



RIVER MEADOW

— STANFORD IN THE VALE —



BARRATT
— HOMES —



RIVER MEADOW

- Denford 2 bedroom home
- Cavendish 2 bedroom home
- Maidstone 3 bedroom home
- Moresby 3 bedroom home
- Lutterworth 3 bedroom home
- Kingsville 3 bedroom home
- Kingsley 4 bedroom home
- Radleigh 4 bedroom home
- Alfreton 4 bedroom home
- Lamberton 5 bedroom home
- Affordable Homes
- V Visitor Parking
- B Bin Collection Point



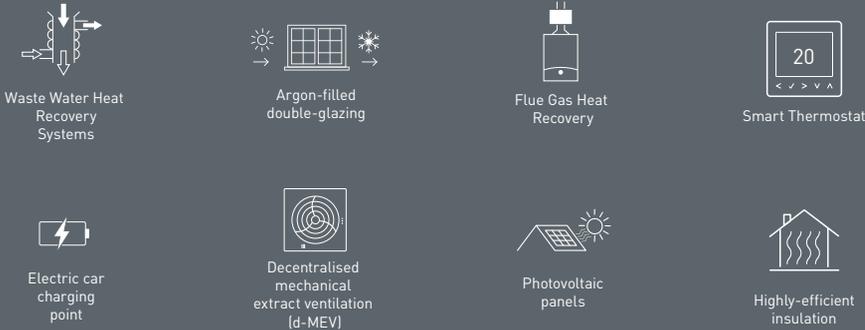
- Trees
- Grassland
- Meadow Grassland
- Retention of Existing Habitat
- Paths
- Bench
- Wildlife Pond
- Hedgehog Highway
- Swift Brick
- Bat Brick

IMPORTANT NOTICE: 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, [social/affordable housing, play areas and public open spaces] 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. River Meadow is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. RM/12/23

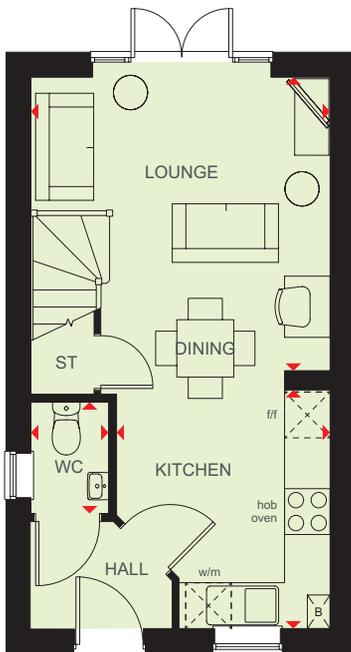
Please note that layout of the development and the location of any affordable housing shown on the site plan is subject to change. In addition to sales of homes to individual customers we also work with different partners to offer other means of home ownership across our developments including but not limited to sales of housing to local authorities and housing associations to be used as affordable housing (in addition to the affordable housing requirements under the planning permission for the development), home ownership schemes such as Rent then Buy or shared ownership arrangements and sales to investors within the private rental sector. Any properties subject to such sales may be located anywhere on a development and may be disposed of at any time.

DENFORD

1 BEDROOM HOME



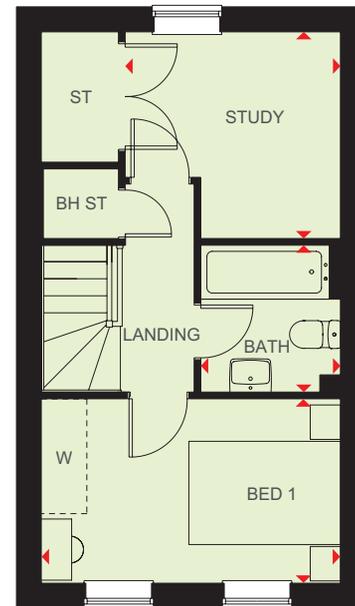
Features are plot specific. Please refer to working drawing.



Ground Floor

Lounge/Dining	3993 x 3979 mm	13'1" x 13'0"
Kitchen	2030 x 3158 mm	6'7" x 10'4"
WC	904 x 1515 mm	2'11" x 4'11"

[Approximate dimensions]



First Floor

Bedroom 1	3993 x 2450 mm	13'0" x 8'0"
Bathroom	1210 x 1945 mm	3'11" x 6'4"
Study	2938 x 2740 mm	9'7" x 8'11"

[Approximate dimensions]

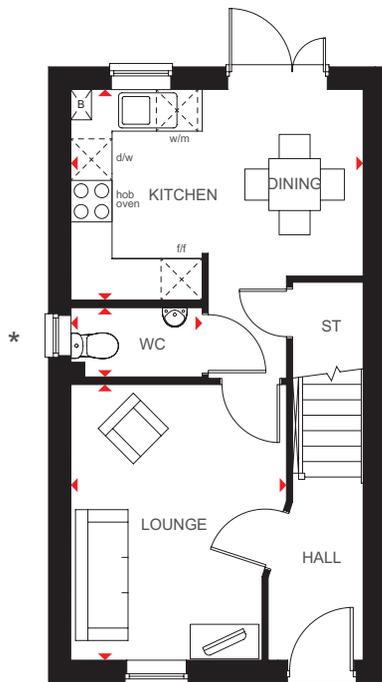
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	ST	Store	W	Wardrobe space
	w/m	Washing machine space	↔	Dimension location



