

**HERITAGE**

- REDROW -

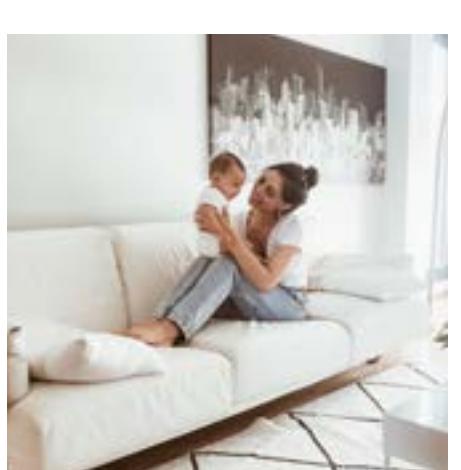
# **REGENT QUAY**

SITTINGBOURNE





# WELCOME TO REGENT QUAY



## THE NEWEST PHASE OF THREE AND FOUR BEDROOM HOMES BASED IN SITTINGBOURNE, KENT.

This new phase combines modern living with a real sense of community and is designed for you to make the most out of life. Our beautiful homes boast modern conveniences, architecture in a timeless style and excellent road and rail links making this development an ideal location. With everything on your doorstep, it benefits from comfort, convenience and value.



# 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.

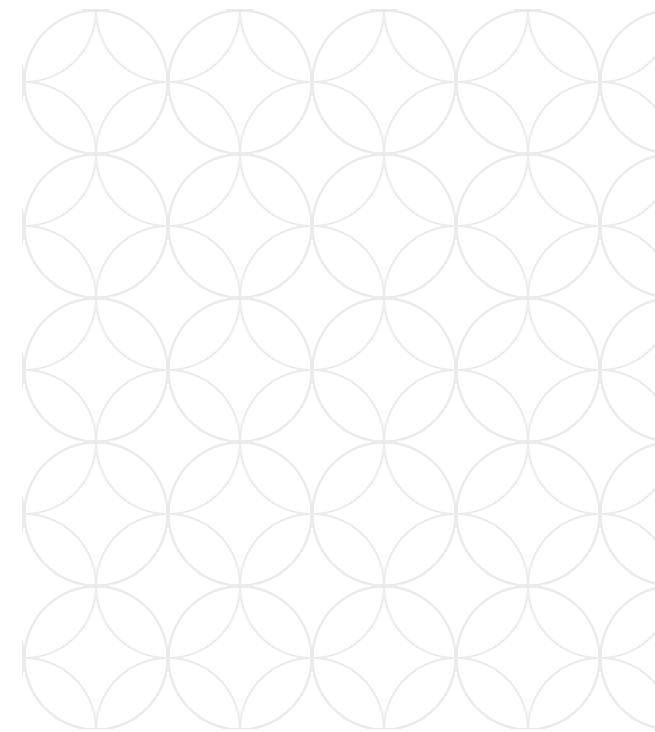


## BETTER BY DESIGN

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.

