

HERITAGE

- REDROW -

WINDMILL VIEWS

BARNHAM





WELCOME TO WINDMILL VIEWS

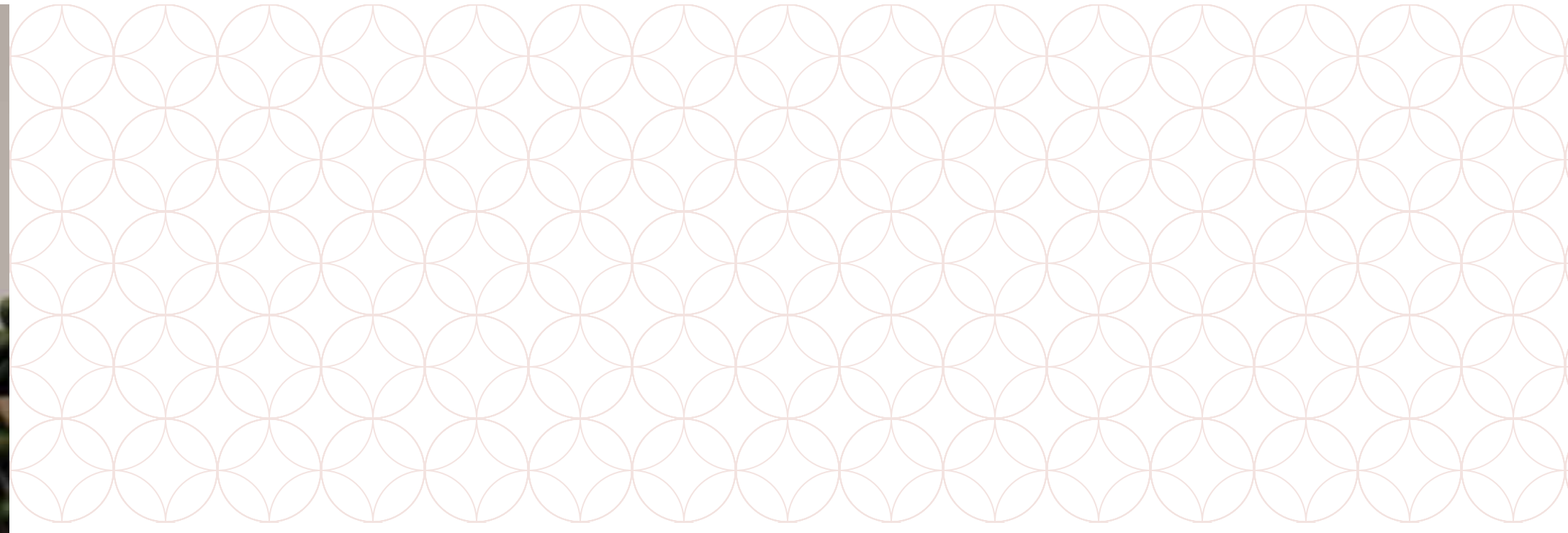


A COLLECTION OF 2, 3 AND 4 BEDROOM HOMES IN THE CHARMING VILLAGE OF BARNHAM.

Part of our Heritage Collection, Windmill Views is a collection of beautifully designed and crafted homes, ideally located close to both the beautiful South Downs and Sussex coastline. Here you will be within easy reach of excellent transport links, superb amenities, and a number of the area's historical landmarks and attractions, including the cathedral city of Chichester.

With so much on offer, you will find Windmill Views is a wonderful place to call home.





AN INSPIRED NEW HOME

Explore what makes this
collection so unique

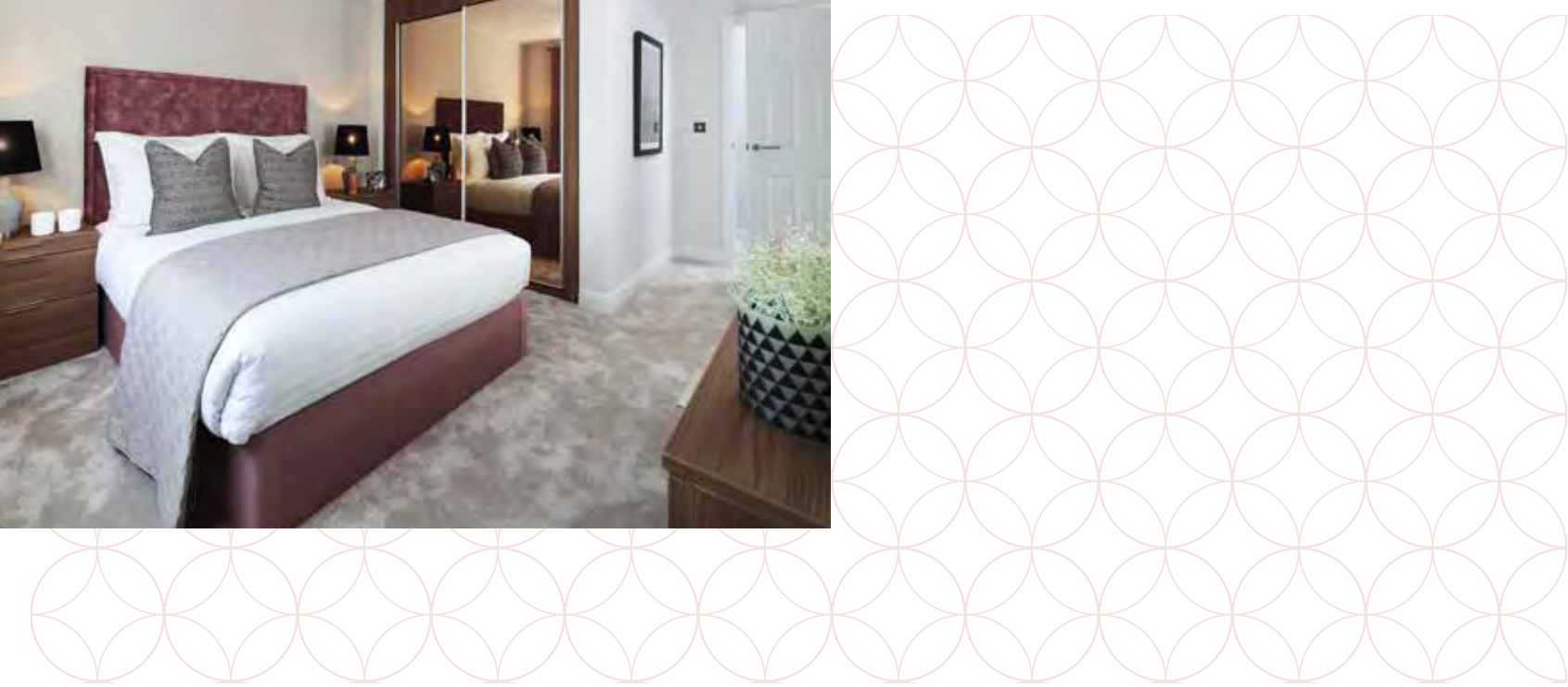
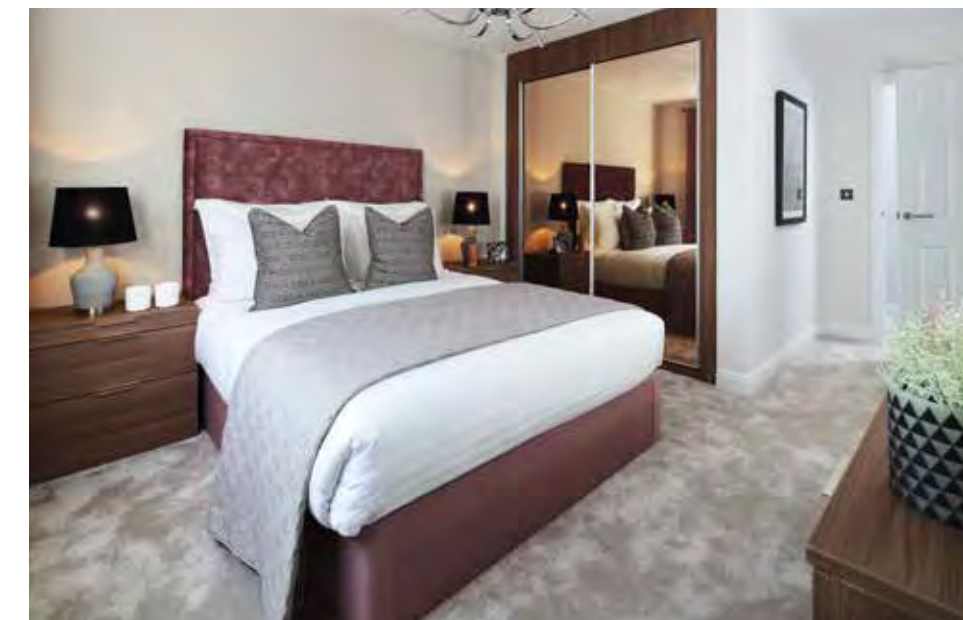
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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

You'll quickly discover you have a superb choice of amenities on your doorstep. Barnham's Tesco Express and Co-op convenience stores are both within a 10 minute walk, with a further Co-op supermarket in neighbouring Yapton, around a 5 minute drive away.

A greater range of high street and independent shops await in the centre of Chichester, less than a 20 minute drive from home, while a similar journey time will get you to Bognor Regis, the popular seaside town which also offers a good selection of shops and attractions.

The beauty of this location is that you have several welcoming pubs to choose from close to home, including the cosy, family-run Maypole Inn in Yapton, and The Ship & Anchor, which is just 10 minutes' drive away. Of course, Bognor, Worthing and Chichester all offer plenty of options for dining and socialising.



ENJOY AN ACTIVE LIFESTYLE

If sport and fitness is what you love, you have a superb number of options. Just 4 minutes' drive away is The Arun Sports Arena with four indoor five-a-side pitches, while around 7 minutes' drive away is The Six Villages Sports Centre, with a fully-equipped gym, a large sports hall and a five-a-side football pitch.

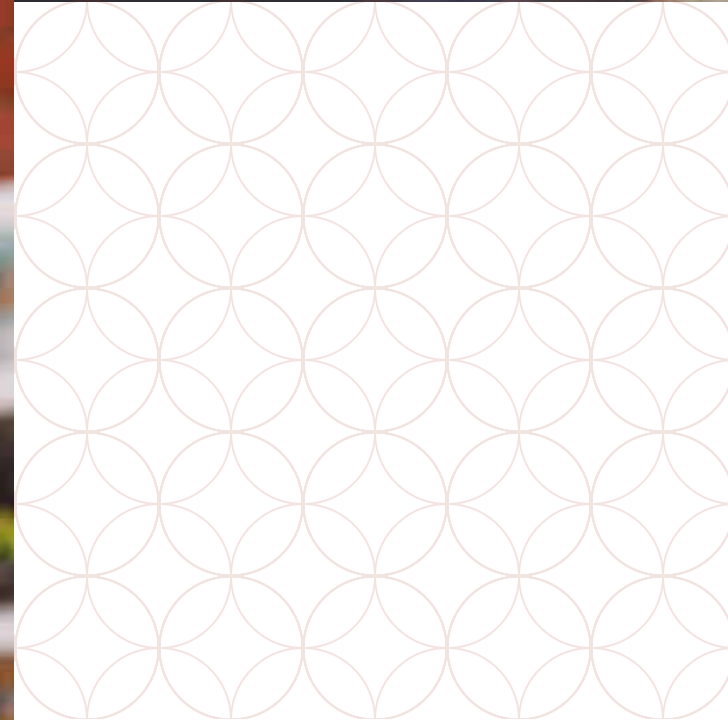
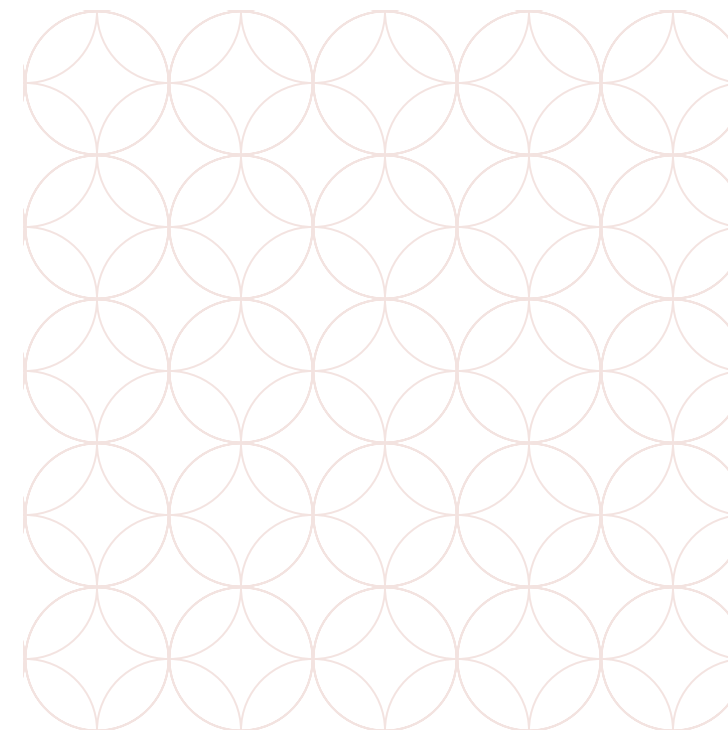
For walks and bike rides, nearby Yapton has a good-sized recreation ground, with a playpark and skatepark for younger generations. More fun times can be had at Horsham's scenic Southwater Country Park, around 37 minutes in the car, with play areas and a Dinosaur Island attraction for children, plus Southwater Watersports offer activities including kayaking and canoeing.

