

ORCHARD GREEN @





WELCOME TO ORCHARD GREEN @ KINGSBROOK

Discover your new home at Orchard Green, on the award-winning Kingsbrook development in Aylesbury. It is recognised as a 'Built for Life' development which means that important design details such as adequate car parking, safe street design and access to amenities have been considered and included within the development.

Some 60% of the development is allocated to open space, which means homes are set amongst community allotments, orchards and a 250-acre nature reserve with trails and sports fields – there are endless opportunities here to enjoy the great outdoors.

Discover the perfect place for a greener and more rural lifestyle while still being well connected to everyday amenities. You'll find a new school, nursery, select shops and community facilities within the development and you'll be within easy reach of Aylesbury train station via a regular dedicated Kingsbrook Flyer bus service.



KINGSBROOK – A LOCATION LIKE NO OTHER

Welcome to Kingsbrook, a landmark development set within the heart of the beautiful Aylesbury Vale. Its design features a number of unique villages, individual in character and situated within 250 acres of exceptional wild meadowland and green parkland.

Each of the villages within Kingsbrook has been carefully planned to blend into the environment and an excellent range of services to support all of your family's needs has been integrated too. A new nursery, crèche facilities two primary schools and a secondary school should ensure access to good education within walking distance. Community centres, local shops and a centrally located new health centre will also be built, providing the peace of mind that everything you need is close by.

With 60% of the development dedicated to green space, living in harmony with nature will be central to your lifestyle. Endless opportunities present themselves to enjoy this outstanding landscape which includes three large parks, equipped play areas, sports facilities and cycle and walking routes – all encouraging you to have fun outdoors whatever your age. For those keen to exercise their green fingers, there will be community allotments to plant and tend, as well as orchards. In addition, a 250-acre nature park with visitor centre will open on the eastern edge of Kingsbrook for everyone to experience the changing seasons across this wildlife-rich location.



*as per current planning



GIVING NATURE A HOME AT KINGSBROOK

Nature makes people feel healthier and happier, so at Kingsbrook we are pioneering a whole new 'nature-friendly' approach to designing a development in a way that will enable the natural world to thrive. Working in close consultation with the RSPB, our aim is to encourage natural and garden wildlife to live harmoniously alongside you. Plenty of open spaces have been retained for fauna to thrive in and shrubs, wildflowers and hedgerows have been introduced to create the perfect habitat for wildlife. Residents will be encouraged to get planting to support the repopulation of our bees and butterflies to help turn around their decline.

Surrounded by countryside and bordered by the Grand Union Canal, this pioneering development has been carefully planned to ensure that over half of the land is retained as wildflower meadows, parks and green space, creating a beautiful environment where nature can also have a home. Alongside the RSPB, we are trialling new methods to help encourage nature back once we have finished building Kingsbrook – from a new brick that doubles as a swift nest box to the installation of wildlife homes where hedgehogs can hibernate safely.

The RSPB will monitor the progress of our wildlife community as each village is built and the success of this unique project will be shared to help determine new milestones for development planning across the UK.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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

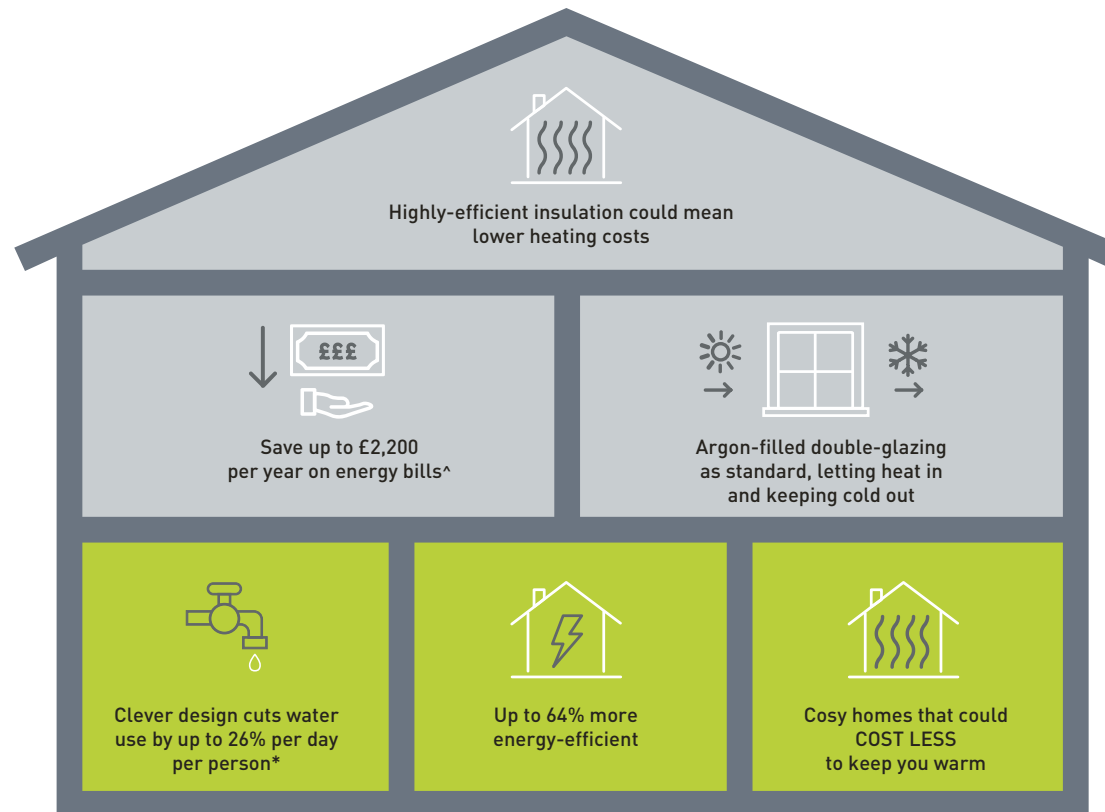
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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 July 2023.

^{*}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.

FORTY MINUTES FROM YOUR NEW HOME



Aylesbury Town Centre
6-minute drive or 10-minute cycle



Endless countryside to explore
on your doorstep



Aylesbury Train Station
7-minute drive or 12-minute cycle



Whipsnade Zoo
26-minute drive



Luton Airport
40-minute drive

SITE PLAN

- Block E**
1 bedroom apartment
 - Aylesham Special**
1 bedroom home
 - Aylesham**
1 bedroom home
 - Ellerton**
3 bedroom home
 - Lutterworth**
3 bedroom home
 - Maidstone**
3 bedroom home
 - Moresby**
3 bedroom home
 - Norbury**
3 bedroom home
 - Padstow Special**
3 bedroom home
 - Brentwood Special**
3 bedroom home
 - Brentford**
3 bedroom home
 - Alderney**
4 bedroom home
 - Hexham**
4 bedroom home
 - Hesketh**
4 bedroom home
 - Faversham Special**
4 bedroom home
 - Kingsley**
4 bedroom home
 - Kingsville**
4 bedroom home
 - Rochester Special**
4 bedroom home
 - Hythe Special**
4 bedroom home
 - Hythie**
4 bedroom home
 - Radleigh**
4 bedroom home
 - Affordable Housing**
- BS Bin Store CS Cycle Store
V Visitors Parking Space
BCP Bin Collection Point
Street Light



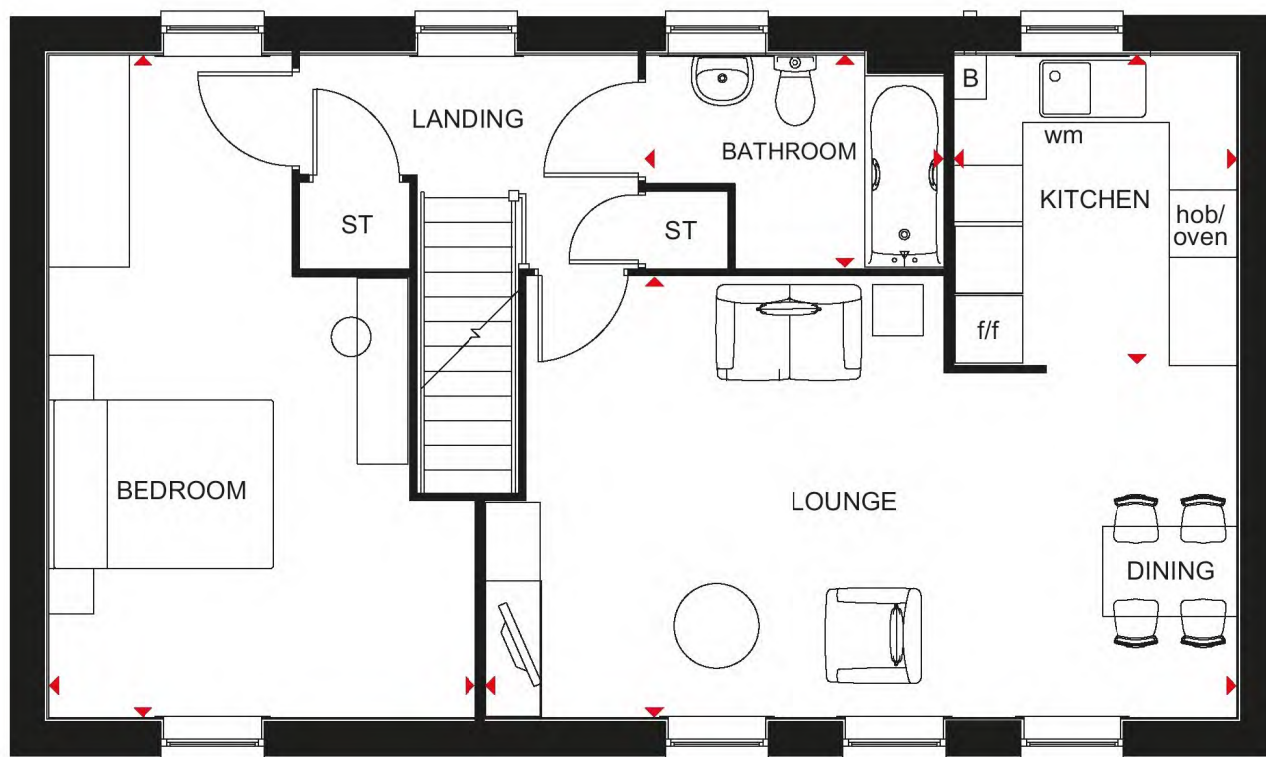
- House Martin
Cups
- Swift Box
- Bat Box
- Hedgehog Highway

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

AYLSHAM

1 BEDROOM APARTMENT

- An attractive first floor, one bedroom apartment offering open-plan lounge, kitchen and dining area for flexible living
- Comfortable main bedroom and bathroom
- This apartment also comes with a carport



First Floor

Lounge/Dining	6676 x 3707mm	21'11" x 12'2"
Kitchen	2750 x 2502mm	9'0" x 8'3"
Bedroom	5885 x 3778mm	19'4" x 12'5"
Bathroom	2626 x 1887mm	8'7" x 6'2"

(Approximate dimensions)

KEY

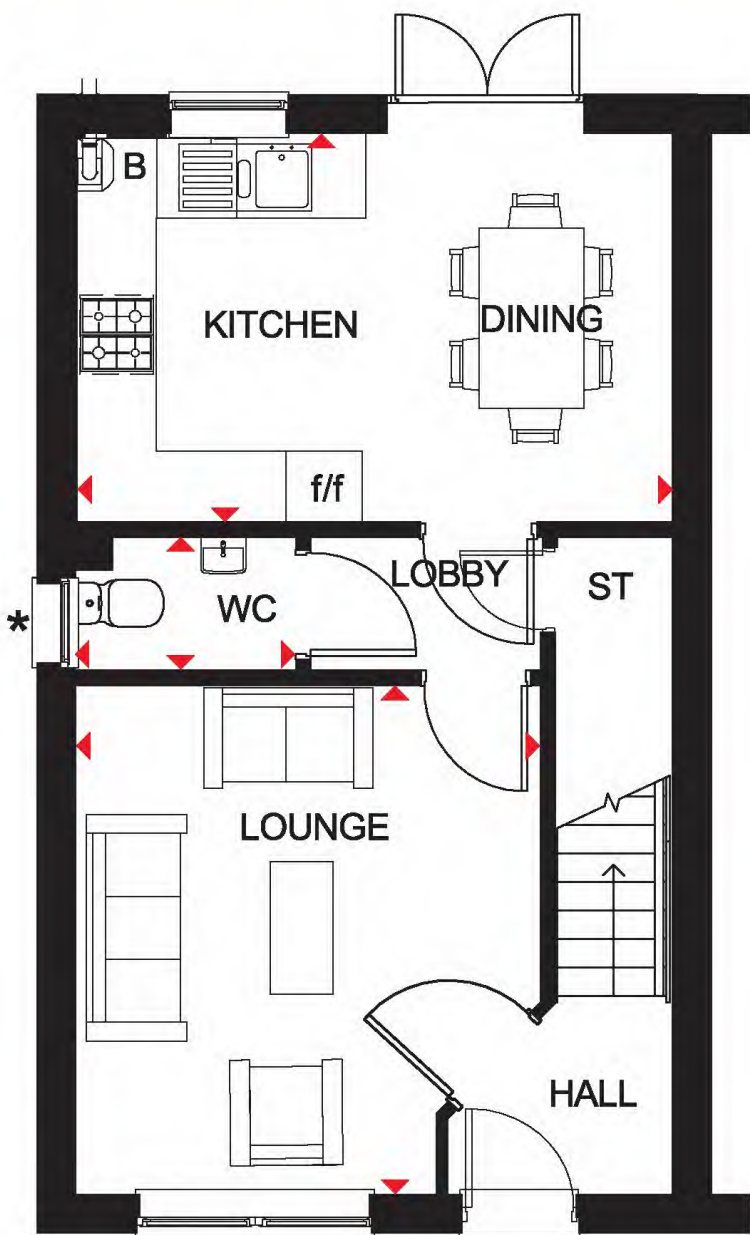
B	Boiler
ST	Store
wm	Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

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 the family bathroom

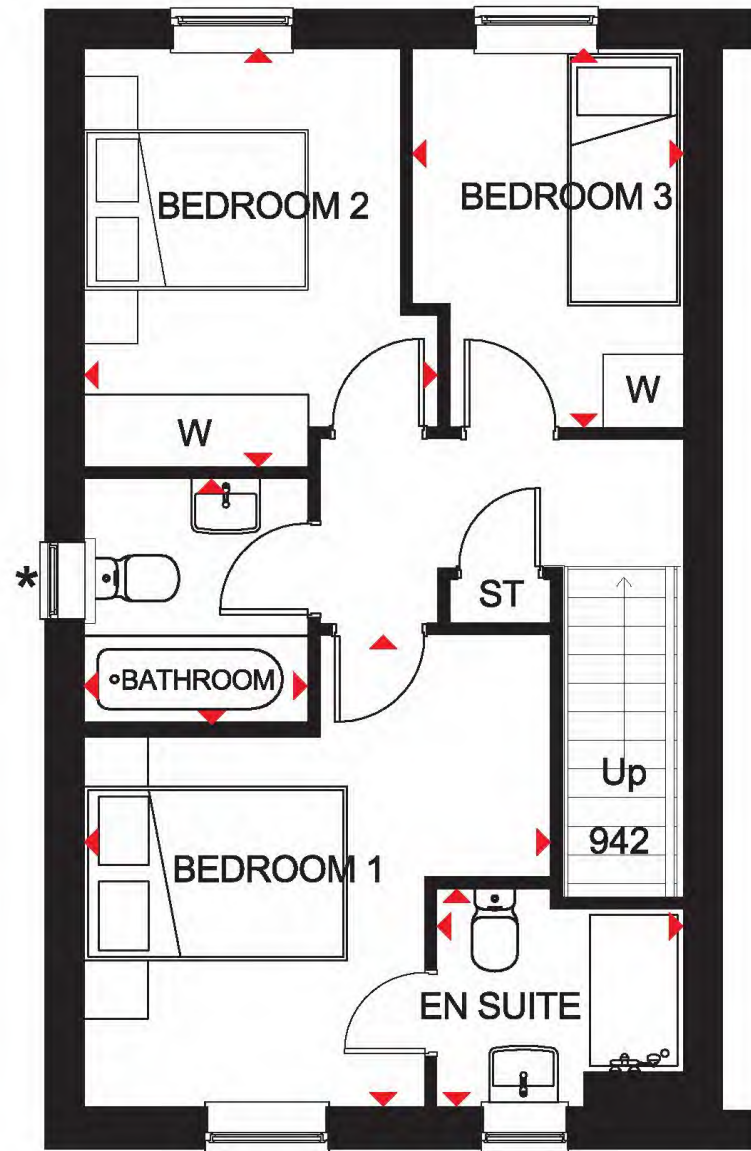


Ground Floor

Kitchen/Dining	4598 x 3037 mm	15'1" x 9'11"
Lounge	3617 x 3972 mm	11'10" x 13'0"
WC	1685 x 1050 mm	5'6" x 3'5"

