

# KINGS COURT

SHAFTESBURY ROAD, GILLINGHAM, DORSET, SP8 5NG



A BRAND NEW COLLECTION OF 1, 2, 3 & 4 BEDROOM HOMES



**BARRATT**  
— HOMES —

# 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.



# WELCOME TO **KINGS COURT**

SHAFTESBURY ROAD, GILLINGHAM, DORSET, SP8 5NG

A brand new collection of 1, 2, 3 & 4 bedroom homes in the welcoming Dorset town, of Gillingham.

Gillingham is one of Dorset's fastest-growing market towns and offers a strong balance between countryside living, good amenities and practical transport connections. Set in the beautiful Blackmore Vale, it combines a friendly small-town atmosphere with easy access to larger centres such as Salisbury, Bath and London.

Gillingham train station offers direct links to London Waterloo and Exeter, making it attractive for commuters and hybrid workers. It also has good road links to the A303, giving access to the South West and the South East.

For families, the town has a good choice of schools including Gillingham Primary School, St Mary's Primary School & Shooting Stars Nursery and Wyke Primary School. Secondary education is provided by Gillingham School, which serves the wider North Dorset area.

Leisure facilities are particularly strong for a town of this size. RiversMeet Active is a major community hub with a swimming pool, modern gym, fitness classes, sports facilities and café. It is community-owned and widely regarded as an important part of local life.

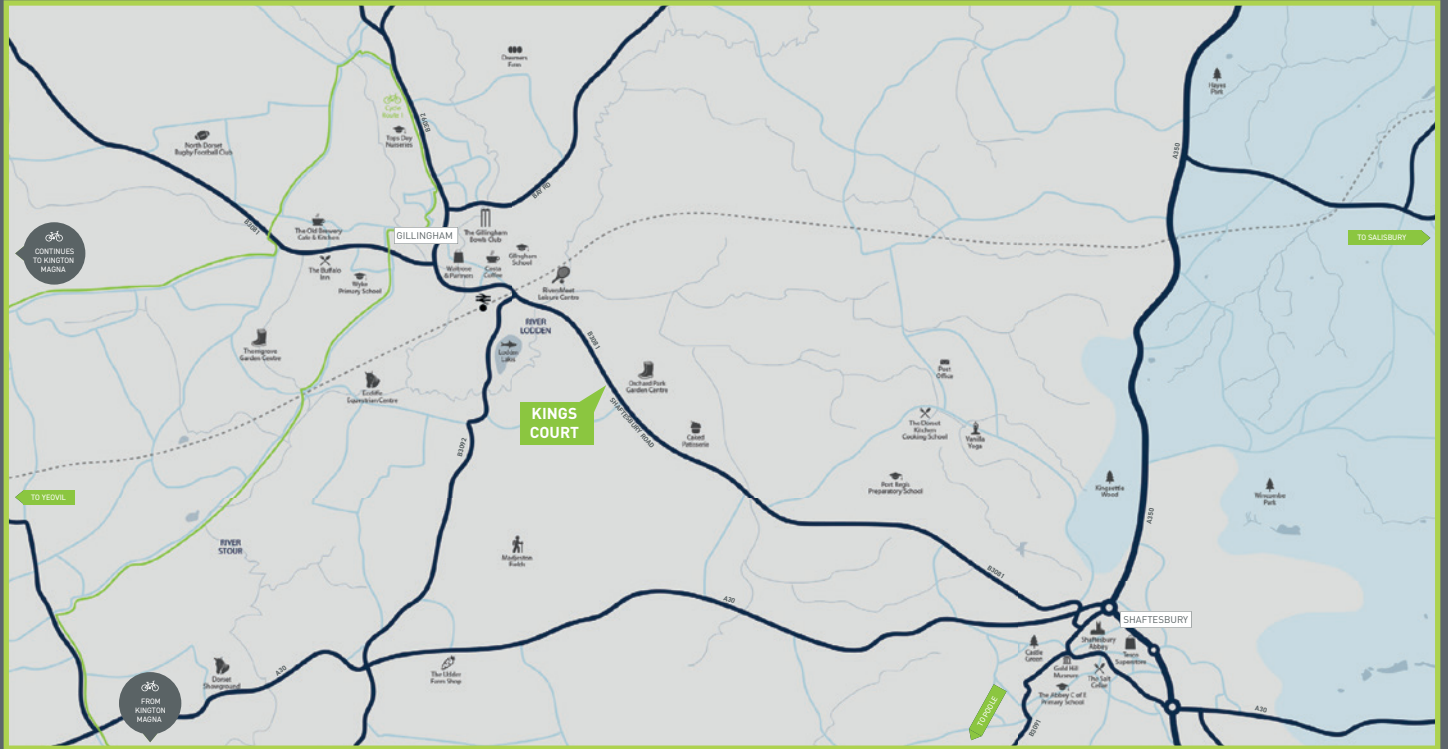
The town has a selection of pubs, cafés and eateries. Popular choices include The Dog House, known for quality dining and a modern pub atmosphere, The Dolphin Inn, a traditional local pub, and The Old Brewery Cafe and Kitchen, which is highly regarded for brunches and coffee. Traditional town-centre pubs such as The Phoenix and Red Lion also add to the community feel.

Shopping is convenient and practical, with a mix of independent shops and major supermarkets including Waitrose & Partners, Asda Gillingham Supermarket, Lidl and Iceland Supermarket Gillingham. Dorset Council also highlights the town's walkable access to supermarkets, the railway station and community facilities.

The surrounding countryside is one of Gillingham's greatest attractions. The town sits in the Blackmore Vale with rolling farmland, rivers, woodland and quiet lanes ideal for walking, running and cycling. The nearby Stour Valley Way offers beautiful long-distance walks through villages and open countryside, while the Wessex Ridgeway and National Cycle Network routes provide excellent cycling opportunities.



# KINGS COURT AMENITIES



## LOCAL HIGHLIGHTS

### EDUCATION

<b>0.4 miles</b> Shooting Stars Nursery	<b>1.1 miles</b> Gillingham Primary School
<b>1.2 miles</b> Gillingham School	<b>1.9 miles</b> Wyke Primary School
<b>2.3 miles</b> Port Regis Preparatory School	<b>2.9 miles</b> Milton on Stour Primary School

### SHOPPING

<b>0.7 miles</b> Caked Patisserie	<b>1.1 miles</b> Lavendar Blue Bakery
<b>1.2 miles</b> Tesco superstore	<b>1.4 miles</b> Waitrose & Partners
<b>1.7 miles</b> Co-operative Food	<b>2.3 miles</b> Avicenna Pharmacy

### HEALTH & LEISURE

<b>1.0 miles</b> RiversMeet Active	<b>1.2 miles</b> The Slade Arts Centre
<b>2.8 miles</b> North Dorset Rugby Club	<b>4.8 miles</b> Alpaca Adventure
<b>5.5 miles</b> Todber Manor Fisheries	<b>6.6 miles</b> Oysters Coppice Nature Reserve

### FROM KINGS COURT

<b>4.4 miles</b> Shaftesbury	<b>15.7 miles</b> Blandford Forum
<b>34.3 miles</b> Poole Harbour	<b>30.6 miles</b> Bournemouth Airport

Information is correct at time of printing, is not to scale, and is provided for reference only. Distances provided by Google Maps. You will need to contact schools directly for details of catchment areas. Cycle route information provided by komoot.com.

