

FOREST GROVE

RIDGEWAY AVENUE, BERRY HILL, GLOUCESTERSHIRE GL16 7SF

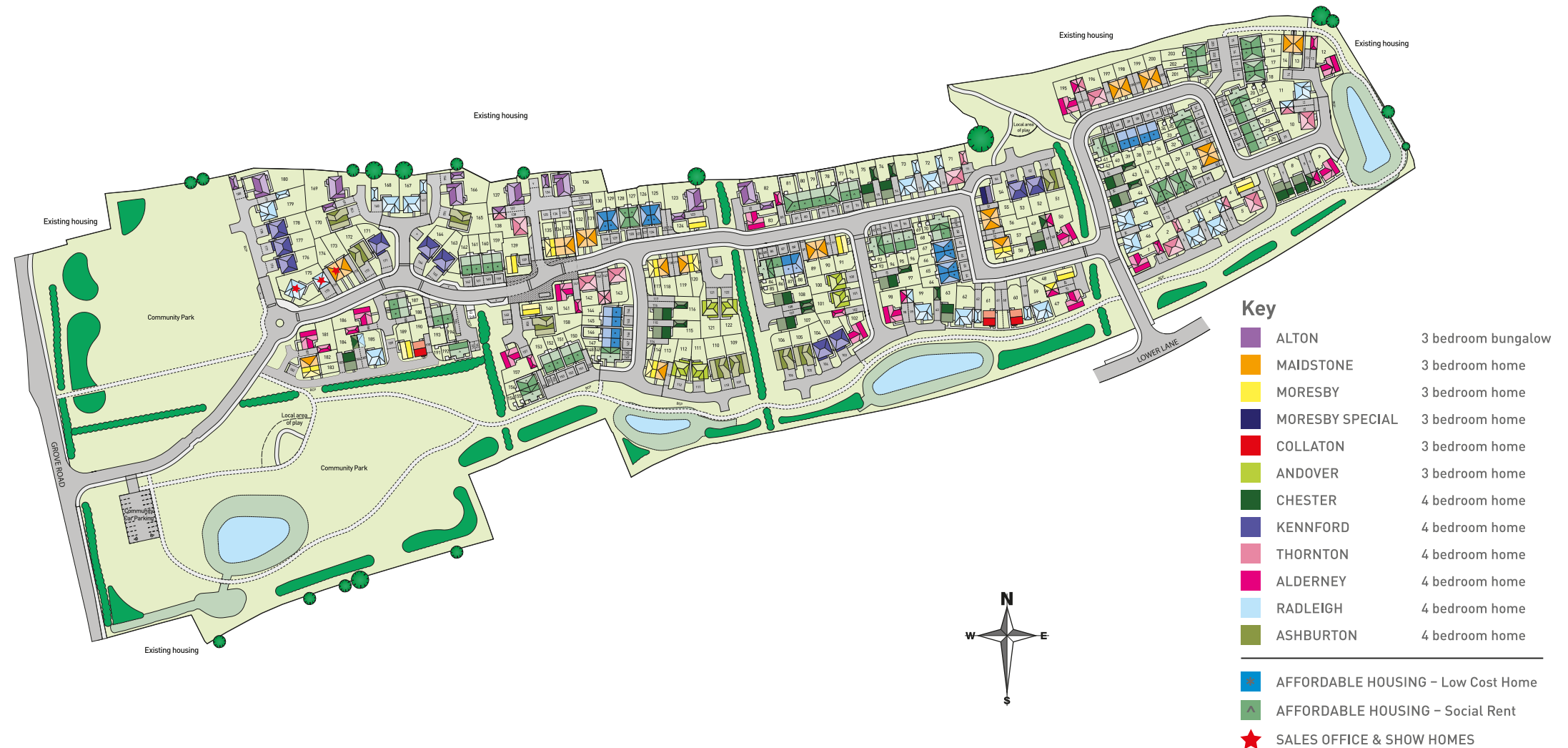


A DEVELOPMENT OF 3 & 4 BEDROOM HOMES



BARRATT
— HOMES —

DEVELOPMENT LAYOUT



barratthomes.co.uk



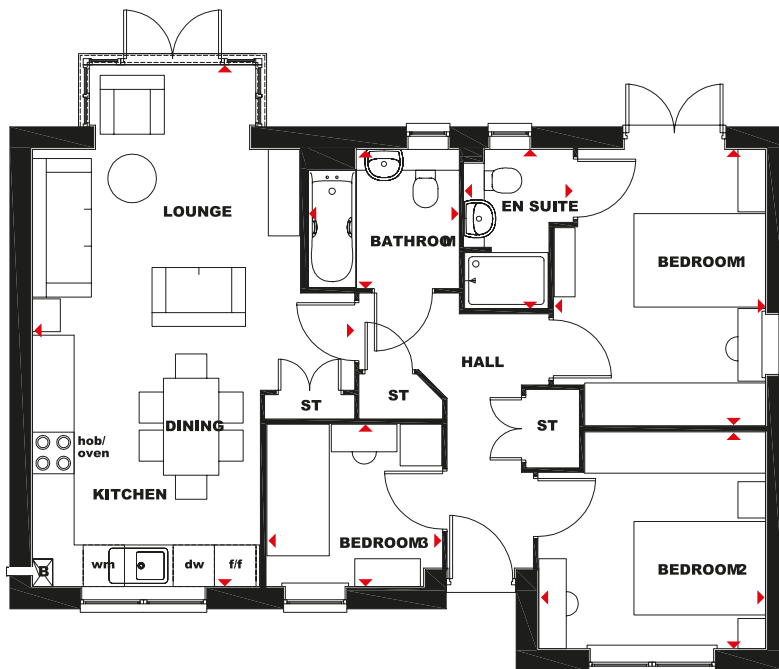
BARRATT
— HOMES —

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

ALTON

3 BEDROOM DETACHED HOME

- Attractive living space conveniently on one level
- Large, open-plan kitchen, dining and lounge area with bright, walk-in glazed bay leading to the garden
- En suite main bedroom with French doors also leading to the garden
- Further double bedroom and a single, family bathroom and plenty of storage space



