

HERITAGE

- REDROW -

# SAXON BROOK

PINHOE







# WELCOME TO SAXON BROOK



## A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE VIBRANT CITY OF EXETER

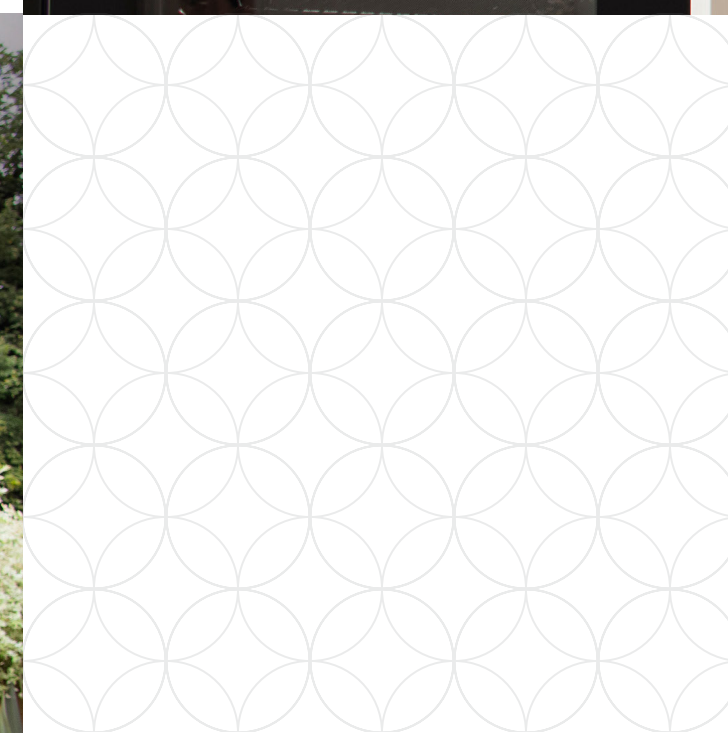
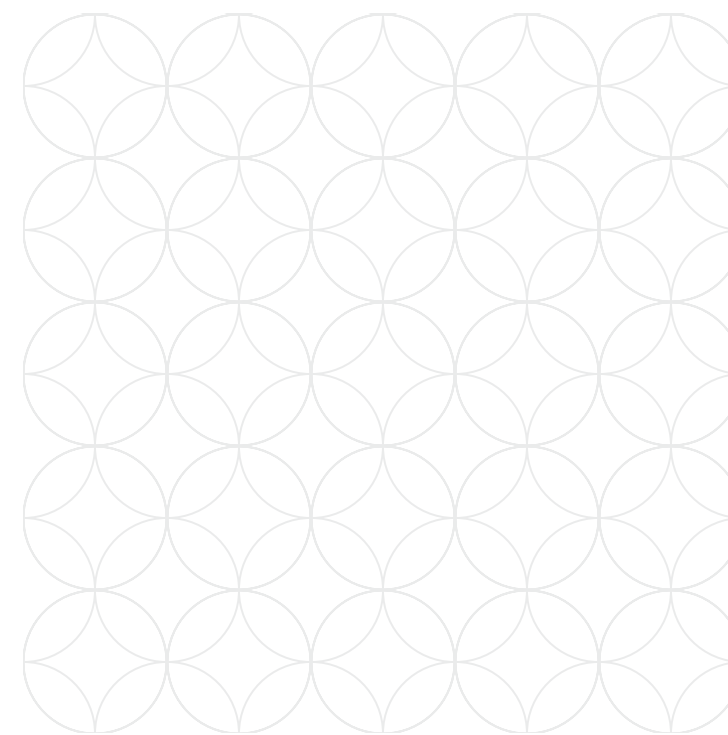
Nestling in a scenic, rural suburb, yet a stone's throw from Exeter's thriving city centre and with amenities aplenty and excellent transport connections, Saxon Brook is a development that truly offers the best of all worlds. These sophisticated 3, 4 & 5 bedroom homes, part of Redrow's award-winning Heritage Collection, offer a high standard of living in one of South West England's most desirable areas, in a former village located close to the buzz of the city but with a distinct character of its own.