(Approximate dimensions)

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



First Floor

Bedroom 1	3605 x 3693 mm	11'9" x 12'1"
En Suite	1920 x 1716 mm	6'3" x 5'7"
Bedroom 2	2708 x 3250 mm	8'10" x 10'7"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1917 x 1705 mm	6'3" x 5'7"

(Approximate dimensions)

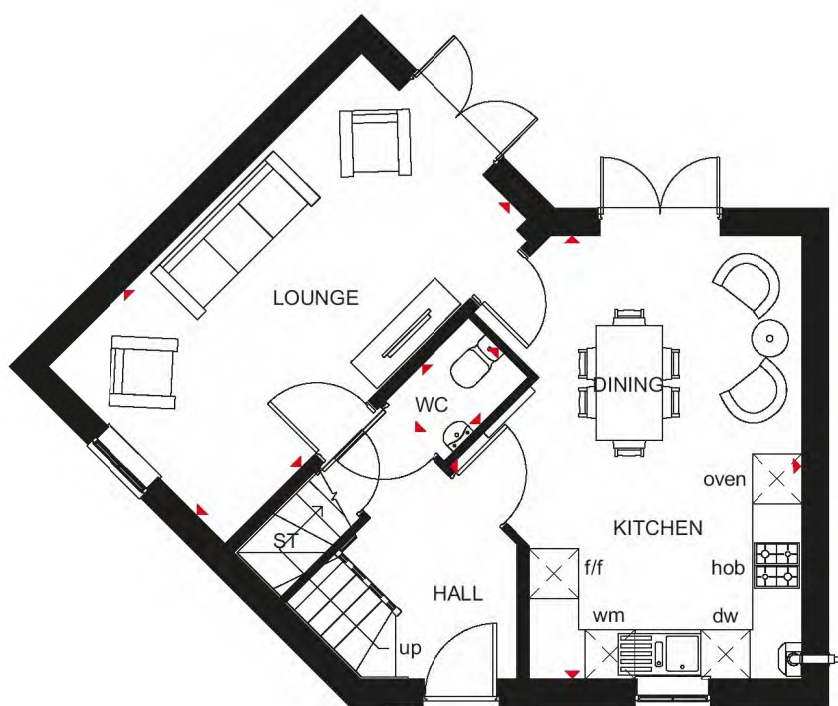
*Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B Boiler	w Wardrobe space
	ST Store	◄► Dimension location
	f/f Fridge/freezer space	

LUTTERWORTH

3 BEDROOM HOME

- Natural light floods into this home with two sets of French doors leading to the rear garden
- A large open-plan kitchen and dining area creates a hub for the family, while the dual aspect lounge provides room to entertain
- Upstairs are two spacious double bedrooms, the main with en suite, a single bedroom and the family bathroom.



Ground Floor

Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
Lounge	5385 x 3045mm	17'8" x 9'11"
WC	1028 x 1441mm	3'4" x 4'8"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'9"
Ensuite 1	1648 x 2159mm	5'4" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'4"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

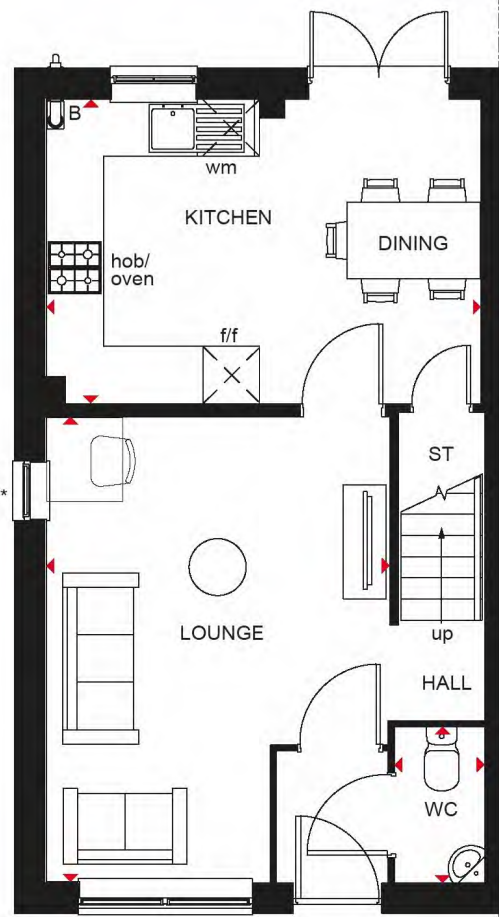
(Approximate dimensions)

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		

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 the family bathroom

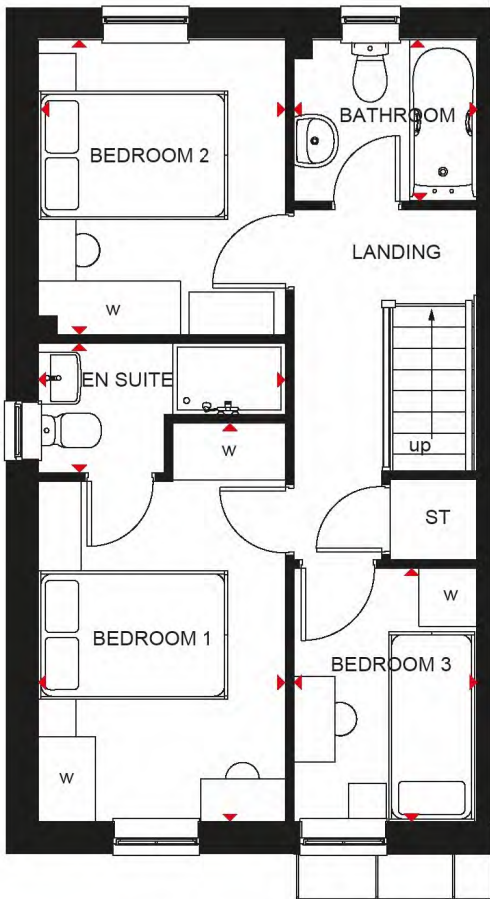


Ground Floor

Kitchen/Dining	4598 x 3202 mm	15'1" x 10'6"
Lounge	4598 x 4955 mm	15'1" x 16'3"
WC	901 x 1586 mm	2'11" x 5'2"

[Approximate dimensions]

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



First Floor

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

[Approximate dimensions]

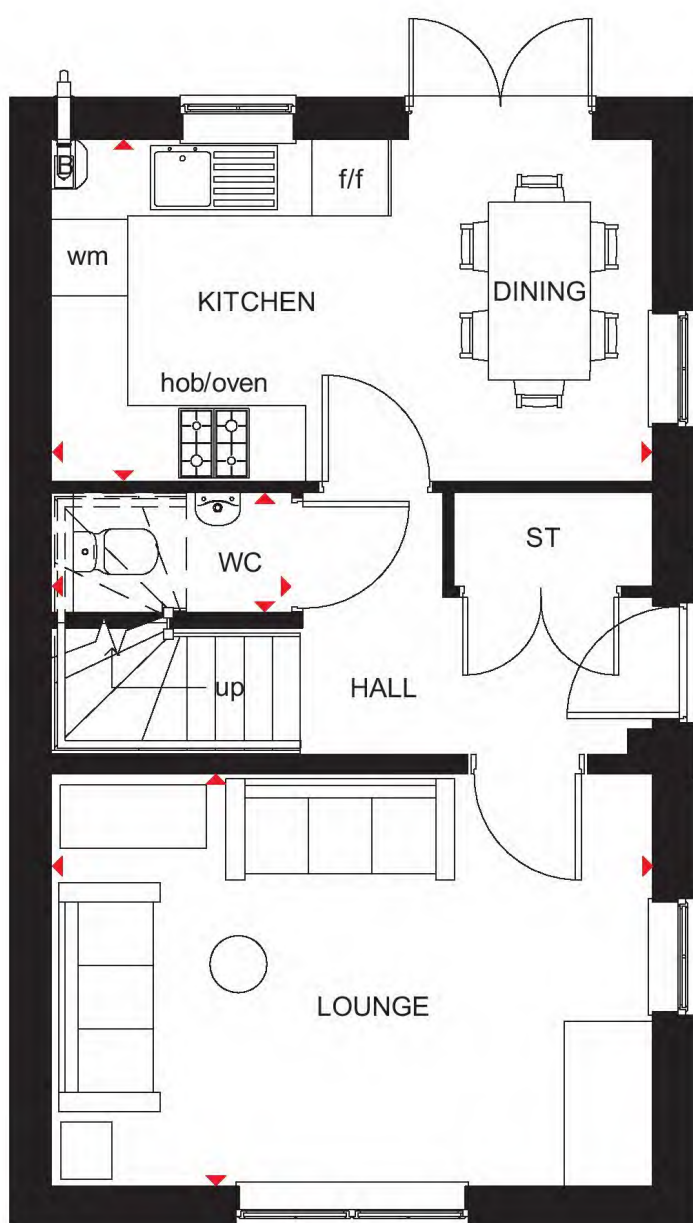
* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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

MORESBY

3 BEDROOM DETACHED HOME

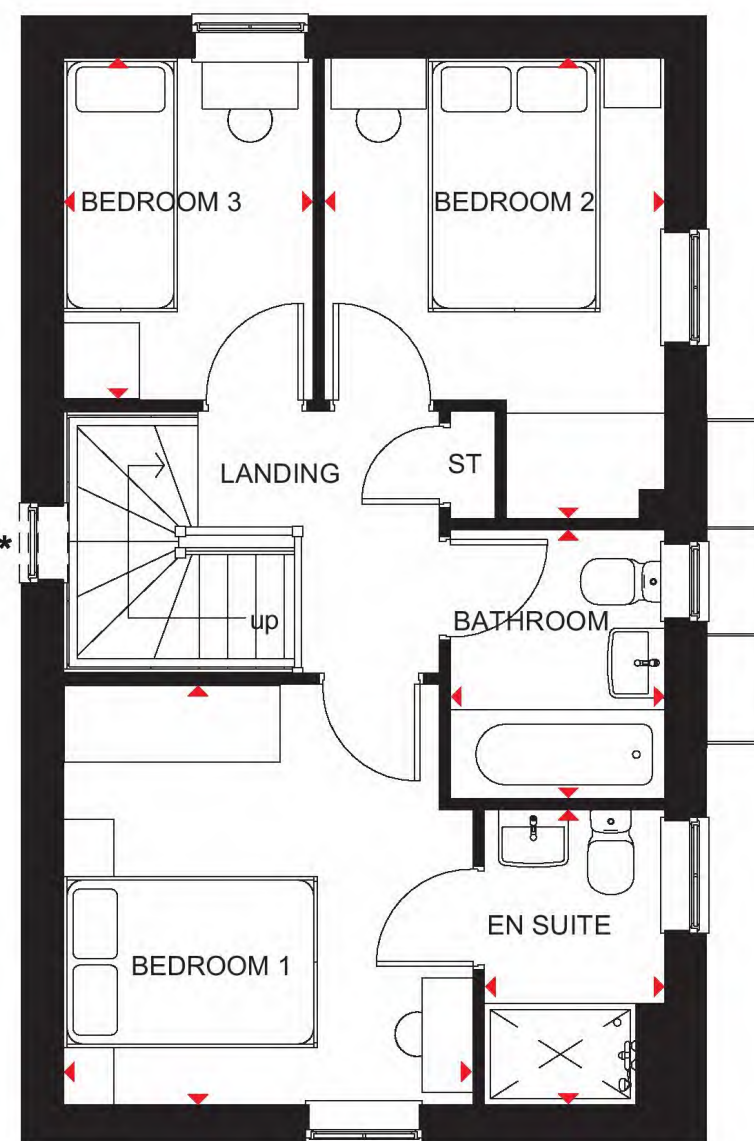
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor has two double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4735 x 3262 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2695 mm	15'6" x 8'10"
WC	1877 x 976 mm	6'1" x 3'2"

[Approximate dimensions]



First Floor

Bedroom 1	3314 x 3228 mm	10'10" x 10'7"
En Suite	1422 x 2324 mm	4'7" x 7'7"
Bedroom 2	2681 x 3630 mm	8'9" x 11'10"
Bedroom 3	2698 x 1969 mm	8'10" x 6'5"
Bathroom	2122 x 1690 mm	6'11" x 5'6"

[Approximate dimensions]

