

HERITAGE

- REDROW -

# CROWN HILL VIEW

ASHFORD





# WELCOME TO CROWN HILL VIEW



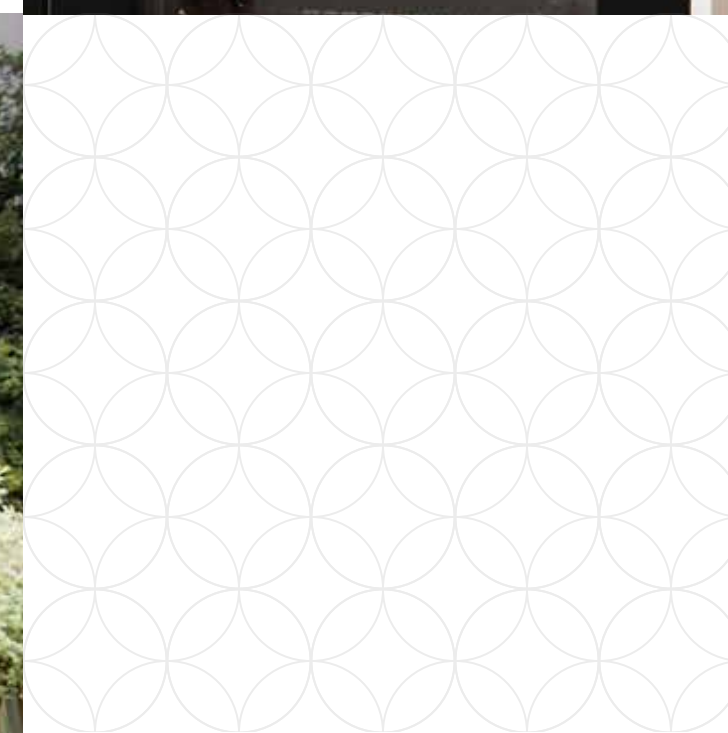
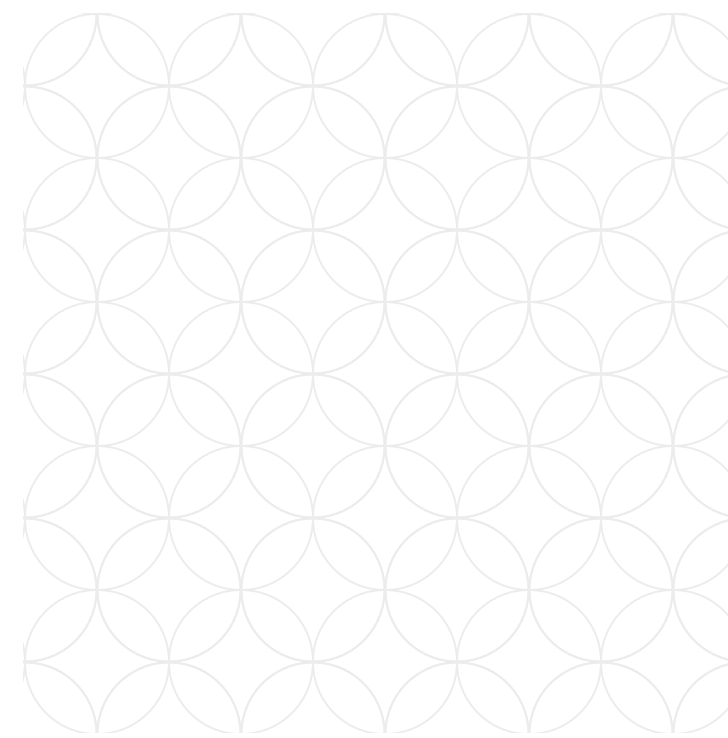
## A COLLECTION OF 3 & 4 BEDROOM HOMES IN THE THRIVING TOWN OF CONNINGBROOK

Crown Hill View is located in Kennington a suburb of Ashford it is approximately 1 mile northeast of the town centre and close to the M20 motorway. Ashford has historically been a market town since the Middle Ages, and a regular market continues to be held. In recent years the town has expanded with the building of new housing estates. It is a location that provides the ideal environment to raise your family. When it comes to providing the very best for your family, the Redrow Heritage Collection is without match. These superb three and four bedroom homes which are crafted to the very highest standards, using traditional skills and authentic Arts & Crafts architecture, while inside, they are made for the way you live today, with open plan layouts and lots of space, all designed for the dynamics of modern family life.



# 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.

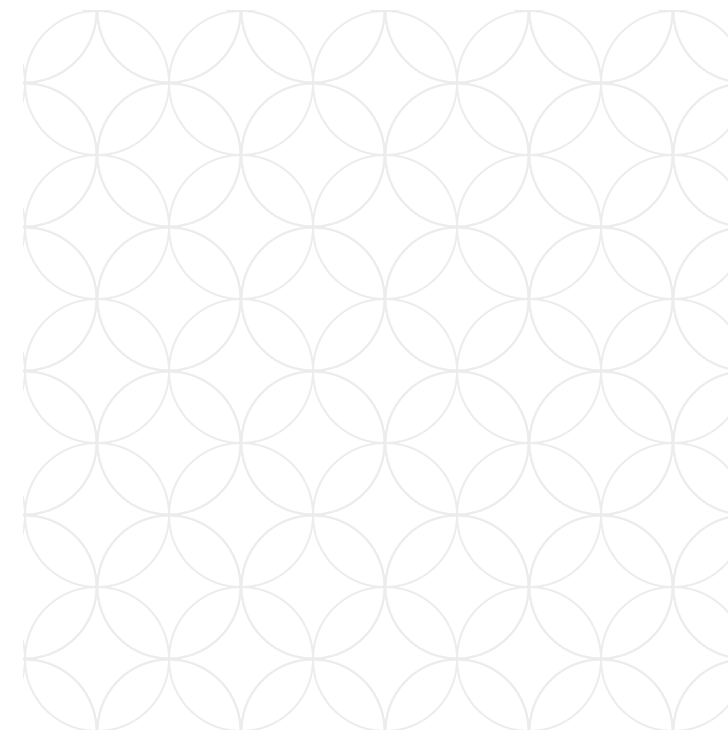


# BETTER BY DESIGN

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

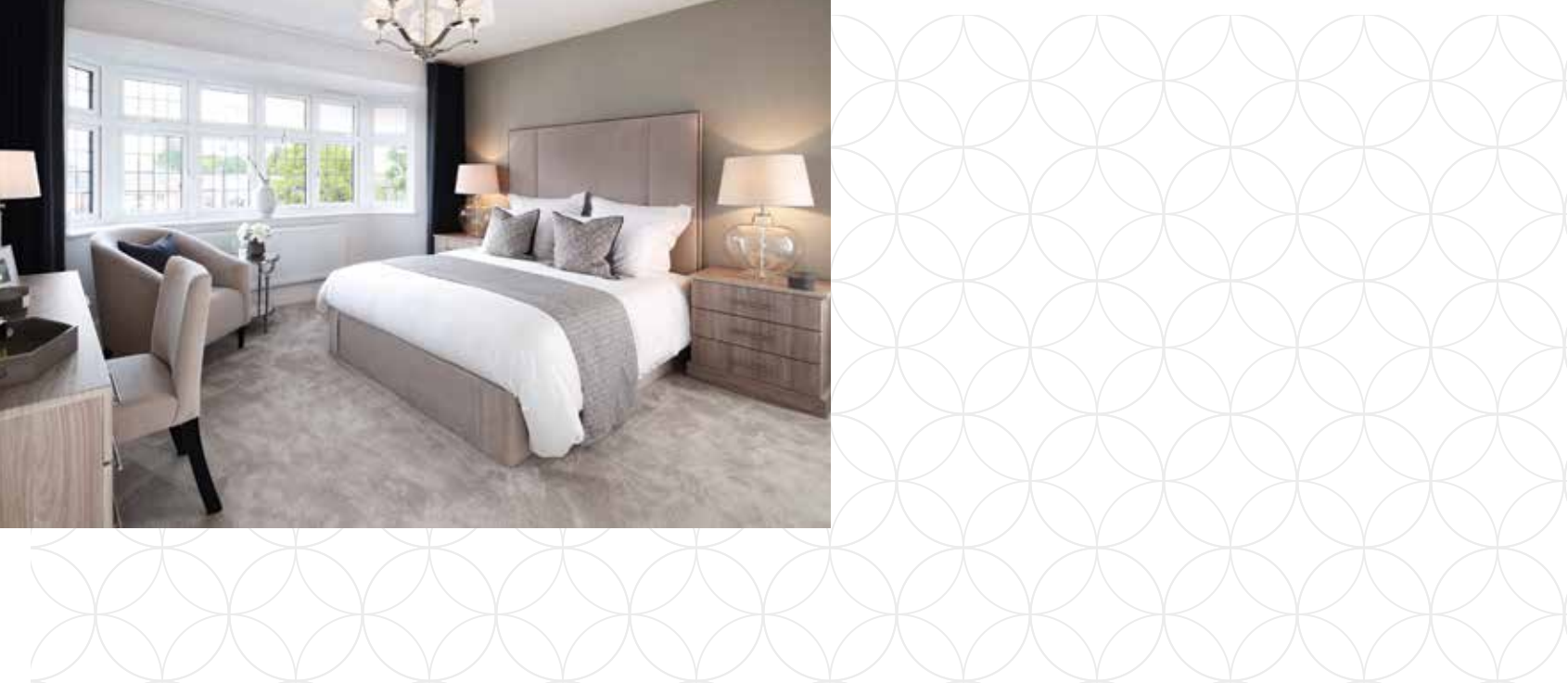
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# 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

Within easy commuting distance of London and the South Coast, yet retaining all the charm of Kent, the aptly named Garden of England, Ashford lies on the River Great Stour at the southern edge of the North Downs. Our stunning new development Crown Hill View is located on the downland hills in full view of the Wye Memorial Crown and part of area of outstanding natural beauty and home to some rare wildlife species best visited in the summer months when the flower-clad grasslands burst into life with bees and butterflies.

For little kids, and the big kid in us all, there is so much to do in and around Ashford. Enjoy the speed packed action on the rides of Dymchurch Amusement Park or meet the gorillas, elephants, and big cats at Port Lympne Animal Park. If retail therapy is your thing, then be sure not to miss the big brand bargains at Ashford Designer Outlet or the Park Mall and County Square Shopping centres located close to Ashford International station. If you want to travel slightly further afield then there is an incredible choice of fascinating independent stores in Maidstone. There is a selection of restaurants in and around Ashford serving all types of cuisines from fine dining establishments to traditional pub food plus the High Street chains of Nando's and Frankie and Benny's and your usual Oriental and Asian restaurants.



## ENJOY AN ACTIVE LIFESTYLE

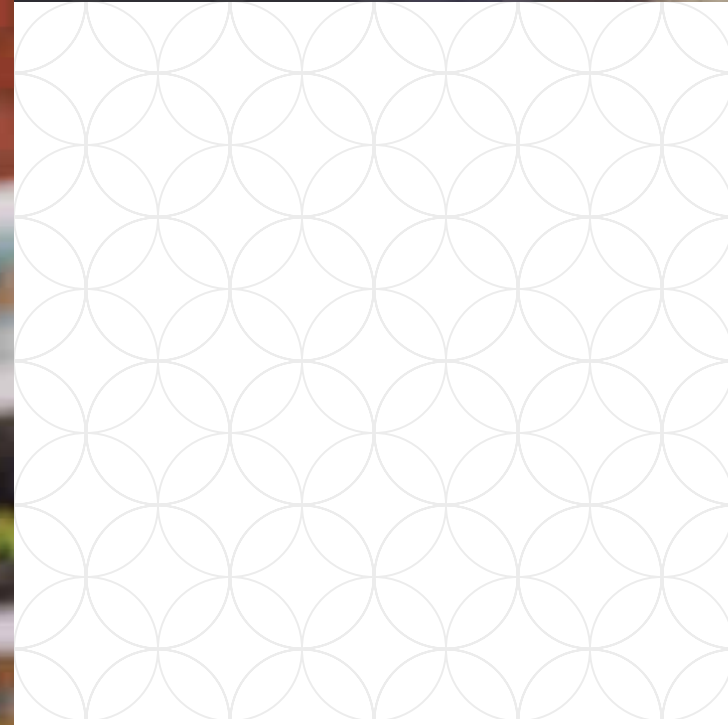
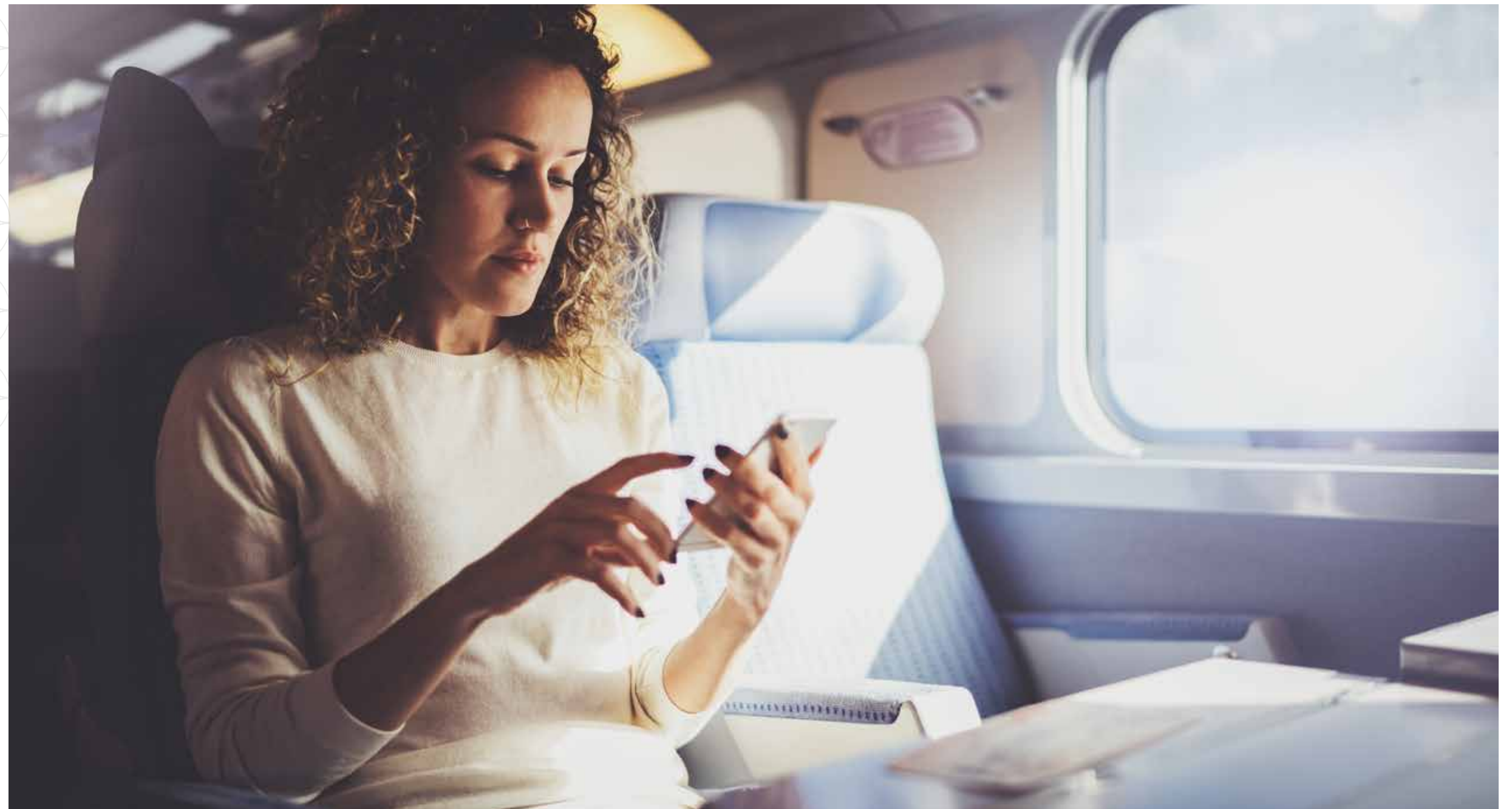
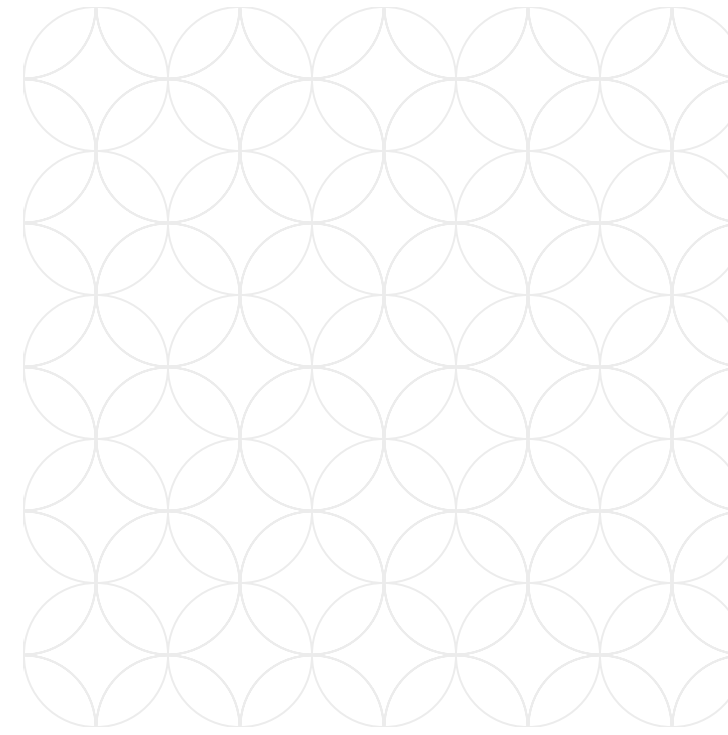
When it comes to sport and leisure nearby Ashford has a host of sports facilities on offer, including rugby, cricket and hockey clubs and the Kingsnorth Recreation Centre and Woodchurch Rare Breeds Centre which is popular with children. As you would expect in the heart of Kent, there is also plenty of high-quality local golf courses available. Big screen entertainment can be found in Ashford at the Cineworld at Eureka Leisure Park, while in nearby Tenterden you'll find the Sinden Theatre, named after its patron Sir Donald Sinden.

