

WELCOME TO

LAVENDER  GRANGE



## WELCOME TO LAVENDER GRANGE

Lavender Grange is a new development of homes located within the small village of Lower Stondon, just north of Hitchin. The collection of 2, 3, 4 and 5 bedroom homes here will be set amongst 16 acres, with over nine acres dedicated to green open space.

All the homes here have been designed to stay true to the local style, while contemporary interiors and energy-efficient technology will help you to save on your utility bills. Being close to the things that really matter is crucial when you are looking for a new home. We put a lot of thought into where we build our developments, choosing the best locations for both town and country living. Lavender Grange's village location is surrounded by idyllic countryside but is within easy reach of everyday amenities, including local shops, a post office and doctor's surgery. You'll be just a short drive from Hitchin town centre and can reach London Kings Cross within 31 minutes by train.

Many of our homes benefit from plenty of flexible space and home offices to ensure that you can adapt the space to suit your needs.

# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barrat Homes, we do more than simply craft beautiful homes and desirable developments. We design sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.





# LAVENDER GRANGE

## A LOCATION LIKE NO OTHER

- Located in the village of Lower Stondon, surrounded by idyllic countryside but within easy reach of everyday amenities
- Hitchin town centre and Hitchin train station are just a 10-minute drive away
- Reach London Kings Cross in 31 minutes from Hitchin train station
- The A1(M) is just over 6 miles away
- Within a 20-minute drive of Barton Hills Nature Reserve
- Enjoy a walk around Hitchin Lavender Farm and its 35 miles of lavender rows. There are regular events throughout the year, including music events and open air cinemas
- Electric vehicle charging points to 87% of homes and some visitor bays

## IDEALLY LOCATED FOR YOUR FAMILY

- Local shops, post office and doctors surgery all within walking distance
- Over nine acres within the development dedicated to green open space to explore and enjoy
- Fully equipped park within the development
- Ofsted rated 'Good' and 'Outstanding' schools nearby



# THIRTY MINUTES FROM YOUR NEW HOME



**Lower Stondon Village**  
10 minute walk



**Hitchin Lavender Farm**  
7 minutes by car



**Hitchin Train Station**  
10 minutes by car



**Letchworth Garden City**  
15 minutes by car



**Luton Airport**  
25 minutes by car



## OUTSTANDING DESIGN

Barratt Homes are built around the way you want to live. Careful consideration and attention to detail go into every home we build – 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, which allows 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. That's why we have made sure there is plenty surrounding these homes, with over 40% of the development dedicated to open space, for the whole neighbourhood to enjoy.

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

We create well designed, high quality and energy-efficient homes that are built in a sustainable and responsible way. Using latest technologies to support more environmentally friendly and cost effective home ownership.



### THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME

- Highly-efficient insulation could mean lower heating costs
- Argon-filled double-glazing as standard. letting heat in and keeping cold out
- Save up to £1,410 a year on energy bills compared to an updated Victorian equivalent

### ENERGY-EFFICIENCY AS STANDARD

- Clever design cuts the amount of water used
- Up to 57% more energy-efficient than an updated Victorian equivalent
- EPC A or B energy-efficiency rating, shared by just 3.1% of existing homes

<sup>^</sup>Source: Annual Household Energy Spend | Zero Carbon Hub  
BDW000668/APR22

## BUILT FOR LIFE

Lavender Grange is recognised as a 'Built for Life' development, which means that important design elements have been included and checked through planning. It is a sign of a good place to live with new, well-designed homes and neighbourhoods.

Built for Life approval is designed to give you, the homebuyer, confidence that important design details such as adequate car parking, safe street design and access to amenities have been considered and included within the development.



## DEVELOPMENT LAYOUT

- **Haxby**  
2 bedroom home
- **Leiston**  
2 bedroom home
- **Maidstone**  
3 bedroom home
- **Ennerdale**  
3 bedroom home
- **Kingsley**  
4 bedroom home
- **Alderney**  
4 bedroom home
- **Tamerton**  
4 bedroom home
- **Radleigh**  
4 bedroom home
- **Lamberton**  
5 bedroom home
- **Alnmouth**  
4 bedroom home
- SO **Affordable Housing Shared Ownership**
- R **Affordable Housing Rented**
- SH **Showhome**
- SC **Sales Centre**
- BCP **Bin Collection Point**
- V **Visitors Parking Space**
- ⚡ **Electric Vehicle Charging Point**
- BS **Bin Store**   SS **Sub Station**   CS **Cycle Store**





## LEISTON

### 2 BEDROOM HOME

- A stylish ground-floor home featuring open-plan lounge and dining area with French doors opening on to the rear garden
- Dual-aspect kitchen area comes with quality units and appliances in a range of finishes
- Two double bedrooms and a main family bathroom complete this home



### Ground Floor

Lounge / Dining	4320 x 5967mm	14'2" x 19'7"
Kitchen	4375 x 2845mm	14'4" x 9'4"
Bedroom 1	2970 x 3722mm	9'9" x 12'3"
Bedroom 2	2994 x 3295mm	9'10" x 10'10"
Bathroom	1987 x 2061mm	6'6" x 6'9"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	dw	Dishwasher space
	ST	Store	◀▶	Dimension location
	f/f	Fridge/freezer space		

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## LEISTON

### 2 BEDROOM HOME

- A stylish first-floor home featuring bright open-plan lounge
- Dual-aspect kitchen and dining area comes with quality units and appliances in a range of finishes
- Two double bedrooms and a main family bathroom complete this home