## WELL CONNECTED

### BY RAIL

From Gillingham Train Station

**10 mins**  
TISBURY

**25 mins**  
SALISBURY

**31 mins**  
YEOVIL

**57 mins**  
BASINGSTOKE

### BY BUS

Park Farm Bus Stop  
CR2 & CR2M  
1 minute from Kings Court on Shaftesbury Road

**10 mins**  
GILLINGHAM STATION

**20 mins**  
GILLINGHAM LEISURE CENTRE

**32 mins**  
MADJESTON FIELDS

**44 mins**  
STURMINSTER NEWTON

### BY CAR

From Kings Court

**20 mins**  
STURMINSTER NEWTON

**29 mins**  
SHERBORNE

**34 mins**  
BLANDFORD FORUM

**1 hr**  
POOLE

## CYCLE ROUTES

CYCLE ROUTE MAPS ARE AVAILABLE AT [DORSETCOUNCIL.GOV.UK](http://DORSETCOUNCIL.GOV.UK)

### 1. GILLINGHAM

Distance: 16 miles  
Start at: Peacemarsh Surgery  
Grid Ref: ST 804 275

### 2. SIXPENNY HANDLEY

Distance: 10 miles  
Start at: Sixpenny Handley Village Hall  
Grid Ref: ST 993 174

### 3. MARNHULL

Distance: 18 miles  
Start at: Marnhull Village Hall  
Grid Ref: ST 781 191



# WELCOME TO **KINGS COURT**

## DEVELOPMENT LAYOUT

- **Hambrook** 1 bedroom home
- **Hunston** 1 bedroom home
- **Loughton** 1 bedroom apartment
- **Hornsea** 2 bedroom apartment
- **Coleford** 2 bedroom apartment
- **Eartham** 2 bedroom home
- **Ramsey** 2 bedroom home
- **Nene** 2 bedroom home
- **Wepham** 3 bedroom home
- **Sandley** 3 bedroom home
- **Moresby** 3 bedroom home
- **Mildenhall** 3 bedroom home
- **Winterbourne** 3 bedroom home
- **Calthorpe** 3 bedroom home
- **Matford** 3 bedroom home
- **Elbridge** 4 bedroom home
- **Tudley** 4 bedroom home
- **Radleigh** 4 bedroom home
- **Ashburton** 4 bedroom home
- **Alfreton** 4 bedroom home

**Homes With Specific Eligibility Criteria:**  
Discounted Market Sale Scheme Available



- BS **Bins Store**
- CS **Cycle Store**
- S/S **Substation**
- BCP **Bins Collection Point**
- P.O.S. **Public Open Space**
- V **Visitor Parking Space**

**Electric Vehicle Charging**  
Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations

**Air Source Heat Pumps**  
Air Source Heat Pumps are included in every home. Please speak to our Sales Adviser for more information.



**Giving nature a home on this development:**

- Swift Nesting Brick**  
Selected plots\*
- Bat Box**  
Selected plots\*
- Hedgehog Highways**
- Barn Owl Box**

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

- New Tree Line**
- Mature Tree Line**
- Attenuation Basin**

# HAMBROOK

## 1 BEDROOM APARTMENT



### Ground Floor

Kitchen/Lounge/Dining	5113 x 4260 mm	16'8" x 14'0"
Bedroom 1	3518 x 3386 mm	11'5" x 11'1"
Bathroom	1999 x 2220 mm	6'6" x 7'3"

(Approximate dimensions)

#### KEY

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



# HUNSTON

## 1 BEDROOM APARTMENT



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### First Floor

Kitchen/Lounge/Dining	4789 x 4482 mm	15'7" x 14'7"
Bedroom 1	3360 x 3745 mm	11'0" x 12'3"
Bathroom	2200 x 2034 mm	7'3" x 6'7"

(Approximate dimensions)

### KEY

B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
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# LOUGHTON

## 1 BEDROOM APARTMENT



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



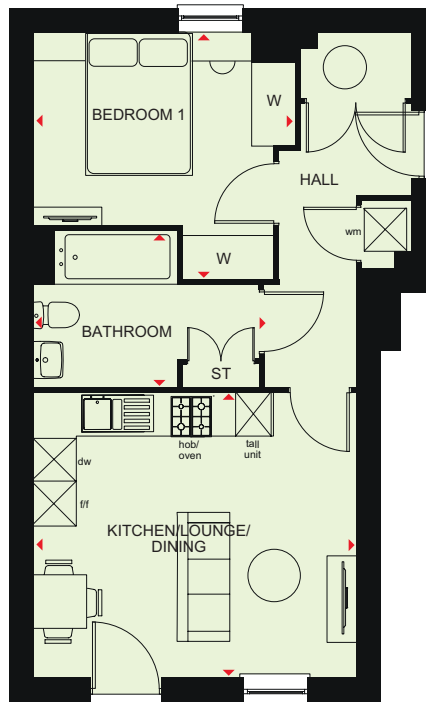
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### Ground Floor

Kitchen/Lounge/Dining	3870 x 4500 mm	12'8" x 14'9"
Bedroom 1	3420 x 3640 mm	11'3" x 11'11"
Bathroom	2150 x 3140 mm	7'1" x 10'4"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# HORNSEA

## 2 BEDROOM APARTMENT



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



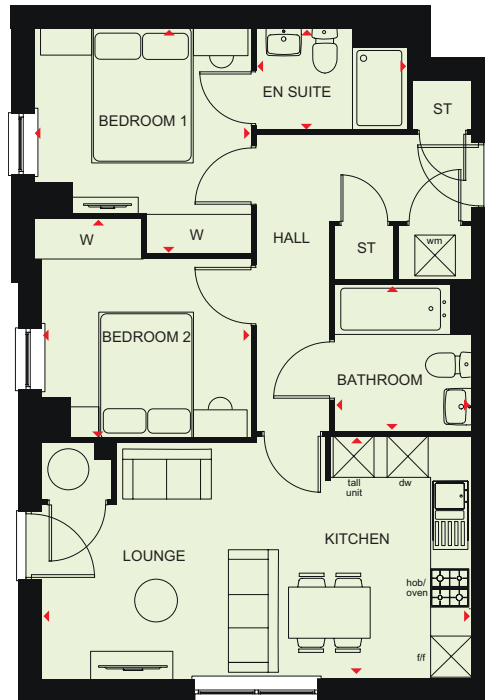
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### Ground Floor

Kitchen	2140 x 3550 mm	7'0" x 11'0"
Lounge	4400 x 3360 mm	14'5" x 11'0"
Bedroom 1	2990 x 3320 mm	9'10" x 10'11"
En suite	2190 x 1530 mm	7'2" x 5'0"
Bedroom 2	3220 x 3210 mm	10'7" x 10'6"
Bathroom	2000 x 2160 mm	6'7" x 7'1"

(Approximate dimensions)

