

HERITAGE

- REDROW -

# MEADOW FIELDS AT THE HOPLANDS

HERSDEN, KENT





# WELCOME TO MEADOW FIELDS AT THE HOPLANDS



## A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE VILLAGE OF HERSDEN.

Welcome to The Hoplands, a wonderful range of new homes situated in the village of Hersden. Nestled within Kent countryside, these homes offer timeless appeal with an idyllic rural lifestyle, crafted to the highest specifications that meet the standards of modern living.





## AN INSPIRED **NEW HOME**

Explore what makes this  
Heritage 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 Heritage collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





## ENJOY THE AREA

The Hoplands is immersed in sheer elegance and charm, characterised by majestic landscapes, historical architecture and coastal retreats.

Just five miles west of home is Canterbury, a Kentish city that boasts world-renowned heritage. Canterbury Cathedral is the city's architectural hallmark, a world famous 11th century structure that boasts a number of unique and striking features, from the elegant medieval stained-glass windows to the Romanesque-style Crypt. Part of a World Heritage Site, the cathedral attracts a huge number of visitors every year, and offers guided tours of the cathedral itself as well as its gardens for exploration.

Other historical structures that still remain include the ruins of St Augustine's Abbey, Canterbury Castle, and part of the Roman City Wall. Many examples of historical residences can still be found in the city as well, from Roman and Georgian structures to slightly more modern Victorian and Edwardian homes.

Under ten miles from home is the Kent Downs, an Area of Outstanding Natural Beauty, an idyllic and diverse landscape that covers nearly a quarter of Kent, stretching from Surrey and the London borders all the way down to Dover. As well as picturesque views, the Kent Downs offers a number of heritage sites to discover, including Leeds Castle, a 12th century castle offering over 900 years of history and over 500 acres of parkland and gardens, that's just under an hour by car. There are also many glorious nature reserves and Woodland Trust sites to explore. A number of coastal areas are also close to home, from the traditional seaside towns of Herne Bay and Ramsgate, to the more charming and cultural spots of Whitstable and Broadstairs.



## ENJOY AN ACTIVE LIFESTYLE

For sport and leisure, you'll be spoilt for choice; whether you prefer a leisurely stroll through historic Canterbury or something more energetic, Hernden has it all.

Fitness fanatics can enjoy a plethora of activities from the nearby leisure centres at Kingsmead Leisure Centre in Canterbury or Herons Leisure Centre in Herne Bay. For something a bit more leisurely you could try punting along the River Stour. Golfers can enjoy a relaxing round at the Canterbury Golf Club or the Chestfield Golf Club in Whitstable.

Or why not take in some history in nearby Canterbury, designated as one of Britain's Heritage Cities. Visit the oldest cathedral in England, packed full of history with beautiful stained glass windows, glorious green spaces and cathedral cloisters. There are numerous nature reserves close by, with the Stodmarsh Nature Reserve right on the doorstep.

Just a few miles down the road are the coastal towns of Whitstable, with its world renowned Oyster Festival and Herne Bay with its Victorian Pier and charming seafront. For those wanting something a bit more energetic there's Margate with its Dreamland theme Park. There really is something for everyone.

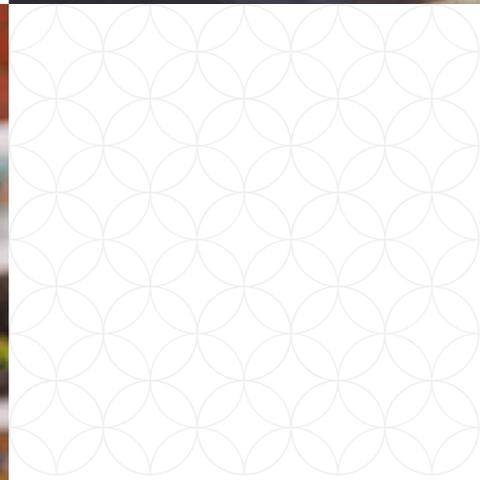
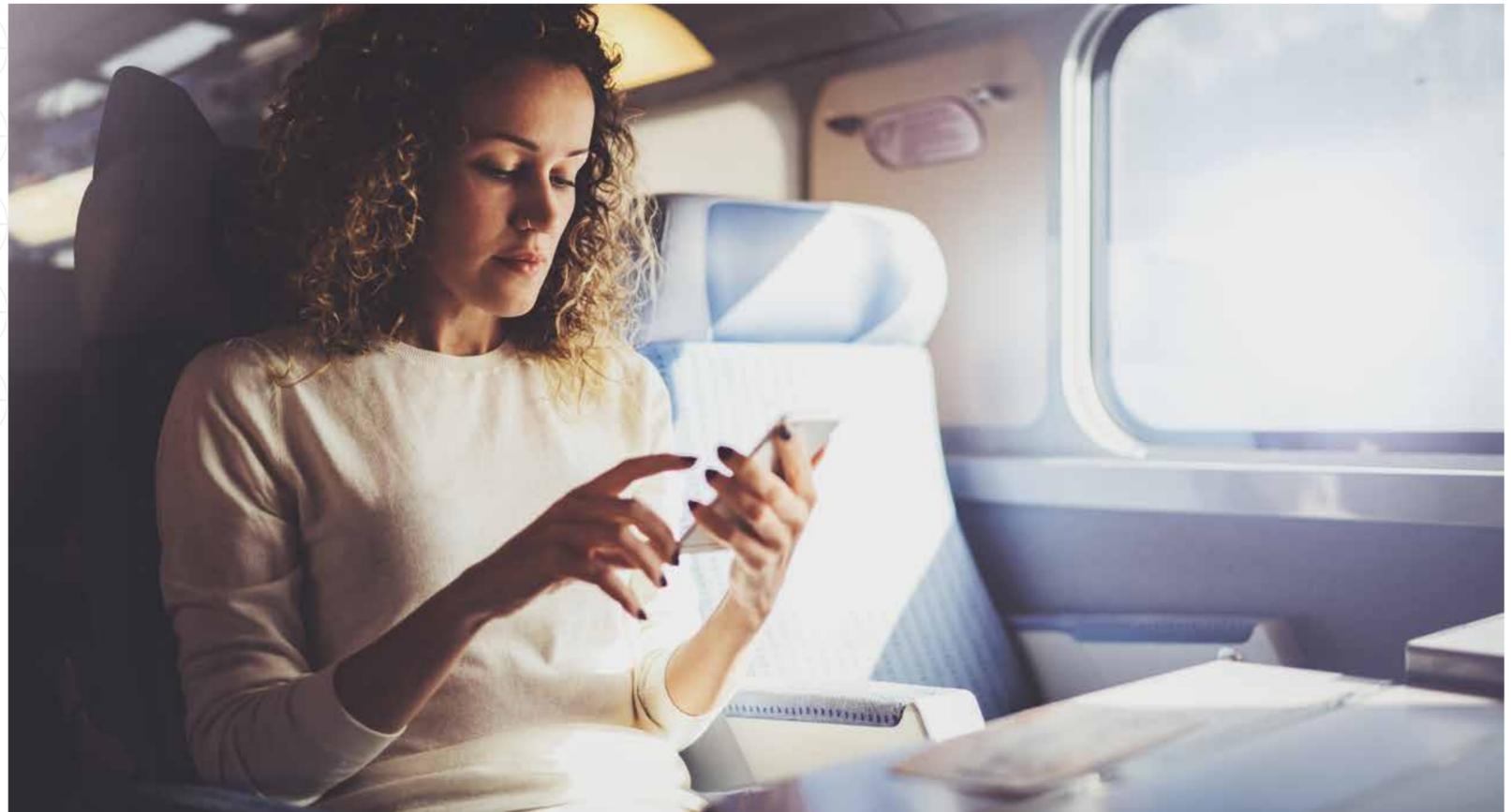
A varied programme of performing arts can be enjoyed at The Marlowe Theatre in Canterbury, or The Gulbenkian Theatre located in the University of Kent.

# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools for youngsters of all ages. Water Meadows Primary School and Sturry Church of England Primary School are just a short drive from home.

For older students Spires Academy is right on your doorstep.

For higher education, the University of Kent is located in Canterbury, just a 10 minute drive away, and is easily commutable.



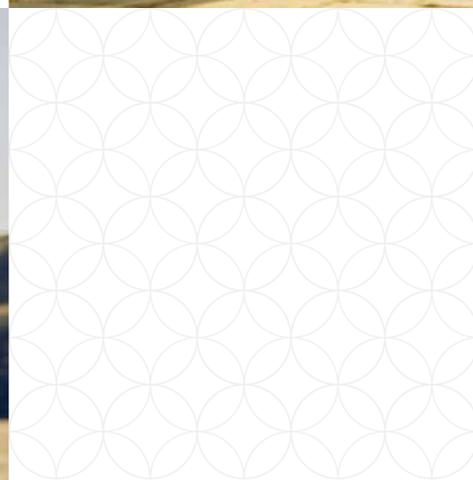
# GETTING AROUND

The Hoplands is ideally positioned to serve both commuters and explorers. The development is approximately a 4 minute drive to Sturry train station and located just off the A28 road, which connects directly into Canterbury in just 20 minutes.

Canterbury has two railway stations, serving both domestic and international travel; its East station offers services to Dover (30 minutes) and London Victoria (1 hour 40 minutes). The West station connects into London St Pancras (1 hour), Margate (30 minutes), Ramsgate (15 minutes), and Ashford International (20 minutes), where you can hop on the Eurostar for international destinations, including Brussels, Amsterdam and Paris.

