

HERITAGE

- REDROW -

MONCHELSEA PARK

MAIDSTONE





WELCOME TO **MONCHELSEA PARK**



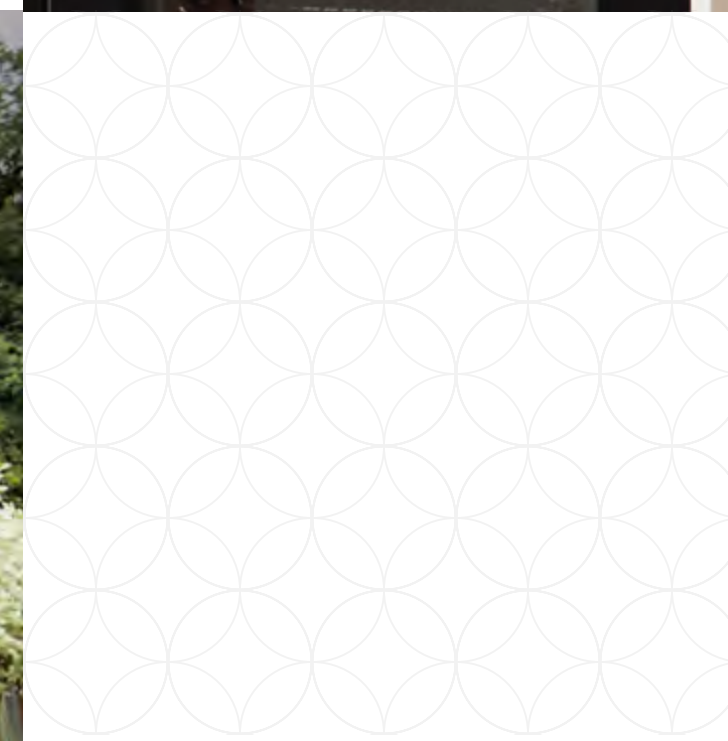
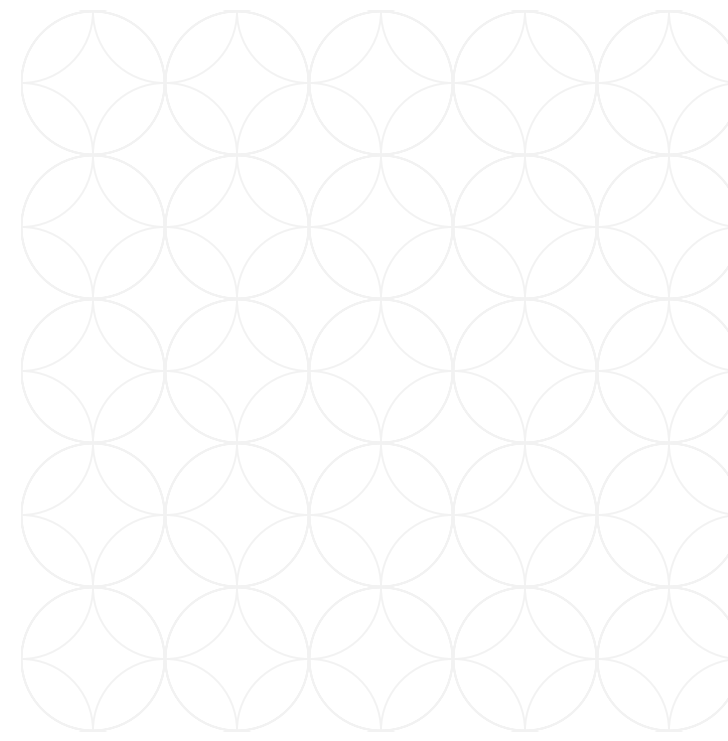
A BEAUTIFUL COLLECTION OF 3 AND 4 BEDROOM HOMES NESTLED ON THE PERIPHERY OF MAIDSTONE.

Hailing from Redrow's renowned Heritage Collection, these homes share a standout attention to detail, finish and space, qualities which have helped make this collection so sought-after. This high standard of daily living is matched only by its excellent location, which places you within easy reach of Maidstone's range of amenities, services, and shopping and dining experiences. Families will also appreciate the range of well-regarded schools whilst those looking to explore will enjoy the links to neighbouring towns, villages, coastlines and of course the capital.



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.

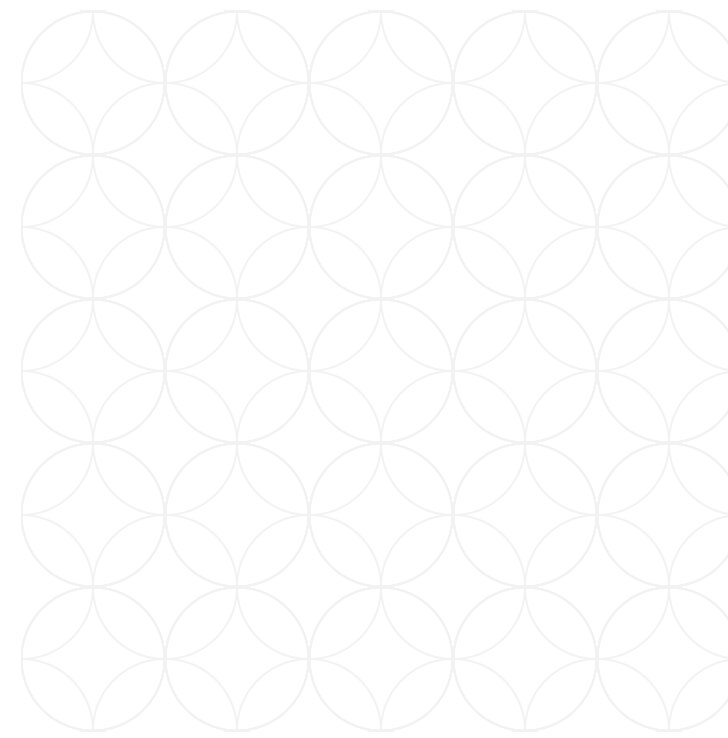


BETTER BY DESIGN

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.

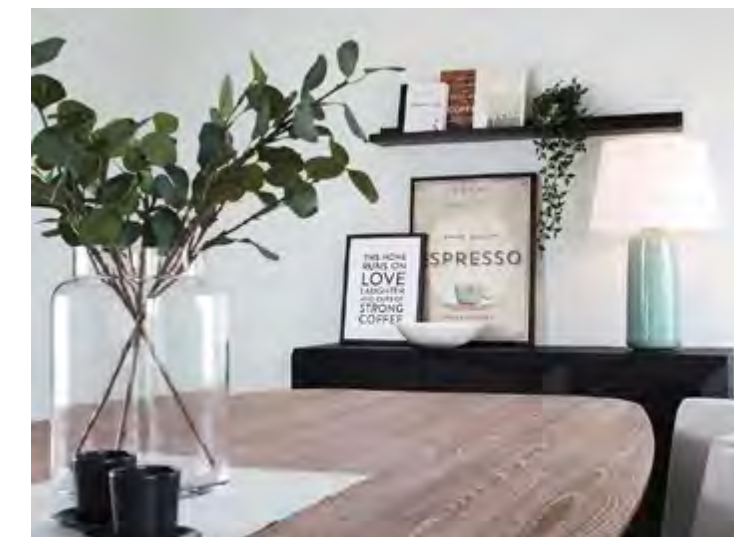
BETTER PLACES

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 the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





SPEND MORE TIME **TOGETHER**

Just three miles south of Maidstone, on the edge of open Kent countryside, Monchelsea Park offers traditional family homes in an ideal location. Just 50 minutes from London by train, and even closer to the coast and the magnificent North Downs, Maidstone has so much to offer for all the family.

There are coffee shops and Maidstone also boasts a good selection of High Street shopping, including The Mall and Fremlin Walk shopping centres. For out of town shopping, try Aylesford Retail Park to the North West of town. For a more significant shopping trip, you'll love the choice at the famous Bluewater shopping centre as well as the designer label bargains of Ashford Outlet Village.

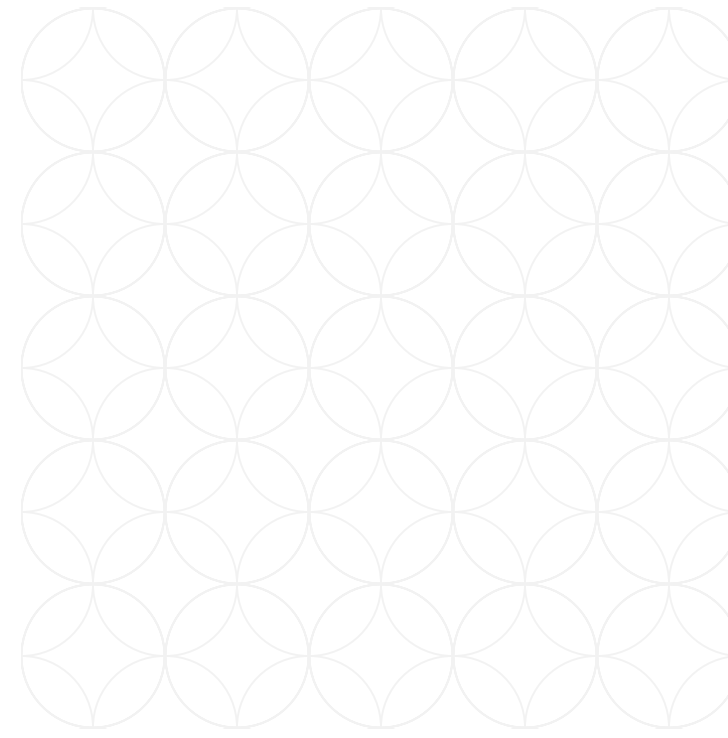


ENJOY A HEALTHY **LIFESTYLE**

Maidstone Leisure Centre offers a wide choice of sports facilities and there are countless clubs and societies in the town. Golfers have the choice of The Ridge Golf and Country Club or the nine hole course at Leeds Castle and can sharpen their skills at the nearby Langley Park Driving Range. For evening entertainment, Maidstone offers a cinema, a popular arts centre and a wide selection of friendly pubs and restaurants.

MORE OPPORTUNITIES

Bell Wood Community Primary is within walking distance of the development, with Holy Family Roman Catholic Primary offering an alternative. For older pupils, Maidstone has no less than 15 senior schools, including the highly regarded Maidstone Grammar, Maidstone Grammar School for Girls and Oakwood Park Grammar School. For GPs register with Grove Park Surgery on Sutton Road, while dentists can be found at Maidstone Dental Care on Loose Road.

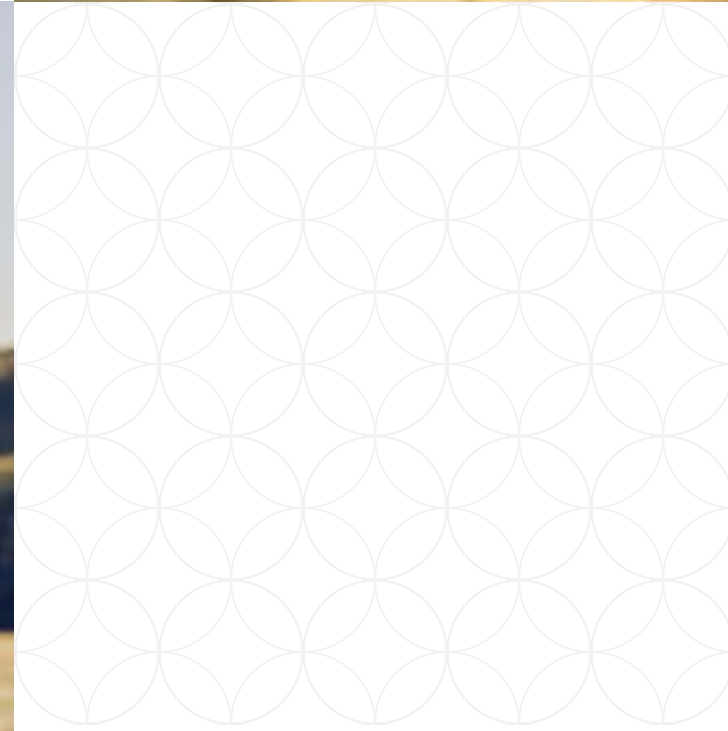
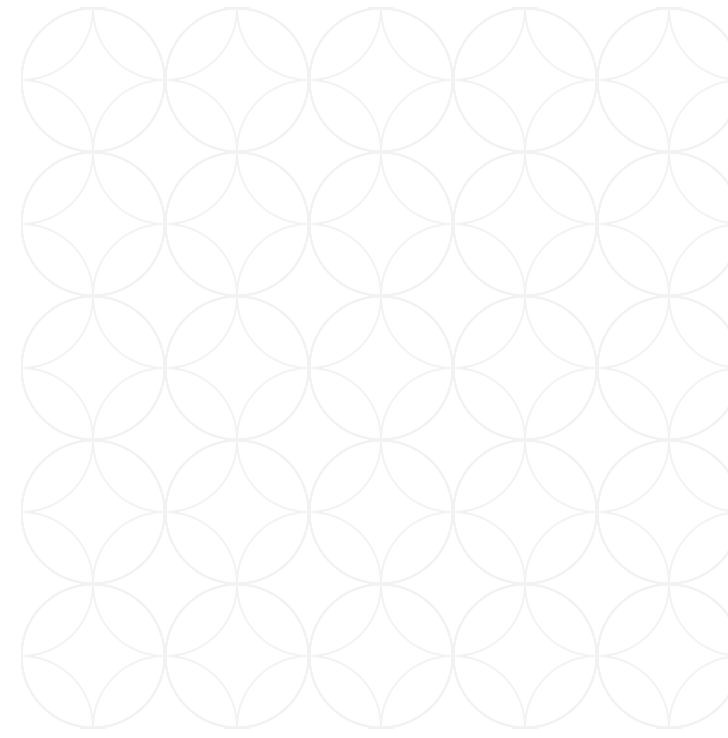


LESS TIME TRAVELLING

Monchelsea Park lies on the A274, which runs into the centre of the town and is also within easy reach of J8 of the M20, just five miles away, providing access across the South East. Maidstone is just 3 miles to the North of the development, with Canterbury (31 miles) Ashford (19 miles) and London (40 miles) all within driving range. Maidstone offers a choice of stations connecting to London St Pancras in just over an hour, with Maidstone East providing over 500 parking spaces for commuters. International rail services can be accessed at either St Pancras or Ashford, with ferries to Europe available from Folkestone or Dover, both under 40 miles away. Gatwick and London City airports are both under an hour's drive.

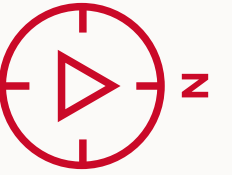
WE PUT MORE IN

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 **Monchelsea Park**.



SO YOU GET MORE OUT

- Public Green Space
- Cycleways & Footpaths
- Trim Trail Equipment
- Children's Play Area



EXPLORE MONCHELSEA PARK PHASE 2

KEY

	AMBERLEY 3 BEDROOM HOME		OXFORD LIFESTYLE 3 BEDROOM HOME
	LEAMINGTON LIFESTYLE 3 BEDROOM HOME		SHREWSBURY 4 BEDROOM HOME
	LETCORTH 3 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	WARWICK 3 BEDROOM HOME		STRATFORD LIFESTYLE 3 BEDROOM HOME
	CANTERBURY 4 BEDROOM HOME		STRATFORD 4 BEDROOM HOME
	HENLEY 4 BEDROOM HOME		AFFORDABLE HOUSING
	MARLOW 4 BEDROOM HOME		

Affordable Housing: Apartments – 102-110, 146-154, 155-163.
Tavy – 144-145, 169-173.
Dart – 164-168.