### KEY

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



# COLEFORD

## 2 BEDROOM APARTMENT



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



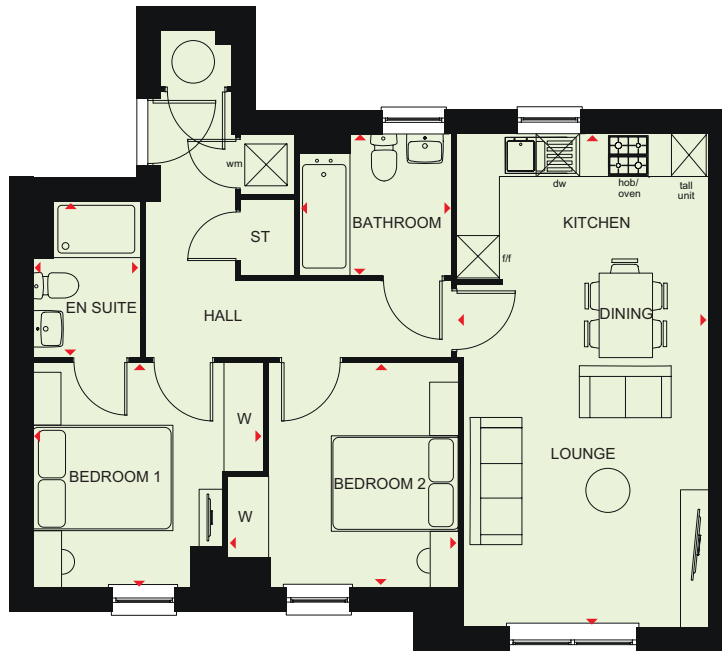
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### Ground Floor

Kitchen	3580 x 2140 mm	11'9" x 7'0"
Lounge	3480 x 4850 mm	11'5" x 15'11"
Bedroom 1	3260 x 3040 mm	10'9" x 10'0"
En suite	1470 x 2170 mm	4'10" x 7'2"
Bedroom 2	3260 x 3040 mm	10'8" x 10'0"
Bathroom	2150 x 1960 mm	7'1" x 6'5"

(Approximate dimensions)

### KEY

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



# EARTHAM

## 2 BEDROOM SEMI DETACHED HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



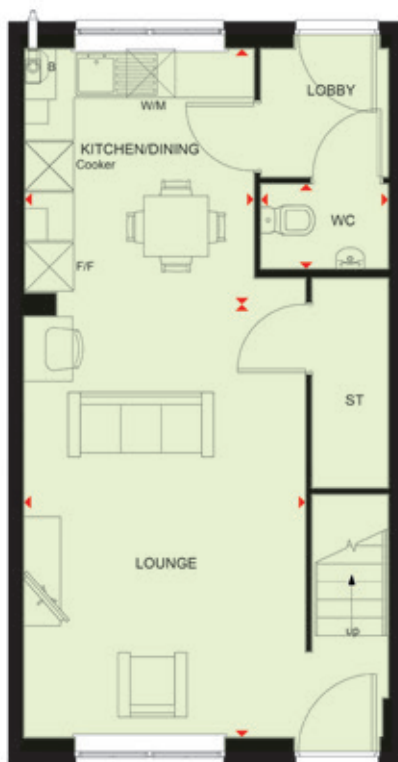
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### Ground Floor

Kitchen/Lounge/Dining	4502 x 5196 mm	14'9" x 17'1"
Bedroom 1	2834 x 3303 mm	9'4" x 10'10"
Bathroom	1571 x 1050 mm	5'2" x 3'5"

(Approximate dimensions)

### First Floor

Kitchen/Lounge/Dining	4502 x 3437 mm	14'9" x 11'3"
Bedroom 1	4502 x 3584 mm	14'9" x 11'9"
Bathroom	1793 x 2182 mm	5'11" x 7'2"

(Approximate dimensions)

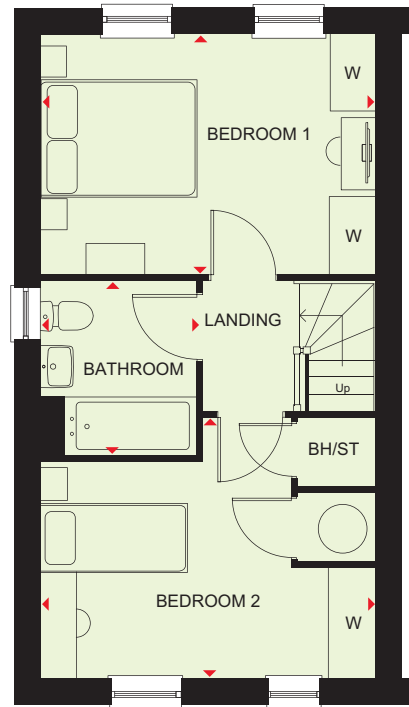
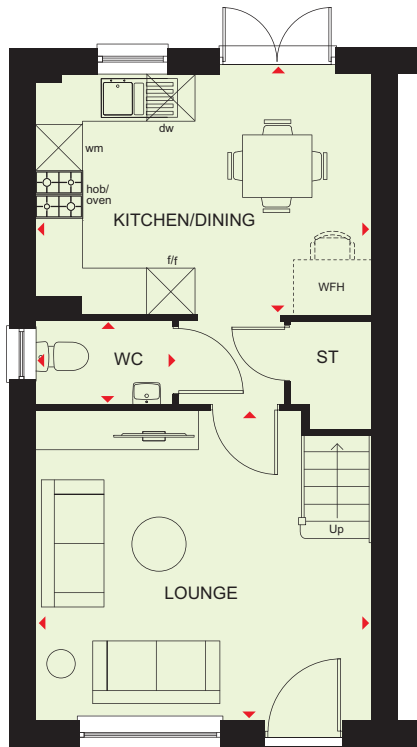
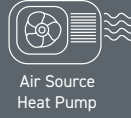
### KEY

B	Boiler	dw	Dishwasher space	WFH	Working from Home Space
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
wm	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location



# RAMSEY

## 2 BEDROOM SEMI DETACHED HOME



### Ground Floor

Kitchen/Dining	4333 x 4317 mm	14'2" x 14'1"
Lounge	4333 x 3931 mm	14'2" x 12'8"
WC	1998 x 1105 mm	6'5" x 3'6"

(Approximate dimensions)

### First Floor

Bedroom 1	4333 x 3136 mm	14'2" x 10'2"
Bedroom 2	4333 x 2784 mm	14'2" x 9'1"
Bathroom	1971 x 2204 mm	6'4" x 7'2"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	WFH	Working from Home Space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location