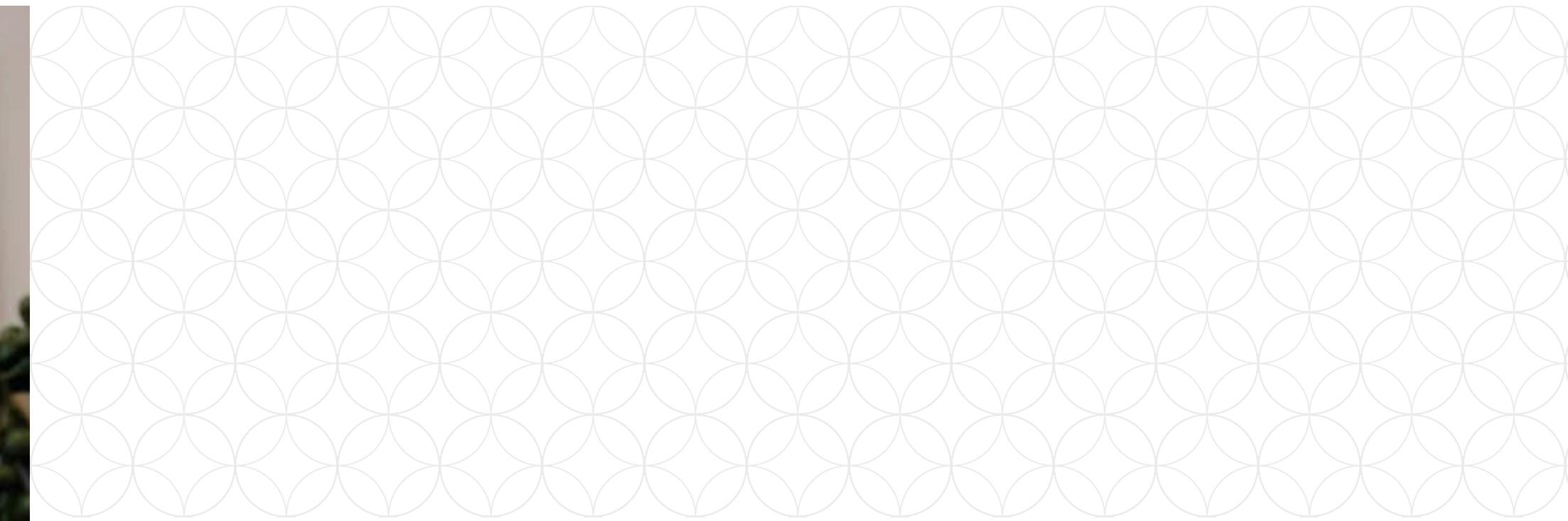
# BETTER PLACES

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.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party.



## AN INSPIRED NEW HOME

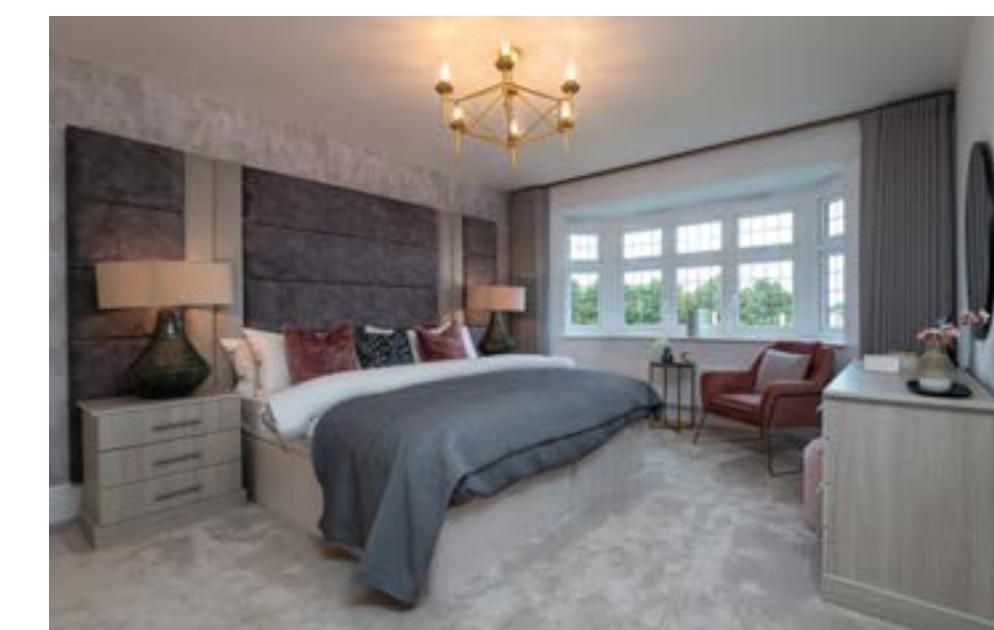
Explore what makes this  
collection so unique