Ashford has a vast range of leisure activities for all ages including children's trampoline activity at Flip Out. A fun filled day out with the family where trampolines are just the start. For outdoor activity you can go horse riding at Burstled Hill Stables located near Canterbury and for something more energetic Folkestone all year-round dry Ski Centre can be found in Folkestone approx 16 miles away. Or, if you prefer your leisure a little more leisurely, the delightful rural location means there are endless opportunities to explore. The Great Outdoors in the local woodlands and country parks. You can even relive 600 years of history at Godinton House and Gardens,



# OPPORTUNITIES FOR LEARNING

Kennington has a wealth of schools close by including the Downs View Infant School, the Goat Lees Primary School or Phoenix Community Primary Schools. With older children moving on to a wide selection of senior schools around the area such as Kennington CE Academy or Towers School and Sixth Form. If Private schooling is what you are after then the renowned Ashford School is closeby. There is also Homewood Secondary School and Sixth Form Centre in Tenterden as well as two grammar schools nearby, Highworth School for girls and Norton Knatchbull for boys.

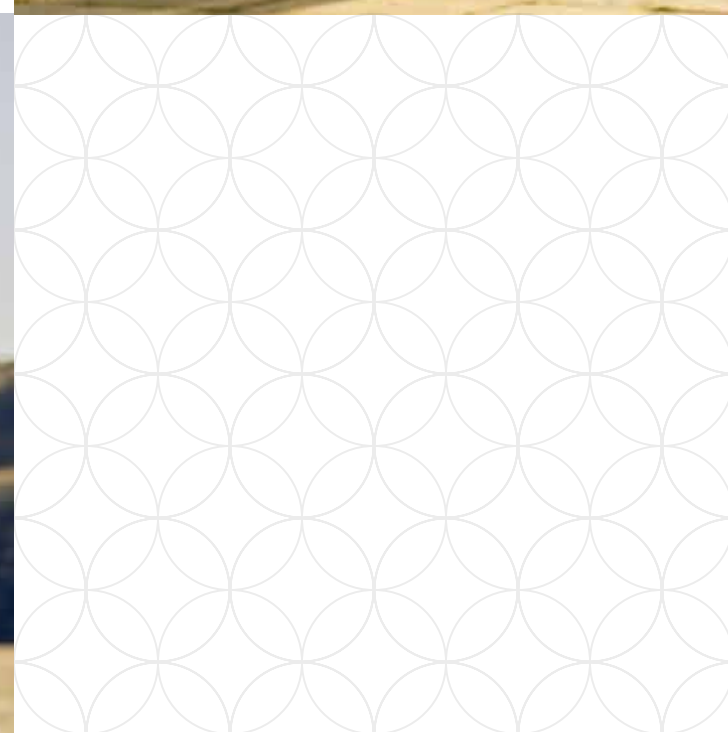
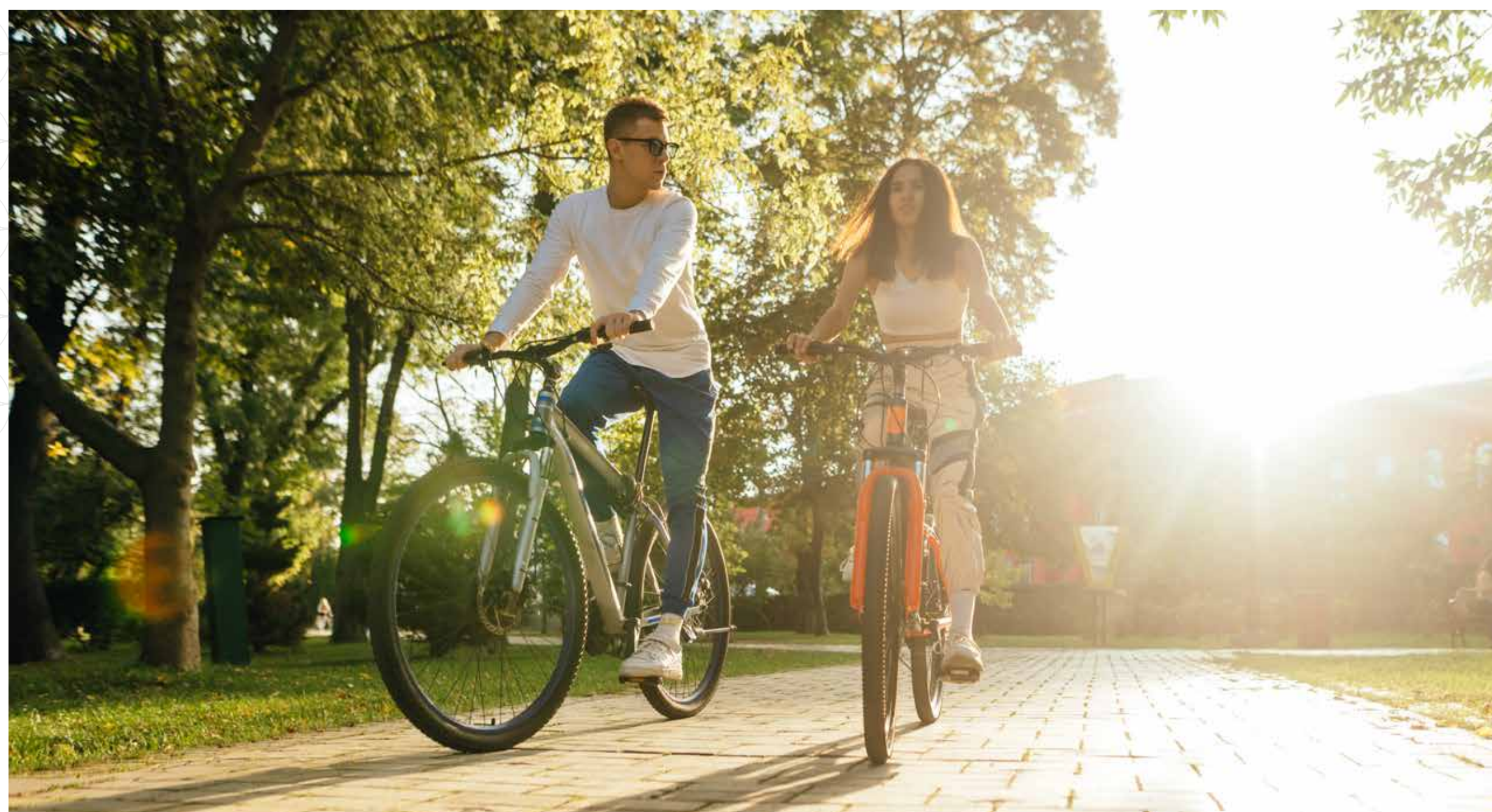
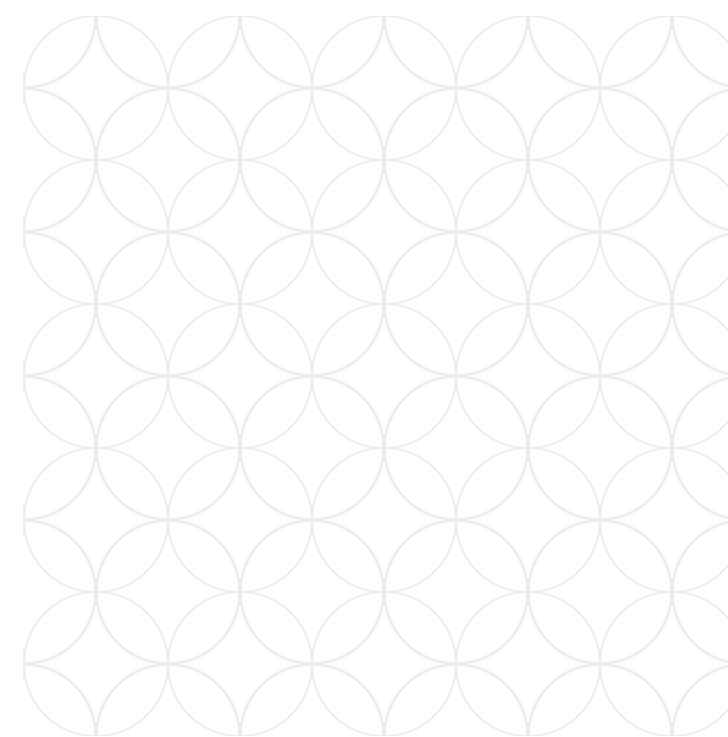


# GETTING AROUND

Crown Hill View is approx. 1 mile northeast of the Ashford Town Centre and North of the M20 motorway, also close by is the main A28 Canterbury Road and A2042 Faversham Road which run right through the town. The A251 Trinity Road skirts the western edge of Ashford. The delightful location means there are endless opportunities to explore, trains from Ashford International Station which can whisk you to London, via the high speed line in under an hour. Paris or Brussels can be reached in around two, or you can arrive right in the heart of Disneyland Paris in approximately three hours. For driving, London is just 63 miles away, reached via the M20 approximately seven miles away, while Canterbury is approx. 22 miles, Dover approx. 27 miles and Maidstone approx. 28 miles all within easy commuting distance. Folkestone and the Eurotunnel are only approx. 15 miles away by road. Flights, for business or pleasure, can be taken from Gatwick or London City Airport, both just over approx. 60 miles away. Within easy commuting distance of London and the South Coast, yet retaining all the charm of Kent, the aptly named Garden of England, Ashford lies on the River Great Stour at the southern edge of the North Downs, approx. 61 miles southeast of central London.

# 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 **Crown Hill View**.



# SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Leaps (Local Equipped Area of Play)
- Bowling Club
- Primary School

# EXPLORE CROWN HILL VIEW



EXISTING HOUSING  
DEVELOPMENT

## KEY

	<b>THE AMBERLEY</b> 3 BEDROOM DETACHED HOME		<b>THE HARROGATE</b> 4 BEDROOM DETACHED HOME
	<b>THE LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>THE LEDSHAM</b> 4 BEDROOM DETACHED HOME
	<b>THE LETCHWORTH</b> 3 BEDROOM SEMI DETACHED HOME		<b>THE MARLOW</b> 4 BEDROOM DETACHED HOME
	<b>THE OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>THE OXFORD</b> 4 BEDROOM DETACHED HOME
	<b>THE STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>THE SHAFESBURY</b> 4 BEDROOM DETACHED HOME
	<b>THE WARWICK</b> 3 BEDROOM DETACHED HOME		<b>THE STRATFORD</b> 4 BEDROOM DETACHED HOME
	<b>THE CAMBRIDGE</b> 4 BEDROOM DETACHED HOME		<b>AFFORDABLE HOUSING</b>

FUTURE  
PHASE



FUTURE  
PHASE

FUTURE  
PHASE

V - Visitor Parking  
B/S - Bin Store

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.



