



# Willow Grove





# Willow Grove












<span style="color: orange;">●</span>	<b>Maidstone</b>	3 bedroom home
<span style="color: blue;">●</span>	<b>Ellerton</b>	3 bedroom home
<span style="color: green;">●</span>	<b>Moresby</b>	3 bedroom home
<span style="color: lightblue;">●</span>	<b>Bewdley</b>	3 bedroom home
<span style="color: brown;">●</span>	<b>Kingsville</b>	3 bedroom home
<span style="color: orange;">●</span>	<b>Norbury</b>	3 bedroom home
<span style="color: darkgreen;">●</span>	<b>Brentford</b>	3 bedroom home
<span style="color: purple;">●</span>	<b>Woodcote</b>	4 bedroom home
<span style="color: brown;">●</span>	<b>Kingsley</b>	4 bedroom home
<span style="color: pink;">●</span>	<b>Hale</b>	4 bedroom home
<span style="color: darkpurple;">●</span>	<b>Radleigh</b>	4 bedroom home
<span style="color: lightpurple;">●</span>	<b>Alderney</b>	4 bedroom home
<span style="color: grey;">●</span>	<b>Affordable Housing</b>	
<span style="color: grey;">B</span>	<b>Bin Collection Point</b>	
<span style="color: grey;">V</span>	<b>Visitor Parking Space</b>	



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



# Willow Grove

- |   |                              |   |                            |
|---|------------------------------|---|----------------------------|
|  | David Wilson Homes           |  | Willow Tree Primary School |
|  | Barratt Homes                |  | Wixams Academy             |
|  | Future development by others |  | Existing Housing           |
|  | Village Green Way            |  | Sales Centre               |
|  | Lake                         |   |                            |



# GIVING NATURE A HOME

## BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



**35 acres**

of public open  
space



**Play**

areas for the  
community

Features on selected plots only. \*We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



**BARRATT**  
HOMES



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



Argon-filled double-glazing as standard, to let heat in and keep cold out



Clever design cuts water use by up to **27%** per day per person



Up to **65%** more energy-efficient



Up to **£979** cheaper per year to run



Highly-efficient insulation, so it could cost less to heat



**Advanced systems and smart technologies** in all our homes

\*Indicative figures, based on Government and Ofgem data in the [HBF "Watt a Save" report](#) published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



**BARRATT**  
HOMES

## MAIDSTONE

### 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 family bathroom

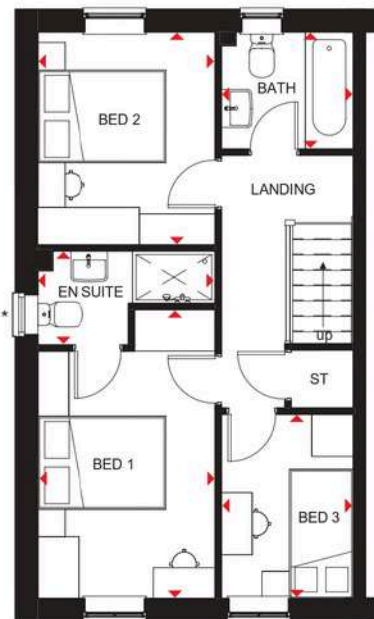


#### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	944 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

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



#### First Floor

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

[Approximate dimensions]

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

**KEY**

B	Boiler
ST	Store
wm	Washing machine space

f/f	Fridge/freezer space
◀▶	Dimension location



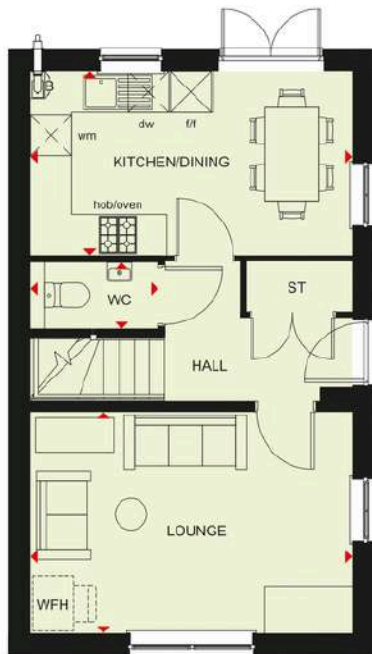
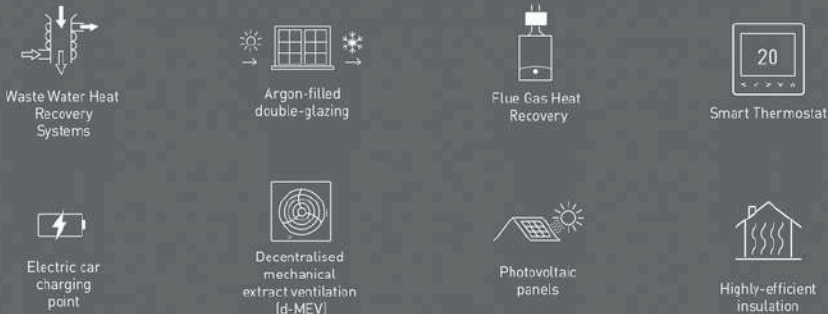
Please see working drawings for plot-specific details and elevation treatments