# 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 **Meadow Fields at The Hoplands**.



# SO YOU GET MORE OUT

- Public Open Spaces
- Cycleways and Footpaths
- Trim Trails
- Community Orchard
- Local Equipped Areas of Play

# EXPLORE MEADOW FIELDS



## KEY

<b>LETCWORTH</b> 3 BEDROOM SEMI-DETACHED HOME	<b>SHAFESBURY</b> 4 BEDROOM DETACHED HOME
<b>WARWICK</b> 3 BEDROOM DETACHED HOME	<b>CANTERBURY</b> 4 BEDROOM DETACHED HOME
<b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	<b>HARROGATE</b> 4 BEDROOM DETACHED HOME
<b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	<b>HENLEY</b> 4 BEDROOM DETACHED HOME
<b>STRATFORD</b> 4 BEDROOM DETACHED HOME	<b>BALMORAL</b> 4 BEDROOM DETACHED HOME
<b>OXFORD</b> 4 BEDROOM DETACHED HOME	<b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
<b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME	<b>AFFORDABLE HOUSING</b>

**Affordable Housing:**  
Dart - 186 & 187  
Tavy - 188 & 189  
Block A Apartments - 177-185

**V** - Visitor Parking  
**BCP** - Bin Collection Point  
**LEAP** - Local Equipped Area of Play  
**SUDS** - Sustainable Drainage Systems

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.





**HERITAGE**

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# THE LETCHWORTH

THREE BEDROOM DETACHED HOME

 **REDROW**

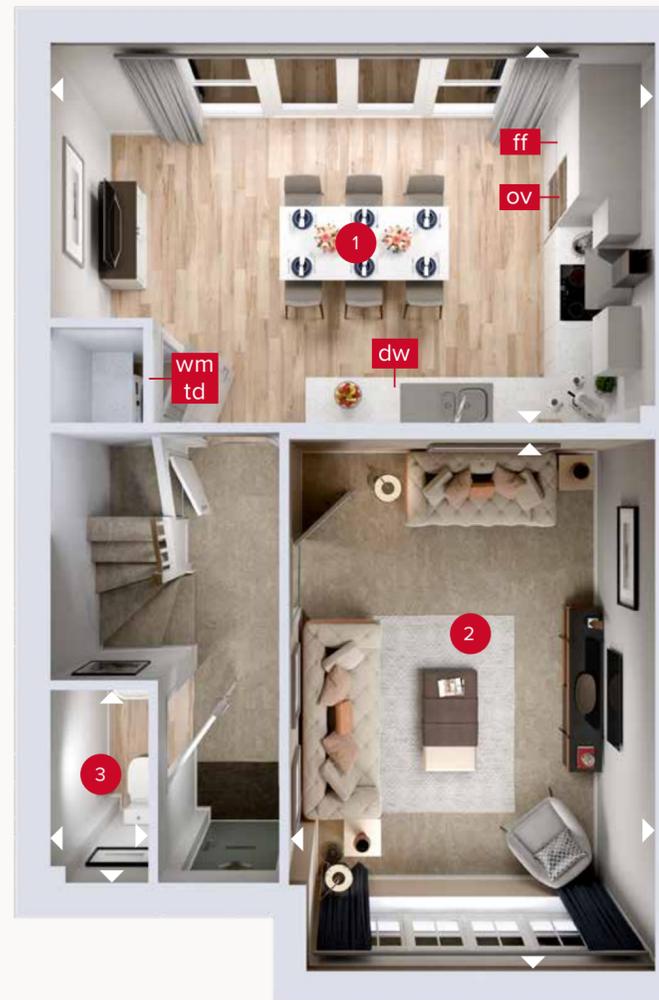
# THE LETCHWORTH

## GROUND FLOOR

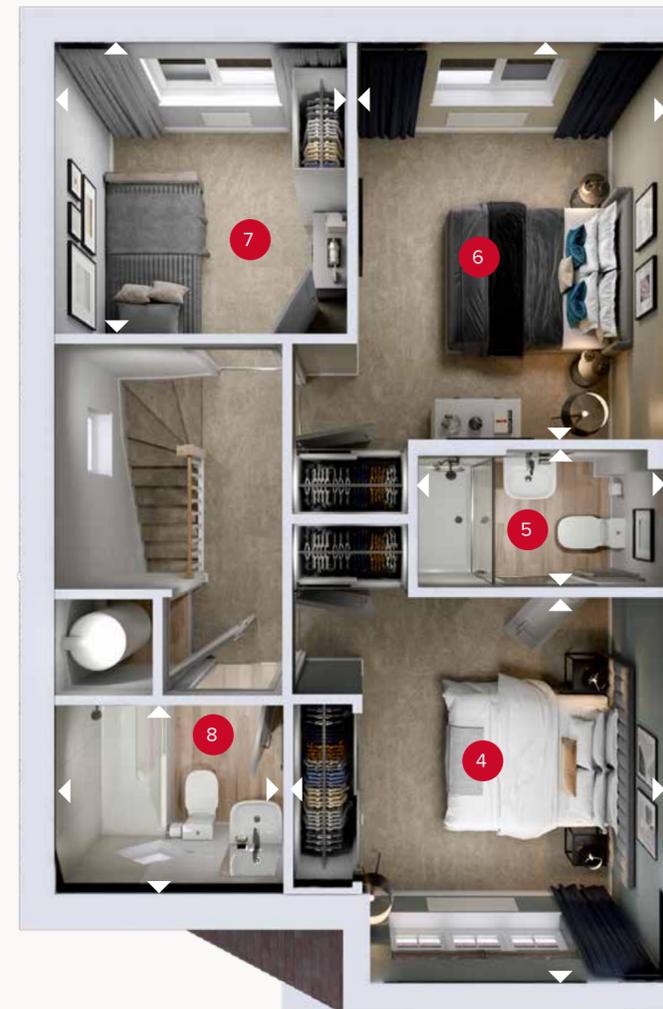
1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 11'0"	4.89 x 3.35 m
3	Cloaks	6'5" x 2'11"	1.94 x 0.90 m

## 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



GROUND FLOOR



FIRST FLOOR



**HERITAGE**

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# THE WARWICK

THREE BEDROOM DETACHED HOME

 **REDROW**



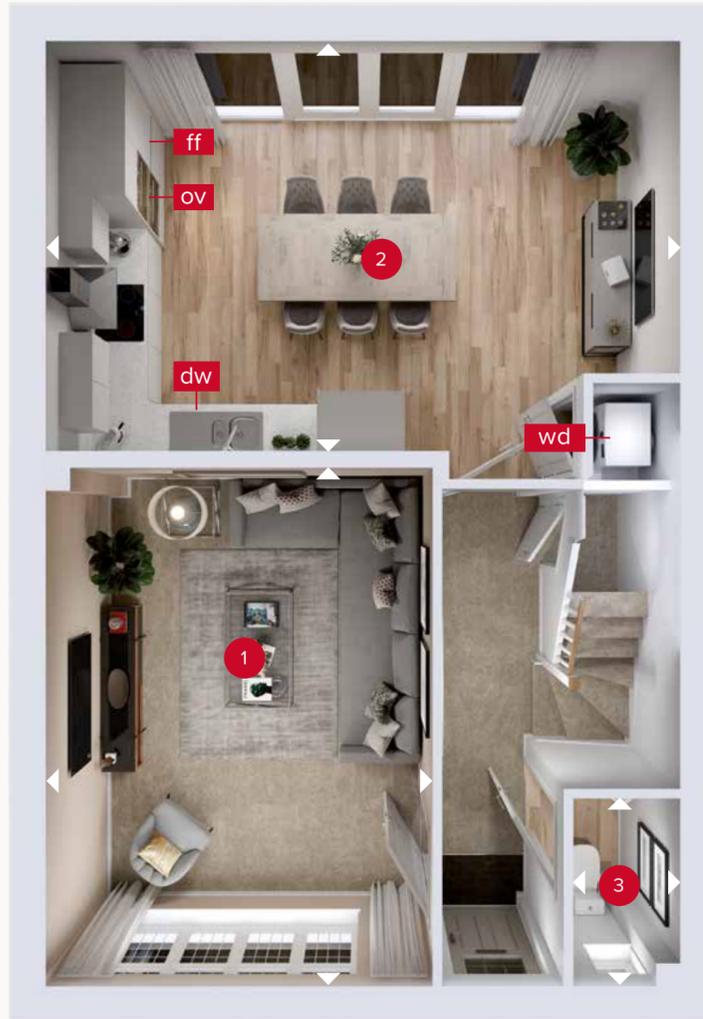
**HERITAGE**

- REDROW -

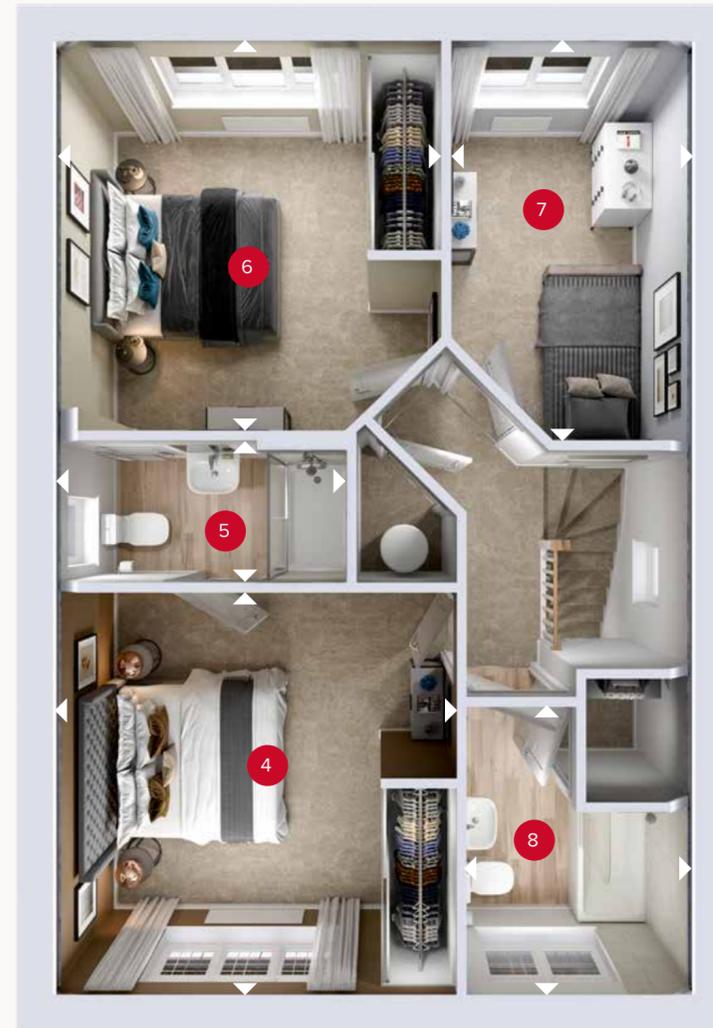
# THE WARWICK

THREE BEDROOM DETACHED HOME





**GROUND FLOOR**



**FIRST FLOOR**

# THE WARWICK

## GROUND FLOOR

1 Lounge	15'7" x 11'6"	4.75 x 3.49 m
2 Kitchen/ Dining	18'9" x 12'3"	5.70 x 3.73 m
3 Cloaks	5'7" x 3'2"	1.70 x 0.98 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**

