



# ASHLAWN GARDENS

RUGBY







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- Amber 1 bedroom home
- Kenley 2 bedroom home
- Maidstone 2 bedroom home + study
- Moresby 2 bedroom home + study
- Bewdley 2 bedroom home
- Chester 3 bedroom home + study
- Kingsley 3 bedroom home + study
- Windsor 3 bedroom home + study
- Hesketh Special 3 bedroom home + study
- Woodcroft 3 bedroom home + study
- Hemsworth 4 bedroom home
- Alderney 4 bedroom home
- Ashburton 4 bedroom home
- Alfreton 4 bedroom home
- Lamberton 5 bedroom home
- Malvern 5 bedroom home
- Marlowe 5 bedroom home
- Affordable Housing Shared Ownership
- Affordable Housing Rented
- Marketing Suite Show Homes
- Bin Store Cycle Store
- Visitor Parking Space
- Bin Collection Point
- Substation



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Ashlawn Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.





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# 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 in. 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.



bat and bird  
boxes installed



Solar or Photovoltaic  
panels

Features on selected plots only. \*We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



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HOMES

**ASHLAWN**  
**GARDENS**  
RUGBY

# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Argon-filled double-glazing as standard, to let heat in and keep cold out



Clever design cuts water use by up to **27%** per day per person



Up to **65%** more energy-efficient



Up to **£979** cheaper per year to run



Highly-efficient insulation, so it could cost less to heat



**Advanced systems and smart technologies** in all our homes

\*Indicative figures, based on Government and Ofgem data in the [HBF "Watt a Save" report](#) published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



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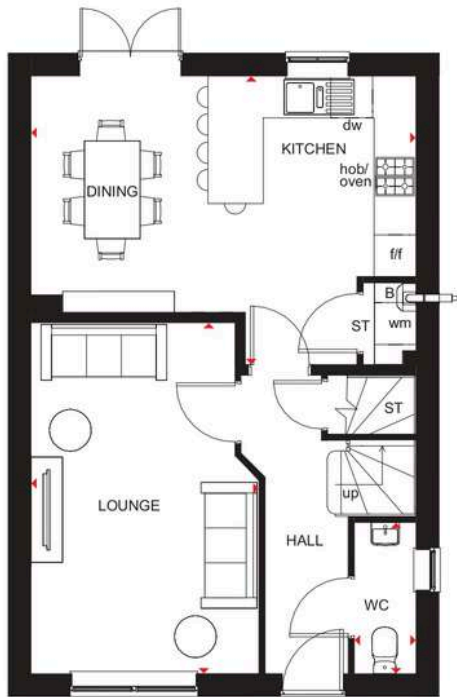
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## CHESTER

### 3 BEDROOM HOME

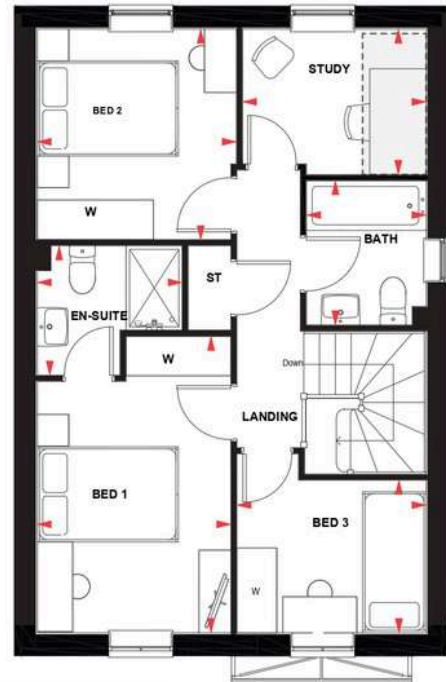
- The large kitchen with dining area and French doors onto the rear garden is a great hub for entertaining friends and family
- The bright and airy lounge is a spacious place for relaxation
- Upstairs are two double bedrooms, with en suite to bedroom 1. A single bedroom, handy home office and family bathroom complete the home



