

HERITAGE

- REDROW -

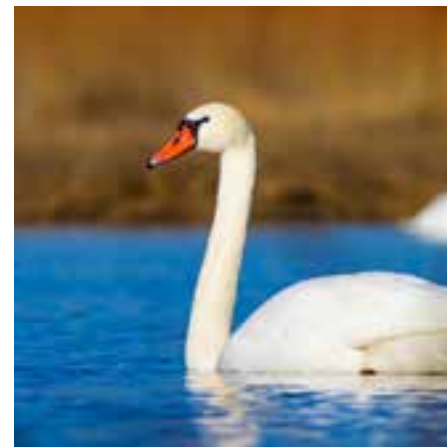
THE HOLLIES & THE CEDARS

AT GREAT MILTON PARK





WELCOME TO GREAT MILTON PARK



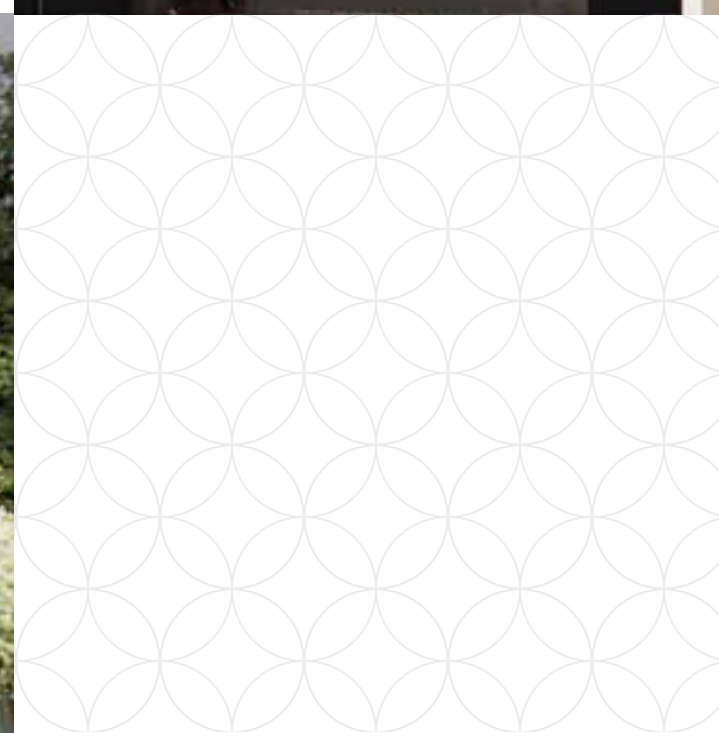
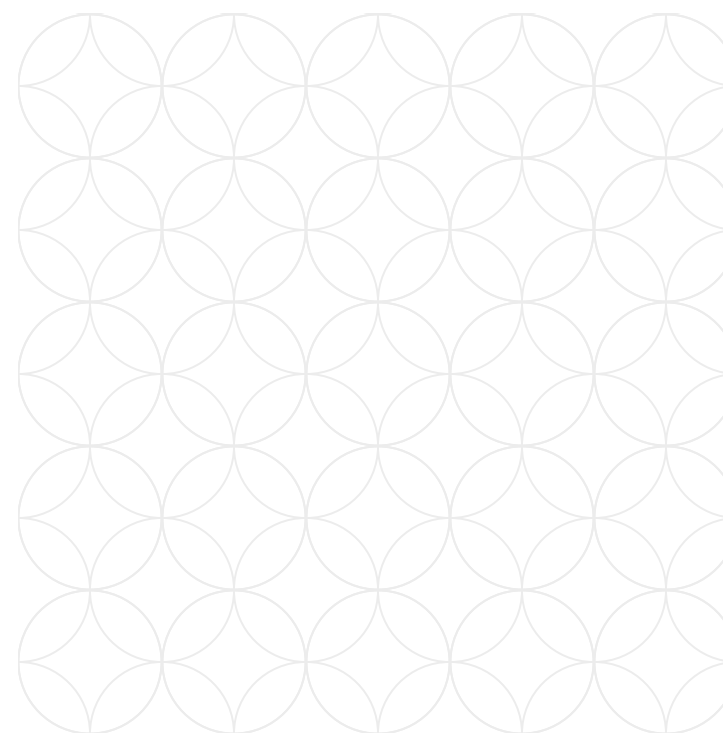
A COLLECTION OF 3, 4 & 5 BEDROOM HOMES IN LLANWERN.

Located to the east of Newport and surrounded by superb South Wales countryside, yet just minutes from excellent connections of the M4 motorway, Great Milton Park is an exciting new development for the area.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

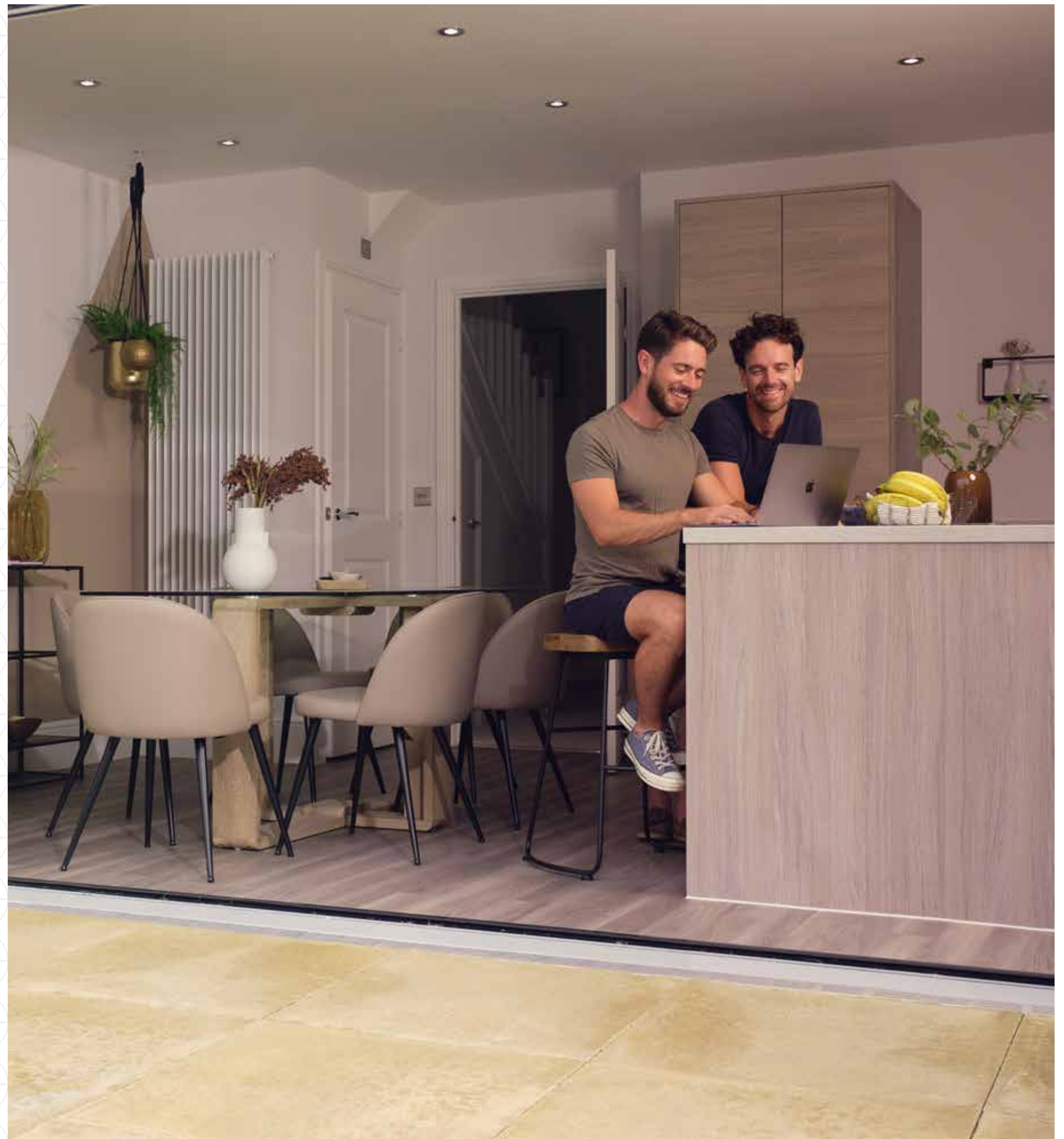


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.





AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





SPEND MORE TIME **TOGETHER**

Located to the east of Newport and surrounded by superb South Wales countryside, yet just minutes from excellent connections of the M4 motorway, Great Milton Park is an exciting new development for the area. This unique project will eventually include its own primary school and village centre with shops, along with allotments and sports pitches with changing facilities, plus acres of open spaces to enjoy.

The first phase of Great Milton Park will have everything you and your family needs, from excellent English and Welsh language schools close by to world class golf at Celtic Manor, from the convenience of Spytt Retail park, just a few minutes drive away, to the wide open spaces of Newport Wetlands.



ENJOY A HEALTHY **LIFESTYLE**

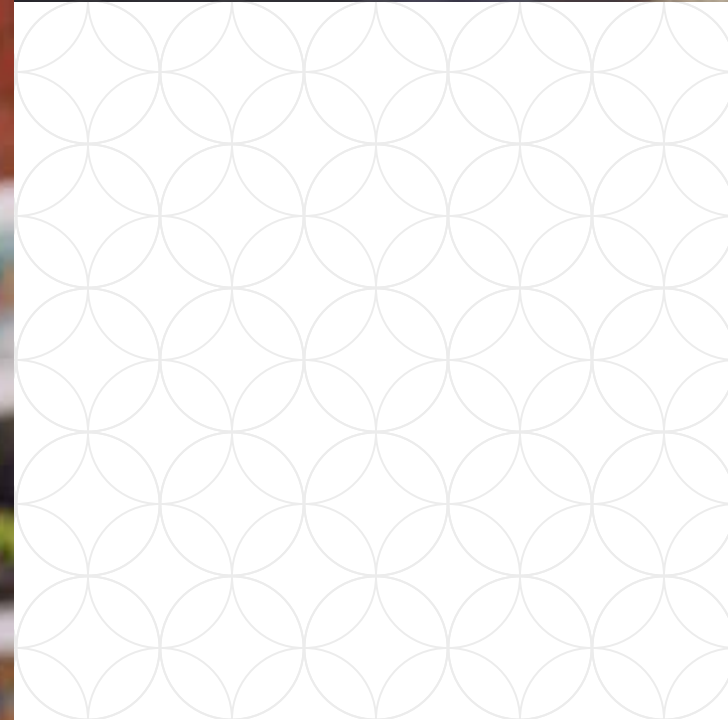
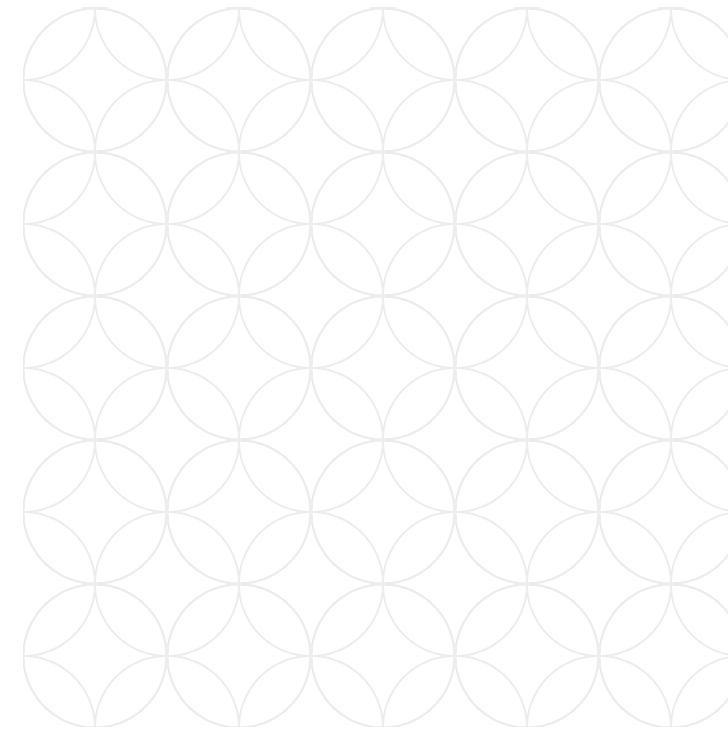
There is so much to do in and around Newport that you'll be spoiled for choice. Right on your doorstep you'll find Newport Wetlands and Llanwern Golf Club, with the magnificent facilities of Celtic Manor Golf and Country Club just across the motorway. Sports fans can also enjoy rugby at Newport Gwent Dragons, football at Newport County FC and even racing at nearby Chepstow.