Ground Floor

Lounge/ Kitchen/Dining	4642 x 7540mm	15'3" x 24'9"
Bedroom 1	3051 x 3991mm	10'0" x 13'1"
En Suite	1561 x 2300mm	5'1" x 7'7"
Bedroom 2	3278 x 3135mm	10'9" x 10'3"
Bedroom 3	2527 x 2344mm	8'3" x 7'8"
Bathroom	2175 x 2000mm	7'2" x 6'7"

[Approximate dimensions]

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



BARRATT
HOMES

MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



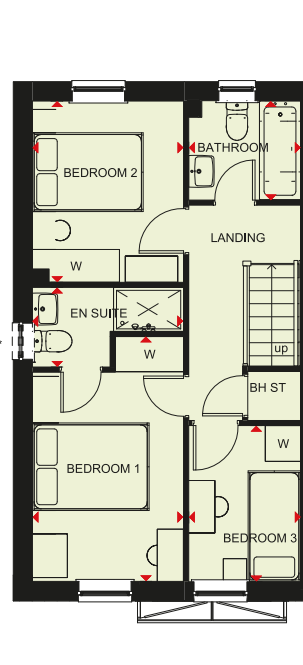
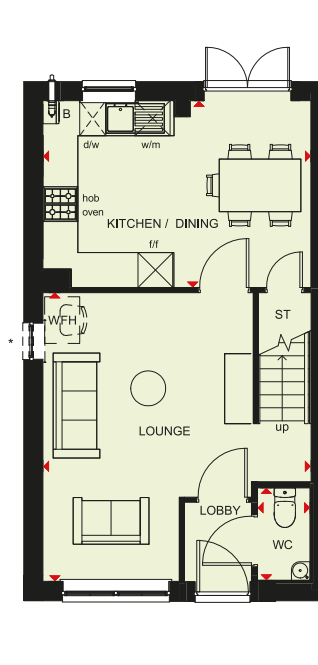
EPC rating B



Photovoltaic panels



Highly-efficient insulation



Ground Floor

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

[Approximate dimensions]

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

First Floor

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

[Approximate dimensions]

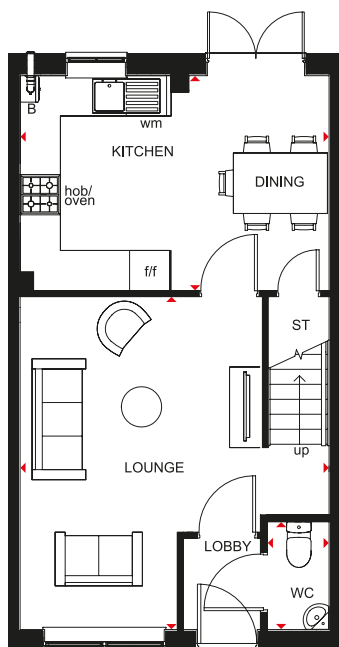
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

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



3 BEDROOM HOME

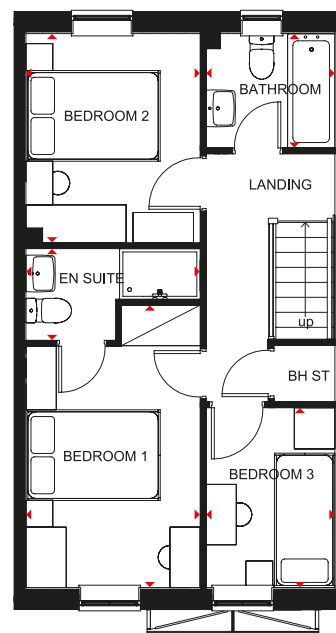
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and a family bathroom



Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 x 1620mm	3'1" x 5'4"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

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

MORESBY

3 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Smart Thermostat



Electric car
charging
point



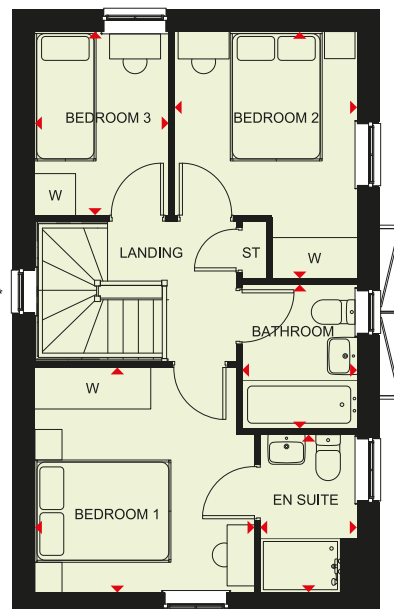
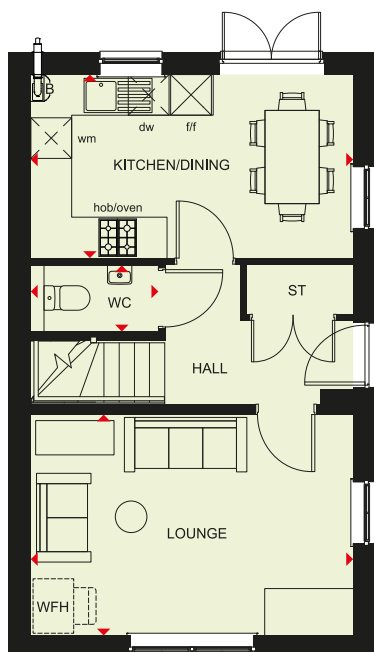
EPC rating B



Photovoltaic
panels



Highly-efficient
insulation



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"

First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

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

KEY

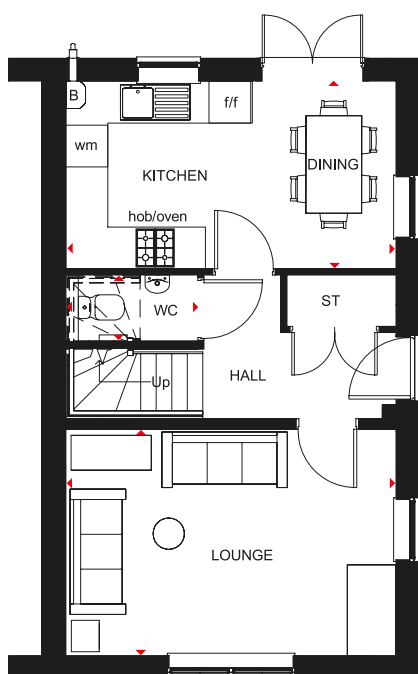
B	Boiler	dw	Dishwasher space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	WFH	Working from home space		