#### Ground Floor

Lounge	3269 x 5026mm	10'7" x 16'4"
WC	860 x 2130mm	2'8" x 6'9"
Kitchen/dining	5520 x 3384mm	17'1" x 11'1"

(Approximate dimensions)



#### First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'7"
En Suite	2058 x 1835mm	6'7" x 6'0"
Bedroom 2	2826 x 2986mm	9'2" x 9'7"
Study	2606 x 2060mm	8'5" x 6'7"
Bedroom 3	2686 x 2164mm	8'8" x 7'0"
Bathroom	1698 x 2048mm	5'5" x 6'7"

(Approximate dimensions)

<b>KEY</b>	<b>B</b> Boiler	<b>f/f</b> Fridge/freezer space	<b>◀▶</b> Dimension location
	<b>ST</b> Store	<b>dw</b> Dishwasher space	
	<b>wm</b> Washing machine space	<b>w</b> Wardrobe space	



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# KINGSLEY

## 4 BEDROOM HOME

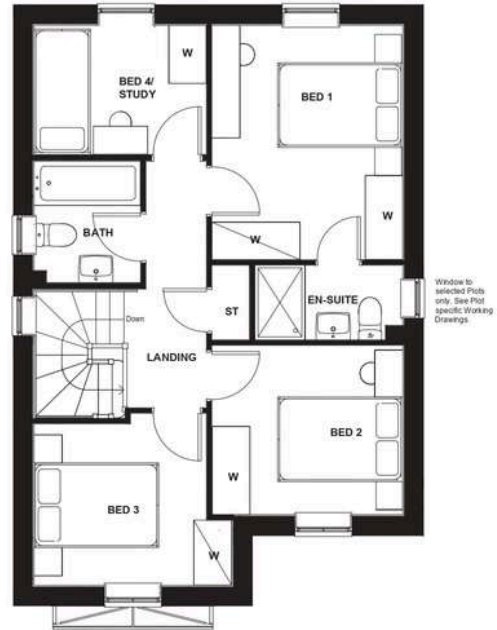
- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining area and French doors leading to the garden, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Three double bedrooms, with en suite to bedroom 1, a further single bedroom and family bathroom complete the first floor.



### Ground Floor

Kitchen/dining	5895 x 2960 mm	19'3" x 9'7"
Lounge	3370 x 4710 mm	11'0" x 15'4"
Utility	1287 x 1841 mm	4'2" x 6'0"
WC	853 x 1593 mm	2'7" x 5'2"

(Approximate dimensions)



### First Floor

Bedroom 1	3054 x 3746 mm	10'0" x 12'3"
En Suite	2366 x 1193 mm	7'6" x 3'9"
Bedroom 2	3054 x 2705 mm	10'0" x 8'8"
Bedroom 3	3155 x 2747 mm	10'3" x 9'0"
Bathroom	1700 x 1937 mm	5'5" x 6'3"
Bedroom 4/Study	3054 x 3746 mm	10'0" x 12'2"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	td	Tumble dryer space	dw	Dishwasher space		