CAVENDISH

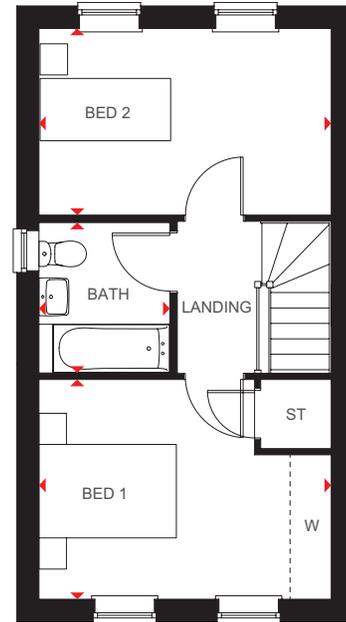
2 BEDROOM HOME

- 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	3982 x 3137 mm	13'1" x 10'3"
Kitchen/Dining	4255 x 3043 mm	14'0" x 10'0"
WC	1000 x 1910 mm	3'3" x 6'3"



First Floor

Bedroom 1	4255 x 3175 mm	14'0" x 10'5"
Bedroom 2	4255 x 2697 mm	14'0" x 8'10"
Bathroom	1904 x 2173 mm	6'3" x 7'2"

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

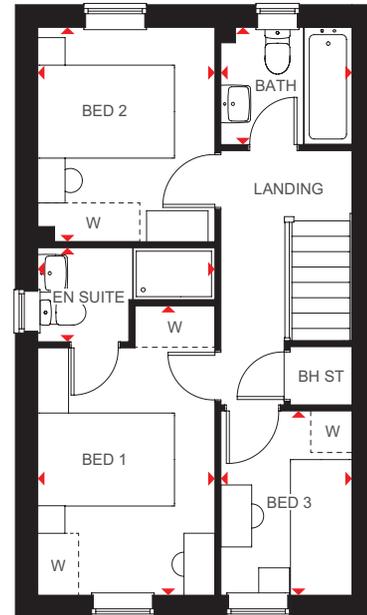
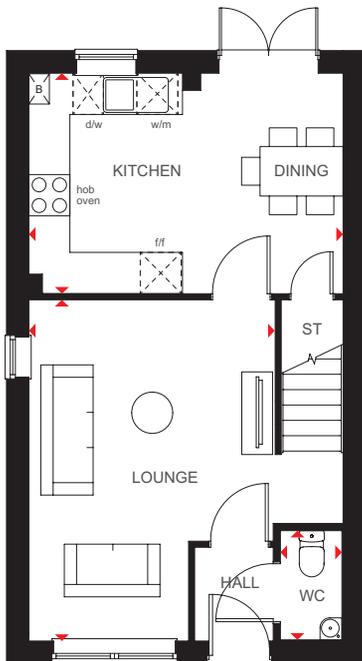


BARRATT
HOMES

MAIDSTONE

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 with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a study and family bathroom



Ground Floor

Lounge	4955 x 3604 mm	16'3" x 11'10"
Kitchen/Dining	4598 x 3202 mm	15'1" x 10'6"
WC	1586 x 901 mm	5'2" x 2'1"

Plots 13, 14, 15, 37 & 38

First Floor

Bedroom 1	2592 x 4204 mm	8'6" x 13'9"
En Suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	3112 x 2592 mm	10'2" x 8'6"
Study	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

Plots 13, 14, 15, 37 & 38

KEY	B	Boiler	wm	Washing machine space	◄►	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		



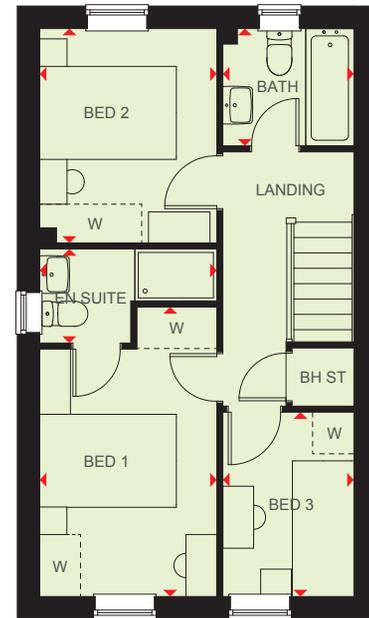
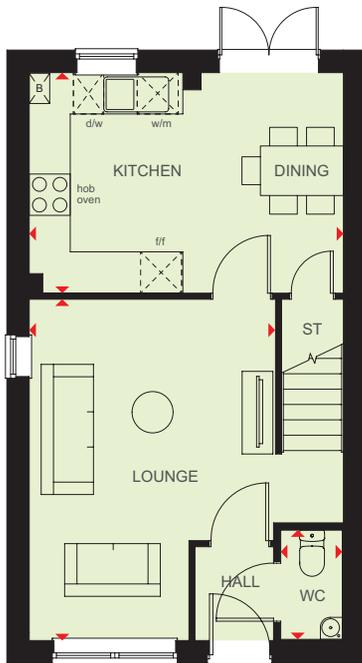
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HOMES

MAIDSTONE

3 BEDROOM HOME



Features are plot specific. Please refer to working drawing.



