

HERITAGE

- REDROW -

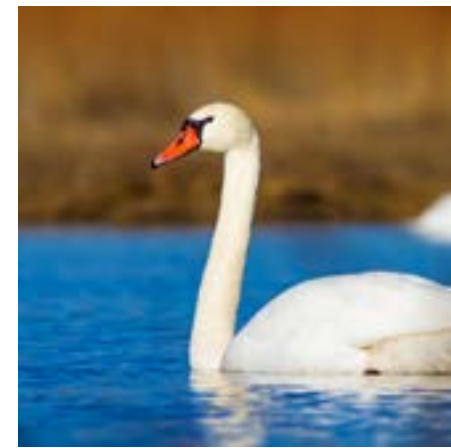
CROMWELL COURT

OLD BASING

 **REDROW**



WELCOME TO CROMWELL COURT



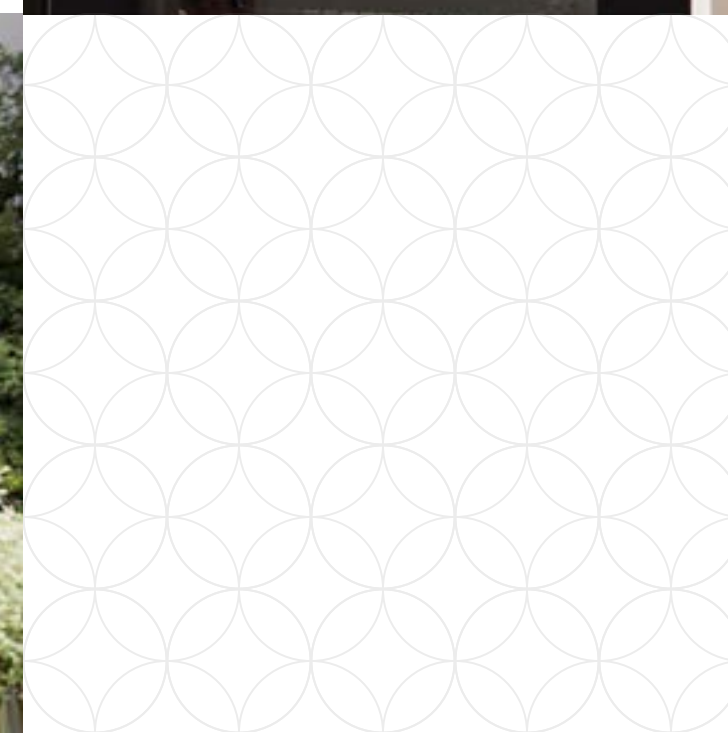
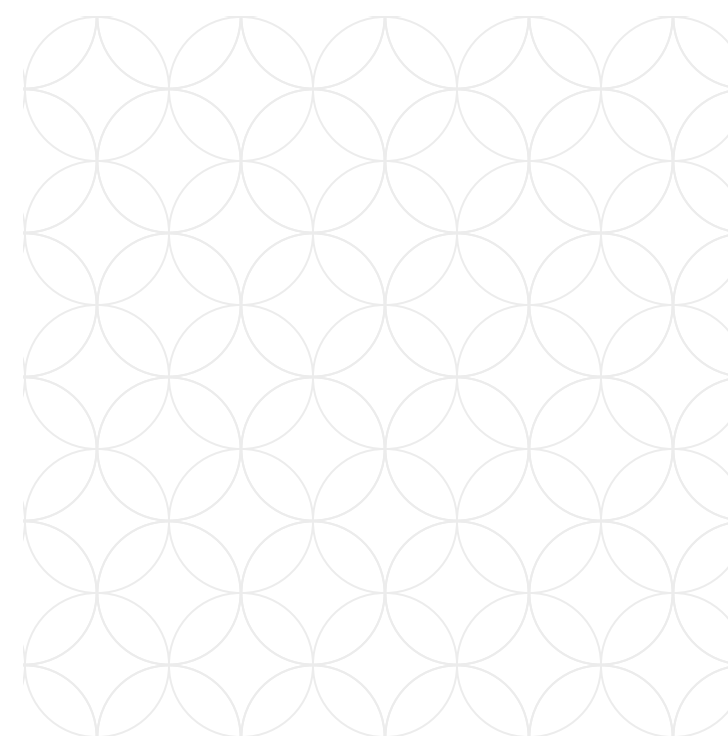
A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE PRETTY VILLAGE OF OLD BASING

Imagine a pretty, peaceful village setting, offering tranquility and stunning views, but with amenities aplenty, on your doorstep and slightly further away in one of south-east England's most vibrant and rapidly-developing towns. Cromwell Court, nestled in the beautiful Hampshire countryside but on the edges of contemporary, thriving Basingstoke, has all of this and more, and that's before you've considered the elegance of these Heritage Collection homes. Reflecting on the style and attention to detail of the 19th Century's Arts and Crafts movement, these are houses that offer the very highest standard of modern living, on the inside and out.



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.

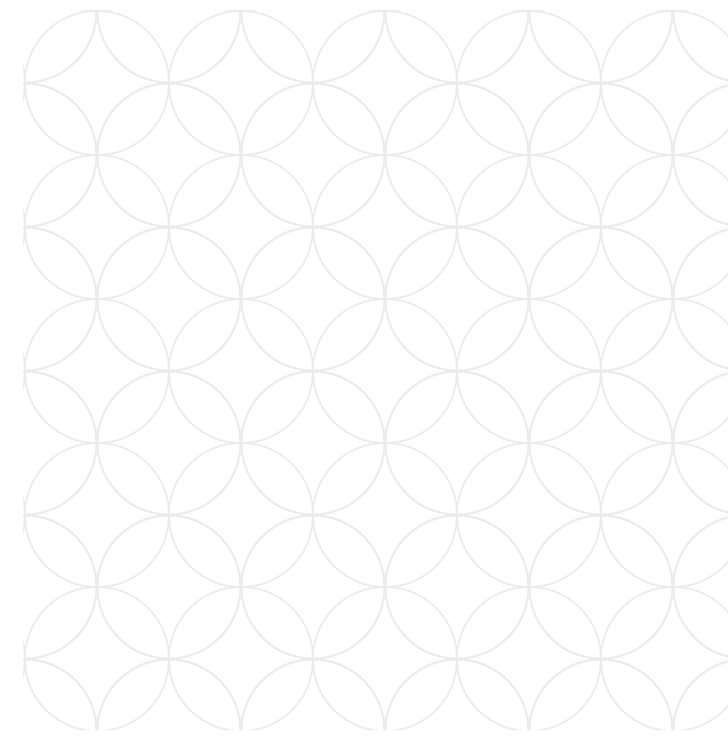


BETTER BY DESIGN

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

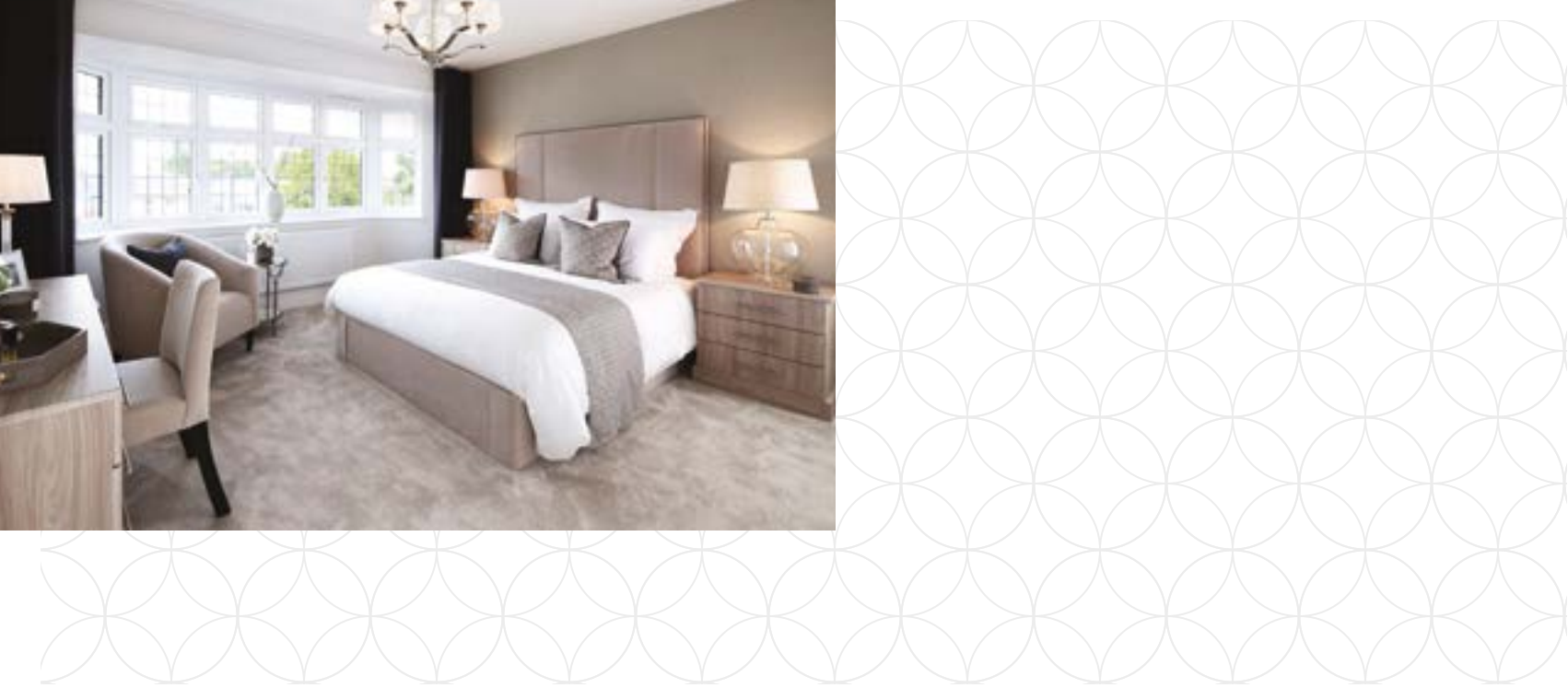
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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.





ENJOY THE AREA

Cromwell Court has local amenities in good supply, with the Old Basing village shop around a four minute drive from home and the local Co-operative supermarket around three minutes away in the car. Chineham Shopping park, meanwhile, is five minutes away by road and has a Tesco and a Marks & Spencer. Oakridge Post Office is also around a five minute drive, while there are three pharmacies – Assura, Day Lewis and Tesco – within a two mile radius of home. For those looking to truly shop until they drop, Basingstoke town centre is close by and awash with retail, with stores selling everything from shoes and clothes to gifts and fragrances, with household names including Phase Eight, Lush, Next and the Body Shop.

For drinking and dining out, the rich local scene admirably reflects Cromwell Court's enviable fusion of past and present. Nearby pub The Hatch, around four minutes away by road, is set in a charming, traditional old building and offers a varied menu of quality pub favourites.



ENJOY AN ACTIVE LIFESTYLE

For leisure and pleasure, there will be plenty to suit all tastes. Fitness fanatics will be pleased to find no fewer than five gyms – Strength Base, Complete Performance, the Fitness Experts, Village Gym and Anytime Fitness - located within two miles of the development. Swimmers can enjoy Basingstoke Aquadrome, with its 25 metre competition pool, 20 metre teaching pool and lagoon pool with baby beach and flumes. Indoor skydiving and dry skiing are also available close by, while the Planet Ice rink and Hollywood Bowl attractions nearby are ideal for family days out.

