

HERITAGE  
- REDROW -

# Paddock Green

EAST HOATHLY







# WELCOME TO PADDOCK GREEN



## A COLLECTION OF 3, 4 & 5 BEDROOM HOMES IN THE THRIVING VILLAGE OF EAST HOATHLY

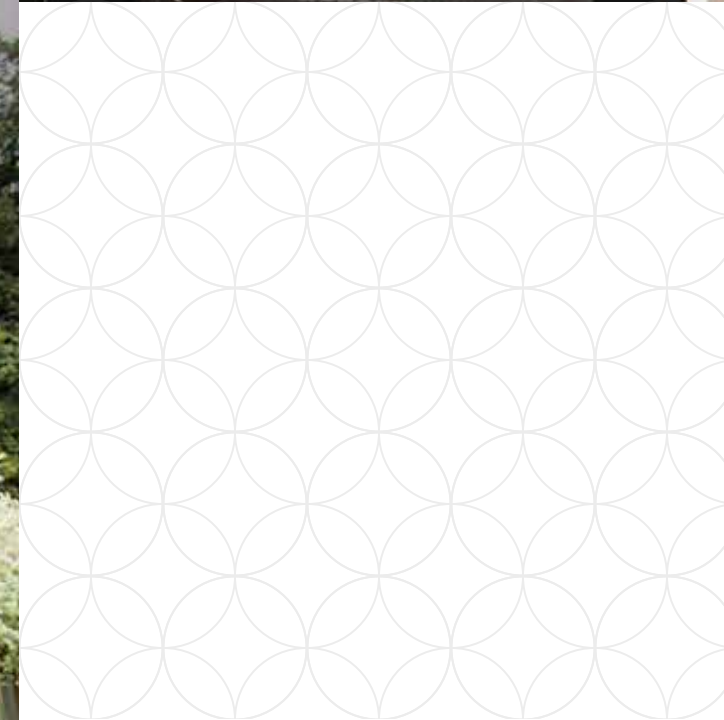
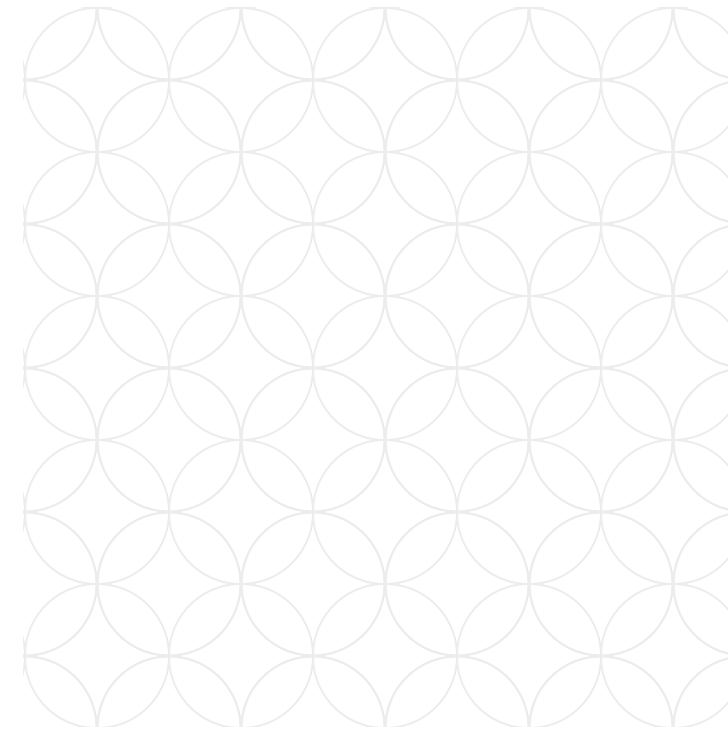
You'll find our brand new Paddock Green development deep in the beautiful East Sussex countryside, perfectly located in the chocolate-box village of East Hoathly. With the superb amount of flexible space on offer, our collection of thoughtfully-designed 3, 4 & 5 bedroom homes will undoubtedly prove extremely popular.





# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.



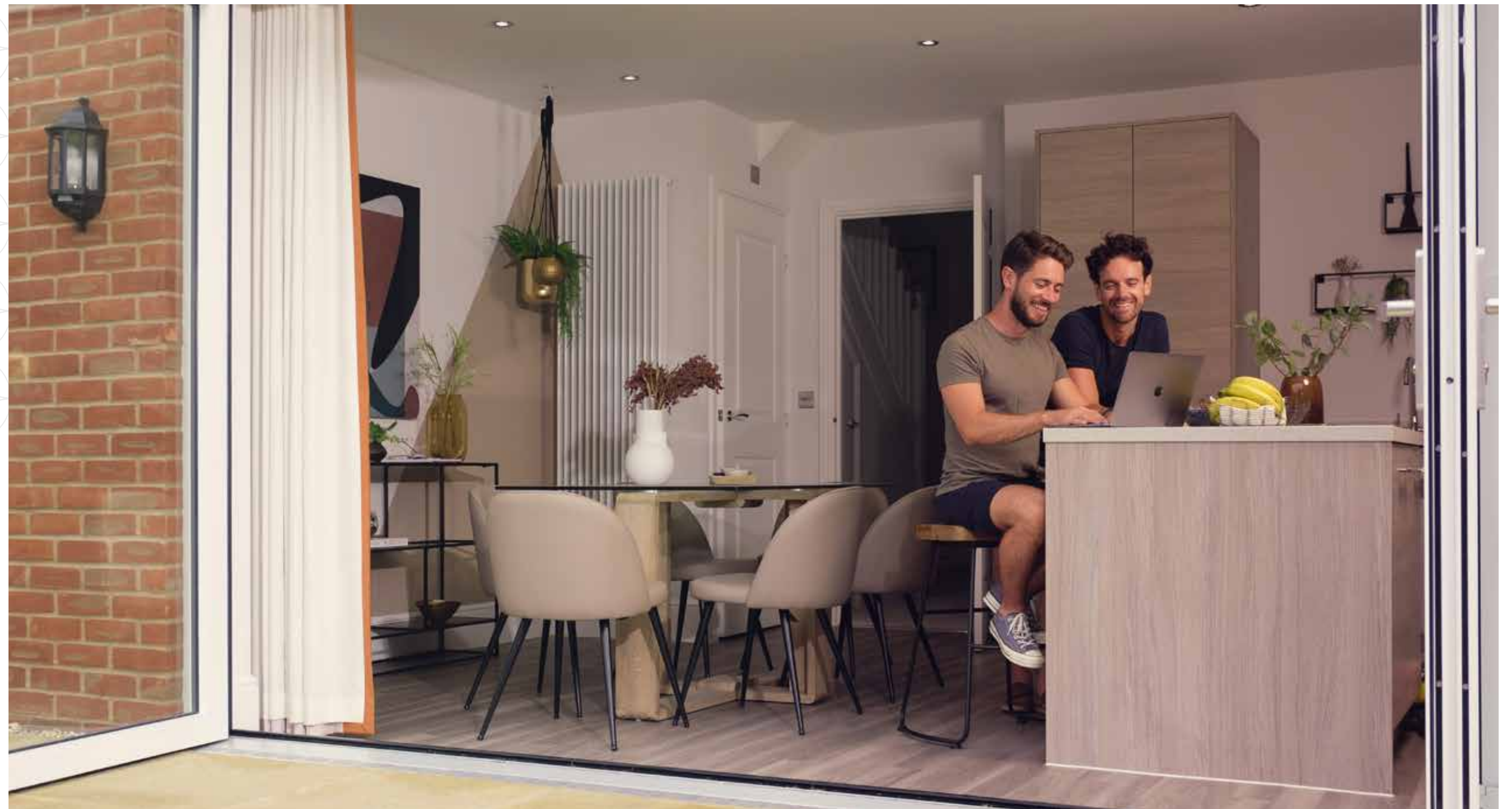
# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.



# BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.





## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

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



# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

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







## ENJOY THE AREA

The village has all you need for the day-to-day necessities. Just around the corner is the Village Store and Post Office, where you'll find fresh fruit & veg, bread and more. If you're staying out for a little while, take a window seat at Muffins Café and enjoy a hot drink and a baked treat. Or if you've got a bigger appetite, the Grade II listed King's Head pub is ready to welcome you with hearty meals.

Should you need more supplies or amenities, the town of Hailsham is about an eight-mile trip down the A22. It's a market town steeped in history. With even a mention in the Domesday Book. But it's still got all the things you'd want for modern living, including a Waitrose, a Tesco and a range of locally-owned and chain brand shops and restaurants, such as Prezzo, Subway and Costa Coffee.

If you're a history buff, and would like to find out more about the local area, pop into the Hailsham Museum and Heritage Centre. Inside are displays including wartime artefacts and photographs from the 19th and 20th century. Or, if you want to view something a little more eclectic, Farleys House & Gallery is where you can feast your eyes on surrealist artworks.