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# THE AMBERLEY

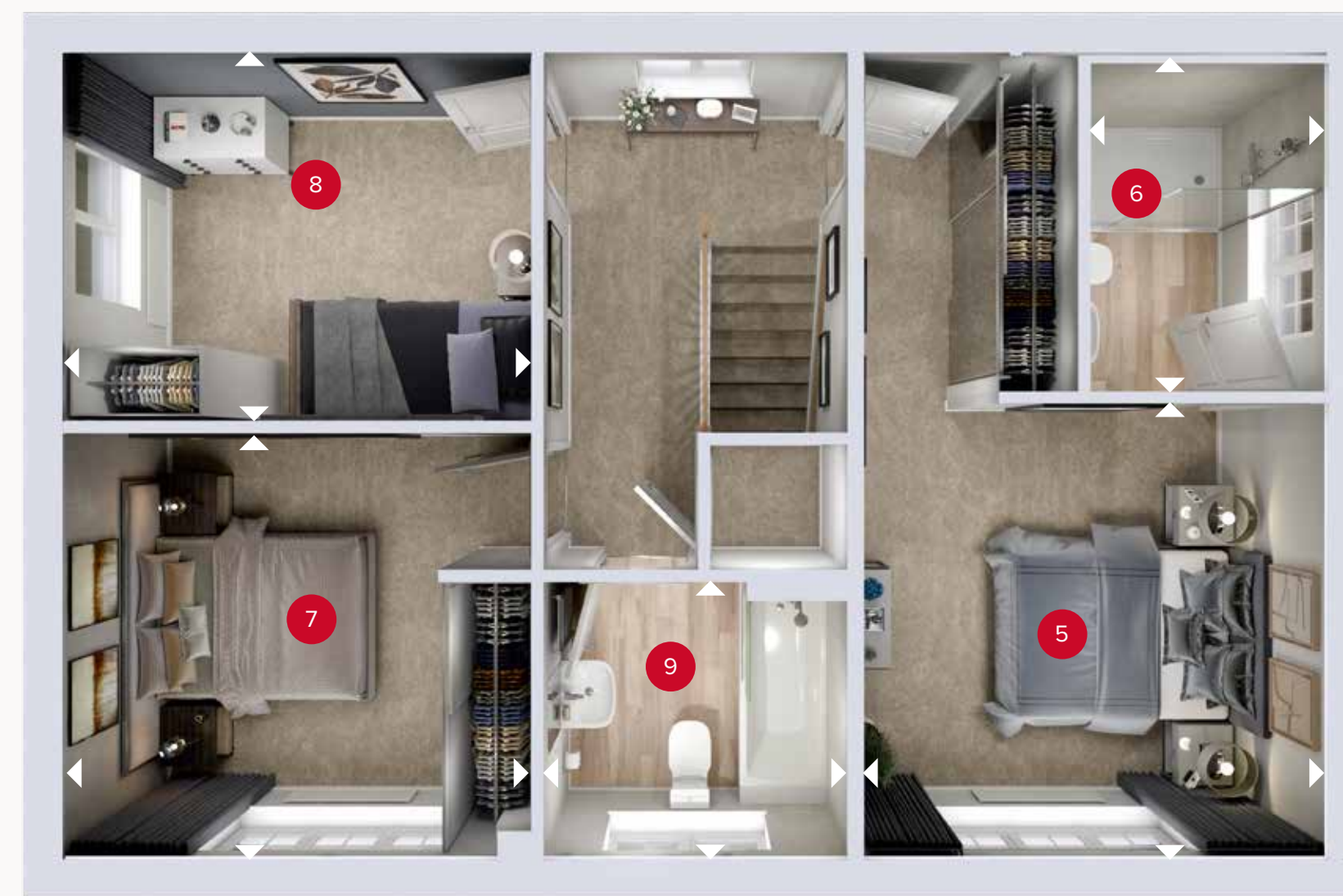
THREE BEDROOM DETACHED HOME

 **REDROW**

# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## 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**

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# THE AMBERLEY

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

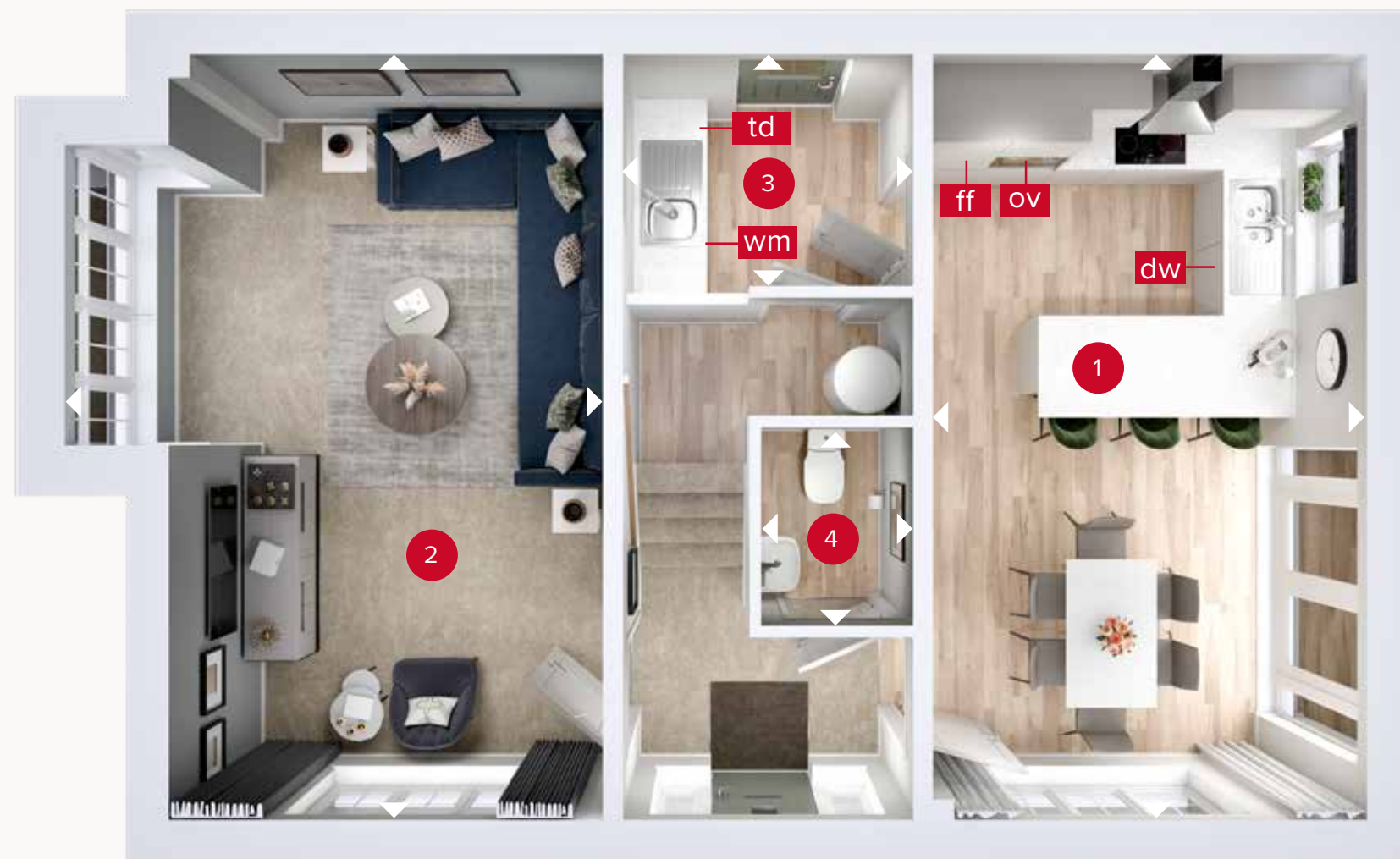
- REDROW -

# THE AMBERLEY

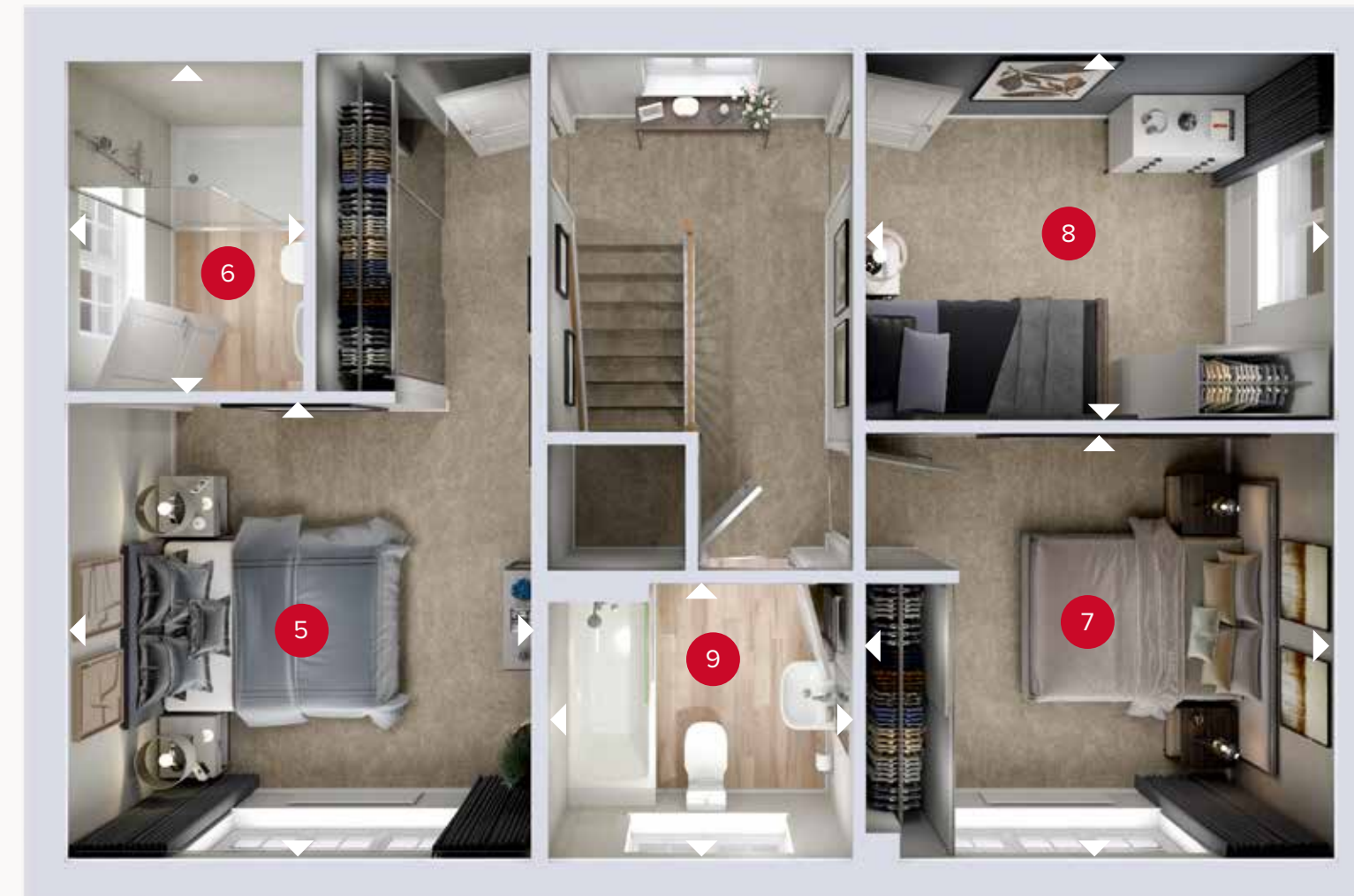
THREE BEDROOM DETACHED HOME

 **REDROW**

# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining	18'8" x 11'1"	5.70 x 3.37 m
2	Lounge	18'8" x 11'3"	5.70 x 3.43 m
3	Utility	6'10" x 5'11"	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 9'10"	3.43 x 3.01 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



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. 02948-06 EG\_AMBY\_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





