



WYCHWOOD PARK

WEST SUSSEX



BARRATT
HOMES



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE

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

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

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

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




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

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



Wychwood Park

Site Plan Barratt Homes

- Loughton 1 bedroom apartment
- Coleford 2 bedroom apartment
- Hornsea 2 bedroom apartment
- Abington 3 bedroom home
- Woodvale 4 bedroom home
- Hesketh 4 bedroom home
- Affordable Housing
- CS Cycle Store BS Bin Store
- V Visitor Parking Space
- BCP Bin Collection Point
-  Balancing Pond - Natural drainage designed to collect water
-  Ancient Woodland
-  Ancient Woodland





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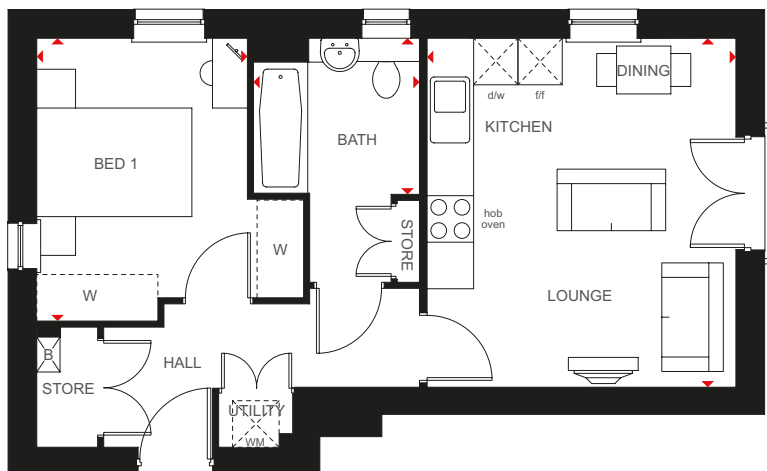
LOUGHTON

PLOTS 224, 227 & 230

- One bedroom apartment
- Open-plan kitchen/lounge/dining area
- Spacious bathroom
- Includes utility and storage room

barratthomes.co.uk

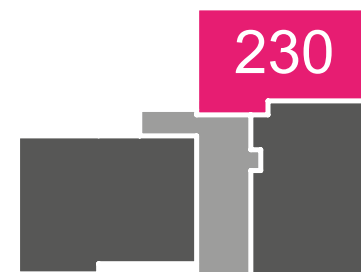




Dimensions

Kitchen/Lounge/Dining	3982 x 4500mm	13'0" x 14'9"
Utility	957 x 733mm	3'1" x 2'4"
Bedroom 1	3441 x 3547mm	11'3" x 11'7"
Bathroom	2143 x 3125mm	7'0" x 10'3"

(Approximate dimensions)



Second Floor



First Floor



Ground Floor

KEY

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

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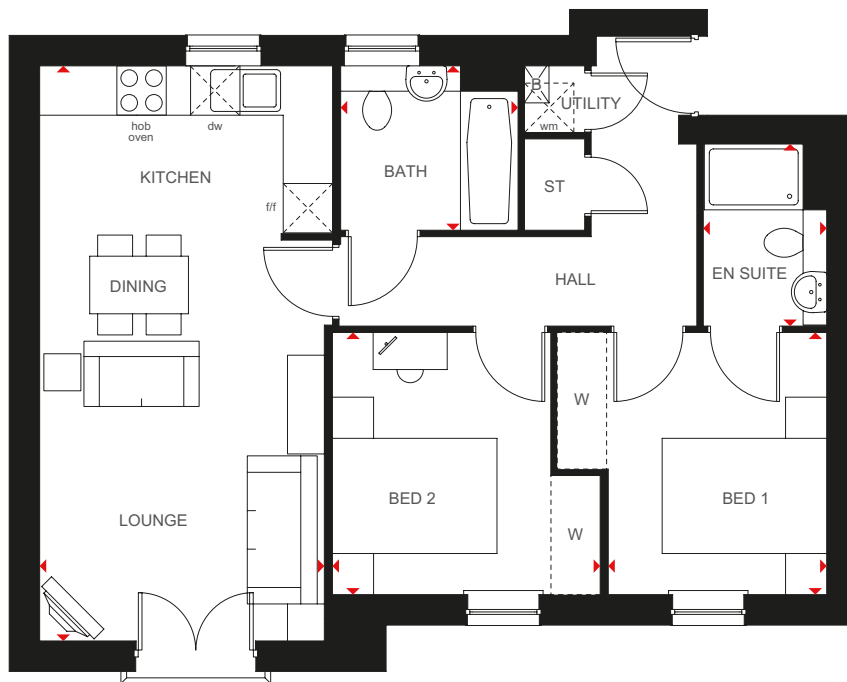
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COLEFORD

