

# SAXON FIELDS

B R O M S G R O V E



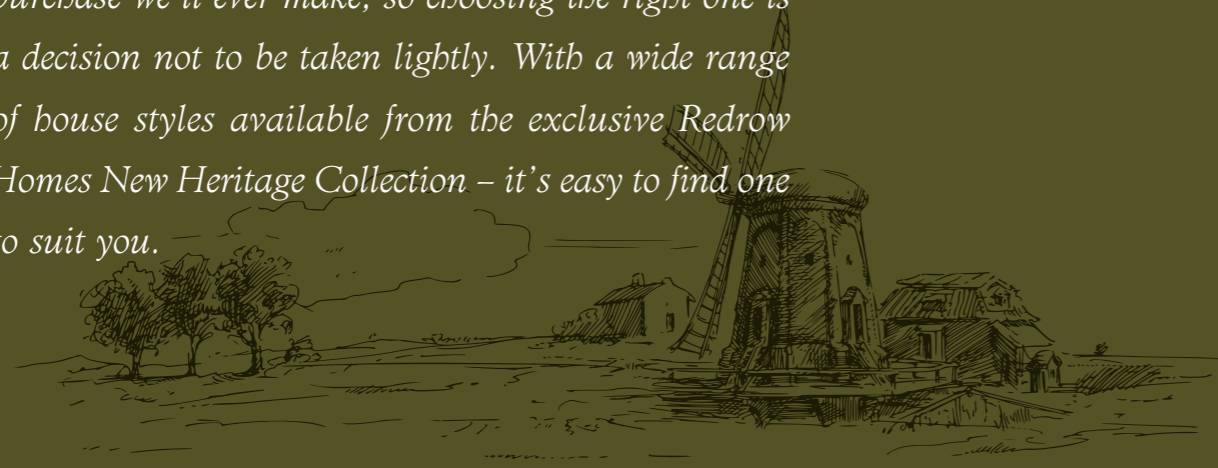
RUTHERFORDS ROAD  
BROMSGROVE  
WORCESTERSHIRE  
B60 3SA

TELEPHONE: 01527 757 311

[redrow.co.uk](http://redrow.co.uk)



*For most of us, buying a family home is the biggest purchase we'll ever make, so choosing the right one is a decision not to be taken lightly. With a wide range of house styles available from the exclusive Redrow Homes New Heritage Collection – it's easy to find one to suit you.*



Influenced by the architecture of the Arts and Crafts movement, the exteriors are traditional, with period style features.

Venture inside and the homes more than live up to the demands of modern life; with family friendly layouts, kitchens that are well equipped with integrated top brand name appliances, tall cabinets and extra wide drawers that offer plenty of storage; while family bathrooms and en suites enjoy quality fixtures and fittings and a tile range that's exclusive to Redrow.

*We have selected and refined the best homes from The New Heritage Collection.*

*The Oxford, is a home of quality and character built with pride to offer a solid foundation for family life.*

*The Windsor, has extensive living space that excels at every turn, from the pleasing proportions of every room to the excellent use of space.*

*The Stratford, is a home with hidden depths, for behind its unmistakable arts and crafts frontage stretches a space of multiple rooms flexible enough to meet the needs of family life.*

*The Kenilworth, is a home that enhances the living experience for you, your family and all who visit.*

*The Shrewsbury, is a substantial family home that is as dependable as it is solid, with elegant design*



Saxon Fields lies on the edge of open farmland, yet is within easy reach of the many excellent facilities of Bromsgrove and the M42 and M5 motorways beyond. This perfect blend of town and country gives you the best of both worlds, just like the 3, 4 and 5 bedroom New Heritage Collection homes being built there, with their perfect blend of the traditional and the contemporary.

Saxon Fields lies within walking distance of Bromsgrove Station, with regular trains into the heart of Birmingham taking just over twenty minutes. Redditch and Kidderminster are also both within a ten mile drive with excellent road links.

Not that you need to leave Bromsgrove, because you'll find all you need right here, from a brand new cinema and theatre complex to superb sports facilities, from a bustling High Street to a regular street market four days a week. Bromsgrove also boasts an excellent choice of schools.

Princess of Wales Hospital near by (Sat Nav: B61 0BB, call 01527 488 000) with dentists available at Damani Dental Practice on Stoke Road (Sat Nav: B60 3EQ, call 01527 575 884)



### SCHOOLS

- 1 Rigby Hall Special School
- 2 Aston Fields Middle School
- 3 North Bromsgrove High School
- 4 South Bromsgrove Community High
- 5 Charford First School

### TRAVEL

- 6 Bromsgrove Station (B'ham 21mins)
- 7 To Kidderminster 10.2 miles (20mins)
- 8 To M42/M5 (B'ham 17 miles)
- 9 To Redditch 6.5 miles (12mins)

### HEALTH

- + Damani Dental Practice
- + Princess of Wales Hospital

### SHOPPING

- 10 Bromsgrove Shopping Centre & Market
- 11 Co-Op and Aldi stores

### SPORT & LEISURE

- 12 Bromsgrove Cricket, Hockey & Tennis Club
- 13 Finstall Park
- 14 Bromsgrove Golf Course
- 15 Ryland Athletics Centre
- 16 Atrix Theatre & Cinema
- 17 Dolphin Leisure Centre

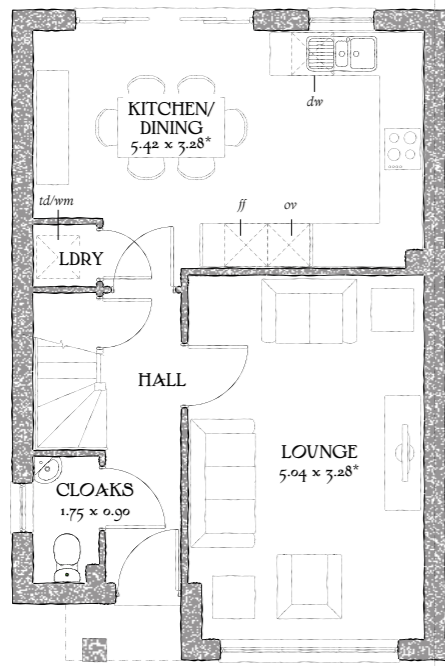




THREE BEDROOM HOME  
963 SQ FT

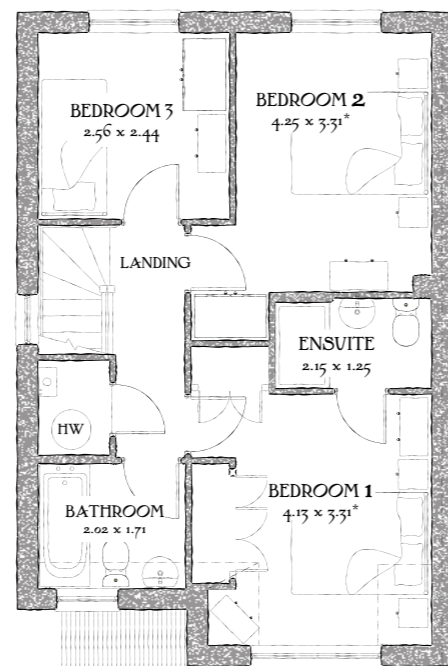


FOUR BEDROOM HOME  
1189 SQ FT



**GROUND FLOOR**

Lounge	16'6" x 10'9"	5.04 x 3.28 m*
Kitchen/ Dining	17'9" x 10'9"	5.42 x 3.28 m*
Cloaks	5'9" x 2'11"	1.75 x 0.90 m
Laundry	2'10" x 2'10"	0.87 x 0.87 m

