



MEADOWBURNE PLACE

WILLINGDON



BARRATT  
HOMES



## OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE

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

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

# AWARD-WINNING CUSTOMER SERVICE AND QUALITY

## WITH YOU EVERY STEP OF THE WAY

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

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

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

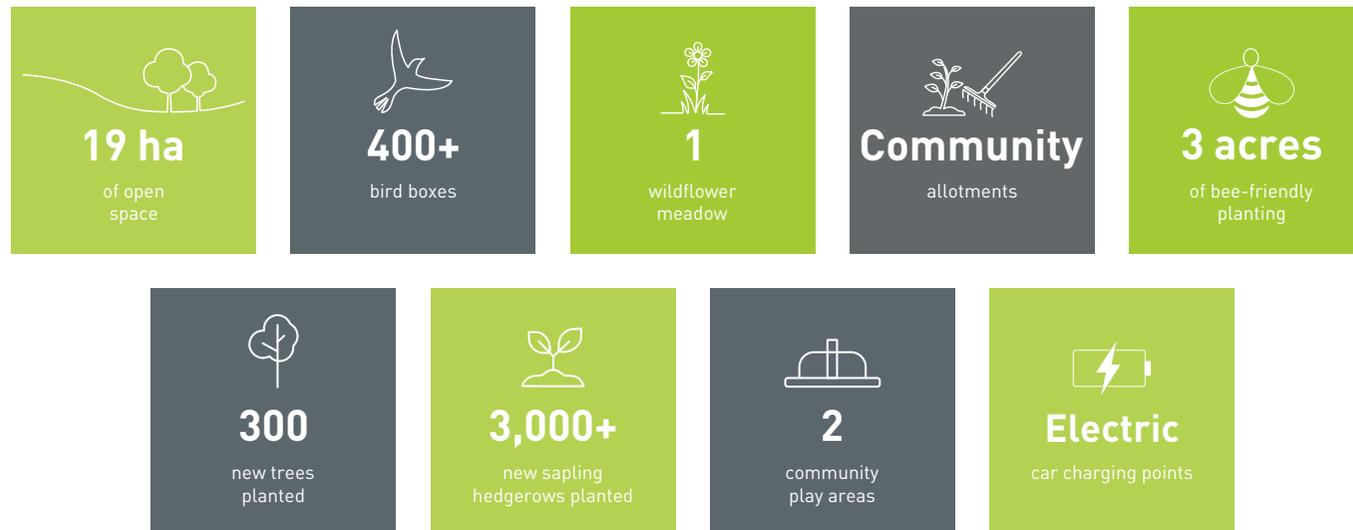






# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

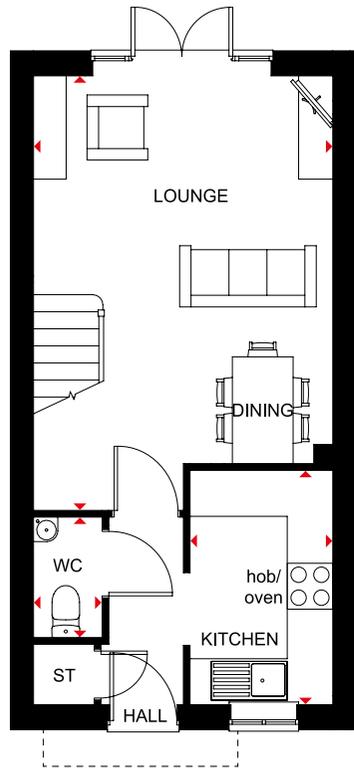
At Barrat Homes, we do more than simply craft beautiful homes and desirable developments. We design sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.





