

# ASTON GRANGE



A STUNNING DEVELOPMENT OF 3 AND 4 BEDROOM HOMES



**BARRATT**  
HOMES

## STUNNING HOMES IN A GREAT LOCATION

Aston Grange features a beautiful selection of three and four bedroom homes along with a vast amount of public open space in Upper Lighthorne, close to the quintessential village of Gaydon.

Renowned for its fine balance of rural surroundings and commuter connections, Aston Grange is only a mile away from the M40, with excellent links to Birmingham and Oxford, in addition to Royal Leamington Spa and Banbury.





# ASTON GRANGE

## KEY

- **Loughton**  
1 bedroom apartment
- **Coleford and Hornsea**  
2 bedroom apartment
- **Falkirk**  
2 bedroom apartment
- **Kenley**  
2 bedroom home
- **Ellerton**  
3 bedroom home
- **Collaton**  
3 bedroom home
- **Ennerdale**  
3 bedroom home
- **Lutterworth**  
3 bedroom home
- **Haversham**  
3 bedroom home
- **Kingsley**  
4 bedroom home
- **Hesketh**  
4 bedroom home
- **Hythie**  
4 bedroom home
- **Alfreton**  
4 bedroom home
- **Lamberton**  
5 bedroom home
- **Affordable housing**

- CS **Cycle store**
- BS **Bin Store**
- BCP **Bin Collection Point**
- S/S **Electrical sub station**



## GIVING NATURE A HOME ON THIS DEVELOPMENT:

- Grassland
- Path
- Woodland planting
- Mature tree line
- New tree line
- Swift boxes
- Bat boxes

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

**BARRATT**  
HOMES

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

# KENLEY

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



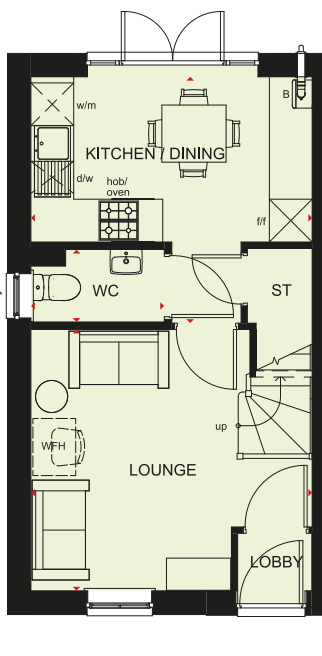
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Highly-efficient insulation

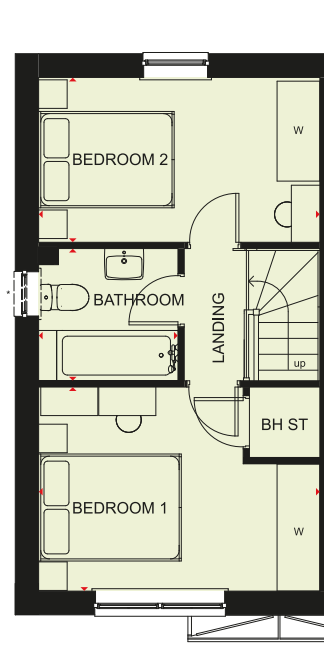


### Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

(Approximate dimensions)

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



### First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

(Approximate dimensions)

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

#### KEY

B	Boiler
ST	Store
BH/ST	Bulkhead Store

w/m	Washing machine space
d/w	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



# KENLEY

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



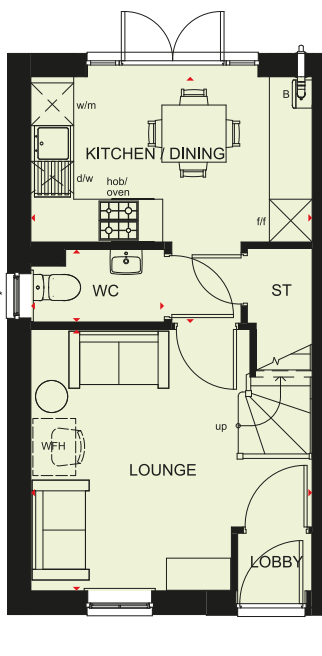
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Highly-efficient insulation

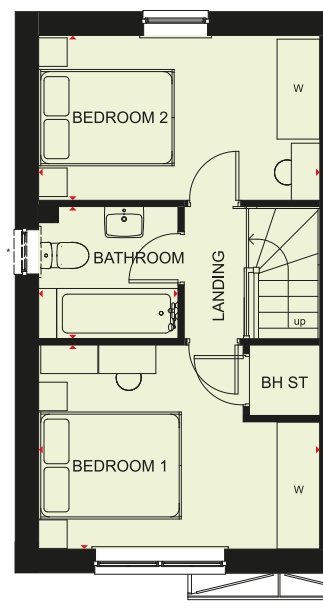


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# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



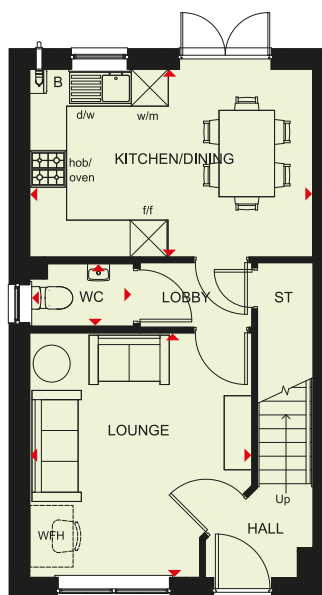
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Highly-efficient insulation

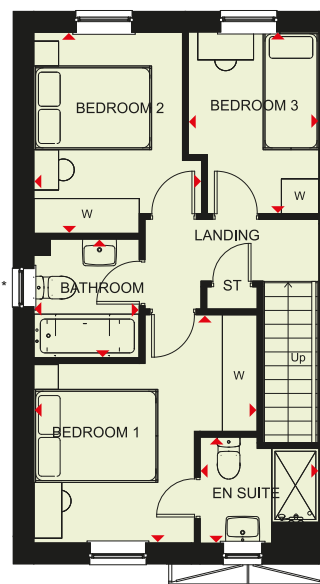


### Ground Floor

Lounge	3599 x 3904 mm	11'10" x 12'10"
Kitchen/Dining	4552 x 3048 mm	14'11" x 10'0"
WC	1663 x 1016 mm	5'5" x 3'4"