V – Visitor parking









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



EXPLORE MONCHELSEA PARK PHASE 2B



KEY

	THE SHREWSBURY 4 BEDROOM DETACHED HOME		THE CANTERBURY 4 BEDROOM DETACHED HOME
	THE LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME		THE SHAFESBURY 4 BEDROOM DETACHED HOME
	THE OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME		THE CAMBRIDGE 4 BEDROOM DETACHED HOME
	THE HENLEY 4 BEDROOM DETACHED HOME		THE OXFORD 4 BEDROOM DETACHED HOME

V - Visitor Parking
 SUDS - Sustainable Drainage System
 PROW - Public Right Of Way
 TT - Trim Trail


















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EXPLORE MONCHELSEA PARK

KEY

	LETCWORTH 3 BEDROOM DETACHED HOME		MARLOW 4 BEDROOM DETACHED HOME
	WARWICK 3 BEDROOM DETACHED HOME		SHREWSBURY 4 BEDROOM DETACHED HOME
	AMBERLEY 3 BEDROOM DETACHED HOME		LEAMINGTON 4 BEDROOM DETACHED HOME
	STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME		HARROGATE 4 BEDROOM DETACHED HOME
	OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME		CANTERBURY 4 BEDROOM DETACHED HOME
	STRATFORD 4 BEDROOM DETACHED HOME		HENLEY 4 BEDROOM DETACHED HOME
	OXFORD 4 BEDROOM DETACHED HOME		AFFORDABLE HOUSING
	CAMBRIDGE 4 BEDROOM DETACHED HOME		

V - Visitor Parking
S/S - Sub Station

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HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM HOME





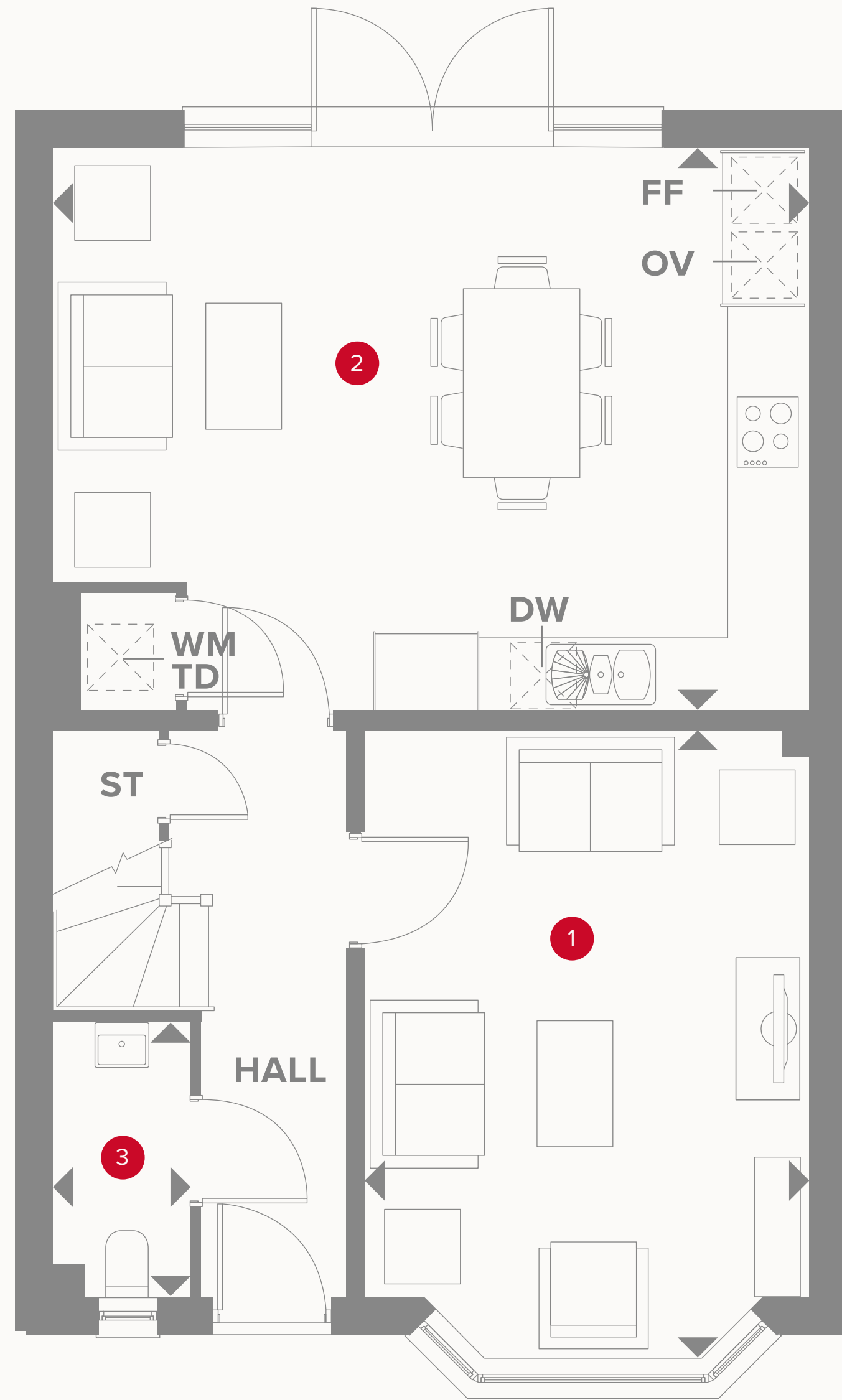
HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE STRATFORD LIFESTYLE GROUND FLOOR

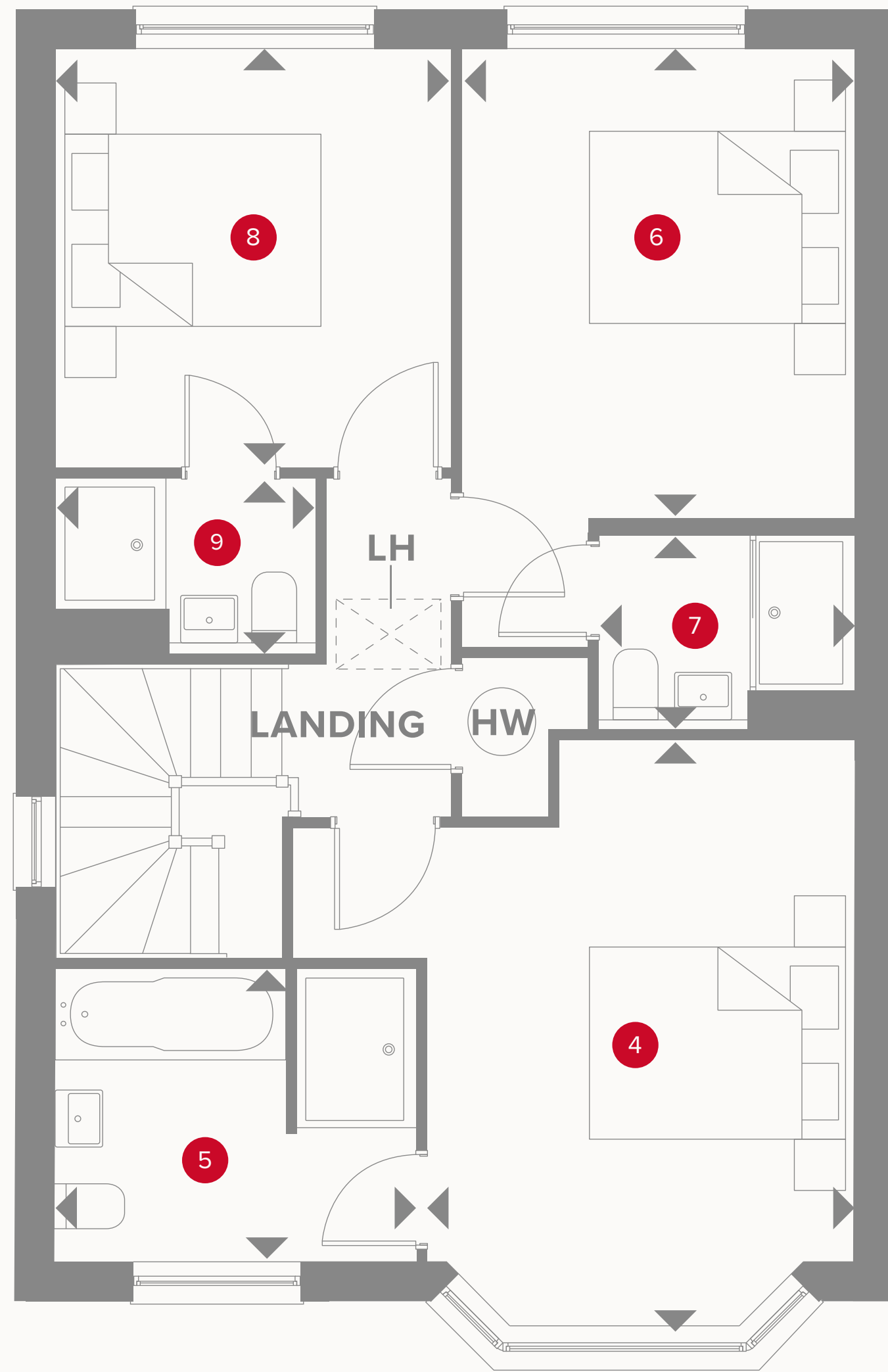
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'2" x 3'6"	2.20 x 1.06 m



KEY

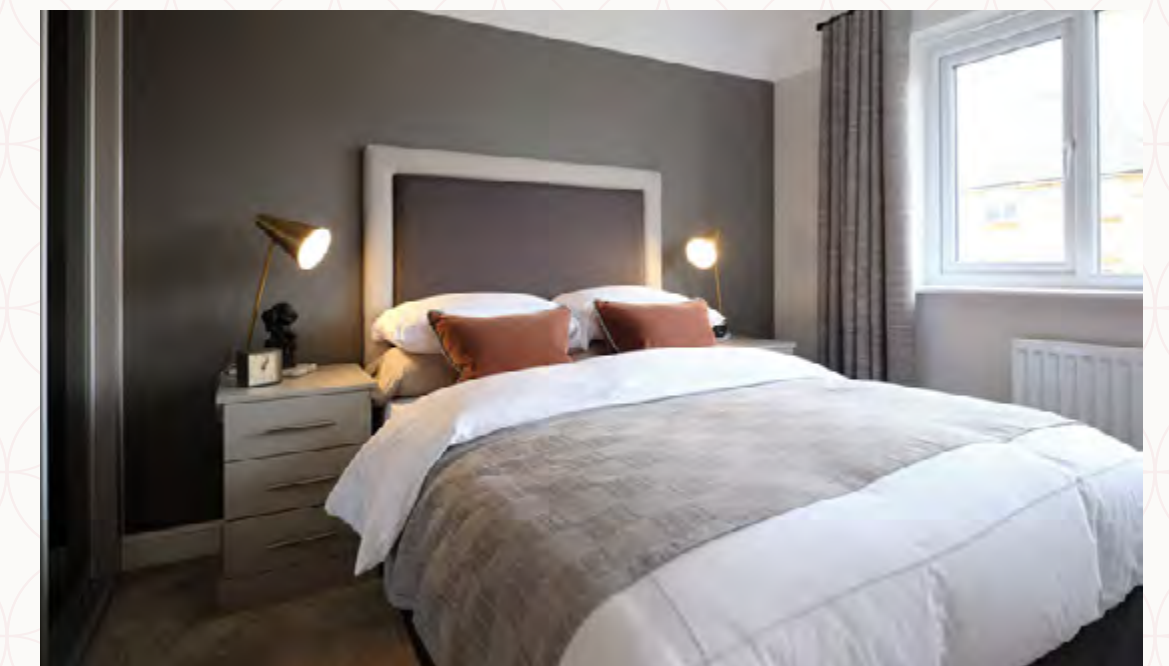
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE STRATFORD LIFESTYLE FIRST FLOOR

4	Bedroom 1	14'4" x 11'0"	4.40 x 3.36 m
5	En-suite 1	8'3" x 7'3"	2.70 x 2.54 m
6	Bedroom 2	11'7" x 9'8"	3.57 x 2.94 m
7	En-suite 2	6'4" x 4'5"	1.93 x 1.39 m
8	Bedroom 3	10'4" x 9'9"	3.15 x 2.97 m
9	En-suite 3	6'7" x 6'4"	2.05 x 1.93 m



KEY

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



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



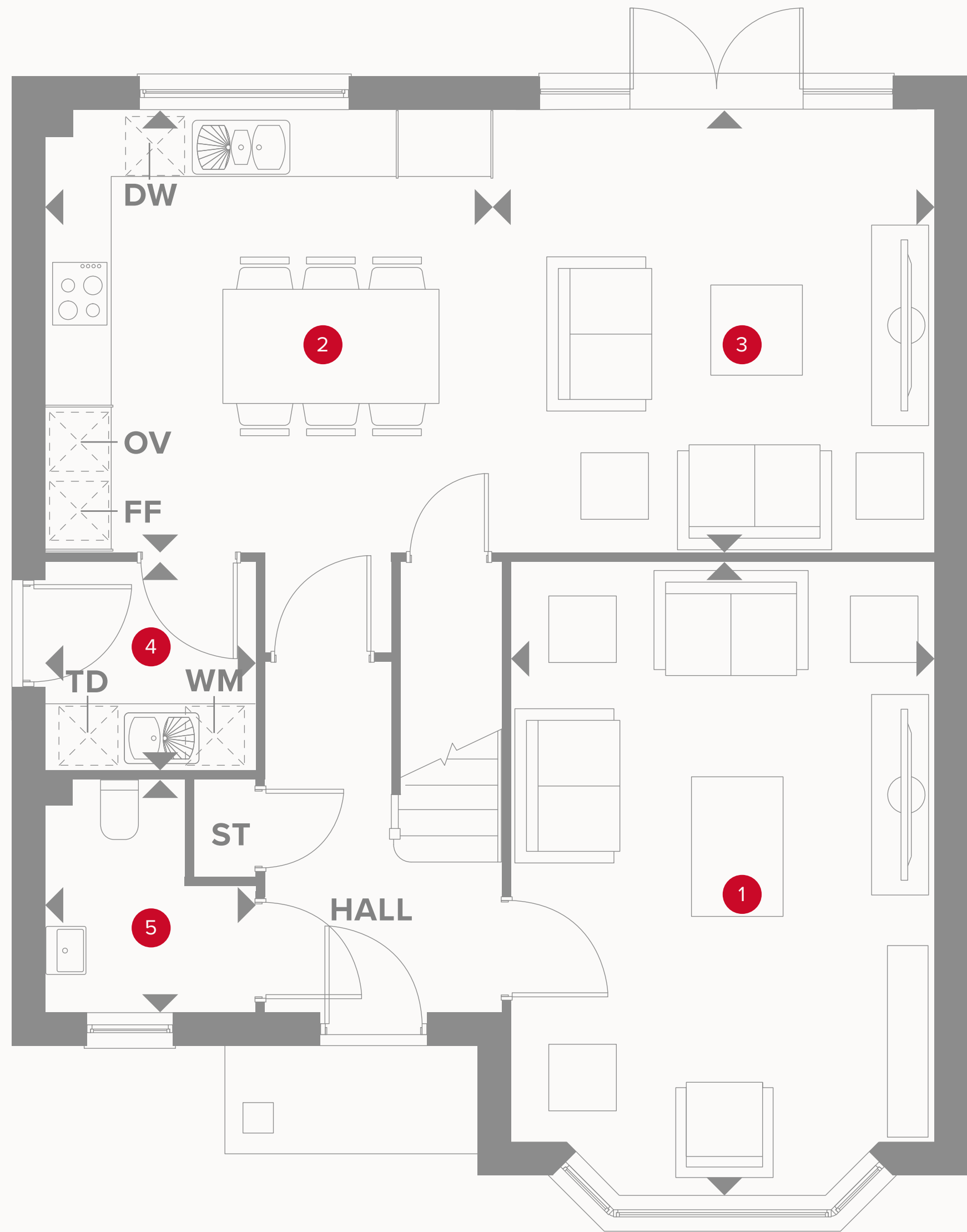
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



