

HERITAGE

- REDROW -

BLAISE PARK

MILTON, OXFORDSHIRE





WELCOME TO BLAISE PARK



A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES IN THE PRETTY VILLAGE OF MILTON.

Nestling on the rural edges of the thriving Oxfordshire market town of Abingdon, and part of Redrow's exclusive Heritage Collection, Blaise Park offers a high quality of life, whether you're relaxing at home or exploring the surrounding area. Based on the Arts and Crafts style of the 1930s, these elegant homes surround you with quintessential English architecture, while outside, the plentiful amenities and rolling countryside are always within easy reach. With excellent transport links and a good selection of schools too, Blaise Park offers an enviable quality of life.





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

Whatever your style or needs, shopping will always be an enjoyable experience at Blaise Park. The Orchard Centre in neighbouring Didcot is just 15 minutes away in the car and has a Sainsbury's supermarket and a Lloyds Pharmacy, as well as a host of high street name stores including Marks & Spencer, Next, Waterstones, H&M and the Body Shop. Didcot also has an ASDA store and a post office, both located centrally. For an even greater choice, vibrant Oxford, with its famous Westgate shopping centre, offers a huge variety of high street retailers, independent outlets and characterful boutiques.

Oxford, around a 20 minute drive, is also an excellent choice for its rich and vibrant pub and restaurant scene. The city centre is packed with drinking and dining establishments, with a wide array of chain and independent eateries, including Nando's, Byron, Turtle Bay and Prezzo. Closer to home, Didcot's eclectic Berro Lounge and popular Italian Lusso are both well worth a visit.



ENJOY AN ACTIVE LIFESTYLE

For leisure and pleasure, the local area has it covered, whether you're seeking a gentle stroll or exercise of a more vigorous kind. The development itself has plenty of open green space, perfect for stretching your legs, while Park Club Milton is just a five minute drive from home and has a gym, swimming pool and café. Golfers, meanwhile, can enjoy a round or two at Drayton Park Golf Club in Abingdon or Hadden Hill Golf Club in Didcot.

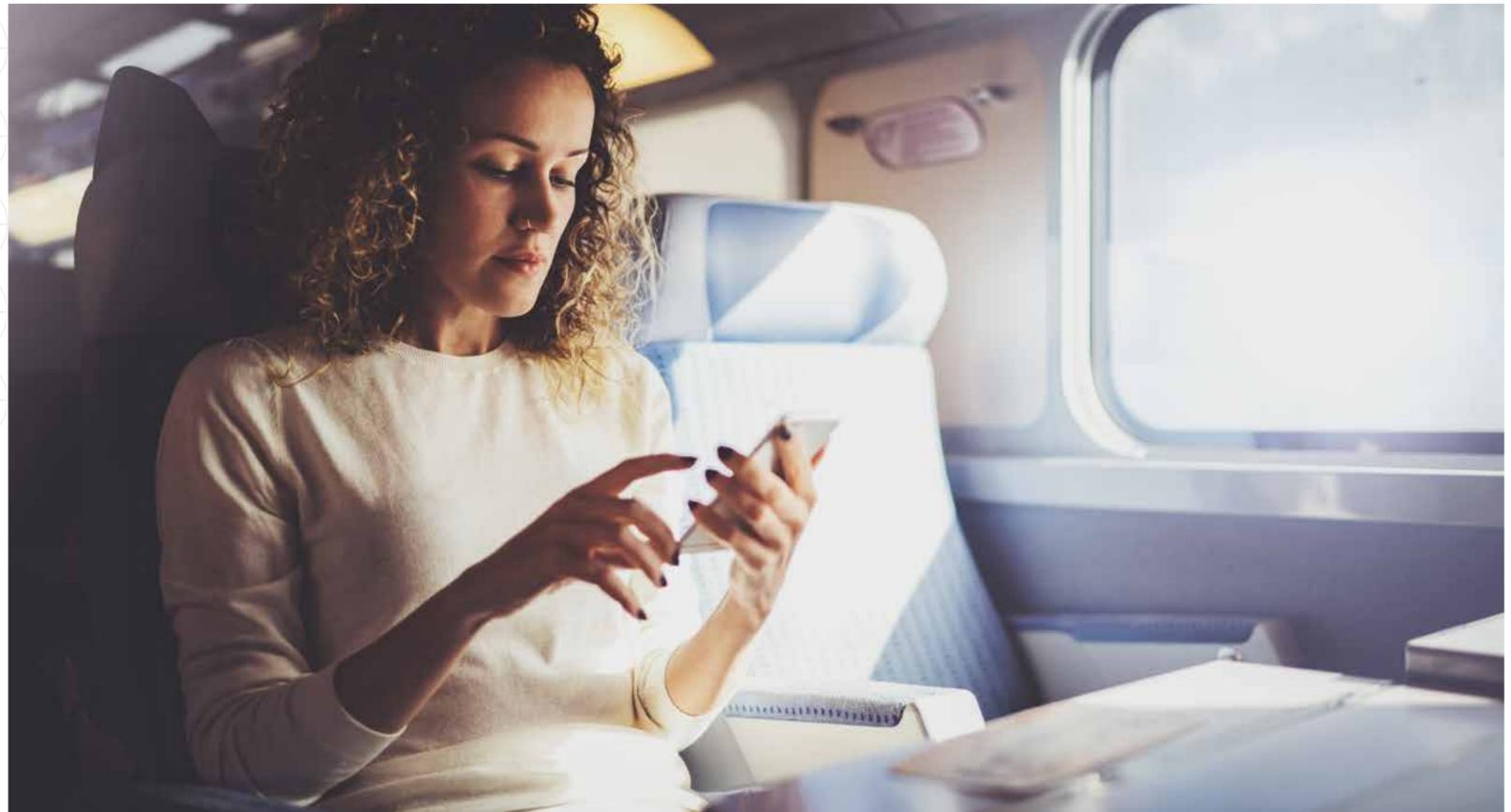
Film fans can catch all the latest blockbusters at Cineworld in Didcot, while Oxford's Playhouse and New Theatre offer a varied programme of the performing arts.

For family days out, there are plentiful options, including the tranquil Wallingford Castle Gardens, the scenic Wittenham Clumps nature reserve and the intriguing Didcot Railway Centre.

OPPORTUNITIES FOR LEARNING

For parents of growing families, Blaise Park has an excellent selection of schools for education at all levels. St Blaise and Harwell Community primary schools are both within a 10-minute drive of home and are both rated 'Good' by Ofsted.

For older students, UTC Oxfordshire and Didcot Girls' School are also within easy reach and are rated 'Good' and 'Outstanding' respectively.



GETTING AROUND

Travel and transport connections are superb, whether you're travelling by road or rail. Drivers can reach Didcot in around nine minutes, Abingdon in 10 minutes and the centre of Oxford in a little over 20 minutes, while junction 13 of the M4 motorway is around a 15 minute drive, for journeys to Reading (38 minutes), London (1 hour and 42 minutes) and Bristol (1 hour and 15 minutes).

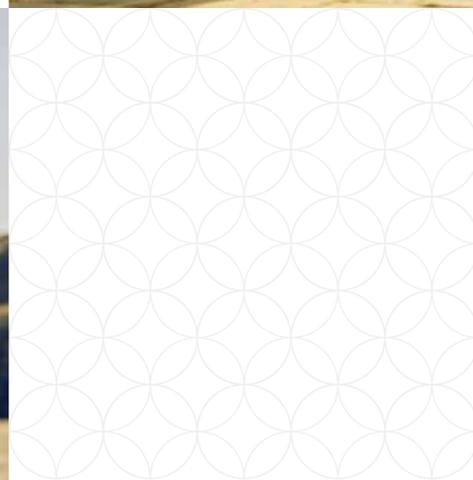
For train travel, Didcot Parkway railway station is about 8 minutes in the car and offers services to Reading (16 minutes), Oxford (17 minutes) and London Paddington (39 minutes).

For air travel, London Heathrow Airport is around a 56 minute drive, and offers 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 **Blaise Park**.



SO YOU GET MORE OUT

- Public Green Space
- Cycleways and Footpaths
- Affordable Housing

EXPLORE BLAISE PARK PHASE 3



KEY

 MALVERN 3 BEDROOM SEMI DETACHED HOME	 CAMBRIDGE 4 BEDROOM DETACHED HOME
 LETCWORTH 3 BEDROOM SEMI DETACHED HOME	 LEAMINGTON LIFESTYLE 4 BEDROOM DETACHED HOME
 WARWICK LIFESTYLE 2 BEDROOM DETACHED HOME	 HARROGATE 4 BEDROOM DETACHED HOME
 WARWICK 3 BEDROOM DETACHED HOME	 HENLEY 4 BEDROOM DETACHED HOME
 AMBERLEY 3 BEDROOM DETACHED HOME	 BALMORAL 4 BEDROOM DETACHED HOME
 STRATFORD 4 BEDROOM DETACHED HOME	 MARLBOROUGH 5 BEDROOM DETACHED HOME
 OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME	 AFFORDABLE HOUSING
 OXFORD 4 BEDROOM DETACHED HOME	

Affordable Housing:

Tavy - 110, 111, 112, 113, 151, 152, 153, 154, 159,
160, 161, 162, 163, 164, 165 & 166

Dart - 143, 144, 149 & 150

BCP - Bin Collection Point

P/S - Pumping Station



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.



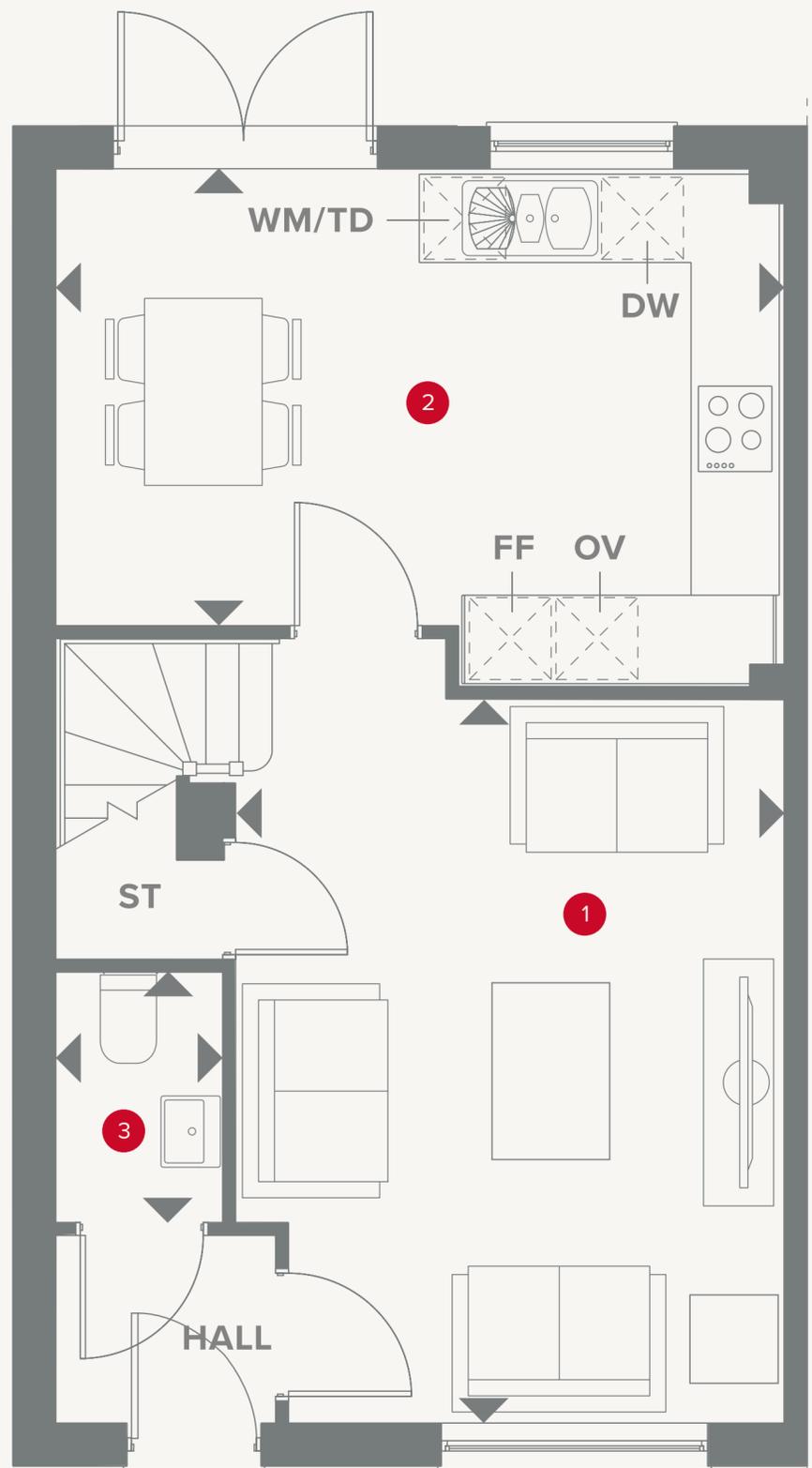
HERITAGE

- REDROW -

THE MALVERN SEMI

THREE BEDROOM HOME





THE MALVERN SEMI GROUND FLOOR

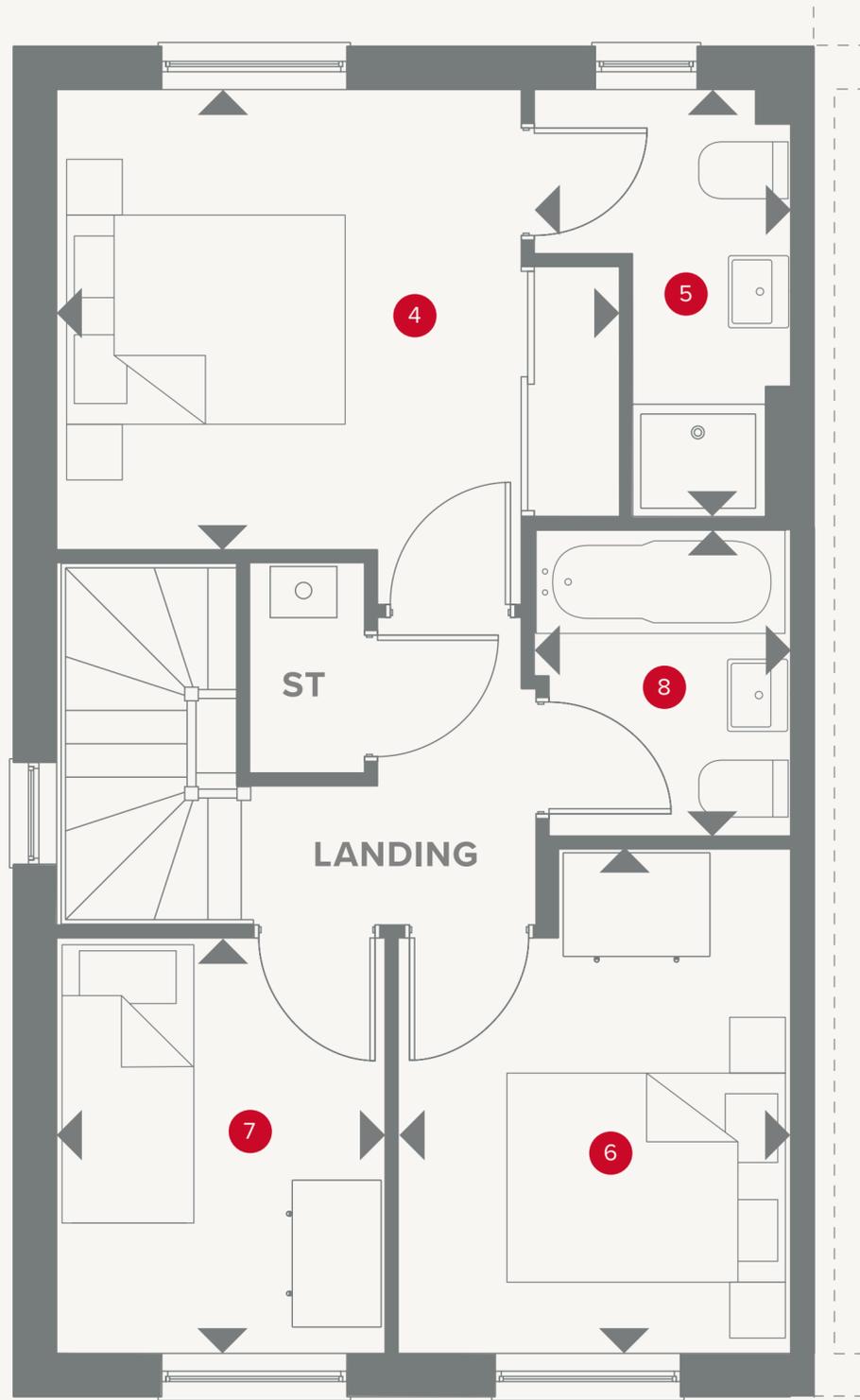
1	Lounge	16'2" x 12'3"	4.89 x 3.70 m
2	Kitchen/Dining	16'3" x 11'6"	4.90 x 3.48 m
3	Cloaks	5'8" x 3'8"	1.71 x 1.11 m



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 MALVERN SEMI FIRST FLOOR

4	Bedroom 1	12'4" x 10'2"	3.72 x 3.07 m
5	En-suite	9'5" x 5'8"	2.85 x 1.70 m
6	Bedroom 2	10'11" x 8'8"	3.30 x 2.62 m
7	Bedroom 3	9'2" x 7'3"	2.77 x 2.19 m
8	Bathroom	7'2" x 5'8"	2.16 x 1.70 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

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Customers should note this illustration is an example of the Malvern Semi Special 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.