[Approximate dimensions]

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



### First Floor

Bedroom 1	3601 x 3674 mm	11'10" x 12'1"
En suite	1928 x 1707 mm	6'4" x 5'7"
Bedroom 2	2694 x 3236 mm	8'10" x 10'7"
Bedroom 3	2128 x 2918 mm	7'0" x 9'7"
Bathroom	1700 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

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

#### KEY

B Boiler  
ST Store  
w/m Washing machine space

d/w Dishwasher space  
f/f Fridge/freezer space  
WFH Working from home space

w Wardrobe space  
◀▶ Dimension location





# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery  
System



Electric car  
charging  
point



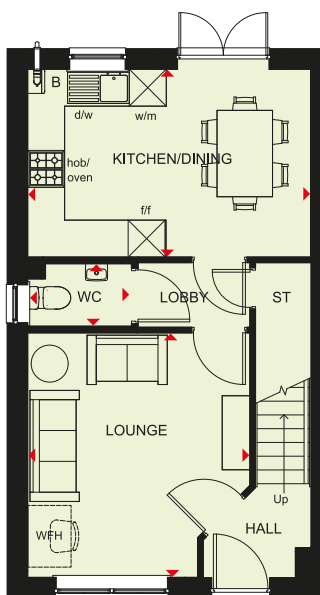
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Solar  
or Photovoltaic  
panels



Highly-efficient  
insulation

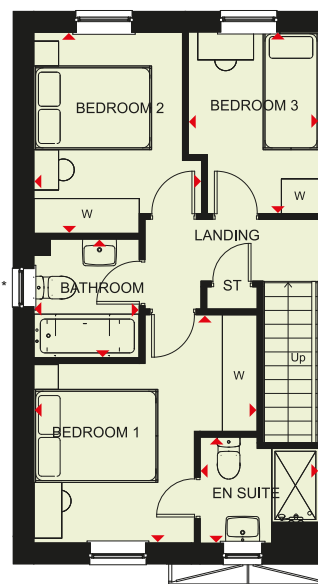


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#### KEY

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ST Store  
w/m Washing machine space

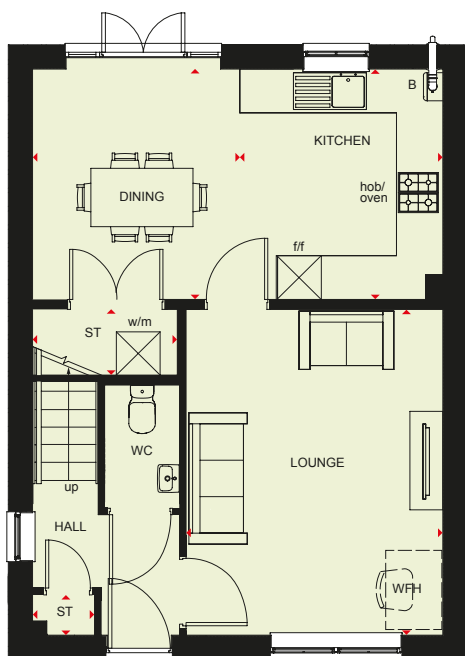
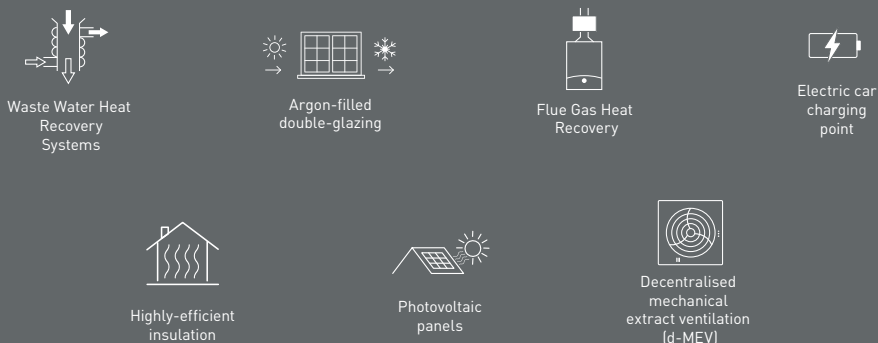
d/w Dishwasher space  
f/f Fridge/freezer space  
WFH Working from home space

w Wardrobe space  
◀▶ Dimension location



# COLLATON

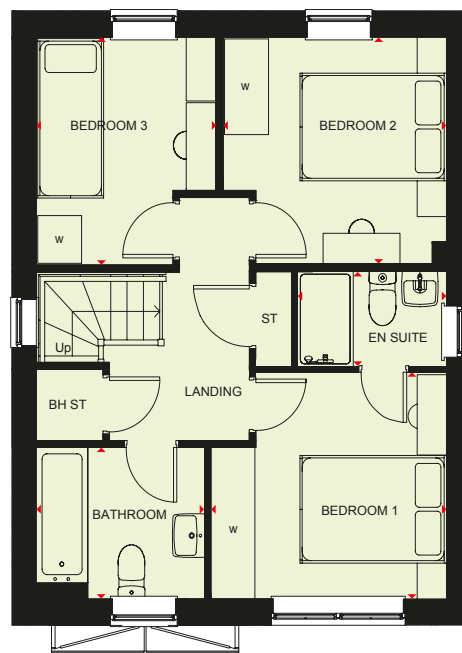
## 3 BEDROOM HOME



### Ground Floor

Kitchen	2795 x 3100 mm	9'2" x 10'2"
Dining	2500 x 2795 mm	8'2" x 9'2"
Utility	905 x 1954 mm	3'0" x 6'5"
Lounge	3496 x 4100 mm	11'6" x 13'5"
WC	876 x 1643 mm	2'10" x 5'4 1/2"

(Approximate dimensions)



### First Floor

Bedroom 1	2809 x 3216 mm	9'3" x 10'6"
En suite	1211 x 2020 mm	4'0" x 6'7"
Bedroom 2	2850 x 3050 mm	9'4" x 10'0"
Bedroom 3	2463 x 2857 mm	8'1" x 9'4"
Bathroom	1901 x 2297 mm	6'3" x 7'6"

(Approximate dimensions)

\*Window may not be available on selected plots. Speak to a sales advisers for details on individual plans.