Ground Floor

Lounge	4955 x 3604 mm	16'3" x 11'10"
Kitchen/Dining	4598 x 3202 mm	15'1" x 10'6"
WC	1586 x 901 mm	5'2" x 2'1"

Plots 45, 46, 64, 65, 72, 73

First Floor

Bedroom 1	2592 x 4204 mm	8'6" x 13'9"
En Suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	3112 x 2592 mm	10'2" x 8'6"
Study	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

Plots 45, 46, 64, 65, 72, 73

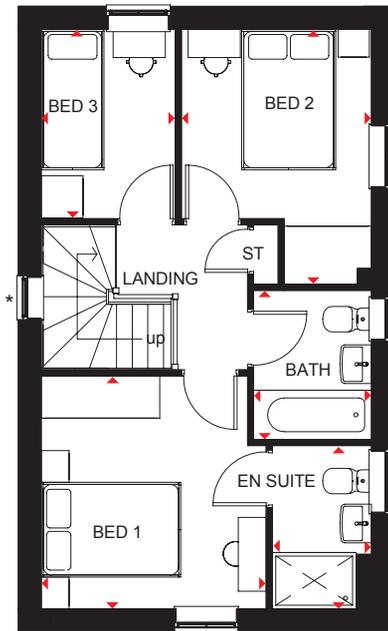
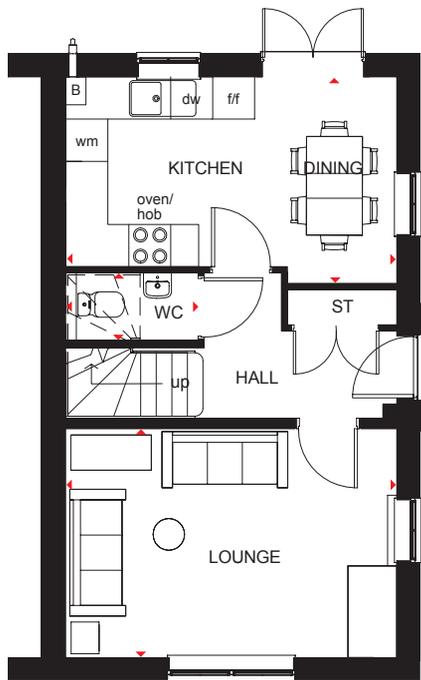
KEY	B Boiler	wm Washing machine space	WFH Working from home space
	ST Store	dw Dishwasher space	W Wardrobe space
	BH/ST Bulkhead Store	f/f Fridge/freezer space	◀▶ Dimension location



MORESBY

3 BEDROOM HOME

- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- First floor features two double bedrooms with en suite to main bedroom
- Single bedroom and family bathroom also located on first floor



Ground Floor

Lounge	4785 x 3300 mm	15'8" x 10'9"
Kitchen/Dining	4722 x 2733 mm	15'5" x 8'11"
WC	1928 x 904 mm	6'3" x 3'1"

[Approximate dimensions]

Plots 11, 36, 39, 53

First Floor

Bedroom 1	3350 x 3264 mm	10'11" x 10'8"
En Suite	2359 x 1458 mm	7'8" x 4'9"
Bedroom 2	3665 x 2717 mm	12'0" x 8'10"
Bedroom 3	2005 x 2733 mm	6'6" x 5'6"
Bathroom	2120 x 1688 mm	6'11" x 5'6"

[Approximate dimensions]

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

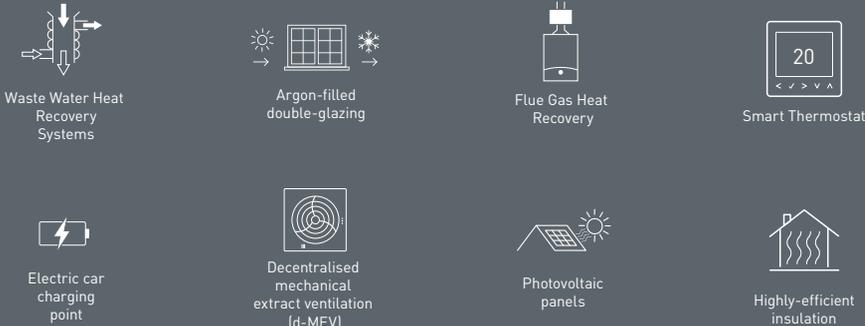
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



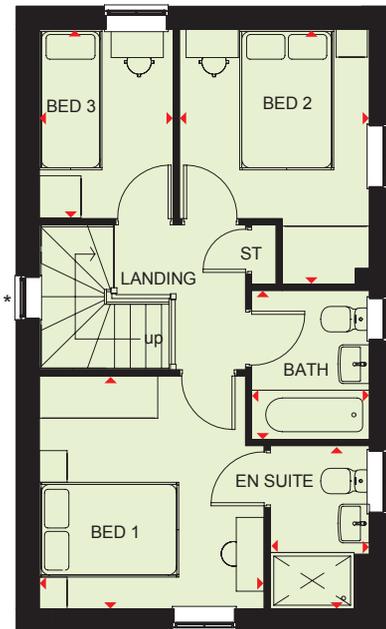
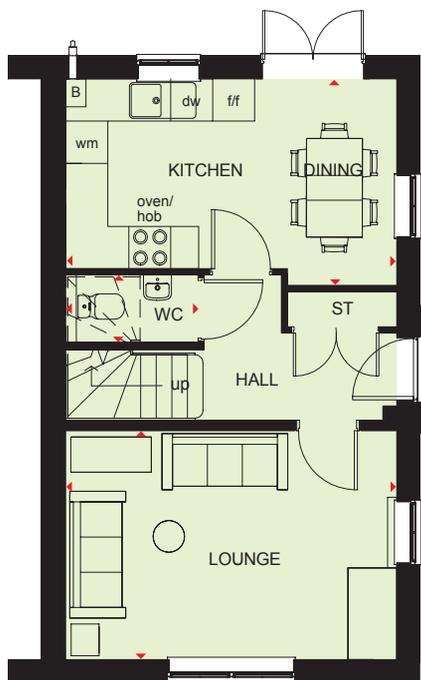
BARRATT
HOMES

MORESBY

3 BEDROOM HOME



Features are plot specific. Please refer to working drawing.