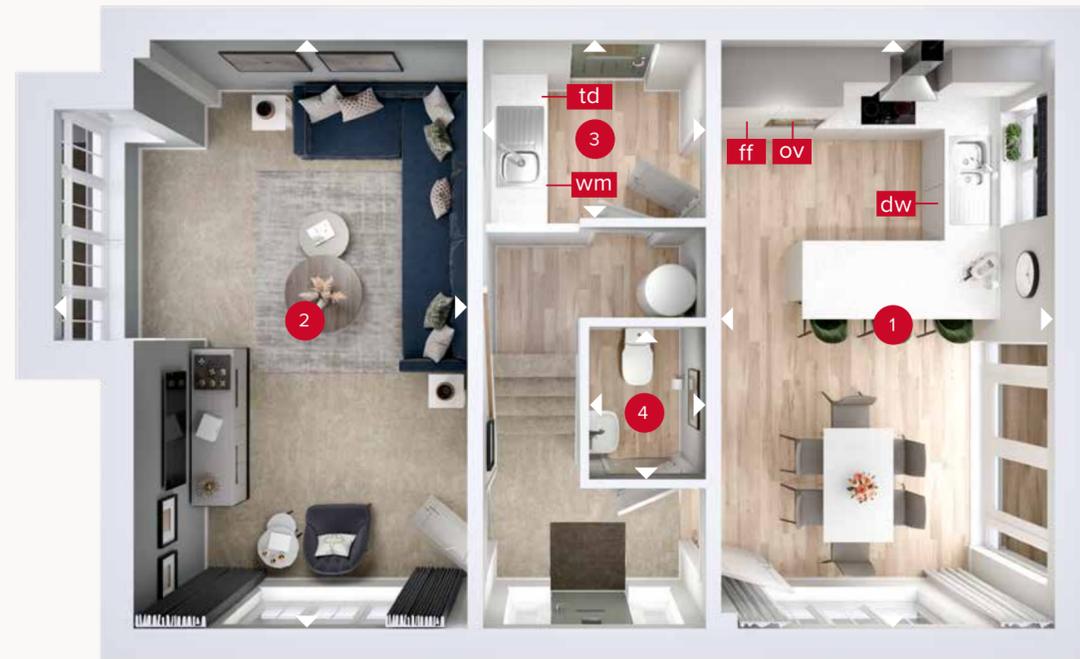
- REDROW -

# THE AMBERLEY

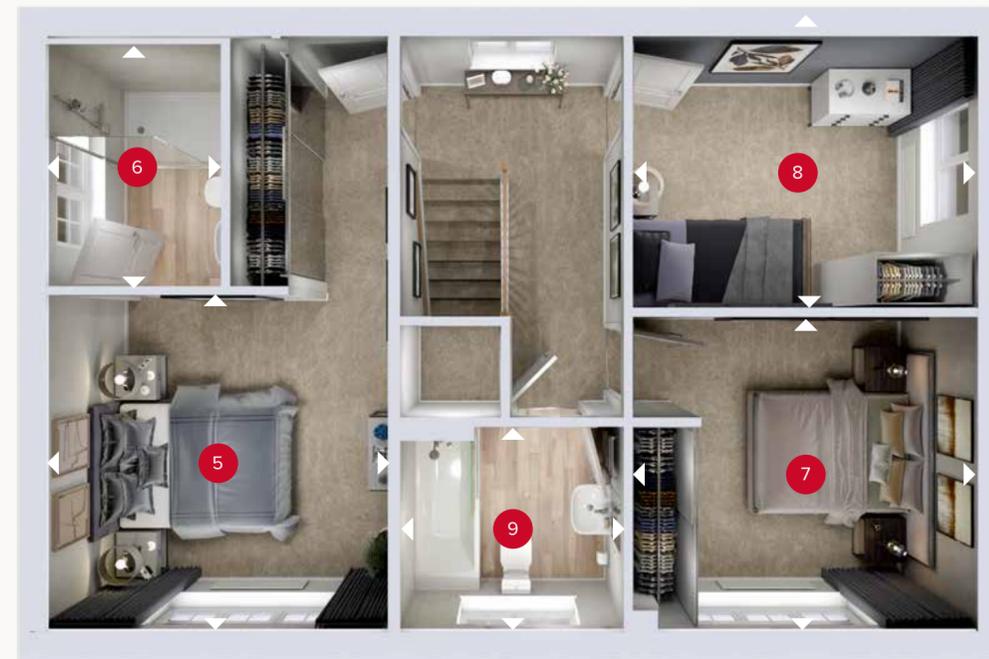
THREE BEDROOM DETACHED HOME

 **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



**HERITAGE**

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# 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