## RICHMOND 2 BEDROOM HOME

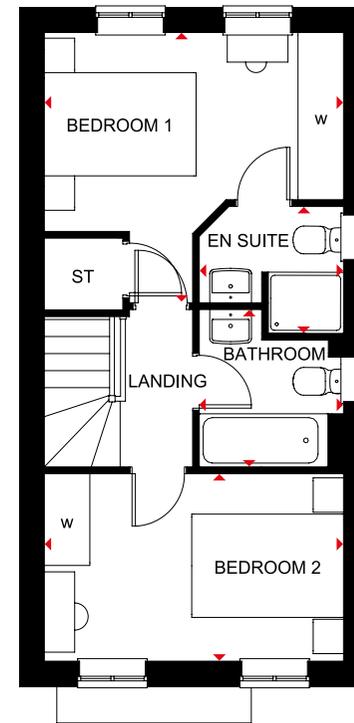
- Natural light floods through oversized windows in this two bedroom home
- A spacious open-plan lounge and dining area and a fully fitted kitchen create a great place for modern living
- On the first floor are two double bedrooms, the main bedroom with en suite, and a family bathroom



### Ground Floor

Kitchen	3063 x 1880mm	10'0" x 6'2"
Living/Dining Room	5681 x 3943mm	18'7" x 12'11"
WC	1600 x 904mm	5'2" x 2'11"

(Approximate dimensions)



### First Floor

Bedroom 1	3534 x 3943mm	11'7" x 12'11"
En suite	1660 x 1901mm	5'5" x 6'2"
Bedroom 2	3943 x 2452mm	12'11" x 8'0"
Bathroom	2059 x 1901mm	6'9" x 6'2"

(Approximate dimensions)

**KEY** ST Store  
w Wardrobe position (upgrade only)  
◀▶ Dimension location

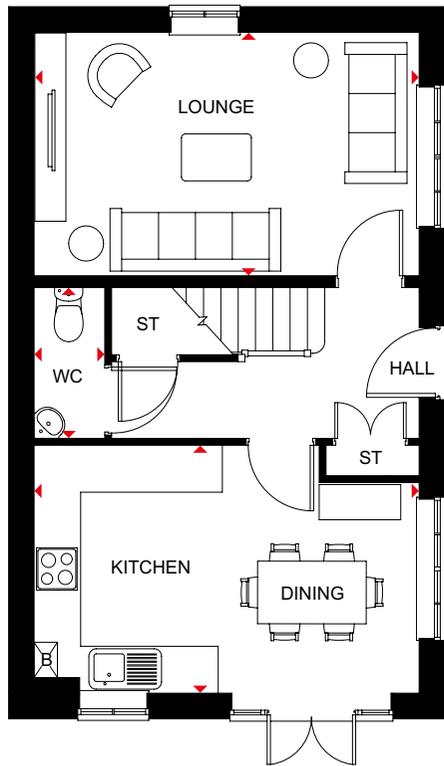
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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.



## ENNERDALE

### 3 BEDROOM HOME

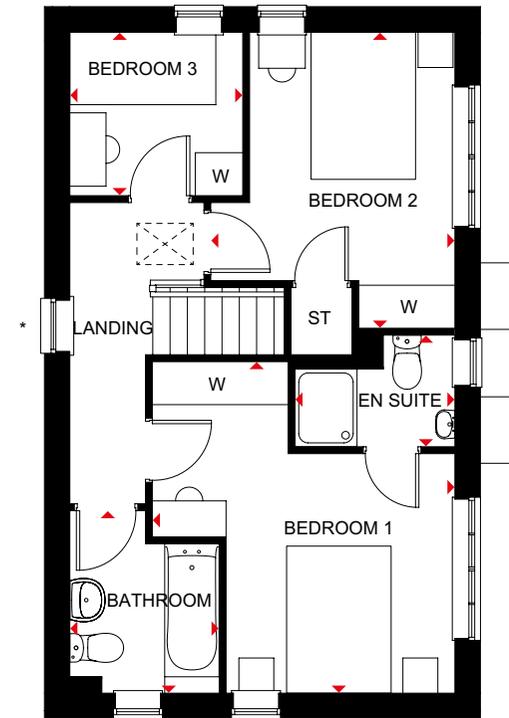
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main bedroom with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