Ground Floor

Lounge	4737 x 3250 mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2933 mm	15'6" x 9'7"
WC	1894 x 945 mm	6'3" x 3'1"

[Approximate dimensions]

Plots 63, 66, 69, 75

First Floor

Bedroom 1	3226 x 3312 mm	10'7" x 10'10"
En Suite	2322 x 1421 mm	7'7" x 4'8"
Bedroom 2	2679 x 3628 mm	8'9" x 11'11"
Bedroom 3	2696 x 1968 mm	8'10" x 6'5"
Bathroom	2120 x 1688 mm	6'11" x 5'6"

[Approximate dimensions]

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

Plots 63, 66, 69, 75

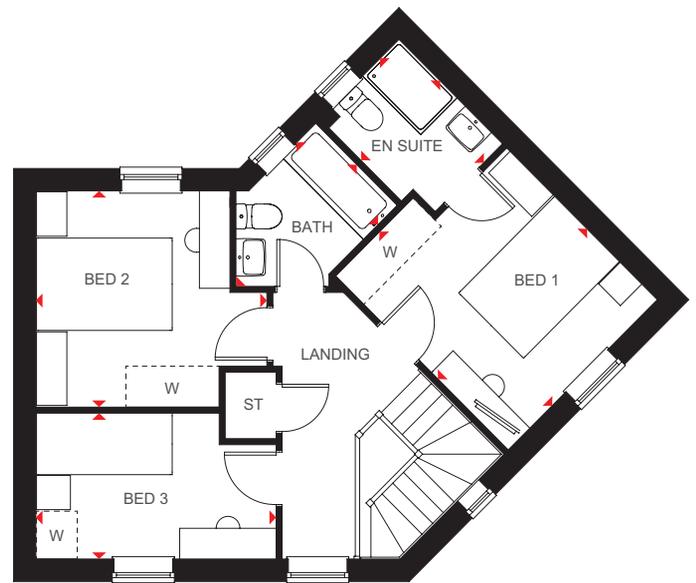
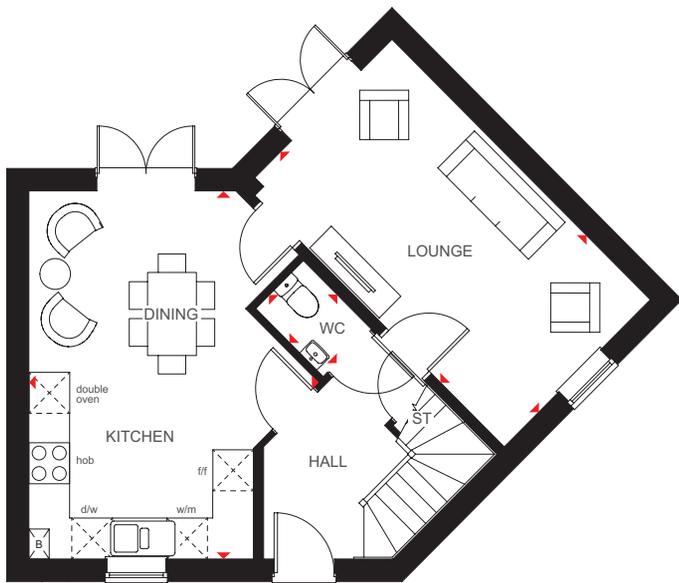
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



LUTTERWORTH

3 BEDROOM SEMI-DETACHED HOME

- 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 with en suite – a single bedroom and the family bathroom



Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4276 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"

[Approximate dimensions]

First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3404 x 3158 mm	11'2" x 10'4"
Bedroom 3	3540 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

[Approximate dimensions]

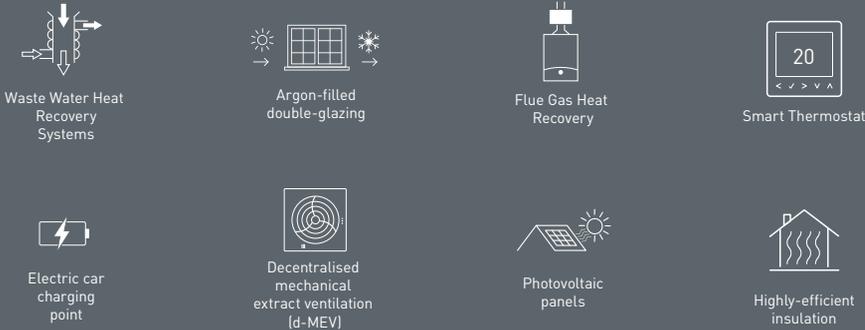
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	f/f	Fridge/freezer space	◀▶	Dimension location