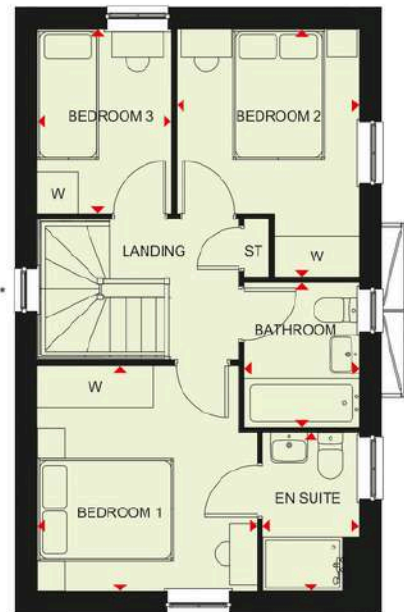
# MORESBY

## 3 BEDROOM HOME



### 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"

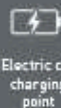
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

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		



# ELLERTON

## 3 BEDROOM HOME



### Ground Floor

Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	5'6" x 3'4"

(Approximate dimensions)

\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



### First Floor

Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

<b>KEY</b>	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		



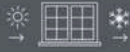


# KINGSLEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Smart Thermostat



Electric car charging point



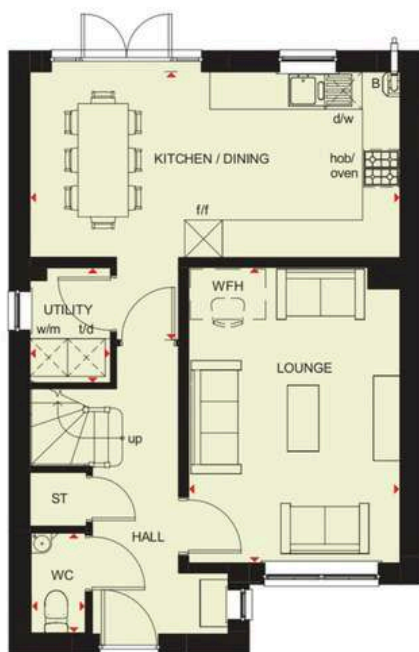
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



### First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

#### KEY

B Boiler  
ST Store  
wm Washing machine space

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

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



# RADLEIGH

## FOUR BEDROOM HOME



### 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"

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





# ALDERNEY

## 4 BEDROOM HOME



### Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

(Approximate dimensions)

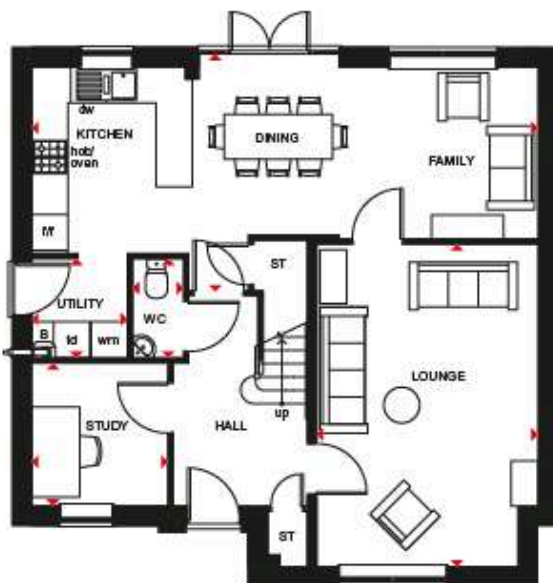
<b>KEY</b>	<b>B</b> Boiler	<b>dw</b> Dishwasher space	<b>w</b> Wardrobe space
	<b>ST</b> Store	<b>f/f</b> Fridge/freezer space	<b>♦♦</b> Dimension location
	<b>wm</b> Washing machine space	<b>WFH</b> Working from home space	