For evening entertainment, there is a Cineworld cinema at Spyty Retail Park, saving the hassle of going into the city, while the city itself has a choice of cinemas and theatres, along with great bars and restaurants.

MORE OPPORTUNITIES

There is a choice of both English language and Welsh language schools close to the development, many of which come highly rated. Milton Primary is a recent amalgamation of Milton Infants and Juniors while for Welsh language primary education, Ysgol Gymraeg Casnewydd.

For older pupils, Llanwern High School is just a short walk away, while Lliswerry High School (Ysgol Uwchradd Llysweri) offers lessons in both English and Welsh.



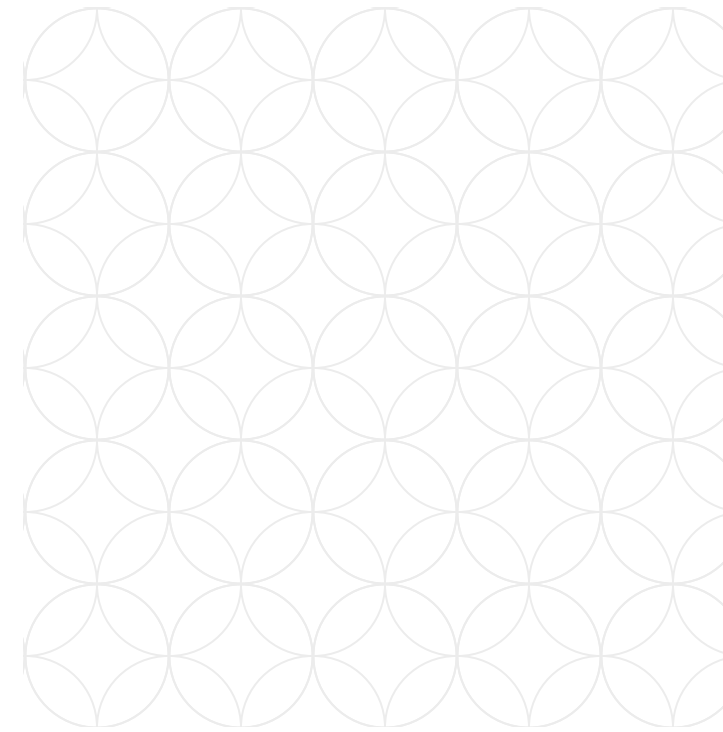
LESS TIME TRAVELLING

Junction 24 of the M4 is just minutes away from the development, while the A48 Newport ring road offers easy access to all areas of the city. Newport is 4 miles, Cwmbran 8 miles, Cardiff 20 miles and Bristol 28 miles.

There are regular busses into town, where you can connect with mainline rail services at Newport Station. Trains to Cardiff take just 13 minutes, with Chepstow 23 minutes, Bristol 40 minutes and direct trains to London Paddington taking under two hours.

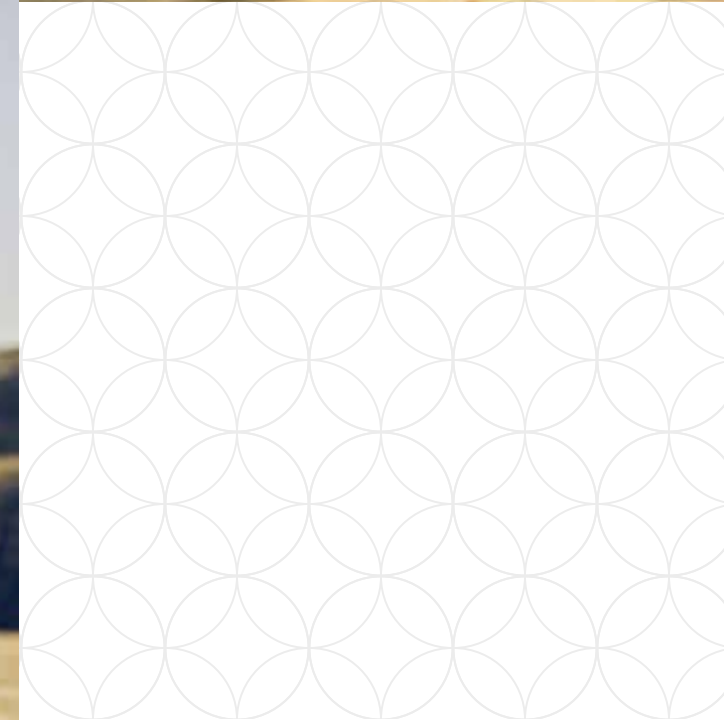
WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **The Cedars and The Hollies at Great Milton Park.**



SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Local Equipped Areas of Play



EXPLORE GREAT MILTON PARK



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.

EXPLORE THE HOLLIES PHASE 3



KEY

	LETCWORTH 3 BEDROOM SEMI-DETACHED HOME		CANTERBURY 4 BEDROOM DETACHED HOME
	AMBERLEY 3 BEDROOM DETACHED HOME		OXFORD 4 BEDROOM DETACHED HOME
	OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME		STRATFORD 4 BEDROOM DETACHED HOME
	SHREWSBURY 3 BEDROOM DETACHED HOME		WINDSOR 4 BEDROOM DETACHED HOME
	WARWICK 3 BEDROOM DETACHED HOME		AFFORDABLE HOUSING

V - Visitor Parking
BCP - Bin Collection Point
S/S - Sub Station
C/S - Cycle Store









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EXPLORE THE CEDARS PHASE 2



KEY

 LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME	 WELWYN 4 BEDROOM DETACHED HOME
 CAMBRIDGE 4 BEDROOM DETACHED HOME	 HENLEY 4 BEDROOM DETACHED HOME
 SHAFTESBURY 4 BEDROOM DETACHED HOME	 SUNNINGDALE 4 BEDROOM DETACHED HOME
 HAMPSTEAD 5 BEDROOM DETACHED HOME	 LEDSHAM 4 BEDROOM DETACHED HOME











V - Visitor Parking
B/S - Bin Store

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EXPLORE THE CEDARS PHASE 3

KEY

-  **LEAMINGTON LIFESTYLE**
3 BEDROOM
DETACHED HOME
-  **CAMBRIDGE**
4 BEDROOM
DETACHED HOME
-  **SHAFTESBURY**
4 BEDROOM
DETACHED HOME
-  **WELWYN**
4 BEDROOM
DETACHED HOME
-  **SUNNINGDALE**
4 BEDROOM
DETACHED HOME
-  **HENLEY**
4 BEDROOM
DETACHED HOME
-  **LEDSHAM**
4 BEDROOM
DETACHED HOME
-  **HAMPSTEAD**
5 BEDROOM
DETACHED HOME

V - Visiting Parking
BCP - Bin Collection Point

This plan and the location of affordable homes is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change.

For development and plot specific details inclusive of PV panels and M4(2)/M4(3) compliant properties please liaise directly with our Sales Consultant.

THINK - 02034-17





HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM DETACHED HOME





HERITAGE

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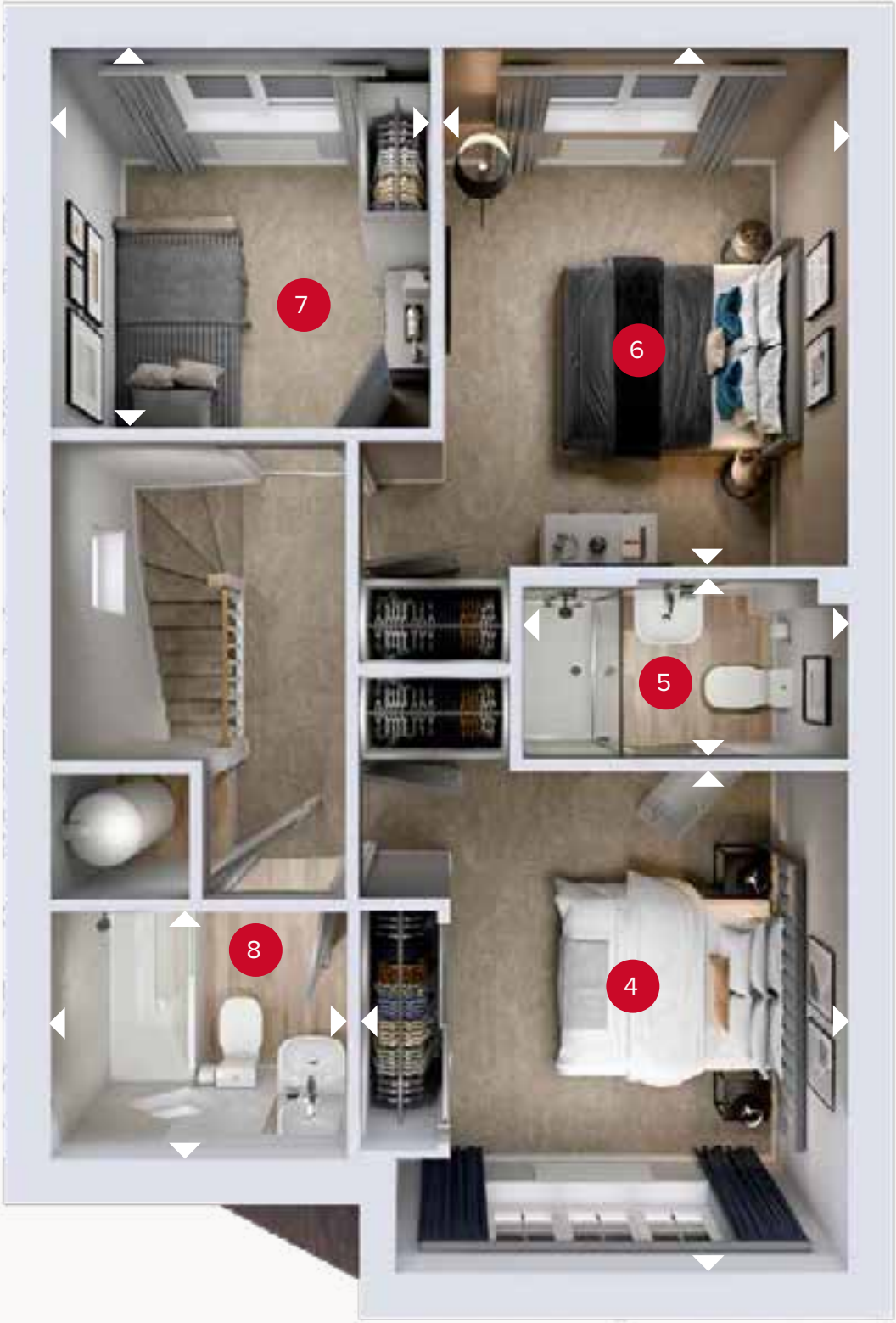
THE LETCHWORTH

