

Barratt Homes  
at  
Chilmington





## 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.



# Barratt Homes at Chilmington



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



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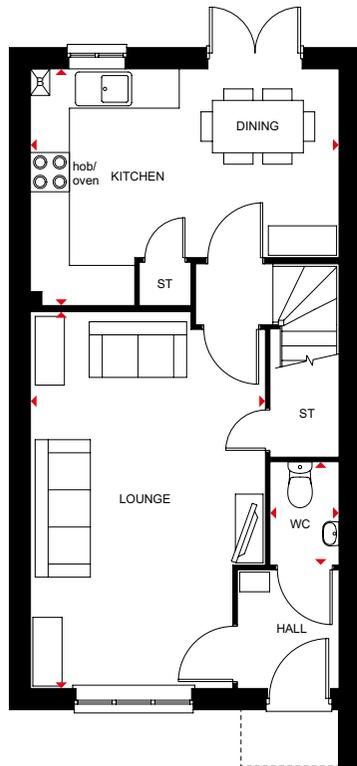
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## BEECH

### 3 BEDROOM HOME

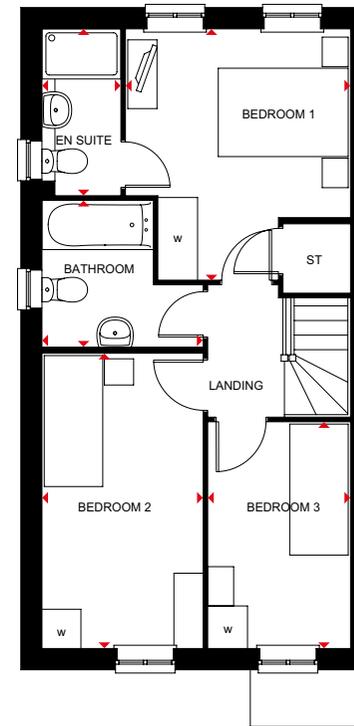
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has one double bedroom and two singles, the main bedroom complete with en suite, and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



### Ground Floor

Lounge	5743 x 3604mm	18'10" x 11'10"
Kitchen/Dining	4750 x 3602mm	15'7" x 11'10"
WC	1554 x 1050mm	5'1" x 3'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3826 x 3452mm	12'7" x 11'4"
En Suite	2536 x 1202mm	8'4" x 3'11"
Bedroom 2	4497 x 2468mm	14'9" x 8'1"
Bedroom 3	3450 x 2186mm	11'4" x 7'2"
Bathroom	2216 x 2468mm	7'3" x 8'1"

[Approximate dimensions]

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

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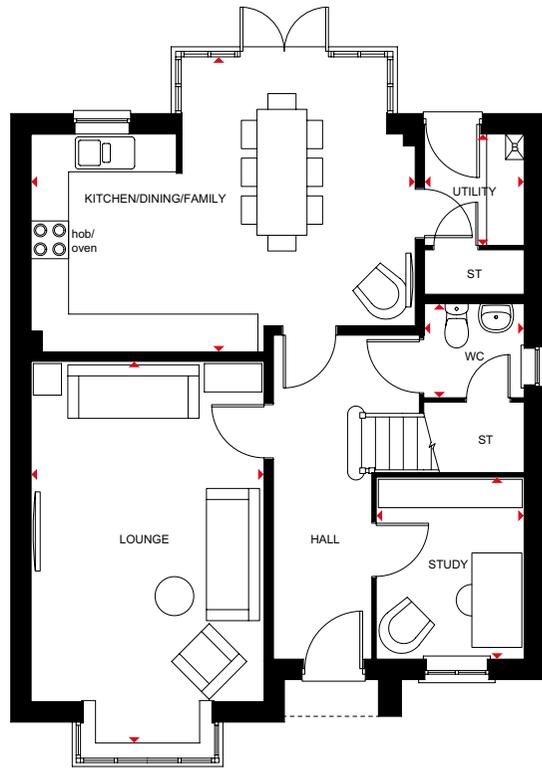
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## CEDAR