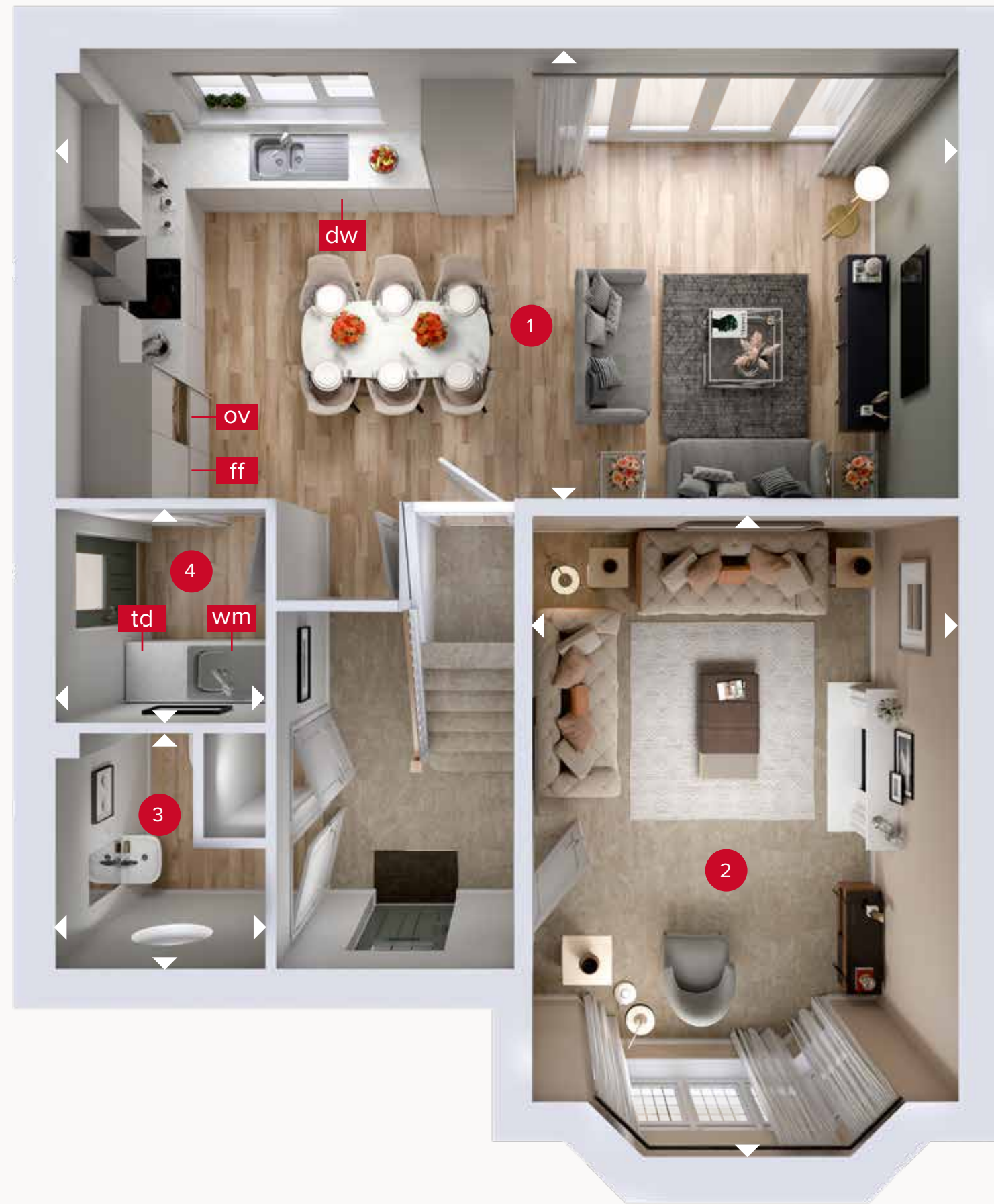
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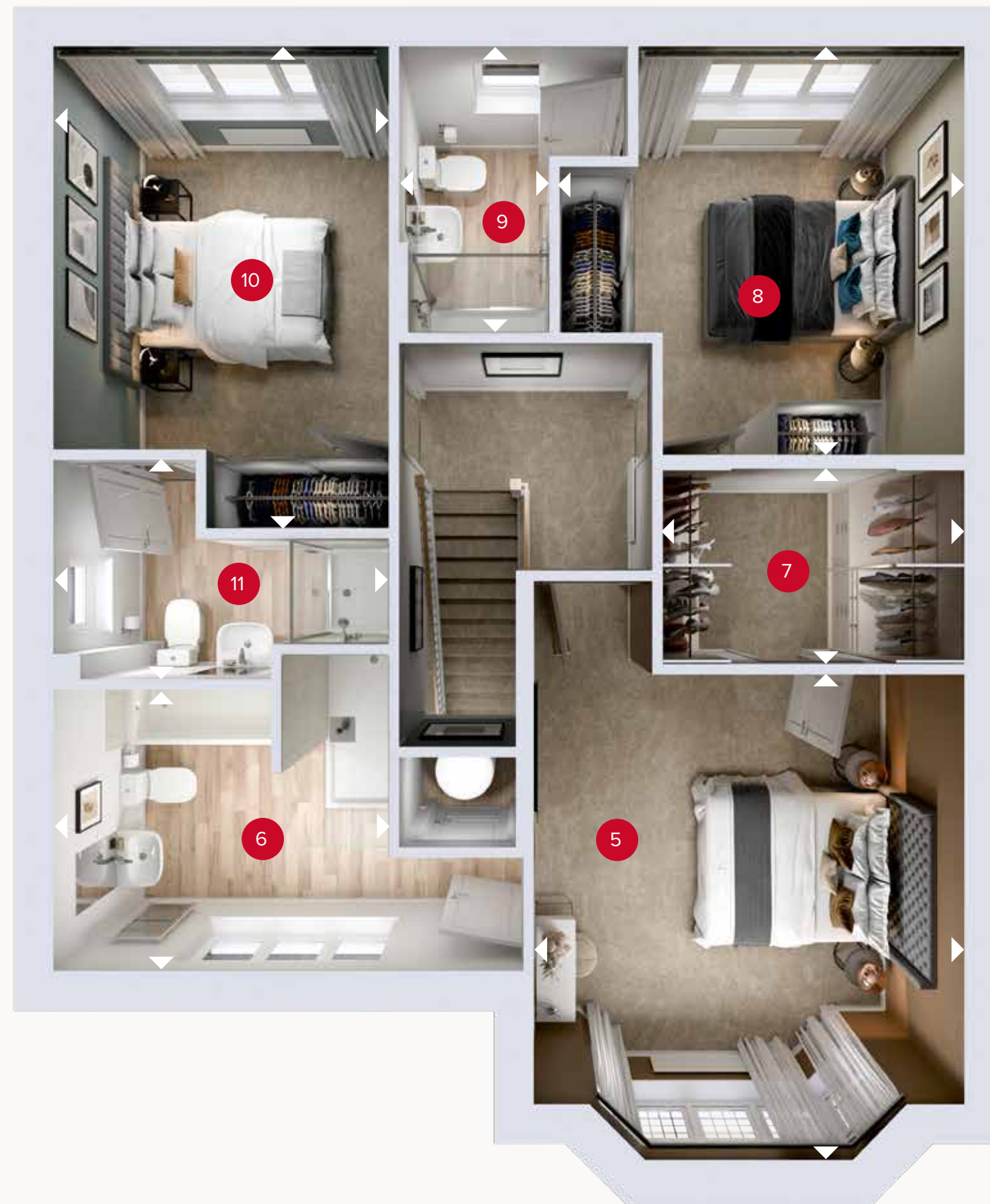
# THE LEAMINGTON LIFESTYLE

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



09.02.2023

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 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\_LEAMQ\_DM.2

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ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED HOME

 **REDROW**



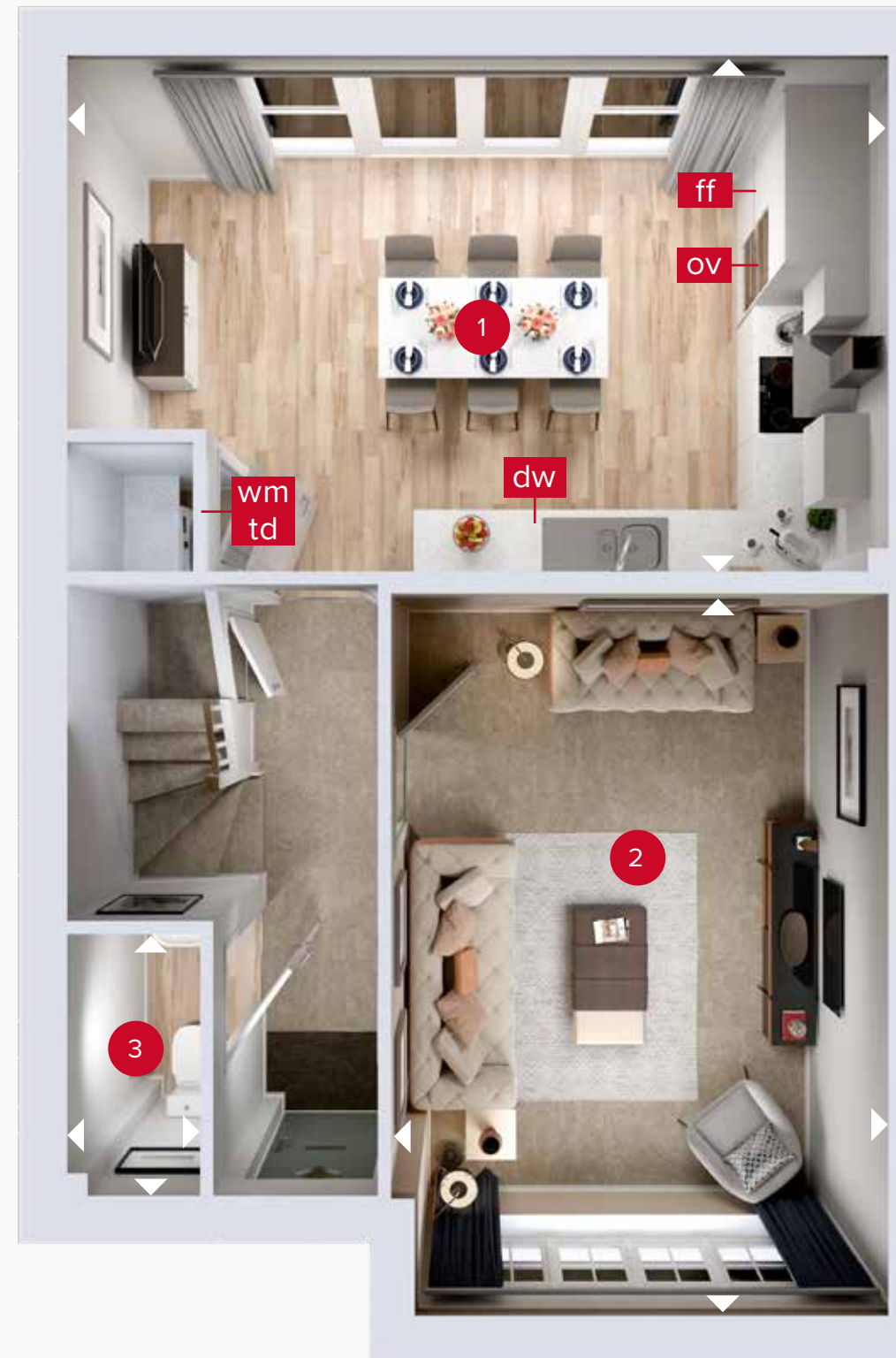
**HERITAGE**

- REDROW -

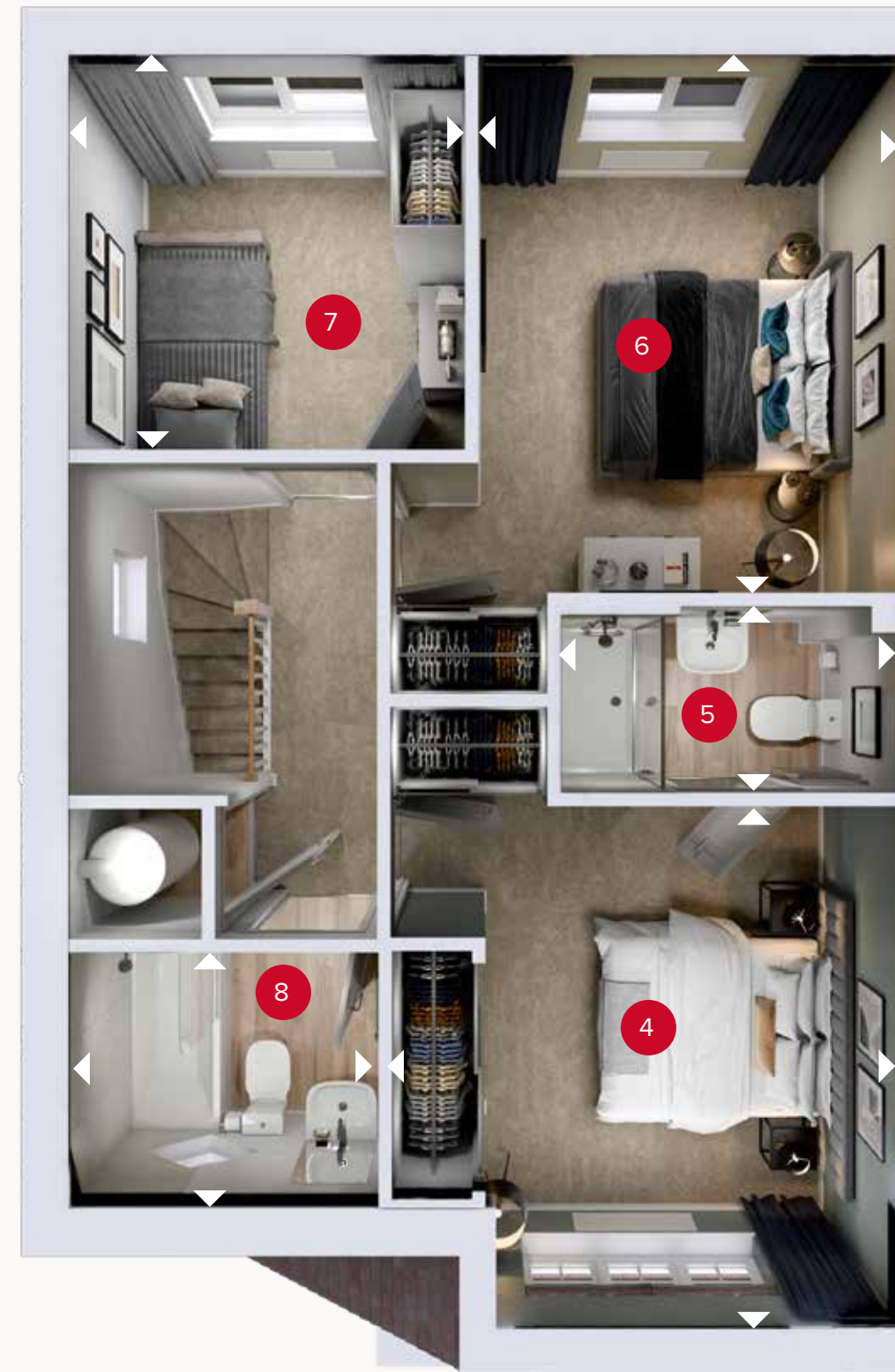
# THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE LETCHWORTH

## 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



29.03.2022

Customers should note this illustration is an example of the Letchworth house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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\_LETC\_SM.2

