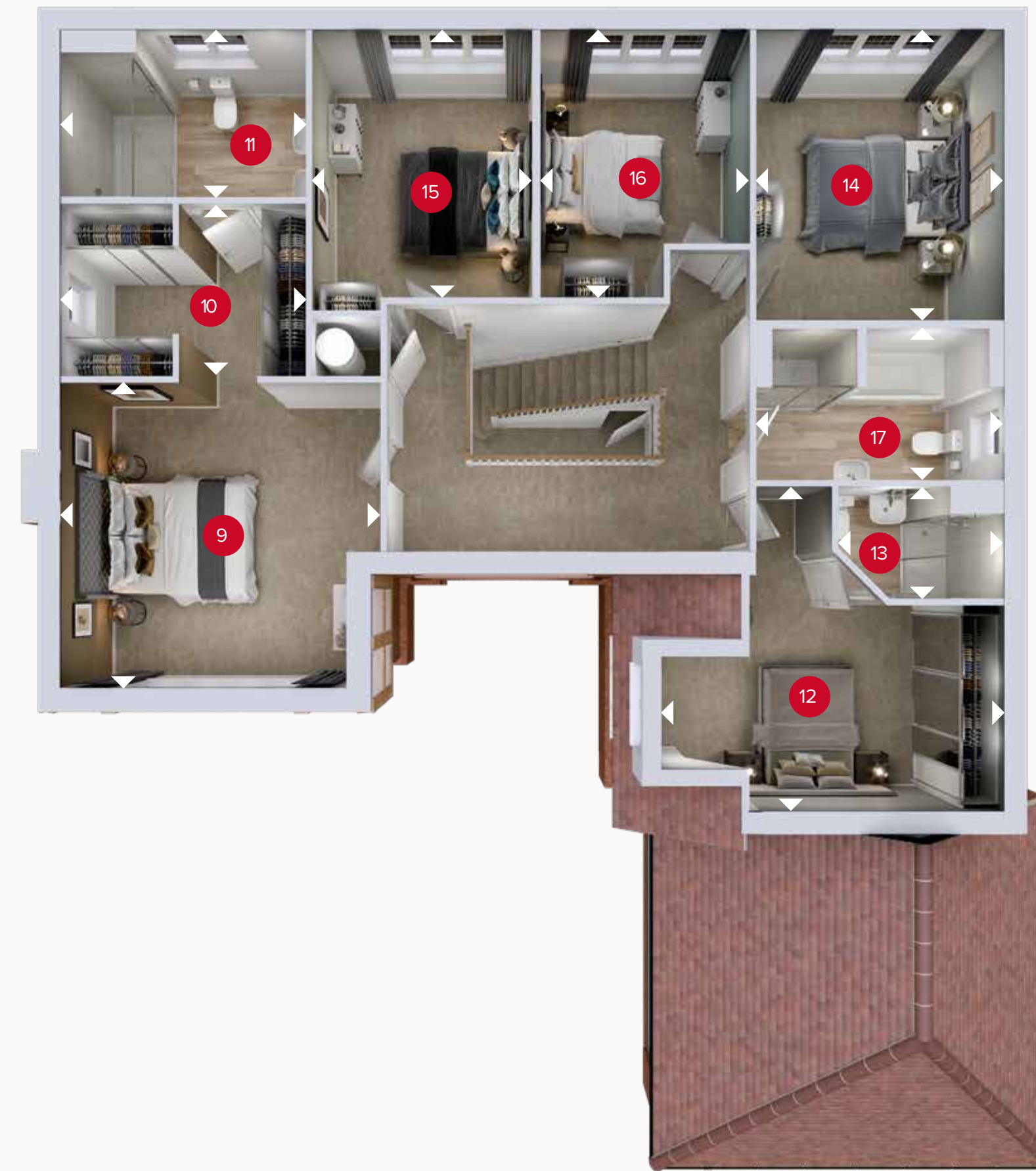
 **REDROW**



# THE SANDRINGHAM



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Breakfast	23'6" x 12'0"	7.17 x 3.65 m
2	Family	12'10" x 12'8"	3.91 x 3.87 m
3	Lounge	17'0" x 12'10"	5.19 x 3.90 m
4	Dining	15'5" x 10'7"	4.69 x 3.24 m
5	Study	10'7" x 9'5"	3.23 x 2.87 m
6	Utility	14'10" x 5'10"	4.53 x 1.78 m
7	Cloaks	6'7" x 3'3"	2.00 x 0.99 m
8	Garage	18'6" x 18'1"	5.64 x 5.52 m

## FIRST FLOOR

9	Bedroom 1	14'2" x 13'10"	4.32 x 4.22 m
10	Dressing	10'11" x 7'10"	3.32 x 2.39 m
11	En-suite 1	10'7" x 7'7"	3.24 x 2.32 m
12	Bedroom 2	15'5" x 14'11"	4.69 x 4.55 m
13	En-suite 2	7'8" x 5'1"	2.35 x 1.56 m
14	Bedroom 3	13'2" x 11'5"	4.03 x 3.48 m
15	Bedroom 4	12'2" x 9'11"	3.71 x 3.02 m
16	Bedroom 5	12'2" x 9'6"	3.71 x 2.90 m
17	Bathroom	11'5" x 6'11"	3.48 x 2.10 m



Customers should note this illustration is an example of the Sandringham 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\_SANDP\_DM.2

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

ov - oven  
fr - fridge  
fz - freezer  
dw - dishwasher  
wm - washing machine space  
td - tumble dryer space  
mc - microwave  
wc - wine cooler  
so - steam oven



# SKILFUL EXECUTION

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





# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles from Symphony. Please see Sales Consultant for details.

### Work Surfaces

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

### Upstand

Matching above worktops, with stainless steel splashback behind Hob.