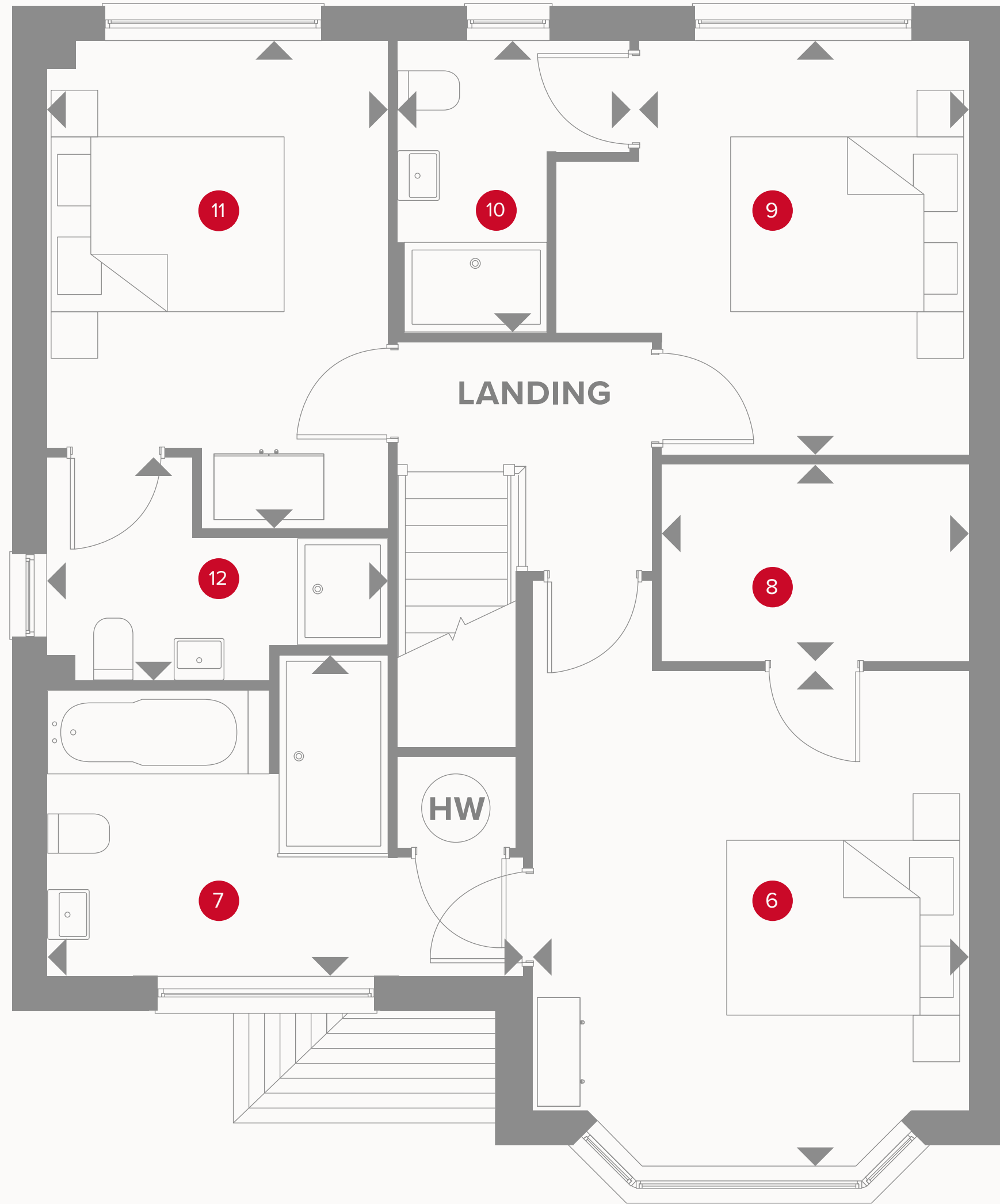
THE LEAMINGTON LIFESTYLE GROUND FLOOR

1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



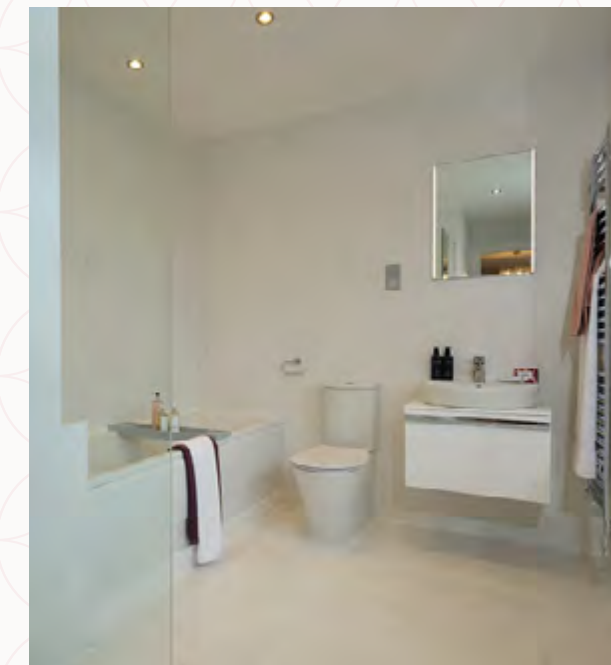
KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space
-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'2"	2.41 x 1.93 m
11	Bedroom 3	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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



HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM HOME

 **REDROW**



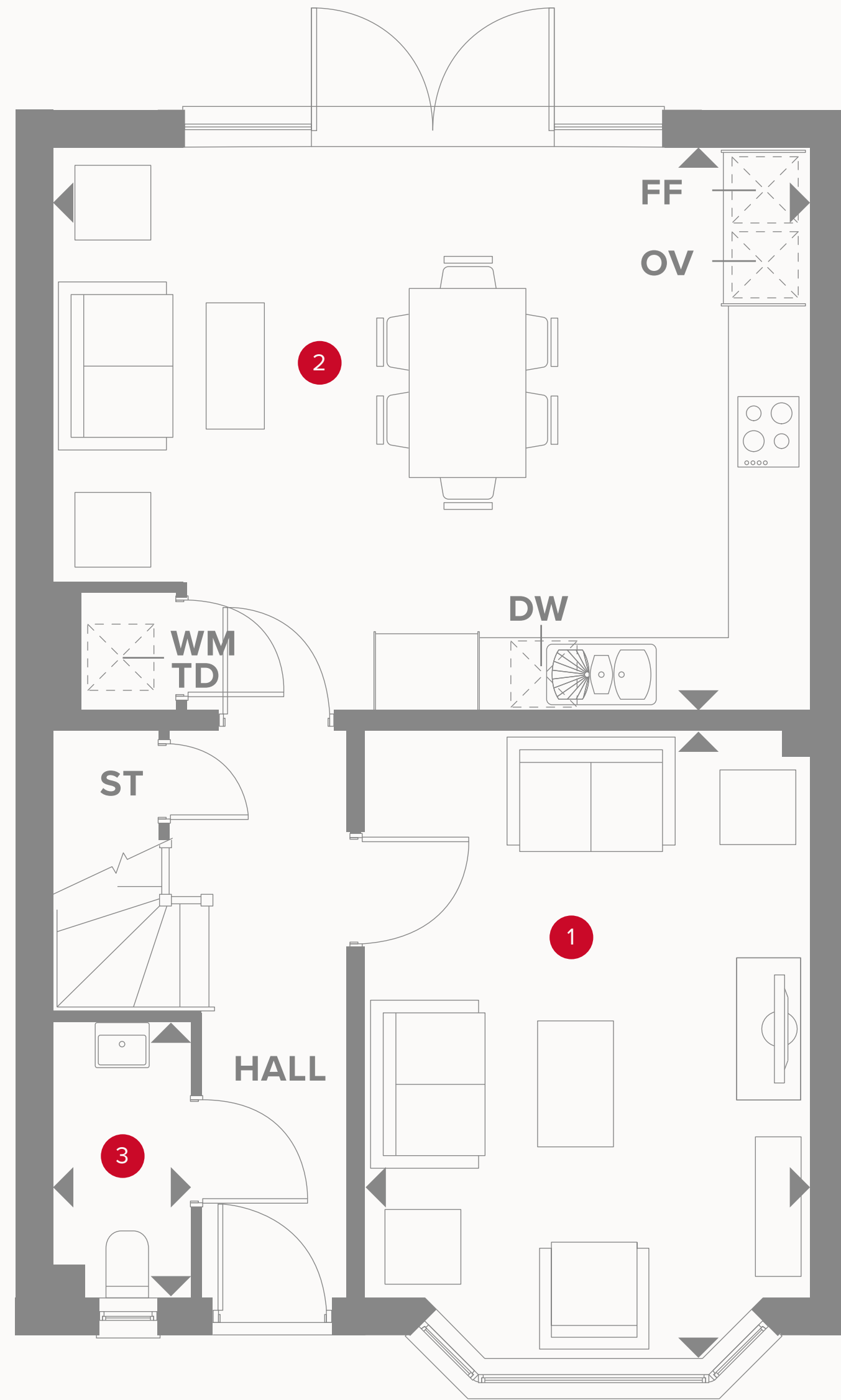
HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM HOME

 **REDROW**





THE STRATFORD GROUND FLOOR

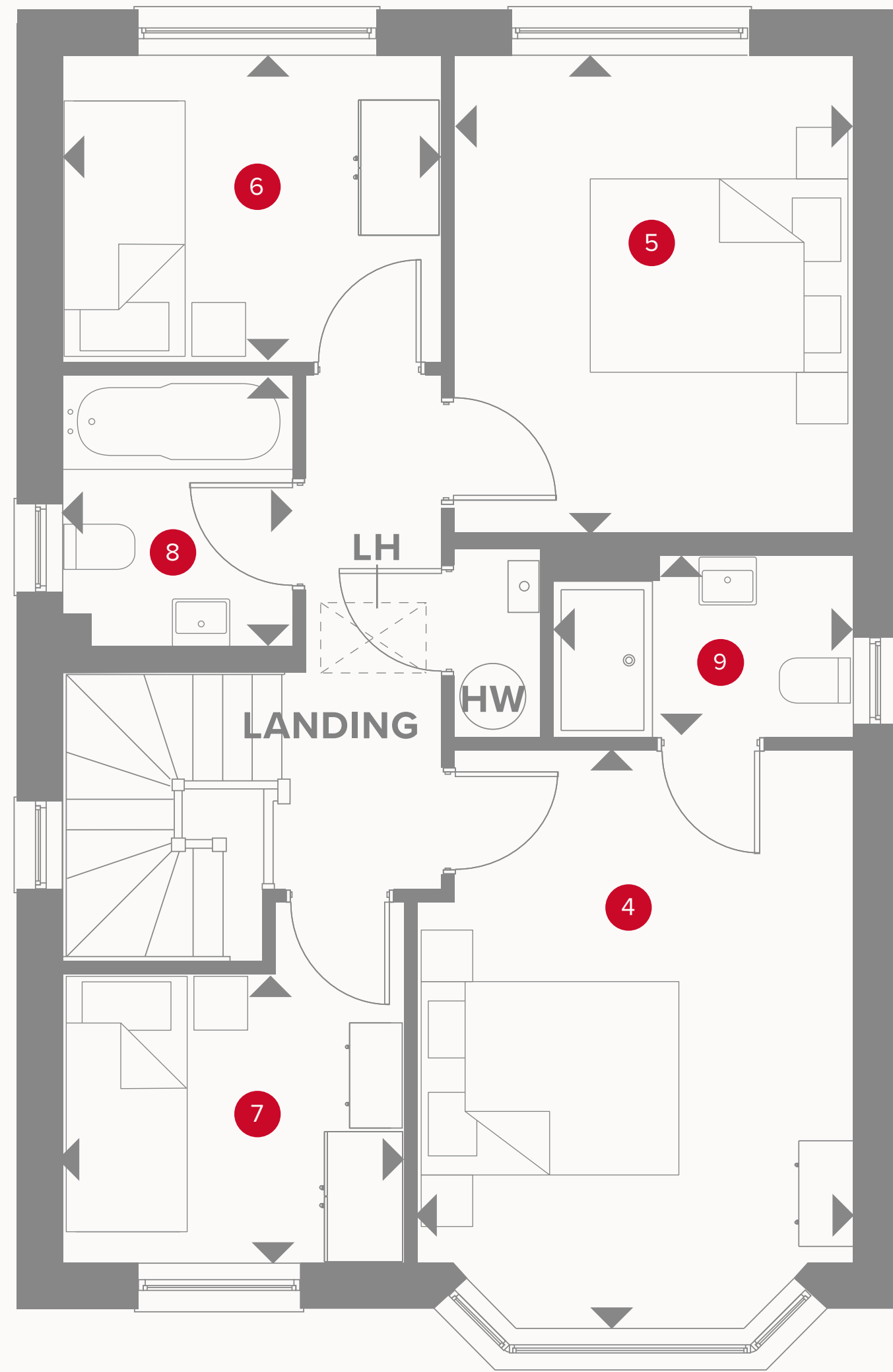
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m



KEY

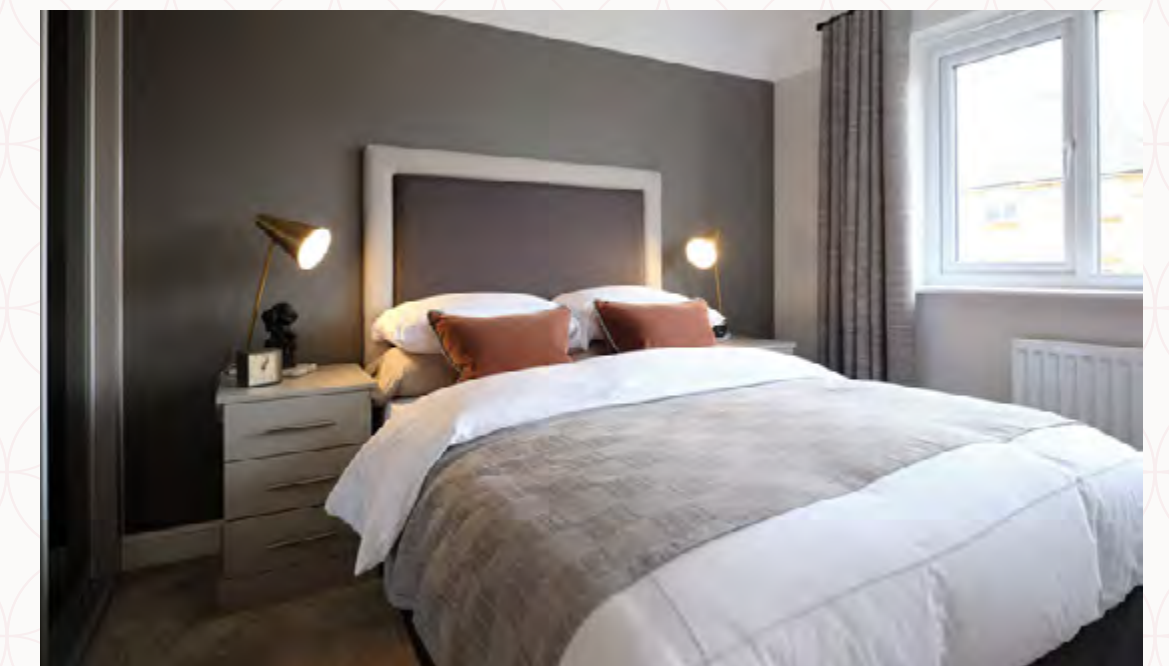
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE STRATFORD FIRST FLOOR

4	Bedroom 1	14'2" x 10'10"	4.33 x 3.30 m
5	Bedroom 2	11'11" x 9'11"	3.62 x 3.02 m
6	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
7	Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
8	Bathroom	6'9" x 5'9"	2.05 x 1.76 m
9	En-suite	7'6" x 4'7"	2.28 x 1.39 m



KEY

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



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



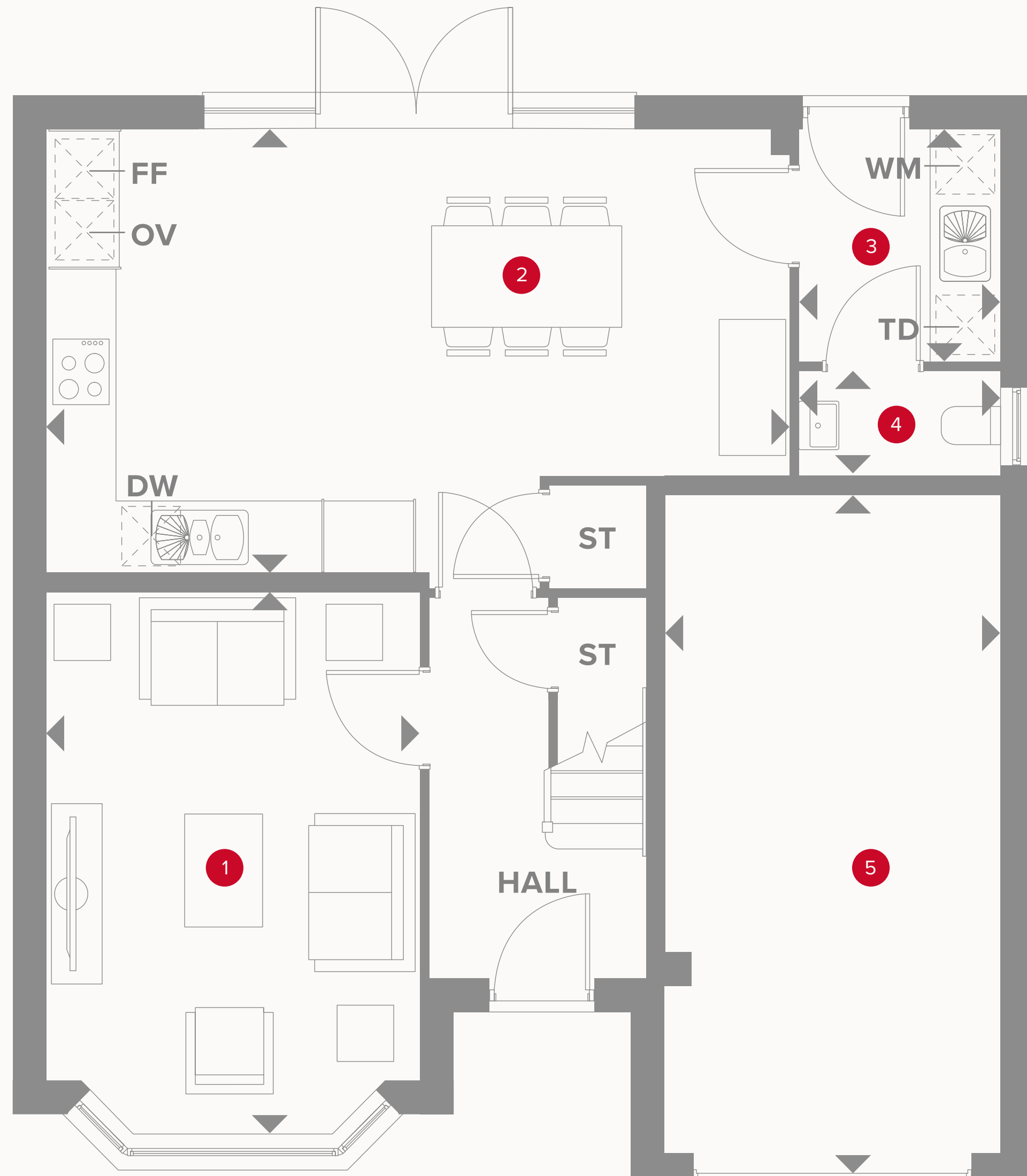
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