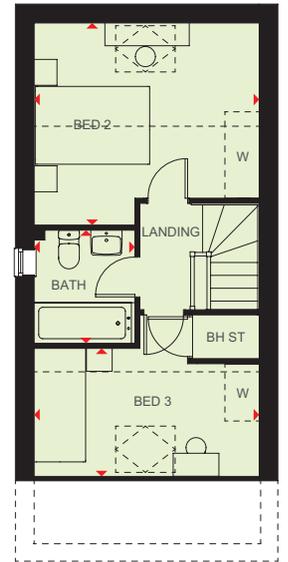
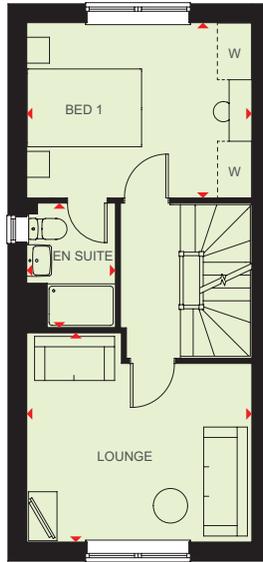
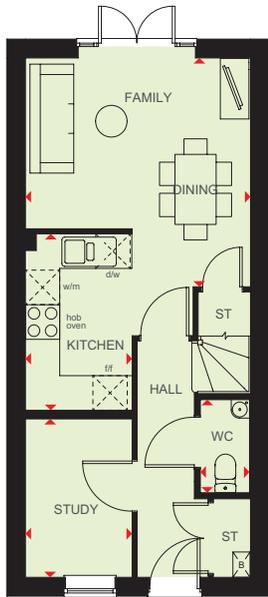
BARRATT
HOMES

KINGSVILLE

3 BEDROOM HOME



Features are plot specific. Please refer to working drawing.



Ground Floor

Family/Dining	3936 x 4800 mm	12'11" x 15'9"
Kitchen	1868 x 3060 mm	6'1" x 10'0"
Study	1868 x 2757 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"

[Approximate dimensions]

Plots 40, 41, 42 & 43

First Floor

Lounge	3936 x 3626 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1554 x 2163 mm	5'1" x 7'1"

[Approximate dimensions]

Plots 40, 41, 42 & 43

Second Floor

Bedroom 2	3936 x 3502 mm	12'11" x 11'6"
Bedroom 3	3936 x 2803 mm	12'11" x 9'2"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

[Approximate dimensions]

Plots 40, 41, 42 & 43

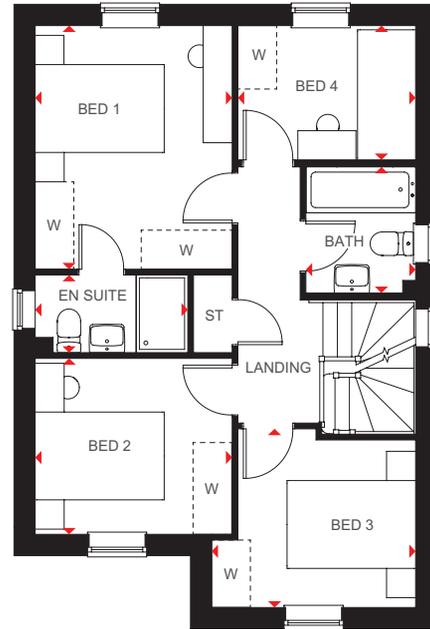
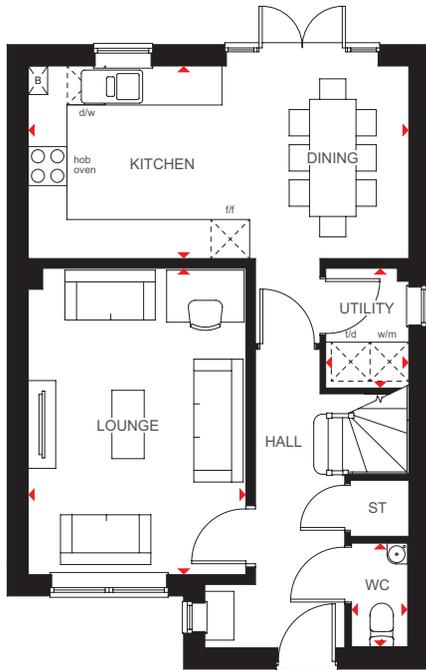
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



KINGSLEY

4 BEDROOM HOME

- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining space and access to the rear garden via French doors, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Three double bedrooms – the main with en suite – a single bedroom and the family bathroom are on the first floor



Ground Floor

Lounge	4705 x 3370 mm	15'5" x 11'1"
Kitchen/Dining	2955 x 5895 mm	9'8" x 19'4"
Utility	1836 x 1287 mm	6'0" x 4'3"
WC	1593 x 865 mm	5'3" x 2'10"

[Approximate dimensions]

Plot 12 only

First Floor

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

[Approximate dimensions]