# DISCOVER A BETTER WAY TO LIVE

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



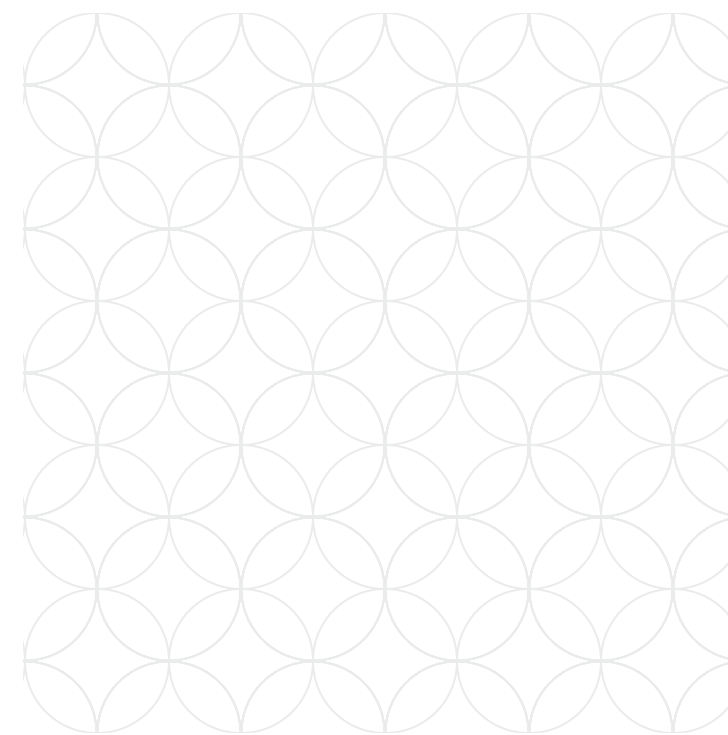
# BETTER BY DESIGN

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