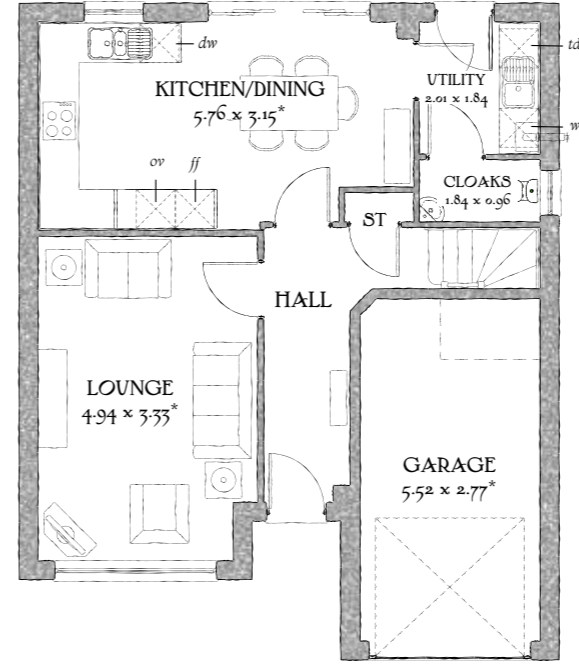


**FIRST FLOOR**

Bedroom 1	13'7" x 10'10"	4.13 x 3.31 m*
EnSuite	7'1" x 4'1"	2.15 x 1.25 m
Bedroom 2	13'11" x 10'10"	4.25 x 3.31 m*
Bedroom 3	8'5" x 8'0"	2.56 x 2.44 m
Bathroom	6'8" x 5'7"	2.02 x 1.71 m

**KEY**

Hob Oven Fridge/freezer w/m Washing machine space  
 dw Dishwasher space op Optional wardrobe td Tumble dryer space  
 hw Hot Water Cylinder  
 \*Max dimensions Note: Bedroom dimensions taken into wardrobe recess



**GROUND FLOOR**

Lounge	16'3" x 10'11"	4.94 x 3.33 m*
Kitchen/ Dining	18'11" x 10'4"	5.76 x 3.15 m*
Utility	6'7" x 6'0"	2.01 x 1.84 m
Cloaks	6'0" x 3'2"	1.84 x 0.96 m
Garage	18'1" x 9'1"	5.52 x 2.77 m*

**FIRST FLOOR**

Bedroom 1	16'4" x 9'8"	4.98 x 2.95 m*
EnSuite	8'1" x 3'11"	2.46 x 1.19 m*
Bedroom 2	12'5" x 10'5"	3.79 x 3.16 m*
Bedroom 3	10'0" x 8'6"	3.05 x 2.60 m
Bedroom 4	11'0" x 6'11"	3.36 x 2.11 m
Bathroom	6'9" x 6'4"	2.07 x 1.94 m*

**KEY**

Hob Oven Fridge/freezer dw Dishwasher space  
 w/m Washing machine space td Tumble dryer space op Optional wardrobe  
 hw Hot Water Cylinder  
 \*Max dimensions Note: Bedroom dimensions taken into wardrobe recess

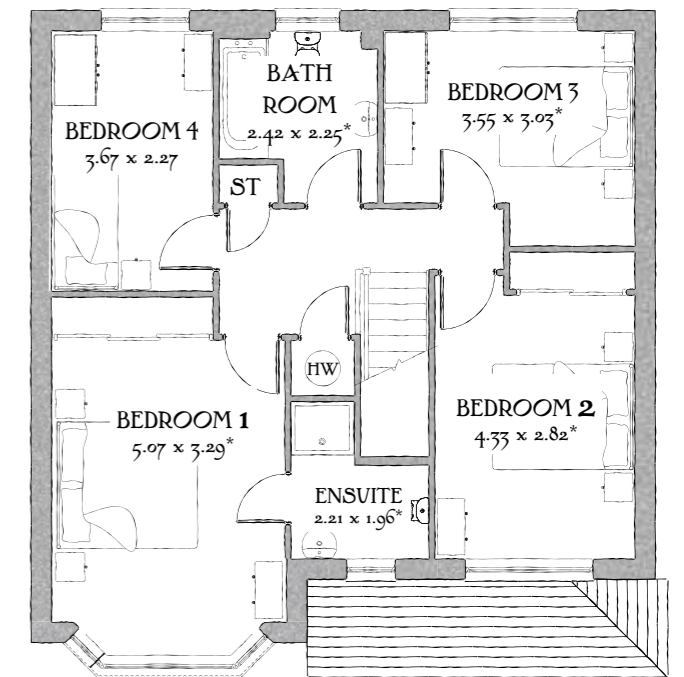
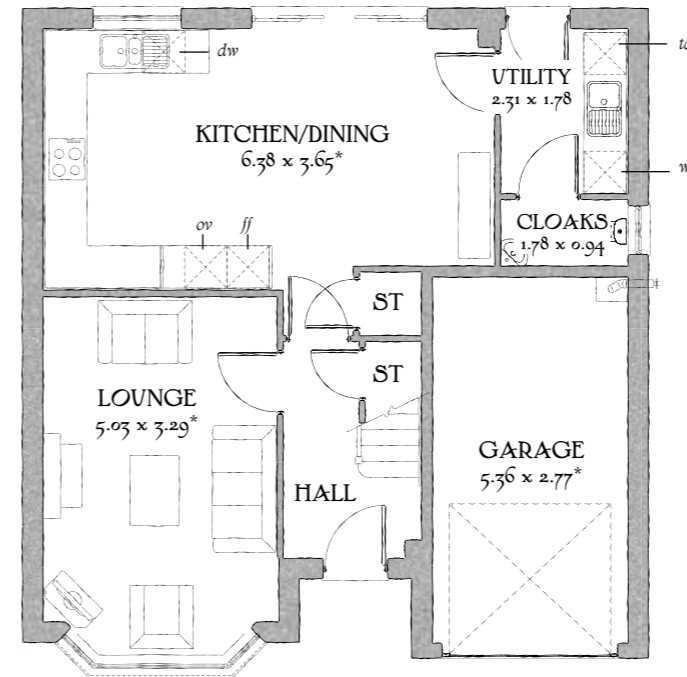
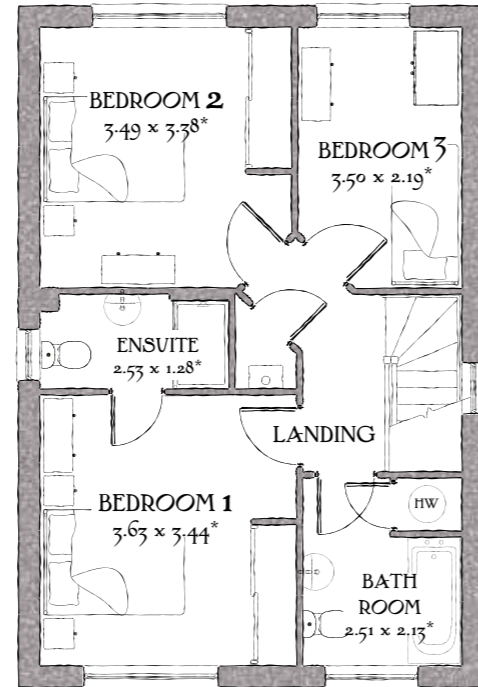
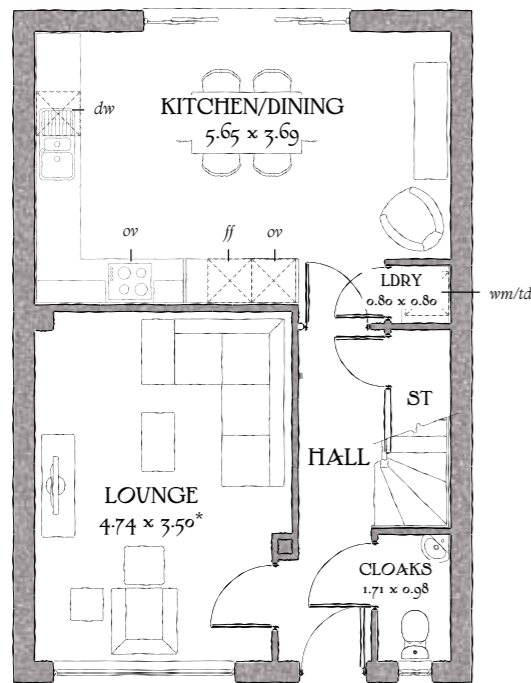