### 4 BEDROOM HOME

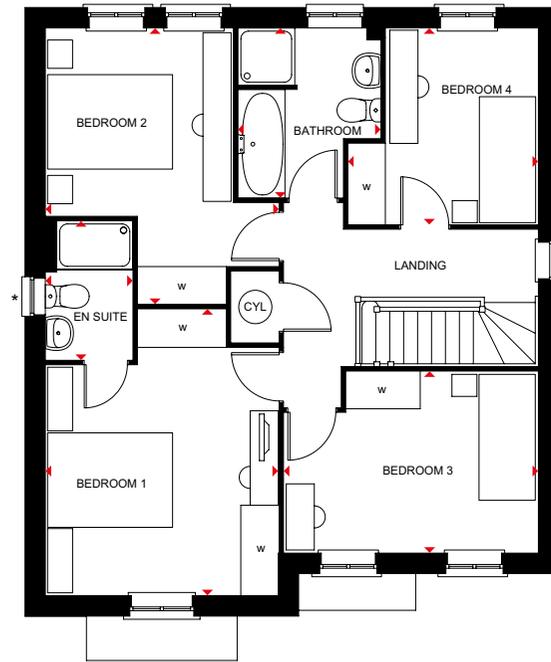
- A good-sized family home ideal for growing families
- The large open-plan kitchen has a dining and family area with an impressive walk-in bay with French doors leading to the garden
- The lounge is bright and airy with a bay window
- There's a versatile home office area which could be used as playroom
- Upstairs there are three double bedrooms and one single, with the main bedroom complete with stylish en suite, and a family bathroom



### Ground Floor

Lounge	6062 x 3728mm	19'11" x 12'3"
Kitchen/ Dining/Family	6147 x 4685mm	20'2" x 15'4"
Study	2886 x 2354mm	9'6" x 7'9"
Utility	1756 x 1593mm	5'9" x 5'3"
WC	1481 x 1593mm	4'10" x 5'3"

[Approximate dimensions]



### First Floor

Bedroom 1	4543 x 3728mm	14'11" x 12'3"
En Suite	2190 x 1390mm	7'2" x 4'7"
Bedroom 2	4376 x 3728mm	14'4" x 12'3"
Bedroom 3	4066 x 2879mm	13'4" x 9'5"
Bedroom 4	3113 x 3036mm	10'3" x 9'11"
Bathroom	2689 x 2316mm	8'10" x 7'7"

[Approximate dimensions]

\* Plot-specific windows only.

<b>KEY</b>	B	Boiler	w	Wardrobe space
	ST	Store	◀▶	Dimension location
	CYL	Cylinder		

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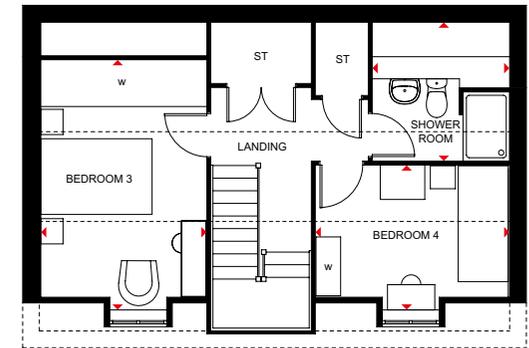
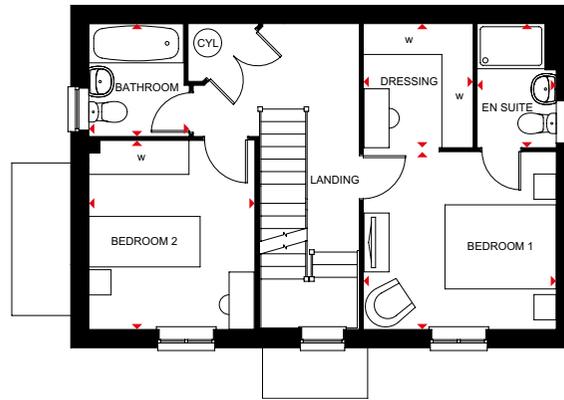
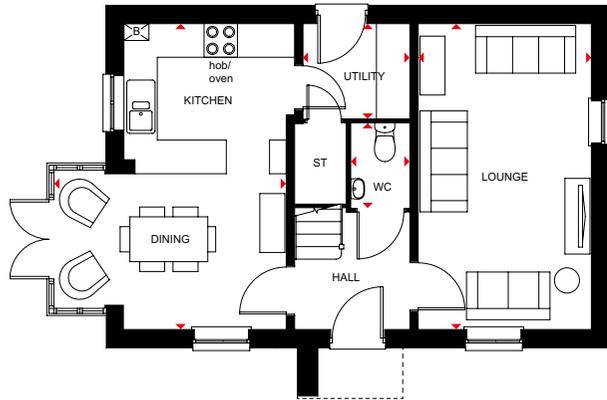
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## ELM