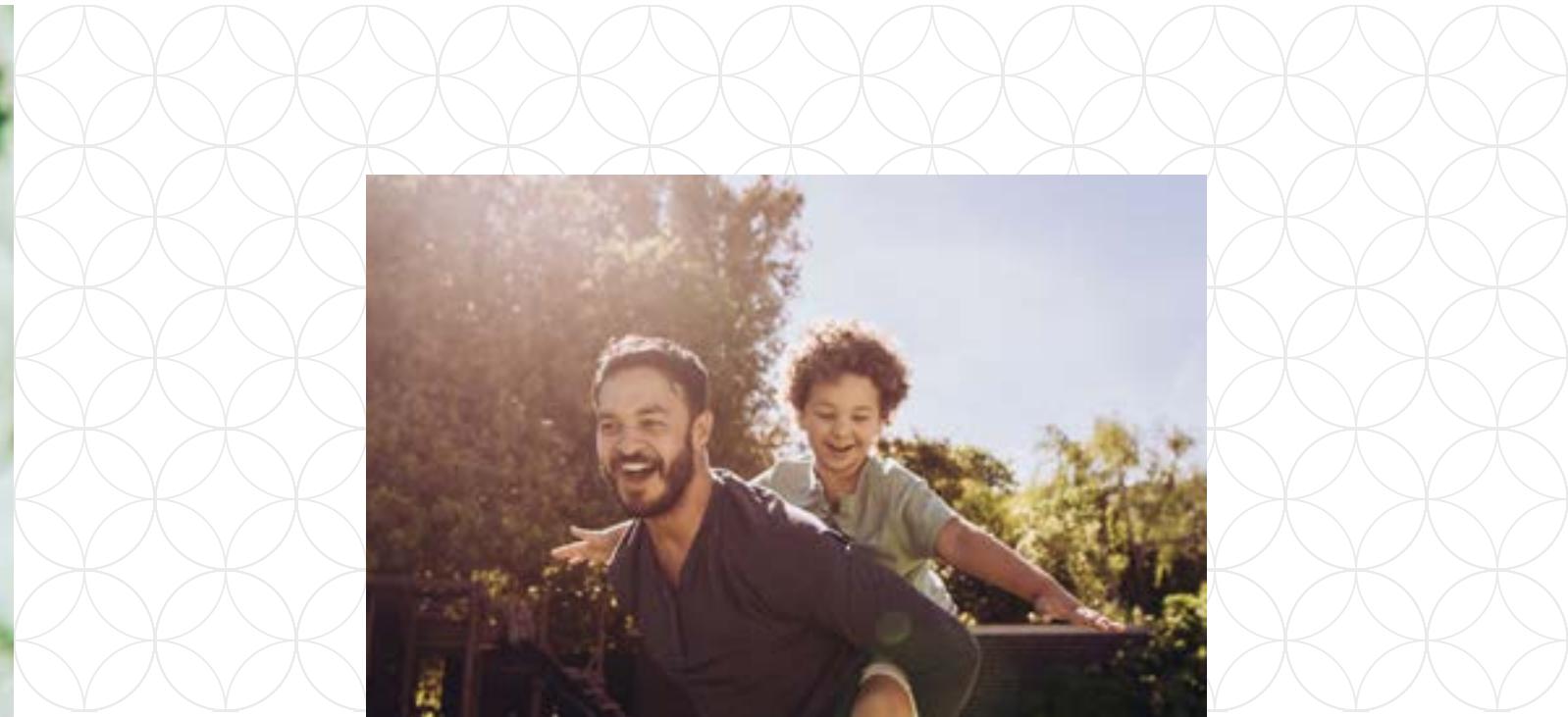
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

# 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

Sittingbourne combines the history of an ancient Kent town close to the coast, with excellent road and rail connections speeding you directly into the heart of modern London in approximately 1 hour.

Located just to the West of town, Regent Quay is close to a wide range of shops and stores for everything from your weekly groceries to that weekend treat. The Forum Shopping Centre is the cornerstone of Sittingbourne town centre, with Sittingbourne Retail Park home to a further collection of stores and leisure outlets.

For a change of scenery the nearby towns of Canterbury, Maidstone and Faversham all have something different to offer, plus of course the bright lights and flagship stores of London's Oxford Street are just an hour's train ride away, and Bluewater Shopping Centre a half hour drive away.



## ENJOY A HEALTHY LIFESTYLE

Regent Quay is approximately a mile from the swimming and sports facilities of Swallows Leisure Centre, and there are several good quality golf courses within easy reach, including Sittingbourne and Milton Regis Golf Club, Upchurch River Valley Golf Club and Sittingbourne Golf Centre. There's also a good selection of provincial theatres in the nearby towns.