THREE BEDROOM HOME  
1059 SQ FT



FOUR BEDROOM HOME  
1300 SQ FT



**GROUND FLOOR**

Lounge	15'7" x 11'6"	4.74 x 3.50 m*
Kitchen/ Dining	18'6" x 12'1"	5.65 x 3.69 m
Cloaks	5'7" x 3'3"	1.71 x 0.98 m
Laundry	2'7" x 2'7"	0.80 x 0.80 m

**FIRST FLOOR**

Bedroom 1	11'11" x 11'3"	3.63 x 3.44 m*
EnSuite	8'4" x 4'2"	2.53 x 1.28 m*
Bedroom 2	11'1" x 10'9"	3.49 x 3.38 m*
Bedroom 3	11'6" x 7'2"	3.50 x 2.19 m*
Bathroom	8'3" x 7'0"	2.51 x 2.13 m*

**KEY**

- Hob Oven Fridge/freezer dw Dishwasher space
  - wm Washing machine td Tumble dryer space op Optional wardrobe
  - hw Hot Water Cylinder
- \*Max dimensions Note: Bedroom dimensions taken into wardrobe recess



**GROUND FLOOR**

Lounge	16'6" x 10'10"	5.03 x 3.29 m*
Kitchen/ Dining	20'11" x 12'0"	6.38 x 3.65 m*
Cloaks	5'10" x 3'1"	1.78 x 0.94 m
Utility	7'6" x 5'10"	2.31 x 1.78 m
Garage	17'7" x 9'1"	5.36 x 2.77 m*

**FIRST FLOOR**

Bedroom 1	16'8" x 10'10"	5.07 x 3.29 m*
EnSuite	7'3" x 6'5"	2.21 x 1.96 m*
Bedroom 2	14'3" x 9'3"	4.33 x 2.82 m*
Bedroom 3	11'8" x 9'11"	3.55 x 3.03 m*
Bedroom 4	12'1" x 7'5"	3.67 x 2.27 m
Bathroom	7'11" x 7'5"	2.42 x 2.25 m*

**KEY**

- Hob Oven Fridge/freezer wm Washing machine space
  - dw Dishwasher space op Optional wardrobe td Tumble dryer space
  - hw Hot Water Cylinder
- \*Max dimensions Note: Bedroom dimensions taken into wardrobe recess











# Saxon Fields

## SITE PLAN

Enjoy our stunning collection  
of superior homes from  
The New Heritage Collection

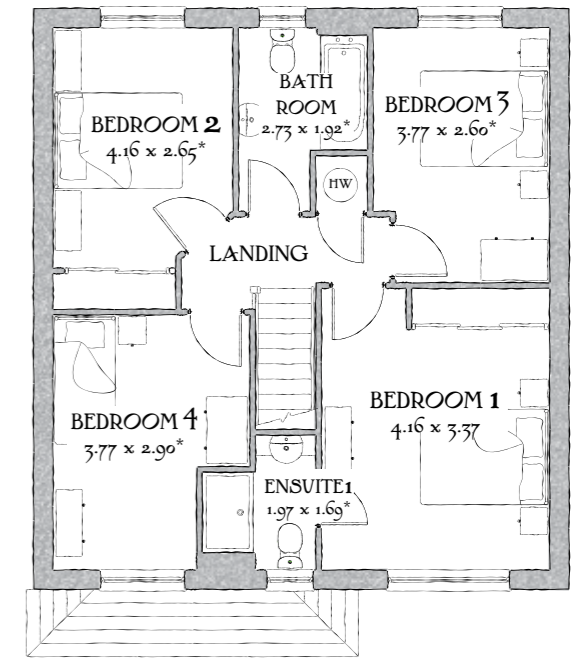
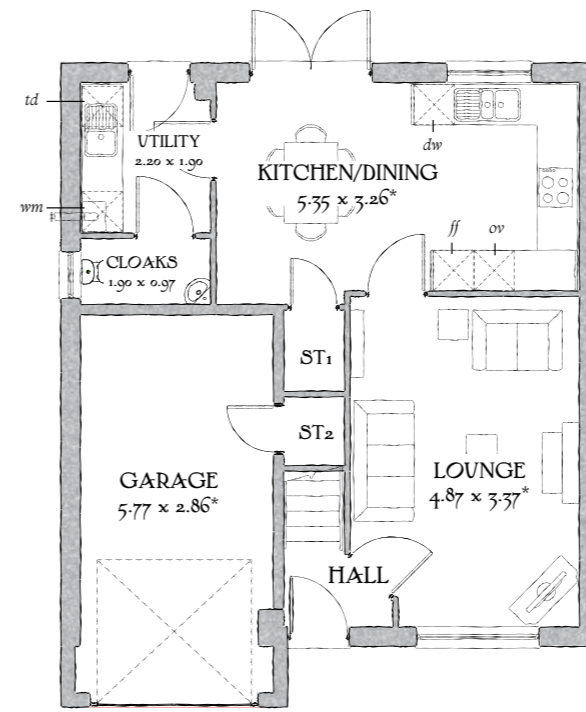
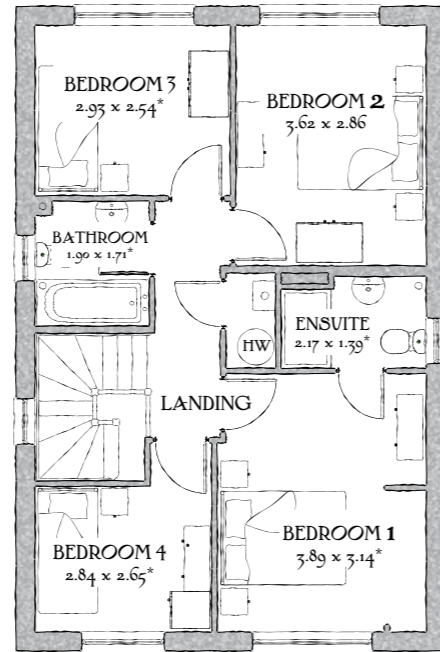
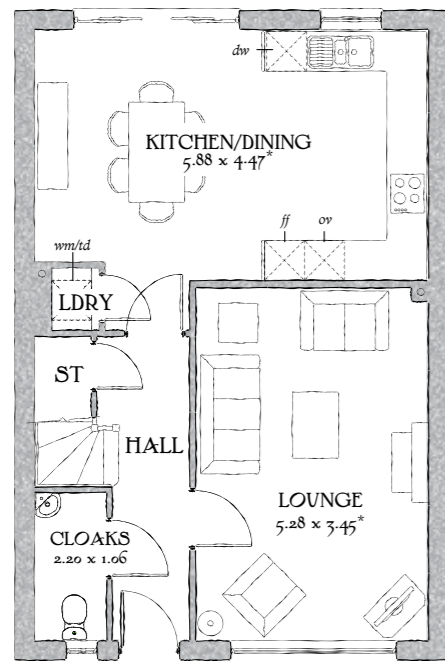