# NENE

## 2 BEDROOM SEMI DETACHED HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



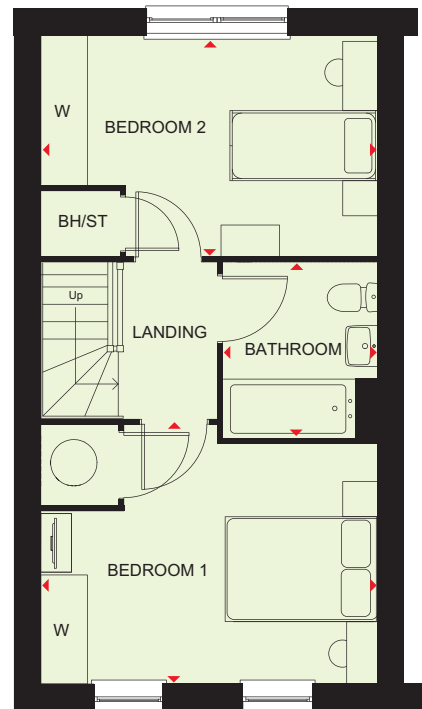
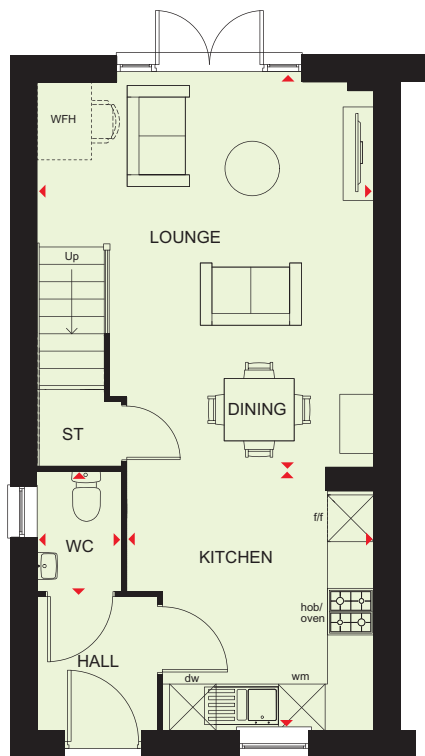
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### Ground Floor

Kitchen	3133 x 3160 mm	10'3" x 10'4"
Lounge/Dining	4333 x 5146 mm	14'2" x 16'10"
WC	1093 x 1547 mm	3'7" x 5'1"

(Approximate dimensions)

### First Floor

Bedroom 1	4333 x 3298 mm	14'2" x 10'9"
Bedroom 2	4333 x 3298 mm	14'2" x 10'9"
Bathroom	1949 x 2187 mm	6'4" x 7'2"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	WFH	Working from Home Space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location



# WEPHAM

## 3 BEDROOM SEMI DETACHED HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### Ground Floor

Kitchen/Dining	4691 x 3002 mm	15'4" x 9'8"
Lounge	3606 x 4430 mm	11'8" x 14'5"
WC	1525 x 1707 mm	5'0" x 5'6"

(Approximate dimensions)

### First Floor

Bedroom 1	4649 x 3028 mm	15'2" x 9'9"
Bedroom 2	2240 x 3008 mm	7'3" x 9'8"
Bedroom 3	2346 x 4128 mm	7'7" x 13'5"
Bathroom	1936 x 2318 mm	6'3" x 7'6"

(Approximate dimensions)

### KEY

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



# SANDLEY

## 3 BEDROOM HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



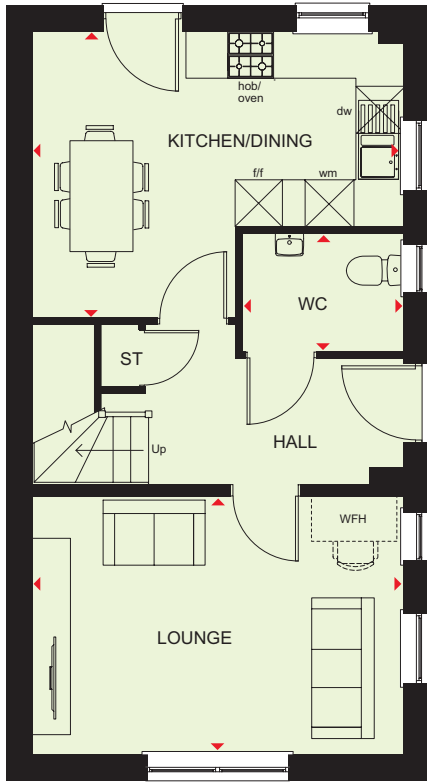
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



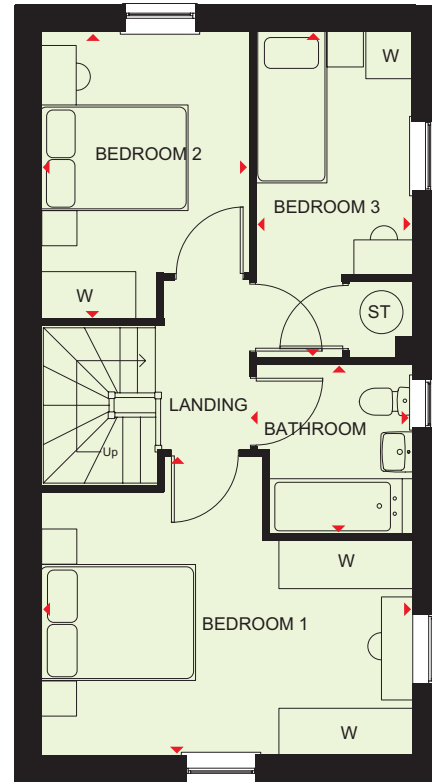
Highly-Efficient Insulation



### Ground Floor

Lounge	4738 x 3295 mm	15'6" x 10'9"
Kitchen/Dining	4738 x 3661 mm	15'6" x 12'0"
WC	2055 x 1508 mm	6'8" x 4'11"

(Approximate dimensions)



### First Floor

Bedroom 1	4738 x 3813 mm	15'6" x 12'6"
Bedroom 2	2651 x 3661 mm	8'8" x 12'0"
Bedroom 3	1994 x 4122 mm	6'6" x 13'6"
Bathroom	1999 x 2156 mm	6'6" x 7'0"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	WFH	Working from Home Space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location



**BARRATT**  
HOMES

# MORESBY

## 3 BEDROOM HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



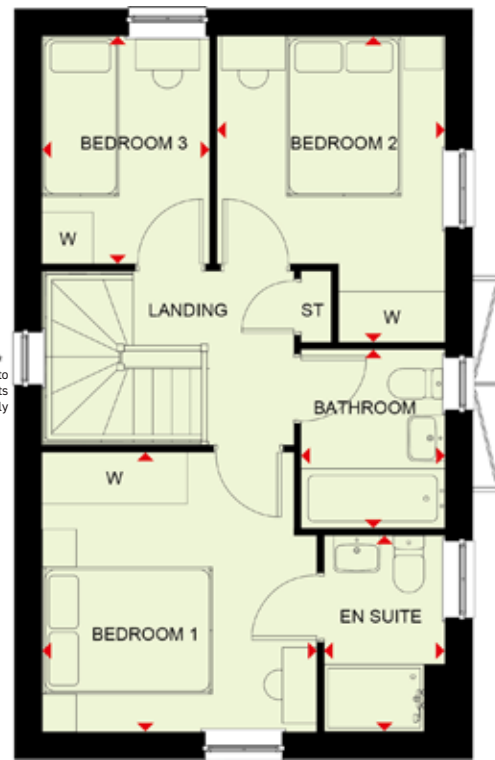
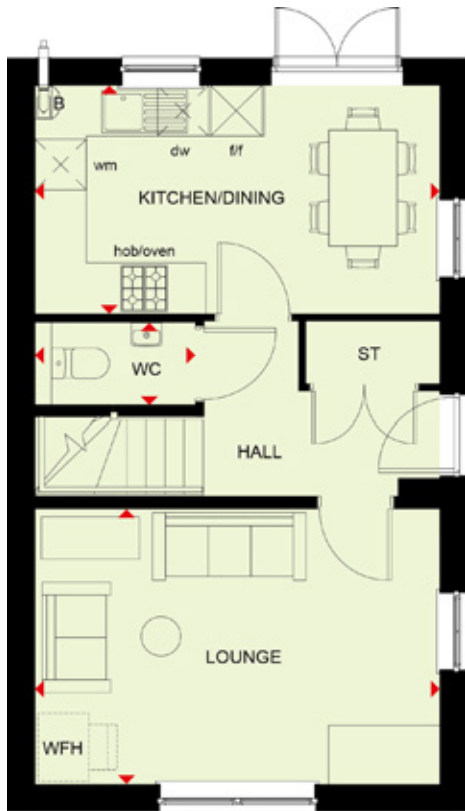
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