THREE BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE LETCHWORTH

GROUND FLOOR

1	Kitchen/Dining	18'0" x 11'5"	5.48 x 3.48 m
2	Lounge	16'3" x 11'0"	4.95 x 3.35 m
3	Cloaks	6'7" x 2'11"	2.01 x 0.90 m

FIRST FLOOR

4	Bedroom 1	11'7" x 11'0"	3.54 x 3.35 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	11'10" x 9'3"	3.62 x 2.81 m
7	Bedroom 3	8'8" x 8'6"	2.64 x 2.58 m
8	Bathroom	6'8" x 5'7"	2.03 x 1.71 m



03.05.2024

Customers should note this illustration is an example of the Letchworth house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. WG_LETC_SM.1

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher
wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

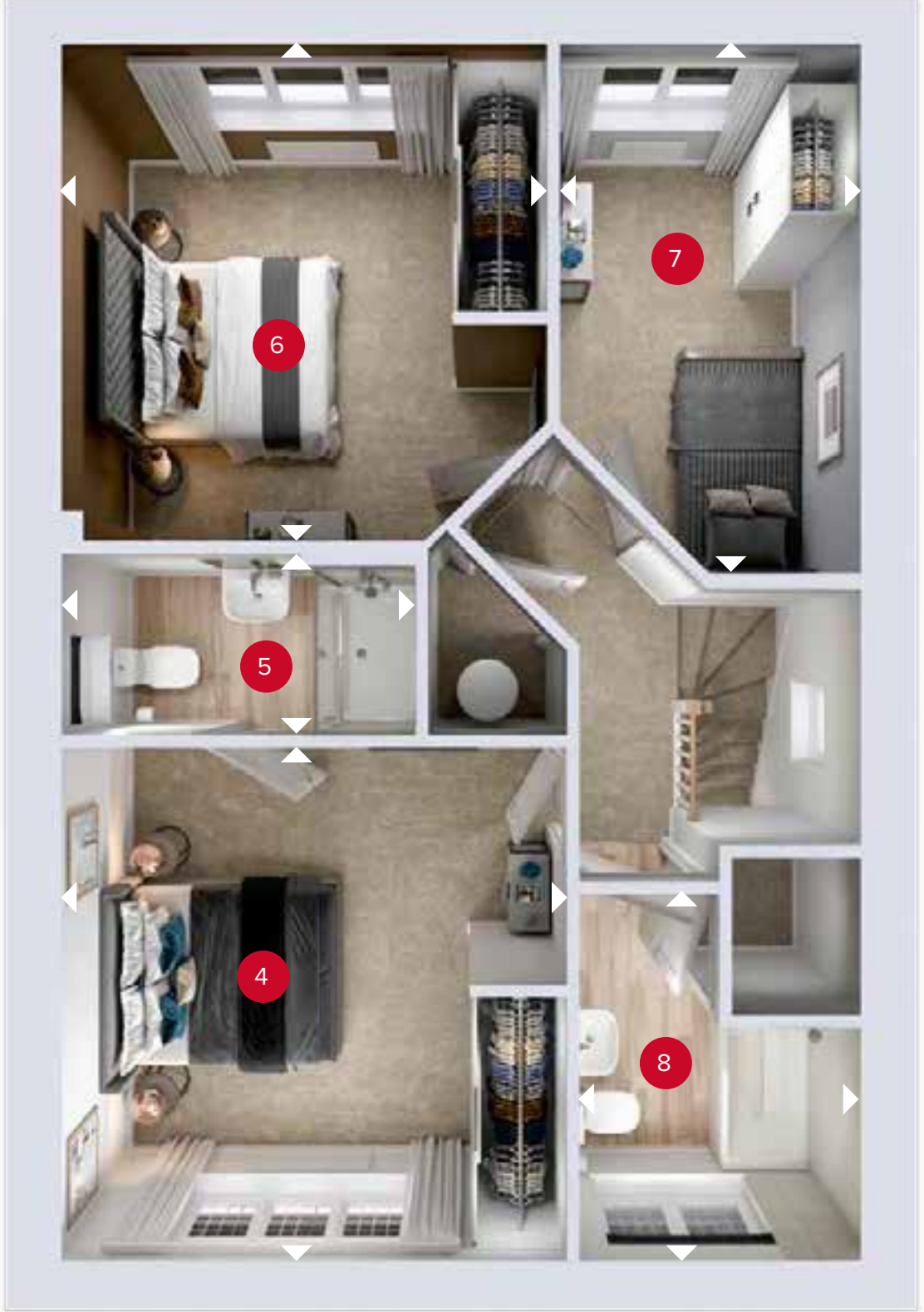
THE WARWICK

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE WARWICK

GROUND FLOOR

1	Lounge	15'6" x 11'3"	4.73 x 3.42 m
2	Kitchen/ Dining	18'6" x 12'2"	5.65 x 3.70 m
3	Cloaks	5'7" x 3'3"	1.70 x 0.99 m

FIRST FLOOR

4	Bedroom 1	12'0" x 11'6"	3.66 x 3.51 m
5	En-suite	8'2" x 4'0"	2.49 x 1.22 m
6	Bedroom 2	11'4" x 11'2"	3.45 x 3.40 m
7	Bedroom 3	12'2" x 7'1"	3.70 x 2.17 m
8	Bathroom	8'9" x 6'9"	2.66 x 2.05 m



HERITAGE

- REDROW -

THE AMBERLEY

THREE BEDROOM DETACHED HOME





HERITAGE

- REDROW -

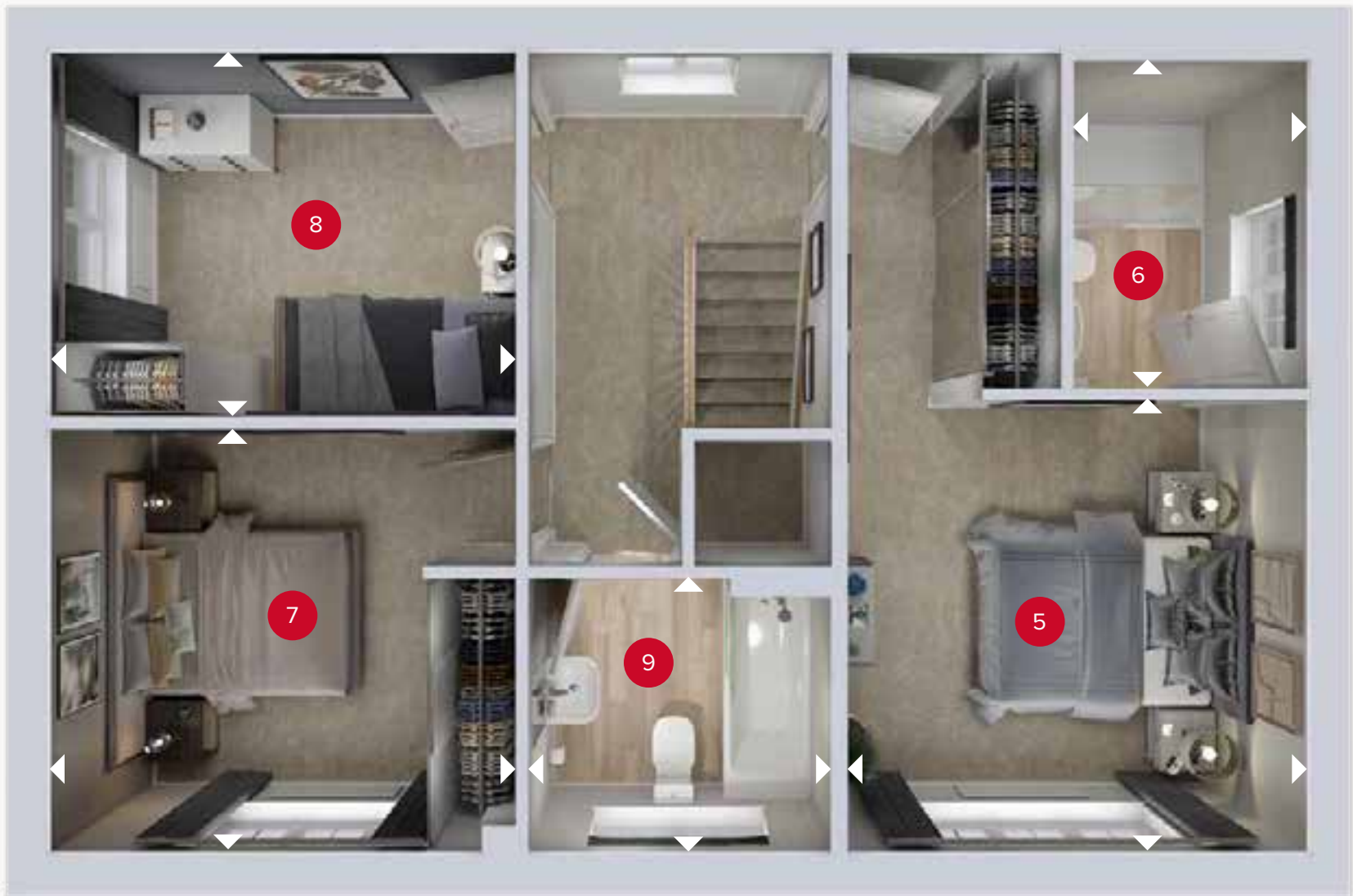
THE AMBERLEY

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE AMBERLEY

GROUND FLOOR

1	Kitchen/Dining	18'11" x 11'1"	5.77 x 3.37 m
2	Lounge	18'11" x 11'2"	5.77 x 3.40 m
3	Utility	6'9" x 6'0"	2.07 x 1.82 m
4	Cloaks	5'2" x 3'6"	1.58 x 1.07 m

FIRST FLOOR

5	Bedroom 1	11'4" x 10'8"	3.46 x 3.26 m
6	En-suite	7'9" x 5'6"	2.37 x 1.69 m
7	Bedroom 2	11'2" x 9'10"	3.41 x 2.99 m
8	Bedroom 3	11'2" x 8'10"	3.41 x 2.68 m
9	Bathroom	6'9" x 6'5"	2.06 x 1.95 m



HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE OXFORD LIFESTYLE

GROUND FLOOR

1	Kitchen/Dining	22'0" x 12'8"	6.71 x 3.85 m
2	Lounge	15'10" x 10'10"	4.82 x 3.29 m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'11" x 9'10"	6.08 x 3.01 m