### Ground Floor

Kitchen/Dining	4960 x 3170mm	16'3" x 10'4"
Lounge	4960 x 3112mm	16'3" x 10'2"
WC	1929 x 911mm	6'3" x 2'11"

[Approximate dimensions]



### First Floor

Bedroom 1	4239 x 3898mm	13'10" x 12'9"
En Suite 1	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'4" x 10'3"
Bedroom 3	2227 x 2089mm	7'3" x 6'10"
Bathroom	2334 x 1924mm	7'7" x 6'3"

[Approximate dimensions]

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

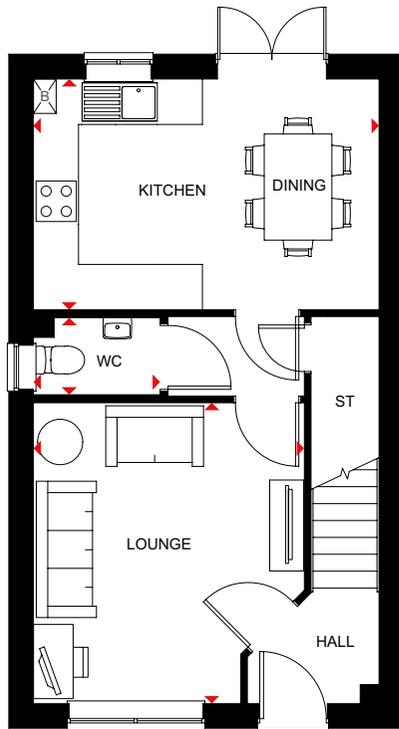
<b>KEY</b>	B	Boiler	◀▶	Dimension location
	ST	Store		
	W	Wardrobe position (upgrade only)		

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## ELLERTON 3 BEDROOM HOME

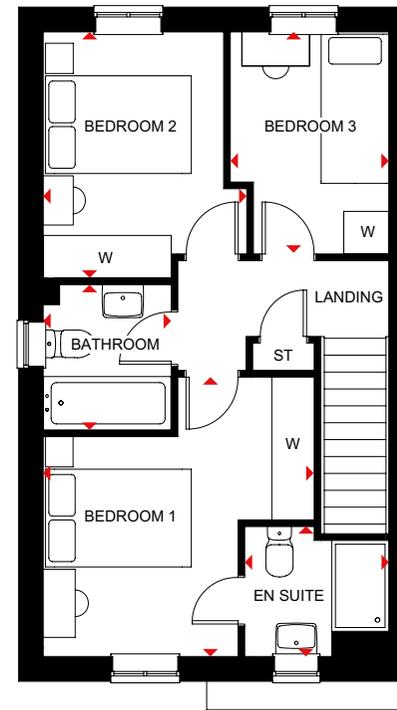
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for the family to relax in
- Upstairs the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

Kitchen/Diner	4598 x 3048 mm	15'1" x 10'0"
Lounge	3605 x 3972 mm	11'8" x 13'0"
WC	1703 x 1050 mm	5'6" x 3'4"

(Approximate dimensions)



### First Floor

Bedroom 1	3605 x 4138 mm	11'8" x 13'6"
En Suite	1918 x 1716 mm	6'3" x 5'6"
Bedroom 2	2708 x 3250 mm	8'9" x 10'7"
Bedroom 3	2109 x 2932 mm	6'9" x 9'6"
Bathroom	1703 x 1917 mm	5'6" x 6'3"

(Approximate dimensions)