### FIRST Floor

Lounge	4562 x 5967 mm	15'0" x 19'7"
Kitchen/Dining	5071 x 2845 mm	16'8" x 9'4"
Bedroom 1	3872 x 3295mm	12'8" x 10'10"
Bedroom 2	2970 x 3122mm	9'9" x 10'3"
Bathroom	1987 x 2061mm	6'6" x 6'9"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space
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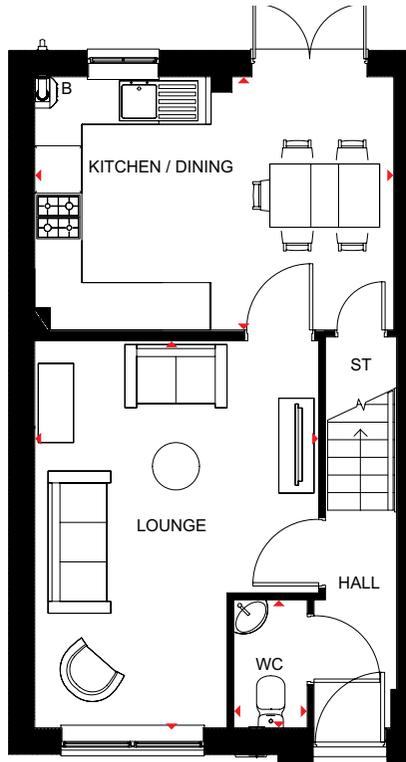
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## MAIDSTONE

### 3 BEDROOM HOME

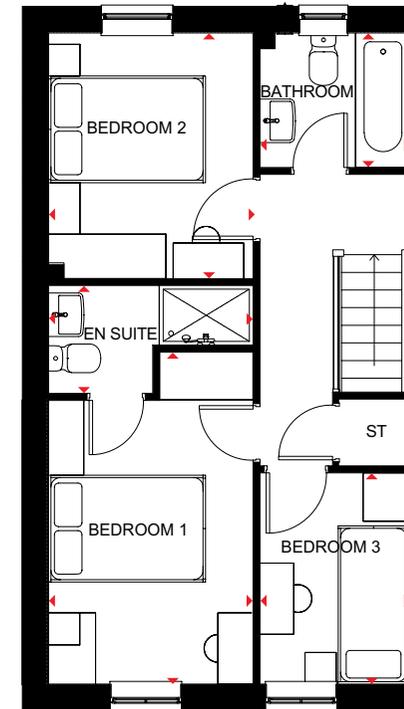
- An ideal family home designed with plenty of space for modern living
- The ground floor has a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms - the generous main bedroom with en suite - a single bedroom and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



### Ground Floor

Lounge	3619 x 4896mm	11'10" x 16'1"
Kitchen / Dining	4575 x 3203mm	15'0" x 10'6"
WC	935 x 960mm	3'1" x 5'4"

[Approximate dimensions]



### First Floor

Bedroom 1	2607 x 4199mm	8'7" x 13'9"
En Suite	2607 x 1378mm	8'7" x 4'6"
Bedroom 2	2612 x 3107mm	8'7" x 10'2"
Bedroom 3	1918 x 2671mm	6'3" x 8'9"
Bathroom	1928 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

**KEY**  
 B Boiler  
 ST Store  
 ◀▶ Dimension location

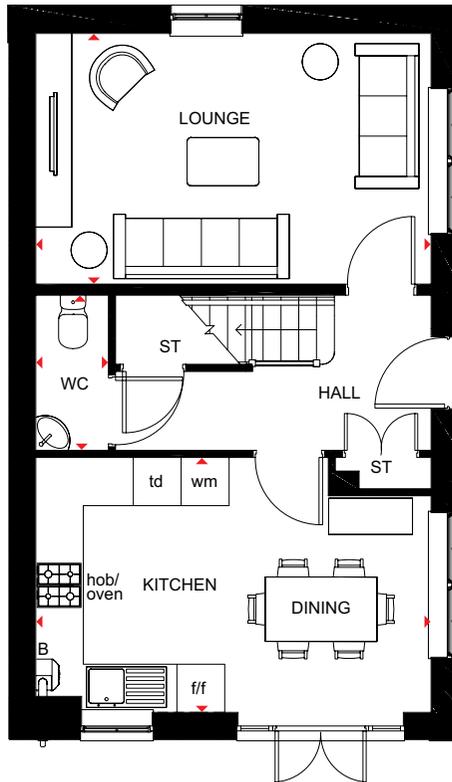
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## ENNERDALE 3 BEDROOM HOME

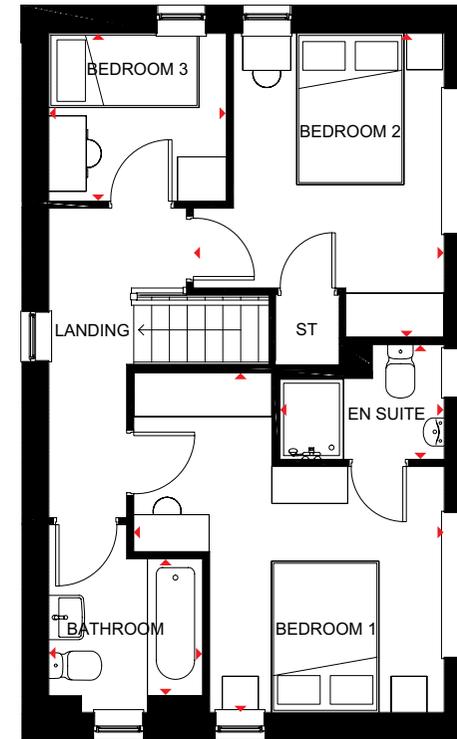
- Light floods into this attractive detached home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom.



