

HERITAGE

- REDROW -

SANDERSON PARK

AMBROSDEN, BICESTER





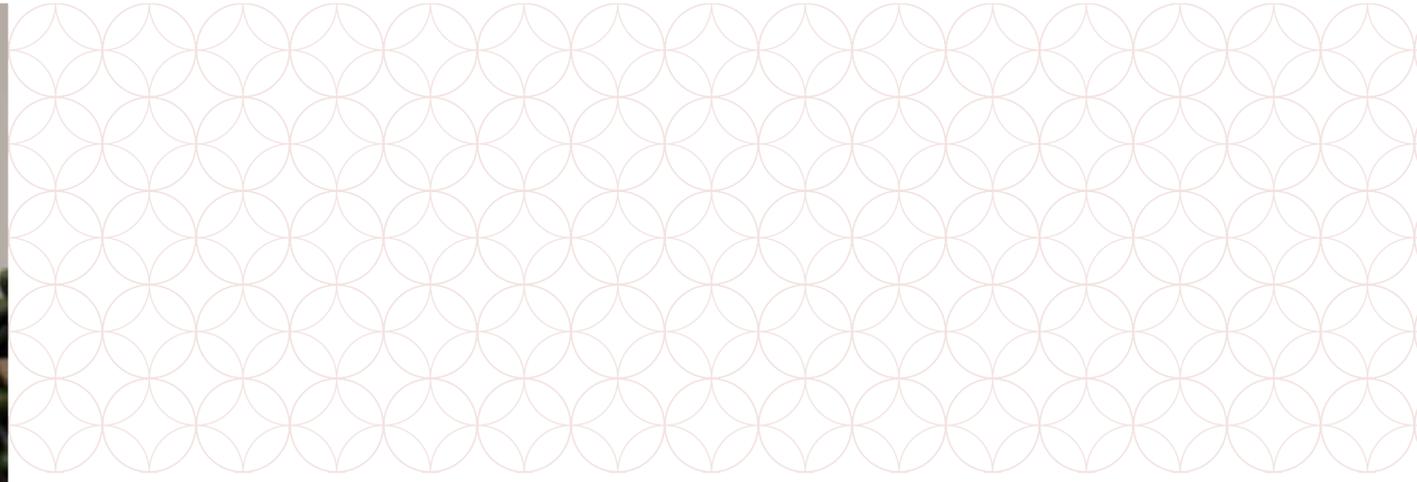
WELCOME TO SANDERSON PARK



A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE PRETTY VILLAGE OF AMBROSDEN.

A beautiful, peaceful and soothingly rustic location. Plentiful amenities on your doorstep, but with rolling fields stretching far and wide. The charming town of Bicester, and exciting, cosmopolitan city of Oxford - with its dreamy spires, enticing shopping and nightlife scenes - all within easy reach. Sanderson Park truly offers everything you would expect of modern living, and then some.

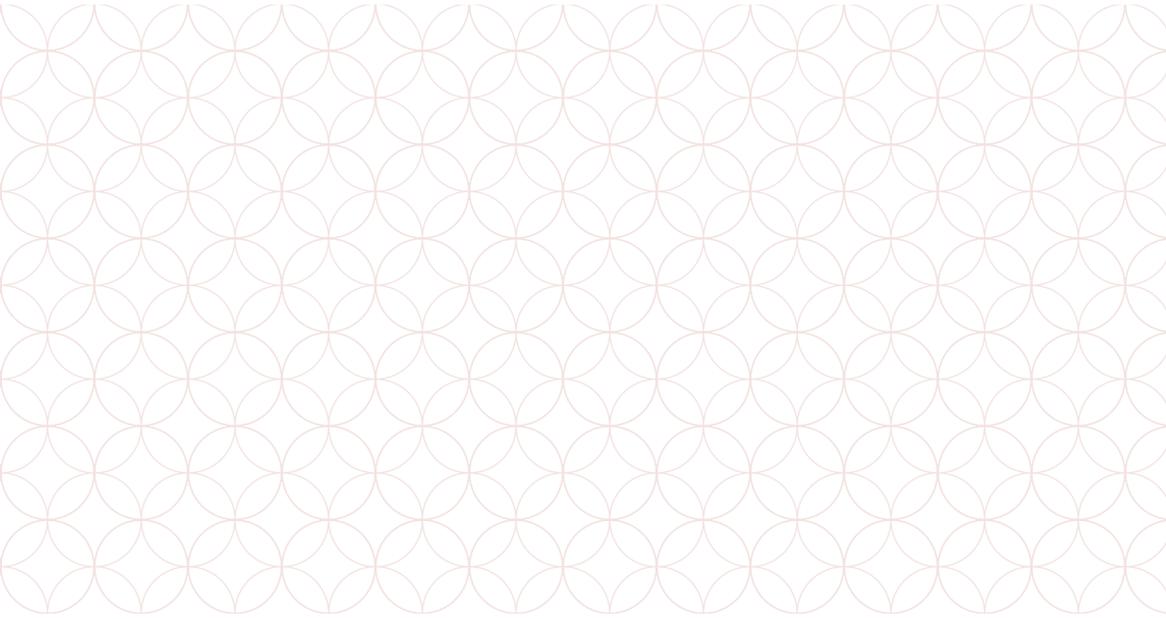




AN INSPIRED **NEW HOME**

Explore what makes this
Heritage collection so unique

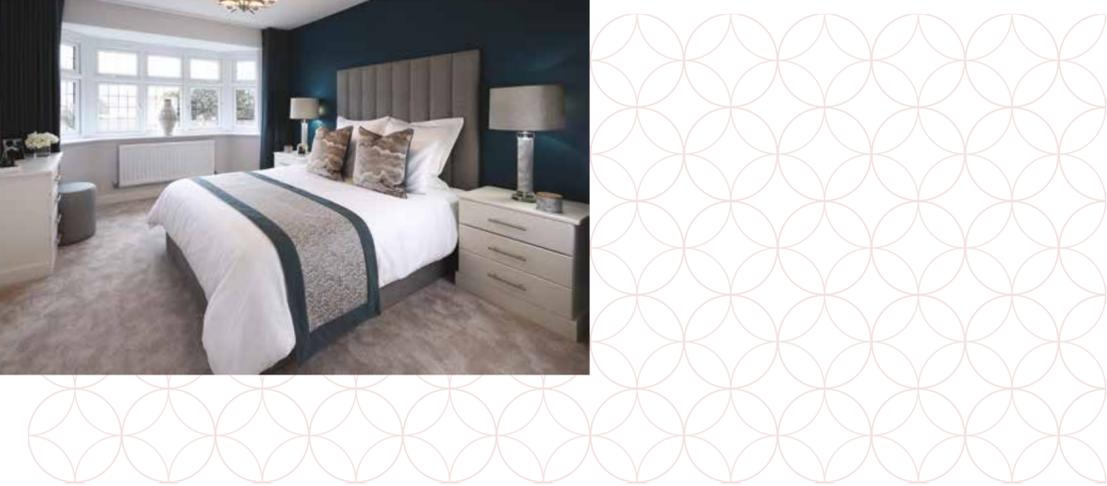
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.



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

Shopping at Sanderson Park will be a pleasure, whether you're strolling to the local store to pick up some everyday items, browsing in one of Bicester's many boutiques or enjoying an unrestrained bout of retail therapy in Oxford's bustling city centre.

There is a post office, doctors surgery and pharmacy and a convenience store all within a 12 minute walk from Sanderson Park. Bicester's Tesco is about 8 minutes away in the car. Step out of Tesco and you'll be surrounded by Bicester Village, a prestigious designer outlet, a village-style shopping area, with an A to Z of fashion brands offered at permanently discounted prices. Close by, you'll find a selection of other household name retailers including a Marks & Spencer, Next, Nike and Boots. For a truly all encompassing shopping experience, Oxford city centre is less than 30 minutes away in the car.



ENJOY AN ACTIVE LIFESTYLE

Those seeking activity, fun and fitness can take advantage of the variety of sports clubs and facilities in the surrounding area. The Bicester Garrison Gym and Swimming Pool is just an 11-minute walk away. While PureGym Bicester is around 8 minutes in the car. Golfers can enjoy a round at Bicester, Kirtlington, North Oxford or Studley Wood golf clubs, all located within a 20 minute drive of home. Bicester, meanwhile, is home to a variety of sports clubs, from football to hockey, badminton and bowls.

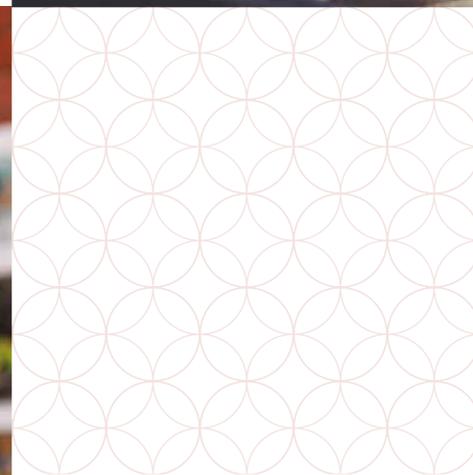
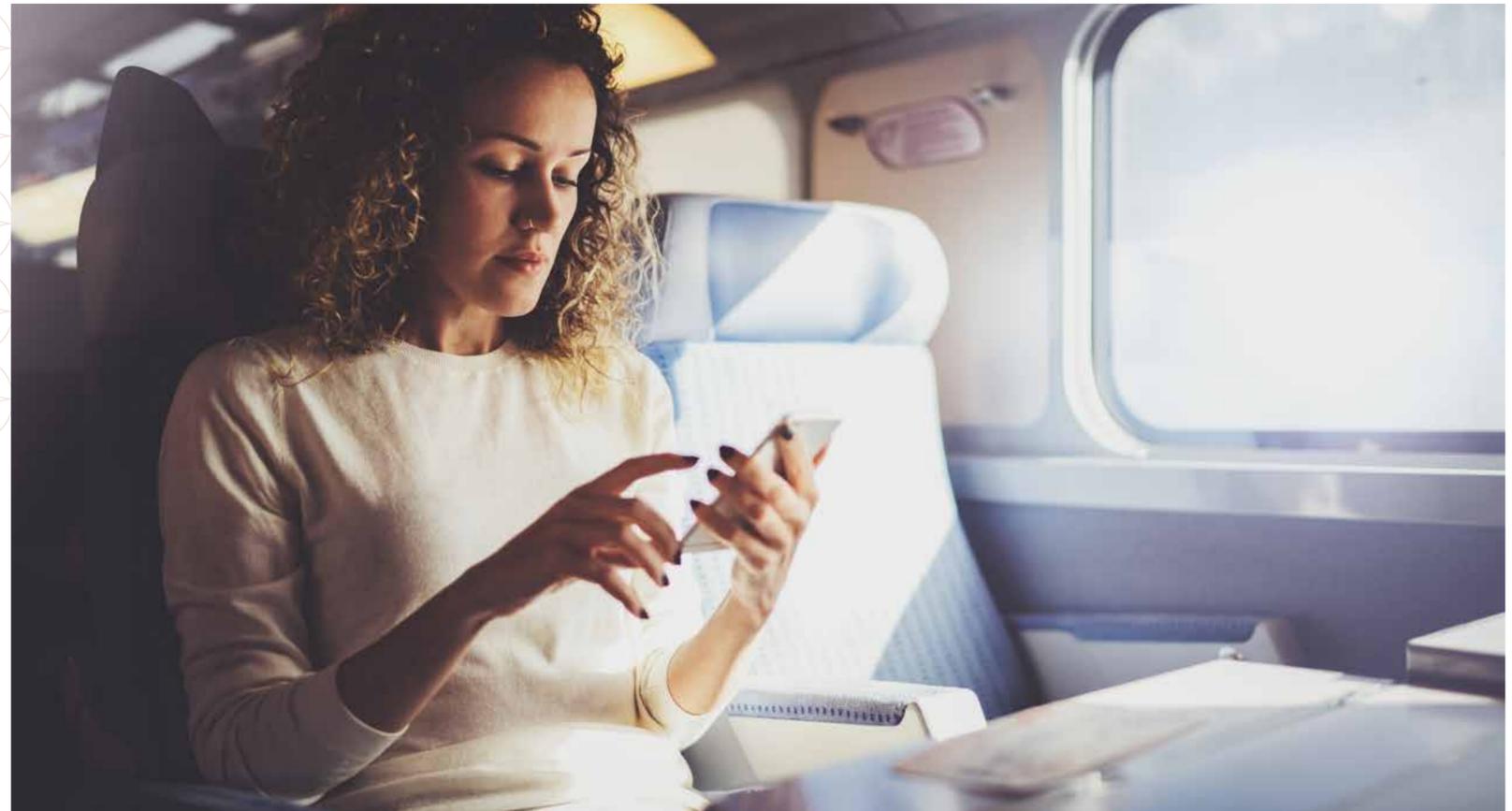
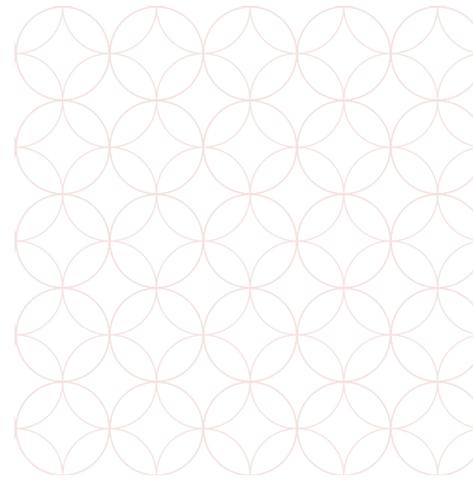
For leisure at a more relaxed pace, Bicester town centre's Vue Cinema is the place to go to catch all the latest blockbusters.

For fun family days out, this scenic part of Oxfordshire is ideal, with a number of attractions and fascinating landmarks all within easy reach of these new build homes in Bicester.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find good schools for youngsters at all stages of their educational journeys close to these new houses in Ambrosden. Five Acres Primary School, catering for children aged from three to 11 and rated 'Good' by Ofsted, is a 9 minute walk from home.

For older students, The Bicester School is less than 10 minutes away in the car, is for youngsters aged from 11 to 18 and is also rated 'Good'.



GETTING AROUND

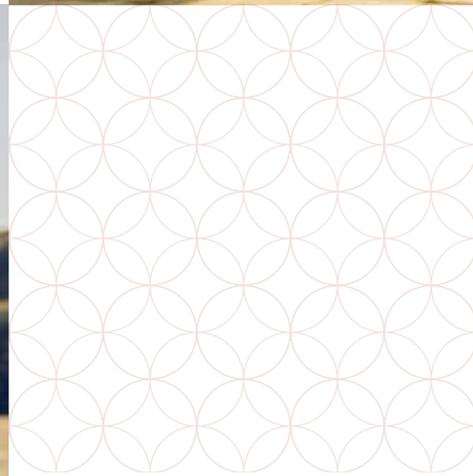
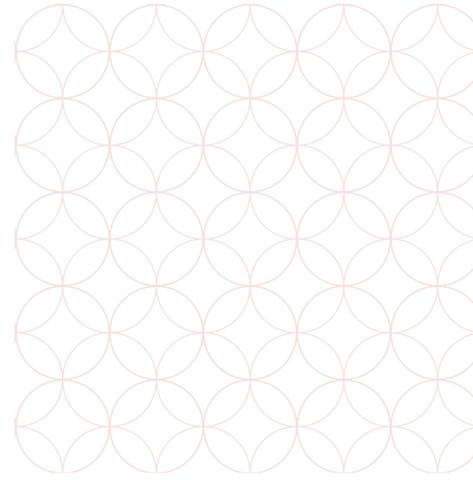
Whether you're travelling for work or play, by road or by rail, you'll always be well connected at these new build homes in Bicester. The nearby A41 trunk road will take you to junction 9 of the M40 motorway in around 12 minutes, for onward travel to London (1 hour and 29 minutes, via the A40), High Wycombe (41 minutes), Banbury (34 minutes) and Birmingham (1 hour and 12 minutes). The A421, meanwhile, will take you to Milton Keynes (46 minutes).

For rail travel, Bicester Village train station is a six minute drive from these new homes in Ambrosden and Bicester North around 10 minutes. Bicester Village offers service to Oxford (17 minutes), High Wycombe (31 minutes) and London Marylebone (1 hour and 9 minutes). Bicester North also provides services to London Marylebone, in a slightly quicker 54 minutes, and Birmingham Moor Street (1 hour and 10 minutes).

For international travel, Heathrow Airport is 53 minutes away via the M40, and Birmingham Airport around an hour's drive in the opposite direction, also on the M40, with both offering flights around the globe.

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 **Sanderson Park**.



SO YOU GET MORE OUT

- Public Green Space & LEAP
- Cycleways & Footpaths
- Affordable Housing
- Local Equipped Area of Play

EXPLORE SANDERSON PARK



KEY

 WARWICK 3 BEDROOM DETACHED HOME	 SHAFTESBURY 4 BEDROOM DETACHED HOME
 WARWICK 3 BEDROOM END OF TERRACE HOME	 HARROGATE 4 BEDROOM DETACHED HOME
 WARWICK 3 BEDROOM MID TERRACE HOME	 SUNNINGDALE 4 BEDROOM DETACHED HOME
 AMBERLEY 3 BEDROOM DETACHED HOME	 HENLEY 4 BEDROOM DETACHED HOME
 OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME	 RICHMOND 4 BEDROOM DETACHED HOME
 OXFORD 4 BEDROOM DETACHED HOME	 AFFORDABLE HOUSING
 CAMBRIDGE 4 BEDROOM DETACHED HOME	

Affordable Housing:
 Tavy - 20, 21, 22, 23, 26, 27, 28, 62,
 63, 65, 66, 67, 71, 72 & 73
 Dart - 18, 19, 58, 59, 60, 61 & 64
 Wylie - 24 & 25
 1 Bedroom Apartments - 48-51
 3 Bedroom Apartments - 81 & 82

S/S - Sub Station
V - Visitor Parking
BCP - Bin Collection Point
POS - Public Open Space
LEAP - Local Equipped Area of Play



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.