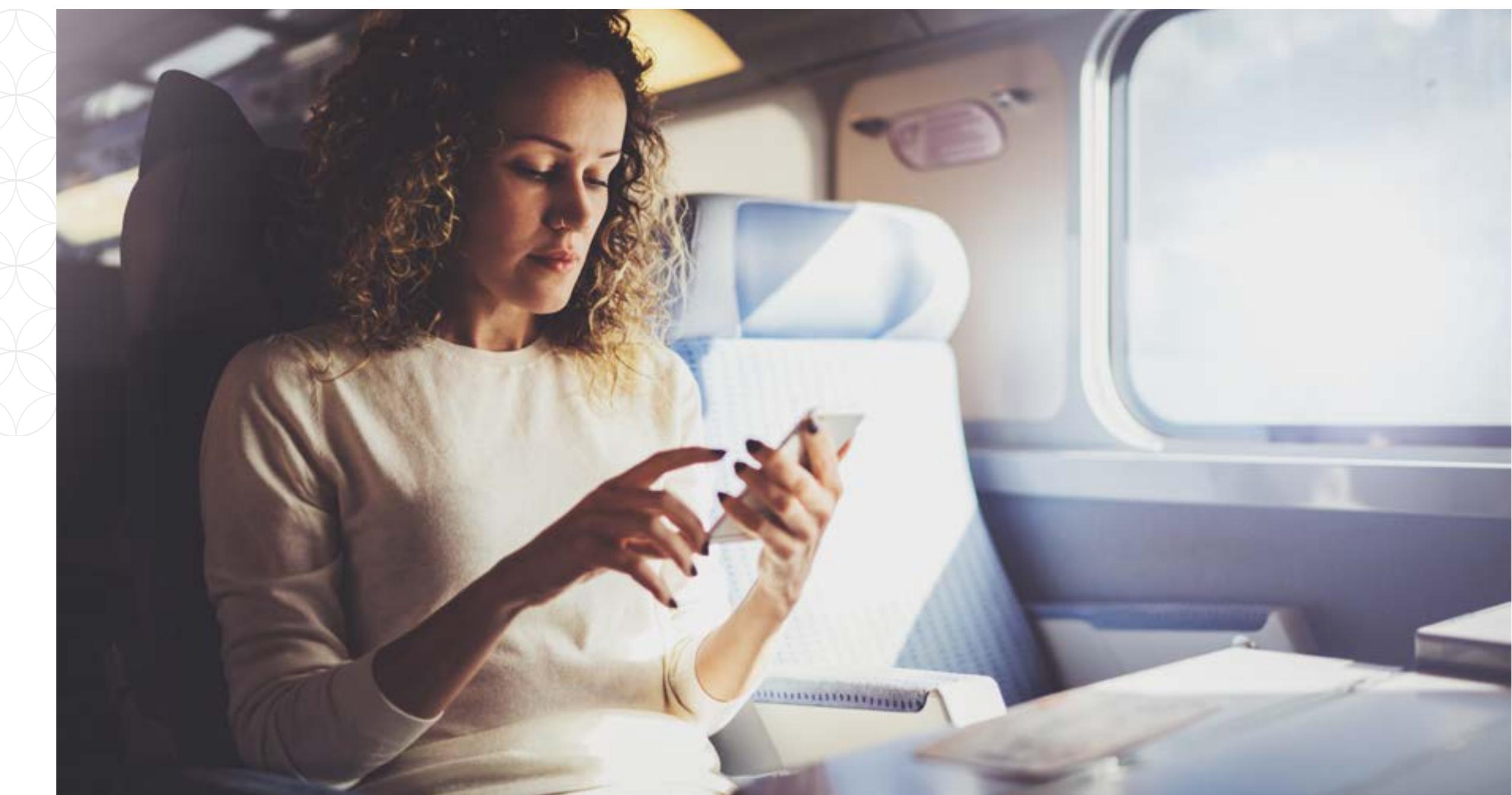
For some fresh air, take a stroll through the Kent Downs, ride the Sittingbourne and Kemsley Light Railway along Milton Creek, or enjoy some traditional seaside fun at popular coastal towns such as Herne Bay or Whitstable.

## MORE OPPORTUNITIES

Parents will be pleased to find a range of well-rated schools where children can begin and continue their journeys in education.

Canterbury Road Primary Academy and South Avenue Primary School are both rated 'Good' by Ofsted, while the Sittingbourne School, also rated 'Good', Borden Grammar School and Highstead Grammar school are also close by and will cater for older pupils.

For higher education, the University of Kent in Canterbury is around half-an-hour away in the car and offers a wide variety of degree courses.



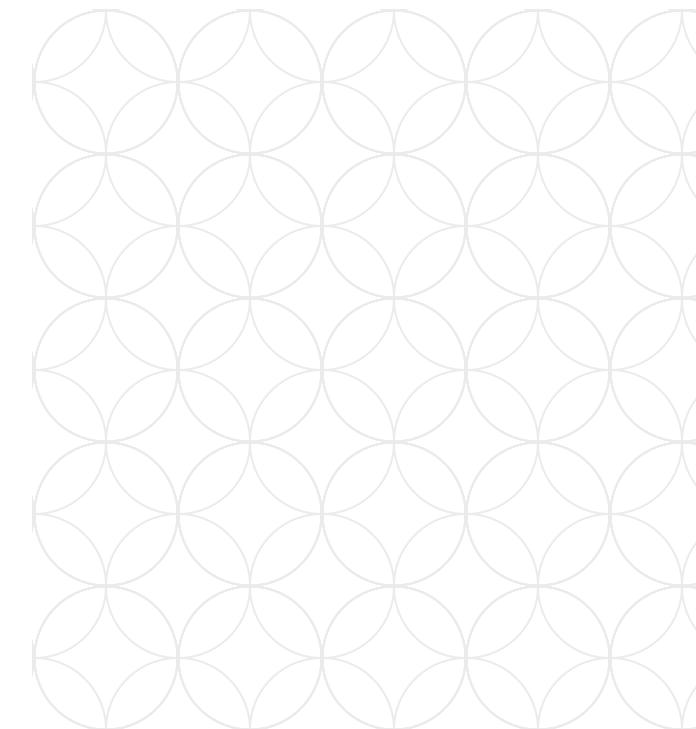
## LESS TIME TRAVELLING

Regent Quay is the perfect compromise for commuters, with Sittingbourne Train Station being approximately a 10-minute walk away where trains to London St Pancras depart every 30 minutes, with a travel time of approximately 1 hour.