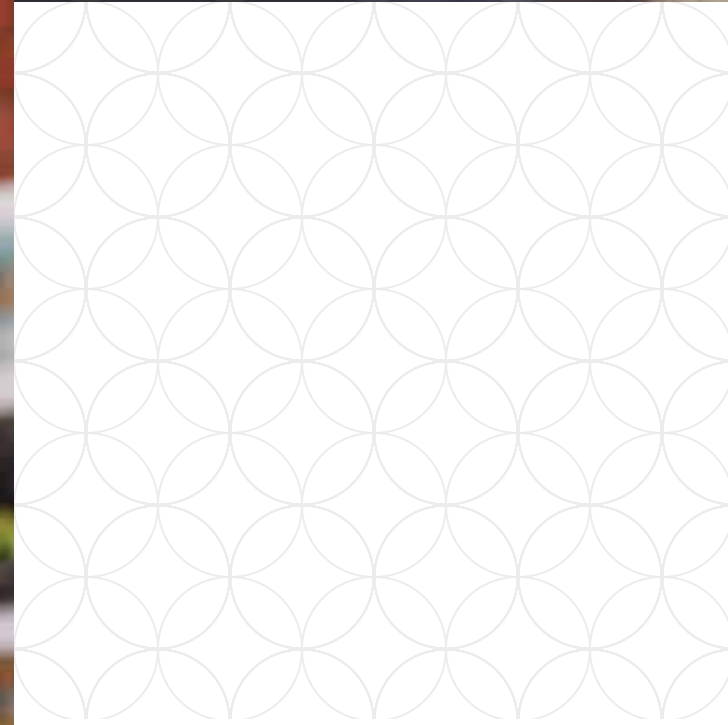
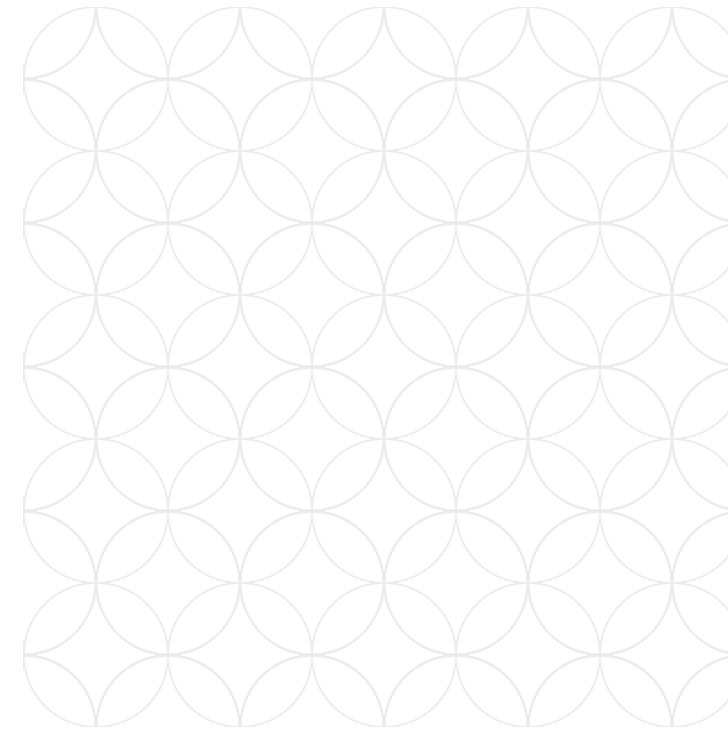
## ENJOY AN ACTIVE **LIFESTYLE**

Fancy a game of tennis, or just want to be outside? You'll find the East Hoathly & Halland Tennis Club pretty much over the road from your new home. As is the Sports Pavilion, with its vast expanse of playing fields, great for running or walking your four-legged friend. Of course, if you'd rather keep things to a slower pace, head to the Laughton & Brickhurst Wood trail, or you could pack up your golf clubs and drive around 15 minutes to The Piltdown Golf Club.



# OPPORTUNITIES FOR LEARNING

If you have children, Hailsham is where you'll find several schools, with plenty of options for the younger ones, including Hawkes Farm, Grovelands, Phoenix Academy, Burfield Academy and White House Academy. There's also a secondary school – Hailsham Community College – which has been granted sports college status. If you prefer to keep the school run to a minimum, there's the Ofsted-rated 'Good' East Hoathly CofE Primary School just a 10 minute walk away, with a pre-school just next door.



# GETTING AROUND

For journeys around the local area and beyond, you're perfectly located here. The A22 will get you to Hailsham (15 minutes), Uckfield (11 minutes) and Eastbourne (30 minutes), with connections to the A27 for Hastings (47 minutes) and Brighton (38 minutes). For London commuters, rail journeys from Uckfield will take you into London Bridge in around 1 hour 20 minutes.



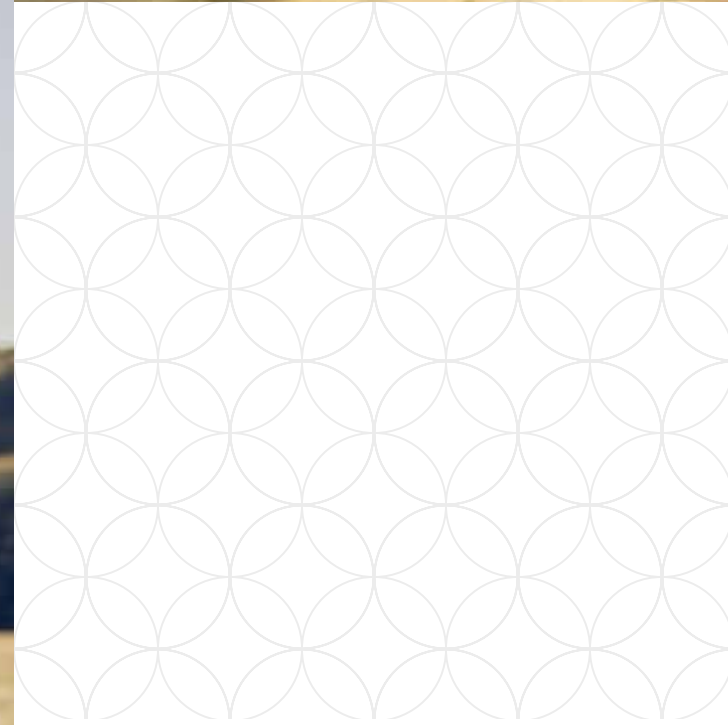
# WE PUT MORE IN

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 **Paddock Green**.



# SO YOU GET MORE OUT

- ➔ Public Green Spaces
- ➔ Cycleways & Footpaths
- ➔ Improvements to Community Transport Services
- ➔ Contribution to a Youth and Adult outdoor play space
- ➔ Upgrades to infrastructure within the district





# EXPLORE PADDOCK GREEN



## KEY

	<b>THE LETCHWORTH</b> 3 BEDROOM SEMI-DETACHED HOME		<b>THE SHAFTESBURY</b> 4 BEDROOM DETACHED HOME
	<b>THE WARWICK</b> 3 BEDROOM DETACHED HOME		<b>THE CHESTER</b> 4 BEDROOM DETACHED HOME
	<b>THE WINDSOR</b> 4 BEDROOM DETACHED HOME		<b>THE HENLEY</b> 4 BEDROOM DETACHED HOME
	<b>THE OXFORD</b> 4 BEDROOM DETACHED HOME		<b>THE HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
	<b>THE OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>THE RICHMOND</b> 4 BEDROOM DETACHED HOME
	<b>THE CAMBRIDGE</b> 4 BEDROOM DETACHED HOME		<b>THE HIGHGROVE</b> 5 BEDROOM DETACHED HOME
	<b>THE LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME		<b>AFFORDABLE HOUSING</b>

**Affordable Housing:**  
The Tavy - 151, 152, 162, 163, 164, 165, 166, 167, 168 & 169  
The Dart - 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 147, 148, 149 & 150  
The Dart 3 - 272 & 286  
Apartments - 153-161

■ - Air source heat pump  
V - Visitor Bays  
C/S - Cycle Store  
S/S - Sub Station  
BCP - Bin Collection Point  
FPS - Foul Pumping Station  
PROW - Public Right of Way

