

CANAL QUARTER @





WELCOME TO CANAL QUARTER @ KINGSBROOK

Canal Quarter is the central village of the award-winning Kingsbrook development in Aylesbury and offers a selection of 2, 3 and 4 bedroom homes set amongst over 400 acres of open green space.

Being close to the things that really matter is crucial when you are looking for a new home. We put a lot of thought into where we build our developments, choosing the best locations for both town and country living. Homes here are just a short walk away from a number of schools within the development and the travel hub, with regular bus connections to Aylesbury station. The Canal Basin with its central water feature, select local shops and a community facilities will provide the perfect hub to meet friends and family.



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 acres of exceptional wild meadowland and green parkland.

- With 60% of the development dedicated to green space, living in harmony with nature will be central to your lifestyle
- British Home Awards winner for 'Best Partnership' with the RSPB
- Direct bus to Aylesbury town centre & station every 30 minutes - reach London in just over an hour
- A 250 acre Nature Reserve, canal walks & various cycle routes on your doorstep
- Just a few minutes' drive or a 10-minute cycle from the bustling centre of Aylesbury
- Good road links nearby - under a 5 minute drive to the A41



IDEALLY LOCATED FOR YOUR FAMILY

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 & a secondary school should ensure access to good education within walking distance
- Community centres & local shops will also be built, providing the peace of mind that everything you need is close by
- Endless opportunities to enjoy this outstanding landscape which includes three large parks, equipped play areas, sports facilities, cycle & walking routes
- There will be community allotments to plant & tend, as well as orchards

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 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 and shrubs, wildflowers and hedgerows have been introduced to create the perfect habitat in which wildlife can thrive. 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 using 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 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 standards 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.

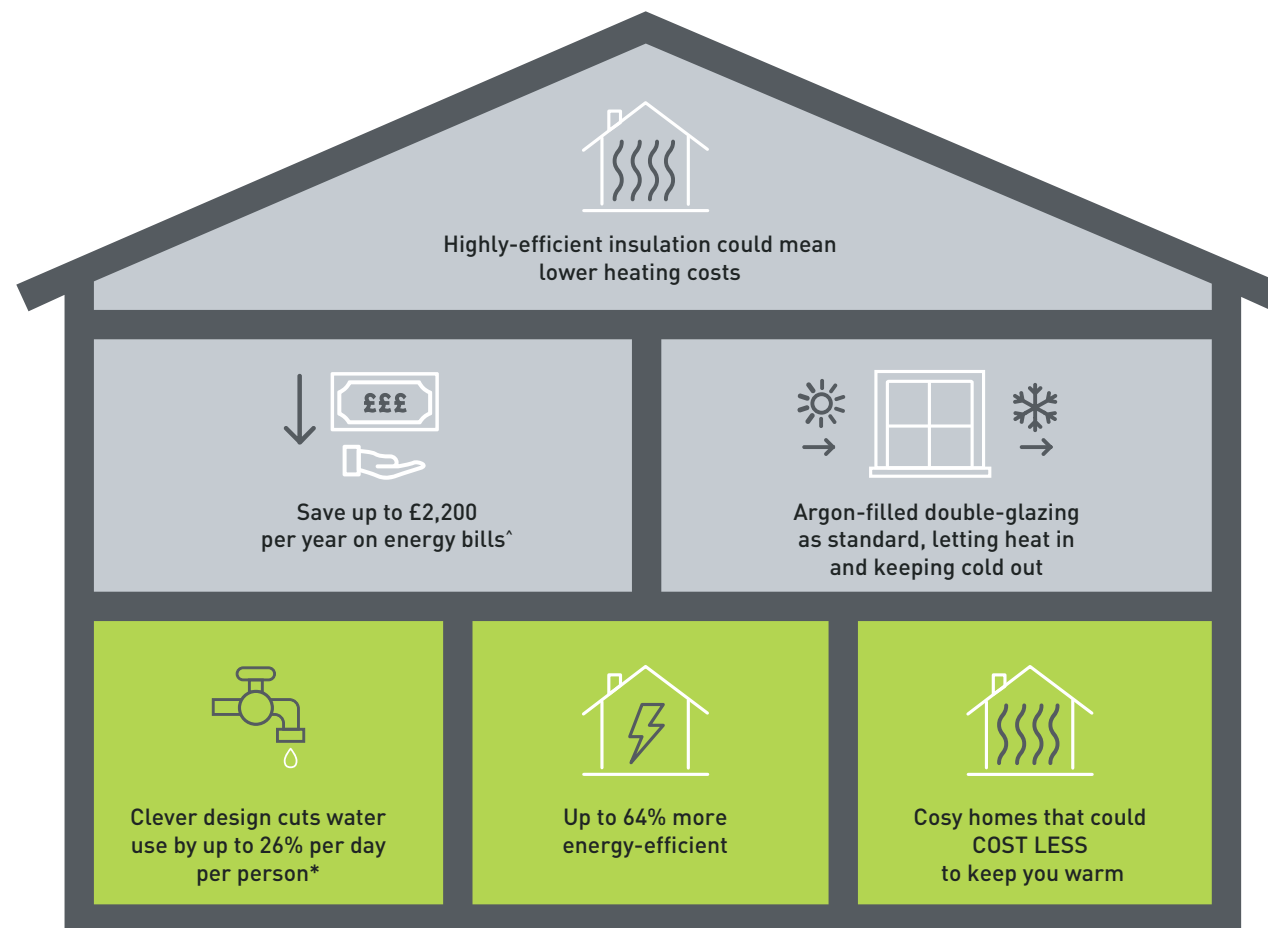
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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](#)

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



OUTSTANDING DESIGN

Barratt Homes are built around the way you want to live. Careful consideration and attention to detail go into every home we^ build – our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, which allows every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places in which people love to live – whether it's gardens or landscaped areas. That's why we have made sure there is plenty surrounding these homes, with over 60% of the development dedicated to open space, for the whole neighbourhood to enjoy.