### Ground Floor

Lounge	4950 x 3115mm	16'3" x 10'3"
Kitchen/Dining	4950 x 3170mm	16'3" x 10'5"
WC	911 x 1928mm	3'0" x 6'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3888 x 4225mm	12'7" x 13'11"
En Suite	2072 x 1427mm	6'10" x 4'8"
Bedroom 2	2640 x 3778mm	8'8" x 12'5"
Bedroom 3	2222 x 2084mm	7'3" x 6'10"
Bathroom	1924 x 1910mm	6'4" x 6'3"

[Approximate dimensions]

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

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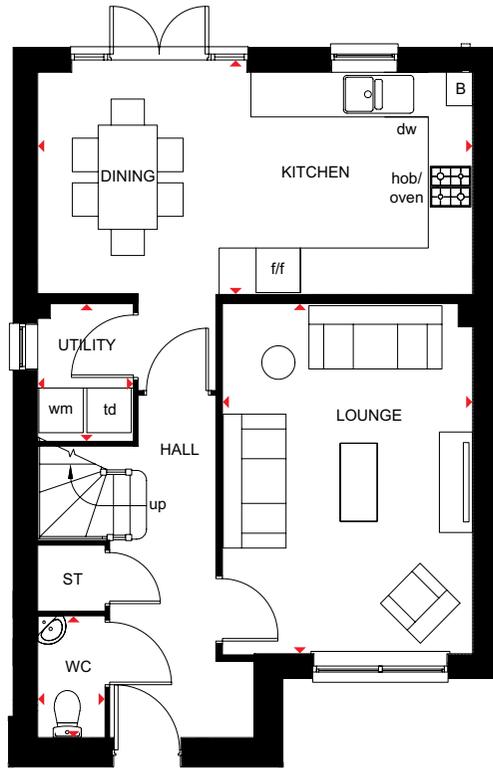
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## KINGSLEY

### 4 BEDROOM HOME

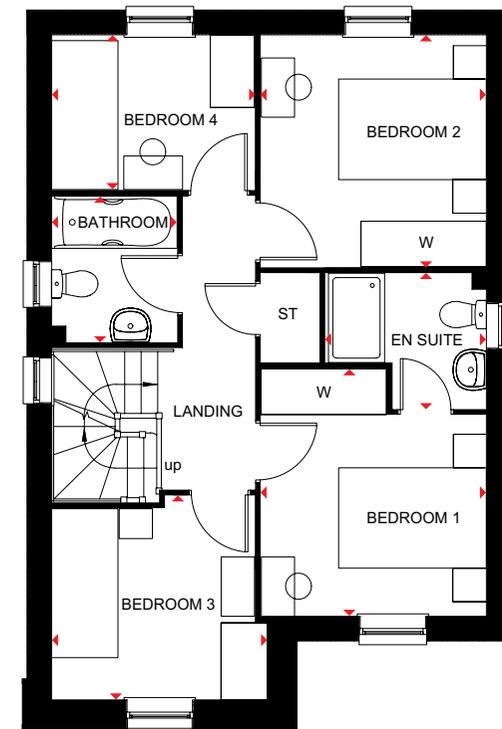
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden; there is also a separate utility room.
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms,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



### Ground Floor

Lounge	3375 x 4703mm	11'11" x 15'5"
Kitchen/Dining	5885 x 2971mm	19'4" x 9'9"
Utility	1282 x 1837mm	4'2" x 6'0"
WC	900 x 1622mm	2'11" x 5'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3049 x 3323mm	10'9" x 10'0"
En Suite	2176 x 1816mm	7'2" x 5'11"
Bedroom 2	3049 x 3118mm	10'0" x 10'3"
Bedroom 3	2925 x 2742mm	9'5" x 8'9"
Bedroom 4	2749 x 2077mm	9'0" x 6'10"
Bathroom	1695 x 1959mm	5'7" x 6'5"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◄►	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

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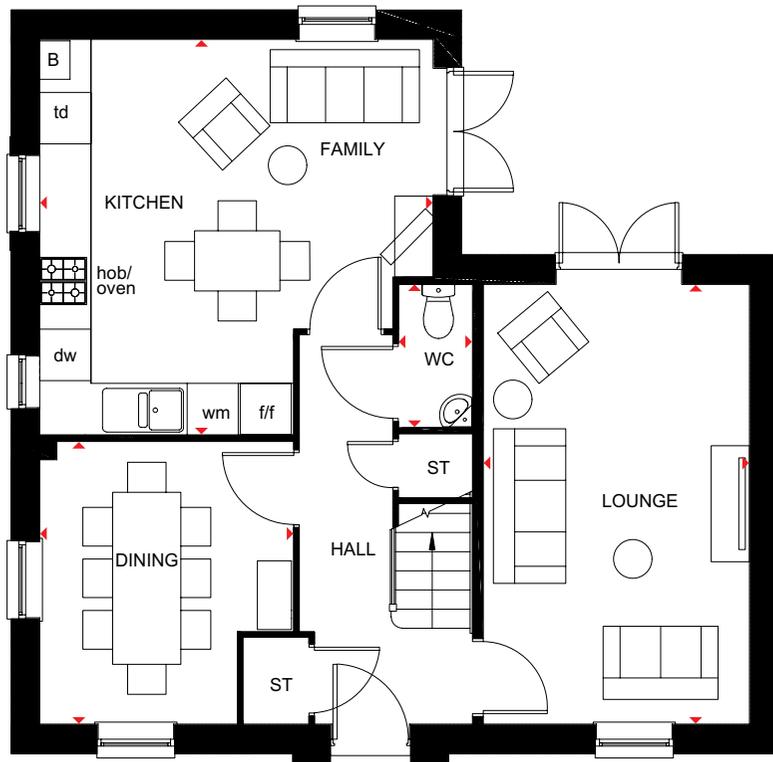
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## ALDERNEY