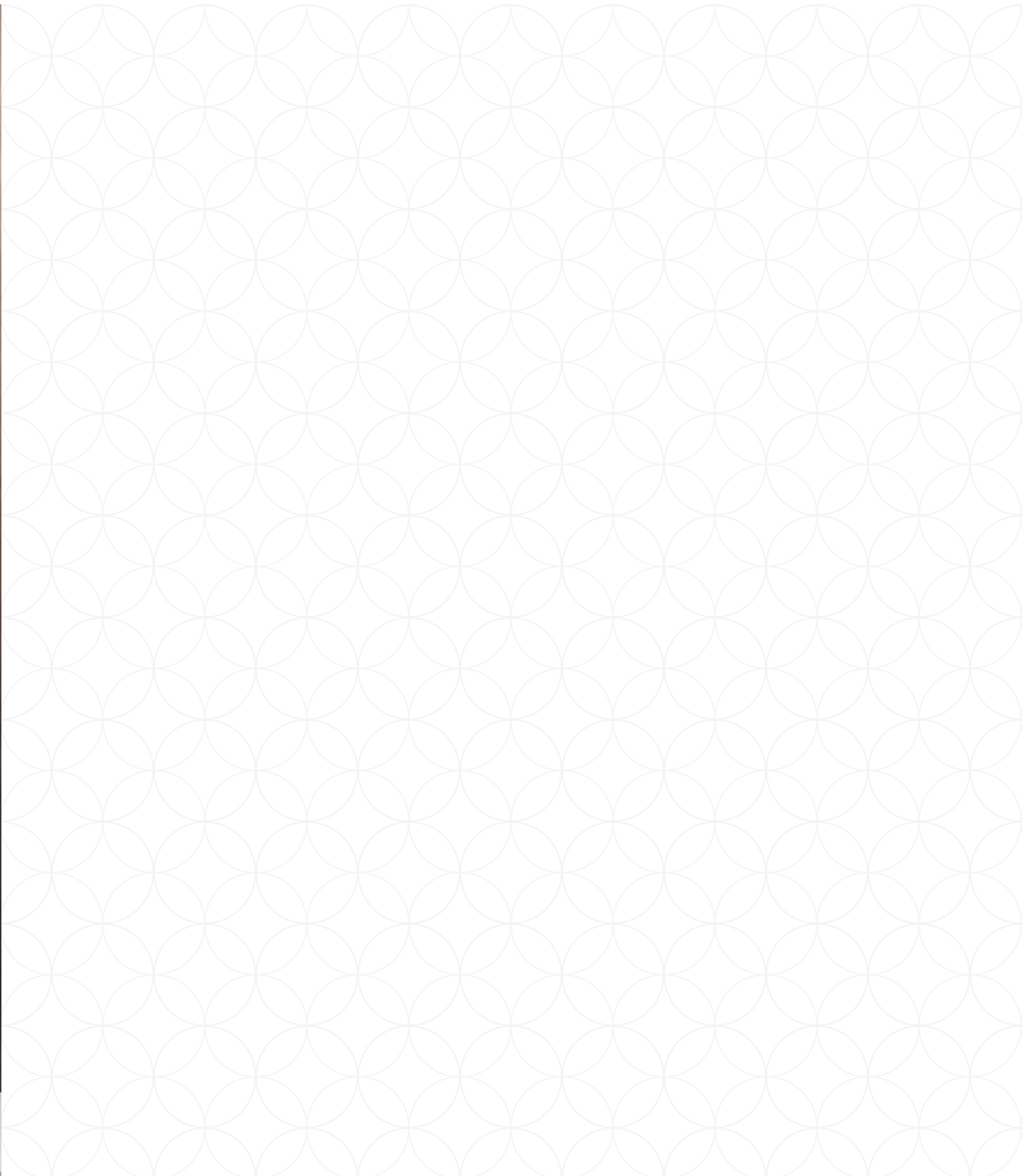
### Bowl & Tap

Stainless steel 1 bowl with mixer tap to units (in housetypes under 1600sqft). Double bowl sink with mixer tap to units (in housetypes over 1600sqft).

### Appliances AEG

- AEG Electric Hob
- AEG Double oven
- Electrolux Chimney extract
- Zanussi Integrated fridge/freezer 50/50
- Electrolux Integrated fridge/freezer





## INTERIOR

### Walls

Crown Pale Cashew paint finish.

### Ceilings

Crown White paint finish.

### Internal Doors

Internal moulded door.

### Internal Door Furniture

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

### Architrave

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

### Skirting Boards

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

### Staircase

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

### Central Heating

Air Source Heat Pump provides hot water for underfloor heating to Ground floor and radiators upstairs.  
Air Source Heat Pump Valliant arotherm monobloc.

### Radiators

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

### Wardrobes

Goodings wardrobes to all bedrooms are available as an optional upgrade – refer to My Redrow.

### Phone Point

Phone Point finishes to match electrical accessories in rooms.

### TV Point

TV Point finishes to match electrical accessories in room.

### Electrical Sockets & Switch Plates

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



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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