KEY

- 
**OXFORD**  
4 Bedroom home  
1300 sq ft
- 
**WINDSOR**  
4 Bedroom home  
1189 sq ft
- 
**SHREWSBURY**  
4 Bedroom home  
1134 sq ft
- 
**STRATFORD**  
4 Bedroom home  
1173 sq ft
- 
**KENILWORTH 5**  
5 Bedroom home  
1292 sq ft
- 
**KENILWORTH**  
4 Bedroom home  
1114 sq ft
- 
**WARWICK**  
3 Bedroom home  
1059 sq ft
- 
**LETCWORTH**  
3 Bedroom home  
963 sq ft



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. For specific details, other than general site layout, please liaise directly with our site sales consultant.



**GROUND FLOOR**

Lounge	17'4" x 11'4"	5.28 x 3.45 m*
Kitchen/ Dining	19'3" x 14'8"	5.88 x 4.47 m*
Cloaks	7'3" x 3'6"	2.20 x 1.06 m
Laundry	3'0" x 2'4"	0.91 x 0.72 m

**FIRST FLOOR**

Bedroom 1	12'9" x 10'4"	3.89 x 3.14 m*
EnSuite	7'1" x 4'7"	2.17 x 1.39 m*
Bedroom 2	11'11" x 9'5"	3.62 x 2.86 m
Bedroom 3	9'7" x 8'4"	2.93 x 2.54 m*
Bedroom 4	9'4" x 8'8"	2.84 x 2.65 m*
Bathroom	6'2" x 5'7"	1.90 x 1.71 m*

**KEY**

Hob Oven Fridge/freezer wmt/d Washer/Dryer space  
 dw Dishwasher space op Optional wardrobe hw Hot Water Cylinder  
 \*Max dimensions Note: Bedroom dimensions taken into wardrobe recess



**GROUND FLOOR**

Lounge	16'0" x 11'1"	4.87 x 3.37 m*
Kitchen/ Dining	17'7" x 10'8"	5.35 x 3.26 m*
Utility	7'3" x 6'3"	2.20 x 1.90 m
Cloaks	6'3" x 3'2"	1.90 x 0.97 m
Garage	18'11" x 9'5"	5.77 x 2.86 m*

**FIRST FLOOR**

Bedroom 1	13'8" x 11'1"	4.16 x 3.37 m
EnSuite 1	6'6" x 5'7"	1.97 x 1.69 m*
Bedroom 2	13'8" x 8'8"	4.16 x 2.65 m*
Bedroom 3	12'4" x 8'6"	3.77 x 2.60 m*
Bedroom 4	12'4" x 9'6"	3.77 x 2.90 m*
Bathroom	8'11" x 6'4"	2.73 x 1.92 m*

**KEY**

Hob Oven Fridge/freezer dw Dishwasher space  
 wmt Washing machine td Tumble dryer space op Optional wardrobe  
 hw Hot Water Cylinder  
 \*Max dimensions Note: Bedroom dimensions taken into wardrobe recess



# THE Kenilworth

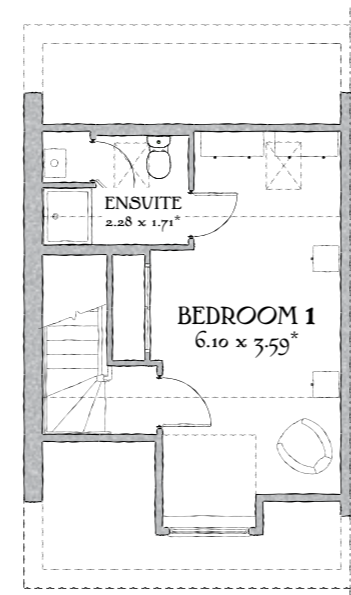
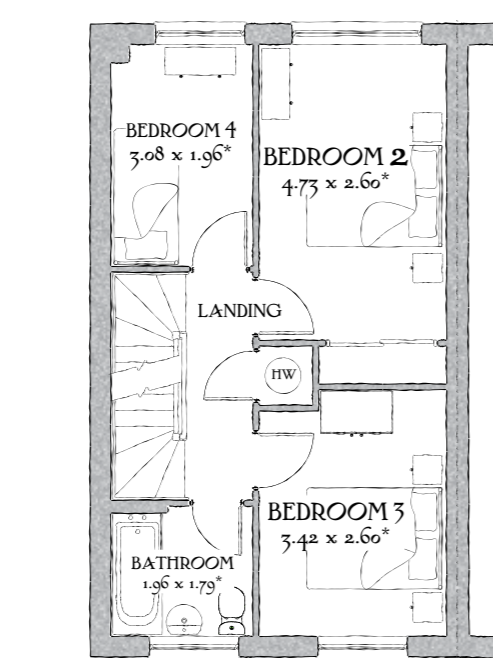
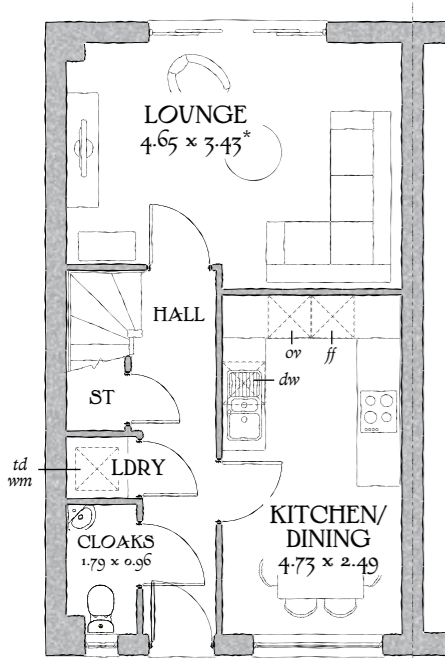


