



ROMAN GARDENS

KELVEDON

A collection of 2, 3 & 4 bedroom new-build homes.



BARRATT
— HOMES —

Barratt Homes at Roman Gardens

SITE PLAN



Your new Barratt home at Roman Gardens will be surrounded by green open-spaces featuring play areas, allotments and walking routes. A brand-new local centre with proposed retail space, medical centre and a nursery will be within walking distance.

Plus, you will be a short walk from the village, and have easy access to the A12 and trains reaching London in under an hour.

We're dedicated to building high-quality, thoughtfully designed homes, which is why we've received over **90% customer recommendation***, and been awarded 5 Stars by the Home Builders Federation every year since 2010.

That's more than any other major national housebuilder, so you can buy 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.

Everything you need on your doorstep...



KEY

-  DAVID WILSON HOMES
-  BARRATT HOMES
-  COMMUNITY ALLOTMENT
-  HEALTH CENTRE*
-  NURSERY*
-  CARE HOME*

-  PLAY PARK
-  ORCHARD
-  WALKING TRAILS
-  PLAY ON THE WAY
-  RETAIL*

BIODIVERSITY & SUSTAINABILITY FEATURES:

 A/B EPC rating	 Photovoltaic panels	 Electric car charging point
 599 new trees planted	 18+ acres of open-space	 1,850m of Hedgehog highways

* SUBJECT TO RESERVED MATTERS APPLICATION.



ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS

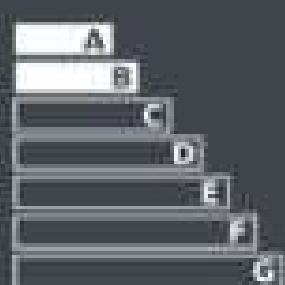


You could save thousands on your energy bills per year with a brand-new, energy-efficient home.

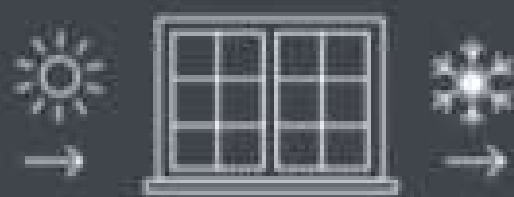
Every home we build at Roman Gardens has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and an enjoyable place to live.

Your home at Roman Gardens may benefit from a selection of these energy-saving features.

Please speak to a Sales Adviser for plot specific information as features on homes vary on a plot by plot basis.



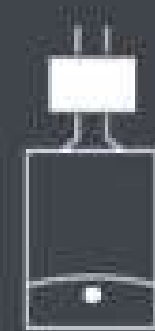
A/B EPC
rating



Argon-filled
double-glazing



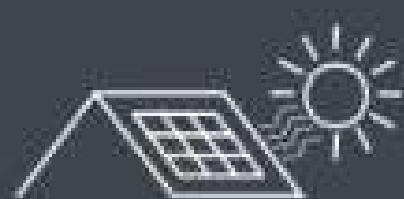
Electric car
charging point



Flue Gas Heat
Recovery



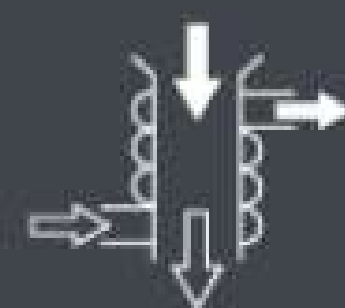
Highly-efficient
insulation



Photovoltaic
panels



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery Systems

GIVING NATURE A HOME

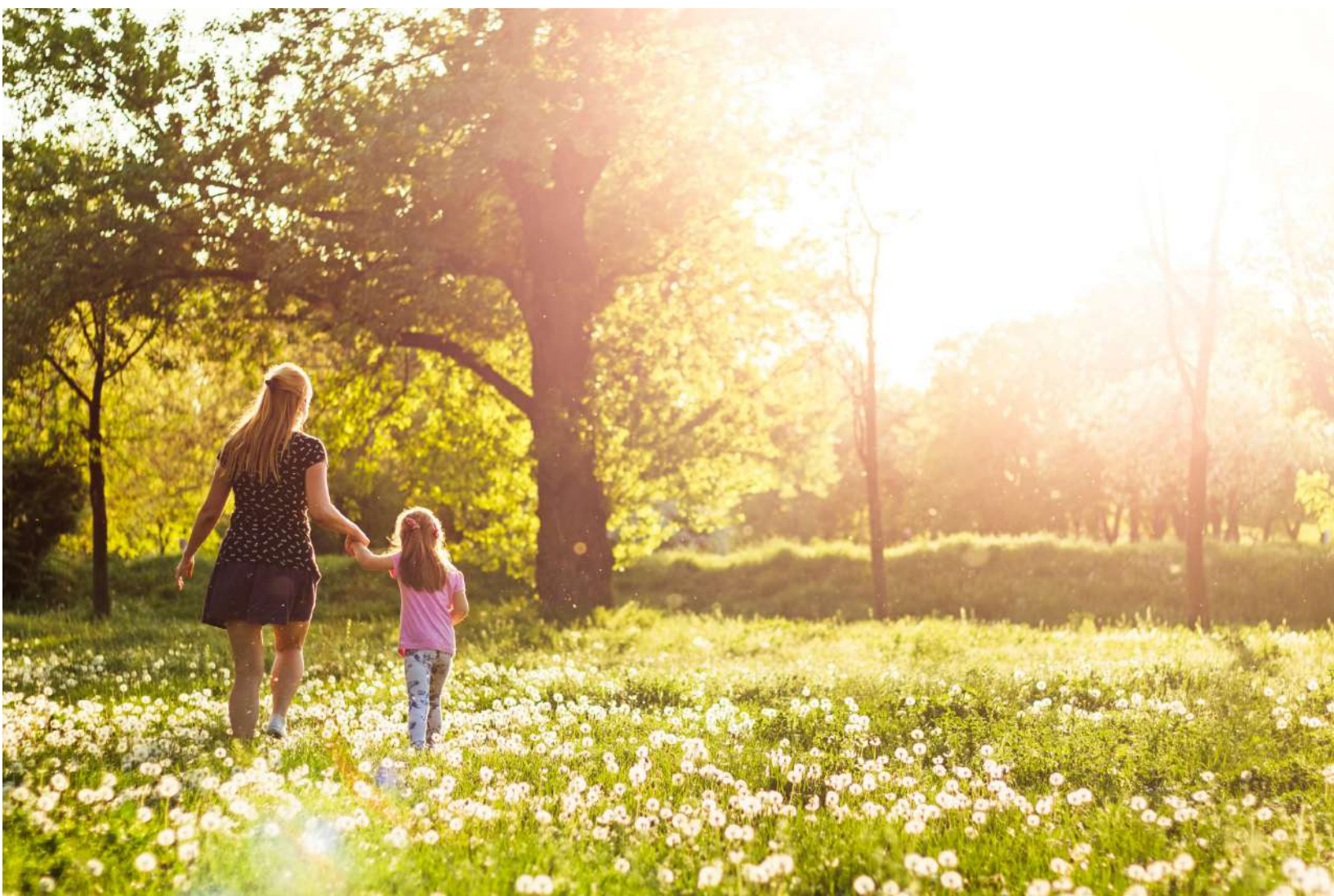
BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.

