

WINNYCROFT

MATSON, GLOUCESTER GL4 6EJ



A DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES



BARRATT
— HOMES —

WINNYCROFT

SITE PLAN

- **KENLEY**
2 bedroom home
- **DENFORD**
2 bedroom home
- **ROSEBERRY**
2 bedroom home
- **ELLERTON**
3 bedroom home
- **MAIDSTONE**
3 bedroom home
- **MORESBY**
3 bedroom home
- **ENNERDALE**
3 bedroom home
- **ANDOVER**
3 bedroom home
- **CHESTER**
4 bedroom home
- **HEMSWORTH**
4 bedroom home
- **WOODCOTE**
4 bedroom home
- **HESKETH**
4 bedroom home
- **RADLEIGH**
4 bedroom home
- B** Bin collection point



SUSTAINABILITY FEATURES

- Grassland
- Wildflower meadow
- Path
- New tree line
- Mature tree line

THIS DEVELOPMENT ALSO FEATURES;

- Swift boxes
- Bat boxes
- Hedgehog highways

KENLEY

2 BEDROOM HOME



Photovoltaic panels



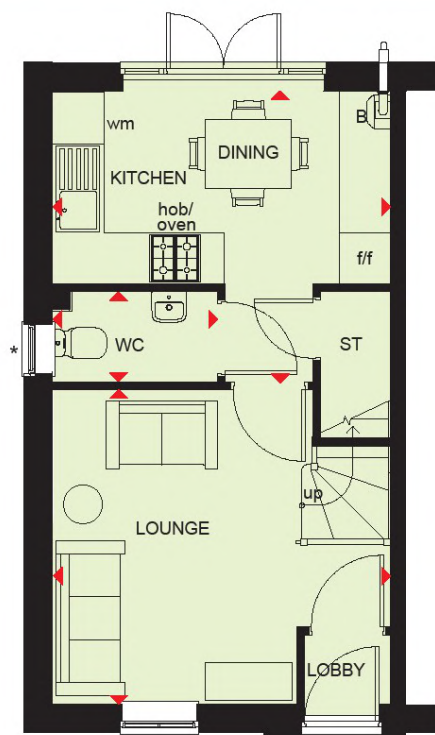
A/B EPC rating



Argon-filled double-glazing



Highly-efficient insulation

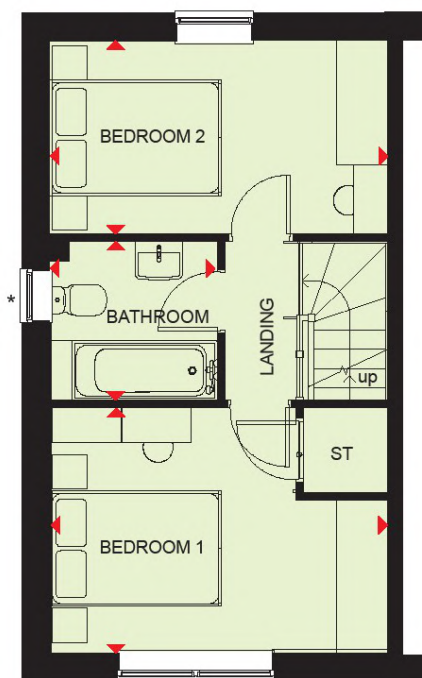


Ground Floor

Lounge	3944 x 3543 mm	12'9" x 11'6"
Kitchen/Dining	3944 x 2299 mm	12'9" x 7'5"
WC	1686 x 1063 mm	5'5" x 3'4"

(Approximate dimensions)

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



First Floor

Bedroom 1	3944 x 2841 mm	12'9" x 9'3"
Bedroom 2	3944 x 2291 mm	12'9" x 7'5"
Bathroom	1934 x 1852 mm	6'3" x 6'0"

(Approximate dimensions)