FIRST FLOOR

6	Bedroom 1	15'11" x 10'10"	4.84 x 3.29 m
7	Dressing	7'6" x 6'7"	2.28 x 2.00 m
8	En-suite 1	10'6" x 5'11"	3.20 x 1.80 m
9	Bedroom 2	12'6" x 11'4"	3.82 x 3.46 m
10	En-suite 2	7'10" x 5'8"	2.38 x 1.74 m
11	Bedroom 3	11'8" x 10'2"	3.55 x 3.09 m
12	En-suite 3	8'2" x 6'7"	2.48 x 2.02 m



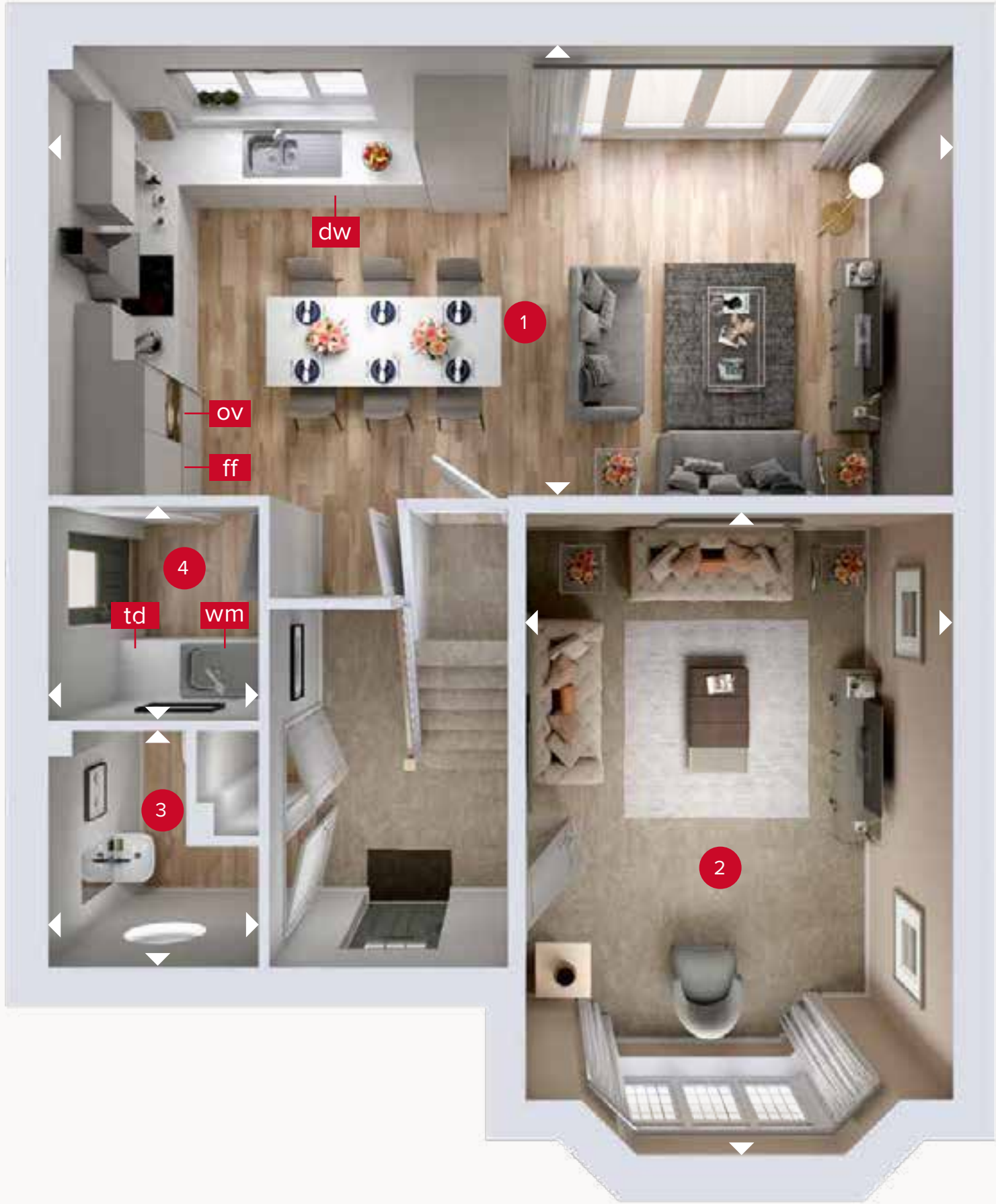
HERITAGE

- REDROW -

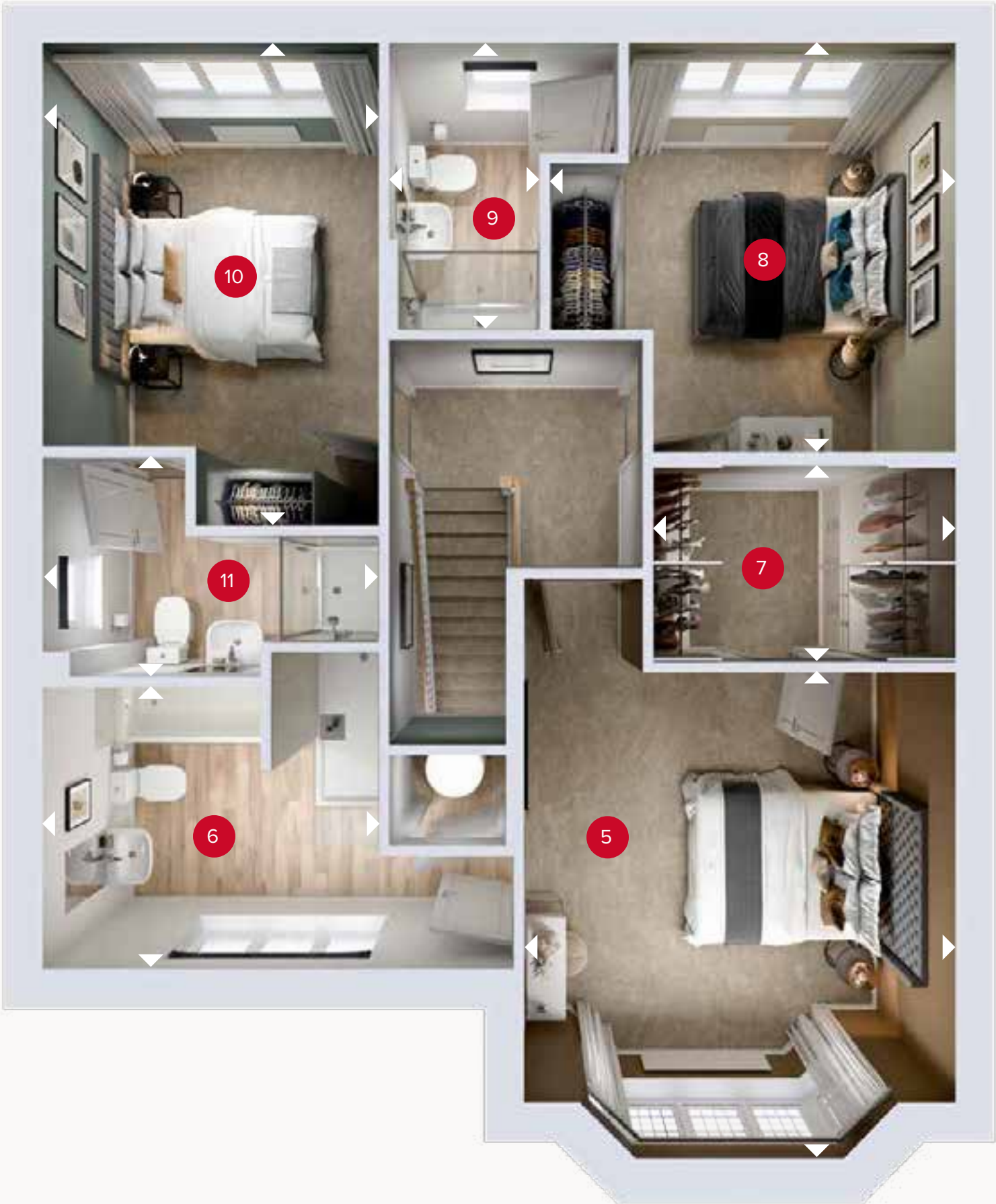
THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

THE LEAMINGTON LIFESTYLE

GROUND FLOOR

1	Kitchen/Dining/ Family	24'10" x 12'7"	7.57 x 3.84 m
2	Lounge	17'8" x 11'6"	5.40 x 3.52 m
3	Cloaks	6'5" x 5'11"	1.97 x 1.80 m
4	Utility	6'0" x 5'11"	1.83 x 1.80 m

FIRST FLOOR

5	Bedroom 1	13'4" x 11'6"	4.07 x 3.52 m
6	En-suite 1	9'3" x 7'8"	2.83 x 2.34 m
7	Wardrobe	8'1" x 5'5"	2.47 x 1.65 m
8	Bedroom 2	11'4" x 10'10"	3.47 x 3.30 m
9	En-suite 2	8'0" x 4'2"	2.44 x 1.26 m
10	Bedroom 3	13'5" x 9'3"	4.10 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