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







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# THE LETCHWORTH

THREE BEDROOM DETACHED HOME







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# THE LETCHWORTH

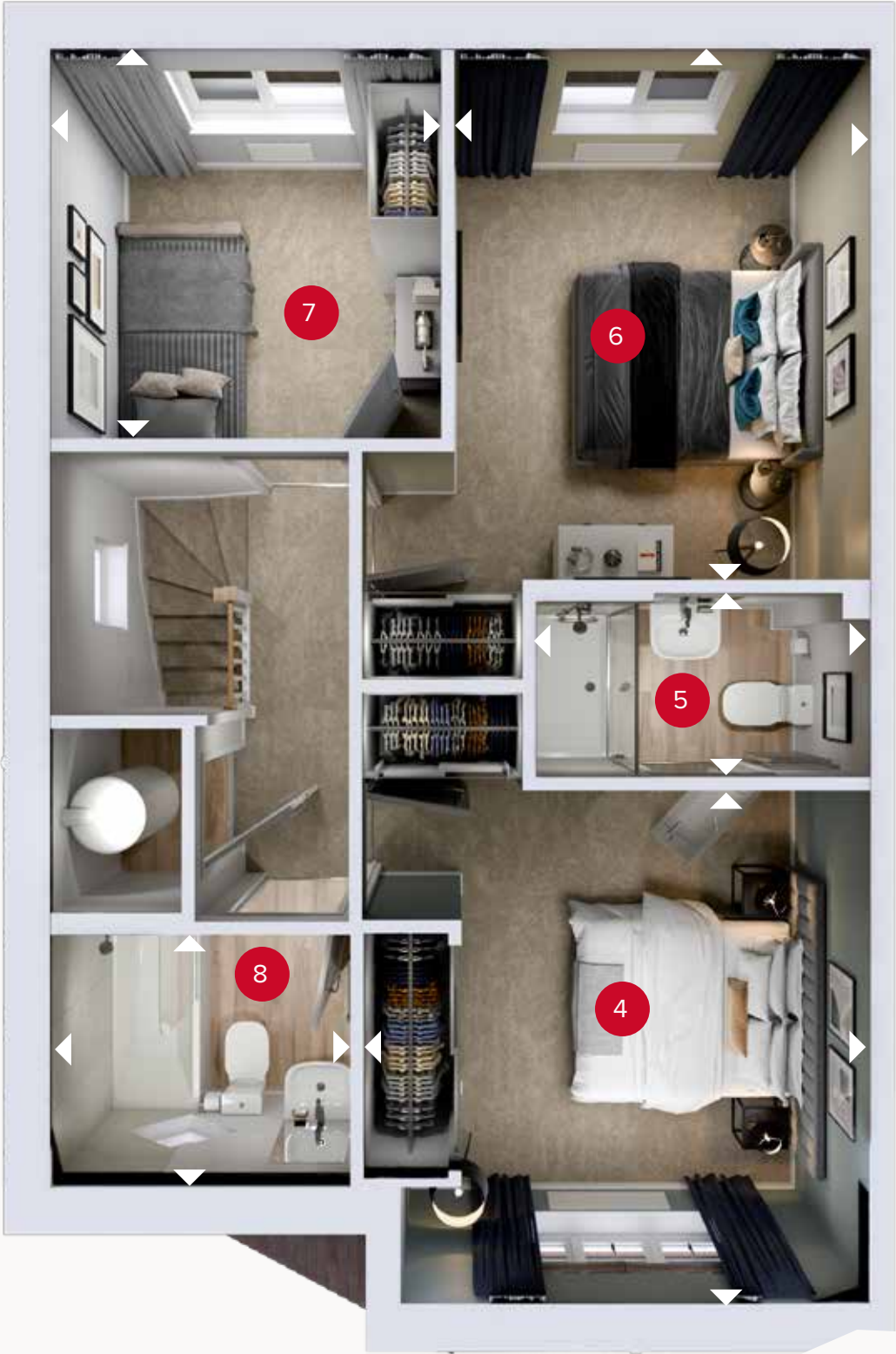
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LETCHWORTH

## GROUND FLOOR

1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 11'0"	4.89 x 3.35 m
3	Cloaks	6'4" 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	11'11" 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



26.05.2023

Customers should note this illustration is an example of the Letchworth house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 03032-03 EG\_LETC\_SM.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







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# THE WARWICK

THREE BEDROOM DETACHED HOME







HERITAGE

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# THE WARWICK

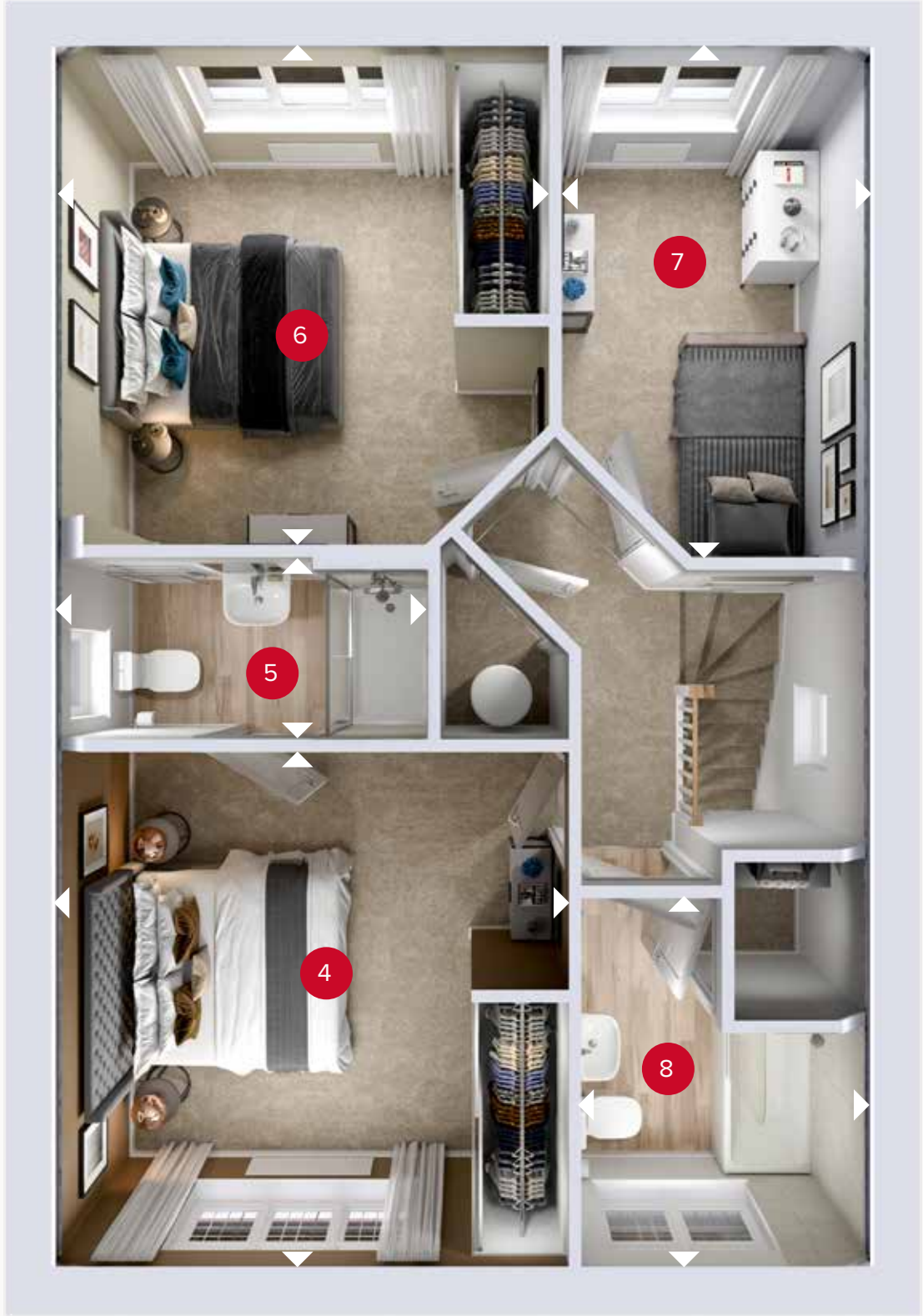
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE WARWICK

## GROUND FLOOR

1	Lounge	15'7" x 11'5"	4.75 x 3.49 m
2	Kitchen/ Dining	18'8" x 12'3"	5.70 x 3.73 m
3	Cloaks	5'7" x 3'3"	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 1.28 m
6	Bedroom 2	11'6" x 11'3"	3.51 x 3.42 m
7	Bedroom 3	12'5" x 7'2"	3.78 x 2.19 m
8	Bathroom	8'9" x 6'9"	2.66 x 2.05 m





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# THE WINDSOR

FOUR BEDROOM DETACHED HOME







**HERITAGE**

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# THE WINDSOR

FOUR BEDROOM DETACHED HOME





# THE WINDSOR

## GROUND FLOOR

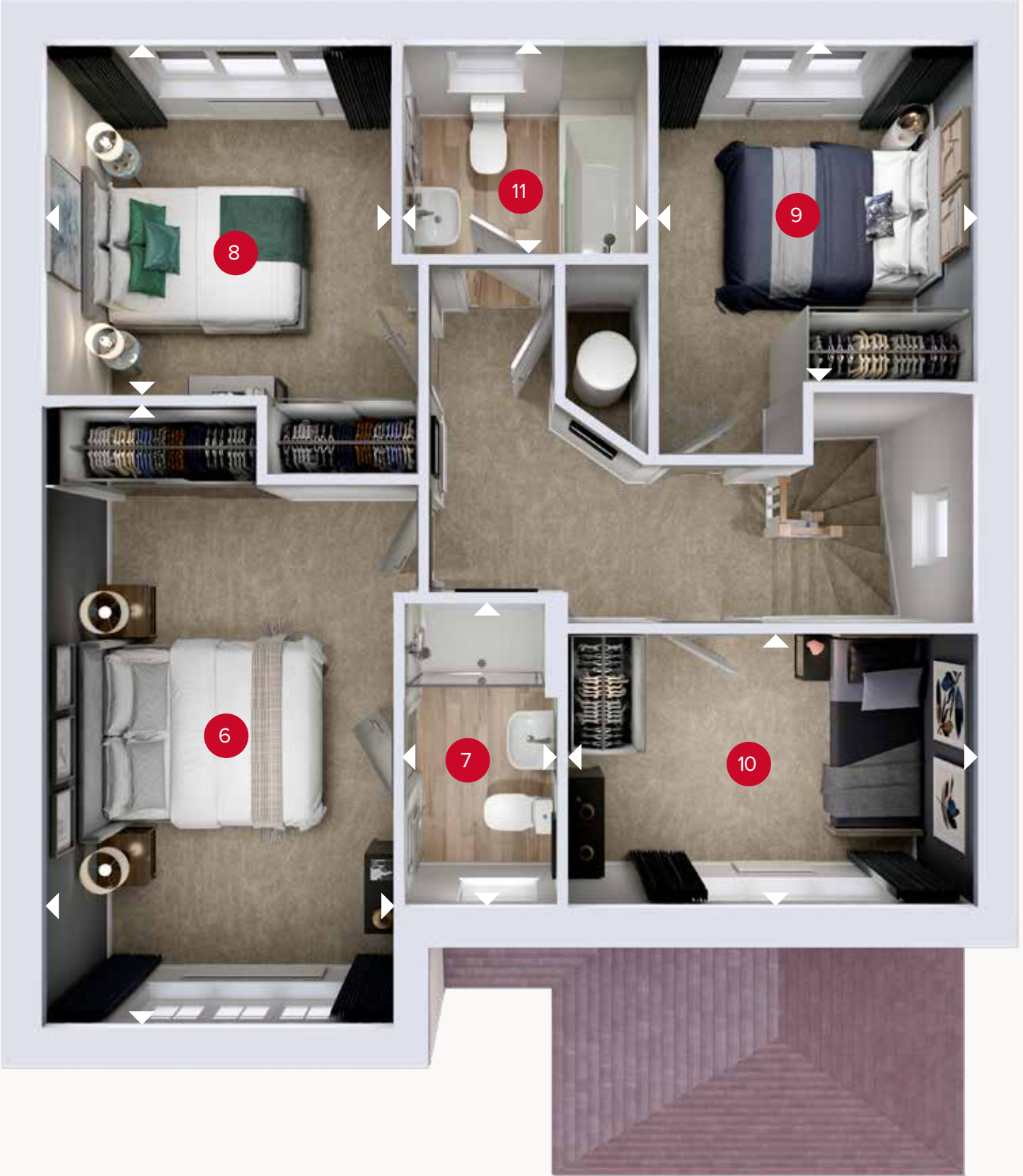
1	Kitchen/ Dining	18'2" x 13'5"	5.53 x 4.09 m
2	Lounge	14'2" x 10'8"	4.32 x 3.26 m
3	Utility	7'3" x 6'3"	2.22 x 1.91 m
4	Cloaks	5'7" x 3'1"	1.69 x 0.94 m
5	Garage	19'1" x 9'10"	5.81 x 3.00 m