FOUR BEDROOM HOME  
1114 SQ FT

# THE Kenilworth<sup>5</sup>



FIVE BEDROOM HOME  
1292 SQ FT



## GROUND FLOOR

Lounge	15'3" x 11'3"	4.65 x 3.43 m*
Kitchen/ Dining	15'6" x 8'2"	4.73 x 2.49 m
Cloaks	5'10" x 3'2"	1.79 x 0.96 m
Laundry	3'2" x 2'10"	0.96 x 0.86 m

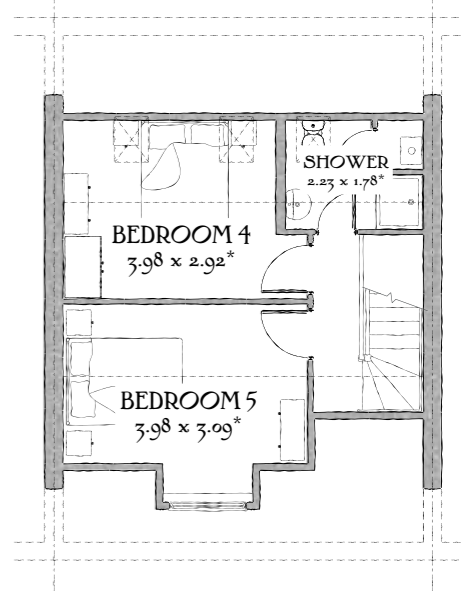
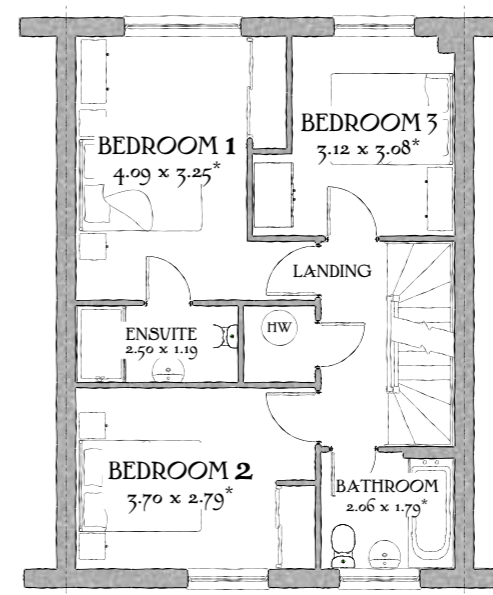
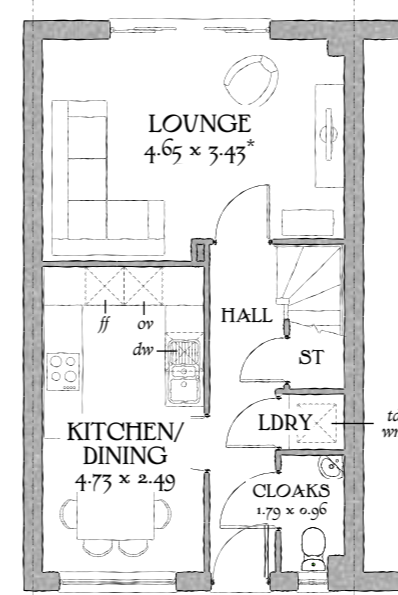
## FIRST FLOOR

Bedroom 2	15'6" x 8'6"	4.73 x 2.60 m*
Bedroom 3	11'3" x 8'6"	3.42 x 2.60 m*
Bedroom 4	10'1" x 6'5"	3.08 x 1.96 m*
Bathroom	6'5" x 5'10"	1.96 x 1.79 m*

## SECOND FLOOR

Bedroom 1	20'0" x 11'9"	6.10 x 3.59 m*
EnSuite	7'6" x 5'10"	2.28 x 1.71 m*

KEY  
 [Hob] Hob ov Oven ff Fridge/freezer wm Washing machine space  
 dw Dishwasher space op Optional wardrobe td Tumble dryer space  
 hw Hot Water Cylinder  
 \*Max dimensions Note: Bedroom dimensions taken into wardrobe recess



## GROUND FLOOR

Lounge	15'3" x 11'3"	4.65 x 3.43 m*
Kitchen/ Dining	15'6" x 8'2"	4.73 x 2.49 m
Cloaks	5'10" x 3'2"	1.79 x 0.96 m
Laundry	3'2" x 2'10"	0.96 x 0.86 m

## FIRST FLOOR

Bedroom 1	13'5" x 10'7"	4.09 x 3.25 m*
EnSuite	8'2" x 3'11"	2.50 x 1.19 m
Bedroom 2	12'2" x 9'2"	3.70 x 2.79 m*
Bedroom 3	10'3" x 10'1"	3.12 x 3.08 m*
Bathroom	6'9" x 5'11"	2.06 x 1.79 m*

## SECOND FLOOR

Bedroom 4	13'5" x 9'6"	3.98 x 2.92 m*
Bedroom 5	13'1" x 10'2"	3.98 x 3.09 m*
Shower	7'4" x 5'10"	2.23 x 1.78 m*

KEY  
 [Hob] Hob ov Oven ff Fridge/freezer wm Washing machine space  
 dw Dishwasher space op Optional wardrobe td Tumble dryer space  
 hw Hot Water Cylinder  
 \*Max dimensions Note: Bedroom dimensions taken into wardrobe recess





## SPECIFICATION

### Interior Features

**Walls** Your walls are finished in Dulux Almond white emulsion for a bright, neutral finish, which will complement most colour schemes

**Ceilings** Flat skim finish with Dulux White Emulsion paint decoration

#### Internal Doors

All room’s feature stylish ‘Cambridge’ moulded doors. Door to be finished in Satin White paint

#### Internal Doors Furniture

Each door is fitted with polished chrome effect door furniture to create a feeling of contemporary style. Chrome floor mounted door stops to be fitted where required

#### Architrave

“Torus” profile mdf, 58 x 14.5mm section size, satin white paint finish, add a traditional touch of quality in each doorway. In houses 1400ft<sup>2</sup> & above, 69mm x 14.5mm section size to be fitted with satin white paint finish

#### Skirting boards

“Torus” profile mdf, 119 x 14.5mm, with satin white paint finish

In houses 1400ft<sup>2</sup> and above, 194mm x 14.5mm section size to be fitted with satin white paint finish

#### Staircase

Staircases feature smart, square plain spindles with square newels, topped with a light ash hardwood handrail. Spindles and posts are finished in a satin white, with rail and newel caps finished in a clear varnish/lacquer

#### Central Heating

Warmth and comfort are guaranteed by full gas central heating with energy efficient wall mounted boiler in all houses, except for houses which do not have an En-Suite, where a Combi Boiler will be fitted. 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 round top radiators

**Wardrobes** to Bedroom 1

**Hammonds Front Frame System**

Libretto in a Walnut, Maple, Aragon Oak, Avola White or Cherry finish. Horizon in White.