HERITAGE

- REDROW -

THE SHREWSBURY

FOUR BEDROOM HOME





HERITAGE

- REDROW -

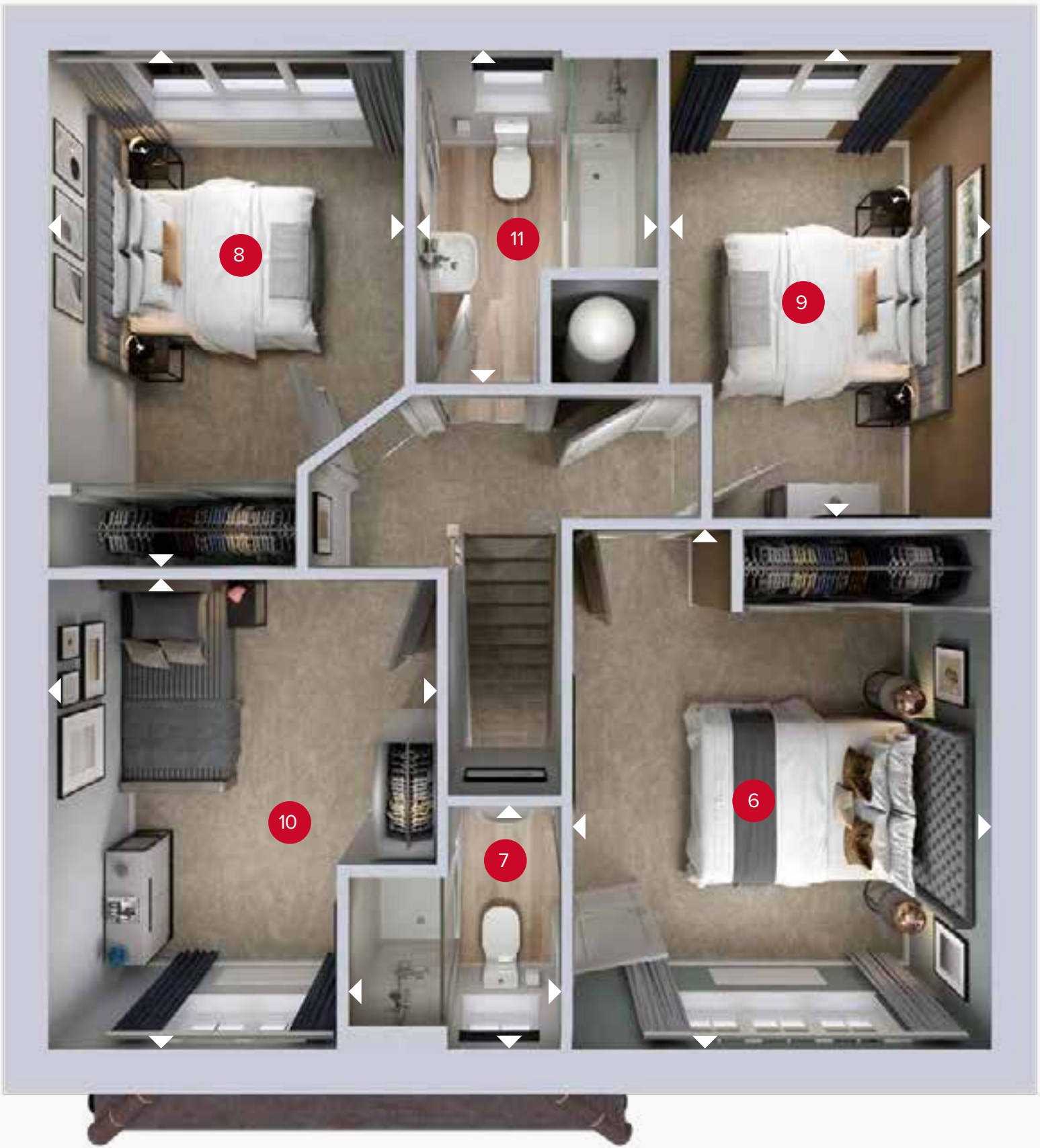
THE SHREWSBURY

FOUR BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

THE SHREWSBURY

GROUND FLOOR

1	Lounge	15'9" x 10'9"	4.81 x 3.28 m
2	Kitchen/Dining	18'5" x 10'2"	5.61 x 3.10 m
3	Utility	6'11" x 5'9"	2.11 x 1.75 m
4	Cloaks	5'9" x 3'5"	1.75 x 1.03 m
5	Garage	20'0" x 9'11"	6.10 x 3.02 m

FIRST FLOOR

6	Bedroom 1	13'10" x 10'9"	4.22 x 3.28 m
7	En-suite	6'8" x 5'7"	2.03 x 1.71 m
8	Bedroom 2	13'10" x 9'3"	4.22 x 2.82 m
9	Bedroom 3	12'6" x 8'4"	3.82 x 2.54 m
10	Bedroom 4	12'7" x 10'2"	3.82 x 3.10 m
11	Bathroom	9'1" x 6'3"	2.76 x 1.91 m



16.05.2024

Customers should note this illustration is an example of the Shrewsbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. WG_SHRB_DM.1

> Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM DETACHED HOME





HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM DETACHED HOME



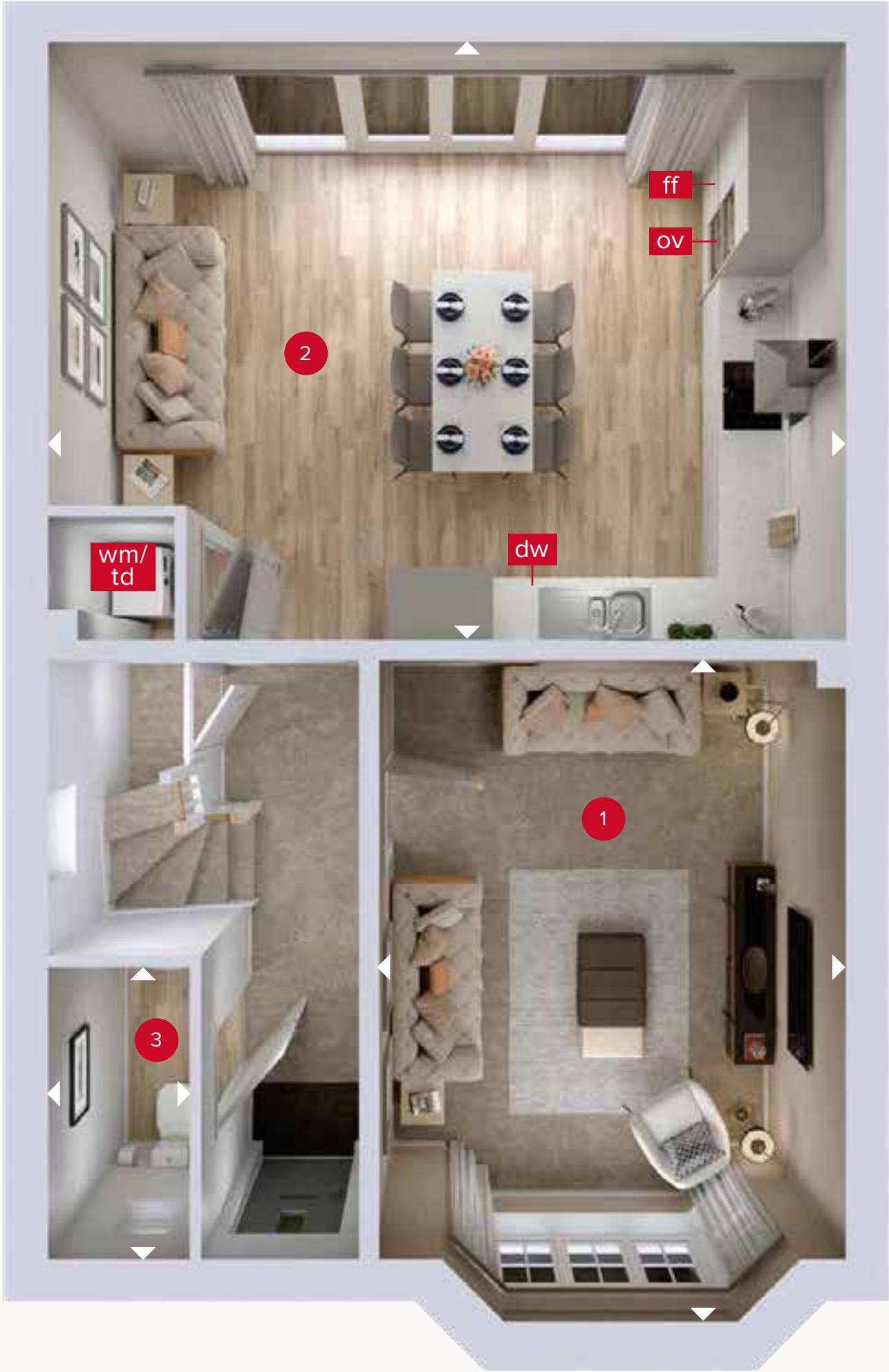
THE STRATFORD

GROUND FLOOR

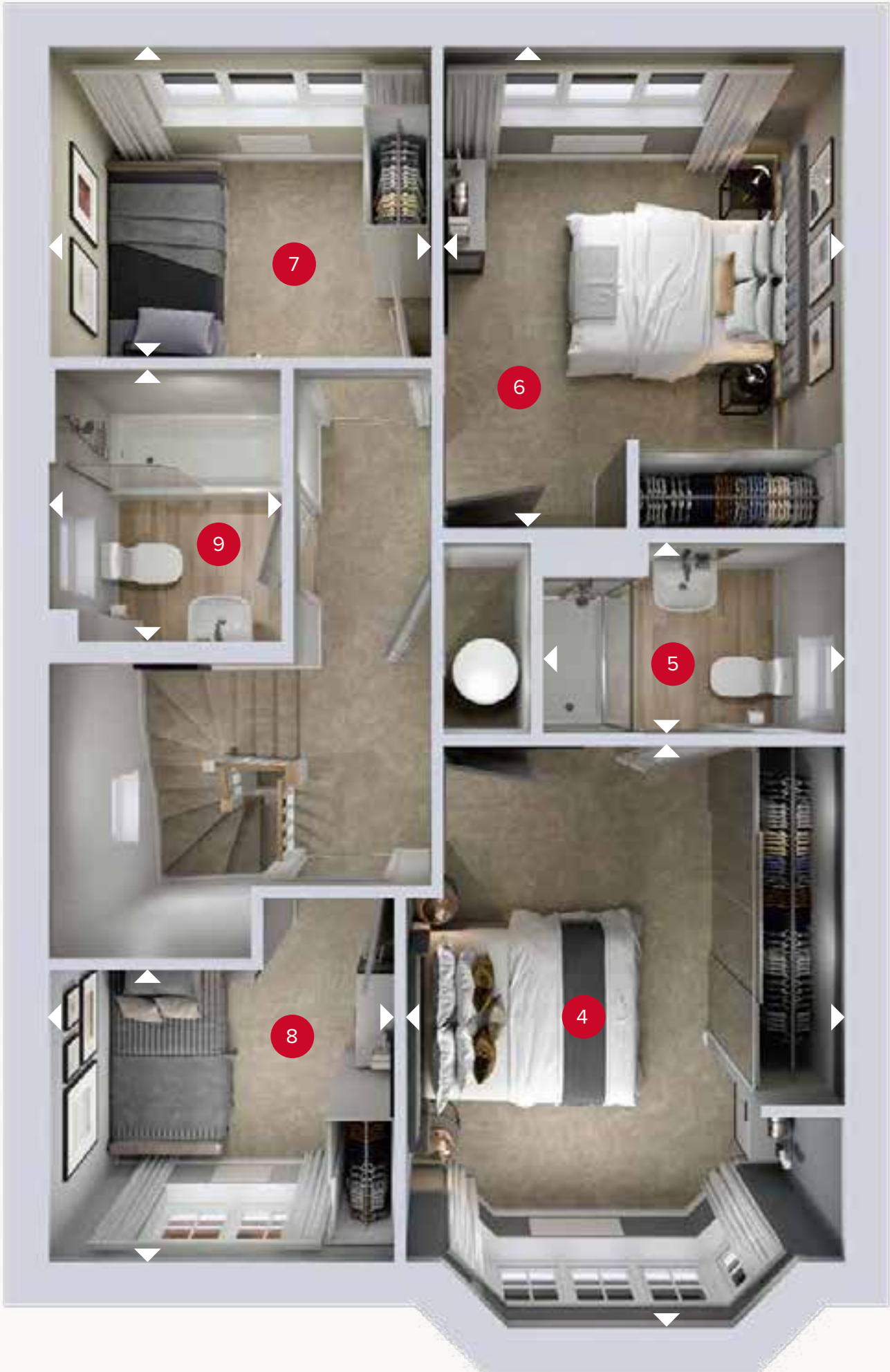
1	Lounge	16'3" x 11'5"	4.95 x 3.48 m
2	Family/ Kitchen/ Dining	19'3" x 15'2"	5.88 x 4.62 m
3	Cloaks	7'0" x 3'5"	2.13 x 1.04 m