Sittingbourne also enjoys excellent road links, with the M2 and M20 both within easy reach and the A2 passing right through the town. Gillingham, Faversham and Maidstone sit around the compass to the West, East and South respectively, all within an approximately ten miles drive, while Canterbury is a little further at approximately 24 miles. London is approximately 45 miles by car, but far easier to reach by rail.

# 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 **Regent Quay**.



# SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Footpaths
- Local Equipped Areas of Play

# EXPLORE REGENT QUAY



## KEY

	<b>LETCHWORTH</b> 3 BEDROOM HOME
	<b>MARLOW</b> 4 BEDROOM HOME
	<b>LUDLOW</b> 3 BEDROOM HOME
	<b>LINCOLN</b> 4 BEDROOM HOME
	<b>KENSINGTON</b> 4 BEDROOM HOME
	<b>OXFORD</b> 4 BEDROOM HOME
	<b>CAMBRIDGE</b> 4 BEDROOM HOME
	<b>SHAFTESBURY</b> 4 BEDROOM HOME
	<b>STRATFORD</b> 4 BEDROOM HOME
	<b>SHAFTESBURY SPECIAL</b> 4 BEDROOM HOME
	<b>WINDSOR</b> 4 BEDROOM HOME
	<b>HARROGATE</b> 4 BEDROOM HOME
	<b>PORTMAN</b> 4 BEDROOM HOME
	<b>AFFORDABLE HOUSING</b>
	<b>WATLING HOUSE</b> 1 & 2 Bedroom homes



**C/S** – Cycle Storage

**B/S** – Bin Store

**BCP** – Bin Collection Point

**ECB** – Electric Charging Bay

**POS** – Public Open Space

**LEAP** – Local Equipped Area of Play

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.



**REDROW**



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# THE LETCHWORTH

THREE BEDROOM HOME

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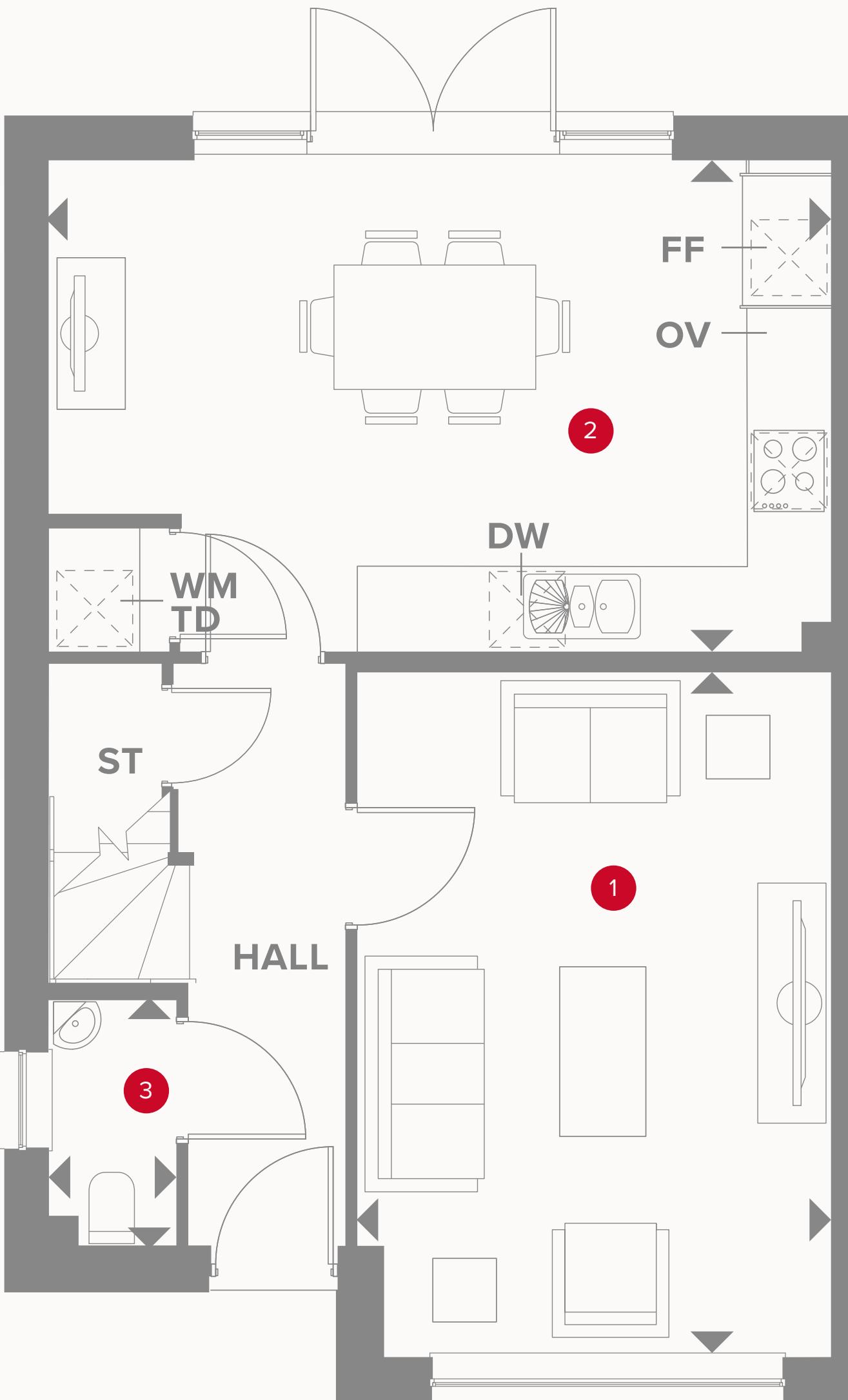
**HERITAGE**