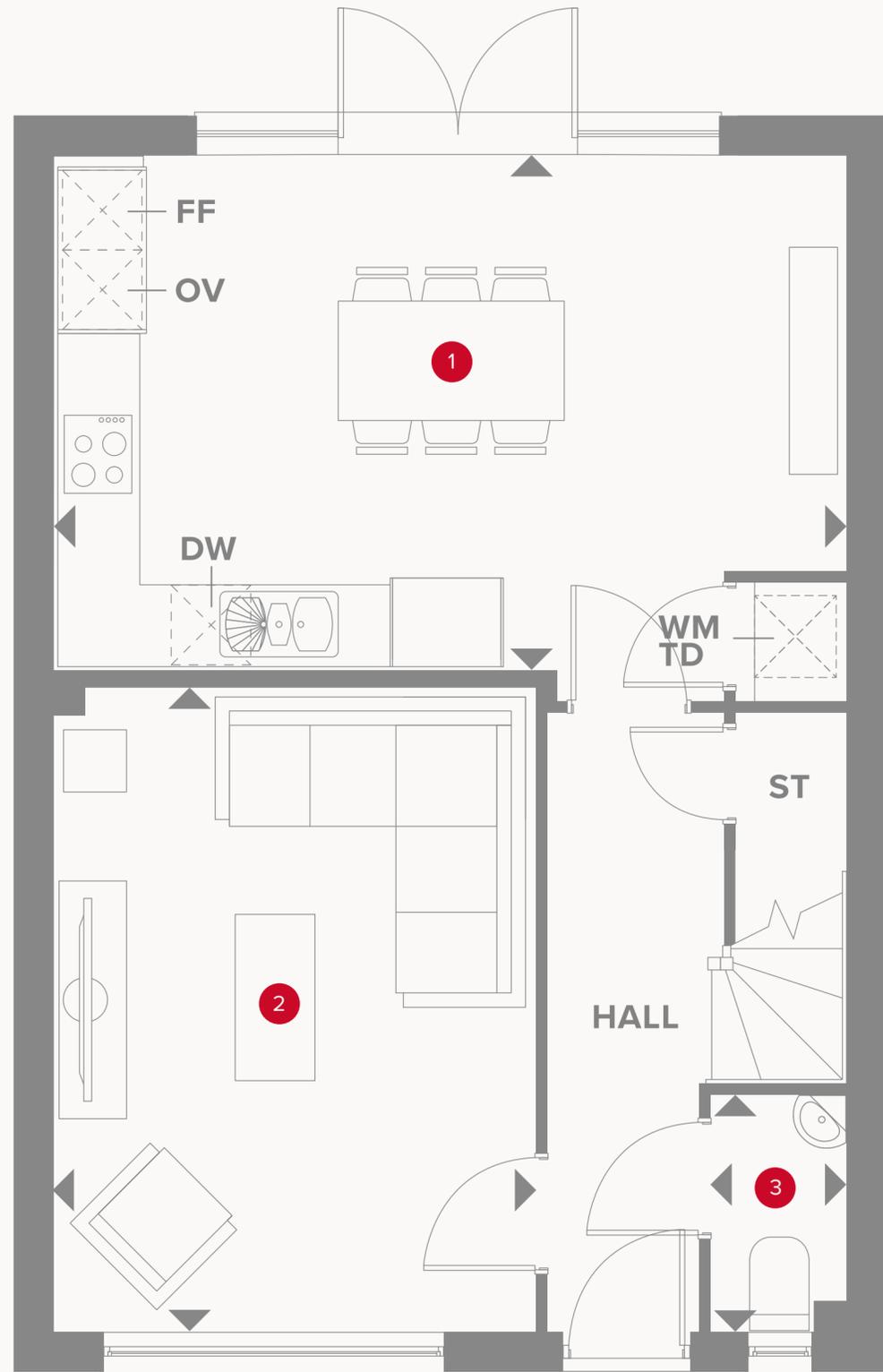
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM DETACHED HOME





THE WARWICK GROUND FLOOR

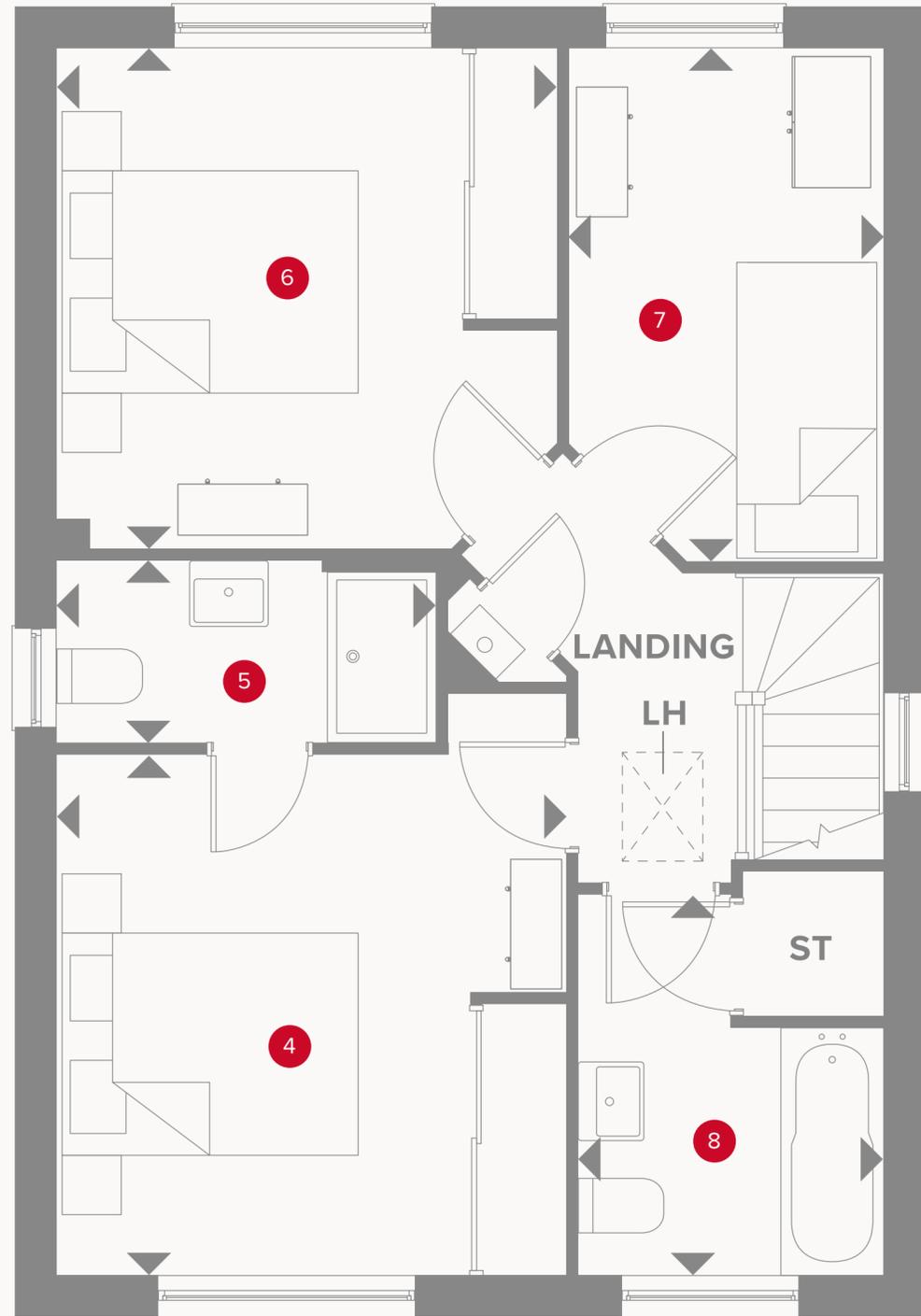
1	Kitchen/Dining	19'1" x 12'4"	5.77 x 3.73m
2	Lounge	15'7" x 11'8"	4.71 x 3.52m
3	Cloaks	5'8" x 3'3"	1.71 x 0.98m



KEY

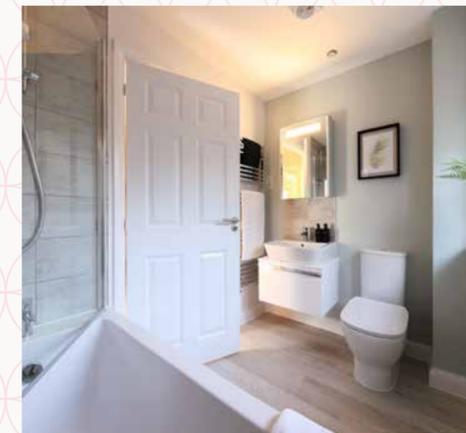
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE WARWICK FIRST FLOOR

4	Bedroom 1	12'0" x 11'9"	3.63 x 3.55m
5	En-suite	8'9" x 4'3"	2.64 x 1.28m
6	Bedroom 2	11'7" x 11'6"	3.50 x 3.49m
7	Bedroom 3	11'10" x 7'3"	3.58 x 2.19m
8	Bathroom	8'9" x 7'0"	2.65 x 2.13m



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HOME BUILDERS**
www.consumercode.co.uk

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KEY

- ◀ Dimensions start
- LH Loft hatch



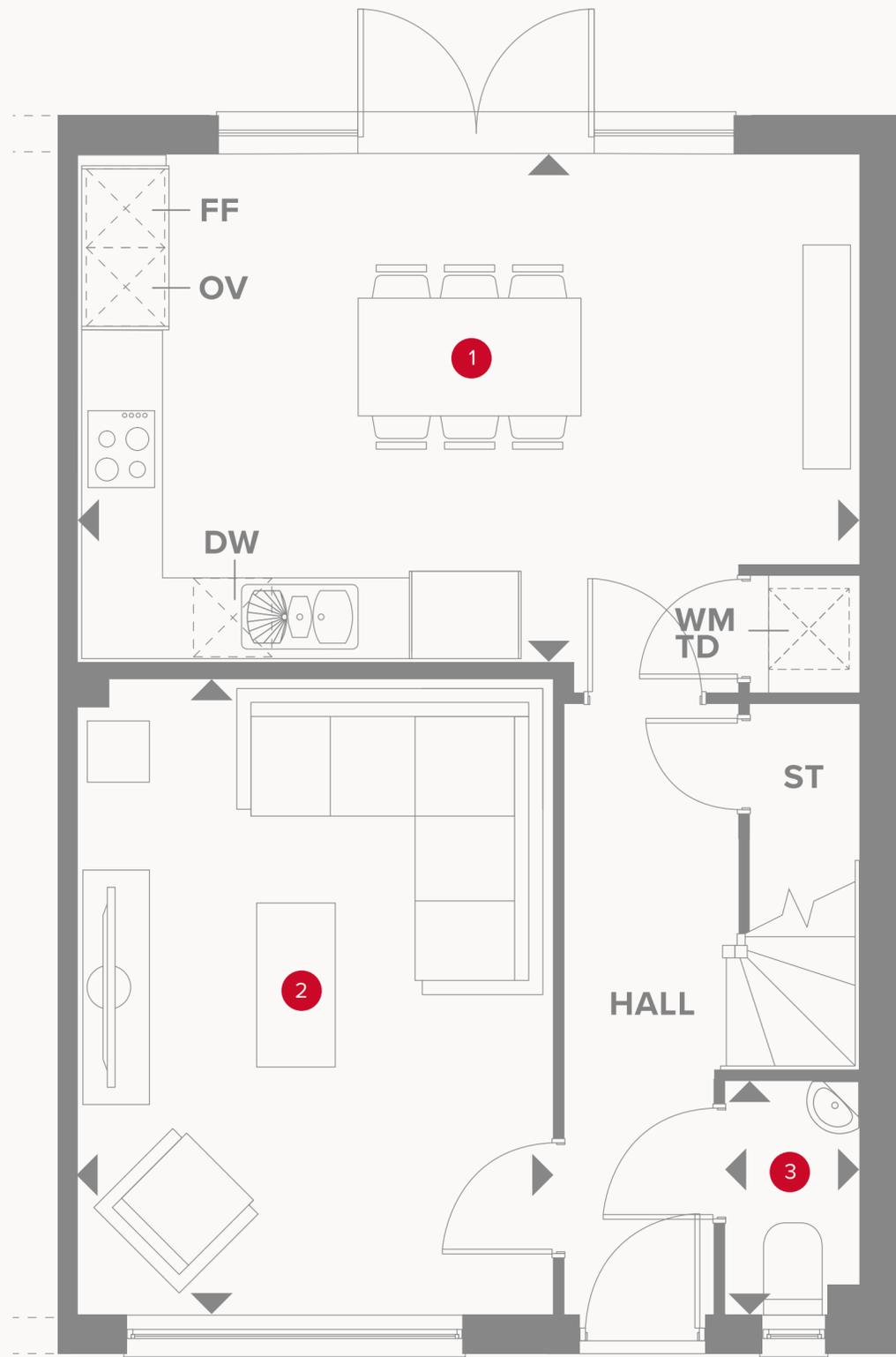
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM END OF TERRACE HOME





THE WARWICK GROUND FLOOR

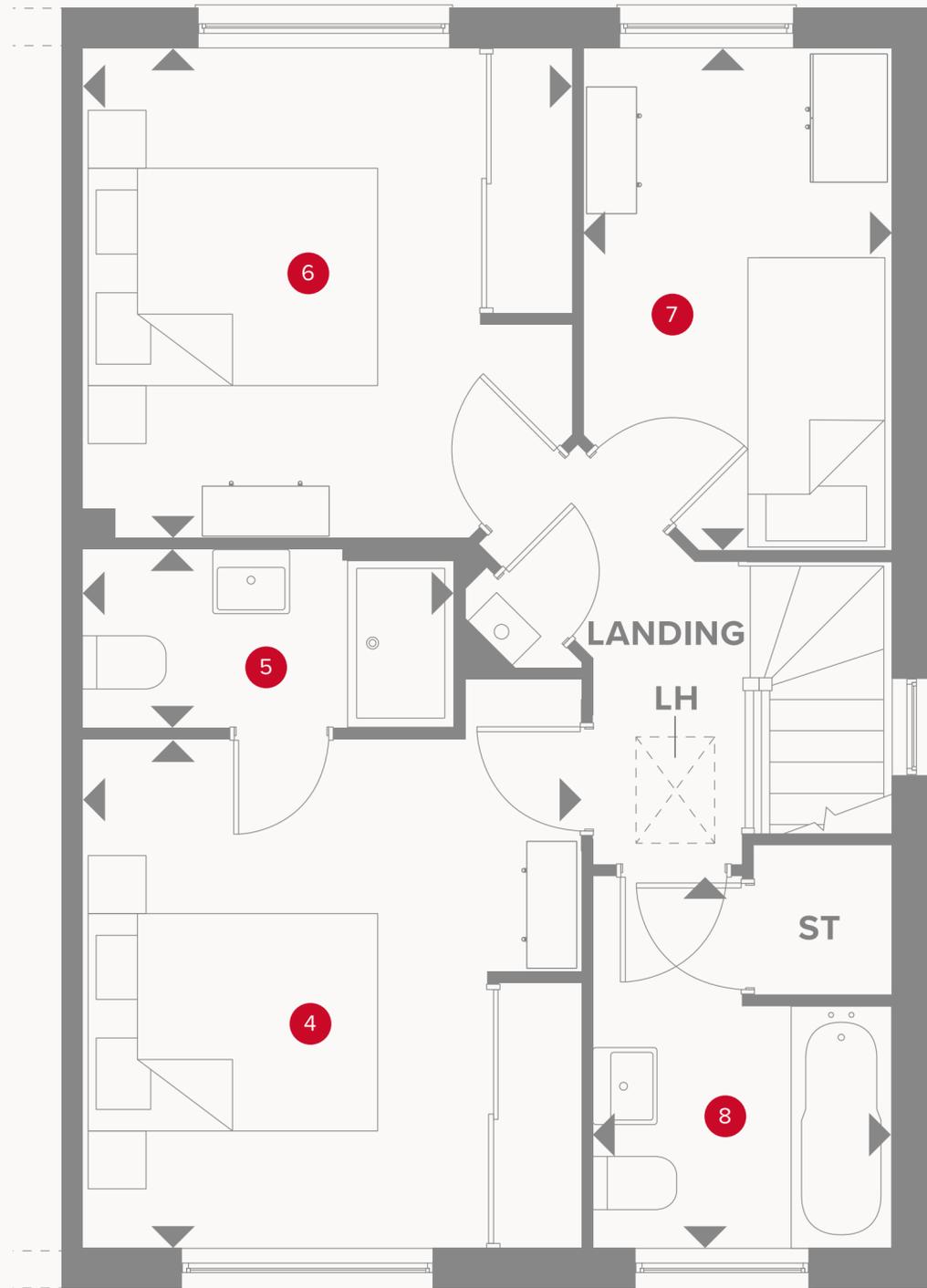
1	Kitchen/Dining	19'1" x 12'4"	5.77 x 3.73m
2	Lounge	15'7" x 11'8"	4.71 x 3.52m
3	Cloaks	5'8" x 3'3"	1.71 x 0.98m



KEY

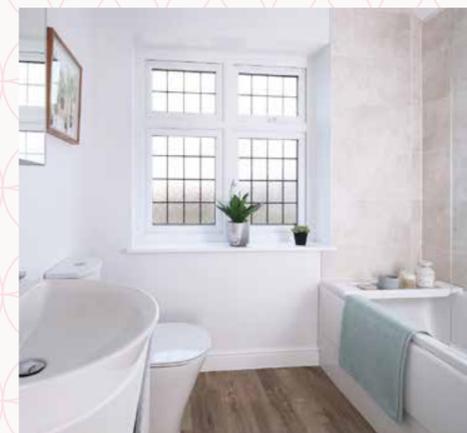
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE WARWICK FIRST FLOOR

4	Bedroom 1	12'0" x 11'9"	3.63 x 3.55m
5	En-suite	8'9" x 4'3"	2.64 x 1.28m
6	Bedroom 2	11'7" x 11'6"	3.50 x 3.49m
7	Bedroom 3	11'10" x 7'3"	3.58 x 2.19m
8	Bathroom	8'9" x 7'0"	2.65 x 2.13m



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Customers should note this illustration is an example of the Warwick End 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. Computer generated images are for indicative purposes only.