#### KEY

B Boiler  
ST Store  
BH ST Bulkhead store

w/m Washing machine space  
f/f Fridge/freezer space  
WFH Working from home space

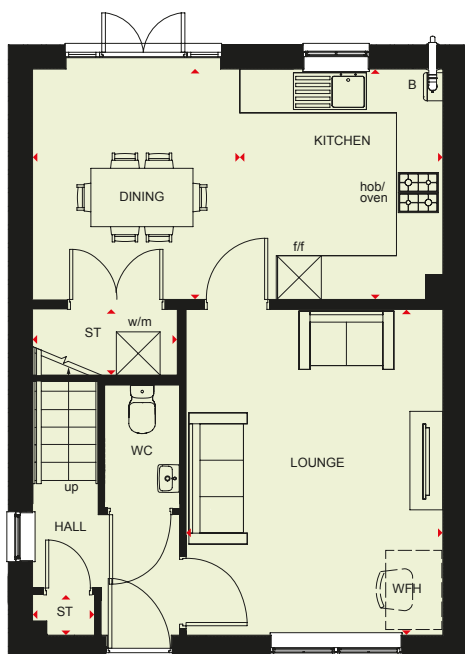
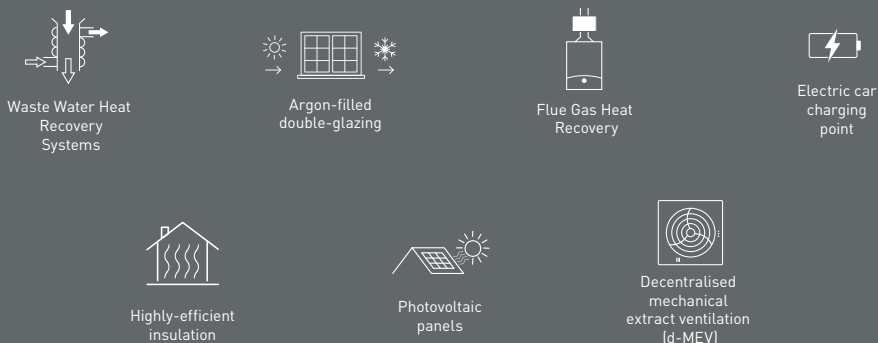
w Wardrobe space  
◀▶ Dimension location





# COLLATON

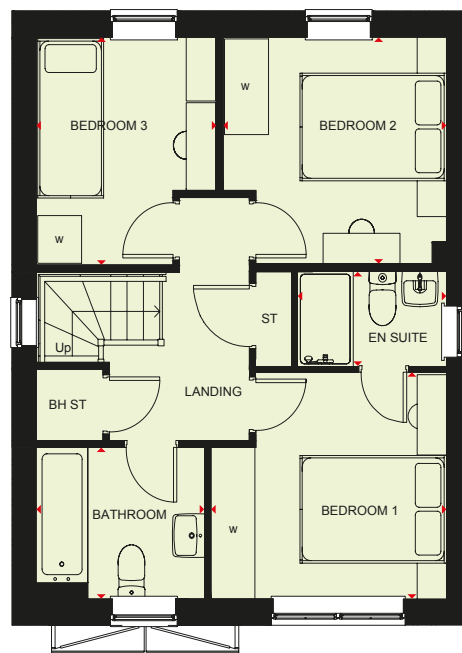
## 3 BEDROOM HOME



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(Approximate dimensions)



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#### KEY

B Boiler  
ST Store  
BH ST Bulkhead store

w/m Washing machine space  
f/f Fridge/freezer space  
WFH Working from home space

w Wardrobe space  
◀▶ Dimension location



# ENNERDALE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



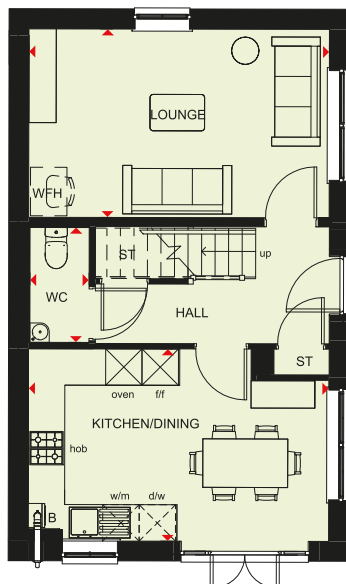
Photovoltaic panels



Highly-efficient insulation



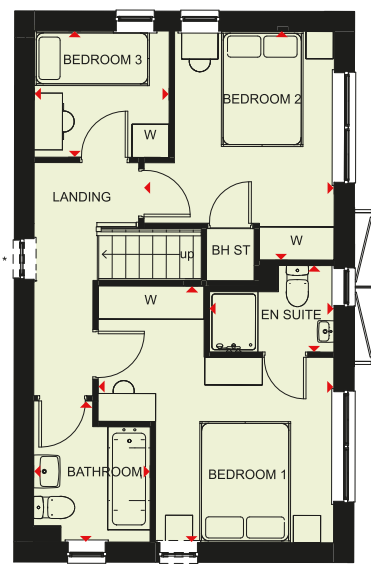
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	4955 x 3107 mm	16'3" x 10'2"
Kitchen/Dining	4955 x 3170 mm	16'3" x 10'5"
WC	911 x 1929 mm	2'10" 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)

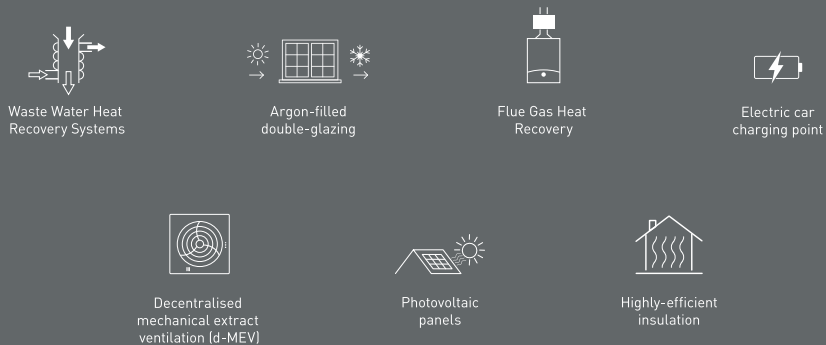
\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