### 4 BEDROOM HOME

- Bright and airy family home ideal for growing families
- 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
- To the first floor are two good-sized bedrooms, the main bedroom complete with en suite and dressing area, and a family bathroom. The second floor has two further bedrooms and a shower room



### Ground Floor

Lounge	5455 x 3112mm	17'11" x 10'2"
Kitchen/Dining	5455 x 4142mm	17'11" x 13'7"
Utility	1688 x 1921mm	5'6" x 6'4"
WC	1500 x 1050mm	4'11" x 3'5"

[Approximate dimensions]

### First Floor

Bedroom 1	3455 x 3166mm	11'4" x 10'5"
En Suite	2200 x 1410mm	7'3" x 4'7"
Dressing	2200 x 1949mm	7'3" x 6'5"
Bedroom 2	3359 x 2971mm	11'0" x 9'9"
Bathroom	2000 x 1700mm	6'7" x 5'7"

[Approximate dimensions]

### Second Floor

Bedroom 3	4540 x 2971mm	14'11" x 9'9"
Bedroom 4	3455 x 2595mm	11'4" x 8'6"
Shower Room	2432 x 1455mm	8'0" x 4'9"

[Approximate dimensions]

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

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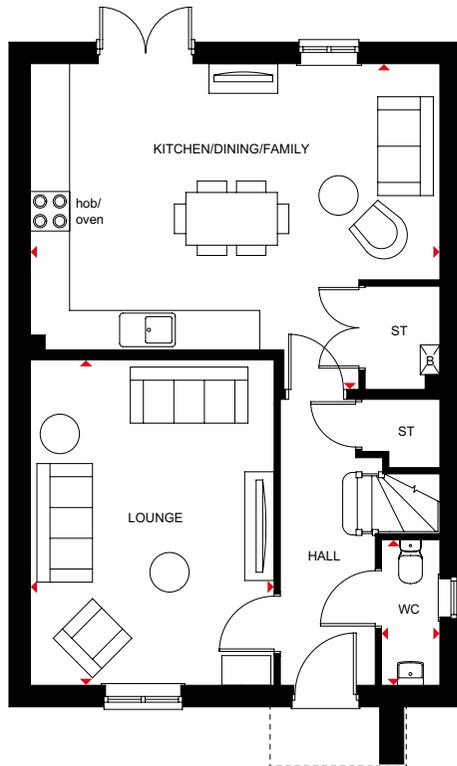
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## WILLOW

### 4 BEDROOM HOME

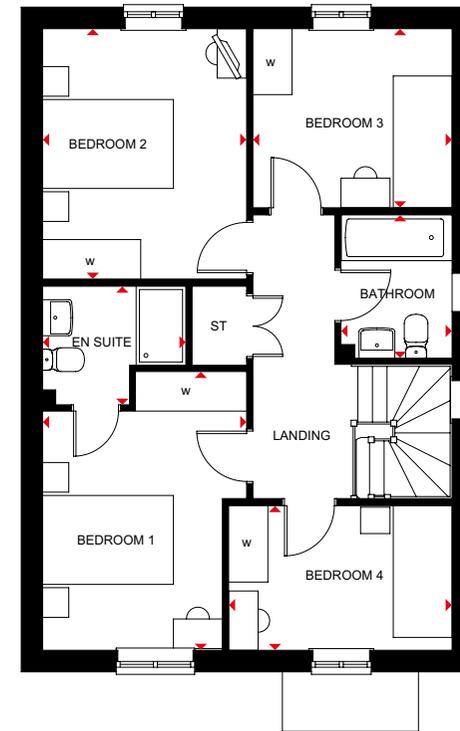
- Bright, airy family home ideal for growing families
- The large open-plan kitchen has a dining and family area with French doors leading to the garden
- The spacious lounge is just the place for the family to relax in
- The first floor has four good-sized bedrooms with the main bedroom complete with luxury en suite



### Ground Floor

Lounge	4940 x 3728mm	16'2" x 12'3"
Kitchen/ Dining/Family	4345 x 6263mm	14'3" x 20'7"
WC	2208 x 893mm	7'3" x 2'11"

(Approximate dimensions)