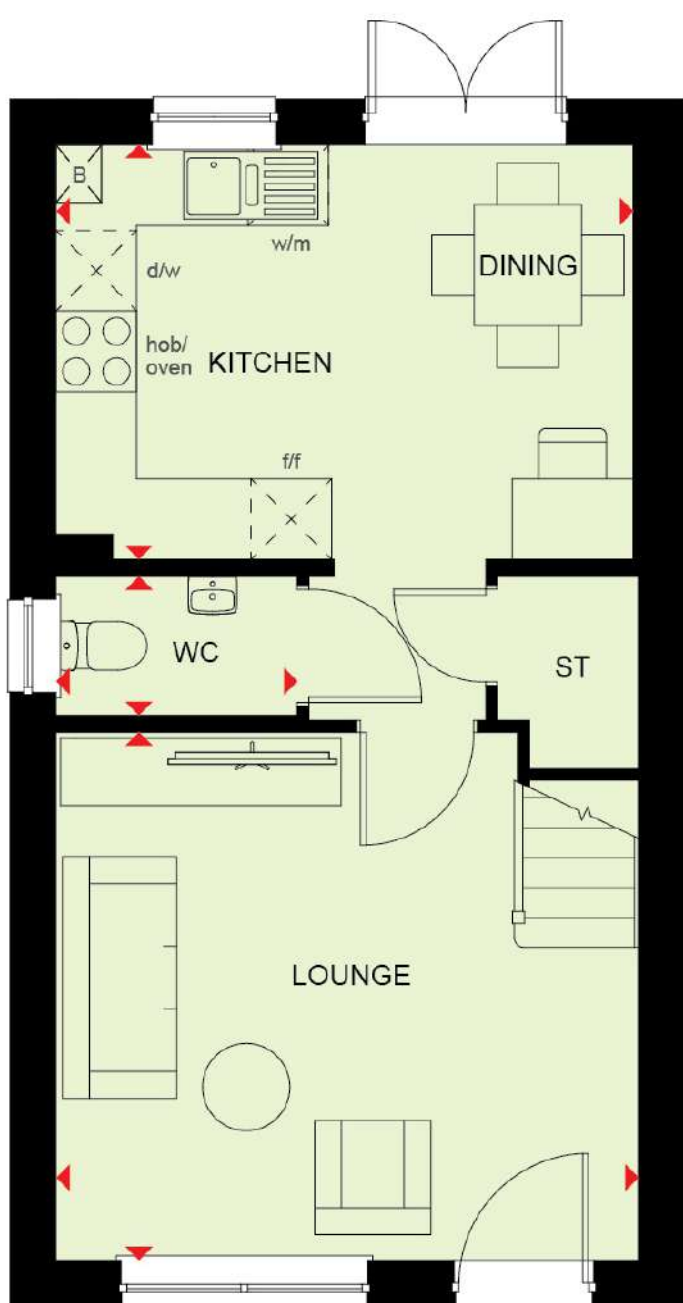
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



Features included on selected plots only, speak to a Sales Adviser for plot specific information as features may vary on a plot by plot basis.

RAMSEY

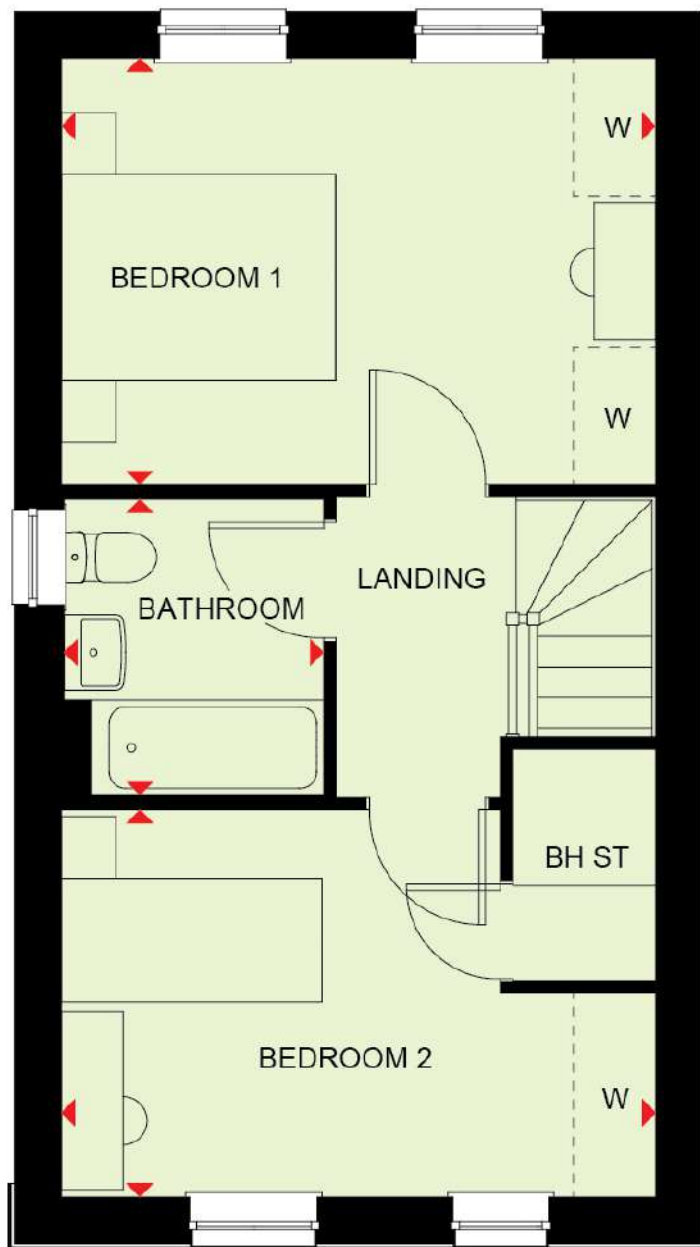
TWO BEDROOM HOME



Ground Floor

Lounge	4335 x 3876 mm	14'3" x 12'9"
Kitchen/ Dining	4322 x 4250 mm	14'2" x 13'11"
WC	1980 x 1050 mm	6'6" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	4335 x 3134 mm	14'3" x 10'3"
Bedroom 2	4335 x 2740 mm	14'3" x 9'0"
Bathroom	1914 x 2187 mm	6'3" x 7'2"

(Approximate dimensions)

KEY ST Store dw Dishwasher w Wardrobe
wm Washing machine td Tumble dryer
f Fridge/freezer

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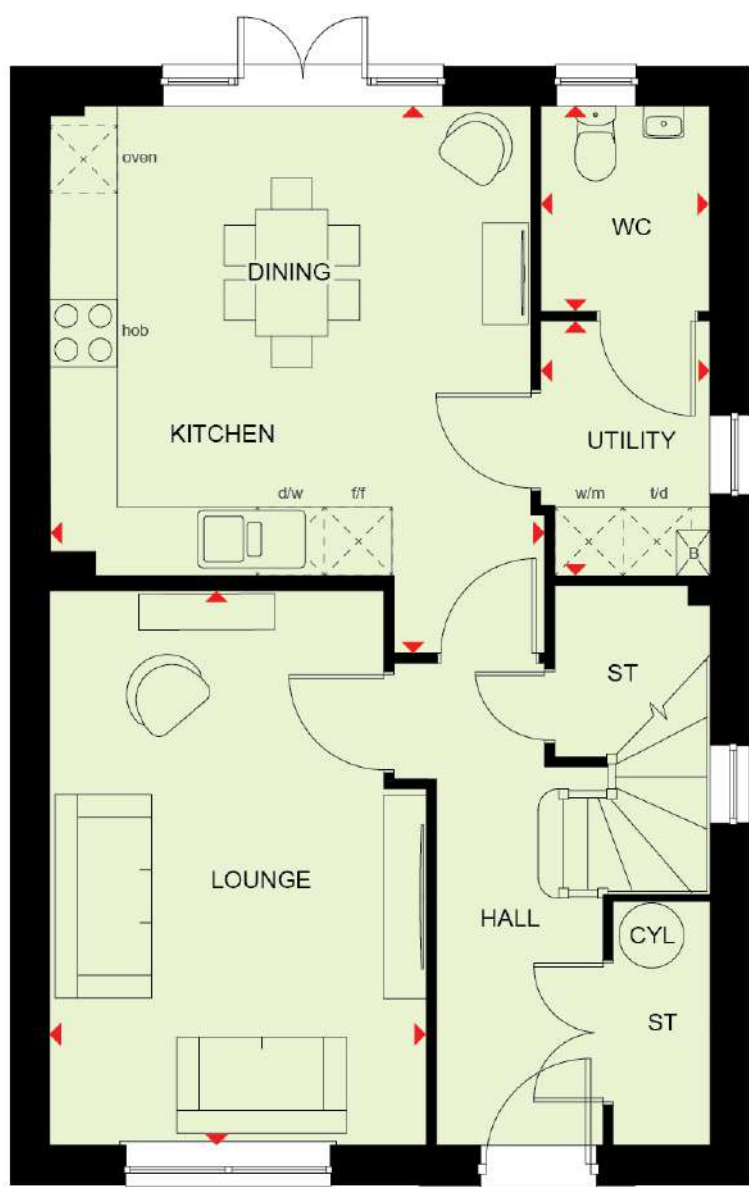