Plot 12 only

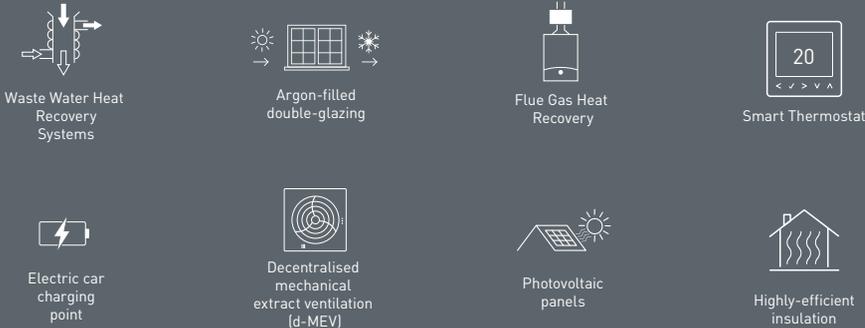
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		



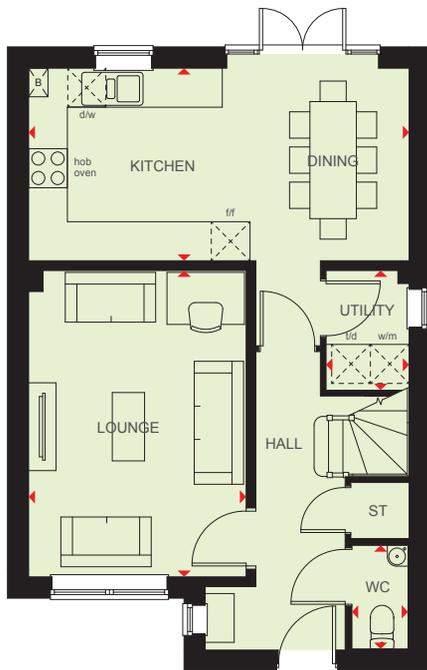
BARRATT
HOMES

KINGSLEY

4 BEDROOM HOME



Features are plot specific. Please refer to working drawing.

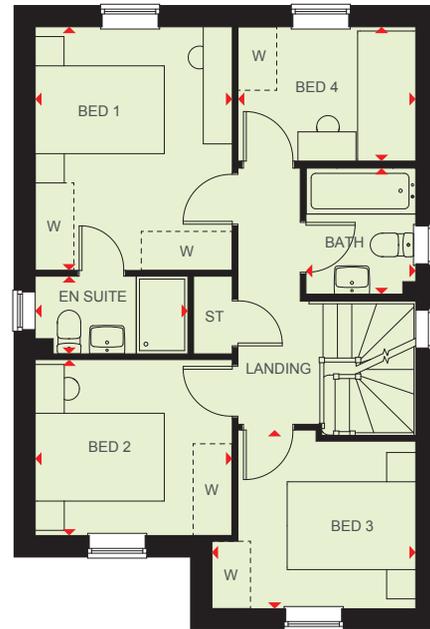


Ground Floor

Lounge	4705 x 3370 mm	15'5" x 11'1"
Kitchen/Dining	2955 x 5895 mm	9'8" x 19'4"
Utility	1836 x 1287 mm	6'0" x 4'3"
WC	1593 x 865 mm	5'3" x 2'10"

[Approximate dimensions]

Plots 22, 23, 44, 61, 62, 68, 71, 74, 76



First Floor

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

[Approximate dimensions]

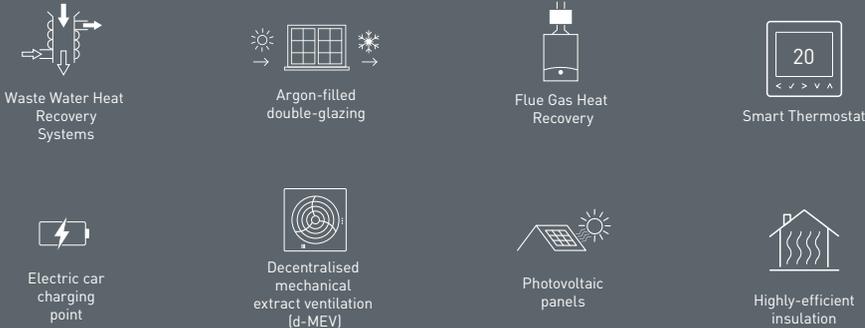
Plots 22, 23, 44, 61, 62, 68, 71, 74, 76