### First Floor

Bedroom 1	4231 x 3120mm	13'11" x 10'3"
En Suite	2190 x 1800mm	7'2" x 5'11"
Bedroom 2	3800 x 3120mm	12'6" x 10'3"
Bedroom 3	3048 x 2718mm	10'0" x 8'11"
Bedroom 4	3418 x 2195mm	11'3" x 7'2"
Bathroom	2174 x 1700mm	7'2" x 5'7"

(Approximate dimensions)

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

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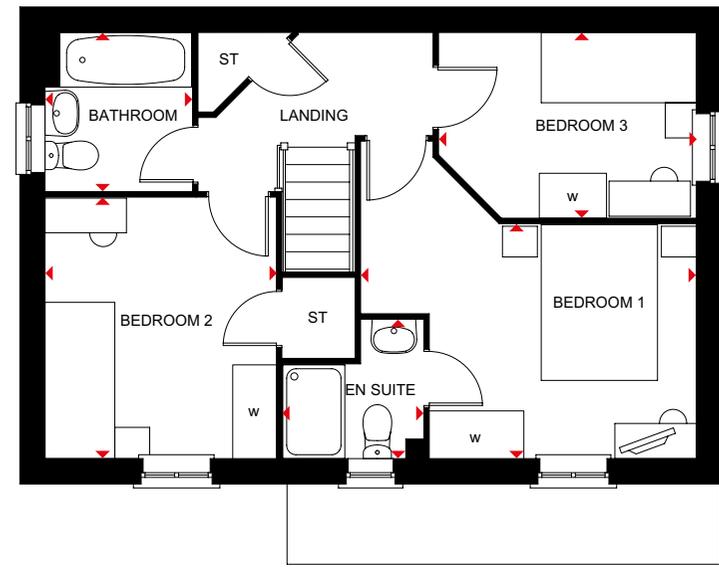
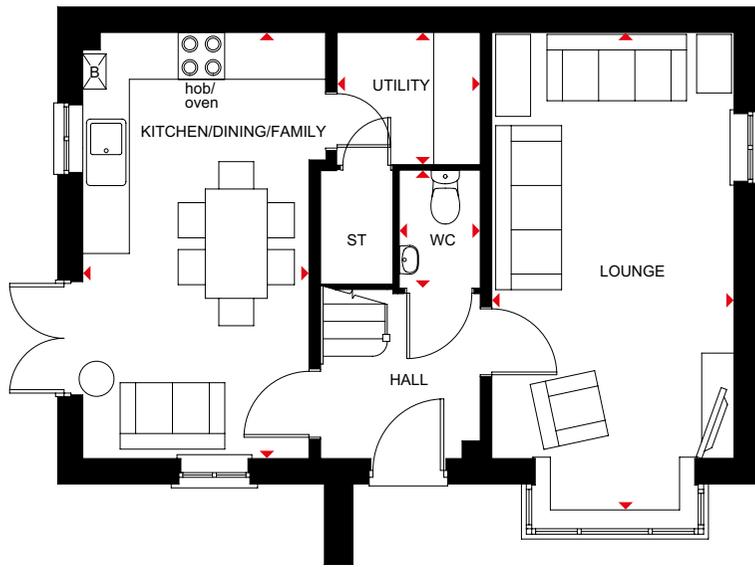
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PINE  
3 BEDROOM HOME

- A bright family home full of light and plenty of storage space
- There is a large open-plan kitchen, dining and family area, which has an added utility
- The spacious lounge comes with a large bay window
- Upstairs are three good-sized bedrooms, the main bedroom complete with en suite, and a family bathroom



### Ground Floor

Lounge	6112 x 3124mm	20'1" x 10'3"
Kitchen/ Dining/Family	5455 x 2917mm	17'11" x 9'7"
Utility	1845 x 1680mm	6'1" x 5'6"
WC	1485 x 1030mm	4'10" x 3'5"

(Approximate dimensions)

### First Floor

Bedroom 1	4317 x 2994mm	14'2" x 9'10"
En Suite	1806 x 1200mm	5'11" x 3'11"
Bedroom 2	3334 x 2971mm	10'11" x 9'9"
Bedroom 3	3312 x 2365mm	10'10" x 7'9"
Bathroom	1890 x 2025mm	6'2" x 6'8"

(Approximate dimensions)

