

GREAT DUNMOW GRANGE

BLACKWATER DRIVE, DUNMOW, ESSEX, CM6 1WY



2, 3 & 4 BEDROOM HOMES



AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.





STUNNING HOMES IN A GREAT LOCATION

**WELCOME TO GREAT DUNMOW GRANGE,
A PICTURESQUE NEW DEVELOPMENT
OF 2, 3 & 4 BEDROOM HOMES**

Settle down at Great Dunmow Grange, one of Essex's hidden gems on the outskirts of a thriving market town. Home to a variety of everyday amenities in a sought-after location, Great Dunmow provides a tranquil retreat with access to all of the essentials in the town centre. Whilst set in a prime location for commuting, there's still a fantastic opportunity to explore the county's gorgeous coastline and riverside scenery in close proximity.

Set in a semi-rural property hotspot, the popular town ensures residents have convenient access to a high street known for its independent retailers, with traditional homeware stores, stylish boutiques, salons and cosy coffee shops. Supermarkets are located close to home including Tesco and Co-op, whilst a wide range of pubs, restaurants and takeaways are also on the doorstep.

Families making a fresh start can also rest assured that there are high-quality education facilities close to home, such as Great Dunmow Primary School and Dunmow St Mary's Primary School, both rated 'Good' by Ofsted. Our exciting community will feature public open space with equipped play areas for welcome recreation.

Adjacent to the A120, this growing community opens the door to a wealth of commuting opportunities with road links to Chelmsford, Colchester, London and Cambridge being easily accessible for those travelling for work or leisure.

Living at Great Dunmow Grange, you can enjoy the finest aspects of town and countryside living. Peaceful evenings and weekends await, whilst the thrill of the hustle and bustle of a flourishing town is still only moments away.



GREAT DUNMOW GRANGE

SITE PLAN

- Cavendish
2 bedroom home
Plots 74, 75, 89, 90, 91, 92, 114, 115, & 116
- Hoy
3 bedroom home
Plots 84, 85, 94, 95, 106, & 107
- Redgrave
3 bedroom home
Plots 5, 88, 97, 101, 104, 105, 108, 109,
113, 117, 131, 149, 156, 182 & 187
- Buchanan
3 bedroom home
Plot 102, 103 & 148
- Lockton
3 bedroom home
Plots 110, 111, 112, 157 & 158
- Kingsville
4 bedroom home
Plots 3, 4, 150, 151, 152, 153, 154, 155,
161, 162, 163, 164, 180 & 181
- Kinglsey
4 bedroom home
Plots 96, 132, 177, 184 & 185
- Alderney
4 bedroom Home
Plots 73, 86, 159, 165 & 176
- Radleigh
4 bedroom Home
Plot 72, 87, 118, 160, 178, 179, 183 & 186

- | | |
|---|----------------|
| SH Show Homes | — Street Light |
| SC Sales Centre | BS Bins Store |
| AH Affordable Housing | CS Cycle Store |
| SO Shared Ownership | S/S Substation |
| V Visitor parking place | |

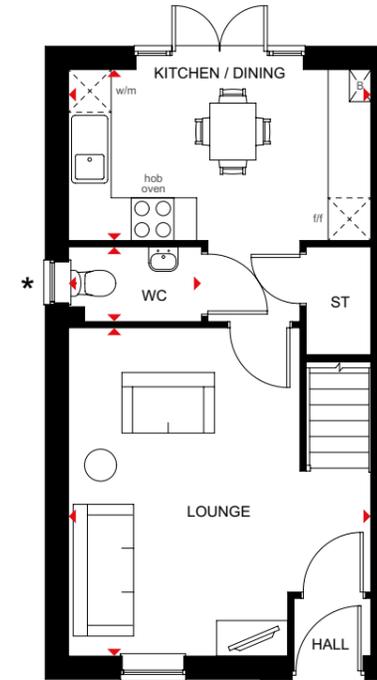


CAVENDISH

2 BEDROOM HOME



- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

Lounge	4612 x 4250 mm	15'2" x 13'11"
Kitchen / Dining	2401 x 4250 mm	7'11" x 13'11"
WC	1050 x 1870 mm	3'5" x 6'2"