KEY

- ◀ Dimensions start
- LH Loft hatch



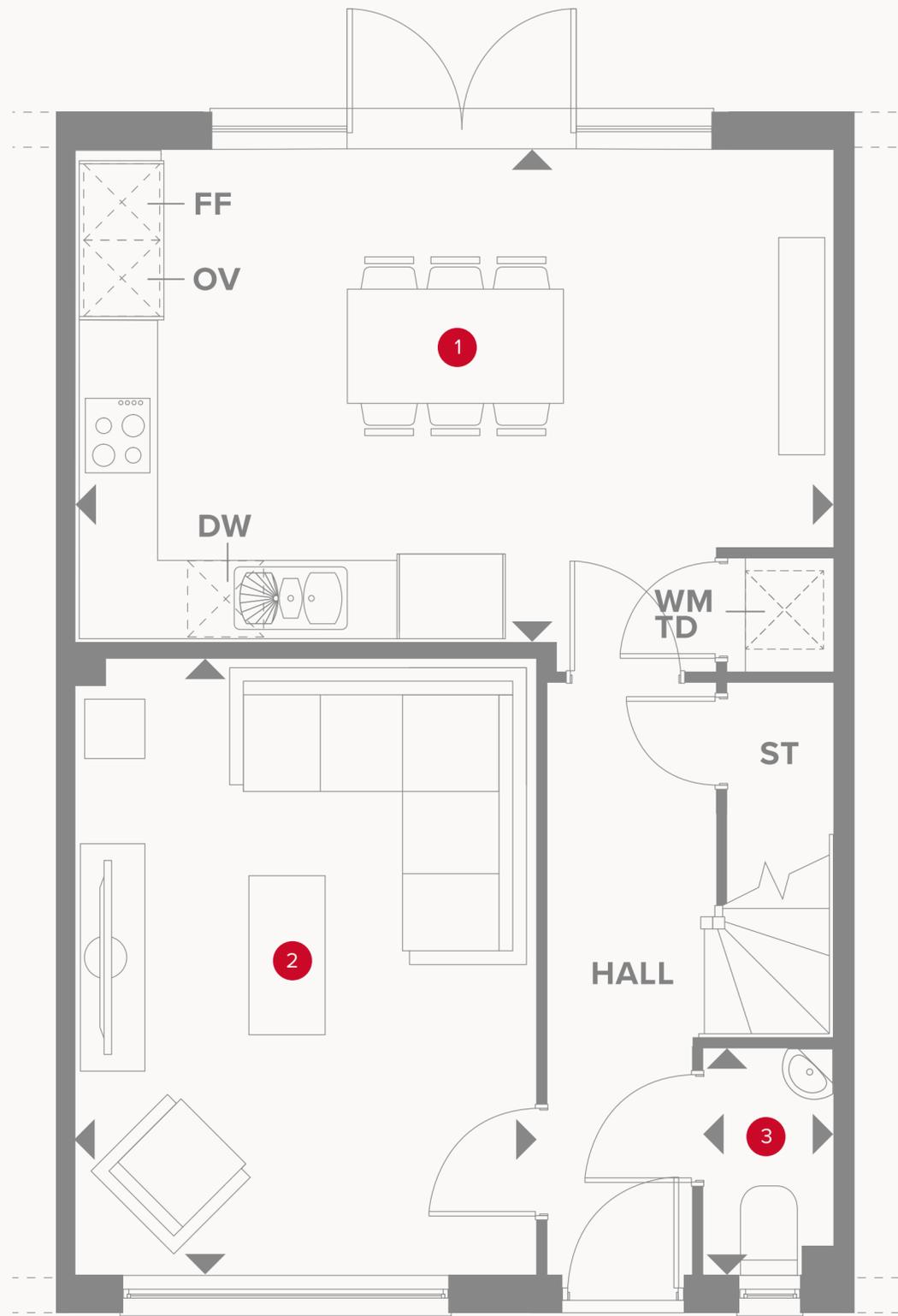
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM MID TERRACE HOME





THE WARWICK GROUND FLOOR

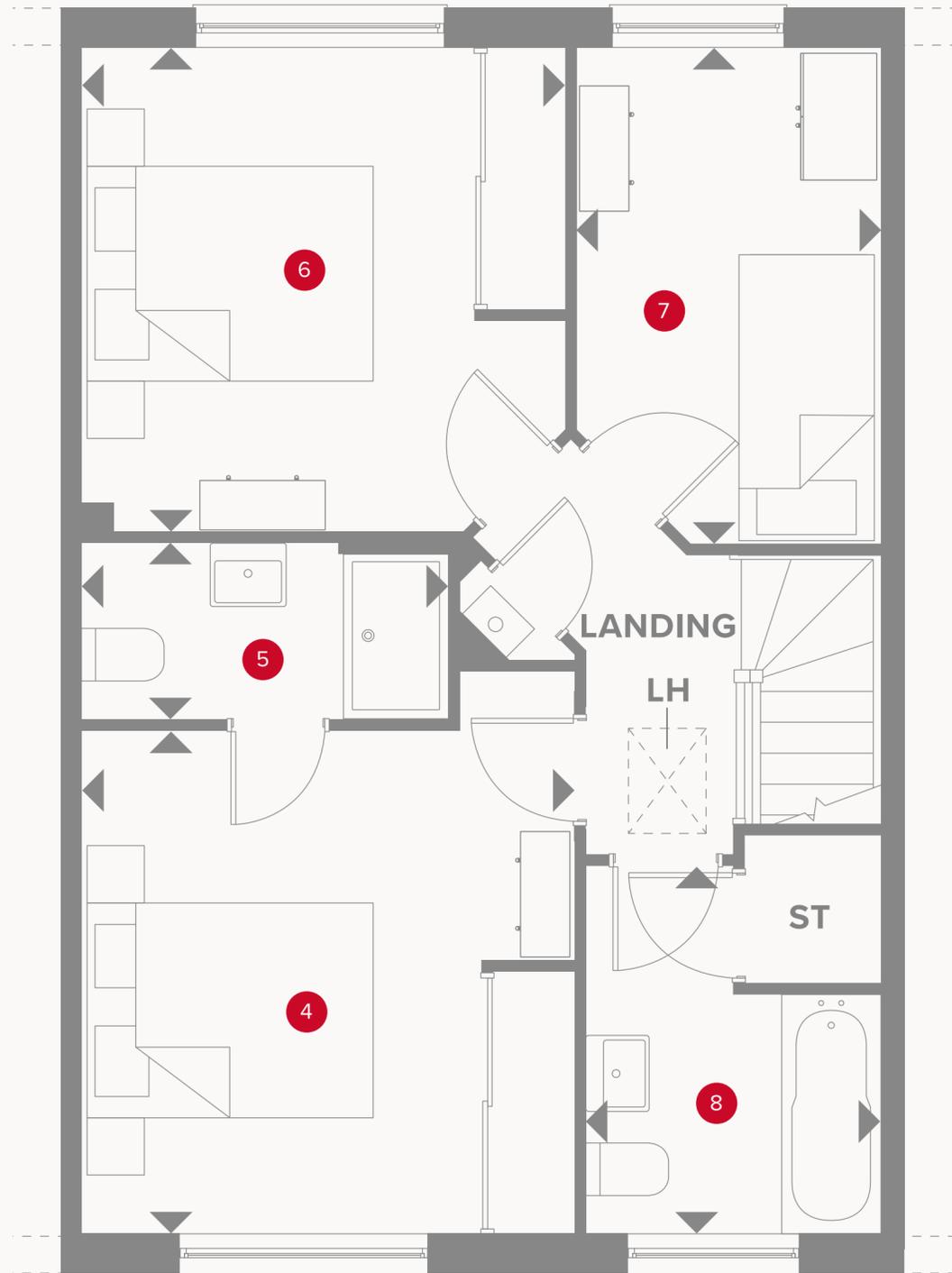
1	Kitchen/Dining	19'1" x 12'4"	5.77 x 3.73m
2	Lounge	15'7" x 11'8"	4.71 x 3.52m
3	Cloaks	5'8" x 3'3"	1.71 x 0.98m



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 WARWICK FIRST FLOOR

4	Bedroom 1	12'0" x 11'9"	3.63 x 3.55m
5	En-suite	8'9" x 4'3"	2.64 x 1.28m
6	Bedroom 2	11'7" x 11'6"	3.50 x 3.49m
7	Bedroom 3	11'10" x 7'3"	3.58 x 2.19m
8	Bathroom	8'9" x 7'0"	2.65 x 2.13m



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Customers should note this illustration is an example of the Warwick Mid 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. Computer generated images are for indicative purposes only.

KEY

- ◀ Dimensions start
- LH Loft hatch



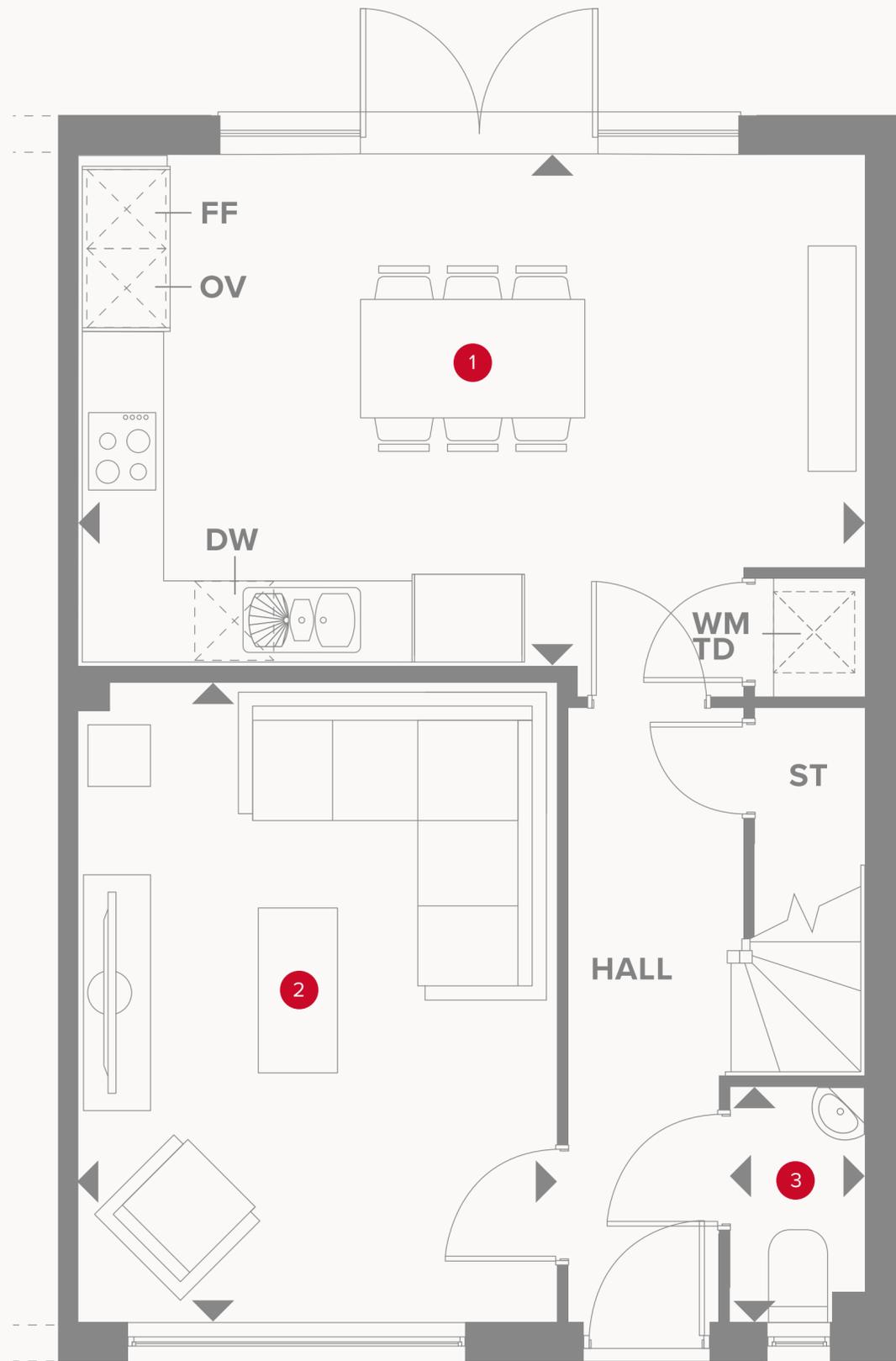
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM SEMI DETACHED HOME





THE WARWICK GROUND FLOOR

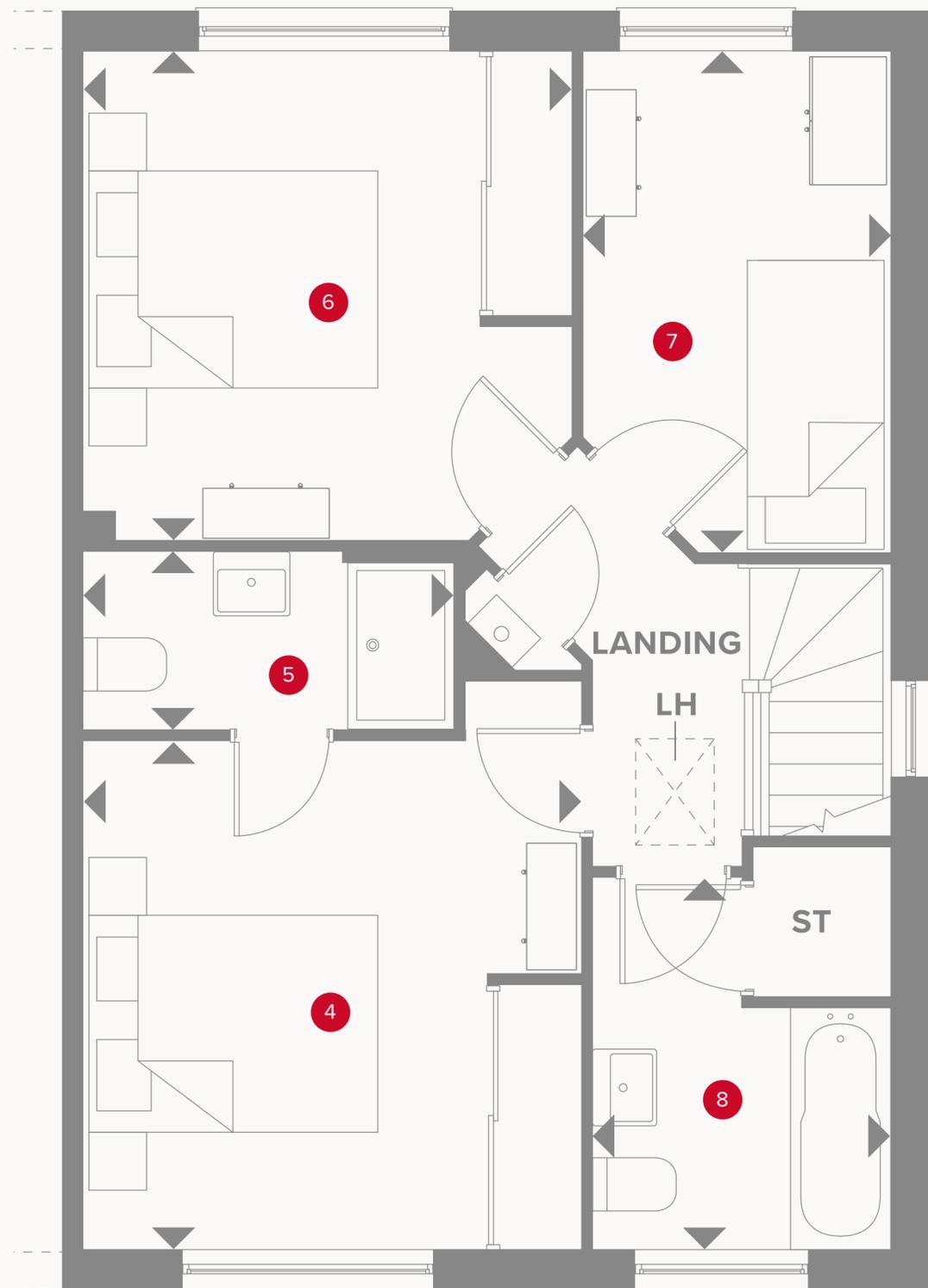
1	Kitchen/Dining	19'1" x 12'4"	5.77 x 3.73m
2	Lounge	15'7" x 11'8"	4.71 x 3.52m
3	Cloaks	5'8" x 3'3"	1.71 x 0.98m



KEY

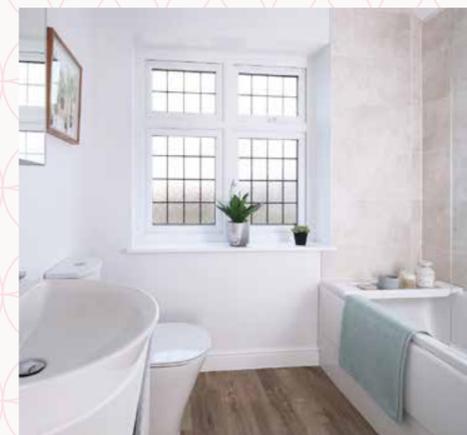
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE WARWICK FIRST FLOOR

4	Bedroom 1	12'0" x 11'9"	3.63 x 3.55m
5	En-suite	8'9" x 4'3"	2.64 x 1.28m
6	Bedroom 2	11'7" x 11'6"	3.50 x 3.49m
7	Bedroom 3	11'10" x 7'3"	3.58 x 2.19m
8	Bathroom	8'9" x 7'0"	2.65 x 2.13m



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Customers should note this illustration is an example of the Warwick Semi 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. Computer generated images are for indicative purposes only.