Of course, if you want to take the family somewhere a little more peaceful, the 11th century Arundel Castle and gardens are both within a 15 minute drive.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find an excellent selection of highly rated schools for youngsters at all stages of their educational journeys. Yapton Community Pre-School is a four-minute drive from home and is rated 'Good' by Ofsted. Yapton Primary School is located close to the pre-school and is also rated 'Good', while Barnham Primary, around a four minute drive, has the same rating.

For older students, Ormiston Six Villages Academy, Felpham Community College, the Regis School and Chichester High School are all within a 20 minute drive and are all also rated 'Good'.



GETTING AROUND

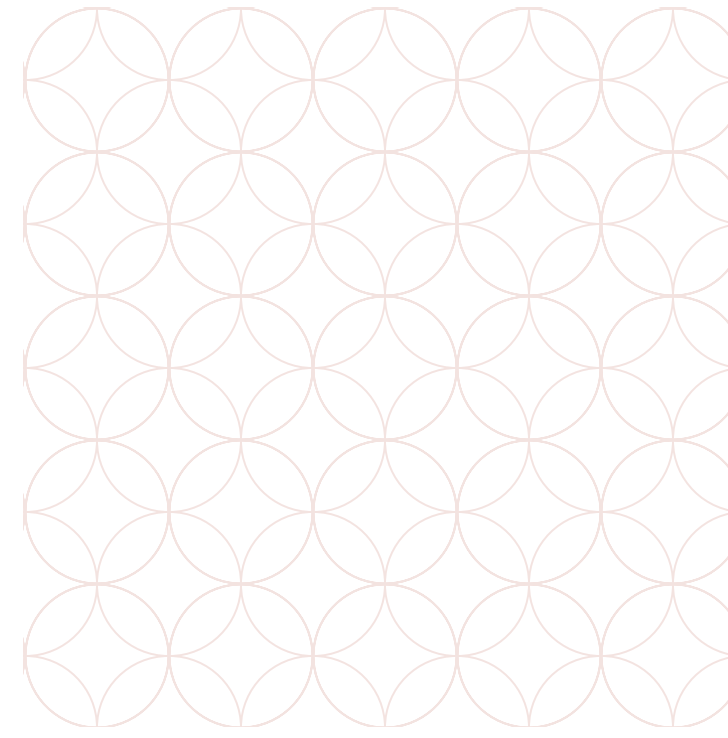
Windmill Views is especially well connected, being within easy reach of Bognor (16 minutes' drive), Chichester (17 minutes) and Worthing (29 minutes), with the latter two accessible via the A27 trunk road, around a 9 minute drive from home. You can also pick up the A27 for onward travel to Portsmouth (37 minutes) and Brighton (54 minutes). The A27 additionally connects with the A3(M), via the A285 and A283, for London (around two hours).

For travel by train, Barnham railway station is around an eight minute walk and offers services to London Victoria (1 hour and 27 minutes), Gatwick Airport (56 minutes), Southampton (1 hour and 4 minutes), Portsmouth (38 minutes) and Brighton (50 minutes).

For international travel, Southampton Airport is around 55 minutes away in the car, with London Gatwick around 58 minutes, while Heathrow is a 1 hour and 20 minute drive away. Portsmouth International Port, meanwhile, offers ferry services to France, Spain and the Channel Islands.

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 **Windmill Views**.



SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Local Equipped Areas of Play

EXPLORE WINDMILL VIEWS



KEY

	TAVY 2 & 3 BEDROOM HOME		HARROGATE 4 BEDROOM HOME
	BUXTON 2 BEDROOM HOME		MARLOW 4 BEDROOM HOME
	STRATFORD Q 3 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	OXFORD Q 3 BEDROOM HOME		HENLEY 4 BEDROOM HOME
	LEAMINGTON Q 3 BEDROOM HOME		AFFORDABLE HOUSING
	CAMBRIDGE 4 BEDROOM HOME		



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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.



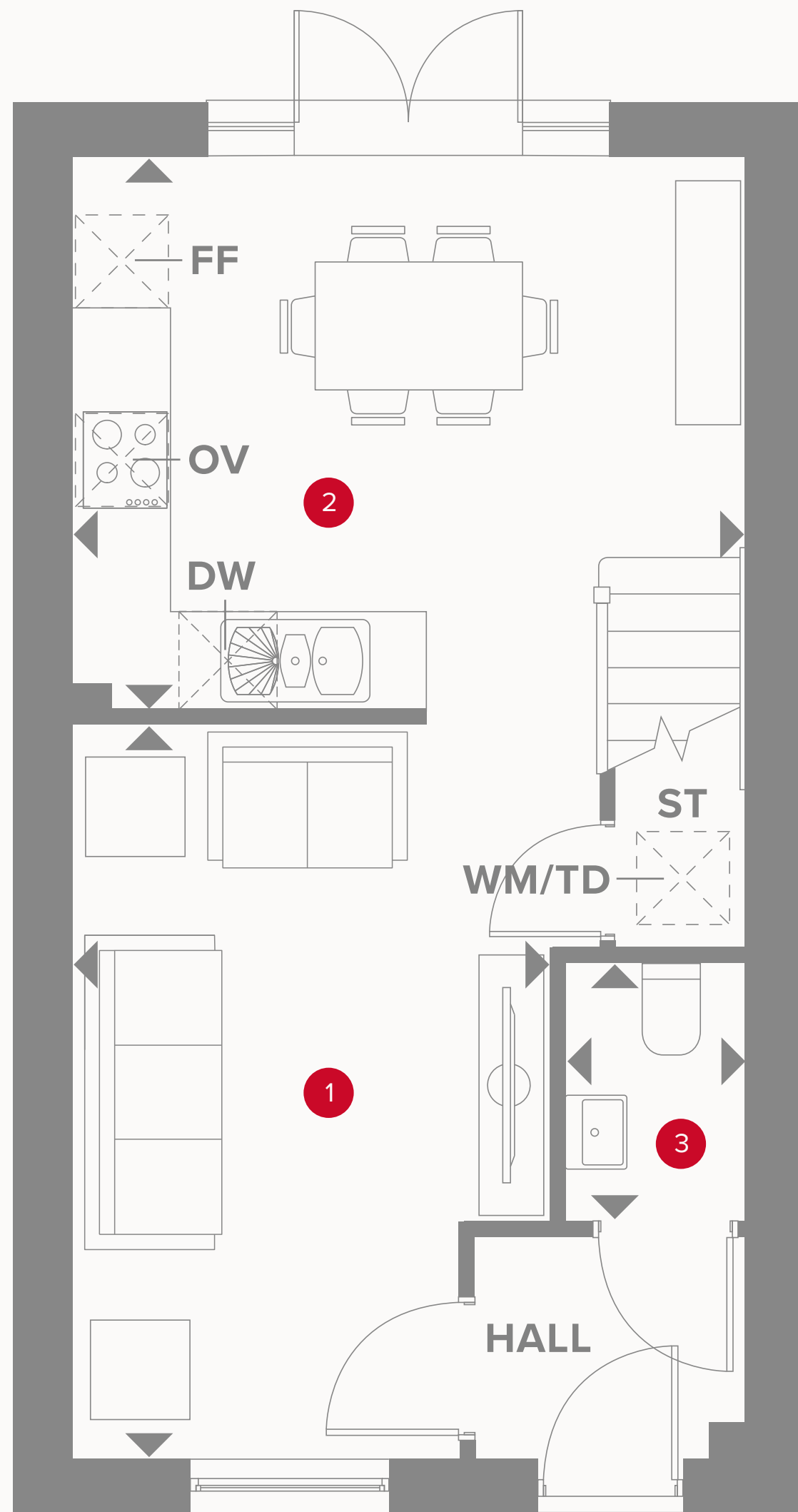
HERITAGE

- REDROW -

THE BUXTON

TWO BEDROOM HOME

 **REDROW**





THE BUXTON GROUND FLOOR

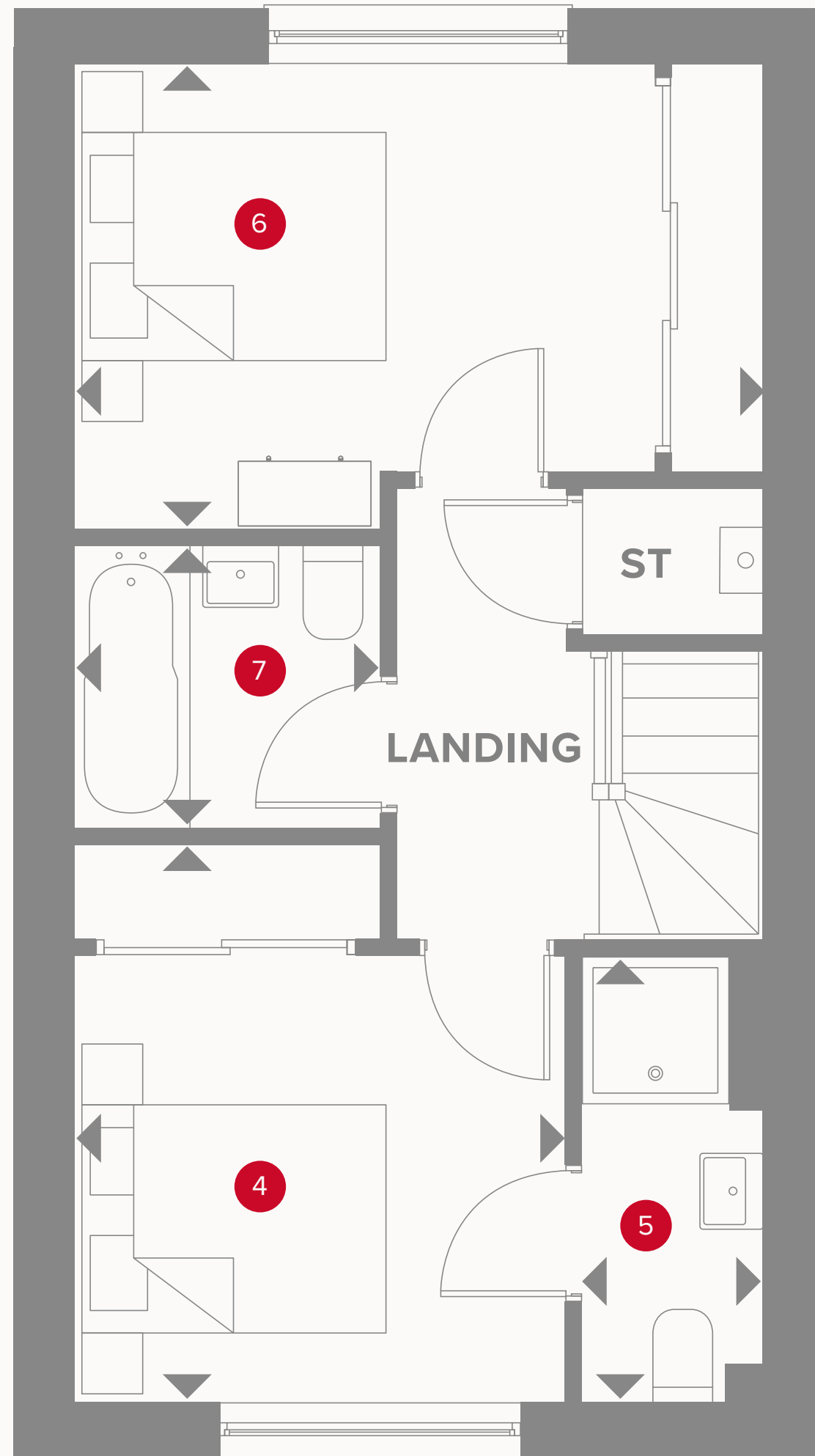
1	Lounge	14'10" x 10'8"	4.53 x 3.24 m
2	Kitchen/Dining	13'7" x 11'0"	4.14 x 3.40 m
3	Cloaks	5'3" x 3'8"	1.60 x 1.11 m



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 BUXTON FIRST FLOOR

4	Bedroom 1	10'11" x 9'8"	3.34 x 2.95 m
5	En-suite	8'10" x 3'7"	2.68 x 1.10 m
6	Bedroom 2	13'7" x 9'2"	4.14 x 2.80 m
7	Bathroom	6'0" x 5'7"	1.84 x 1.71 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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