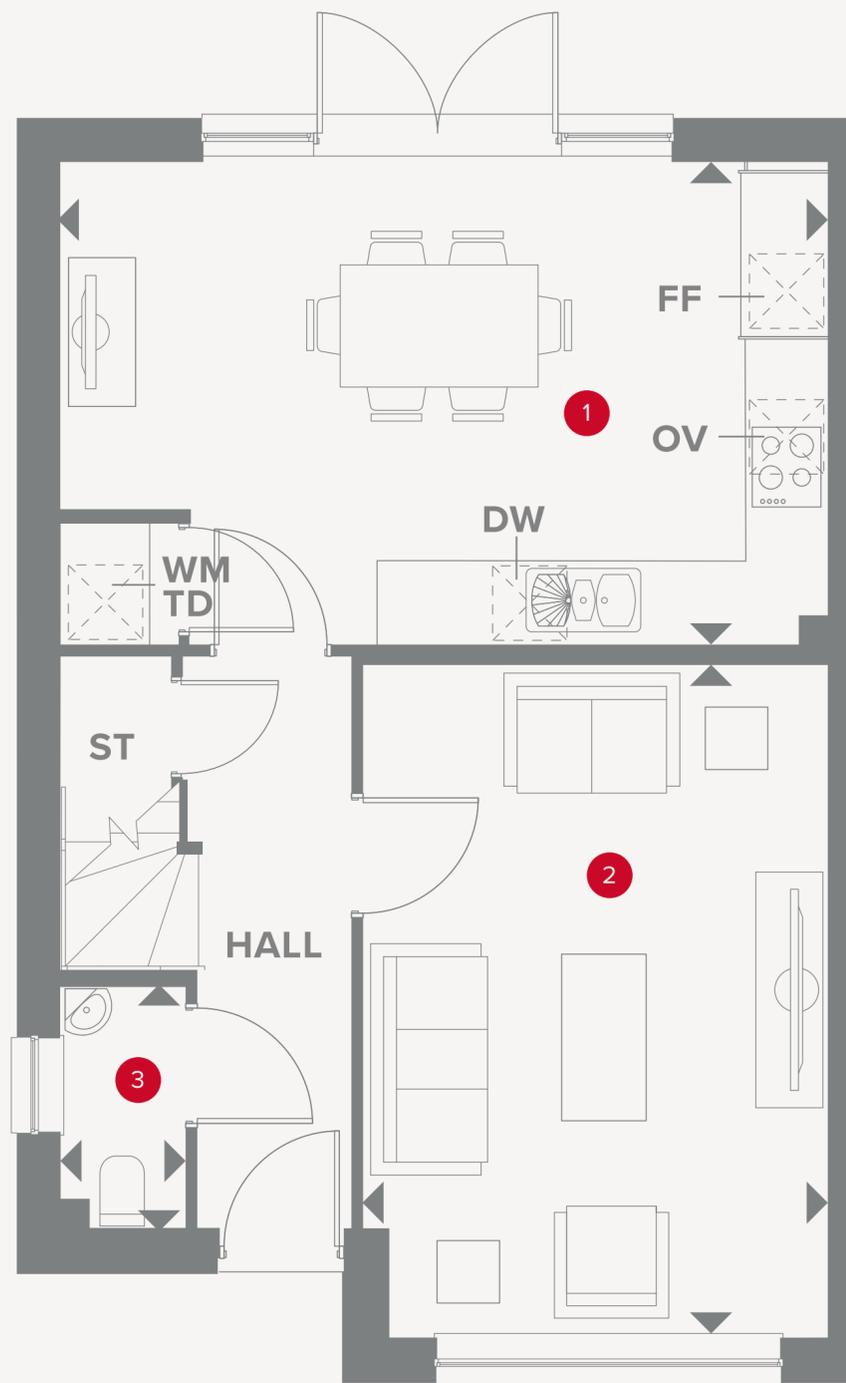
HERITAGE

- REDROW -

THE LETCHWORTH

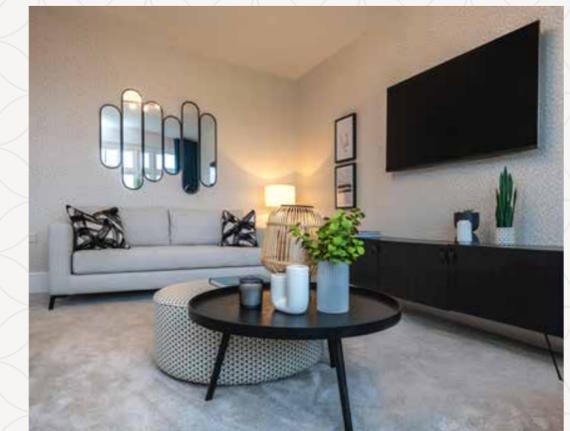
THREE BEDROOM HOME

 **REDROW**



THE LETCHWORTH GROUND FLOOR

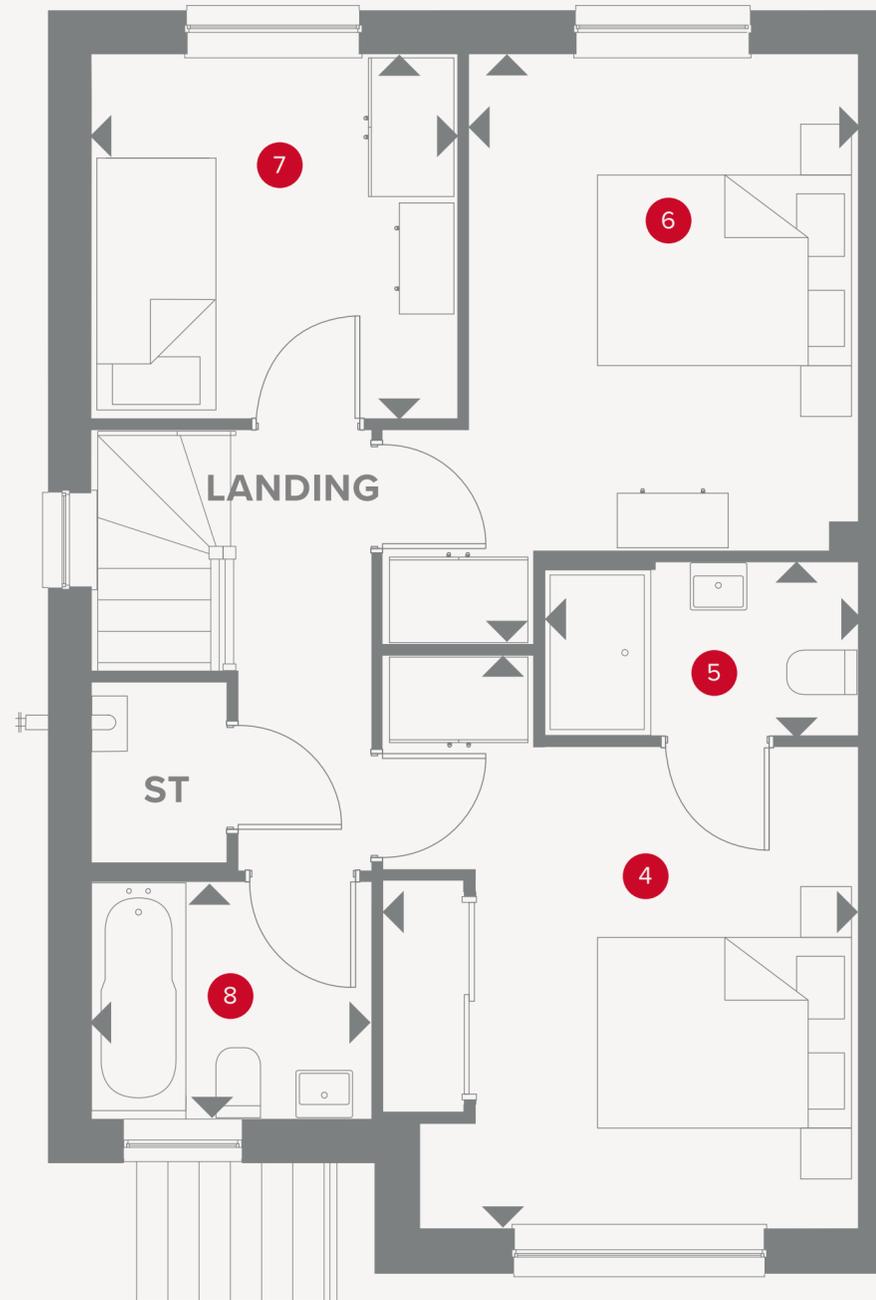
1	Kitchen/ Dining	18'4" x 11'6"	5.53 x 3.47 m
2	Lounge	16'0" x 11'1"	4.84 x 3.35 m
3	Cloaks	5'10" x 3'0"	1.76 x 0.90 m



KEY

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



THE LETCHWORTH FIRST FLOOR

4	Bedroom 1	11'6" x 11'5"	3.47 x 3.44 m
5	En-suite	7'6" x 4'2"	2.26 x 1.24 m
6	Bedroom 2	11'10" x 9'4"	3.57 x 2.82 m
7	Bedroom 3	8'9" x 8'9"	2.65 x 2.63 m
8	Bathroom	6'8" x 5'8"	2.01 x 1.71 m



KEY

- ◀ Dimensions start
- ST Storage cupboard



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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



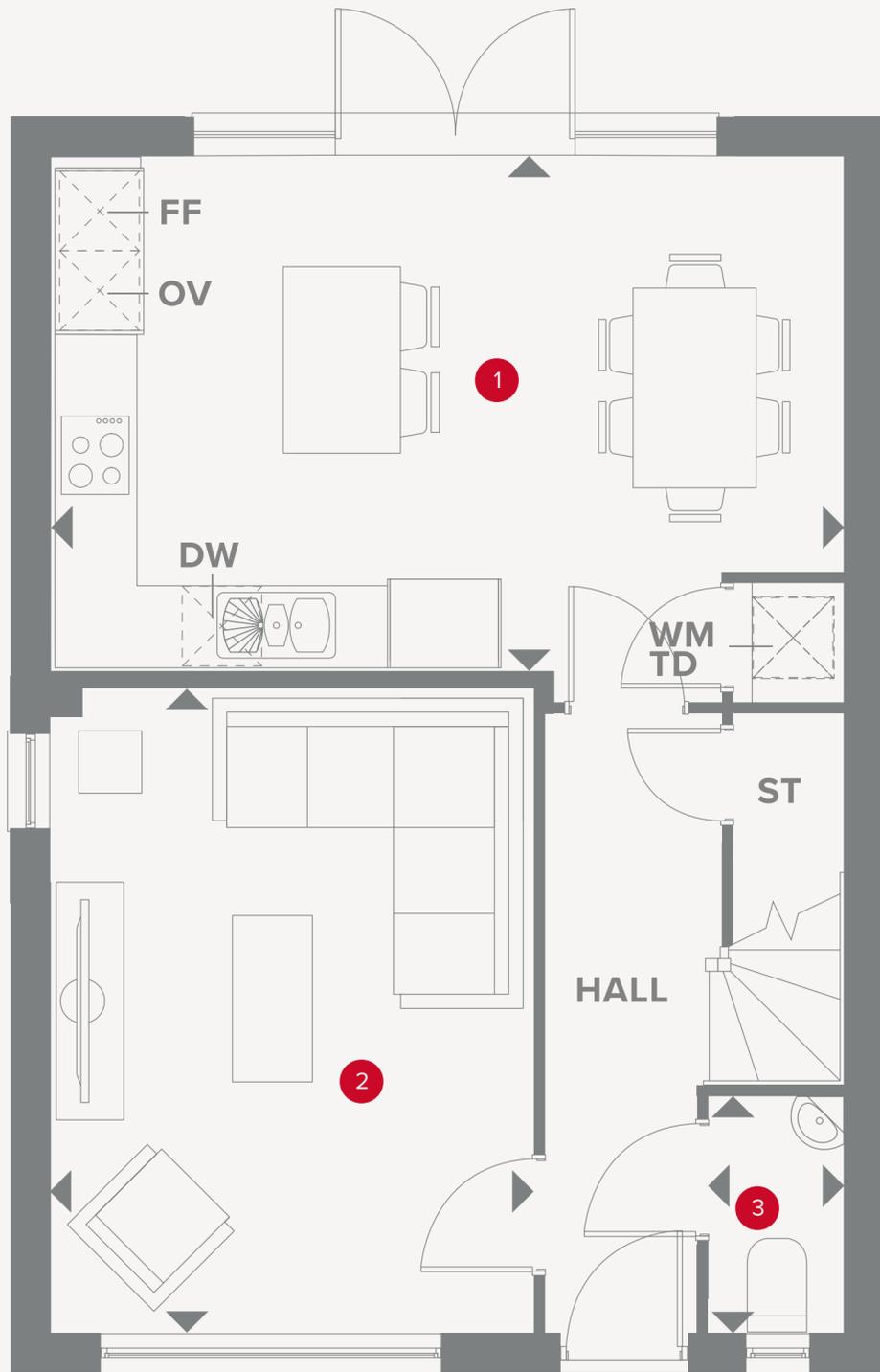
HERITAGE

- REDROW -

THE WARWICK LIFESTYLE

TWO BEDROOM HOME





THE WARWICK LIFESTYLE GROUND FLOOR

1	Kitchen/ Dining	19'1" x 12'4"	5.76 x 3.72 m
2	Lounge	15'7" x 11'8"	4.70 x 3.51 m
3	Cloaks	5'8" x 3'3"	1.70 x 0.97 m

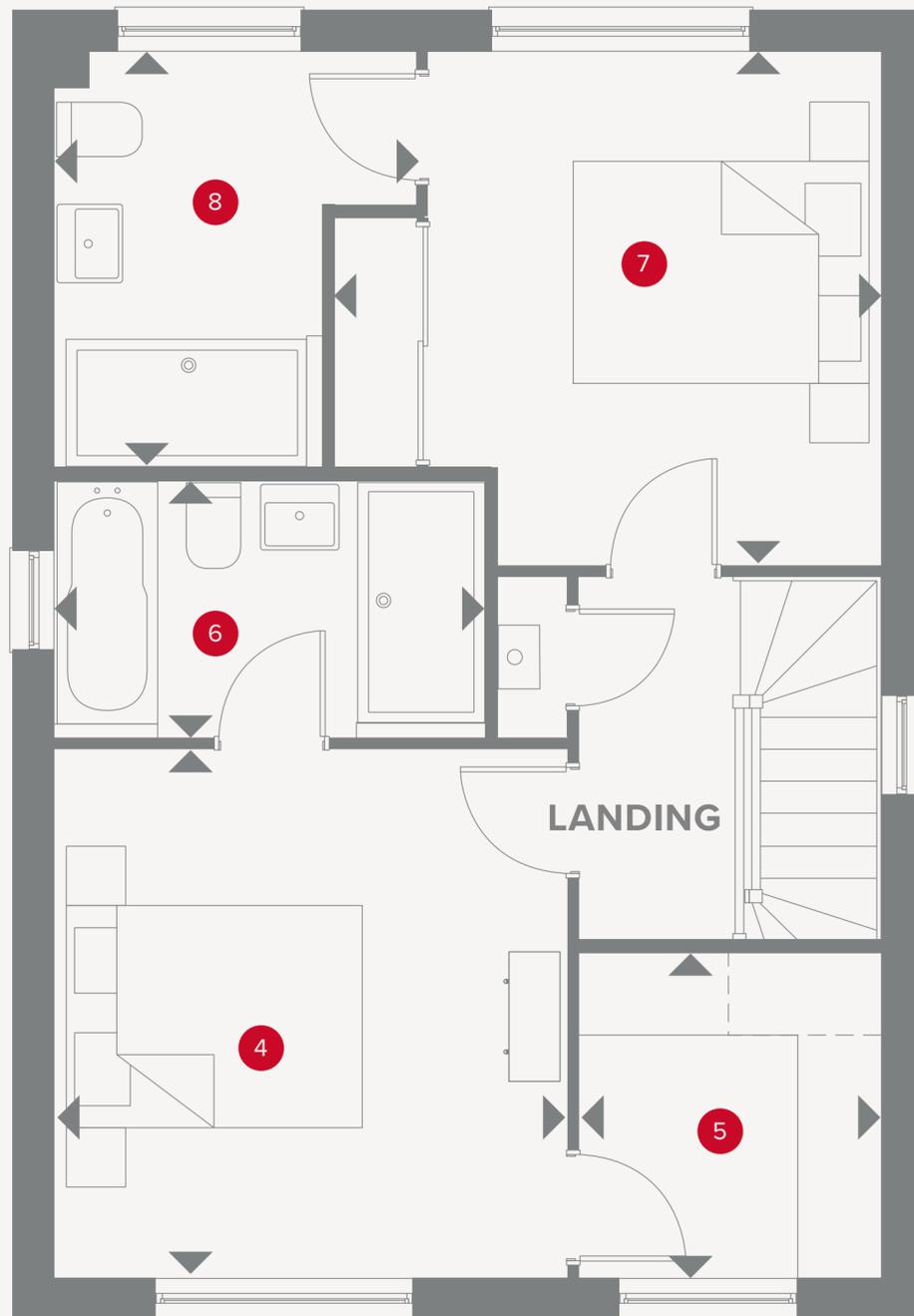


KEY

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

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

THE WARWICK LIFESTYLE FIRST FLOOR



4	Bedroom 1	12'3" x 11'10"	3.70 x 3.57 m
5	Wardrobe	7'7" x 7'0"	2.28 x 2.10 m
6	En-Suite 1	9'11" x 6'0"	3.00 x 1.80 m
7	Bedroom 2	12'8" x 11'10"	3.82 x 3.58 m
8	En-Suite 2	9'7" x 8'4"	2.89 x 2.51 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Warwick 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.