PLOTS 222, 225 & 228

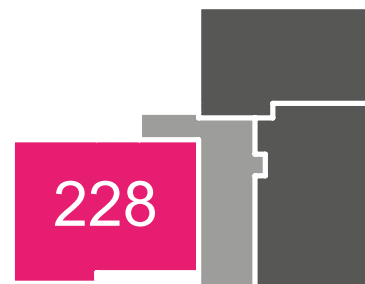
- Two bedroom apartment
- Open-plan kitchen/lounge/dining area
- Modern fitted kitchen
- En suite to the main bedroom
- Separate main bathroom



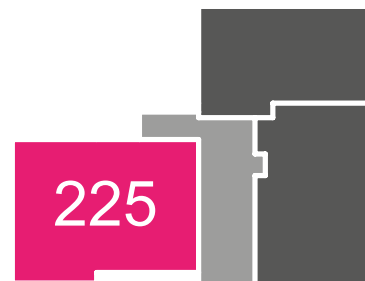
Dimensions

Kitchen/Lounge/Dining	3460 x 6990mm	11'4" x 22'11"
Bedroom 1	3277 x 3188mm	10'9" x 10'5"
En suite	1502 x 2213mm	4'11" x 7'3"
Bedroom 2	3254 x 3188mm	10'8" x 10'5"
Bathroom	2158 x 2000mm	7'0" x 6'6"
Utility	812 x 736mm	2'7" x 2'4"

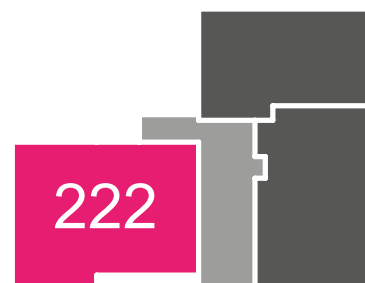
(Approximate dimensions)



Second Floor



First Floor



Ground Floor

KEY

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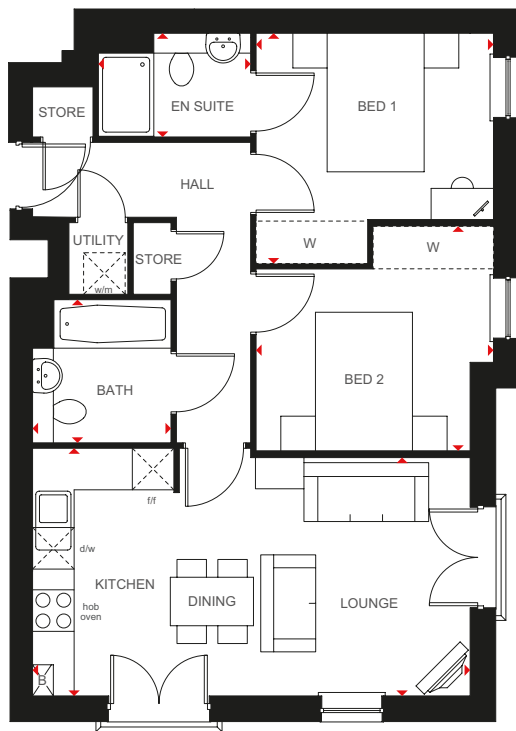
HORNSEA

PLOTS 223, 226 & 229

- Two bedroom apartment
- Open-plan kitchen/lounge/dining area
- En suite to the main bedroom
- Includes a utility and storage room

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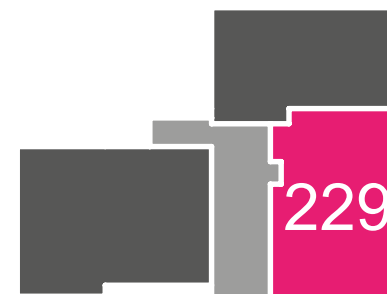




Dimensions

Kitchen/Lounge/Dining	6315 x 3440mm	20'8" x 11'3"
Bedroom 1	3324 x 3426mm	10'10" x 11'2"
En suite	1499 x 2198mm	4'11" x 7'2"
Bedroom 2	3240 x 3426mm	10'7" x 11'2"
Bathroom	2000 x 2070mm	6'6" x 6'9"
Utility	820 x 1038mm	2'8" x 3'4"

(Approximate dimensions)