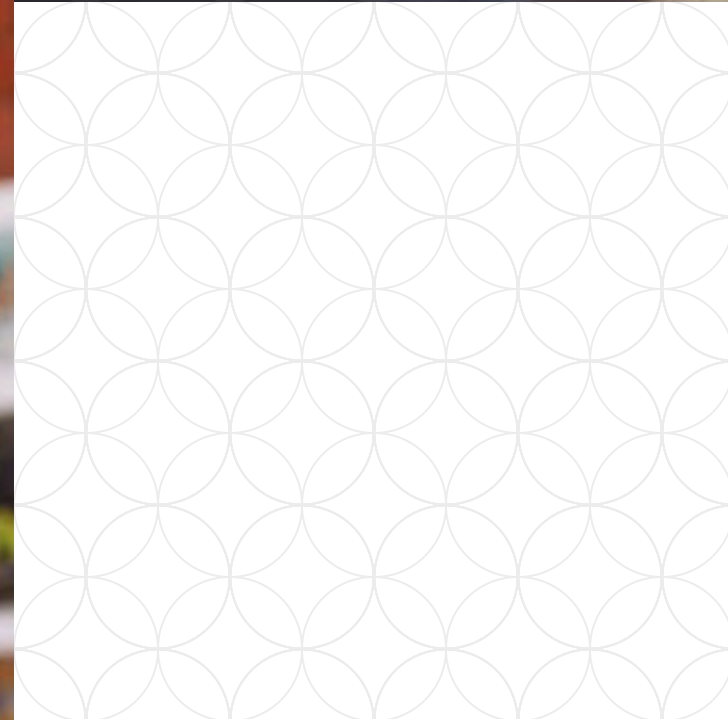
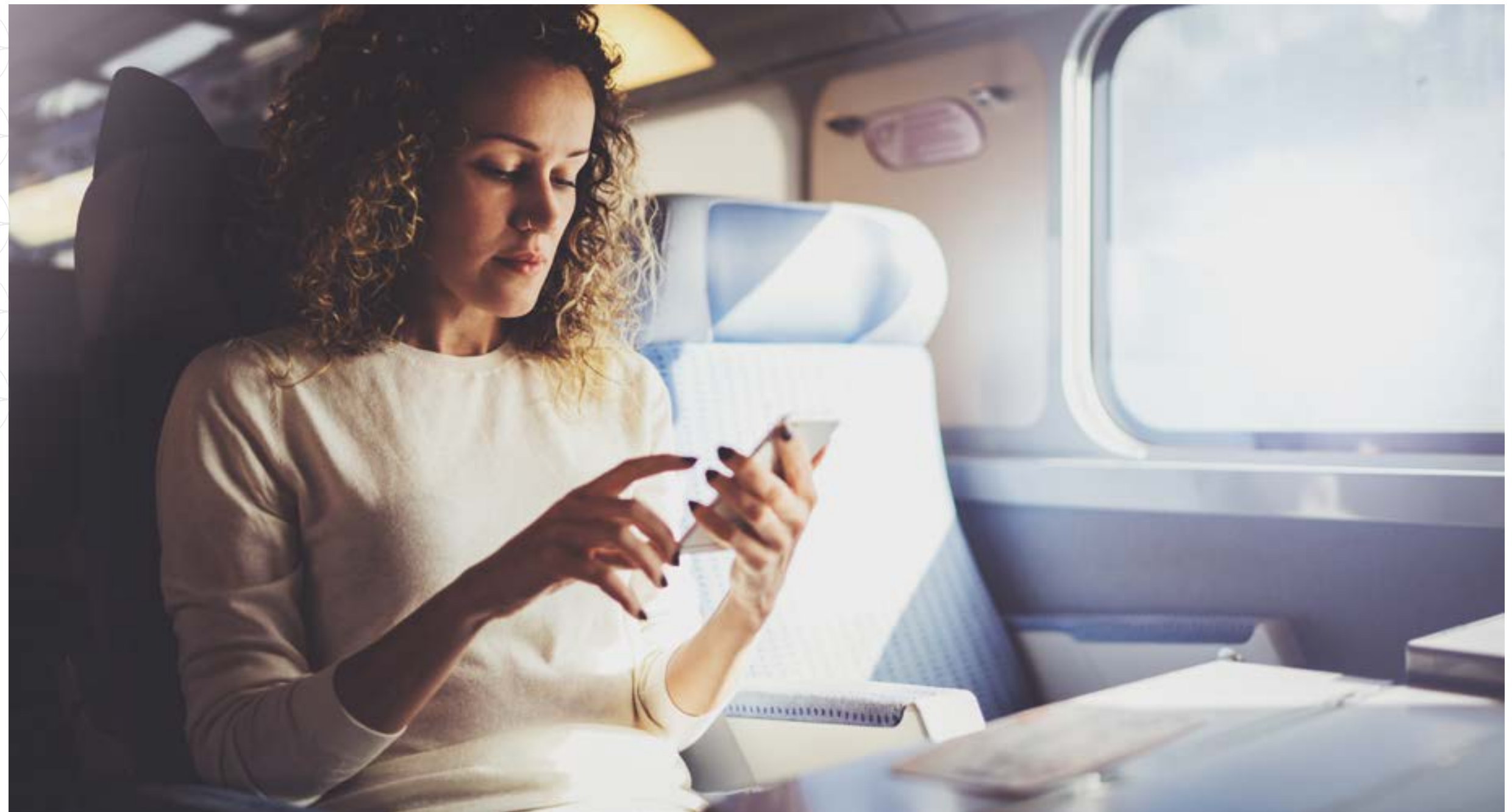
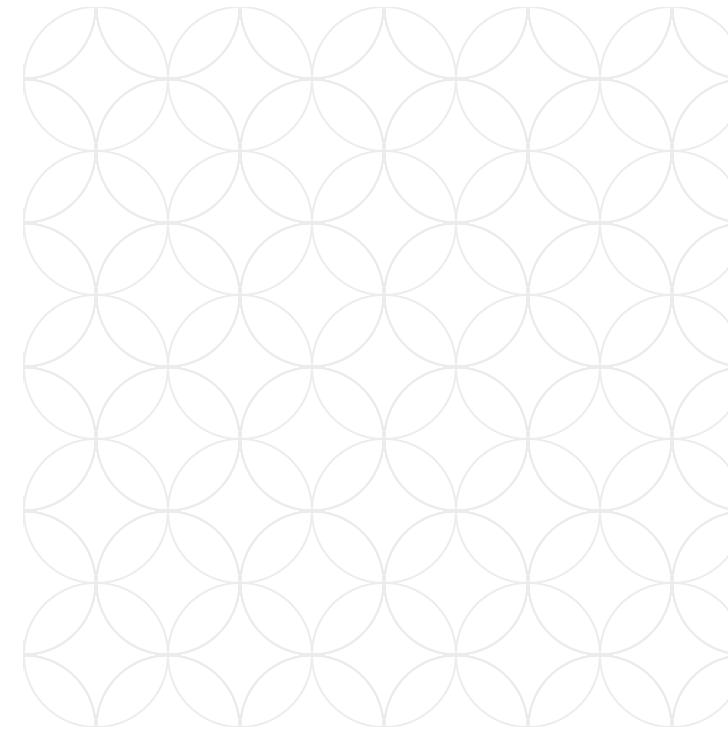
Golfers can enjoy a relaxing round at the 18-hole Basingstoke Golf Club in nearby Kempshott, around 12 minutes away by road, while clubs nearby will cater for enthusiasts of a wide array of sports, from football, rugby and cricket to badminton, bowls and volleyball.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a large number of well-rated schools where children can begin and continue their journeys in education.

For youngsters from two to seven, there are a variety of nursery and infant schools located within a 10 minute drive of home, all rated 'Good' or 'Outstanding'. There are also more than a dozen primary schools located within a two-mile radius and all are well rated by Ofsted.

For older students, there are four secondary schools and a stand-alone sixth form college situated within two miles of home. The Vyne Community School, Everest Community Academy, Queen Mary's College and Basingstoke College of Technology are all rated 'Good', while Dove House School Academy is judged to be 'Outstanding'.



GETTING AROUND

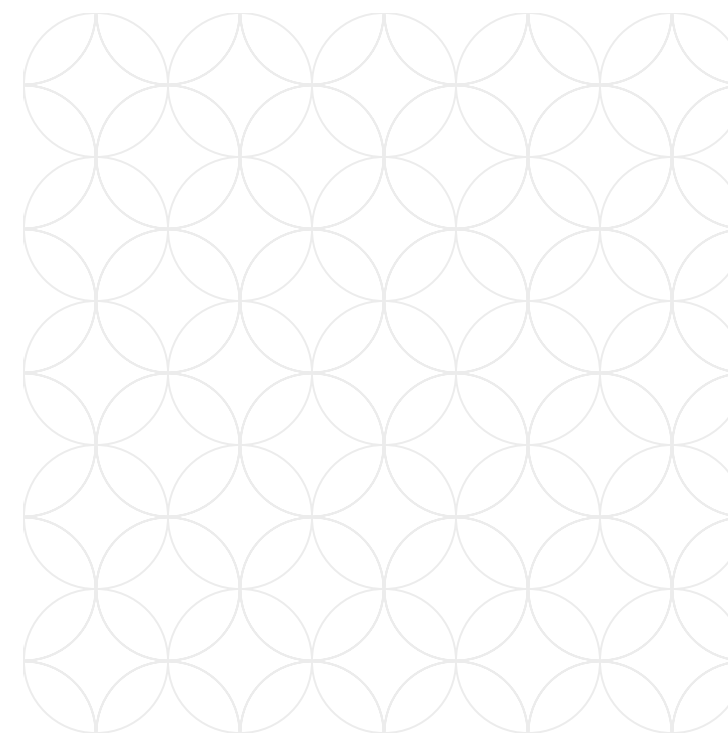
Though set in a beautiful and peaceful location, Cromwell Court offers enviable transport and travel connections, by both road and rail. Junction six of the M3 motorway is just minutes away for onward travel to Central London (1 hour and 23 minutes), Winchester (27 minutes) and Southampton (40 minutes), while Reading is accessible in around half an hour via the A33 trunk road.

For rail travel, Basingstoke station is around a six minute drive and offers services to London Waterloo (44 minutes), Reading (24 minutes), Winchester (17 minutes), Southampton (36 minutes) and Bournemouth (1 hour and 14 minutes). Heading north, you can reach Oxford in 50 minutes and Birmingham in two hours and eight minutes.

Those looking to travel by air can reach London Heathrow Airport in around 33 minutes, London Gatwick in around 58 minutes and Southampton Airport in around 32 minutes, with all three 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 **Cromwell Court**.














SO YOU GET MORE OUT

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

EXPLORE CROMWELL COURT



KEY

	LETCWORTH 3 BEDROOM HOME		CANTERBURY 4 BEDROOM HOME
	OXFORD LIFESTYLE 3 BEDROOM HOME		HARROGATE 4 BEDROOM HOME
	LEAMINGTON LIFESTYLE 3 BEDROOM HOME		HENLEY 4 BEDROOM HOME
	CAMBRIDGE 4 BEDROOM HOME		HAMPSTEAD 5 BEDROOM HOME
	OXFORD 4 BEDROOM HOME		AFFORDABLE HOUSING
	SHAFTESBURY 4 BEDROOM HOME		

Affordable Housing:
 Dart – 28-29, 32-33, 34-35, 41-42, 45-46, 65-66.
 Tweed – 30-31.
 Bromsgrove – 67-70, 71-74.
 Apartments – 47-55, 56-64.

C/S – Cycle Store

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.





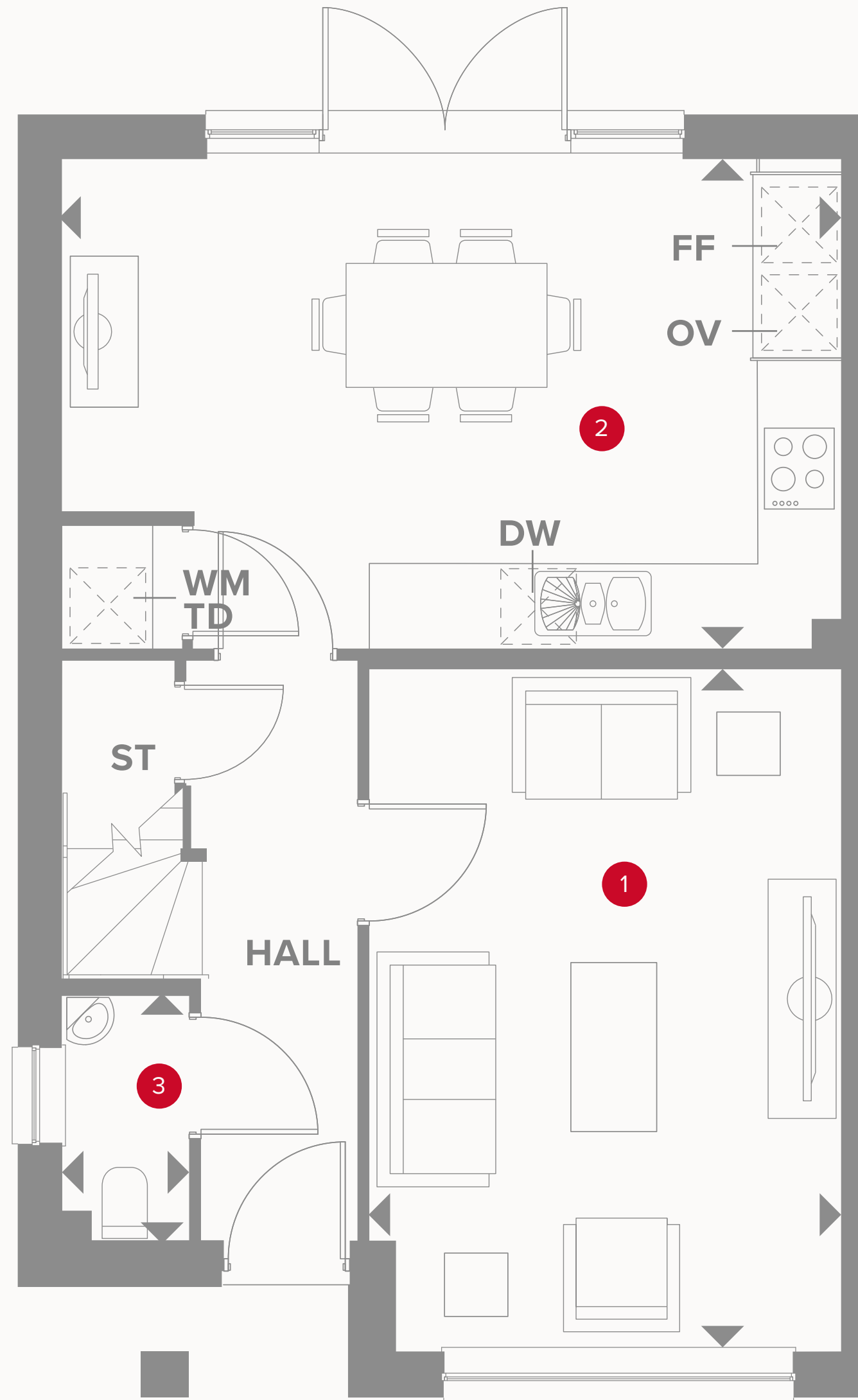
HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM HOME






*Applies to Plot 41 only.