## FIRST FLOOR

6	Bedroom 1	17'0" x 9'6"	5.19 x 2.89 m
7	En-suite	8'2" x 4'3"	2.48 x 1.29 m
8	Bedroom 2	10'3" x 9'7"	3.12 x 2.91 m
9	Bedroom 3	9'9" x 8'10"	2.97 x 2.69 m
10	Bedroom 4	11'5" x 7'3"	3.48 x 2.22 m
11	Bathroom	6'9" x 6'4"	2.07 x 1.94 m



GROUND FLOOR



FIRST FLOOR



26.05.2023

Customers should note this illustration is an example of the Windsor 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. 03032-03 EG\_WINS\_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 OXFORD

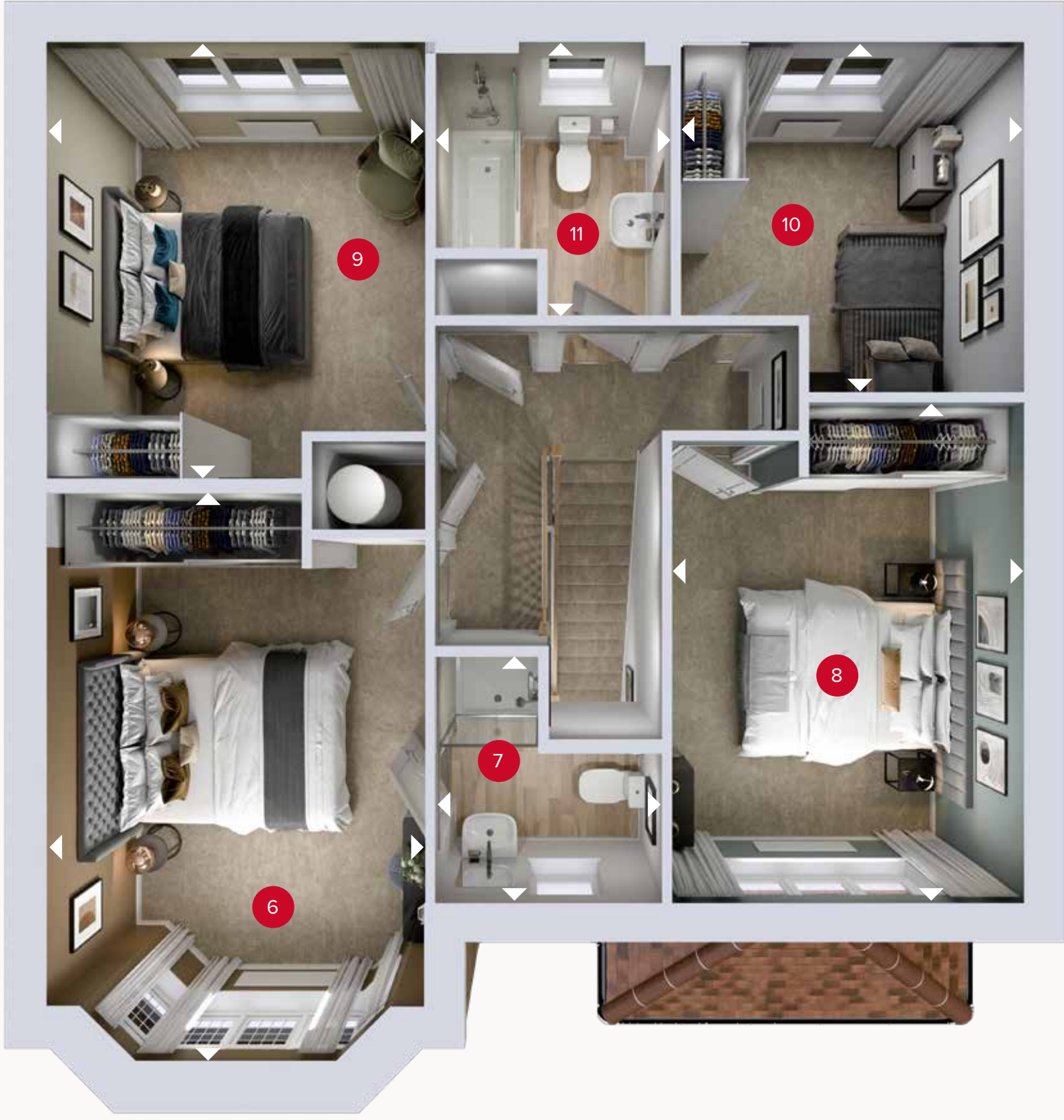
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE OXFORD

## 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



11.10.2024

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.3

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

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space







HERITAGE

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# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME







HERITAGE

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE OXFORD LIFESTYLE

## 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 5'9"	2.41 x 1.74 m
11	Bedroom 3	11'9" x 9'11"	3.57 x 3.02 m
12	En-suite 3	8'4" x 6'6"	2.54 x 1.98 m





**HERITAGE**

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# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME







HERITAGE

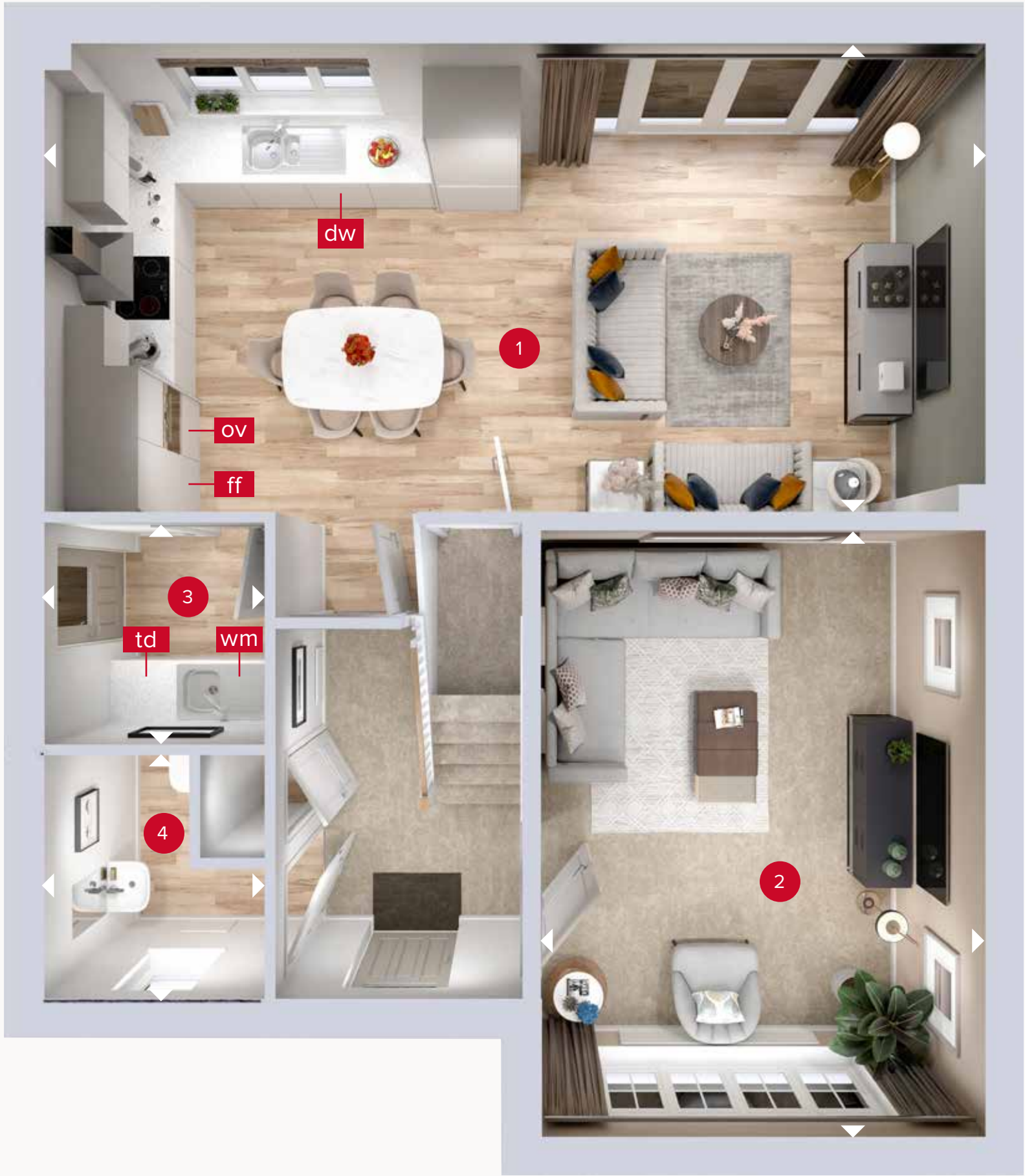
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# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME







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	16'4" x 11'9"	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





HERITAGE

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# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME







HERITAGE

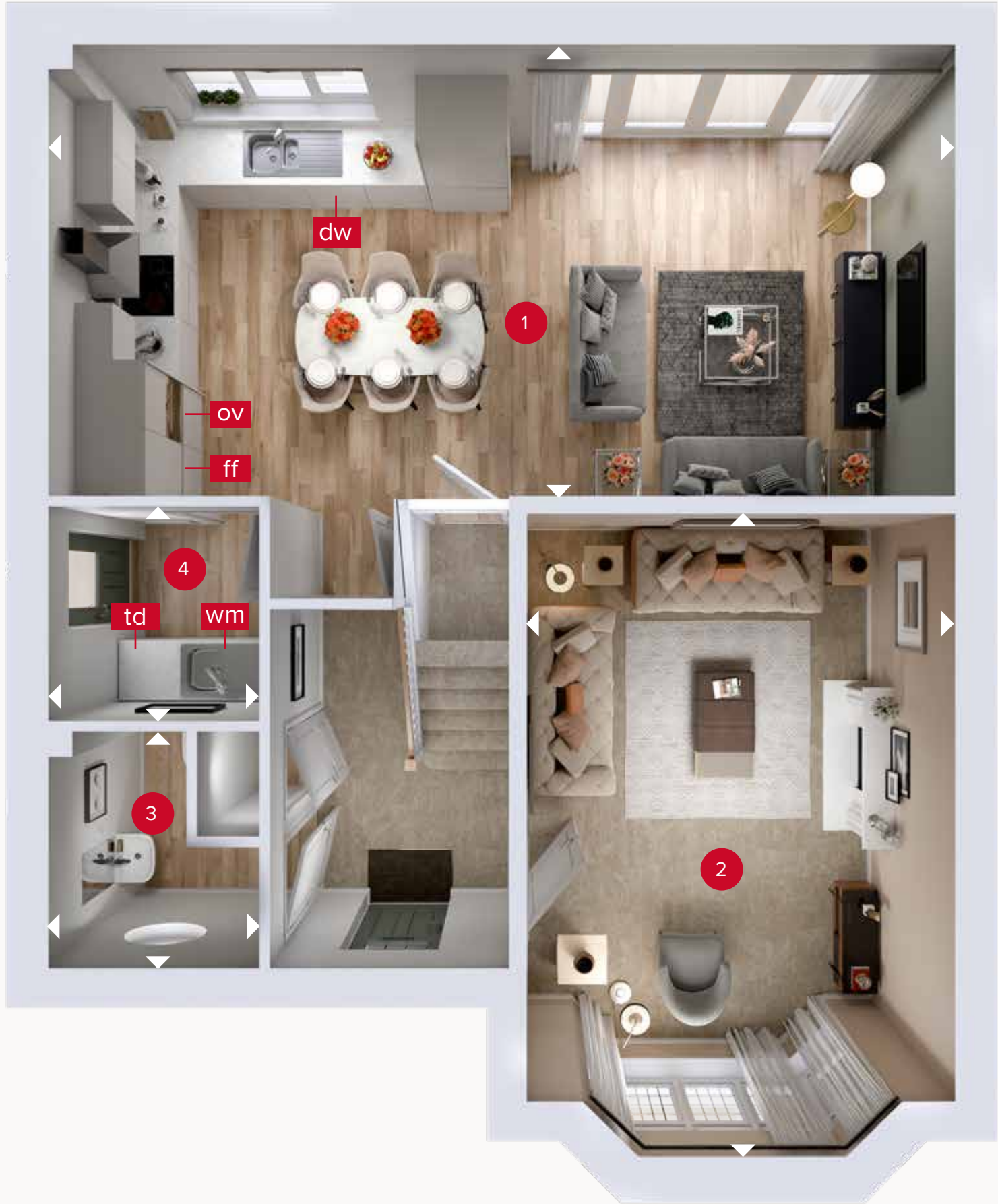
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# THE LEAMINGTON LIFESTYLE

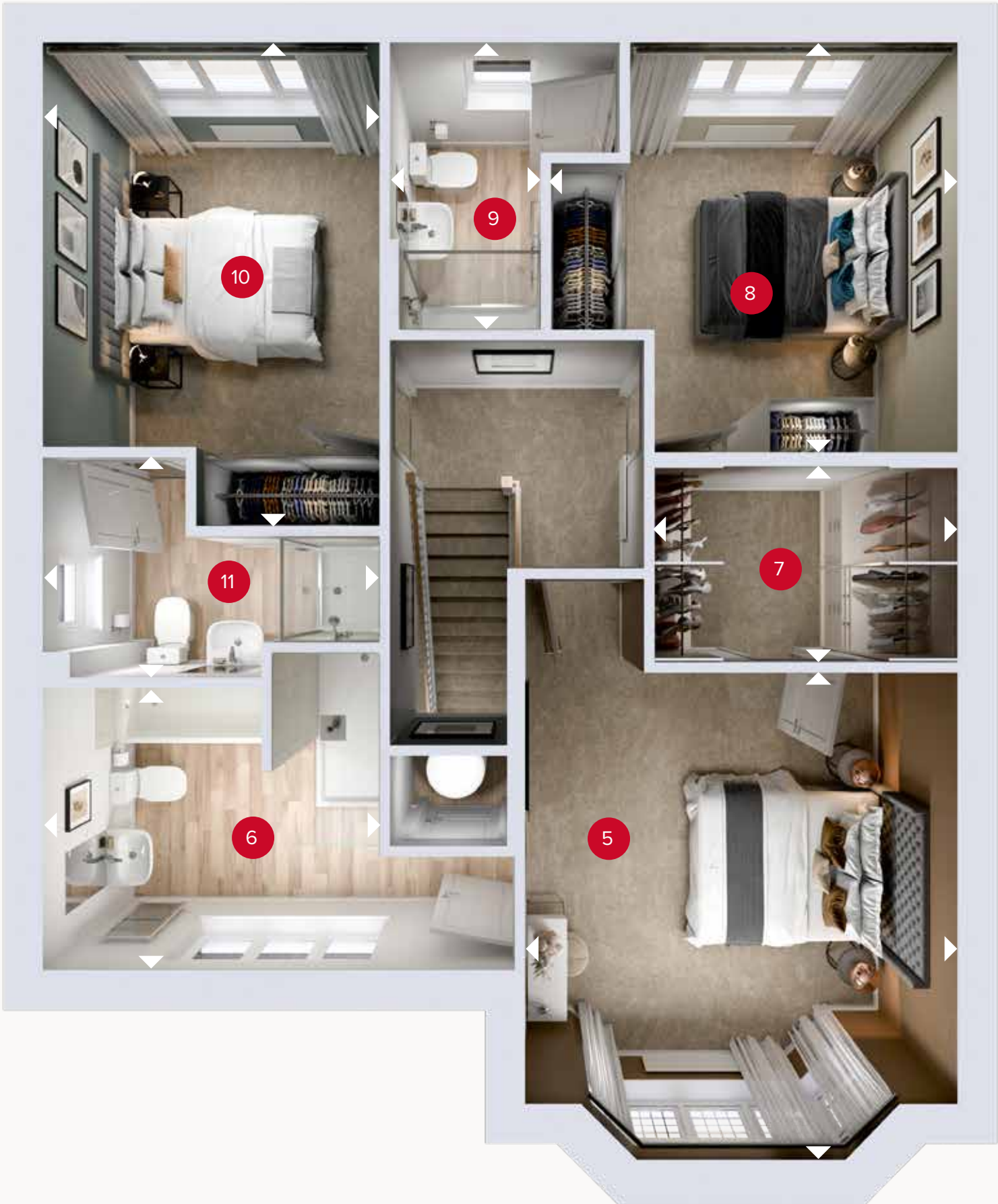
THREE BEDROOM DETACHED HOME







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	17'11" x 11'9"	5.46 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 11'9"	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	13'7" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m