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

KEY

B	Boiler
ST	Store
wm	Washing machine space

t/f Fridge/freezer space
 ◀▶ Dimension Location



DENFORD

2 BEDROOM HOME



Photovoltaic panels



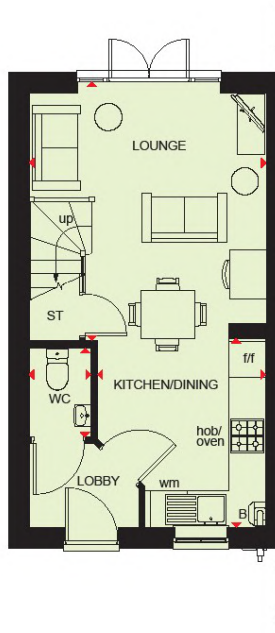
A/B EPC rating



Argon-filled double-glazing



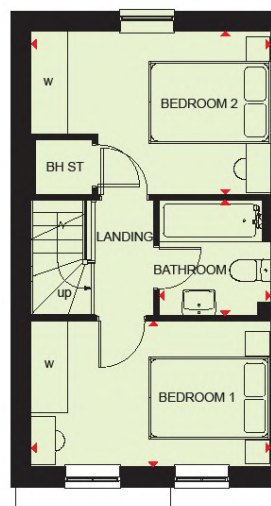
Highly-efficient insulation



Ground Floor

Kitchen/Dining/Lounge	3944 x 7144 mm	12'9" x 23'4"
WC	1139 x 1639 mm	3'7" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3944 x 2451 mm	12'9" x 8'0"
Bedroom 2	3944 x 2741 mm	12'9" x 8'9"
Bathroom	1854 x 2045 mm	6'0" x 6'7"

[Approximate dimensions]

KEY

B Boiler
BH ST Bulkhead store
wm Washing machine space

f/f Fridge/freezer space
w Wardrobe space
ST Store

◀▶ Dimension location



ELLERTON

3 BEDROOM HOME



Photovoltaic panels



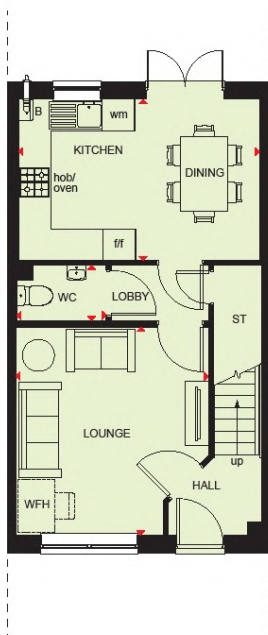
A/B EPC rating



Argon-filled double-glazing



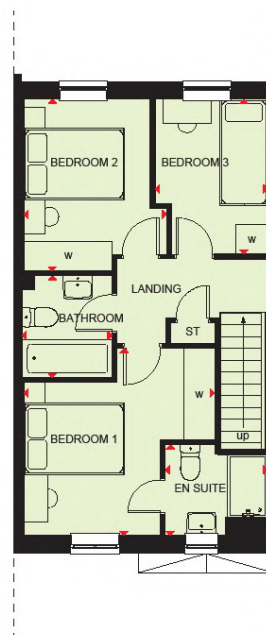
Highly-efficient insulation



Ground Floor

Lounge	3589 x 3994 mm	11'7" x 13'1"
Kitchen/Dining	4586 x 3037 mm	15'0" x 9'9"
WC	1687 x 1052 mm	5'5" x 3'4"

[Approximate dimensions]



First Floor

Bedroom 1	3726 x 3589 mm	12'2" x 11'7"
En suite	1934 x 1759 mm	6'3" x 5'7"
Bedroom 2	3225 x 2684 mm	10'5" x 8'8"
Bedroom 3	2907 x 2134 mm	9'5" x 7'0"
Bathroom	1916 x 1690 mm	6'2" x 5'5"

[Approximate dimensions]