### 4 BEDROOM 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	3122 x 5188mm	10'3" x 16'9"
Dining	2967 x 3279mm	9'7" x 10'9"
Kitchen/ Family Room	4613 x 4601mm	15'0" x 15'1"
WC	857 x 1660mm	2'10" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4613 x 3099mm	15'2" x 10'2"
En Suite	1191 x 2075mm	3'10" x 6'9"
Bedroom 2	4516 x 2638mm	14'10" x 8'8"
Bedroom 3	2158 x 2277mm	7'1" x 7'6"
Bedroom 4	3715 x 2781mm	12'2" x 9'2"
Bathroom	1697 x 2066mm	5'7" x 6'9"

(Approximate dimensions)

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

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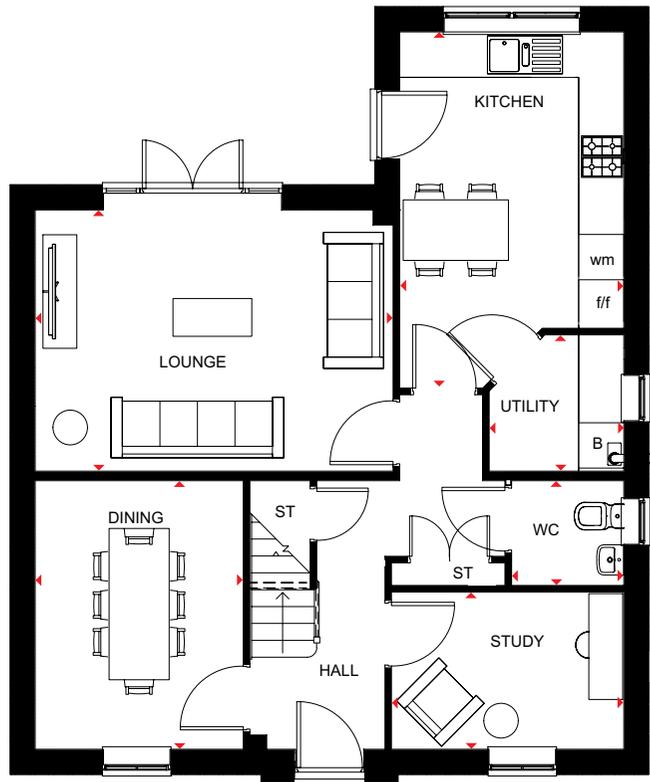
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## TAMERTON

### 4 BEDROOM HOME

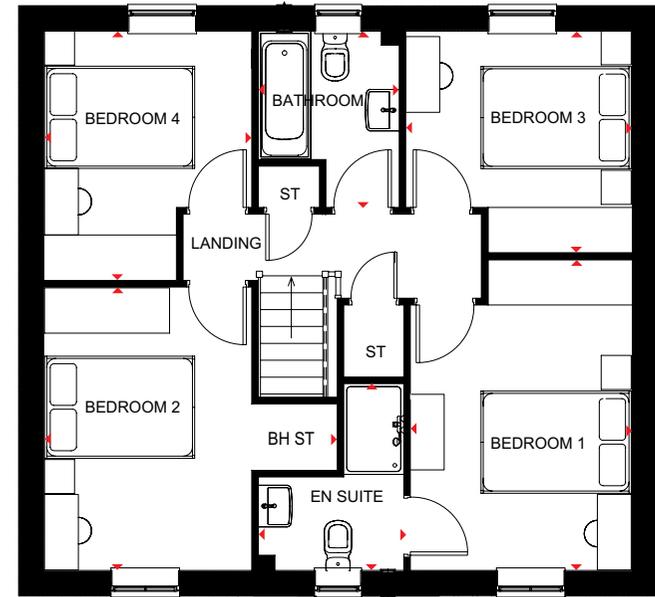
- An attractive, spacious double-fronted home designed to be light and airy
- The generous lounge has French doors leading to the rear garden
- A fitted kitchen with breakfast area and utility room, a separate dining room and a study are also on the ground floor
- Upstairs is just as spacious with four double bedrooms, the main with en suite, and a family bathroom



### Ground Floor

Lounge	4766 x 3451mm	15'8" x 11'4"
Dining	2771 x 3550mm	9'1" x 11'8"
Study	3093 x 2078mm	10'2" x 6'10"
Kitchen	2985 x 4707mm	9'9" x 15'5"
Utility	1793 x 1800mm	5'11" x 5'11"
WC	1495 x 1383mm	4'11" x 4'6"

(Approximate dimensions)