MORESBY

3 BEDROOM END-TERRACED HOME

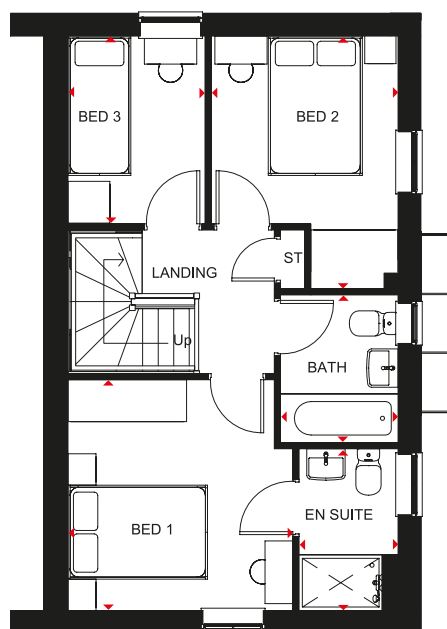
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

KEY

B	Boiler
ST	Store
wm	Washing machine space

f/f	Fridge/freezer space
◀▶	Dimension location

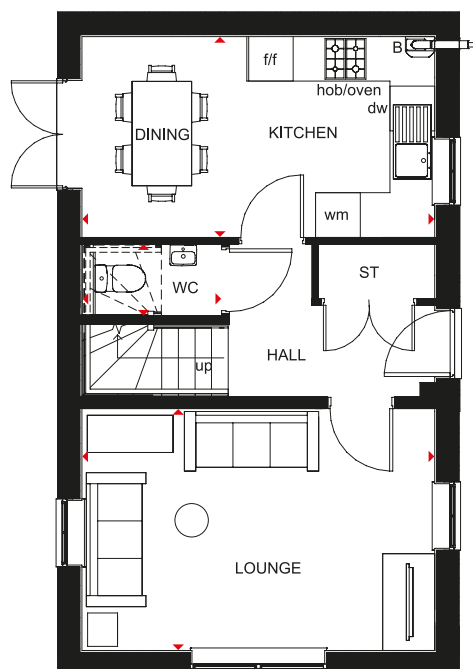


MORESBY SPECIAL

THE CLASSIC
COLLECTION

3 BEDROOM HOME

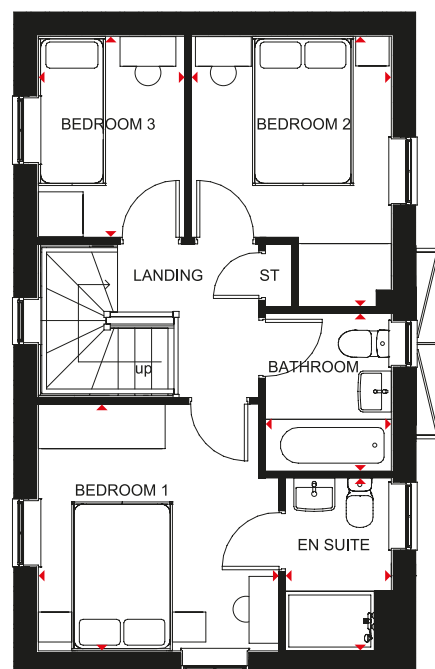
- A bright family home full of light and plenty of space
- The ground floor comprises a triple-aspect lounge and an open-plan kitchen with dining area and French doors opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family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



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

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

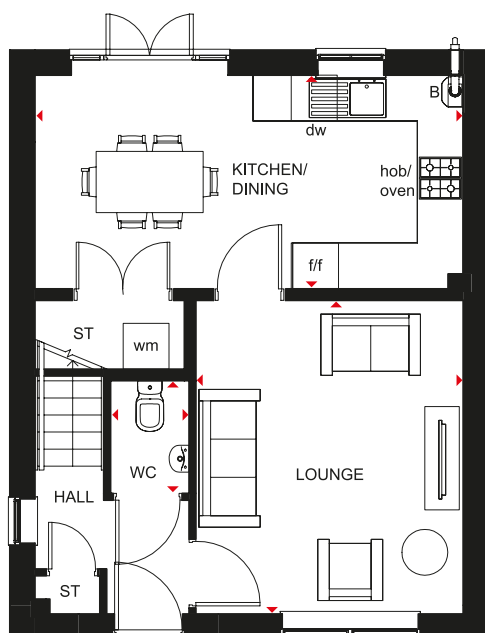


BARRATT
HOMES

COLLATON

3 BEDROOM DETACHED HOME

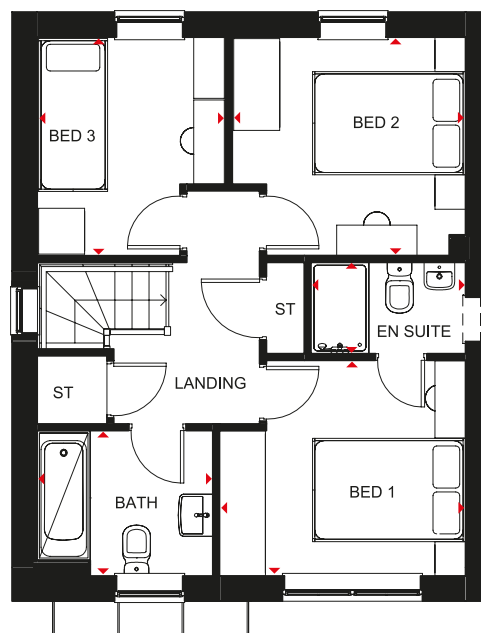
- Spacious detached home designed for modern living
- Large, open-plan kitchen, with discreet utility space, gets plenty of light via French doors in the dining area that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the main bedroom with en suite, a single bedroom, family bathroom and plenty of storage space



Ground Floor

Lounge	3496 x 4100mm	11'6" x 13'5"
Kitchen/Dining	5600 x 2795mm	18'4" x 9'2"
WC	1028 x 1475mm	3'4" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3216 x 2820mm	10'7" x 9'3"
En Suite	2020 x 1193mm	6'8" x 3'11"
Bedroom 2	3050 x 2857mm	10'0" x 9'4"
Bedroom 3	2463 x 2857mm	8'1" x 9'4"
Bathroom	2297 x 1901mm	7'6" x 6'3"