\* Window to specific plots only

### Ground Floor

Kitchen/Dining	2714 x 4724 mm	8'9" x 15'5"
Lounge	4737 x 3263 mm	15'5" x 10'7"
WC	1035 x 1957 mm	3'4" x 6'4"

(Approximate dimensions)

### First Floor

Bedroom 1	3214 x 3309 mm	10'5" x 10'9"
En suite	1460 x 2340 mm	4'8" x 7'7"
Bedroom 2	2695 x 3636 mm	8'8" x 11'9"
Bedroom 3	1979 x 2723 mm	6'5" x 8'9"
Bathroom	2145 x 1744 mm	7'0" x 5'7"

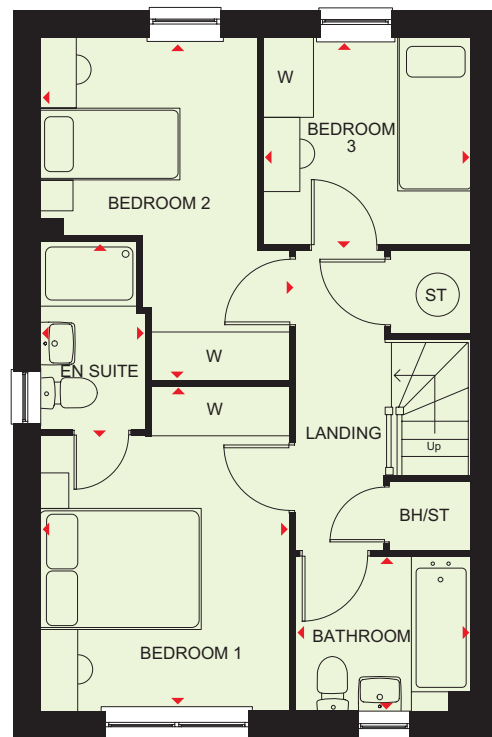
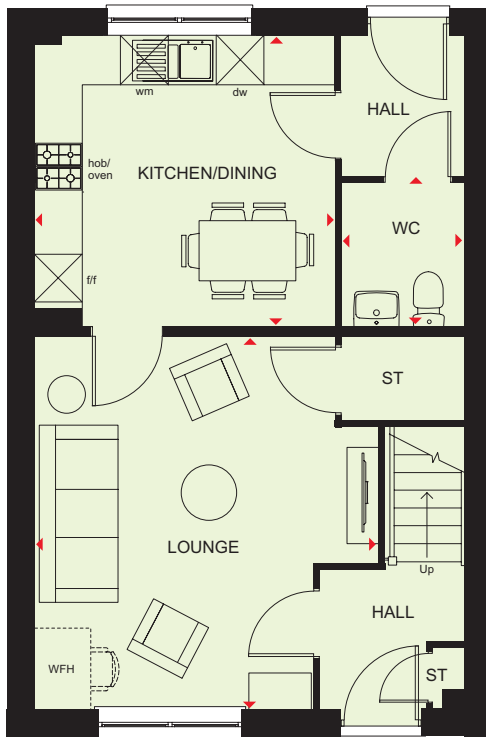
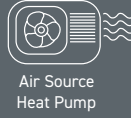
(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	WFH	Working from Home Space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location



# MILDENHALL

## 3 BEDROOM HOME



### Ground Floor

Lounge	4329 x 4789 mm	14'2" x 15'8"
Kitchen/Dining	3736 x 3569 mm	12'3" x 11'8"
WC	1545 x 1864 mm	5'0" x 6'1"

(Approximate dimensions)

### First Floor

Bedroom 1	3088 x 4076 mm	10'1" x 13'4"
En suite	1450 x 2159 mm	4'9" x 7'1"
Bedroom 2	3088 x 4284 mm	10'1" x 14'0"
Bedroom 3	2601 x 3001 mm	8'6" x 9'10"
Bathroom	2194 x 1961 mm	7'2" x 6'5"

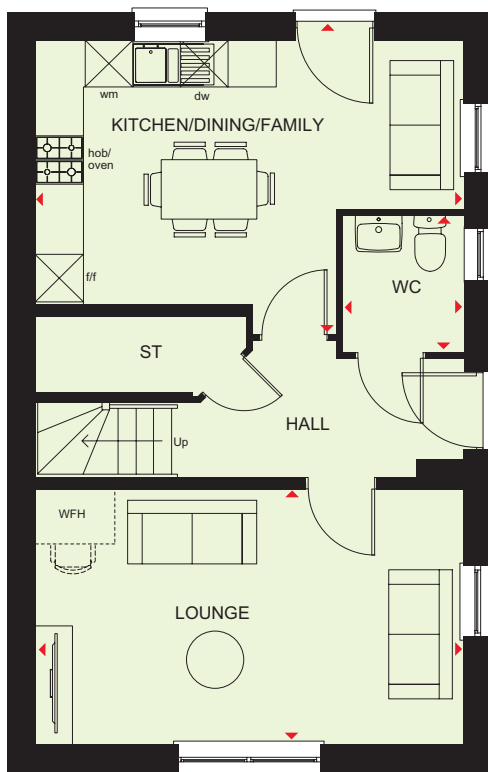
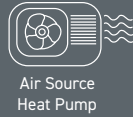
(Approximate dimensions)

<b>KEY</b>	B Boiler	dw Dishwasher space	WFH Working from Home Space
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	BH/ST Bulkhead Store	◀▶ Dimension location