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

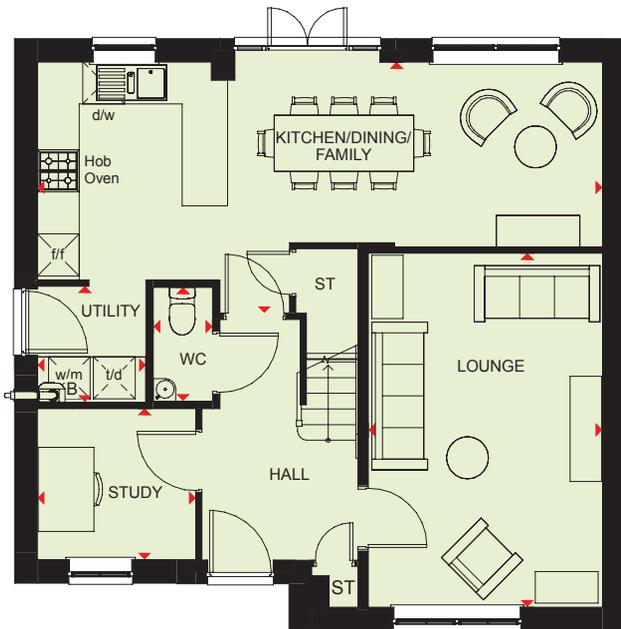


RADLEIGH

4 BEDROOM HOME

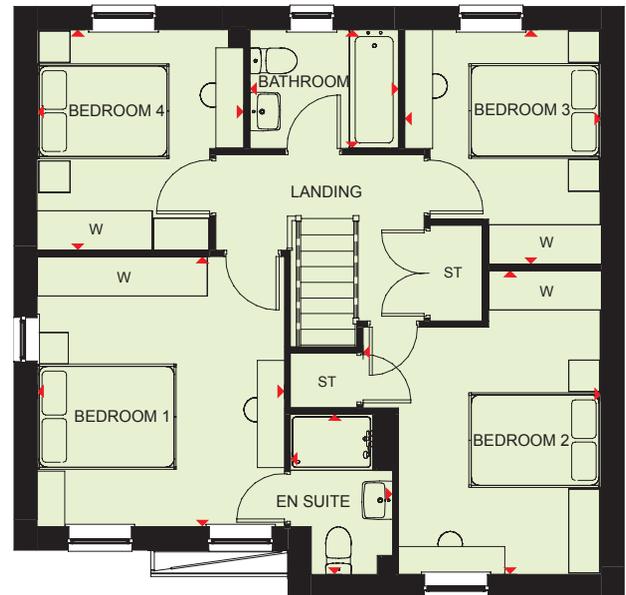


Features are plot specific. Please refer to working drawing.



Ground Floor

Lounge	3361 x 5041 mm	11'0" x 16'6"
Kitchen/Dining/Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"



First Floor

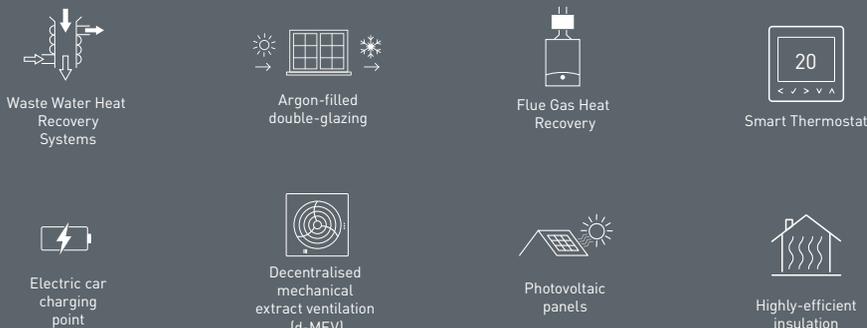
Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

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

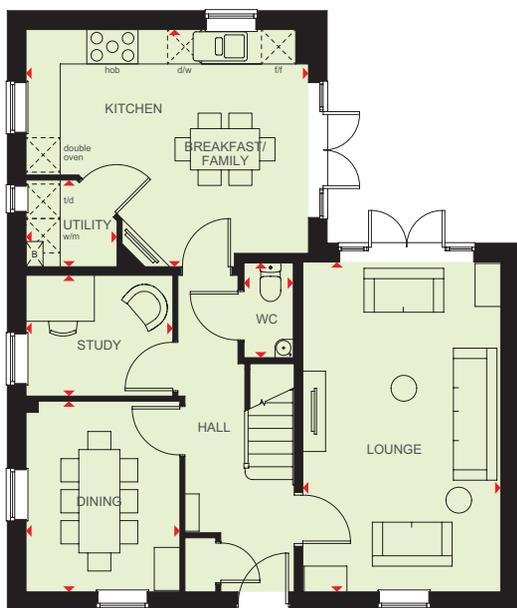


ALFRETON

4 BEDROOM HOME

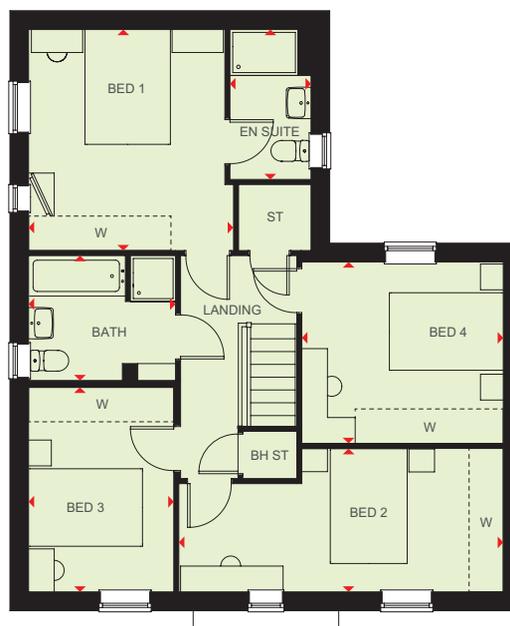


Features are plot specific. Please refer to working drawing.