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





**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**

# THE OXFORD LIFESTYLE



**GROUND FLOOR**



**FIRST FLOOR**

## 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





**HERITAGE**

- REDROW -

# THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**

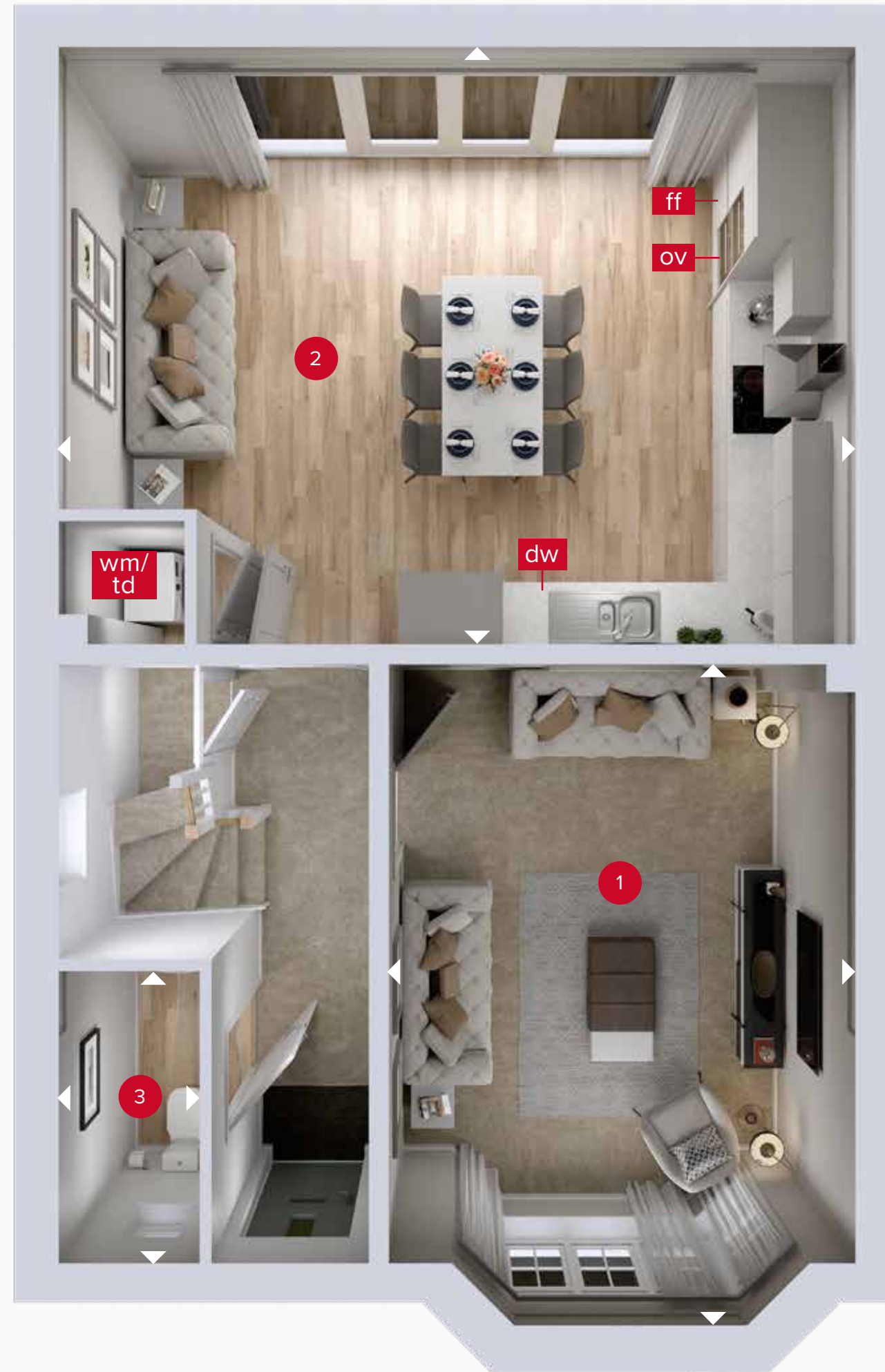
# THE STRATFORD LIFESTYLE

## GROUND FLOOR

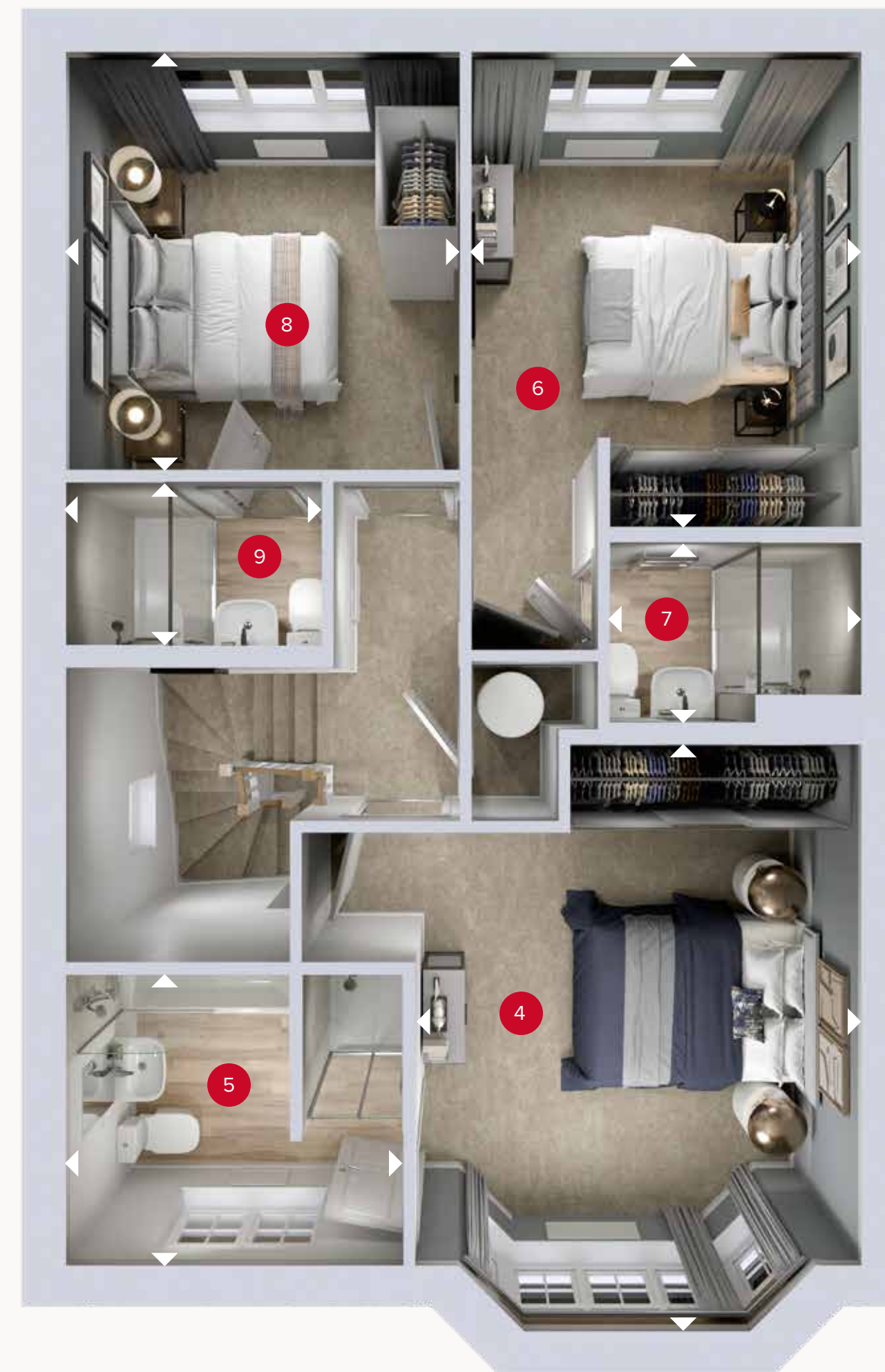
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

## 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**



17.03.2023

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 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\_STRAQ\_DM.2

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td - tumble dryer space





**HERITAGE**

- REDROW -

# THE WARWICK

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE WARWICK

THREE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

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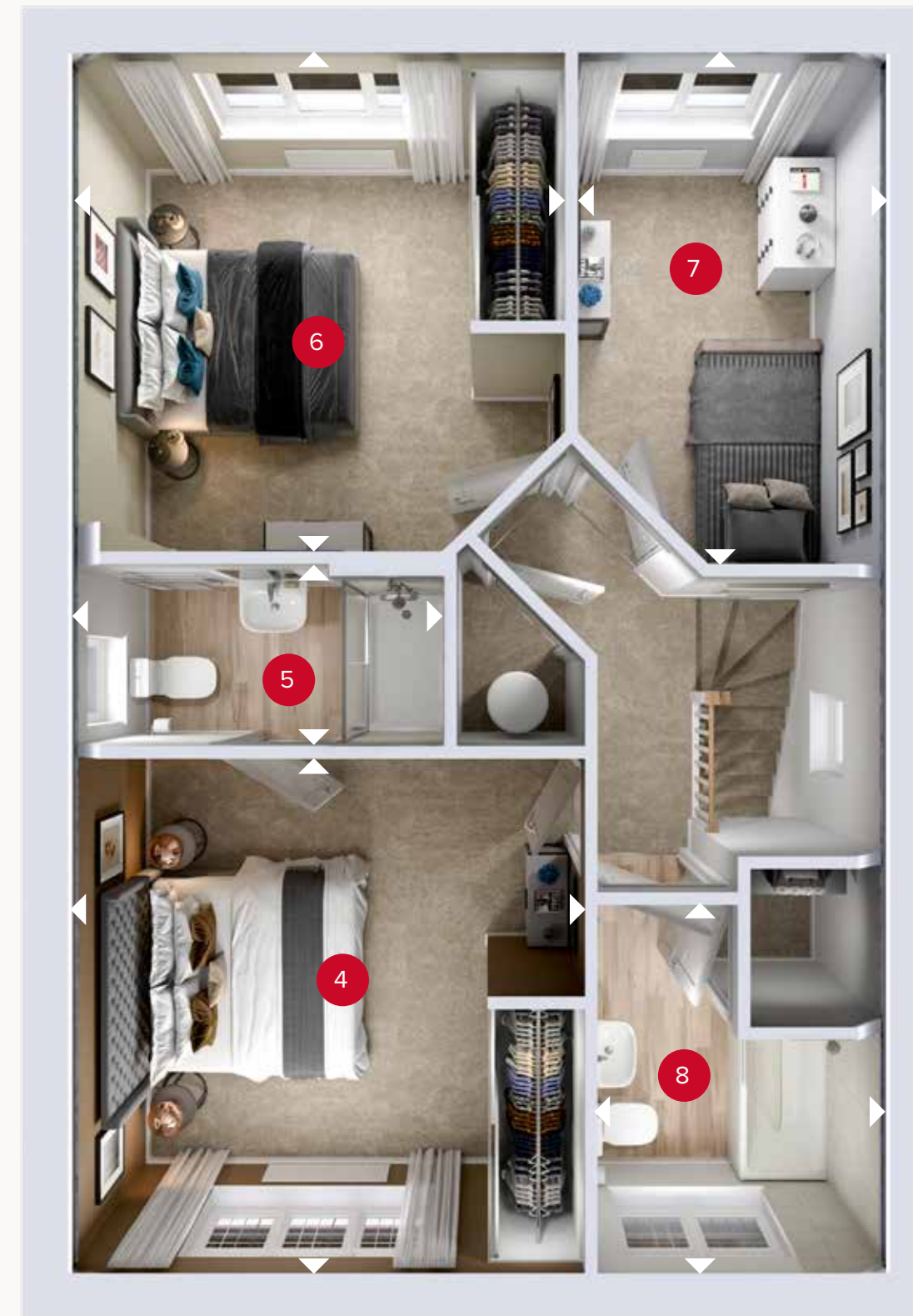
# THE WARWICK

THREE BEDROOM DETACHED HOME

 **REDROW**



**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 0.98 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"	3.75 x 2.19 m
8 Bathroom	8'9" x 6'9"	2.66 x 2.05 m



**HERITAGE**

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# THE BALMORAL

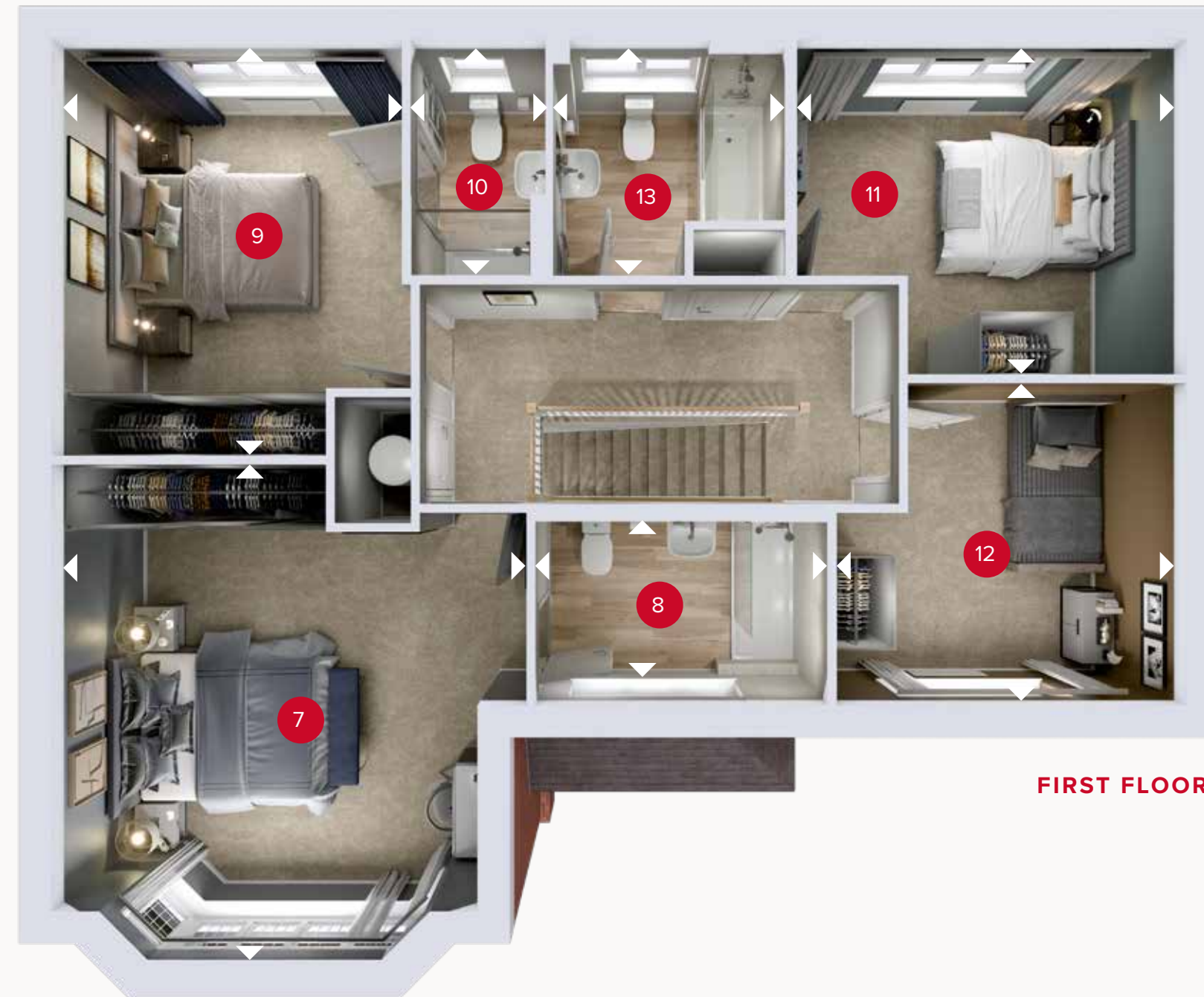
FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE BALMORAL



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	21'8" x 12'5"	6.60 x 3.78 m
2	Family room	13'7" x 10'3"	4.13 x 3.13 m
3	Kitchen	13'9" x 10'6"	4.19 x 3.21 m
4	Dining	13'0" x 11'7"	3.96 x 3.53 m
5	Utility	5'11" x 5'1"	1.82 x 1.54 m
6	Cloaks	5'1" x 3'7"	1.54 x 1.10 m

## FIRST FLOOR

7	Bedroom 1	15'9" x 15'3"	4.80 x 4.64 m
8	En-suite 1	9'5" x 5'11"	2.87 x 1.81 m
9	Bedroom 2	13'9" x 11'2"	4.18 x 3.41 m
10	En-suite 2	7'11" x 4'4"	2.41 x 1.31 m
11	Bedroom 3	12'6" x 11'1"	3.80 x 3.38 m
12	Bedroom 4	11'2" x 10'3"	3.41 x 3.13 m
13	Bathroom	7'11" x 7'6"	2.41 x 2.29 m