### First Floor

Bedroom 1	2956 x 4109mm	9'8" x 13'6"
En Suite	1937 x 2469mm	6'4" x 8'1"
Bedroom 2	3909 x 3752mm	12'10" x 12'4"
Bedroom 3	3017 x 2932mm	9'11" x 9'7"
Bedroom 4	2772 x 3295mm	9'1" x 10'10"
Bathroom	1875 x 2332mm	6'2" x 7'8"

(Approximate dimensions)

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

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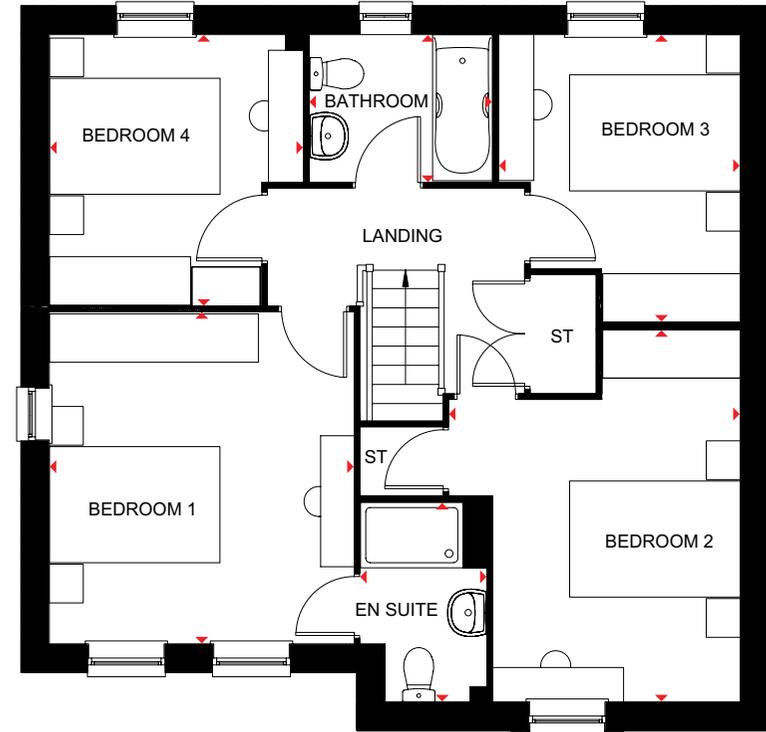
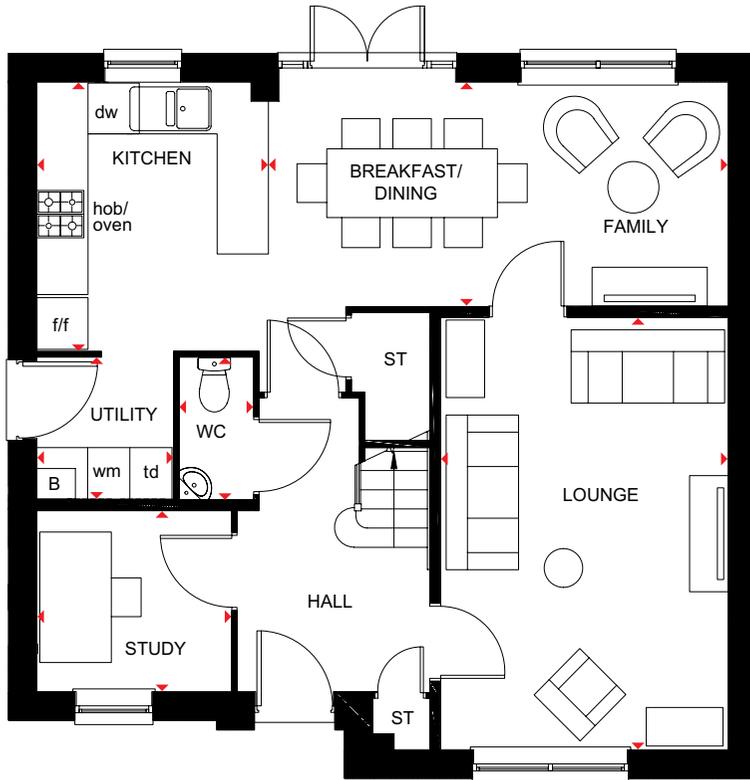
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## RADLEIGH

### 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 with en suite shower room, and a family bathroom



**Ground Floor**

Lounge	3368 x 5024mm	11'1" x 16'6"
Kitchen	2713 x 3119mm	8'11" x 10'3"
Breakfast/ Dining/Family	5387 x 2602mm	17'8" x 8'6"
Study	2270 x 2104mm	7'5" x 6'11"
Utility	1582 x 1638mm	5'2" x 5'4"
WC	848 x 1638mm	2'9" x 5'4"

(Approximate dimensions)

**First Floor**

Bedroom 1	3562 x 3853mm	11'8" x 12'8"
En Suite	1470 x 2319mm	4'10" x 7'7"
Bedroom 2	3407 x 4330mm	11'2" x 14'2"
Bedroom 3	2819 x 3346mm	9'3" x 11'0"
Bedroom 4	2965 X 3148mm	10'4" x 10'4"
Bathroom	2137 x 1696mm	7'0" x 5'7"