Ground Floor

Lounge	3470 x 5743 mm	11'5" x 18'10"
Kitchen/Breakfast/Family	4960 x 4133 mm	16'3" x 13'7"
Utility	1600 x 1510 mm	5'3" x 4'11"
Dining	2698 x 3324 mm	8'10" x 10'11"
Study	2548 x 2104 mm	8'4" x 6'11"
WC	866 x 1650 mm	2'10" x 5'5"



First Floor

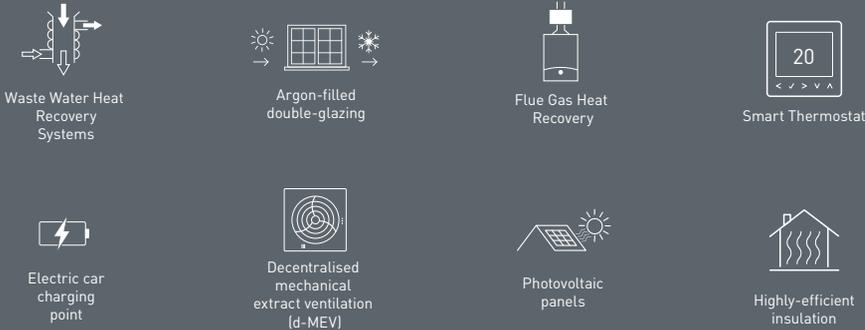
Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En Suite	1487 x 2612 mm	4'10" x 8'7"
Bedroom 2	5666 x 2495 mm	18'7" x 8'2"
Bedroom 3	2581 x 3559 mm	8'6" x 11'8"
Bedroom 4	3537 x 3155 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" x 7'2"

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

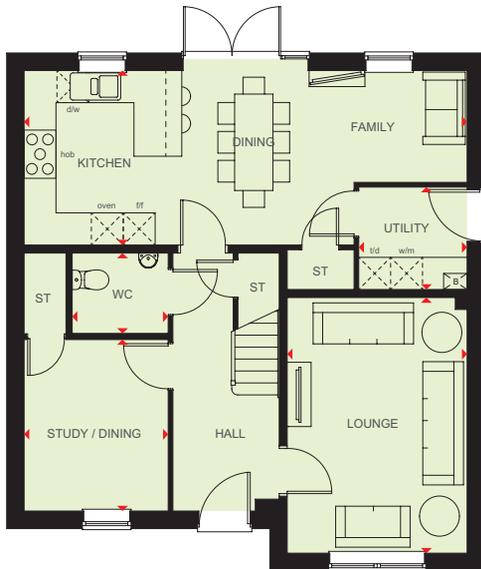


LAMBERTON

5 BEDROOM HOME



Features are plot specific. Please refer to working drawing.



Ground Floor

Lounge	3385 x 4763 mm	11'1" x 15'7"
Kitchen/Dining/Family	8330 x 4088 mm	27'4" x 13'5"
Utility	2039 x 1595 mm	6'8" x 5'3"
Study/Dining	2712 x 3622 mm	8'11" x 11'11"
WC	1567 x 1067 mm	5'2" x 3'6"

[Approximate dimensions]



First Floor

Bedroom 1	3750 x 4209 mm	12'4" x 13'0"
En Suite	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'10" x 12'10"
Bedroom 3	3385 x 3893 mm	11'1" x 12'9"
Bedroom 4	3018 x 3916 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

[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



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

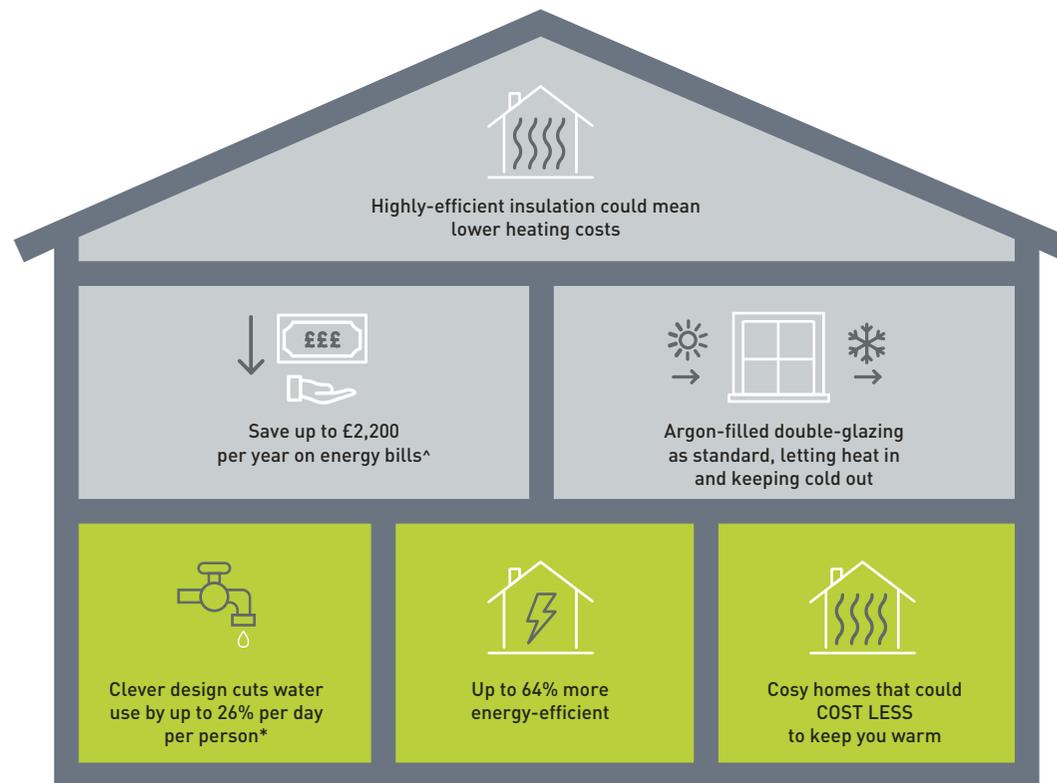
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



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

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.