THE LETCHWORTH GROUND FLOOR

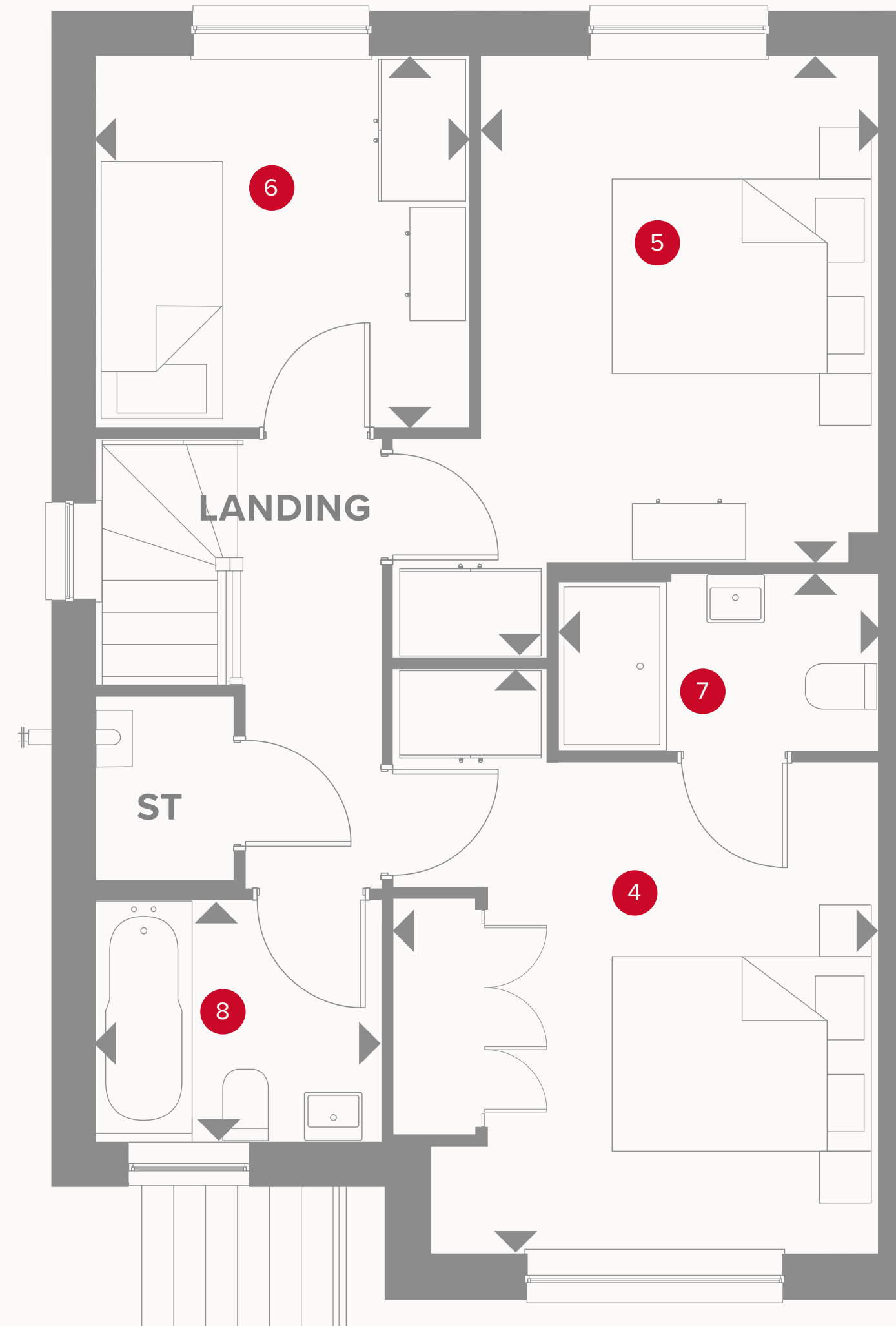
1	Lounge	15'11" x 11'0"	4.84 x 3.35 m
2	Kitchen/ Dining/	18'2" x 11'5"	5.53 x 3.47 m
3	Cloaks	5'10" x 2'11"	1.76 x 0.90 m



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 LETCHWORTH FIRST FLOOR

4	Bedroom 1	13'5" x 11'3"	4.13 x 3.42 m
5	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
6	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
7	En-suite	7'5" x 4'1"	2.26 x 1.25 m
8	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



KEY

- ◀ Dimensions start
- ST Storage cupboard

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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 OXFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



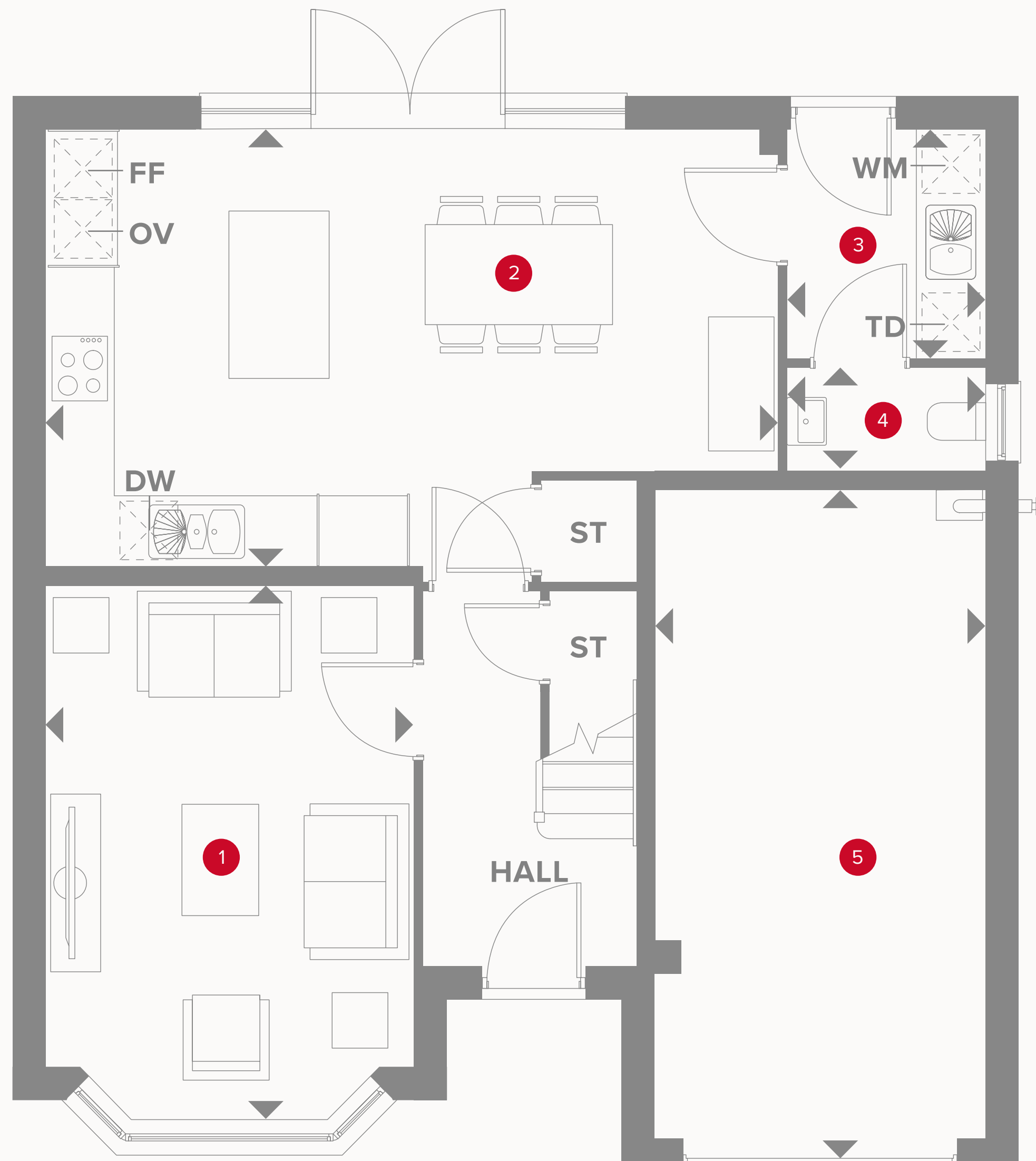
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**




THE OXFORD LIFESTYLE GROUND FLOOR

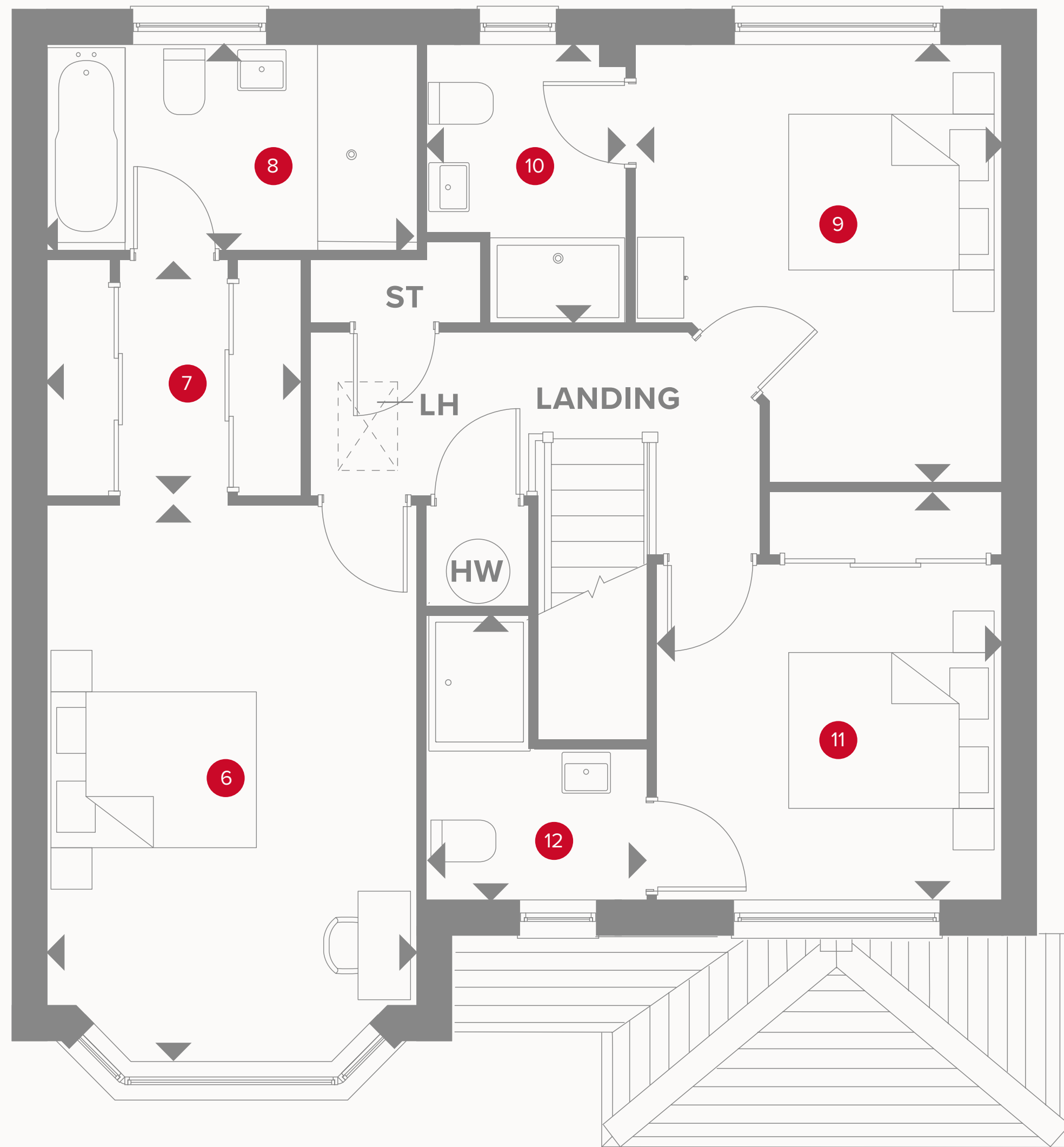
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'10"	5.98 x 3.00 m



KEY

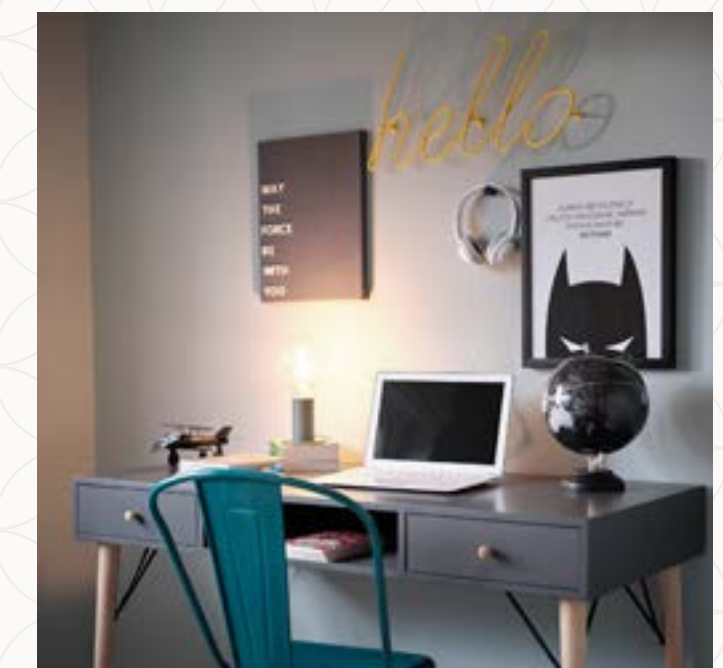
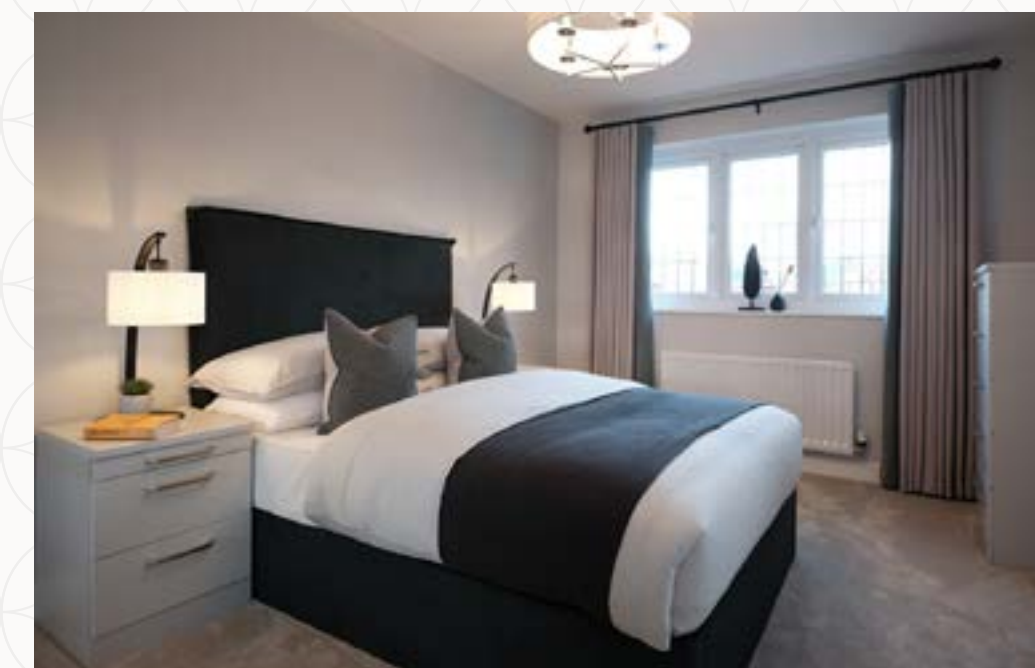
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE OXFORD LIFESTYLE FIRST FLOOR

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



KEY

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

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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. Some images shown include upgrade items which are not included as standard with the house type.