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM DETACHED HOME



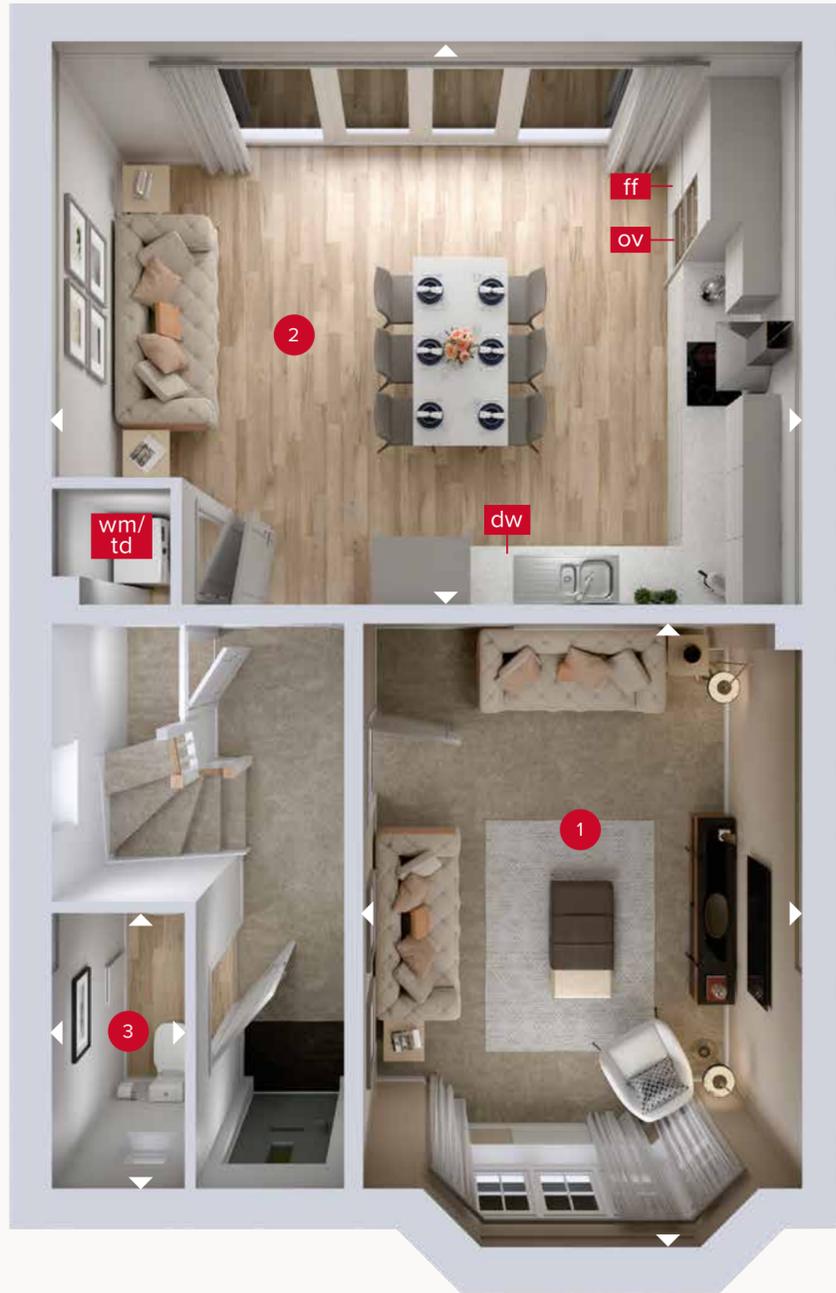
# THE STRATFORD

## GROUND FLOOR

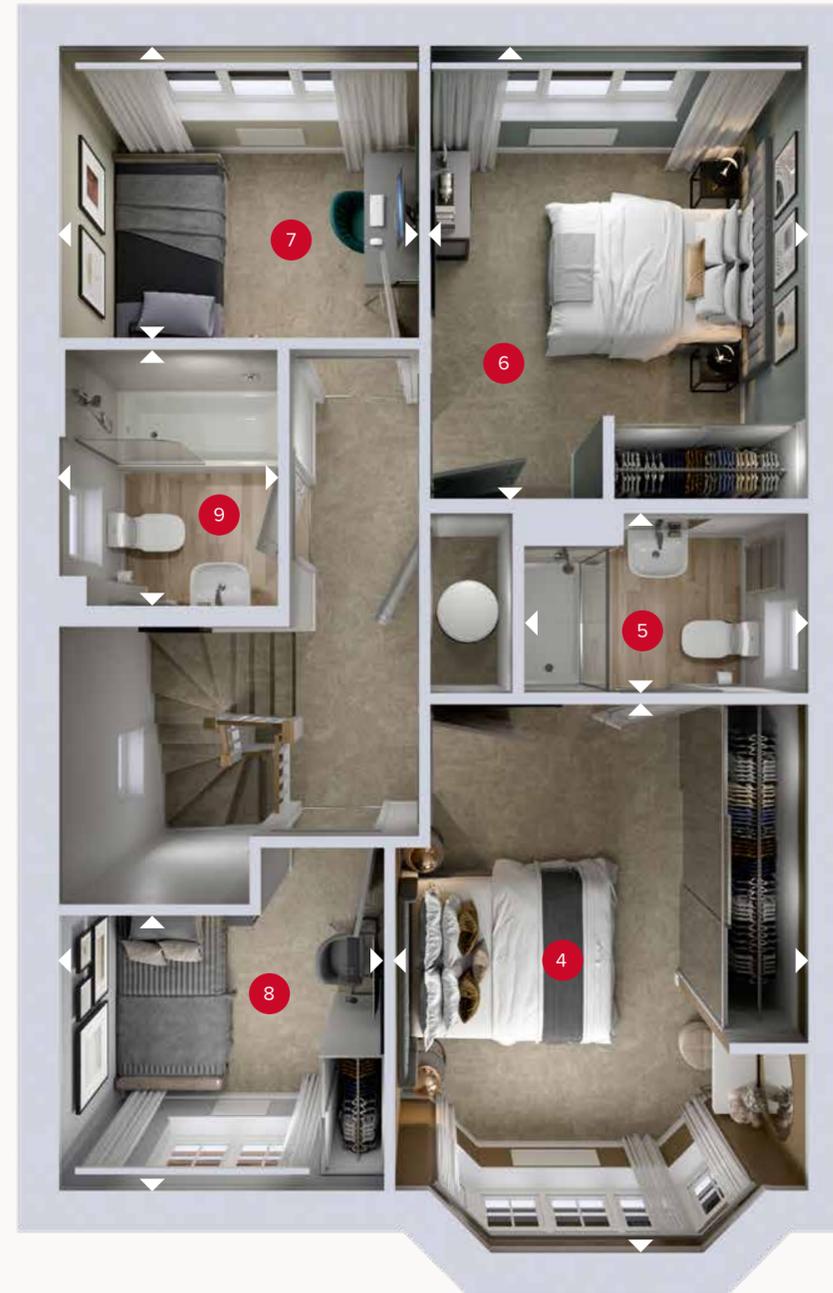
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

## FIRST FLOOR

4	Bedroom 1	14'4" x 10'7"	4.36 x 3.24 m
5	En-suite	7'4" x 4'7"	2.24 x 1.39 m
6	Bedroom 2	12'0" x 9'11"	3.66 x 3.02 m
7	Bedroom 3	9'3" x 7'10"	2.81 x 2.38 m
8	Bedroom 4	8'7" x 7'3"	2.60 x 2.20 m
9	Bathroom	6'9" x 5'9"	2.05 x 1.76 m



**GROUND FLOOR**



**FIRST FLOOR**

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

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



**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE OXFORD

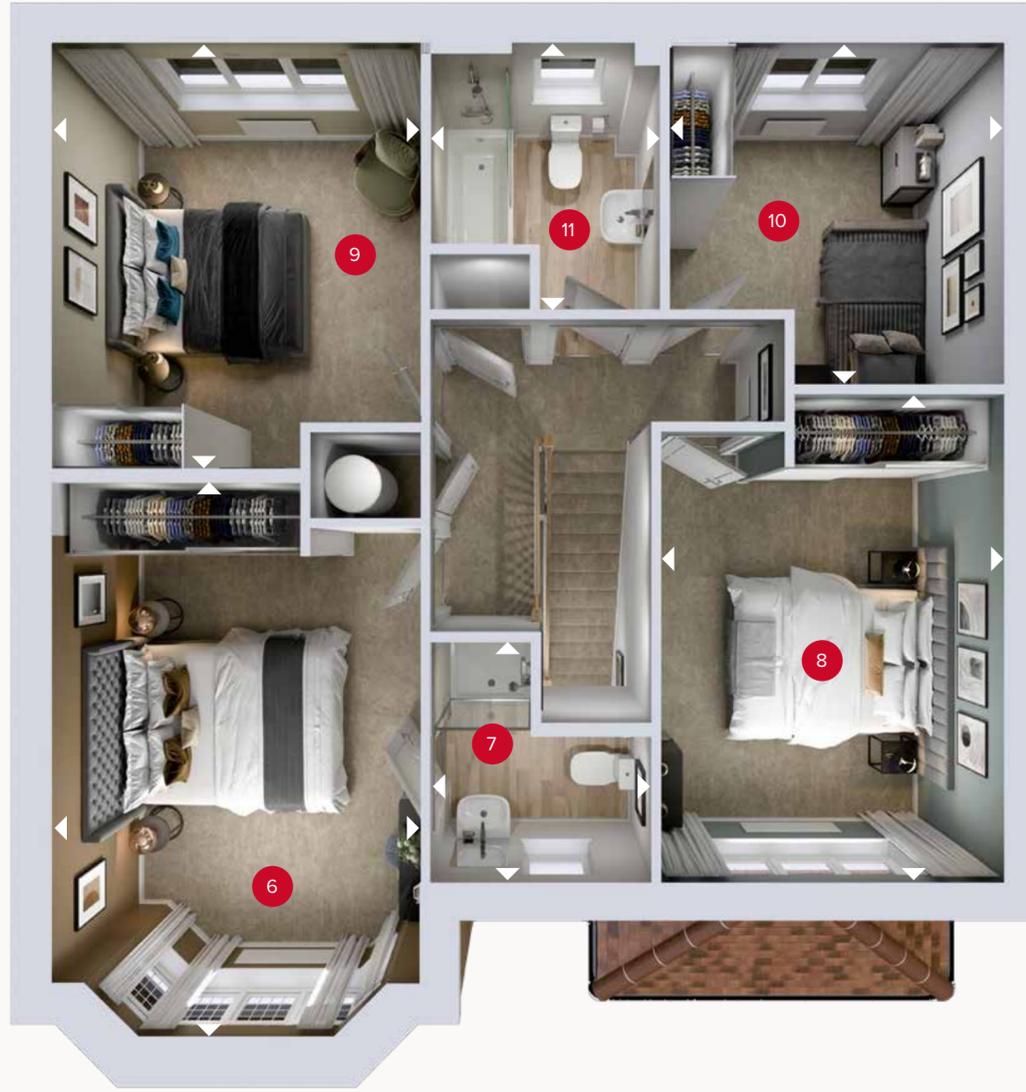
FOUR BEDROOM DETACHED HOME



# 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



Customers should note this illustration is an example of the Oxford 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\_OXFO\_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 CAMBRIDGE