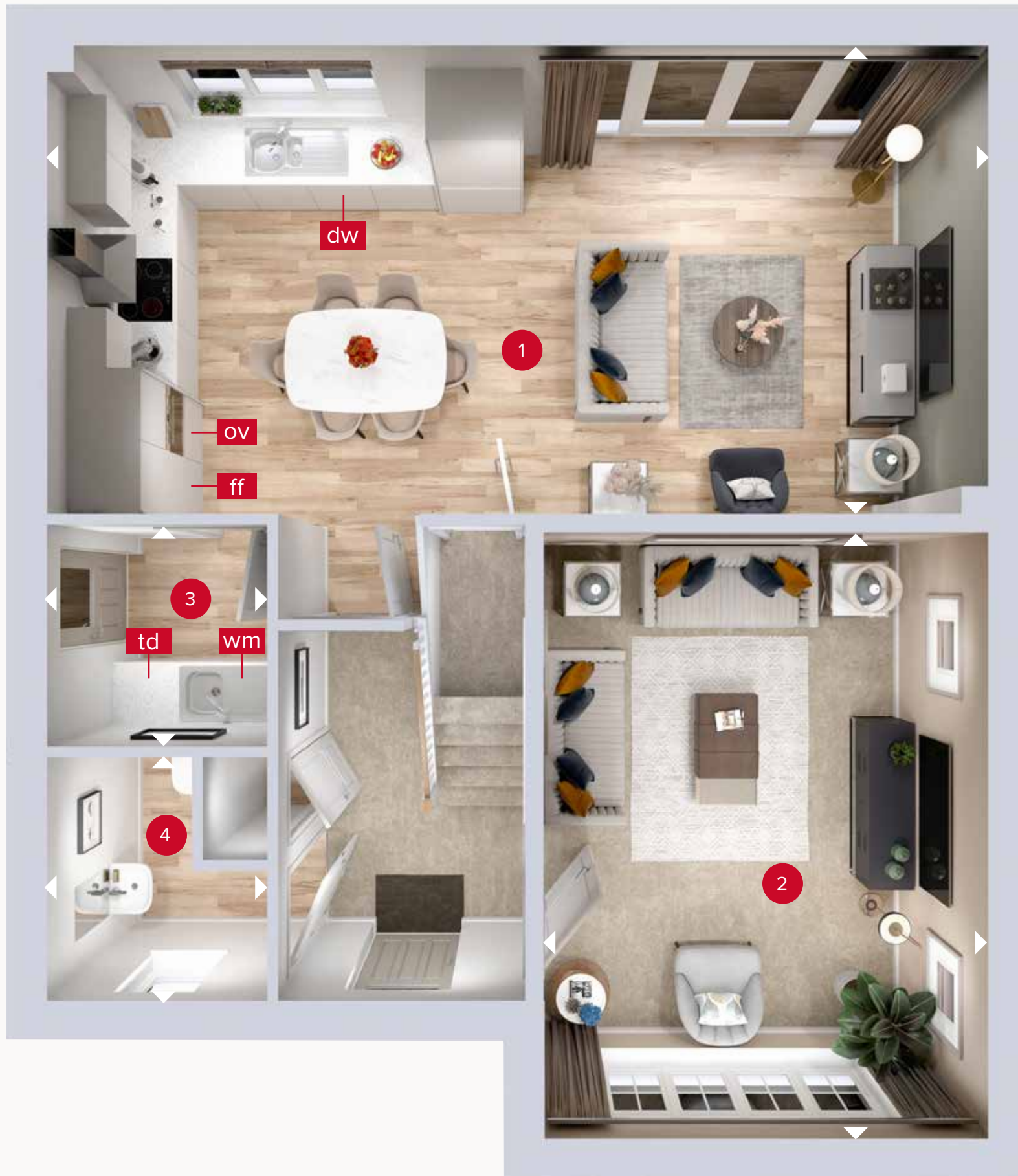
**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME

 **REDROW**



**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



16.03.2023

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 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\_CAMB\_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 HARROGATE

FOUR BEDROOM DETACHED HOME





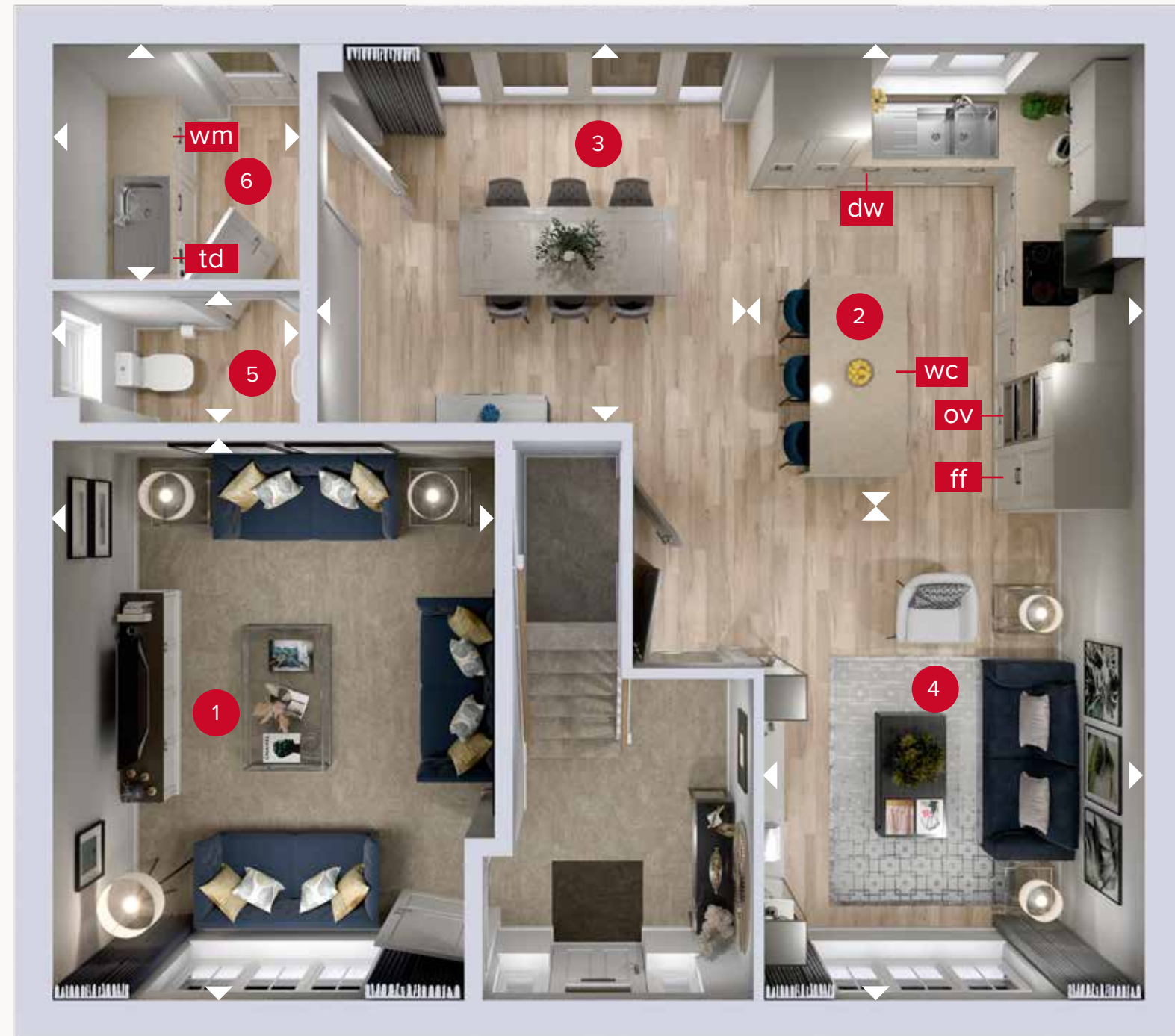
**HERITAGE**

- REDROW -

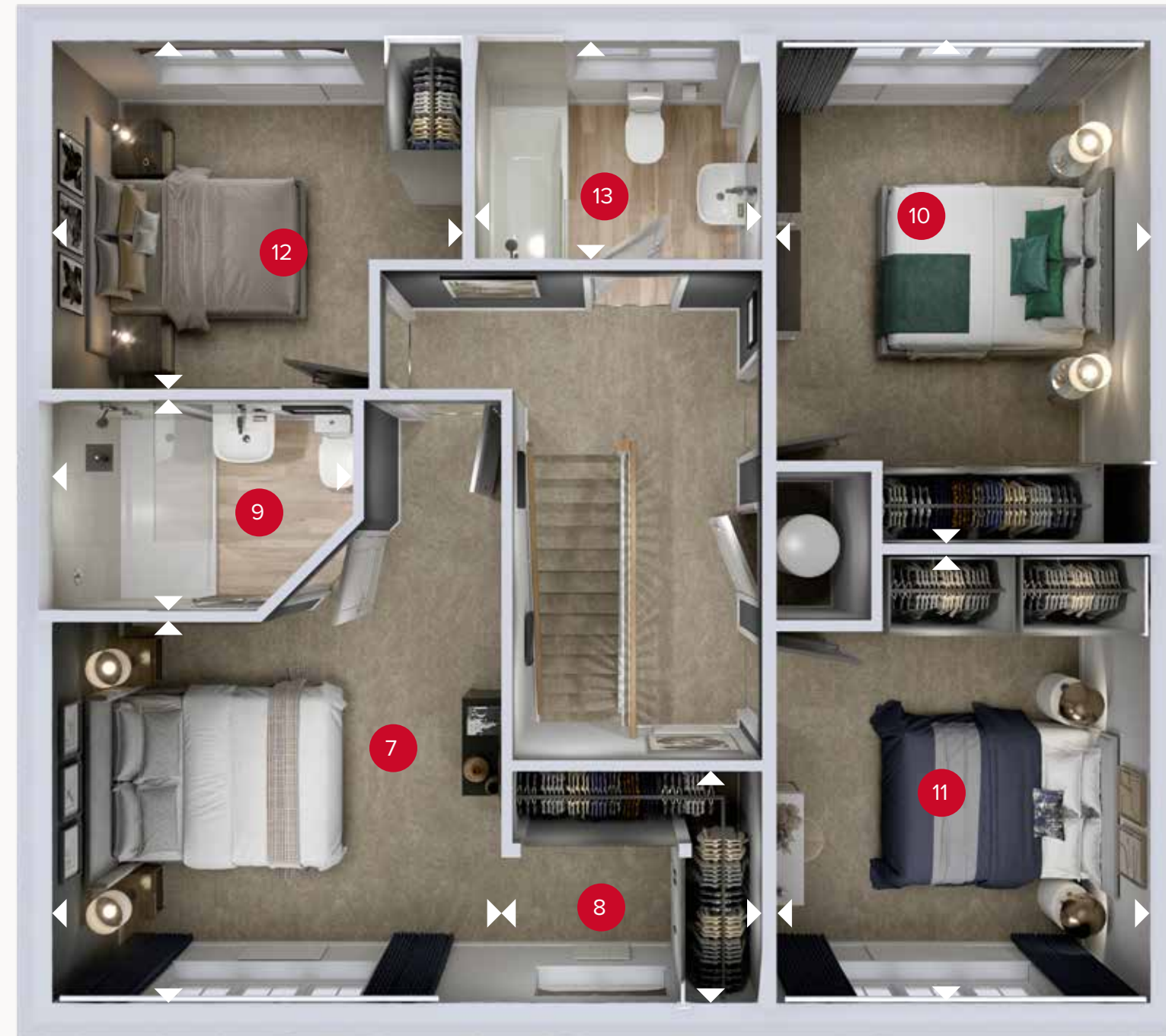
# THE HARROGATE

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	6'3" x 5'11"	1.90 x 1.79 m
6 Cloaks	7'6" x 3'7"	2.28 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 5'4"	2.27 x 1.63 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