Cantare in a White or Gardenia finish. Fusion in Teak or Cream finish

**Hammonds Sliding Closet System** with easy close motion, to Bed 1

Moderna in Walnut, Cedar, Birch, Cherry, Oak or Avola White with central opaque glass panel

#### Phone Point

GET Range of fittings, finish to match Electrical accessories in Room (NB first point will be Std BT box). 1 in Ground floor general area, 1 in TV location in Lounge, 1 in Study, 1 in Bed 1

#### TV Point

GET fittings, finish to match Electrical accessories in Room. Located as follows:

1 in Lounge, 1 in Bed 1 & 1 in Family Room

#### Electrical Sockets / Switch Plates

GET Ultimate low profile white electrical switch and socket plates together with GET pendant and batten lighting points.

### Kitchen & Utility Features

**Kitchen Styles** Design by Symphony Kitchens

**Main range**

Woodbury White or Woodbury Ivory

**Accent range** Feature Cabinet Door/Drawer. To be Havana, Dakota, Nevada or

Madison Cocobolo

Kitchens to include smooth door closers, 110° slide on hinges, REVO drawer box & plastic

cutlery tray

#### Work Surfaces

40mm Square Edged worktops. Customer choice from:

Oak Block / Wenge / Grey Slate / Riverside Beige / Sand / Stardust Melange / Snow Spray

Copper Slate / Stella Mere

#### Sink

We’ve carefully chosen our kitchen sinks to match the size of your home, with stainless steal 11/2 bowl Blanco Bonus 6S with Prinz tap in homes under 1600 Ft<sup>2</sup> and a double bowl sink with Regent chrome mixer tap in our larger homes. Where a sink is shown in your utility, this will be a stainless steel single bowl Blanco Tipo 45S with Prinz tap

#### Appliances

**AEG**

You’ll find your home is fitted with high quality, stylish appliances, with units tailored to meet your individual needs. The follow appliances are supplied as standard:

60cm Gas Hob

90cm Gas Hob (in houses over 1600ft<sup>2</sup>)

Single Oven

Microwave Oven

60cm Chimney extract

90cm Chimney extract (in houses over 1600ft<sup>2</sup>)

Integrated Dishwasher (4 bed plus)

Integrated fridge/freezer

2 no 50/50 fridge/freezers included on house designs over circa 1600ft<sup>2</sup>, please refer to house drawings. See Sales Consultant for further details



### Bathroom, Cloakroom Features

#### Bathroom, En-suite & Cloakroom Styles

Your home will be fitted with stylish, Ideal Standard suites finished in White

**Bathroom basin** 50cm Sphere basin with 1 tap hole, semi pedestal & slotted click plug waste

**En-suite basin** 50cm Sphere basin with 1 tap hole, semi pedestal & slotted click plug waste

**WC** Concept close coupled back-to-wall pan with Arc dual flush cistern

**Cloakroom basin** 45cm Sphere basin with chrome trap or Concept Arc 45cm Corner basin please refer to drawing to confirm basin design. All to have click plug waste

**Bath** Ventuno Bath 700 wide by 1700 long with pop up style waste

**Bath panel** Unilux bath panel

#### Brassware

**Basin** Ideal Standard Ceraplan monoblock tap with single lever control complete with click plug waste

**Bath** Ideal Standard Ceraplan single lever bath filler complete with pop up waste

**Shower over bath** Shower valve & screen to be provided above the bath where there is no separate Shower enclosure within the Bathroom. Thermostatic Shower valve (as development specification) above the Bath including Bath Screen

#### Shower

**Valve** Ideal Standard “Alto Ecotherm” thermostatic bar valve.

**Low profile Tray** Acrylic capped low profile shower tray with concealed waste

**Shower Screen to Enclosure** Polished Chrome effect finish shower door

Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted

**Wet Room and Screen** Impey Aqua system with tile safe membrane and Wetroom screen

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

Areas as indicated on drawings, refer to Ceramic Tile Summary for details of choices.

380mm wide x 1067mm high Mirror to be fitted above the Bathroom & Ensuite washbasins (where possible)

#### Shaver Socket

For extra convenience, you’ll find a shaver socket in the Bathroom and En-suite

### Exterior Features

**Fascia & Soffit** To keep your new home looking new for years to come, we finish the exterior with maintenance free, fade resistant White uPVC fascias and vented soffit board

**Brickwork** Bricks with a “Stock” appearance are to be used for all walls - see finishing schedule

**Render finish** Monocouche - Weber through-coloured render to be applied with rough cast finish. Colour to be Chalk - see finishing schedule

**Windows** As you would expect, your home comes fully double glazed with secure, energy efficient sealed double glazed windows throughout in smart, maintenance free white PVC-U

#### External Doors

**Front** A great home deserves a great entrance, and your home will feature a stunning GRP pre-finished door with patterned glass manufactured by IG. Style of door to be as indicated on house plan. The paint finish to be one of the New Heritage Colours:

**Rear** Steel door with patterned glass, Frame to be timber

Please refer to the development finishing schedule

**Door Bell** Chrome effect bell push with transformer

**Security** Naturally both front and back doors feature multi point locking for your complete security and peace of mind

#### External Lights

**Front** Lantern to front entrance

**Rear** Where the entrance is recessed, a Recessed Downlighter will be fitted

#### Garage

Keep your car safe and sound behind a strong, Hörmann “Ilkley” style steel up & over with window panels to top. Door finish to be painted to match Front Door colour

**Patio / Pathways** Buff riven faced flags as indicated on drawing

**Driveway** Your driveway is built to last with a quality Tarmac finish

### Garden Features

**External Fencing** Refer to layouts

You can enjoy privacy and security around your property thanks to 1.8m high vertical board fencing to the sides and rear with access via a 1.8m timber gate

#### Turfing

Your home comes with good standard turf to the front garden and a top soiled rear garden. Refer to layout for landscaping details

**Outside Tap** Refer to layout for location



Please see sales consultant for further details.  
Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details.  
The information enclosed in this document was correct at time of going to print and could be subject to change.  
Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.