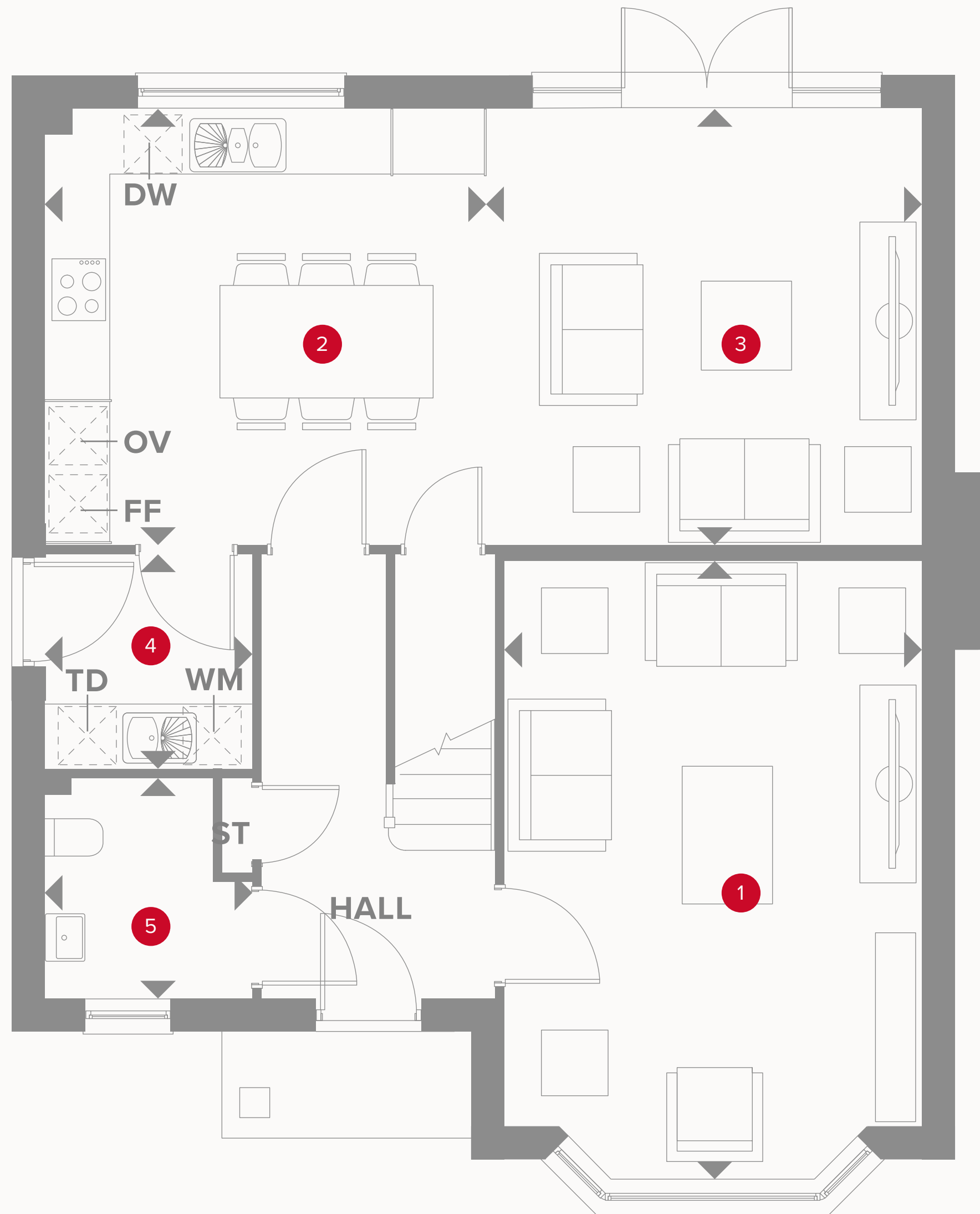
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



*Applies to Plots 5 & 78 only.

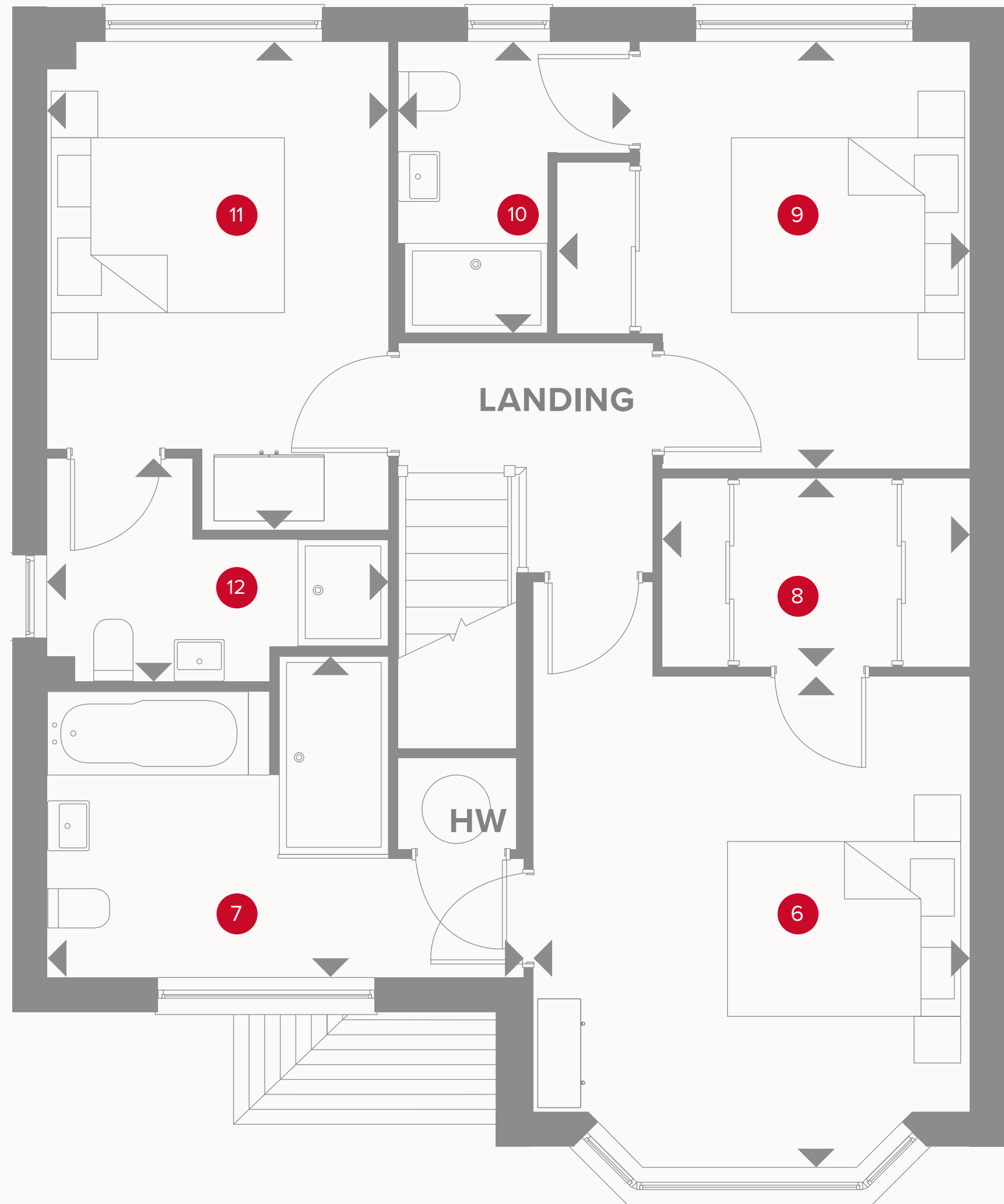
THE LEAMINGTON LIFESTYLE GROUND FLOOR

1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.88 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.92 x 1.80 m



KEY

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



*Applies to Plots 5 & 78 only.

THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'3" x 7'9"	3.96 x 2.67 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.55 m
9	Bedroom 2	11'3" x 11'2"	3.54 x 3.41 m
10	En-suite 2	7'11" x 6'2"	2.41 x 1.93 m
11	Bedroom 3	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
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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.



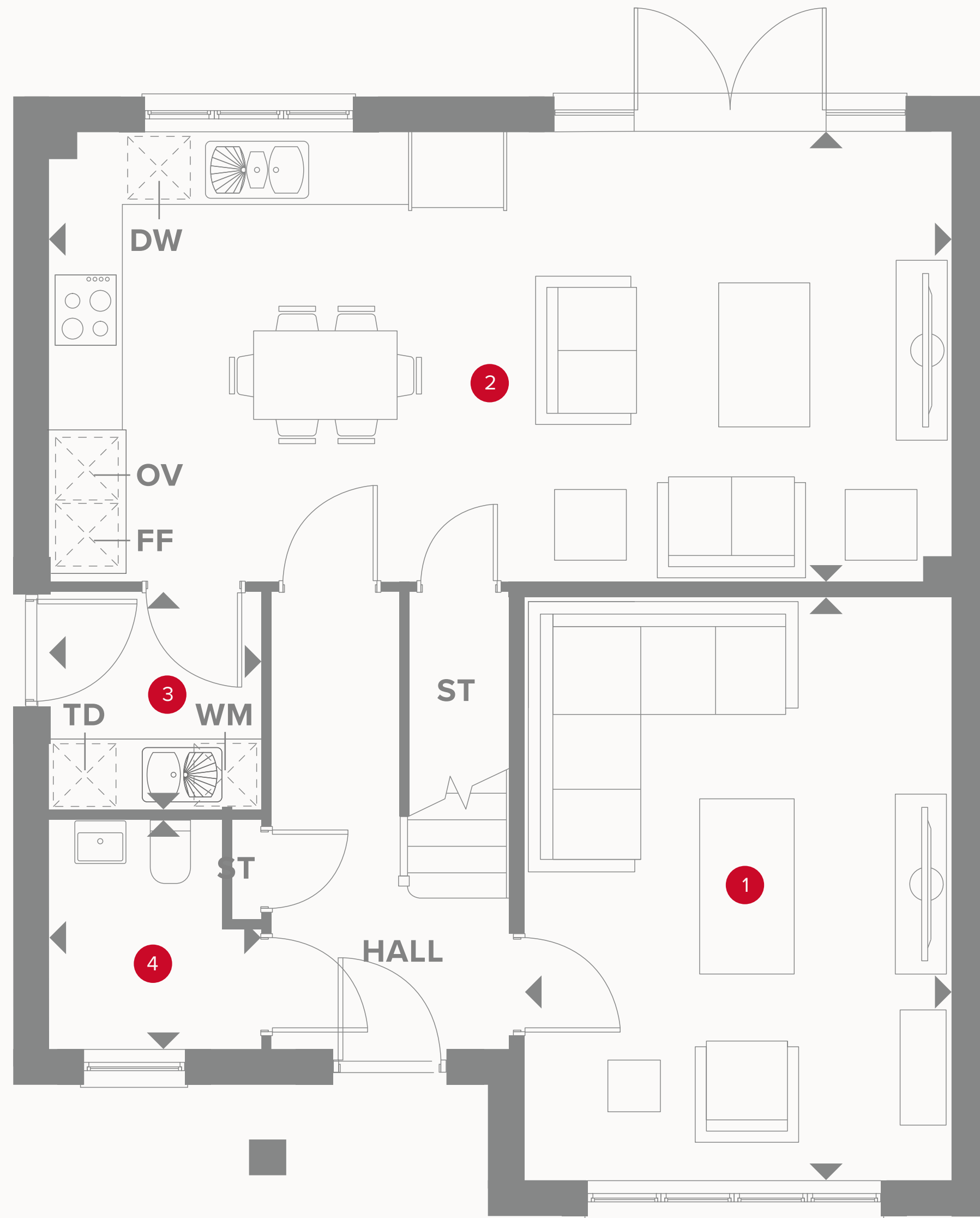
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME







THE CAMBRIDGE GROUND FLOOR

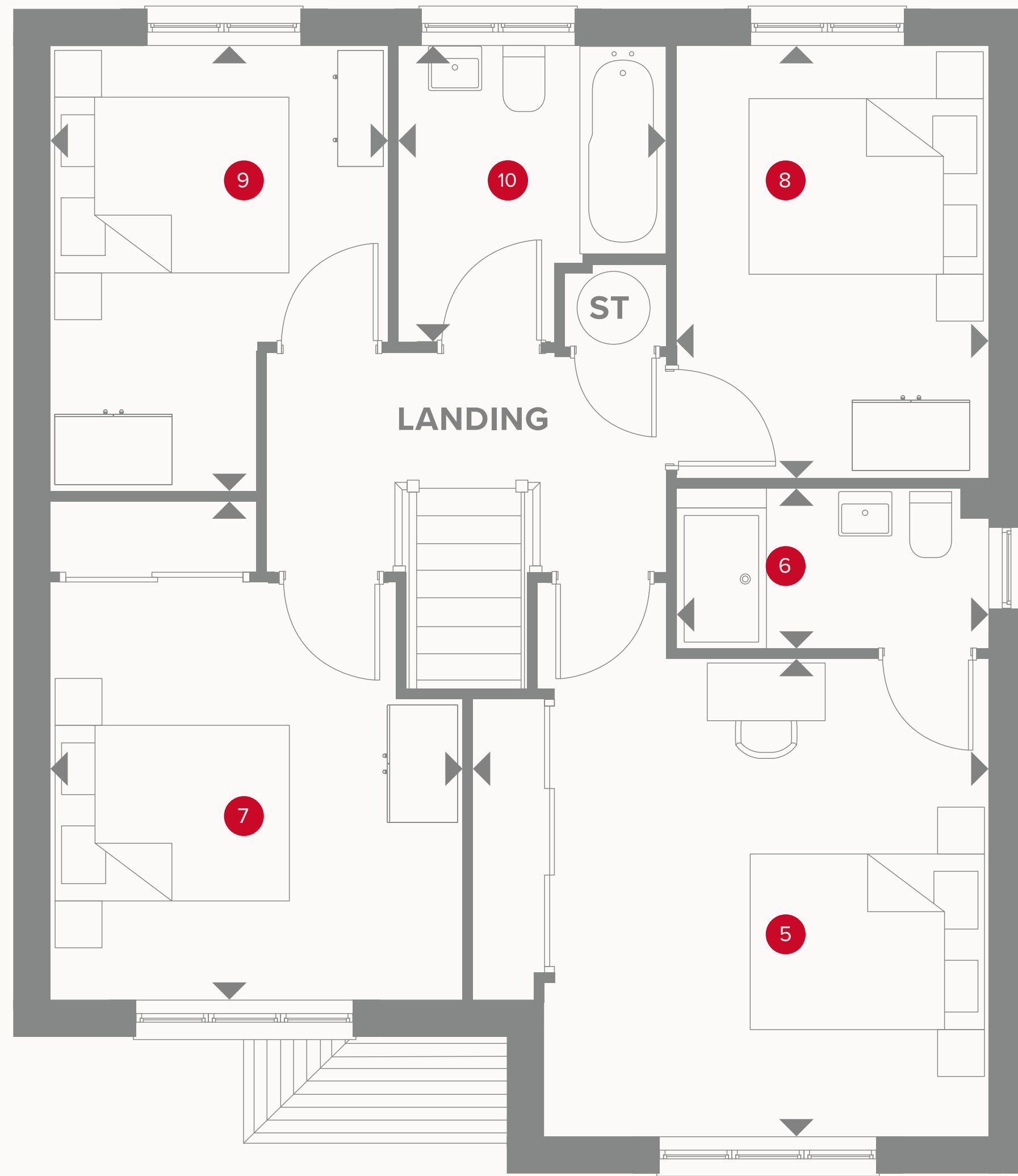
1	Lounge	16'3" x 12'0"	4.95 x 3.63 m
2	Kitchen/Dining/Family	25'3" x 12'6"	7.68 x 3.82 m
3	Utility	6'0" x 5'9"	1.88 x 1.80 m
4	Cloaks	6'6" x 5'9"	1.92 x 1.80 m



KEY

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

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



THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'9" x 12'8"	4.22 x 3.89 m
6	En-suite	8'4" x 3'9"	2.55 x 1.30 m
7	Bedroom 2	13'4" x 11'1"	4.06 x 3.37 m
8	Bedroom 3	11'7" x 8'4"	3.52 x 2.56 m
9	Bedroom 4	12'1" x 9'1"	3.64 x 2.76 m
10	Bathroom	8'2" x 7'2"	2.43 x 2.19 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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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

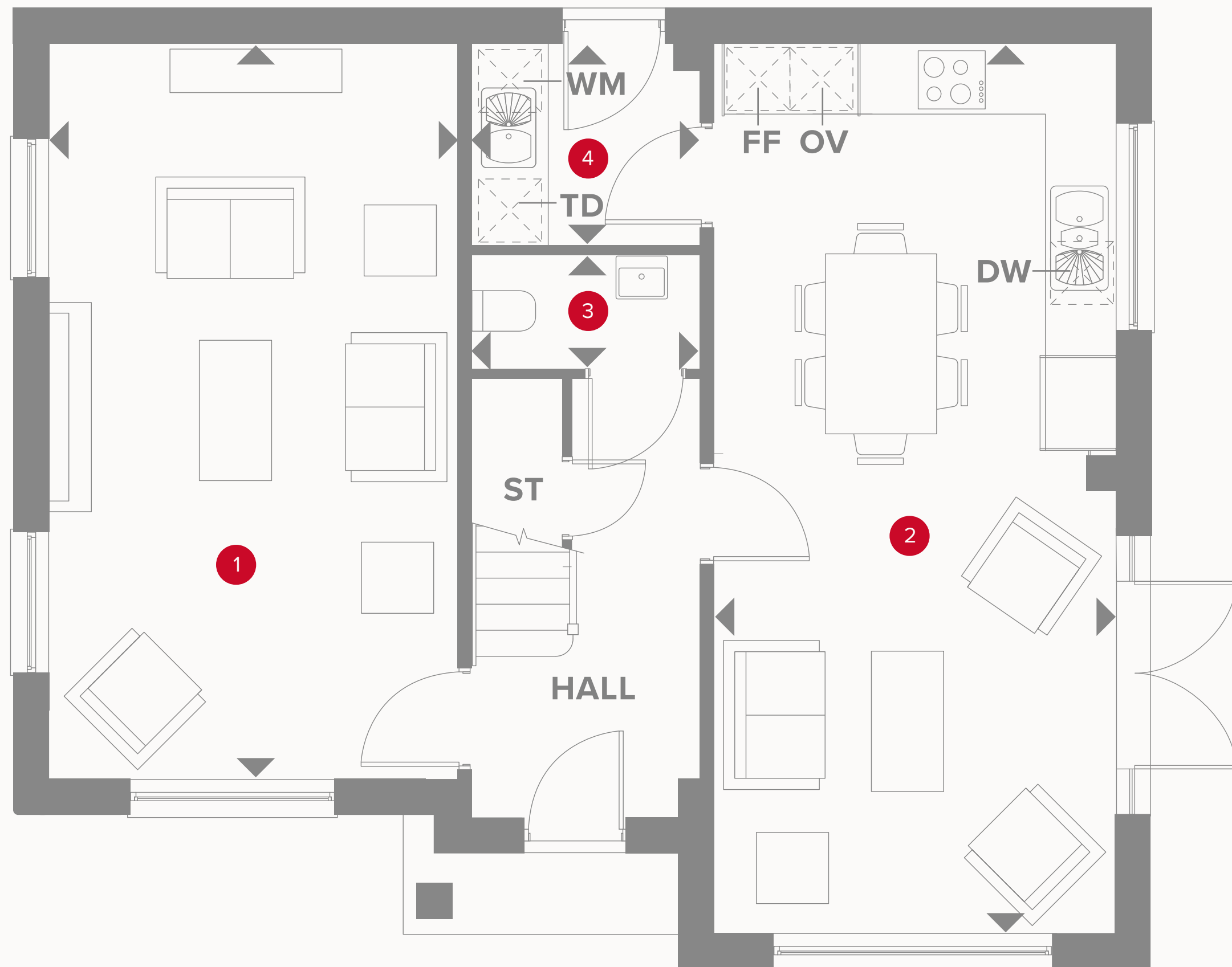
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**

THE SHAFTESBURY GROUND FLOOR




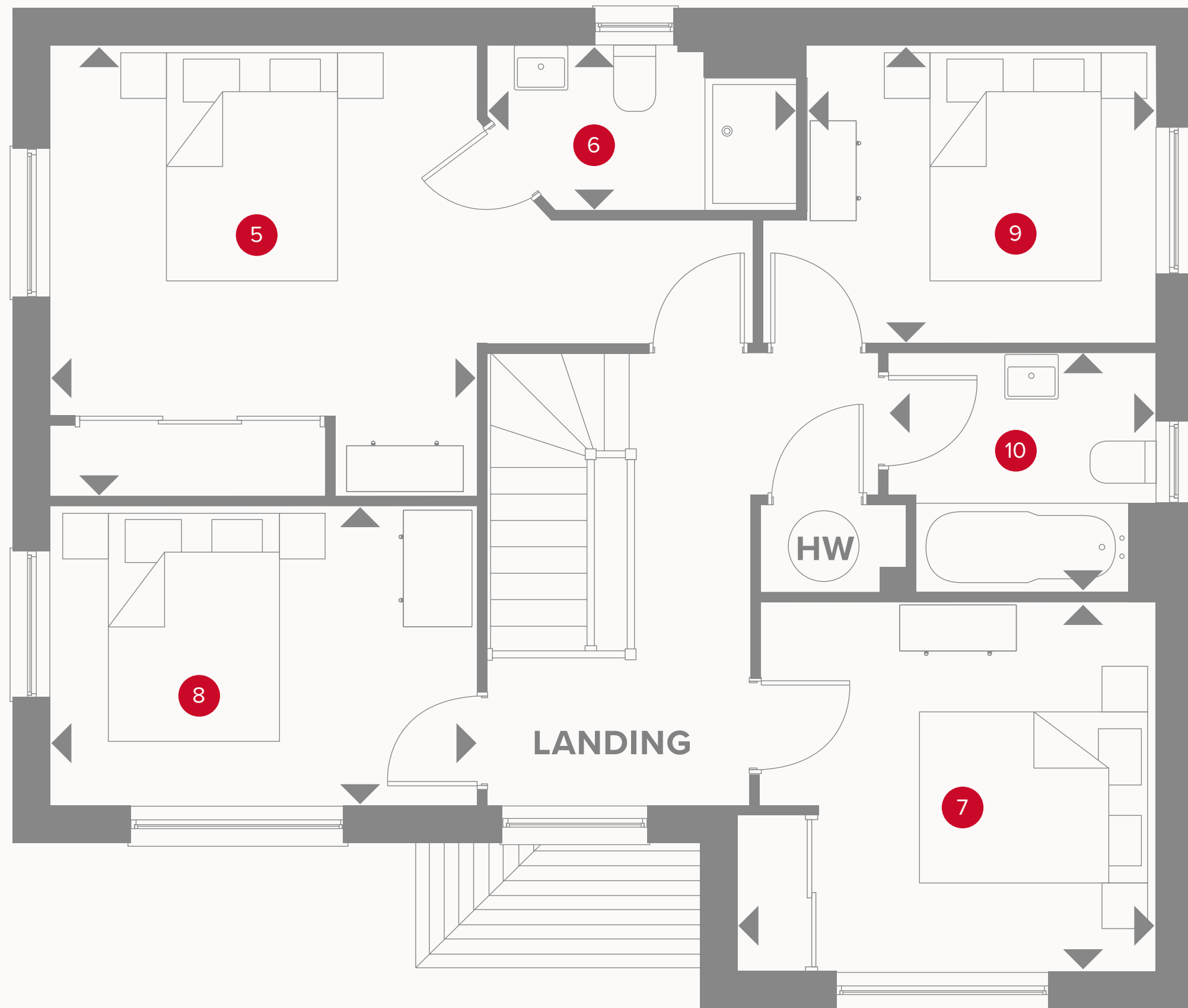
1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining/ Family	25'7" x 11'7"	7.79 x 3.52 m
3	Cloaks	6'6" x 3'4"	1.99 x 1.01 m
4	Utility	6'6" x 5'9"	1.99 x 1.75 m



KEY

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

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



THE SHAFTESBURY FIRST FLOOR

5	Bedroom 1	12'4" x 12'0"	3.78 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'5" x 10'2"	3.11 x 3.51 m
8	Bedroom 3	11'9" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'8" x 8'1"	2.95 x 2.48 m
10	Bathroom	7'2" x 6'6"	2.21 x 2.01 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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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.