# BETTER PLACES

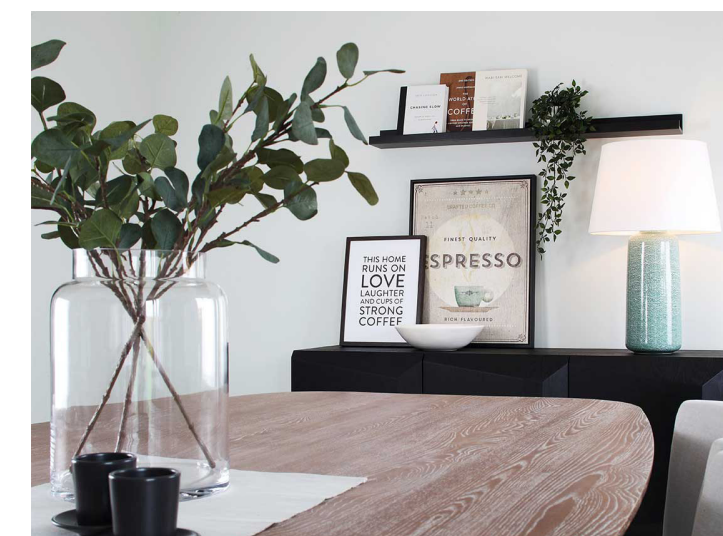
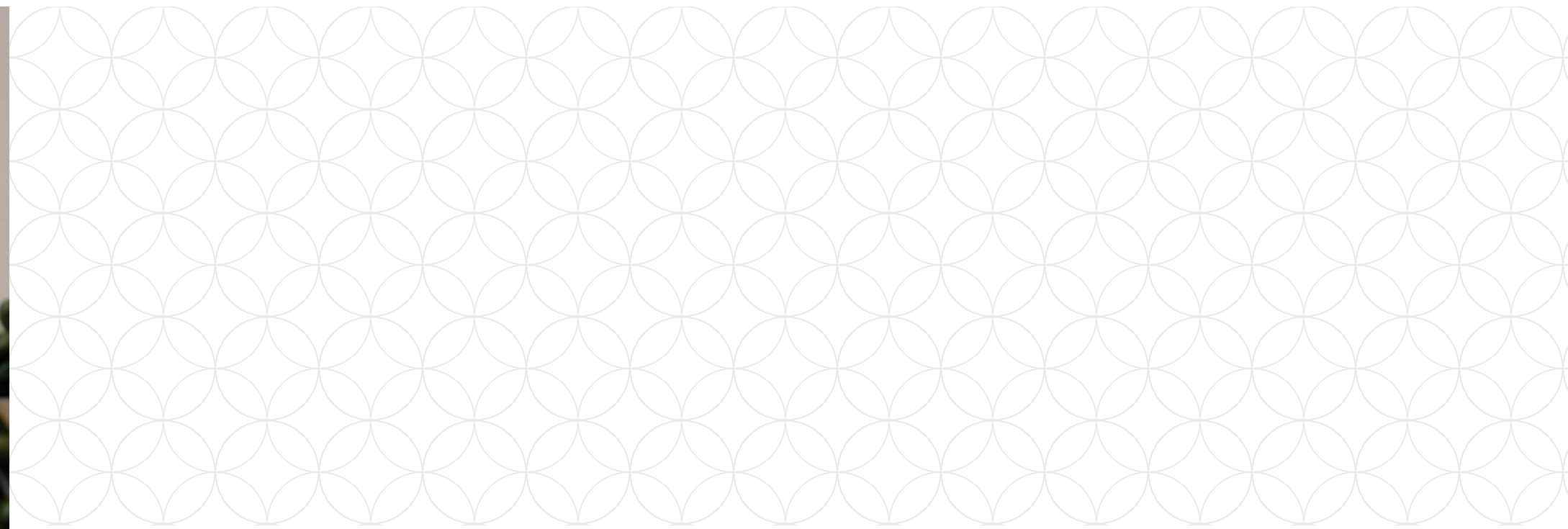
Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and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