FOUR BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME

 **REDROW**



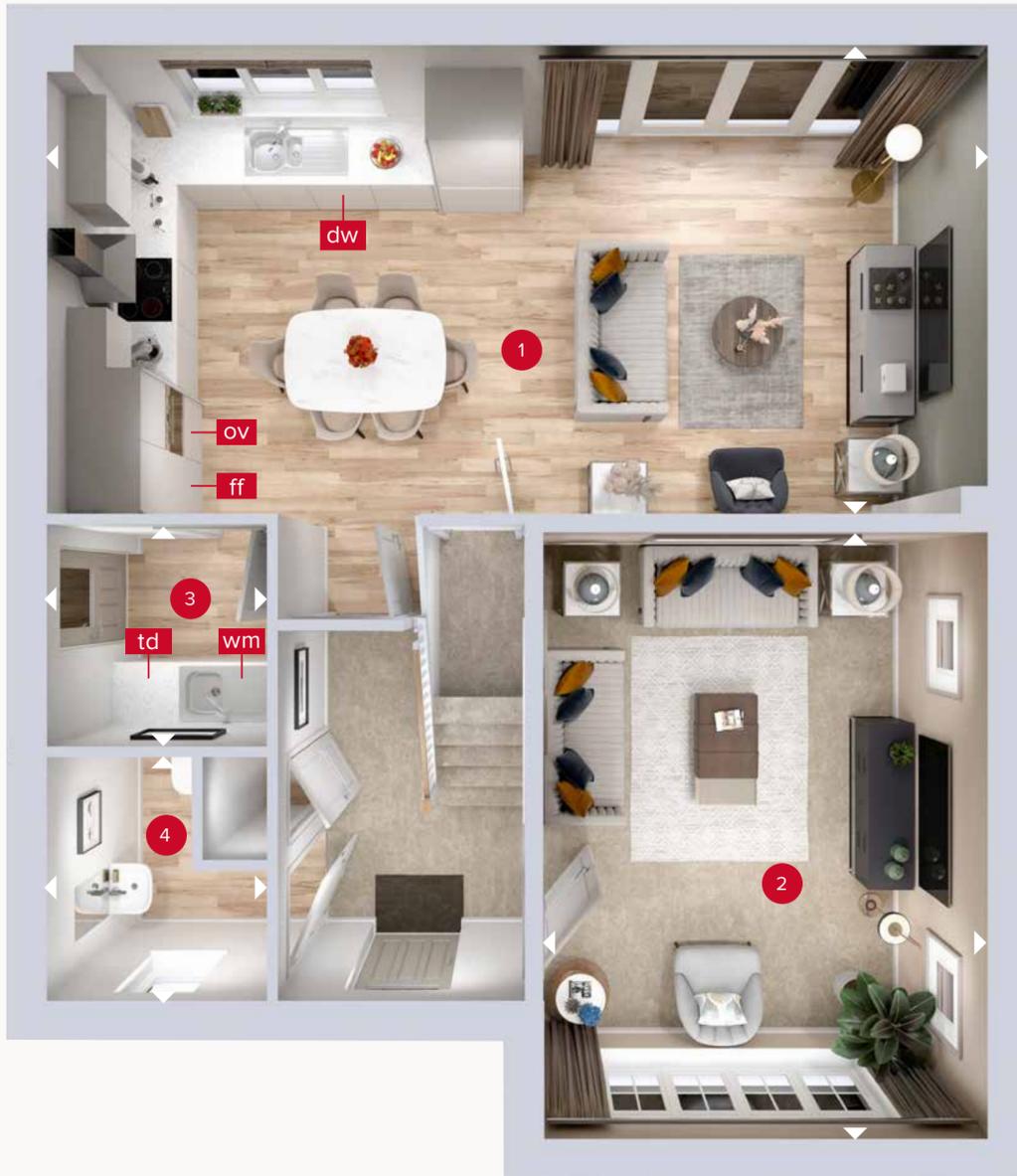
**HERITAGE**

- 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



**NEW  
HOMES  
QUALITY  
CODE**

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 SHAFTESBURY

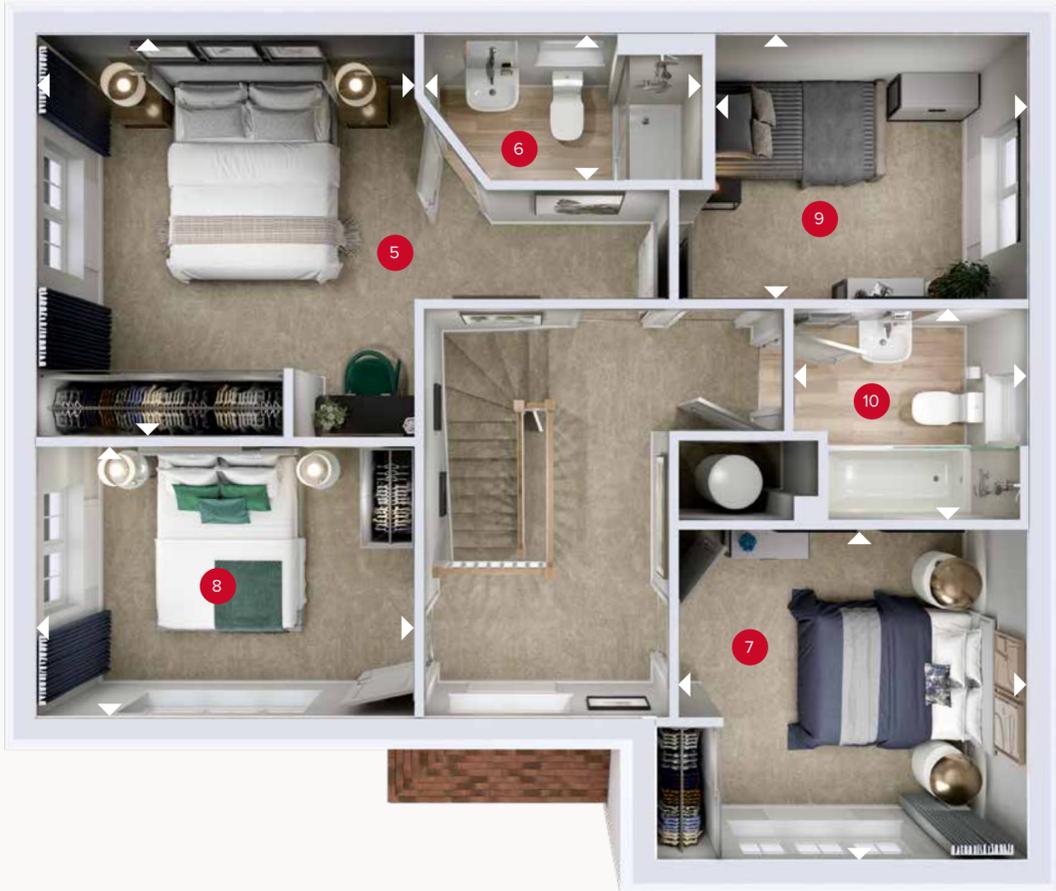
FOUR BEDROOM DETACHED HOME

 **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



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

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





**HERITAGE**

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# THE CANTERBURY

FOUR BEDROOM DETACHED HOME

 **REDROW**

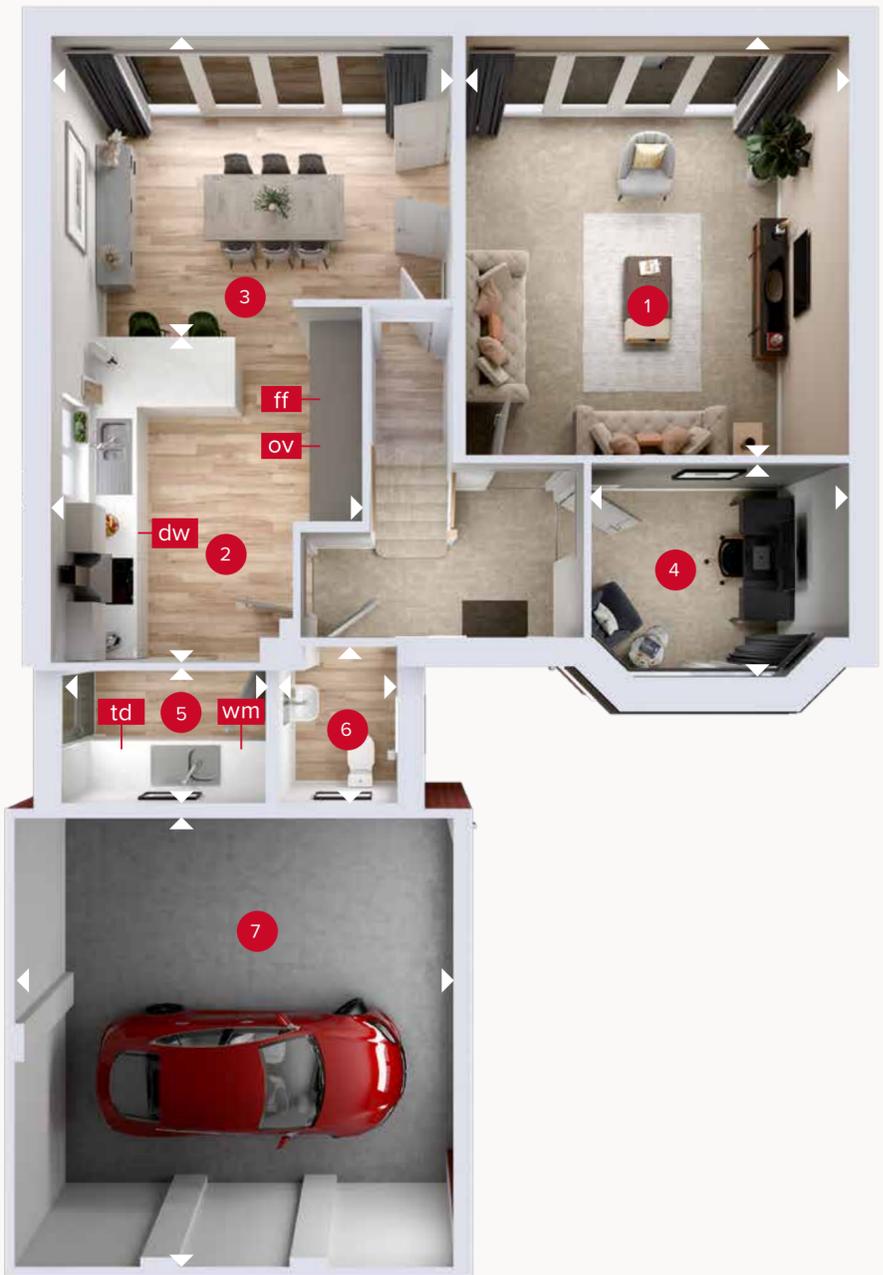
# THE CANTERBURY

## GROUND FLOOR

1	Lounge	15'9" x 14'5"	4.80 x 4.39 m
2	Kitchen	13'4" x 11'8"	4.11 x 3.56 m
3	Dining	15'1" x 9'11"	4.60 x 3.02 m
4	Study	9'8" x 8'1"	2.96 x 2.47 m
5	Utility	7'11" x 5'3"	2.42 x 1.60 m
6	Cloaks	6'2" x 4'7"	1.87 x 1.40 m
7	Garage	17'5" x 17'0"	5.30 x 5.19 m

## FIRST FLOOR

8	Bedroom 1	14'3" x 11'4"	4.36 x 3.46 m
9	En-suite	9'0" x 6'4"	2.73 x 1.94 m
10	Bedroom 2	12'11" x 11'7"	3.95 x 3.54 m
11	Bedroom 3	10'1" x 9'8"	3.07 x 2.94 m
12	Bedroom 4	10'4" x 9'5"	3.14 x 2.86 m
13	Bathroom	8'11" x 5'11"	2.73 x 1.81 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Canterbury 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 EF\_CANT\_DM.7

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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**