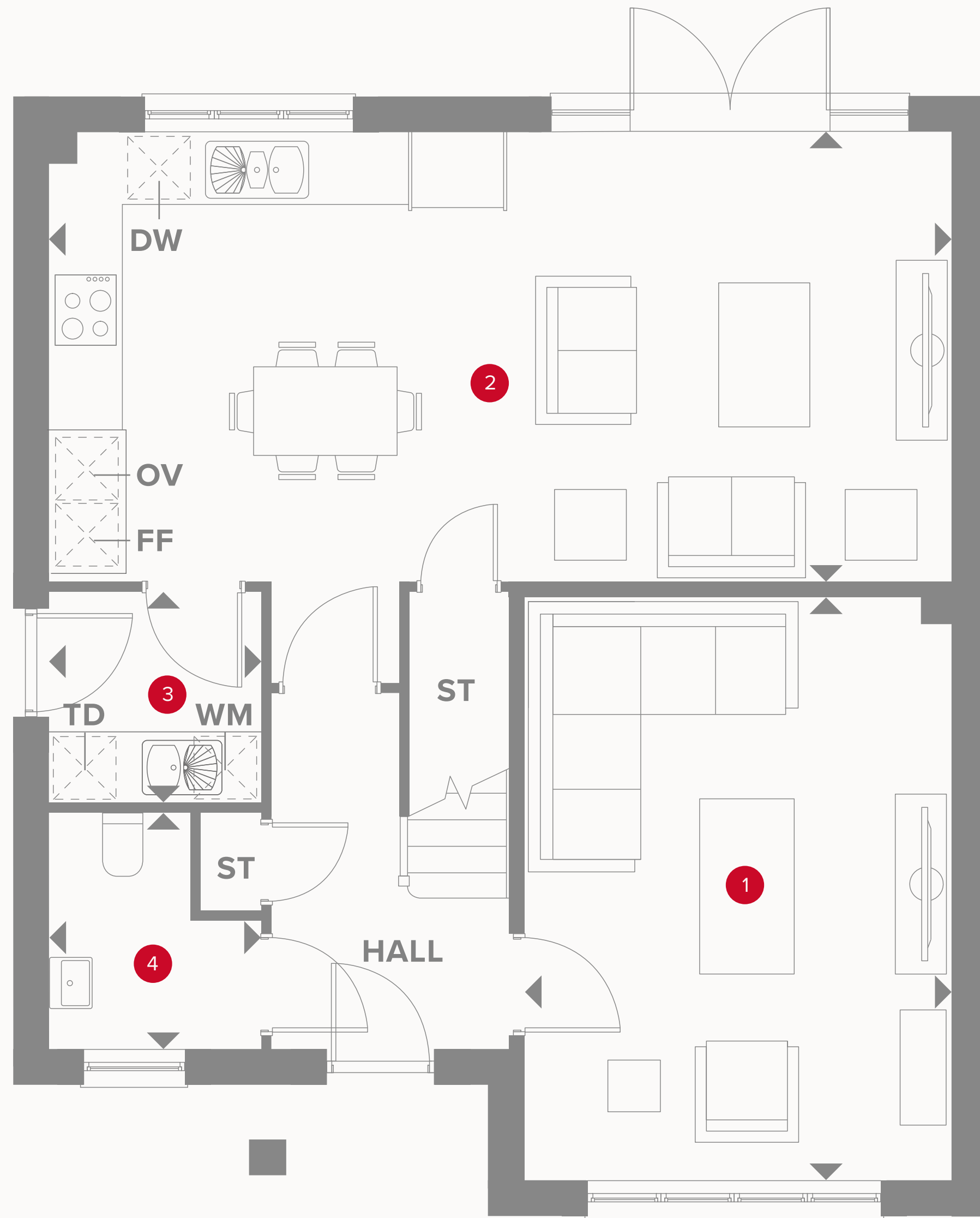
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**





THE CAMBRIDGE GROUND FLOOR

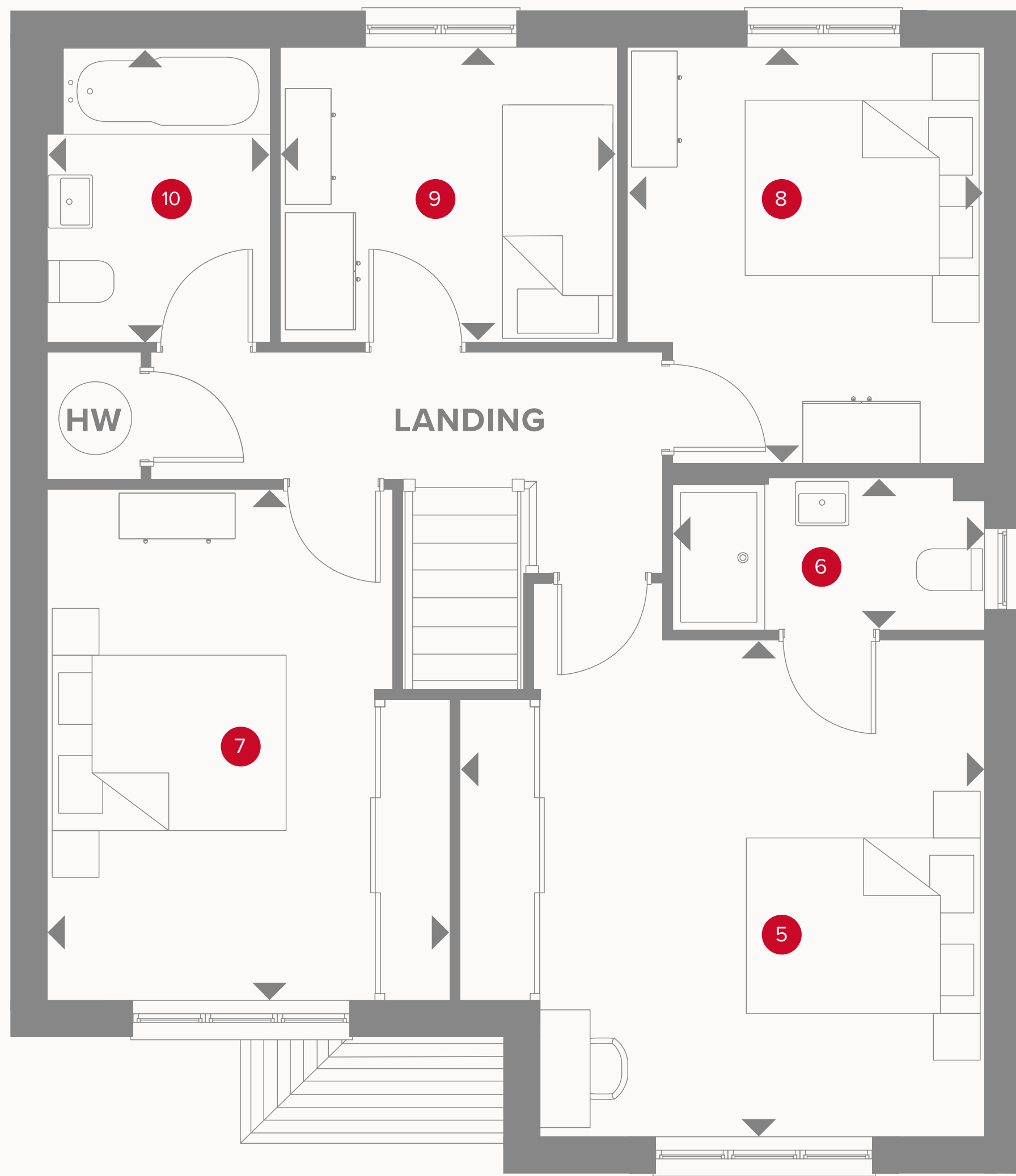
1 Lounge	16'3" x 11'11"	4.95 x 3.63 m
2 Kitchen/Dining/Family	25'2" x 12'6"	7.68 x 3.82 m
3 Utility	6'0" x 5'11"	1.8 x 1.81 m
4 Cloaks	6'5" x 6'0"	1.99 x 1.8 m



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	13'3" x 14'1"	4.06 x 4.29 m
6	En-suite	8'5" x 4'1"	2.56 x 1.25 m
7	Bedroom 2	13'7" x 10'10"	4.18 x 3.29 m
8	Bedroom 3	11'2" x 9'6"	3.40 x 2.90 m
9	Bedroom 4	9'2" x 7'10"	2.80 x 2.40 m
10	Bathroom	7'10" x 5'11"	2.40 x 1.80 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.



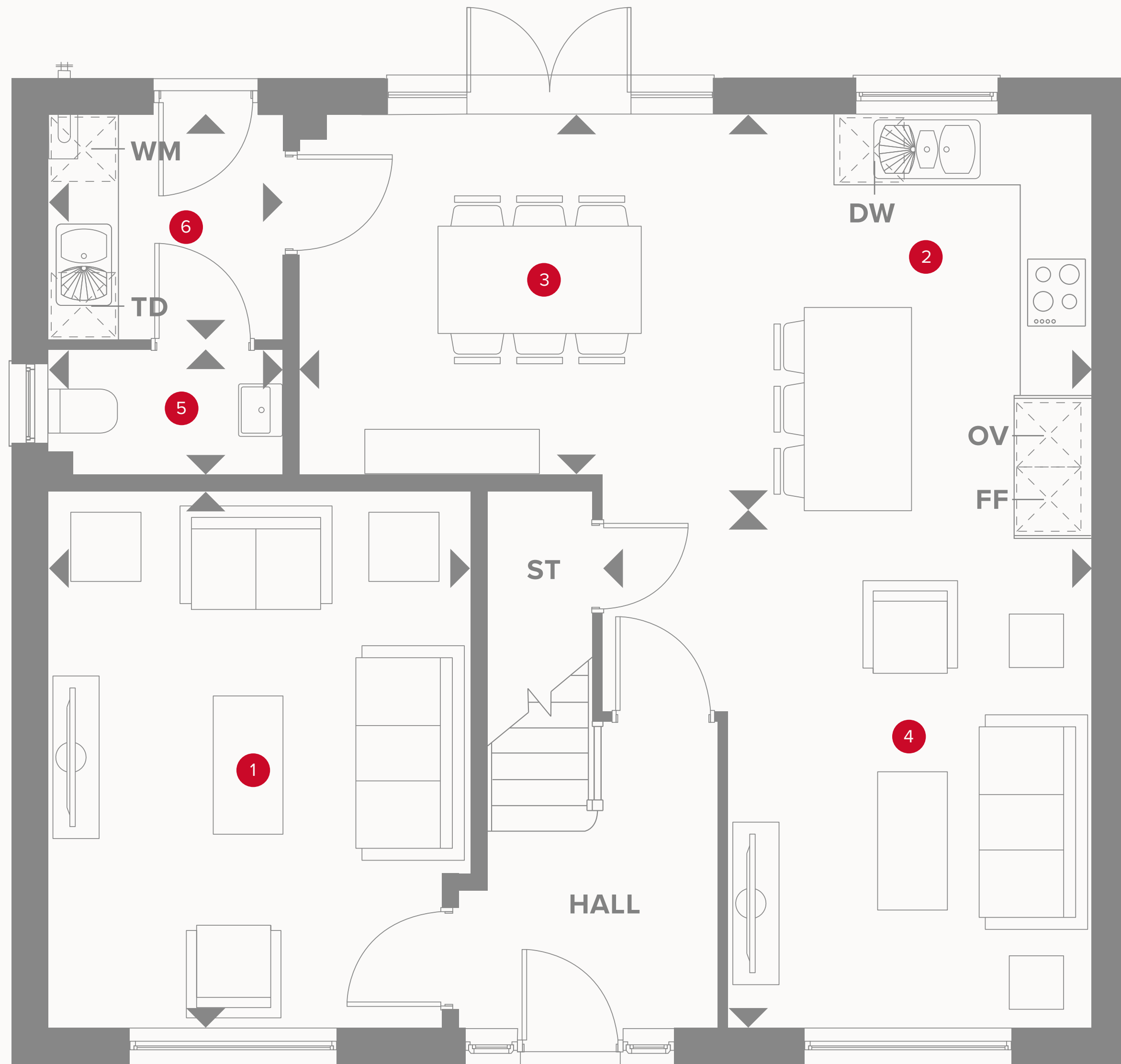
HERITAGE

- REDROW -

THE 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"	3.67 x 3.03 m
3	Dining	12'6" x 10'3"	3.80 x 3.13 m
4	Family	13'11" x 10'4"	4.24 x 3.15 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 5'5"	2.53 x 1.69 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'0" x 10'2"	3.67 x 3.11 m
12	Bedroom 4	11'2" 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

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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.