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

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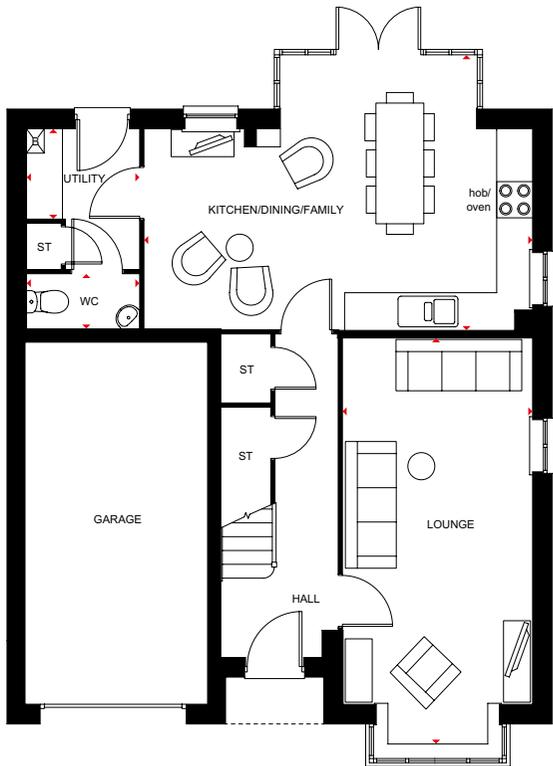
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## ASPEN

### 4 BEDROOM HOME

- An impressive four bedroom family home, ideal for those looking for more space
- The large open-plan kitchen has a dining and family area, with an impressive walk-in bay and French doors leading to the garden; there is also a separate utility room
- There is a spacious lounge complete with a bay window, the perfect space to relax in
- The first floor has four double bedrooms, stylish en suite to the main bedroom and a family bathroom

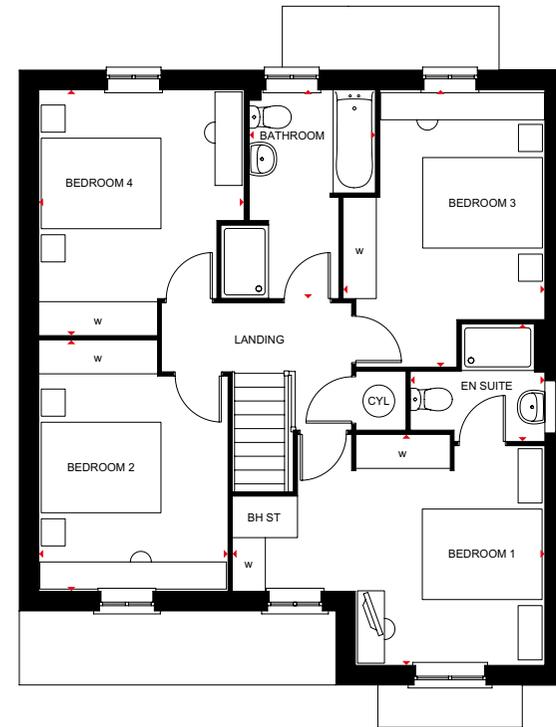


### Ground Floor

Lounge	6747 x 3165mm	22'2" x 10'5"
Kitchen/ Dining/Family	6479 x 4543mm	21'3" x 14'11"
Utility	2320 x 1877mm	7'7" x 6'2"
WC	1877 x 902mm	6'2" x 3'0"

(Approximate dimensions)

\* Plot-specific windows only.



### First Floor

Bedroom 1	5208 x 3815mm	17'1" x 12'6"
En Suite	2235 x 1923mm	7'4" x 6'4"
Bedroom 2	4154 x 3148mm	13'8" x 10'4"
Bedroom 3	4584 x 3358mm	15'0" x 11'0"
Bedroom 4	4062 x 3414mm	13'4" x 11'2"
Bathroom	3448 x 2100mm	11'4" x 6'11"

(Approximate dimensions)

\* Plot-specific windows only.

<b>KEY</b>	B	Boiler	CYL	Cylinder
	ST	Store	w	Wardrobe space
	BH ST	Bulkhead store	◀▶	Dimension location