First Floor

Bedroom 1	3122 x 4250 mm	10'3" x 13'11"
Bedroom 2	2694 x 4250 mm	8'10" x 13'11"
Bathroom	2212 x 1984 mm	7'3" x 6'6"

KEY B Boiler
ST Store
w/m Washing machine space

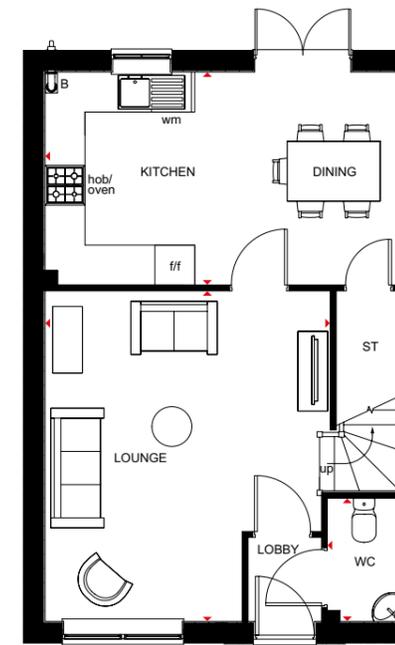
f/f Fridge/freezer space
◀▶ Dimension location

HOY

3 BEDROOM HOME



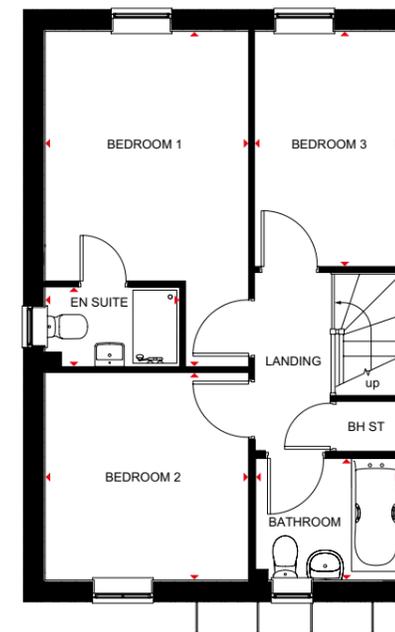
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen/dining room
- The first floor has three bedrooms – bedroom 1 with an en suite – and a family bathroom



Ground Floor

Lounge	4967 x 4299 mm	16'4" x 14'1"
Kitchen/Dining	5350 x 3200 mm	17'7" x 10'6"
WC	1105 x 1849 mm	3'8" x 6'1"

(Approximate dimensions)



First Floor

Bedroom 1	3063 x 5044 mm	10'1" x 16'7"
En Suite	1200 x 2024 mm	3'11" x 6'8"
Bedroom 2	3063 x 3123 mm	10'1" x 10'3"
Bedroom 3	2199 x 3538 mm	7'3" x 11'7"
Bathroom	2181 x 1831 mm	7'2" x 6'0"

(Approximate dimensions)

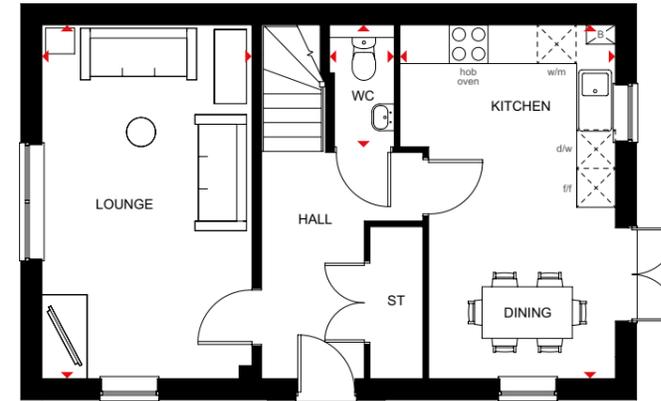
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulkhead Store	↔	Dimension location