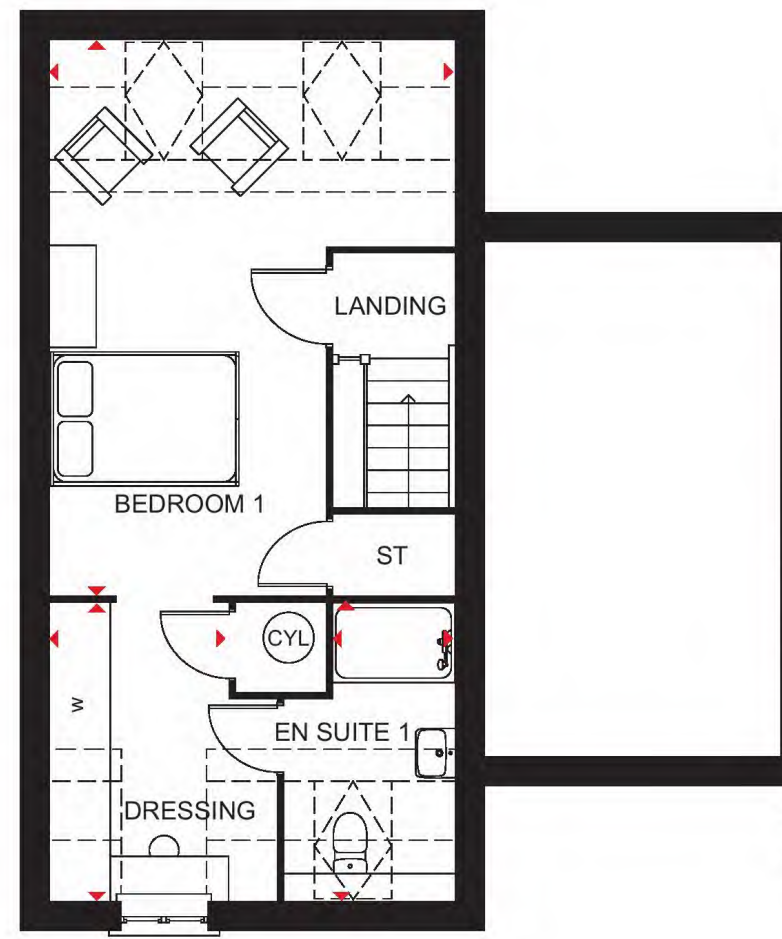
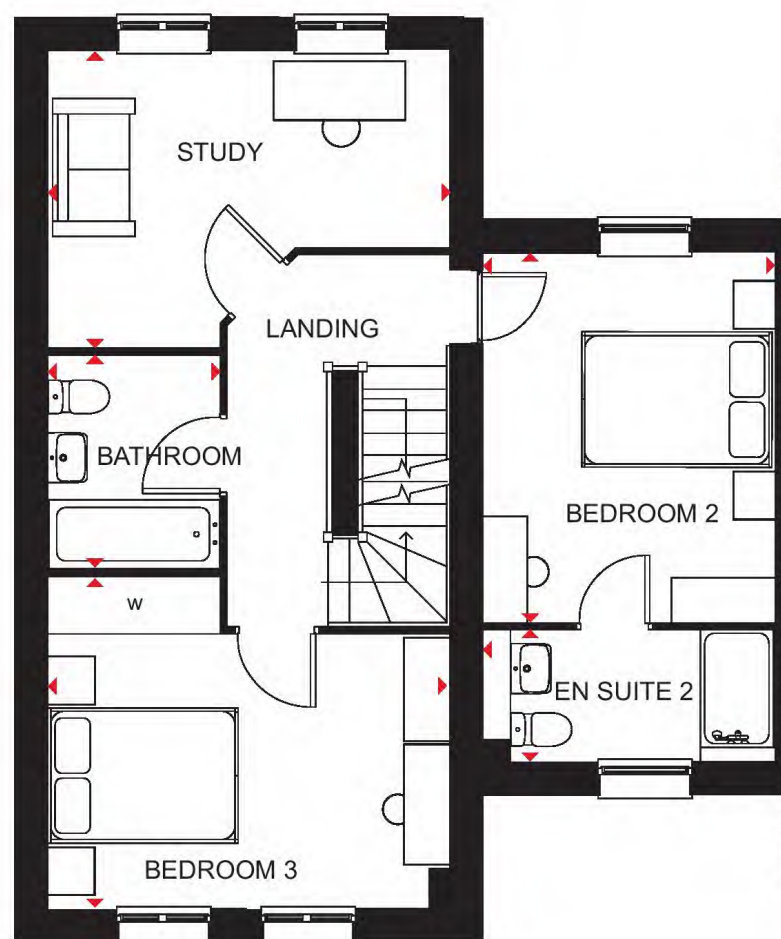
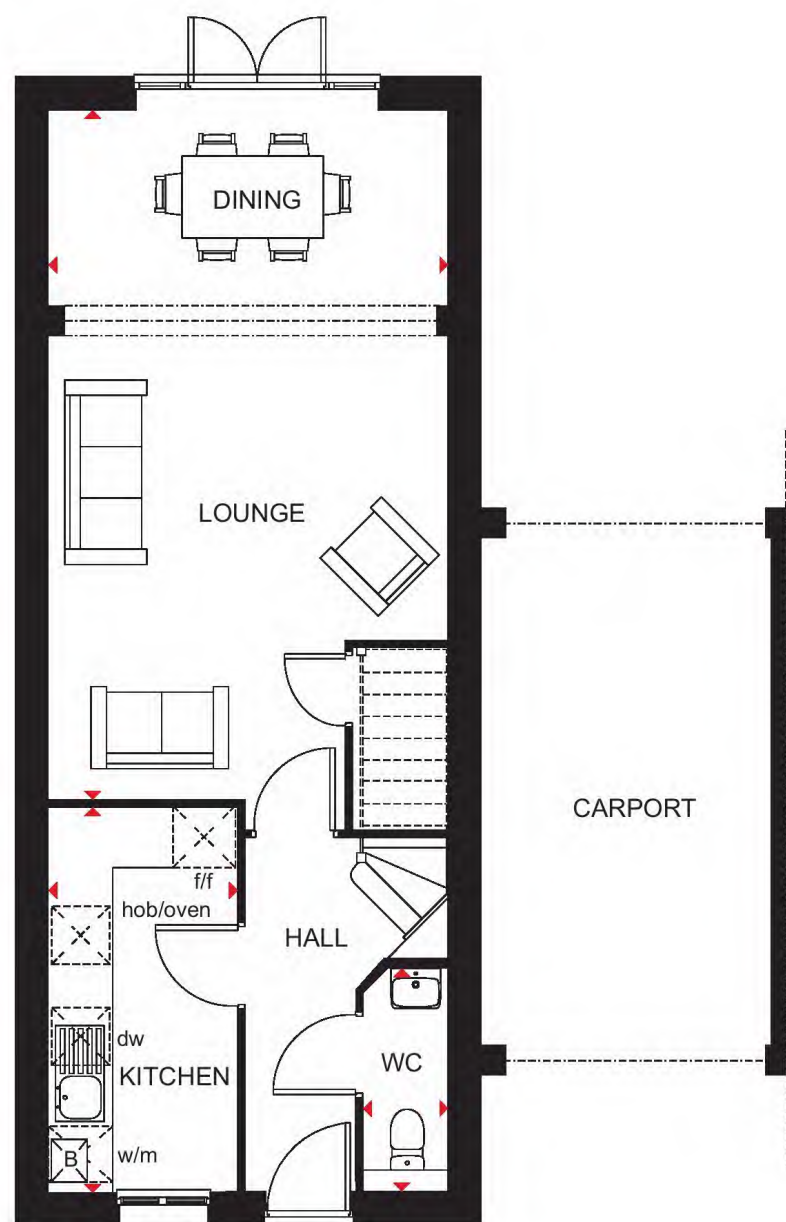
* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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

PADSTOW SPECIAL

3 BEDROOM HOME

- A beautiful three storey home featuring openplan lounge and dining room with fullheight glazed bay opening onto the rear garden
- Stylish kitchen comes with quality units and appliances in a range of finishes
- The first floor benefits from two double bedrooms, one with an en suite, a study and family bathroom
- The charming main bedroom with dressing area and en suite shower room is neatly located on the top floor



Ground Floor

Kitchen	3913 x 1901 mm	12'10" x 6'2"
Lounge / Dining	4058 x 7008 mm	13'3" x 22'11"
WC	885 x 2273 mm	2'10" x 7'5"

[Approximate dimensions]

First Floor

Bedroom 2*	2960 x 3707 mm	9'8" x 12'1"
Bedroom 3	4058 x 3387 mm	13'3" x 11'1"
Bathroom	2146 x 1700 mm	7'0" x 5'6"
En Suite 2*	2923 x 1396 mm	9'7" x 4'6"
Study	4058 x 2970 mm	13'3" x 9'8"

[Approximate dimensions]

Dimensions vary from plot to plot. Please check with the Sales Adviser.

Second Floor

Bedroom 1	4058 x 5593 mm	13'3" x 18'4"
En Suite 1	1858 x 2998 mm	6'1" x 9'10"
Dressing	2113 x 2998 mm	6'11" x 9'10"

[Approximate dimensions]

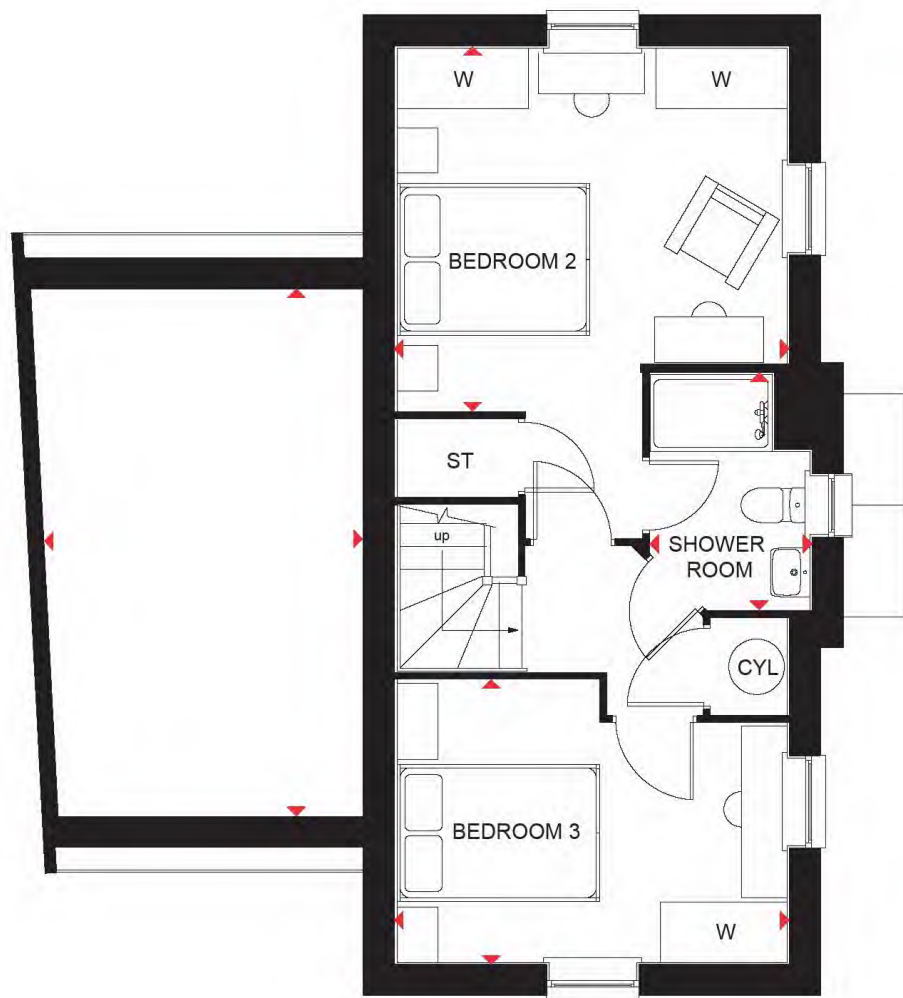
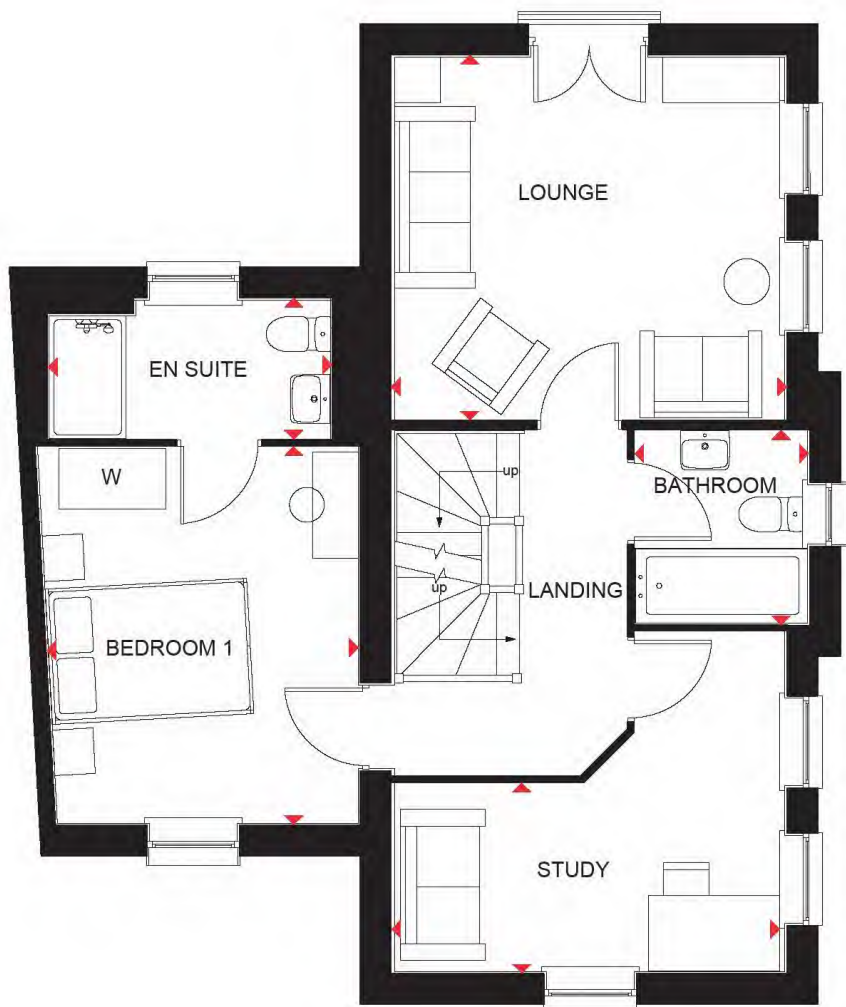
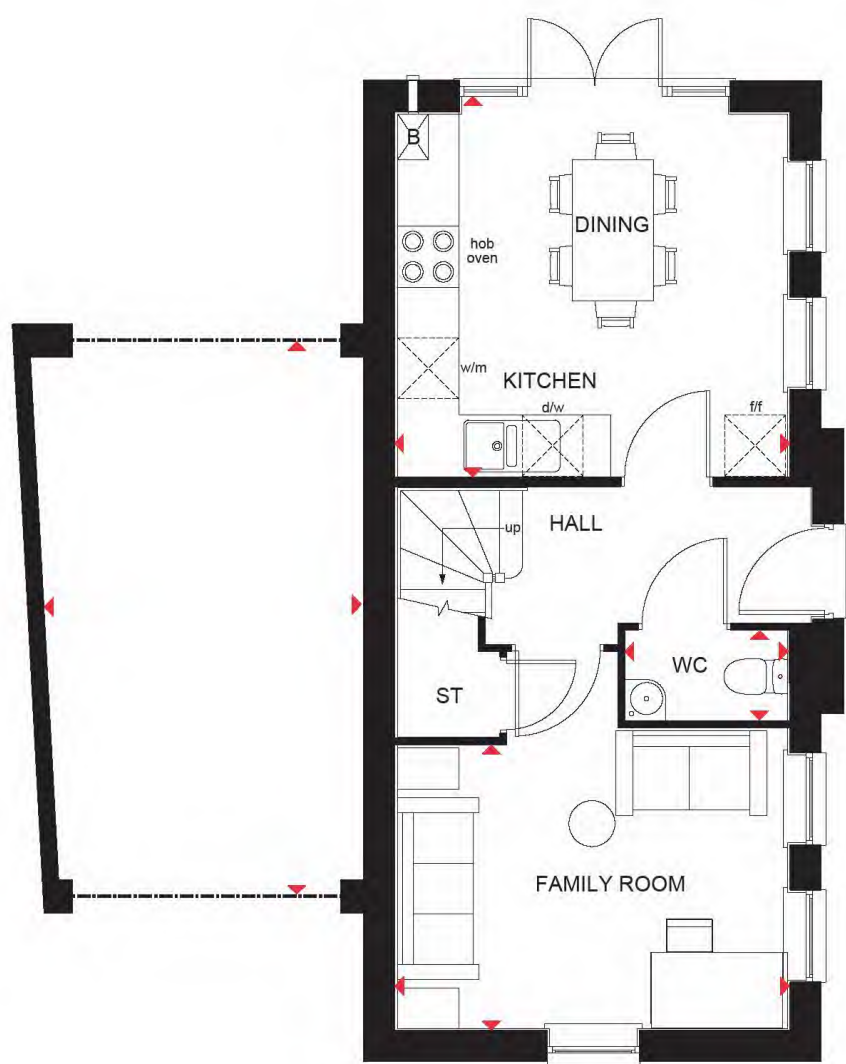
KEY

- B Boiler
- ST Store
- w/m Washing machine space
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension location

BRENTWOOD SPECIAL

3 BEDROOM HOME

- A three bedroom, 3 storey home offering open-plan kitchen and dining room with French doors opening onto the rear garden
- A dual-aspect family room makes a great addition on the ground floor
- A dual-aspect lounge, the main en suite bedroom, a study and family bathroom are located on the first floor
- The second floor features two additional double bedrooms and a dual-access shower room



Ground Floor

Kitchen/Dining	3860 x 3574 mm	12'7" x 11'8"
Family Room	3850 x 3712 mm	12'7" x 12'2"
WC	1601 x 875 mm	5'3" x 2'10"

[Approximate dimensions]

First Floor

Lounge	3860 x 3574 mm	12'7" x 11'8"
Bedroom 1*	2978 x 4070 mm	9'9" x 13'4"
En Suite*	3252 x 1177 mm	10'8" x 3'10"
Study	3000 x 1369 mm	9'10" x 4'5"
Bathroom	1700 x 1900 mm	5'6" x 6'2"

[Approximate dimensions]

*Room dimensions vary from plot to plot. Please check with the Sales Adviser.