(Approximate dimensions)

*Optional window

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



BARRATT
HOMES

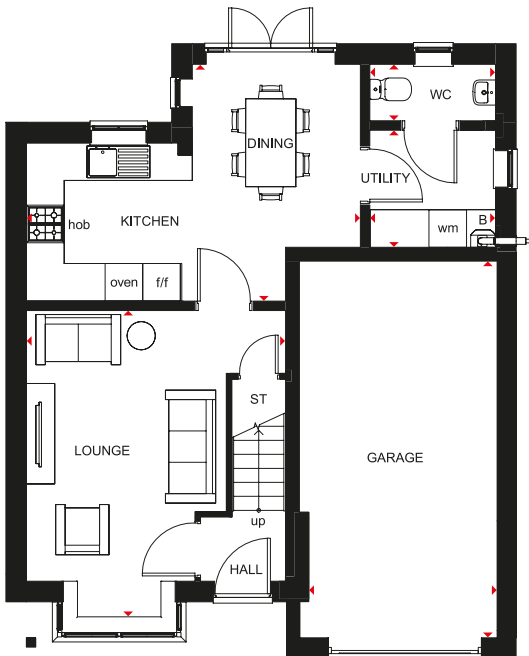
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001943/OCT22

ANDOVER

3 BEDROOM DETACHED HOME

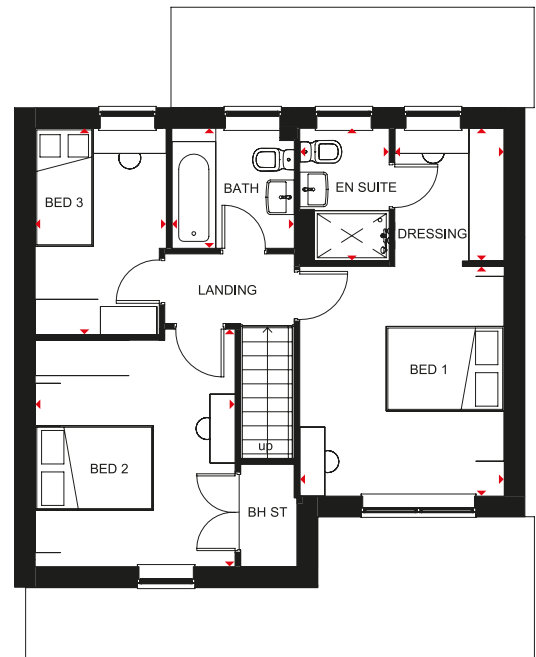
- Good-sized family home designed for modern living
- Flexible, open-plan kitchen/dining area leads to the rear garden and a separate utility room, while a spacious lounge has plenty of room to relax in
- An integral garage provides added security
- Two double bedrooms, the main bedroom with en suite and dressing area, a single bedroom and a family bathroom are on the first floor



Ground Floor

Kitchen/Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
Lounge	4903 x 4128mm	16'1" x 13'7"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3000 x 6000mm	9'10" x 19'8"

(Approximate dimensions)



First Floor

Bedroom 1	3660 x 3257mm	12'0" x 10'8"
En Suite	2113 x 1425mm	6'11" x 4'8"
Dressing Area	2113 x 1744mm	6'11" x 5'9"
Bedroom 2	3787 x 3185mm	12'5" x 10'5"
Bedroom 3	3289 x 2089mm	10'9" x 6'10"
Bathroom	1951 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

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



BARRATT
HOMES

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. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001943/OCT22

CHESTER

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Smart Thermostat



Electric car
charging
point



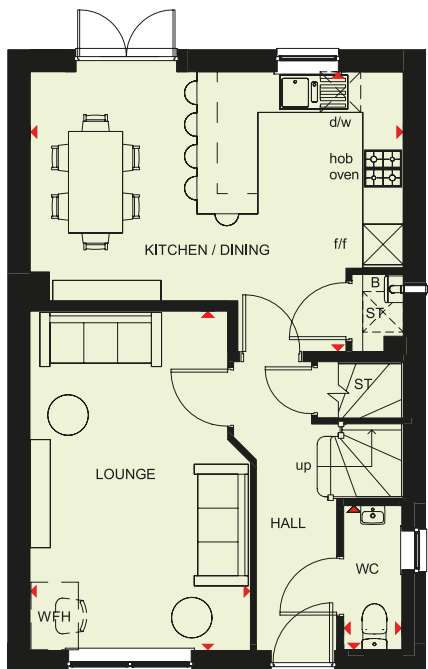
EPC rating B



Photovoltaic
panels



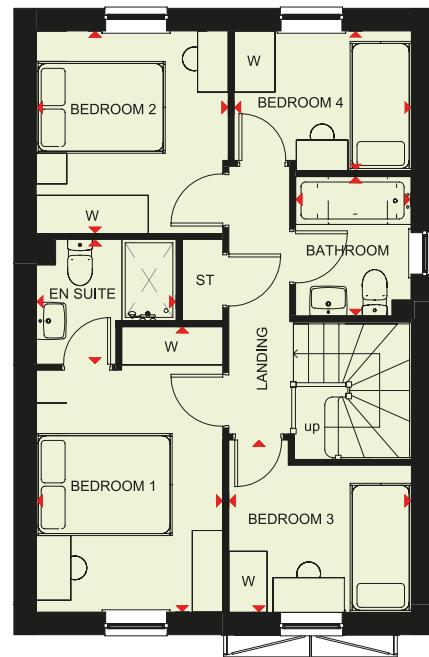
Highly-efficient
insulation



Ground Floor

Lounge	3259 x 5016mm	10'8" x 16'5"
Kitchen/Dining	5515 x 4135mm	18'1" x 13'7"
WC	860 x 2130mm	2'10" x 7'0"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