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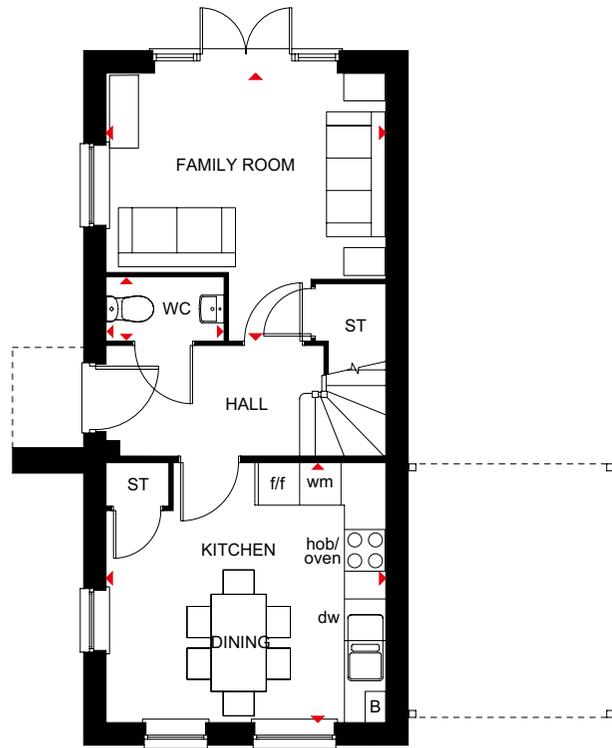
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## HAZEL

### 3 BEDROOM HOME

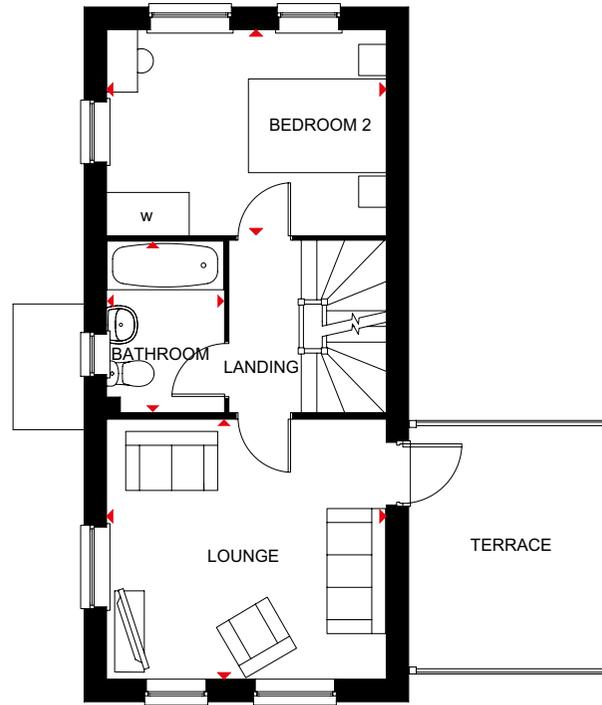
- A spacious home designed over three storeys
- An open-plan kitchen/dining area perfect for entertaining friends and family is on the ground floor, along with a separate family room with French doors leading onto the garden
- On the first floor is a lounge with access to the terrace, a double bedroom and family bathroom. A further two double bedrooms can be found on the second floor, the main bedroom complete with en suite



### Ground Floor

Kitchen/Dining	4059 x 3730mm	13'4" x 12'3"
Family	4059 x 2956mm	13'4" x 9'8"
WC	1700 x 900mm	5'7" x 2'11"

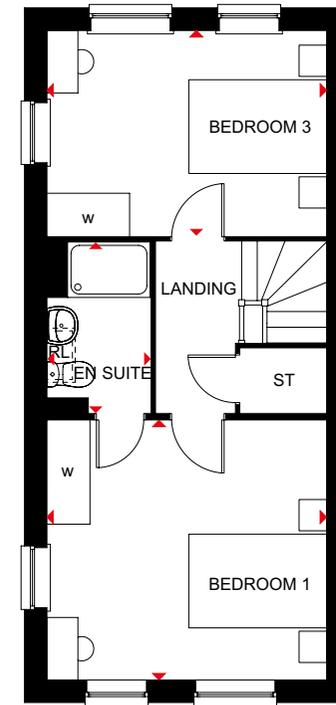
(Approximate dimensions)



### First Floor

Lounge	4059 x 3730mm	13'4" x 12'3"
Bedroom 2	4059 x 2956mm	13'4" x 9'8"
Bathroom	2457 x 1700mm	8'1" x 5'7"

(Approximate dimensions)



### Second Floor

Bedroom 1	4059 x 3730mm	13'4" x 12'3"
En Suite	2457 x 1500mm	8'1" x 4'11"
Bedroom 3	4059 x 2956mm	13'4" x 9'8"

(Approximate dimensions)