REDGRAVE

3 BEDROOM DETACHED HOME



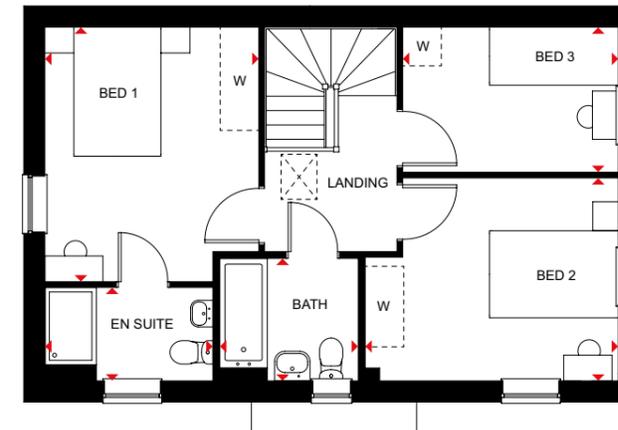
- A bright family home full of light and plenty of space
- The ground floor is comprised of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	5485 x 3258 mm	17'12" x 10'8"
Kitchen / Dining	5485 x 3342 mm	17'12" x 10'12"
WC	1891 x 1006 mm	6'2" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	3947 x 3320 mm	12'11" x 10'11"
Bedroom 2	3147 x 3928 mm	10'4" x 12'11"
Bedroom 3	2250 x 3346 mm	7'5" x 10'12"
Bathroom	1900 x 2150 mm	6'3" x 7'1"

(Approximate dimensions)

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

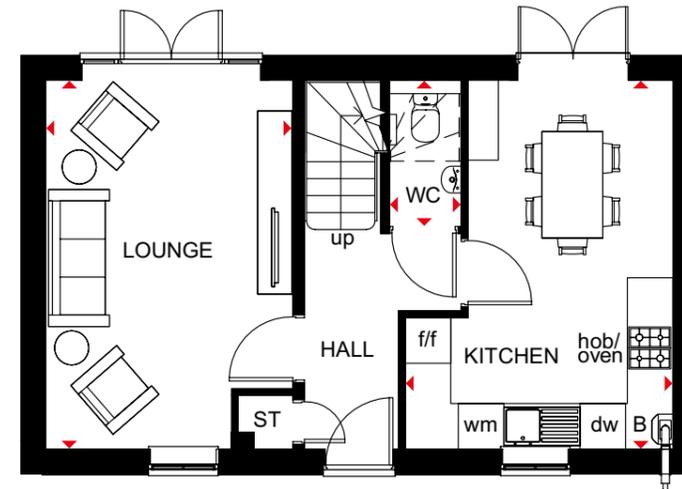
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	WFH	Working from home space	
	wm	Washing machine space	w	Wardrobe space	

BUCHANAN

3 BEDROOM DETACHED HOME



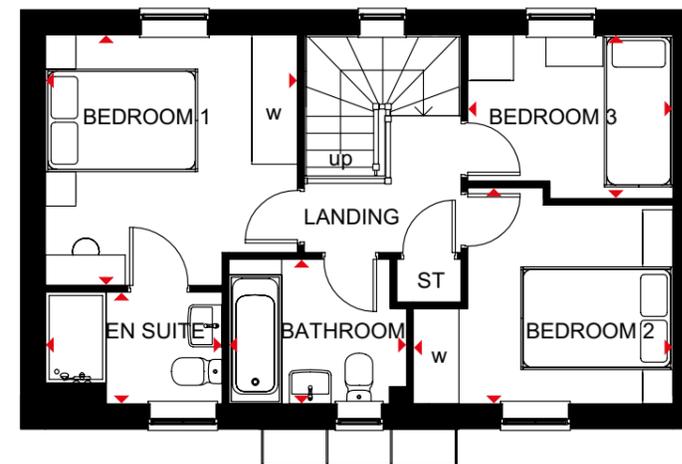
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Well-proportioned lounge with French doors leading to the garden
- First floor features two double bedrooms with en suite to main bedroom, single bedroom and family bathroom



Ground Floor

Lounge	4848 x 3250mm	15'11" x 10'8"
Kitchen/Dining	3521 x 4848mm	11'7" x 15'11"
WC	1921 x 943mm	6'4" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3312 x 3292mm	10'10" x 10'10"
En Suite	2322 x 1468mm	7'7" x 4'10"
Bedroom 2	3413 x 2836mm	11'2" x 9'4"
Bedroom 3	2696 x 2150mm	8'10" x 7'1"
Bathroom	2335 x 1900mm	7'8" x 6'3"