<b>KEY</b>	B	Boiler	d/w	Dishwasher space	BH ST	Bulkhead Store
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	w/m	Washing machine space	WFH	Working From Home space	◀▶	Dimension location

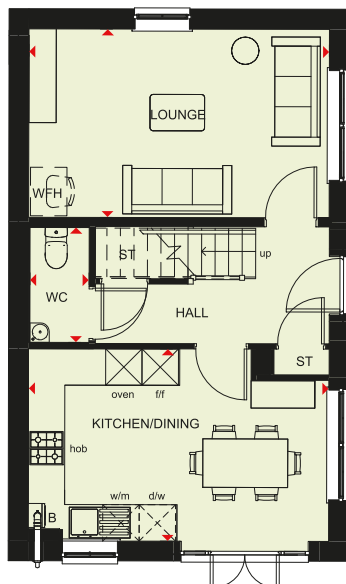


# ENNERDALE

## 3 BEDROOM HOME



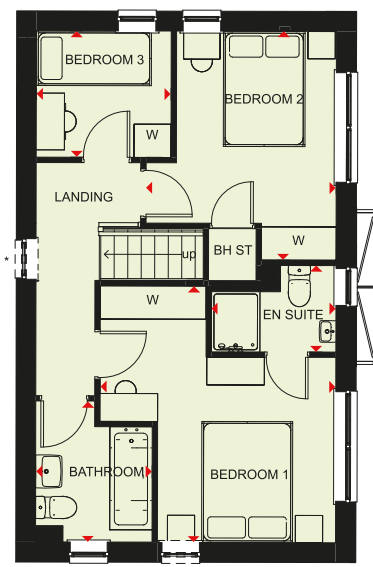
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Bathroom	1924 x 2329 mm	6'4" x 7'8"

(Approximate dimensions)

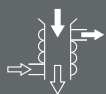
\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

<b>KEY</b>	B Boiler	d/w Dishwasher space	BH ST Bulkhead Store
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	w/m Washing machine space	WFH Working From Home space	◀▶ Dimension location



# HAVERSHAM

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



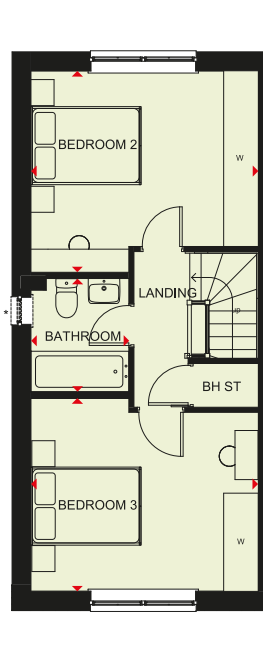
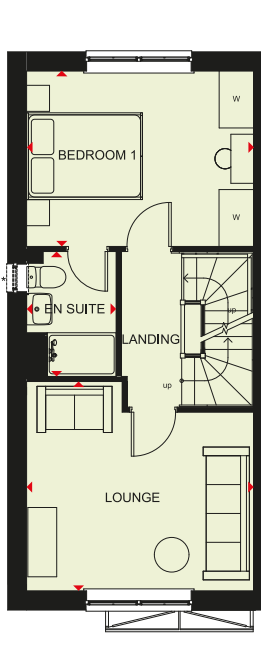
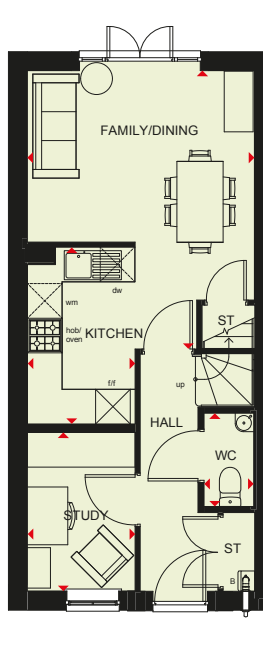
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development may feature solar PV panels, please speak to our sales advisers for more information



### Ground Floor

Family/Dining	3930 x 4818 mm	12'11" x 15'10"
Kitchen	1865 x 3060 mm	6'1" x 10'0"
Study	1865 x 2746 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"

[Approximate dimensions]

### First Floor

Lounge	3935 x 3625 mm	12'11" x 11'11"
Bedroom 1	3935 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

[Approximate dimensions]

\*Window may be omitted on certain plots.  
Speak to a sales adviser for details on individual plans.

### Second Floor

Bedroom 2	3935 x 3483 mm	12'11" x 11'5"
Bedroom 3	3935 x 3340 mm	12'11" x 10'11"
Bathroom	1695 x 1963 mm	5'7" x 6'5"

[Approximate dimensions]

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Speak to a sales adviser for details on individual plans.

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





# KINGSLEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



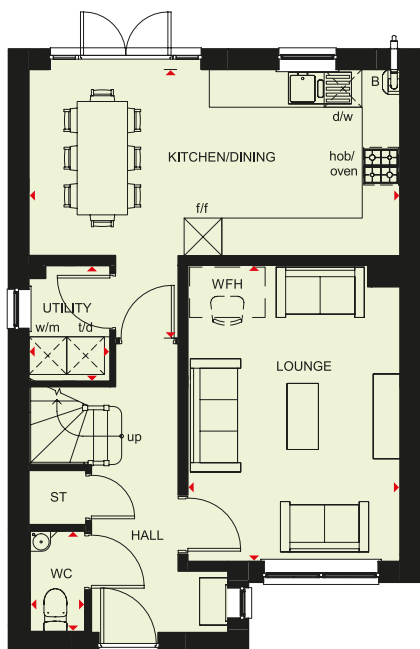
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