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

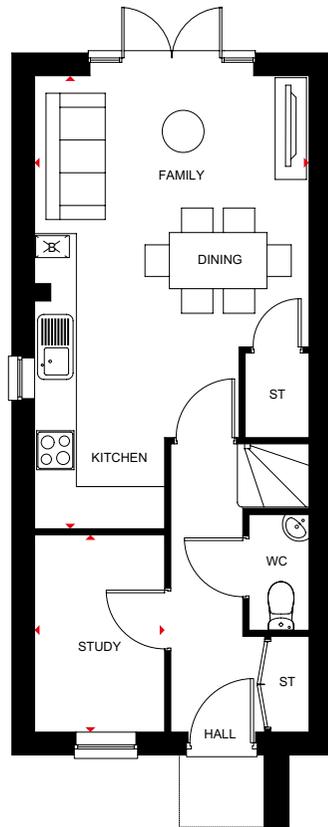
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## BAY 3 BEDROOM HOME

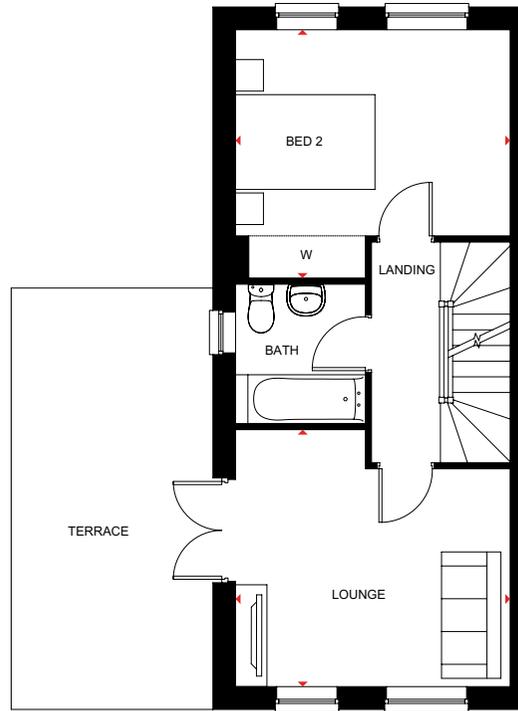
- A spacious family home designed over three storeys
- Open-plan kitchen, family, dining area with French doors leading to the garden. There is also a separate study room, making it easy for you to work from home
- On the first floor you'll find the lounge with French doors leading out onto the terrace, a double bedroom and family bathroom. A further two bedrooms can be found on the second floor, the main bedroom complete with en suite



### Ground Floor

Kitchen/Dining/ Family Area	6454 x 3940mm	21'2" x 12'11"
Study	2780 x 1868mm	9'1" x 6'2"

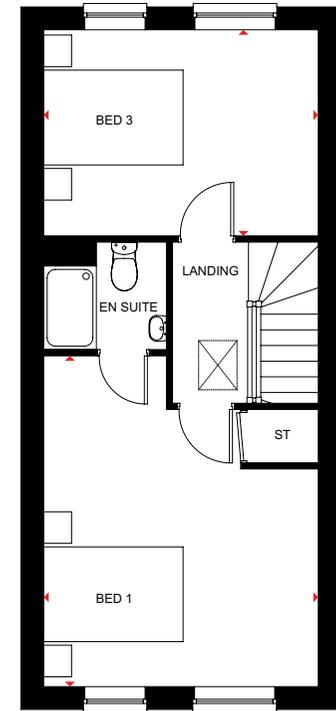
[Approximate dimensions]



### First Floor

Lounge	3628 x 3941mm	11'11" x 12'11"
Bedroom 2	3535 x 3941mm	11'7" x 12'11"

[Approximate dimensions]



### Second Floor

Bedroom 1	4711 x 3941mm	15'5" x 12'11"
Bedroom 3	2904 x 3941mm	9'6" x 12'11"

[Approximate dimensions]