KEY

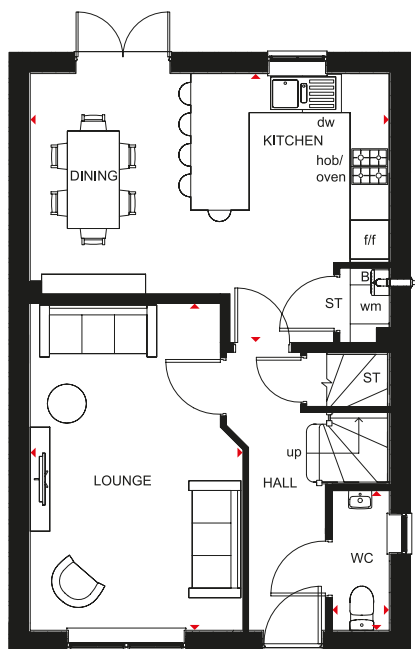
B Boiler
ST Store
d/w Dishwasher space

f/f Fridge/freezer space
WFH Working from home space
◀▶ Dimension location



4 BEDROOM HOME

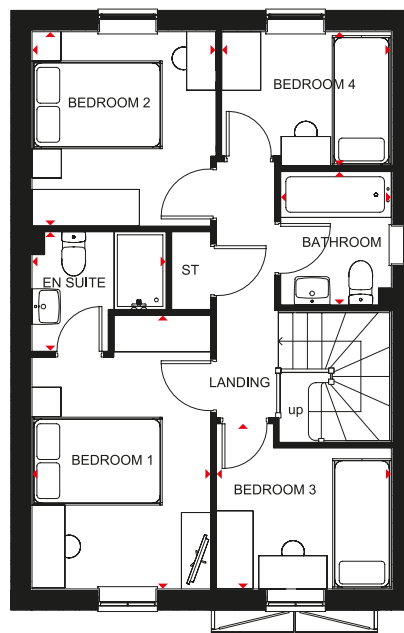
- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

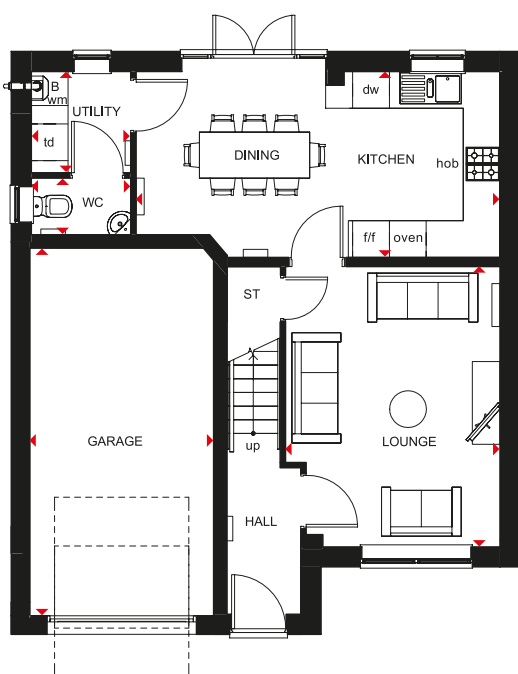
[Approximate dimensions]

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

KENNIFORD

4 BEDROOM DETACHED HOME

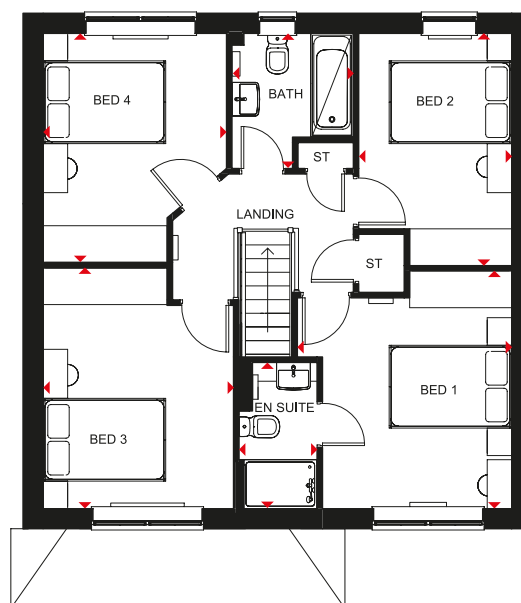
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the main bedroom with en suite and the family bathroom



Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3107mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

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

◀▶ Dimension location



BARRATT
HOMES

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. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001943/OCT22

THORNTON

4 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

Smart Thermostat

Electric car charging point

EPC rating B

Photovoltaic panels

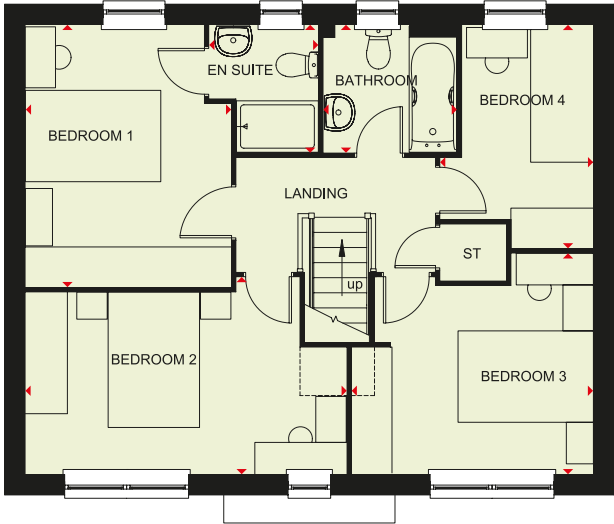
Highly-efficient insulation



Ground Floor

Lounge	3150 x 6600 mm	10'4" x 21'8"
Kitchen/Dining	4025 x 6600 mm	13'2" x 21'8"
Utility	1650 x 2060 mm	5'5" x 6'9"
WC	1650 x 1524 mm	5'5" x 5'0"

[Approximate dimensions]



First Floor

Bedroom 1	3013 x 3850 mm	9'11" x 12'8"
En Suite	1601 x 1863 mm	5'3" x 6'1"
Bedroom 2	2887 x 4720 mm	9'6" x 15'6"
Bedroom 3	3237 x 3542 mm	10'7" x 11'7"
Bedroom 4	2236 x 3275 mm	7'4" x 10'9"
Bathroom	1961 x 1863 mm	6'5" x 6'1"