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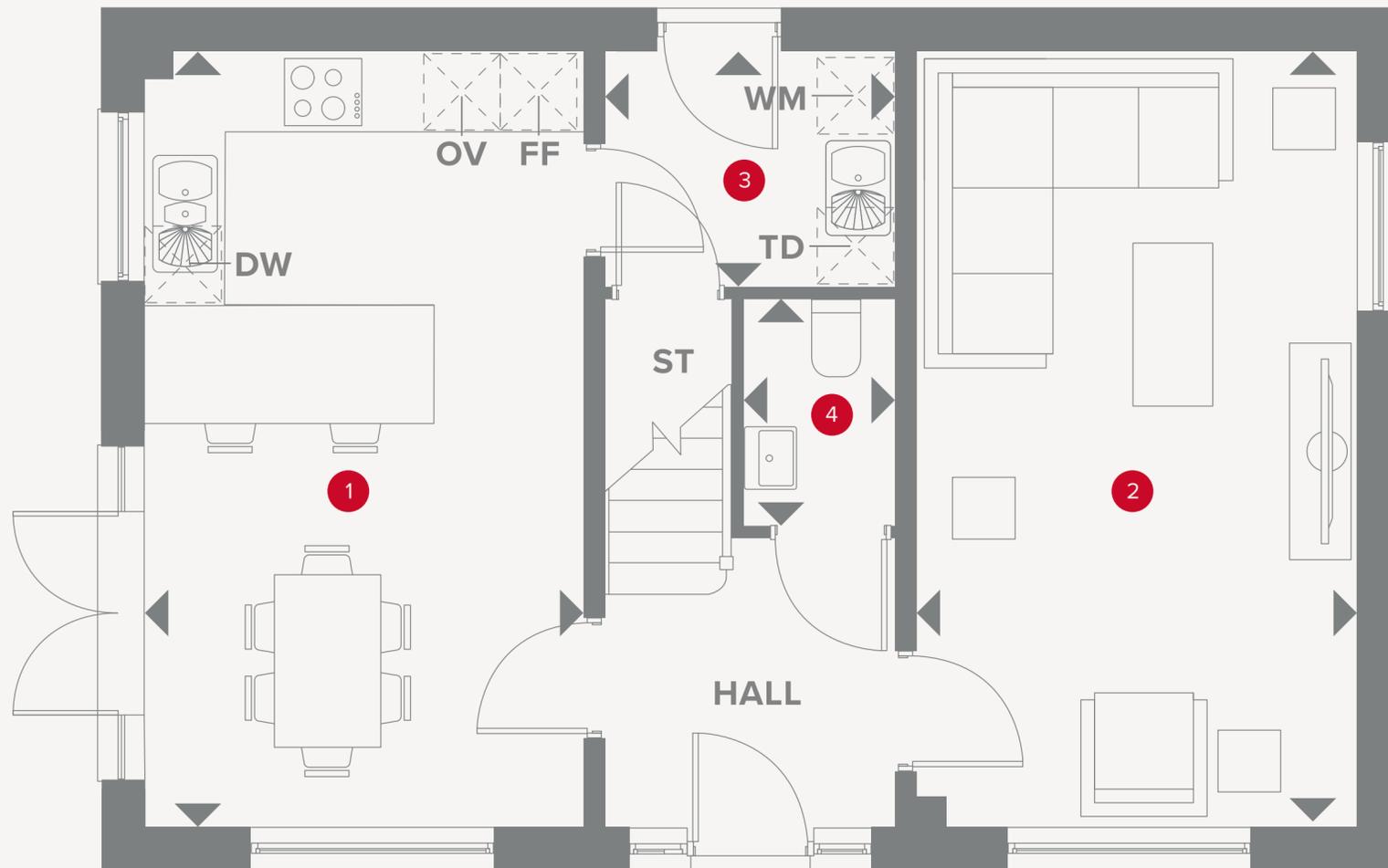
- REDROW -

THE AMBERLEY

THREE BEDROOM HOME

 **REDROW**

THE AMBERLEY GROUND FLOOR



1	Kitchen/ Dining	19'1" x 10'10"	5.78 x 3.27 m
2	Lounge	19'1" x 10'10"	4.48 x 3.27 m
3	Utility	7'3" x 5'10"	2.18 x 1.76 m
4	Cloaks	5'8" x 3'10"	1.72 x 1.15 m



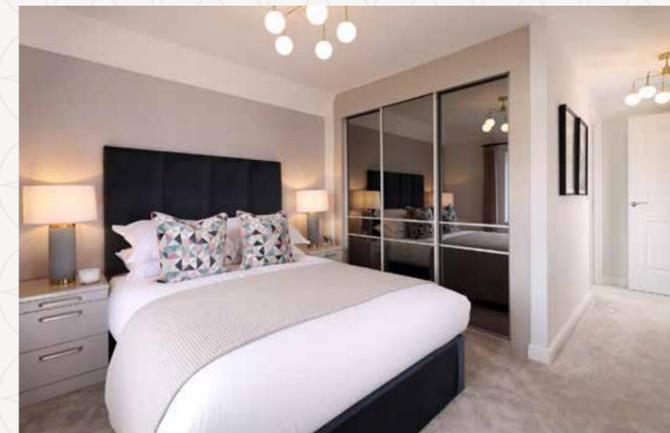
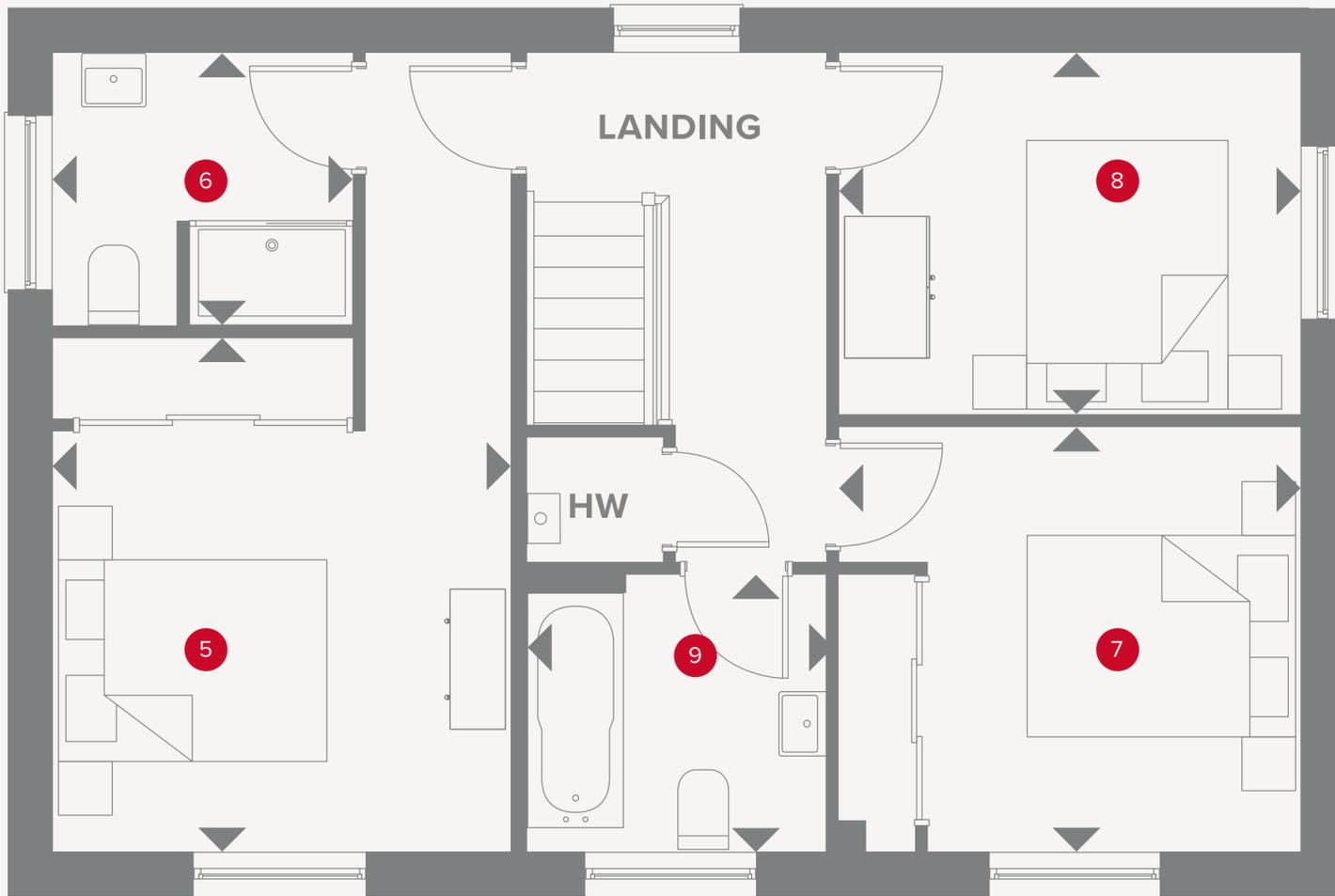
KEY

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

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

THE AMBERLEY FIRST FLOOR

5	Bedroom 1	11'0" x 10'0"	3.33 x 3.02 m
6	En-suite	7'3" x 6'9"	2.19 x 2.03 m
7	Bedroom 2	11'2" x 10'1"	3.36 x 3.05 m
8	Bedroom 3	11'2" x 8'9"	3.36 x 2.64 m
9	Bathroom	7'3" x 6'7"	2.20 x 1.99 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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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.



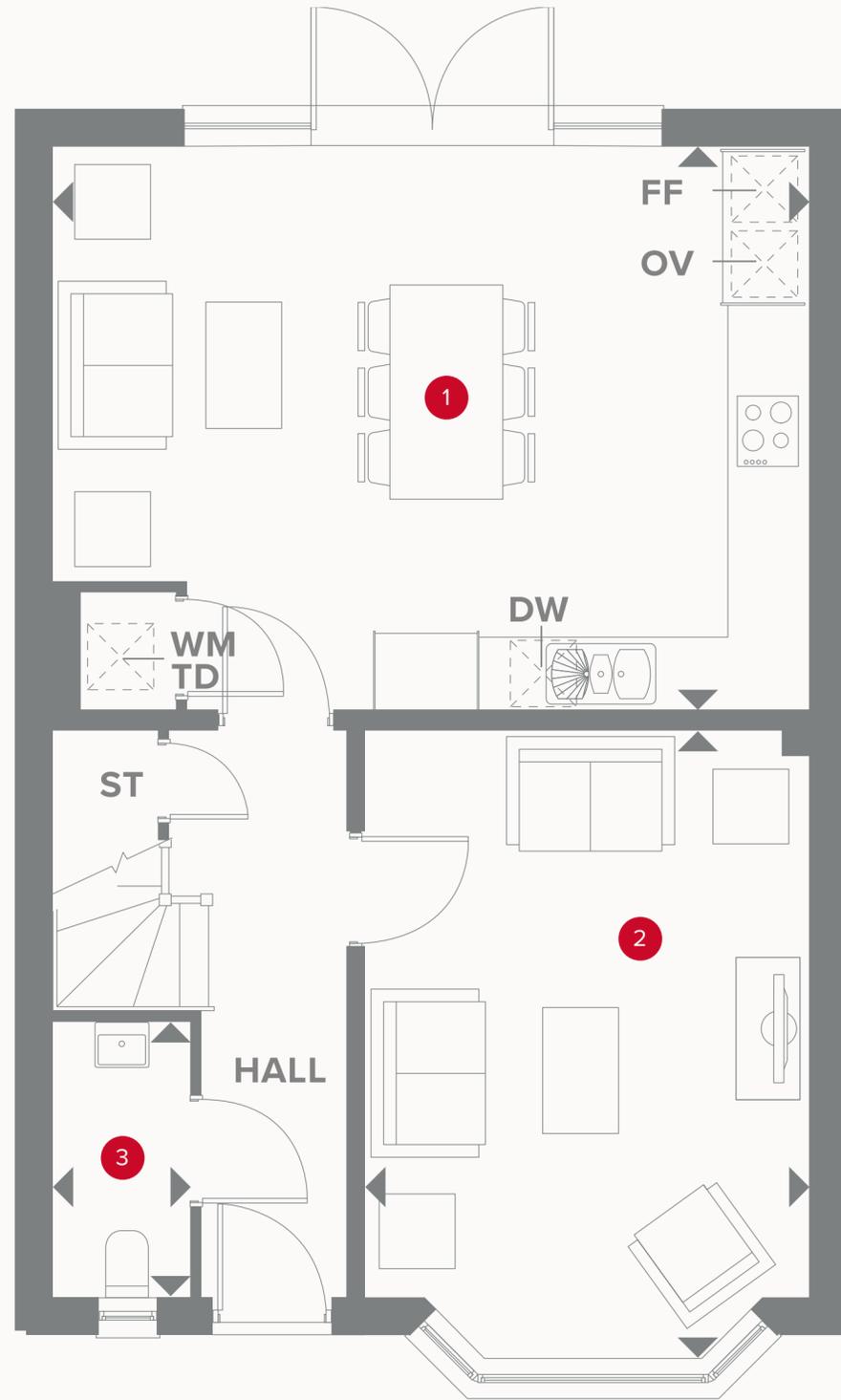
HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM HOME

 **REDROW**



THE STRATFORD GROUND FLOOR

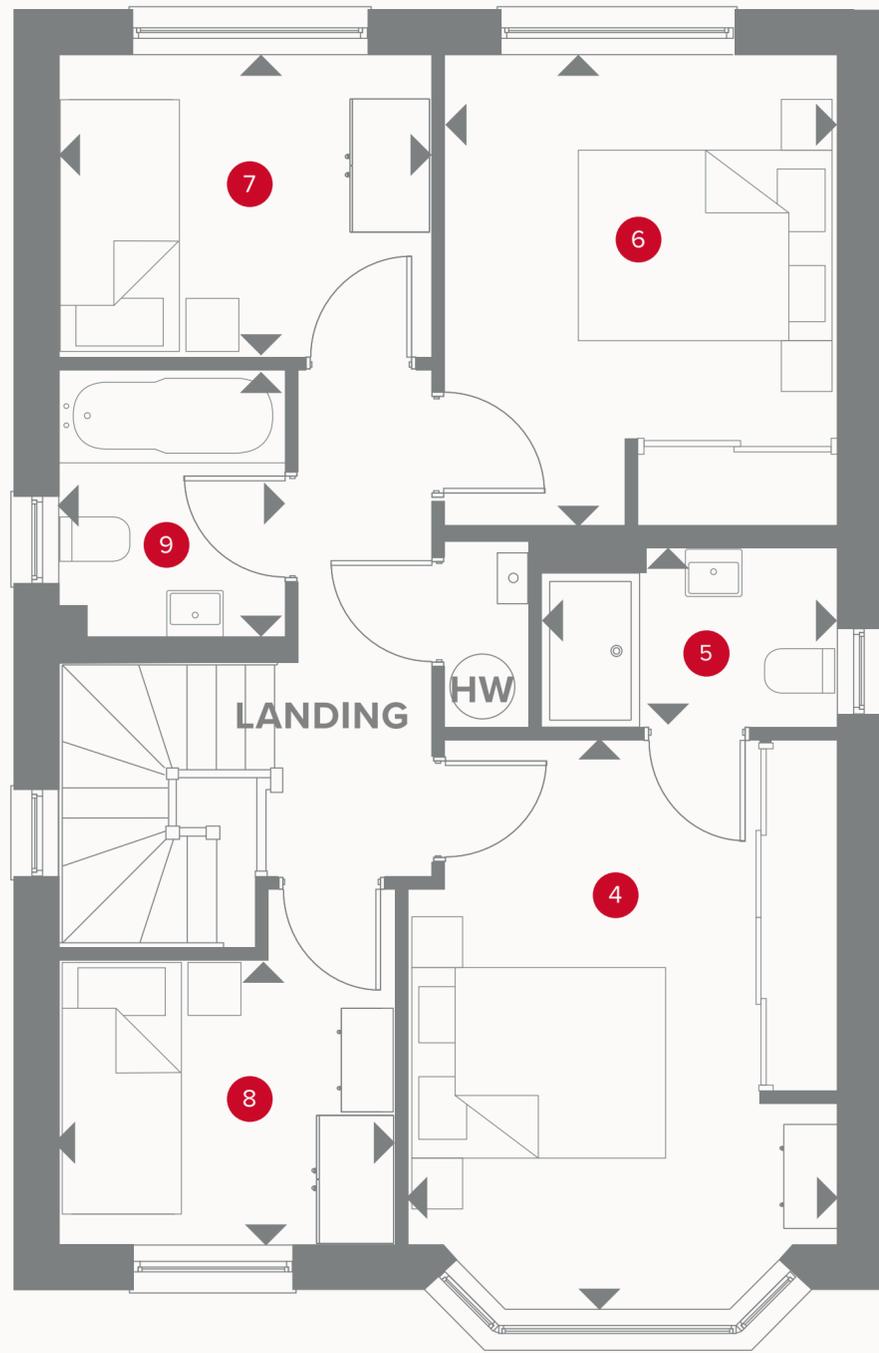
1	Family/ Kitchen/ Dining	19'10" x 14'10"	5.99 x 4.48 m
2	Lounge	14'11" x 11'7"	4.50 x 3.50 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.06 m