**KEY**

B	Boiler
ST	Store
◄►	Dimension location

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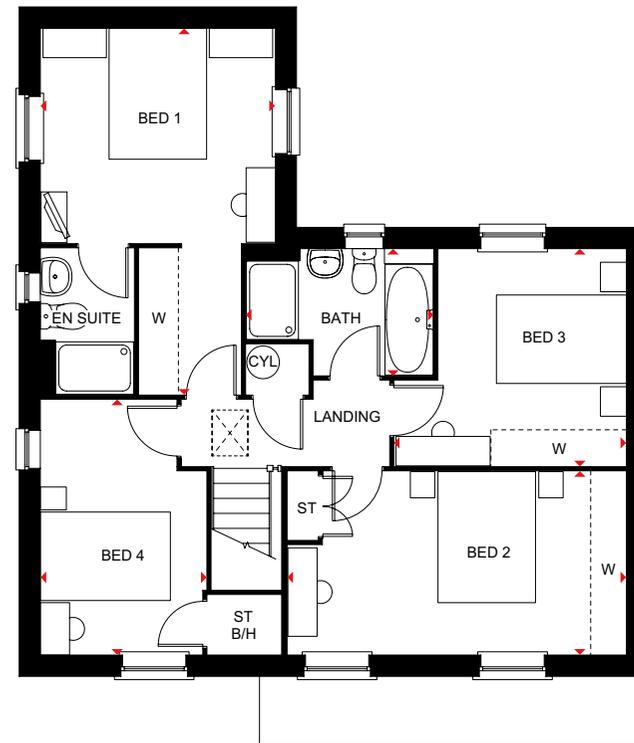
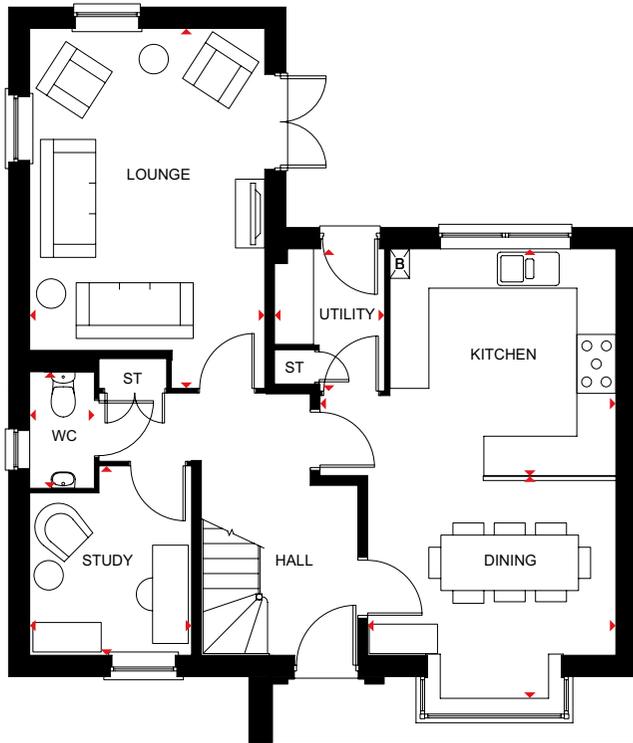
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## ROWAN

### 4 BEDROOM HOME

- An ideal family home with plenty of space throughout
- On the ground floor you will find a cosy lounge, study, a spacious kitchen/dining area with a walk-in-bay window and a practical utility room
- On the first floor there are four double bedrooms with the main bedroom complete with an en suite



### Ground Floor

Lounge	5483 x 3615 mm	17'12" x 11'10"
Kitchen/Dining	6878 x 4550 mm	22'7" x 14'11"
Utility	2157 x 1680 mm	7'1" x 5'6"
Study	2878 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"

[Approximate dimensions]

### First Floor

Bedroom 1	5713 x 3615 mm	18'9" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5208 x 2793 mm	17'1" x 9'2"
Bedroom 3	3559 x 3316 mm	11'8" x 10'11"
Bedroom 4	4375 x 2542 mm	14'4" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

[Approximate dimensions]

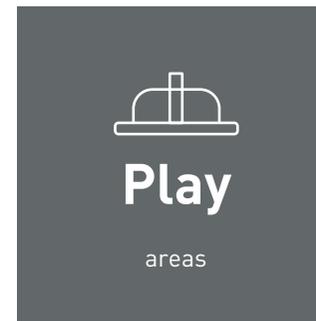
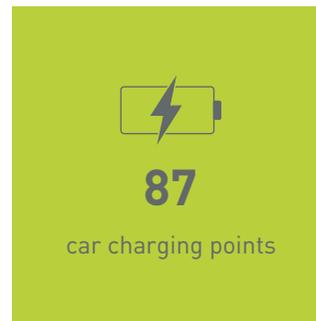
<b>KEY</b>	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	dw	Dishwasher space	◄▶	Dimension location
	f/f	Fridge/freezer space	td	Tumble dryer space		

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BDW002741/MAR23

# 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.





# 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.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. The Woodlands is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. \*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. \*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. \*\*"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.

# 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**

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