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

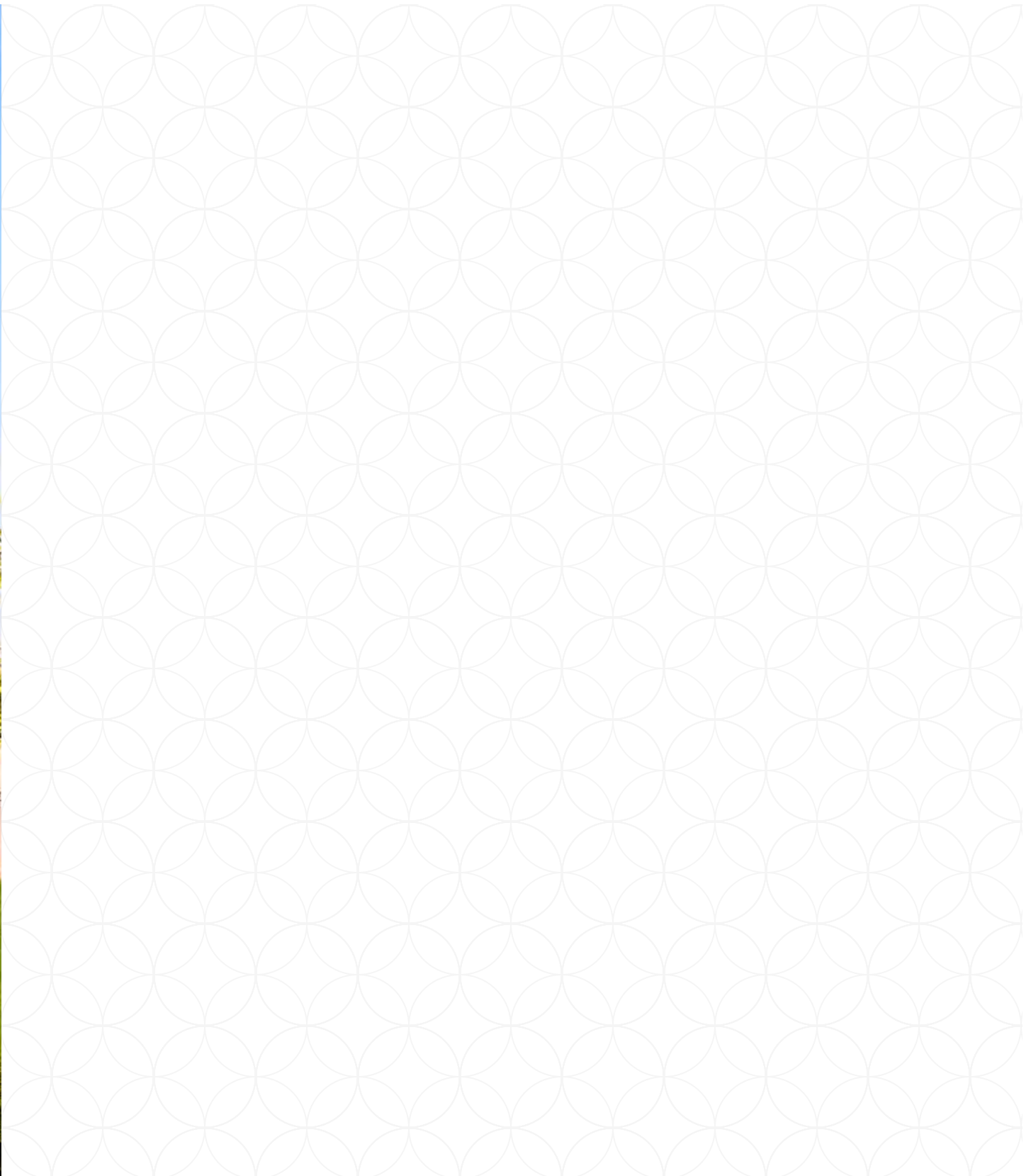
Splash back to basin and full-height tiling around bath, if bath does not have a shower then half-height tiling only. Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

### Shower over Bath

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Thermostatic shower valve (as development specification) above the bath including bath screen.  
Low profile Tray Acrylic capped low profile shower tray.  
Shower Screen Polished Chrome effect finish shower door.





## EXTERIOR

### Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

### Rainwater System

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

### Windows

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

### External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white. Front doors to premium homes differ - please speak to sales consultant for more information.

### House Numeral

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

### Door Bell

Black bell push with transformer.

### External Lights

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

### Garden

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

### Fencing

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

### Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Doors Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour. Garage doors to premium homes differ - please speak to sales consultant for more information.



# 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.







# WINDMILL COURT



Butt Lane, East Bridgford, Nottingham, Nottinghamshire NG13 8NY

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