(Approximate dimensions)

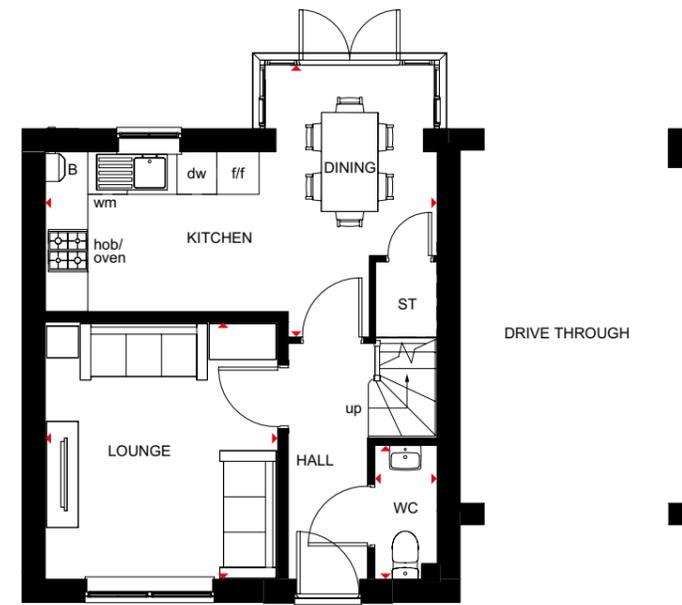
KEY	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	w	Wardrobe space	dw	Dishwasher space	

LOCKTON

3 BEDROOM HOME



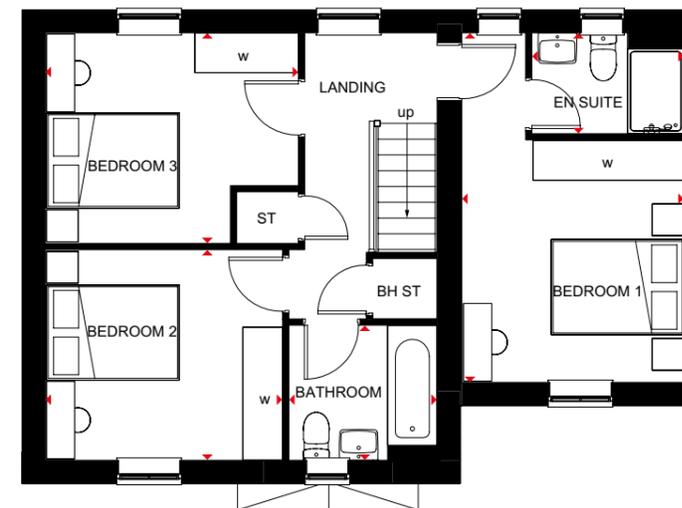
- Good-sized family home designed for modern living
- Flexible, open-plan kitchen/dining area with a bright, full-height glazed bay leading onto the rear garden
- Front-aspect lounge provides the perfect place to relax in
- Three double bedrooms, the main bedroom with en suite, and a family bathroom are on the first floor



Ground Floor

Lounge	3291 x 3638mm	10'10" x 11'11"
Kitchen/Dining	5545 x 3848mm	18'2" x 12'7"
WC	863 x 1875mm	2'10" x 6'2"

(Approximate dimensions)



First Floor

Bedroom 1	3145 x 4945mm	10'4" x 16'3"
En Suite	2154 x 1426mm	7'1" x 4'8"
Bedroom 2	3360 x 2979mm	11'0" x 9'9"
Bedroom 3	3585 x 2979mm	11'9" x 9'9"
Bathroom	2097 x 1910mm	6'11" x 6'3"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

LUTTERWORTH

3 BEDROOM DETACHED HOME



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	993 x 1424mm	3'3" x 4'8"

(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 1958mm	8'3" x 6'5"

(Approximate dimensions)

- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom

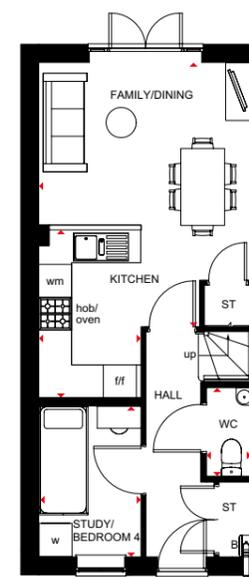
KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