THE OXFORD LIFESTYLE GROUND FLOOR

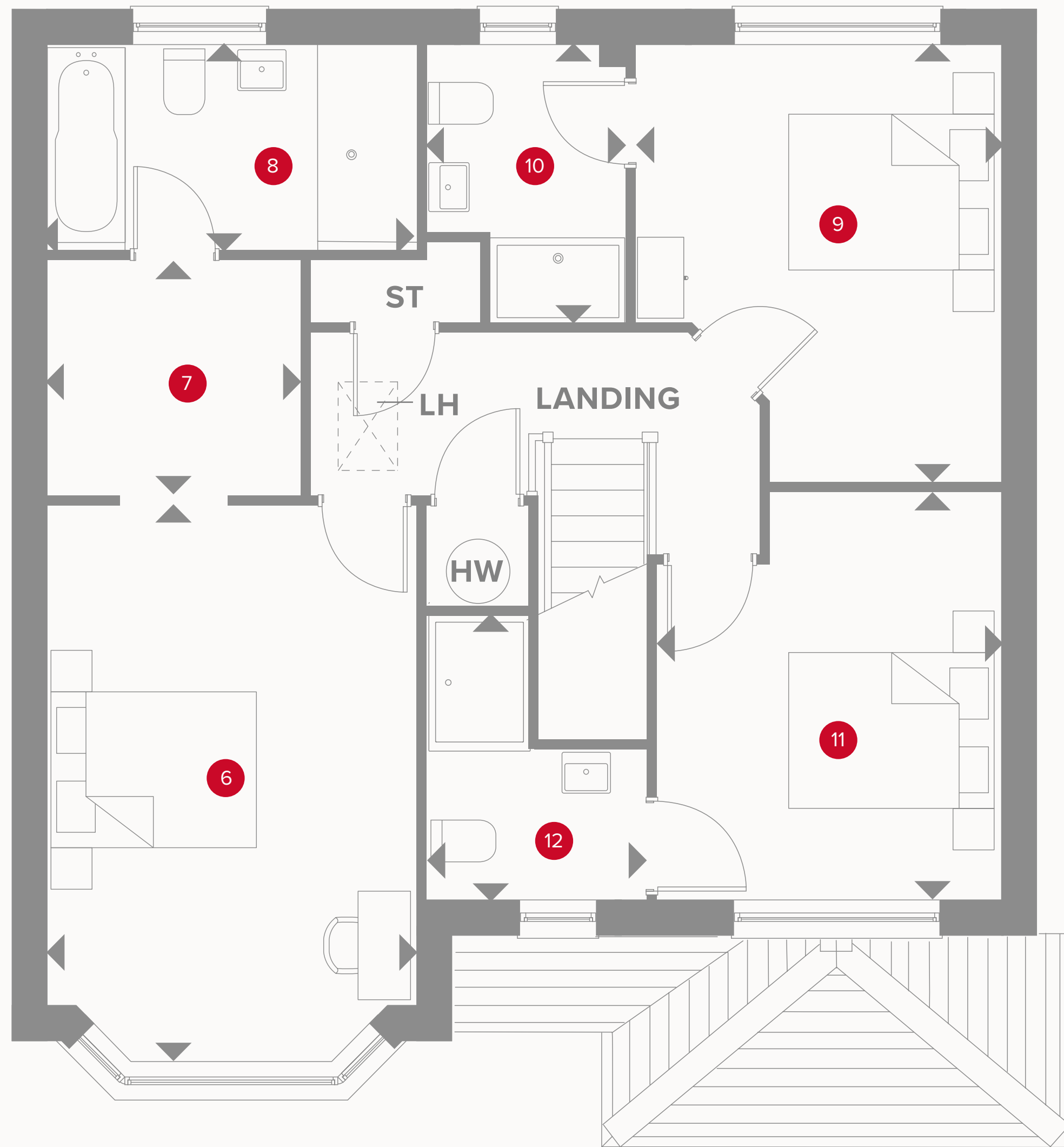
1 Lounge	15'9" x 10'10"	4.80 x 3.29 m
2 Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3 Utility	6'8" x 5'10"	2.02 x 1.78 m
4 Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5 Garage	19'7" x 9'10"	5.98 x 3.00 m



KEY

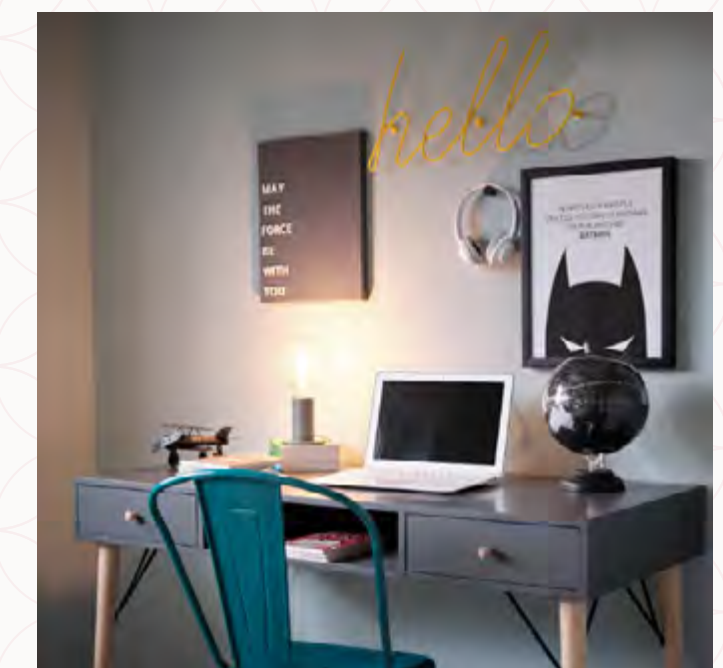
-  Hob
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-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.82 x 3.29 m
7	Dressing	7'6" x 6'8"	2.28 x 2.03 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'9"	2.41 x 1.74 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m



KEY

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



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



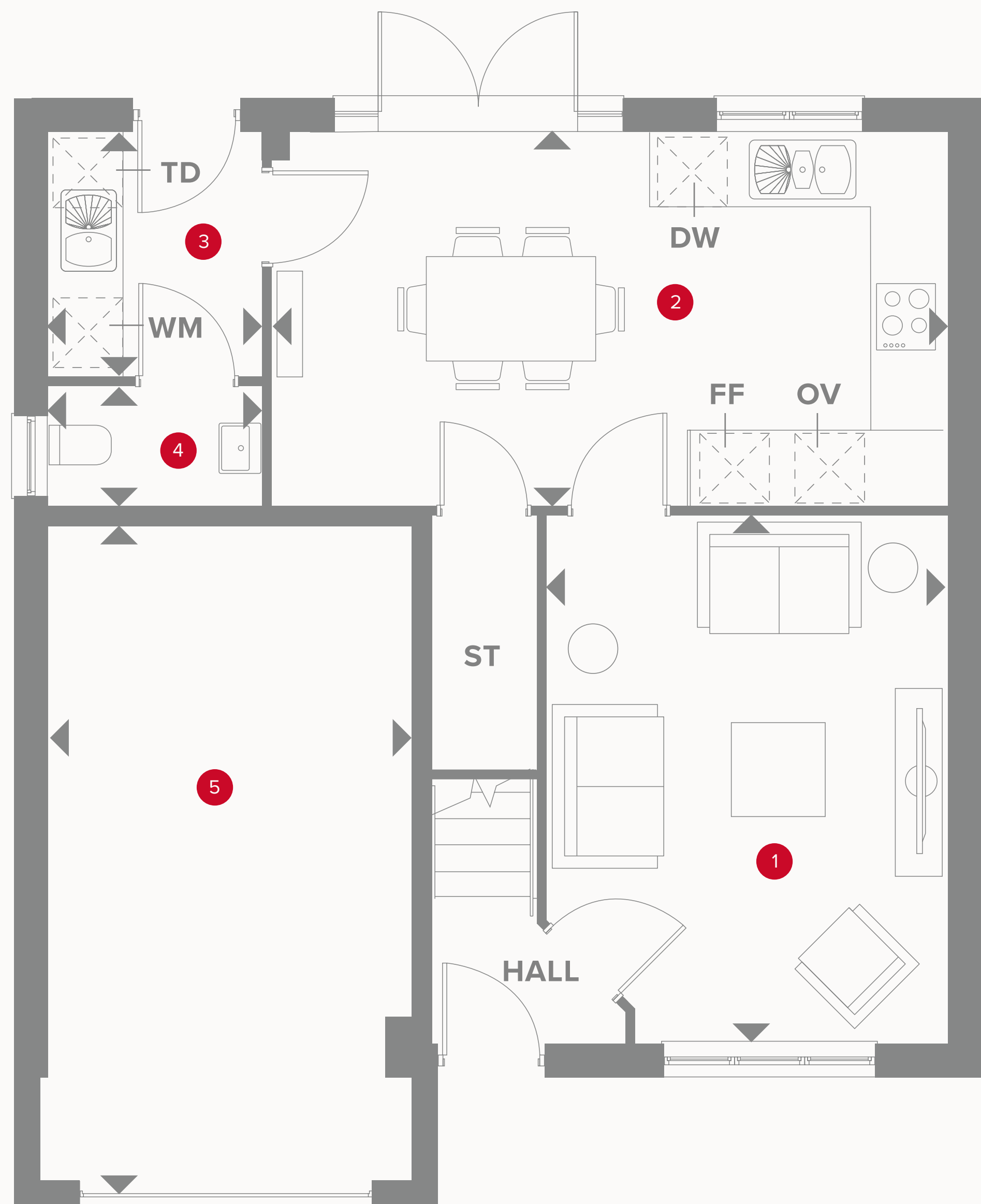
HERITAGE

- REDROW -

THE SHREWSBURY

FOUR BEDROOM HOME

 **REDROW**




THE SHREWSBURY GROUND FLOOR


1	Lounge	15'3" x 11'1"	4.65 x 3.37 m
2	Kitchen/ Dining	18'8" x 10'9"	5.70 x 3.28 m
3	Utility	7'0" x 5'10"	2.14 x 1.78 m
4	Cloaks	5'10" x 3'5"	1.78 x 1.05 m
5	Garage	19'7" x 10'1"	5.97 x 3.08 m

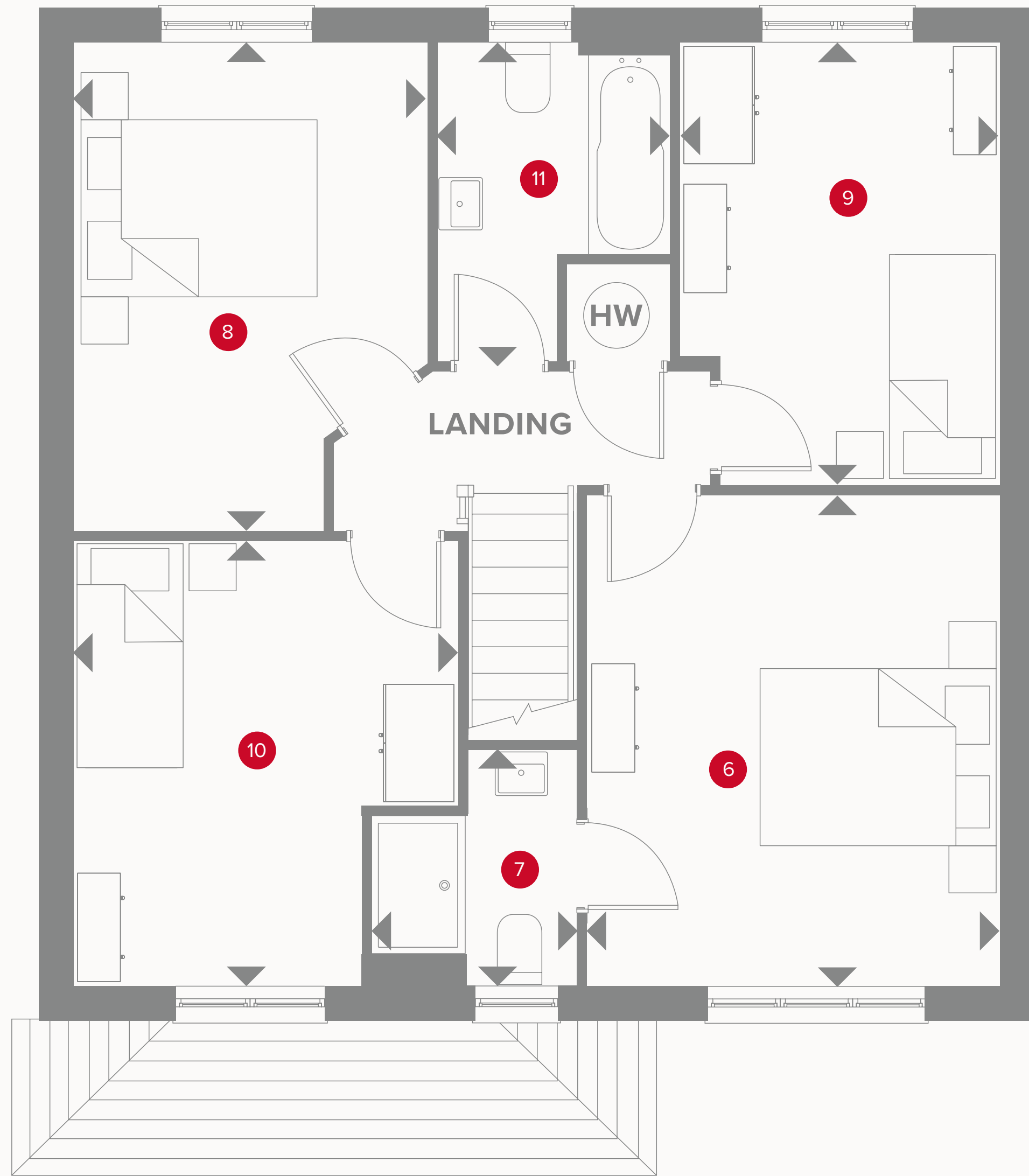


Plots 89 & 118 are handed

KEY

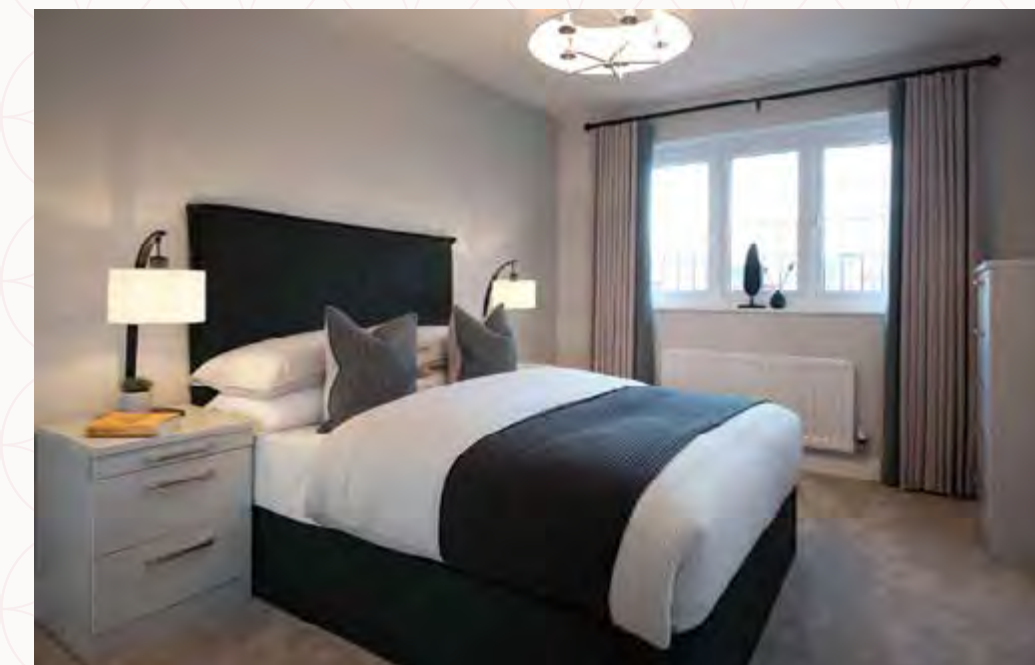
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE SHREWSBURY FIRST FLOOR