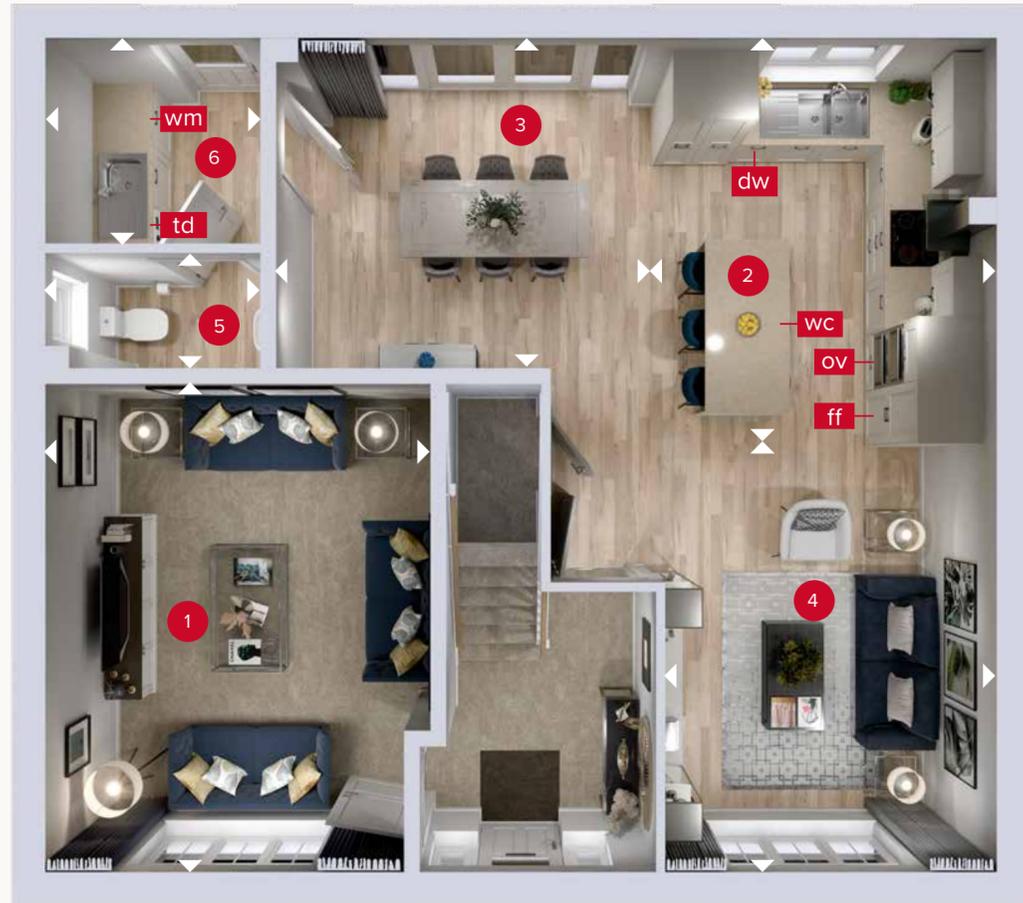
**HERITAGE**

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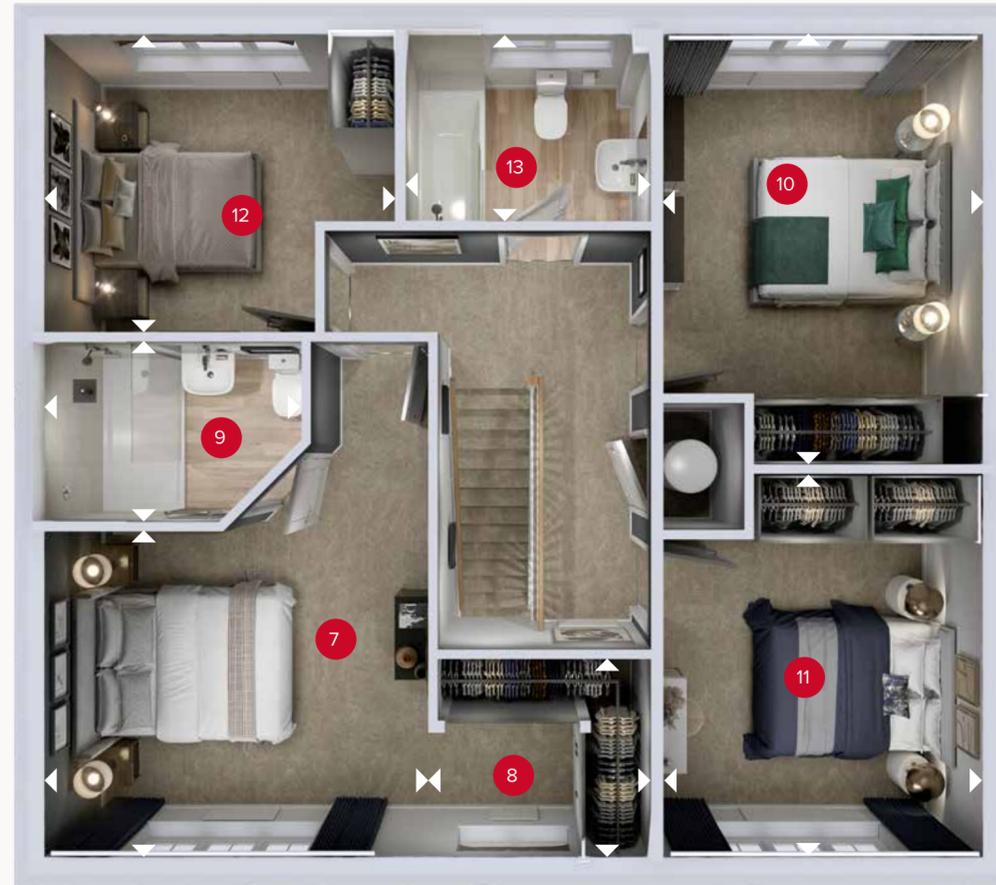
# THE HARROGATE

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



15.02.2023

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 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\_HARR\_DM.2

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





**HERITAGE**

- REDROW -

# THE HENLEY

FOUR BEDROOM DETACHED HOME

 **REDROW**

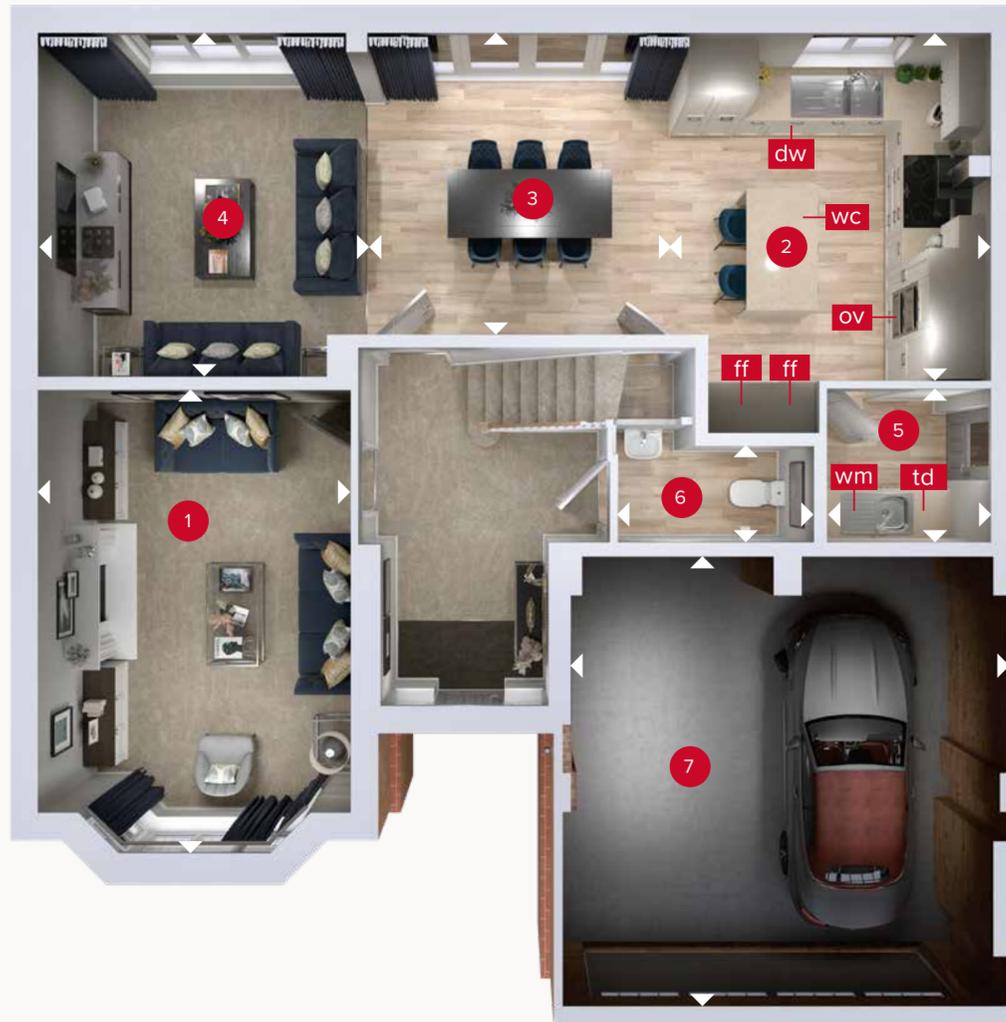
# THE HENLEY

## 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



14.02.2022

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.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 BALMORAL