Second Floor

Bedroom 2	3860 x 4831 mm	12'7" x 15'10"
Bedroom 3	3860 x 2783 mm	12'7" x 9'1"
Shower Room	2315 x 1576 mm	7'7" x 5'2"

[Approximate dimensions]

KEY B Boiler
ST Store
W Wardrobe space

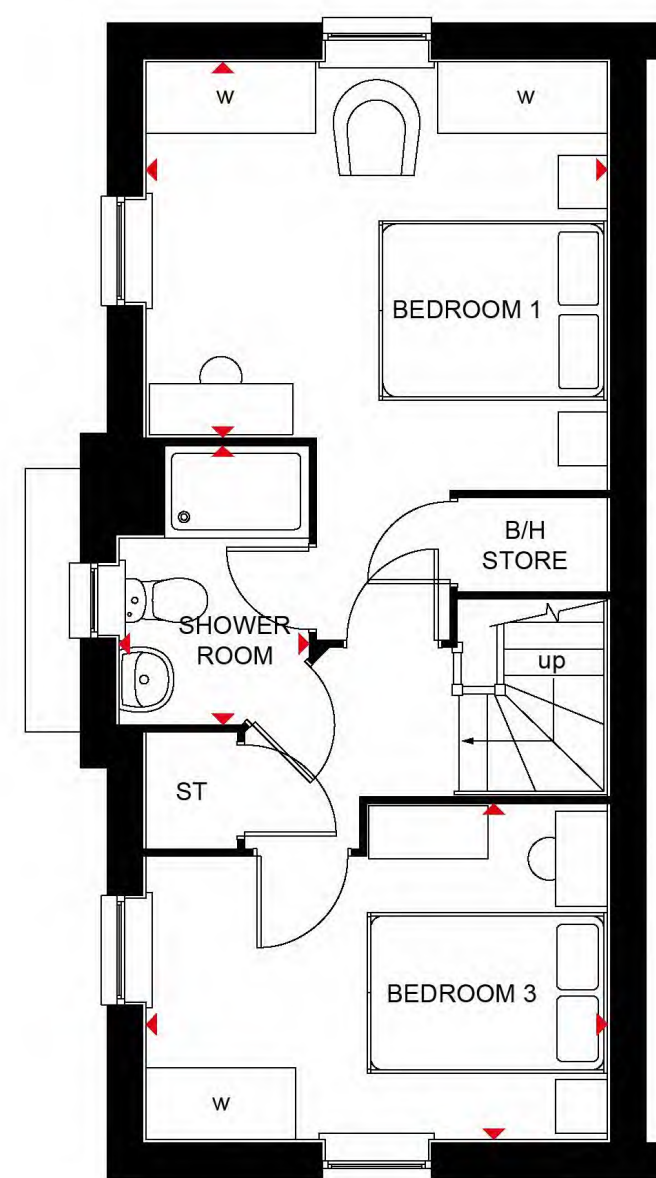
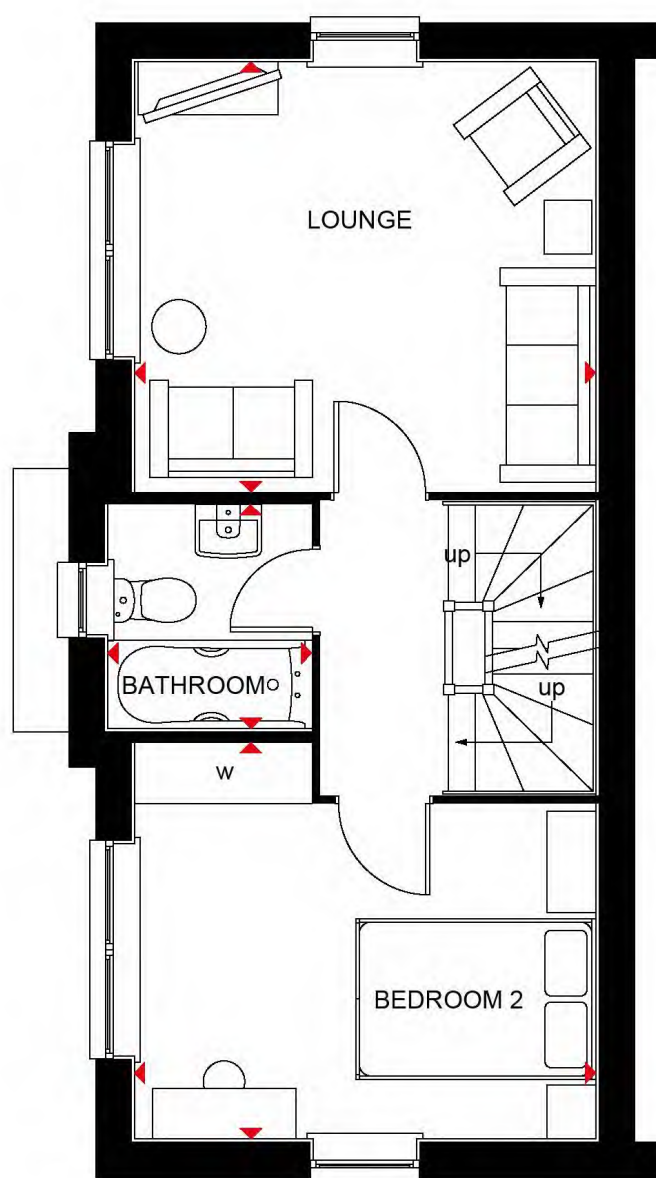
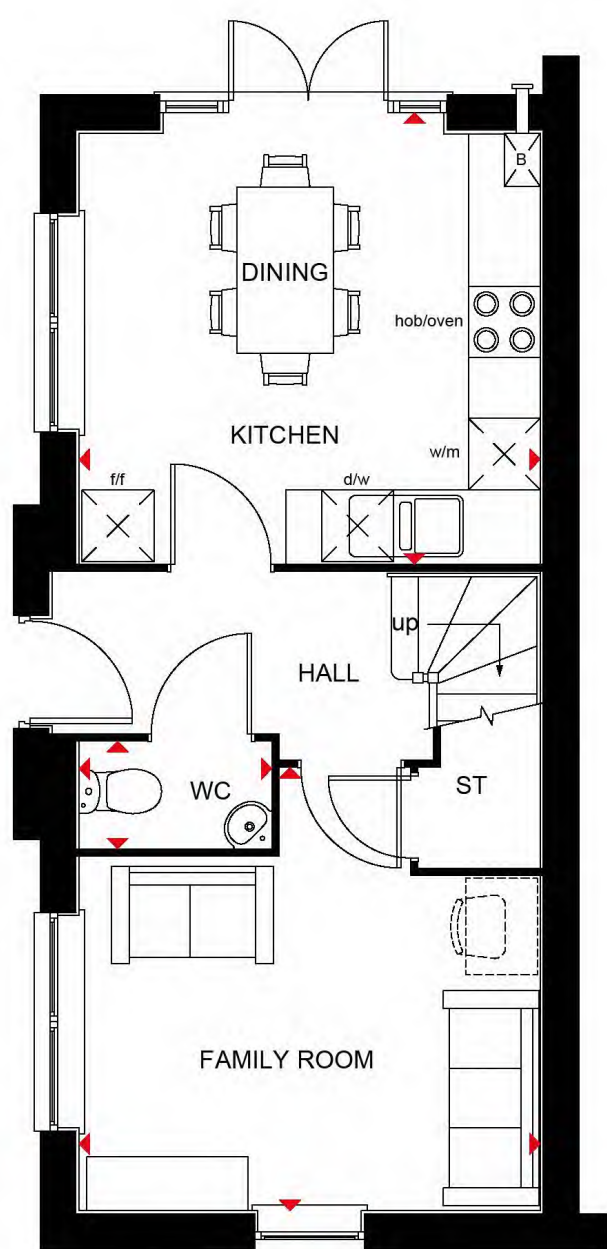
wm Washing machine space
f/f Fridge/freezer space
dw Dishwasher space

◀ ▶ Dimension location

BRENTFORD

3 BEDROOM HOME

- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, with dual-access shower room, are on the top floor



Ground Floor

Kitchen/Dining	3872 x 3593 mm	12'8" x 11'9"
Family	3872 x 3700 mm	12'8" x 12'13"
WC	875 x 1601 mm	2'10" x 5'3"

[Approximate dimensions]

First Floor

Bedroom 2	3872 x 3306 mm	12'8" x 10'10"
Lounge	3872 x 3592 mm	12'8" x 11'9"
Bathroom	1867 x 1688 mm	6'1" x 5'53"

[Approximate dimensions]

Second Floor

Bedroom 1	3572 x 3872 mm	11'8" x 12'8"
Bedroom 3	2795 x 3872 mm	9'2" x 12'8"
Shower Room	2315 x 1576 mm	7'7" x 5'2"

[Approximate dimensions]

KEY B Boiler
ST Store
W Wardrobe space

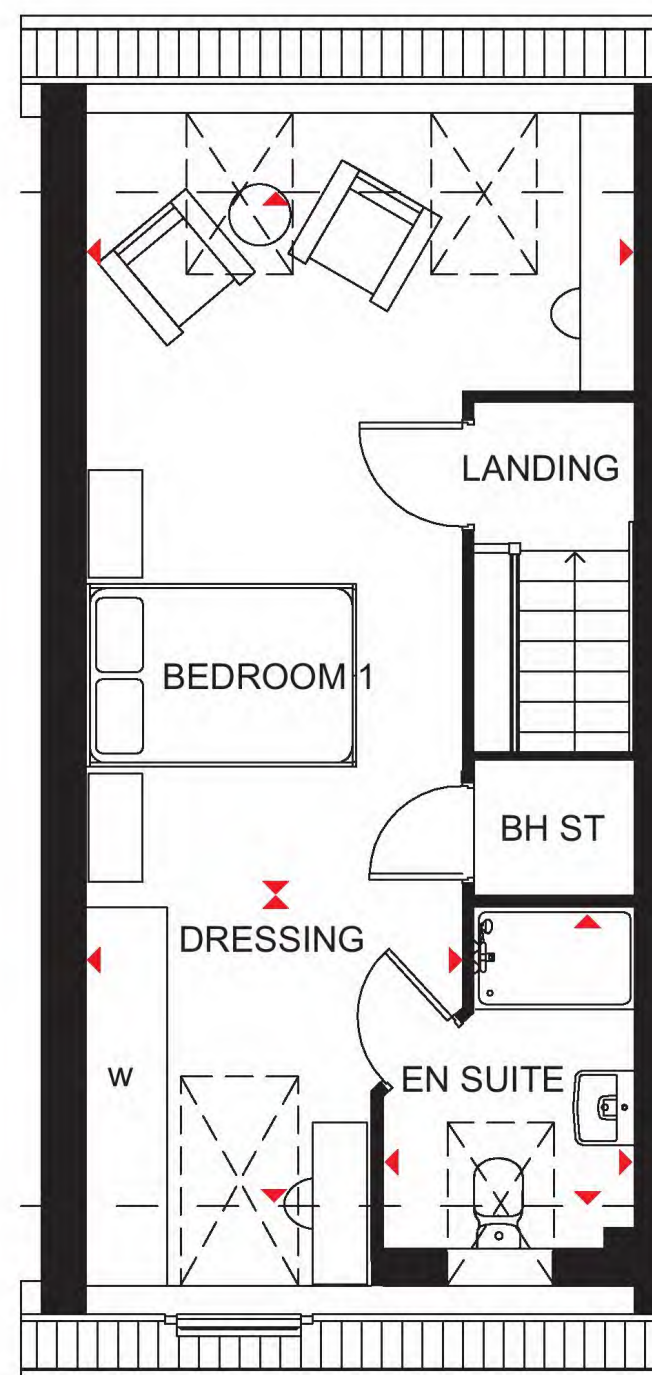
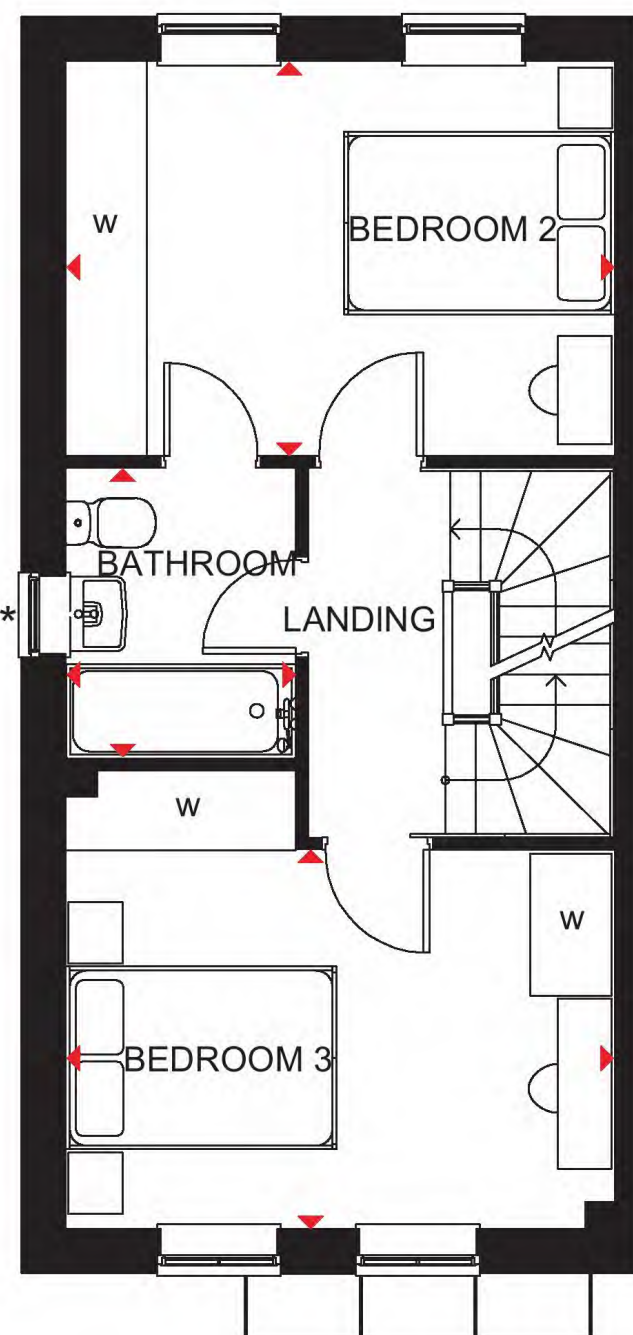
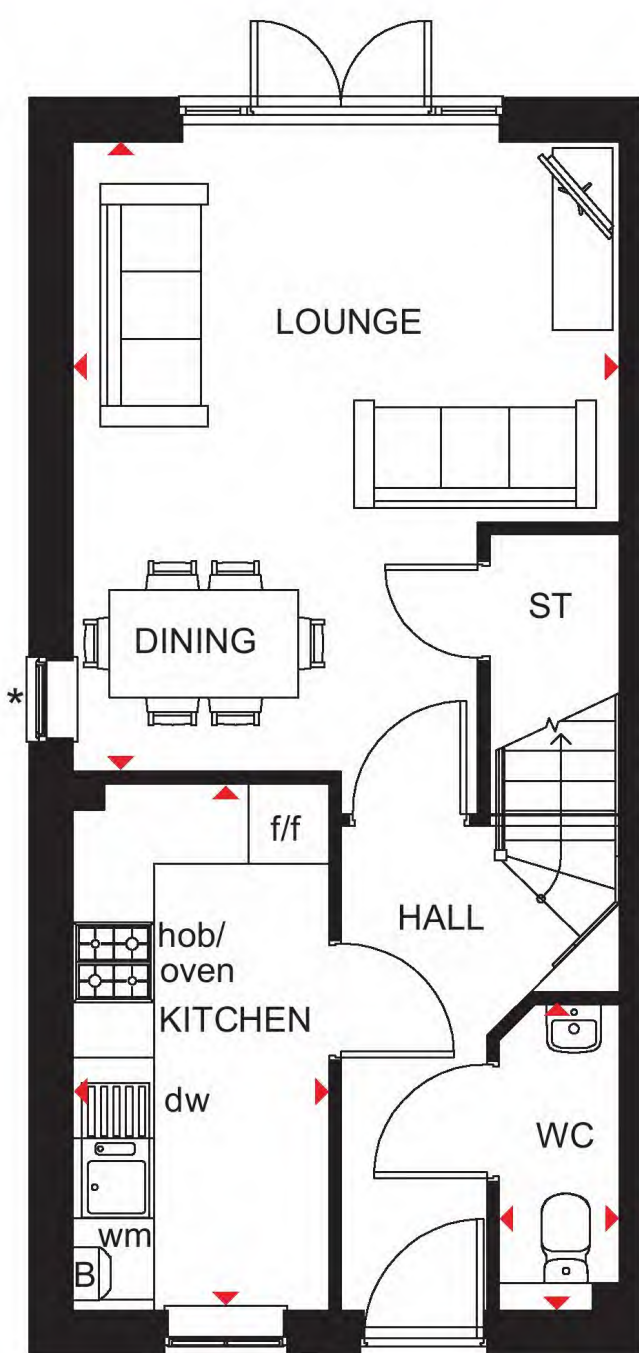
wm Washing machine space
f/f Fridge/freezer space
dw Dishwasher space