# BETTER EXPERIENCES

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





## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

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

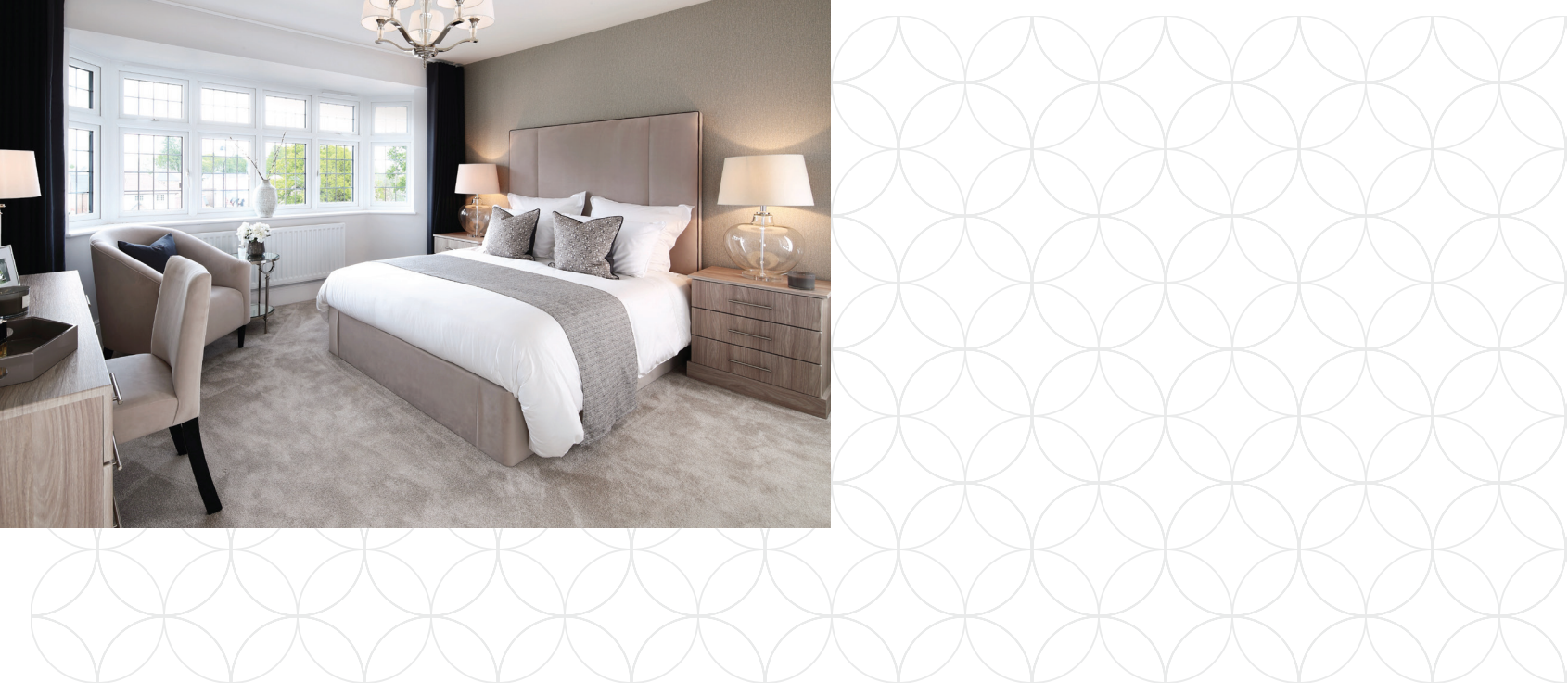




# WHAT MAKES THIS COLLECTION SO UNIQUE?

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

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







## SPEND MORE TIME TOGETHER

Whether you're picking up your everyday essentials at the local shops or enjoying Exeter's varied retail and leisure scenes, shopping and recreation will always be a pleasure at Saxon Brook.

There are local convenience stores, post offices and pharmacy located within a mile of home. For larger shops, you'll find Waitrose, Aldi and Sainsbury's supermarkets all within a 15-minute drive, while more extensive retail therapy needs will easily be catered for in Exeter city centre, just 20 minutes away and home to an A to Z of household name retailers, plus independent boutiques and a range of regular markets.

Those looking to wine and dine can look forward to an eclectic eating and drinking out scene either close to home, or in Exeter itself. There are a variety of local pubs and restaurants serving local ales, ciders and home cooked food less within two miles and award winning restaurants in the city.





## ENJOY A HEALTHY LIFESTYLE

For those seeking sport, fun and fitness, there is no shortage of options. Three local sport and leisure centres – Broadclyst Leisure Centre, David Lloyd and Northbrook Swimming Pool – are all within a 20 minute drive of home. Between them they offer gyms, fitness studios and classes, swimming pools, tennis courts and spa facilities. Golfers can enjoy themselves at the picturesque Exeter Golf and Country Club.

Film fans can catch all the latest blockbusters at Vue Cinema Exeter, while Exeter Northcott Theatre offers a varied programme of entertainment and the performing arts. For those who prefer the Great Outdoors, there are plentiful opportunities for walks with Stover Country Park nature only 30 minutes away in the car. Further afield, Dartmoor National Park offers almost 1,000 square kilometres of beautiful scenery to explore. Family days out can be met with a trip to Crealy Theme Park, only a short drive from home and with more than 60 rides and attractions. For history and heritage, head to Exeter and visit the Royal Albert Memorial Museum & Art Gallery, Exeter Cathedral or historic Exeter Quay.