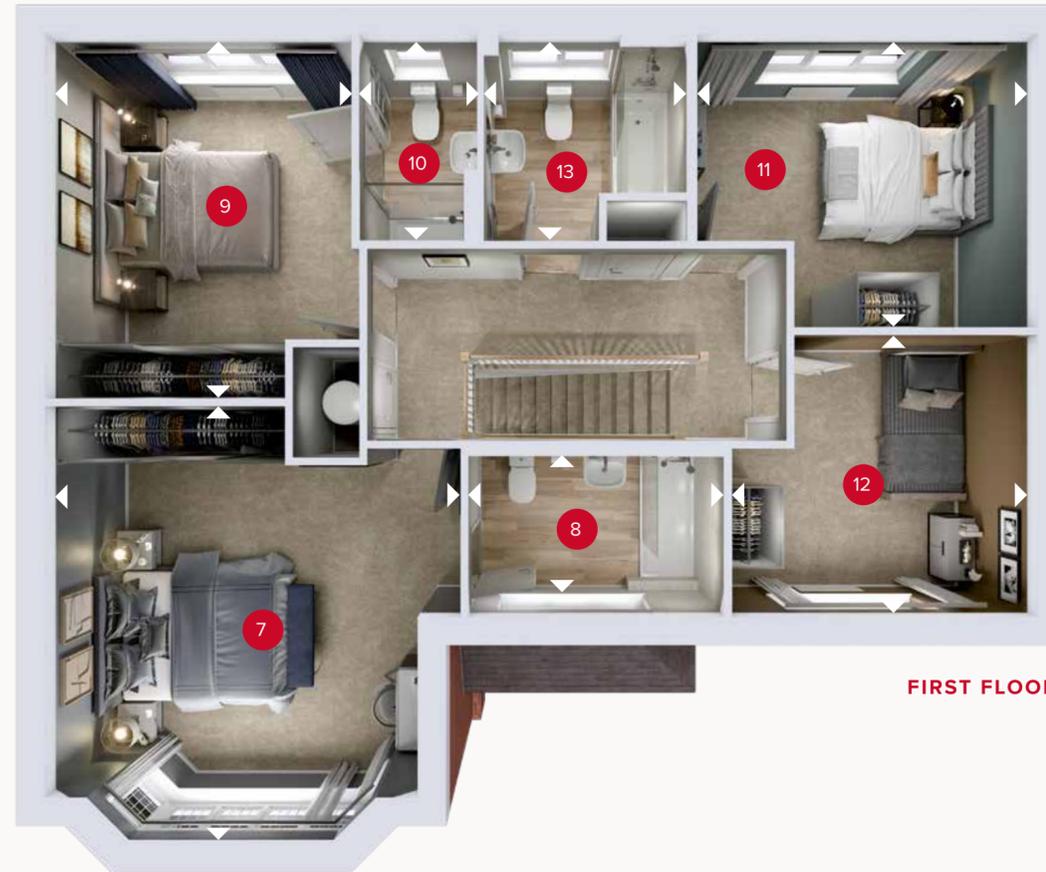
FOUR BEDROOM DETACHED HOME



# 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 HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**



**HERITAGE**

- REDROW -

# 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



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

# SKILFUL EXECUTION

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



HERITAGE

- REDROW -

# MEADOW FIELDS AT THE HOPLANDS

House specification for homes  
under 1500sq ft



# 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

Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing details.

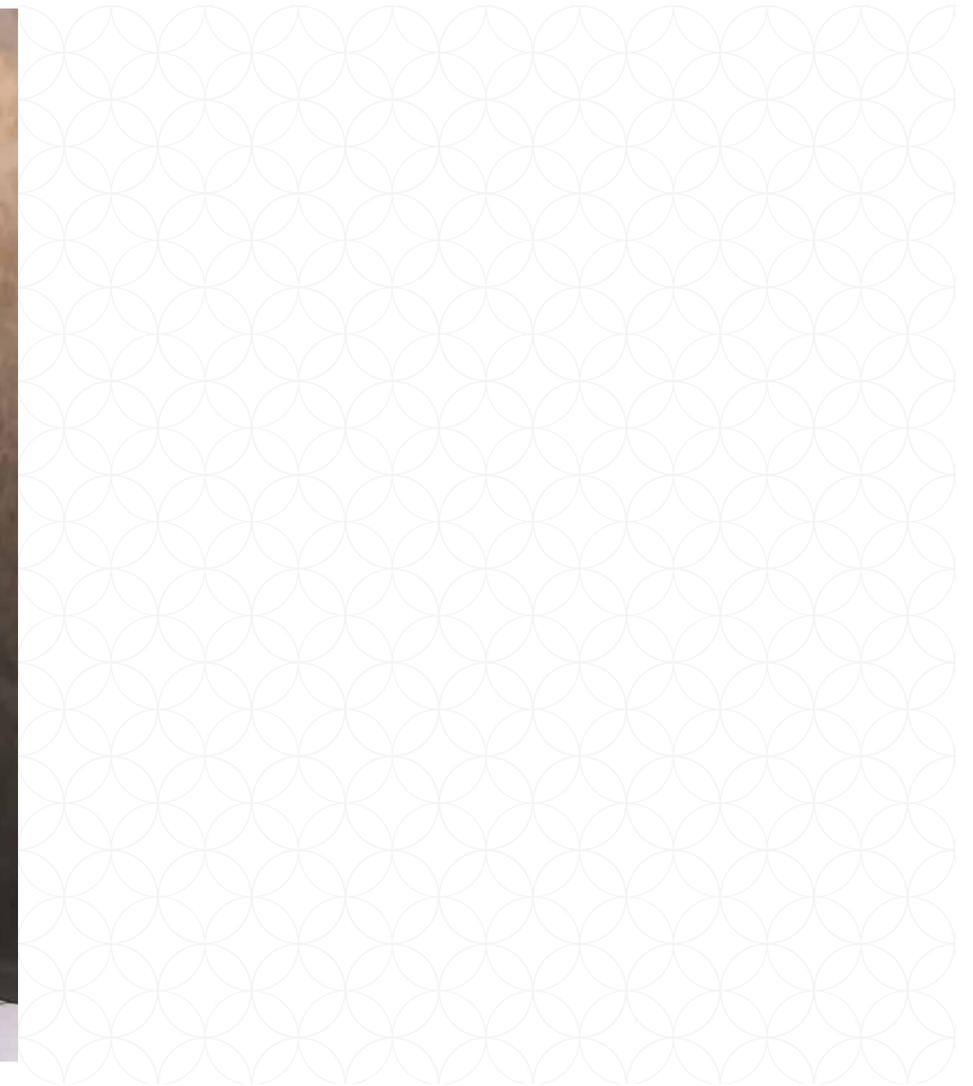
### Appliances AEG / Electrolux / Zanussi

Hob 60cm with 4 heat zones

Double oven

60cm chimney extract

Integrated 50/50 fridge/freezer



## 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.

### Underfloor Heating

Within screeded floors on ground level.

### Phone Point

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

### Central Heating

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

### Radiators

Myson radiators to upper floors.

### 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.

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 tiles to bathroom, en-suite and  
cloakroom. 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

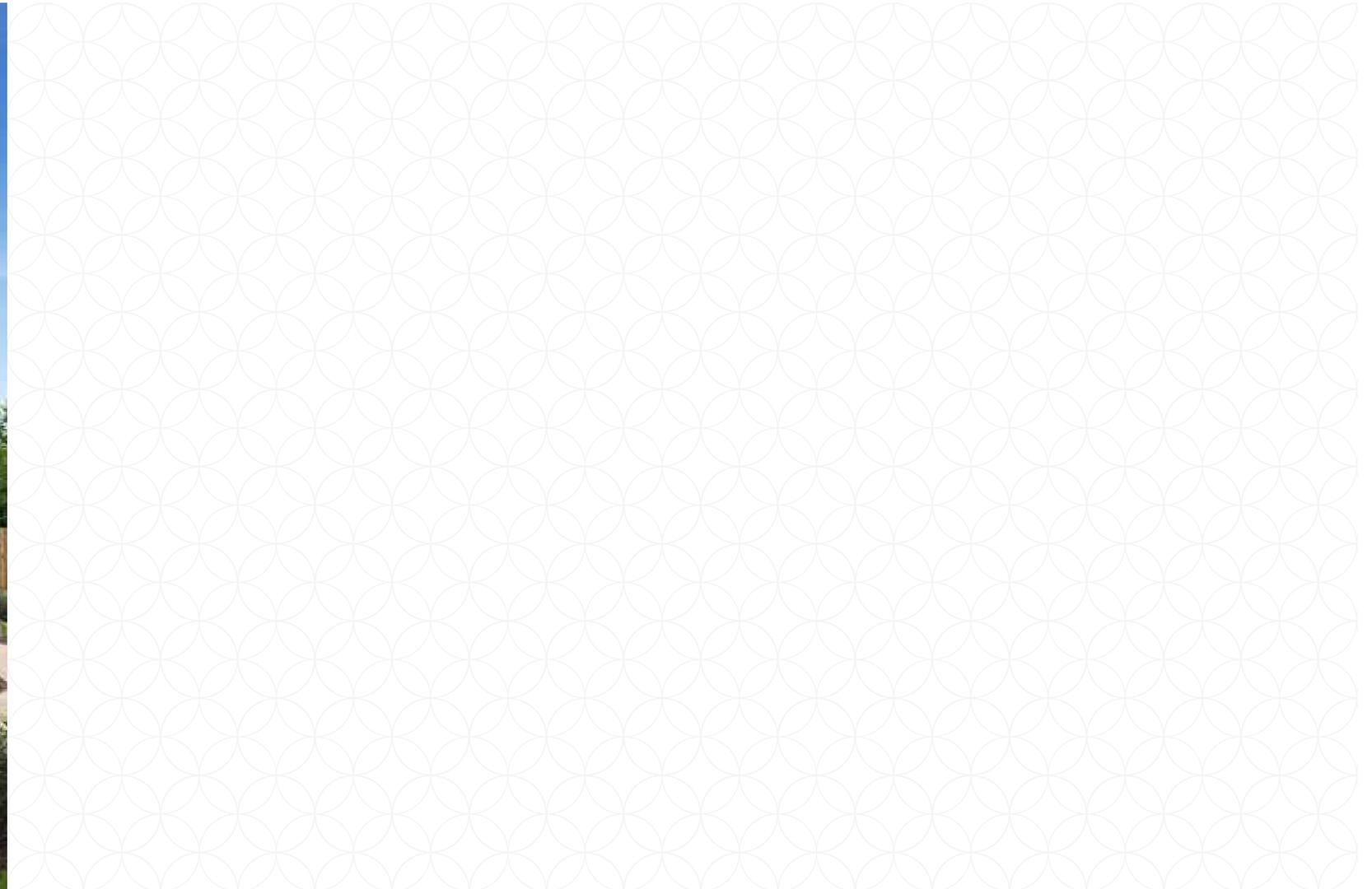
Aqualisa shower valve.