Second Floor



First Floor



Ground Floor

KEY

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ST	Store	dw	Dishwasher space		
wm	Washing machine space	w	Wardrobe space		

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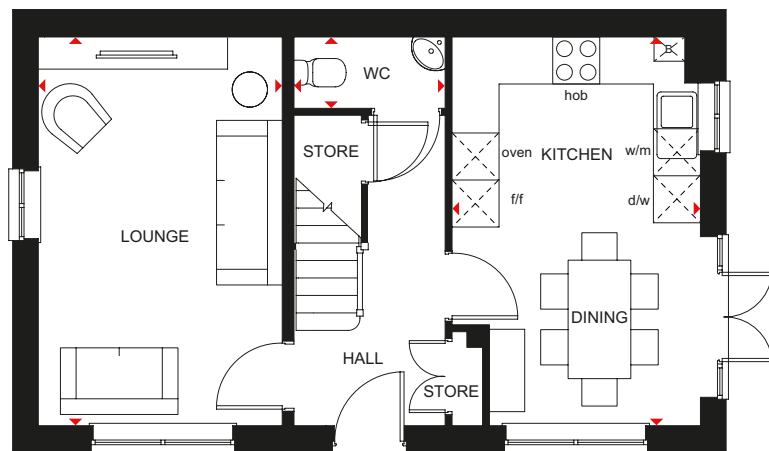


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ENNERDALE 3 BEDROOM HOME

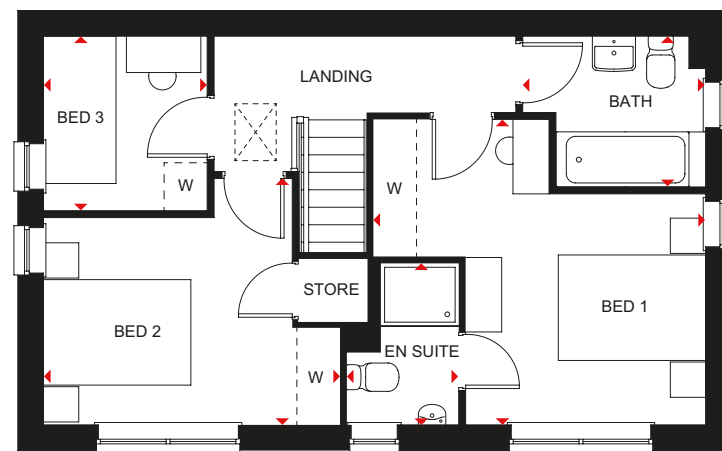
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite,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



Ground Floor

Kitchen/Dining	5060 x 3257mm	16'7" x 10'8"
Lounge	5060 x 3212mm	16'7" x 10'6"
WC	2016 x 998mm	6'7" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	4325 x 3986mm	14'2" x 13'1"
En suite	2149 x 1502mm	7'0" x 4'11"
Bedroom 2	3871 x 3233mm	12'8" x 10'7"
Bedroom 3	2313 x 2176mm	7'7" x 7'2"
Bathroom	2471 x 2061mm	8'1" x 6'9"

(Approximate dimensions)

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

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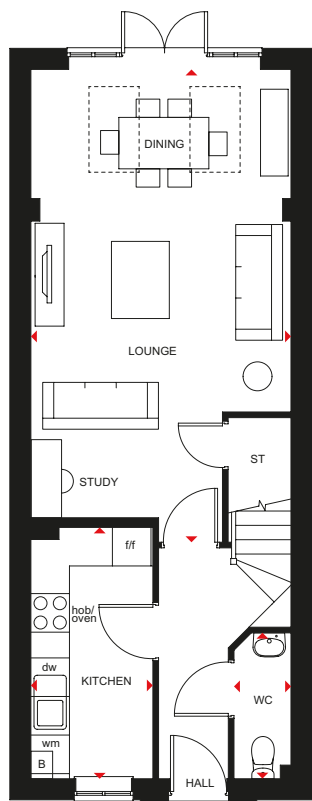


ABINGTON 3 BEDROOM HOME

- A stylish three-storey, three bedroom home
- Open-plan living/dining area with French doors leading to the rear garden
- First floor has two double bedrooms and dual-access family bathroom
- Second floor features a master bedroom with en suite