FIRST FLOOR

4	Bedroom 1	14'3" x 10'6"	4.34 x 3.21 m
5	En-suite	7'3" x 4'7"	2.21 x 1.39 m
6	Bedroom 2	12'4" x 9'10"	3.75 x 3.00 m
7	Bedroom 3	9'2" x 8'1"	2.79 x 2.47 m
8	Bedroom 4	8'6" x 7'0"	2.58 x 2.13 m
9	Bathroom	6'9" x 5'9"	2.05 x 1.76 m



GROUND FLOOR



FIRST FLOOR



03.05.2024

Customers should note this illustration is an example of the Stratford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. WG_STRA_DM.1

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ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

THE WINDSOR

FOUR BEDROOM HOME



THE WINDSOR

GROUND FLOOR

1	Kitchen/ Dining	18'5" x 13'5"	5.62 x 4.09 m
2	Lounge	14'4" x 10'5"	4.38 x 3.19 m
3	Utility	6'10" x 6'3"	2.09 x 1.91 m
4	Cloaks	5'5" x 3'1"	1.66 x 0.94 m
5	Garage	20'0" x 9'10"	6.11 x 3.00 m

FIRST FLOOR

6	Bedroom 1	16'11" x 9'4"	5.17 x 2.84 m
7	En-suite	8'1" x 4'3"	2.45 x 1.30 m
8	Bedroom 2	10'6" x 9'5"	3.21 x 2.88 m
9	Bedroom 3	9'9" x 8'9"	2.97 x 2.66 m
10	Bedroom 4	11'5" x 7'6"	3.47 x 2.28 m
11	Bathroom	6'9" x 6'4"	2.07 x 1.94 m



GROUND FLOOR



FIRST FLOOR



16.05.2024

Customers should note this illustration is an example of the Windsor house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. WG_WINS_DM.1

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ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM DETACHED HOME





HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE OXFORD

GROUND FLOOR

1	Lounge	15'10" x 10'10"	4.82 x 3.29 m
2	Kitchen/ Dining	22'0" x 12'8"	6.71 x 3.85 m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'11" x 9'10"	6.08 x 3.01 m

FIRST FLOOR

6	Bedroom 1	16'4" x 10'10"	4.98 x 3.29 m
7	En-suite	7'1" x 6'7"	2.17 x 2.02 m
8	Bedroom 2	14'6" x 10'2"	4.43 x 3.09 m
9	Bedroom 3	12'2" x 10'10"	3.72 x 3.29 m
10	Bedroom 4	10'1" x 9'8"	3.07 x 2.94 m
11	Bathroom	7'7" x 6'8"	2.30 x 2.04 m



16.05.2024

Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. WG_OXFO_DM.1

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





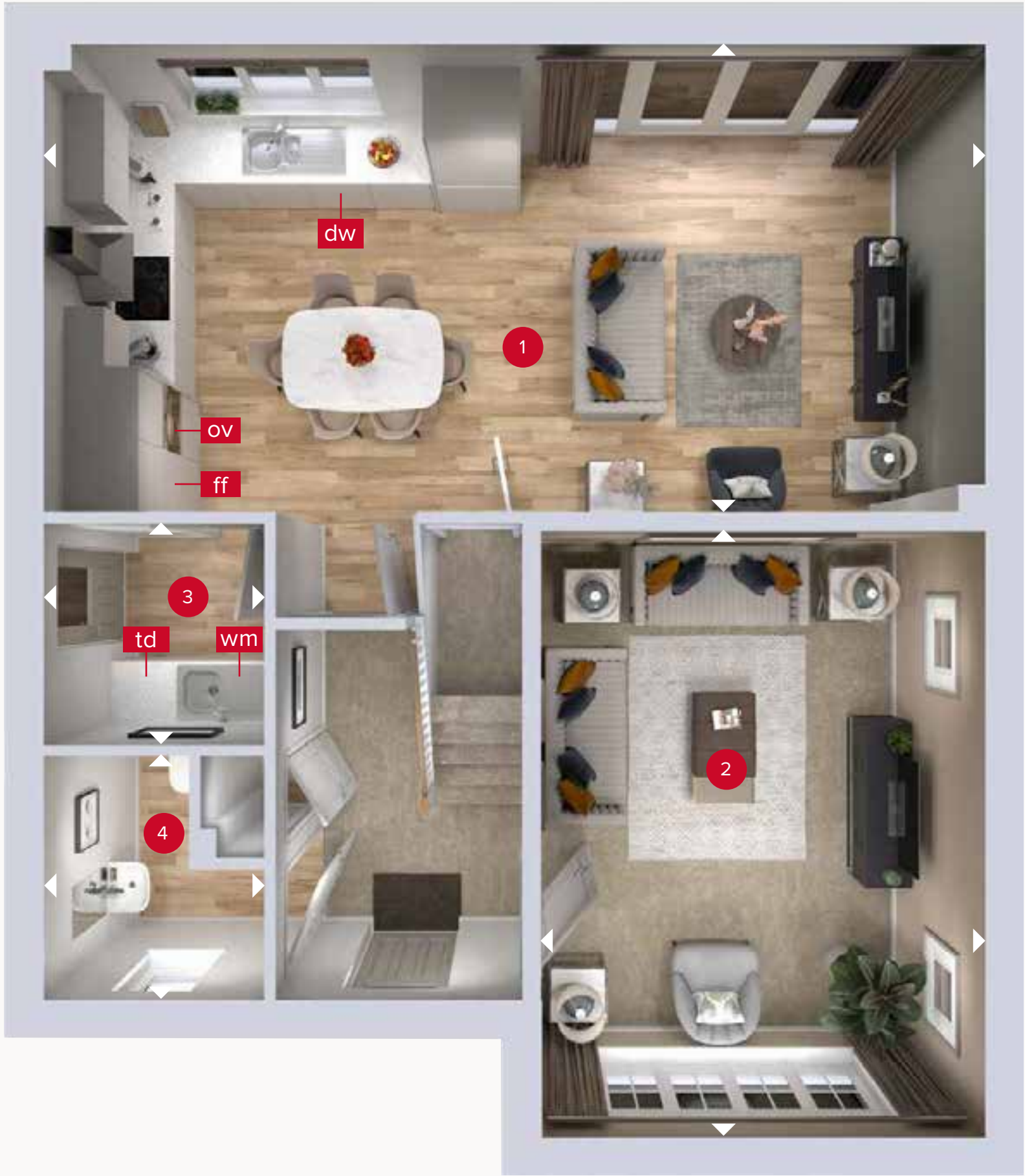
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

THE CAMBRIDGE

GROUND FLOOR

1	Kitchen/Dining/ Family	24'10" x 12'7"	7.57 x 3.84 m
2	Lounge	16'2" x 11'6"	4.93 x 3.52 m
3	Utility	6'0" x 5'11"	1.83 x 1.80 m
4	Cloaks	6'5" x 5'11"	1.97 x 1.80 m

FIRST FLOOR

5	Bedroom 1	13'6" x 12'10"	4.11 x 3.91 m
6	En-suite	8'1" x 4'3"	2.46 x 1.30 m
7	Bedroom 2	13'7" x 11'0"	4.15 x 3.36 m
8	Bedroom 3	11'6" x 8'1"	3.50 x 2.47 m
9	Bedroom 4	11'8" x 9'0"	3.55 x 2.74 m
10	Bathroom	8'3" x 7'2"	2.52 x 2.19 m



HERITAGE

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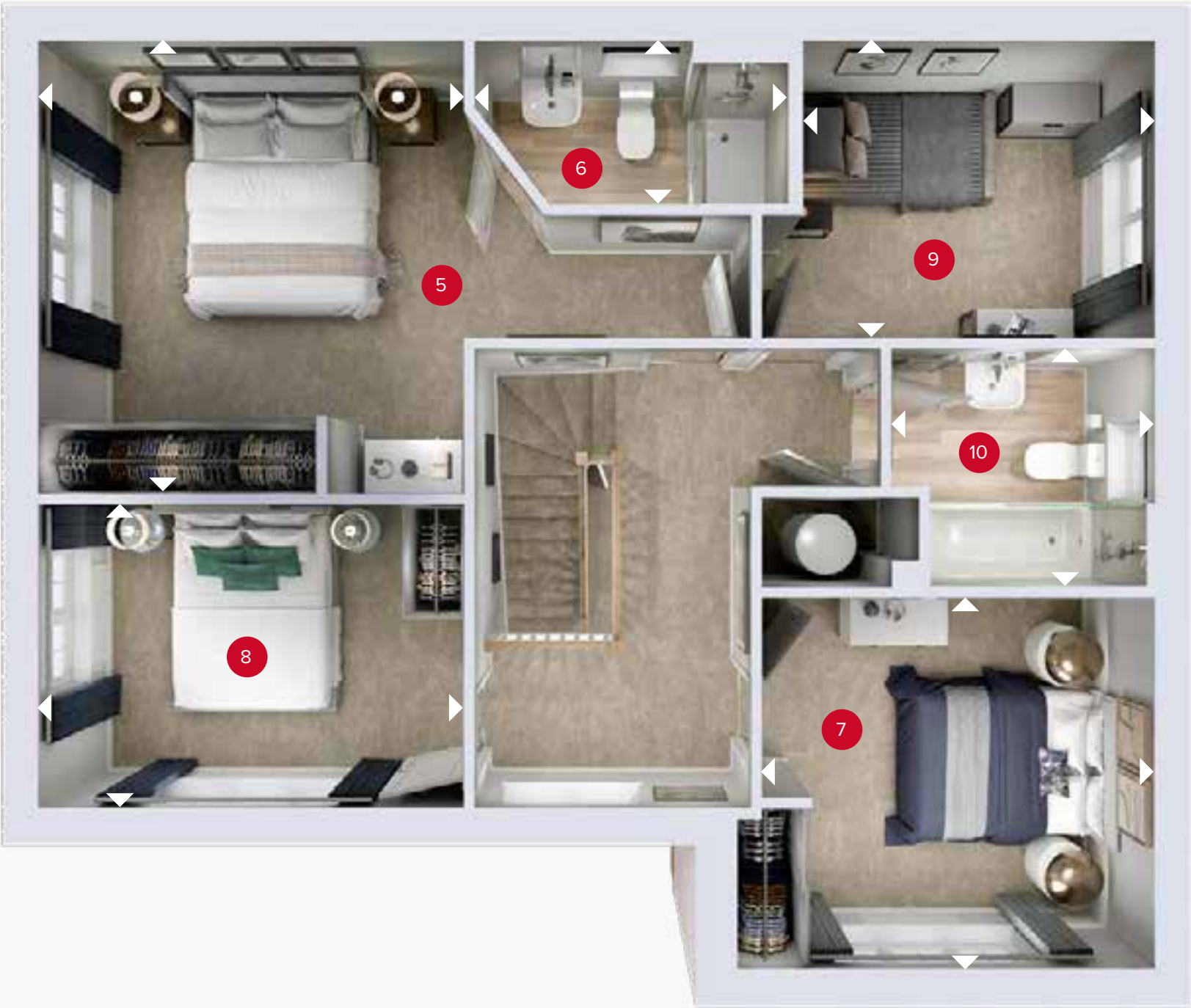
THE SHAFTESBURY