BARRATT
HOMES



CALTHORPE

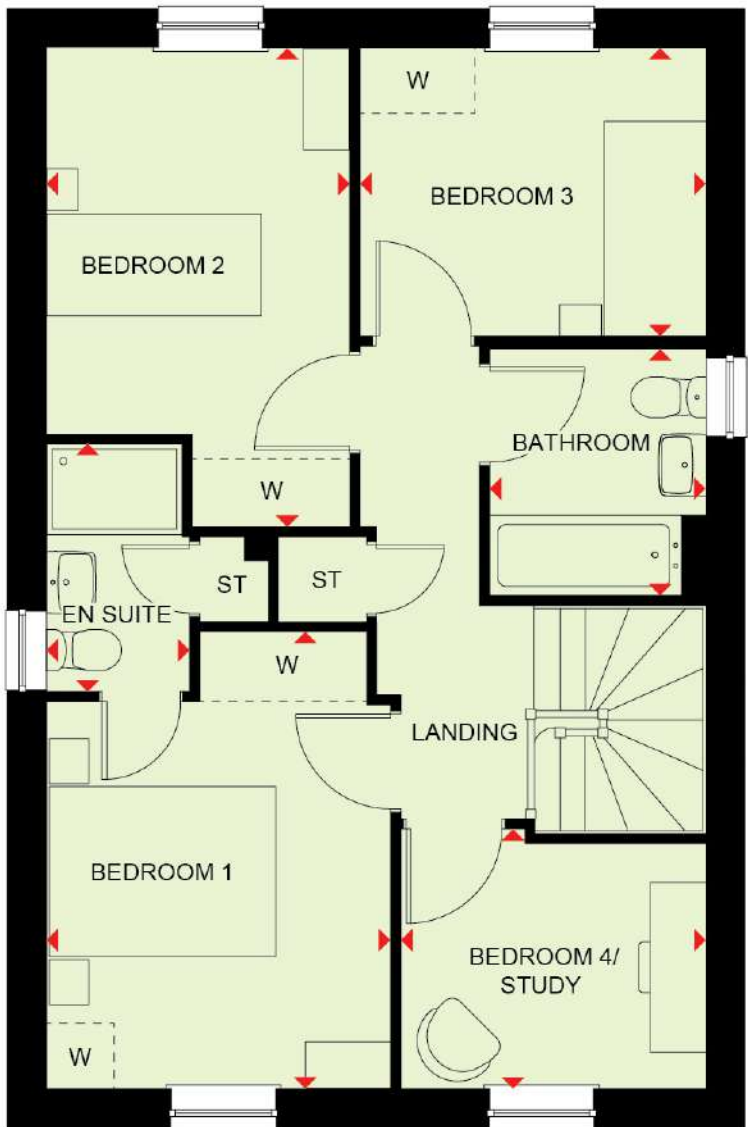
THREE BEDROOM HOME



Ground Floor

Kitchen/ Dining	4174 x 4593 mm	13'8" x 15'1"
Utility	1535 x 2202 mm	5'0" x 7'3"
Lounge	3331 x 4902 mm	10'11" x 16'1"
WC	1500 x 1825 mm	4'11" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	3102 x 4037 mm	10'2" x 13'3"
En suite	1267 x 2187 mm	4'2" x 7'2"
Bedroom 2	2683 x 4229 mm	8'10" x 13'10"
Bedroom 3	3061 x 2507 mm	10'1" x 8'3"
Bathroom	1934 x 2186 mm	6'4" x 7'2"

(Approximate dimensions)

*Please note the en suite window is omitted from Plots 5, 127, 162, 163, 174, 175, 178 and 179. Please refer to the plot-specific working drawings.
**Please note the utility, stairs & bathroom window are omitted from Plot 126. Please refer to the plot-specific working drawings.

KEY	ST Store	dw Dishwasher	w Wardrobe
	wm Washing machine	td Tumble dryer	Dimension location
	f Fridge/freezer		

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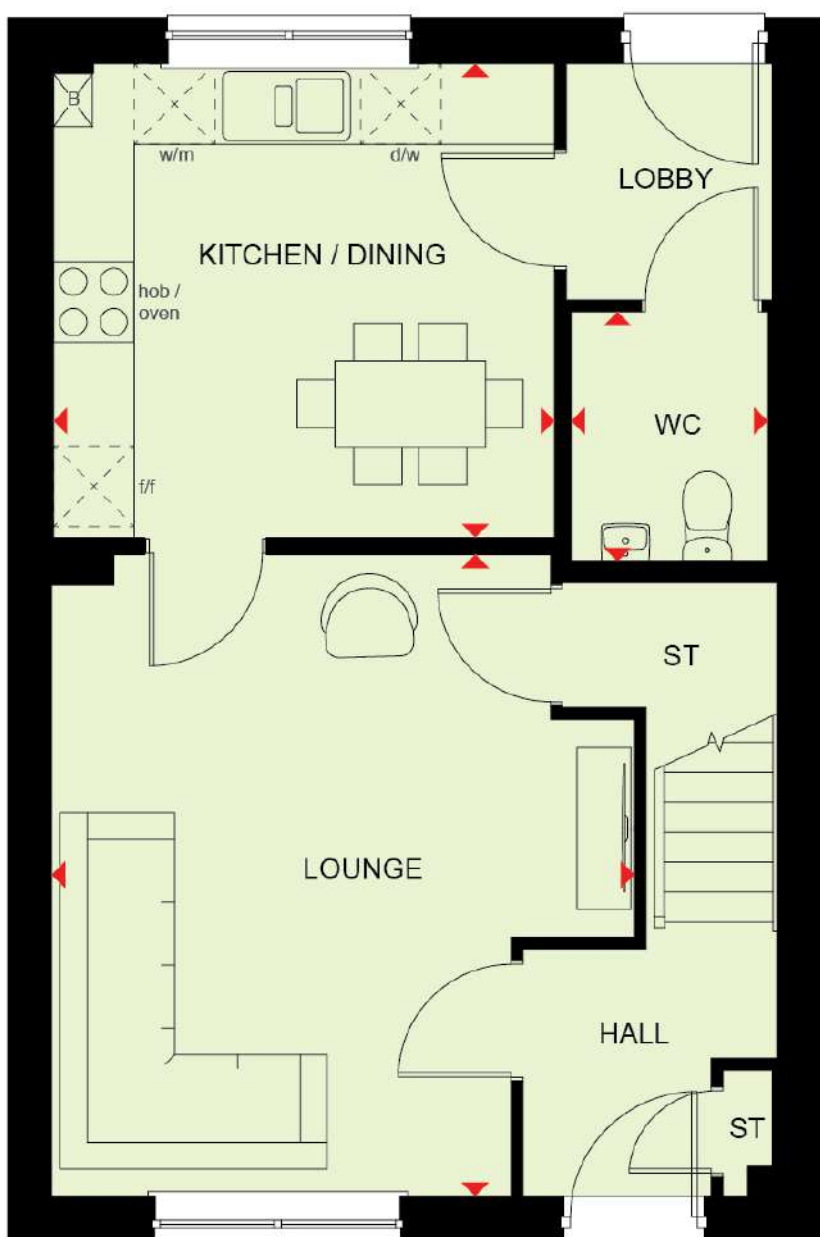