# WINTERBOURNE

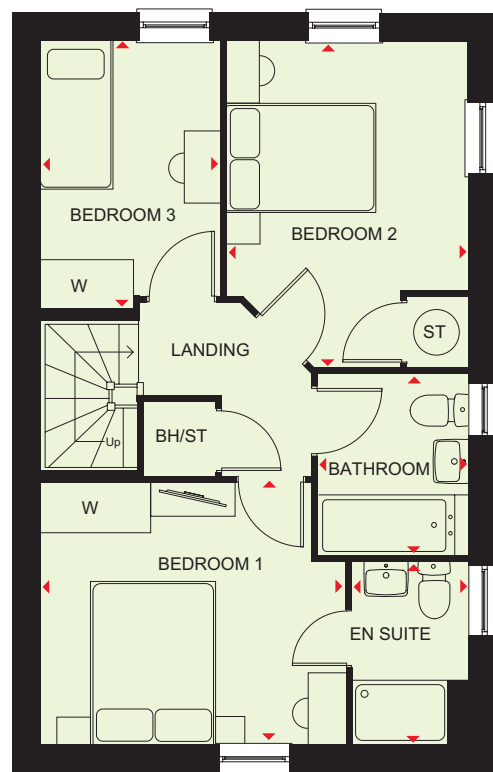
## 3 BEDROOM HOME



### Ground Floor

Lounge	5400 x 3215 mm	17'8" x 10'6"
Kitchen/Dining/Family	5401 x 3383 mm	17'8" x 11'1"
WC	1477 x 1808 mm	4'10" x 5'11"

(Approximate dimensions)



### First Floor

Bedroom 1	3904 x 3277 mm	12'9" x 10'9"
En suite	1408 x 2368 mm	4'7" x 7'9"
Bedroom 2	3046 x 4123 mm	9'11" x 13'6"
Bedroom 3	2266 x 3388 mm	7'5" x 11'1"
Bathroom	1913 x 2197 mm	6'3" x 7'2"

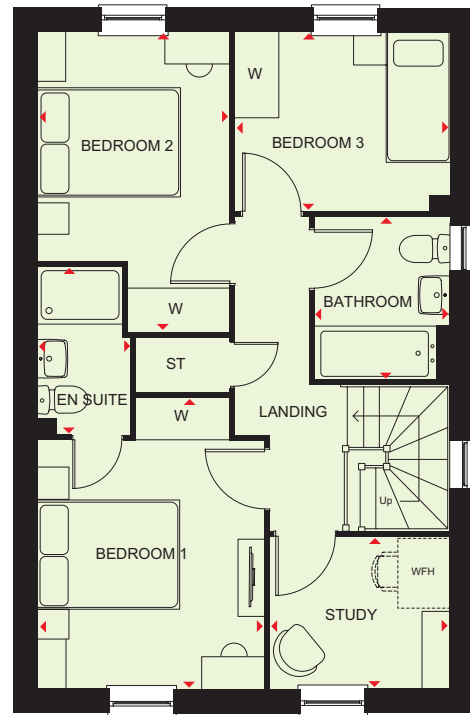
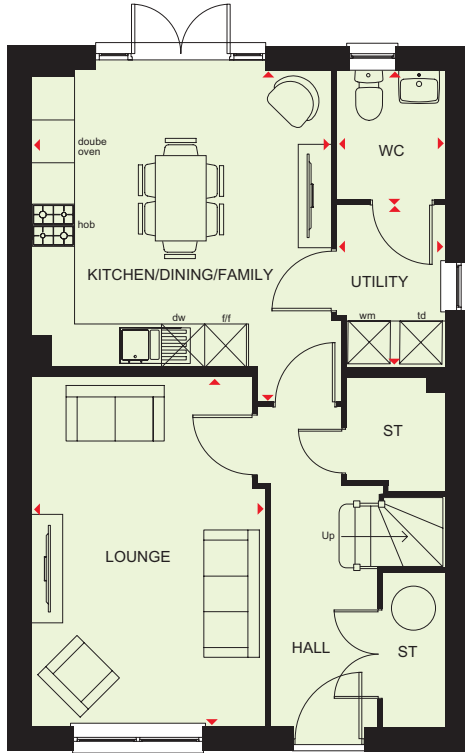
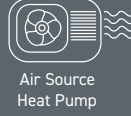
(Approximate dimensions)

<b>KEY</b>	B Boiler	dw Dishwasher space	WFH Working from Home Space
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	BH/ST Bulkhead Store	◀▶ Dimension location



# CALTHORPE

## 3 BEDROOM HOME



### Ground Floor

Lounge	3238 x 4912 mm	10'7" x 16'1"
Kitchen/Dining/Family	4376 x 4861 mm	14'4" x 15'11"
Utility	1518 x 2268 mm	4'11" x 7'5"
WC	1500 x 1817 mm	4'11" x 5'11"

(Approximate dimensions)

### First Floor

Bedroom 1	3113 x 4073 mm	10'2" x 13'4"
En suite	1321 x 2189 mm	4'4" x 7'2"
Bedroom 2	2697 x 4252 mm	8'10" x 13'11"
Bedroom 3	3075 x 2436 mm	10'1" x 7'11"
Study	2660 x 2356 mm	8'8" x 7'8"
Bathroom	1908 x 2257 mm	6'3" x 7'4"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	WFH	Working from Home Space	↔	Dimension location
	ST	Store	f/f	Fridge/freezer space	BH/ST	Bulkhead Store		
	wm	Washing machine space	td	Tumble dryer space	W	Wardrobe space		



# MATFORD

## 3 BEDROOM HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



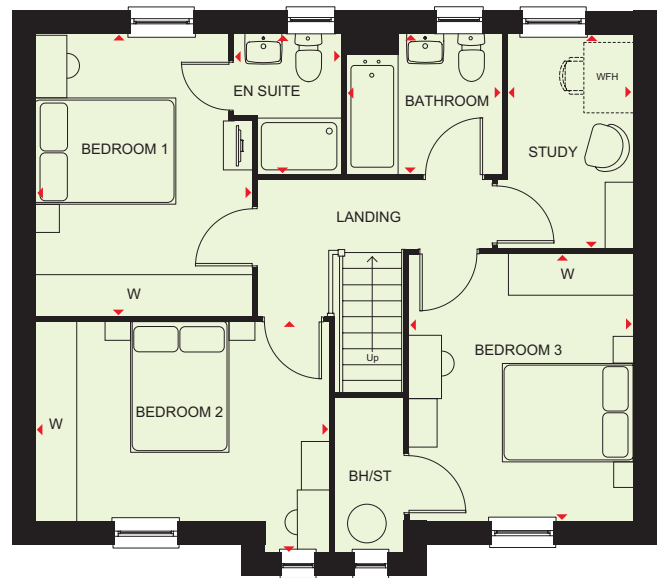
Highly-Efficient Insulation



### Ground Floor

Lounge	3130 x 6985 mm	10'3" x 22'11"
Kitchen/Dining/Family	4267 x 6986 mm	13'11" x 22'11"
WC	1568 x 1795 mm	5'1" x 5'10"

(Approximate dimensions)



### First Floor

Bedroom 1	3075 x 4045 mm	10'1" x 13'3"
En suite	1525 x 2025 mm	5'0" x 6'7"
Bedroom 2	4232 x 3492 mm	13'10" x 11'5"
Bedroom 3	3180 x 3724 mm	10'5" x 12'2"
Study	1958 x 3168 mm	6'5" x 10'4"
Bathroom	2213 x 2030 mm	7'3" x 6'7"

(Approximate dimensions)