◀▶ Dimension location

NORBURY

3 BEDROOM HOME

- Bright and spacious family home, designed over three floors
- Open-plan lounge with dining area leading to the rear garden through French doors
- Front-aspect, stylish fitted kitchen
- Two double bedrooms and a family bathroom on the first floor
- Large main bedroom with en suite and dressing area takes up the entire top floor



Ground Floor

Kitchen	3912 x 1902 mm	12'10" x 6'2"
Lounge/Dining	4056 x 4991 mm	13'3" x 16'4"
WC	880 x 2055 mm	2'10" x 6'8"

(Approximate dimensions)

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

First Floor

Bedroom 2	4070 x 2967 mm	13'4" x 9'8"
Bedroom 3	4070 x 3388 mm	13'4" x 11'1"
Bathroom	2146 x 1698 mm	7'0" x 5'6"

(Approximate dimensions)

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

Second Floor

Bedroom 1*	8678 x 4070 mm	28'5" x 13'4"
En Suite	1870 x 2801 mm	6'1" x 9'2"
Dressing	2297 x 2784 mm	7'6" x 9'2"

(Approximate dimensions)

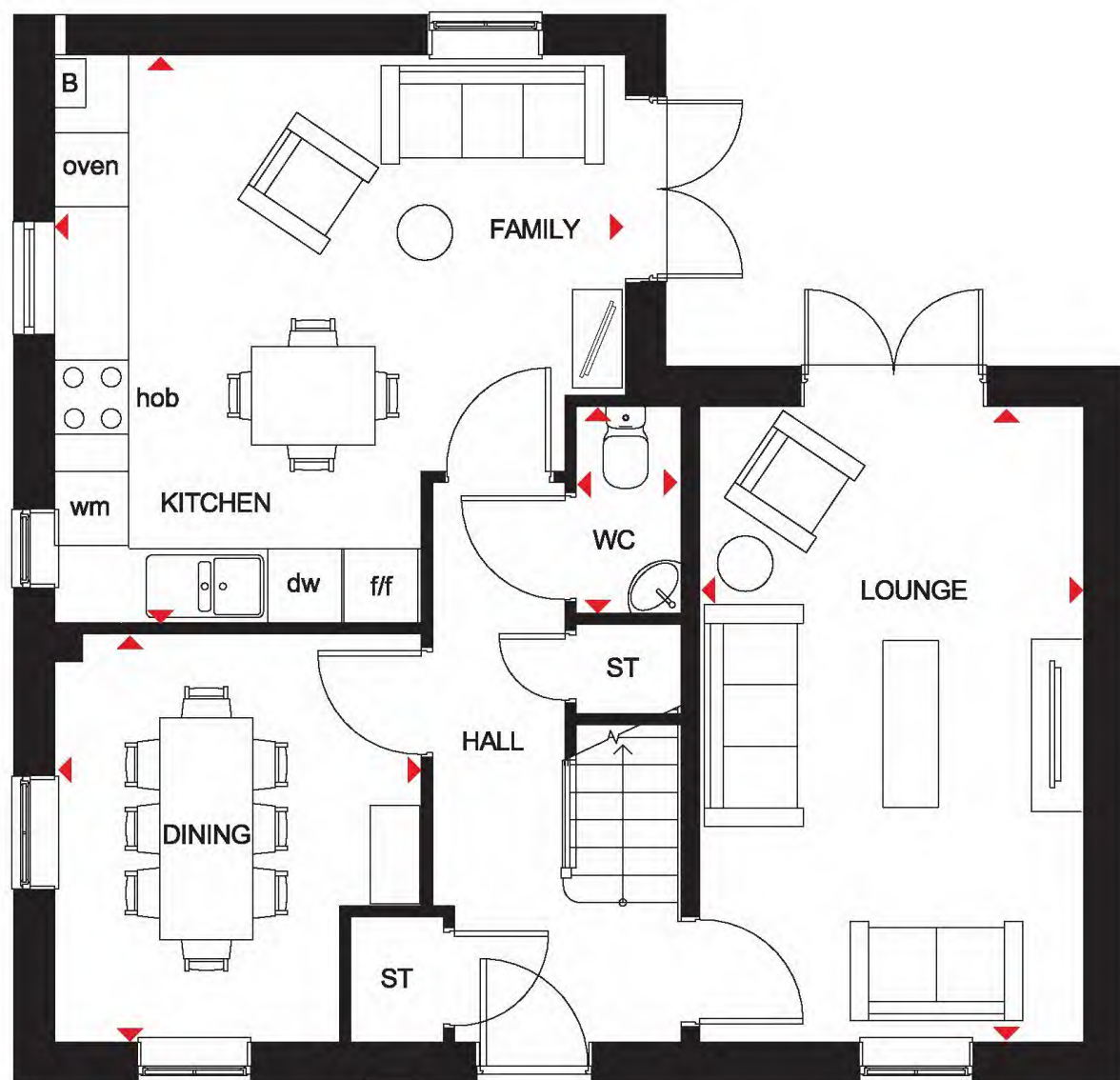
* Lowered ceiling height

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

ALDERNEY

4 BEDROOM HOME

- A large fitted kitchen with family and breakfast area 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

Kitchen family room	4623 x 4603 mm	15'2" x 15'1"
Dining	2974 x 3305 mm	9'9" x 10'10"
Lounge	3100 x 5148 mm	10'2" x 16'10"
WC	871 x 1641 mm	2'10" x 5'4"

[Approximate dimensions]

First Floor

Bedroom 1	4628 x 3106 mm	15'2" x 10'2"
En Suite	2078 x 1200 mm	6'9" x 3'10"
Bedroom 2	4510 x 3115 mm	14'9" x 10'2"
Bedroom 3	3737 x 3115 mm	12'3" x 10'2"
Bedroom 4	2148 x 2275 mm	7'0" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'9"

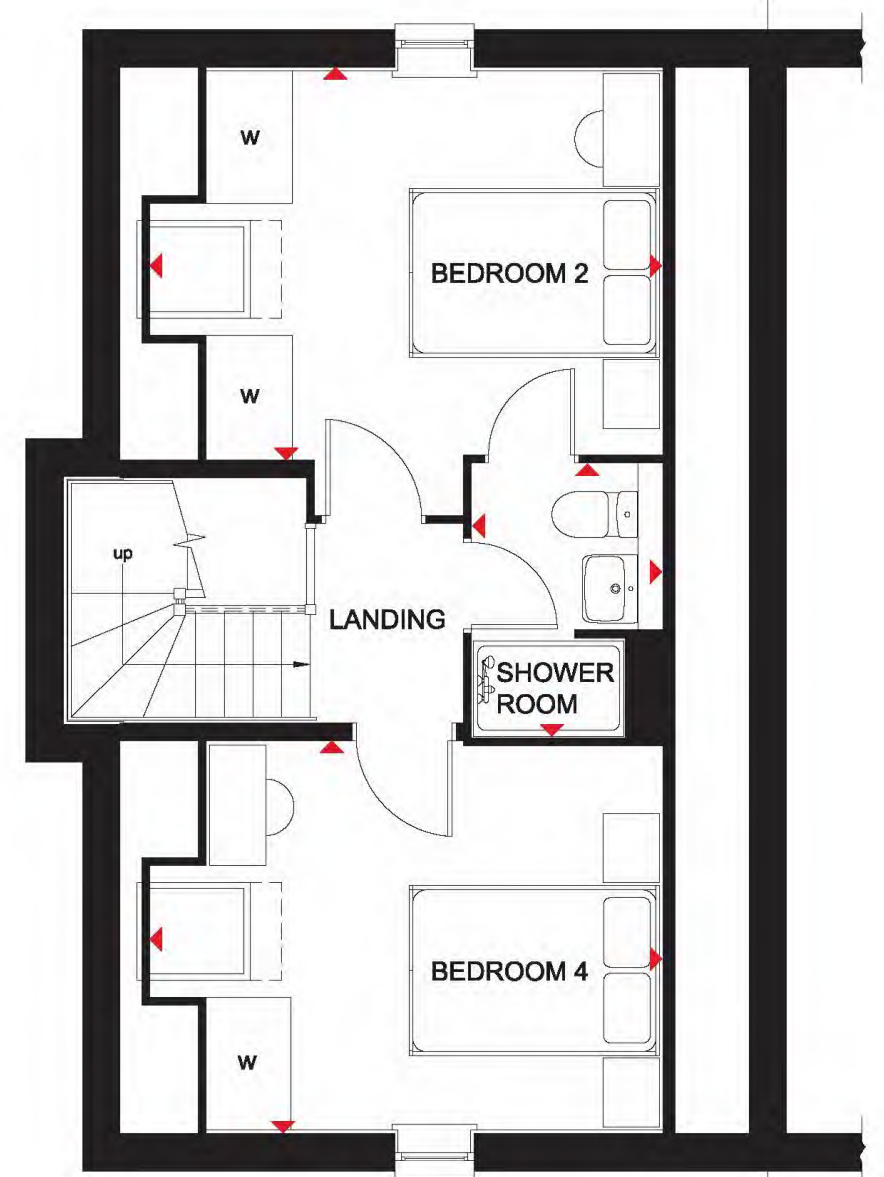
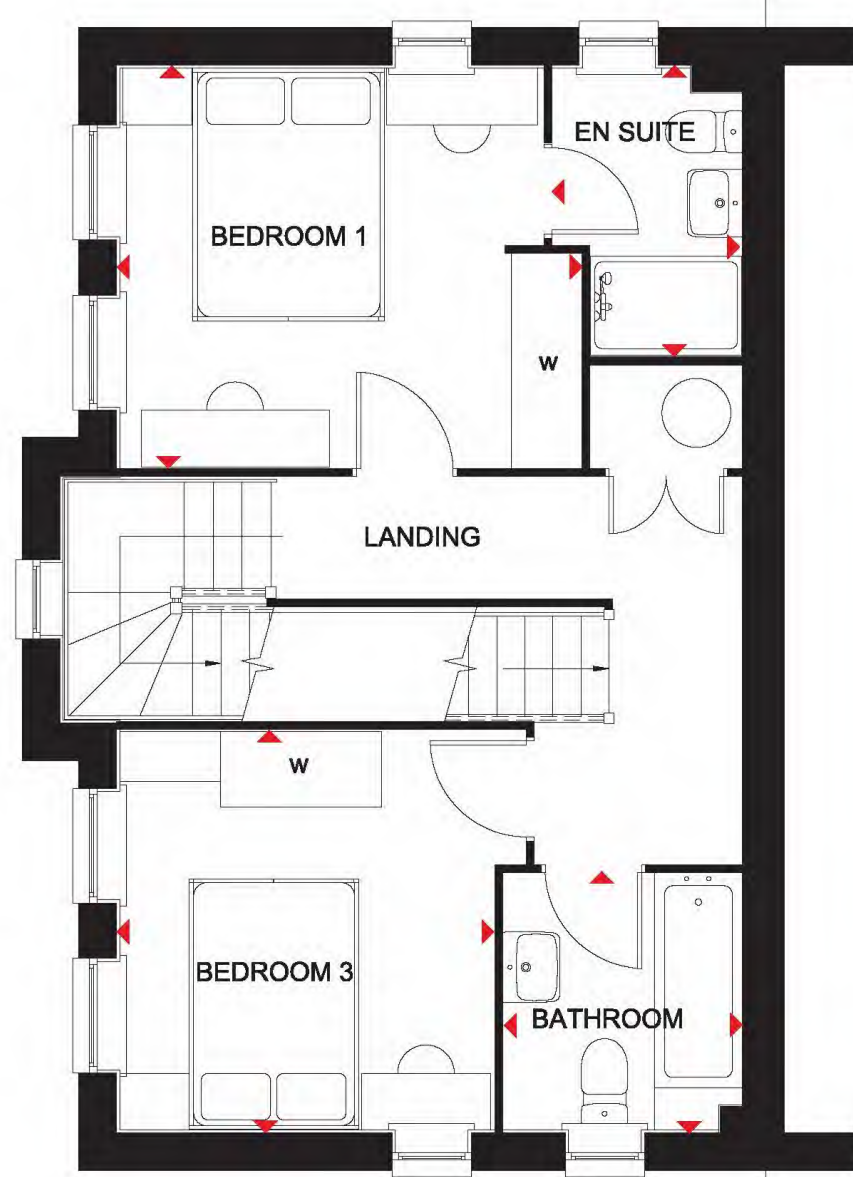
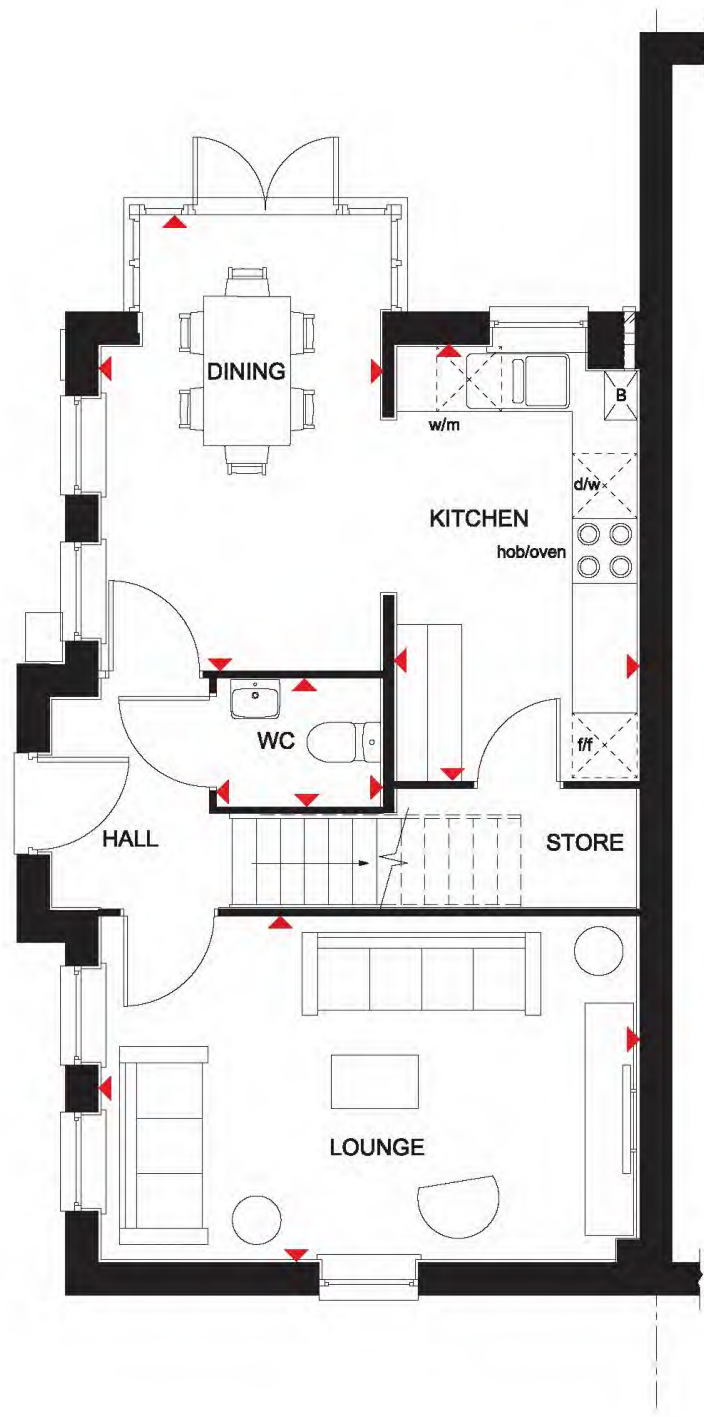
[Approximate dimensions]