## UPGRADE SPECIFICATION

### Interior Features

**Wardrobes** Stay tidy with Hammonds Front Frame wardrobe System, to additional bedrooms where they can be accommodated  
**Hammonds Front Frame System**  
 Libretto in a Walnut, Maple, Aragon Oak, Avola White or Cherry finish. Horizon in a White. Cantare in a White or Gardenia finish. Fusion in Teak or Cream finish  
**Hammonds Sliding Closet System** with easy close motion from:  
 Moderna in Walnut, Cedar, Birch, Cherry, Oak or Avola White with central opaque glass panel

#### Phone Point

Make that call wherever you want by adding extra phone points around your home

#### TV Point

Extra TV points can be added so everyone in the family can watch what they want

#### Electrical Sockets / Switch Plates

Add a touch of quality to your sockets and switches with GET Ultimate Low Profile polished or brushed chrome effect finish electrical accessories in rooms selected by the Customer

**Carpets** Choose ready fitted carpets to make your move smoother

#### Downlighters to Kitchen & Wet rooms

Lighting up your rooms where indicated on the drawings

#### Fireplaces

##### Wall Mounted Style

Zen 2 Standard / GT2 in graphite finish / Zen 2 Graphite

##### Floor Mounted

Kudos available in Beech / Pine / White or Ivory finishes with Micro Marble or Black Granite hearth or Galaxy Limestone Marble surround and hearth

Neon Cube available in Ivory, White or Taupe finish with Black Marble hearth

##### Following Surrounds available as Option Only

Compton, available in American Oak, Ivory & Taupe finishes with micro marble hearth. Galaxy natural limestone surround and hearth. Amesbury natural limestone surround and hearth or Montrachet Minor in American Oak, with Black Granite hearth

### Kitchen & Utility Features

**Kitchen Styles** Give yourself even more choice in the kitchen with our extended ranges Design by Symphony Kitchens

**Main range** Westport White, Westport Ivory, Georgia and Edmonton

##### Accent range

Westport White, Westport Ivory, Primo Noce, Primo Zebrano or Minneapolis

#### Floor Tiles to Kitchen

Add a touch of class to your kitchen with our top of the range of Tarkett Marley "ID Premiere" ceramic tiles

##### Plank effect flooring

Tarkett Goliath Sheet Vinyl

#### Wall Tiles to Kitchen

Add a touch of class to your kitchen with our top of the range ceramic tiles.

#### Appliances

Step up to the finest in appliances including  
 60cm Ceramic Hob  
 90cm Ceramic Hob  
 Integrated Dishwasher

### Bathroom & Cloakroom Features

#### Bathroom, En-suite & Cloakroom Styles

Manufactured by Ideal Standard in White finish

**Bathroom basin** 55cm Sottini "Santorini Bow" basin with 1 tap hole, semi pedestal and click plug waste

**En-suite basin** 55cm Sottini "Santorini Bow" basin with 1 tap hole, semi pedestal and click plug waste

**WC** Concept close coupled back-to-wall pan with Bow dual flush cistern

**Cloakroom basin** "Santorini Bow" basin or Concept Arc corner basin

#### Brassware

**Basin** Ideal Standard "Attitude" monoblock tap with single lever control complete with click plug waste

**Bath** Ideal Standard "Attitude" monoblock bath filler with single lever control complete with pop up waste

#### Shower

**Valve** Ideal Standard "CTV" Thermostatic Shower valve

#### Wall Tiles & Features

Make a statement with chic bathroom tiles from our upgrade collection

#### Bathroom Accessories

Chrome toilet roll holder to all WCs

#### Modular Bathroom Furniture

And you can further enhance your bathrooms with Ideal Standard Concept Furniture, including cabinets in choice of Walnut, White Gloss or Oak effect finish.

### Exterior Features

#### Windows

Open up to the great outdoors with an innovative PVC-u slide & fold terrace door

#### Garage

Create a great garage by opting for smooth Hörmann door gear and a Wessex GRP "Sherwood" style up & over door with window panels, finished in Light Oak. Include power and light and you can add remote control door opening

#### External lights

Rear Bulk head light fitting adjacent to rear door

Redrow have a range of schemes and incentives that make buying a new Redrow Home, so much easier...

## Help to Buy

*If you've dreamt of a brand new home but thought you had been priced out of the property market, the Government's new 'Help to Buy' scheme could be just what you've been waiting for.*

*With Help to Buy you can purchase a brand new Redrow Home in England with just a 5% deposit and enjoy lower monthly mortgage repayments.*

*It enables those who have saved at least a 5% deposit to take out an equity loan from the Government for up to 20% of the purchase price. This means you only need a 75% mortgage from your chosen lender and you should be able to access much more competitive interest rates, which would make your mortgage repayments more affordable.*

*Unlike the Government's FirstBuy scheme, all types of purchasers can apply for an equity loan through 'Help to Buy', not just first time buyers. It is available exclusively on new homes.\**

*'Help to Buy' equity loans are available on homes up to £600,000. The loan can be repaid at any time or when you come to sell your home. The scheme is available from April 1, 2013 and will run for three years.*

## MASTERMOVE

Whether you have a growing family and need more space, or your children have grown up and moved out and you need somewhere smaller, it could be time to talk to us about how we can help you to sell your existing house.

Mastermove takes the hassle out of selling up and moving on in three simple steps:

#### Step 1: Find your perfect new Redrow Home

*Once you've chosen your new Redrow Home you can register on our Mastermove scheme. All it takes is a small deposit, which we'll refund upon completion.*

#### Step 2: Let us manage the selling process

*First, we'll arrange for two or three valuations to be carried out on your current home and agree a selling price with you. We'll then liaise with one of our tried and trusted local estate agents to market your property for you at no cost to you.*

#### Step 3: Move into your new Redrow Home

*Once your home is sold, you are then ready to proceed with the purchase of your new Redrow Home. We'll even pay all your estate agents' fees.*



## NewBuy

In partnership with HM Government

With 95% mortgages now available, if you long for a new home but perhaps don't have a large cash deposit or substantial equity in your current property it's time to talk to us about NewBuy. It's available on homes priced up to £500,000 and can even be used in conjunction with part exchange.

#### What our customers say....

Jonathan Grant and Alaina Wood are delighted they've been able to stop renting and buy a home of their own at Dibbin Brook. The couple thought they'd have to save for years until they discovered that a 95% mortgage could make their dreams of homeownership come true.

**Jonathan says:** "NewBuy enables people to buy a home more quickly and simply than they may realise. It really made a difference to us as we only needed a 5% deposit whereas most lenders wanted 25%. Without it we would still be renting and squirreling money away for a deposit on a home of our own."

*"Our monthly mortgage repayments aren't much more than the rent we were paying on a three-bedroom home and it's an investment in our future."*

So if you've been inspired to move, then we could provide all the help you'll need. If it's time to move, it's time to talk to Redrow.

## My Redrow

**My Redrow is all about you and your new home...**

**It's the online way to save your favourite developments, house styles and even plots, manage your appointments and select and purchase your Finishing Touches.**

We've created My Redrow to help you make your new home your own by giving you easy access to the many choices you can make. Whether it's selecting your kitchen combination and colour of tiles, or thinking about those additional optional extras and upgrades, My Redrow is the perfect way to really make your home your own.

My Redrow is unique to Redrow Homes. At a time to suit you, see how the build stage of your new home is progressing, manage your appointments and select those all important Finishing Touches.