BARRATT
HOMES



MILDENHALL

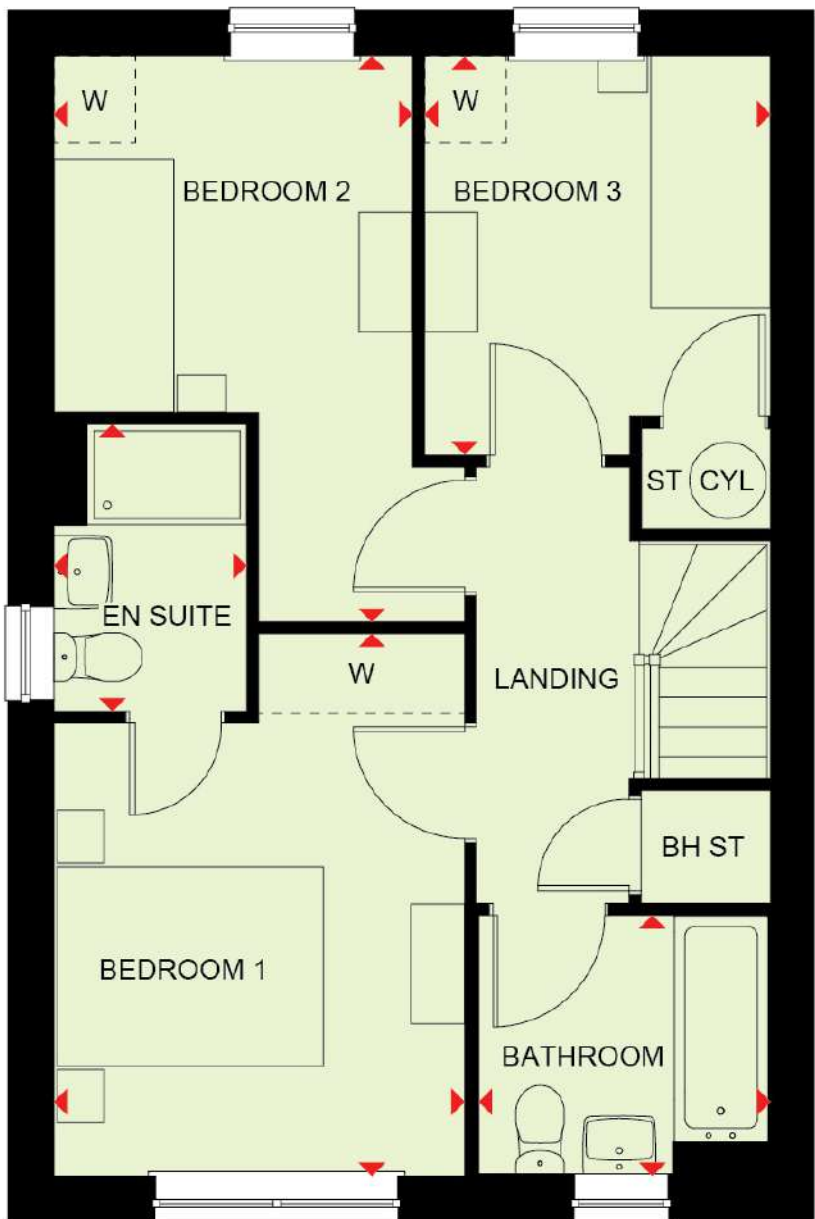
THREE BEDROOM HOME



Ground Floor

Kitchen/ Dining	3724 x 3526 mm	12'3" x 11'7"
Lounge	4329 x 4770 mm	14'2" x 15'8"
WC	1460 x 1851 mm	4'9" x 6'1"

(Approximate dimensions)



First Floor

Bedroom 1	3088 x 4076 mm	10'2" x 13'4"
En suite	1450 x 2159 mm	4'9" x 7'1"
Bedroom 2	3088 x 4256 mm	10'2" x 14'0"
Bedroom 3	2606 x 3559 mm	8'7" x 11'8"
Bathroom	2180 x 1943 mm	7'2" x 6'4"

(Approximate dimensions)

KEY ST Store dw Dishwasher w Wardrobe
wm Washing machine td Tumble dryer Dimension location

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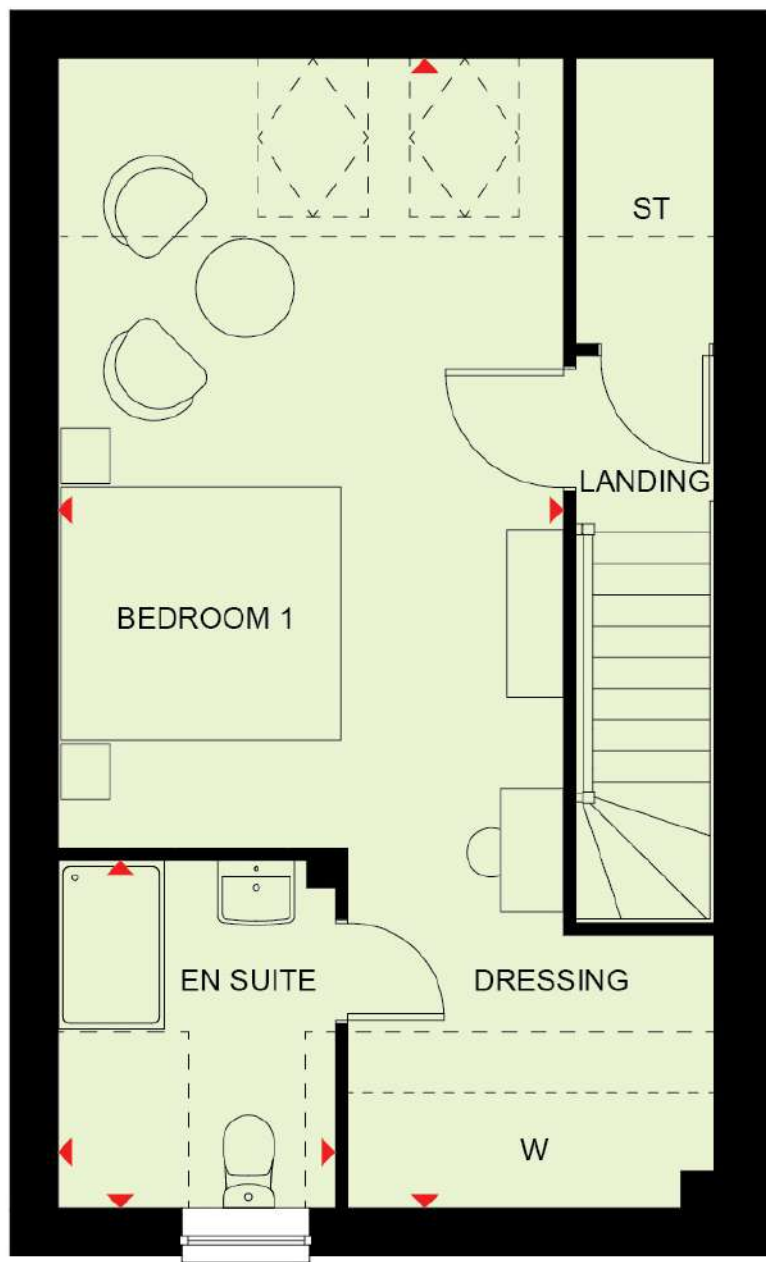
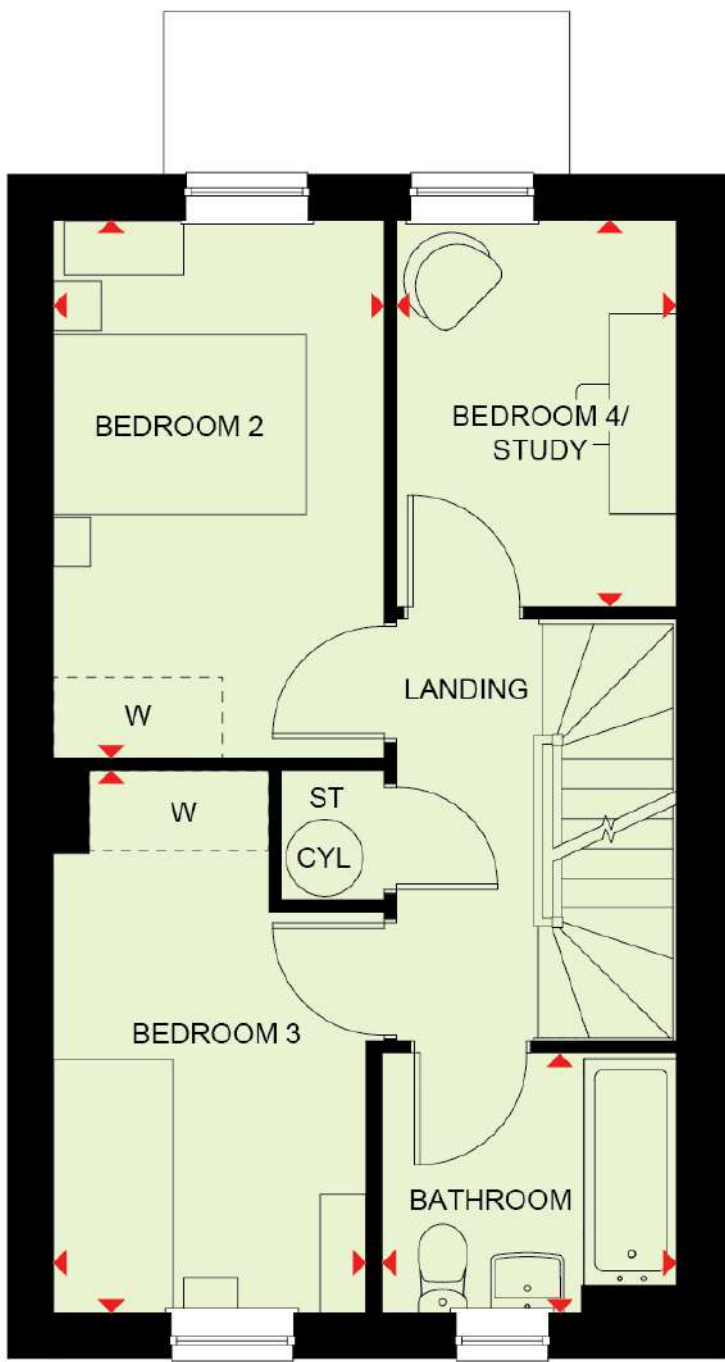
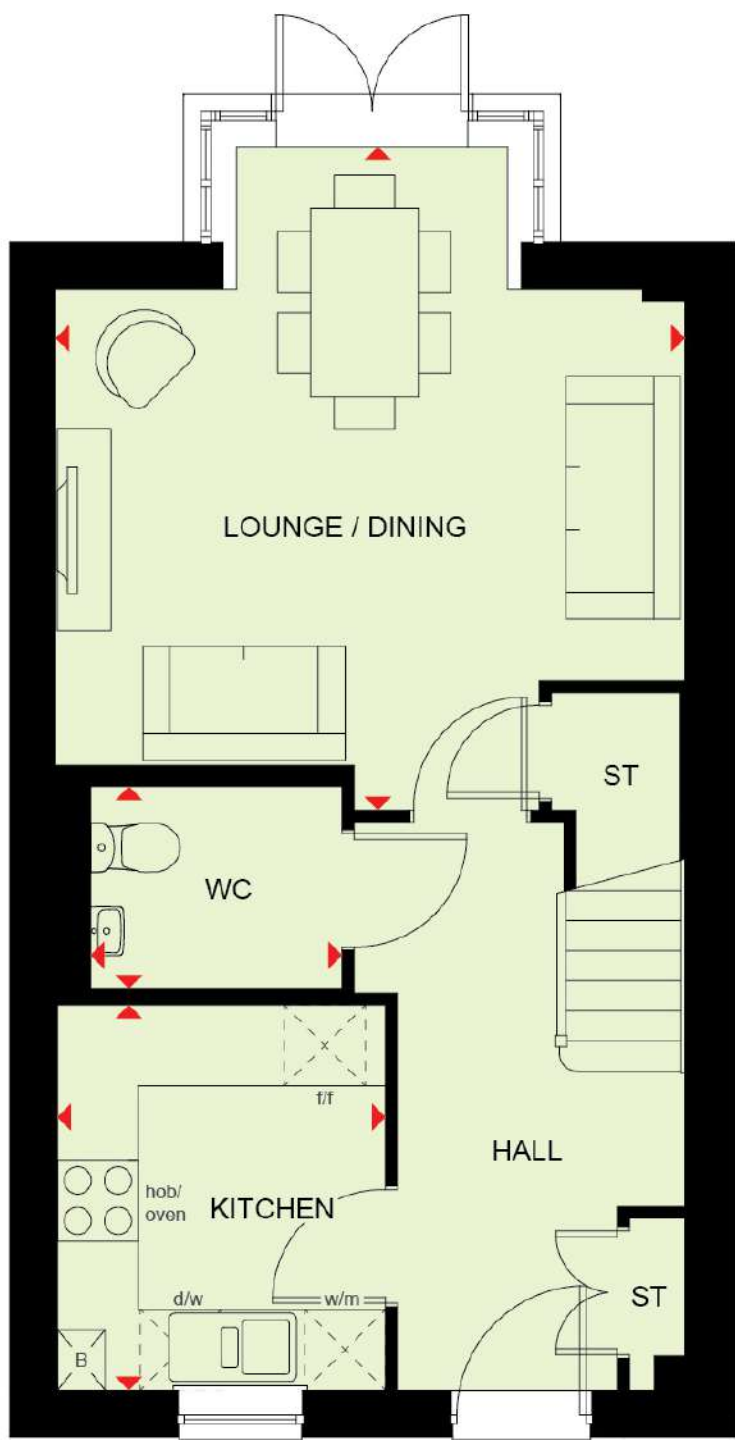