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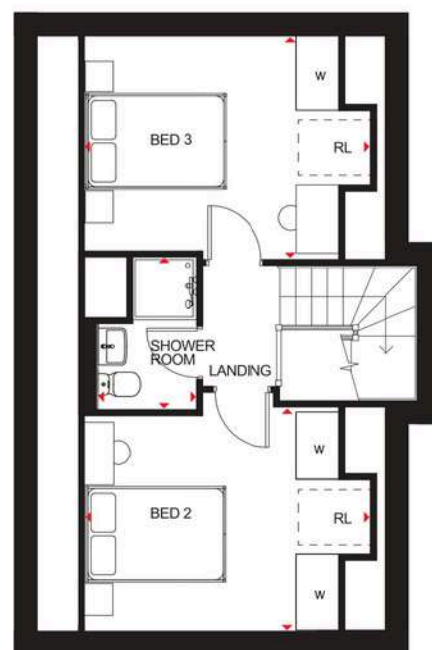
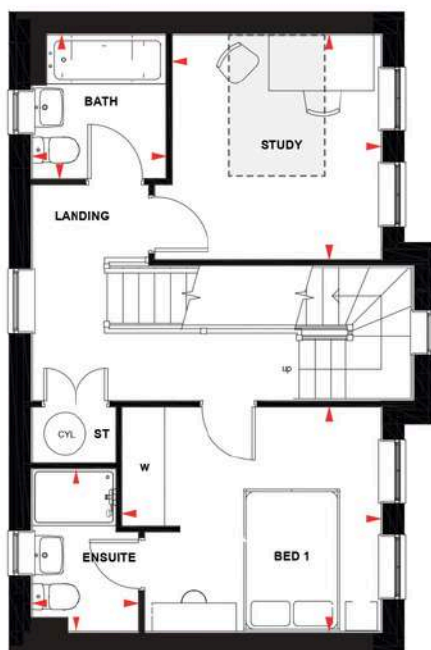
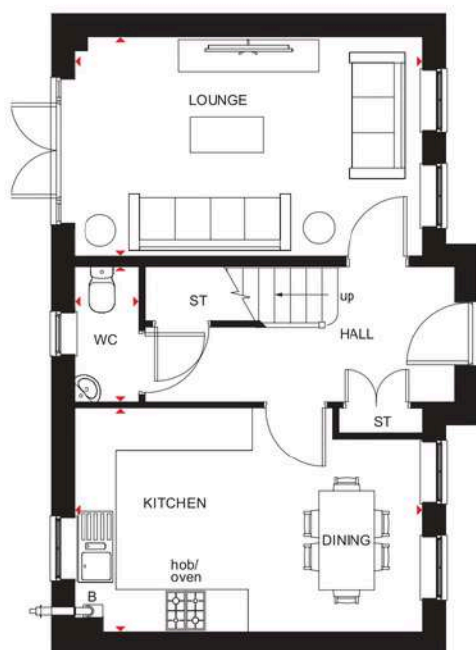
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## WINDSOR

### 3 BEDROOM HOME

- A spacious family home designed over three floors
- Bright, open-plan kitchen and dining area whilst the spacious lounge enjoys French doors opening onto the rear garden
- On the first floor, the main bedroom with en suite and impressive study
- Two further double bedrooms and shower room



#### Ground Floor

Lounge	3963 x 3113mm	13'0" x 10'2"
Kitchen/dining	3963 x 3175mm	13'0" x 10'4"
WC	891 x 1889mm	2'9" x 6'1"

[Approximate dimensions]

#### First Floor

Bedroom 1	3684 x 3175mm	12'0" x 10'4"
En Suite	1511 x 2287mm	4'9" x 7'5"
Study	2972 x 3175mm	9'7" x 10'4"
Bathroom	1903 x 2038mm	6'2" x 6'6"

[Approximate dimensions]

#### Second Floor

Bedroom 2	3345 x 3175mm	10'9" x 10'4"
Shower room	1410 x 2168mm	4'6" x 7'1"
Bedroom 3	3345 x 3175mm	10'9" x 10'4"

[Approximate dimensions]

#### KEY

B Boiler  
ST Store  
CYL Cylinder  
w Wardrobe space

RL Roof light  
◀▶ Dimension location



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BDW001940/OCT22



# ALFRETON

## 4 BEDROOM HOME

- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space makes an ideal family hub. Both this and the lounge have French doors leading to the garden
- A separate dining room and study complete the ground floor
- Upstairs you will find four double bedrooms, an en suite to bedroom one and family bathroom



### Ground Floor

Kitchen/Breakfast	4960 x 3900mm	16'2" x 12'7"
Utility	1600 x 1510mm	5'2" x 4'9"
Study	2579 x 2104mm	8'5" x 6'9"
WC	866 x 1650mm	2'8" x 5'4"
Dining Room	2703 x 3324mm	8'8" x 10'9"
Lounge	3475 x 5748mm	11'4" x 18'8"

[Approximate dimensions]