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# THE SHAFTESBURY

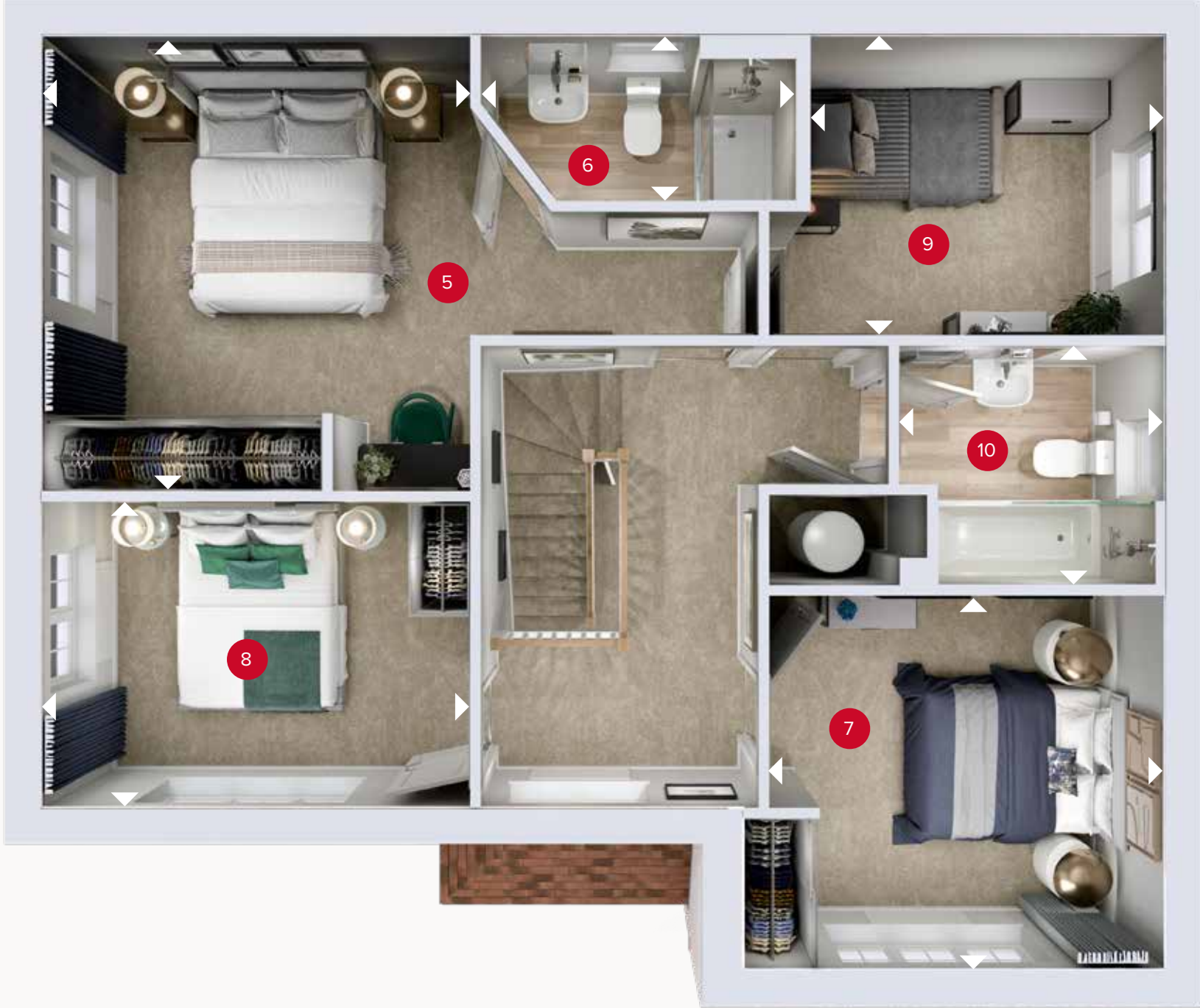
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE SHAFTESBURY

## 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





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# THE CHESTER

FOUR BEDROOM DETACHED HOME







HERITAGE

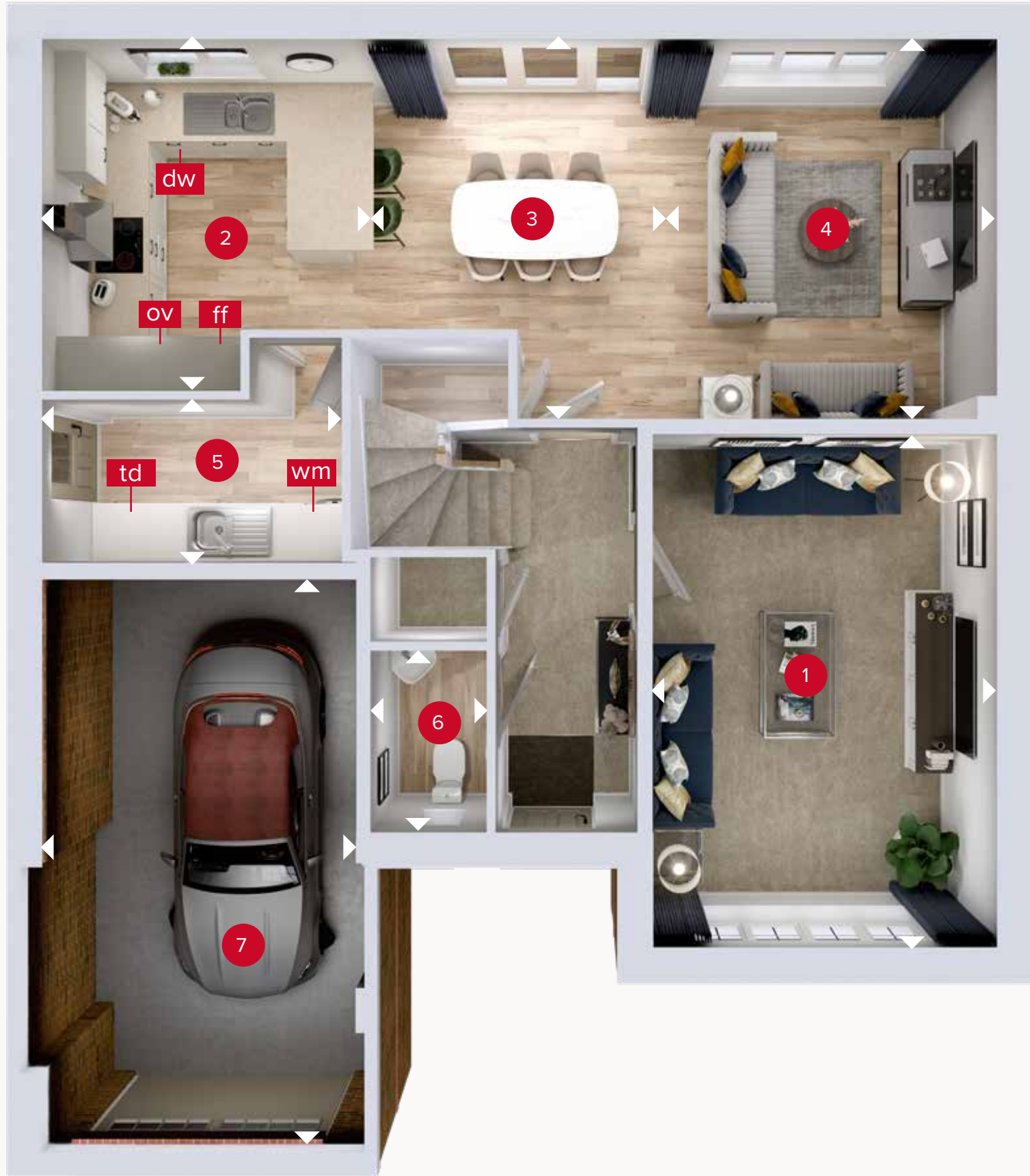
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# THE CHESTER

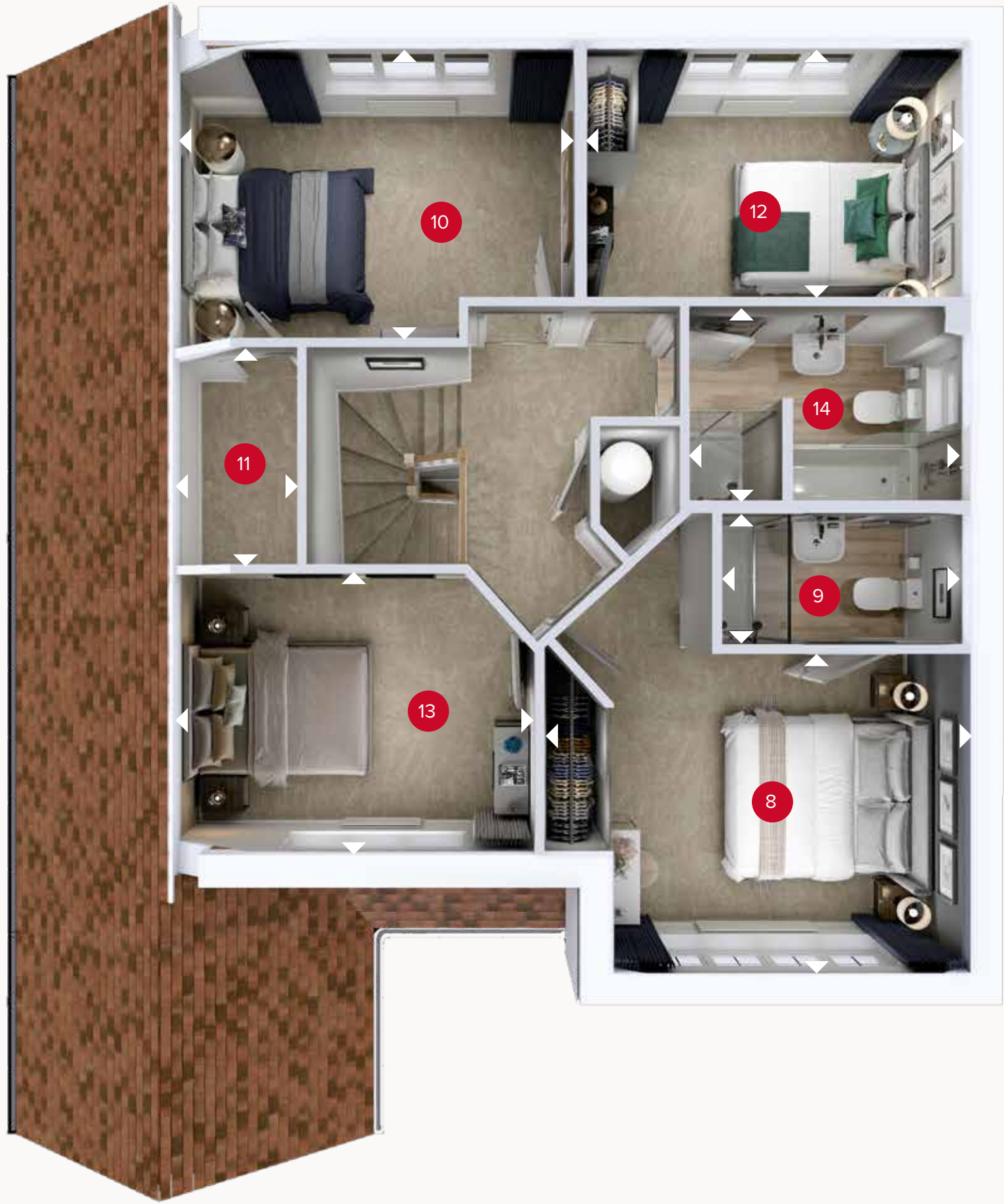
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE CHESTER