**KEY** B Boiler      ◀▶ Dimension location  
 ST Store  
 w Wardrobe space

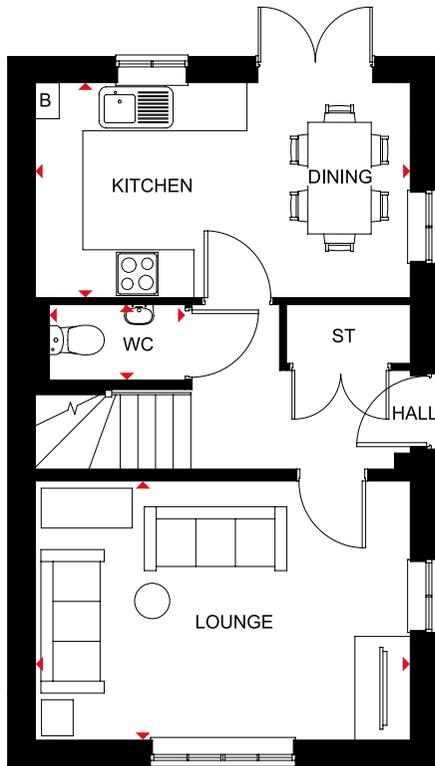
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## MORESBY

### 3 BEDROOM HOME

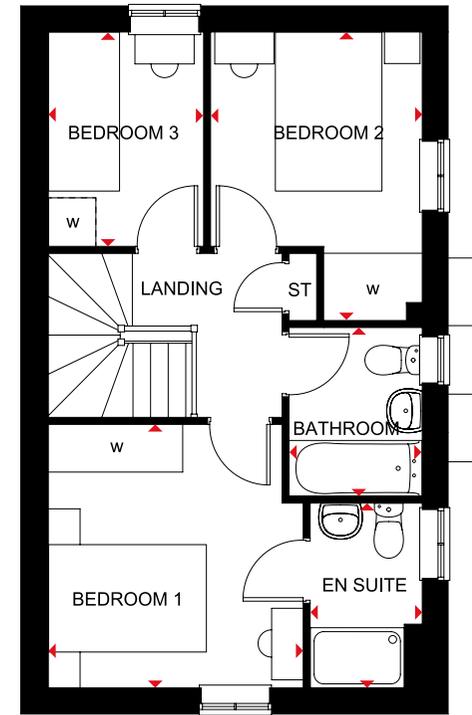
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the main with en suite, a single bedroom and family bathroom



### Ground Floor

Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
Lounge	4737 x 3250mm	15'6" x 10'7"
WC	1894 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 4'7"
Bedroom 2	2682 x 3628mm	8'9" x 11'10"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

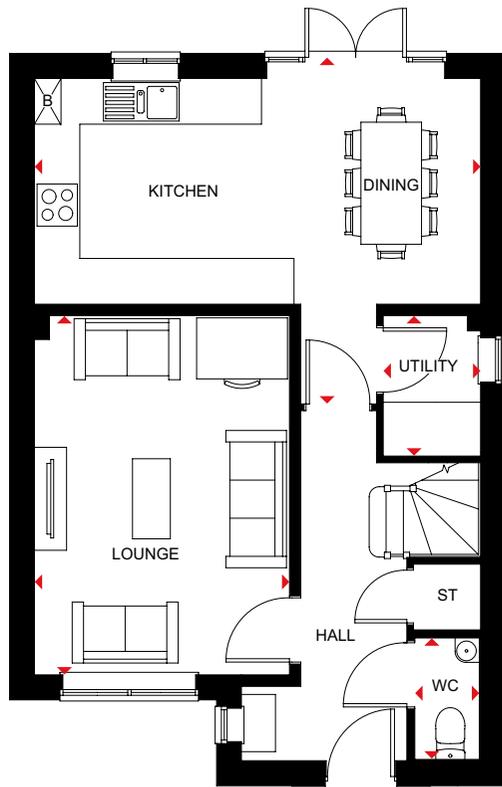
**KEY** B Boiler      ◀▶ Dimension location  
 ST Store  
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## KINGSLEY 4 BEDROOM HOME