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 FIRST FLOOR

4	Bedroom 1	12'10" x 11'1"	3.88 x 3.34 m
5	En-suite	7'7" x 4'7"	2.28 x 1.38 m
6	Bedroom 2	12'0" x 10'0"	3.61 x 3.02 m
7	Bedroom 3	9'6" x 7'9"	2.88 x 2.33 m
8	Bedroom 4	8'7" x 7'3"	2.60 x 2.20 m
9	Bathroom	6'9" x 5'10"	2.05 x 1.75 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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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. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



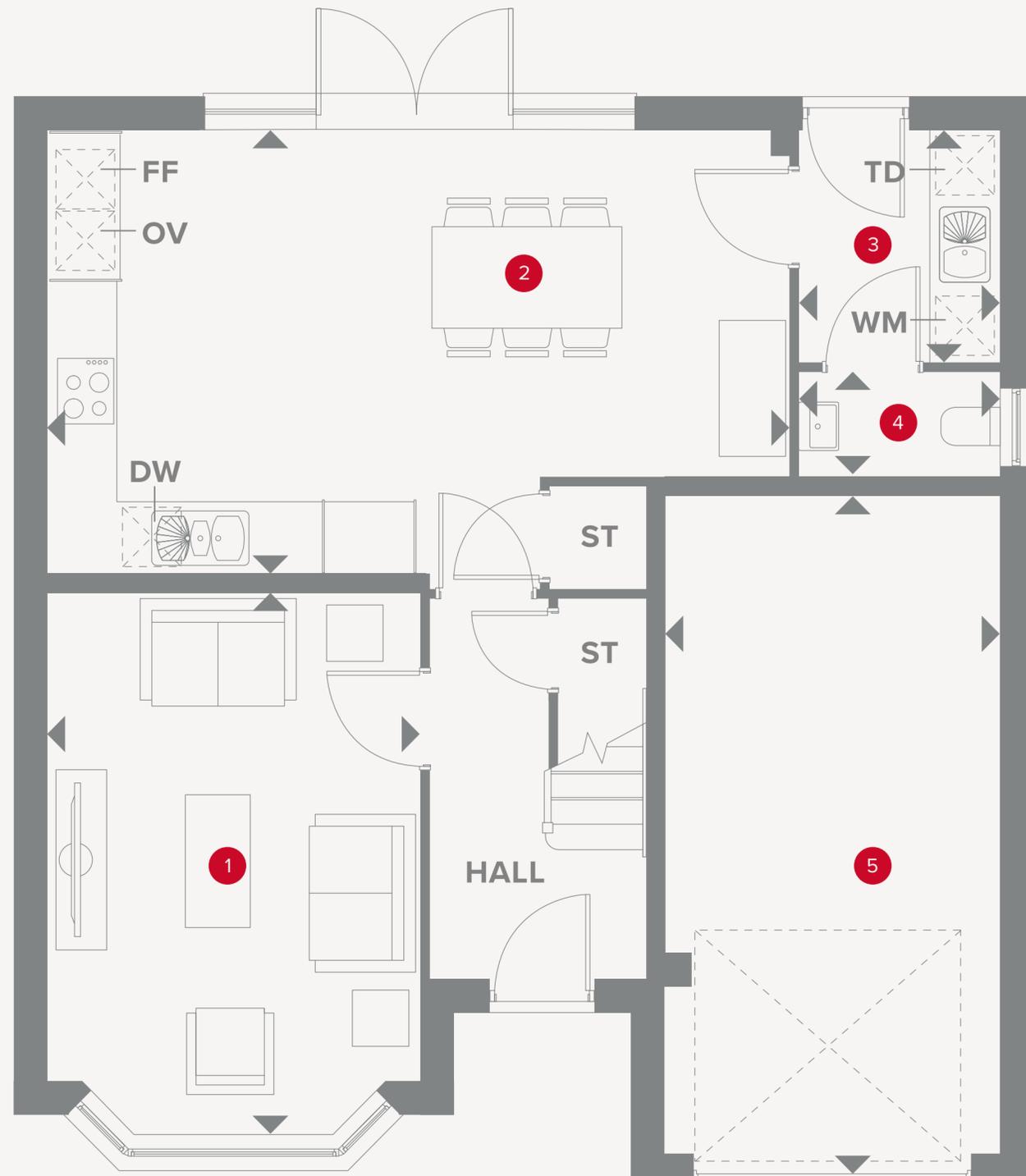
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME





THE OXFORD LIFESTYLE GROUND FLOOR

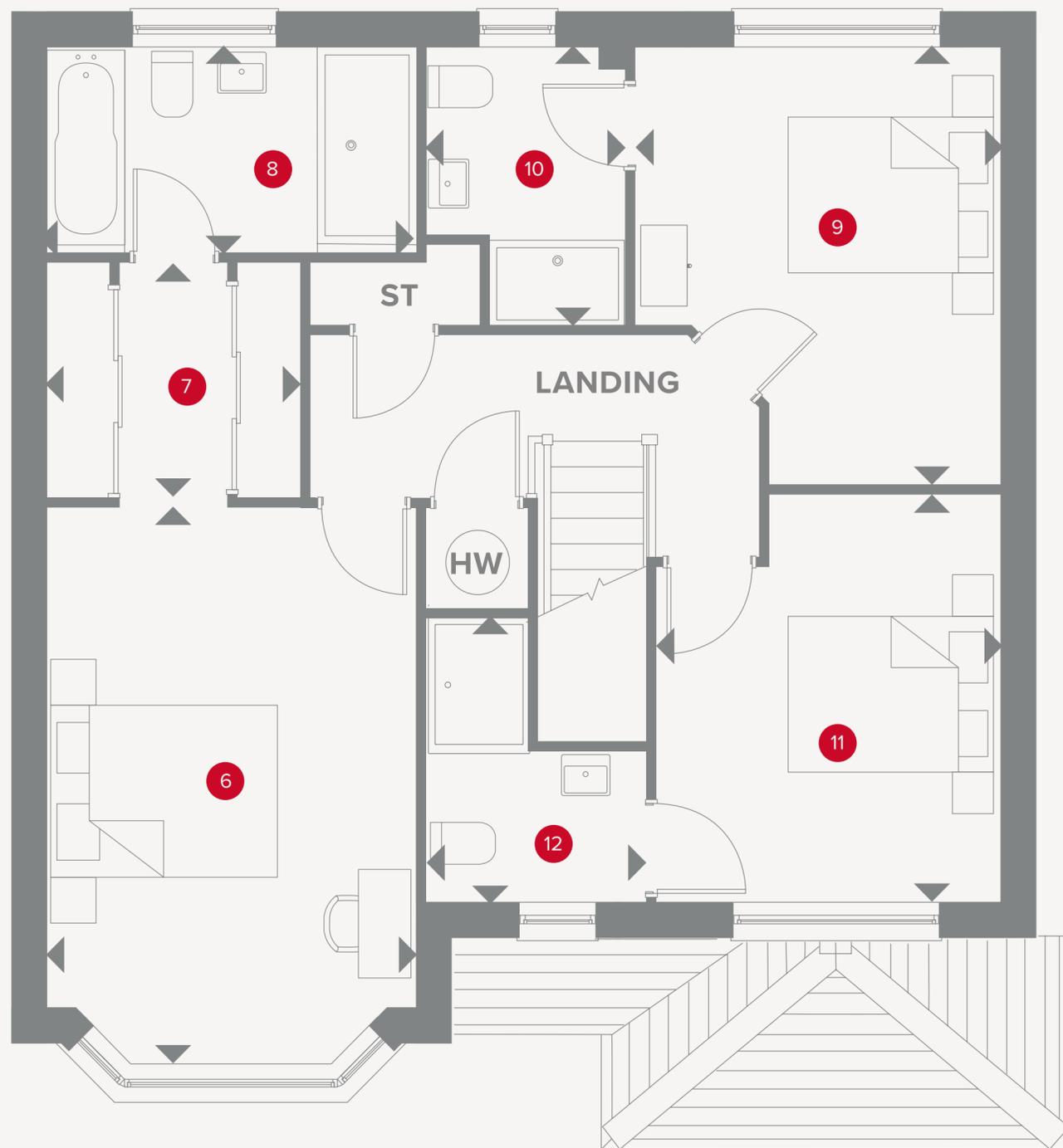
1	Lounge	14'4" x 10'11"	4.33 x 3.29 m
2	Kitchen/ Dining	21'10" x 12'10"	6.60 x 3.87 m
3	Utility	6'8" x 5'11"	2.01 x 1.78 m
4	Cloaks	5'11" x 3'1"	1.78 x 0.93 m
5	Garage	19'3" x 9'11"	5.81 x 2.99 m



KEY

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- OV** Oven
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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	14'5" x 10'11"	4.35 x 3.30 m
7	Dressing	7'6" x 6'7"	2.27 x 1.99 m
8	En-suite 1	10'11" x 5'11"	3.30 x 1.80 m
9	Bedroom 2	12'9" x 10'10"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'9"	2.40 x 1.73 m
11	Bedroom 3	11'8" x 10'11"	3.52 x 3.04 m
12	En-suite 3	8'4" x 6'6"	2.50 x 1.95 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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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.



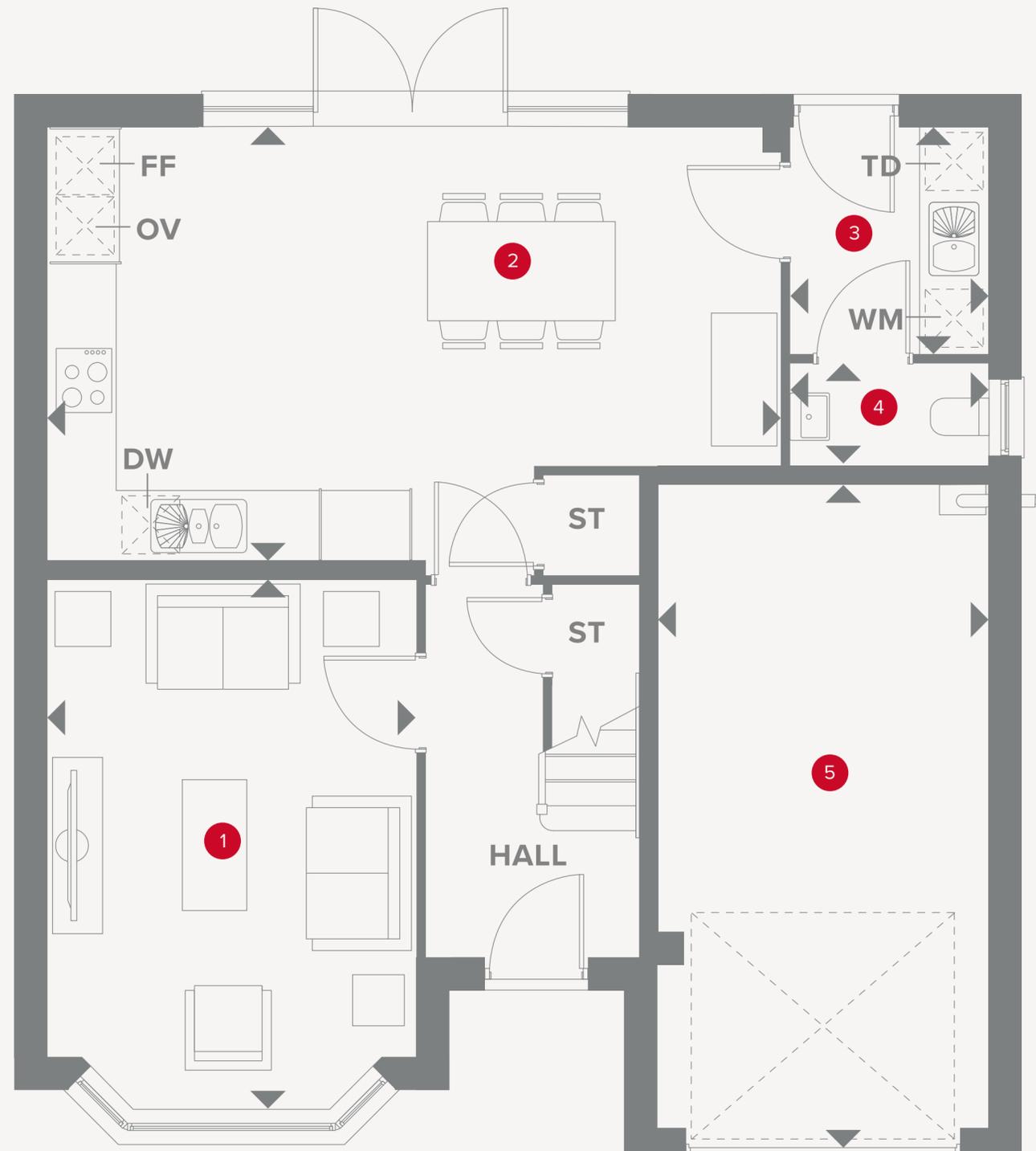
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME





THE OXFORD GROUND FLOOR

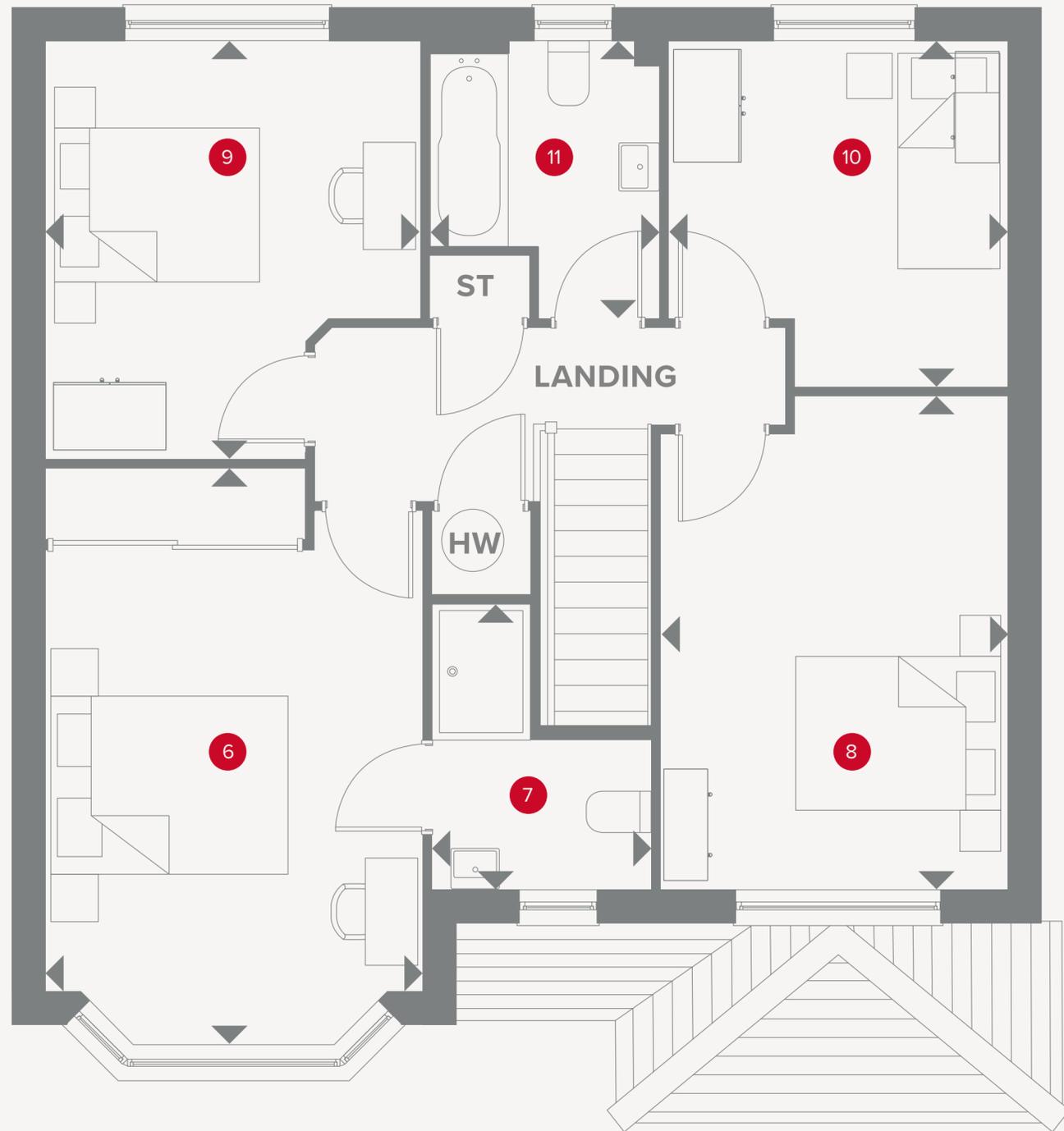
1	Lounge	14'4" x 10'11"	4.33 x 3.29 m
2	Kitchen/Dining	21'10" x 12'10"	6.60 x 3.87 m
3	Utility	6'8" x 5'11"	2.01 x 1.78 m
4	Cloaks	5'11" x 3'1"	1.78 x 0.93 m
5	Garage	19'3" x 9'11"	5.81 x 2.99 m