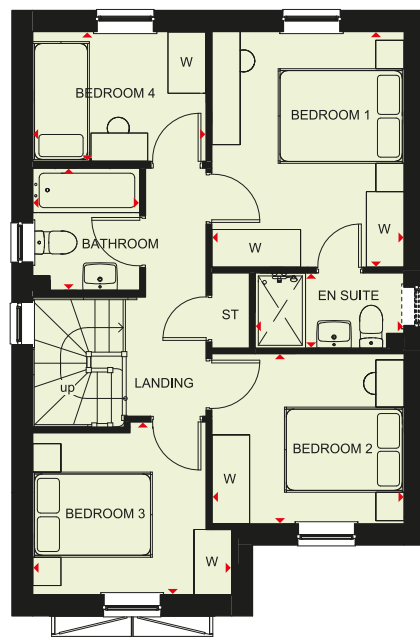


Highly-efficient insulation



### Ground Floor

Lounge	3362 x 4685 mm	11'0" x 15'4"
Kitchen/Dining	5854 x 4245 mm	19'2" x 13'9"
Utility	1273 x 1839 mm	4'2" x 6'0"
WC	856 x 1580 mm	2'8" x 5'2"



### First Floor

Bedroom 1	3040 x 3747 mm	9'10" x 12'3"
En suite	2352 x 1194 mm	7'7" x 3'9"
Bedroom 2	3040 x 2676 mm	9'10" x 8'8"
Bedroom 3	3132 x 2733 mm	10'3" x 8'10"
Bedroom 4	2740 x 2071 mm	8'10" x 6'8"
Bathroom	1686 x 1957 mm	5'5" x 6'4"

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

### KEY

B Boiler  
ST Store  
w/m Washing machine space

t/d Tumble dryer space  
d/w Dishwasher space  
f/f Fridge/freezer space

WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location



# KINGSLEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



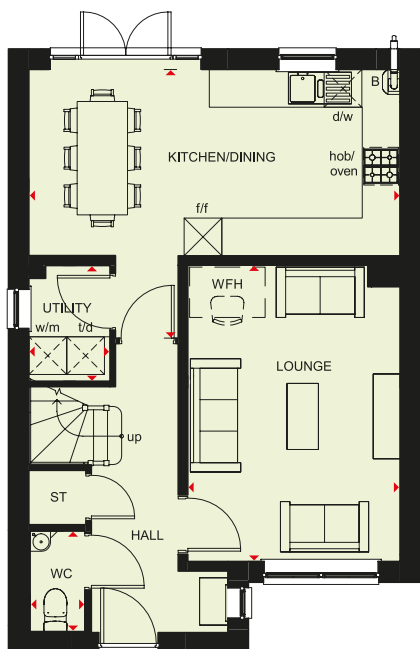
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

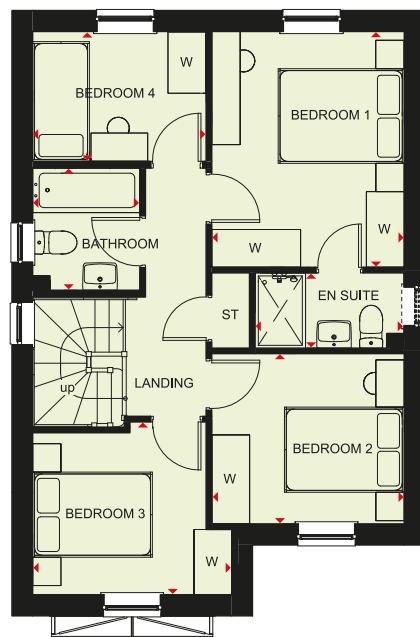


Highly-efficient insulation



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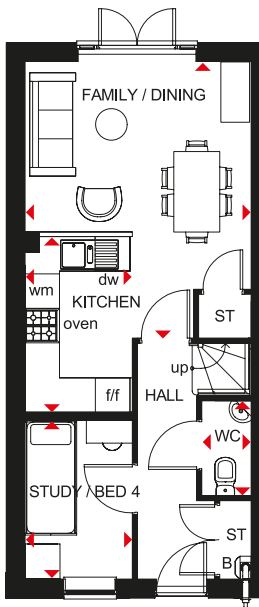
WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location



# KINGSVILLE

## 4 BEDROOM HOME

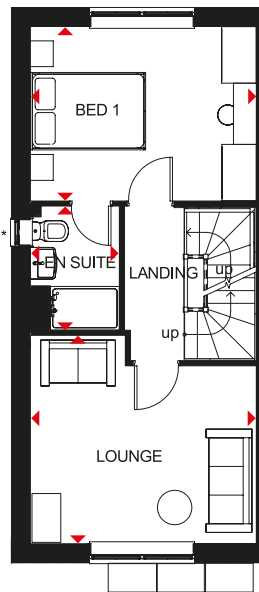
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom 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"
Bedroom 4/ Study	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

(Approximate dimensions)

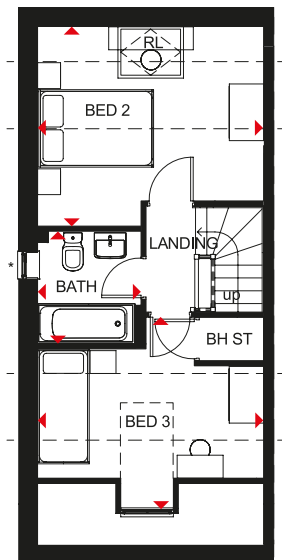


### First Floor

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
ST	Store
BH ST	Bulkhead Store