KEY

B Boiler

ST Store

wm Washing machine space

f/f Fridge/freezer space

w Wardrobe space

WFH Working from home space

◀▶ Dimension location



MAIDSTONE

3 BEDROOM HOME



Photovoltaic panels



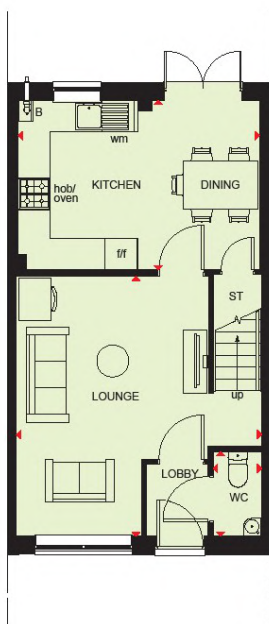
A/B EPC rating



Argon-filled double-glazing



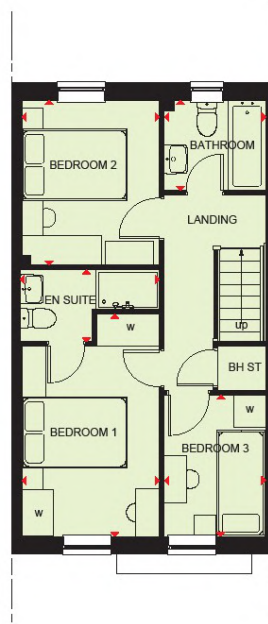
Highly-efficient insulation



Ground Floor

Lounge	4599 x 4879 mm	15'0" x 16'0"
Kitchen/Dining	4599 x 3194 mm	15'0" x 10'4"
WC	941 x 1611 mm	3'0" x 5'2"

[Approximate dimensions]



First Floor

Bedroom 1	2586 x 4226 mm	8'4" x 13'8"
En suite	2524 x 1364 mm	8'2" x 4'4"
Bedroom 2	2586 x 3088 mm	8'4" x 10'1"
Bedroom 3	1924 x 2651 mm	6'3" x 8'6"
Bathroom	1924 x 1692 mm	6'3" x 5'5"

[Approximate dimensions]