## GROUND FLOOR

1	Lounge	16'4" x 10'11"	4.98 x 3.34 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	10'0" x 9'8"	3.04 x 2.96 m
4	Family	12'7" x 10'7"	3.84 x 3.23 m
5	Utility	9'6" x 5'1"	2.88 x 1.55 m
6	Cloaks	5'8" x 3'7"	1.74 x 1.09 m
7	Garage	18'6" x 10'0"	5.63 x 3.05 m

## FIRST FLOOR

8	Bedroom 1	13'3" x 10'1"	4.04 x 3.08 m
9	En-suite	7'11" x 3'11"	2.41 x 1.20 m
10	Bedroom 2	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'10" x 4'2"	2.07 x 1.26 m
12	Bedroom 3	12'0" x 8'4"	3.66 x 2.54 m
13	Bedroom 4	11'8" x 8'8"	3.56 x 2.64 m
14	Bathroom	8'10" x 6'1"	2.69 x 1.86 m





HERITAGE  
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# THE HENLEY

FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HENLEY

## GROUND FLOOR

1	Lounge	17'7" x 11'9"	5.37 x 3.57 m
2	Family/Kitchen/ Dining	36'1" x 13'4"	10.99 x 4.07 m
3	Utility	6'3" x 5'10"	1.90 x 1.79 m
4	Cloaks	7'5" x 3'7"	2.25 x 1.10 m
5	Garage	17'1" x 17'0"	5.21 x 5.19 m

## FIRST FLOOR

6	Bedroom 1	16'8" x 11'9"	5.09 x 3.57 m
7	En-suite 1	10'9" x 6'4"	3.28 x 1.94 m
8	Bedroom 2	14'4" x 10'2"	4.37 x 3.11 m
9	En-suite 2	7'5" x 5'4"	2.27 x 1.63 m
10	Bedroom 3	11'11" x 9'11"	3.63 x 3.02 m
11	Bedroom 4	12'5" x 8'6"	3.78 x 2.59 m
12	Bathroom	8'4" x 7'9"	2.54 x 2.37 m





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# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME







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# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HAMPSTEAD

## 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



26.05.2023

Customers should note this illustration is an example of the Hampstead house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 03032-03 EG\_HAMP\_DM.2

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

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







HERITAGE

- REDROW -

# THE RICHMOND

FOUR BEDROOM DETACHED HOME







HERITAGE  
- REDROW -

# THE RICHMOND

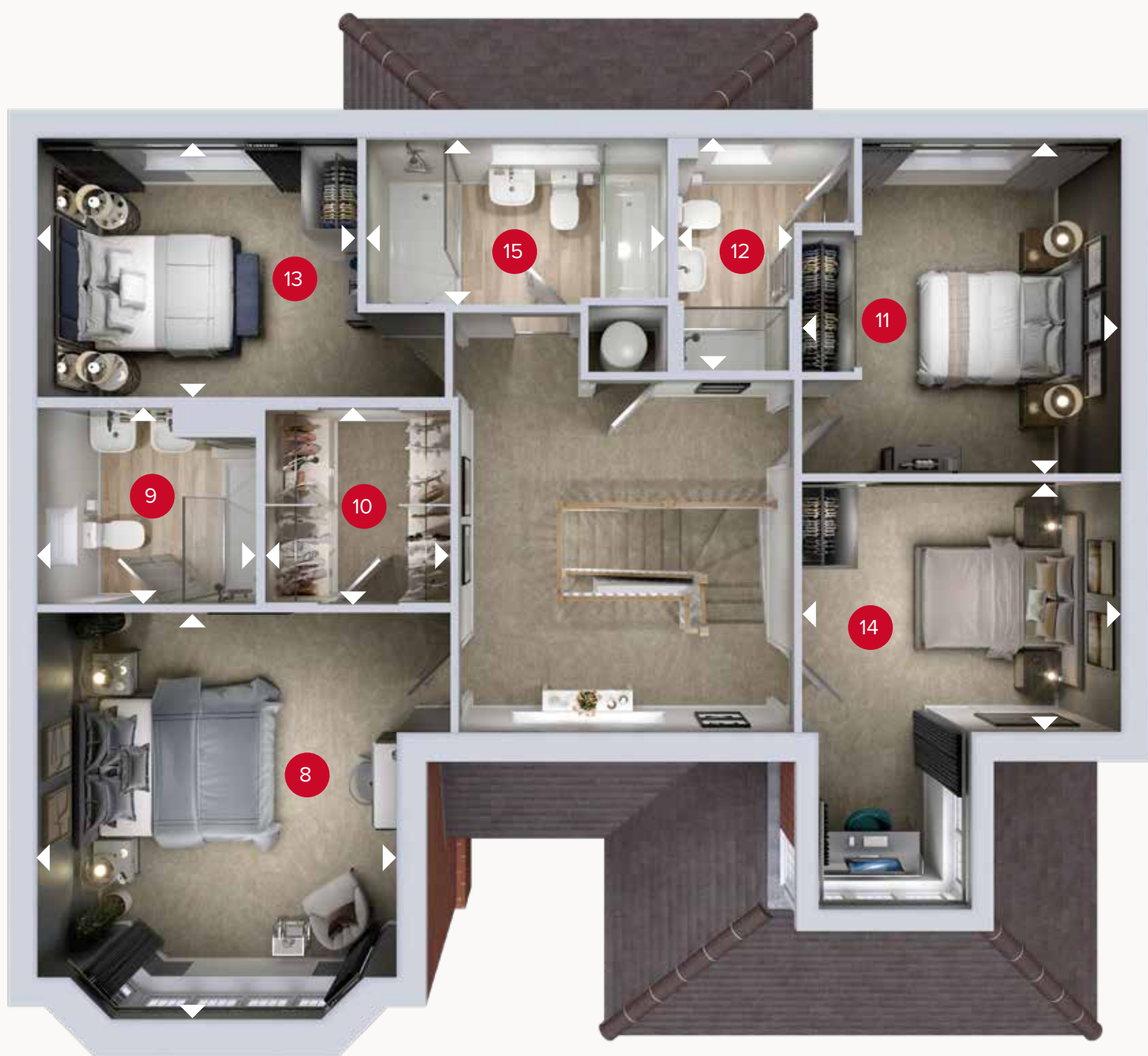
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE RICHMOND

## GROUND FLOOR

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

## FIRST FLOOR

8	Bedroom 1	14'8" x 12'10"	4.46 x 3.90 m
9	En-suite 1	7'9" x 7'1"	2.37 x 2.17 m
10	Wardrobe	7'1" x 6'10"	2.17 x 2.08 m
11	Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12	En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13	Bedroom 3	11'7" x 9'7"	3.54 x 2.93 m
14	Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15	Bathroom	10'9" x 6'3"	3.28 x 1.91 m