KEY

- ◀ Dimensions start
- LH Loft hatch



HERITAGE

- REDROW -

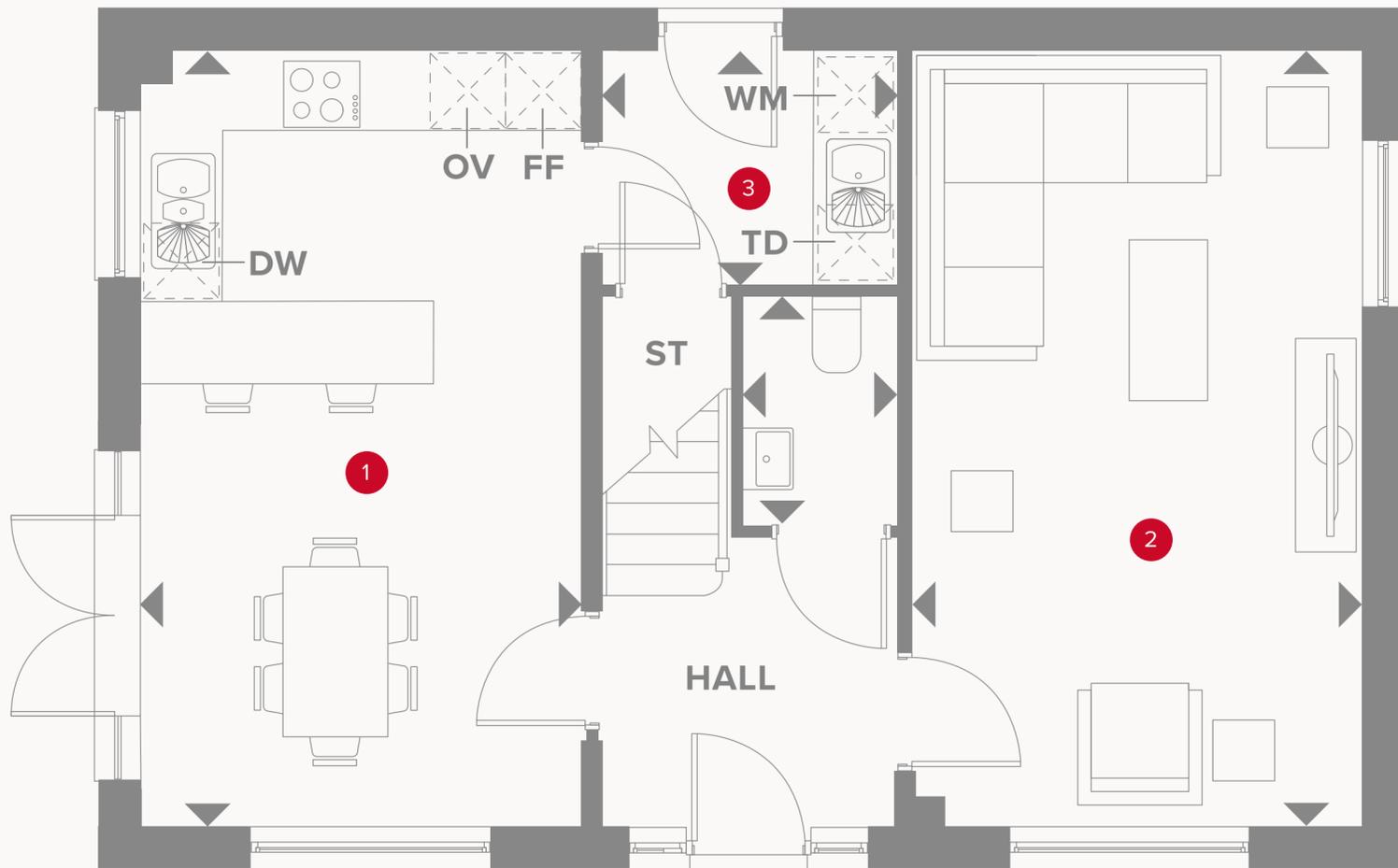
THE AMBERLEY

THREE BEDROOM DETACHED HOME

 **REDROW**

THE AMBERLEY GROUND FLOOR

1	Kitchen/Dining	19'1" x 10'10"	5.77 x 3.28m
2	Lounge	19'1" x 10'10"	5.77 x 3.27m
3	Utility	7'3" x 5'9"	2.18 x 1.75m

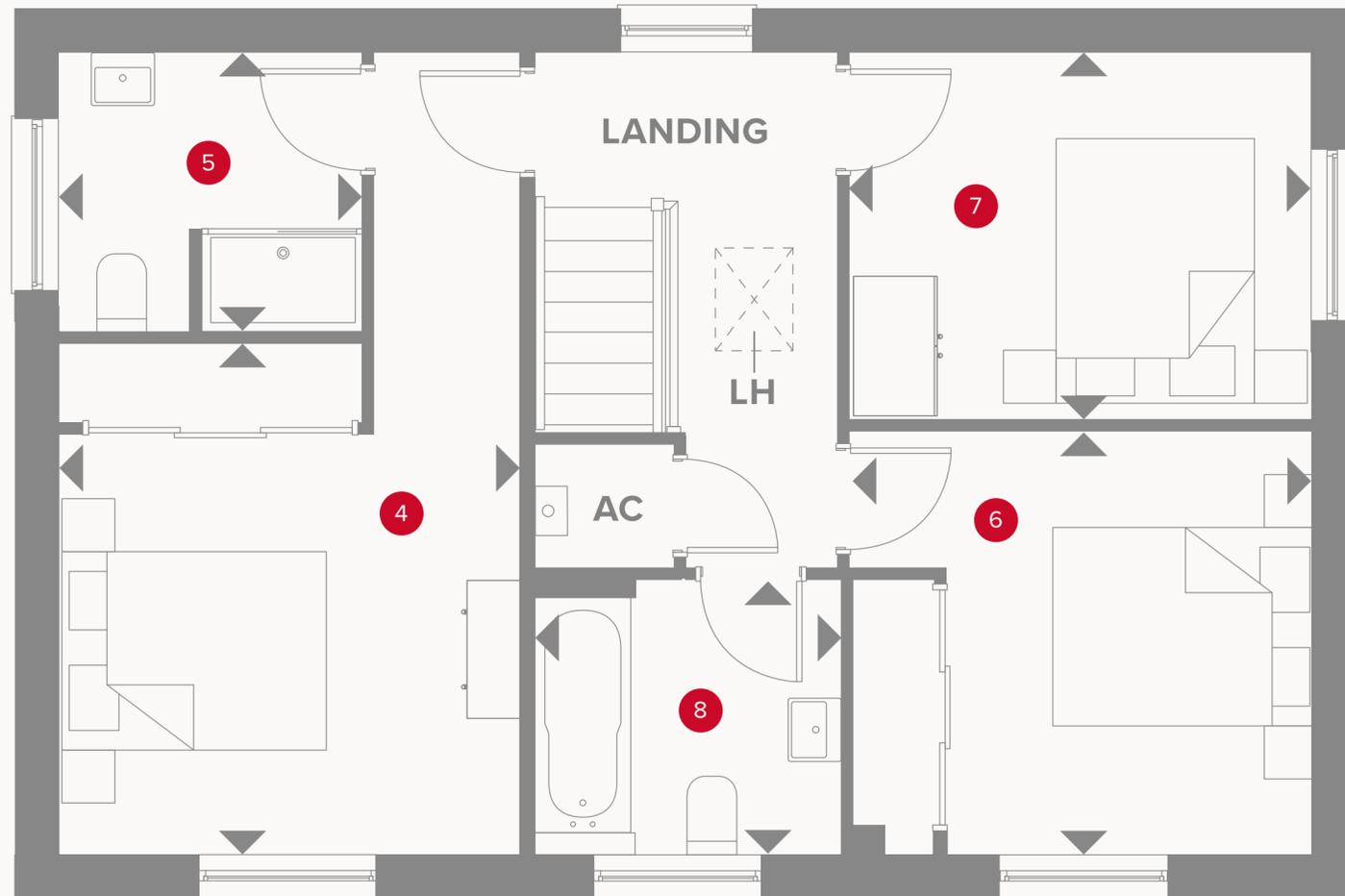


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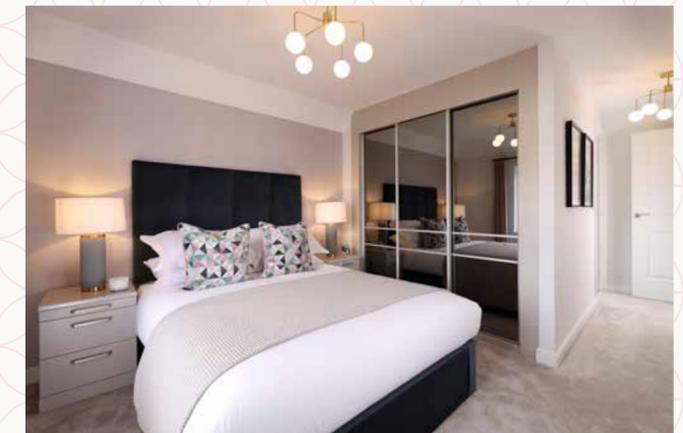
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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

THE AMBERLEY FIRST FLOOR



4	Bedroom 1	12'2" x 10'11"	3.69 x 3.31m
5	En-suite	7'2" x 6'7"	2.18 x 2.00m
6	Bedroom 2	11'1" x 10'1"	3.35 x 3.05m
7	Bedroom 3	11'1" x 8'9"	3.35 x 2.63m
8	Bathroom	7'2" x 6'7"	2.17 x 1.98m



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

KEY

- ◀ Dimensions start
- LH Loft hatch



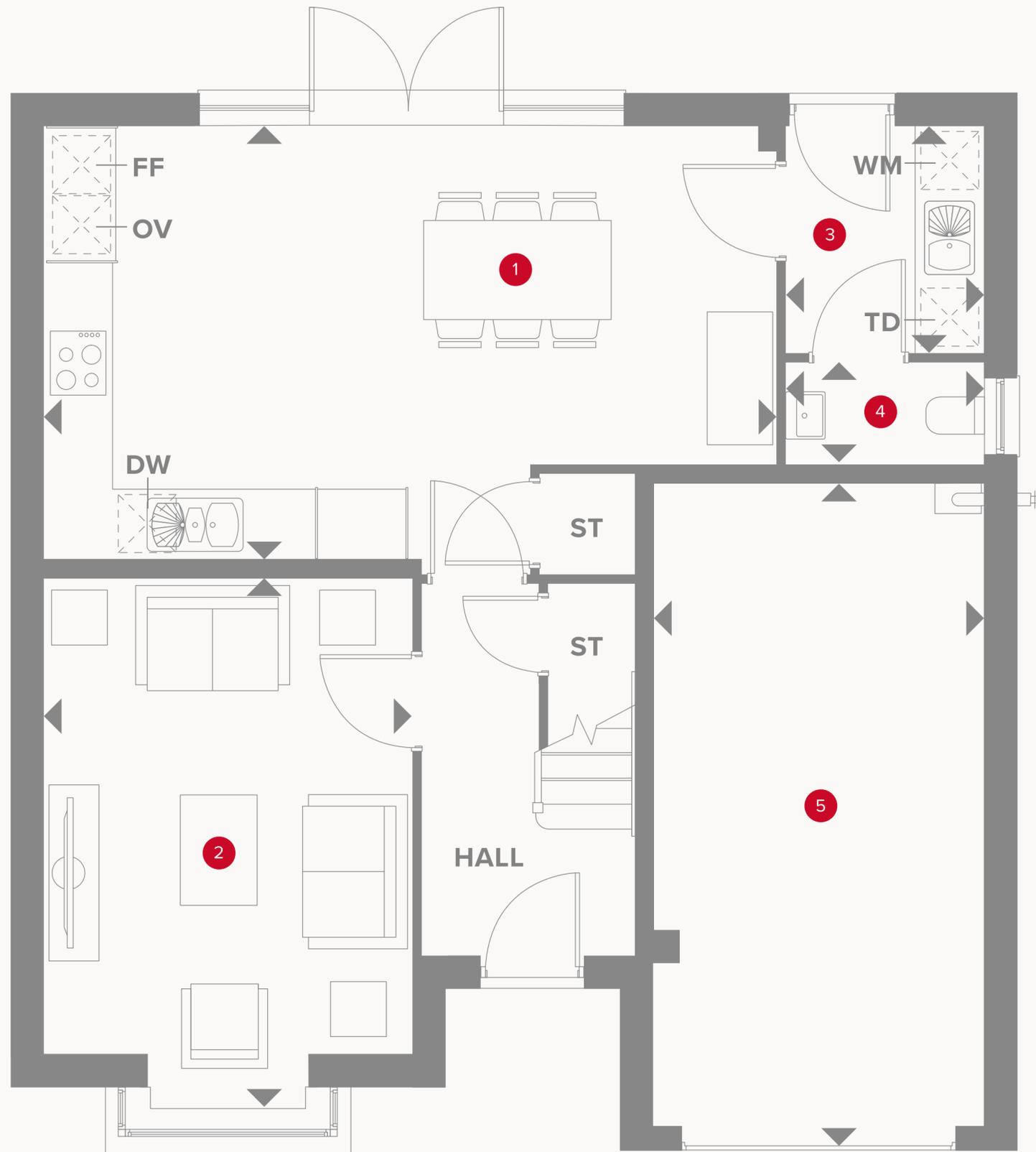
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME





THE OXFORD LIFESTYLE GROUND FLOOR

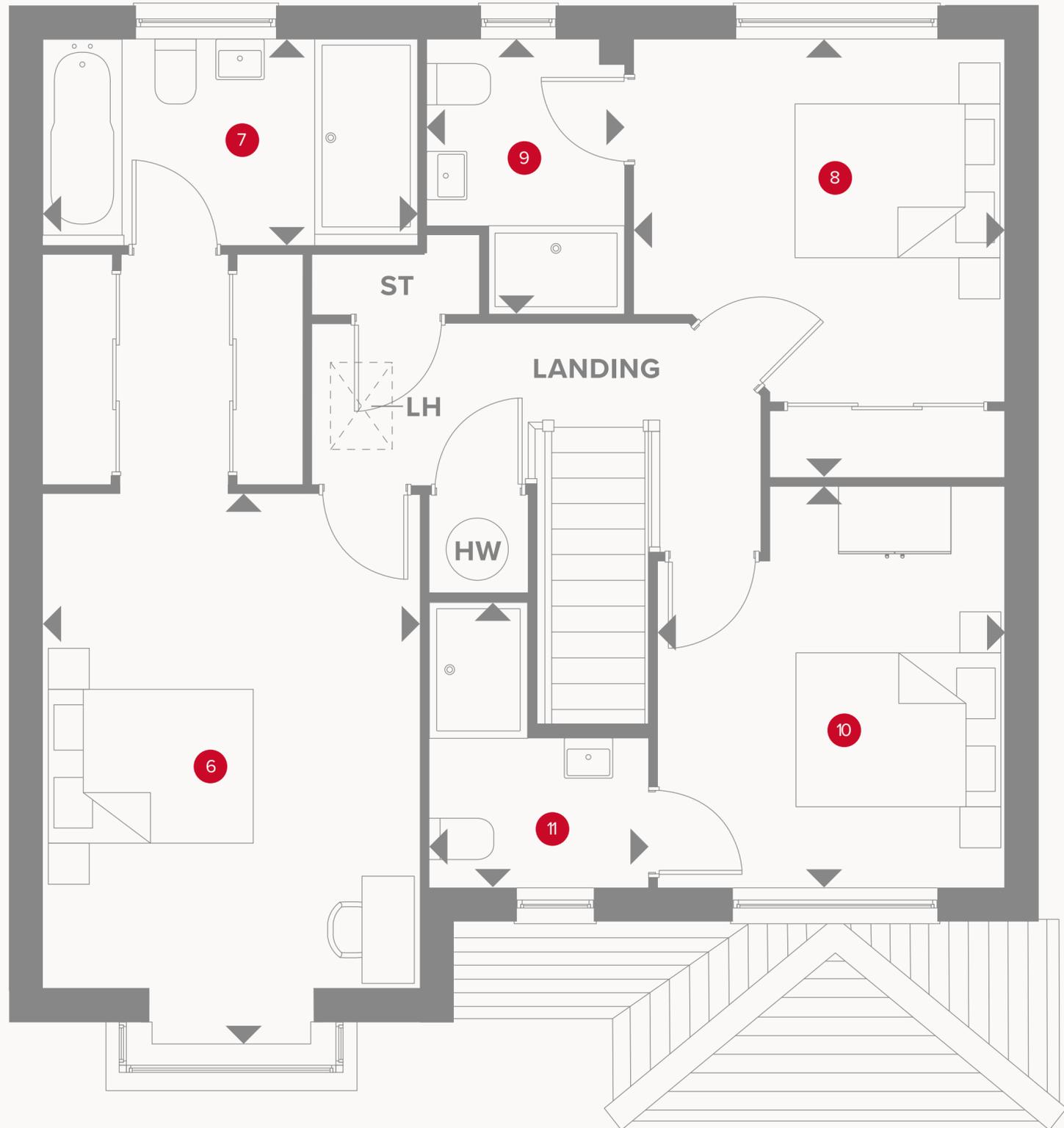
1	Kitchen/Dining	21'10" x 12'10"	6.60 x 3.88m
2	Lounge	14'4" x 10'11"	4.33 x 3.29m
3	Utility	6'8" x 5'11"	2.02 x 1.78m
4	Cloaks	5'11" x 3'11"	1.78 x 1.38m
5	Garage	19'3" x 9'11"	5.82 x 3.00m



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 OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	14'5" x 10'11"	4.35 x 3.29m
7	En-suite 1	10'11" x 5'11"	3.29 x 1.80m
8	Bedroom 2	12'9" x 10'10"	3.84 x 3.27m
9	En-suite 2	7'11" x 5'9"	2.41 x 1.74m
10	Bedroom 3	11'8" x 10'1"	3.52 x 3.05m
11	En-suite 3	8'4" x 6'6"	2.51 x 1.96m



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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. Computer generated images are for indicative purposes only.