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE SHAFTESBURY

GROUND FLOOR

1	Kitchen/Dining/ Family	25'7" x 11'6"	7.79 x 3.52 m
2	Lounge	21'2" x 11'8"	6.44 x 3.56 m
3	Cloaks	6'6" x 3'2"	1.99 x 0.97 m
4	Utility	6'6" x 6'2"	1.99 x 1.88 m

FIRST FLOOR

5	Bedroom 1	12'7" x 11'10"	3.82 x 3.60 m
6	En-suite	8'6" x 4'9"	2.58 x 1.44 m
7	Bedroom 2	10'11" x 9'11"	3.32 x 3.02 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.53 m
9	Bedroom 4	9'9" x 8'4"	2.98 x 2.54 m
10	Bathroom	7'4" x 6'9"	2.24 x 2.05 m



HERITAGE

- REDROW -

THE CANTERBURY

FOUR BEDROOM HOME



THE CANTERBURY

GROUND FLOOR

1	Lounge	16'3" x 14'3"	4.96 x 4.34 m
2	Kitchen	13'4" x 11'7"	4.07 x 3.54 m
3	Dining	14'11" x 10'3"	4.54 x 3.13 m
4	Study	9'7" x 7'11"	2.93 x 2.42 m
5	Utility	7'8" x 5'6"	2.34 x 1.69 m
6	Cloaks	6'2" x 4'6"	1.89 x 1.36 m
7	Garage	17'5" x 17'0"	5.30 x 5.19 m

FIRST FLOOR

8	Bedroom 1	14'7" x 11'2"	4.43 x 3.40 m
9	En-suite	9'10" x 6'1"	3.00 x 1.86 m
10	Bedroom 2	13'0" x 11'6"	3.96 x 3.51 m
11	Bedroom 3	10'1" x 9'8"	3.09 x 2.95 m
12	Bedroom 4	9'11" x 9'8"	3.01 x 2.95 m
13	Bathroom	8'11" x 6'3"	2.73 x 1.90 m



GROUND FLOOR



FIRST FLOOR



HERITAGE

- REDROW -

THE WELWYN

FOUR BEDROOM DETACHED HOME





HERITAGE

- REDROW -

THE WELWYN

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE WELWYN

GROUND FLOOR

1	Lounge	15'11" x 11'6"	4.86 x 3.51 m
2	Kitchen	12'7" x 10'7"	3.82 x 3.22 m
3	Dining	11'9" x 11'4"	3.59 x 3.46 m
4	Family	13'11" x 11'4"	4.25 x 3.45 m
5	Utility	7'2" x 5'11"	2.19 x 1.81 m
6	Cloaks	5'1" x 3'7"	1.54 x 1.08 m
7	Garage	16'9" x 15'10"	5.12 x 4.83 m

FIRST FLOOR

8	Bedroom 1	14'6" x 12'7"	4.41 x 3.84 m
9	En-suite	9'1" x 4'6"	2.76 x 1.36 m
10	Bedroom 2	12'8" x 9'1"	3.85 x 2.76 m
11	Bedroom 3	11'7" x 9'0"	3.52 x 2.75 m
12	Bedroom 4/Study	10'5" x 6'10"	3.18 x 2.08 m
13	Bathroom	7'11" x 6'6"	2.41 x 1.98 m



HERITAGE

- REDROW -

THE SUNNINGDALE

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE SUNNINGDALE

GROUND FLOOR

1	Lounge	16'9" x 11'6"	5.09 x 3.51 m
2	Kitchen/Dining	19'7" x 14'4"	5.97 x 4.38 m
3	Snug	10'0" x 9'6"	3.05 x 2.90 m
4	Utility	6'8" x 5'3"	2.02 x 1.61 m
5	Cloaks	5'11" x 3'7"	1.80 x 1.10 m
6	Garage	18'5" x 16'2"	5.62 x 4.92 m

FIRST FLOOR

7	Bedroom 1	15'5" x 11'6"	4.71 x 3.51 m
8	En-suite 1	7'7" x 6'6"	2.32 x 1.98 m
9	Bedroom 2	15'4" x 9'1"	4.68 x 2.77 m
10	En-suite 2	7'4" x 6'6"	2.25x 1.98 m
11	Bedroom 3	12'4" x 8'11"	3.76 x 2.72 m
12	Bedroom 4	12'1" x 9'9"	3.69 x 2.97 m
13	Bathroom	8'4" x 6'2"	2.55 x 1.89 m



31.05.2024

Customers should note this illustration is an example of the Sunningdale house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. WG_SUND_DM1

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE HENLEY

GROUND FLOOR

1	Lounge	17'7" x 11'6"	5.35 x 3.52 m
2	Kitchen	13'8" x 11'4"	4.16 x 3.46 m
3	Dining	12'8" x 12'0"	3.87 x 3.66 m
4	Family	13'6" x 11'10"	4.11 x 3.61 m
5	Utility	6'7" x 5'11"	2.01 x 1.79 m
6	Cloaks	7'3" x 3'7"	2.20 x 1.10 m
7	Garage	17'1" x 17'0"	5.21 x 5.19 m

FIRST FLOOR

8	Bedroom 1	16'7" x 11'6"	5.07 x 3.52 m
9	En-suite 1	10'9" x 6'4"	3.28 x 1.92 m
10	Bedroom 2	14'7" x 10'3"	4.46 x 3.11 m
11	En-suite 2	7'4" x 5'8"	2.24 x 1.71 m
12	Bedroom 3	12'2" x 10'0"	3.72 x 3.05 m
13	Bedroom 4	12'8" x 8'5"	3.87 x 2.57 m
14	Bathroom	8'3" x 7'8"	2.51 x 2.34 m



HERITAGE

- REDROW -

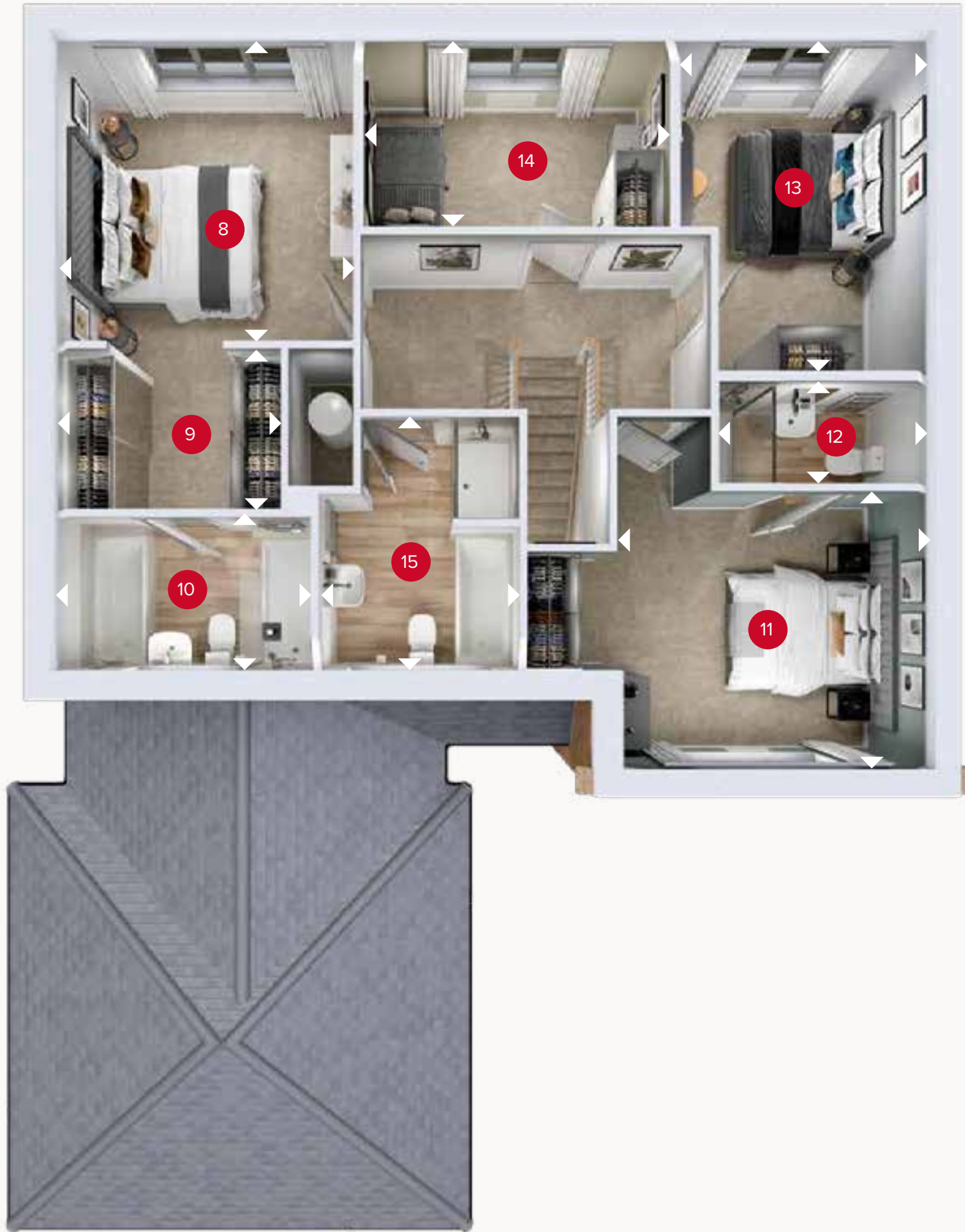
THE LEDSHAM

FOUR BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

THE LEDSHAM

GROUND FLOOR

1	Lounge	15'11" x 11'6"	4.84 x 3.52 m
2	Kitchen/Dining	19'9" x 17'2"	6.02 x 5.24 m
3	Family	13'7" x 12'2"	4.13 x 3.70 m
4	Study	12'8" x 9'8"	3.85 x 2.96 m
5	Utility	7'3" x 5'6"	2.21 x 1.67 m
6	Cloaks	5'11" x 3'7"	1.81 x 1.10 m
7	Garage	17'9" x 17'5"	5.41 x 5.30 m

FIRST FLOOR

8	Bedroom 1	12'1" x 11'4"	3.69 x 3.46 m
9	Dressing Room	8'7" x 6'2"	2.63 x 1.88 m
10	En-suite 1	9'9" x 6'0"	2.98 x 1.82 m
11	Bedroom 2	11'9" x 10'7"	3.58 x 3.22 m
12	En-suite 2	8'1" x 3'11"	2.47 x 1.19 m
13	Bedroom 3	13'5" x 9'7"	4.08 x 2.91 m
14	Bedroom 4	11'8" x 7'10"	3.55 x 2.40 m
15	Bathroom	9'9" x 7'10"	2.98 x 2.39 m



HERITAGE

- REDROW -

THE HAMPSTEAD

FIVE BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

THE HAMPSTEAD

GROUND FLOOR

1	Kitchen	12'8" x 10'9"	3.85 x 3.28 m
2	Dining	11'7" x 11'4"	3.53 x 3.46 m
3	Family	13'11" x 11'4"	4.25 x 3.45 m
4	Lounge	17'6" x 11'6"	5.33 x 3.51 m
5	Cloaks	5'8" x 3'5"	1.72 x 1.05 m
6	Utility	7'2" x 5'11"	2.17 x 1.81 m
7	Garage	16'9" x 15'0"	5.11 x 4.58 m

FIRST FLOOR

8	Bedroom 1	14'10" x 13'1"	4.51 x 3.99 m
9	En-suite 1	7'7" x 6'0"	2.31 x 1.83 m
10	Bedroom 2	10'10" x 10'6"	3.30 x 3.20 m
11	En-suite 2	7'10" x 4'5"	2.38 x 1.36 m
12	Bedroom 3	14'9" x 10'6"	4.49 x 3.19 m
13	Bedroom 4	11'7" x 9'9"	3.52 x 2.98 m
14	Bedroom 5/Study	11'7" x 7'8"	3.52 x 2.34 m
15	Bathroom	9'7" x 7'2"	2.91 x 2.18 m

SKILFUL EXECUTION

Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

Upstand

100mm high matching upstand above work surfaces.