BARRATT
HOMES



HAVERGATE

THREE BEDROOM HOME



Ground Floor

Kitchen	2436 x 2859 mm	8'0" x 9'5"
Lounge/ Dining	4668 x 1500 mm	15'4" x 4'11"
WC	1867 x 1500 mm	6'2" x 4'11"

(Approximate dimensions)

First Floor

Bedroom 2	2497 x 4052 mm	8'2" x 13'4"
Bedroom 3	2497 x 4083 mm	8'2" x 13'5"
Bedroom 4/ Study	2082 x 2915 mm	6'10" x 9'7"
Bathroom	2193 x 1963 mm	7'2" x 6'5"

(Approximate dimensions)

Second Floor

Bedroom 1	3616 x 5645 mm	11'10" x 18'6"
En suite	1992 x 2491 mm	6'6" x 8'2"
Dressing	2588 x 2579 mm	8'6" x 8'6"

(Approximate dimensions)

KEY ST Store dw Dishwasher w Wardrobe
wm Washing machine td Tumble dryer Dimension location

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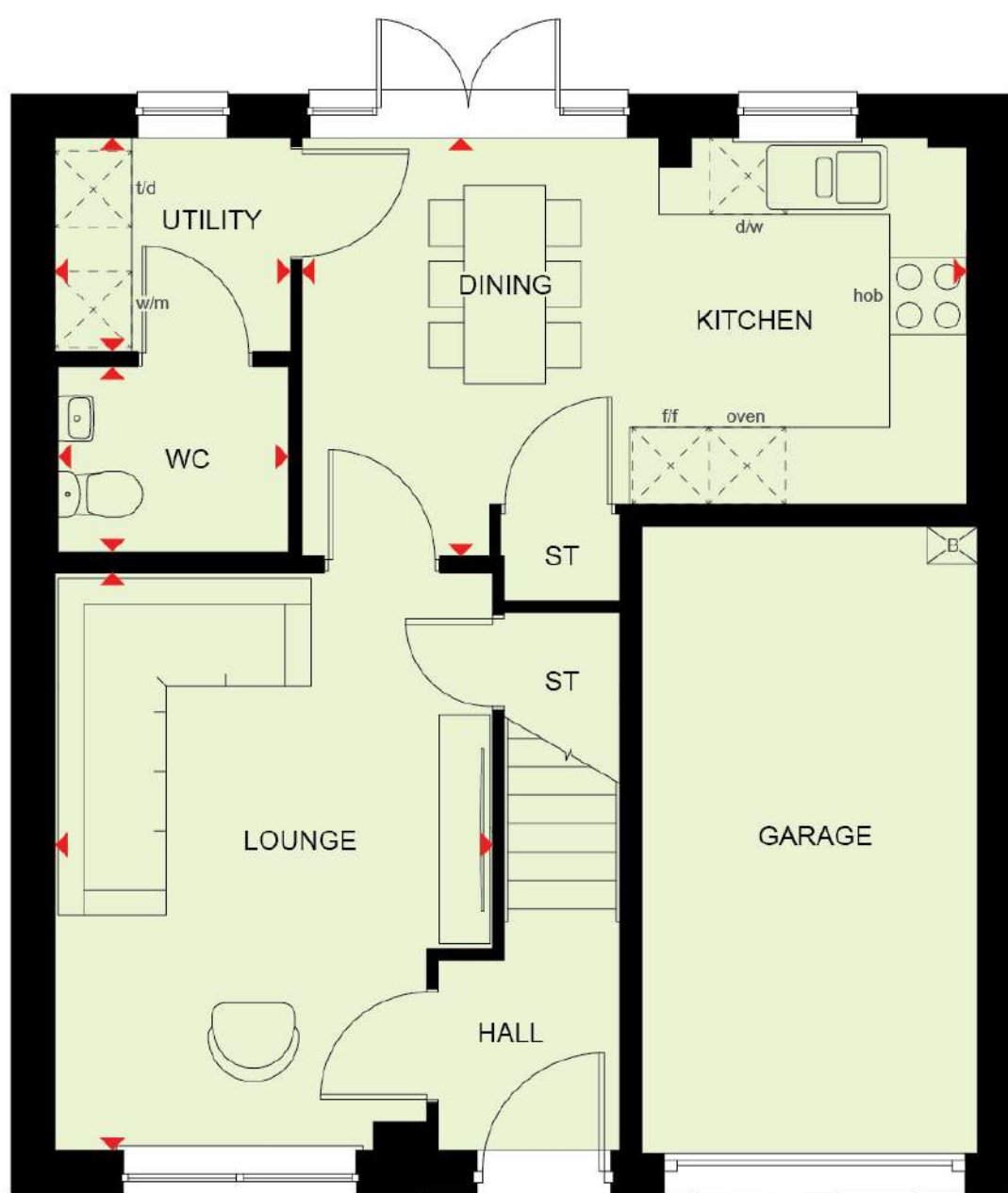