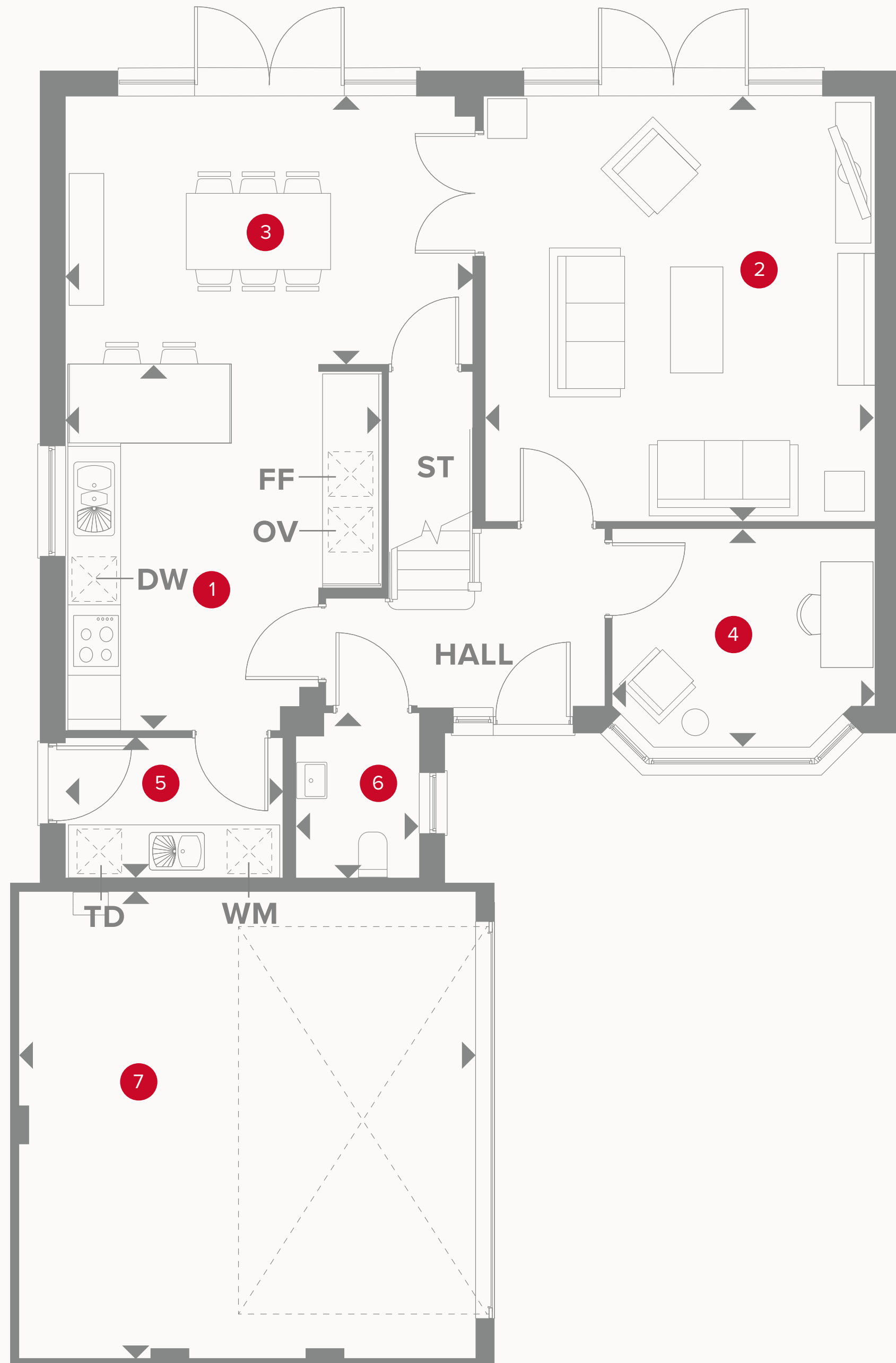
HERITAGE

- REDROW -

THE CANTERBURY

FOUR BEDROOM HOME







THE CANTERBURY GROUND FLOOR

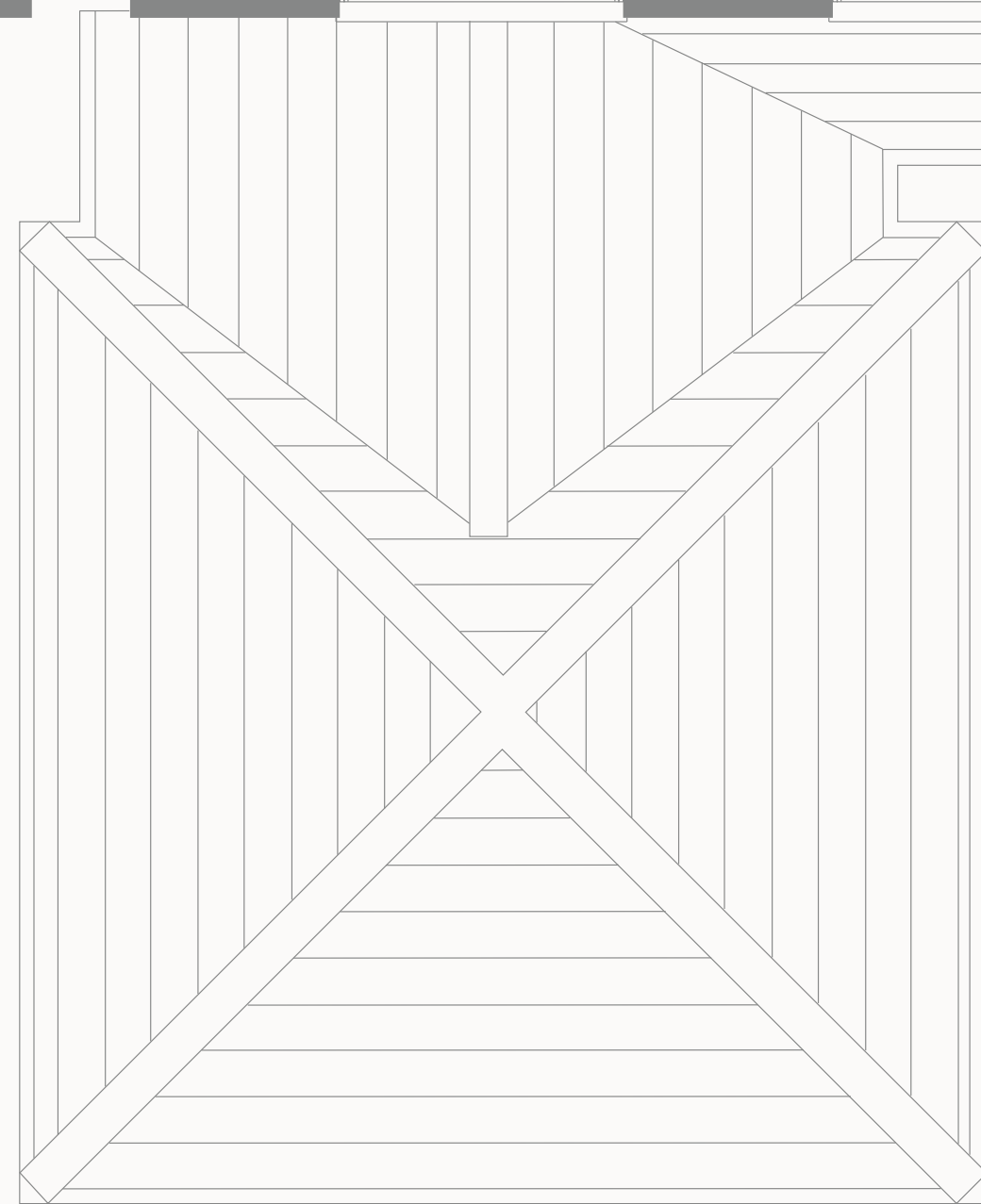
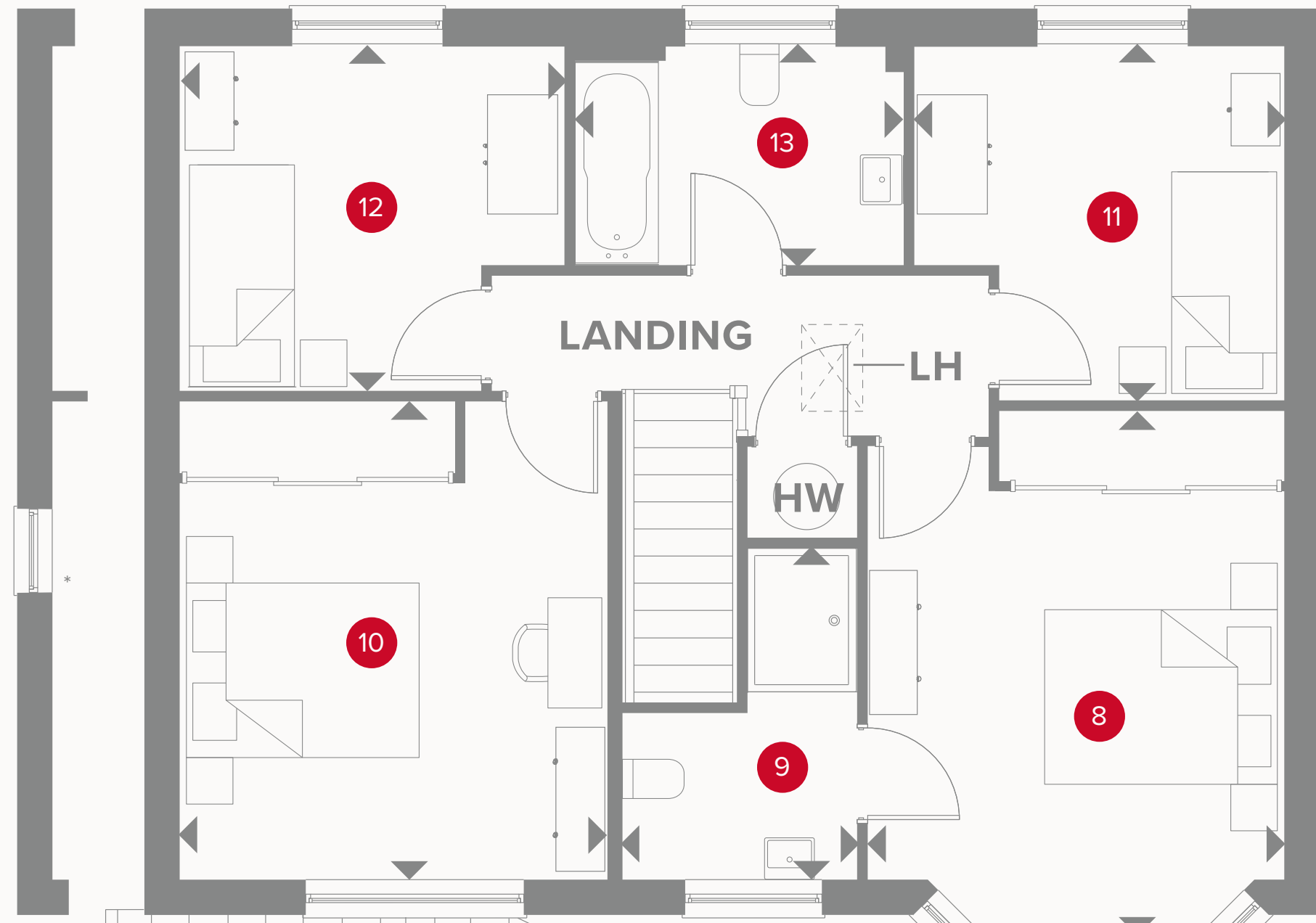
1	Kitchen	13'8" x 11'8"	4.16 x 3.56 m
2	Lounge	15'9" x 14'5"	4.80 x 4.39 m
3	Dining	15'1" x 9'11"	4.60 x 3.20 m
4	Study	9'9" x 8'2"	2.96 x 2.45 m
5	Utility	7'11" x 5'2"	2.42 x 1.58 m
6	Cloaks	6'2" x 4'7"	1.87 x 1.40 m
7	Garage	17'5" x 17'7"	5.30 x 5.19 m



KEY

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

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



*Applies to Plot 11 only.

THE CANTERBURY FIRST FLOOR

8	Bedroom 1	14'3" x 11'4"	4.34 x 3.46 m
9	En-suite	8'11" x 6'5"	2.73 x 1.95 m
10	Bedroom 2	12'12" x 11'7"	3.95 x 3.54 m
11	Bedroom 3	10'1" x 9'8"	3.07 x 2.94 m
12	Bedroom 4	10'4" x 9'5"	3.14 x 2.86 m
13	Bathroom	8'11" x 5'11"	2.73 x 1.81 m



KEY

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

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



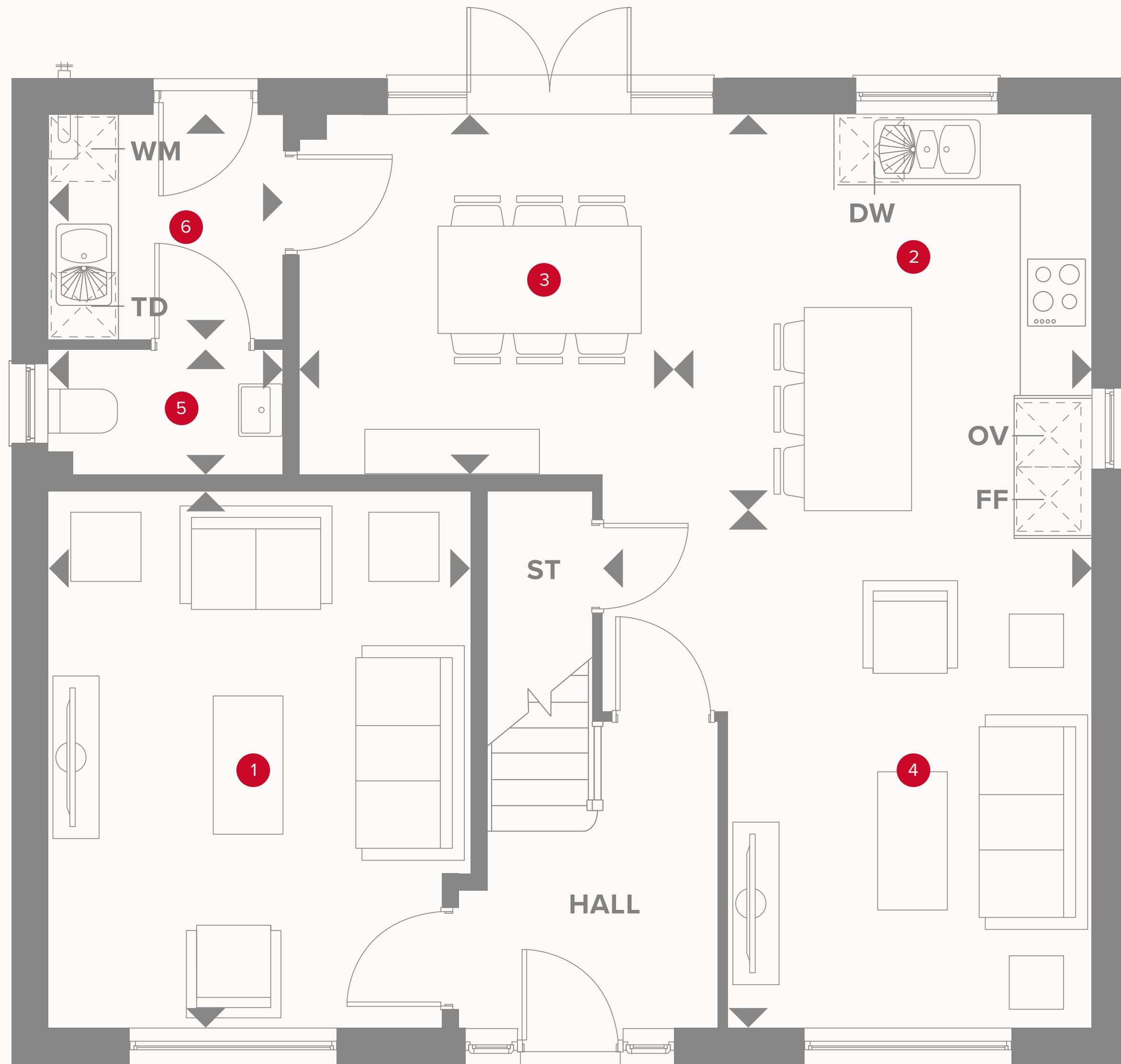
HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM HOME






THE HARROGATE GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'0" x 9'11"	3.53 x 3.50 m
3	Dining	12'6" x 10'3"	3.31 x 3.13 m
4	Family	13'11" x 10'4"	4.41 x 4.23 m
5	Cloaks	6'8" x 3'7"	2.04 x 1.09 m
6	Utility	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

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
8	Wardrobe	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.71 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	10'4" x 9'6"	3.40 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**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.