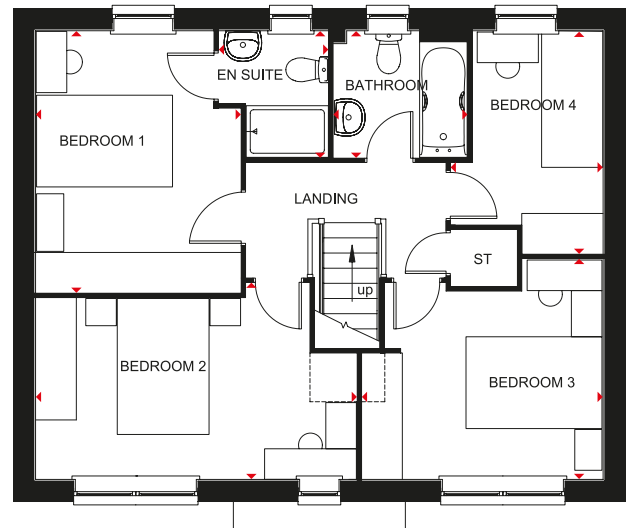
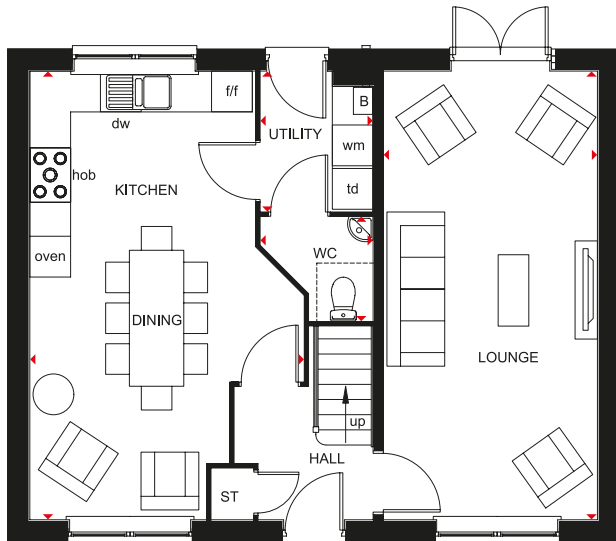
[Approximate dimensions]

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



4 BEDROOM HOME

- Spacious family home designed for modern living
- Flexible, open-plan kitchen with dining and family areas
- Generous lounge has room for all the family to relax, while French doors access the rear garden where living space can be easily extended in good weather
- First floor comprises three double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	3150 x 6600mm	10'4" x 21'8"
Kitchen/Dining	4025 x 6600mm	13'2" x 21'8"
Utility	1650 x 2060mm	5'5" x 6'9"
WC	1650 x 1524mm	5'5" x 5'0"

[Approximate dimensions]

First Floor

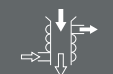
Bedroom 1	3013 x 3850mm	9'11" x 12'8"
En Suite	1601 x 1863mm	5'3" x 6'1"
Bedroom 2	2887 x 4720mm	9'6" x 15'6"
Bedroom 3	3237 x 3542mm	10'7" x 11'7"
Bedroom 4	2236 x 3275mm	7'4" x 10'9"
Bathroom	1961 x 1863mm	6'5" x 6'1"

[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




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery




Smart Thermostat




Electric car charging point



EPC rating B



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	5148 x 3110 mm	16'11" x 10'2"
Kitchen/Family Breakfast	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'10" x 9'9"
WC	1675 x 853 mm	5'6" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En Suite	2075 x 1191 mm	6'10" x 3'11"
Bedroom 2	4523 x 3115 mm	14'10" x 10'3"
Bedroom 3	3724 x 3115 mm	12'3" x 10'3"
Bedroom 4	2275 x 2163 mm	7'6" x 7'1"
Bathroom	2075 x 1702 mm	6'10" x 5'7"

[Approximate dimensions]

KEY

B Boiler

ST Store

wm Washing machine space

f/f Fridge/freezer space

dw Dishwasher space

◀▶ Dimension location

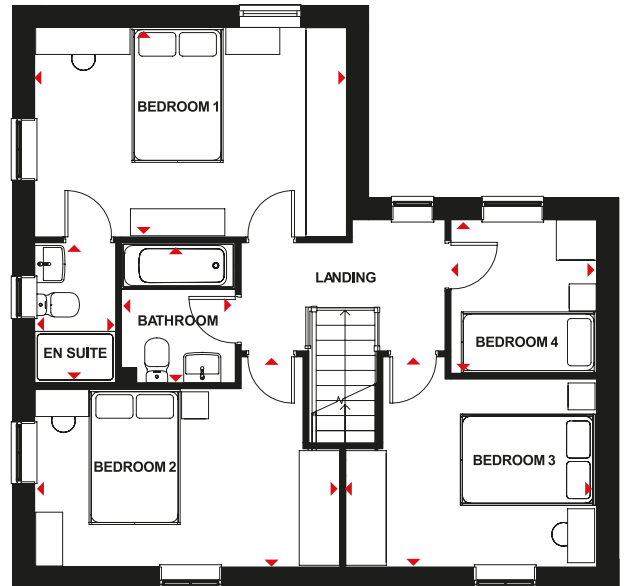
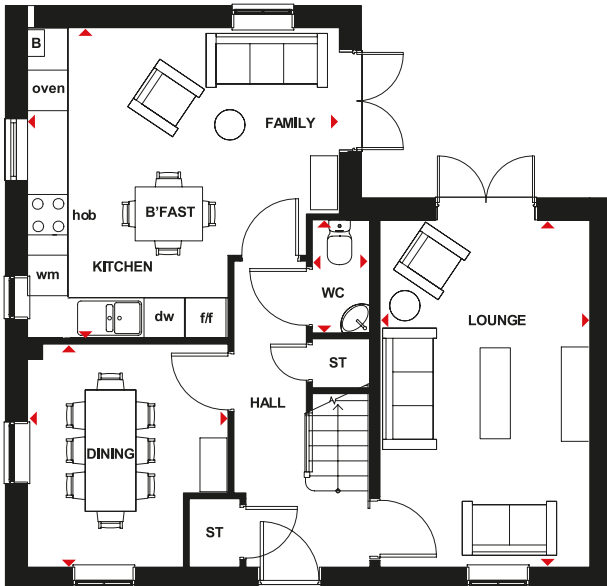


We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser 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.