wm	Washing machine space
f/f	Fridge/freezer space
dw	Dishwasher space

RL	Roof light
◀▶	Dimension location

# HESKETH

## 4 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

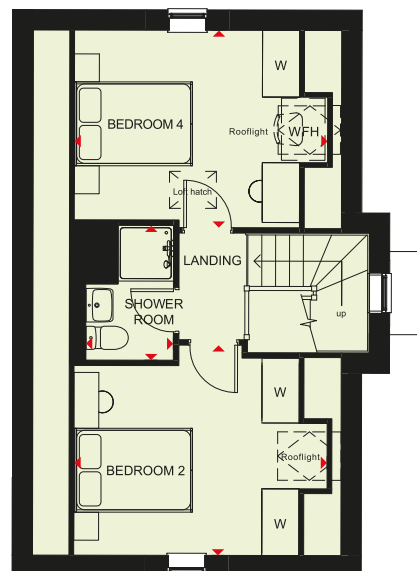
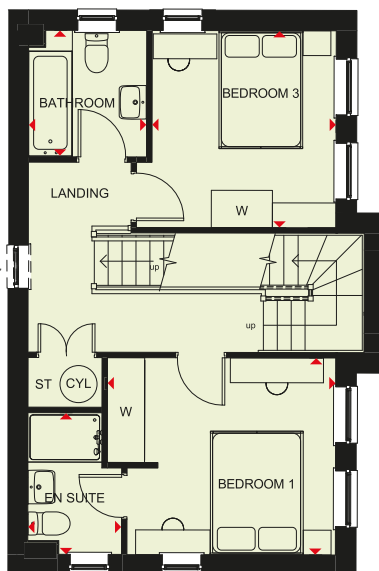
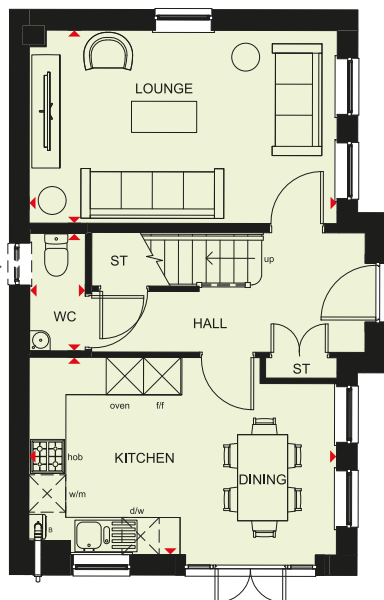
Flue Gas Heat Recovery

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation



### Ground Floor

Lounge	4963 x 3113 mm	16'3" x 10'2"
Kitchen/Dining	4963 x 3175 mm	16'3" x 10'4"
WC	925 x 1923 mm	3'0" x 6'3"

(Approximate dimensions)

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

### First Floor

Bedroom 1	3684 x 3175 mm	12'1" x 10'4"
En suite	1511 x 2287 mm	4'10" x 7'5"
Bedroom 3	3220 x 3175 mm	10'6" x 10'4"
Bathroom	1903 x 2038 mm	6'2" x 6'7"

(Approximate dimensions)

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

### Second Floor

Bedroom 2	4076 x 3532 mm	13'4" x 11'6"
Bedroom 4	4076 x 3175 mm	13'4" x 10'4"
Shower Room	1323 x 2168 mm	4'3" x 7'1"

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
w/m Washing machine space

d/w Dishwasher space  
f/f Fridge/freezer space  
WFH Working from home space

W Wardrobe space  
CYL Cylinder  
◀▶ Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Advisor in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW005461/JAN25



# HYTHIE

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



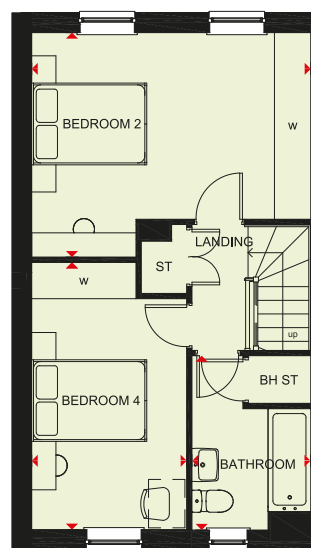
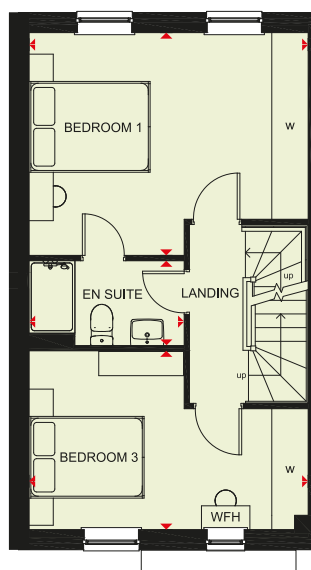
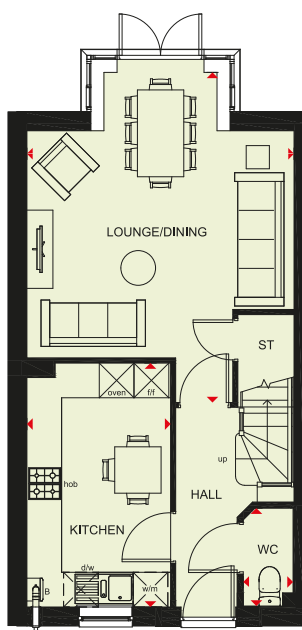
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge/Dining	4610 x 5698 mm	15'1" x 18'8"
Kitchen	2480 x 4210 mm	8'2" x 13'10"
WC	860 x 1689 mm	2'10" x 5'6"

(Approximate dimensions)

### First Floor

Bedroom 1	4610 x 3682 mm	15'1" x 12'1"
En suite	2562 x 1400 mm	8'5" x 4'7"
Bedroom 3	4610 x 2955 mm	15'1" x 9'8"

(Approximate dimensions)

### Second Floor

Bedroom 2	4610 x 3709 mm	15'1" x 12'2"
Bedroom 4	2561 x 4416 mm	8'5" x 14'6"
Bathroom	1962 x 2879 mm	6'5" x 9'5"

(Approximate dimensions)

### KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

w/m	Washing machine space
d/w	Dishwasher space
f/f	Fridge/freezer space

WFH	Work from home
w	Wardrobe space
◀▶	Dimension location



# ALFRETON

## 4 BEDROOM HOME



Waste Water Heat Recovery System



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



Solar or Photovoltaic panels



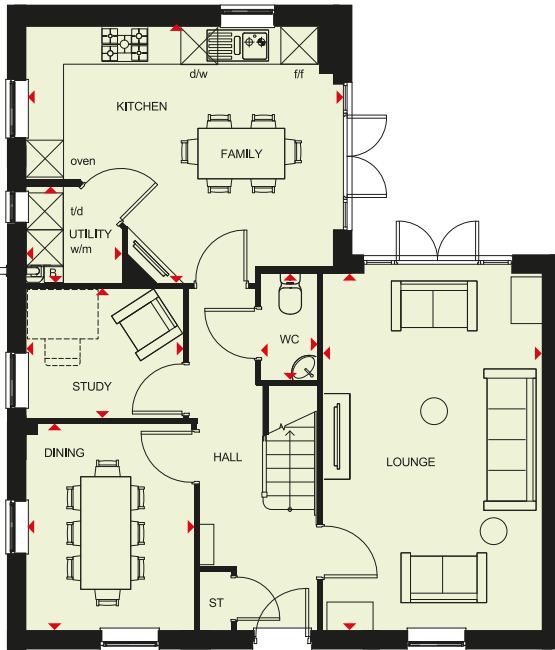
Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