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

HEXHAM

4 BEDROOM HOME

- A spacious family home designed over three floors
- The open-plan lounge and dining room lead to the rear garden through a walk-in glazed bay that maximises light, making the room feel bright and airy; the fitted kitchen is also on the ground floor
- Two double bedrooms, the generous main with en suite, are on the first floor while upstairs on the second floor are two further double bedrooms and a family bathroom



Ground Floor

Kitchen	2276 x 5229 mm	7'5" x 17'1"
Dining	2589 x 4012 mm	8'5" x 13'1"
Lounge	5015 x 3212 mm	16'5" x 10'6"
WC	1603 x 1175 mm	5'3" x 3'10"

(Approximate dimensions)

First Floor

Bedroom 1	3704 x 3175 mm	12'1" x 10'5"
En suite	1548 x 2324 mm	5'0" x 7'7"
Bedroom 3	2974 x 3212 mm	9'9" x 10'6"
Bathroom	1940 x 2075 mm	6'4" x 6'9"

(Approximate dimensions)

Second Floor

Bedroom 2	4065 x 3552 mm	13'4" x 11'7"
Bedroom 4	4065 x 3092 mm	13'4" x 10'1"
Shower room	1526 x 2193 mm	5'0" x 7'2"

(Approximate dimensions)

KEY

B	Boiler
ST	Store
wm	Washing machine space

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

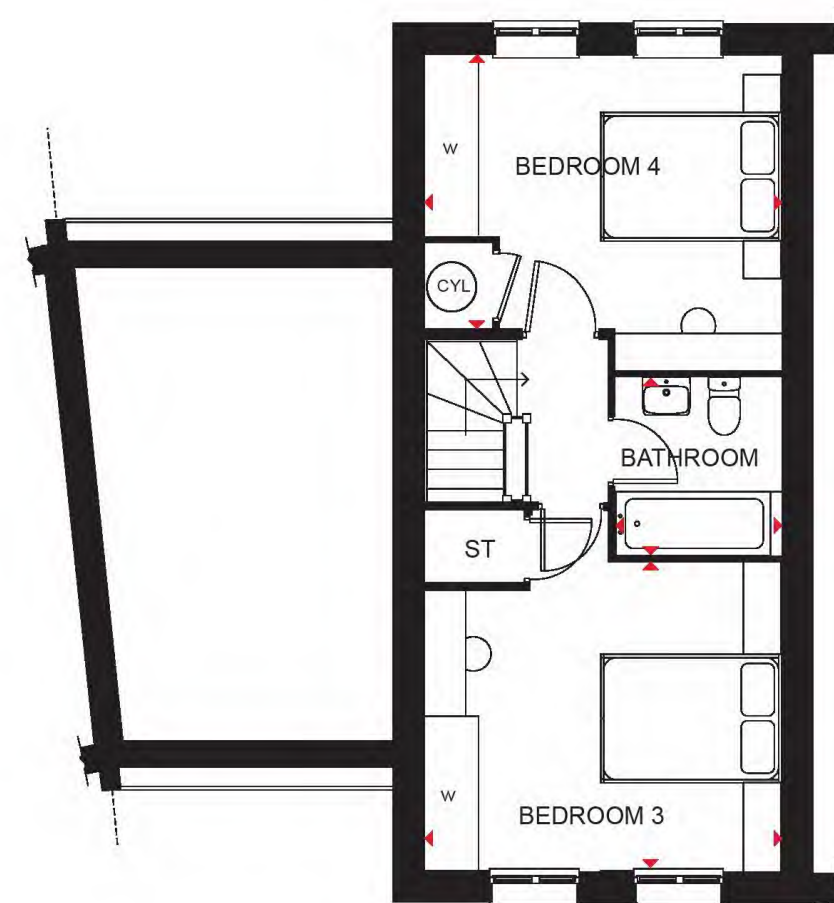
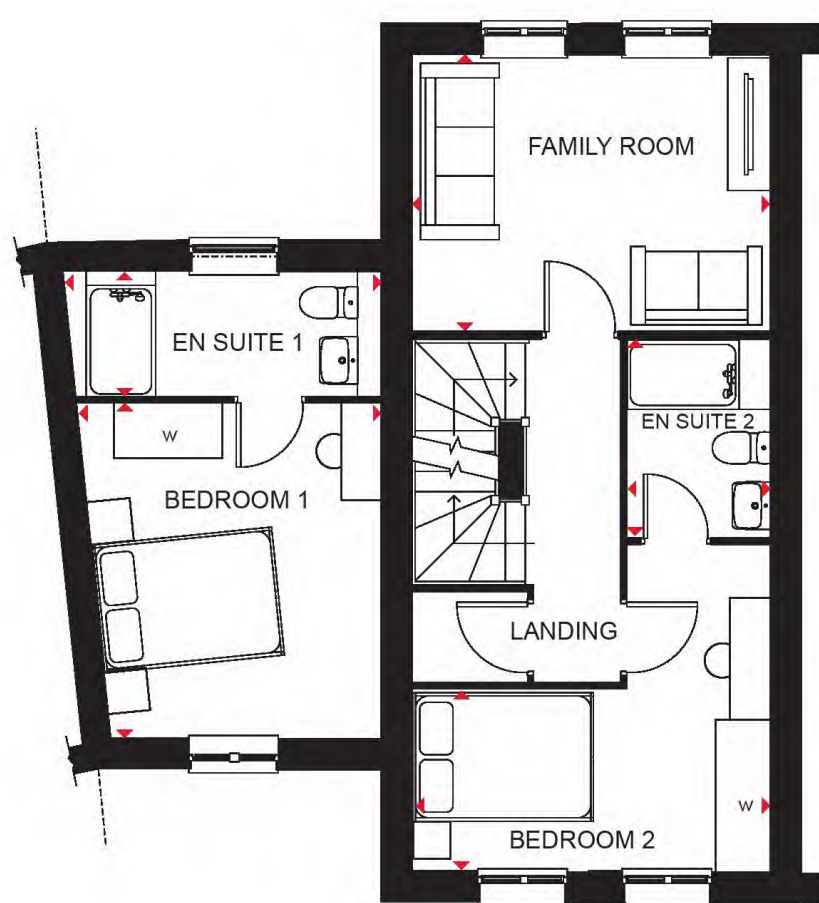
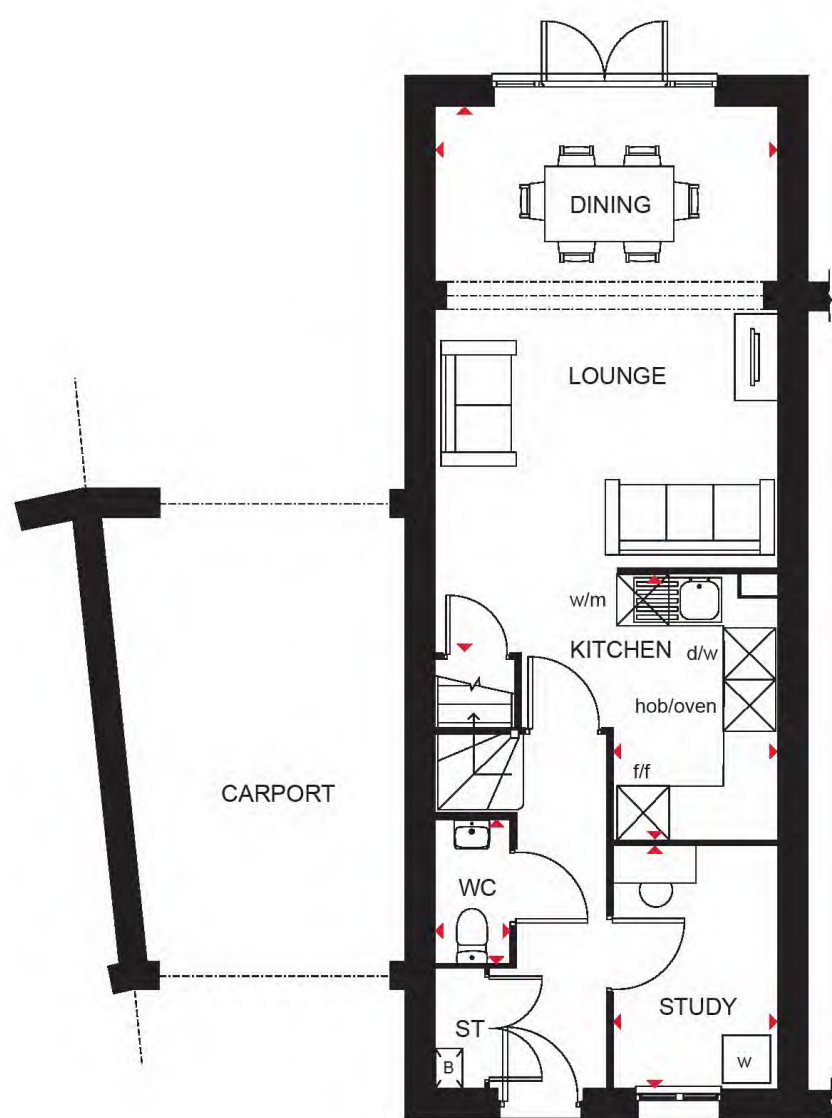


BARRATT
—HOMES—

FAVERSHAM SPECIAL

4 BEDROOM HOME

- A delightful three-storey home offering freeflowing kitchen, dining and family room with glazed bay opening onto the rear garden
- A study completes the ground floor
- A family room, your main bedroom with en suite and additional double bedroom are located on the first floor
- Second floor features two further double bedrooms and family bathroom



Ground Floor

Kitchen	3061 x 1868 mm	10'0" x 6'1"
Lounge/Dining	5680 x 3938 mm	18'7" x 12'11"
Study	2790 x 1869 mm	9'1" x 6'1"
WC	1649 x 850 mm	5'4" x 2'9"

[Approximate dimensions]

First Floor

Bedroom 1*	3938 x 3045 mm	12'11" x 9'11"
En Suite 1*	2163 x 1551 mm	7'1" x 5'1"
Bedroom 2	3938 x 3632 mm	12'11" x 11'10"
En Suite 2	2163 x 1560 mm	7'1" x 5'1"
Family Room	3938 x 3019 mm	12'11" x 9'10"

[Approximate dimensions]

*Room dimensions vary from plot to plot. Please check with the Sales Adviser.

Second Floor

Bedroom 3	3938 x 3977 mm	12'11" x 13'0"
Bedroom 4	3938 x 3482 mm	12'11" x 11'5"
Bathroom	1950 x 1800 mm	6'4" x 5'10"

[Approximate dimensions]

KEY

B Boiler
ST Store
w/m Washing machine space

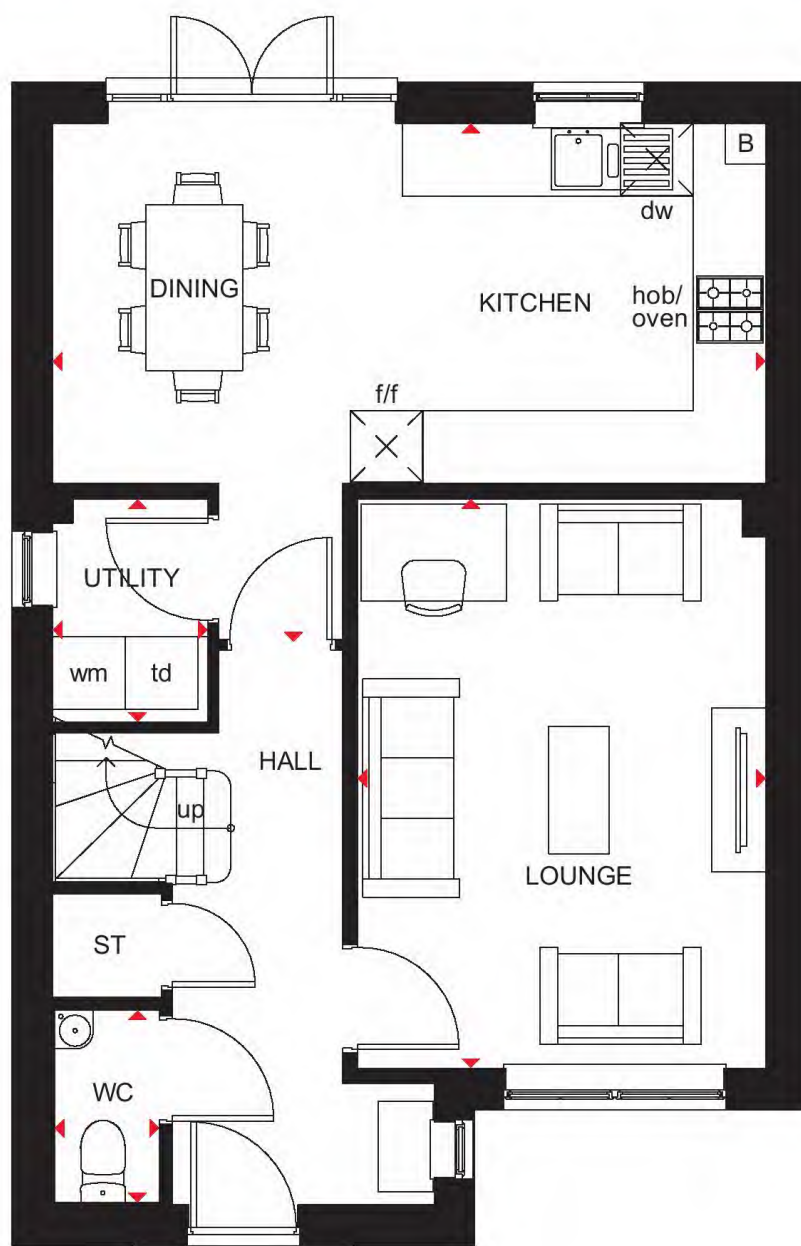
f/f Fridge/freezer space
dw Dishwasher space
CYL Cylinder

◀ ▶ Dimension location

KINGSLEY

4 BEDROOM HOME

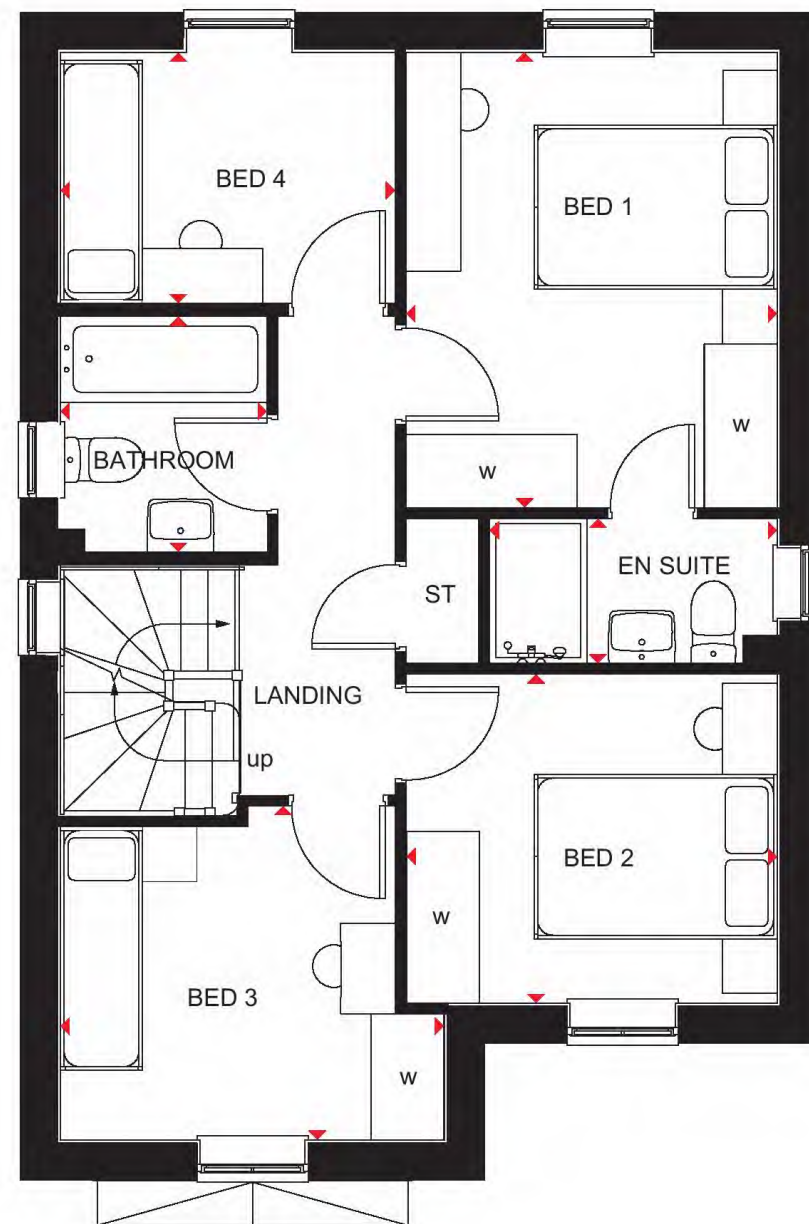
- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining space and access to the rear garden via French doors, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Two double bedrooms – the main with en suite – two single bedrooms and family bathroom on the first floor