### KEY

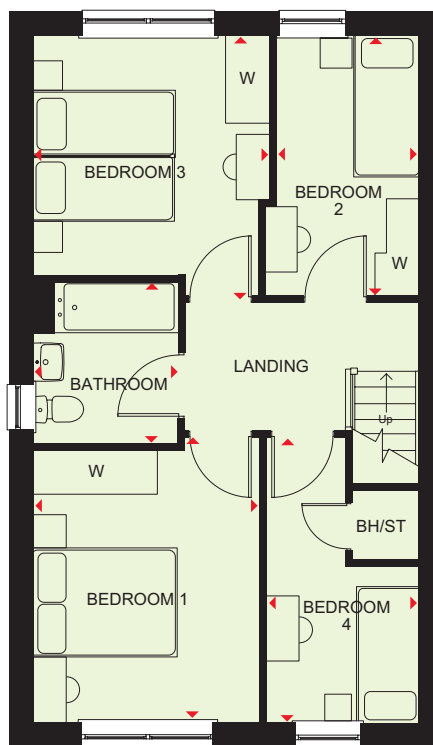
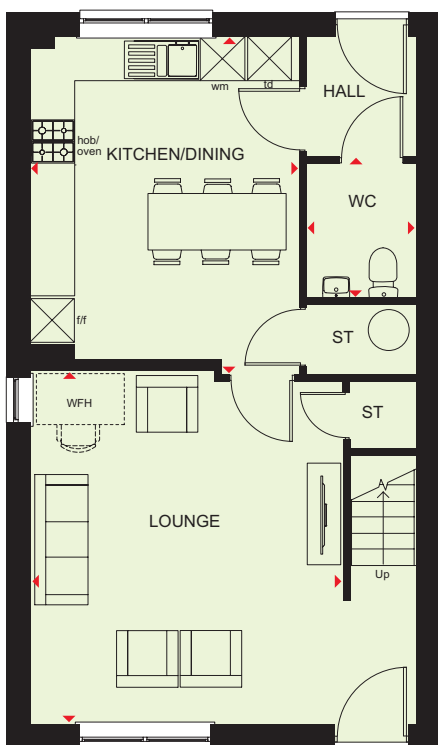
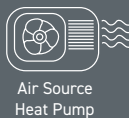
B	Boiler	dw	Dishwasher space	WFH	Working from Home Space
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
wm	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location



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# ELBRIDGE

## 4 BEDROOM HOME



### Ground Floor

Lounge	5513 x 5048 mm	18'1" x 16'7"
Kitchen/Dining	4644 x 3899 mm	15'3" x 12'10"
WC	1834 x 1502 mm	6'0" x 4'11"

(Approximate dimensions)

### First Floor

Bedroom 1	3944 x 3025 mm	12'11" x 9'11"
Bedroom 2	3817 x 3275 mm	12'6" x 10'9"
Bedroom 3	3589 x 2150 mm	11'9" x 7'1"
Bedroom 4	3949 x 2400 mm	12'11" x 7'10"
Bathroom	2198 x 1957 mm	7'3" x 6'5"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	WFH	Working from Home Space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location



# TUDLEY

## 4 BEDROOM HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



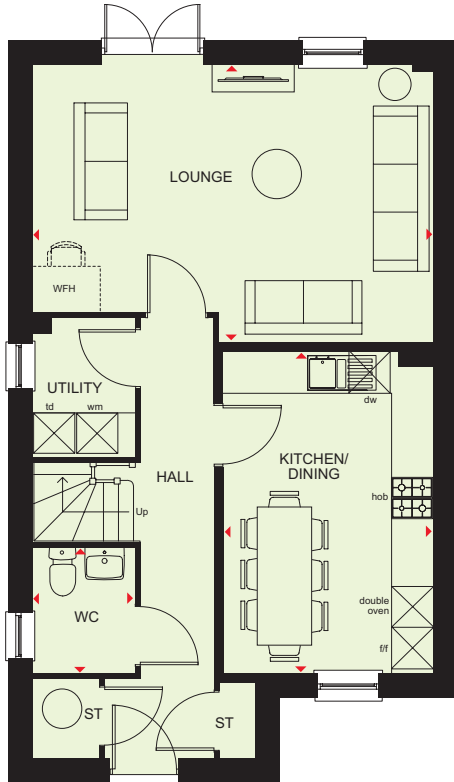
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



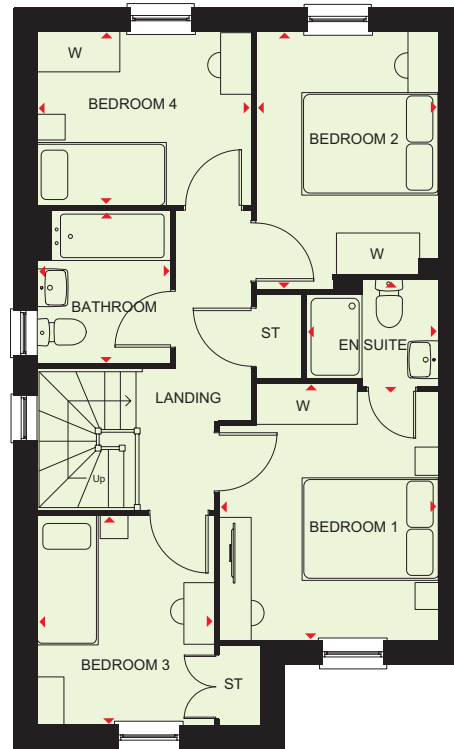
Highly-Efficient Insulation



### Ground Floor

Lounge	5837 x 4044 mm	19'2" x 13'3"
Kitchen/Dining	3068 x 4717 mm	10'1" x 15'6"
Utility	2021 x 1598 mm	6'8" x 5'3"
WC	1857 x 1511 mm	6'1" x 4'11"

(Approximate dimensions)



### First Floor

Bedroom 1	3780 x 3256 mm	12'5" x 10'8"
En suite	1550 x 1929 mm	5'1" x 6'4"
Bedroom 2	3714 x 2640 mm	12'2" x 8'8"
Bedroom 3	2493 x 3179 mm	8'2" x 10'5"
Bedroom 4	2642 x 3109 mm	8'8" x 10'2"
Bathroom	2232 x 1935 mm	7'4" x 6'4"

(Approximate dimensions)

### KEY

B	Boiler	dw	Dishwasher space	WFH	Working from Home Space	↔	Dimension location
ST	Store	f/f	Fridge/freezer space	BH/ST	Bulkhead Store		
wm	Washing machine space	td	Tumble dryer space	W	Wardrobe space		



# RADLEIGH

## 4 BEDROOM HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### Ground Floor

Lounge	5089 x 3389 mm	16'7" x 11'1"
Kitchen/Dining/Family	3136 x 8099 mm	10'3" x 26'6"
Study	2289 x 2134 mm	7'5" x 7'0"
Utility	1569 x 1659 mm	5'1" x 5'4"
WC	855 x 1668 mm	2'8" x 5'5"

(Approximate dimensions)