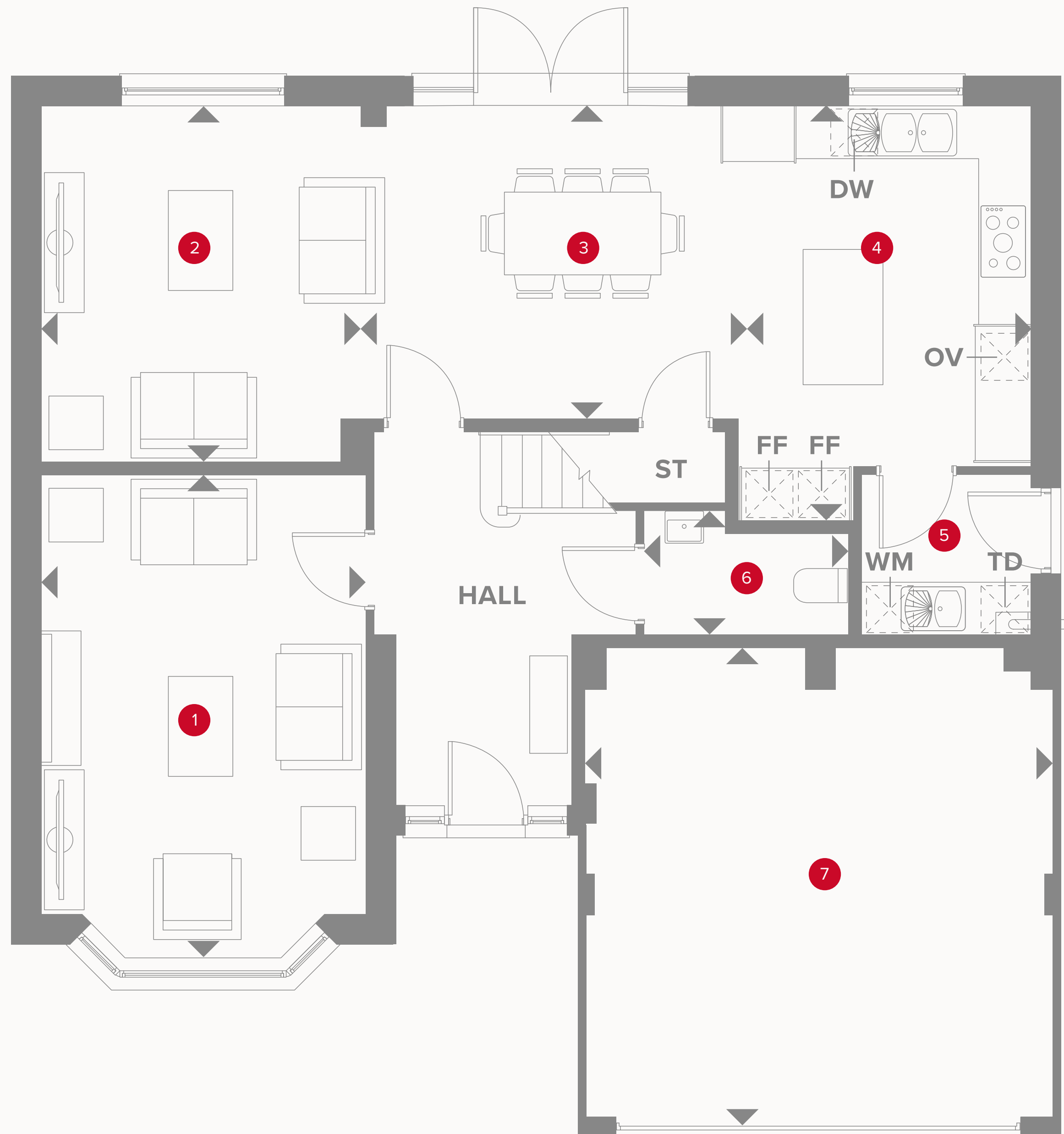
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME

 **REDROW**





THE HENLEY GROUND FLOOR

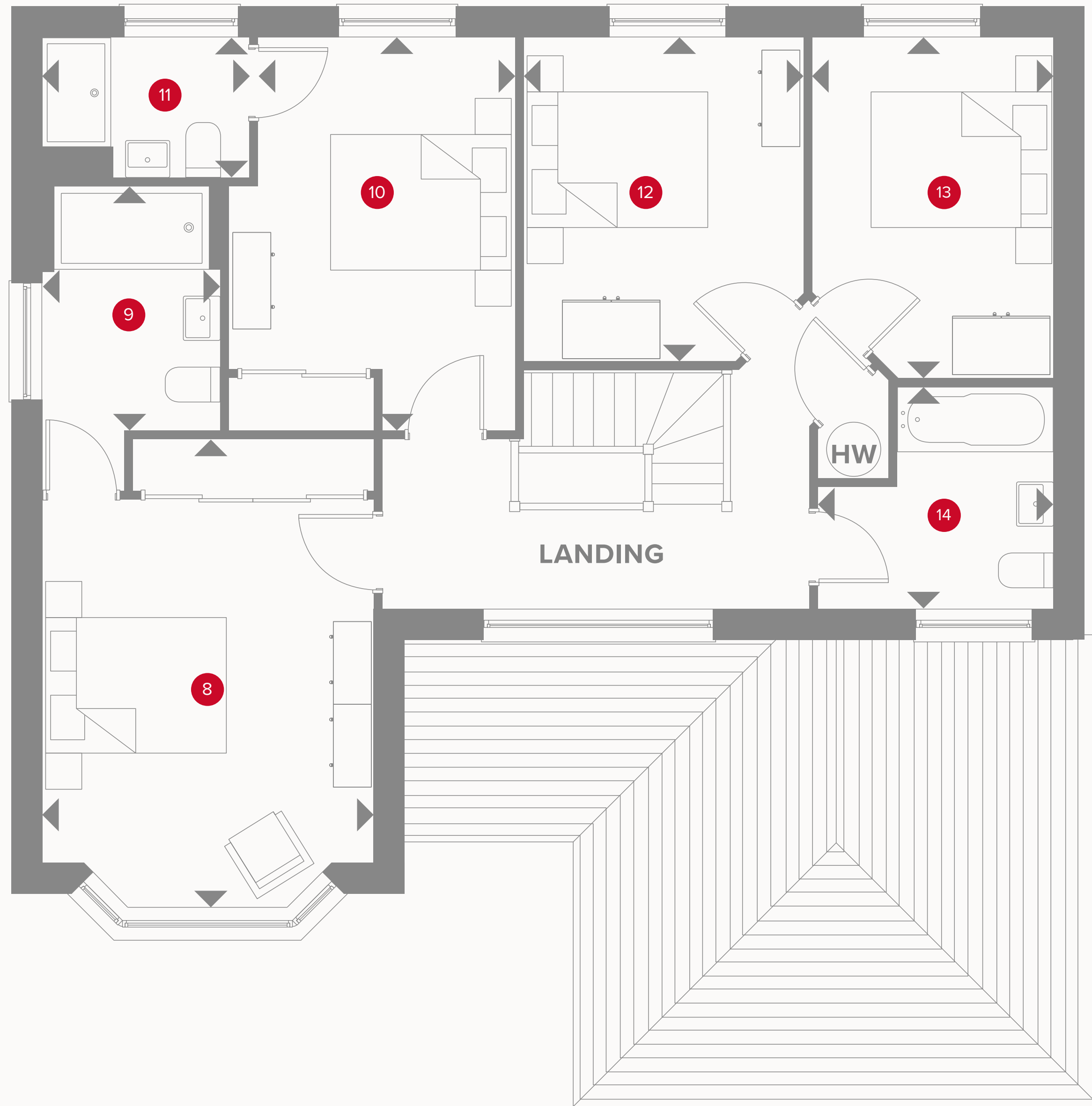
1 Lounge	17'7" x 11'11"	5.37 x 3.63 m
2 Family	13'9" x 11'9"	3.98 x 3.58 m
3 Dining	13'9" x 11'3"	4.20 x 3.49m
4 Kitchen	15'2" x 10'9"	4.62 x 3.28m
5 Utility	6'3" x 5'9"	1.90 x 1.79 m
6 Cloaks	7'6" x 4'5"	2.28 x 1.38 m
7 Garage	17'7" x 17'0"	5.35 x 5.18 m



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



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.



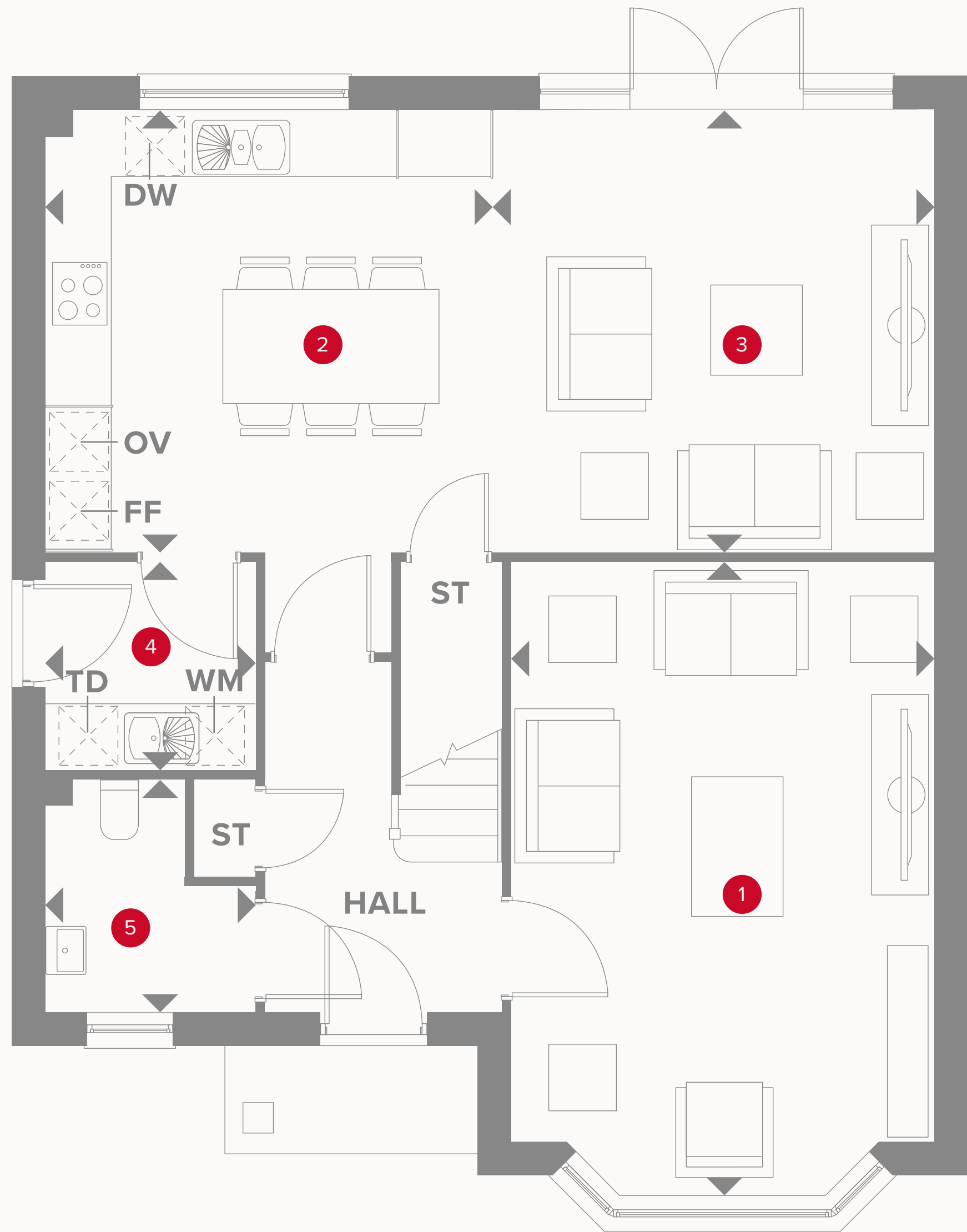
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