6	Bedroom 1	13'8" x 11'1"	4.16 x 3.37 m
7	En-suite	6'6" x 5'7"	1.98 x 1.69 m
8	Bedroom 2	13'8" x 9'5"	4.16 x 2.88 m
9	Bedroom 3	12'4" x 8'6"	3.77 x 2.60 m
10	Bedroom 4	12'4" x 10'3"	3.77 x 3.13 m
11	Bathroom	8'10" x 6'4"	2.70 x 1.92 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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



HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME







THE HENLEY GROUND FLOOR

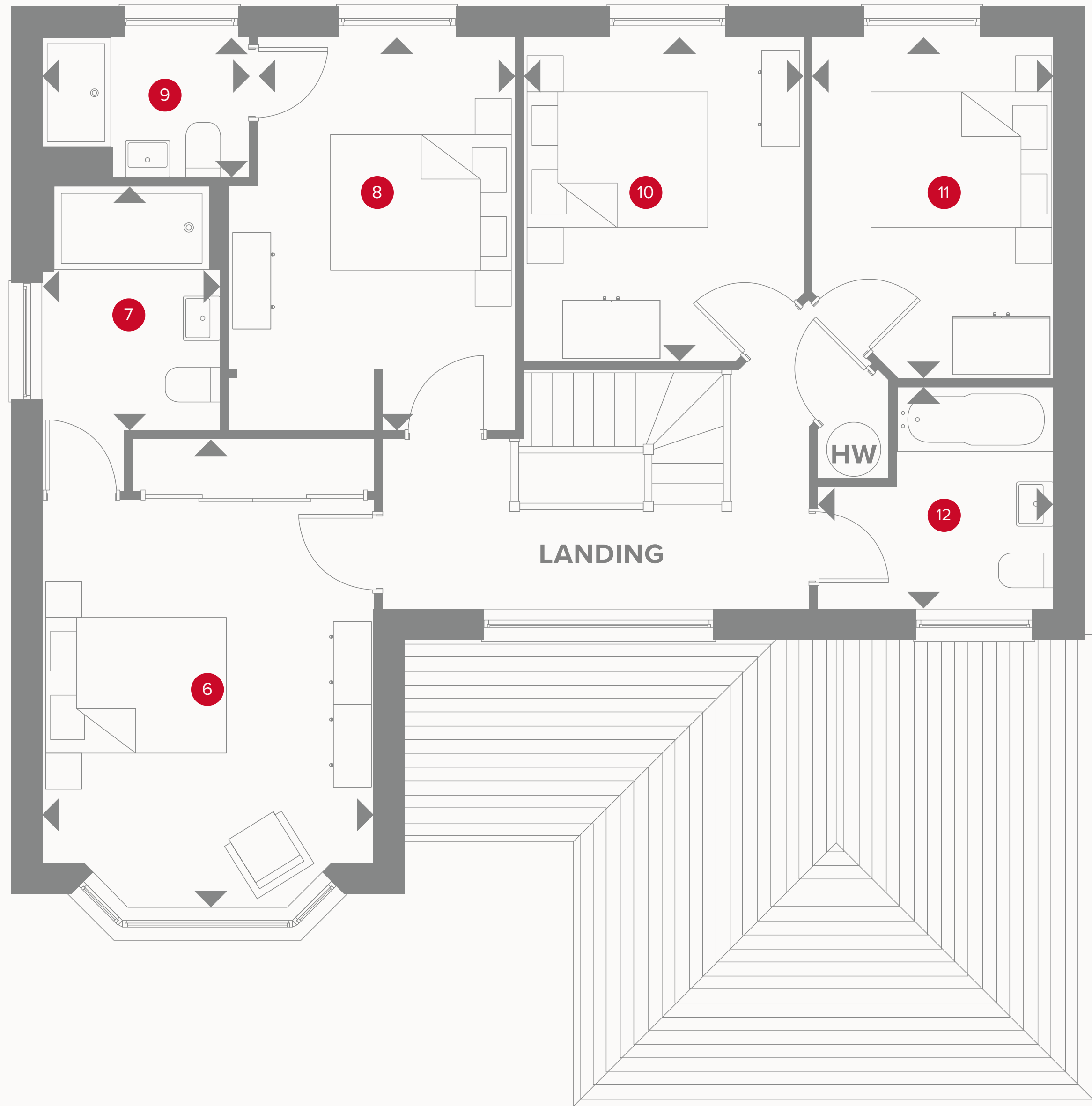
1	Lounge	17'7" x 11'11"	5.37 x 3.63 m
2	Family/Dining/ Kitchen	36'2" x 13'05"	11.05 x 3.98 m
3	Utility	6'3" x 5'9"	1.90 x 1.79 m
4	Cloaks	7'6" x 4'5"	2.28 x 1.38 m
5	Garage	17'7" x 17'0"	5.35 x 5.18 m



KEY

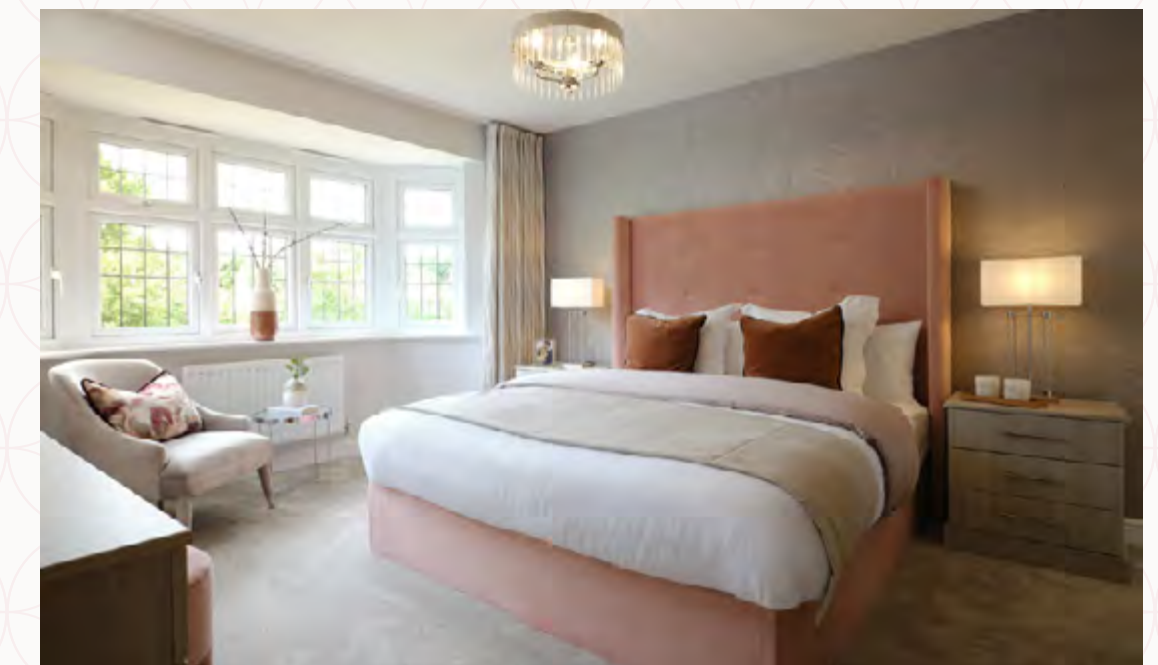
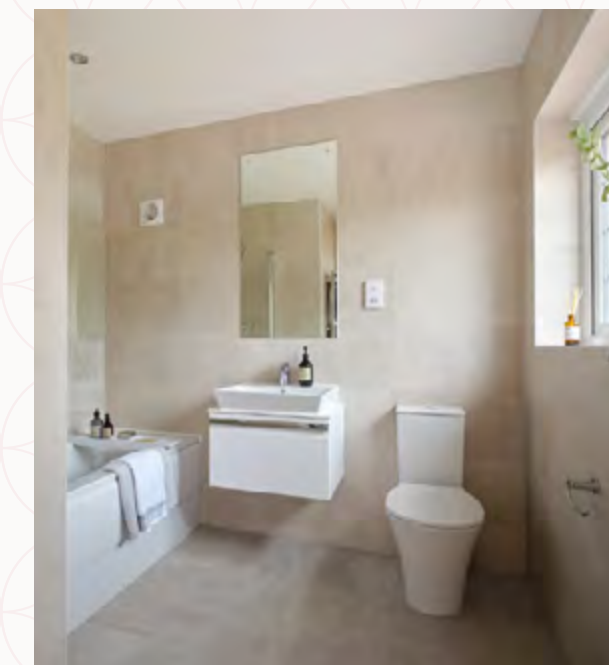
-  Hob
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THE HENLEY FIRST FLOOR

6	Bedroom 1	16'10" x 12'9"	5.12 x 3.95 m
7	En-suite 1	10'7" x 6'6"	3.29 x 1.98 m
8	Bedroom 2	14'1" x 10'3"	4.29 x 3.11 m
9	En-suite 2	7'4" x 5'1"	2.27 x 1.55 m
10	Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
11	Bedroom 4	12'2" x 8'7"	3.71 x 2.63 m
12	Bathroom	8'5" x 7'11"	2.57 x 2.41 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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



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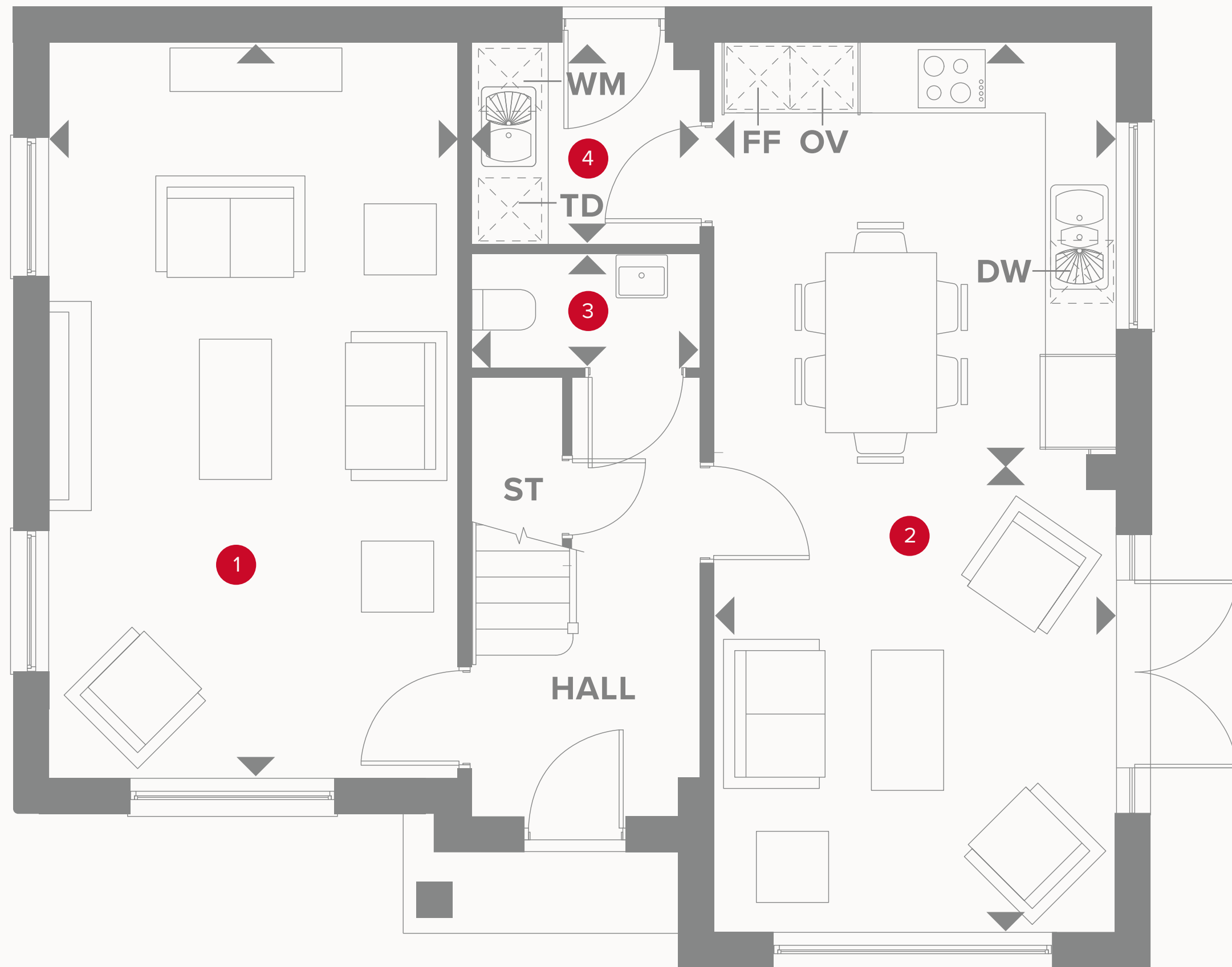
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**


THE SHAFTESBURY GROUND FLOOR




1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining/ Family	25'7" x 11'7"	7.79 x 3.52 m
3	Cloaks	6'6" x 3'3"	1.99 x 1.01 m
4	Utility	6'6" x 5'7"	1.99 x 1.75 m

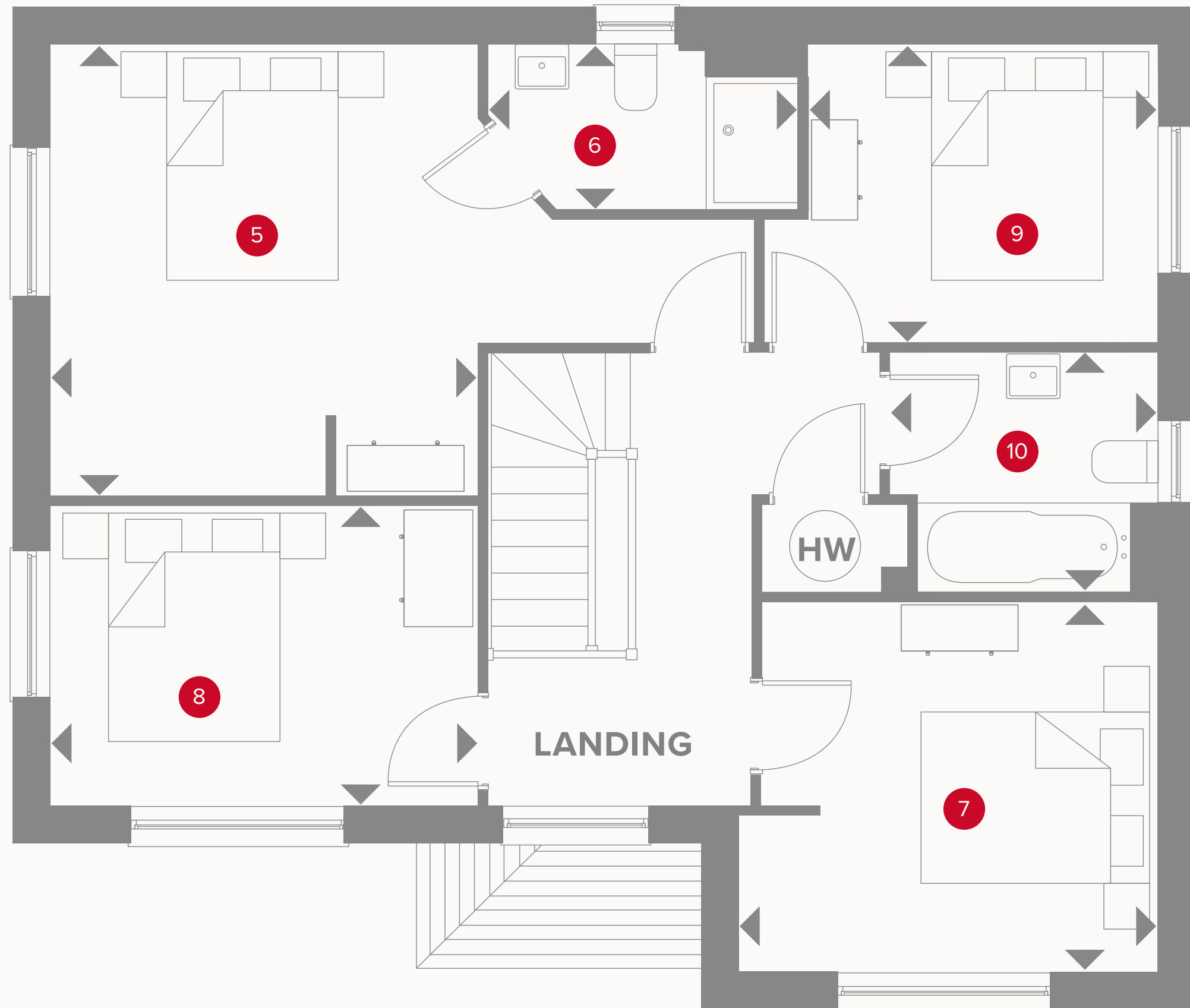


KEY

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

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

THE SHAFTESBURY FIRST FLOOR



5	Bedroom 1	12'4" x 12'0"	3.78 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	10'8" x 10'2"	3.30 x 3.12 m
8	Bedroom 3	11'9" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	10'8" x 8'1"	3.30 x 2.48 m
10	Bathroom	7'2" x 6'6"	2.21 x 2.01 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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