## CAMBERLEY

### FOUR BEDROOM DETACHED HOME

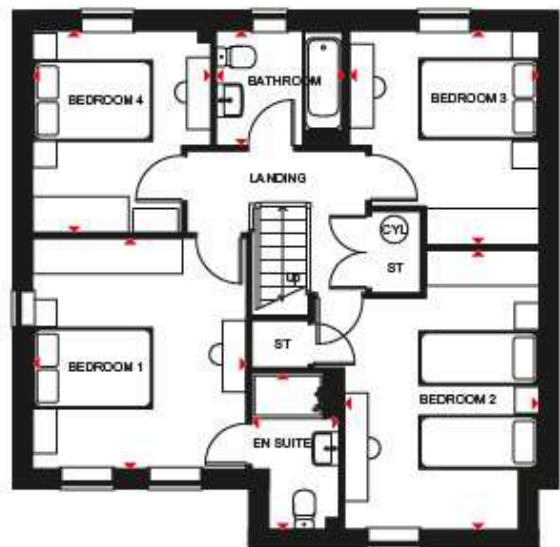
- Oversized windows allow light to flow into this attractive family home, giving it a bright and airy feeling
- Generous, open-plan kitchen with family and dining areas opens onto the rear garden via French doors
- Spacious lounge for all the family to relax in and study and utility room for added convenience
- Upstairs are four double bedrooms, the main with en suite shower room, and the family bathroom



#### Ground Floor

Lounge	3698 x 5383mm	12'1" x 17'8"
Kitchen/Family/Dining	4000 x 8447mm	13'1" x 27'9"
Study	2383 x 2273mm	7'10" x 7'5"
Utility	1655 x 1592mm	5'5" x 5'3"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



#### First Floor

Bedroom 1	3856 x 3617mm	12'8" x 11'8"
En Suite	2617 x 1405mm	8'7" x 4'6"
Bedroom 2	4650 x 3249mm	15'2" x 10'6"
Bedroom 3	3577 x 3161mm	11'7" x 10'4"
Bedroom 4	3369 x 2963mm	11'1" x 9'7"
Bathroom	1926 x 2137mm	6'4" x 7'0"

(Approximate dimensions)

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



Please see working drawings for plot-specific details and elevation treatments





## HALE

### 4 BEDROOM DETACHED HOME

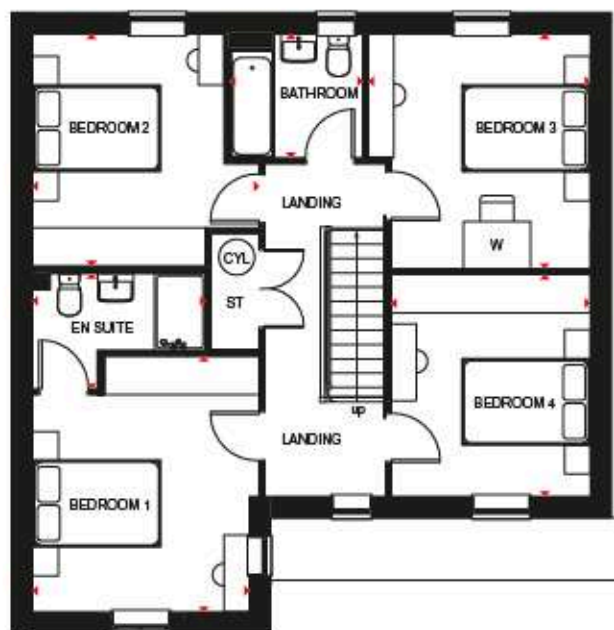
- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to the rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Separate utility room and integral garage
- First floor comprises four double bedrooms, bed 1 with an en suite and the family bathroom



#### Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining/Family Area	4000 x 5511mm	13'1" x 18'1"
Utility	1776 x 1966mm	5'10" x 6'5"
WC	1661 x 1053mm	5'4" x 3'5"

(Approximate dimensions)



#### First Floor

Bedroom 1	3995 x 3536mm	13'1" x 11'7"
En Suite	1804 x 2698mm	5'9" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	W	Work from home
	CYL	Cylinder	dw	Dishwasher space	↔	Dimension location



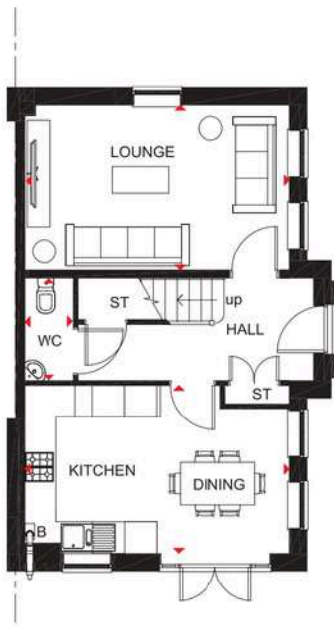
Please see working drawings for plot-specific details and elevation treatments