KEY

B Boiler

ST Store

BH ST Bulkhead store

wm Washing machine space

f/f Fridge/freezer space

w Wardrobe space

◀▶ Dimension location



MORESBY

3 BEDROOM HOME



Photovoltaic panels



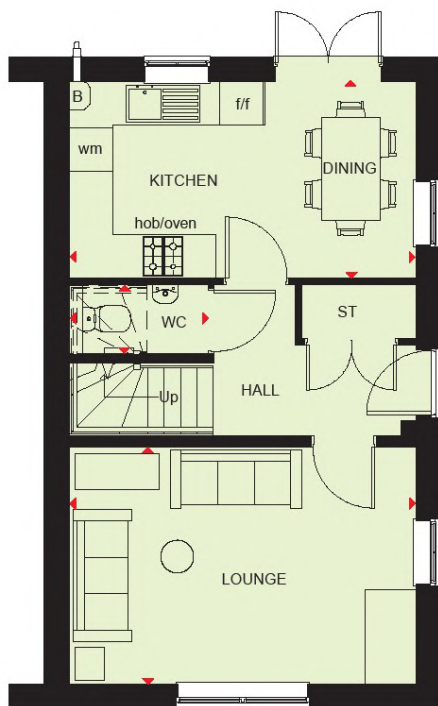
A/B EPC rating



Argon-filled double-glazing



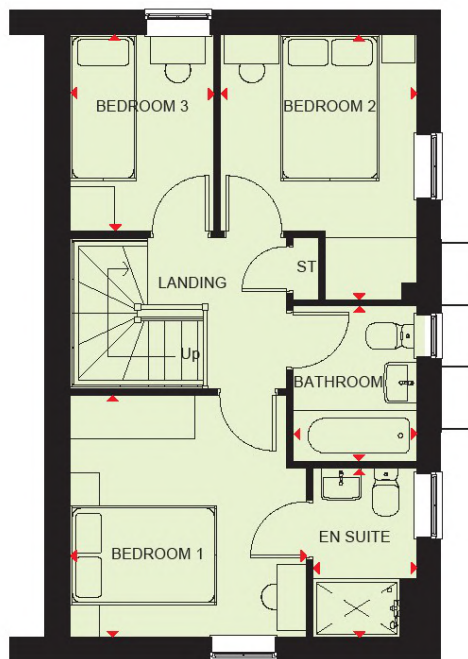
Highly-efficient insulation



Ground Floor

Lounge	4738 x 3242 mm	15'5" x 10'6"
Kitchen/Dining	4738 x 2676 mm	15'5" x 8'7"
WC	1992 x 1009 mm	6'5" x 3'3"

[Approximate dimensions]



First Floor

Bedroom 1	3228 x 3280 mm	10'5" x 10'7"
En suite	2302 x 1422 mm	7'5" x 4'6"
Bedroom 2	2657 x 3598 mm	8'7" x 11'8"
Bedroom 3	2676 x 1992 mm	8'7" x 6'5"
Bathroom	2119 x 1681 mm	6'9" x 5'5"

[Approximate dimensions]

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location



ENNERDALE

3 BEDROOM HOME



Photovoltaic panels



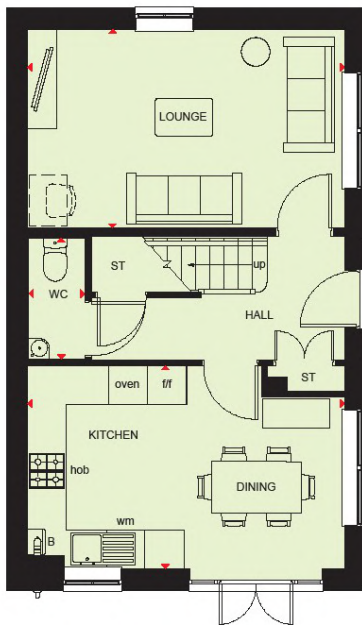
A/B EPC rating



Argon-filled double-glazing



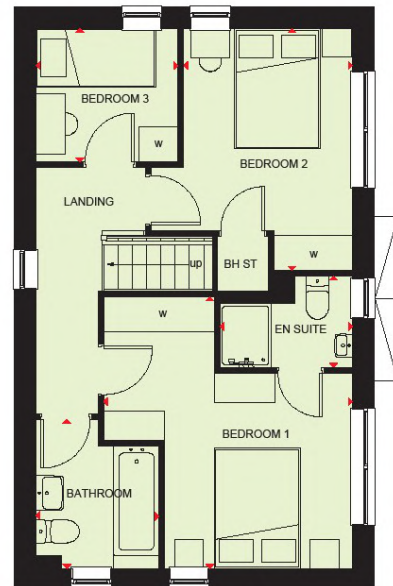
Highly-efficient insulation



Ground Floor

Lounge	4912 x 3098 mm	16'11" x 10'1"
Kitchen/Dining	4899 x 3141 mm	16'0" x 10'3"
WC	1930 x 982 mm	6'3" x 3'2"

[Approximate dimensions]



First Floor

Bedroom 1	4235 x 3981 mm	13'8" x 13'0"
En suite	2115 x 1426 mm	6'9" x 4'6"
Bedroom 2	3759 x 2621 mm	12'3" x 8'5"
Bedroom 3	2203 x 2064 mm	7'2" x 6'7"
Bathroom	2314 x 1943 mm	7'5" x 6'3"

[Approximate dimensions]