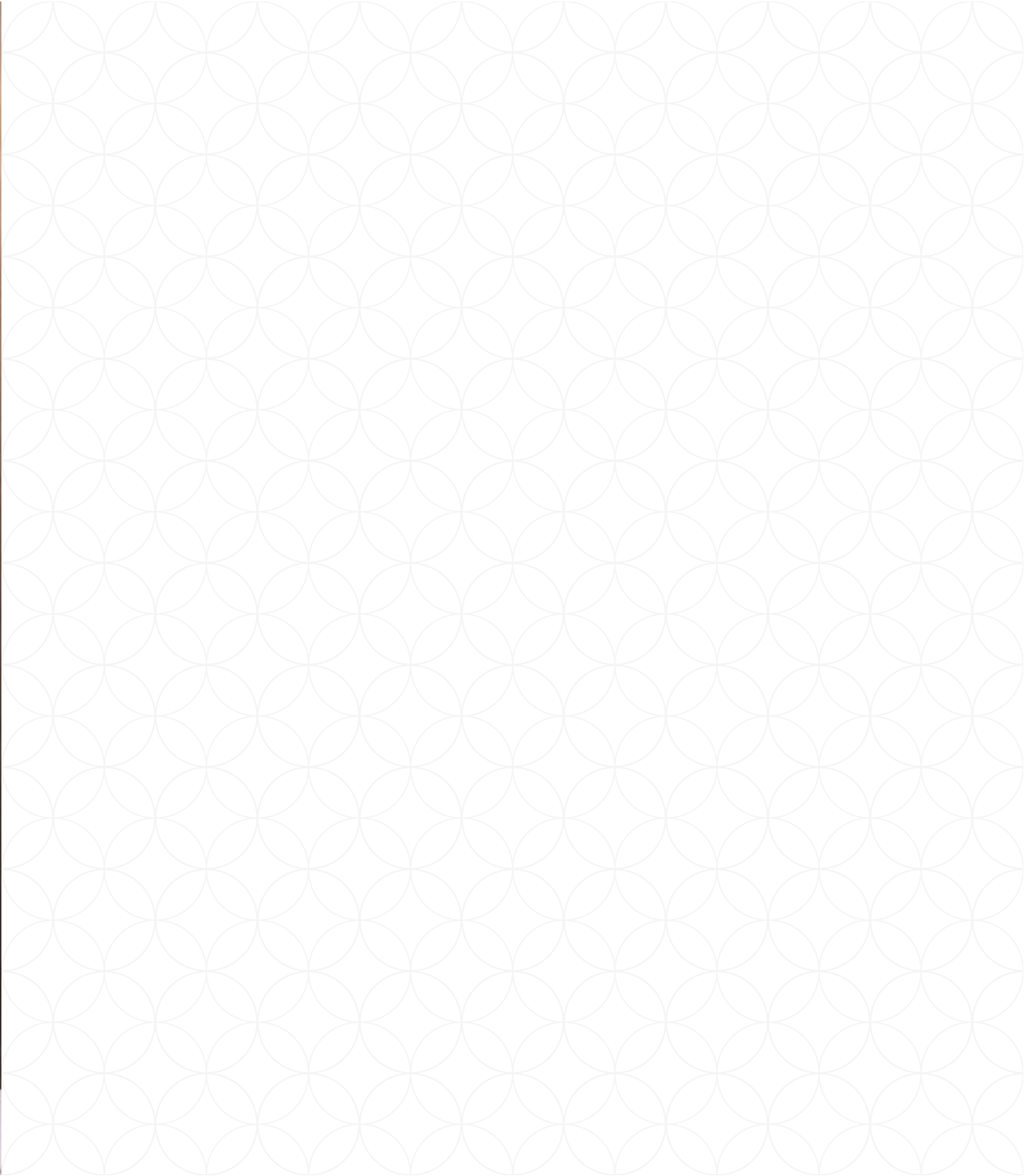
Stainless Steel Splashback

Bowl & Tap

Stainless steel 1.5 bowl sink with chrome mixer tap.

Appliances

- 60cm Ceramic Hob
- Single oven
- Cooker Hood



INTERIOR

Walls

Dulux off white emulsion paint finish.

Internal Doors

Smooth finished, six panelled style door finish in satin white.

Internal Door Furniture

Mitred Lever Handle door furniture in polished or satin chrome effect.

Architrave

Lambs Tongue profile MDF, satin white paint finish.

Skirting Boards

Lambs Tongue profile MDF, satin white paint finish to match architrave.

Staircase

Square plain spindles, square newels with square caps all painted in satinwood white

Ceilings

Dulux white emulsion paint finish.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details.

Radiators

Myson round top radiators.

Electrical Sockets & Switch Plates

Schneider Electric low profile white electrical switch and socket plates. Refer to drawings for types and locations.

Lighting

Pendant and batten lighting points.

Consumer Unit

Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles

Tempo by Ideal Standard.

Shower to En-suite (where applicable)

Shower Valve Scudo bar valve.

Shower Tray Acrylic capped low profile shower tray.

Shower Screen Polished chrome effect finish shower door.

Brassware

Basin Calista mixer tap with single lever control complete with click plug waste.

Bath Calista Mixer tap with single lever control complete with click plug waste.

Bath

Tempo Arc bath with Uniline panel.

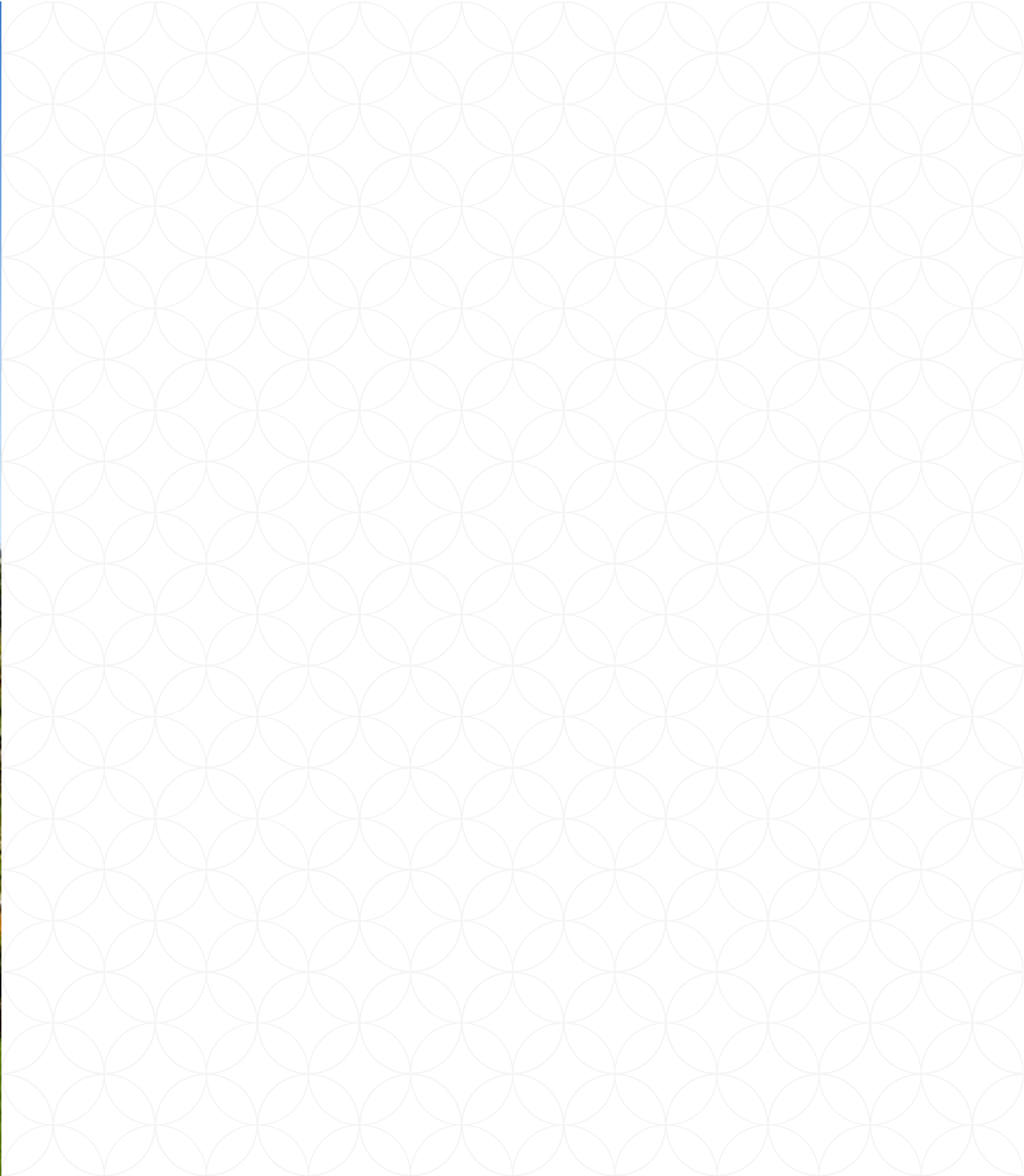
Wall Tiles to Cloakroom,
Bathroom & En-suite

Splash back to basins and around bath with full height to shower area, as indicated on drawings. Please see sales consultant for further information.

Shaver Socket to En-suite

(where applicable)

White finish to match sockets and switch plates.



EXTERIOR

Fascia & Soffit

PVCue square fascia & vented soffit board in white profile.

Rainwater System

Rainwater gutters and down pipes in black finish.

Windows

Sealed double glazed uPVC windows in white finish.

Patio Doors

uPVC French patio doors as indicated on the drawings.

External Doors

Front GRP front door with pre-glazed units designed with obscure pattern glass and chrome door furniture internally and externally.
Rear GRP door, finished white both internally and externally with chrome lever handle.

House Numeral

Colour to match front door.

Door Bell

Chrome effect bell push with transformer.

External Lights

Modern stainless steel downlight.

Garage

Door Novoferm ‘Thornby’ style or Hörmann steel up and over door. Door finish to be painted to match front colour.
Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.

Driveway

Tarmac drive (or as shown on external works layout).

Patio/Paving

Urbex Natural or equal approved concrete flags laid as indicated on drawing.

External Fencing

Side Rail & post.
Rear Vertical boarding 1.8m high.

Garden

Front Good standard turfing to front garden.
Refer to layout for landscaping details.
Rear Topsoil laid across the garden.

OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





THE CEDARS & THE HOLLIES

—

Great Milton Park, Llanwern, Newport NP18 2DP

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