(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		

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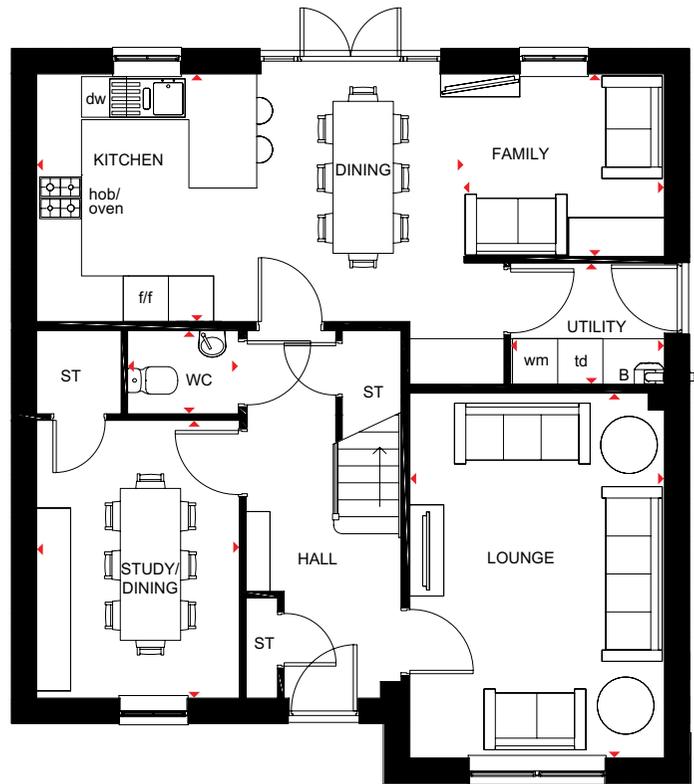
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## LAMBERTON

### 5 BEDROOM HOME

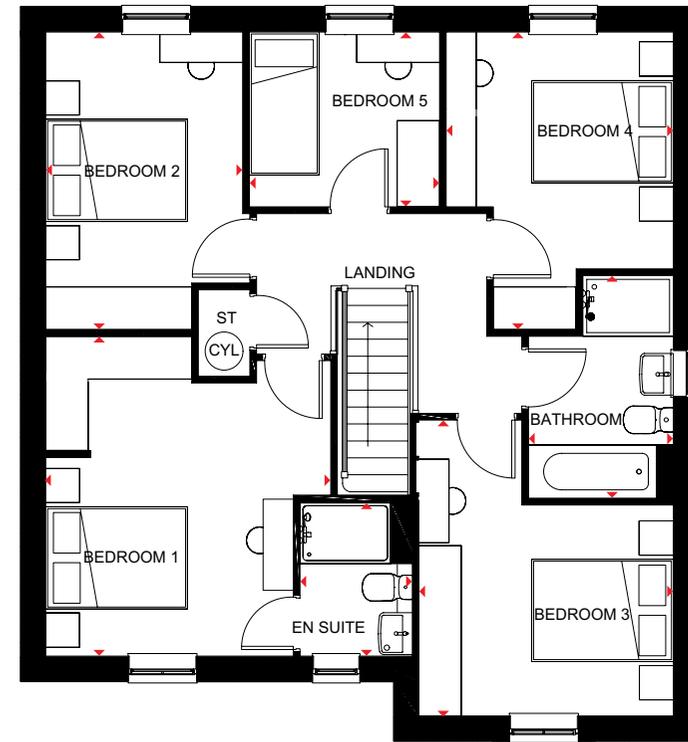
- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- A front-aspect lounge and study or formal dining room are also on the ground floor
- Four double bedrooms - the main bedroom with en suite - a single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



### Ground Floor

Lounge	3375 x 4805mm	11'1" x 15'9"
Study/Dining	2678 x 3653mm	8'7" x 12'0"
Family Room	2656 x 2400mm	8'7" x 7'10"
Kitchen/Dining	5570 x 3257mm	18'3" x 10'8"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1469 x 1095mm	4'10" x 3'7"

(Approximate dimensions)



### First Floor

Bedroom 1	3781 x 4209mm	12'5" x 13'10"
En Suite	1490 x 2018mm	4'11" x 6'7"
Bedroom 2	2707 x 3924mm	8'11" x 12'10"
Bedroom 3	3375 x 3893mm	11'1" x 12'9"
Bedroom 4	3013 x 3916mm	9'11" x 12'10"
Bedroom 5	2523 x 2300mm	8'3" x 7'7"
Bathroom	1923 x 2931mm	6'4" x 9'7"

(Approximate dimensions)

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

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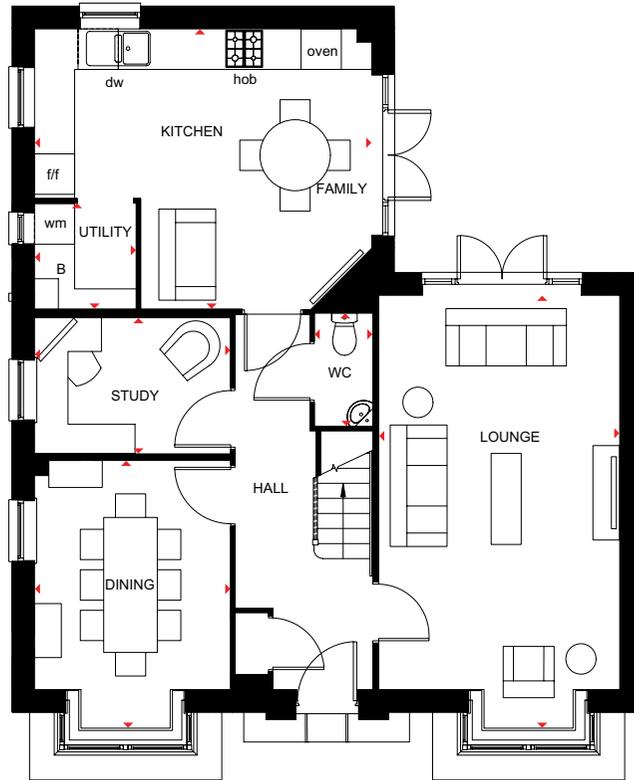
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## ALNMOUTH