KEY

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



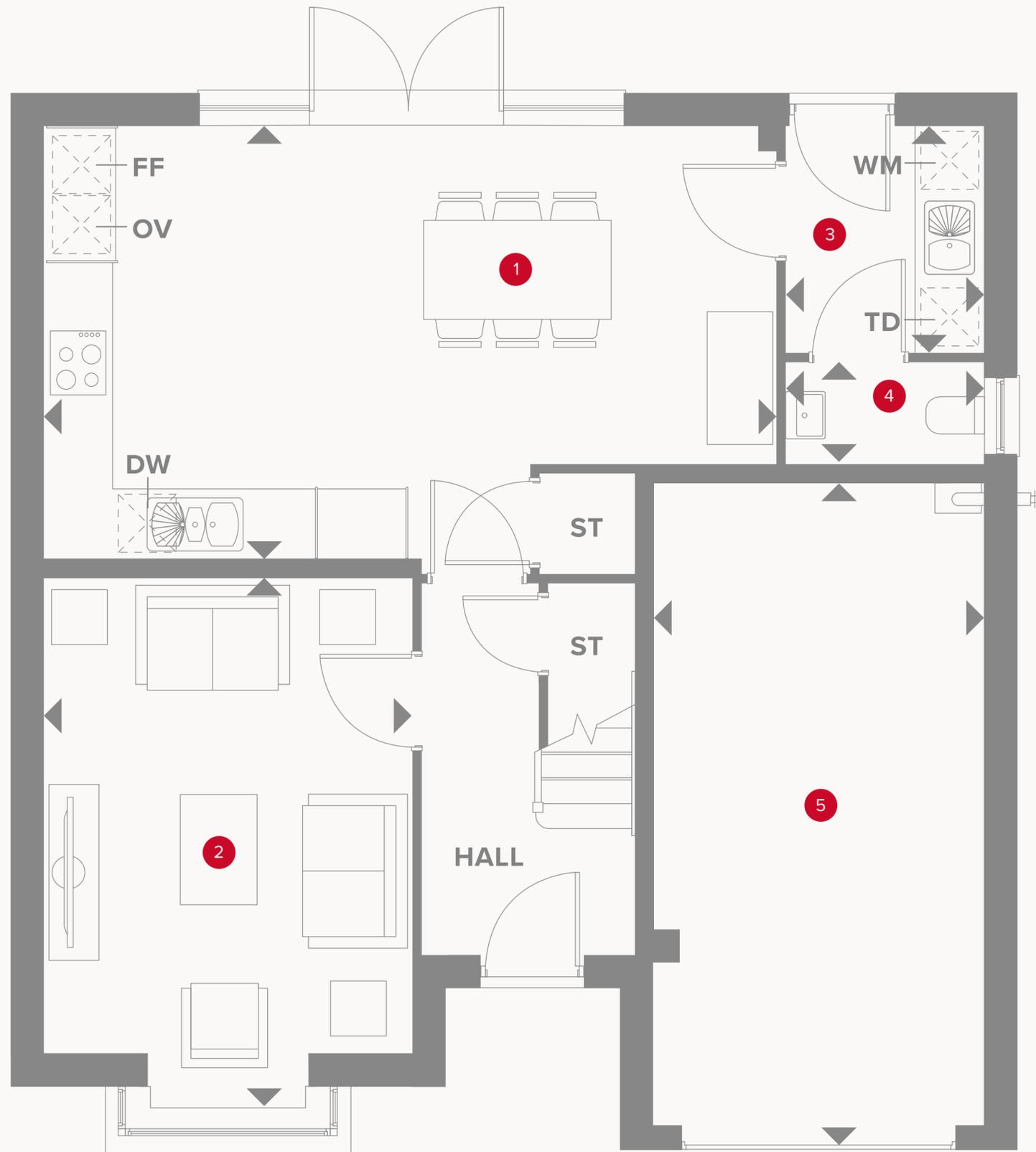
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM DETACHED HOME





THE OXFORD GROUND FLOOR

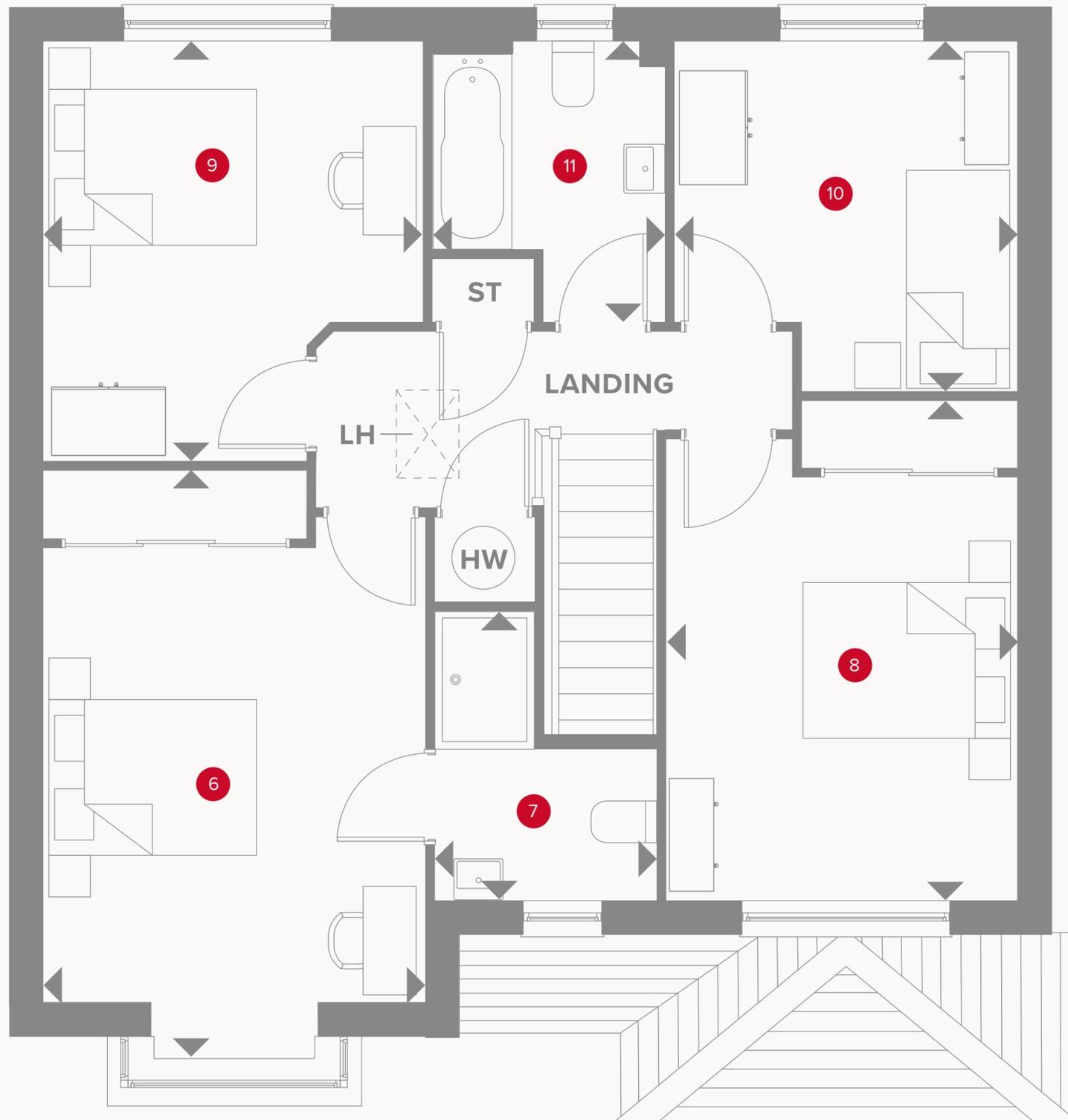
1	Kitchen/Dining	21'10" x 12'10"	6.60 x 3.87m
2	Lounge	14'4" x 10'11"	4.33 x 3.29m
3	Utility	6'8" x 5'11"	2.02 x 1.78m
4	Cloaks	5'11" x 3'11"	1.78 x 1.38m
5	Garage	19'3" x 9'11"	5.82 x 3.00m



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 OXFORD FIRST FLOOR

6	Bedroom 1	15'3" x 10'11"	4.61 x 3.29m
7	En-suite	8'4" x 6'6"	2.50 x 1.96m
8	Bedroom 2	14'4" x 10'1"	4.33 x 3.05m
9	Bedroom 3	12'0" x 10'11"	3.63 x 3.29m
10	Bedroom 4	10'0" x 9'10"	3.03 x 2.97m
11	Bathroom	8'0" x 6'9"	2.42 x 2.04m



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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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

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- LH** Loft hatch



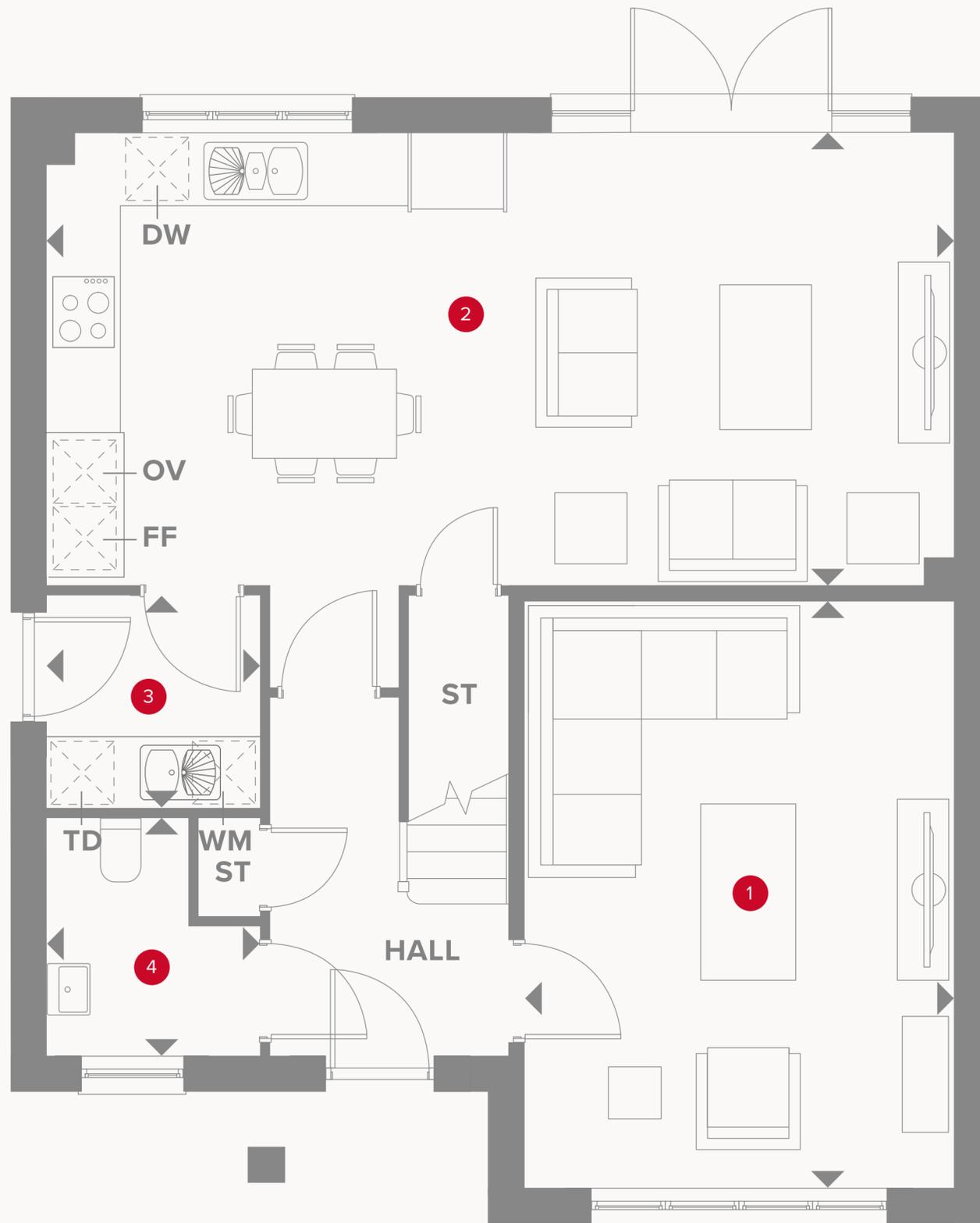
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME





THE CAMBRIDGE GROUND FLOOR

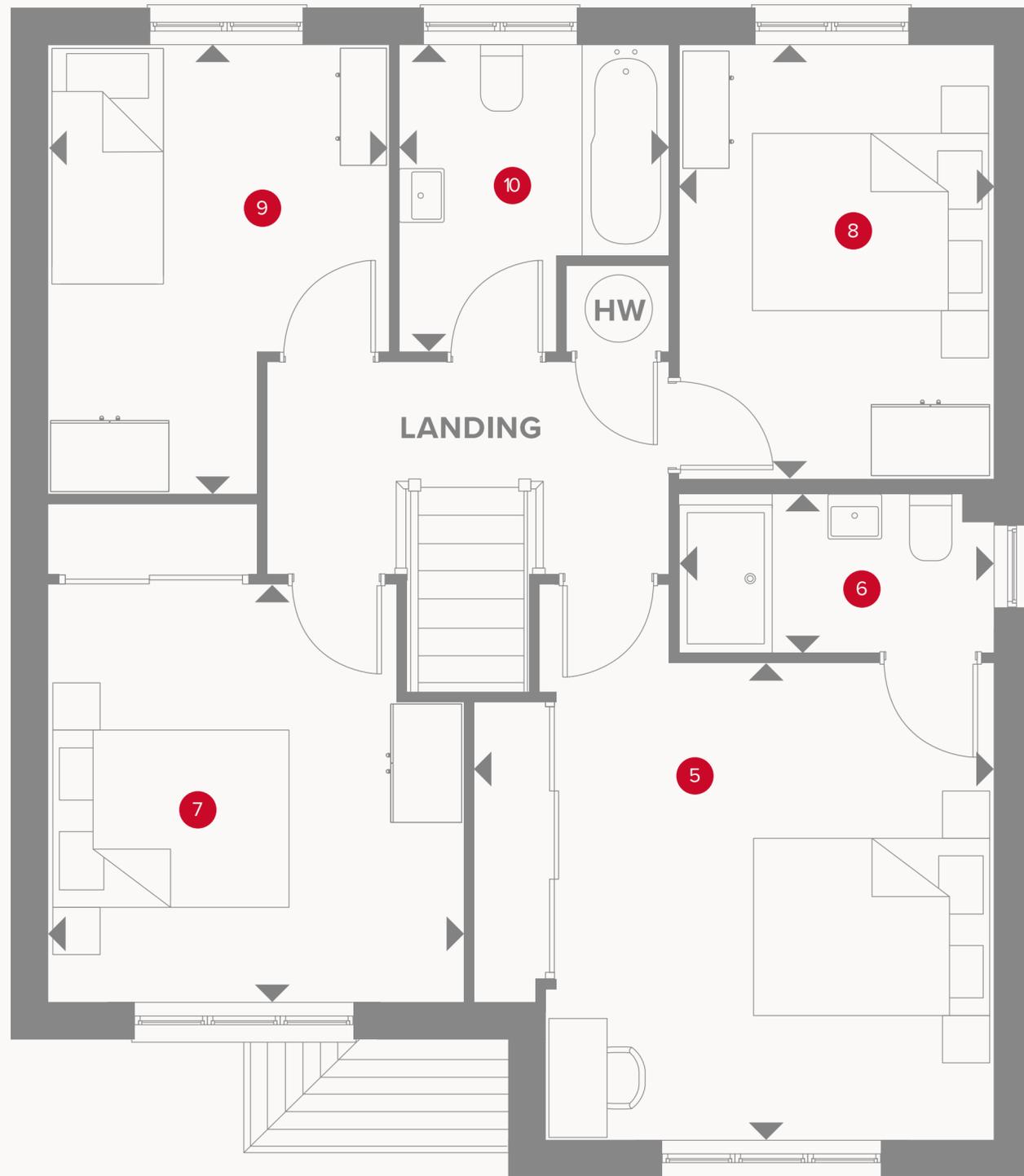
1	Kitchen/Dining	25'5" x 12'8"	7.68 x 3.82m
2	Lounge	16'4" x 12'0"	4.95 x 3.63m
3	Utility	6'0" x 5'11"	1.81 x 1.80m
4	Cloaks	6'7" x 5'11"	1.99 x 1.80m



KEY

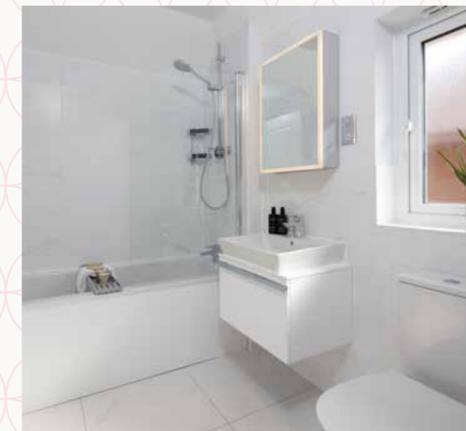
-  Hob
- OV** Oven
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- TD** Tumble dryer space

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



THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	14'0" x 12'10"	4.22 x 3.89m
6	En-suite	8'4" x 4'4"	2.56 x 1.30m
7	Bedroom 2	13'10" x 11'2"	4.18 x 3.37m
8	Bedroom 3	11'8" x 8'5"	3.53 x 2.56m
9	Bedroom 4	11'8" x 9'2"	3.53 x 2.76m
10	Bathroom	8'3" x 7'3"	2.49 x 2.19m



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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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

KEY

- ◀ Dimensions start
- HW** Hot water storage



HERITAGE

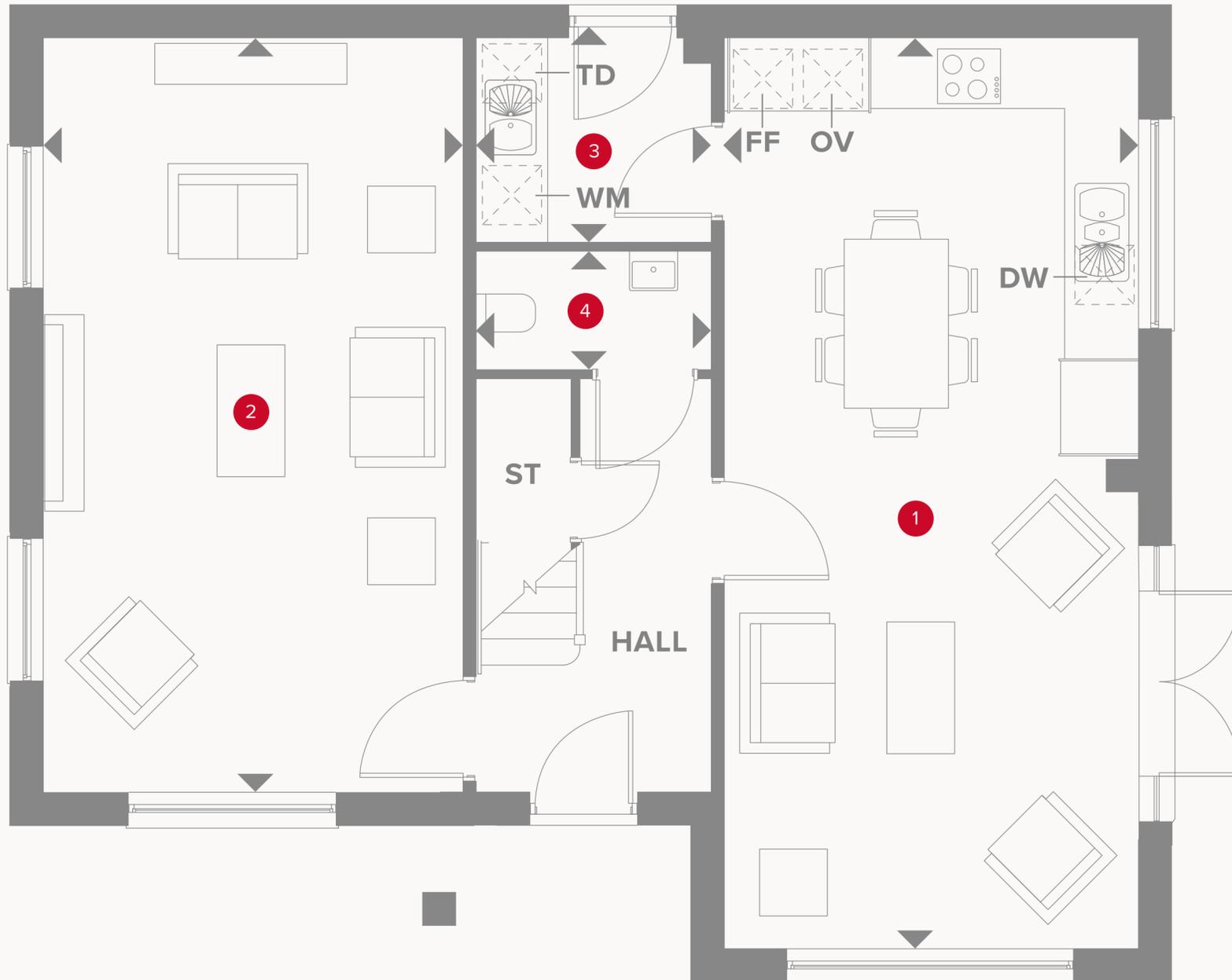
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM DETACHED HOME