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



ANDOVER

3 BEDROOM HOME



Photovoltaic panels



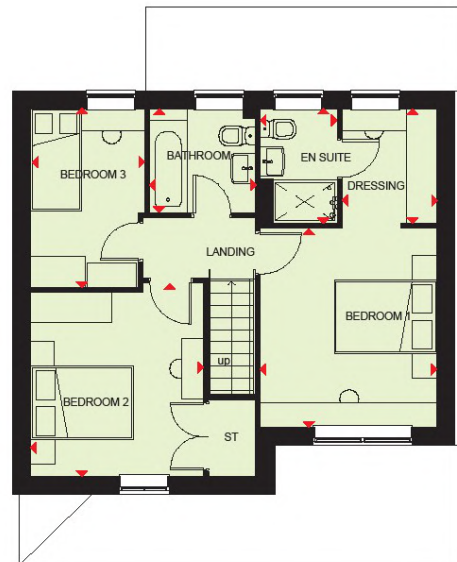
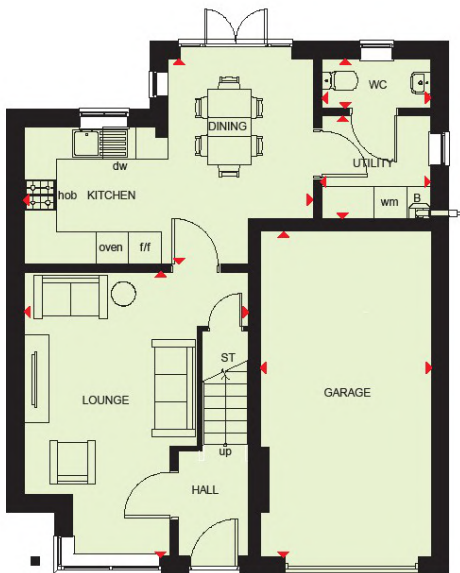
A/B EPC rating



Argon-filled double-glazing



Highly-efficient insulation



Ground Floor

Lounge	5376 x 4144 mm	17'6" x 13'5"
Kitchen/Dining	5334 x 3855 mm	17'5" x 12'6"
Utility	2083 x 2062 mm	6'8" x 6'7"
WC	2083 x 944 mm	6'8" x 3'0"
Garage	5920 x 3161 mm	19'4" x 10'3"

(Approximate dimensions)

First Floor

Bedroom 1	3702 x 3263 mm	12'1" x 10'7"
En suite	2165 x 1486 mm	7'1" x 4'8"
Dressing Area	2165 x 1792 mm	7'1" x 5'8"
Bedroom 2	3426 x 3184 mm	11'2" x 10'4"
Bedroom 3	3341 x 2176 mm	10'9" x 7'1"
Bathroom	2076 x 1902 mm	6'8" x 6'2"