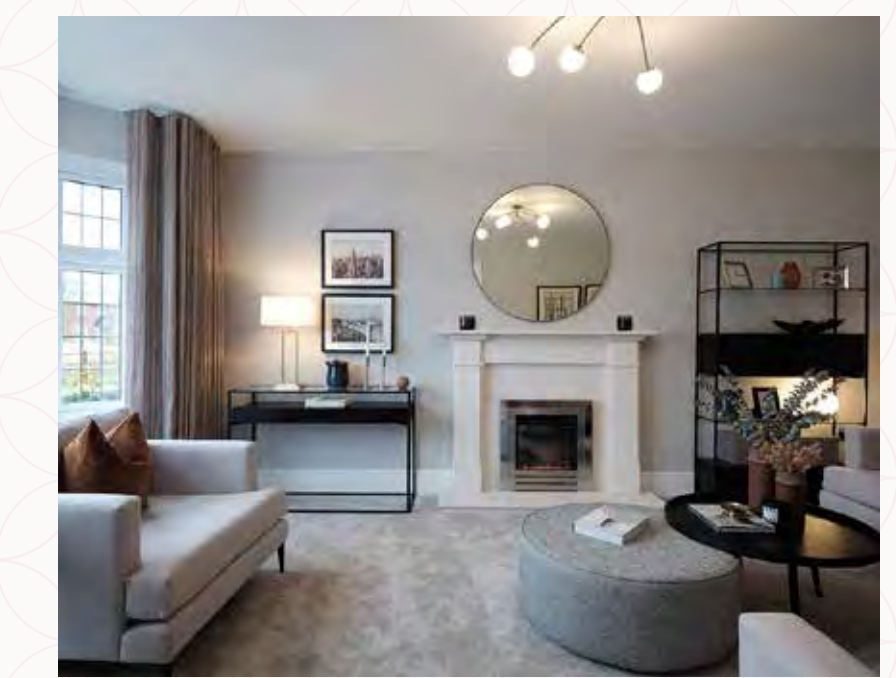
THREE BEDROOM HOME

 **REDROW**



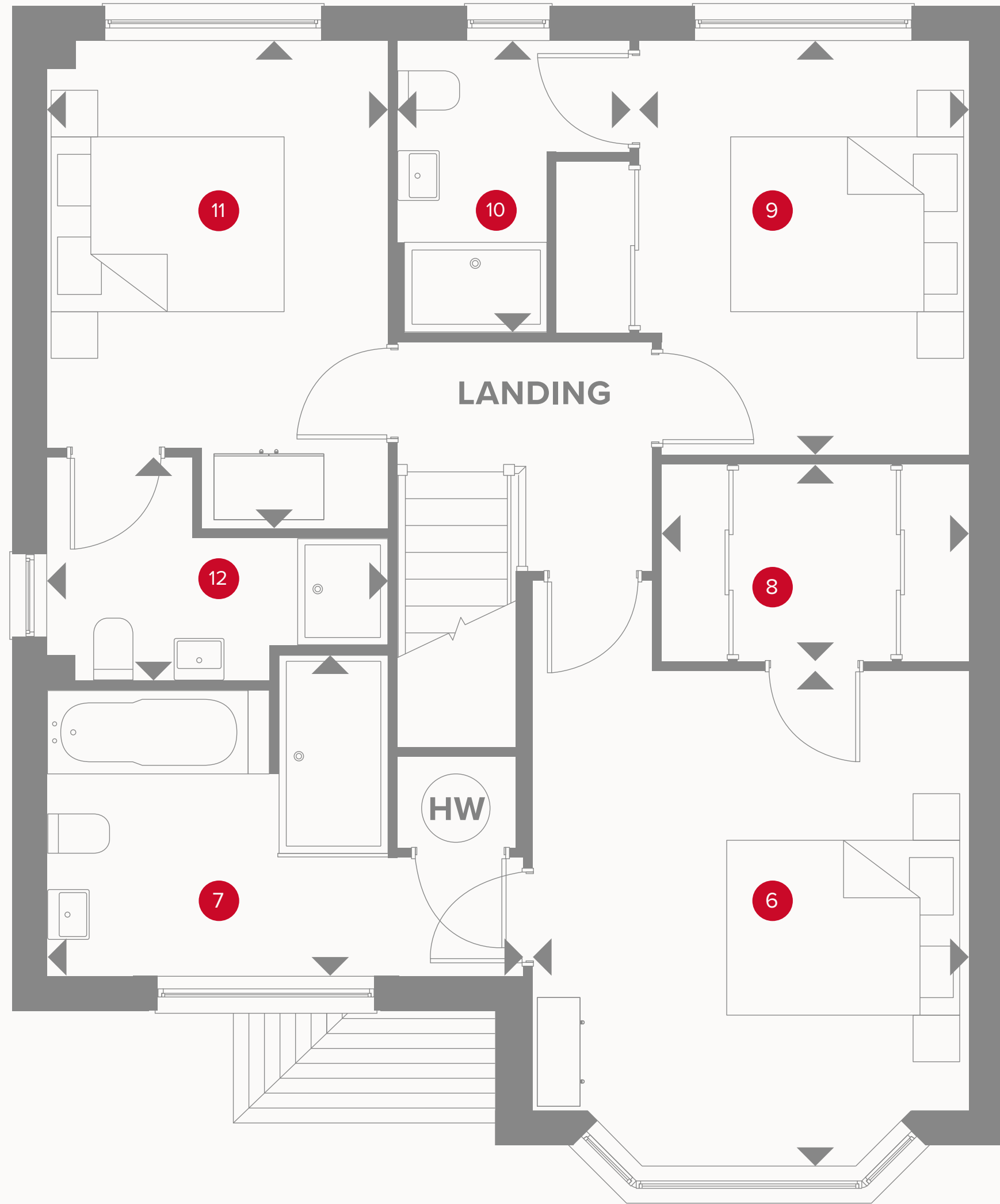
THE LEAMINGTON LIFESTYLE GROUND FLOOR

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 3.82 m
4	Utility	5'11" x 5'11"	1.80 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



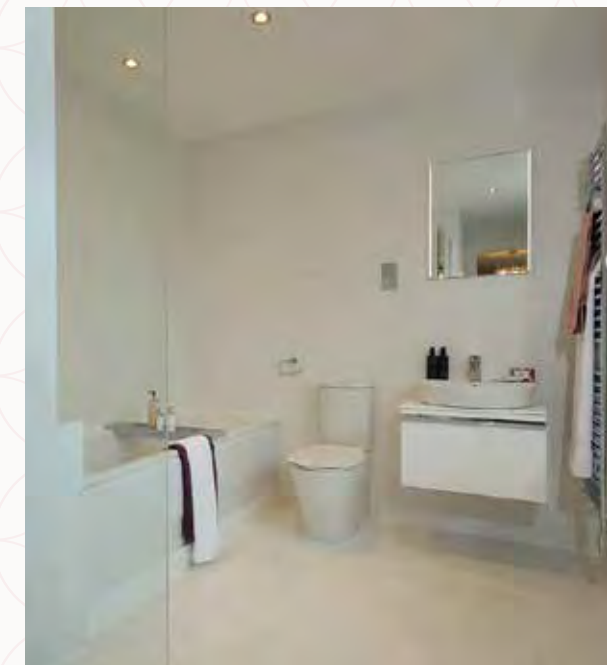
KEY

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



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'4" x 11'11"	4.08 x 3.63 m
7	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'4"	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

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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.



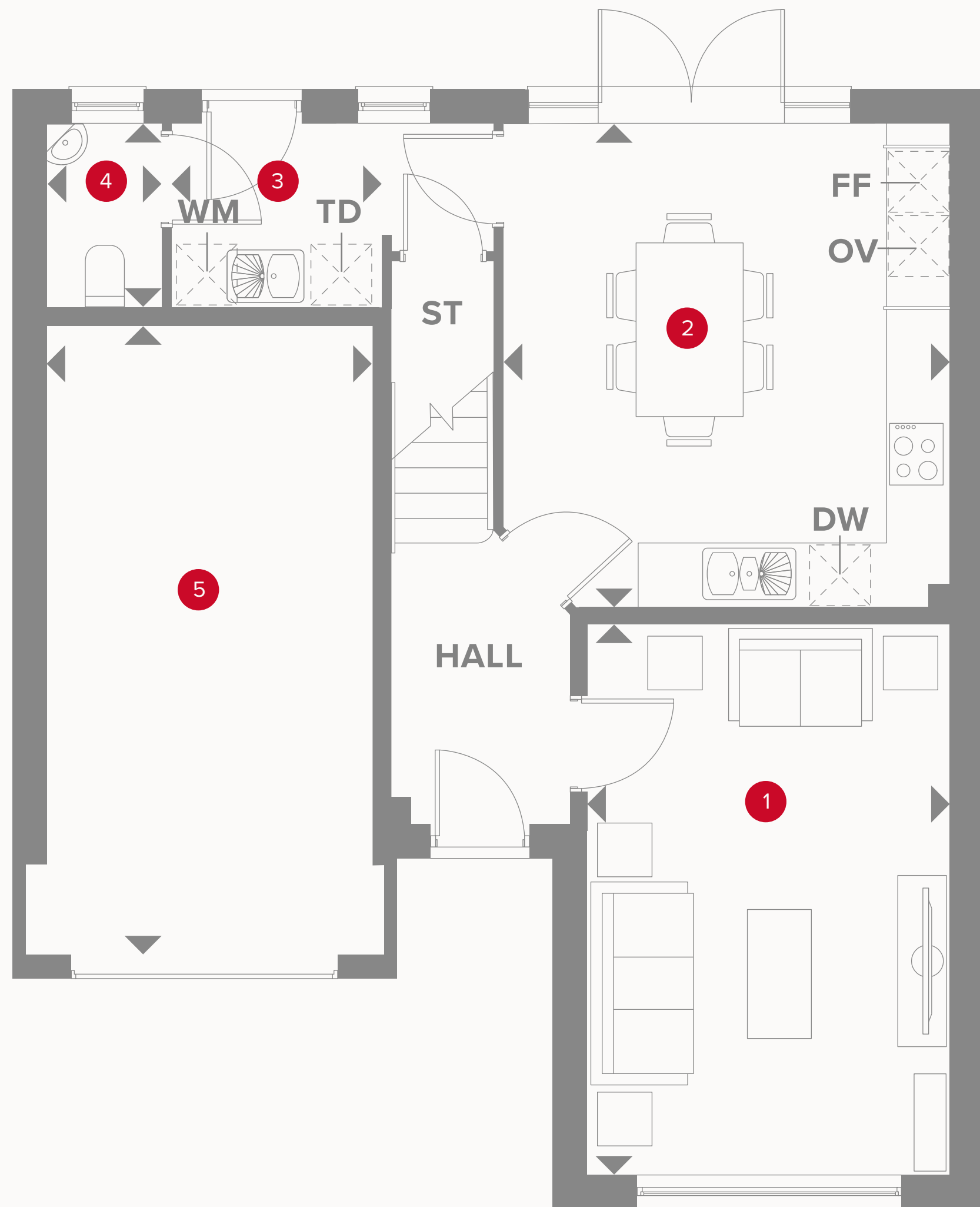
HERITAGE

- REDROW -

THE MARLOW

FOUR BEDROOM HOME

 **REDROW**




THE MARLOW GROUND FLOOR

1	Lounge	16'10" x 11'2"	5.14 x 3.35 m
2	Kitchen/ Dining	14'8" x 13'9"	4.52 x 4.19 m
3	Utility	6'4" x 5'7"	1.95 x 1.52 m
4	Cloaks	5'7" x 3'6"	1.52 x 1.09 m
5	Garage	19'11" x 10'1"	6.06 x 3.08 m