KINGSVILLE

4 BEDROOM HOME



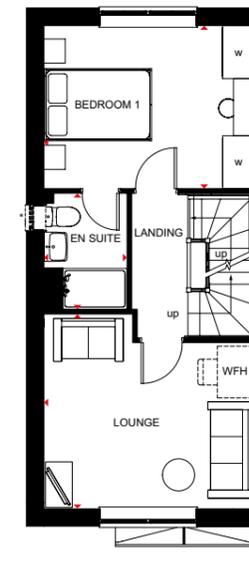
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/ Bedroom 4	1866 x 2749mm	6'1" x 9'0"
WC	860 x 1615mm	2'10" x 5'4"

[Approximate dimensions]

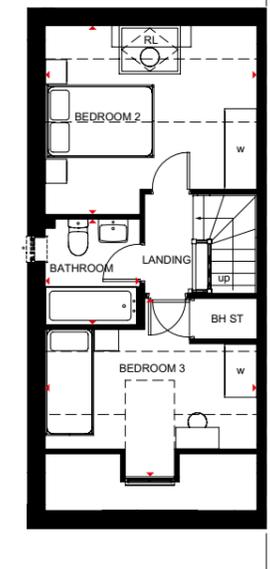


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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



Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

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

** Overall floor dimension includes lower ceiling areas.

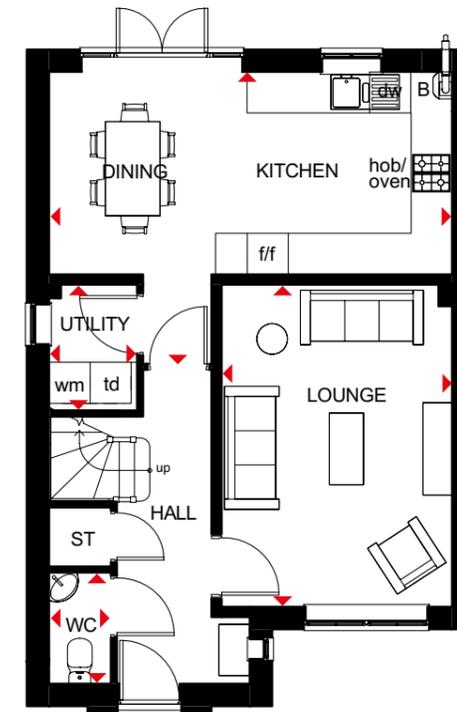
KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	BH ST	Bulkhead store	w	Wardrobe space	◀▶	Dimension location

KINGSLEY

4 BEDROOM DETACHED HOME



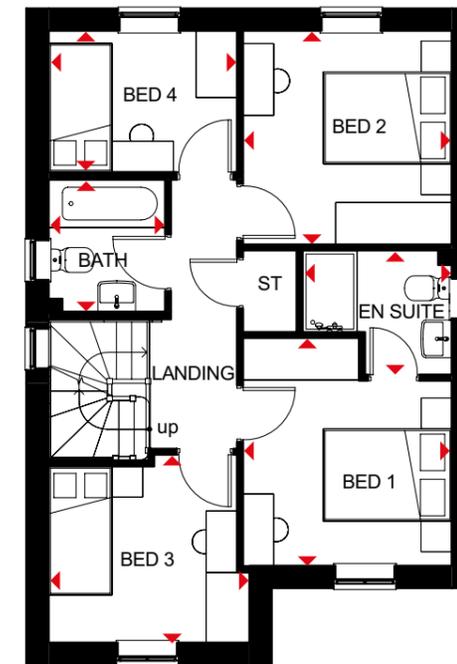
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden; there is also a separate utility room
- The spacious lounge is a great place for the family to relax in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En Suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	2935 x 2747mm	9'8" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

[Approximate dimensions]