BARRATT
HOMES

ROMAN GARDENS
KELVEDON

WENTWOOD

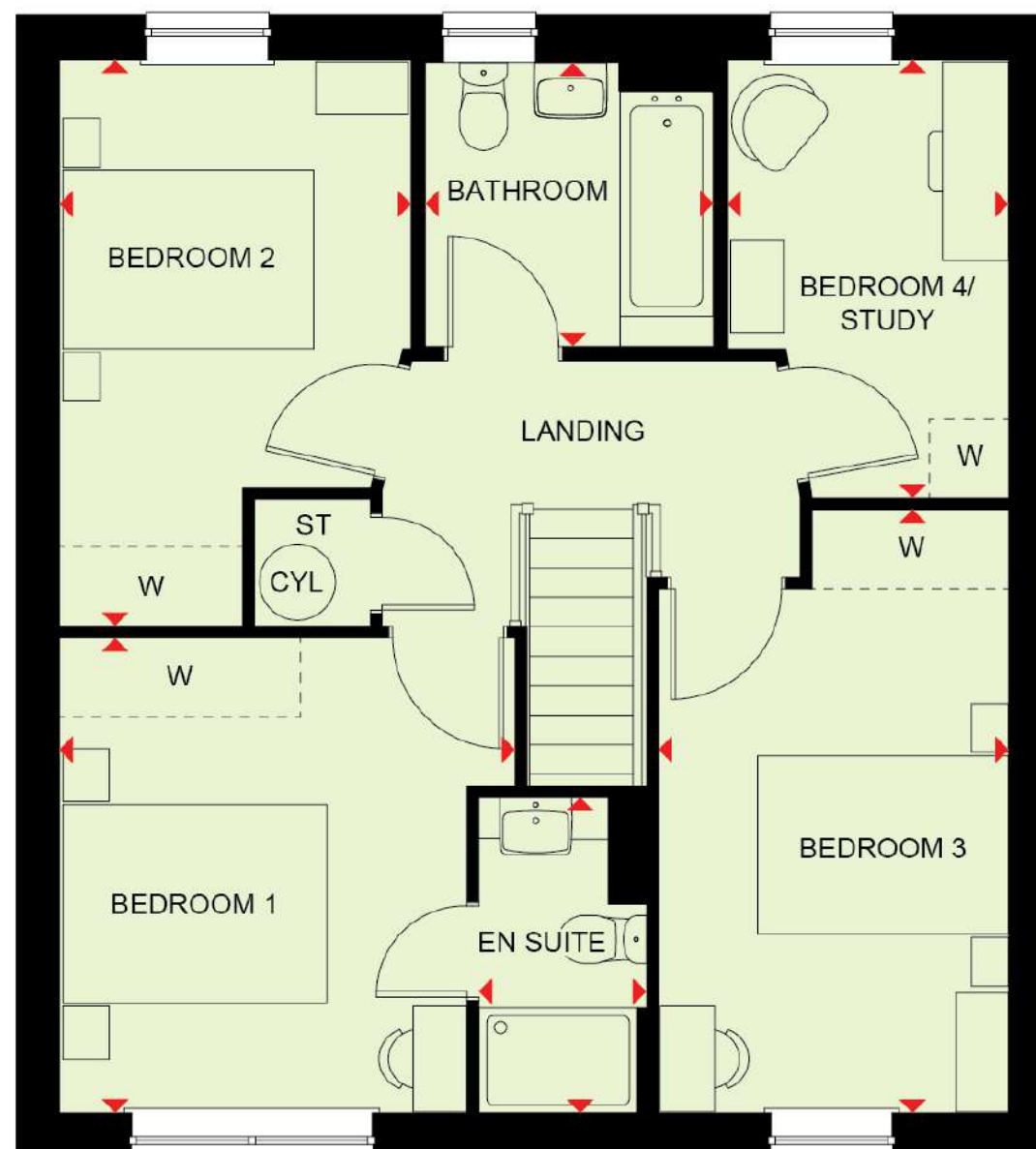
THREE BEDROOM HOME



Ground Floor

Kitchen/ Dining	5282 x 3285 mm	17'4" x 10'9"
Utility	1840 x 1679 mm	6'0" x 5'6"
Lounge	3444 x 4563 mm	11'4" x 15'0"
WC	1840 x 1500 mm	6'0" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3444 x 3736 mm	11'4" x 12'3"
En suite	1261 x 2404 mm	4'2" x 7'11"
Bedroom 2	2686 x 4585 mm	8'10" x 15'1"
Bedroom 3	2664 x 4173 mm	8'9" x 13'8"
Bathroom	2182 x 2102 mm	7'2" x 6'11"

(Approximate dimensions)

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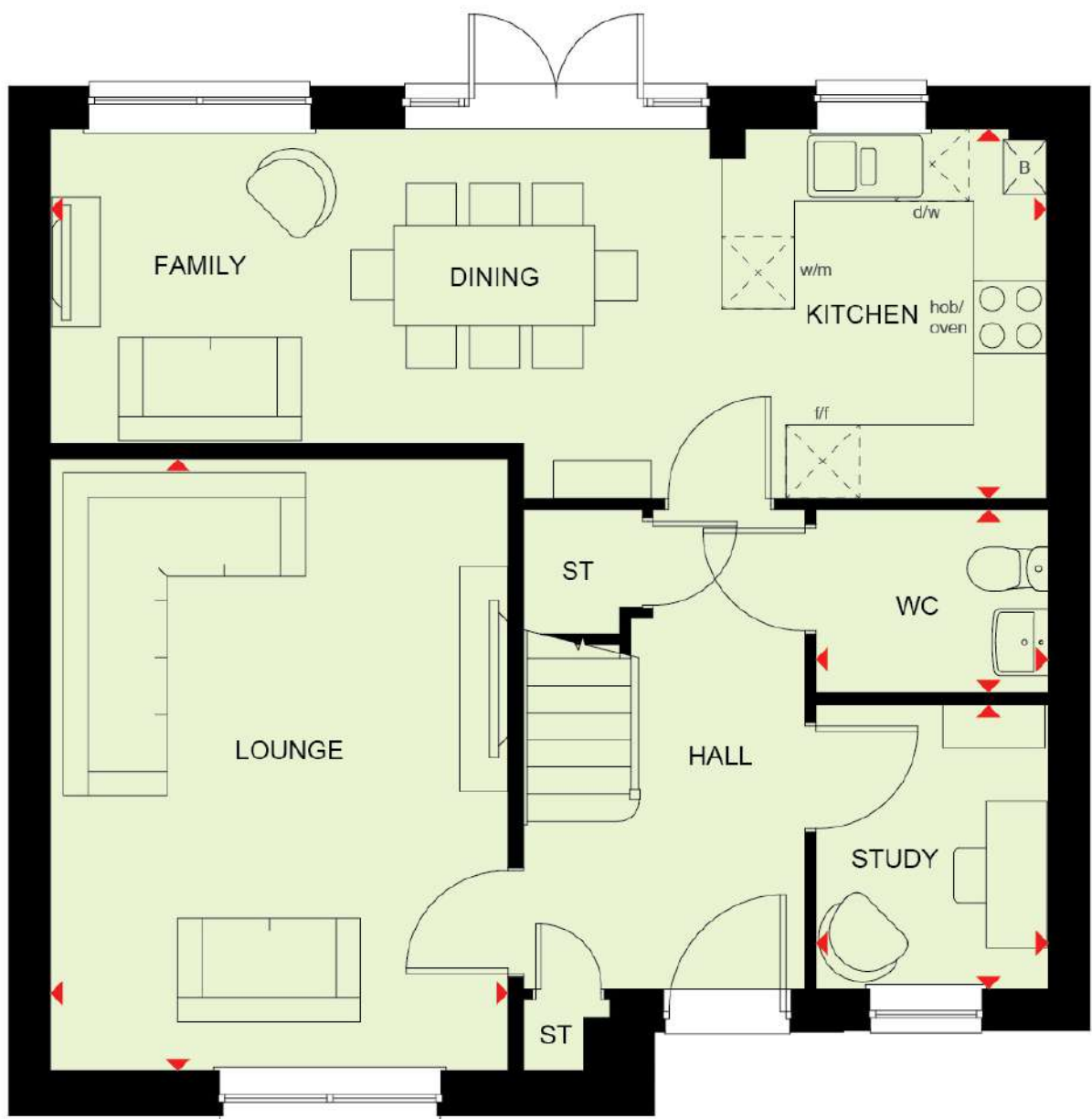