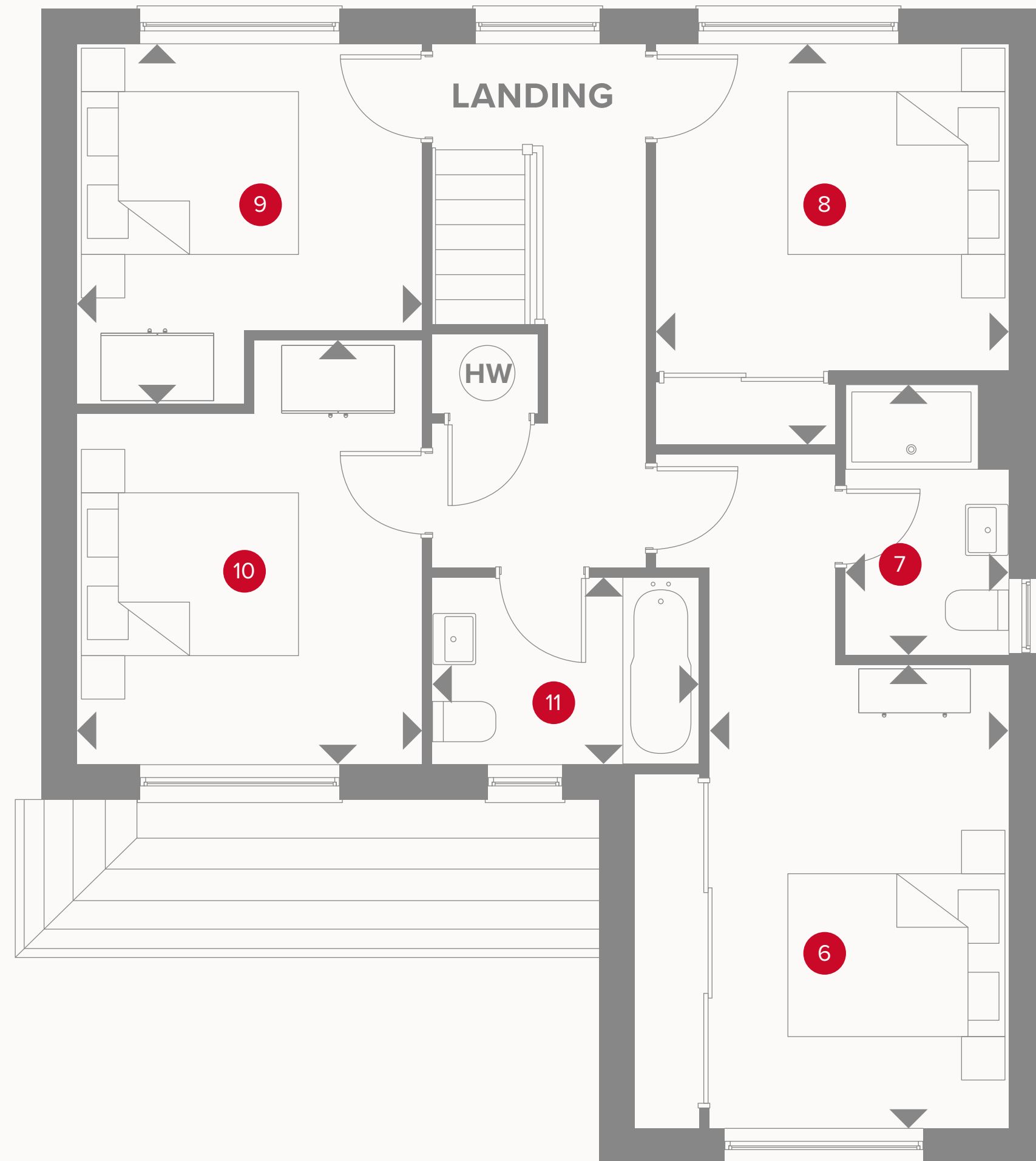


KEY

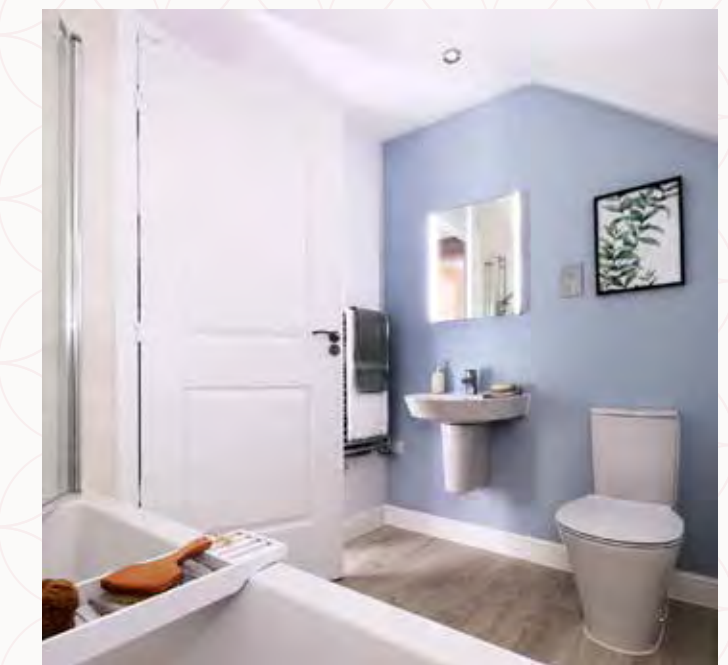
-  Hob
- OV** Oven
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- TD** Tumble dryer space

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

THE MARLOW FIRST FLOOR



6	Bedroom 1	13'8" x 11'2"	4.17 x 3.41 m
7	En-suite	8'1" x 4'11"	2.46 x 1.50 m
8	Bedroom 2	12'0" x 10'6"	3.65 x 3.21 m
9	Bedroom 3	12'7" x 10'2"	3.86 x 3.13 m
10	Bedroom 4	10'8" x 10'4"	3.30 x 3.17 m
11	Bathroom	8'0" x 5'7"	2.44 x 1.74 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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



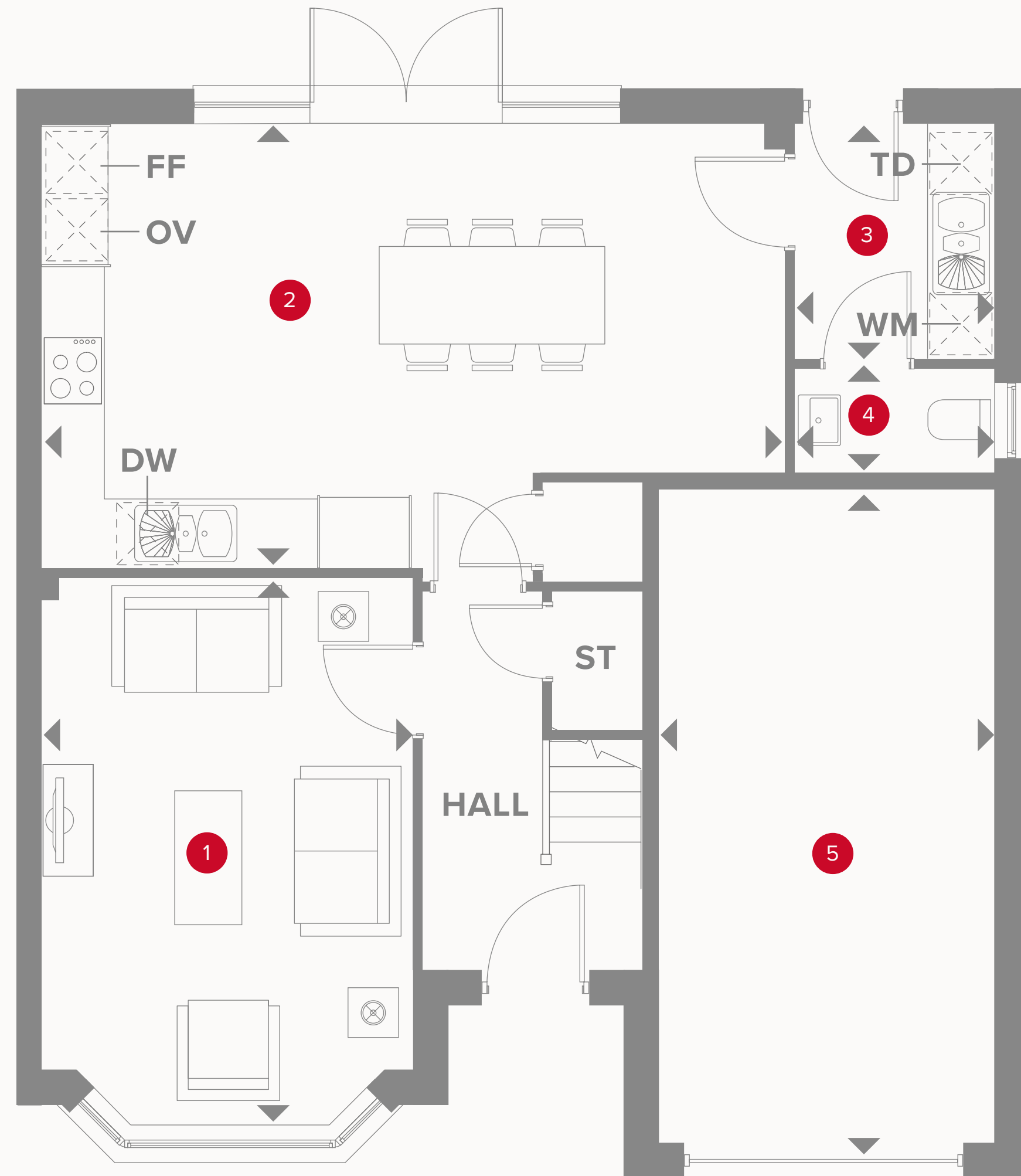
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE OXFORD LIFESTYLE GROUND FLOOR

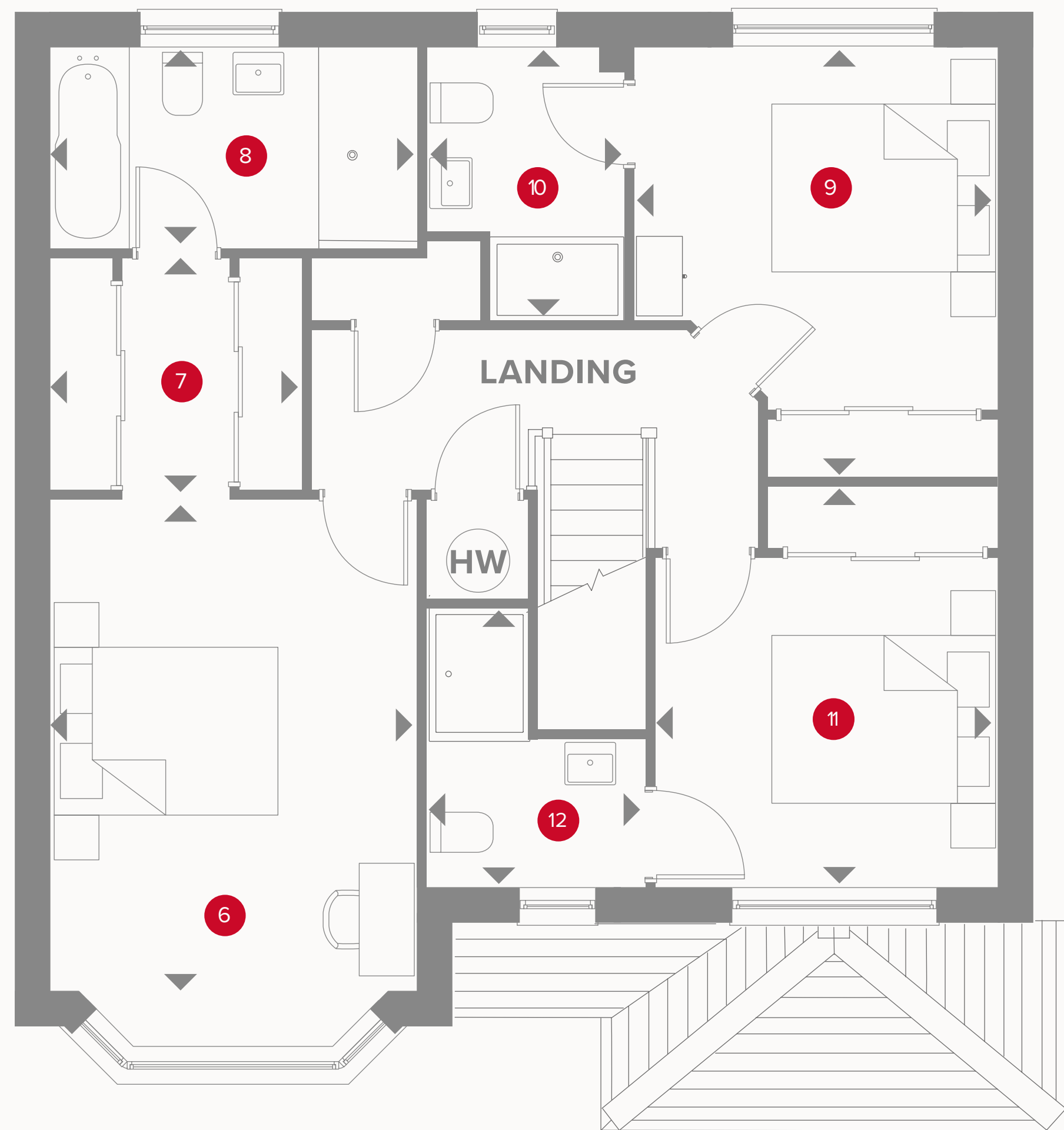
1 Lounge	16'0" x 11'0"	4.85 x 3.34 m
2 Kitchen/ Dining	21'7" x 12'8"	6.63 x 3.92 m
3 Utility	6'7" x 6'0"	2.05 x 1.81 m
4 Cloaks	6'0" x 3'3"	1.81 x 1.01 m
5 Garage	19'0" x 9'8"	5.81 x 2.99 m



KEY

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

-  Dimensions start
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- WM** Washing machine space
- DW** Dish washer space



THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	14'4" x 10'9"	4.40 x 3.32 m
7	Dressing	7'5" x 6'0"	2.31 x 1.83 m
8	En-suite 1	10'9" x 5'5"	3.32 x 1.70 m
9	Bedroom 2	12'7" x 10'8"	3.88 x 3.30 m
10	En-suite 2	8'0" x 5'7"	2.44 x 1.76 m
11	Bedroom 3	11'6" x 10'10"	3.56 x 3.08 m
12	En-suite 3	8'3" x 6'5"	2.54 x 1.98 m