**HERITAGE**

- REDROW -

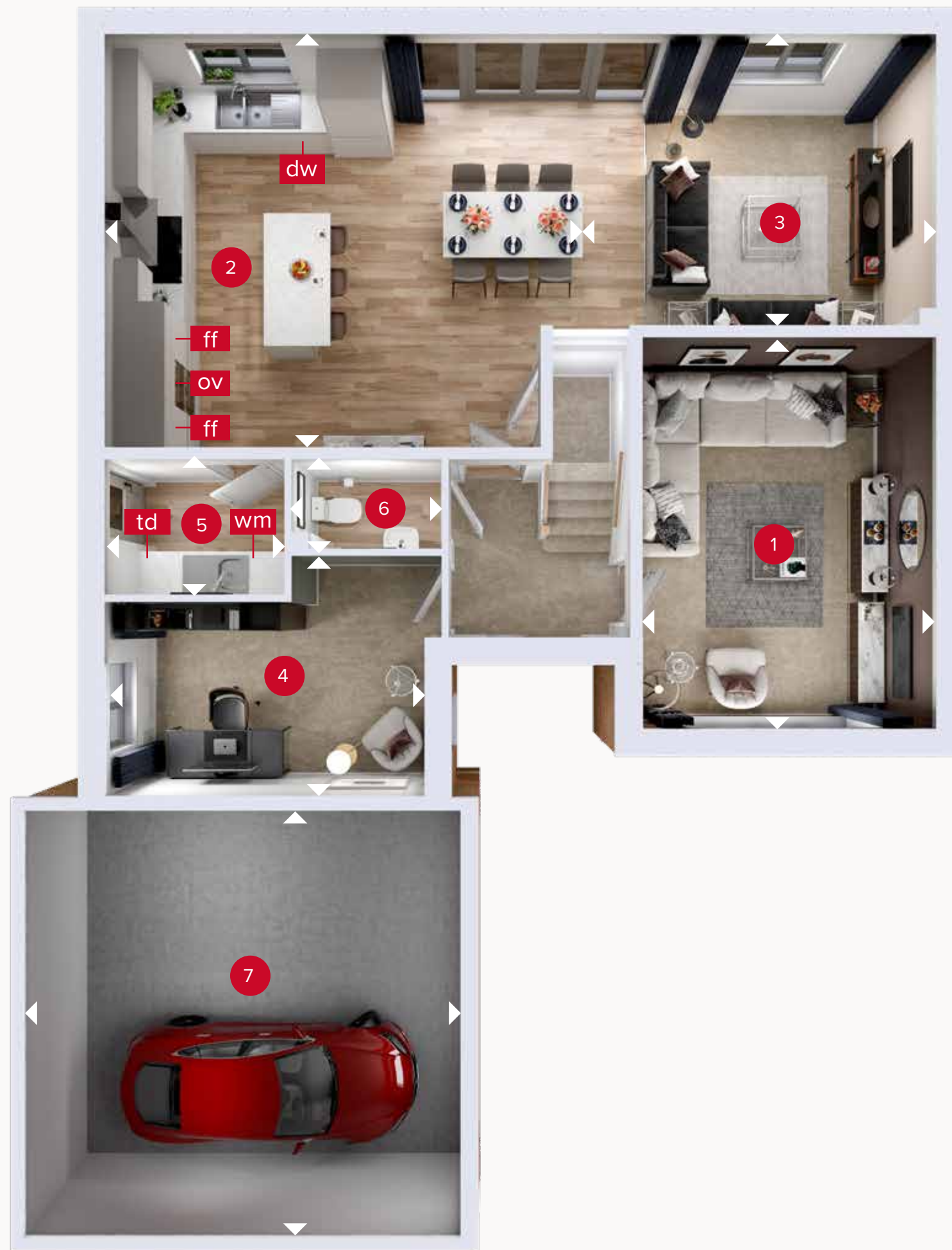
# THE LEDSHAM

FOUR BEDROOM DETACHED HOME

 **REDROW**



# THE LEDSHAM



**GROUND FLOOR**



**FIRST FLOOR**

## 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 MARLOW

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

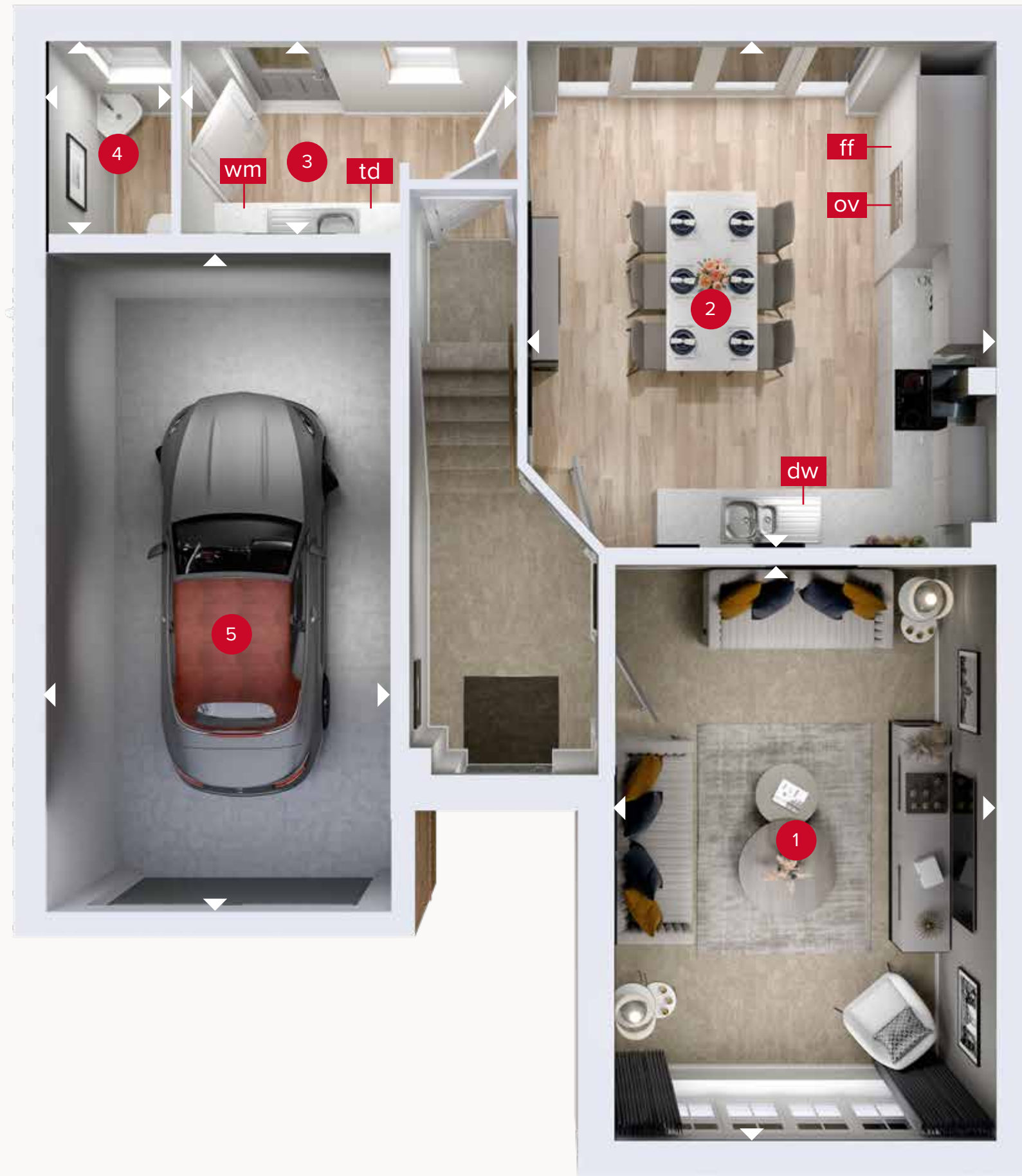
- REDROW -

# THE MARLOW

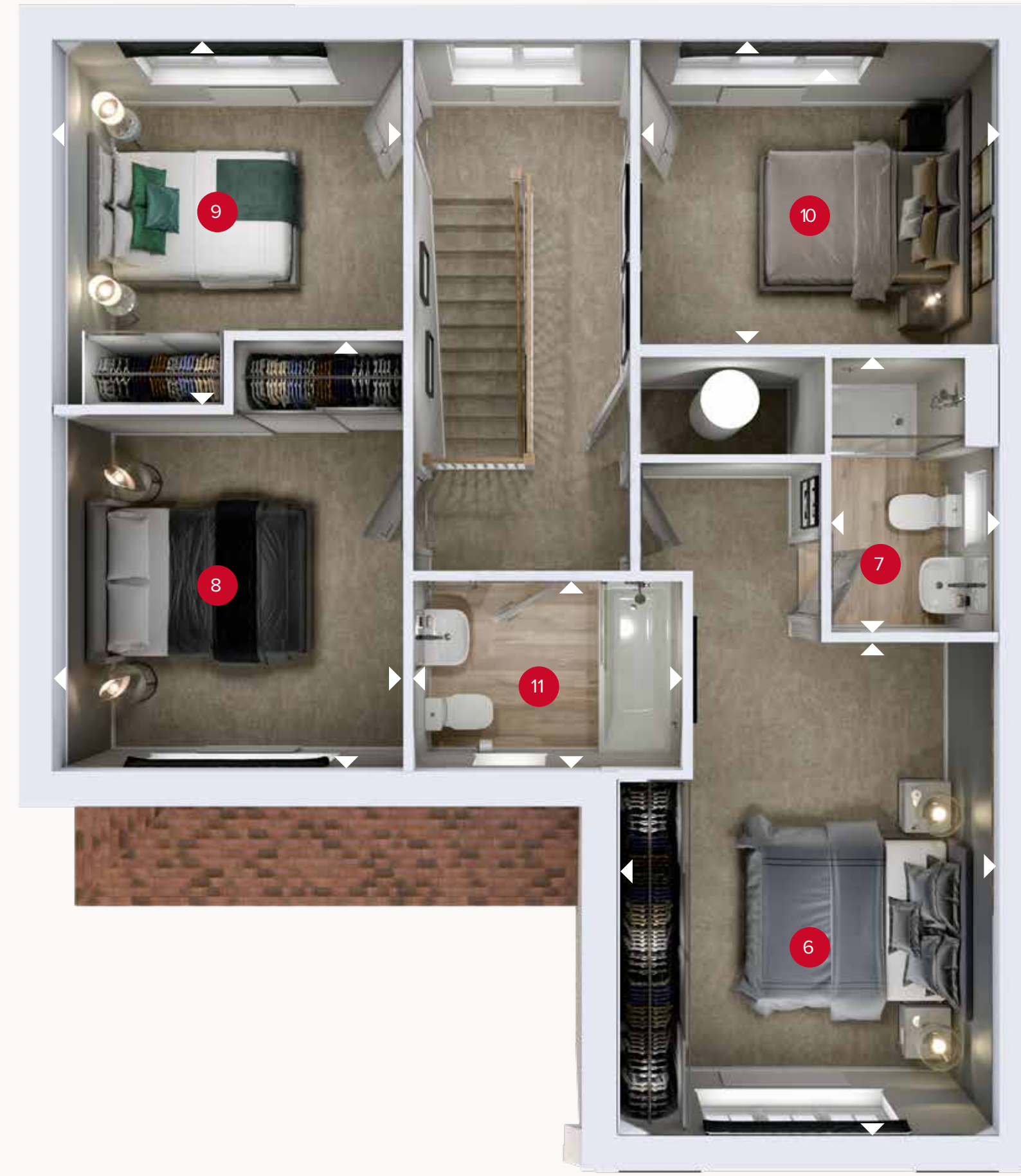
FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE MARLOW



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	17'0" x 10'11"	5.19 x 3.34 m
2	Kitchen/ Dining	14'10" x 13'7"	4.52 x 4.15 m
3	Utility	9'10" x 5'10"	2.99 x 1.78 m
4	Cloaks	5'10" x 3'6"	1.78 x 1.06 m
5	Garage	19'9" x 10'0"	6.01 x 3.05 m

## FIRST FLOOR

6	Bedroom 1	14'8" x 10'11"	4.47 x 3.34 m
7	En-suite	8'1" x 4'10"	2.46 x 1.47 m
8	Bedroom 2	12'7" x 10'3"	3.83 x 3.12 m
9	Bedroom 3	11'0" x 10'3"	3.34 x 3.12 m
10	Bedroom 4	10'7" x 9'0"	3.22 x 2.74 m
11	Bathroom	8'0" x 5'7"	2.44 x 1.71 m



**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE OXFORD



**GROUND FLOOR**



**FIRST FLOOR**

## 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 SHAFTESBURY

FOUR BEDROOM DETACHED HOME

 **REDROW**





**HERITAGE**

- REDROW -

# THE SHAFTESBURY

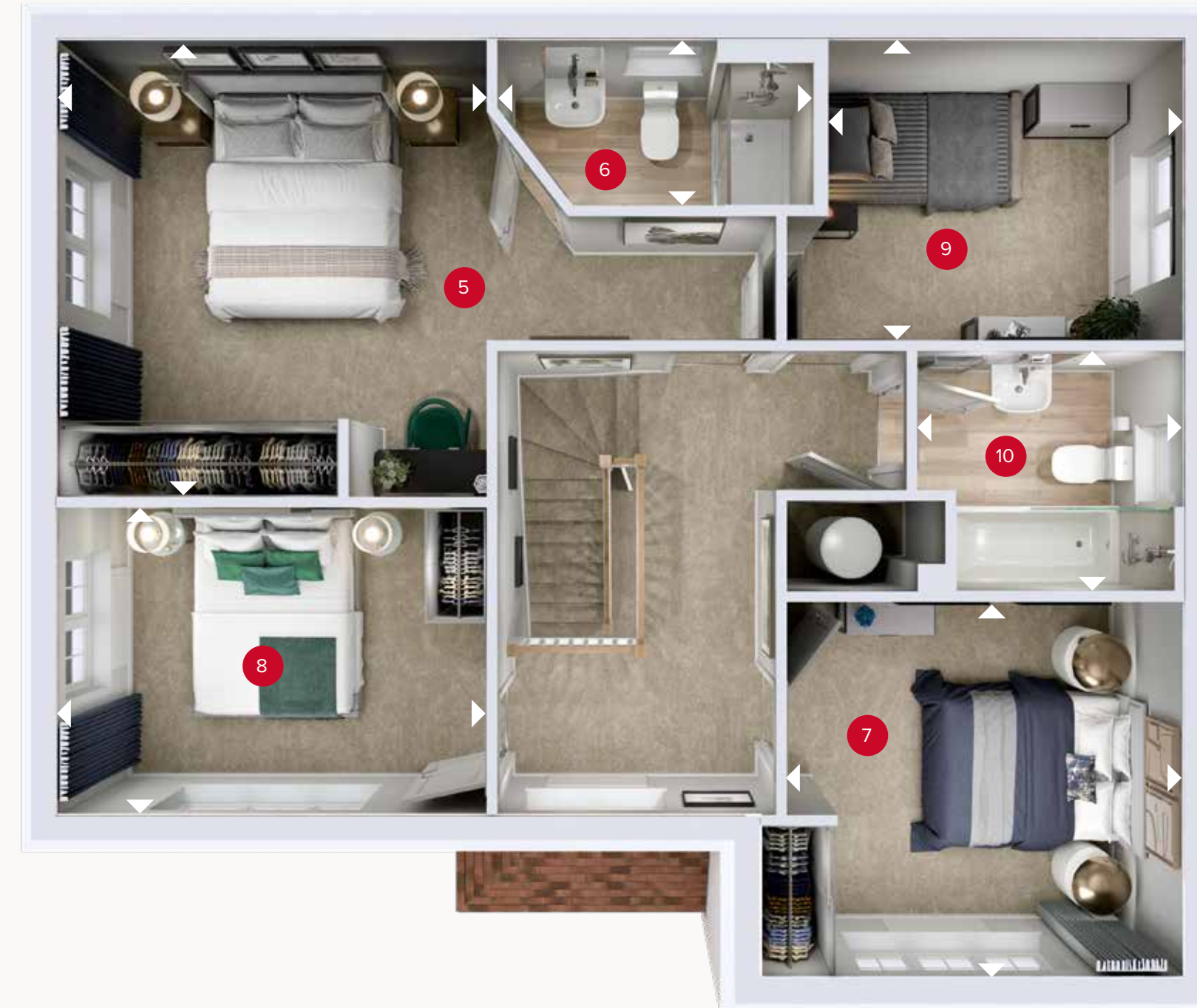
FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE SHAFTESBURY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