THE SHAFTESBURY GROUND FLOOR



1	Kitchen/Family/Dining	25'9" x 11'8"	7.79 x 3.52m
2	Lounge	21'4" x 11'9"	6.44 x 3.56m
3	Utility	6'7" x 5'9"	1.99 x 1.75m
4	Cloaks	6'7" x 3'4"	1.99 x 1.01m

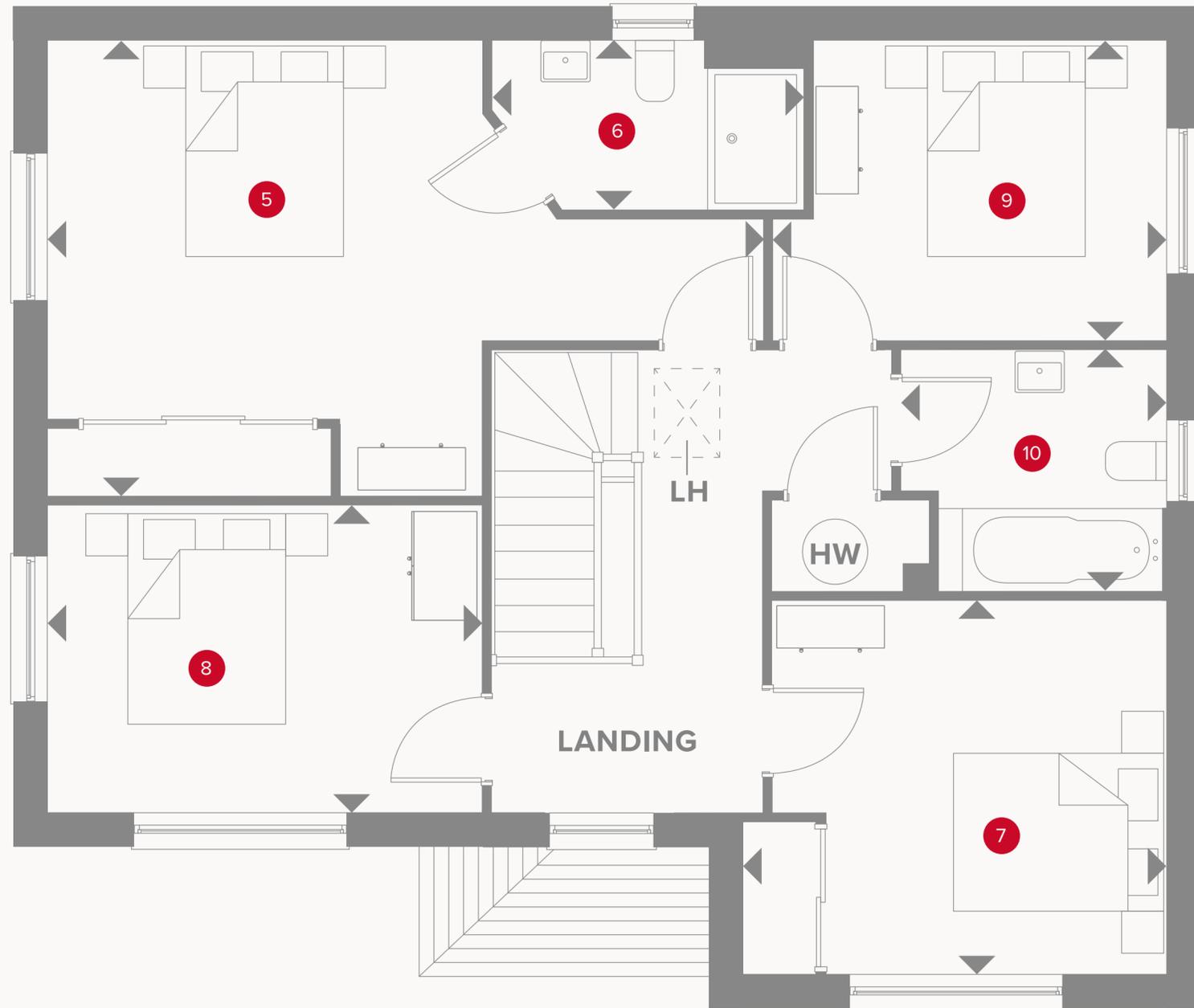


KEY

-  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	12'7" x 12'0"	3.80 x 3.63m
6	En-suite	8'7" x 4'7"	2.58 x 1.38m
7	Bedroom 2	11'8" x 10'4"	3.52 x 3.12m
8	Bedroom 3	12'0" x 8'5"	3.63 x 2.55m
9	Bedroom 4	10'11" x 8'3"	3.30 x 2.48m
10	Bathroom	7'4" x 6'8"	2.22 x 2.01m



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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. Computer generated images are for indicative purposes only.

KEY

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



HERITAGE

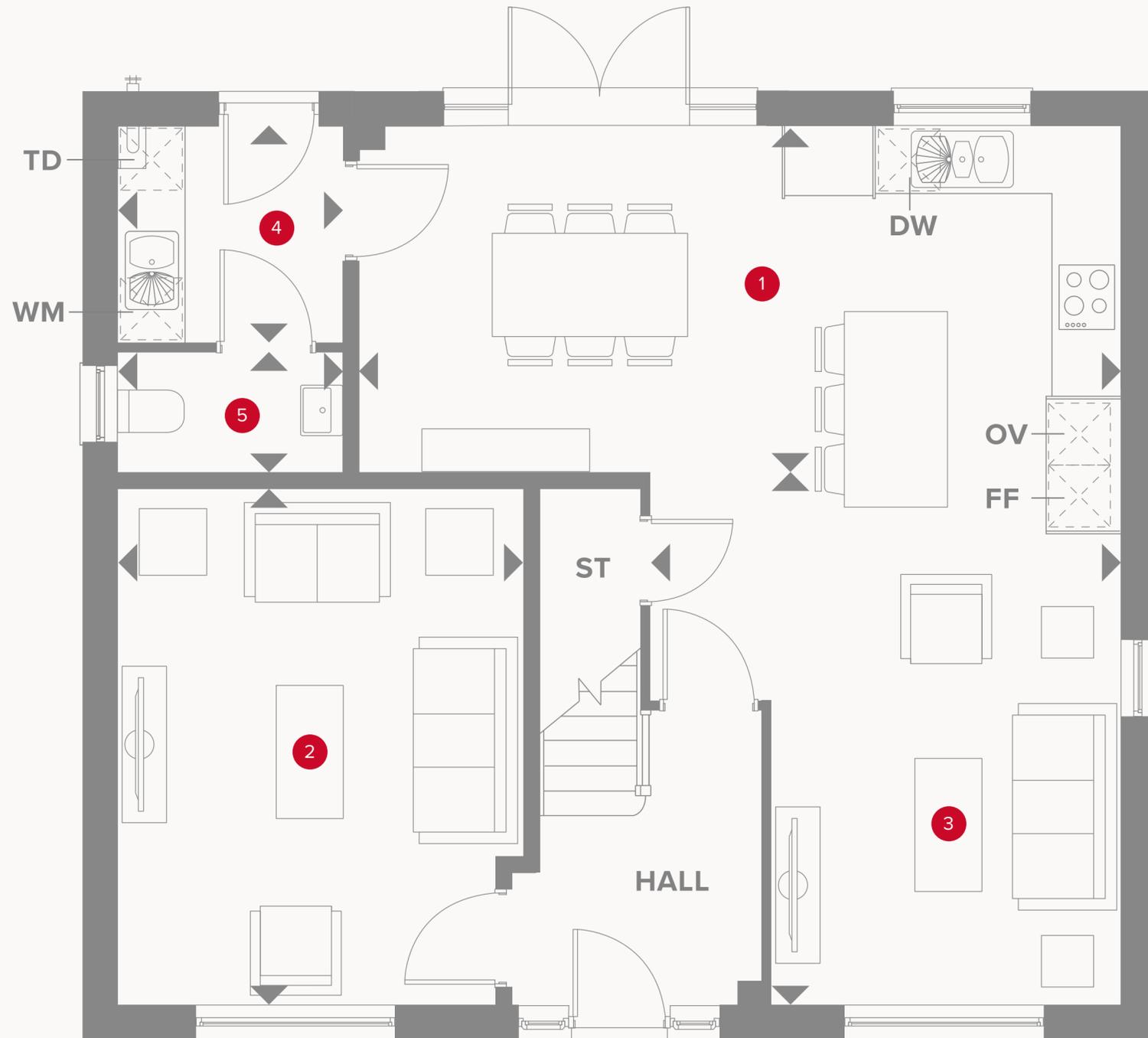
- REDROW -

THE HARROGATE

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE HARROGATE GROUND FLOOR



1	Kitchen/Dining	23'5" x 10'5"	7.09 x 3.16m
2	Lounge	15'5" x 12'1"	4.63 x 3.65m
3	Family	15'9" x 14'0"	4.75 x 4.23m
4	Utility	6'5" x 5'11"	1.95 x 1.80m
5	Cloaks	5'11" x 3'7"	1.80 x 1.09m



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 HARROGATE FIRST FLOOR

6	Bedroom 1	12'4" x 10'5"	3.72 x 3.15m
7	En-suite	8'4" x 5'7"	2.53 x 1.69m
8	Wardrobe	6'7" x 6'6"	2.00 x 1.96m
9	Bedroom 2	13'8" x 10'4"	4.13 x 3.11m
10	Bedroom 3	12'2" x 10'4"	3.69 x 3.11m
11	Bedroom 4	11'3" x 9'7"	3.40 x 2.89m
12	Bathroom	7'8" x 6'2"	2.31 x 1.86m

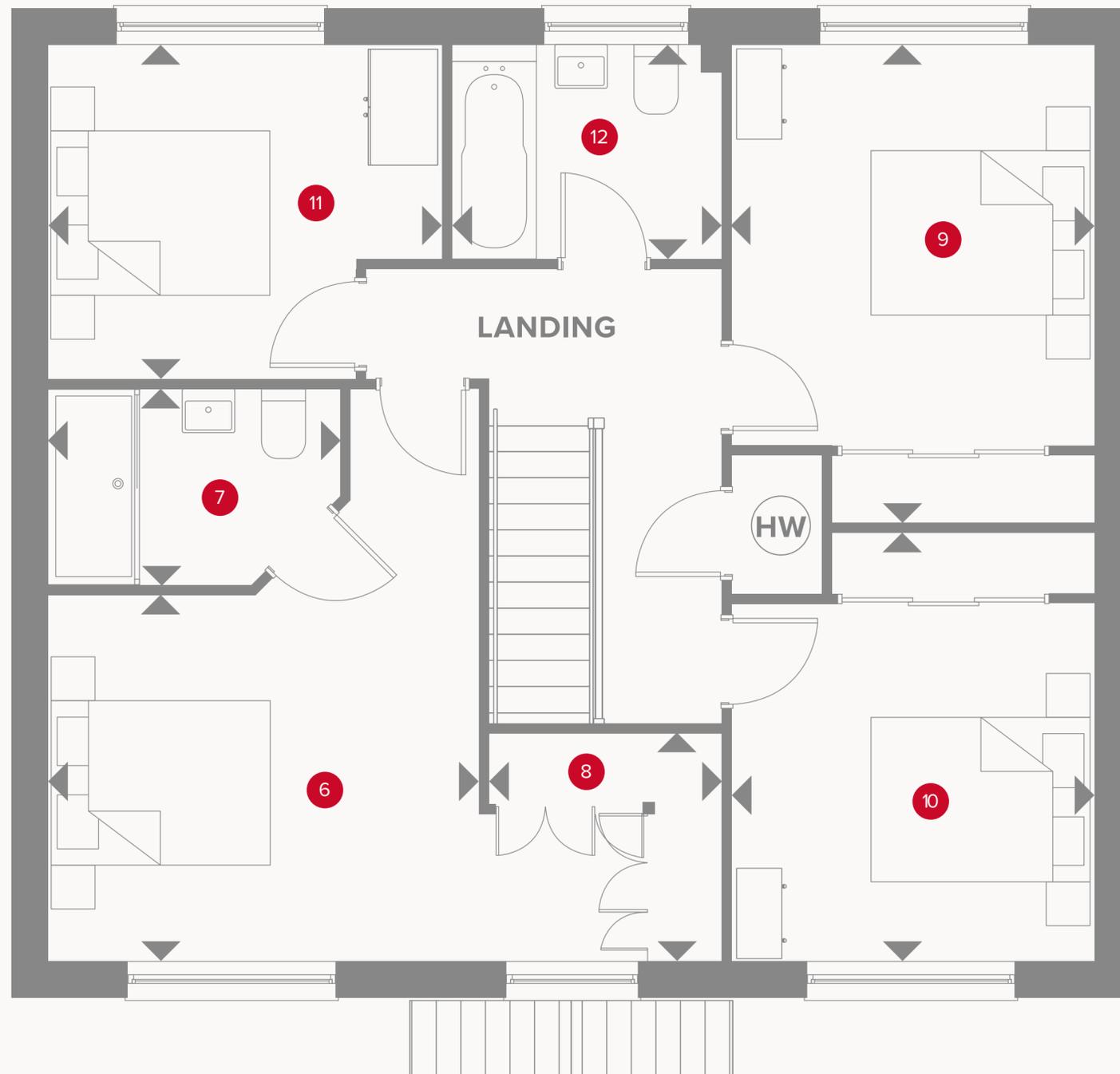


**CONSUMER
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Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Computer generated images are for indicative purposes only.

KEY

- ◀ Dimensions start
- HW** Hot water storage





HERITAGE

- REDROW -

THE SUNNINGDALE

FOUR BEDROOM DETACHED HOME



THE SUNNINGDALE GROUND FLOOR

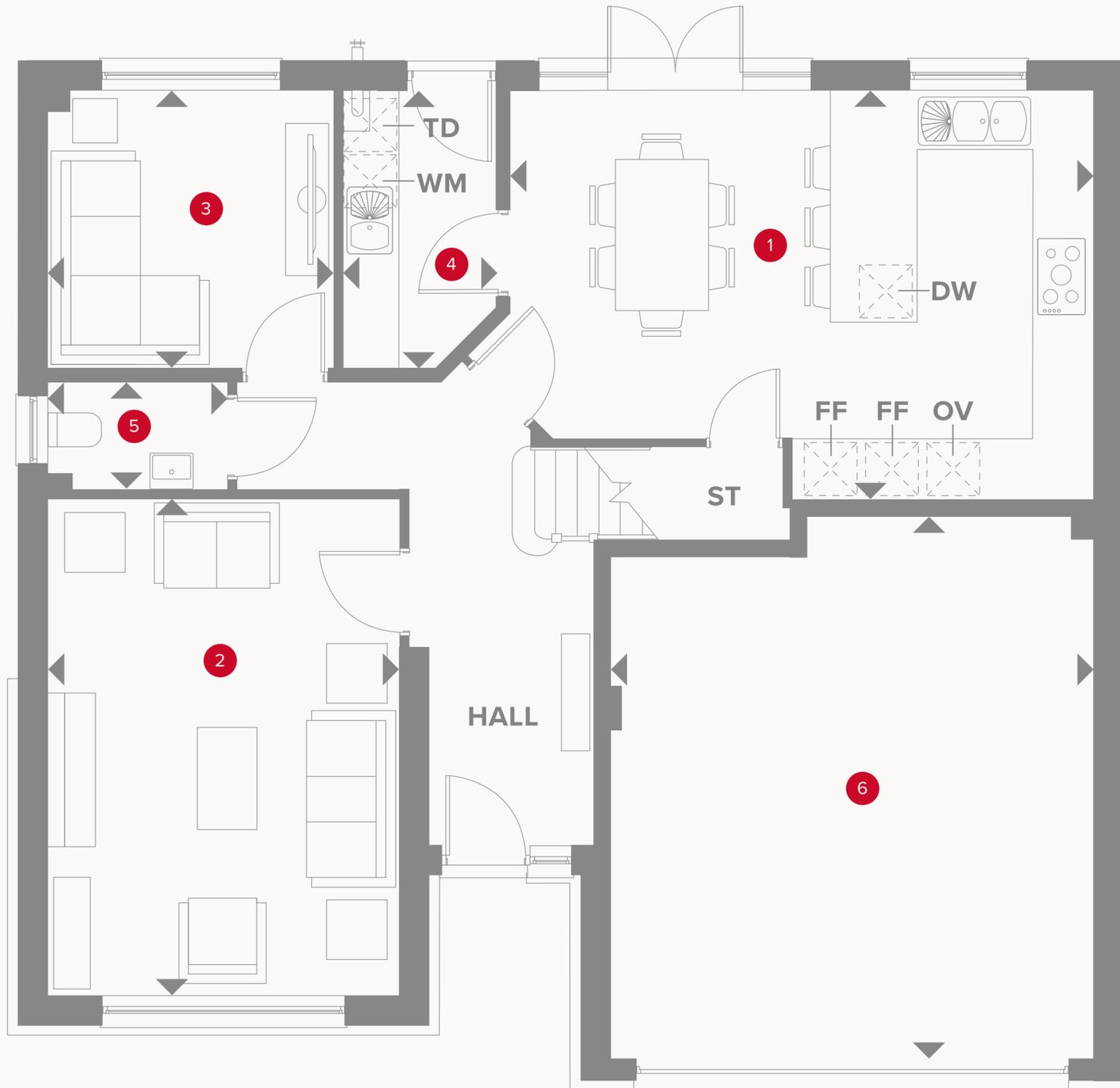
1	Kitchen/Dining	19'11" x 14'0"	6.03 x 4.23m
2	Lounge	17'1" x 12'0"	5.15 x 3.63m
3	Snug	9'9" x 9'6"	2.96 x 2.88m
4	Utility	9'6" x 5'4"	2.88 x 1.61m
5	Cloaks	6'2" x 3'8"	1.86 x 1.10m
6	Garage	18'8" x 16'8"	5.64 x 5.03m