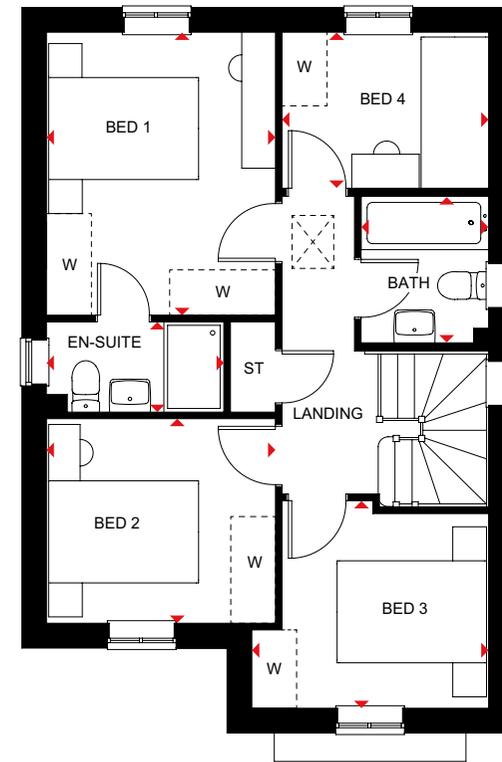
- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining area and French doors leading to the garden, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Three double bedrooms, the main with an en suite shower room, a single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



### Ground floor

Kitchen/Dining	5895mm x 4268mm	19'4" x 14'0"
Lounge	3370mm x 4710mm	11'0" x 15'5"
Utility	1287mm x 1841mm	4'2" x 6'0"
WC	904mm x 1627mm	2'11" x 5'4"