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

## FIRST FLOOR

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



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME





**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**

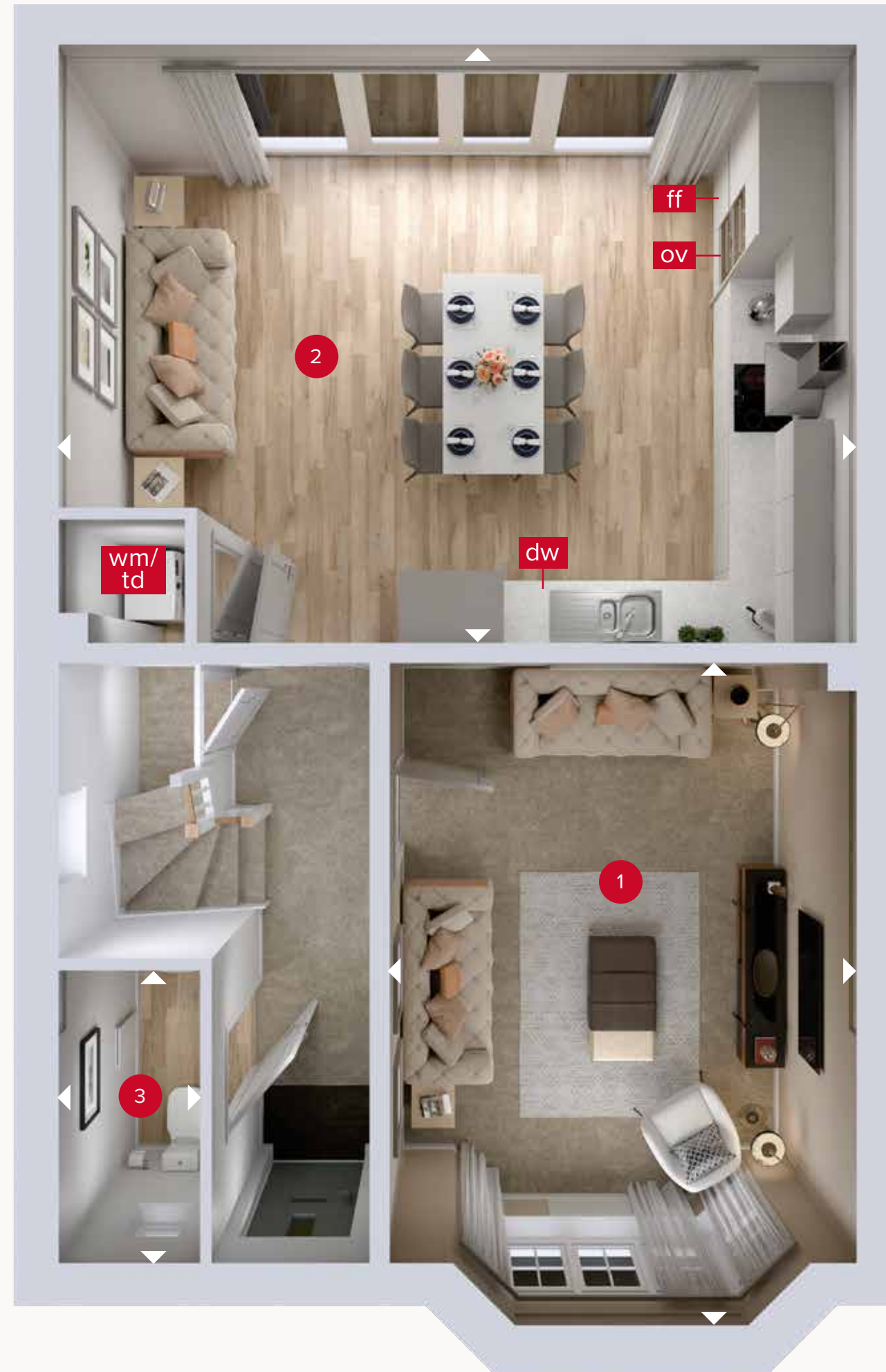
# THE STRATFORD

## GROUND FLOOR

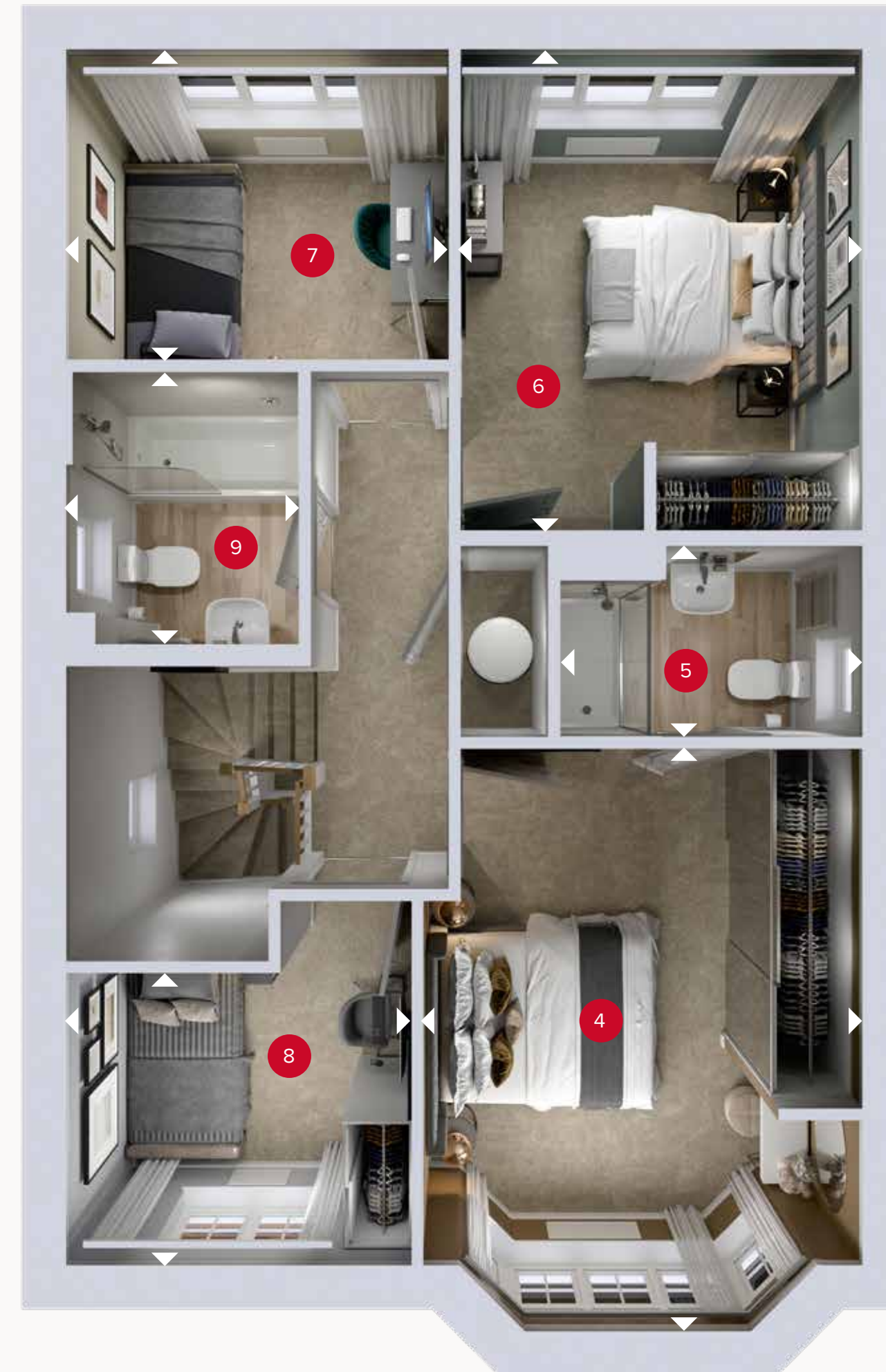
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

## 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



02.03.2023

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



# 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.





**HERITAGE**

- REDROW -

# **CROWN HILL VIEW**

ECO ELECTRIC HOUSE SPECIFICATION



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

### Upstand

To match above worktops with stainless steel splashback behind hob.

### Under Wall Unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

### Sink

Properties under 1500sqft  
- Kitchen stainless steel bowl and a half sink with mixer tap  
Properties over 1500sqft  
- Kitchen stainless steel double bowl with mixer tap

### Utility Sink

- Single Bowl - House types specific

### Appliances AEG / Electrolux / Zanussi

Properties under 1500sqft  
- Electric Hob 60cm with 4 heat zones  
- Double Oven  
- Chimney Extract - 60cm  
Properties over 1500sqft  
- Electric Hob 80cm/90cm with multiple heat zones - house type specific  
- Double Oven  
- Chimney Extract - 80cm/90cm - house type specific

### Fridge/Freezers

Properties under 1600sqft  
- Integrated 50/50 Fridge/Freezer \*including the Hampstead and Highgate house types  
Properties over 1600sqft  
- 2x integrated 50/50 Fridge/Freezers \*excluding the Hampstead and Highgate house types



## INTERIOR

### Walls

Crown white emulsion paint finish.

### Ceilings

Flat finish with Crown white emulsion paint decoration.

### Internal Doors

"Cambridge" 2 panel internal moulded door.

### Internal Door Furniture

Polished chrome effect door furniture.

### TV Point

Located as follows: one in lounge and one in bedroom. See layout for details.

### Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

### Electrical Sockets / Switch Plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

### Radiators

Myson radiators to upper floors.

### Central Heating

Air Source Heat Pump - Refer to Sales Consultant for details.

### Underfloor Heating

Within screeded floors on ground level.

### Wardrobe

Wardrobe to bed 1 only on properties over 1600sqft. House type specific. See sales consultant for details.

Lifestyle Properties

- Shelf and rail to bed 1 dressing area in the Leamington Lifestyle only.

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



## BATHROOM, EN-SUITE & CLOAKROOM

### Bathroom / En-suite & Cloakroom Styles

Ideal Standard in White finish.

### Bathroom / En-suite & Cloakroom Basin

Ideal Standard or corner basin with chrome trap.  
Please refer to drawings to confirm basin design.

### WC

Ideal standard close coupled back-to-wall pan with  
dual flush cistern.

### Bath

Ideal standard Tempo Arc bath with Meridian Isocore  
bath panel.

### Brassware

Ideal Standard single lever tap.

### Wall Tiles

Choice of wall tile to splash back area and full height  
tiling to surrounding shower and bath enclosures only.  
See My Redrow for details, subject to build stage.

### Towel Warmer

Dual fuel towel warmer in chrome effect finish to  
bathroom and en-suite.

### Shower Over Bath

Shower valve and screen to be provided above  
bath where there is no separate shower enclosure  
in the bathroom.

### Shower Valve

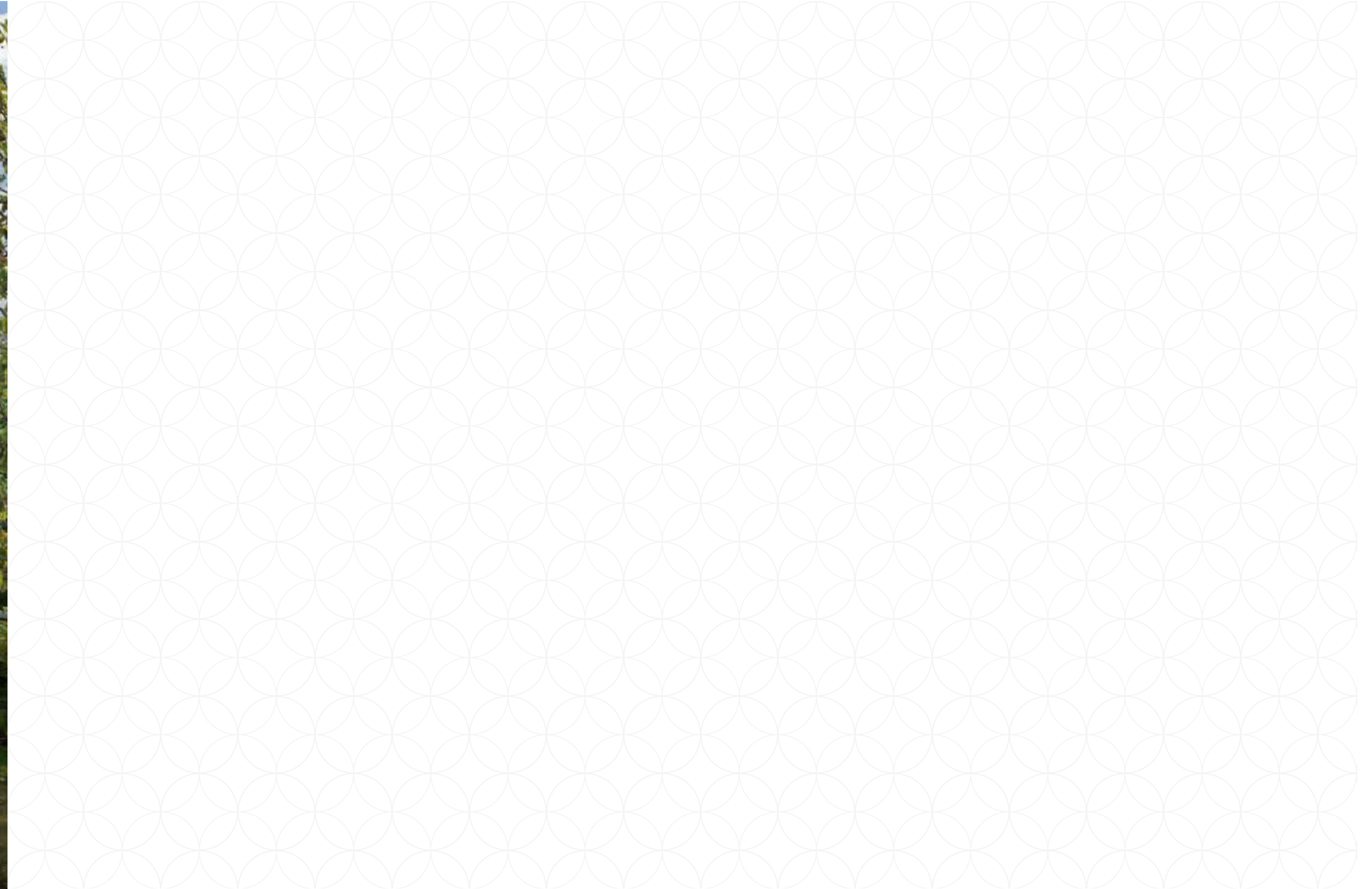
Aqualisa shower valve.

### Shaver Sockets

In bathroom and en-suite where applicable

### Mirrors

To be fitted above bathroom and en-suite wash  
basins where applicable. See Sales consultant  
for details.



## EXTERIOR

### External Doors

#### Front

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

#### Rear

GRP door with patterned obscured glass, finished internally and externally in white.

### Security

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

### External Front Lights

Coach down lantern.  
Downlight where entrance is recessed

### Garage

To specific plots, see Sales Consultant for more information.

### Garage Doors

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

### Power to Garage

Double power point and lighting pendant (to properties with an integral garage) and where garage lies within the curtilage of the property.

### Car Charging Points

Electric car charging points to every house - see Sales Consultant for details and location.

### External Fencing

Side & Rear – Vertical boarding 1.8m high.

### Gate

1.8 High timber gate.

### Paving

Buff riven faced flags as indicated on drawing.

### Turfing

Properties under 1600sqft  
- Turf to front garden, top soil to rear garden  
Properties over 1600sqft  
- Turf to front and rear gardens

### Top Soil

To rear gardens.

### Outside Tap

Refer to drawing for location.

# 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.





# CROWN HILL VIEW



Willesborough Road, Kennington, Ashford, Kent TN24 9QP

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