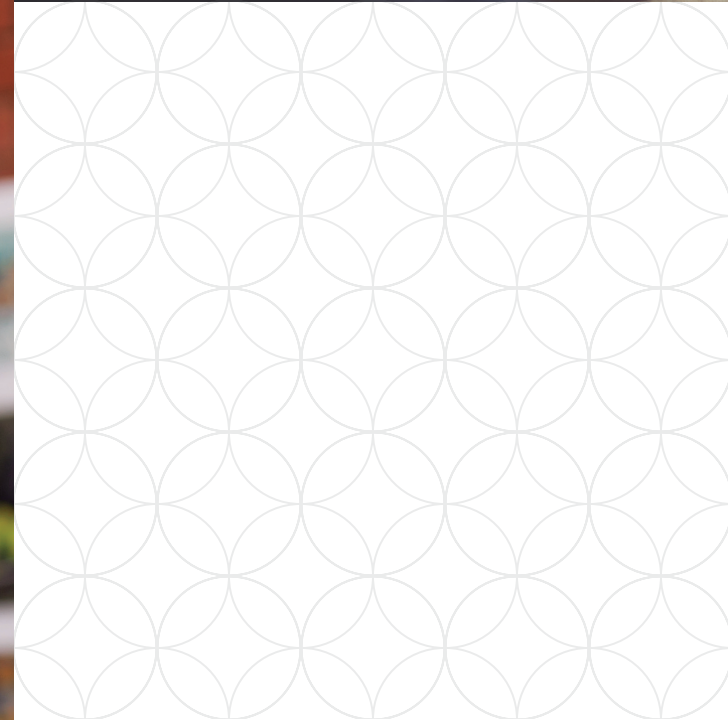
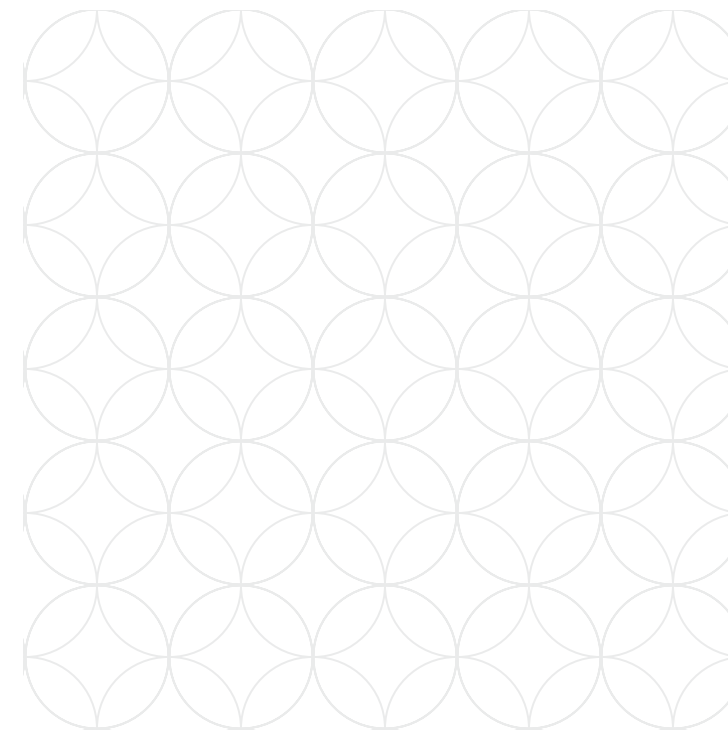


# MORE OPPORTUNITIES

Parents of growing families will be pleased to find a good range of schools for children at all stages of their educational journeys.

Westclyst Community Primary School is just a five minute walk from home, caters for youngsters aged from 2 to 11 and is rated 'Outstanding' by Ofsted. Pinhoe Primary is a five minute drive and is rated 'Good'.

For older students, St Luke's Church of England School is a similar drive time, while Exeter Cathedral School and Exeter School are both independent and both highly rated.



# LESS TIME TRAVELLING

Saxon Brook is well connected for commuters, whether you're travelling by road or rail.

Junction 29 of the M5 is just 10 minutes away for onward travel to Bristol (1 hour and 35 minutes) and in the other direction, Plymouth (1 hour, via the A38). The pretty seaside towns of Exmouth, Torquay, Paignton and Brixham are all also within an hour's drive of home.