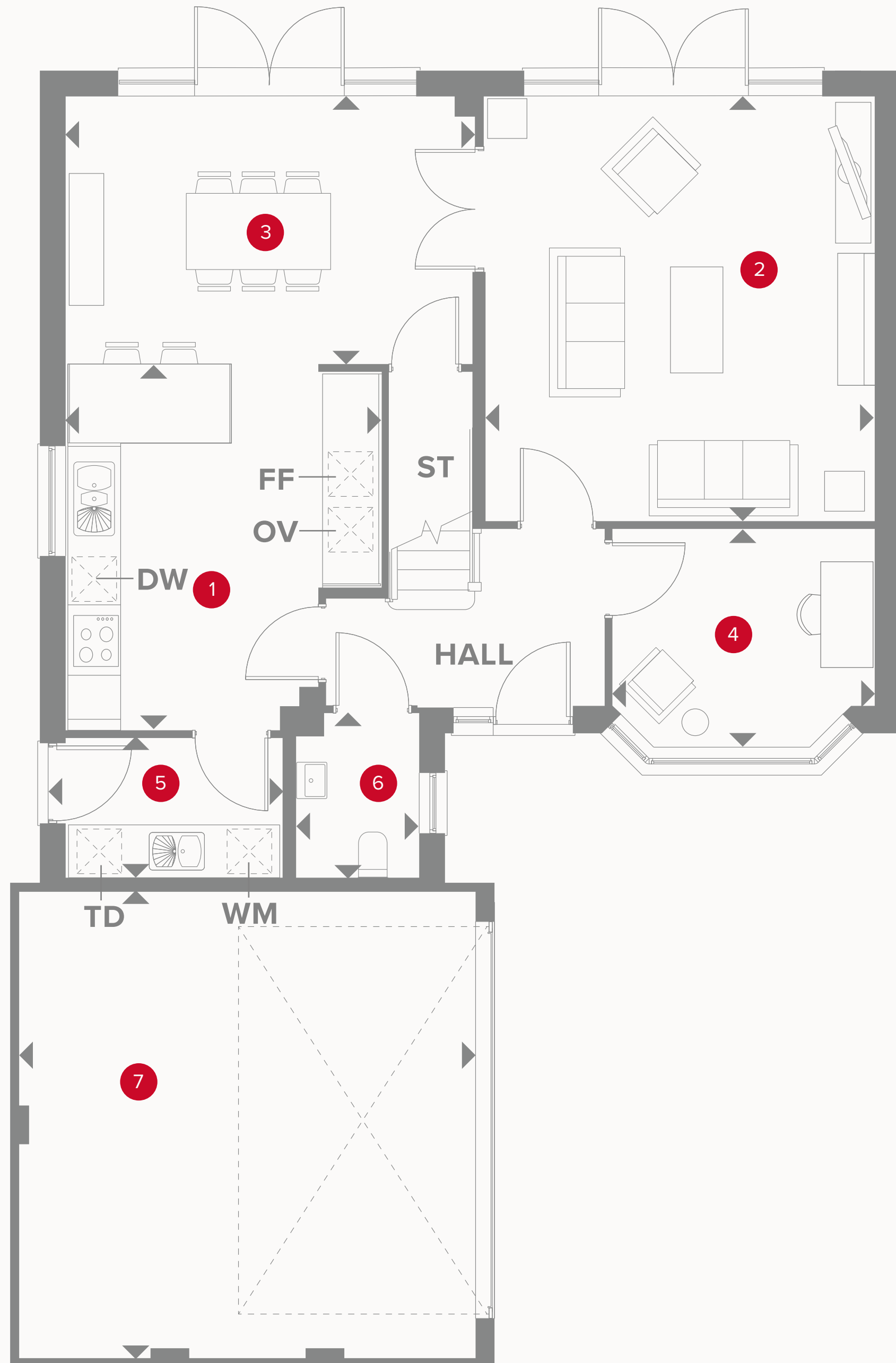
HERITAGE

- REDROW -

THE CANTERBURY

FOUR BEDROOM HOME







THE CANTERBURY GROUND FLOOR

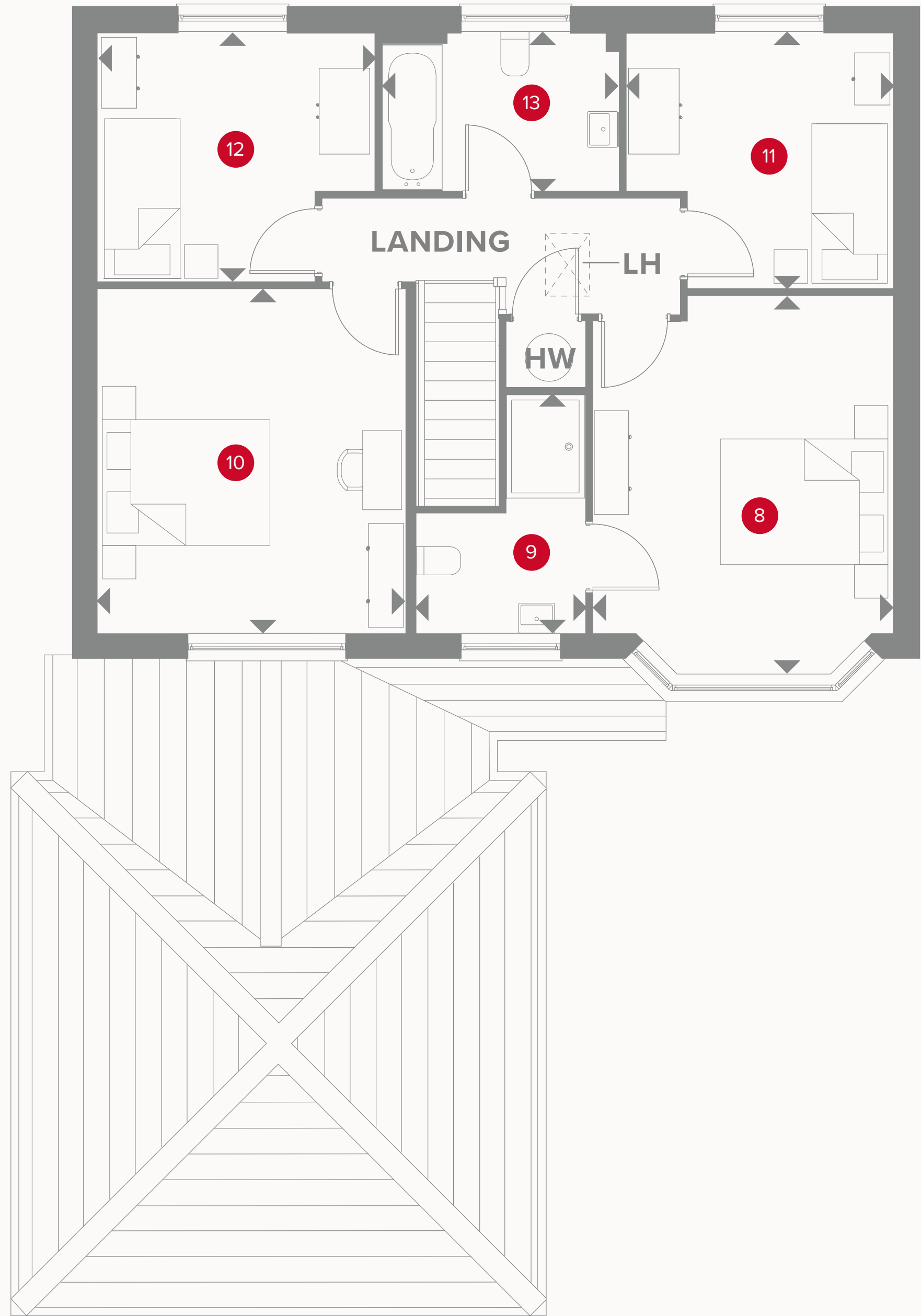
1	Kitchen	13'6" x 11'8"	4.16 x 3.59 m
2	Lounge	15'9" x 14'5"	4.82 x 4.42 m
3	Dining	15'1" x 9'11"	4.65 x 3.04 m
4	Study	9'8" x 8'1"	2.98 x 2.47 m
5	Utility	7'11" x 5'4"	2.44 x 1.65 m
6	Cloaks	6'4" x 4'7"	1.93 x 1.45 m
7	Garage	17'4" x 17'0"	5.30 x 5.19 m



KEY

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

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



THE CANTERBURY FIRST FLOOR

8	Bedroom 1	14'2" x 11'4"	4.34 x 3.48 m
9	En-suite	8'11" x 6'5"	2.75 x 1.95 m
10	Bedroom 2	13'0" x 11'7"	3.97 x 3.56 m
11	Bedroom 3	10'1" x 9'8"	3.09 x 2.96 m
12	Bedroom 4	10'4" x 9'5"	3.17 x 2.88 m
13	Bathroom	8'11" x 5'11"	2.73 x 1.84 m



KEY

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



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



HERITAGE

- REDROW -

THE SHAFTESBURY

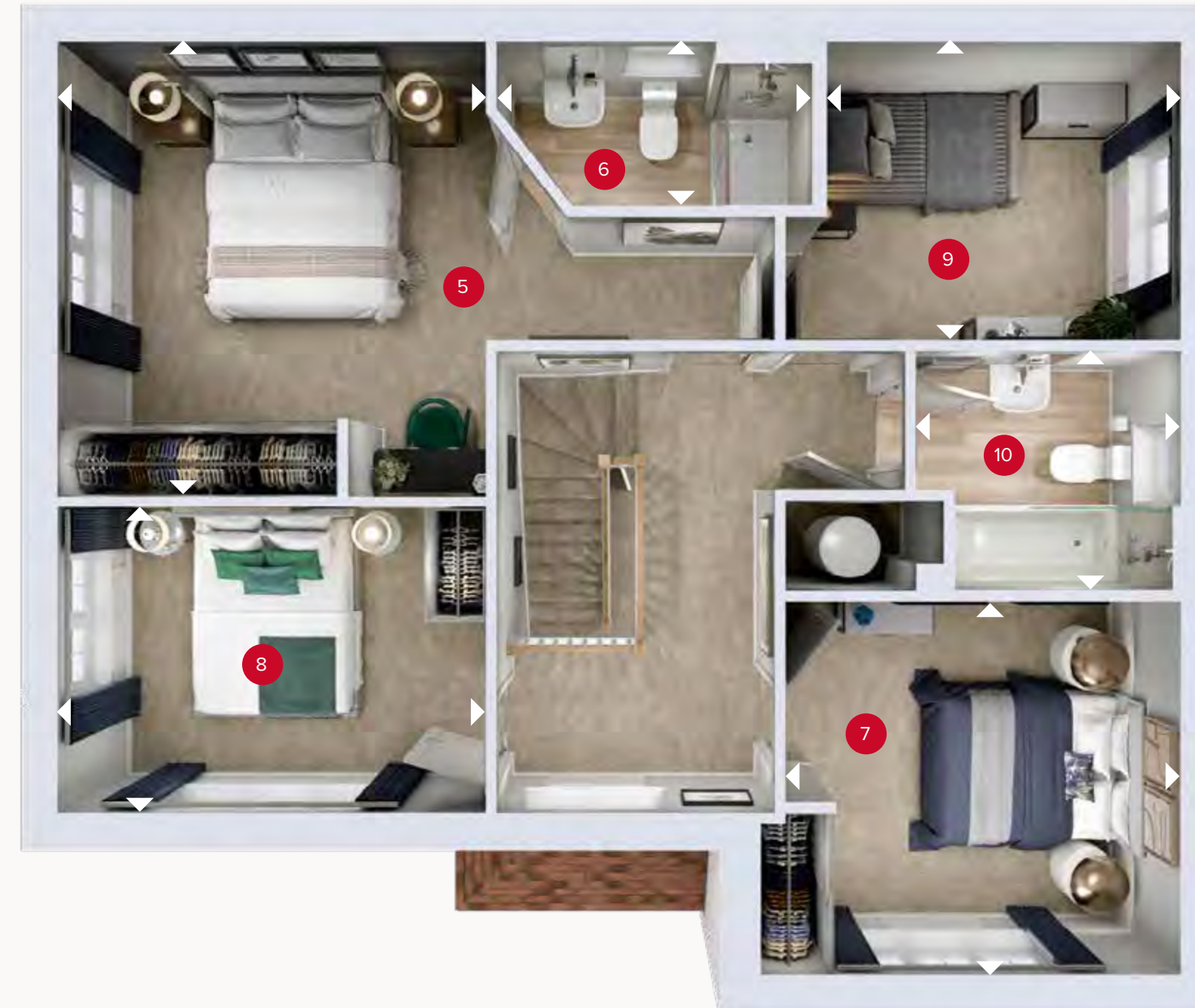
FOUR BEDROOM DETACHED HOME
ECO ELECTRIC

 **REDROW**

THE SHAFTESBURY



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/Dining/ Family	25'4" x 11'8"	7.73 x 3.57 m
2	Lounge	20'11" x 11'8"	6.38 x 3.56 m
3	Cloaks	6'6" x 3'2"	1.99 x 0.97 m
4	Utility	6'6" x 5'10"	1.99 x 1.79 m

FIRST FLOOR

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



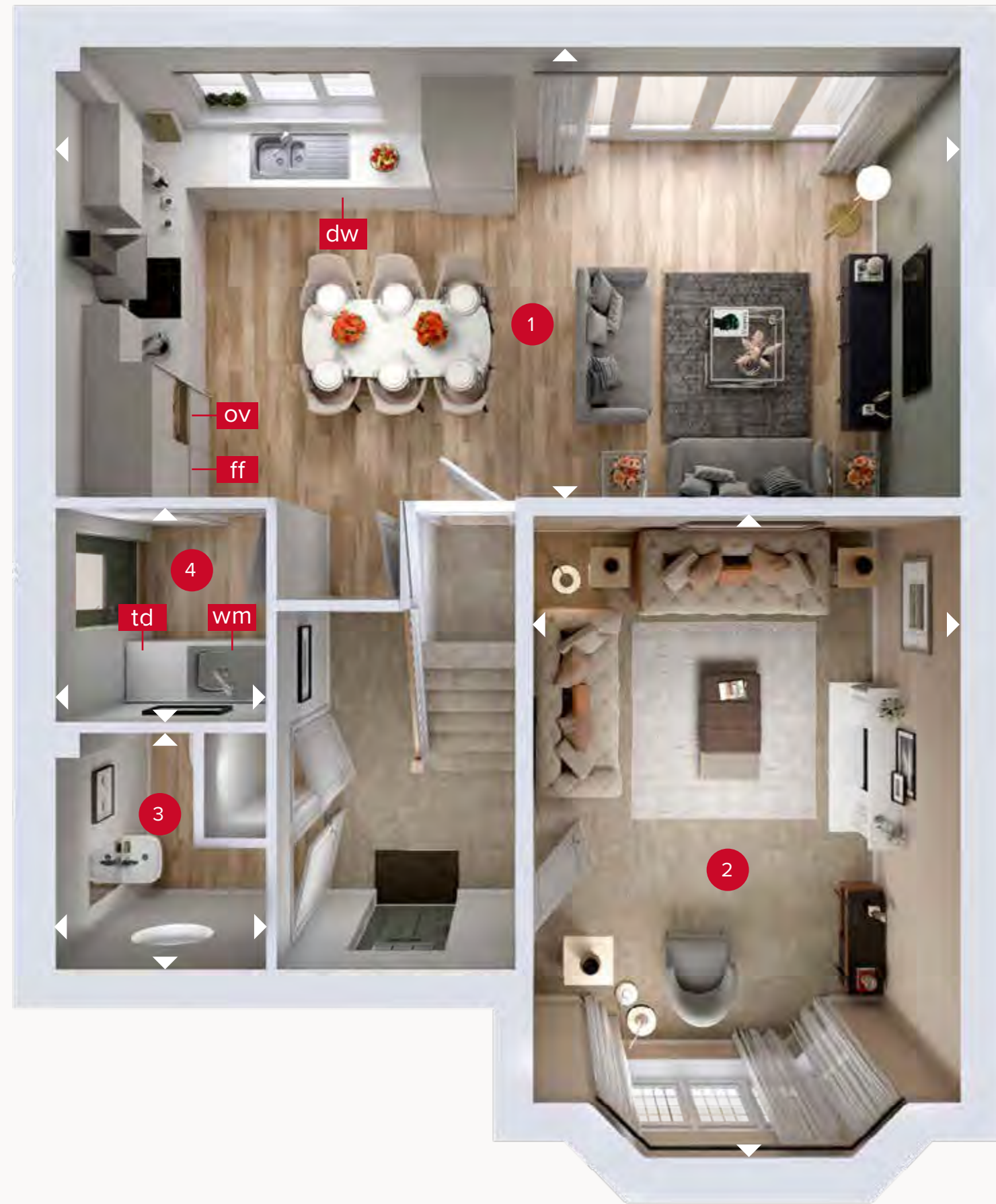
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME
ECO ELECTRIC