BUILT FOR HEALTHY LIVING



















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

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





Kingsbrook - the future of residential living

-  Bus Route
-  Bus Stop
-  Primary School
-  Secondary School
-  District Centre which will include a handy convenience shop, and a coffee shop
-  Community Centre / Day Nursery
-  Employment Area
-  Sports Fields which include three football pitches and a floodlit tennis court*
-  Multi-use Games Area - designed for playing different sports, like cricket, basketball, tennis and football, in an enclosed fenced area
-  Amphitheatre
-  Play Areas
-  Electric Vehicle Charging Points
-  RSPB Nature Park
-  76 Community Allotments across Canal Quarter Village and Orchard Green Village
-  Community Orchards which include plum, apple and pear trees for all of the local residents to enjoy
-  Hibernaculas & Log Piles - man made structures created to provide shelter for wildlife where they can lay their eggs, raise young and seek refuge from predators
-  Wildflower Meadows which are designed to attract and encourage wildlife to create new habitats
-  Biodiversity Water Habitats are designed to help enhance and encourage amphibians, fish, wildlife and microorganisms to thrive in the local area

*as per current planning

CANAL QUARTER @ KINGSBROOK – 3.3



KENLEY

2 BEDROOM HOME




Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



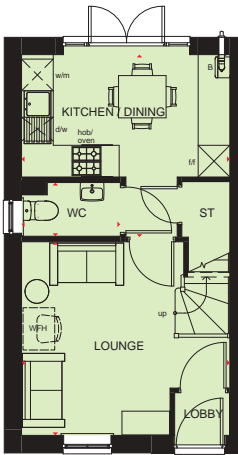
Photovoltaic panels



Highly-efficient insulation



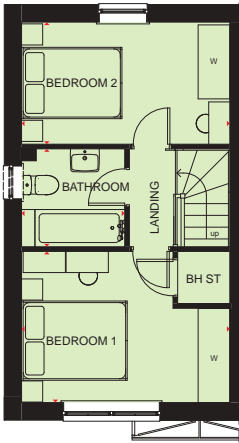
* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



Ground Floor

Lounge	3962 x 3566 mm	12'9" x 11'6"
Kitchen/Dining	3937 x 2322 mm	12'9" x 7'6"
WC	1850 x 1059 mm	6'0" x 3'4"

[Approximate dimensions]



First Floor

Bedroom 1	3962 x 2867 mm	12'9" x 9'4"
Bedroom 2	3962 x 2316 mm	12'9" x 7'5"
Bathroom	1947 x 1853 mm	12'9" x 6'0"

[Approximate dimensions]

KEY	B	Boiler	w/m	Washing machine space	WFH	Working from home space
	ST	Store	d/w	Dishwasher space	W	Wardrobe space
	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	•	Dimension location

BRENTFORD

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



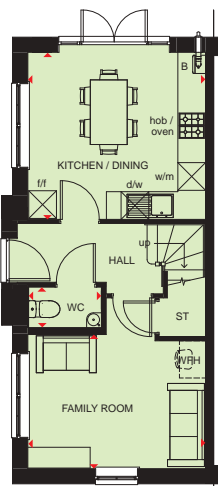
Photovoltaic panels



Highly-efficient insulation

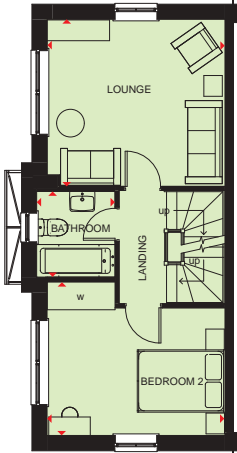


* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



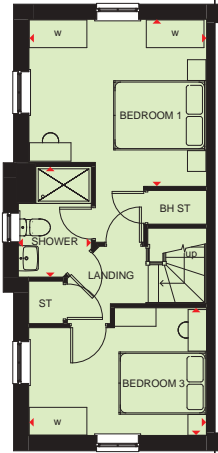
Ground Floor

Kitchen/Dining	3800 x 3590 mm	12'4" x 11'7"
Family Room	3800 x 2880 mm	12'4" x 9'4"
WC	870 x 1610 mm	2'8" x 5'2"



First Floor

Lounge	3800 x 3600 mm	12'4" x 11'8"
Bedroom 2	3800 x 3350 mm	12'4" x 10'9"
Bathroom	1830 x 1700 mm	6'0" x 5'5"



Second Floor

Bedroom 1	3800 x 3590 mm	12'4" x 11'7"
Bedroom 3	3800 x 2685 mm	12'4" x 8'8"
Shower	1565 x 2375 mm	5'1" x 7'7"

KEY	B	Boiler	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	w/m	Washing machine space	td	Tumble dryer space	•	Dimension location
	BH	Bulkhead	dw	Dishwasher space	WFH	Working from home space		



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. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Advisor 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004979/JUL24

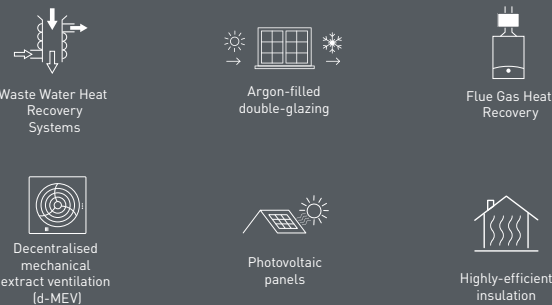


We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Advisor 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