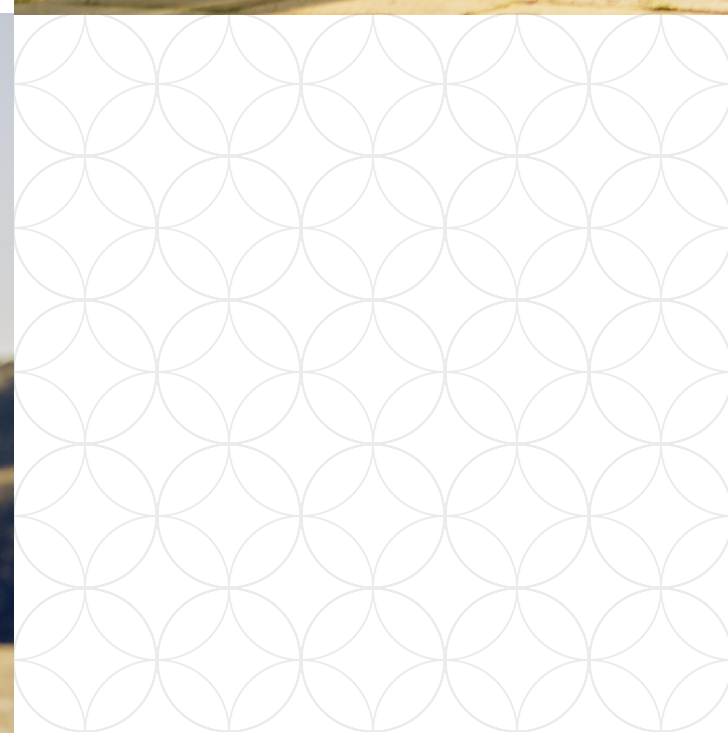
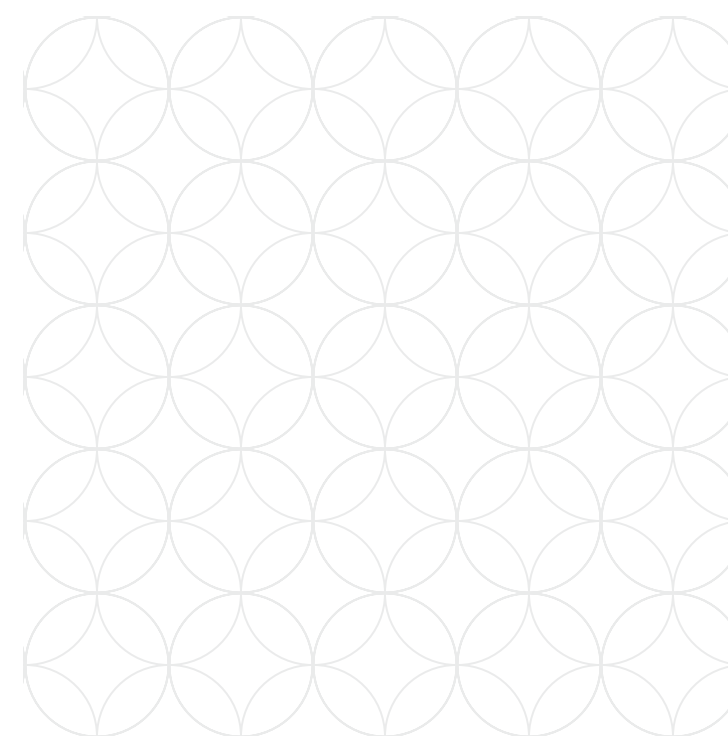
For rail travel, Pinhoe train station is around 4 minutes away in the car and offers services to Exeter Central (6 minutes), Exeter St David's (10 minutes), and London Waterloo (3 hour and 15 minutes).

For air travel, Exeter Airport is just 11 minutes away by road 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 **Saxon Brook**.



# SO YOU GET MORE OUT

- Public Green Spaces
- Allotments
- Cycleways & Footpaths
- Children's Play Areas
- Art Trails