### 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

Car Chargers to every home - see Sales Consultant for details and location.

### Garden

**External Fencing** – Refer to layouts.

#### External Fencing / Gates

**Side & Rear** – Vertical boarding 1.8m high.

**Gate** – 1.8 High timber gate.

**Paving** – Buff riven faced flags as indicated on drawing.

**Turfing** – Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

**Top Soil** – To rear gardens.

**Outside Tap** – Refer to drawing for location.

HERITAGE  
- REDROW -

# MEADOW FIELDS AT THE HOPLANDS

House specification for homes  
over 1500sq ft

 REDROW

# 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

Kitchen stainless steel double bowl sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

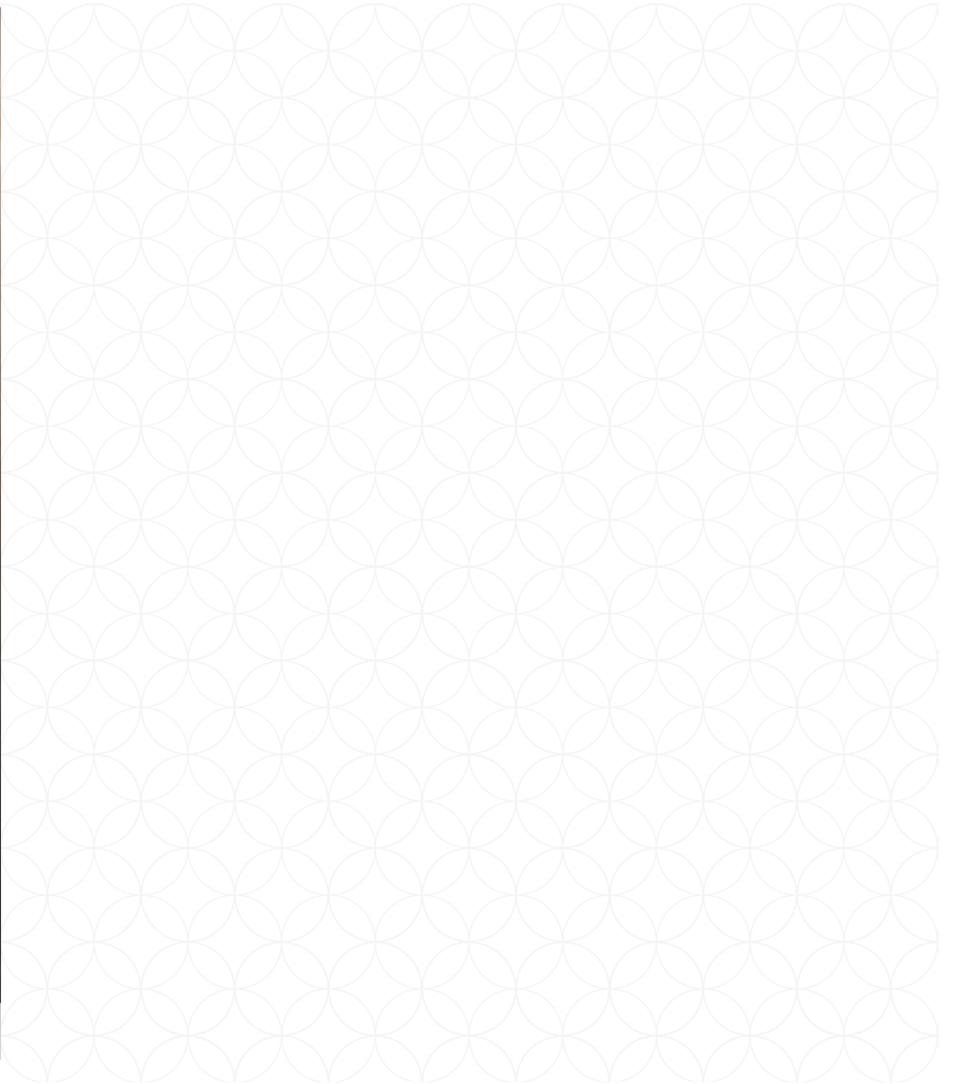
### Appliances AEG / Electrolux / Zanussi

80cm / 90cm Hob

Double oven

80cm / 90cm chimney extract

2x 50/50 fridge freezer split next to each other excluding Hampstead house type. See sales consultant for details.



## 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.

### Underfloor Heating

To be installed within screeded floors on the ground.

### Wardrobe

Wardrobes to bed 1 only on properties over 1600sq ft. House type specific. See Sales Consultant 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.

### Central Heating

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

### Radiators

Myson radiators to upper floors.

### 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.

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### Bathroom / En-suite & Cloakroom Styles

Ideal Standard in White finish.

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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 cube bath with Meridian Isocore  
bath panel.

### Brassware

Ideal Standard single lever tap.

### Wall Tiles

Choice of wall tiles to bathroom, en-suite and  
cloakroom. 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

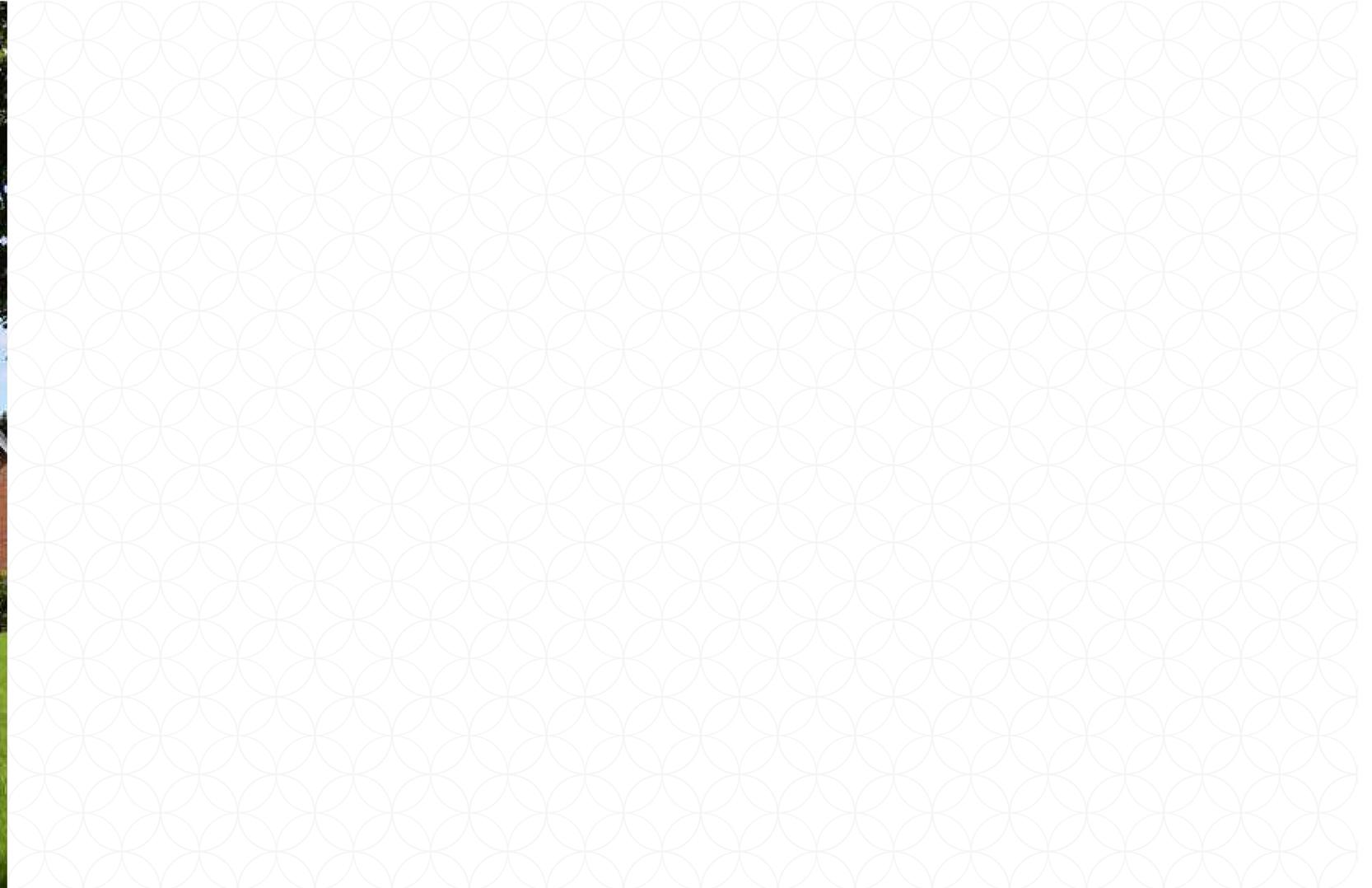
Aqualisa shower valve.

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## EXTERIOR

### External Doors

#### Front

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

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### 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

Car Chargers to every home - see Sales Consultant for details and location.

### Garden

**External Fencing** – Refer to layouts.

### External Fencing / Gates

**Side & Rear** – Vertical boarding 1.8m high.

**Gate** – 1.8 High timber gate.

**Paving** – Buff riven faced flags as indicated on drawing.

**Turfing** – Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

**Turfing** – Turf to rear gardens on properties over 1600sq ft. Property specific. See Sales Consultant for details.

**Top Soil** – To rear gardens.

**Outside Tap** – Refer to drawing for location.



# A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our 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.





# MEADOW FIELDS AT THE HOPLANDS

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Island Rd, Hersden, Canterbury, Kent CT3 4GD

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