HERITAGE

- REDROW -

# THE HIGHGROVE

FIVE BEDROOM DETACHED HOME

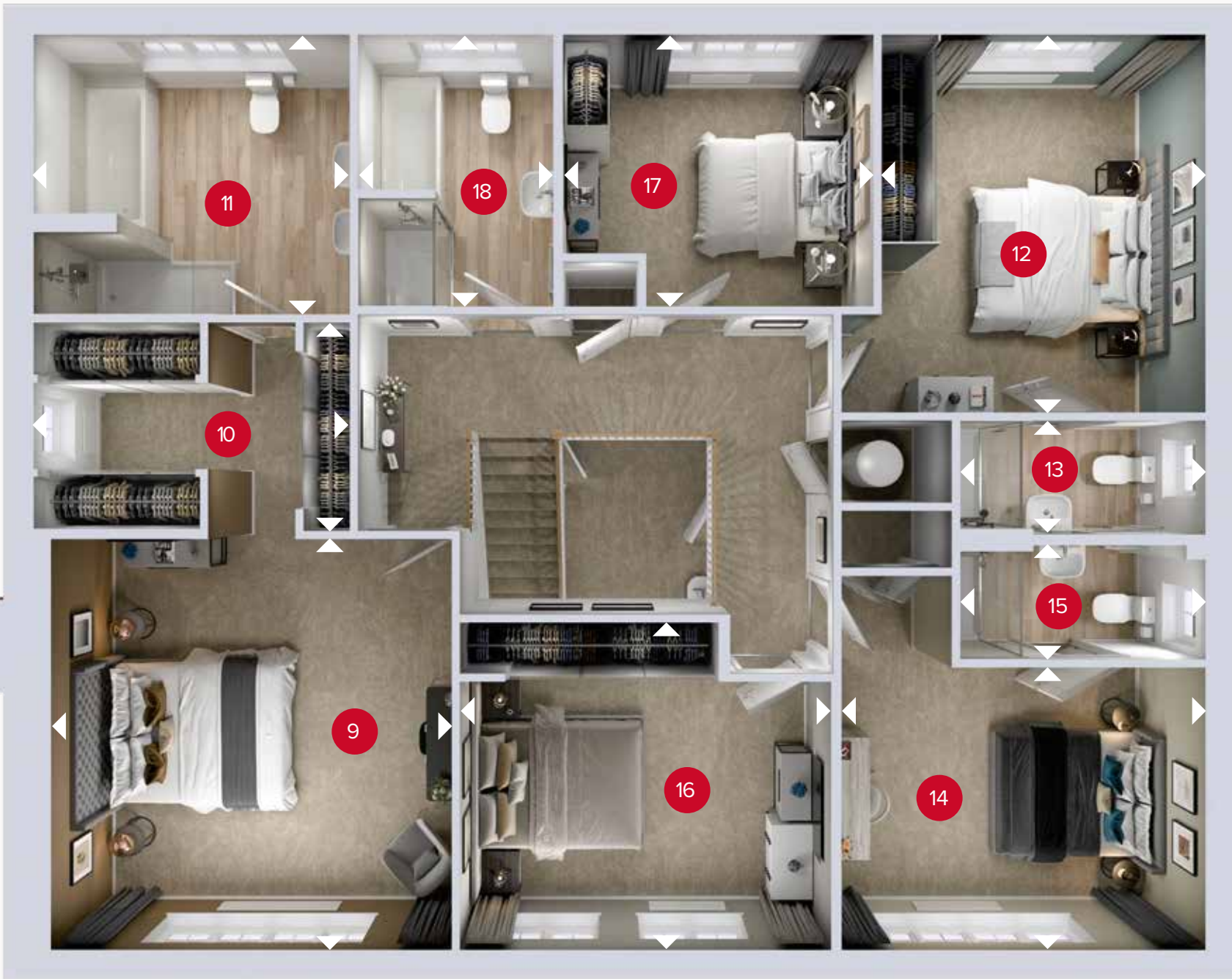




# THE HIGHGROVE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

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

## FIRST FLOOR

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



Customers should note this illustration is an example of the Highgrove house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 03032-03 EG\_HIGHP\_DM.2

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

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





# SKILFUL EXECUTION

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







# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

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

### Work Surfaces

Laminate worktop as standard - refer to My Redrow for choices. Granite and Silestone options available as an upgrade.

### Upstand

Matching above worktops, with stainless Steel splashback behind Hob.

### Bowl & Tap

Stainless steel one and a half bowl with mixer tap to housetypes under 1600sqft.  
Stainless steel double bowl with mixer tap to housetypes over 1600sqft.  
Stainless steel single bowl with mixer tap to Utility Room (where applicable.)

### Appliances

- AEG 60cm ceramic hob with 4 heat zones to housetypes under 1600sqft.
- AEG 90cm ceramic hob with 6 heat zones to housetypes over 1600sqft.
- AEG Double oven.
- Electrolux 60cm chimney extract to housetypes under 1600sqft.
- Electrolux 90cm chimney extract to housetypes over 1600sqft.
- Zanussi 50/50 fridge freezer to housetypes under 1600sqft.
- Zanussi 50/50 fridge freezer x2 to housetypes over 1600sqft.





## INTERIOR

### Walls

White Crown emulsion paint.

### Internal Doors

2 panel internal moulded door in Satin White finish.

### Internal Door Furniture

Polished chrome effect door furniture

### Staircase

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

### Ceilings

White Crown emulsion paint.

### Central Heating

Air source heat pump as standard. See Sales Consultant for details.

### Radiators

Ground floor underfloor wet heating system. First floor electric radiator.

### Wardrobes

Goodings wardrobes available as optional upgrade to all applicable bedrooms in housetypes under 1600sqft. Goodings wardrobe to bed 1 only as standard in housetypes over 1600sq ft. Walk in wardrobe (where applicable) - shelf and rail included to bed 1 in housetypes under 1600sqft (full carcass upgrade only.) Walk in wardrobe (where applicable) - full carcass to bed 1 in housetypes over 1600sqft.

### Phone Point

Phone Point finishes to match electrical accessories in rooms.

### TV Point

TV Point finishes to match electrical accessories in room.

### Electrical Sockets & Switch Plates

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



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



## BATHROOM, EN-SUITE AND CLOAKROOM

### Sanitaryware

Ideal Standard in white finish - see Sales Consultant for details.

### Wall Tiles

Splash back to basin and full-height tiling around bath, if bath does not have a shower then half-height tiling only.

### Towel Rail

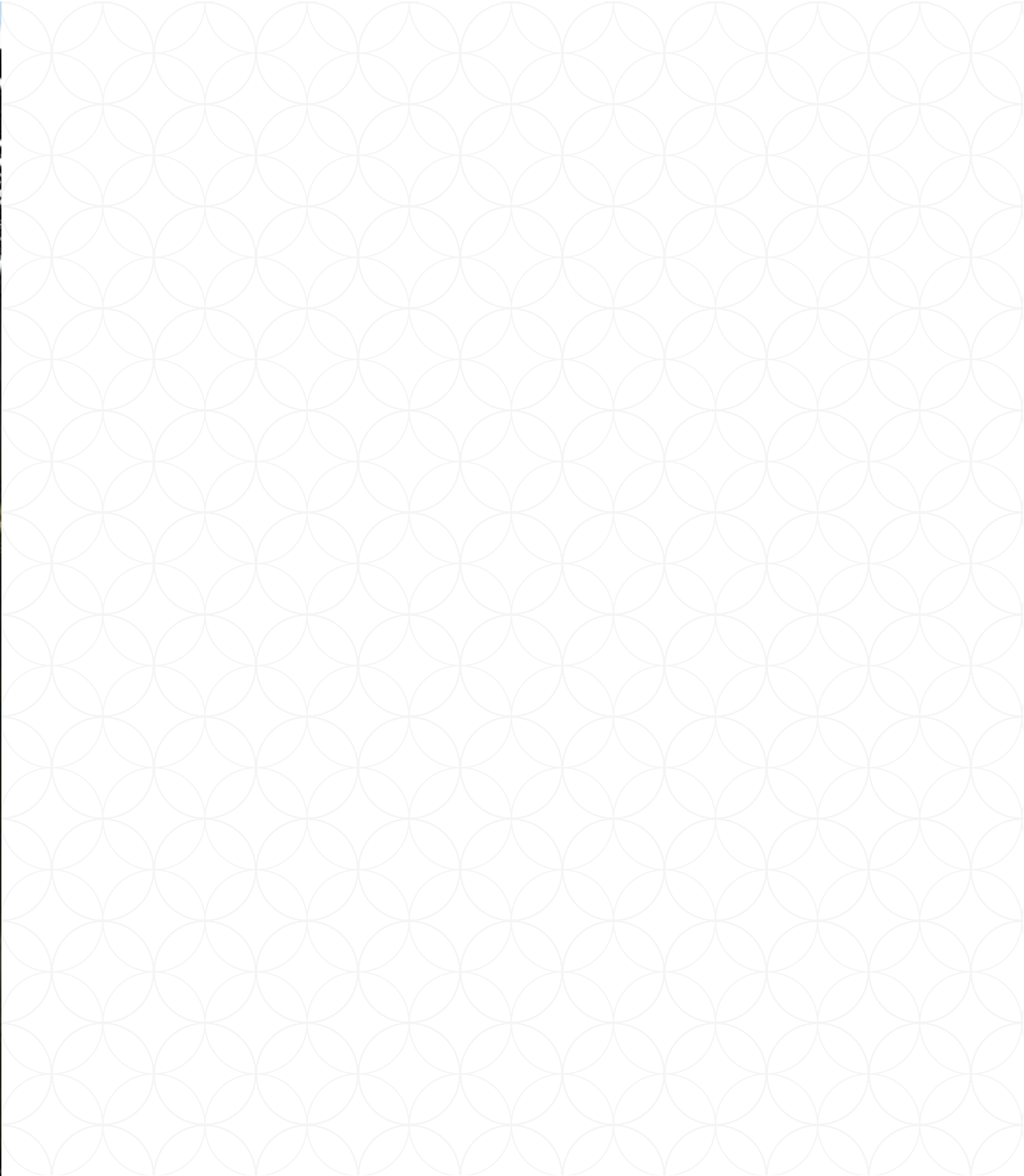
Curved towel warmer in chrome effect finish to bathroom and en-suite.

### Shower over Bath

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

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





EXTERIOR

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

Rainwater half-round gutters and downpipes to be finish in black.

Windows

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

External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear door with patterned glass, finished internally and externally in white.

House Numeral

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

External Lights

Lantern to front entrance in black. Coach Down Lantern to housetypes under 1600sqft. Grande Georgian Lantern to housetypes over 1600sqft.

Garden

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

Garage

Double power point and lighting pendant to integral and detached garages if access from plot is not through a communal courtyard. Personnel door available as an optional upgrade. Garage door to be steel up and over door to be painted to match front door.

Door Bell

Black bell push.

Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high timber gate..



# 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.







# PADDOCK GREEN

—

London Road, East Hoathly, East Sussex BN8 6QF

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