# 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

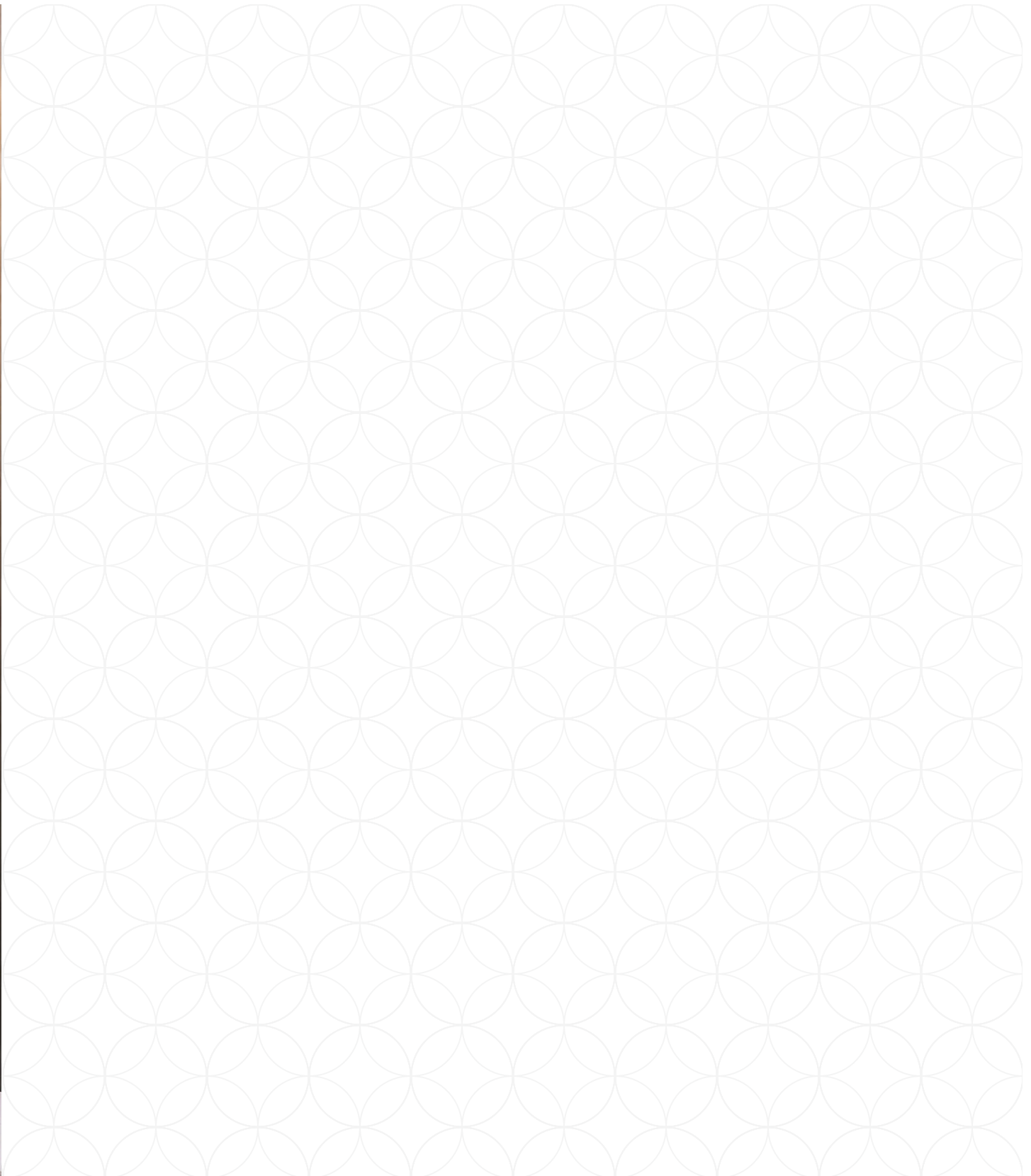
### Bowl & Tap

Stainless steel 1.5 bowl sink with chrome mixer tap.

### Appliances

- Ceramic or Gas Hob
- Double Oven
- Cooker Hood
- Integrated Fridge Freezer





## INTERIOR

### Walls

Dulux off white emulsion paint finish.

### Internal Doors

Two panelled 'Cambridge' style door finished in Satin White.

### Internal Door Furniture

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

### Architrave

Torus Profile MDF finished in Satin White.

### Skirting Boards

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

### Staircase

Timber Staircase with plain newels and balustrades finished in Satin White and Light Ash handrail.

### Ceilings

Dulux white emulsion paint finish.

### Central Heating

Heat Interface Unit - HUI - Please refer to Sales Consultant for further 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

Arc by Sottini.

### 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 Tessino mixer tap with single lever control complete with click plug waste.  
Bath Tessino Mixer tap with single lever control complete with click plug waste.

### Bath

Tempo bath with Uniline panel.