We'll send you helpful reminders and confirmation of your selections along the way and, of course, our sales team are still available to help you if you should need it.

If there are one or two items you can't decide on, just pop them into your My Redrow basket, 'save for later', and your sales consultant can have them ready to show you at your next appointment.

**My Redrow – It couldn't be easier.**

Join **My Redrow** today at [redrow.co.uk](http://redrow.co.uk)

Please see sales consultant for further details.  
 Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details.  
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Time to move, time to talk to...



# Your Moving Experience...

The 'BIG MOVE' needn't cause you sleepless nights. It can actually be fun - but only if you carry out a little forward planning. Here's our guide to making a seamless move to your new Redrow Home.



## 4 weeks to go...

- Ring round for quotes from removal firms and appoint one. Make sure they are properly insured and establish exactly what they will do
- Start collecting packing boxes, either yourself or from your removals company. Make sure you have plenty of newspaper, tissue or bubble wrap for padding - and you'll need plenty of wide adhesive tape
- Start clearing out cupboards. If you haven't used it for the last 18 months or more, you're unlikely to need it in your new home. So be ruthless!
- Start packing up any non-essential items such as out-of-season clothing, your best china, glassware and ornaments. Mark the contents clearly
- Clear out your loft. Pack as many items as you can from your garage and shed
- Notify your employer of the move date and arrange time off, if necessary"
- Inform everyone who needs to know that you're changing address - and the date from which they need to amend their records, eg. building society, bank, insurance companies, school, credit card companies, DVLA, water and council tax office, rental companies, TV licensing, doctor, dentist, mobile phone company and any other relevant organisations
- Arrange to have post re-directed to your new address - there's always somebody you'll have missed

## 2 weeks to go...

- Start running down the food stocks in your freezer"
- Continue to pack any items that you know you won't need before the move. Kitchens in particular can take an amazingly long time to pack up. So don't be caught out!"
- Arrange for someone to look after your children and any pets during the move"
- Telephone the gas, electric and water companies to inform them of the impending move"
- Advise your telephone / internet company and satellite / cable provider of your move date and the time you want to be disconnected or transferred in case you need to book an appointment to get your phone line reconnected at your new property

## 1 week to go...

- Double-check your removals firm booking
- Pack overnight bags for everyone and clothes for the following day. For children, a few favourite toys will help welcome them to the first night in their new home"
- Keep vacuum cleaner, dusters, polish etc unpacked for that last once-over on the big morning
- Cancel newspapers, milk and window cleaners. Settle your bills!



## The day before...

- Prepare your moving day survival kit: kettle, mugs, tea, coffee, milk, sugar, teaspoon, sandwiches, snacks, biscuits, crisps, fruit, washing up liquid, tea towel and hand towel
- Pack all your valuables such as jewellery together and carry them securely with you"
- Defrost the freezer and fridge (if you intend to transport the freezer and its contents intact, put it on fast-freeze overnight) Make a list of useful telephone numbers for the new occupiers of your old home, plus instructions for operating any appliances, central heating etc

## The morning of the move...

- Early rise and get breakfast quickly out of the way, wash up and pack any further items you won't need
- Telephone the gas and electric companies to give them your final meter readings



# Guide to Buying your New Home...

A guide to buying your new Redrow Home, which explains what happens every step of the way.

## Reservation

You can reserve your property by paying a reservation fee. We will then be committed to holding your chosen plot for a specified period of time. Your reservation fee becomes part of the final sale price and is deducted from the balance you pay on moving into your new home.

## Surveys

Lenders insist you carry out a survey to ensure a property is worth the price you have agreed to pay. They will send out a valuer or surveyor to make a report.

## Solicitors

Once a formal mortgage offer has been made, the solicitor takes over to transfer the ownership of the property. Your solicitor will check the deeds, local authority plans and find out what is included in the sale.

## Exchange Contracts

This is the point where two identical documents, one signed by us and one by yourself, pass between the respective solicitors. You will also pay a deposit on your new home. After exchange, both parties are legally obliged to complete the transaction.

## Insurance

Once contracts are exchanged, it's your responsibility to protect your new property with buildings insurance, which covers the actual fabric of your property. All lenders will insist that you have it, and it is usually arranged at the same time as arranging your mortgage. The other insurance you will need to arrange is contents insurance to cover your possessions.

## Choices

You will be given an approximate date when the building of your new home will be finished. During this time you'll be invited to choose your kitchen finish, tiles and other items for your new home. Once your new home is built and fitted out, your site manager will invite you to inspect it with him and confirm you're happy with everything.

## Removals

You should provisionally book a reputable firm and begin to plan for the big day.

## Completion Day

Through your solicitor the "balance of monies due" (the purchase price minus your reservation fee and deposit) will be transferred to us. At the same time, the deeds and other documents will pass to your solicitor. From this moment you are the legal owner of your new Redrow Home, and the keys are yours!

Independent Panel of Approved Specialists

# Carefully Selected for You...

At Redrow, we want your move to go as smoothly as possible, with no unnecessary hold ups or problems along the way.

That's why we have put together a panel of independent approved local solicitors and mortgage brokers to help you.



These professionals are completely independent of Redrow, and we don't receive any fees or commission for recommending them. We use them because they know our high quality homes and the legal process that goes with buying them, and can proceed quicker than firms that are unfamiliar with us.

More than half of our homebuyers use our approved solicitors and mortgage brokers because they find it quicker and easier.

Of course, you are free to use any firm you choose, but Redrow may not be able to track the process as closely with non-panel firms, and so we won't be able to work as hard on your behalf to keep things moving.

Talk to your sales consultant today about our independent panel of approved solicitors and mortgage brokers and see how Redrow can help you to enjoy a smooth move.

Time to move, time to talk to...

 **REDROW**  
OUR PRIDE-YOUR JOY

## THE CONSUMER CODE FOR HOME BUILDERS

### CODE REQUIREMENTS

#### 1. ADOPTING THE CODE

##### 1.1 Adopting the Code

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

##### 1.2 Making the Code available

The Home Builder must display the Code and give, without charge, a copy to customers who ask for it and to all Home Buyers who reserve a Home.

The Home Builder should also inform their customers that further guidance is available and how they can get this.

##### 1.3 Customer Service

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.

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

- a brochure or plan reliably showing the 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.

##### 2.4 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.

##### 2.5 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.

##### 2.6 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the terms of the Reservation, 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 estimated cost and nature of any management services the Home Buyer must pay for.

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.

#### 3 INFORMATION – EXCHANGE OF CONTRACT

##### 3.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with the Unfair Terms in Consumer Contracts Regulations 1999;
- clearly state the contract termination rights.

##### 3.2 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.

##### 3.3 Contract termination rights

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

##### 3.4 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.

#### 4 INFORMATION – DURING OCCUPATION

##### 4.1 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.

##### 4.2 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.

#### 5 COMPLAINTS AND DISPUTES

##### 5.1 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.

##### 5.2 Co-operation with professional advisers

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

CONSUMER  
CODE FOR  
HOME BUILDERS