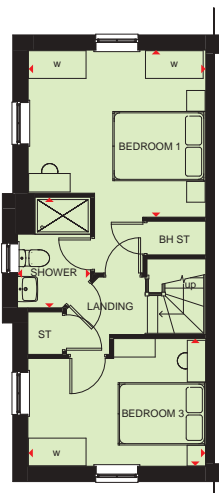
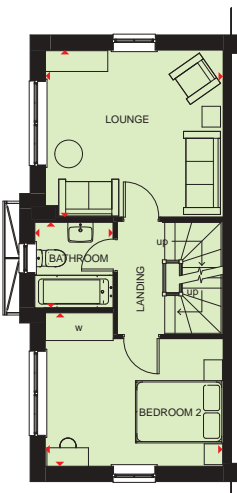
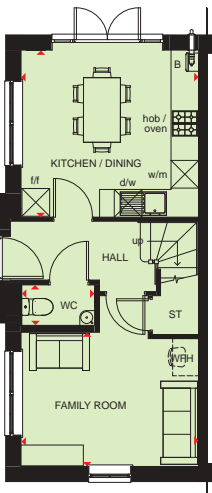
BDW004979/JUL24

BRENTFORD

3 BEDROOM HOME



* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



Ground Floor			
Kitchen/Dining	3800 x 3590 mm	12'4" x 11'7"	
Family Room	3800 x 2880 mm	12'4" x 9'4"	
WC	870 x 1610 mm	2'8" x 5'2"	

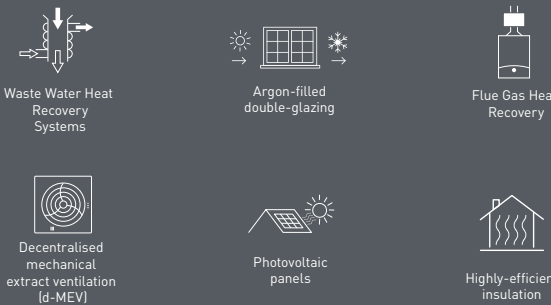
First Floor			
Lounge	3800 x 3600 mm	12'4" x 11'8"	
Bedroom 2	3800 x 3350 mm	12'4" x 10'9"	
Bathroom	1830 x 1700 mm	6'0" x 5'5"	

Second Floor			
Bedroom 1	3800 x 3590 mm	12'4" x 11'7"	
Bedroom 3	3800 x 2685 mm	12'4" x 8'8"	
Shower	1565 x 2375 mm	5'1" x 7'7"	

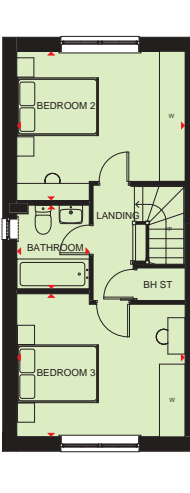
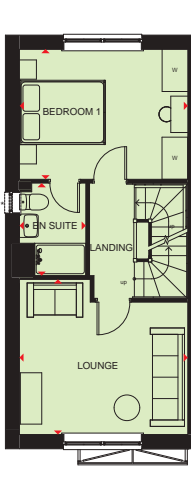
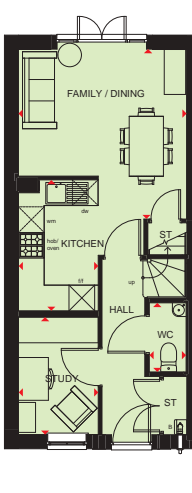
KEY	B	Boiler	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	wm	Washing machine space	td	Tumble dryer space	..	Dimension location
	BH	Bulkhead	dw	Dishwasher space	WFH	Working from home space		

HAVERSHAM

3 BEDROOM HOME



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



Ground Floor			
Family/Dining	3925 x 3950 mm	12'8" x 13'0"	
Kitchen	1885 x 3060 mm	6'1" x 10'0"	
Study	2755 x 1895 mm	9'0" x 6'2"	
WC	1565 x 865 mm	5'1" x 2'8"	

[Approximate dimensions]

First Floor			
Lounge	3925 x 3120 mm	12'8" x 10'2"	
Bedroom 1	3925 x 3020 mm	12'8" x 9'9"	
En Suite	2165 x 1650 mm	7'1" x 5'4"	

[Approximate dimensions]

Second Floor			
Bedroom 2	3925 x 3505 mm	12'8" x 11'4"	
Bedroom 3	3925 x 3360 mm	12'8" x 11'0"	
Bathroom	1960 x 1715 mm	6'4" x 5'6"	

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	BH/ST	Bulkhead Store	f/f	Fridge freezer space	..	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. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Advisor 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004979/JUL24




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. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Advisor 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.


BDW004979/JUL24

KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



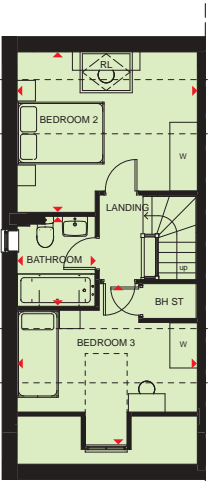
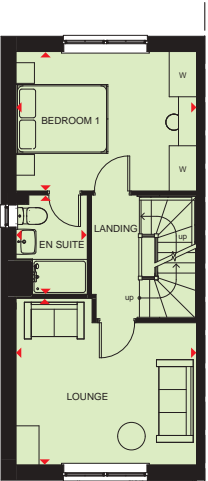
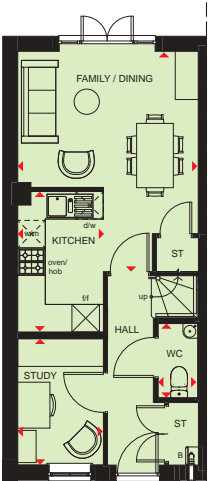
Photovoltaic panels



Highly-efficient insulation



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



Ground Floor

Dining/Family	3929 x 4772 mm	12'8" x 15'6"
Kitchen	1896 x 3060 mm	6'2" x 10'0"
Study	1892 x 2754 mm	6'2" x 9'0"
WC	878 x 1561 mm	2'8" x 5'1"

First Floor

Lounge	3954 x 3647 mm	12'9" x 11'9"
Bedroom 1	3954 x 3012 mm	12'9" x 9'8"
En Suite	1556 x 2169 mm	5'1" x 7'1"