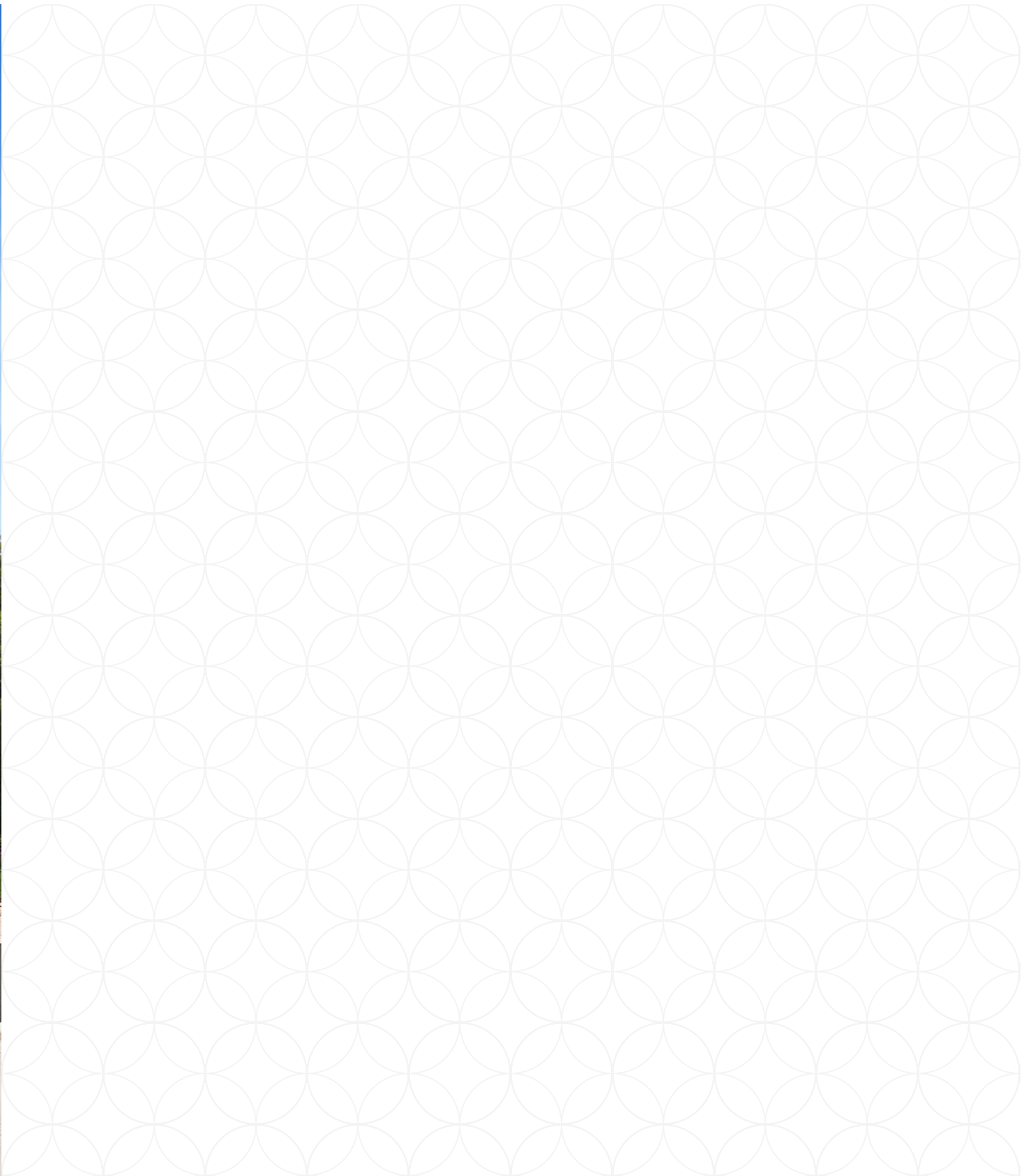
### Wall Tiles to Cloakroom, Bathroom & En-suite

Full height tiling to bath and shower areas and Mirror splash back to sink. Tile splash back to cloakroom. all as indicated on drawings, please refer to Sales Consultant for further details.

### Shaver Socket to En-suite

(where applicable)  
White finish to match sockets and switch plates.





## EXTERIOR

### Fascia & Soffit

PVCu square fascia & vented soffit board in white profile.

### Rainwater System

Rainwater gutters and down pipes in black finish.

### Windows

Sealed double glazed PVCu windows in white finish.

### Patio Doors

PVCu 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. Painted in plot specific heritage colour.

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

### House Numeral

Colour to match front door.

### Door Bell

Mains Wired Bell Push Door Bell.

### External Lights

Traditionally styled Coach Lantern in Black.

### Garage

Steel up and over door. Door finish to match the Heritage Front Door 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 Urbex Buff Riven or equal approved concrete flags laid as indicated on drawing.

### External Fencing

Rear Garden 1.8m Clad Timber Board & Gate to rear.

### Garden

Front Good standard turfing to front garden. Refer to layout for landscaping details.  
Rear Topsoil laid across the garden.



# 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](http://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.





# SAXON BROOK



Manley Meadow, Pinhoe, Exeter, Devon EX1 3UW

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