### 4 BEDROOM HOME

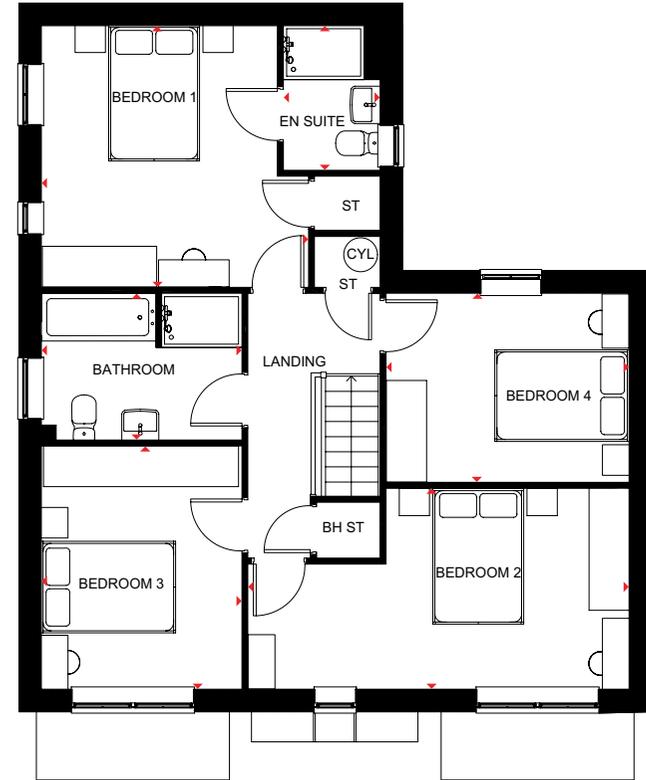
- The dual-aspect lounge of this bright and airy home is generously sized with French doors to the garden
- The open-plan kitchen, also with French doors to the garden, has breakfast and family areas and utility space, making it an ideal family hub
- A separate dining room and a study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite, and family bathroom with separate shower



### Ground Floor

Lounge	3586 x 6447mm	11'9" x 21'2"
Dining	2917 x 4000mm	9'7" x 13'1"
Study	2929 x 2018mm	9'7" x 6'7"
Family Room/ Kitchen	5035 x 4150mm	16'6" x 13'7"
Utility	1508 x 1561mm	4'11" x 5'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	3972 x 3867mm	13'0" x 12'8"
En Suite	1438 x 2133 mm	4'9" x 7'0"
Bedroom 2	5668 x 2965mm	18'7" x 9'9"
Bedroom 3	2981 x 3589mm	9'9" x 11'9"
Bedroom 4	3614 x 2788mm	11'10" x 9'2"
Bathroom	2918 x 2156mm	9'7" x 7'1"

(Approximate dimensions)

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

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# WE BUILD LASTING QUALITY INTO EVERY HOME

## AT BARRATT WE BUILD QUALITY INTO YOUR NEW HOME

We do more than construct; we create high-quality homes.

Today, more and more of our homes are built using panelised timber frame construction. This allows us to create an engineered frame in a factory-controlled environment, which is then assembled on site, a process that will produce a high-quality home – one you'll truly appreciate.

## HERE ARE JUST A FEW OF THE BENEFITS OF CHOOSING A BARRATT HOME:

- Energy efficient
- Sound absorbent and draught-free for your comfort
- Fire resistant for your peace of mind
- Extra reassurance in buying from a 5 Star Housebuilder

And because we're thorough about every little detail, we're confident your home will meet your high expectations.

# PRECISION AND ATTENTION TO DETAIL AS STANDARD

In recent years, developments in construction engineering have become so advantageous that it makes sense to build using specialist engineered timber frames. Worldwide, around 70% of low-rise housing in advanced Western countries is built in this way. That makes it the world's most successful and widely used domestic building method.