KEY

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



THE OXFORD FIRST FLOOR

6	Bedroom 1	15'32" x 10'11"	4.61 x 3.29 m
7	En-suite	8'4" x 6'6"	2.50 x 1.99 m
8	Bedroom 2	14'4" x 10'1"	4.33 x 3.04 m
9	Bedroom 3	12'0" x 10'11"	3.63 x 3.28 m
10	Bedroom 4	10'0" x 9'10"	3.03 x 2.96 m
11	Bathroom	8'0" x 6'9"	2.41 x 2.03 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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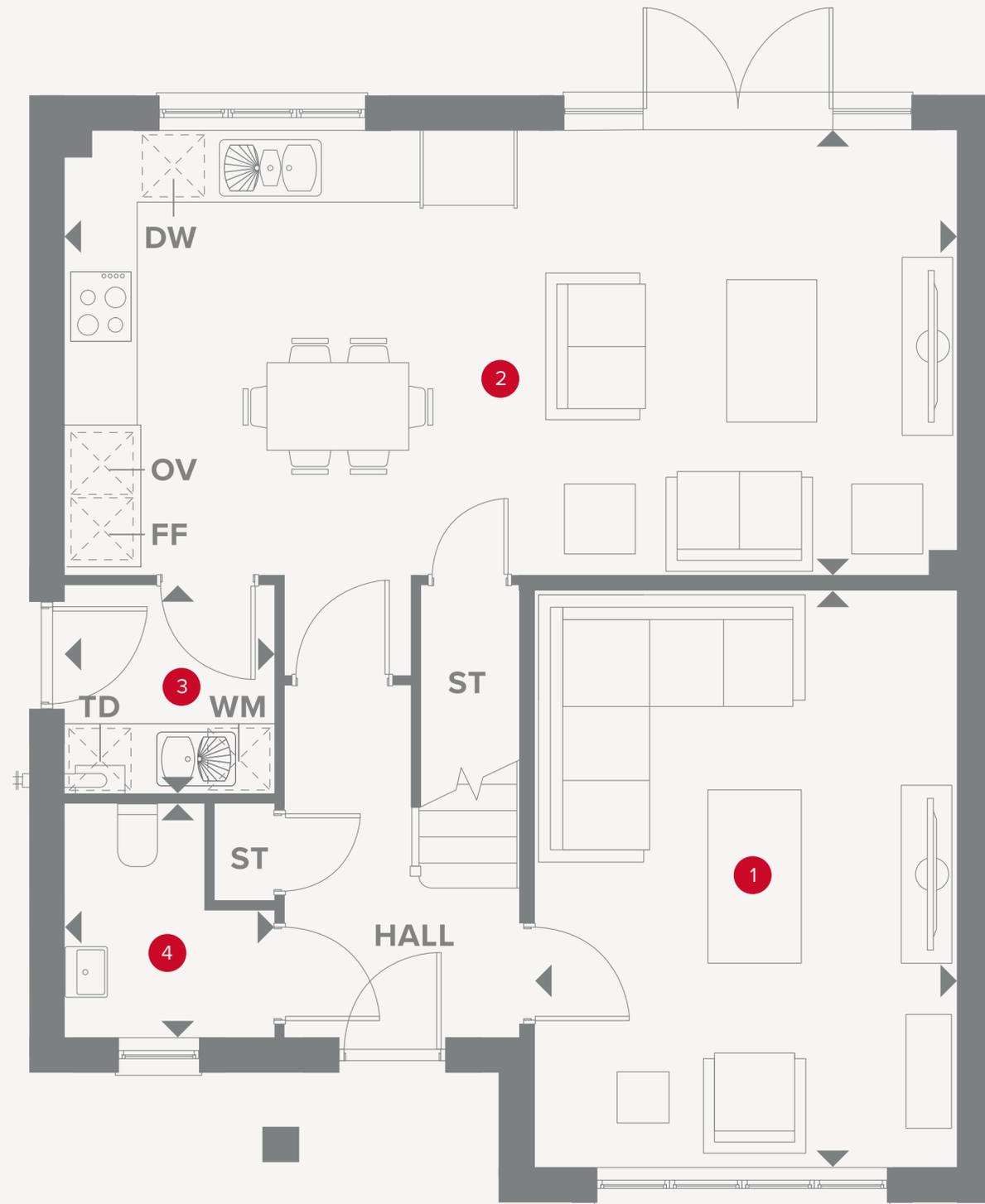
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME





THE CAMBRIDGE GROUND FLOOR

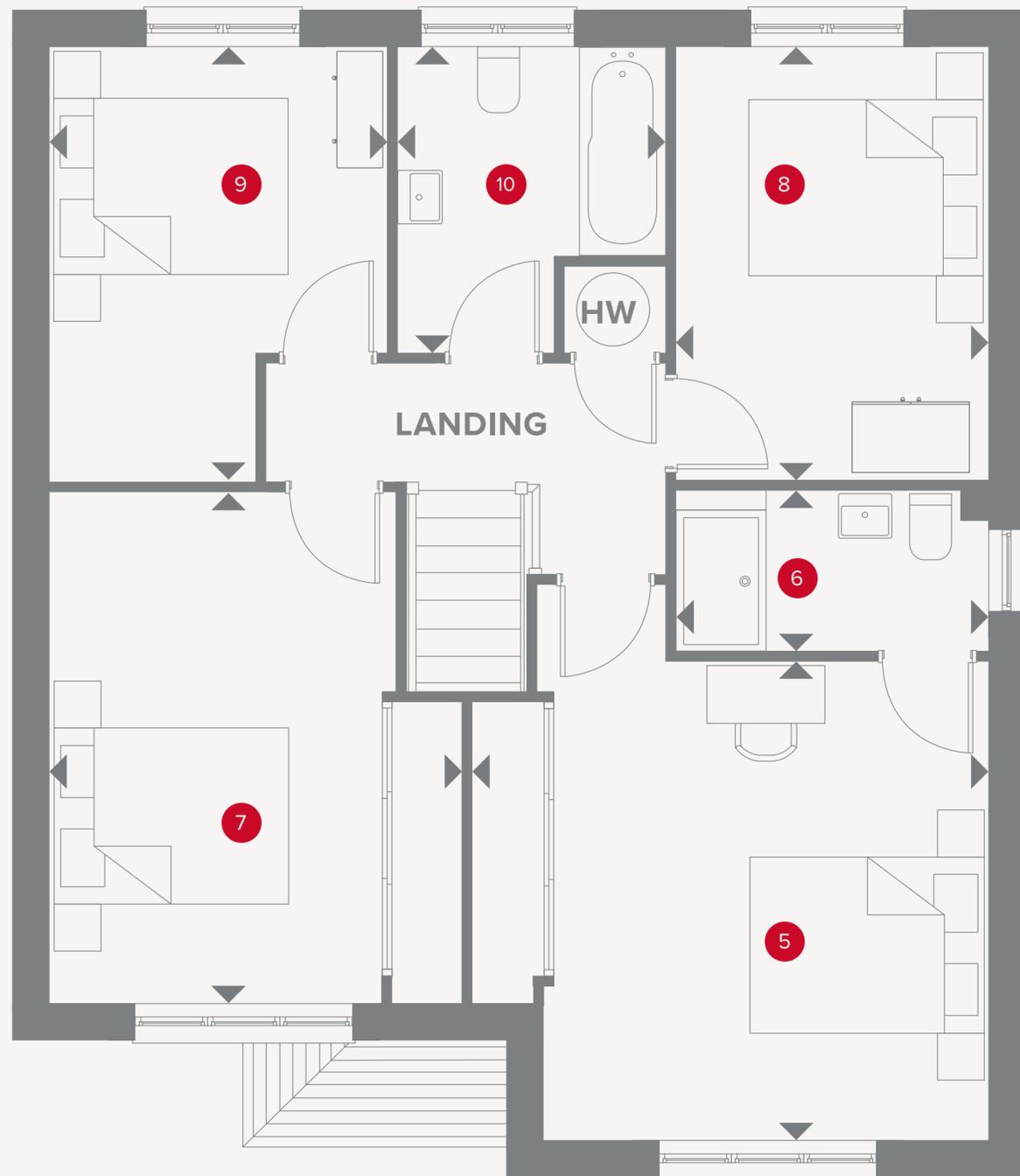
1	Lounge	16'4" x 12'0"	4.94 x 3.63 m
2	Kitchen/Dining/Family	25'5" x 12'7"	7.68 x 3.81 m
3	Utility	6'0" x 5'11"	1.80 x 1.80 m
4	Cloaks	6'8" x 4'0"	2.00 x 1.19 m



KEY

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THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	12'11" x 12'0"	3.90 x 3.63 m
6	En-suite	8'5" x 4'4"	2.55 x 1.30 m
7	Bedroom 2	13'11" x 9'5"	4.21 x 2.83 m
8	Bedroom 3	11'7" x 8'6"	3.51 x 2.56 m
9	Bedroom 4	11'8" x 9'2"	3.53 x 2.76 m
10	Bathroom	8'3" x 7'3"	2.48 x 2.18 m



KEY

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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. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



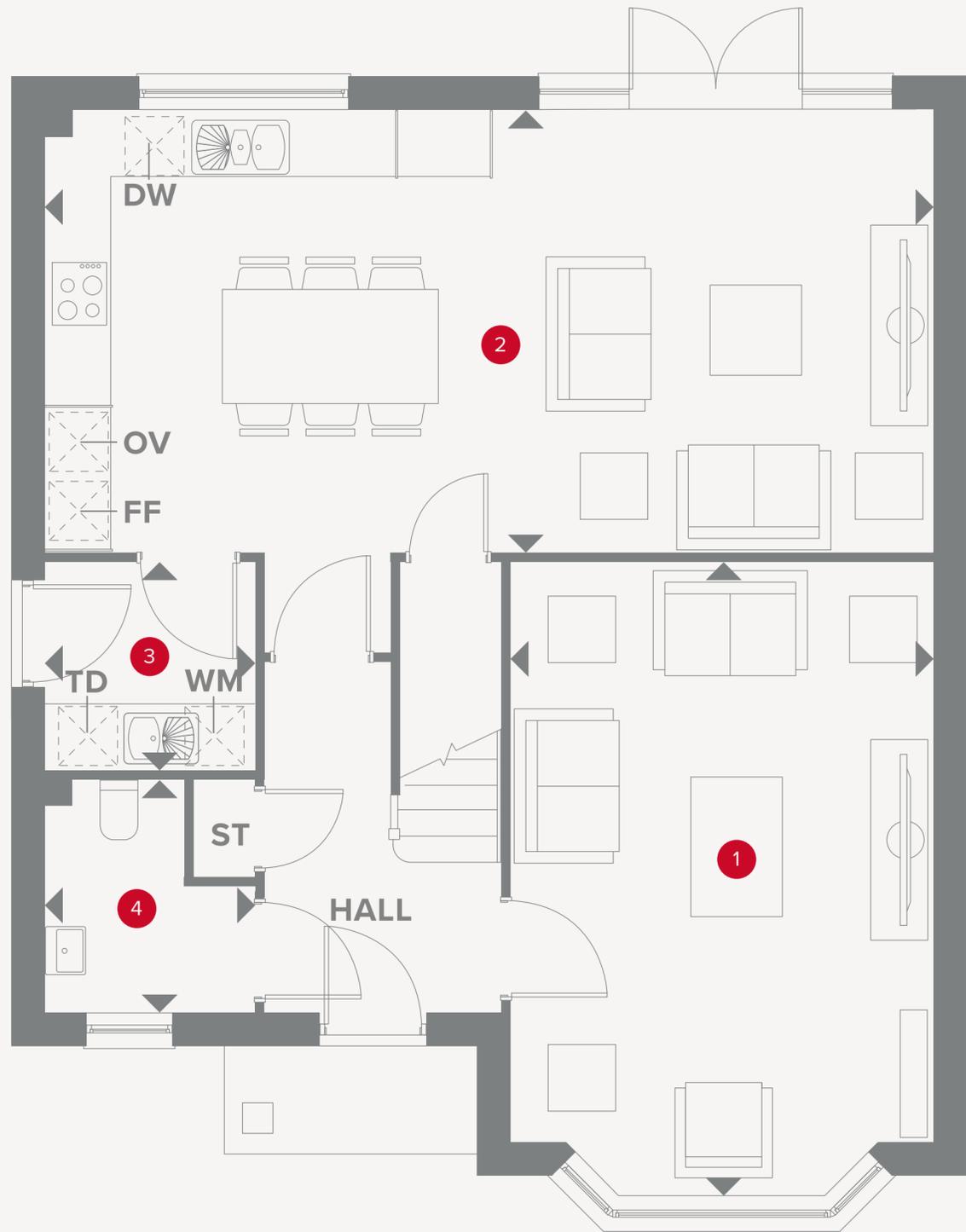
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



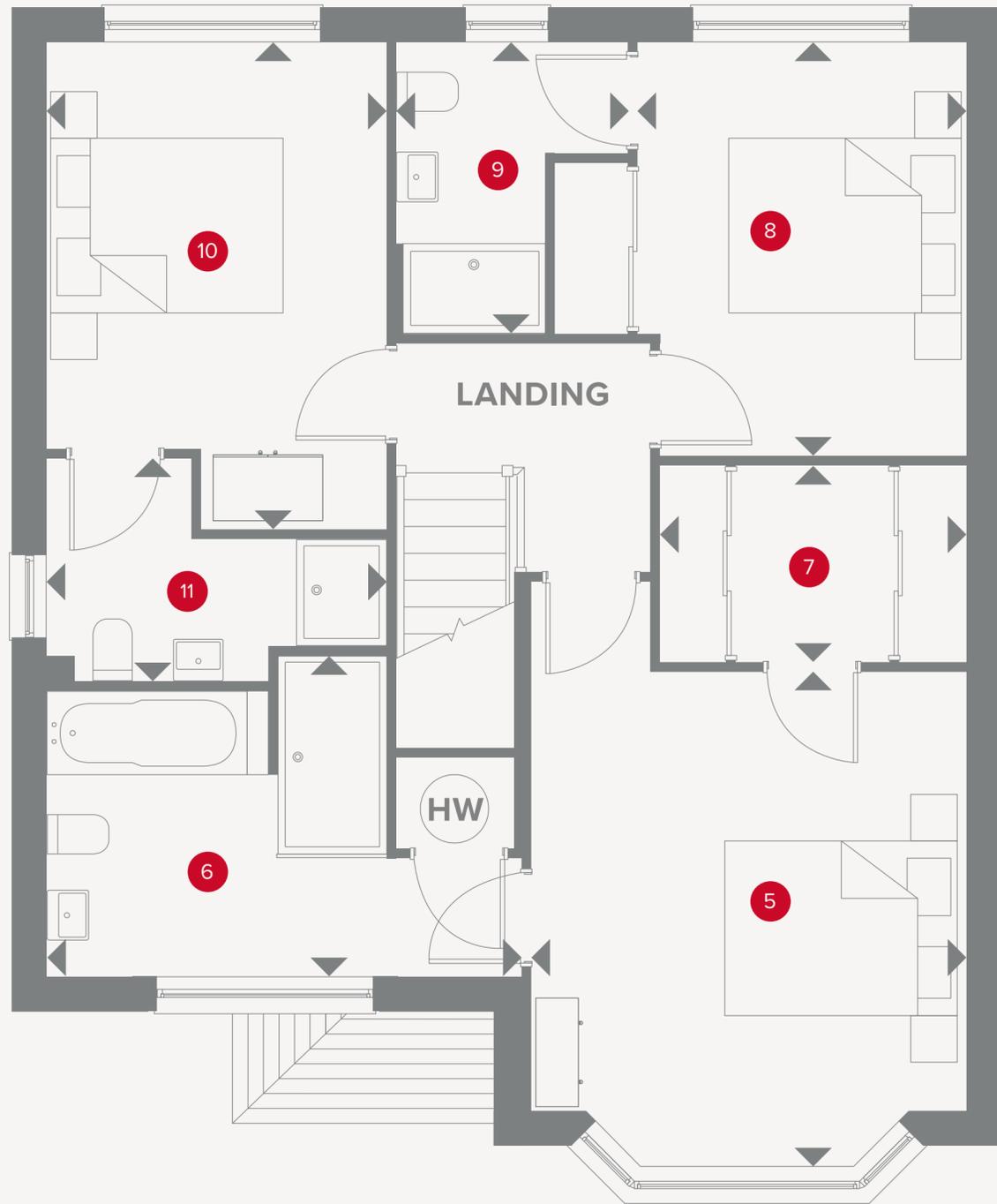
THE LEAMINGTON LIFESTYLE GROUND FLOOR

1	Lounge	16'4" x 12'0"	4.94 x 3.63 m
2	Kitchen/Dining/ Family	25'5" x 12'8"	7.68 x 3.82 m
3	Utility	6'0" x 5'11"	1.80 x 1.80 m
4	Cloaks	6'7" x 5'11"	1.99 x 1.80 m