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 3110mm	16'11" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)

First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

(Approximate dimensions)

KEY

B	Boiler
ST	Store
wm	Washing machine space

f/f	Fridge/freezer space
dw	Dishwasher space
◀▶	Dimension location



RADLEIGH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



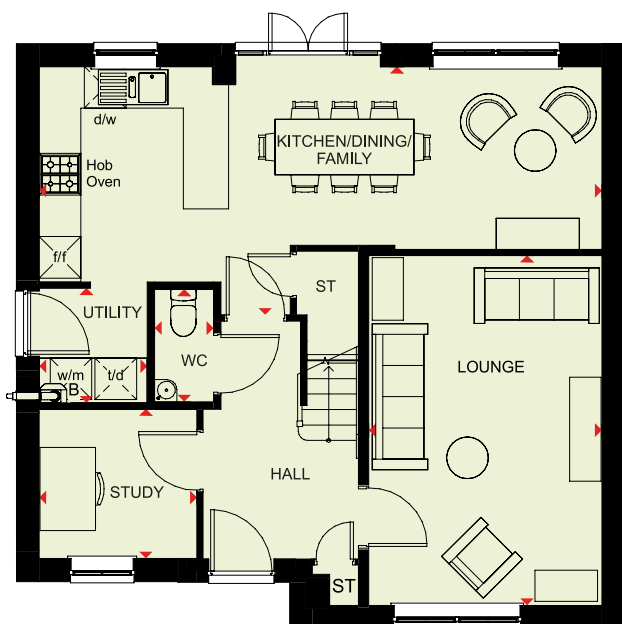
EPC rating B



Photovoltaic panels

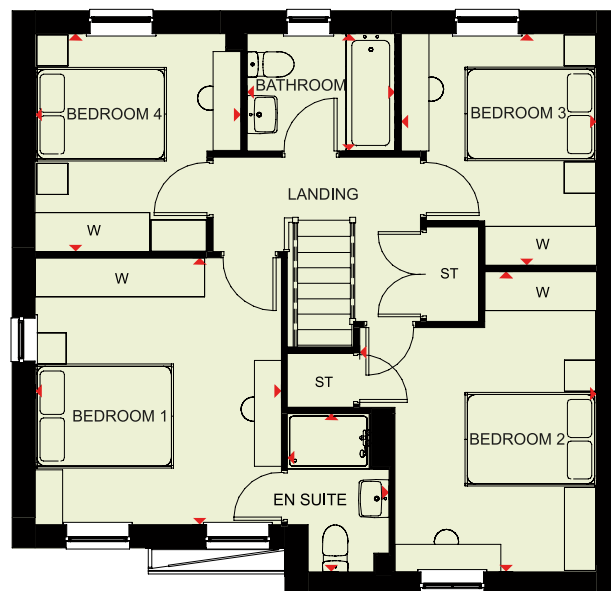


Highly-efficient insulation



Ground Floor

Lounge	3361 x 5041mm	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 3853mm	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
ST Store
wm Washing machine space

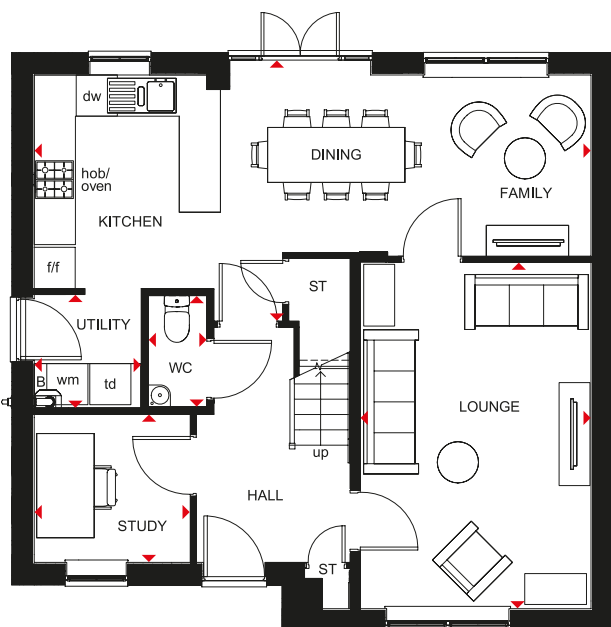
dw Dishwasher space
f/f Fridge/freezer space
td Tumble dryer space

w Wardrobe space
◀▶ Dimension location



4 BEDROOM HOME

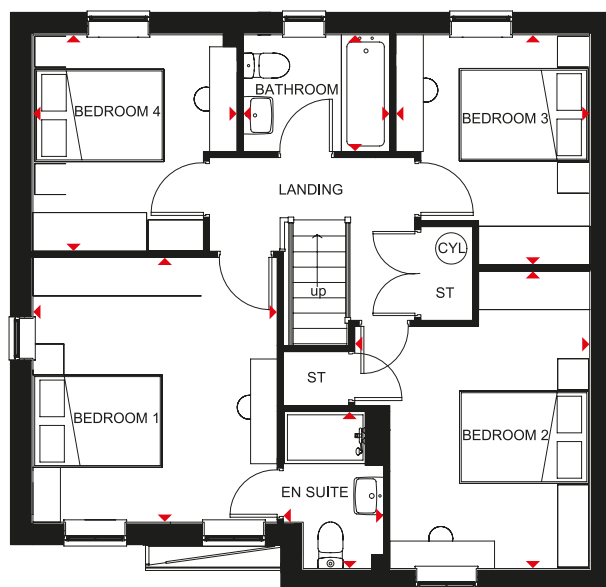
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite 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	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" 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"
Bath	2137 x 1699mm	7'0" x 5'7"

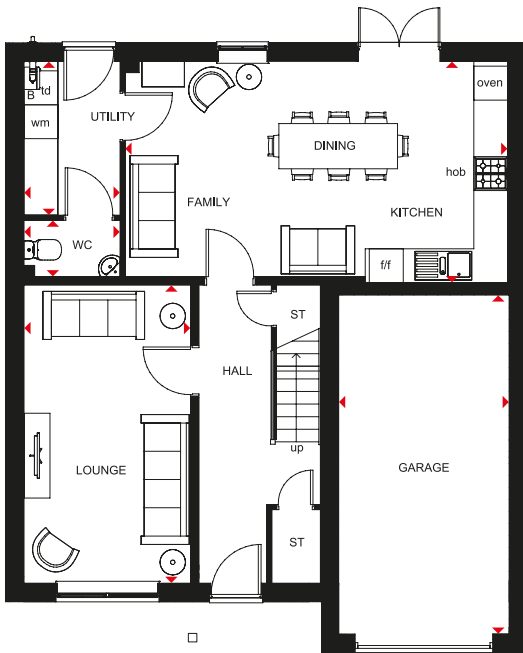
[Approximate dimensions]