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

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



CHESTER

4 BEDROOM HOME



Photovoltaic panels



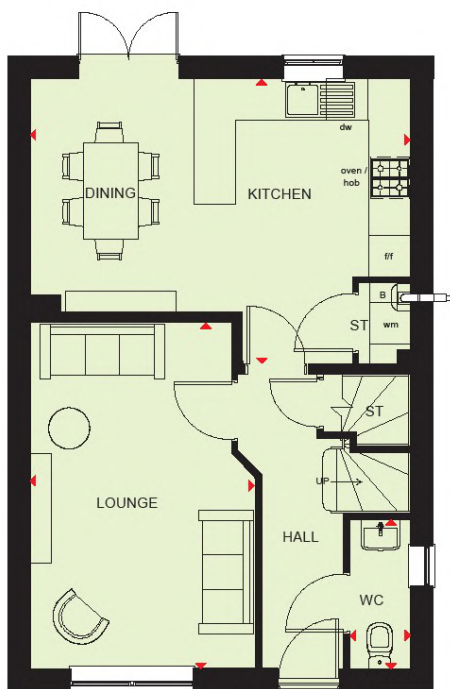
A/B EPC rating



Argon-filled double-glazing



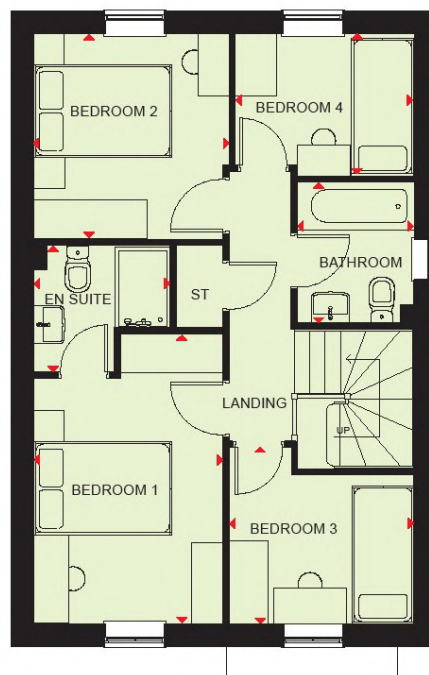
Highly-efficient insulation



Ground Floor

Lounge	5093 x 3284 mm	16'7" x 10'7"
Kitchen/Dining	5459 x 4209 mm	17'9" x 13'8"
WC	953 x 2210 mm	3'1" x 7'2"

(Approximate dimensions)



First Floor

Bedroom 1	2769 x 4244 mm	9'0" x 13'9"
En suite	1960 x 1911 mm	6'4" x 6'2"
Bedroom 2	3024 x 2851 mm	9'9" x 9'3"
Bedroom 3	2983 x 2740 mm	9'7" x 8'9"
Bedroom 4	2658 x 2084 mm	8'7" x 6'8"
Bathroom	1911 x 2199 mm	6'2" x 7'2"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

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



HEMSWORTH

4 BEDROOM HOME



Photovoltaic panels



A/B EPC rating



Argon-filled double-glazing



Highly-efficient insulation



Ground Floor

Lounge	4811 x 3259 mm	15'7" x 10'6"
Kitchen/Dining	5236 x 3303 mm	17'1" x 3'3"
Utility	1617 x 2028 mm	5'3" x 6'6"
WC	1617 x 946 mm	5'3" x 3'1"
Garage	5982 x 3038 mm	19'6" x 9'9"

[Approximate dimensions]



First Floor

Bedroom 1	4368 x 3982 mm	14'3" x 13'0"
En suite	2043 x 1800 mm	6'7" x 5'9"
Bedroom 2	3063 x 3749 mm	10'0" x 12'3"
Bedroom 3	3541 x 3169 mm	11'6" x 10'3"
Bedroom 4	3101 x 3099 mm	10'1" x 10'1"
Bathroom	2150 x 1964 mm	7'0" x 6'4"

[Approximate dimensions]

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



WOODCOTE

4 BEDROOM HOME



Photovoltaic panels



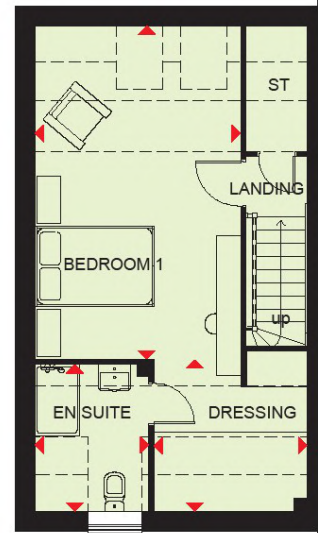
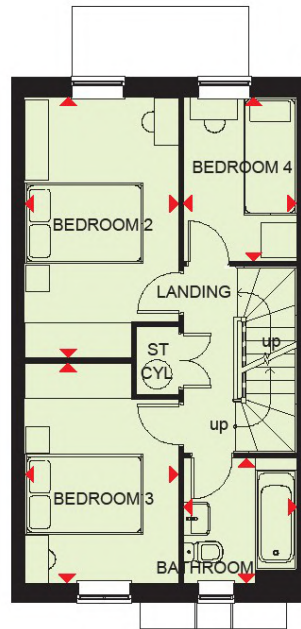
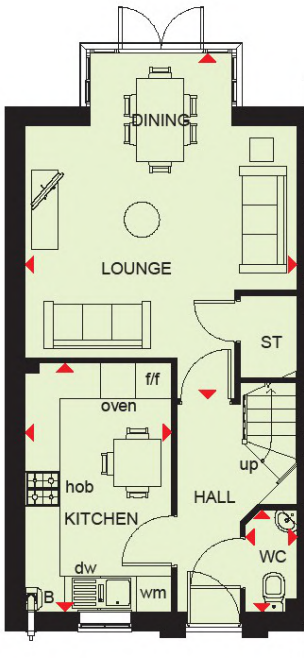
A/B EPC rating