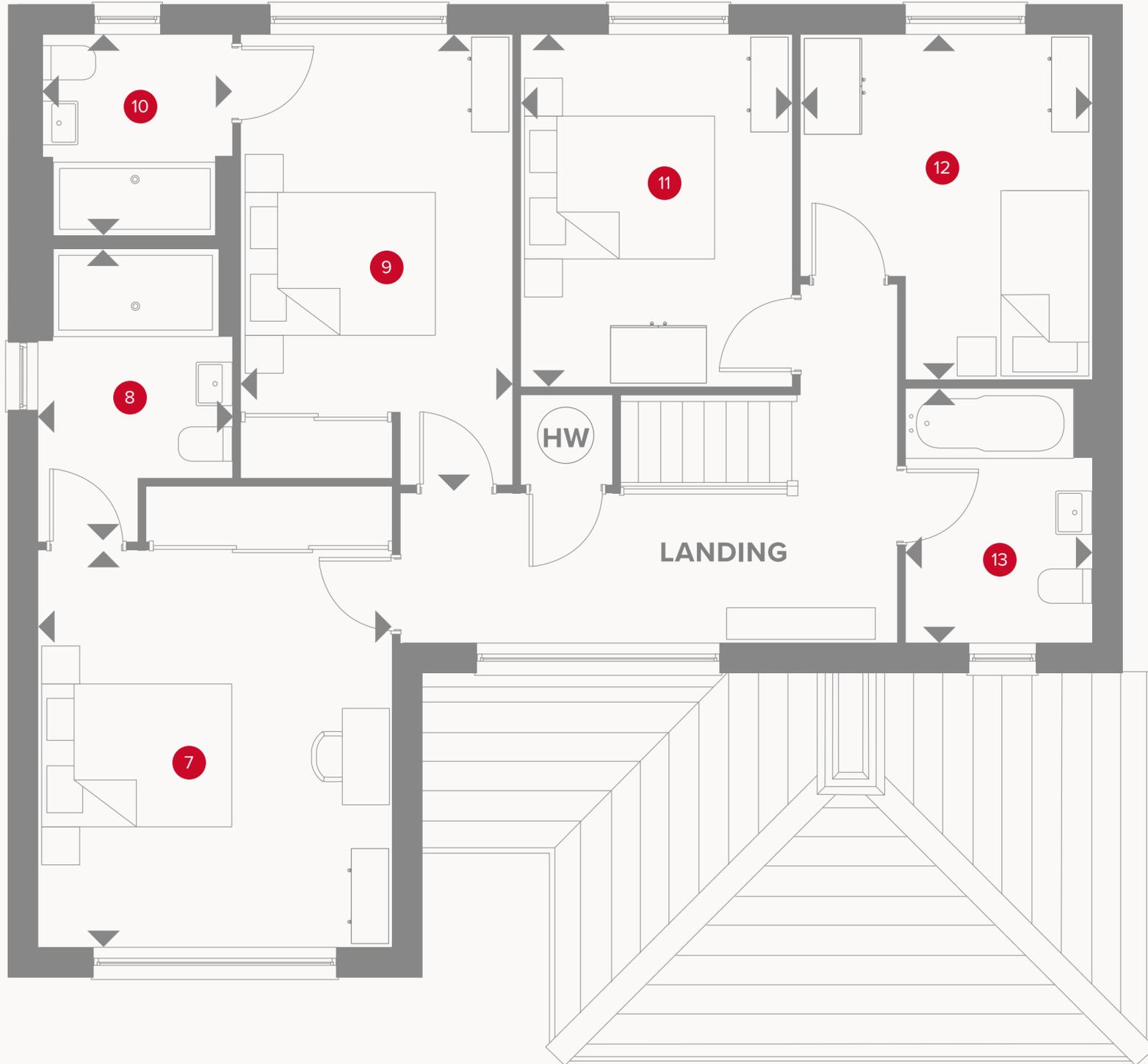


KEY

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

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





THE SUNNINGDALE FIRST FLOOR

7	Bedroom 1	15'8" x 12'0"	4.74 x 3.63m
8	En-suite 1	9'8" x 6'7"	2.91 x 1.98m
9	Bedroom 2	15'0" x 9'4"	4.54 x 2.82m
10	En-suite 2	7'2" x 6'2"	2.18 x 1.87m
11	Bedroom 3	11'11" x 9'1"	3.60 x 2.74m
12	Bedroom 4	11'8" x 9'11"	3.54 x 3.00m
13	Bathroom	8'7" x 6'4"	2.60 x 1.91m



**CONSUMER
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Customers should note this illustration is an example of the Sunningdale 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. Computer generated images are for indicative purposes only.

KEY

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



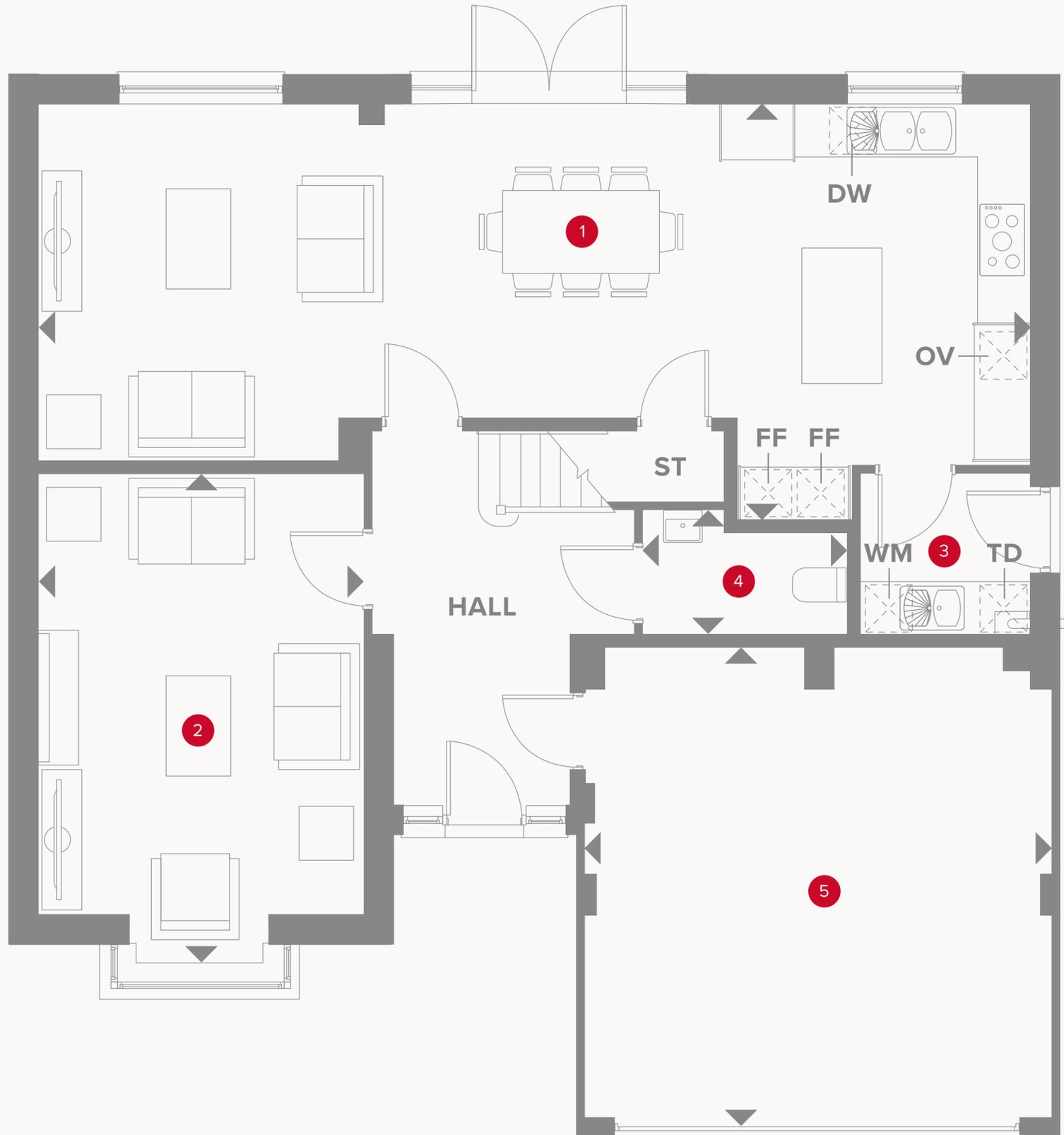
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM DETACHED HOME

 **REDROW**



THE HENLEY GROUND FLOOR

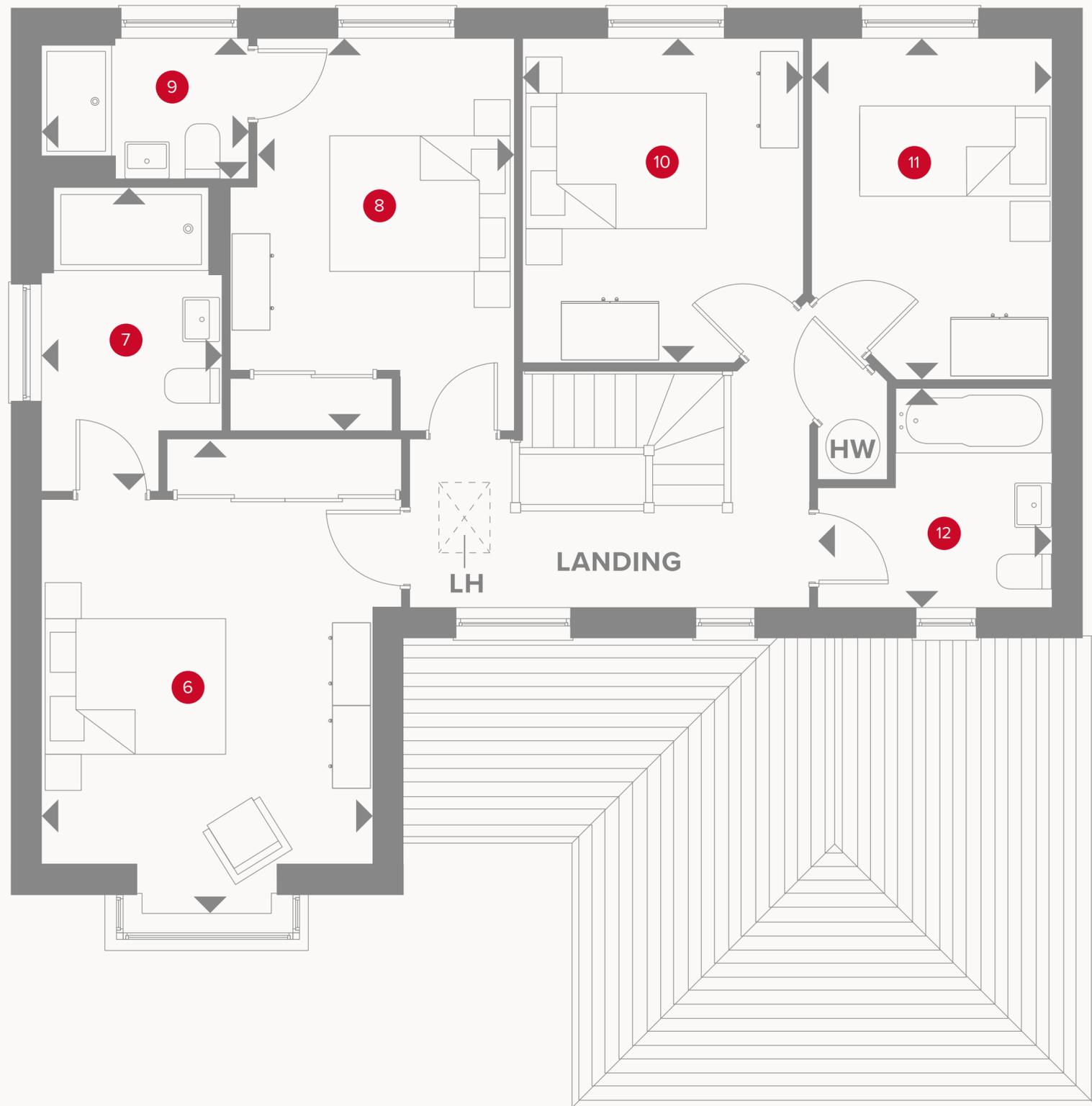
1	Kitchen/Dining/Family	36'7" x 13'4"	11.10 x 4.03m
2	Lounge	16'3" x 12'0"	4.90 x 3.63m
3	Utility	6'3" x 5'11"	1.90 x 1.79m
4	Cloaks	7'6" x 4'7"	2.28 x 1.38m
5	Garage	17'3" x 17'2"	5.21 x 5.18m



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 HENLEY FIRST FLOOR

6	Bedroom 1	13'2" x 12'0"	3.98 x 3.63m
7	En-suite 1	10'11" x 6'6"	3.29 x 1.93m
8	Bedroom 2	14'2" x 10'4"	4.29 x 3.11m
9	En-suite 2	7'6" x 5'1"	2.28 x 1.55m
10	Bedroom 3	11'9" x 10'0"	3.55 x 3.02m
11	Bedroom 4	12'3" x 8'8"	3.71 x 2.63m
12	Bathroom	8'6" x 7'11"	2.57 x 2.40m



**CONSUMER
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HOME BUILDERS**
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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. Computer generated images are for indicative purposes only.