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

ASHBURTON

4 BEDROOM DETACHED HOME

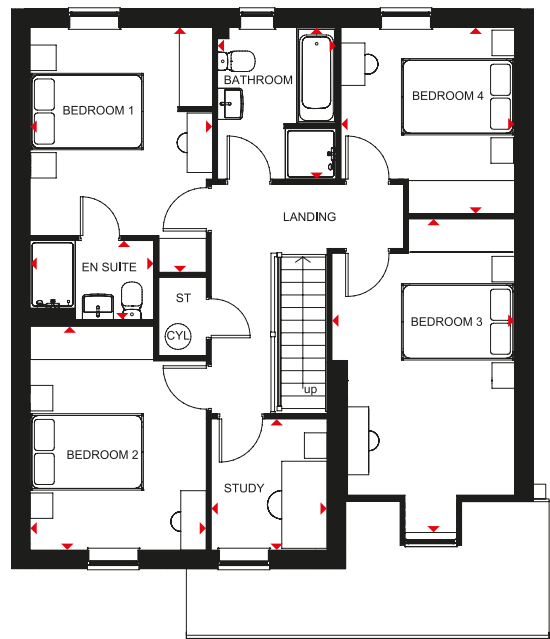
- The Ashburton combines a wonderfully classic look with modern-day comfort. It is the perfect family home with a large lounge and an open-plan kitchen/dining/family room
- The ground floor comes complete with an integral garage, as well as a utility room with access to the garden
- Upstairs there are three double bedrooms as well as an en suite main bedroom and separate bathroom. If you work from home there's a comfortable study, so no need to convert a bedroom



Ground Floor

Lounge	2947 x 5275mm	9'8" x 17'4"
Kitchen/ Dining/Family	6772 x 3915mm	22'3" x 12'10"
Utility	1700 x 2722mm	5'7" x 8'11"
WC	1700 x 1000mm	5'7" x 3'3"
Garage	3015 x 6000mm	9'11" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3222 x 4328mm	10'7" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'7"
Bedroom 2	3111 x 3955mm	10'2" x 13'0"
Bedroom 3	3227 x 5569mm*	10'7" x 18'3"*
Bedroom 4	3067 x 3293mm*	10'1" x 10'10"*
Study	2046 x 2318mm	6'9" x 7'7"
Bathroom	2095 x 2681mm	6'10" x 8'10"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

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



BARRATT
HOMES

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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

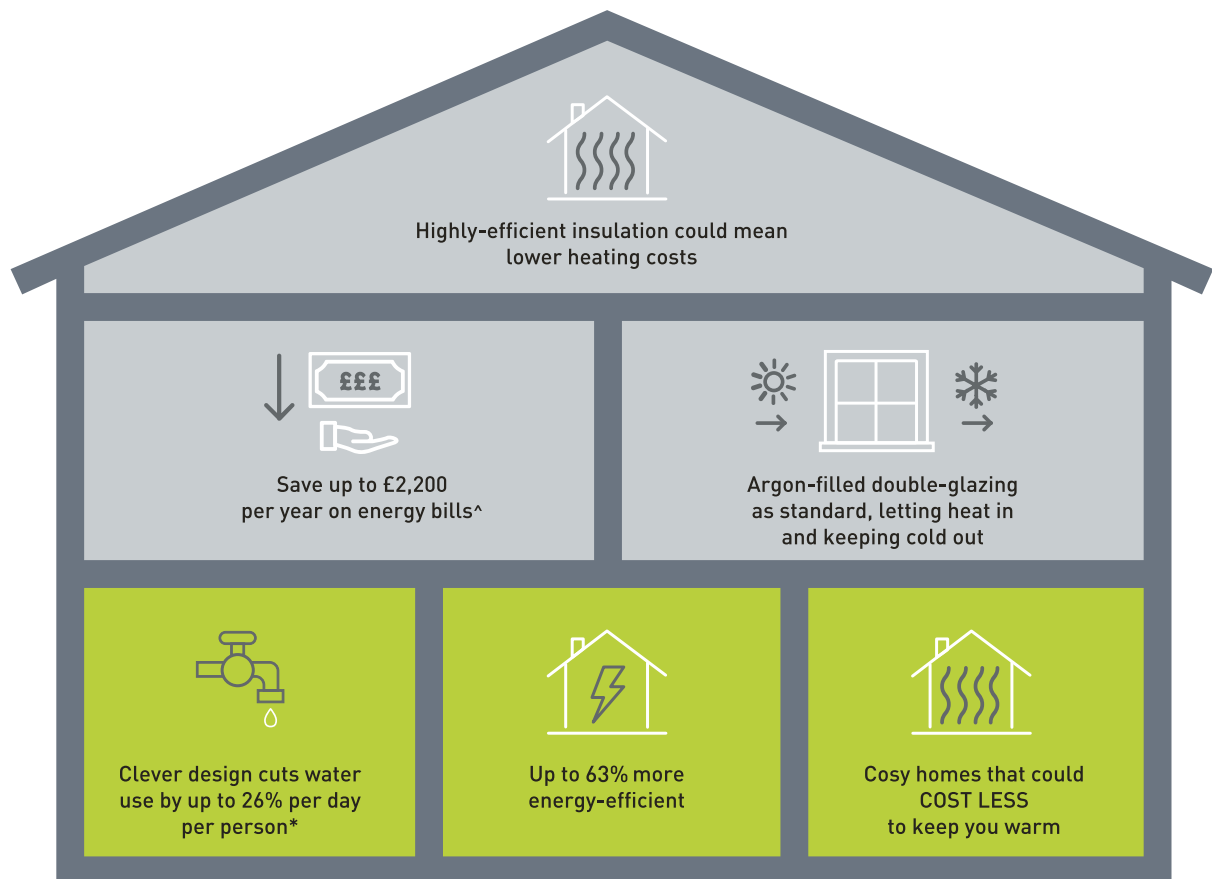
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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 January 2024.

*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.

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 up to £2,200 per 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 a 10-year NHBC Buildmark warranty[†] as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – 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 every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.*

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.

[^]Based on HBF "Watt a Save" report published July 2023. [†]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. * We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. 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/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our 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 8476

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