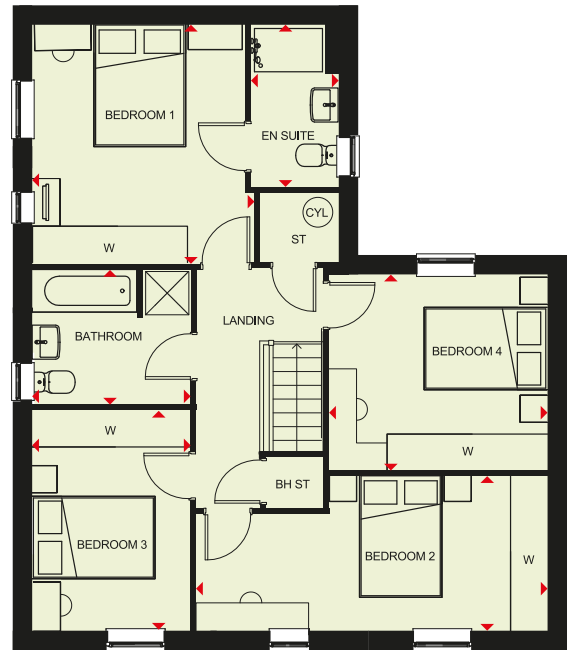
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



### Ground Floor

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

[Approximate dimensions]



### First Floor

Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En suite	1487 x 2612 mm	4'11" 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"

[Approximate dimensions]

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



# ALFRETON

## 4 BEDROOM HOME



Waste Water Heat Recovery System



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



Solar or Photovoltaic panels



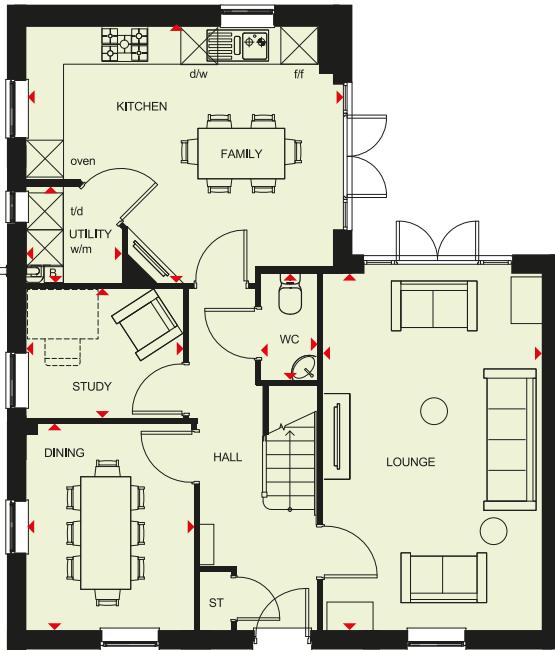
Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



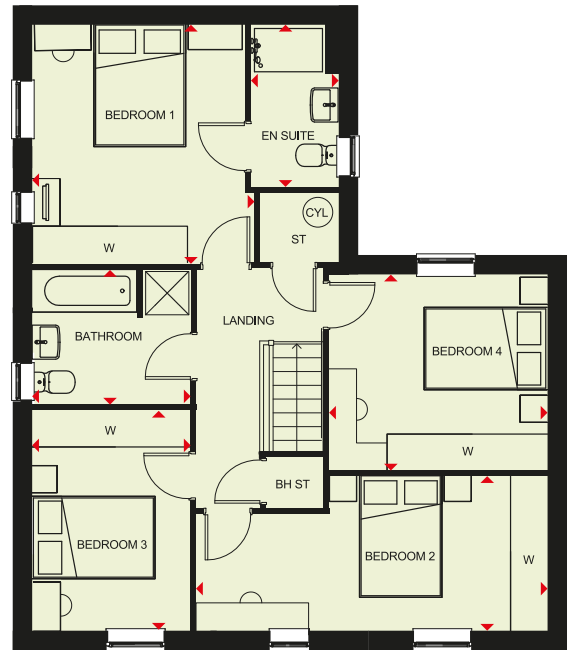
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



### Ground Floor

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Dining Room	2698 x 3324 mm	8'10" x 10'11"
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[Approximate dimensions]



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[Approximate dimensions]

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	ST	Store	dw	Dishwasher space	w	Wardrobe space		
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	CYL	Cylinder		

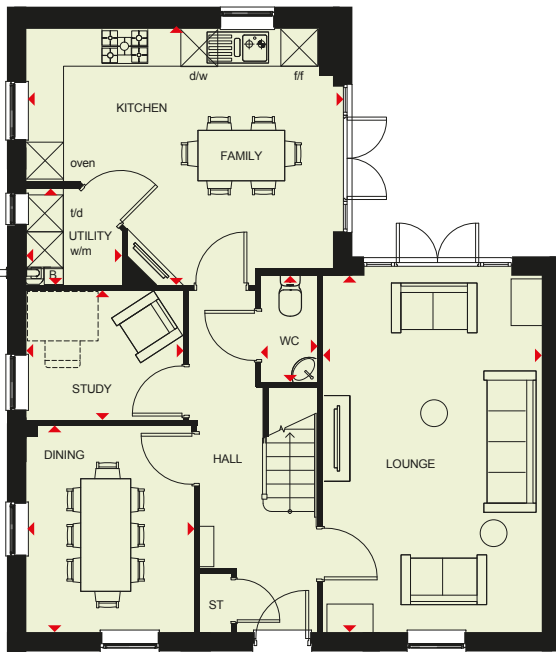


# ALFRETON

## 4 BEDROOM HOME



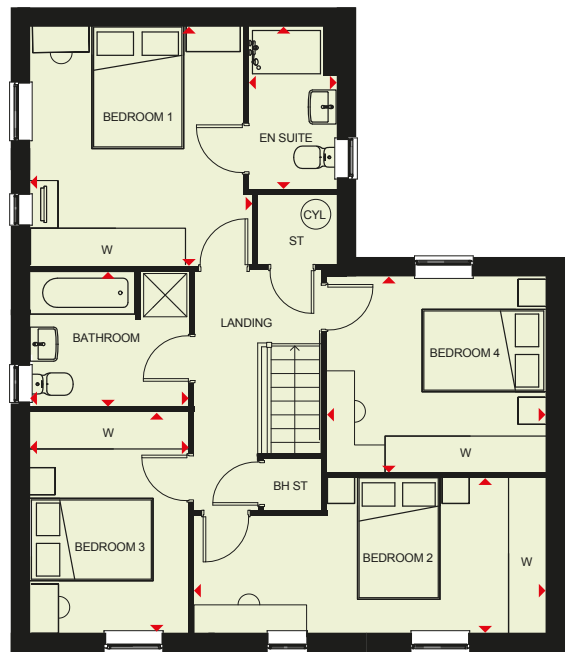
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[Approximate dimensions]