(Approximate dimensions)



### First floor

Bedroom 1	3054mm x 3328mm	10'0" x 10'11"
En suite	2181mm x 1816mm	7'1" x 5'11"
Bedroom 2	3054mm x 3123mm	10'0" x 10'2"
Bedroom 3	3160mm x 2747mm	10'4" x 9'0"
Bedroom 4	2754mm x 2065mm	9'0" x 6'9"
Bathroom	1700mm x 1937mm	5'6" x 6'4"

(Approximate dimensions)

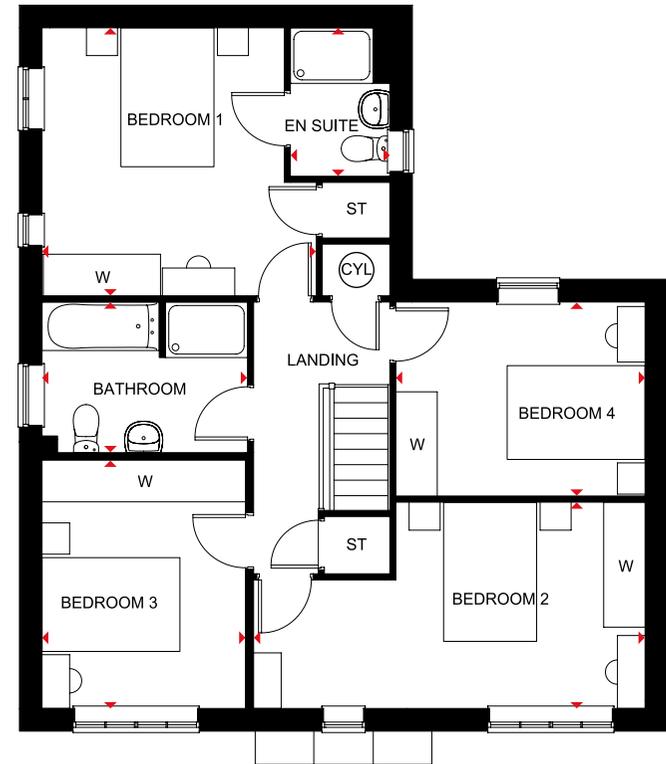
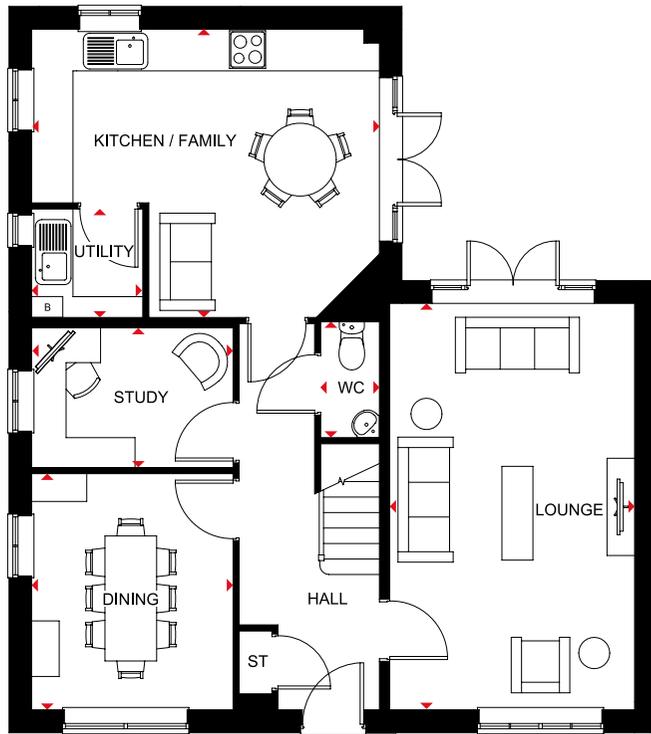
**KEY** B Boiler      w Wardrobe space  
 ST Store      ◀▶ Dimension location