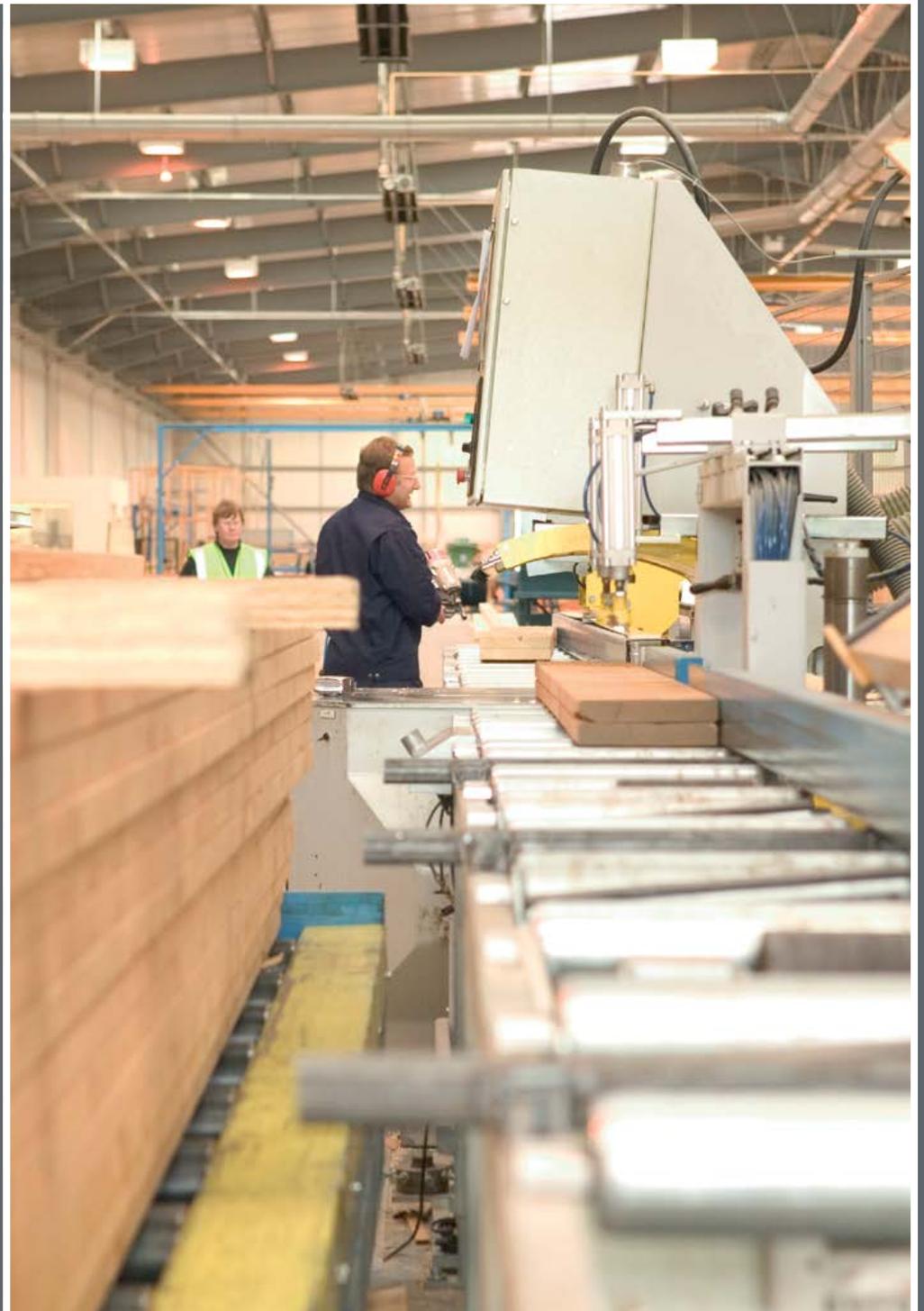
Timber frame construction accounts for more than two-thirds of homes built in Scotland and it's easy to see why. It's not just a method of building; it's a commitment to delivering highly engineered living spaces, built to a high specification and quality – suitable for many generations to come.

At Barratt we have been building using this method for many years, so you can rest assured that we have the knowledge and experience to create the highest quality home for you.

## **ENGINEERED TO EXACTING STANDARDS**

The timber frame system has evolved thanks to decades of research and development. Every timber frame structure is designed by a structural engineer and the technique is enhanced by computer engineering – detailed 3D modelling lets us test the structure within a computer programme before the foundations are laid. Then the frame, floors and roof are produced to those designs, often in highly automated factories.

It's comforting to know your home has been built to such exacting standards.





## REASSURANCE GUARANTEED WHEN YOU CHOOSE AN ENGINEERED TIMBER FRAME HOME

We have years of experience building thoughtfully designed, high-quality homes. We've been awarded 5 stars for customer recommendation by the Home Builders Federation, every year since 2009. 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 Barratt home.

# HIGH ON QUALITY, HERE'S HOW THE BENEFITS STACK UP

## ENERGY EFFICIENT

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving energy and helping the environment.

## KEEPING IT QUIET

We use high-quality acoustic dampening and sound insulation materials, together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

## DRAUGHT-FREE

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older-style property.

## FIRE RESISTANT

We ensure a high level of fire resistance in line with Building Regulations. The timber is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panels. Fire stops are in place too.

## TRADITIONAL AND SUSTAINABLE

Timber has a low carbon build process. It's also stood the test of time: many early medieval hardwood timber frame properties are still solid standing structures today. The timber used in our engineered frames is responsibly sourced, minimising deforestation. It is either FSC or PEFC1 - approved, which means our timber is from sustainable sources.

## HIGH QUALITY

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from STA2, TRADA2 and BBA2.

## EXCELLENCE ASSURED

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



1. FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.
2. STA – Structural Timber Association. STA is the UK's leading organisation representing the structural timber sector. TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products. BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

This brochure and the information supplied within it have been developed in partnership with the STA to help explain timber frame within the construction industry, policy makers and the general public.



## THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**barratthomes.co.uk**

**0333 3558 500**

**IMPORTANT NOTICE:**

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical David Wilson Homes developments. Photography, computer generated imagery and floorplans depicts a representation of the interiors, they are indicative only and do not accurately depict a specific plot. As such they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Every effort has been made to give an accurate representation of the plot layouts with final dimensions due for release. Please check with the Sales Adviser at point of sale for final confirmed dimensions of the specific plot. Kitchen designs are indicative only and are subject to change. Travel times and distances are as sourced from Google Maps.co.uk.

We are the only major national housebuilder to be awarded this key industry award 13 years in a row. "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, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.



**BARRATT**  
HOMES