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# THE LETCHWORTH

THREE BEDROOM HOME

 REDROW



# THE LETCHWORTH GROUND FLOOR

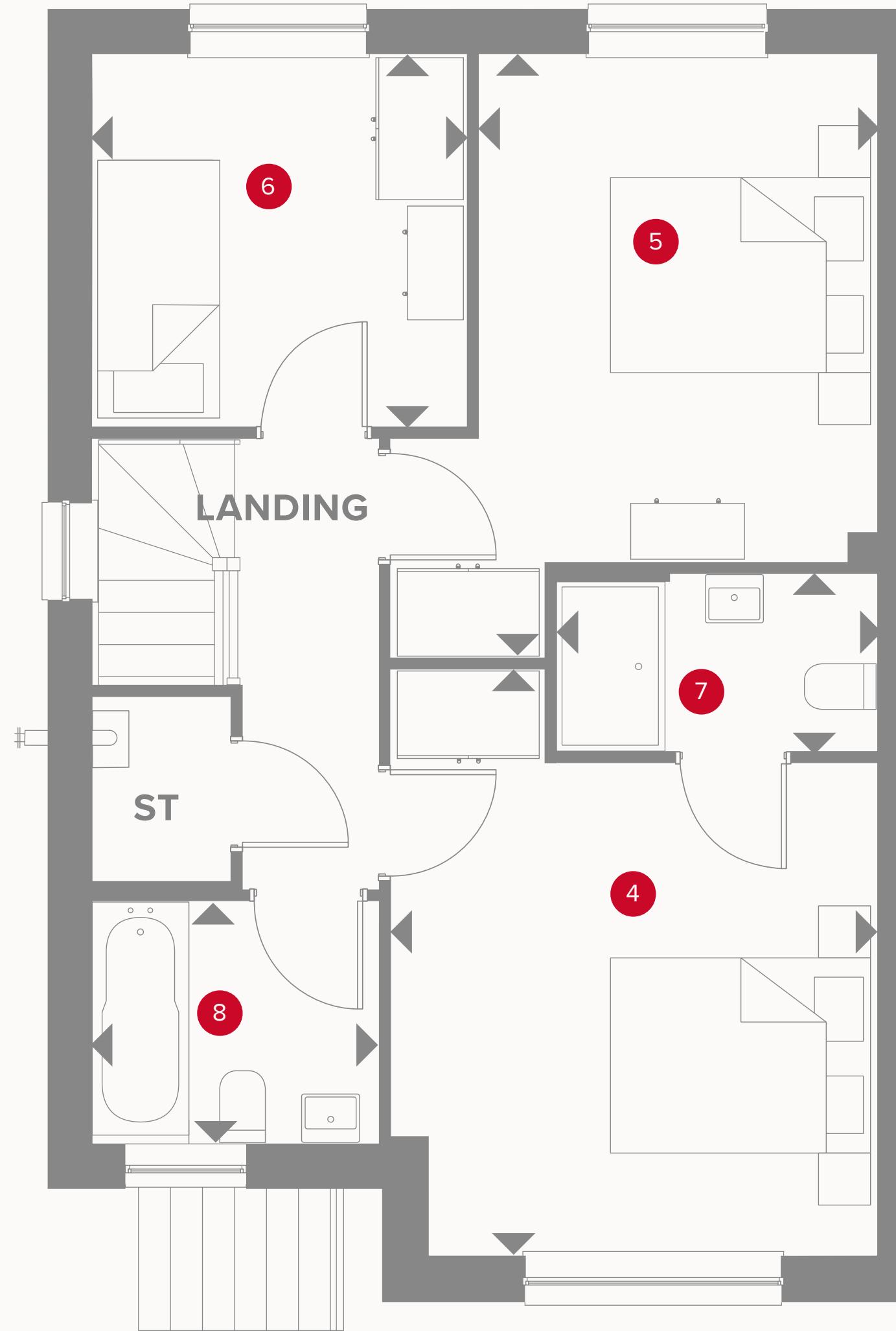
1	Lounge	15'11" x 11'0"	4.84 x 3.35 m
2	Kitchen/ Dining/	18'2" x 11'5"	5.53 x 3.47 m
3	Cloaks	5'10" x 2'11"	1.76 x 0.90 m