Second Floor

Bedroom 2	3954 x 3508 mm	12'9" x 11'5"
Bedroom 3	3954 x 3374 mm	12'9" x 11'0"
Bathroom	1708 x 1963 mm	5'6" x 6'4"


KEY	B	Boiler	d/w	Dishwasher space	W	Wardrobe space
	ST	Store	f/t	Fridge/freezer space	◀▶	Dimension location
	w/m	Washing machine space	BH/ST	Bulkhead Store		

MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



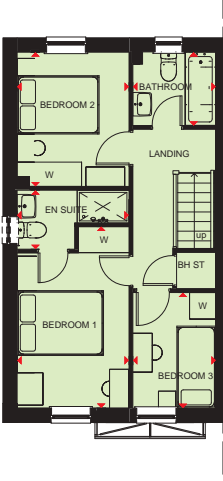
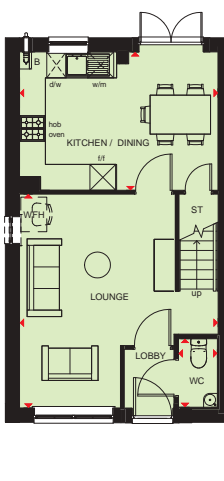
Photovoltaic panels



Highly-efficient insulation



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



Ground Floor

Lounge	4618 x 4902mm	15'1" x 16'0"
Kitchen/Dining	4580 x 3217mm	15'0" x 10'5"
WC	905 x 1586mm	2'9" x 5'2"

(Approximate dimensions)

First Floor

Bedroom 1	2612 x 4205mm	8'5" x 13'7"
En suite	2612 x 1365mm	8'5" x 4'4"
Bedroom 2	2612 x 3114mm	8'5" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1918mm	6'2" x 6'2"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	BH/ST	Bulkhead Store	f/t	Fridge/freezer space	◀▶	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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004979/JUL24




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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.


BDW004979/JUL24

MORESBY


3 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



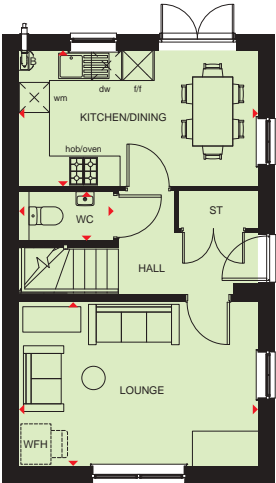
Photovoltaic panels



Highly-efficient insulation

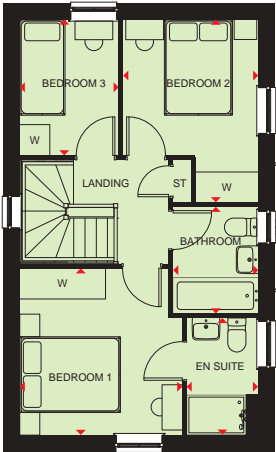


* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



Ground Floor

Lounge	4720 x 3265 mm	15'5" x 10'7"
Kitchen/Dining	4720 x 2700 mm	15'5" x 8'8"
WC	1010 x 1918 mm	3'3" x 6'2"



First Floor

Bedroom 1	3200 x 3285 mm	10'4" x 10'7"
En suite	2330 x 1445 mm	7'6" x 4'7"
Bedroom 2	2680 x 3620 mm	8'7" x 11'8"
Bedroom 3	2710 x 1965 mm	8'8" x 6'4"
Bathroom	2120 x 1710 mm	7'0" x 5'6"

KEY	B Boiler	dw Dishwasher space	w Wardrobe space
	ST Store	t/f Fridge/freezer space	◀▶ Dimension location
	wm Washing machine space	WFH Working from home space	

NORBURY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



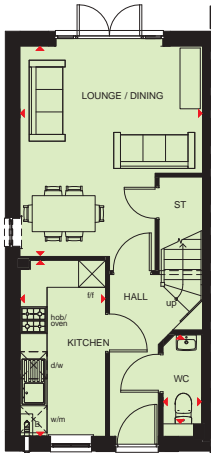
Photovoltaic panels



Highly-efficient insulation



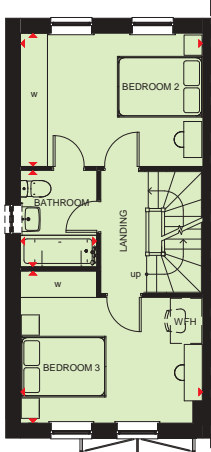
* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



Ground Floor

Lounge/Dining	4050 x 4610mm	13'2" x 15'1"
Kitchen	3905 x 1900mm	12'8" x 6'2"
WC	2020 x 900mm	6'6" x 2'9"

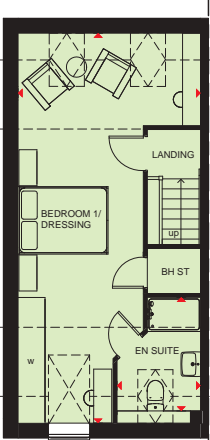
(Approximate dimensions)



First Floor

Bedroom 2	4050 x 2950mm	13'2" x 9'6"
Bedroom 3	4050 x 3380mm	13'2" x 11'0"
Bathroom	2145 x 1700mm	7'0" x 5'5"

(Approximate dimensions)



Second Floor

Bedroom 1/ Dressing	867 x 4050mm	2'8" x 13'2"
En suite	1880 x 2550mm	6'1" x 8'3"

(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	WFH Working from home space
	ST Store	dw Dishwasher space	W Wardrobe space
	BH/ST Bulkhead Store	t/f Fridge/freezer space	◀▶ 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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004979/JUL24