BARRATT
HOMES



DEARNE

FOUR BEDROOM HOME

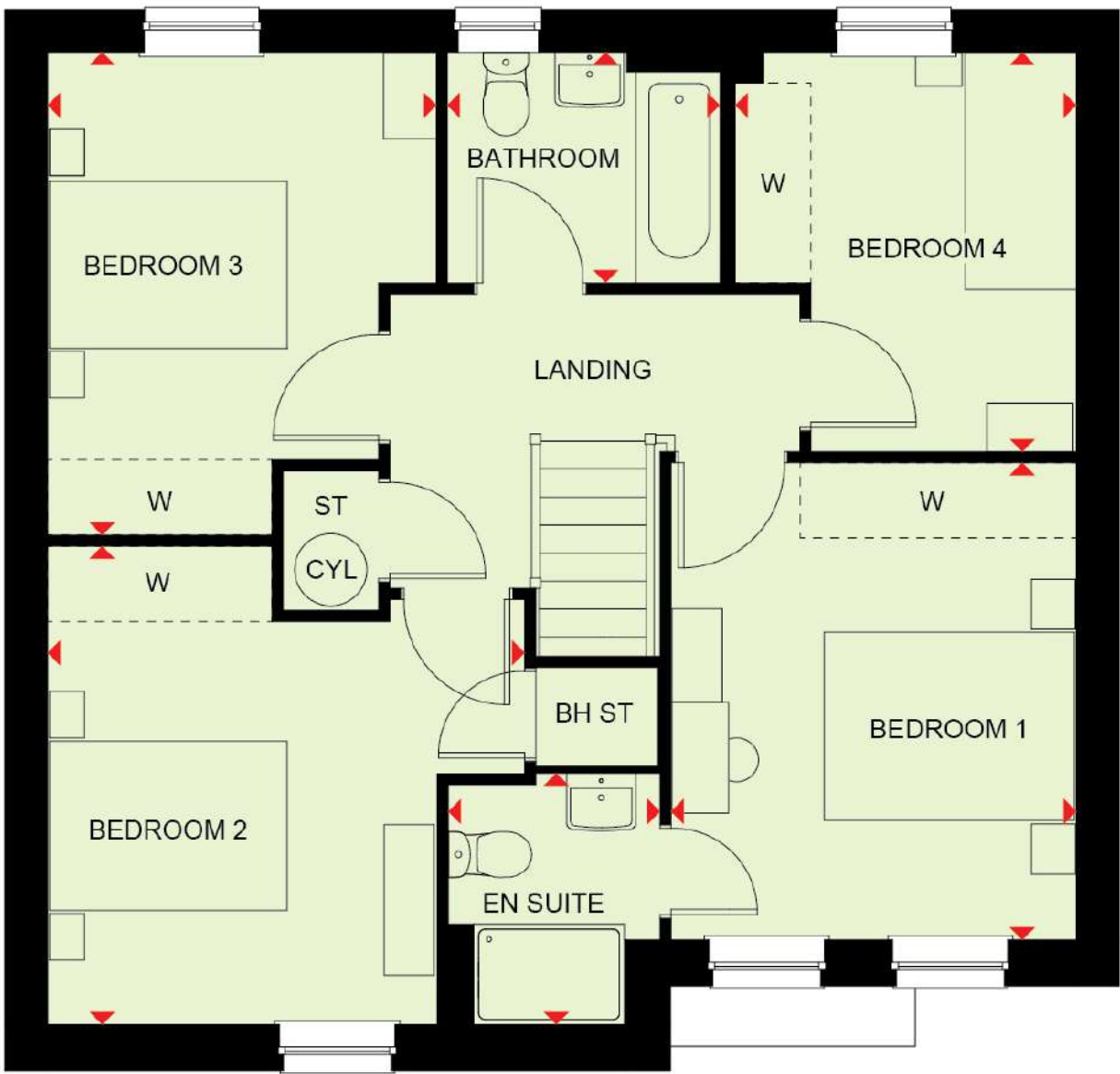


Ground Floor

Kitchen/ Dining	8223 x 3056 mm	27'0" x 10'0"
Lounge	3752 x 5013 mm	12'4" x 16'5"
Study	1936 x 2342 mm	6'4" x 7'8"
WC	1908 x 1485 mm	6'3" x 4'10"

(Approximate dimensions)

KEY ST Store dw Dishwasher
wm Washing machine td Tumble dryer



First Floor

Bedroom 1	3260 x 3810 mm	10'8" x 12'6"
En suite	1668 x 2078 mm	5'6" x 6'10"
Bedroom 2	3701 x 3826 mm	12'2" x 12'7"
Bedroom 3	3100 x 3854 mm	10'2" x 12'8"
Bedroom 4	2725 x 3190 mm	8'11" x 10'6"
Bathroom	2195 x 1831 mm	7'2" x 6'0"

(Approximate dimensions)

KEY w Wardrobe
Dimension location

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BARRATT
HOMES



HOPTON

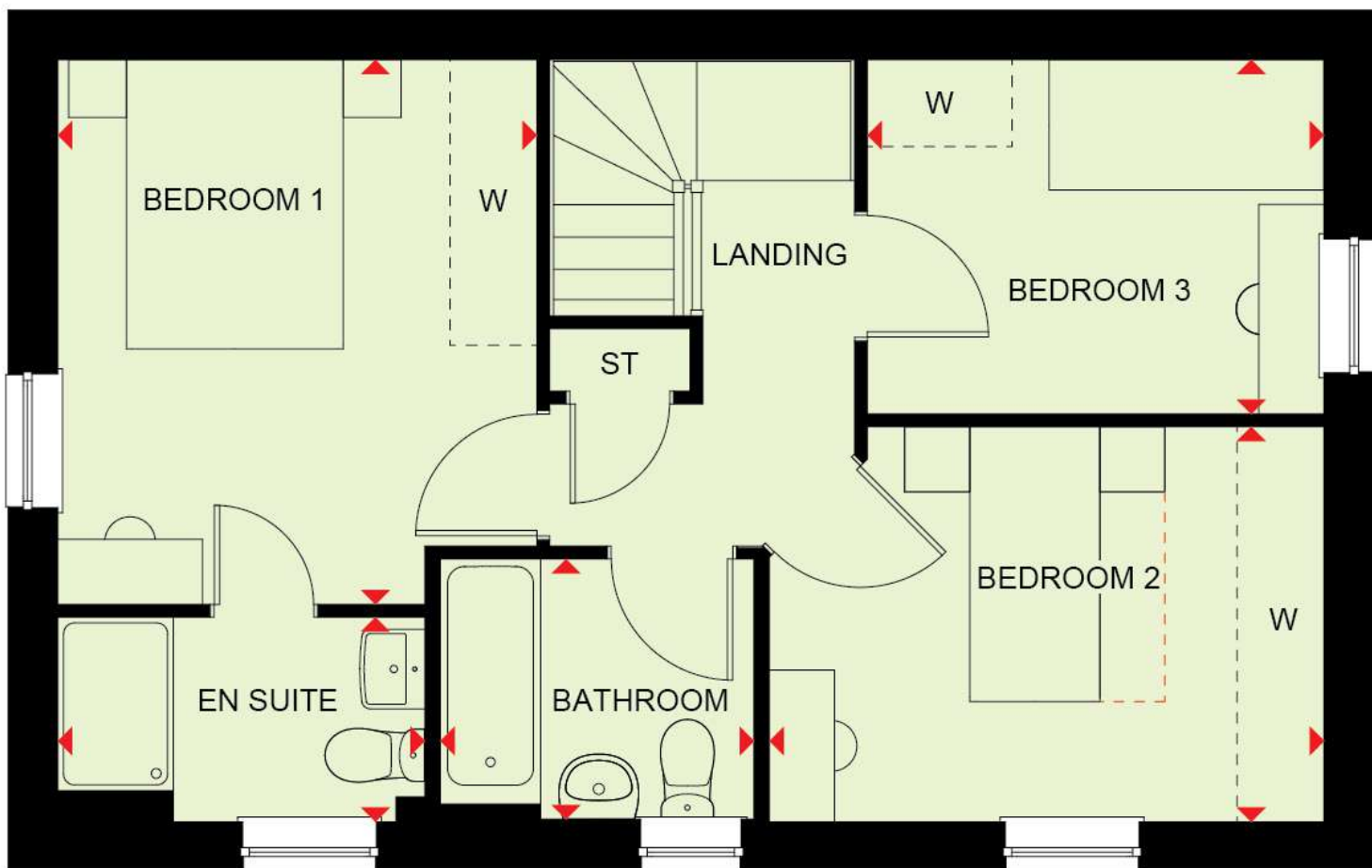
FOUR BEDROOM HOME



Ground Floor

Kitchen/ Dining	5257 x 2957 mm	17'3" x 9'8"
Lounge	5270 x 3302 mm	17'3" x 10'10"
WC	1828 x 1451 mm	6'0" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3787 x 3502 mm	12'5" x 11'6"
En suite	1394 x 2519 mm	4'7" x 8'3"
Bedroom 2	2706 x 3805 mm	8'11" x 12'6"
Bedroom 3	2476 x 3136 mm	8'1" x 10'3"
Bathroom	1800 x 2186 mm	5'11" x 7'2"

(Approximate dimensions)

KEY ST Store dw Dishwasher w Wardrobe
wm Washing machine td Tumble dryer Dimension location