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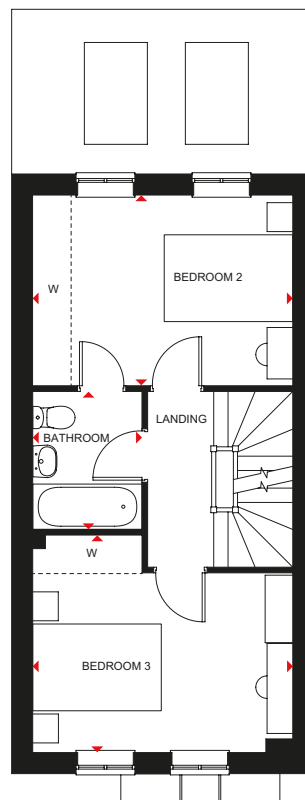




Ground Floor

Kitchen	1900 x 3910mm	6'2" x 12'9"
Lounge/Dining/Study	4056 x 7478mm	13'3" x 24'6"
WC	897 x 2072mm	2'11" x 6'9"

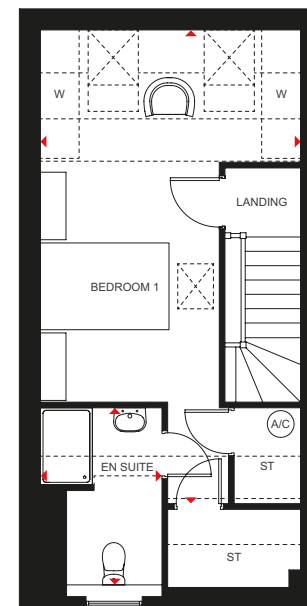
[Approximate dimensions]



First Floor

Bedroom 2	2965 x 4056mm	9'8" x 13'3"
Bedroom 3	3386 x 4056mm	11'1" x 13'3"
Bathroom	1698 x 2146mm	5'6" x 7'0"

[Approximate dimensions]



Second Floor

Bedroom 1	4056 x 7369mm*	13'3" x 24'2"*
En suite	1889 x 2796mm*	6'2" x 9'2"*

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

KEY	B	Boiler	wm	Washing machine space	W	Wardrobe
	ST	Store	t/f	Fridge/freezer space	◀▶	Dimension location
	A/C	Airing cupboard	dw	Dishwasher space		

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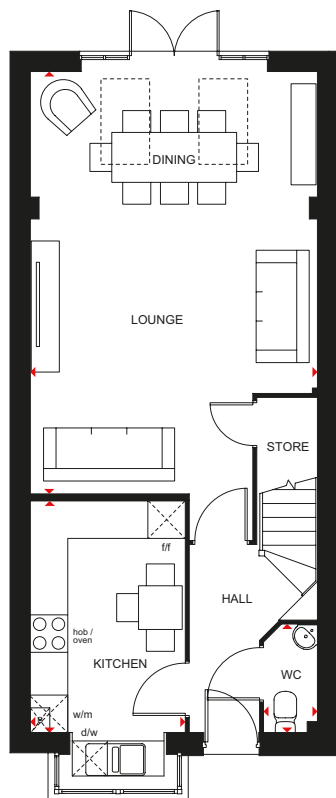


WOODVALE 4 BEDROOM HOME

- Stylish three-storey, four bedroom home
- Open-plan lounge/dining room with French doors leading to the rear garden
- First floor has two double bedrooms, one single bedroom and family bathroom
- Second floor features a master bedroom with en suite shower room and dressing area

barratthomes.co.uk

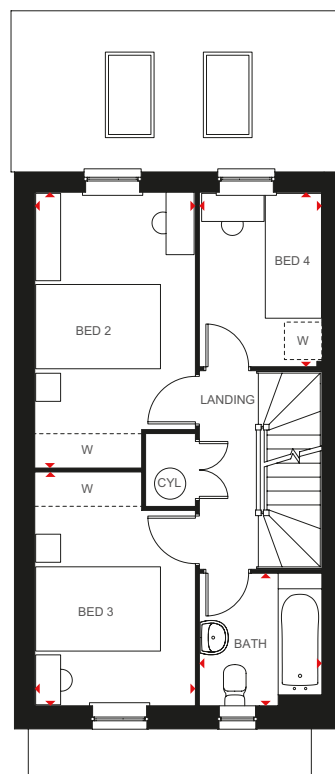




Ground Floor

Kitchen	3724 x 2468mm	12'2" x 8'1"
Lounge/Dining	6789 x 4600mm	22'3" x 15'1"
WC	1728 x 864mm	5'8" x 2'10"