 **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



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. 01081-17 EG_LEAMQ_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



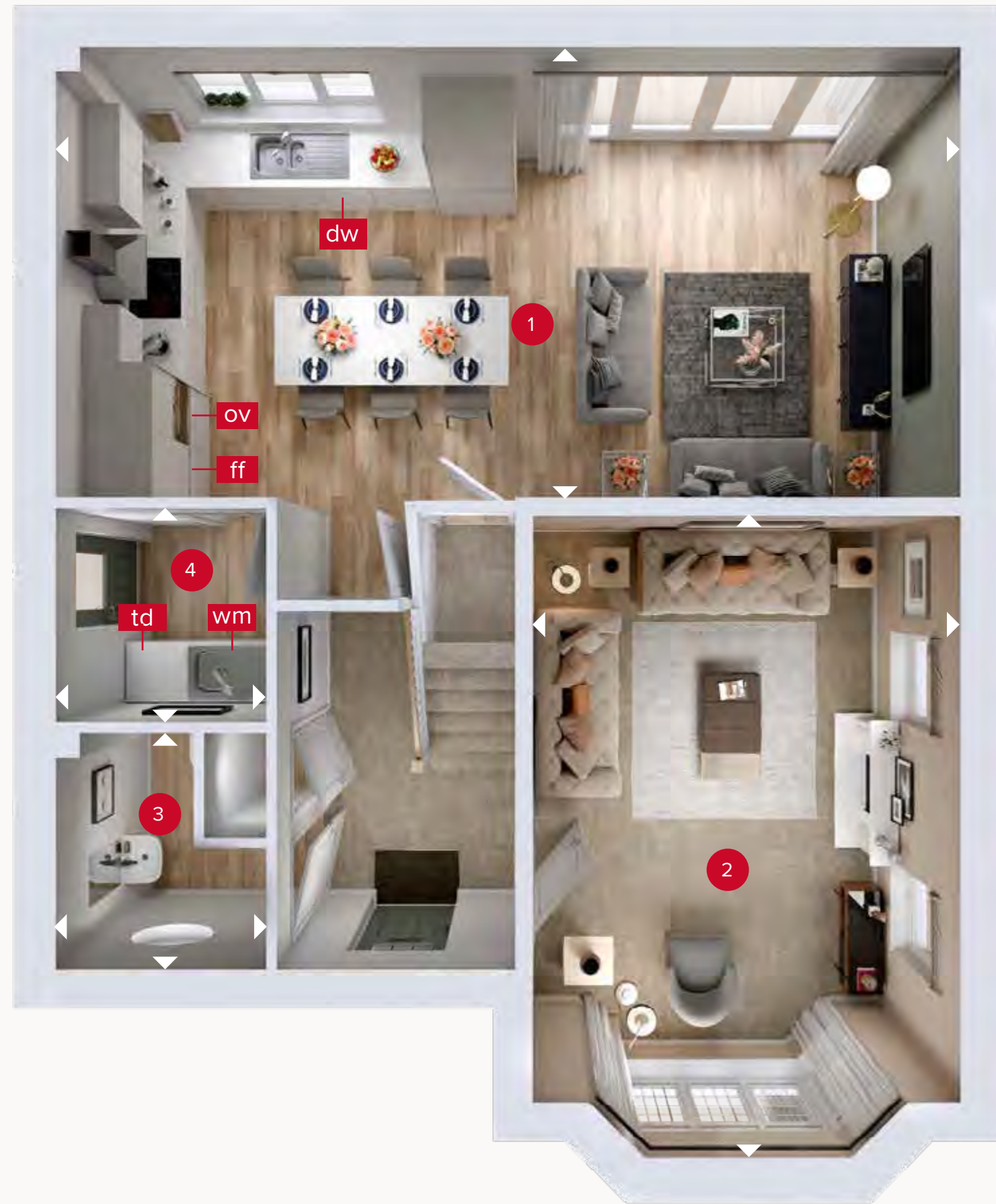
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME
ECO ELECTRIC

 **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

Additional windows in lounge to plot 193 only.



07.08.2024

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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01081-15 EG_LEAMQ_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.



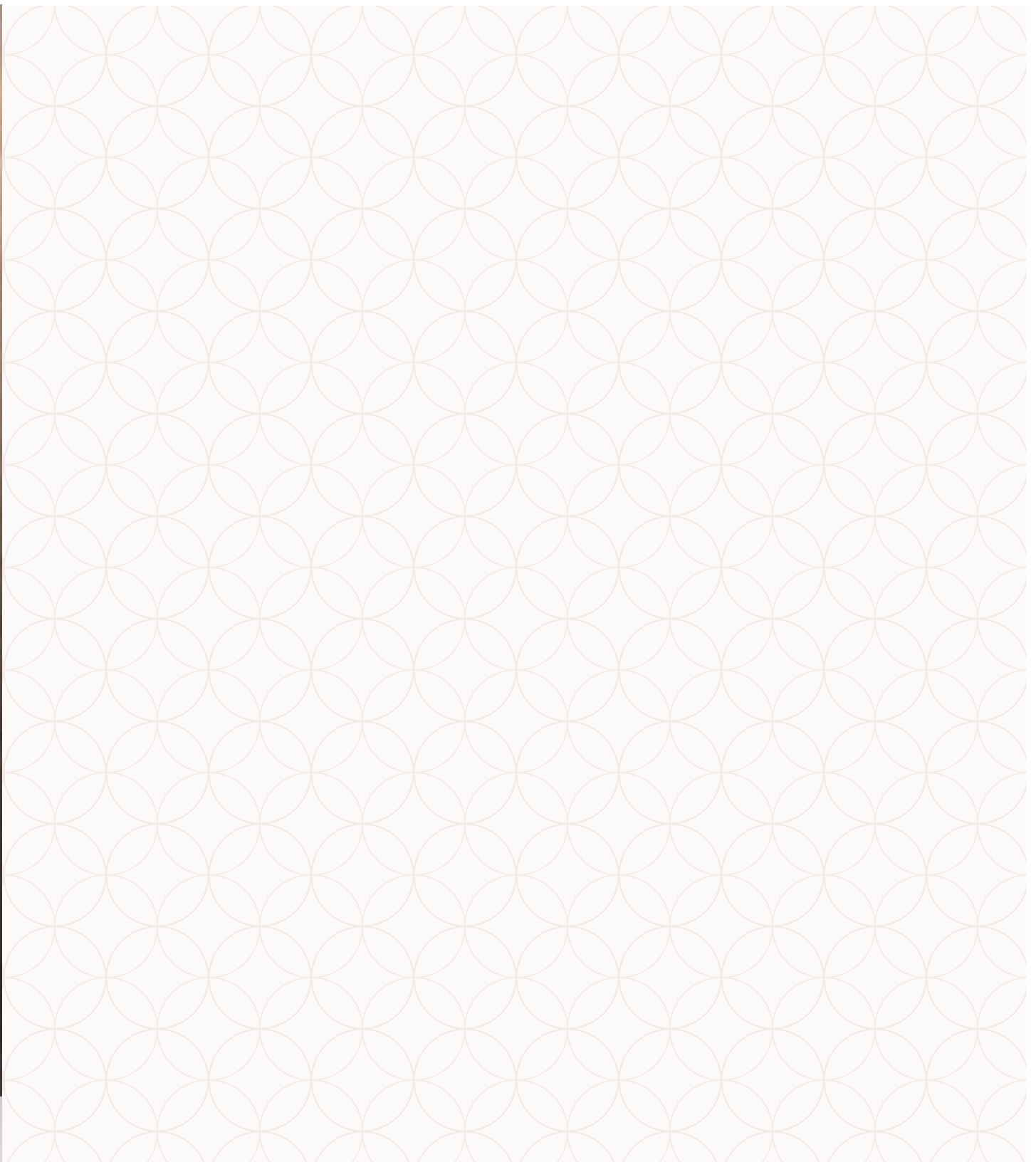
HERITAGE

- REDROW -

MONCHELSEA PARK

House specification for homes
under 1600 sq ft





INTERIOR

Walls

Dulux Almond White or Crown White emulsion paint finish. See Sales Consultant for details.

Ceilings

Dulux White or Crown White emulsion paint finish. See Sales Consultant for details.

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.

Central Heating

Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific. See Sales Consultant for details.

Radiators

Myson radiators – Decorative radiator to the kitchen of the Letchworth and Cambridge house types only.

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.

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 for details.

Appliances AEG / Electrolux / Zanussi

Hob 60cm ceramic with 4 heat zones
Double oven
60cm chimney extract
Integrated 50/50 fridge/freezer.

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

Sottini Arc in white finish.

Bathroom/En-suite & Cloakroom Basin

Sottini Arc or corner basin with chrome trap.
Please refer to drawings to confirm basin design.

WC

Sottini Arc close coupled back-to-wall pan with Arc dual flush cistern.

Bath

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

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

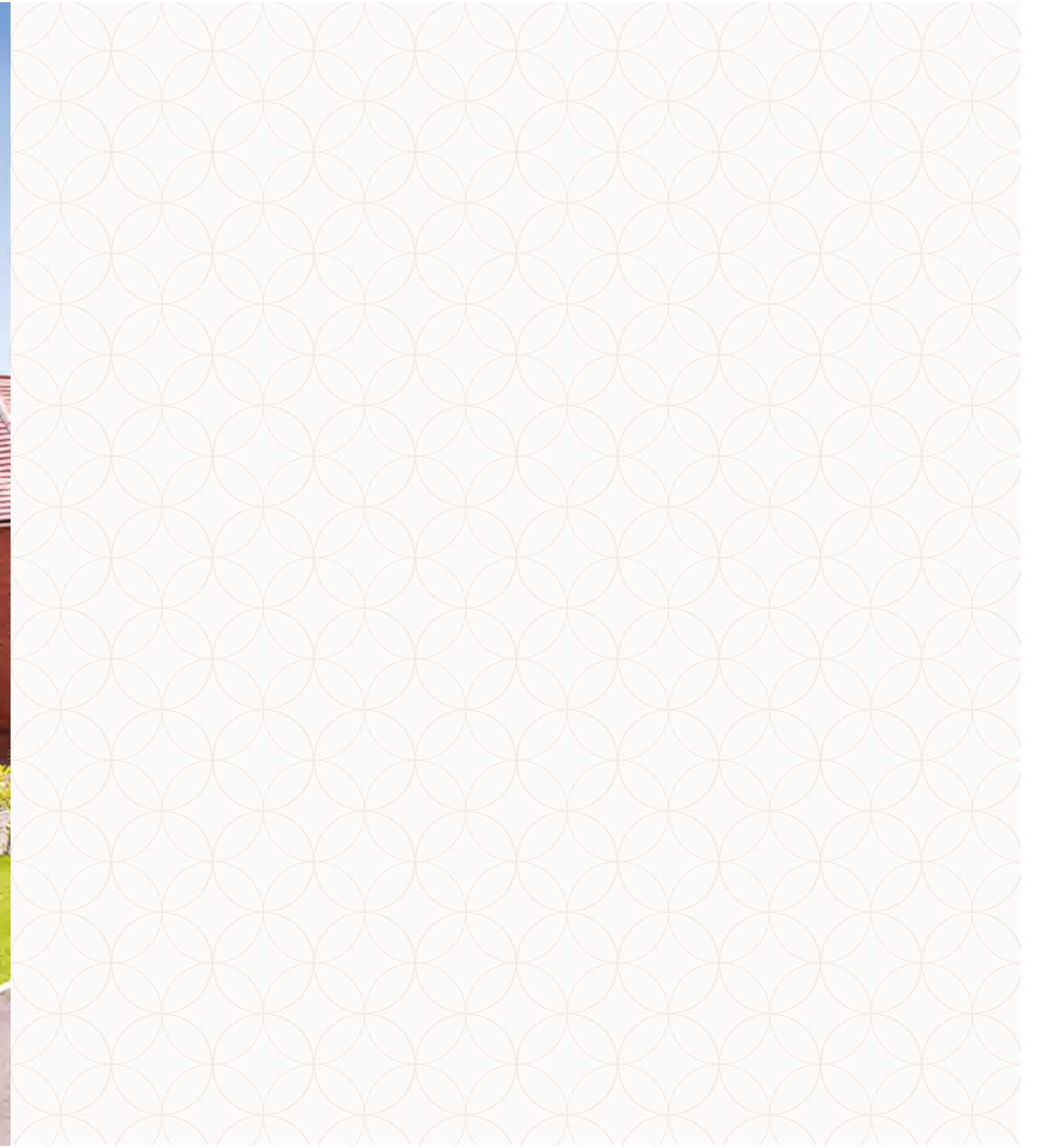
Aqualisa shower valve.

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).

Electric Car Charging Point

See Sales Consultant for location details.

Garden

External Fencing – Refer to layouts.

External Fencing/Gates

Side and 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.

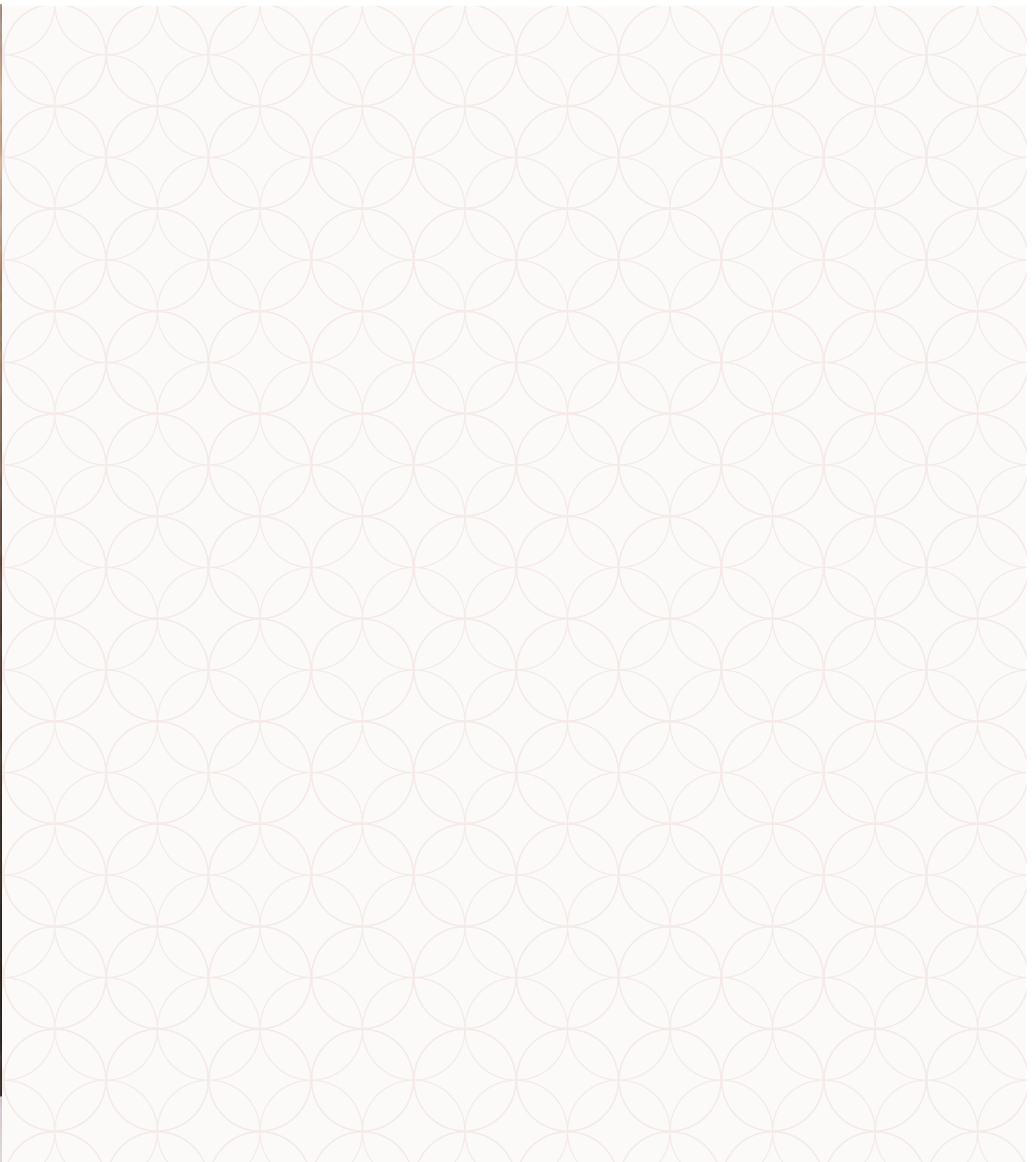
HERITAGE

- REDROW -

MONCHELSEA PARK

House specification for homes
over 1600 sq ft





INTERIOR

Walls

Dulux Almond White or Crown White emulsion paint finish. See Sales Consultant for details.

