



BARRATT
HOMES

Hampton Beach



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barratthomes.co.uk

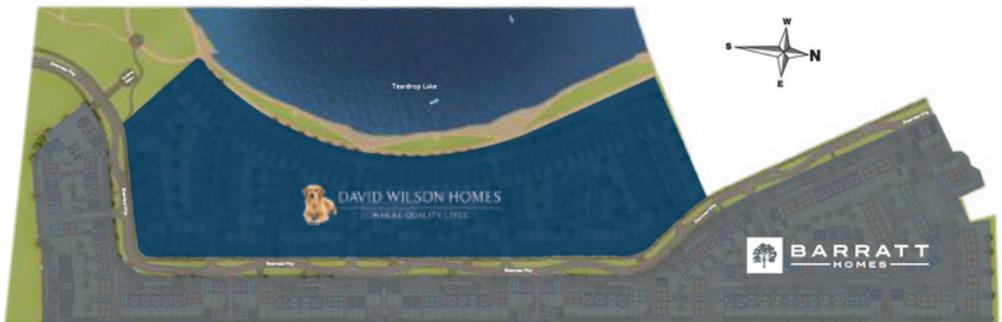


Discover your new Barratt home at Hampton Beach, located on the edge of the vibrant city of Peterborough. A development of 2, 3 and 4 bedroom homes curved around Teardrop Lake, featuring surrounding green open space, footpaths, a cycleway and picnic tables. You'll find a range of schools and nurseries nearby so you can walk your children to school.

Enjoy a selection of shops and restaurants just minutes away. Take advantage of the excellent commuter links with the A1, A15 and A47 all close by. Peterborough city centre is only 4 miles away and the train station provides you with quick access to destinations across the country. Reach London Kings Cross from by rail in under an hour. This location benefits from city living with the escape of the surrounding countryside.



DEVELOPMENT OVERVIEW



PHASE ONE



- Kenley 2 bedroom home
 - Denford 2 bedroom home
 - Elerton 3 bedroom home
 - Maidstone 3 bedroom home
 - Alcott 3 bedroom home
 - Brancaster 3 bedroom home
 - Ennerdale 3 bedroom home
 - Lutterworth 3 bedroom home
 - Chester 4 bedroom home
 - Kingsville 4 bedroom home
 - Windermere 4 bedroom home
 - Brentford 3 bedroom home
 - Haversham 4 bedroom home
 - Halton 4 bedroom home
 - Hesketh 4 bedroom home
 - Radleigh 4 bedroom home
 - Oakham 4 bedroom home
 - Affordable Housing
- SH Show Homes
SC Sales Centre
V Visitor Parking Space
BCP Bin Collection Point
S/S Substation



- Giving nature a home on this development:**
- Gravel Path
 - New Tree Line
 - Teardrop Lake
 - Bird Box
 - Swift Nesting Box
 - Bat box

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Hampton Beach is a marketing name only and may not be the designated postal address, which may be determined by The Post Office



PHASE TWO



- **Severn FOG**
1 bedroom home
 - **Kenley**
2 bedroom home
 - **Alverton FOG**
2 bedroom home
 - **Maidstone**
3 bedroom home
 - **Ellerton**
3 bedroom home
 - **Brancaster**
3 bedroom home
 - **Ennerdale**
3 bedroom home
 - **Salthome**
3 bedroom home
 - **Lutterworth**
3 bedroom home
 - **Brenford**
3 bedroom home
 - **Chester**
4 bedroom home
 - **Kingsville**
4 bedroom home
 - **Haversham**
4 bedroom home
 - **Kingsley**
4 bedroom home
 - **Nightjar**
4 bedroom home
 - **Haversham Special**
4 bedroom home
 - **Radleigh**
4 bedroom home
 - **Milfield**
4 bedroom home
 - **Hesketh**
4 bedroom home
 - **Affordable Housing**
- CS **Cycle Store**
 - BCP **Bin Collection Point**
 - V **Visitor Parking Space**
 - S/S **Substation**
 - BS **Bins Store**



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



130+
new trees
planted



201
bat and bird
boxes installed



29
swift bricks
installed



MAIDSTONE

3 BEDROOM HOME



Electric car charging point



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Photovoltaic panels



Air Source Heat Pump



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Lounge	4598 x 4950mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202mm	15'1" x 10'6"
WC	901 x 1586mm	2'11" x 5'2"

[Approximate dimensions]

* Window may not be available on certain plots.

Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	2592 x 4199mm	8'6" x 13'9"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

[Approximate dimensions]

* Window may not be available on certain plots.