KEY

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



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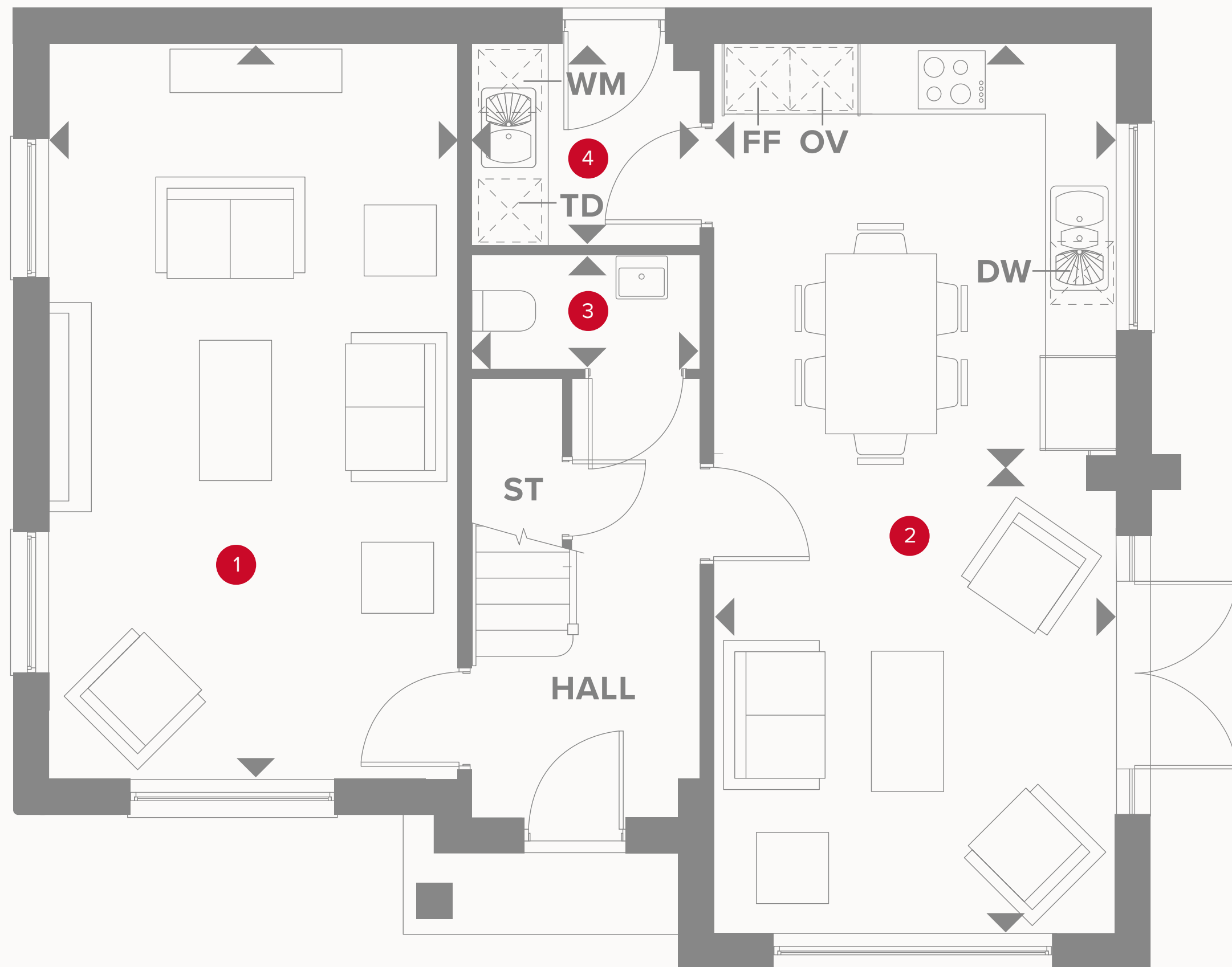
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**


THE SHAFTESBURY GROUND FLOOR




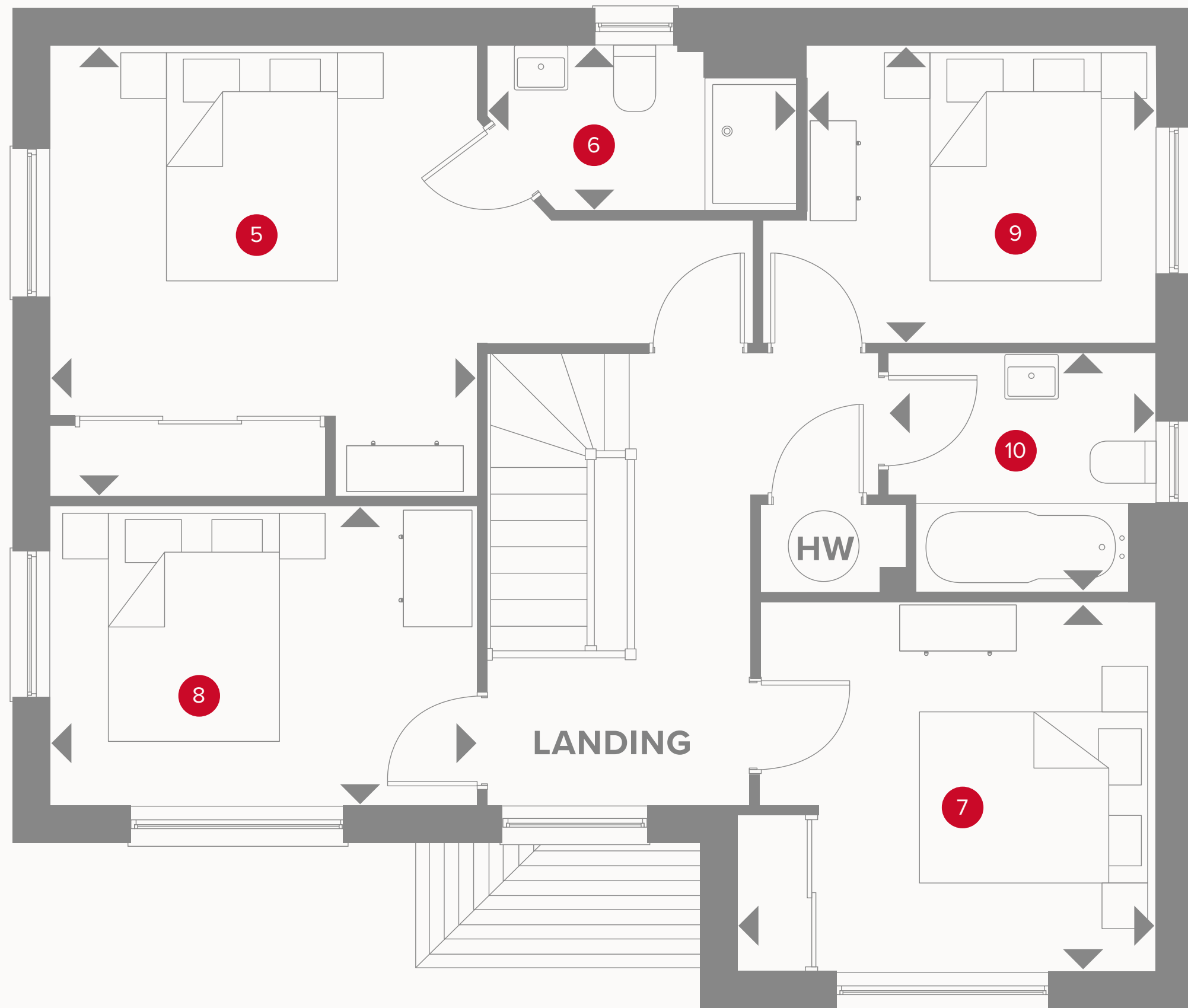
1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining/ Family	25'7" x 11'7"	7.79 x 3.52 m
3	Cloaks	6'6" x 5'9"	1.99 x 1.75 m
4	Utility	6'6" x 3'4"	1.99 x 1.01 m



KEY

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- TD** Tumble dryer space

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



THE SHAFTESBURY FIRST FLOOR

5	Bedroom 1	12'5" x 11'8"	3.80 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'5" x 10'05"	3.52 x 3.19 m
8	Bedroom 3	11'11" x 8'3"	3.62 x 2.55 m
9	Bedroom 4	10'8" x 8'5"	3.30 x 2.61 m
10	Bathroom	7'3" x 6'6"	2.22 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.



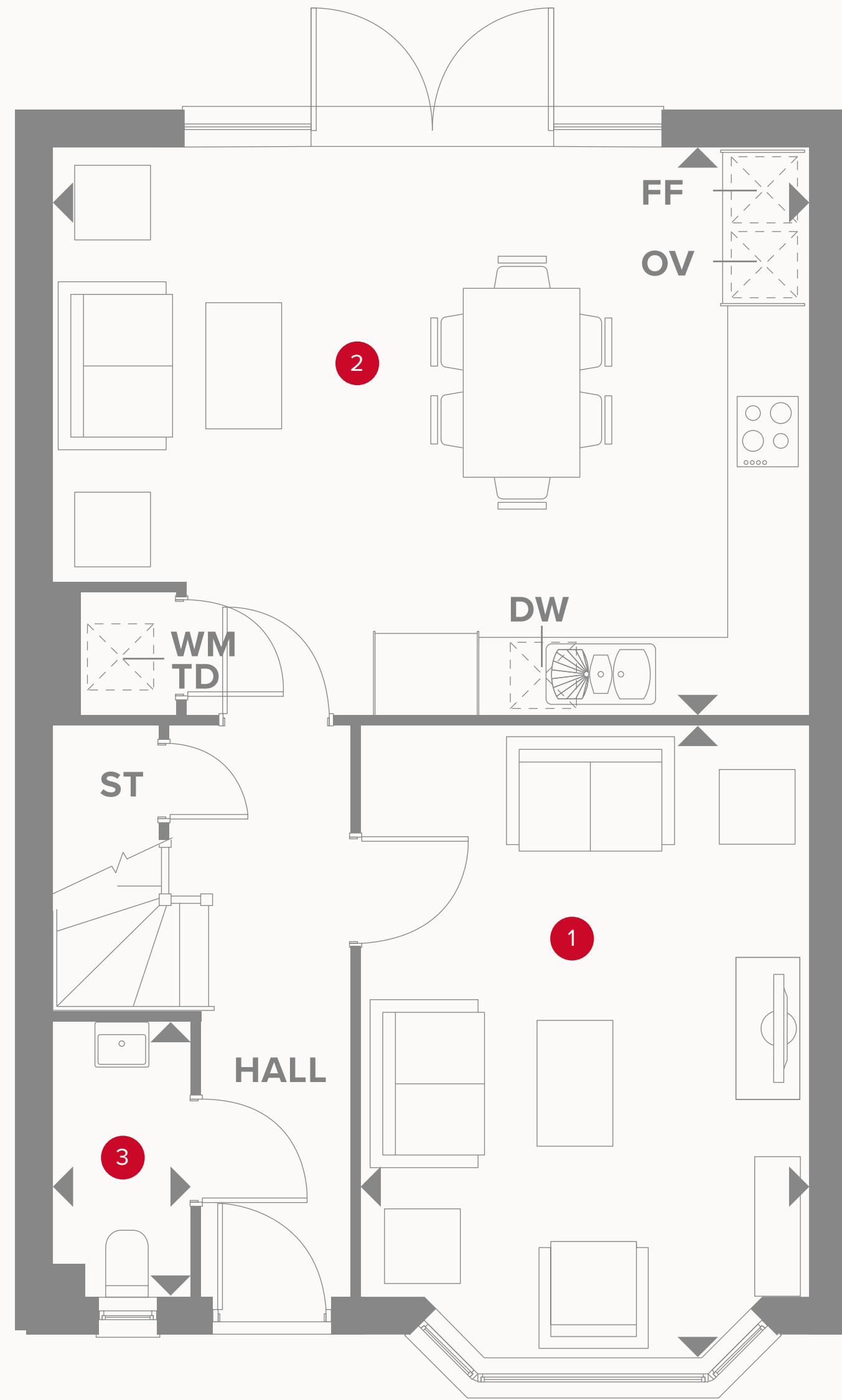
HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE STRATFORD LIFESTYLE GROUND FLOOR

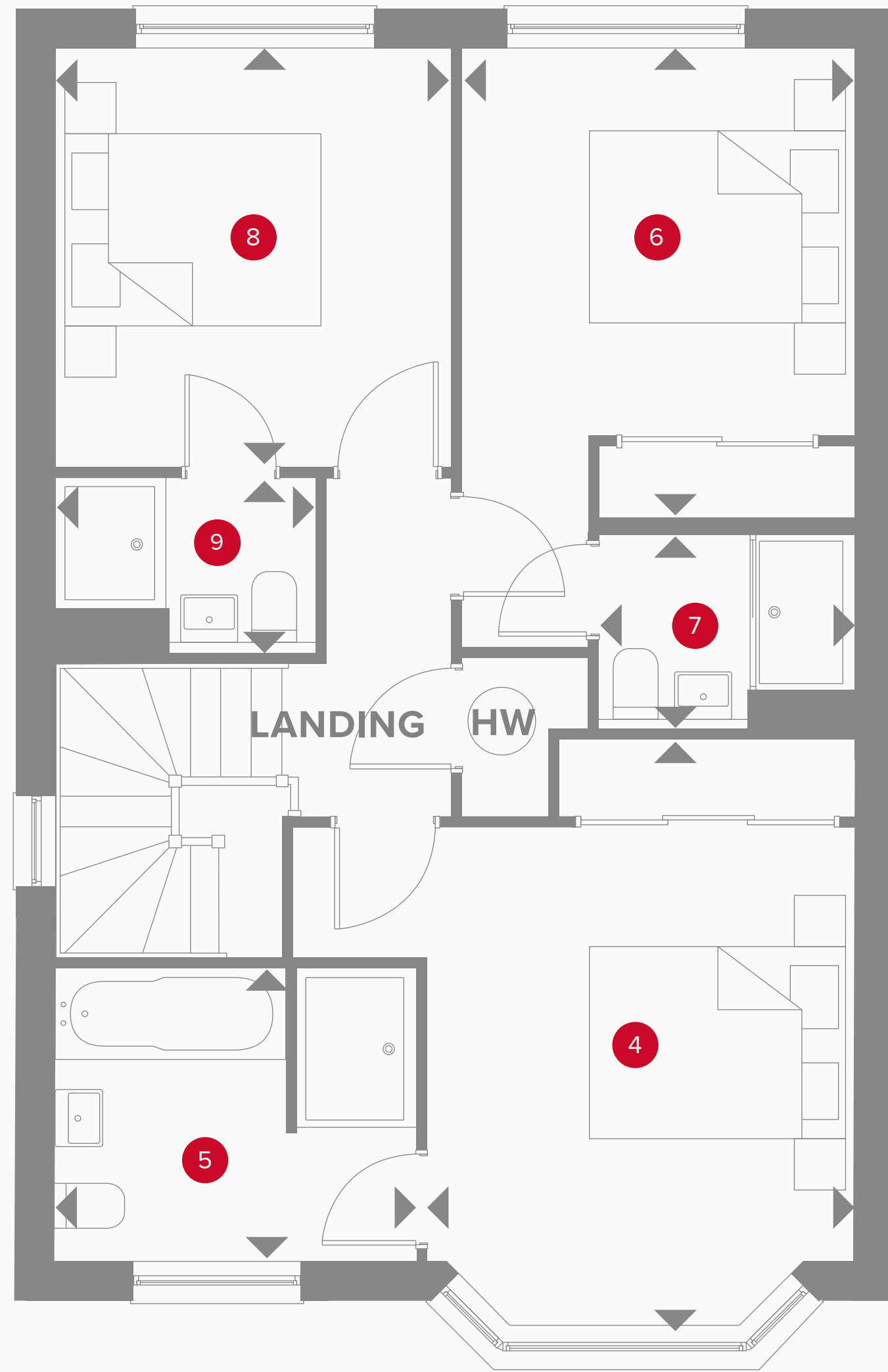
1	Lounge	16'2" x 11'6"	4.95 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'2" x 3'6"	2.20 x 1.06 m