Ceilings

Dulux White or Crown White emulsion paint finish. See Sales Consultant for details.

Internal Doors

"Cambridge" 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

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

Central Heating

Full gas central heating with energy efficient wall mounted boiler and hot water cylinder. Housetype specific, please see Sales Consultant for more details and location.

Radiators

Myson radiators.

Wardrobes

Choices of fitted wardrobes to Bedroom 1. Refer to Sales Consultant for details. Subject to build stage.

Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points.

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

Hob 90cm ceramic with 6 heat zones
Double oven
90cm chimney extract
Two integrated 50/50 fridge/freezers.

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

Sottini Arc in white finish.

Bathroom/En-suite & Cloakroom Basin

Sottini Arc basin with chrome trap. Please refer to drawings to confirm basin design.

WC

Sottini Arc coupled back-to-wall pan with Arc dual flush cistern.

Bath

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

Towel warmer in chrome effect finish to bathroom and en-suites.

Shower over Bath

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

Shower Valve

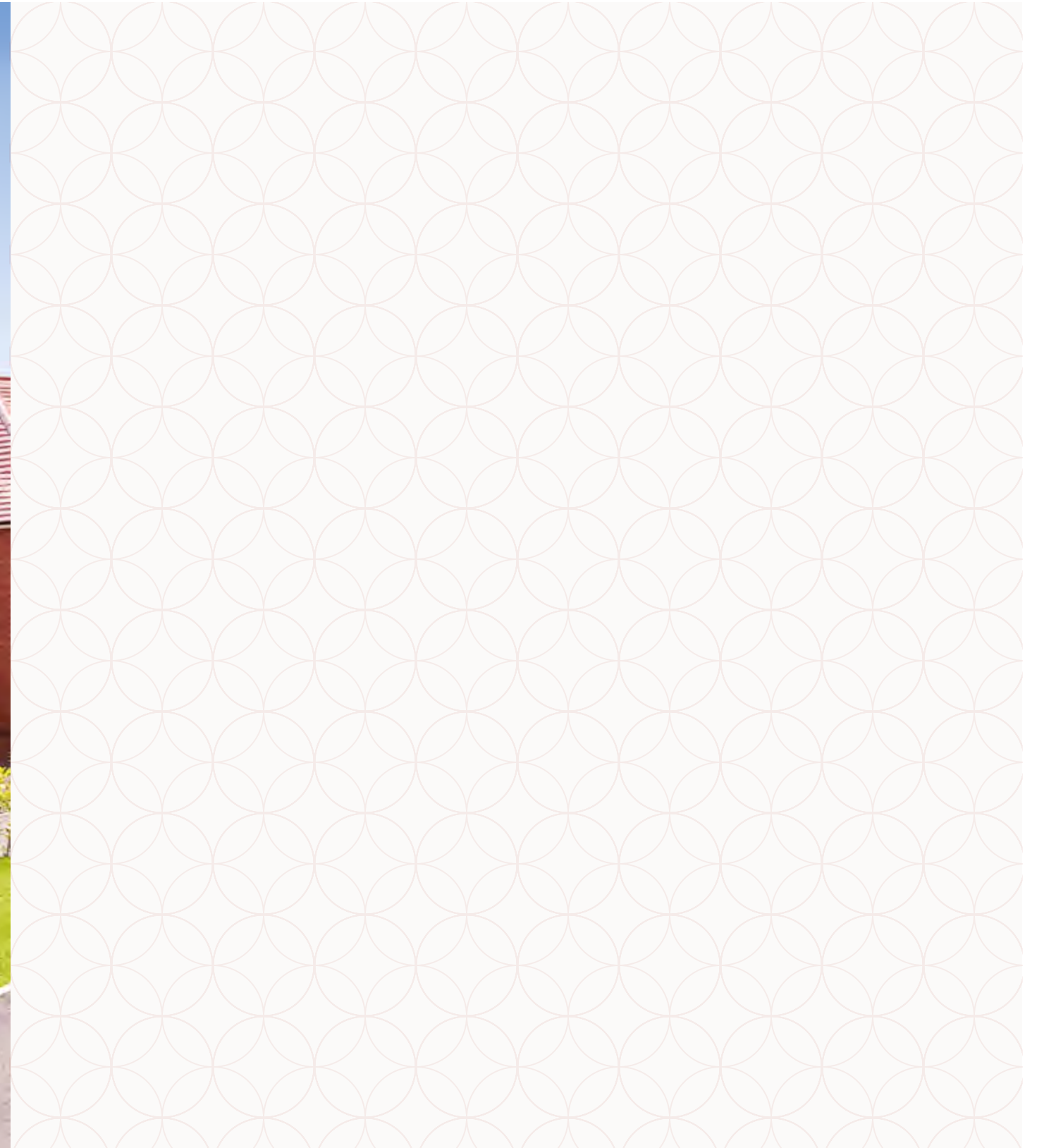
Aqualisa shower valve.

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 glass, finished internally and externally in white.

Security

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

External Front Lights

Grand Georgian lantern to front entrance, 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).

Electric Car Charging Point

See Sales Consultant for location details.

Garden

External Fencing – Refer to layouts.

External Fencing/Gates

Side and 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 and rear gardens. Refer to layout or Sales Consultant for landscaping details.

Outside Tap – Refer to drawing for location.

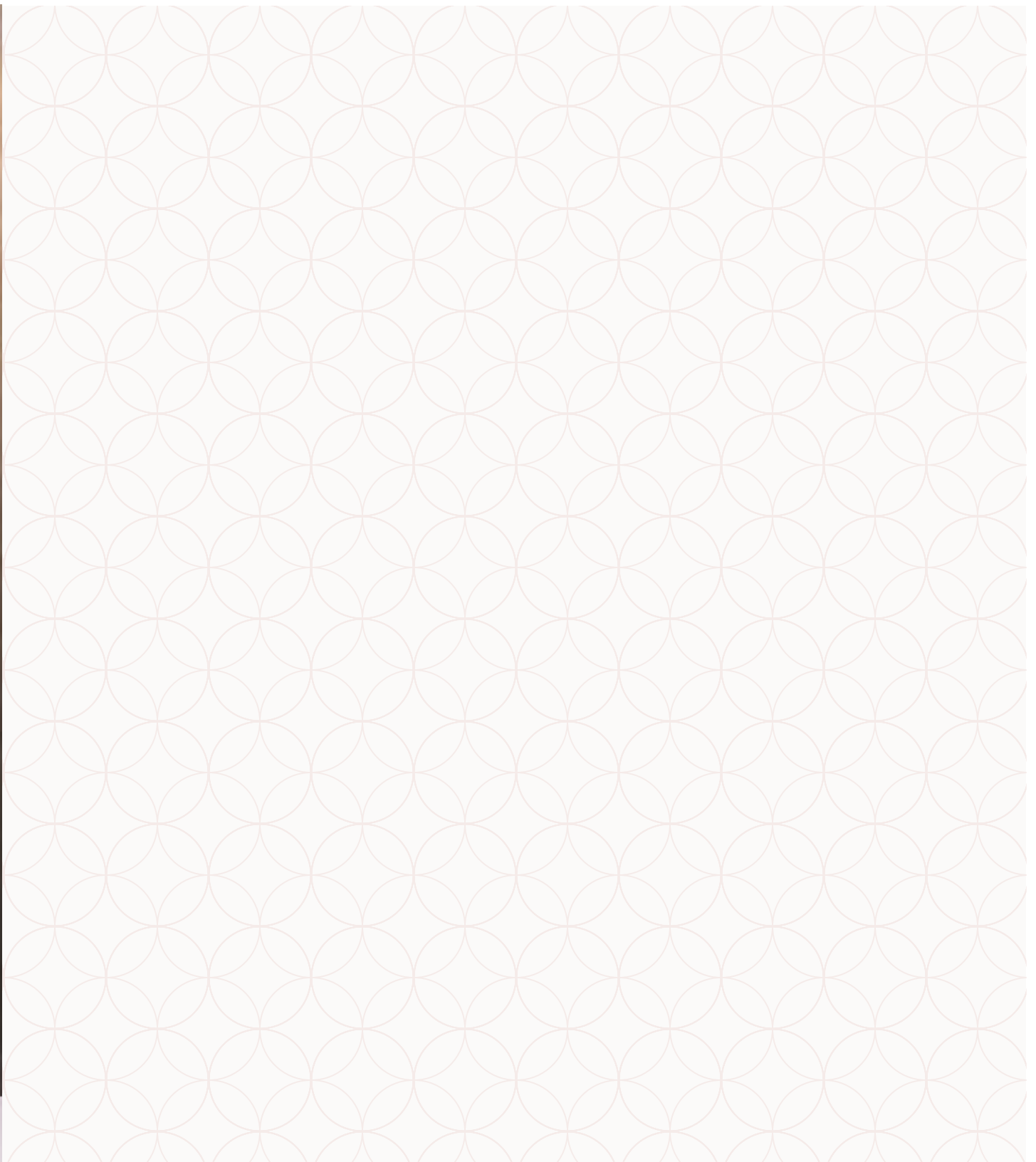
HERITAGE

- REDROW -

MONCHELSEA PARK

House specification for Lifestyle homes





INTERIOR

Walls

Dulux Almond White or Crown White emulsion paint finish. See Sales Consultant for details.

Ceilings

Dulux Almond White or Crown White emulsion paint finish. See Sales Consultant for details.

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 family room and one in bedroom where applicable. 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.

Central Heating

Full gas central heating with energy efficient wall mounted boiler and hot water cylinder. Housetype specific. See Sales Consultant for details.

Radiators

Myson radiators.

Dressing Area

Shelf and rail to bedroom 1 dressing areas in the Leamington Lifestyle housetypes only. Refer to drawings or Sales Consultant for details (excluding Oxford Lifestyle and Stratford Lifestyle housetype).

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.

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 for details.

Appliances AEG / Electrolux / Zanussi

Hob 60cm ceramic with 4 heat zones
Double oven
60cm chimney extract
Integrated 50/50 fridge/freezer.

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



EN-SUITE & CLOAKROOM

En-suites & Cloakroom Basin

Sottini Arc in white finish.

En-suites & Cloakroom Basin

Sottini Arc or corner basin with chrome trap. Please refer to drawings to confirm basin design.

WC

Sottini Arc close coupled back-to-wall pan with Arc dual flush cistern.

Bath

Tempo Arc bath with Meridian Isocore bath panel, only in en-suites that have a separate bath with a shower enclosure. Half height tiling around bath area. See Sales Consultant for details.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of wall tiles to en-suites and cloakroom. See My Redrow for details. Subject to build stage.

Towel Warmer

Towel warmer in chrome effect finish to en-suites.

Shower Valve

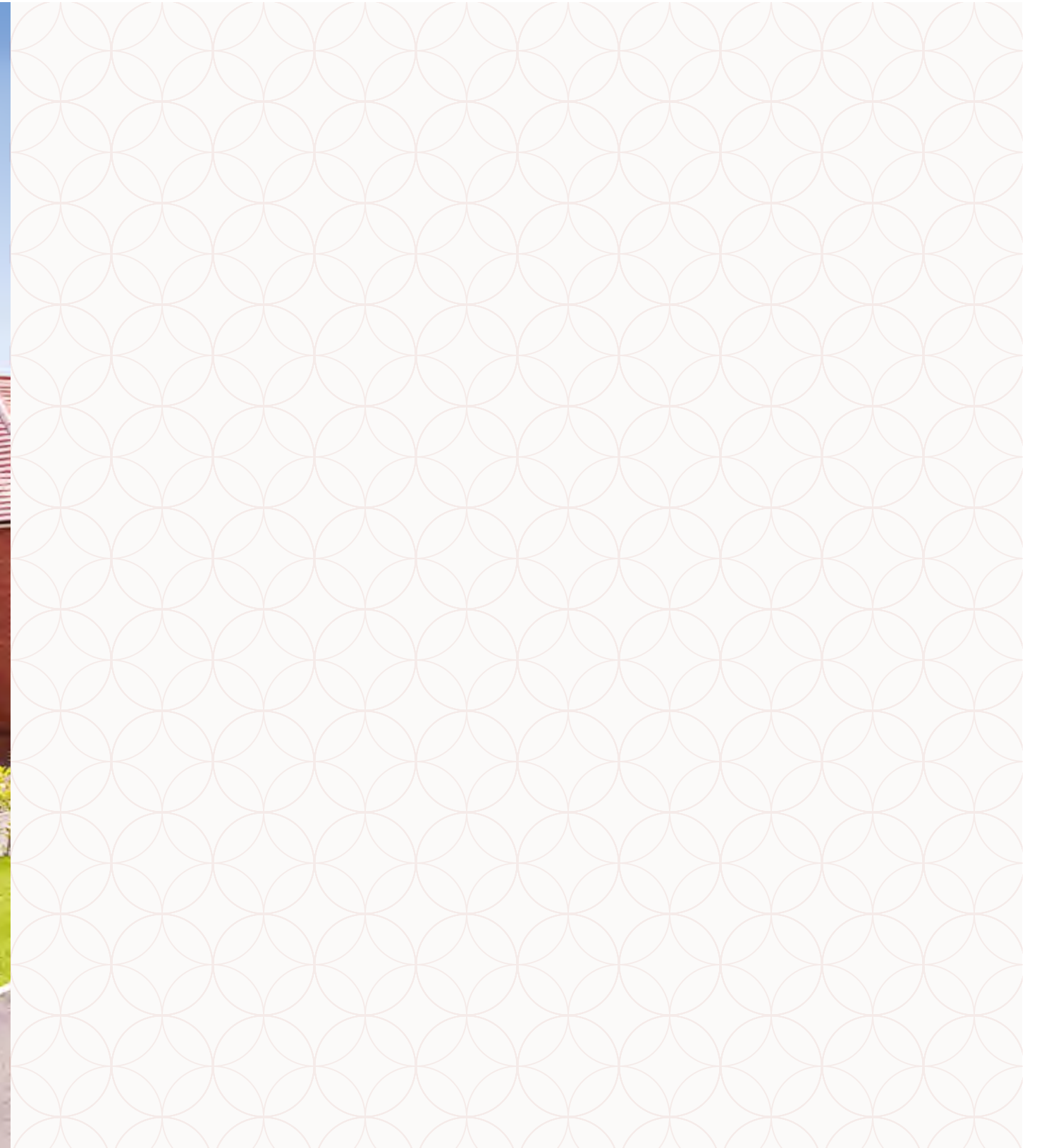
Aqualisa shower valve.

Shaver Sockets

In en-suites where applicable.

Mirrors

To be fitted above 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 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).

Electric Car Charging Point

See Sales Consultant for location details.

Garden

External Fencing – Refer to layouts.

External Fencing/Gates

Side and 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 -

MONCHELSEA PARK

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
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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

- 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.





MONCHELSEA PARK

—

Sutton Road, Maidstone, ME17 3NG

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[redrow.co.uk](https://www.redrow.co.uk)