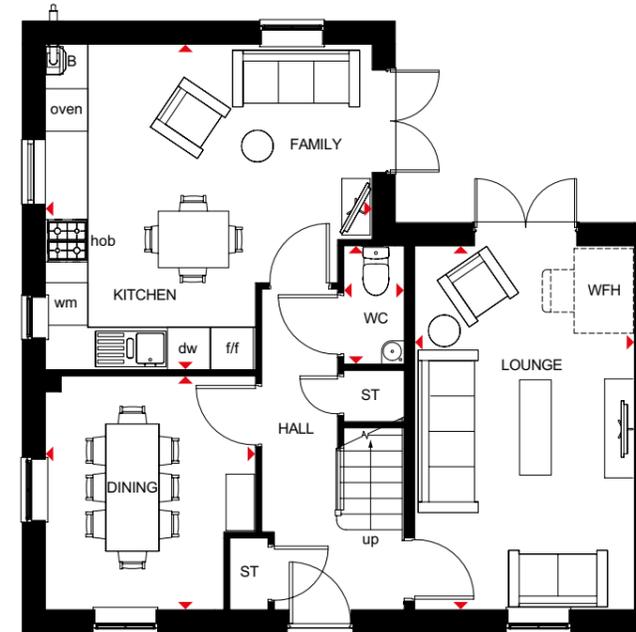
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

ALDERNEY

4 BEDROOM DETACHED HOME



- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3100mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603mm	15'2" x 15'1"
Dining	2972 x 3307mm	9'8" x 10'8"
WC	871 x 1641mm	2'9" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	1191 x 2075mm	3'9" x 6'8"
Bedroom 2	4510 x 3115mm	14'8" x 10'2"
Bedroom 3	3737 x 3115mm	12'3" x 10'2"
Bedroom 4	2148 x 2275mm	7'1" x 7'6"
Bathroom	1702 x 2075mm	5'7" x 6'10"

[Approximate dimensions]

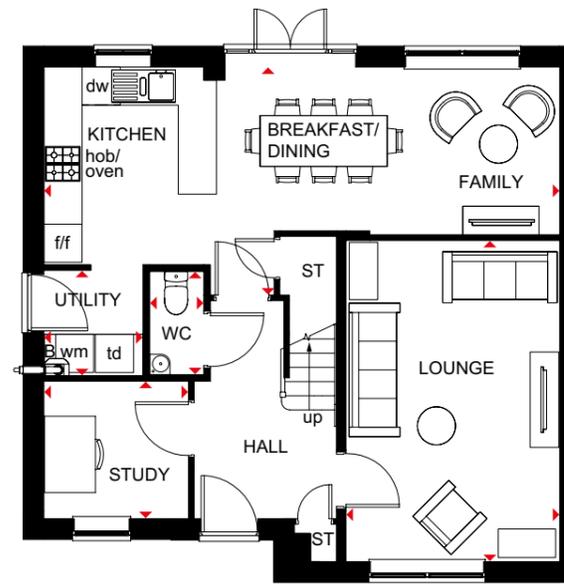
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		

RADLEIGH

4 BEDROOM DETACHED HOME



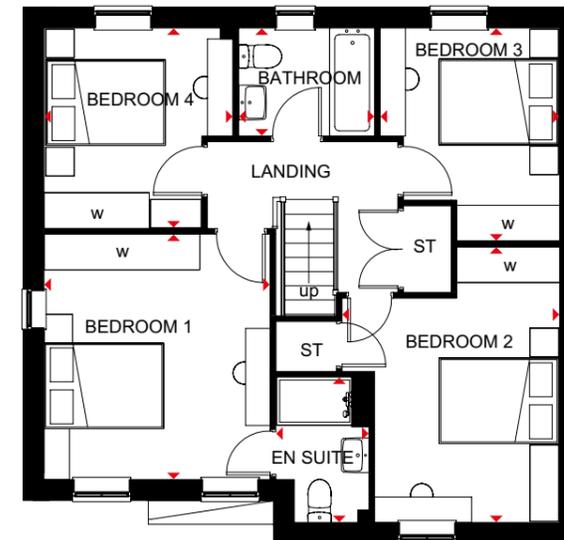
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1558 x 1655mm	5'1" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	884 x 1655mm	2'11" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

[Approximate dimensions]

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

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Wayland Fields is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. **we are the only major national house builder to be awarded this (key industry) award 13 years running. *Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/#tabdownloads>) over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

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.



barratthomes.co.uk

0333 355 8488



Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.