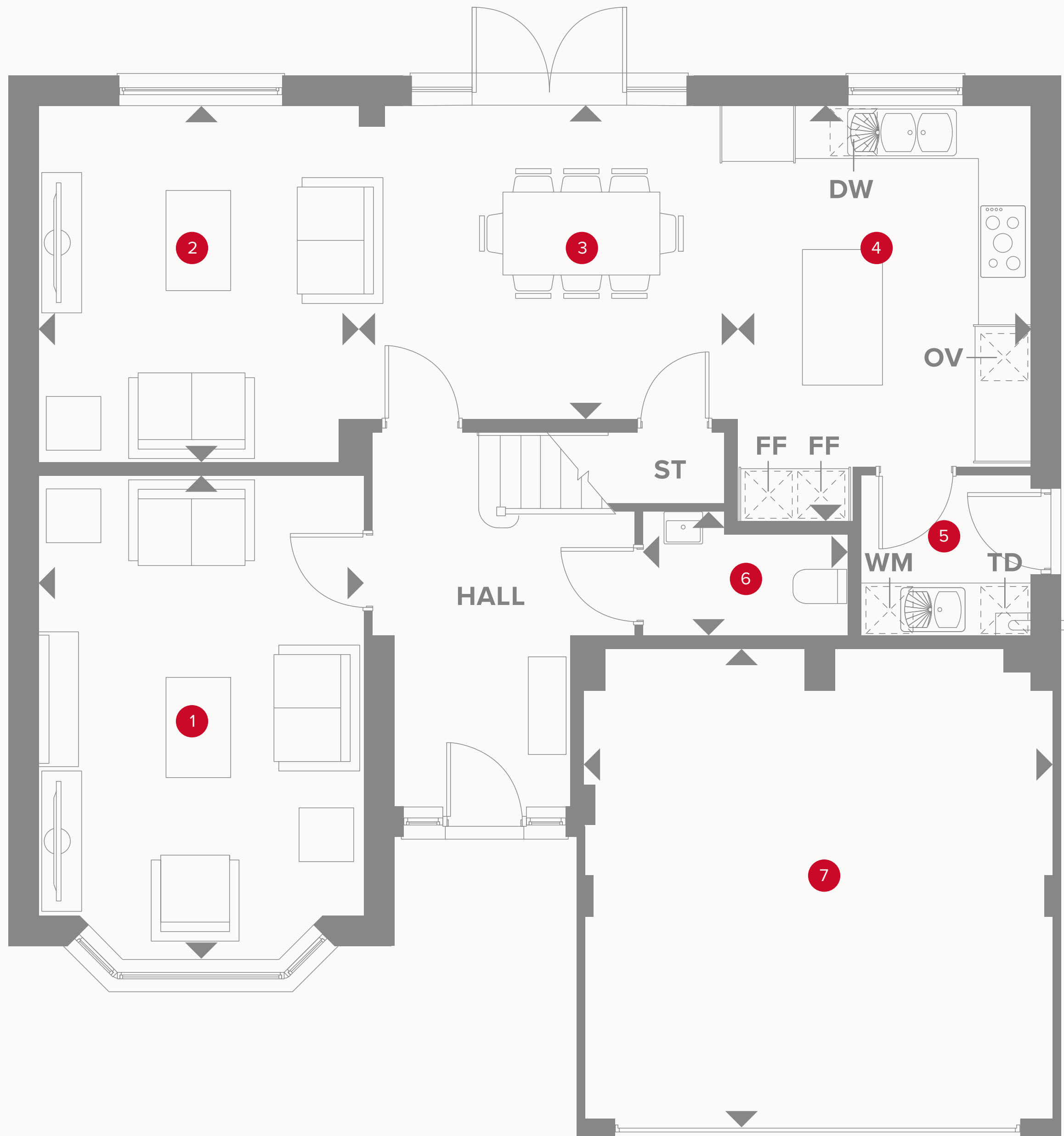
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME

 **REDROW**




THE HENLEY GROUND FLOOR

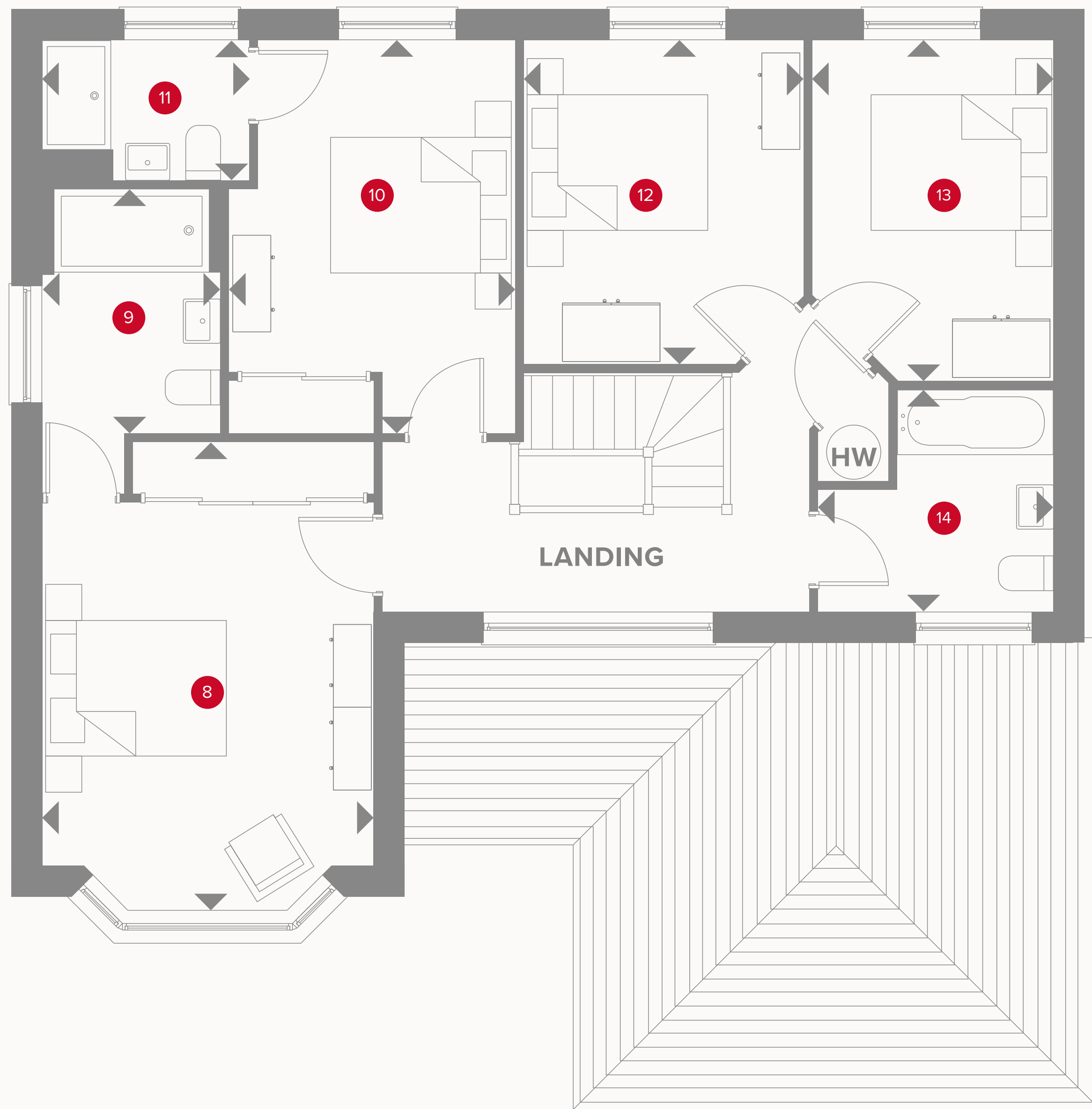
1	Lounge	17'7" x 11'11"	5.37 x 3.63 m
2	Family	13'9" x 11'9"	3.98 x 3.58 m
3	Dining	13'9" x 11'3"	4.20 x 3.49m
4	Kitchen	15'3" x 10'8"	4.63 x 3.29m
5	Utility	6'3" x 6'2"	1.90 x 1.79 m
6	Cloaks	7'6" x 4'7"	2.28 x 1.38 m
7	Garage	17'7" x 17'0"	5.35 x 5.18 m



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

8	Bedroom 1	16'10" x 11'11"	5.12 x 3.63 m
9	En-suite 1	8'6" x 6'6"	2.63 x 1.98 m
10	Bedroom 2	14'1" x 10'3"	4.29 x 3.11 m
11	En-suite 2	7'4" x 5'1"	2.27 x 1.55 m
12	Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'7"	3.71 x 2.63 m
14	Bathroom	8'5" x 7'11"	2.57 x 2.41 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 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.



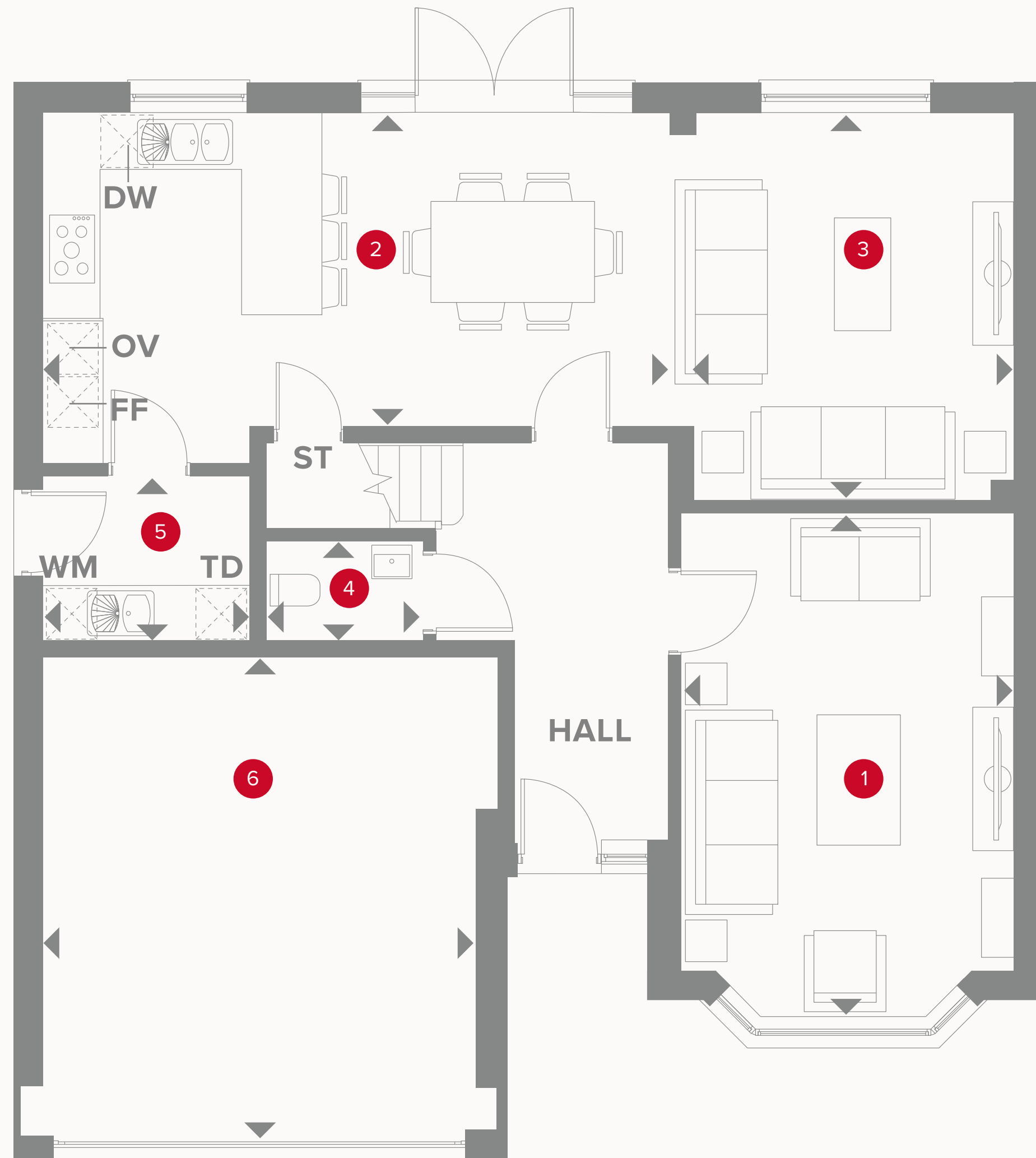
HERITAGE

- REDROW -

THE HAMPSTEAD

FIVE BEDROOM HOME

 **REDROW**



THE HAMPSTEAD GROUND FLOOR

1	Lounge	13'6" x 11'1"	5.36 x 3.63 m
2	Kitchen/Dining	21'3" x 12'4"	6.82 x 3.29 m
3	Family	13'6" x 11'1"	4.08 x 3.56 m
4	Cloaks	5'6" x 3'5"	1.72 x 1.11 m
5	Utility	7'2" x 5'8"	2.23 x 1.71 m
6	Garage	17'1" x 15'9"	5.23 x 4.69 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 HAMPSTEAD FIRST FLOOR

7	Bedroom 1	14'9" x 13'6"	4.18 x 4.08 m
8	En-suite 1	8'1" x 6'0"	2.52 x 1.83 m
9	Bedroom 2	10'8" x 10'2"	3.55 x 3.03 m
10	En-suite 2	7'5" x 6'4"	2.22 x 1.36 m
11	Bedroom 3	14'8" x 10'5"	4.52 x 3.24 m
12	Bedroom 4	11'2" x 9'7"	3.35 x 2.97 m
13	Bedroom 5	11'2" x 7'7"	3.53 x 2.40 m
14	Bathroom	9'1" x 7'2"	2.79 x 2.68 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 Hampstead house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our 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 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 from Moores. Please see Sales Consultant for further details.