Speak to Sales Adviser for details on individual plans

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	♦	Dimension location



BRANCASTER

3 BEDROOM HOME



Ground Floor

Lounge	5273 x 3728 mm	17'4" x 12'3"
Kitchen/Dining	5007 x 2837 mm	16'5" x 9'4"
WC	1682 x 1853 mm	5'6" x 6'1"

[Approximate dimensions]



First Floor

Bedroom 1	3819 x 2872 mm	12'6" x 9'5"
Bedroom 2	2872 x 3176 mm	9'3" x 10'5"
Bedroom 3	2093 x 3176 mm	6'10" x 10'5"
Bathroom	2229 x 2026 mm	7'4" x 6'8"

*Please see plot specific elevations for more details

KEY	B Boiler	td Tumble dryer space	WFH Working from home space
	ST Store	dw Dishwasher space	W Wardrobe space
	wm Washing machine space	f/f Fridge/freezer space	♦♦ Dimension location



LUTTERWORTH

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-ME V)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)

First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1698mm	8'3" x 6'5"

(Approximate dimensions)

KEY	ST Store	dw Dishwasher space
	wm Washing machine space	♦♦ Dimension location
	ff Fridge/freezer space	



ENNERDALE

3 BEDROOM HOME



Ground Floor

Lounge	4955 x 3107 mm	16'3" x 10'2"
Kitchen/Dining	4955 x 3170 mm	16'3" x 10'5"
WC	980 x 1895 mm	3'3" x 6'3"

[Approximate dimensions]



First Floor

Bedroom 1	3893 x 4239 mm	12'9" x 13'11"
En Suite	2056 x 1427 mm	6'9" x 4'8"
Bedroom 2	3140 x 3783 mm	10'4" x 12'5"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	1924 x 2329 mm	6'4" x 7'8"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

KEY	B Boiler	td Tumble dryer space	WFH Working from home space
	ST Store	dw Dishwasher space	W Wardrobe space
	wm Washing machine space	f/f Fridge/freezer space	♦♦ Dimension location



KINGLSEY

4 BEDROOM HOME



Electric car charging point



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Photovoltaic panels



Air Source Heat Pump



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

KEY	B Boiler	td Tumble dryer space	WFH Working from home space
	ST Store	dw Dishwasher space	W Wardrobe space
	wm Washing machine space	f/f Fridge/freezer space	♦♦ Dimension location



CHESTER

4 BEDROOM HOME



Electric car charging point



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Photovoltaic panels



Air Source Heat Pump



Highly-efficient insulation



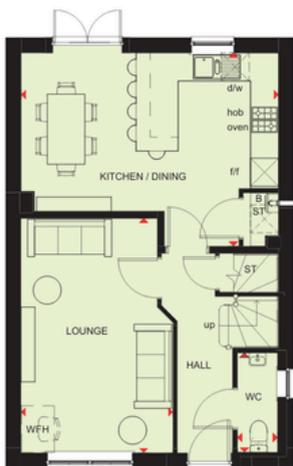
A/B EPC rating



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Lounge	3259 x 5016mm	10'8" x 16'5"
Kitchen/Dining	5515 x 4135mm	18'11" x 13'7"
WC	860 x 2130mm	2'10" x 7'0"

[Approximate dimensions]



First Floor

Bedroom 1	2746 x 4200mm	9'0" x 13'9"
En Suite	2053 x 1835mm	6'9" x 6'0"
Bedroom 2	2826 x 2981mm	9'3" x 9'9"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2055mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]

KEY	B Boiler	td Tumble dryer space	WFH Working from home space
	ST Store	dw Dishwasher space	W Wardrobe space
	wm Washing machine space	f/f Fridge/freezer space	♦♦ Dimension location



HESKETH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



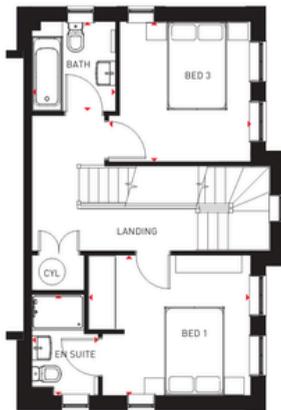
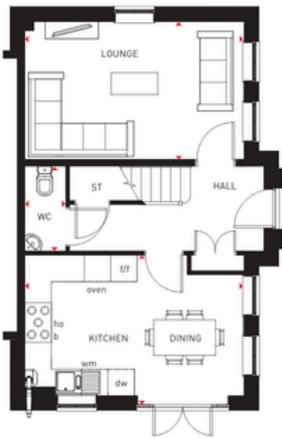
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3372mm	16'3" x 11'1"
WC	925 x 1923mm	3'0" x 6'4"

(Approximate dimensions)

First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En Suite	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	1903 x 2038mm	6'3" x 6'8"

(Approximate dimensions)

Second Floor

Bedroom 2	4076 x 3532mm	13'4" x 11'7"
Bedroom 4	4076 x 3175mm	13'4" x 10'5"
Shower room	1410 x 2186mm	4'8" x 7'2"

(Approximate dimensions)

KEY	B ST	Boiler	wm	Washing machine space	◆	Dimension location
	CYL	Store	f/f	Fridge/freezer space		
		Cylinder	dw	Dishwasher space		

For plot specific elevations please speak to a Sales Adviser.



MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1 FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2 VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3 AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4 FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5 MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



BARRATT
— HOMES —