KEY

-  Hob
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- DW** Dish washer space



THE LEAMINGTON LIFESTYLE FIRST FLOOR

5	Bedroom 1	12'0" x 12'0"	3.63 x 3.62 m
6	En-suite 1	13'1" x 7'10"	3.96 x 2.37 m
7	Wardobe	8'4" x 5'5"	2.54 x 1.65 m
8	Bedroom 2	11'5" x 9'2"	3.44 x 2.76 m
9	En-suite 2	8'0" x 6'5"	2.41 x 1.92 m
10	Bedroom 3	13'6" x 9'4"	4.07 x 2.82 m
11	En-suite 3	9'4" x 6'1"	2.82 x 1.83 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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HOME BUILDERS**
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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. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



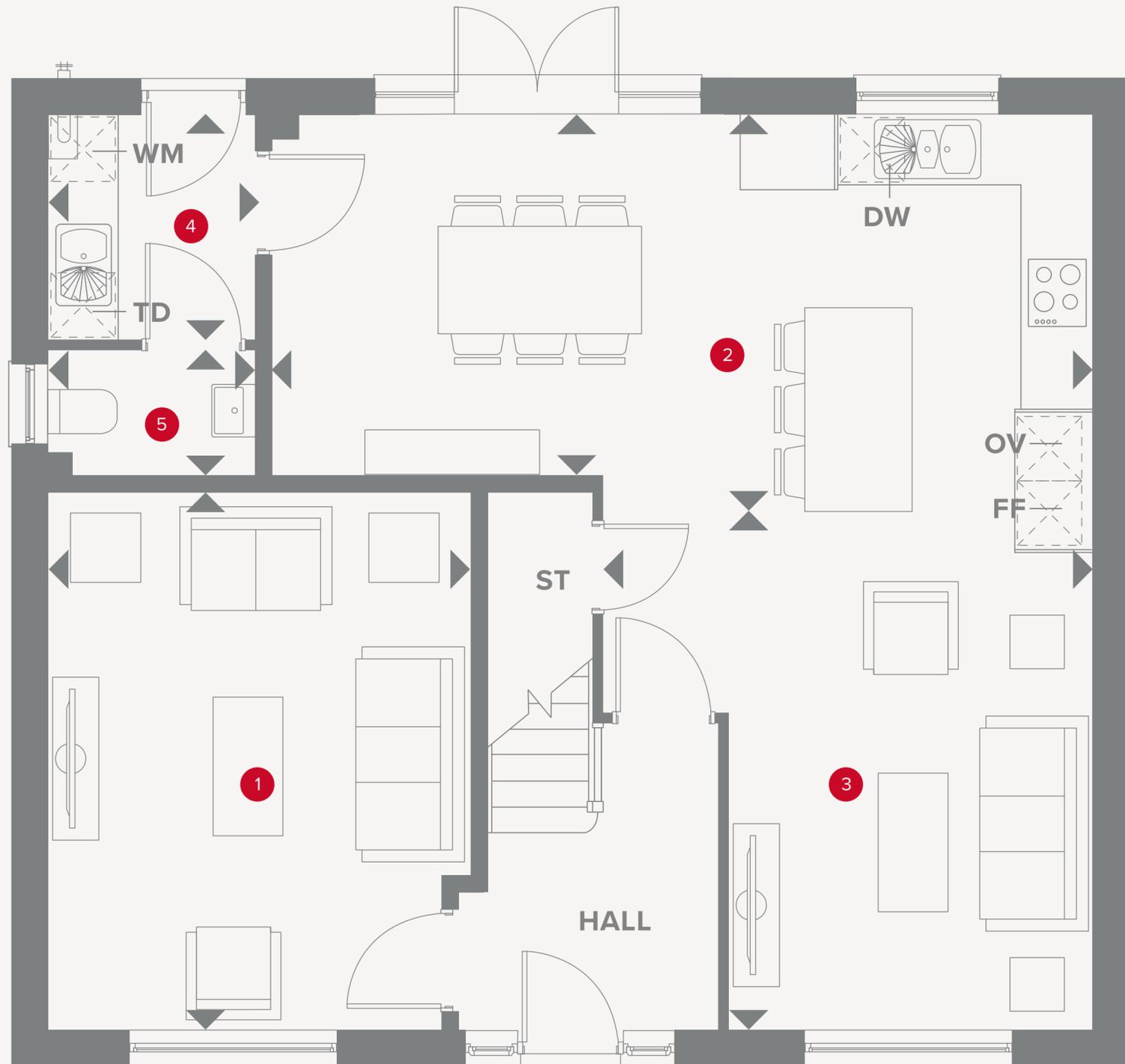
HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM HOME





THE HARROGATE GROUND FLOOR

1	Lounge	15'6" x 12'3"	4.67 x 3.70 m
2	Kitchen/Dining	12'0" x 9'11"	3.67 x 3.03 m
3	Family	13'11" x 10'4"	4.24 x 3.15 m
4	Utility	6'8" x 3'7"	2.04 x 1.09 m
5	Cloaks	6'8" x 6'5"	2.04 x 1.95 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 HARROGATE FIRST FLOOR

6	Bedroom 1	12'4" x 10'6"	3.71 x 3.16 m
7	En-suite	8'4" x 5'7"	2.52 x 1.68 m
8	Bedroom 2	13'8" x 10'4"	4.12 x 3.11 m
9	Bedroom 3	12'2" x 10'4"	3.68 x 3.11 m
10	Bedroom 4	11'2" x 9'7"	3.37 x 2.89 m
11	Bathroom	7'8" x 6'2"	2.31 x 1.85 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

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.



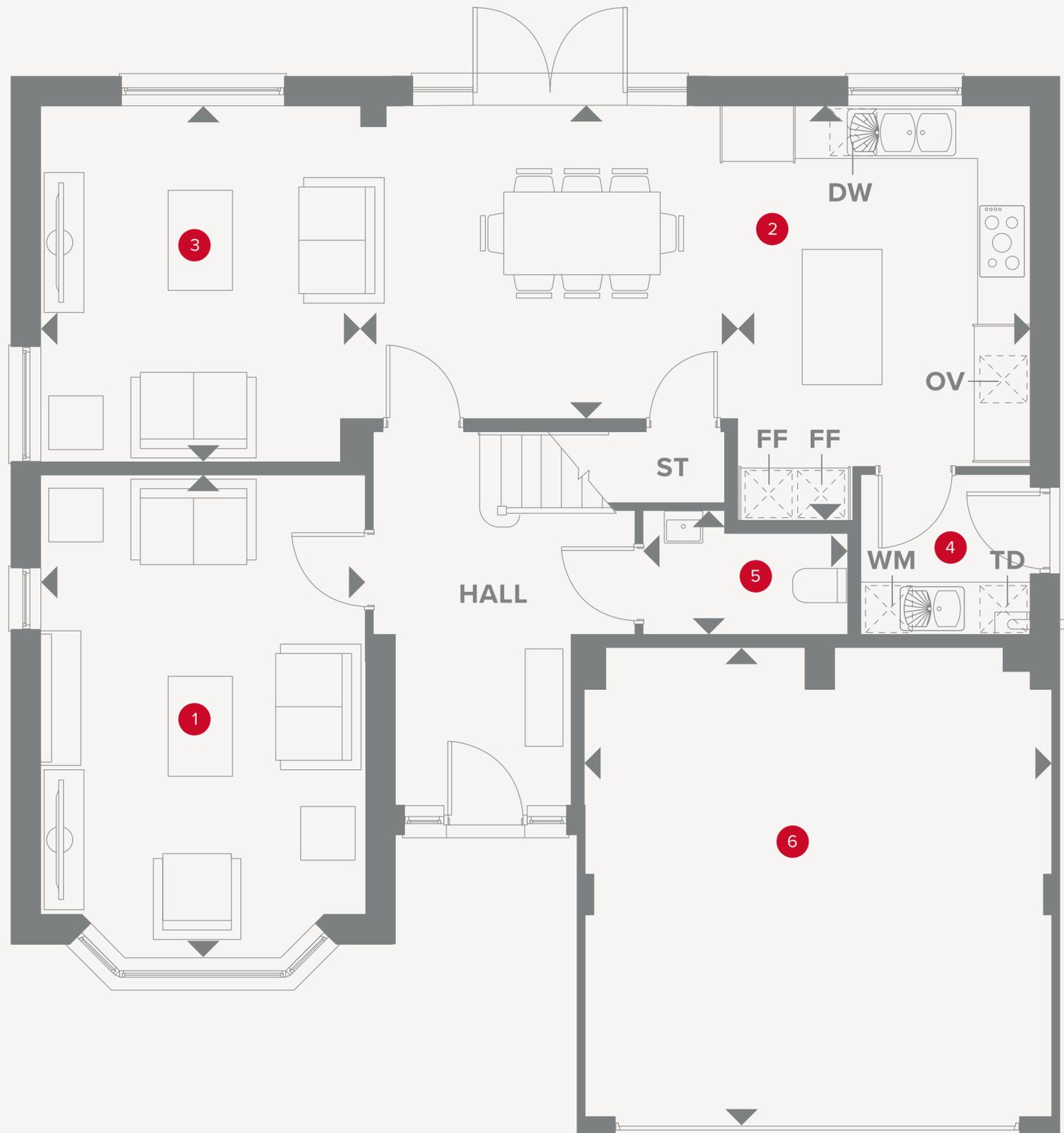
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME

 **REDROW**



THE HENLEY GROUND FLOOR

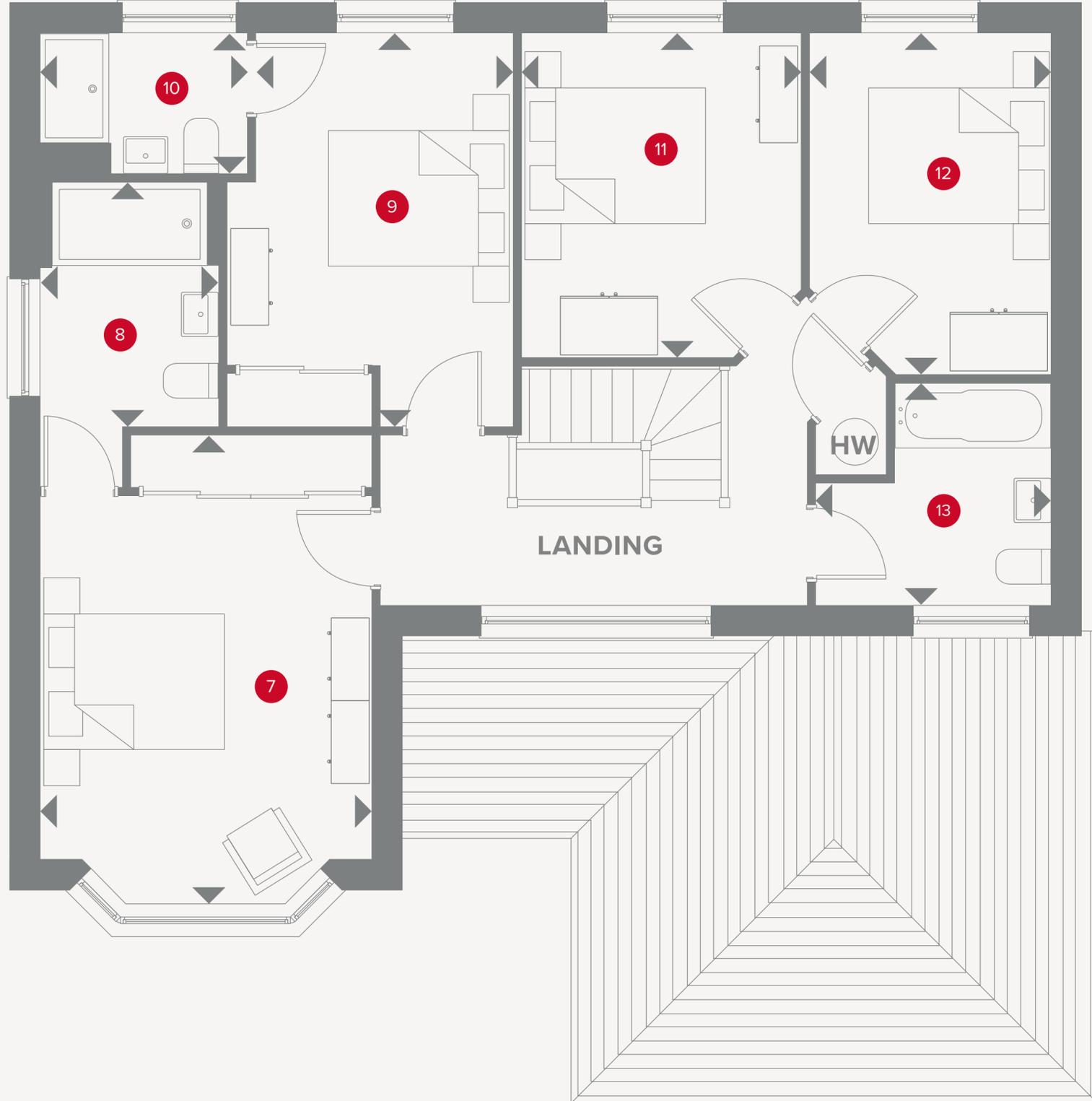
1	Lounge	16'3" x 12'1"	4.90 x 3.64 m
2	Kitchen/Dining	23'11" x 13'4"	7.22 x 4.02 m
3	Family	13'2" x 11'10"	3.97 x 3.58 m
4	Utility	6'3" x 5'11"	1.90 x 1.78 m
5	Cloaks	7'7" x 4'7"	2.29 x 1.37 m
6	Garage	17'3" x 17'2"	5.20 x 5.18 m



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 HENLEY FIRST FLOOR

7	Bedroom 1	13'2" x 12'0"	3.98 x 3.63 m
8	En-suite 1	10'11" x 6'6"	3.29 x 1.97 m
9	Bedroom 2	14'2" x 10'4"	4.28 x 3.11 m
10	En-suite 2	7'6" x 5'1"	2.27 x 1.54 m
11	Bedroom 3	11'9" x 10'0"	3.55 x 3.02 m
12	Bedroom 4	12'3" x 8'9"	3.70 x 2.64 m
13	Bathroom	8'6" x 7'11"	2.57 x 2.39 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
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.