### First Floor

Bedroom 1	3447 x 3851mm	11'3" x 12'6"
En Suite	1425 x 2612mm	4'6" x 8'5"
Bathroom	2581 x 2176mm	9'3" x 7'1"
Bedroom 2	5666 x 2500mm	18'5" x 8'2"
Bedroom 3	2581 x 3564mm	8'4" x 11'6"
Bedroom 4	3537 x 3160mm	11'6" x 10'3"

[Approximate dimensions]

**KEY** ST Store  
w Wardrobe space

◀ ▶ Dimension location



# LAMBERTON

## 5 BEDROOM HOME

- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms, en suite to bedroom 1 a single bedroom and the family bathroom with shower on the first floor



### Ground Floor

Lounge	3385 x 4773mm	11'1" x 15'8"
Kitchen/dining	8335 x 4088mm	27'4" x 13'5"
Family	2712 x 3627mm	8'11" x 11'11"
Study/dining	2039 x 1595mm	6'8" x 5'3"
Utility	1601 x 1101mm	5'3" x 3'7"

(Approximate dimensions)



### First Floor

Bedroom 1	3750 x 4214mm	12'4" x 13'10"
En Suite	1490 x 2023mm	4'11" x 6'8"
Bedroom 2	2713 x 3921mm	8'11" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 921 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

(Approximate dimensions)

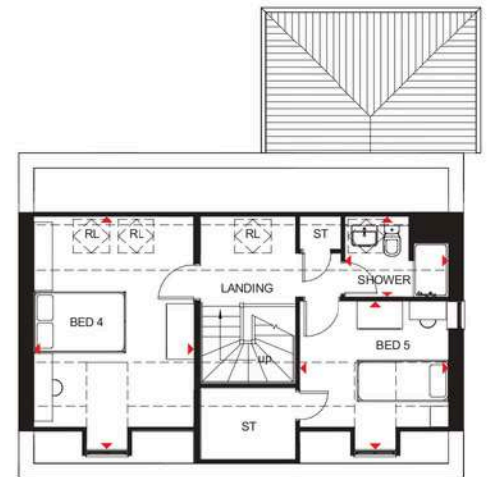
<b>KEY</b>	<b>B</b> Boiler	<b>wm</b> Washing machine space	<b>dw</b> Dishwasher space
	<b>ST</b> Store	<b>f/f</b> Fridge/freezer space	<b>↔</b> Dimension location



# MARLOWE

## 5 BEDROOM HOME

- Everything in this spacious home is designed for the modern family. Enjoy a large kitchen with French doors to the garden, an adjoining utility room and separate lounge and dining room
- On the first floor, the large main bedroom with en suite, a further double and single bedroom and family bathroom
- On the top floor a double and single bedroom and a shower room completes this home



### Ground Floor

Lounge	3483 x 7013mm	11'5" x 23'0"
Kitchen/Family	3384 x 6282mm	11'1" x 20'7"
WC	975 x 1600mm	3'2" x 5'3"
Dining	3184 x 3383mm	10'5" x 11'1"
Utility	1784 x 2061mm	5'10" x 6'9"

[Approximate dimensions]

### First Floor

Bedroom 1	3184 x 6287mm	10'5" x 20'8"
En Suite 1	3384 x 2859mm	11'1" x 9'4"
Bedroom 2	3483 x 3678mm	11'5" x 12'1"
En Suite 2	1637 x 2061mm	5'4" x 6'9"
Bathroom 3	3483 x 2656mm	11'5" x 8'9"
Bathroom	1698 x 3095mm	5'7" x 10'2"

[Approximate dimensions]

### Second Floor

Bedroom 4	3459 x 5100mm	11'4" x 16'9"
Bedroom 5	3246 x 3236mm	10'8" x 10'7"
Shower room	1776 x 2241mm	5'10" x 7'4"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location



# PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

## GET IN TOUCH

Discover your ideal new home at your chosen development

2

## ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

## CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

## WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

## WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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# 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.



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— HOMES —





## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.







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