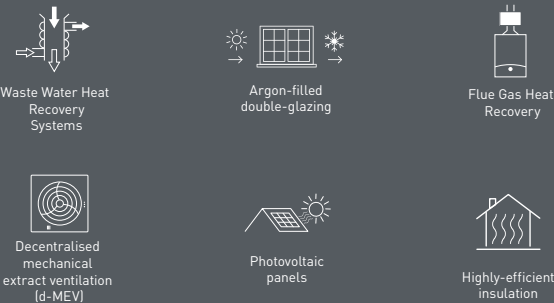


We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004979/JUL24

ALDERNEY

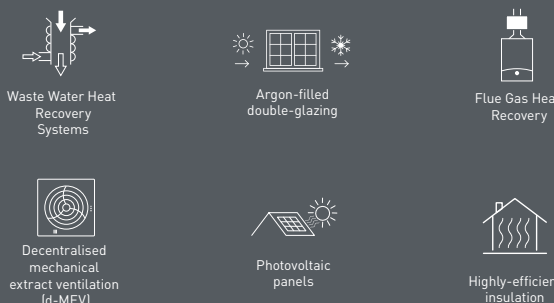
4 BEDROOM HOME



* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

CHESTER

4 BEDROOM HOME



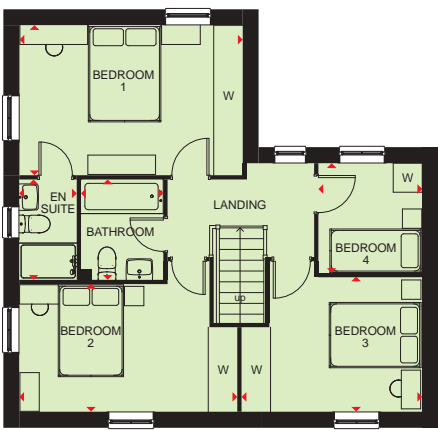
* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



Ground Floor

Lounge	5150 x 3120 mm	16'9" x 10'2"
Kitchen/Breakfast/Family	4610 x 4620 mm	15'1" x 15'2"
Dining	2975 x 3265 mm	9'7" x 10'7"
WC	855 x 1675 mm	2'8" x 5'4"

(Approximate dimensions)

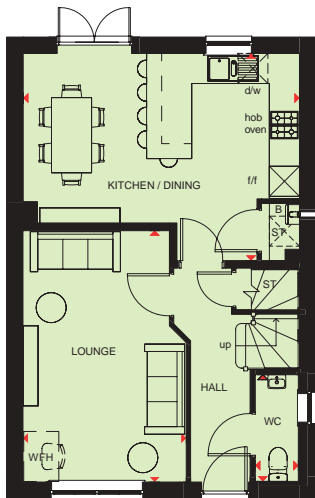


First Floor

Bedroom 1	4610 x 3105 mm	15'1" x 10'1"
En Suite	1205 x 2075 mm	3'9" x 6'8"
Bedroom 2	4520 x 2645 mm	16'9" x 10'2"
Bedroom 3	3720 x 2785 mm	12'2" x 9'1"
Bedroom 4	2155 x 2275 mm	7' x 7'4"
Bathroom	1700 x 2075 mm	5'5" x 6'8"

(Approximate dimensions)

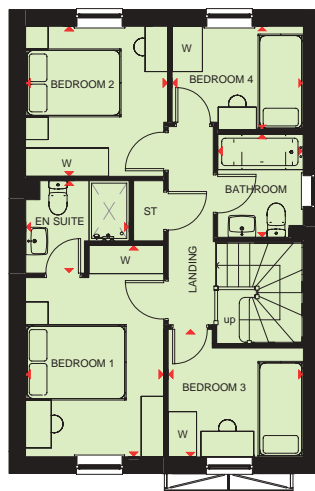
KEY	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



Ground Floor

Lounge	3247 x 5018 mm	10'6" x 16'4"
Kitchen/Dining	5509 x 4135 mm	18'0" x 13'5"
WC	900 x 2158 mm	2'9" x 7'0"

(Approximate dimensions)



First Floor

Bedroom 1	2732 x 4207 mm	8'9" x 13'8"
En Suite	2061 x 1835 mm	6'7" x 6'0"
Bedroom 2	2841 x 2986 mm	9'3" x 9'7"
Bedroom 3	2703 x 2564 mm	8'8" x 8'4"
Bedroom 4	2620 x 2046 mm	8'5" x 6'7"
Bathroom	1703 x 2048 mm	5'5" x 6'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	WFH	Working from home space
	d/w	Dishwasher space	▶	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. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Advisor in respect of individual properties. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004979/JUL24

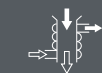


We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Advisor in respect of individual properties. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004979/JUL24

RADLEIGH

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Highly-efficient
insulation



* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



Ground Floor

Lounge	5075 x 3375mm	16'6" x 11'0"
Kitchen/Dining/Family	8100 x 3120 mm	26'5" x 10'2"
Study	2275 x 2120 mm	7'4" x 7'0"
Utility	1555 x 1640 mm	5'10" x 5'3"
WC	855 x 1640 mm	2'8" x 5'3"



First Floor

Bedroom 1	3765 x 3535mm	12'3" x 11'6"
En Suite	3350 x 1500 mm	11'0" x 5'0"
Bedroom 2	4335 x 2900 mm	14'2" x 9'5"
Bedroom 3	3350 x 2825 mm	11'0" x 9'2"
Bedroom 4	3155 x 2875 mm	10'3" x 9'4"
Bathroom	2135 x 1710 mm	7'0" x 5'6"

KEY	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		



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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BOW004799/JUL24