KEY

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



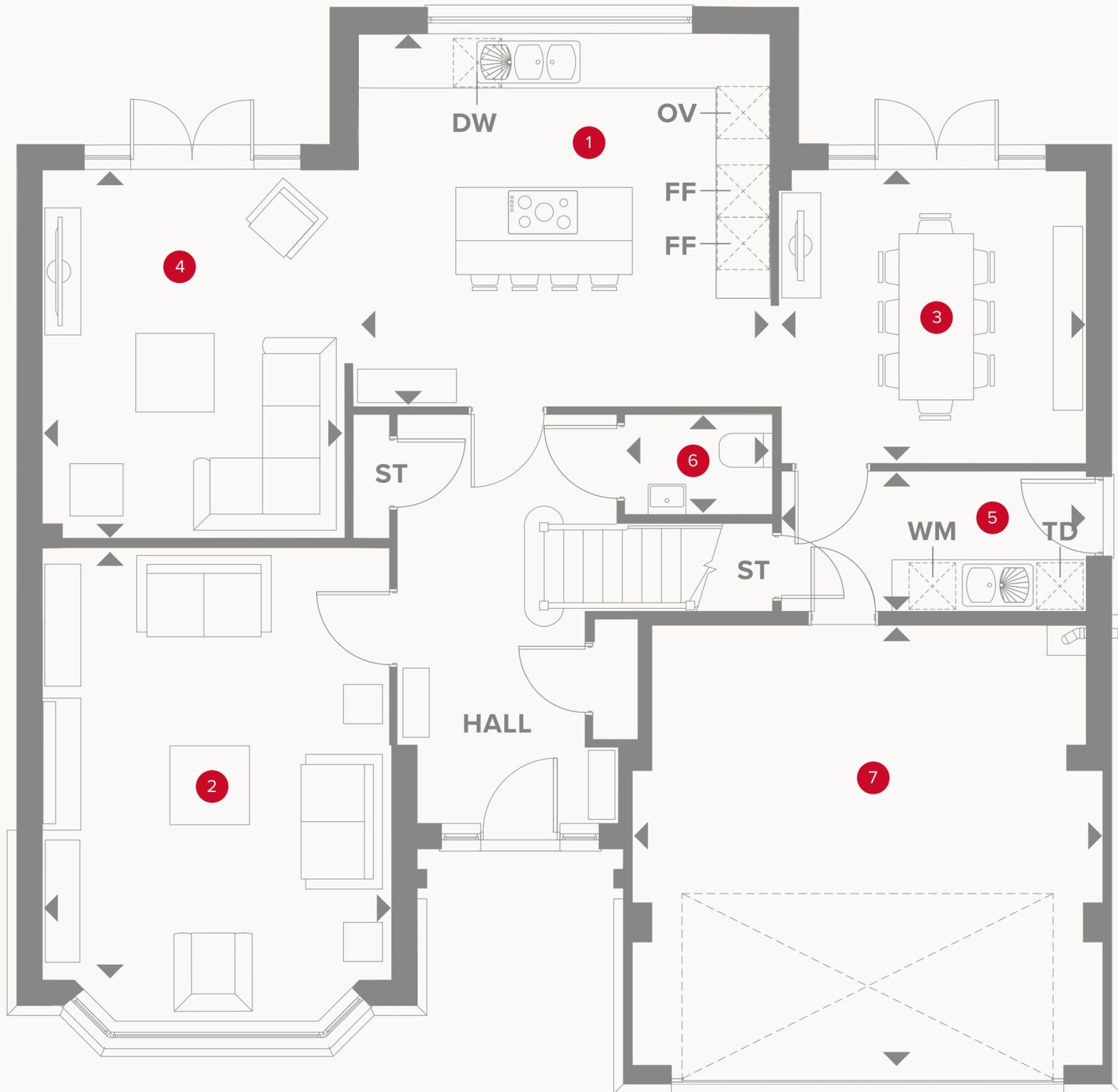
HERITAGE

- REDROW -

THE RICHMOND

FOUR BEDROOM DETACHED HOME





THE RICHMOND GROUND FLOOR

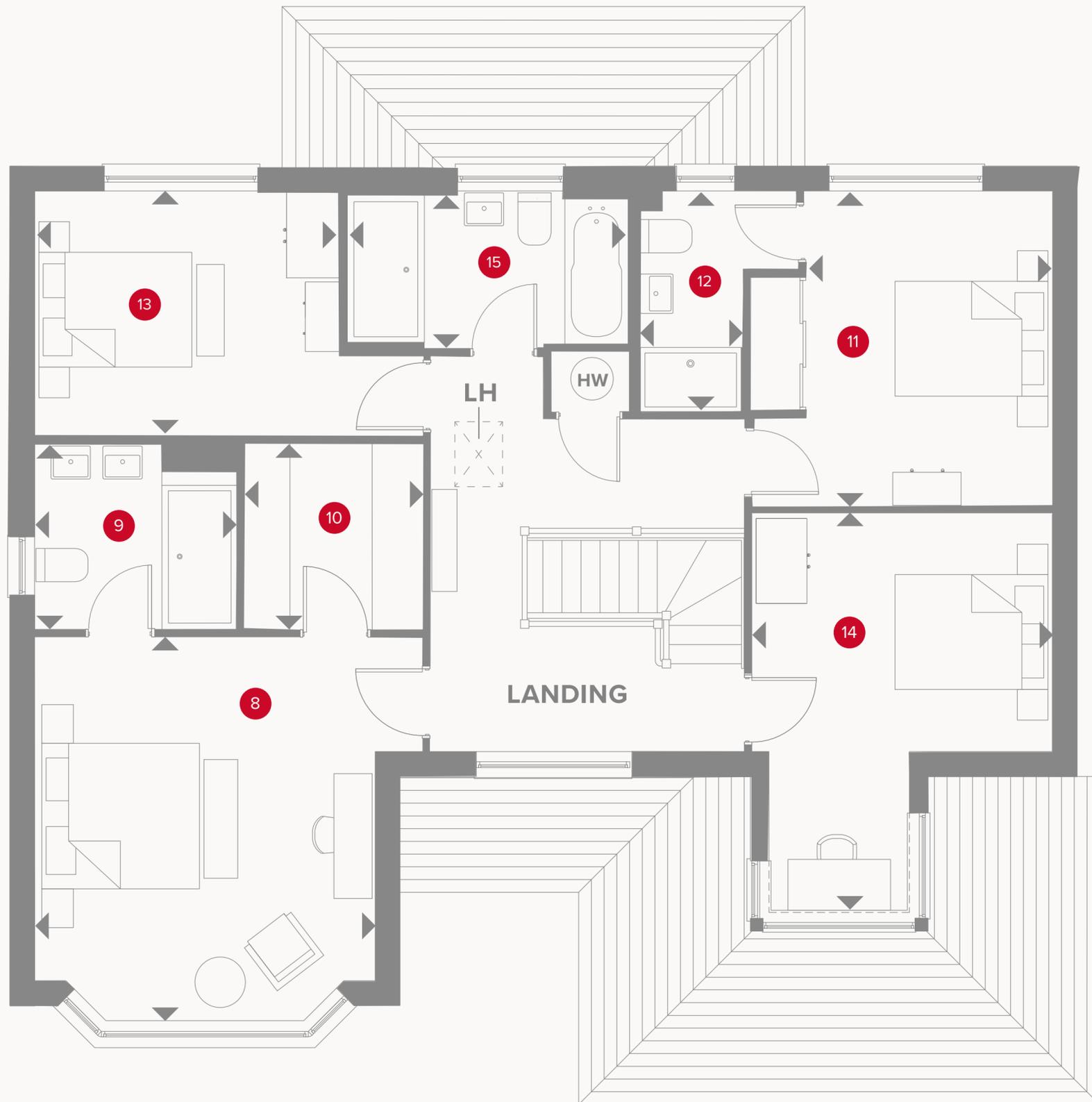
1	Kitchen	15'9" x 14'2"	4.76 x 4.27m
2	Lounge	16'3" x 13'2"	4.91 x 3.97m
3	Dining Room	11'5" x 11'1"	3.46 x 3.35m
4	Family Room	13'11" x 11'5"	4.20 x 3.46m
5	Utility	11'5" x 5'4"	3.46 x 1.62m
6	Cloaks	5'6" x 3'9"	1.67 x 1.12m
7	Garage	17'11" x 16'8"	5.41 x 5.04m



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 RICHMOND FIRST FLOOR

8	Bedroom 1	13'4" x 13'2"	4.02 x 3.97m
9	En-suite 1	8'0" x 7'2"	2.43 x 2.17m
10	Wardrobe	7'2" x 6'9"	2.17 x 2.05m
11	Bedroom 2	12'3" x 11'8"	3.70 x 3.52m
12	En-suite 2	8'6" x 4'3"	2.58 x 1.28m
13	Bedroom 3	11'8" x 9'5"	3.53 x 2.86m
14	Bedroom 4	11'8" x 9'2"	3.52 x 2.77m
15	Bathroom	11'0" x 5'11"	3.33 x 1.78m



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

KEY

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

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.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

Upstand

100mm high matching upstand above work surfaces.

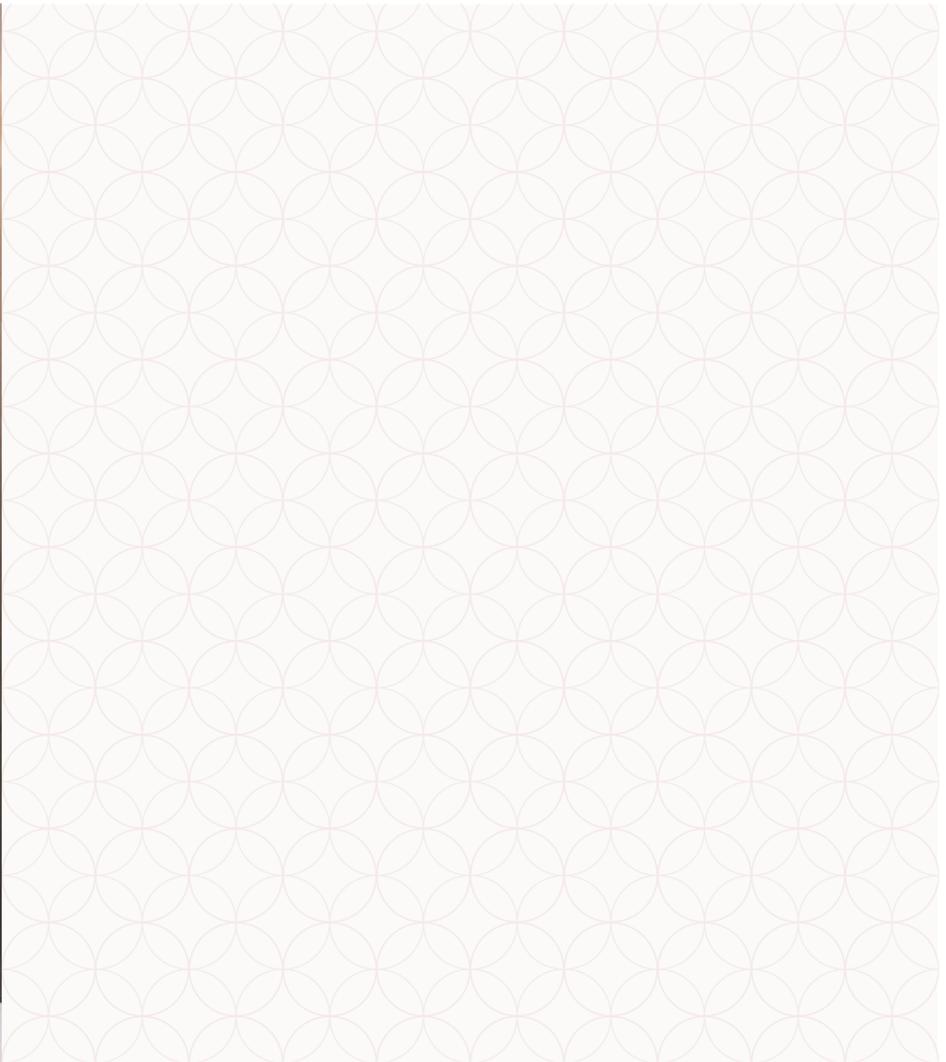
Stainless Steel Splashback

Bowl & Tap

Stainless steel 1.5 bowl sink with chrome mixer tap.

Appliances

- 60cm Ceramic Hob
- Single oven
- Cooker Hood



INTERIOR

Walls

Dulux off white emulsion paint finish.

Internal Doors

Smooth finished, six panelled style door finish in satin white.

Internal Door Furniture

Mitred Lever Handle door furniture in polished or satin chrome effect.

Architrave

Lambs Tongue profile MDF, satin white paint finish.

Skirting Boards

Lambs Tongue profile MDF, satin white paint finish to match architrave.

Staircase

Square plain spindles, square newels with square caps all painted in satinwood white

Ceilings

Dulux white emulsion paint finish.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details.

Radiators

Myson round top radiators.

Electrical Sockets & Switch Plates

Schneider Electric low profile white electrical switch and socket plates. Refer to drawings for types and locations.

Lighting

Pendant and batten lighting points.

Consumer Unit

Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

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



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles

Tempo by Ideal Standard.

Shower to En-suite (where applicable)

Shower Valve Scudo bar valve.

Shower Tray Acrylic capped low profile shower tray.

Shower Screen Polished chrome effect finish shower door.

Brassware

Basin Calista mixer tap with single lever control complete with click plug waste.

Bath Calista Mixer tap with single lever control complete with click plug waste.

Bath

Tempo Arc bath with Uniline panel.

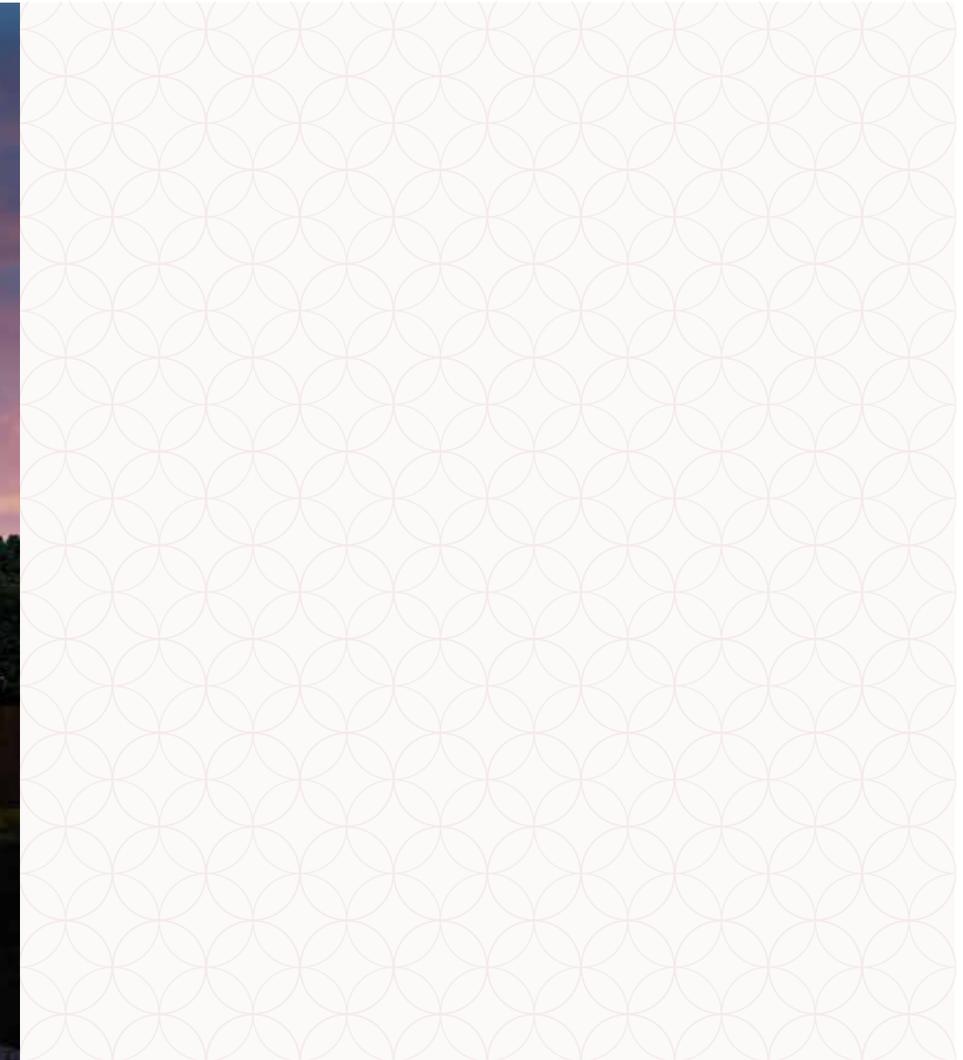
Wall Tiles to Cloakroom, Bathroom & En-suite

Splash back to basins and around bath with full height to shower area, as indicated on drawings. Please see sales consultant for further information.

Shaver Socket to En-suite

(where applicable)

White finish to match sockets and switch plates.



EXTERIOR

Fascia & Soffit

PVCue square fascia & vented soffit board in white profile.

Rainwater System

Rainwater gutters and down pipes in black finish.

Windows

Sealed double glazed uPVC windows in white finish.

Patio Doors

uPVC French patio doors as indicated on the drawings.

External Doors

Front GRP front door with pre-glazed units designed with obscure pattern glass and chrome door furniture internally and externally.

Rear GRP door, finished white both internally and externally with chrome lever handle.

House Numeral

Colour to match front door.

Door Bell

Chrome effect bell push with transformer.

External Lights

Modern stainless steel downlight.

Garage

Door Novoferm 'Thornby' style or Hörmann steel up and over door. Door finish to be painted to match front colour.

Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.

Driveway

Tarmac drive (or as shown on external works layout).

Patio/Paving

Urbex Natural or equal approved concrete flags laid as indicated on drawing.

External Fencing

Side Rail & post.

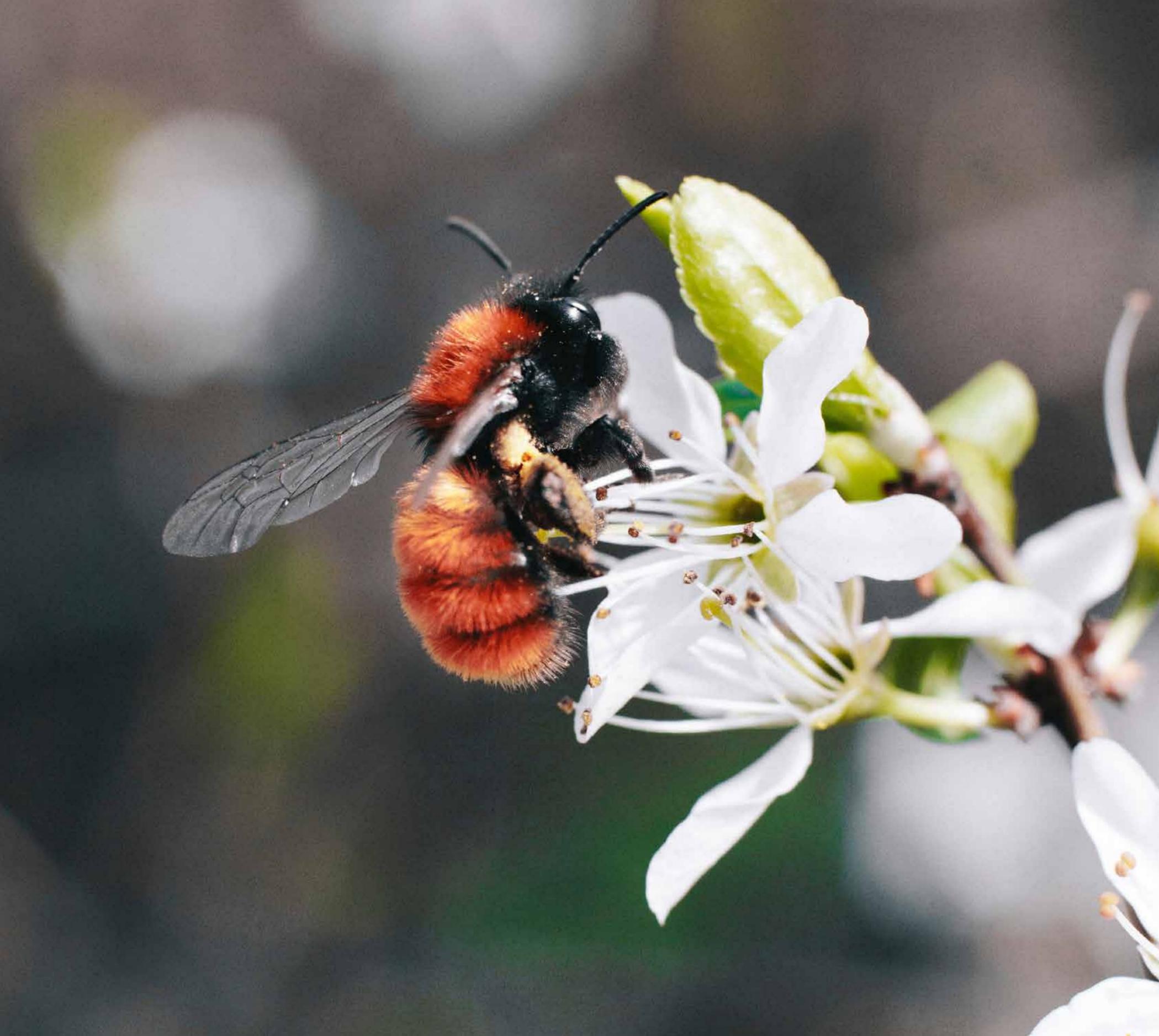
Rear Vertical boarding 1.8m high.

Garden

Front Good standard turfing to front garden.

Refer to layout for landscaping details.

Rear Topsoil laid across the garden.



WELCOME TO OUR **BEE-FRIENDLY** GARDEN

Find out how bee-friendly your garden is by using the Conservation Trust's Bee Kind app. Select the flowers that you have in your garden to calculate your score and then receive a tailored list of 10 more flowers to add to help the bees even more.

Visit beekind.bumblebeeconservation.org

Working in close partnership with  **Bumblebee Conservation Trust**





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 service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). 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'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll 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'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



SANDERSON PARK



Merton Road, Ambrosden, Bicester, Oxfordshire OX25 2LZ

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