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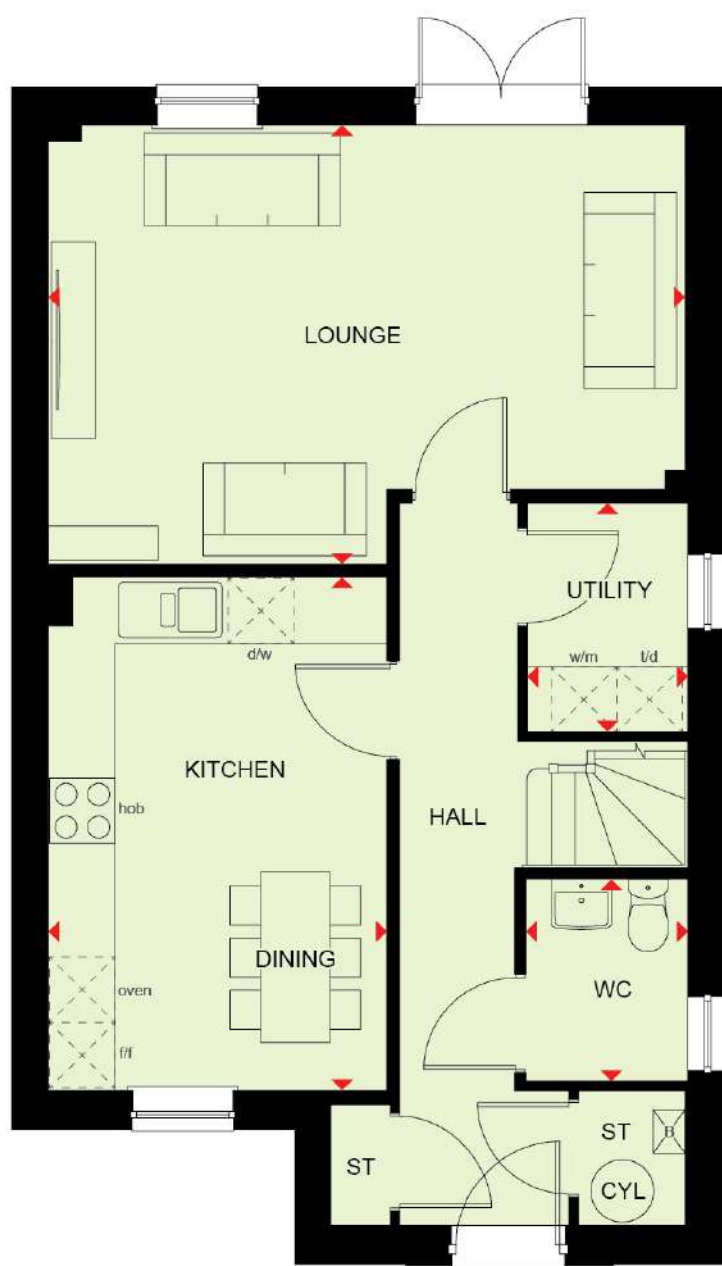


BARRATT
HOMES



TUDELEY

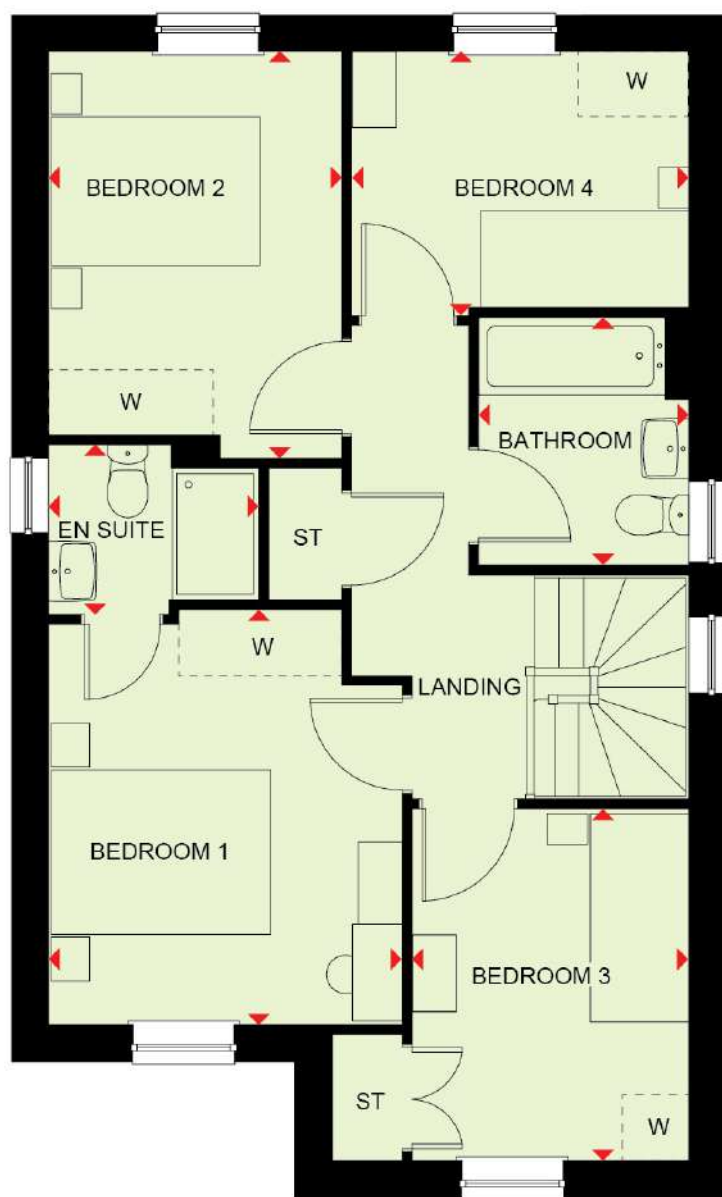
FOUR BEDROOM HOME



Ground Floor

Kitchen/ Dining	3070 x 4700 mm	10'1" x 15'5"
Lounge	5860 x 4048 mm	19'3" x 13'3"
Utility	1472 x 2013 mm	4'10" x 6'7"
WC	1484 x 1850 mm	4'10" x 6'1"

(Approximate dimensions)



First Floor

Bedroom 1	3202 x 3760 mm	10'6" x 12'4"
En suite	1874 x 1550 mm	6'2" x 5'1"
Bedroom 2	2722 x 3757 mm	8'11" x 12'4"
Bedroom 3	2570 x 3188 mm	8'5" x 10'6"
Bedroom 4	3050 x 2567 mm	10'0" x 8'5"
Bathroom	1912 x 2204 mm	6'3" x 7'3"

(Approximate dimensions)

*Please note the en suite window are only available to Plots 104, 105, 116. Please refer to the plot-specific working drawings.
**Please note the landing window is omitted from Plot 49. Please refer to the plot-specific working drawings.

KEY ST Store dw Dishwasher w Wardrobe *Window to certain plots, speak to a Sales Adviser
wm Washing machine td Tumble dryer Dimension location

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BARRATT
HOMES

ROMAN GARDENS
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KEY WORKER DEPOSIT CONTRIBUTION SCHEME

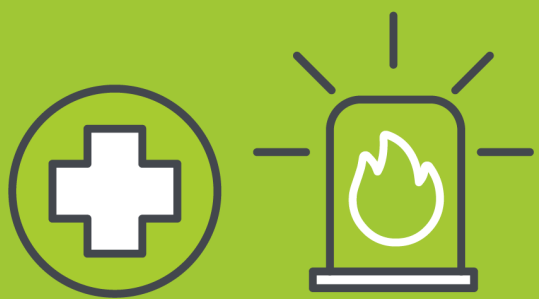


To show our appreciation for Key Workers, we are offering a contribution towards your deposit*.

When you purchase a Barratt home at Henley Gate using the scheme, we could contribute £1,000 towards your deposit for every £20,000 spent on the purchase price - up to a maximum of £25,000.

There is no price limit on the property you could buy, as long as you're eligible for the scheme just speak to your Sales Adviser at your chosen development. However there is a £25,000 cap on the contribution you could receive.

Key Worker Deposit Contribution Scheme



If you're an eligible **key worker**, we could contribute to your deposit



£1,000 for every £20,000 you spend



It's a **thank you** for all the great work you do



Start **your move** today

*This offer is available to Key Workers who purchase a new Barratt Homes property. We make this offer available across our Barratt divisions from time to time, however, it may not always be available for all categories of Key Workers. We encourage you to please speak with one of our Sales Advisors to check availability and if you have any queries in this respect.

Subject to these terms and conditions, Key Workers are entitled to receive a deposit contribution towards the overall purchase price of the property of £1,000 for every £20,000 spent - up to a maximum of £25,000. Please note that you may be required to pay a contribution towards the purchase price depending on your lender's mortgage eligibility criteria.



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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman regulator



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