### First Floor

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[Approximate dimensions]

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





# LAMBERTON

## 5 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



Electric car  
charging  
point



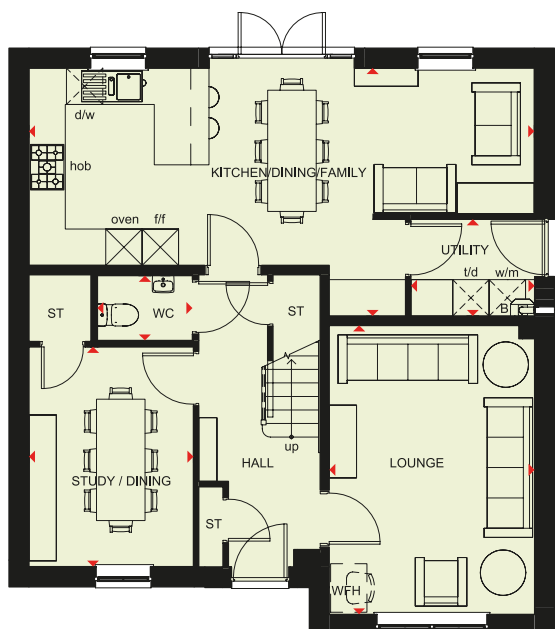
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels



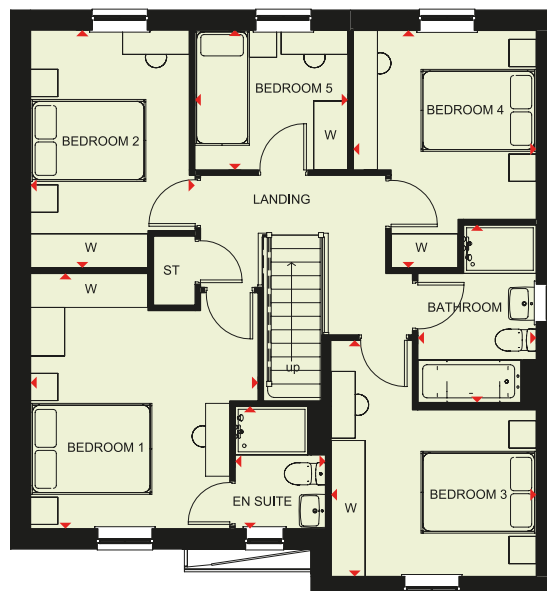
Highly-efficient  
insulation



### Ground Floor

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

(Approximate dimensions)



### First Floor

Bedroom 1	3750 x 4209 mm	12'4" x 13'10"
En suite	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'11" 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  
ST Store  
wm Washing machine space

dw Dishwasher space  
f/f Fridge/freezer space  
td Tumble dryer space

WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location



# LAMBERTON

## 5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



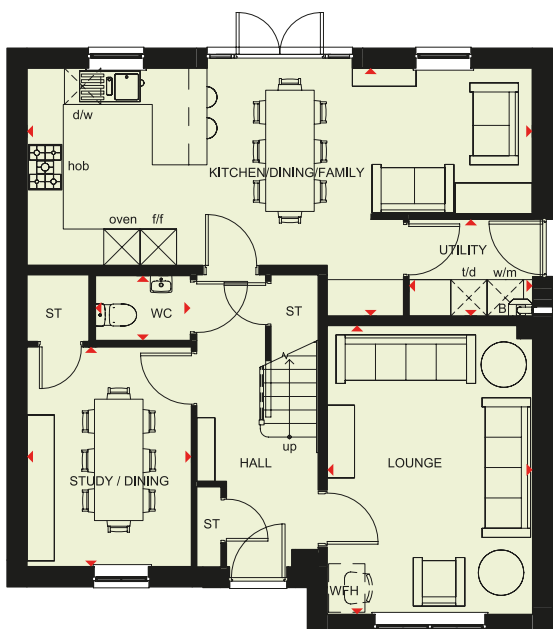
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



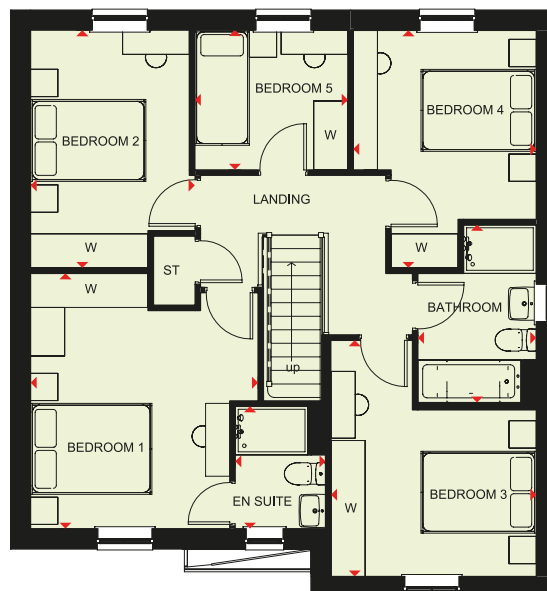
Highly-efficient insulation



### Ground Floor

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(Approximate dimensions)



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(Approximate dimensions)

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f/f	Fridge/freezer space
td	Tumble dryer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



# 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.







# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## **Designed for modern living**

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## **Energy-efficient and low cost to run**

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

## **Peace of mind**

Our homes come with an NHBC warranty\* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

## **Award-winning quality year after year**

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

## **We're here to help**

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

\*2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.



# 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 8475**

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.



**BARRATT**  
HOMES