Handles Refer to agreed group specifications – My Redrow.

Plinth Refer to agreed group specifications – My Redrow.

General Kitchens to include smooth door closers and plastic cutlery tray.

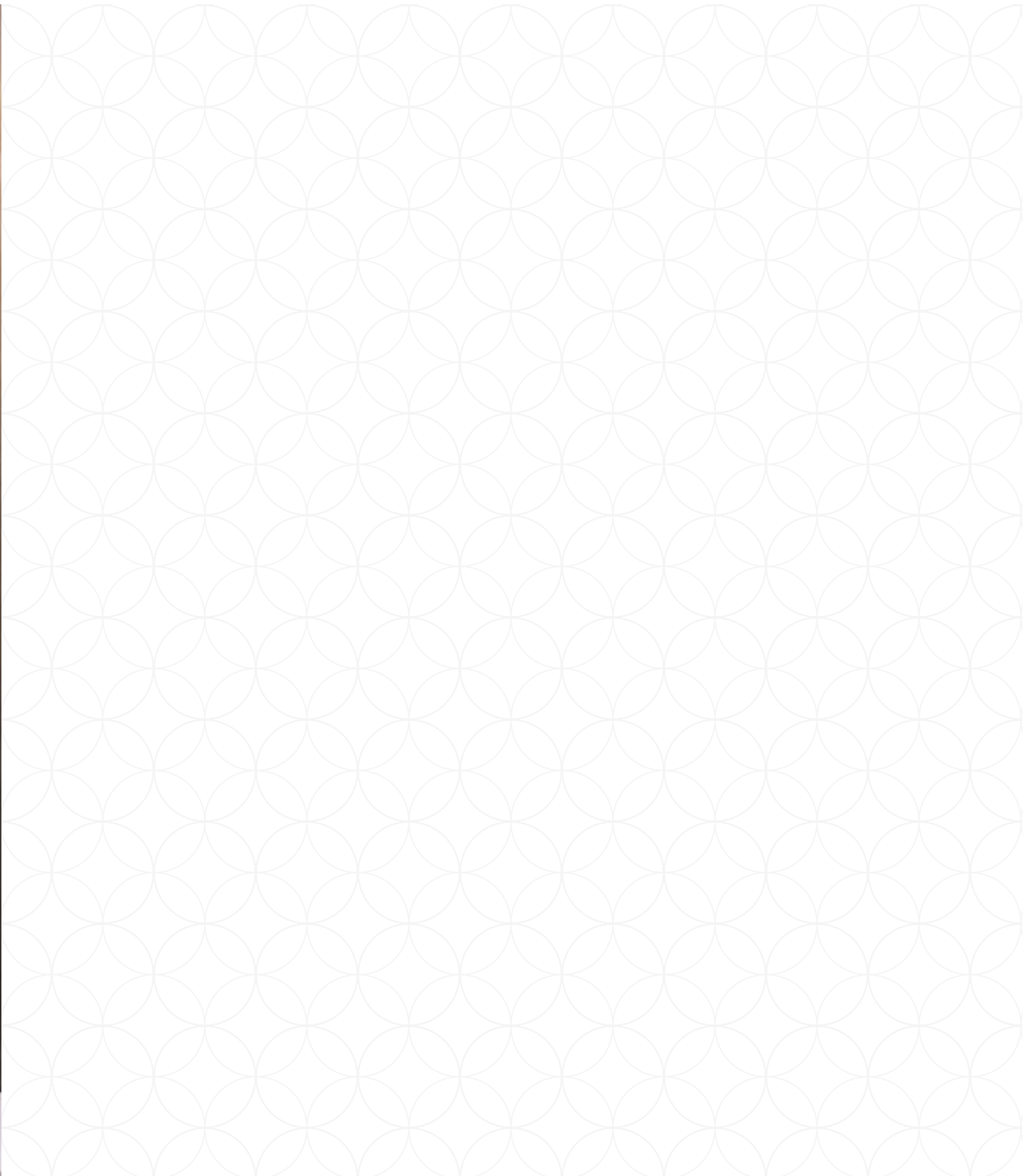
Work Surfaces Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

Upstand Matching above worktops, with stainless steel splash-back behind Hob.

Sink Stainless steel 1 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with mixer tap to units (in housetypes over 1600sqft).

Utility (Where applicable) Doors/drawer handles to match kitchen. Stainless steel single bowl with mixer tap.

Appliances AEG
AEG 60cm Gas Hob (in housetypes upto 1600sqft)
AEG 90cm Gas Hob (in housetypes over 1600sqft)
AEG Double Oven – Double Oven
Electrolux 60cm Chimney extract (in housetypes upto 1600sqft)
Electrolux 90cm Chimney extract (in housetypes over 1600sqft)
Zanussi Integrated fridge/freezer 50/50 (in housetypes upto 1600 sqft)
Zanussi Integrated fridge/freezer 50/50 (in housetypes over 1600 sqft)



INTERIOR

Walls Tape & Jointed finish with Dulux Off-white emulsion paint finish (Almond White).

Internal Doors Internal moulded door.

Internal Door Furniture Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.

Architrave Torus profile mdf, 69 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft – 1st floor to be Torus profile mdf 58mm x 14.5mm section size to be fitted with satin white paint finish. In houses over 1,400sqft – 1st floor to be 69mm x 14.5mm section size to be fitted with satin white paint finish.

Skirting boards Torus profile mdf, 194 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft – 1st floor to be Torus profile mdf 119mm x 14.5mm section size to be fitted with satin white paint finish. Houses over 1,400sqft – 1st floor to be 194mm x 14.5mm section size to be fitted with satin white paint finish.

Staircase 41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail 59 x 65mm and newel caps finished in clear varnish/lacquer.

Ceilings Tape & Jointed finish with Dulux White Emulsion paint decoration.

Central Heating Full gas central heating with energy efficient wall mounted boiler. Mains pressure domestic hot water provided to all houses either by Unvented pre-plumbed mains pressure cylinders or Combi Boiler, refer to drawing for details. Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

Radiators Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

Wardrobes Symphony wardrobes to all Bedrooms are available as an optional upgrade – refer to My Redrow. Refer to house plan to confirm if bedroom is available in hinged/sliding options. Subject to both options being available, customer can select either system.

Phone Point Phone Point finishes to match electrical accessories in rooms.

TV Point TV Point finishes to match electrical accessories in room.

Electrical Sockets / Switch Plates BG white electrical switch and socket plates together with pendant and batten lighting points. All lights to be pendant or batten holder lamps. Please refer to house drawings for all location details.

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



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

WC Sottini CC BTW Pan with access point, Sottini Arc Cistern with dual flush valve – 4/2.6 litre flush, Sottini Arc Seat with normal close.

Bath Tempo Arc Bath 700 wide by 1700mm long, with slotted click plug style waste.

Bath Panel Uniline 170cm front bath panel.

Shower over Bath Sottini Tesino 1TH bath filler. Blender valve to be fitted on supply. slotted bath waste click plug

Shower Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom. Thermostatic shower valve (as development specification) above the bath including bath screen – Twyford Geo6.

Low Profile Tray Acrylic capped low profile shower tray with concealed waste and upstands to all four sides. Tray to be Twyford “Twylite”.

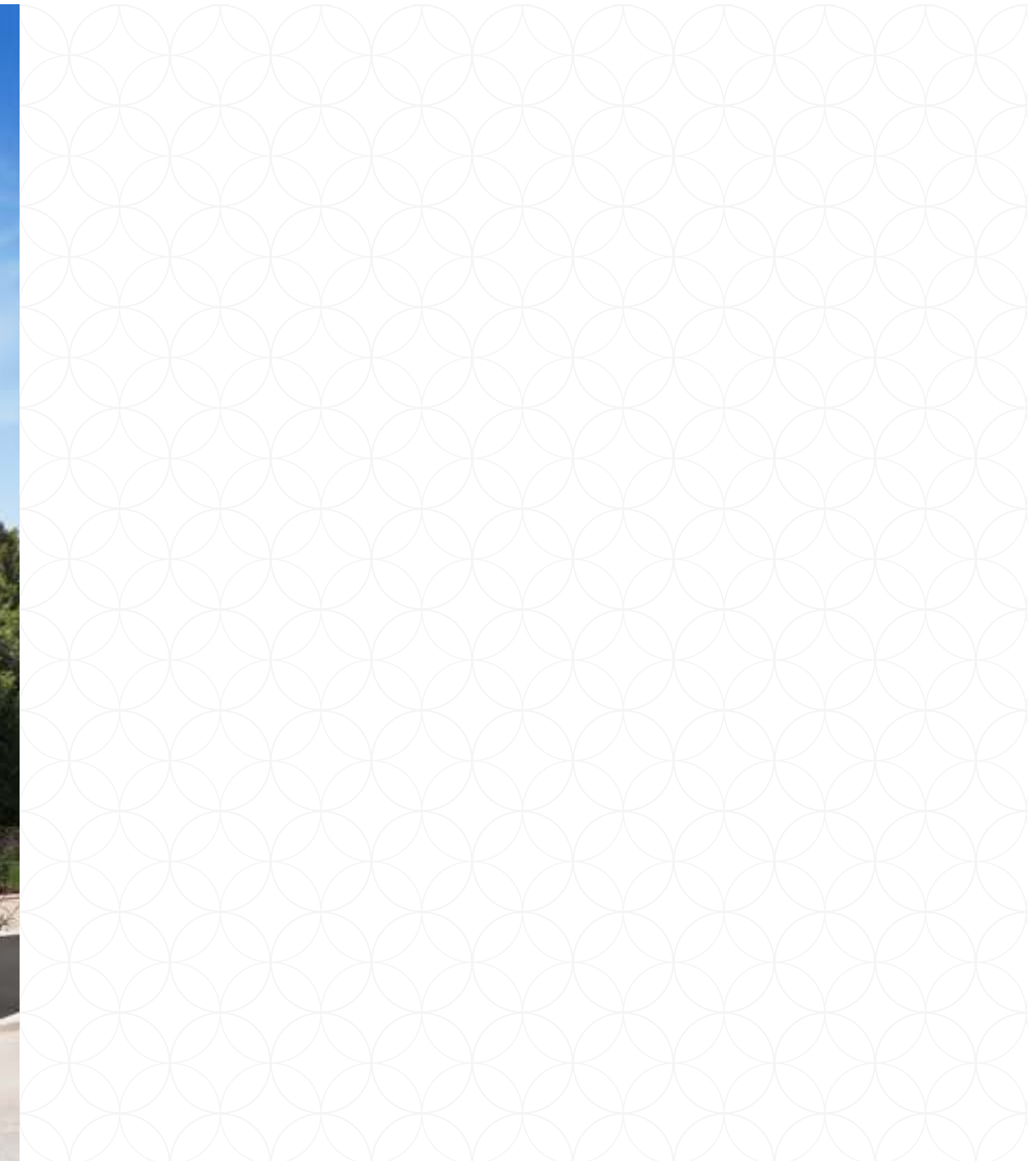
Shower Screen Polished Chrome effect finish shower door manufactured by “Twyford Geo6”. Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted.

Wall Tiles Bathroom – full-height tiling around bath, if bath does not have a shower then half-height tiling only. Cloakroom – one tile high splash-back to basin.

Bathroom & En-suite Basin Sottini Arc 55cm with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Cloakroom Basin Sottini Arc 40cm basin with 1 tap hole, semi pedestal or Mavone 45cm 1 tap hole corner basin (please refer to drawing to confirm basin design). Fitted with Sottini Tesino Mini Mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Towel Rail ‘Curved style’ wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.



EXTERIOR

Fascia & Soffit uPVC fascia and vented soffit board, in white profile.

Rainwater System Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

Windows Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows. Dummy casements to be provided to the front elevation all as indicated on the plot type drawings. White handles to match windows & doors.

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

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

Rear door

Steel door with patterned glass manufactured by IG. Style of door to be NG06 pattern, finished internally and externally in white. Frame to be uPVC.

External Lights Front lamp provided as standard position as indicated on plot specific drawings. Rear Lights are available to houses as an optional upgrade – refer to My Redrow.

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details.

Rear Gardens topsoil in accord with NHBC requirements.

Garage Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Integral garages to receive double socket point and lighting pendant as standard. Garage doors to be Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

Door Bell Black bell push with transformer.

Fencing All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.

OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our 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.



CROMWELL COURT



Basing Rd, Old Basing, Basingstoke RG24 7AL

Discover a better way to live
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