HERITAGE

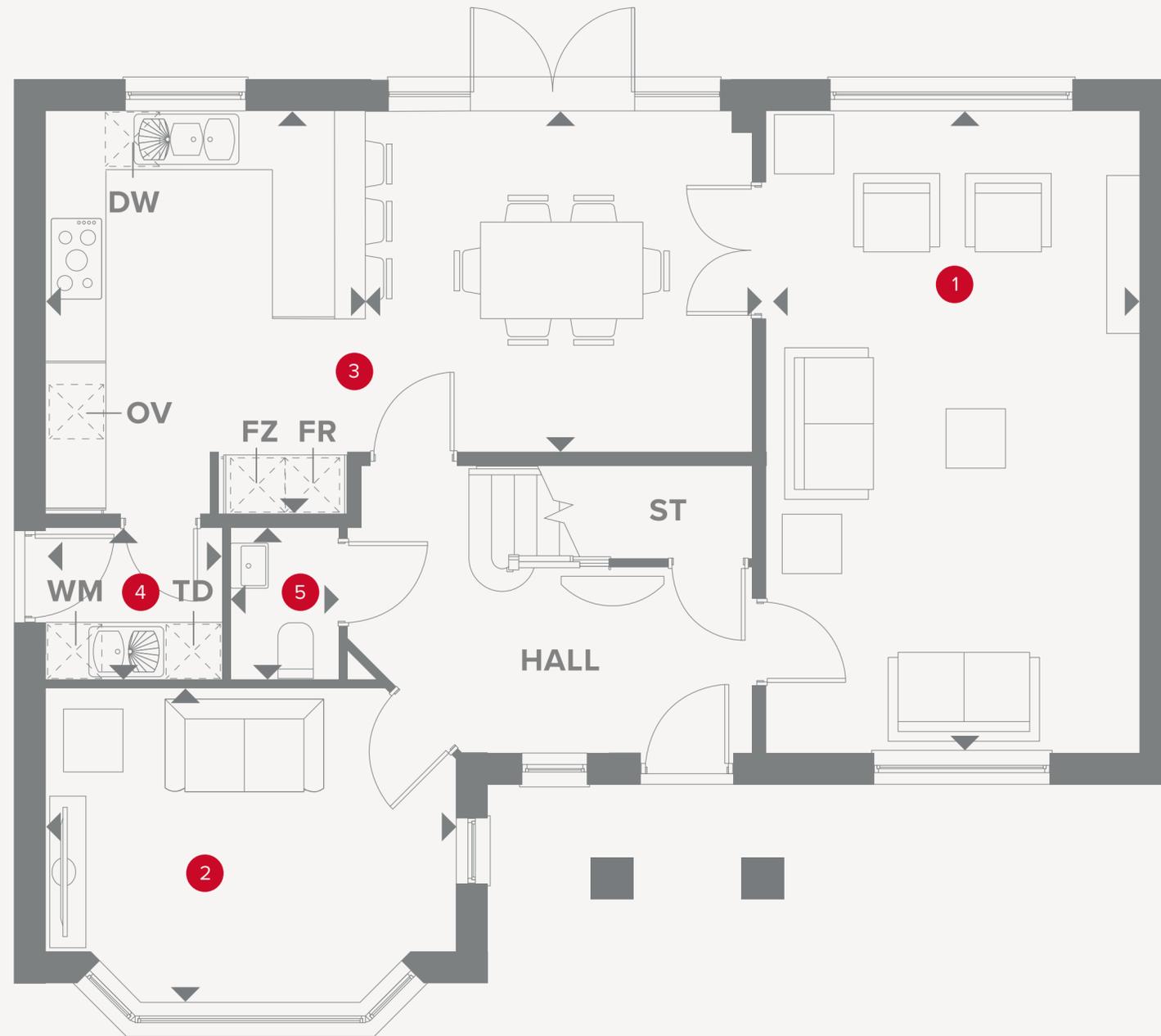
- REDROW -

THE BALMORAL

FOUR BEDROOM HOME



THE BALMORAL GROUND FLOOR



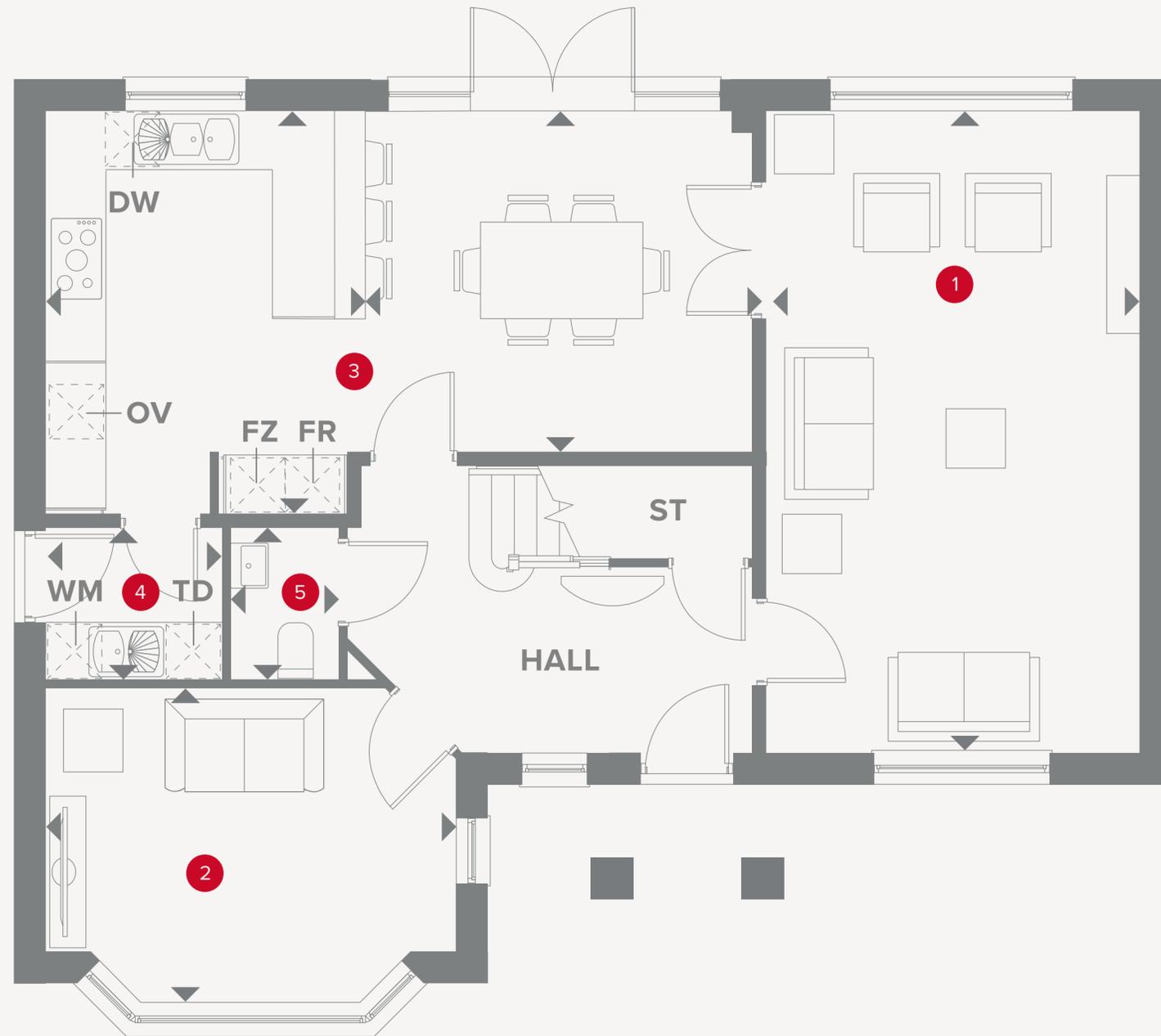
1	Lounge	21'8" x 12'7"	6.55 x 3.81 m
2	Family room	13'10" x 8'11"	4.19 x 2.69 m
3	Kitchen/Dining	23'10" x 13'7"	7.20 x 4.11 m
4	Utility	5'11" x 5'3"	1.80 x 1.57 m
5	Cloaks	5'1" x 3'8"	1.53 x 1.10 m



KEY

	Hob		Dimensions start	ST	Storage cupboard
OV	Oven	TD	Tumble dryer space	WC	Wine cooler
FR	Fridge	WM	Washing machine space	MW	Microwave
FZ	Freezer	DW	Dishwasher space	SO	Steam Oven

THE BALMORAL GROUND FLOOR



1	Lounge	21'8" x 12'7"	6.55 x 3.81 m
2	Family room	13'10" x 8'11"	4.19 x 2.69 m
3	Kitchen/Dining	23'10" x 13'7"	7.20 x 4.11 m
4	Utility	5'11" x 5'3"	1.80 x 1.57 m
5	Cloaks	5'1" x 3'8"	1.53 x 1.10 m



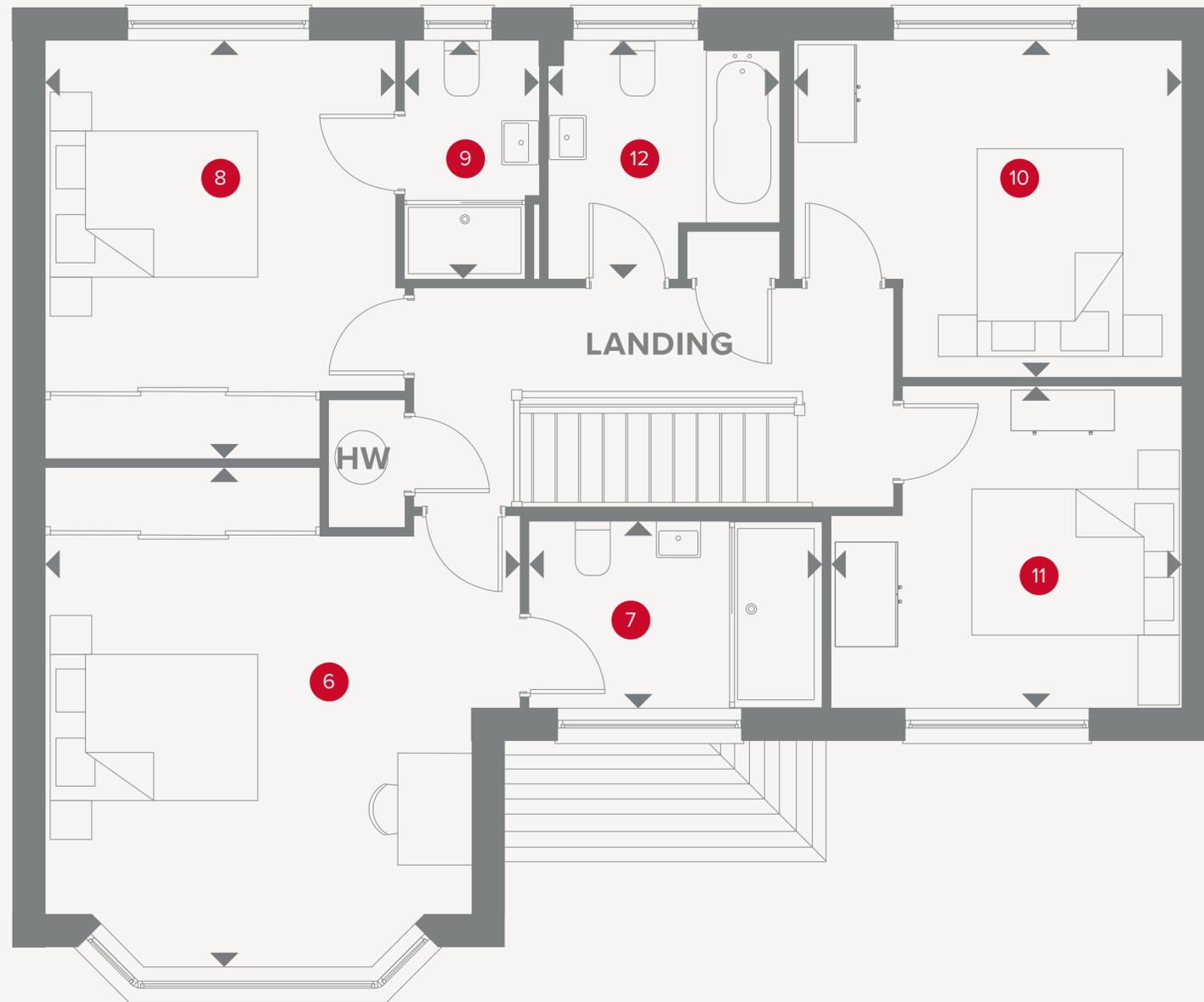
KEY

 Hob
OV Oven
FR Fridge
FZ Freezer

 Dimensions start
TD Tumble dryer space
WM Washing machine space
DW Dishwasher space

ST Storage cupboard
WC Wine cooler
MW Microwave
SO Steam Oven

THE BALMORAL FIRST FLOOR



6	Bedroom 1	13'10" x 12'4"	4.19 x 3.72 m
7	En-suite 1	9'6" x 6'0"	2.87 x 1.81 m
8	Bedroom 2	13'7" x 11'5"	4.11 x 3.46 m
9	En-suite 2	7'9" x 4'4"	2.33 x 1.31 m
10	Bedroom 3	12'8" x 10'11"	3.83 x 3.30 m
11	Bedroom 4	11'5" x 10'6"	3.44 x 3.17 m
12	Bathroom	7'7" x 5'8"	2.28 x 1.70 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
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HOME BUILDERS**

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Customers should note this illustration is an example of the Balmoral 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

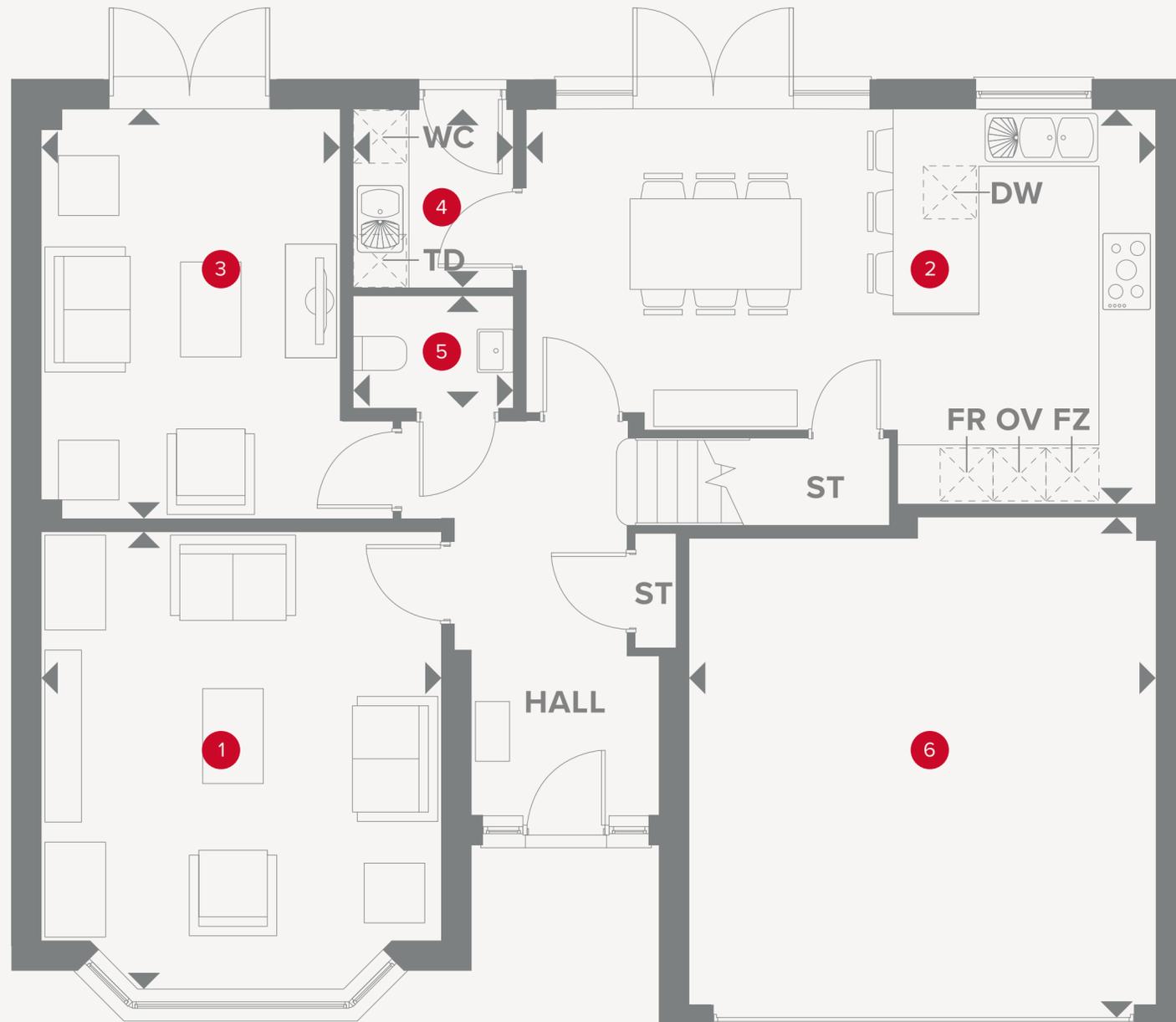
- REDROW -

THE MARLBOROUGH

FIVE BEDROOM HOME



THE MARLBOROUGH GROUND FLOOR



1	Lounge	14'6" x 14'3"	4.38 x 4.30 m
2	Kitchen/ Dining	22'4" x 13'11"	6.74 x 4.21 m
3	Snug	14'6" x 10'7"	4.38 x 3.20 m
4	Utility	6'4" x 5'8"	1.91 x 1.71 m
5	Cloaks	5'8" x 4'0"	1.71 x 1.20 m
6	Garage	17'3" x 16'8"	5.20 x 5.03 m