Argon-filled double-glazing



Highly-efficient insulation



Ground Floor

Lounge/Dining	5729 x 4608 mm	18'7" x 15'1"
Kitchen	4193 x 2461 mm	13'7" x 8'0"
WC	1607 x 928 mm	5'2" x 3'0"

(Approximate dimensions)

First Floor

Bedroom 2	4389 x 2603 mm	14'4" x 8'5"
Bedroom 3	3697 x 2603 mm	12'1" x 8'5"
Bedroom 4	2736 x 1917 mm	8'9" x 6'2"
Bathroom	2105 x 1917mm	6'9" x 6'2"

(Approximate dimensions)

Second Floor

Bedroom 1	5620 x 3541 mm	18'4" x 11'6"
En suite	1907 x 2466 mm	6'2" x 8'0"
Dressing Area	2687 x 2613 mm	8'8" x 8'5"

(Approximate dimensions)

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



HESKETH

4 BEDROOM HOME



Photovoltaic panels



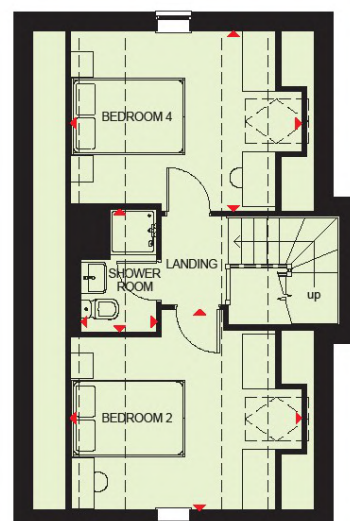
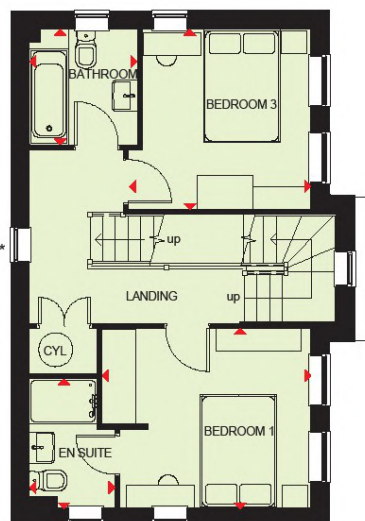
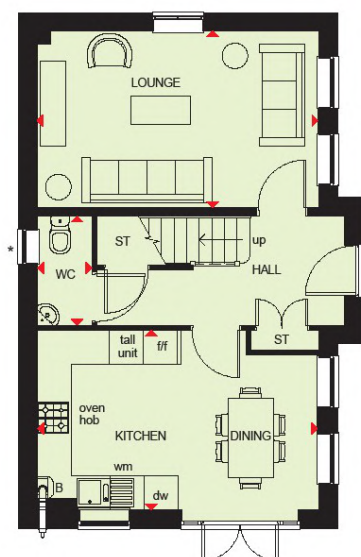
A/B EPC rating



Argon-filled double-glazing



Highly-efficient insulation



Ground Floor

Lounge	4915 x 3109mm	16'1" x 10'2"
Kitchen/Dining	4902 x 3155mm	16'0" x 10'3"
WC	1897 x 1020mm	6'2" x 3'3"

(Approximate dimensions)