KEY

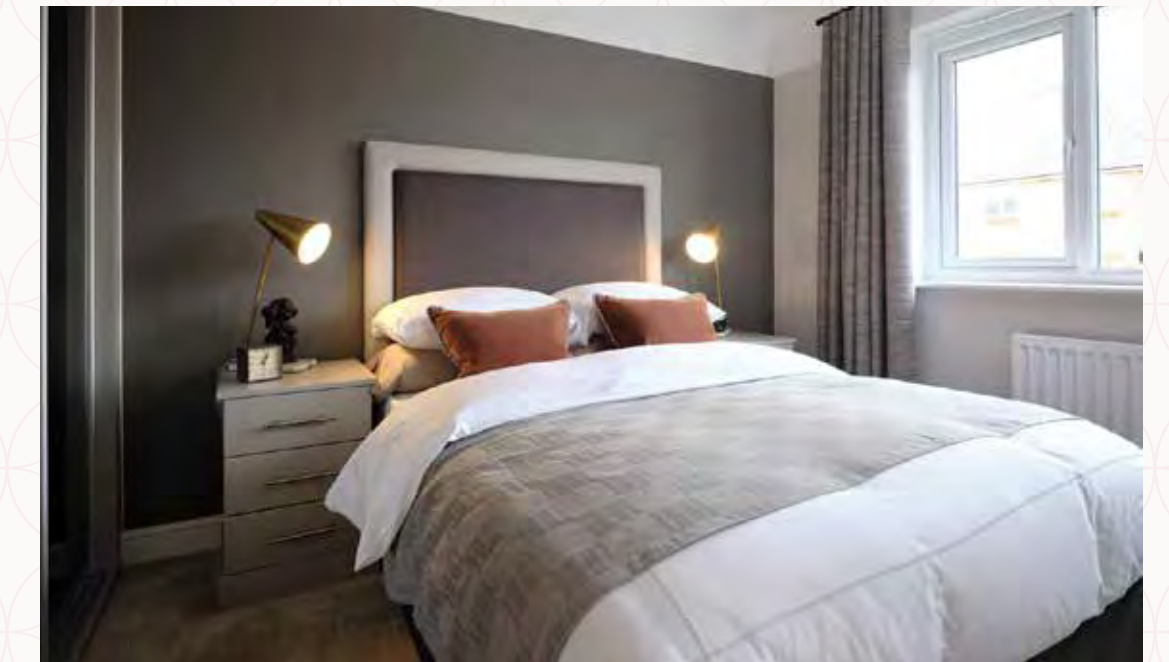
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE STRATFORD LIFESTYLE FIRST FLOOR

4	Bedroom 1	14'4" x 10'6"	4.37 x 3.21 m
5	En-suite 1	8'8" x 7'3"	2.68 x 2.20 m
6	Bedroom 2	11'8" x 9'6"	3.57 x 2.94 m
7	En-suite 2	6'2" x 4'6"	1.90 x 1.39 m
8	Bedroom 3	10'4" x 9'9"	3.15 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 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 Stratford 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.

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.

Work Surfaces

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

Upstand

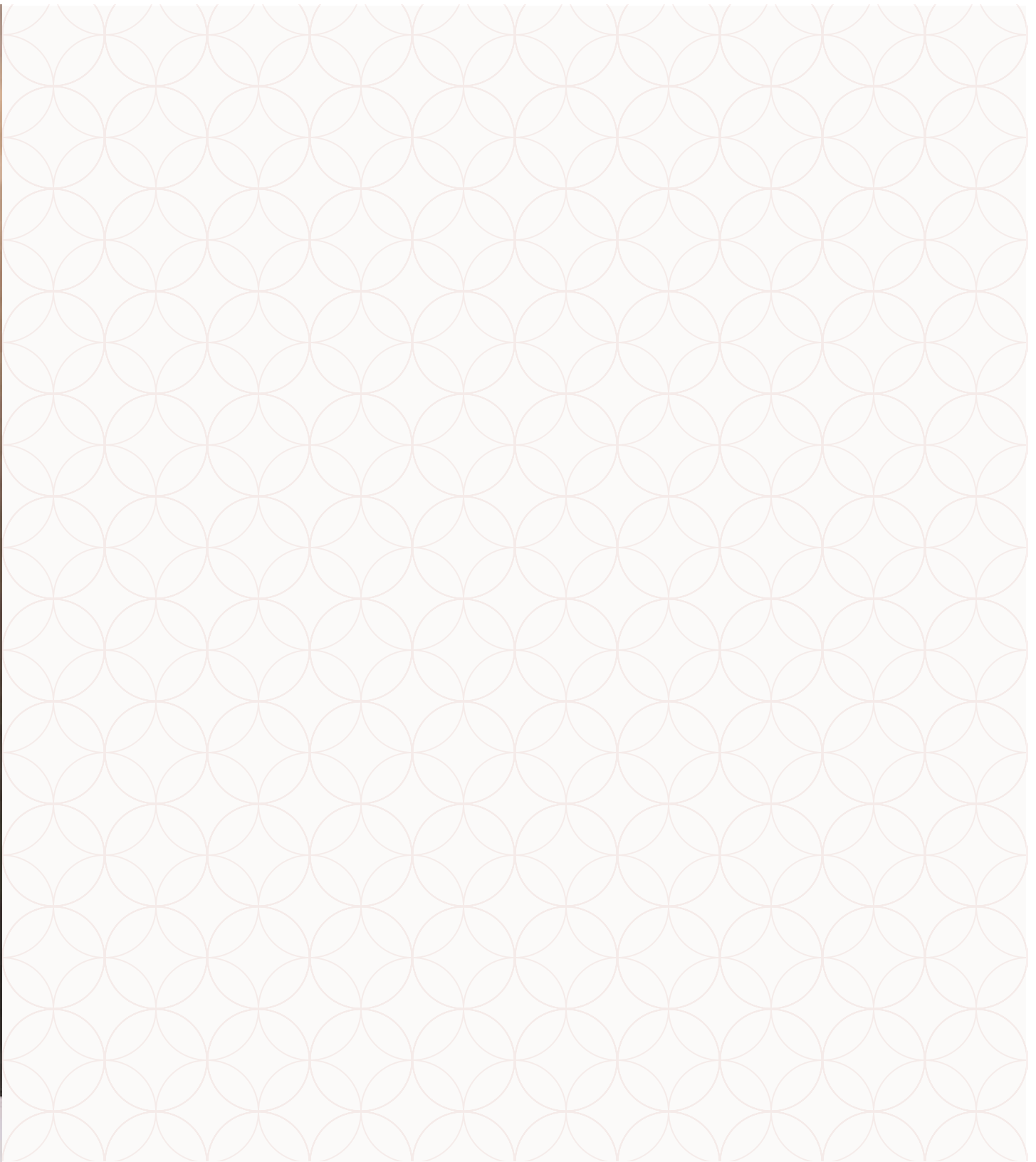
Matching above worktops, with stainless steel splash-back behind Hob.

Bowl & Tap

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).

Appliances AEG

- AEG Gas Hob
- AEG Double Oven
- Electrolux Chimney extract
- Zanussi Integrated fridge/freezer 50/50



INTERIOR

Walls

Crown Pale Cashew and White paint finish.

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.

Skirting boards

Torus profile mdf, 194 x 14.5mm section size 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.

Ceilings

Crown Pale Cashew and White paint finish.

Central Heating

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

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.

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. Please refer to drawings for types and location details.

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



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

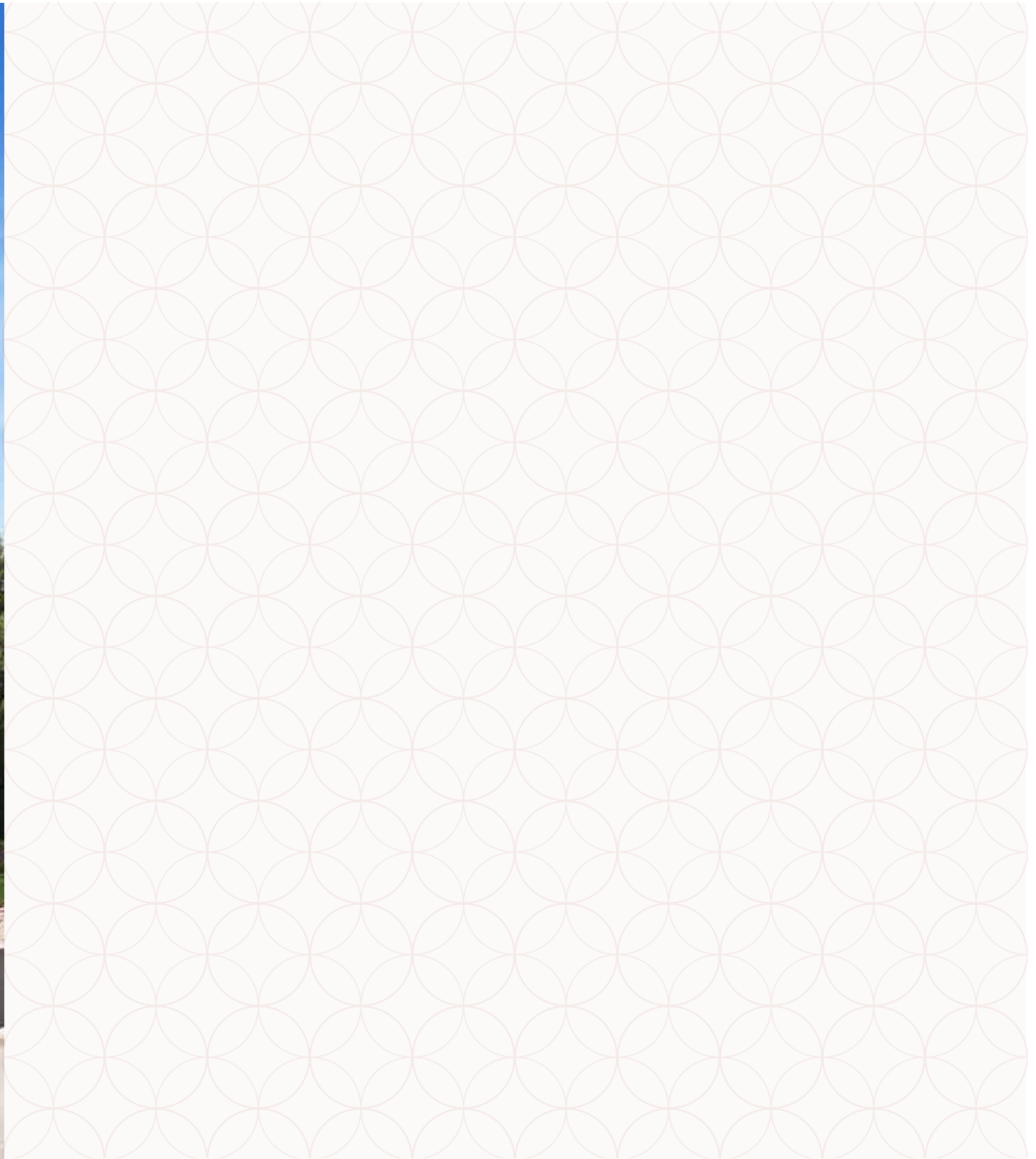
Wall Tiles Cloakroom, Bathroom & En-suite

Splash back to basin and full-height tiling around bath, if bath does not have a shower then half height tiling only. Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

Shower over Bath

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. Low Profile Tray Acrylic capped low profile shower tray. Shower Screen Polished Chrome effect finish shower door.



EXTERIOR

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

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

External Doors

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

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.

External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

Garden

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. Doors 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.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with





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.



WINDMILL VIEWS



Yapton Road, Barnham, West Sussex, PO220AY

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