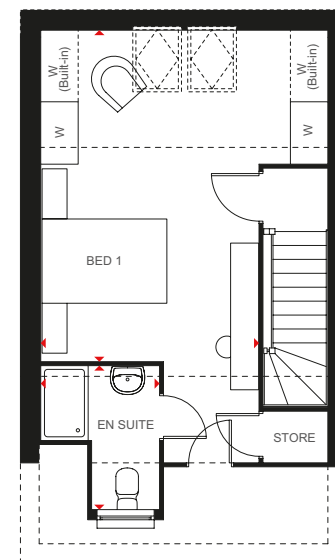
(Approximate dimensions)



First Floor

Bedroom 2	4403 x 2574mm	14'5" x 8'5"
Bedroom 3	3742 x 2559mm	12'3" x 8'4"
Bedroom 4	2778 x 1963mm	9'1" x 6'5"
Bathroom	2124 x 1963mm	6'11" x 6'5"

(Approximate dimensions)



Second Floor

Bedroom 1	4600 x 6822mm	15'1" x 22'4"
En suite 1	1904 x 2307mm	6'2" x 7'6"

(Approximate dimensions)

KEY

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

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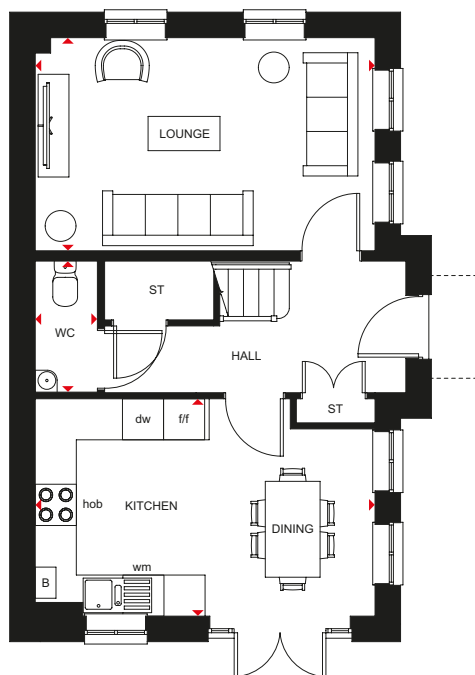


HESKETH 4 BEDROOM HOME

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

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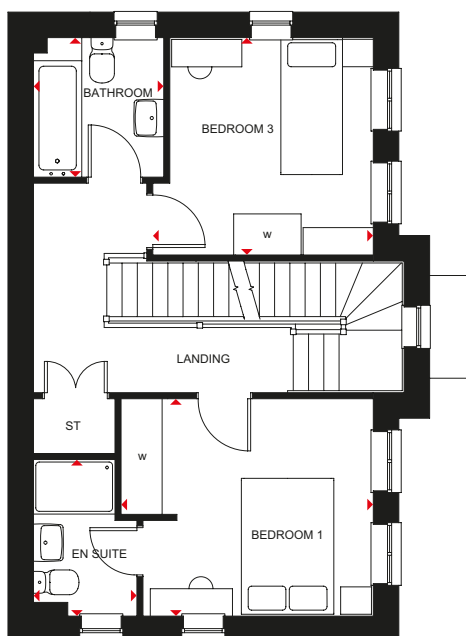




Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'2"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	1923 x 925mm	6'3" x 3'0"

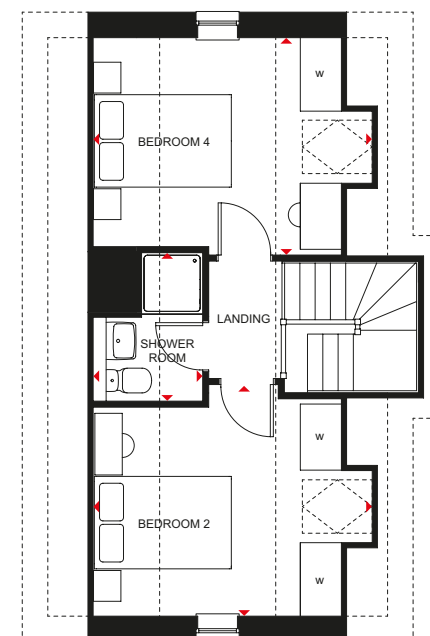
[Approximate dimensions]



First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En Suite	2287 x 1511mm	7'6" x 4'11"
Bedroom 3	3220 x 3175mm	10'6" x 10'5"
Bathroom	2038 x 1903mm	6'8" x 6'2"

[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	2168 x 1323mm	7'1" x 4'4"

[Approximate dimensions]

KEY

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

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BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

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

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

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

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

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



We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

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.



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0330 057 6000



Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.