## HESKETH

### FOUR BEDROOM HOME

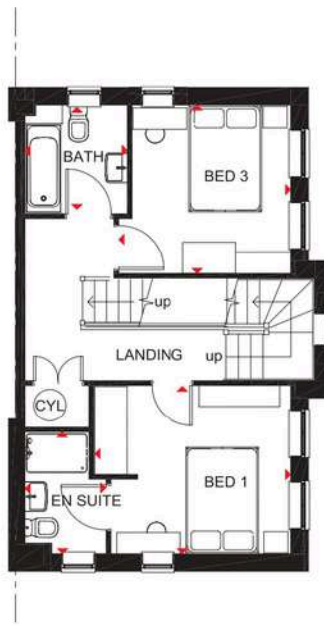
- A spacious family home designed over three floors
- The open-plan fitted kitchen has a dining area opening onto the garden, while a separate lounge provides space where all the family can relax
- The first floor has two double bedrooms, the master with en suite, and the family bathroom
- The second floor has two further double bedrooms and a shower room



#### Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	925 x 1923mm	3'0" x 6'4"

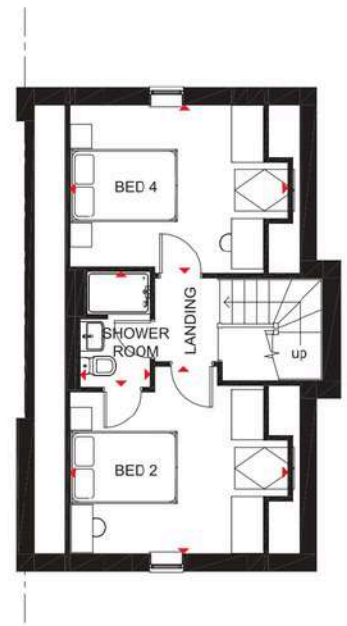
(Approximate dimensions)



#### First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En Suite	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	1903 x 2038mm	6'3" x 6'8"

(Approximate dimensions)



#### Second Floor

Bedroom 2	4076 x 3532mm	13'4" x 11'7"
Bedroom 4	4076 x 3175mm	13'4" x 10'5"
Shower room	1323 x 2168mm	4'4" x 7'1"

(Approximate dimensions)

#### KEY

ST Store  
CYL Cylinder

f/f Fridge/freezer space  
wm Washing machine space

dw Dishwasher space  
◀▶ Dimension location

RL Roof light



Please see working drawings for plot-specific details and elevation treatments

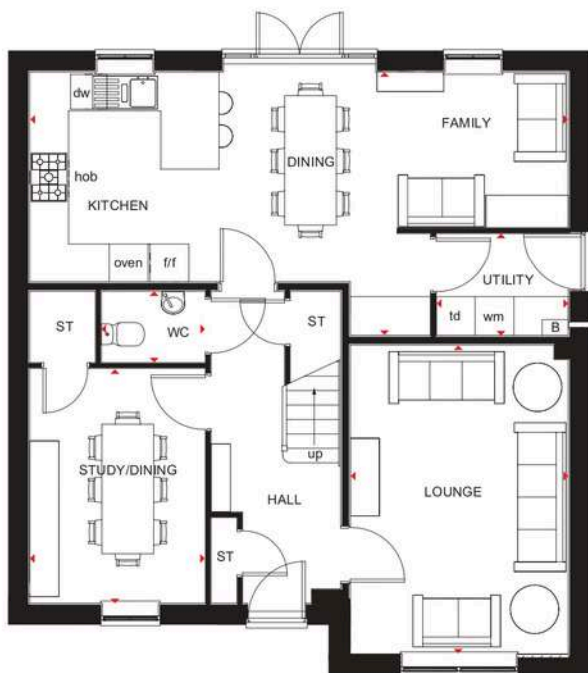




## LAMBERTON

### 5 BEDROOM DETACHED 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 study or formal dining room
- Four double bedrooms - bed 1 with en suite - a single bedroom and the family bathroom with shower are on the first floor



#### Ground Floor

Lounge	3385 x 4773mm	11'1" x 15'8"
Kitchen/Dining/Family	8335 x 4088mm	27'4" x 13'5"
Study/Dining	2712 x 3627mm	8'11" x 11'11"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1501 x 1101mm	4'11" x 3'7"

[Approximate dimensions]



#### First Floor

Bedroom 1	3746 x 4211mm	12'3" x 13'10"
En suite	1484 x 2019mm	4'10" x 6'7"
Bedroom 2	2709 x 3918mm	8'11" x 12'10"
Bedroom 3	3382 x 3904mm	11'1" x 12'10"
Bedroom 4	3015 x 3908mm	9'11" x 12'10"
Bedroom 5	2517 x 2302mm	8'3" x 7'7"
Bathroom	1950 x 2925mm	6'5" x 9'7"

[Approximate dimensions]

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



Please see working drawings for plot-specific details and elevation treatments



**BARRATT**  
HOMES

# PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

## GET IN TOUCH

Discover your ideal new home at your chosen development

2

## ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

## CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

## WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

## WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. er is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



**BARRATT**  
HOMES



# MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

## FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

## VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

## AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

## FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

## MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



**BARRATT**  
HOMES



## 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.







**BARRATT**  
— HOMES —