KINGSVILLE

4 BEDROOM TERRACED HOME

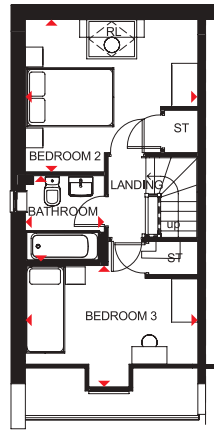
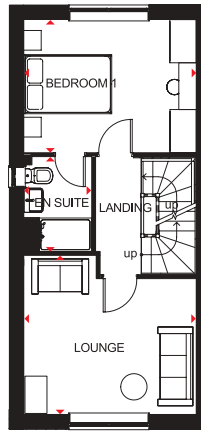
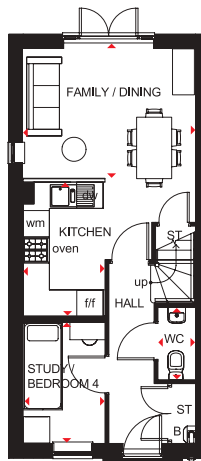
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- Oversized windows fill the lounge and en suite master bedroom on the first floor with light, giving them a bright and airy feeling
- Upstairs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



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			
Family/Dining	3936 x 4820mm	12'11" x 15'10"	
Kitchen	1868 x 3051mm	6'2" x 10'0"	
Study/Bedroom 4	1868 x 2766mm	6'2" x 9'1"	
WC	861 x 1649mm	2'10" x 5'5"	

(Approximate dimensions)

First Floor			
Lounge	3936 x 3630mm	12'11" x 11'11"	
Bedroom 1	3936 x 3042mm	12'11" x 10'0"	
En Suite	1551 x 2163mm	5'1" x 7'1"	

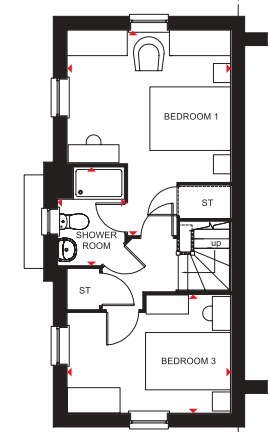
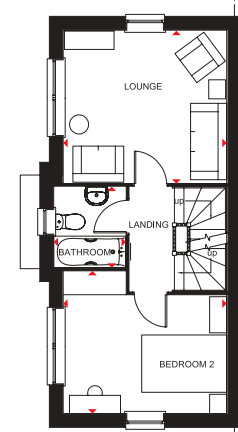
(Approximate dimensions)

Second Floor			
Bedroom 2	3936 x 3508mm	12'11" x 11'5"	
Bedroom 3	3936 x 3319mm	12'11" x 10'11"	
Bathroom	1801 x 1963mm	5'11" x 6'5"	

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

KEY		B		t/f		Fridge/freezer space		◀▶		Dimension location	
		ST				dw				Dishwasher space	
		wm				RL				Roof light	



Ground Floor			
Kitchen/Dining	3860 x 3597mm	12'8" x 11'10"	
Family Room	3860 x 3702mm	12'8" x 12'2"	
WC	1601 x 887mm	5'3" x 2'11"	

(Approximate dimensions)

First Floor			
Lounge	3860 x 3597mm	12'8" x 11'10"	
Bedroom 2	3860 x 3313mm	12'8" x 10'10"	
Bathroom	1867 x 1701mm	6'2" x 5'7"	

(Approximate dimensions)

Second Floor			
Bedroom 1	4832 x 3860mm	15'10" x 12'8"	
Bedroom 3	3860 x 2800mm	12'8" x 9'2"	
Shower Room	2315 x 1576mm	7'7" x 5'2"	

(Approximate dimensions)

KEY		B		t/f		Fridge/freezer space		◀▶		Dimension location	
		ST				dw				Dishwasher space	
		wm								Dimension location	

NORBURY

3 BEDROOM TERRACED HOME

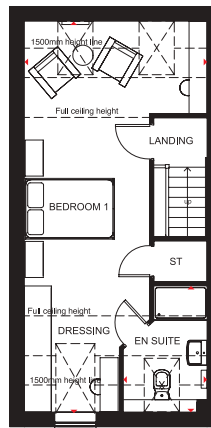
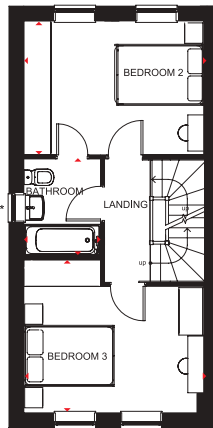
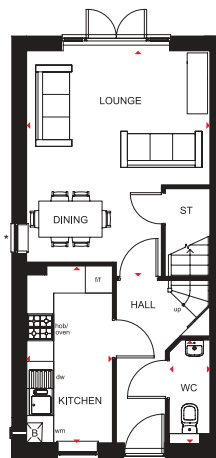
- Bright and spacious family home, designed over three floors
- Open-plan lounge with dining area leading to the rear garden through French doors
- Front-aspect, stylish fitted kitchen
- Two double bedrooms and a family bathroom on the first floor
- Large master bedroom with en suite and dressing area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



CHESTER

4 BEDROOM DETACHED HOME

- Bright and flexible family home designed for modern living
- The large kitchen/dining area has French doors extending socialising space into the garden in good weather
- Generous lounge provides the perfect place to relax
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and the family bathroom



Ground Floor

Lounge/Dining	4056 x 4991mm	13'4" x 16'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	897 x 2272mm	2'11" x 7'5"

[Approximate dimensions]
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

First Floor

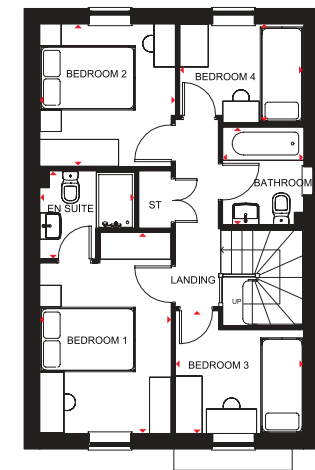
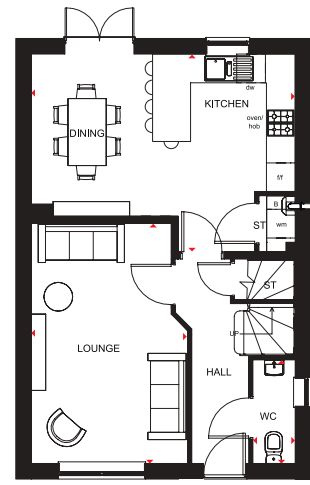
Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