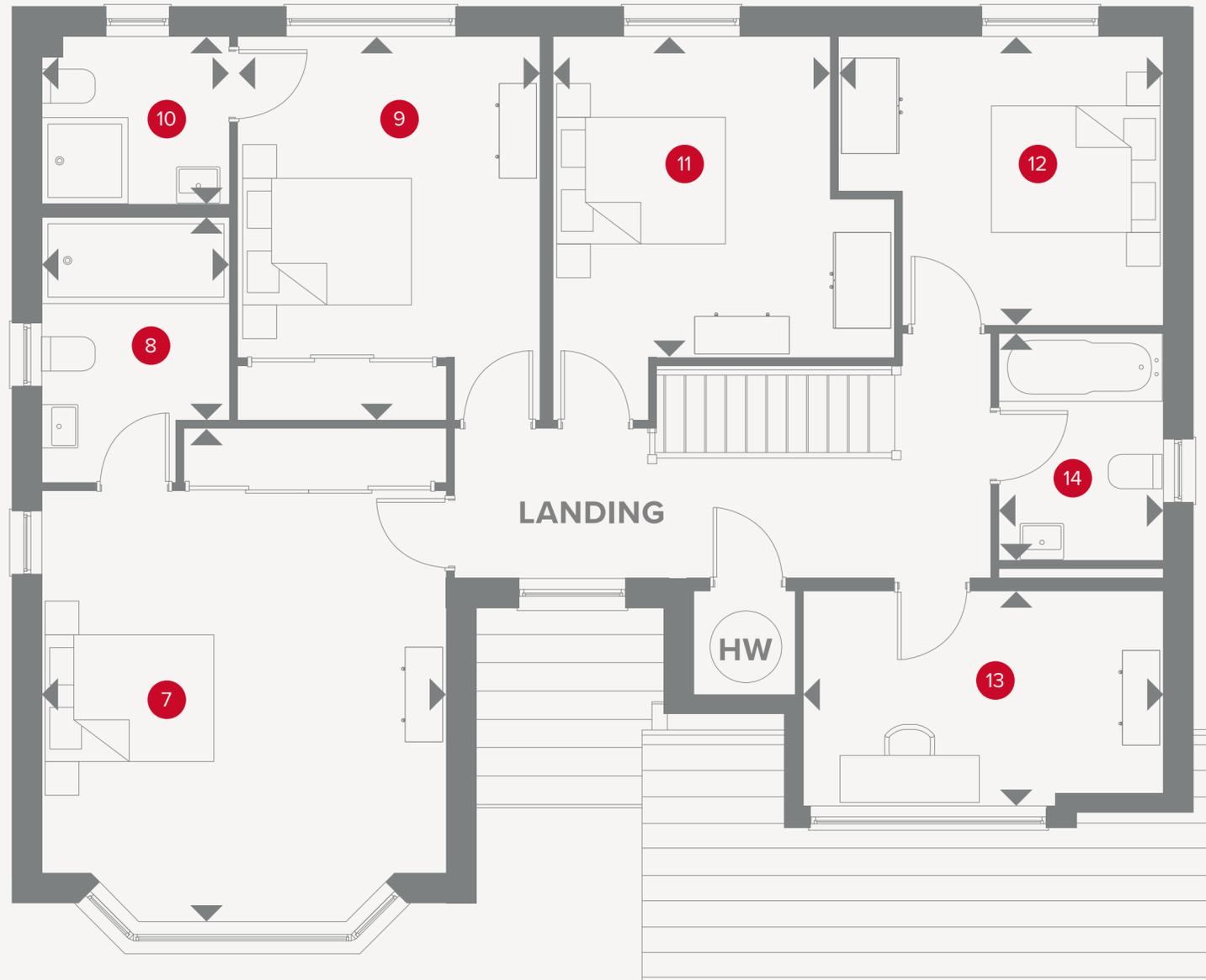
KEY

 Hob
OV Oven
FR Fridge
FZ Freezer

 Dimensions start
TD Tumble dryer space
WM Washing machine space
DW Dishwasher space

ST Storage cupboard
WC Wine cooler
MW Microwave
SO Steam Oven

THE MARLBOROUGH FIRST FLOOR



7	Bedroom 1	14'3" x 13'6"	4.30 x 4.08 m
8	En-suite 1	9'5" x 6'7"	2.85 x 2.00 m
9	Bedroom 2	13'6" x 10'9"	4.08 x 3.24 m
10	En-suite 2	6'8" x 5'11"	2.01 x 1.77 m
11	Bedroom 3	12'1" x 11'4"	3.65 x 3.42 m
12	Bedroom 4	11'5" x 10'3"	3.46 x 3.08 m
13	Bedroom 5	12'9" x 4'8"	3.86 x 1.42 m
14	Bathroom	8'1" x 5'11"	2.44 x 1.78 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Marlborough 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.

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 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.

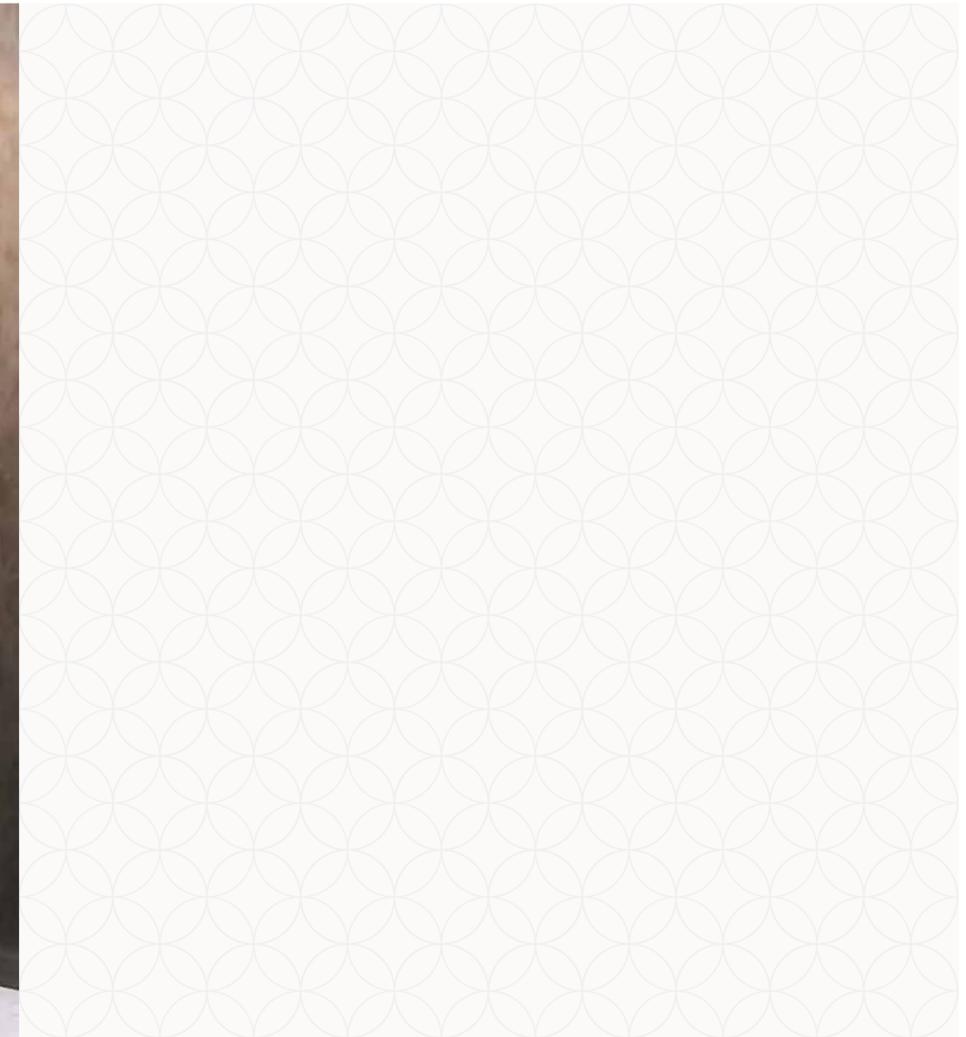
Stainless Steel Splashback

Bowl & Tap

Stainless steel 1.5 bowl sink with chrome mixer tap.

Appliances

- 60cm Gas Hob
- Single oven
- Cooker Hood



INTERIOR

Walls

Crown white 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

Crown white 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, EN-SUITE & CLOAKROOM STYLES

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.

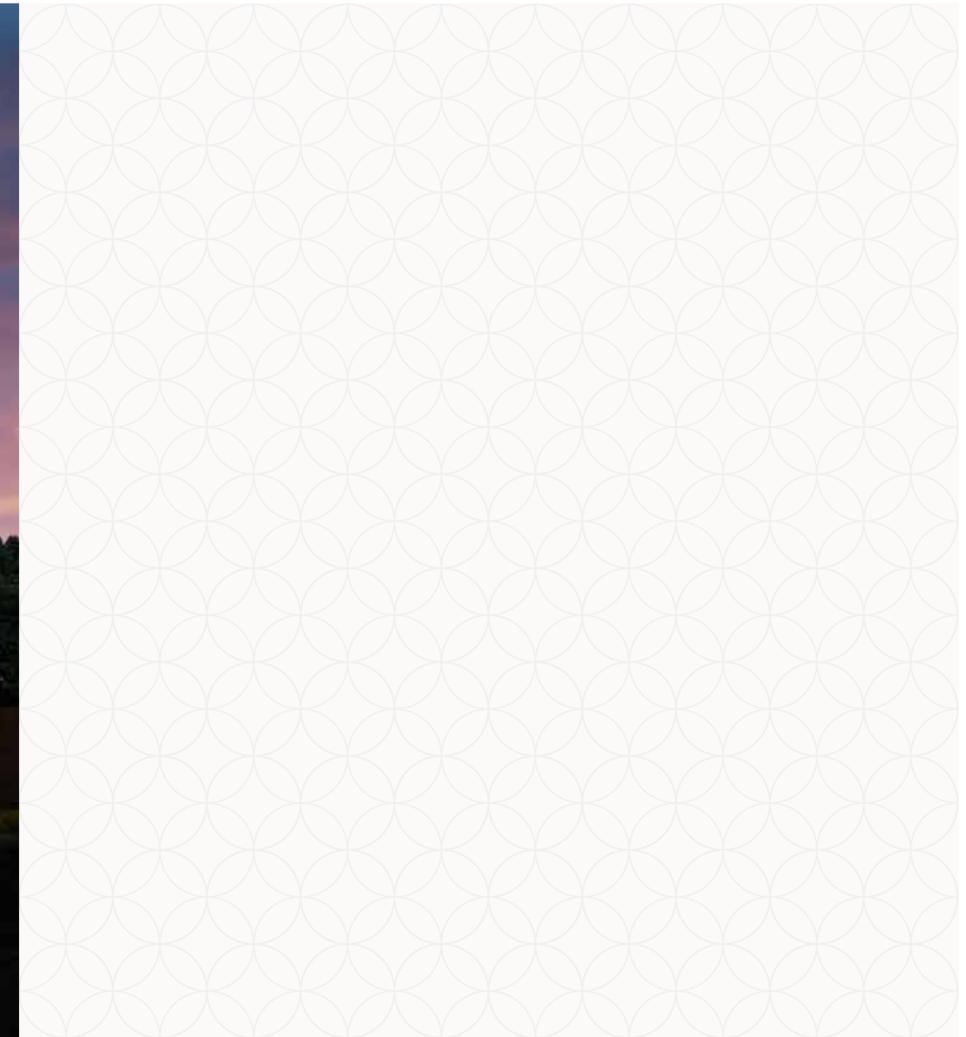
Wall Tiles to Cloakroom, Bathroom & En-suite

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 Novoform '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

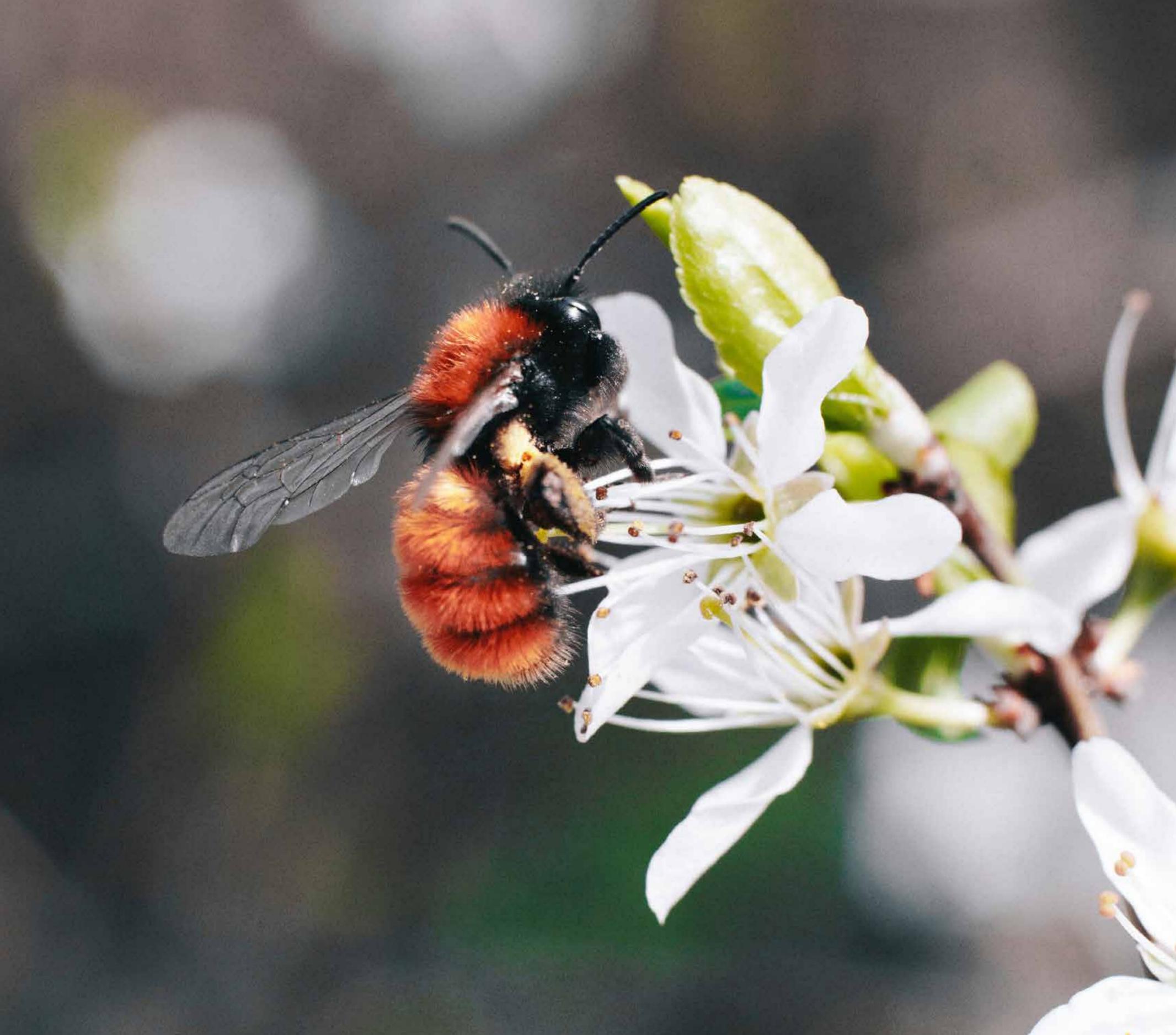
Urbex Natural or equal approved concrete flags laid as indicated on drawing.

External Fencing

Side Vertical Boarding 1.8m high.
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.

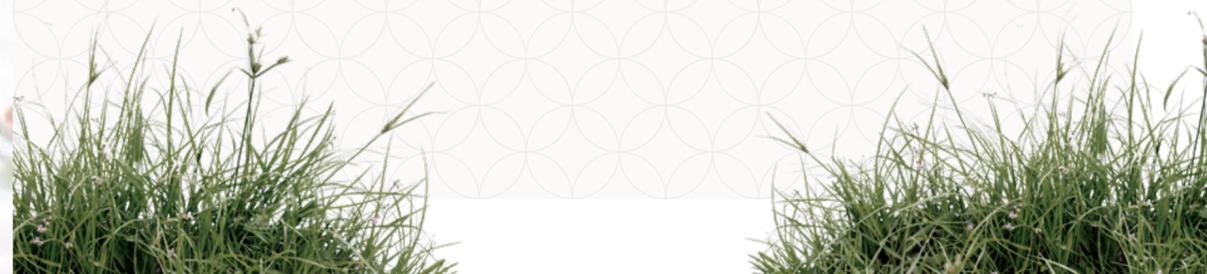


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Find out how bee-friendly your garden is by using the Conservation Trust's Bee Kind app. Select the flowers that you have in your garden to calculate your score and then receive a tailored list of 10 more flowers to add to help the bees even more.

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.



BLAISE PARK



Mitchell Way, Milton Heights, Milton, Oxfordshire OX13 6AG

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