Ground Floor

Kitchen/ Dining	5895 x 4264 mm	19'4" x 13'9"
Lounge	4722 x 3382 mm	15'5" x 11'1"
Utility	1286 x 1853 mm	4'2" x 6'0"
WC	1626 x 903 mm	5'4" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	3053 x 3747 mm	10'0" x 12'3"
Bedroom 2	2702 x 3053 mm	8'10" x 10'0"
Bedroom 3	3165 x 2747 mm	10'4" x 9'0"
Bedroom 4	2064 x 2753 mm	6'9" x 9'0"
En Suite	2367 x 1194 mm	7'9" x 3'11"
Bathroom	1937 x 1700 mm	6'4" x 5'6"

[Approximate dimensions]

B Boiler
ST Store
BH ST Bulkhead store
wm Washing machine space
dw Dishwasher space
w Wardrobe space
◀▶ Dimension location

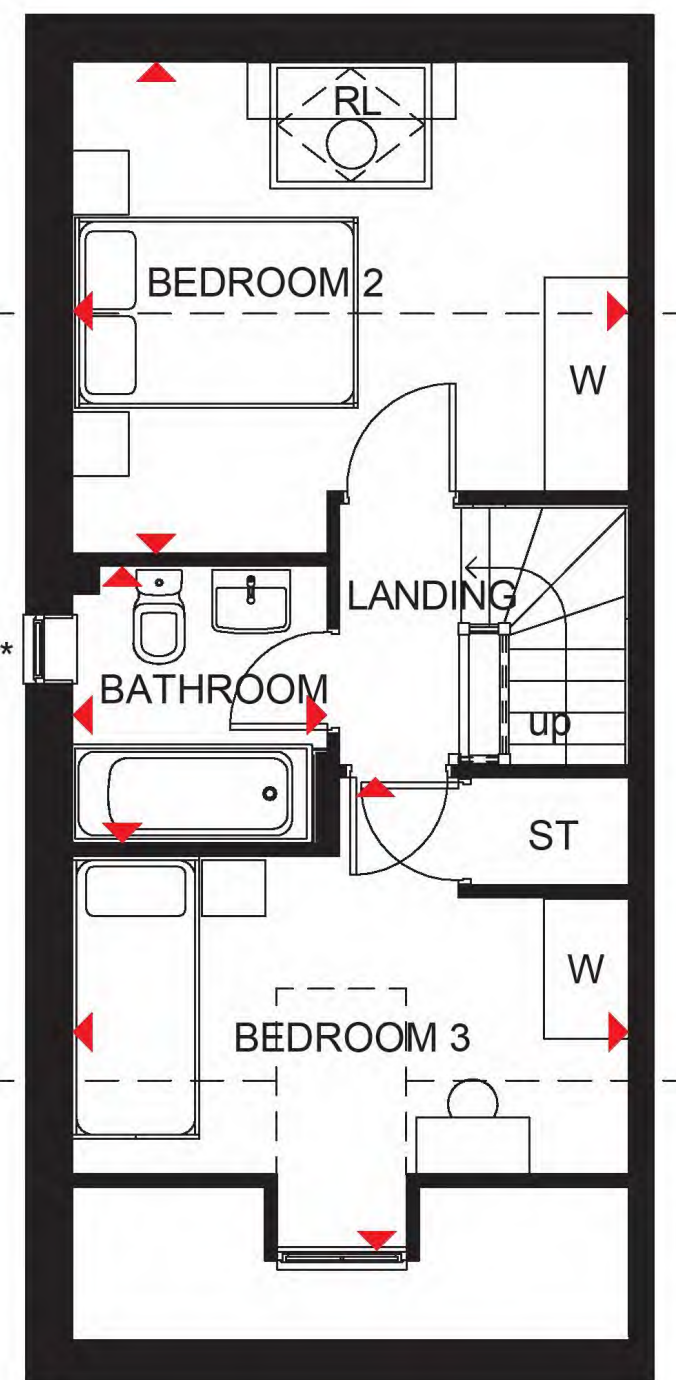
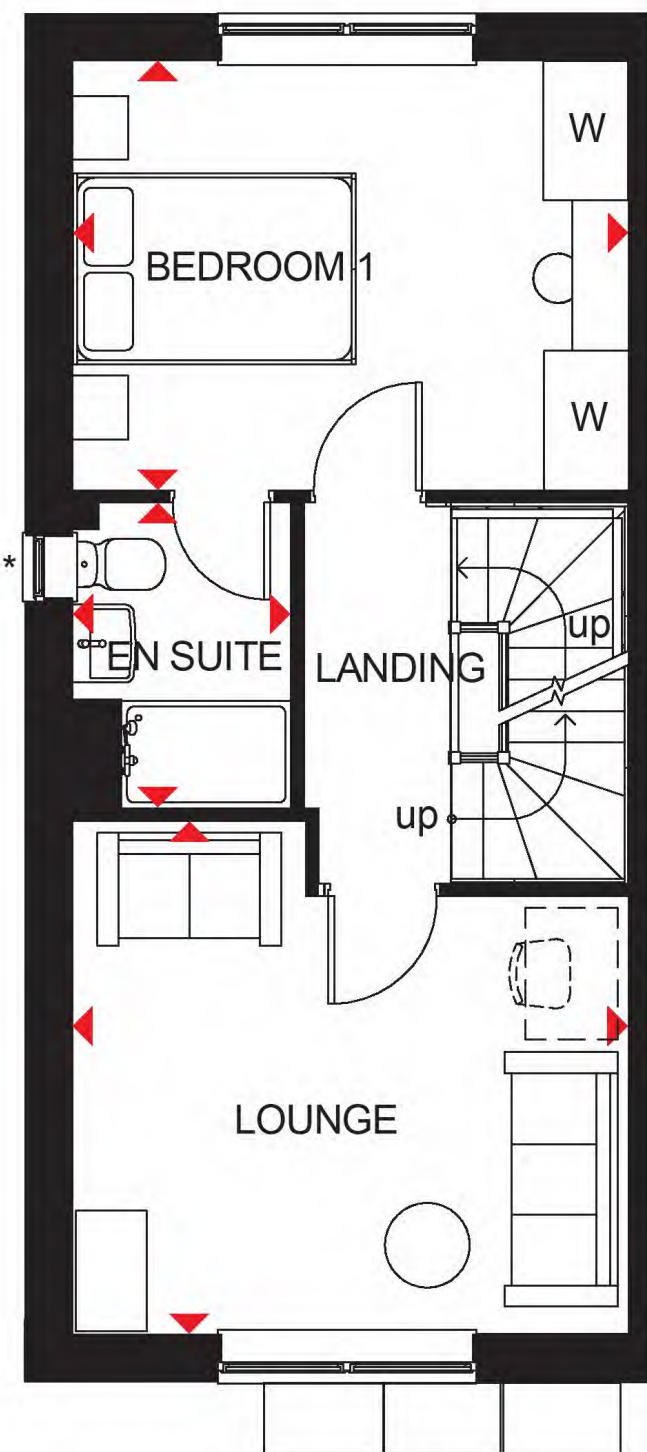
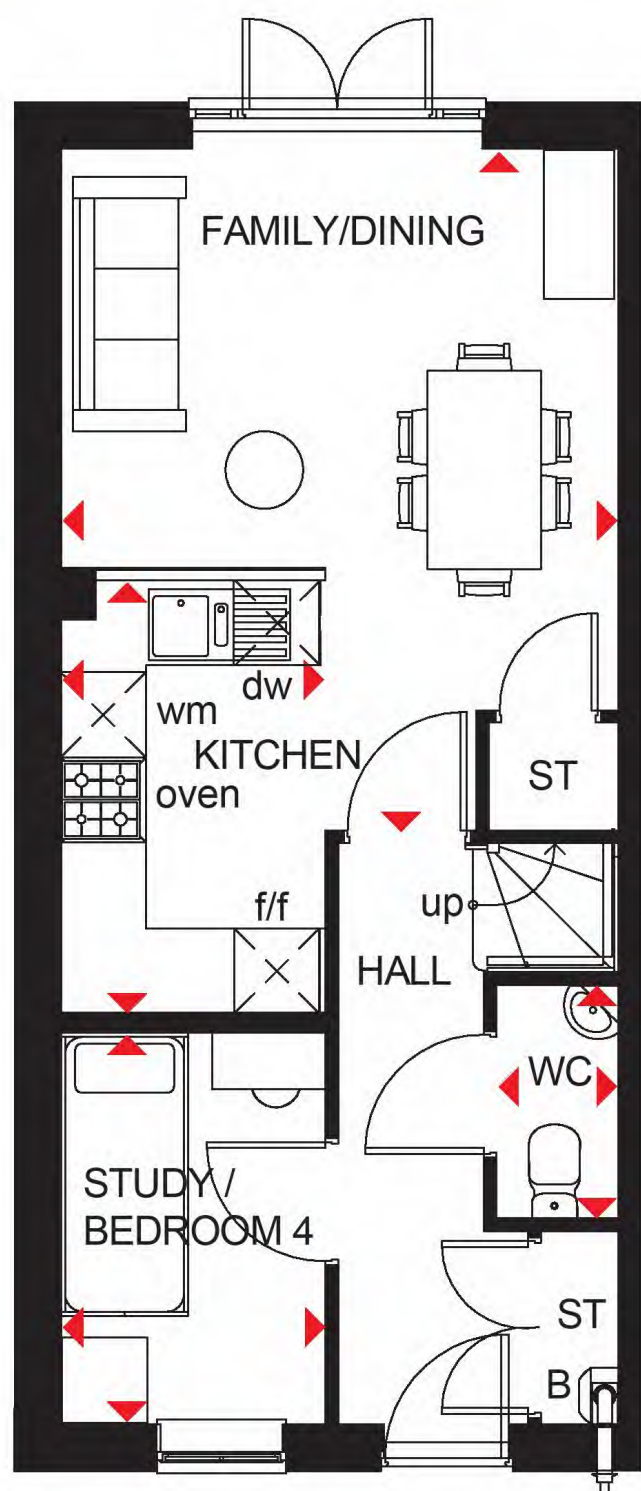
KEY

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

KINGSVILLE

4 BEDROOM HOME

- An ideal family home designed over three floors
- A generous open-plan kitchen flowing into dining and family areas, and a fourth bedroom/study are on the ground floor
- Oversized windows fill the lounge and main bedroom, with en suite on the first floor with light, giving them a bright and airy feeling
- Upstairs again and there is a double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	4820 x 3947 mm	15'9" x 12'11"
Kitchen	1854 x 3073 mm	6'0" x 10'0"
WC	1649 x 894 mm	5'4" x 2'11"
Bedroom 4	1865 x 2761 mm	6'1" x 9'0"

(Approximate dimensions)

First Floor

Lounge	3947 x 3630 mm	12'11" x 11'10"
Bedroom 1	3041 x 3947 mm	9'11" x 12'11"
En Suite	2163 x 1551 mm	7'1" x 5'1"

(Approximate dimensions)

Second Floor

Bedroom 2	3507 x 3947 mm	11'6" x 12'11"
Bedroom 3	3325 x 3936 mm	10'10" x 12'11"
Bathroom	1775 x 1963 mm	5'9" x 6'5"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

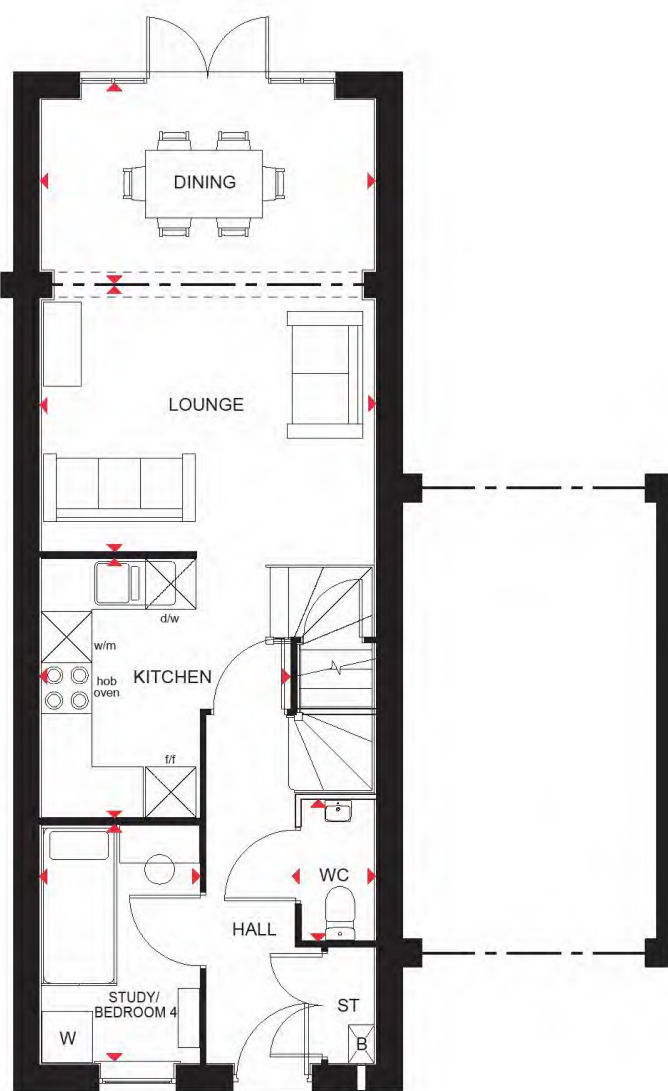
f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

RL Rooflight
◀▶ Dimension location

ROCHESTER SPECIAL

4 BEDROOM HOME

- A four bedroom home split across three floors, featuring open-plan kitchen with family dining area and glazed bay opening onto the rear garden
- The study completes the ground floor
- The family room and two en suite double bedrooms are on the first floor
- On the second floor there is a double bedroom, a single bedroom and the family bathroom



Ground Floor

Kitchen	3913 x 1901 mm	12'10" x 6'2"
Lounge/Dining	4950 x 3938 mm	16'2" x 12'11"
WC	1649 x 861 mm	5'4" x 2'9"
Study/Bedroom 4	2813 x 1868 mm	9'2" x 6'1"

[Approximate dimensions]

First Floor

Family Room	3082 x 3988 mm	10'1" x 13'0"
Bedroom 1	3745 x 3000 mm	12'3" x 9'10"
En Suite 1	3000 x 1405 mm	9'10" x 4'7"
Bedroom 2*	2632 x 3938 mm	8'7" x 12'11"
En Suite 2*	2164 x 1550 mm	7'1" x 5'1"

[Approximate dimensions]

*Room dimensions vary from plot to plot. Please check with the Sales Adviser.