[Approximate dimensions]
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

Second Floor

Bedroom 1/ Dressing Area	4056 x 8673mm*	13'4" x 28'5"*
En Suite	1858 x 2799mm*	6'1" x 9'2"*

[Approximate dimensions]
*Overall floor dimension includes lower ceiling areas



Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	886 x 2164mm	2'11" x 7'1"

[Approximate dimensions]

First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2826 x 2986mm	9'3" x 9'10"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	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

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

HYTHIE

4 BEDROOM SEMI-DETACHED HOME

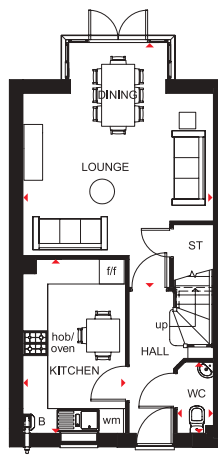
- A spacious family home designed over three floors
- The open-plan lounge and dining room lead to the rear garden through a walk-in glazed bay that maximises light, making the room feel bright and airy; the fitted kitchen is also on the ground floor
- Two double bedrooms, the generous master with en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



MAIDSTONE

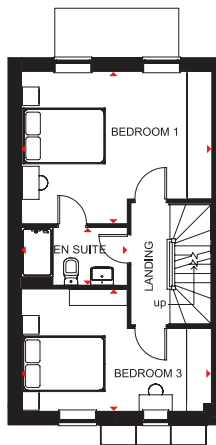
3 BEDROOM HOME

- 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 master with en suite - a single bedroom and family bathroom



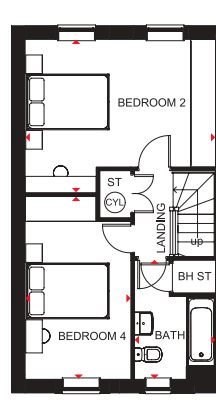
Ground Floor		
Lounge/Dining	4608 x 5923mm	15'1" x 19'5"
Kitchen	2480 x 4210mm	8'2" x 13'10"
WC	878 x 1723mm	2'11" x 5'8"

(Approximate dimensions)



First Floor		
Bedroom 1	4608 x 3687mm	15'1" x 12'1"
En Suite	2559 x 1400mm	8'5" x 4'7"
Bedroom 3	4608 x 2960mm	15'1" x 9'9"

(Approximate dimensions)



Second Floor		
Bedroom 2	4608 x 3714mm	15'1" x 12'2"
Bedroom 4	2858 x 4421mm	8'5" x 14'6"
Bathroom	1962 x 2879mm	6'5" x 9'5"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	Dimension location
	ST	Store	f/f	Fridge/freezer space	
	CYL	Cylinder	BH ST	Bulkhead Store	



Ground Floor		
Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)
*Optional window



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	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)
*Optional window

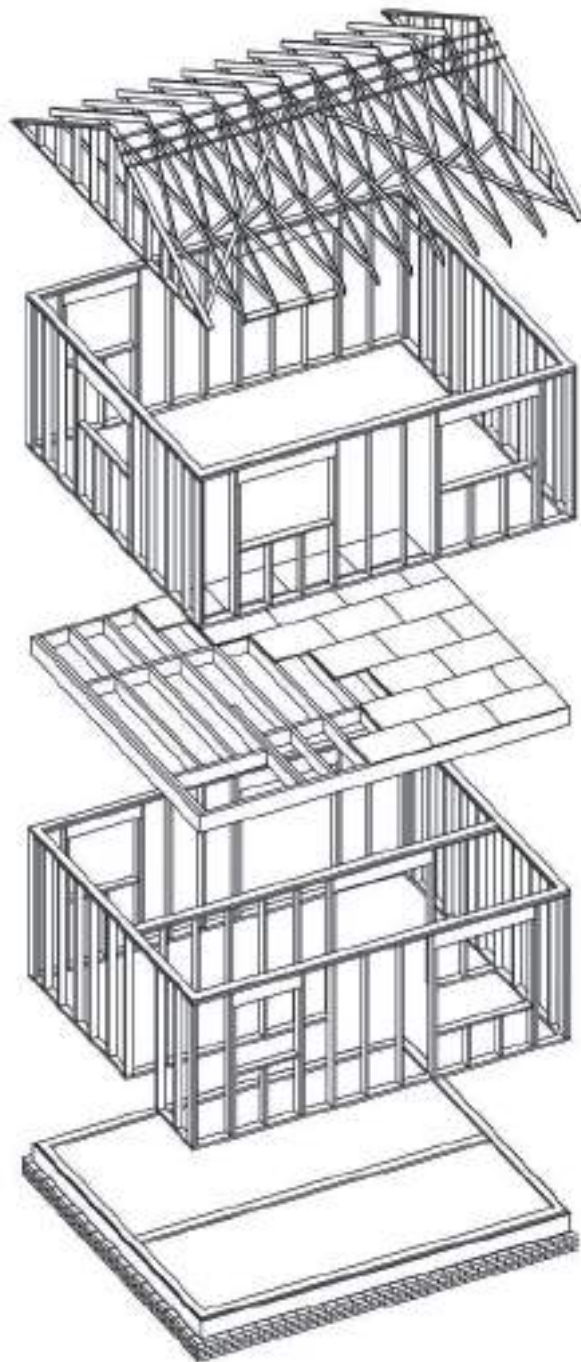
KEY	B	Boiler	wm	Washing machine space	Dimension location
	ST	Store	f/f	Fridge/freezer space	
	BH ST	Bulkhead store	dw	Dishwasher space	



REASSURANCE GUARANTEED WHEN YOU CHOOSE AN ENGINEERED TIMBER FRAME HOME

We have years of experience building thoughtfully designed, high-quality homes. We've been awarded 5 stars for customer recommendation by the Home Builders Federation, every year since 2009. And that's not all.