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## ALNMOUTH 4 BEDROOM HOME

- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



### Ground Floor

Kitchen/Family	5045mm x 4150mm	16'6" x 13'7"
Lounge	3552mm x 5851mm	11'7" x 19'2"
Dining	2922mm x 3400mm	9'7" x 11'1"
Study	2922mm x 2010mm	9'7" x 6'7"
Utility	1613mm x 1562mm	5'3" x 5'1"
WC	852mm x 1668mm	2'9" x 5'5"

(Approximate dimensions)

### First Floor

Bedroom 1	3977mm x 3859mm	13'0" x 12'7"
En Suite	1443mm x 2138mm	4'8" x 7'0"
Bedroom 2	5678mm x 2970mm	18'7" x 9'8"
Bedroom 3	2950mm x 3574mm	9'8" x 11'8"
Bedroom 4	3614mm x 2793mm	11'10" x 9'1"
Bathroom	2981mm x 2169mm	9'9" x 7'1"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	w	Wardrobe position (upgrade only)
	ST	Store	◄►	Dimension location
	CYL	Cylinder		

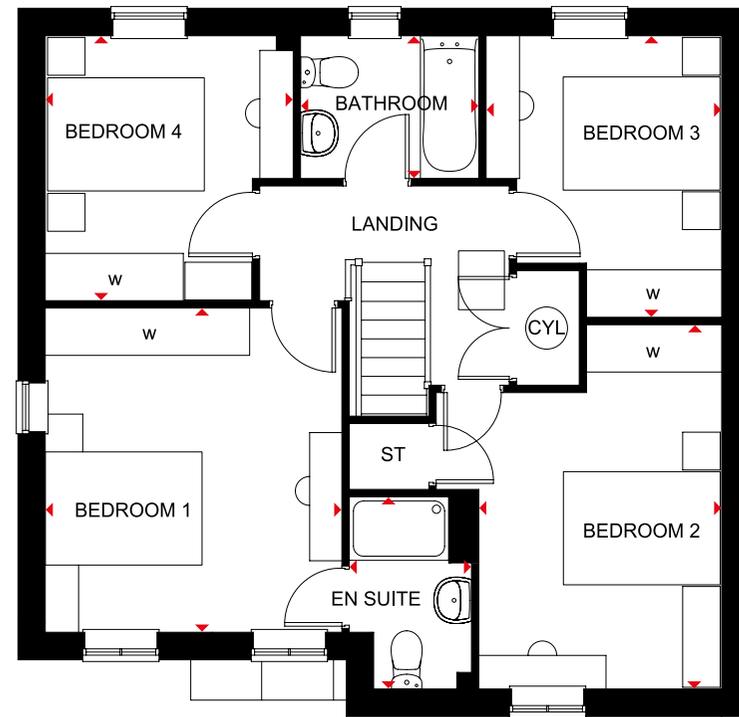
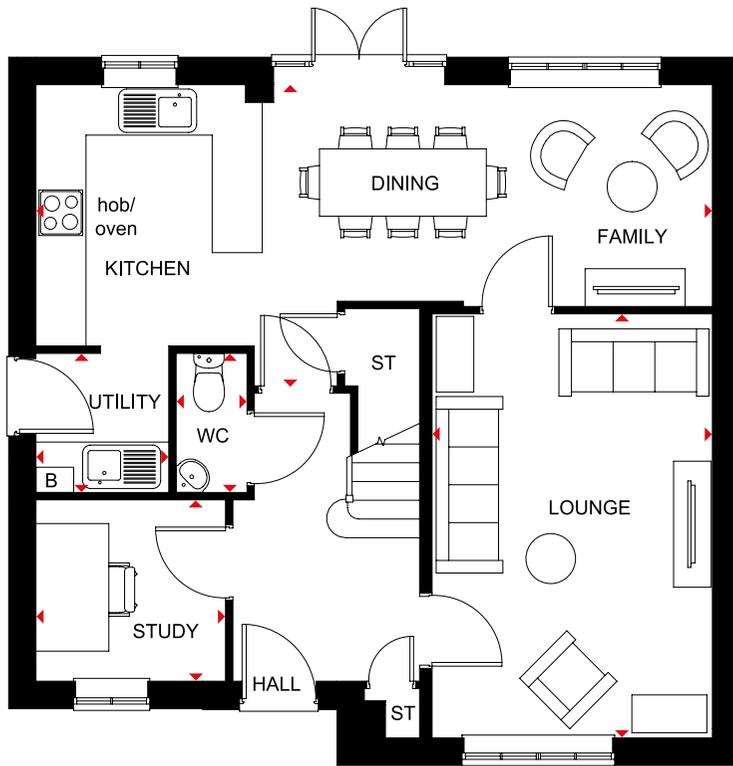
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## RADLEIGH

### 4 BEDROOM HOME

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



### Ground Floor

Kitchen/Dining	8110 x 3583mm	26'7" x 11'9"
Lounge	3361 x 5046mm	11'0" x 16'6"
Study	2273 x 2158mm	7'5" x 7'0"
Utility	1592 x 1655mm	5'2" x 5'5"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]

### First Floor

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

[Approximate dimensions]