### First Floor

Bedroom 1	3871 x 3611 mm	12'7" x 11'8"
En suite	1514 x 2361 mm	5'0" x 7'7"
Bedroom 2	4348 x 3408 mm	14'3" x 11'2"
Bedroom 3	2838 x 3364 mm	9'3" x 11'0"
Bedroom 4	2986 x 3166 mm	9'8" x 10'4"
Bathroom	2162 x 1680 mm	7'1" x 5'5"

(Approximate dimensions)

### KEY

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



# ASHBURTON

## 4 BEDROOM HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



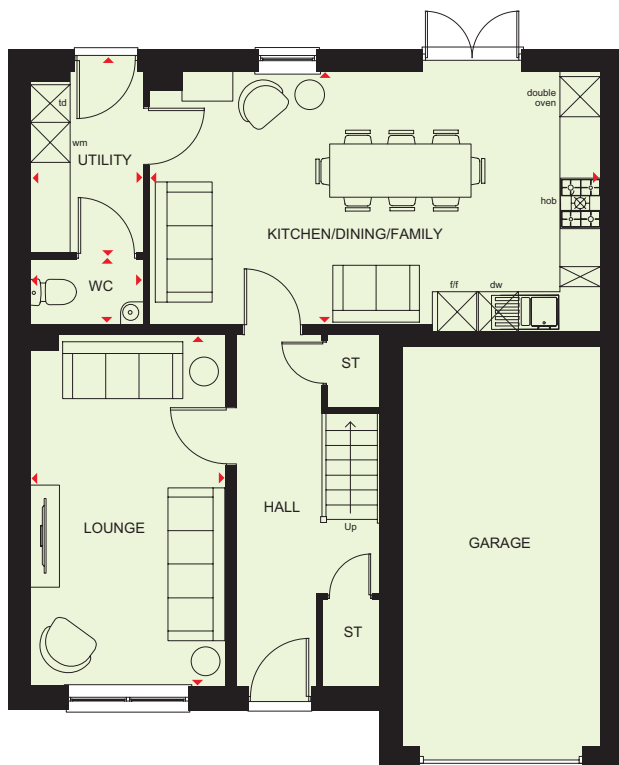
Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



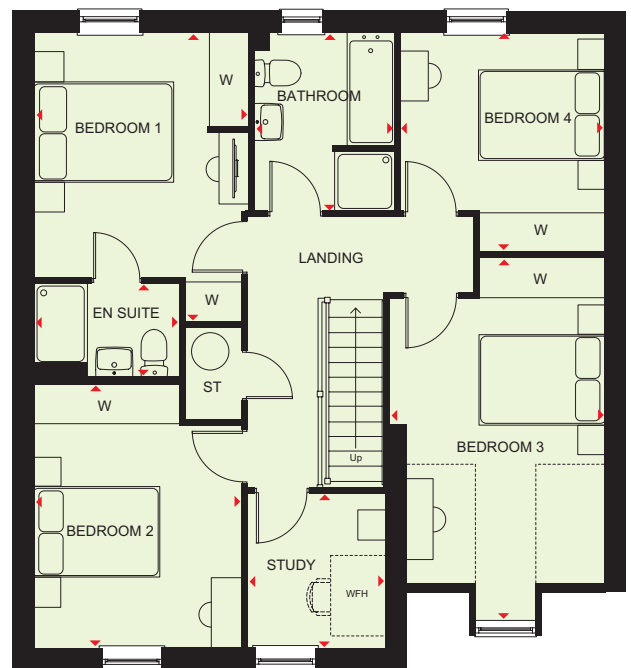
Highly-Efficient Insulation



### Ground Floor

Lounge	2947 x 5270 mm	9'8" x 17'3"
Kitchen/Dining/Family	6772 x 3910 mm	22'3" x 12'10"
Utility	1700 x 2723 mm	5'7" x 8'11"
WC	1666 x 966 mm	5'6" x 3'2"
Garage	3015 x 6000 mm	9'11" x 19'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3222 x 4323 mm	10'7" x 14'2"
En suite	2185 x 1395 mm	7'2" x 4'7"
Bedroom 2	3111 x 3950 mm	10'2" x 13'0"
Bedroom 3	3227 x 5569 mm	10'7" x 18'3"
Bedroom 4	3067 x 3288 mm	10'1" x 10'9"
Study	2046 x 2313 mm	6'9" x 7'7"
Bathroom	2095 x 2681 mm	6'10" x 8'10"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	WFH	Working from Home Space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	
	wm	Washing machine space	td	Tumble dryer space	W	Wardrobe space	



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HOMES

# ALFRETON

## 4 BEDROOM HOME



Argon-Filled Double-Glazing



Electric Car Charging Point



Air Source Heat Pump



Flue Gas Heat Recovery System



Decentralised Mechanical Extract Ventilation (d-MEV)



Highly-Efficient Insulation



### Ground Floor

Lounge	5750 x 3503 mm	18'9" x 11'5"
Kitchen/Breakfast	4962 x 3711 mm	16'3" x 12'2"
Dining	3337 x 2716 mm	10'9" x 8'9"
Study	2143 x 2585 mm	7'0" x 8'5"
Utility	1639 x 1548 mm	5'4" x 5'1"
WC	1698 x 948 mm	5'6" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3516 x 3864 mm	11'5" x 12'7"
En suite	2626 x 1439 mm	8'6" x 4'7"
Bedroom 2	5675 x 2514 mm	18'6" x 8'2"
Bedroom 3	2066 x 3598 mm	8'5" x 11'8"
Bedroom 4	3566 x 3173 mm	11'7" x 10'4"
Bathroom	2212 x 2625 mm	7'3" x 8'6"

(Approximate dimensions)

### KEY

B	Boiler	dw	Dishwasher space	WFH	Working from Home Space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	BH/ST	Bulkhead Store		
wm	Washing machine space	td	Tumble dryer space	W	Wardrobe 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.

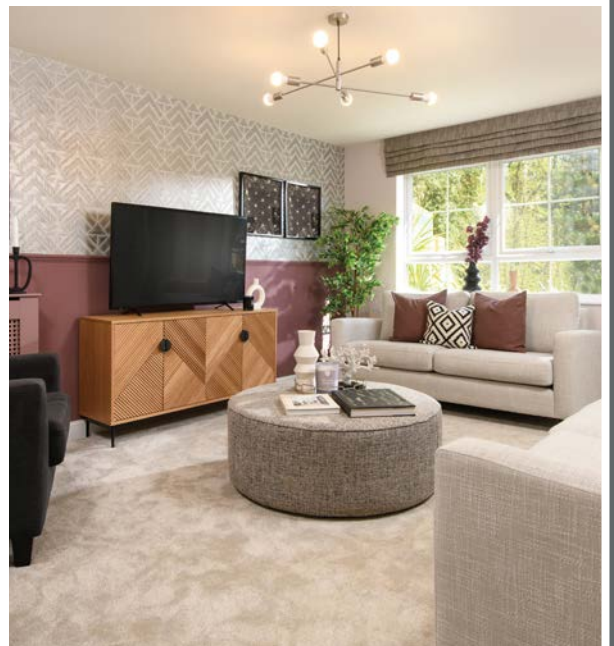
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions 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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



[barratthomes.co.uk](http://barratthomes.co.uk)

**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.



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