Our homes come with an NHBC Buildmark Warranty which gives you a 10-year structural warranty and a 2-year fixtures and fittings warranty as standard. †This is just one of the added benefits of buying a new Barratt home.



YOUR TIMBER FRAME HOME, EXPERTLY MADE FROM BOTTOM TO TOP

Structure is everything when it comes to home building. We get it right because we combine high-tech engineering with meticulous attention to detail.

Your home comes together by positioning full-height wall panels to frame each storey. The floor deck of one floor becomes the erection platform of the next. It's simple and it works. The structure is made rigid by the way the floor ties the walls together

MAKING THE GROUND-FLOOR SOLID

Concrete is used for the ground floor and is constructed to an engineer's exacting design (1).

STRENGTHENING THE EXTERNAL GROUND-FLOOR WALLS

Like the first-floor walls, these are added to the structure along with load-bearing walls (2).

PIECING TOGETHER THE FIRST-FLOOR STRUCTURE

Often pre-assembled in the factory, the floor structure is made up of floor cassettes that are then craned into place on site (3).

EXTERNAL FIRST-FLOOR WALLS, MADE TO MEASURE

Erected by crane for maximum efficiency, the external first-floor walls are made from vertical studs, normally at 600mm intervals. The panels include the openings for the doors and windows (4). Extra stability is achieved by structural sheathing that is usually fixed to the external face of the frame.

A ROOF BUILT TO STABILISE THE FRAME

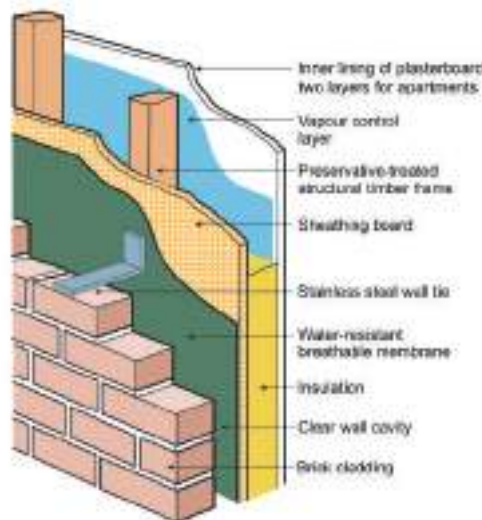
The roof also supports and strengthens the structure – roof trusses (5) are supported on the external walls, and this roof framing contributes to the overall stability of the home.

VENTILATING THE TIMBER STRUCTURE

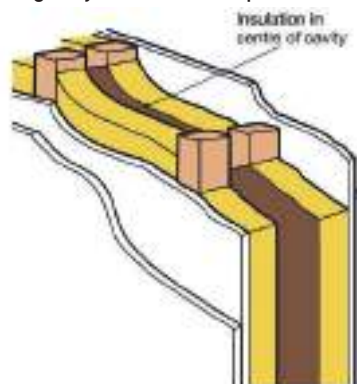
As with masonry construction, there is a vented cavity between the inner and outer leaf of the external wall to ensure no moisture can become trapped. In addition, the timber frame has a factory-fitted breather membrane that allows moisture to escape but not to enter the building – providing an extra layer of protection for your home before the external cladding or brick is attached.

All in all, these innovations allow us to achieve an overall high-spec structure – one that is built to last.

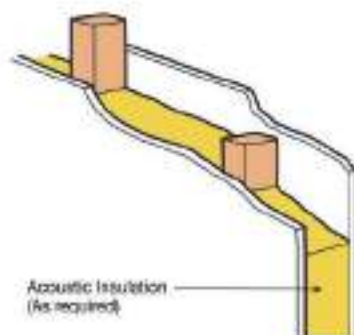
External wall and brick



Party wall
(Extra sheathing may be used as required)



Internal wall



EVERY FEATURE OF YOUR HOME, BUILT WITH PRECISION

At Barratt, we know there's no feeling like stepping into your new home. It's a feeling we set about creating from the start. Modern methods of constructing timber frames allow us to ensure your finished home is exact in every detail.

By making the highly specialised frames in a controlled environment, we move a key part of the build process away from the building site. The result is a high-quality engineered frame made up of separate panels for external and internal walls.

CONSTRUCTING THE WALLS

To minimise heat loss and noise transfer, the walls aren't just walls. They are covered on the inside by gypsum plasterboard and filled with high-performance thermal insulation. Top-quality sheathing is fixed to the outside face of the timber frame to provide extra stability.

PARTY WALLS

If the home is semi-detached, terraced or an apartment, the dividing wall between the two properties is called the party wall. In such cases, this wall consists of two separate timber frames spaced a minimum of 50mm apart. The frames and cavity between are then filled with mineral wool insulation and the plasterboard here is double-layered for extra fire and acoustic protection.

ROOFS AND FLOORS

Roofs are built to an engineer's design and are normally constructed with timber trussed rafters, expertly spaced to spread weight evenly.

The floors, crafted in the same skilled way, usually consist of timber joists spaced at regular intervals.

If the home is a flat or apartment, the dividing floor between two properties is called the party floor. In such cases the floor incorporates high-performance insulation, resilient bars and two layers of plasterboard to provide fire and acoustic protection.

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 David Wilson Homes developments. Photography, computer generated imagery and floorplans depicts a representation of the interiors, they are indicative only and do not accurately depict a specific plot. As such they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Every effort has been made to give an accurate representation of the plot layouts with final dimensions due for release. Please check with the Sales Adviser at point of sale for final confirmed dimensions of the specific plot. Kitchen designs are indicative only and are subject to change. Travel times and distances are as sourced from Google Maps.co.uk.

We are the only major national housebuilder to be awarded this key industry award 13 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

BDW005037/AUG24

barratthomes.co.uk

0333 3558 500



BARRATT
— HOMES —