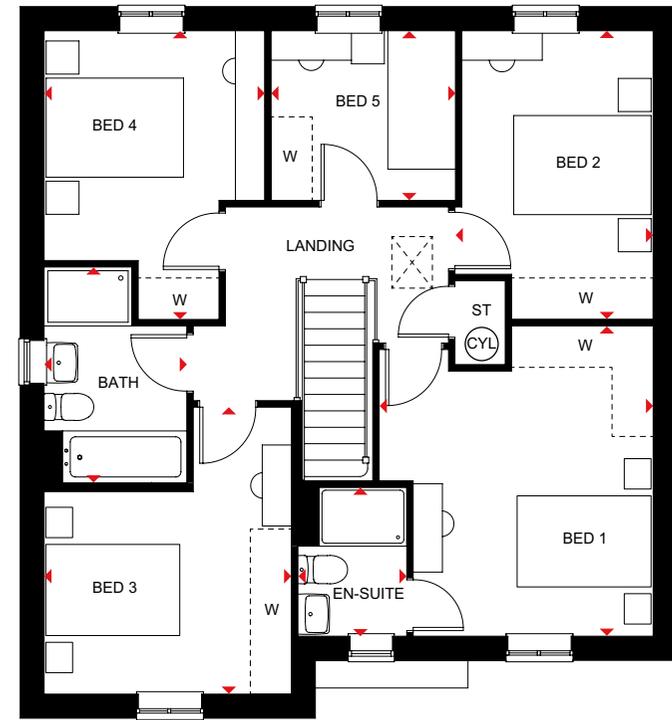
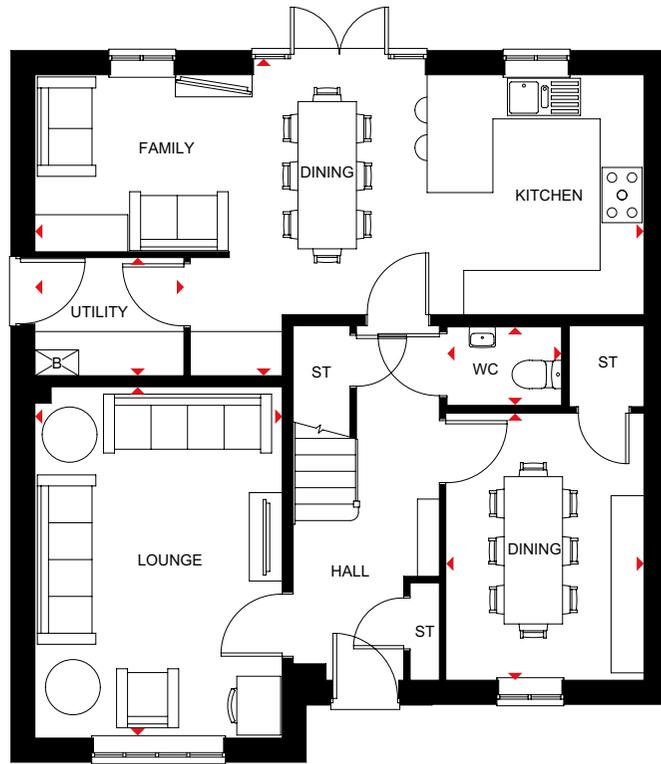
**KEY** B Boiler      w Wardrobe position (upgrade only)  
 ST Store      ◀▶ Dimension location  
 CYL Cylinder

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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
- Front-aspect, separate lounge and formal dining room
- Four double bedrooms – the main with en suite – a single bedroom and the family bathroom with shower are on the first floor



### Ground Floor

Kitchen/ Family/Dining	8335 x 4088mm	27'4" x 13'4"
Lounge	3385 x 4773mm	11'1" x 15'7"
Dining/Study	2712 x 3627mm	8'10" x 11'10"
Utility	2039 x 1595mm	6'8" x 5'2"
WC	1601 x 1101mm	5'3" x 3'7"

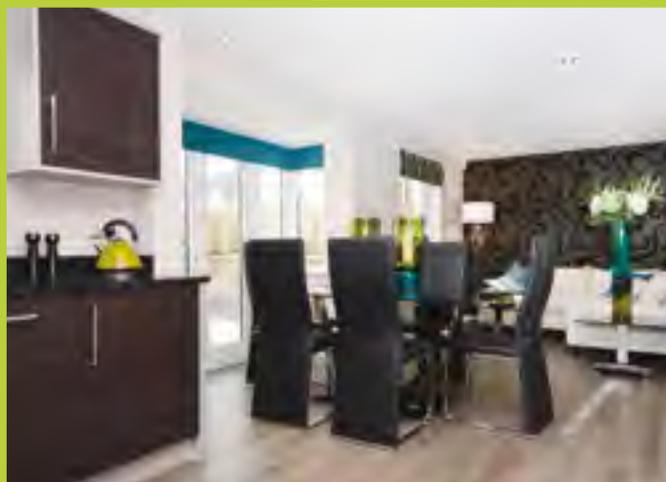
### First Floor

Bedroom 1	3750 x 4214mm	12'3" x 13'9"
En suite	1490 x 2023mm	4'10" x 6'7"
Bedroom 2	2713 x 3921mm	8'10" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 3921mm	9'10" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'6"
Bathroom	1953 x 2931mm	6'4" x 9'7"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	◄►	Dimension location
	ST	Store	W	Wardrobe
	CYL	Cylinder		

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# BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



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.

BDW002448/JAN23

# 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**  
**0330 057 6000**



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.