Second Floor

Bedroom 3	3988 x 3520 mm	13'1" x 11'6"
Bedroom 4	3988 x 2275 mm	13'1" x 7'5"
Bathroom	1987 x 1801 mm	6'6" x 5'10"

[Approximate dimensions]

KEY

- B Boiler
- ST Store
- W Wardrobe space

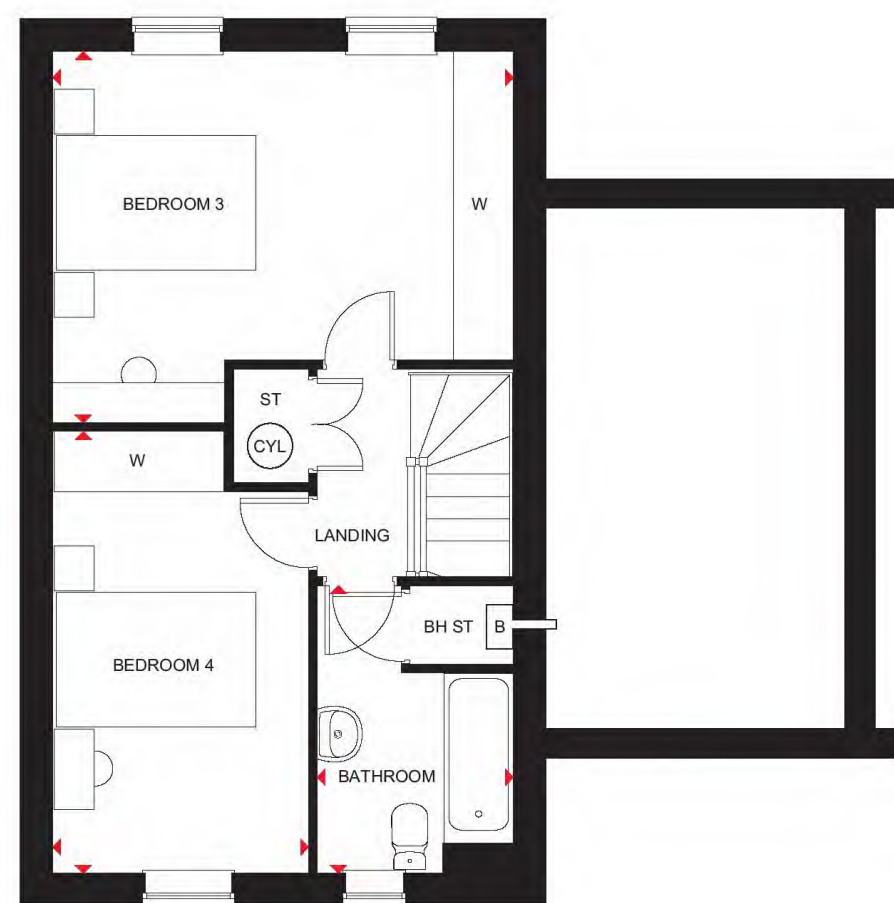
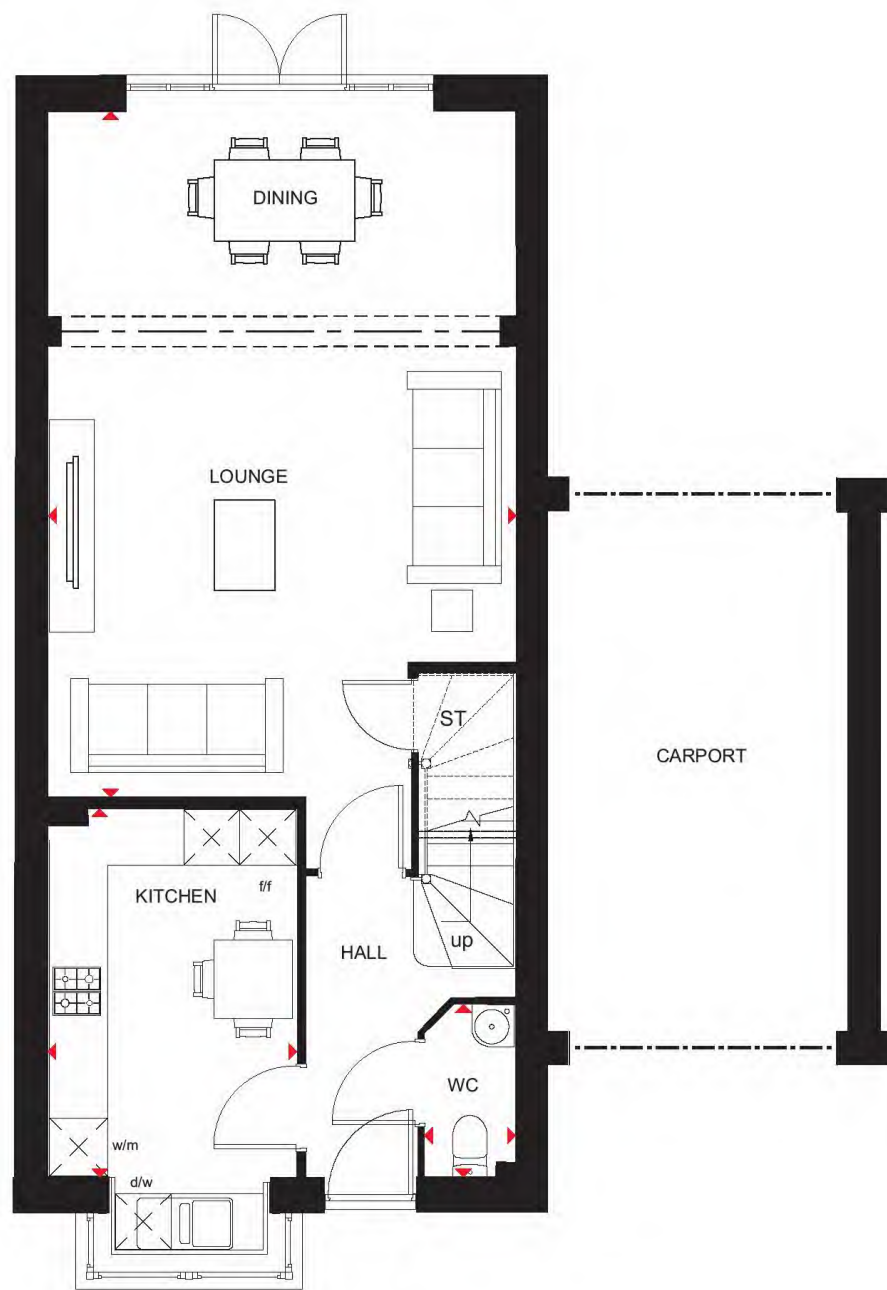
- wm Washing machine space
- f/f Fridge/freezer space
- dw Dishwasher space

◀▶ Dimension location

HYTHE SPECIAL

4 BEDROOM HOME

- Spacious and modern four double bedroom home designed over three floors. A large lounge and dining room with French doors opens onto the rear garden letting the outside in.
- Upstairs are two good sized double bedrooms both with en suite. Additional family room that can be used as a study or a playroom.
- A further two double bedrooms and family bathroom on the top floor.



Ground Floor

Kitchen	2471 x 3711 mm	8'1" x 12'2"
Lounge/Dining	6762 x 4659 mm	22'2" x 15'3"
WC	1726 x 852 mm	5'7" x 2'9"

[Approximate dimensions]

First Floor

Bedroom 1	4610 x 3739 mm	15'1" x 12'3"
En suite 1	2574 x 1388 mm	8'5" x 4'6"
Bedroom 2	3643 x 3708 mm	11'11" x 12'1"
En suite 2	2973 x 1368 mm	9'9" x 4'5"
Study	4610 x 2912 mm	15'1" x 9'6"

[Approximate dimensions]

Second Floor

Bedroom 3	4610 x 3716 mm	15'1" x 12'2"
Bedroom 4	4423 x 2560 mm	14'6" x 8'4"
Bathroom	1961 x 2007 mm	6'5" x 6'7"

[Approximate dimensions]

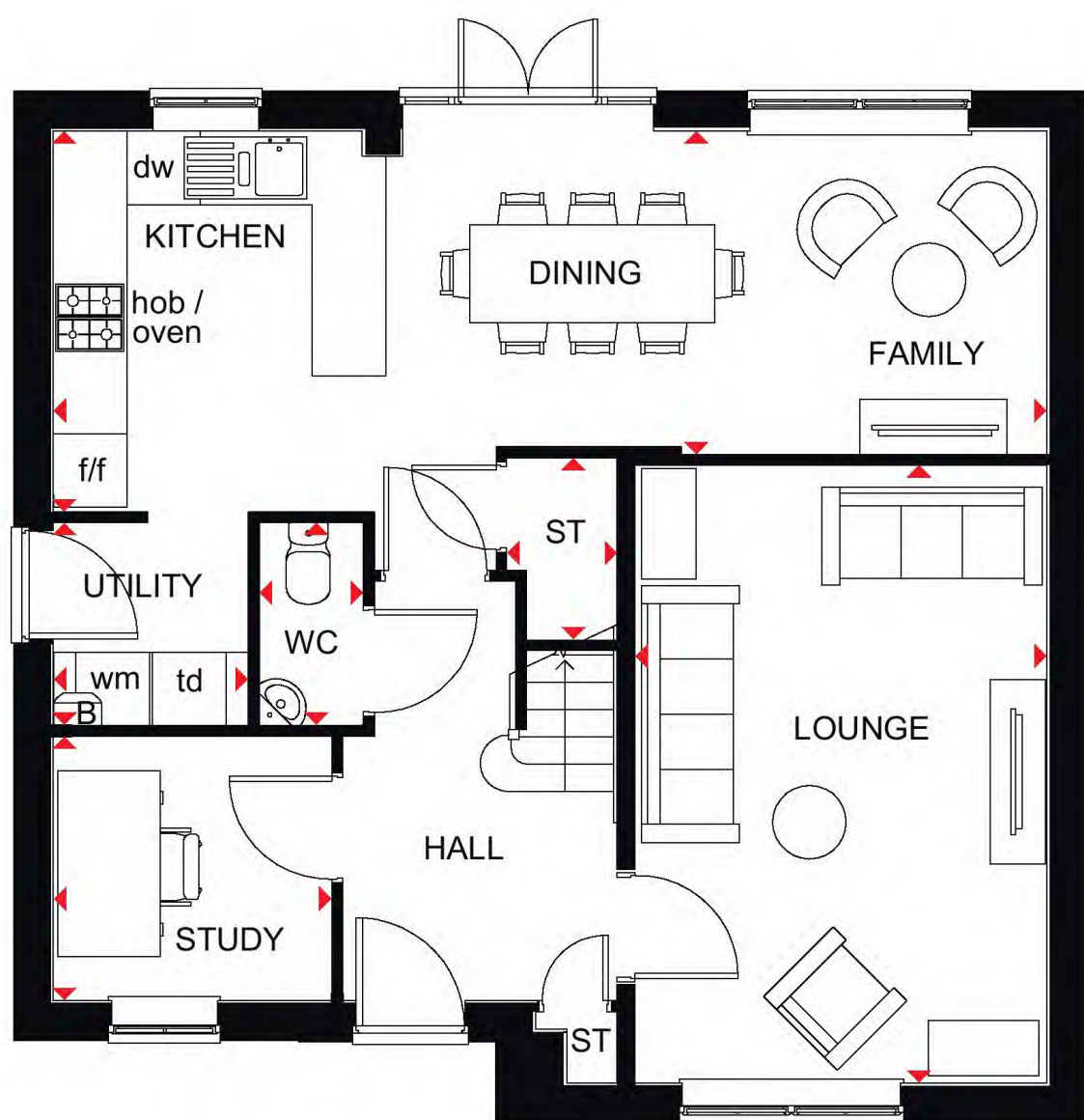
KEY

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

RADLEIGH

4 BEDROOM HOME

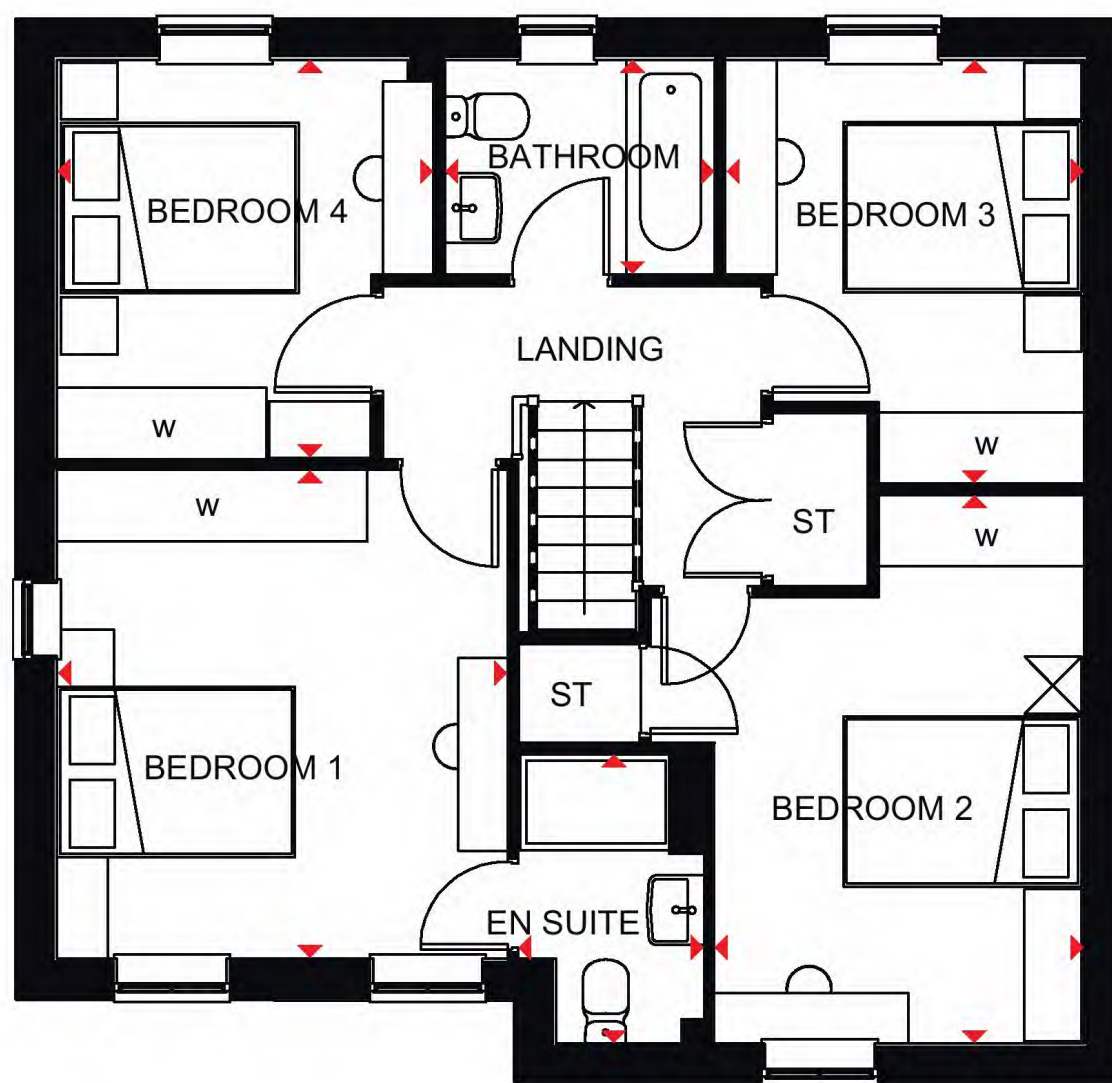
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite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



Ground Floor

Lounge	3361 x 5046 mm	11'0" x 16'6"
Kitchen/ Dining/Family Room	8110 x 3583 mm	26'7" x 11'9"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3858 mm	11'8" x 12'7"
En Suite	1465 x 2287 mm	4'9" x 7'6"
Bedroom 2	3423 x 4335 mm	11'2" x 14'2"
Bedroom 3	2824 x 3350 mm	9'3" x 10'11"
Bedroom 4	2973 x 3152 mm	9'9" x 10'4"
Bathroom	2137 x 1699 mm	7'0" x 5'6"

(Approximate dimensions)

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

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.



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 Barratt developments. Floor plans are intended to give a general indication of the proposed floor layout only. 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 11 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 2020 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/#tab-downloads>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. ^"We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

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