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

First Floor

Bedroom 1	3716 x 3164mm	12'1" x 10'3"
En suite	2268 x 1492mm	7'4" x 4'8"
Bedroom 3	3220 x 3127mm	10'5" x 10'2"
Bathroom	2066 x 1880mm	6'7" x 6'1"

(Approximate dimensions)

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

Second Floor

Bedroom 2	4303 x 3364mm*	14'1" x 11'0"*
Bedroom 4	4351 x 3225mm*	14'2" x 10'5"*
Shower Room	2167 x 1479mm	7'1" x 4'8"

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

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



RADLEIGH

4 BEDROOM HOME



Photovoltaic panels



A/B EPC rating



Argon-filled double-glazing



Highly-efficient insulation



Ground Floor

Lounge	5051 x 3351 mm	16'5" x 10'9"
Kitchen/Dining/Family	8049 x 3098 mm	26'4" x 10'1"
Utility	1633 x 1556 mm	5'3" x 5'1"
Study	2251 x 2096 mm	7'3" x 6'8"
WC	1621 x 829 mm	5'3" x 2'7"

(Approximate dimensions)



First Floor

Bedroom 1	3833 x 3512 mm	12'5" x 11'5"
En suite	2321 x 1175 mm	7'6" x 3'8"
Bedroom 2	4319 x 3334 mm	14'1" x 10'9"
Bedroom 3	3326 x 2800 mm	10'9" x 9'1"
Bedroom 4	3128 x 2948 mm	10'2" x 9'6"
Bathroom	2136 x 1689 mm	7'0" x 5'5"

(Approximate dimensions)

KEY

B Boiler

ST Store

wm Washing machine space

td Tumble dryer space

dw Dishwasher space

f/f Fridge/freezer space

w Wardrobe space

◀▶ Dimension location

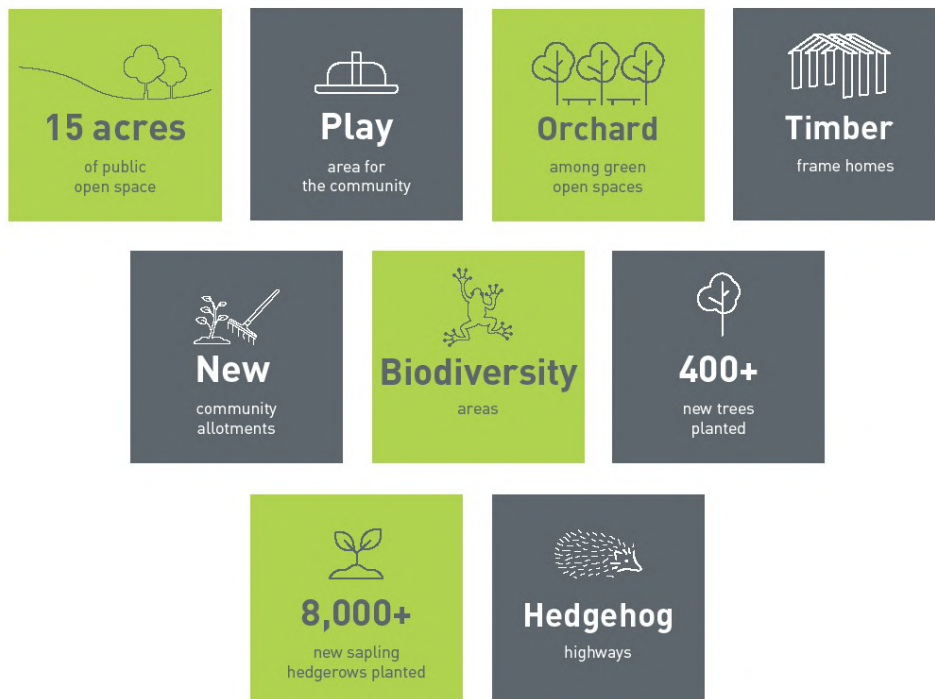


CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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.



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

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BDW005347/OCT24



BARRATT
— HOMES —