## KEY

- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space

- Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space



# THE LETCHWORTH FIRST FLOOR

4	Bedroom 1	11'5" x 11'3"	3.47 x 3.42 m
5	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
6	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
7	En-suite	7'5" x 3'9"	2.26 x 1.19 m
8	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard



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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



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# THE LUDLOW

THREE BEDROOM HOME

 REDROW



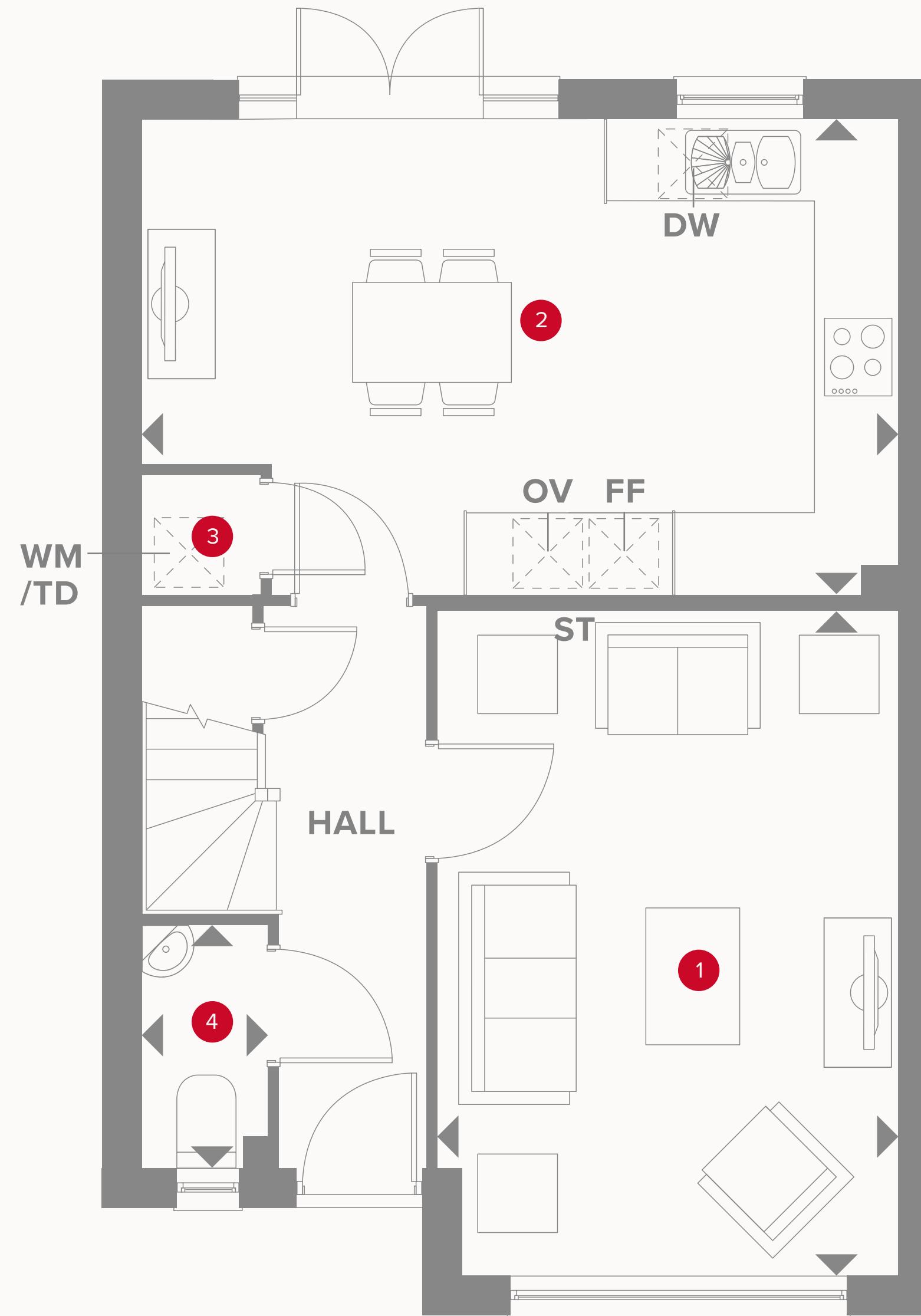
**HERITAGE**

- REDROW -

# THE LUDLOW

THREE BEDROOM HOME

 REDROW



# THE LUDLOW GROUND FLOOR

1	Lounge	15'11" x 10'10"	4.84 x 3.35 m
2	Kitchen/ Dining	18'2" x 11'5"	5.53 x 3.48 m
3	Laundry	2'11" x 2'9"	0.90 x 0.85 m
4	Cloaks	5'9" x 2'11"	1.76 x 0.90 m

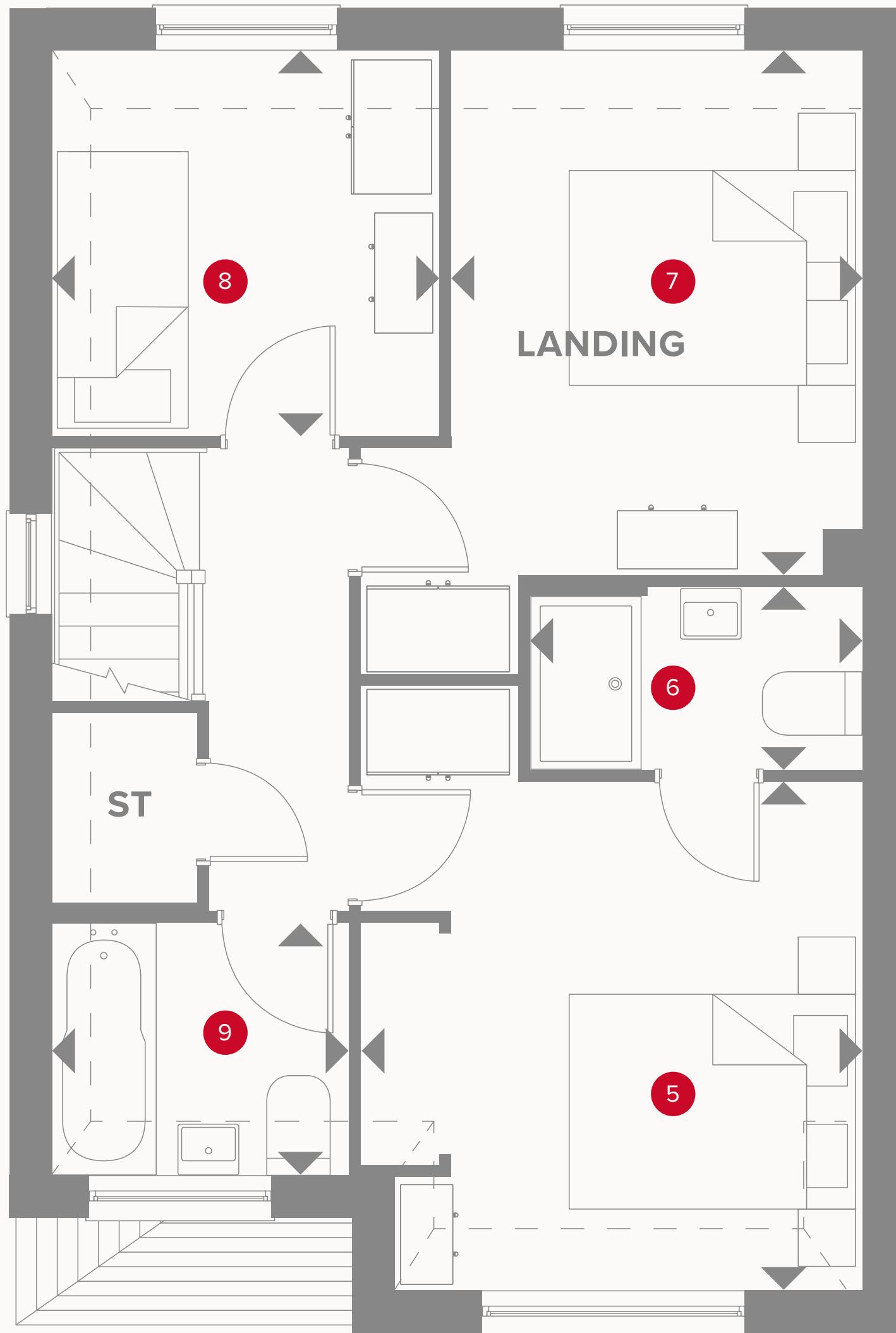


## KEY

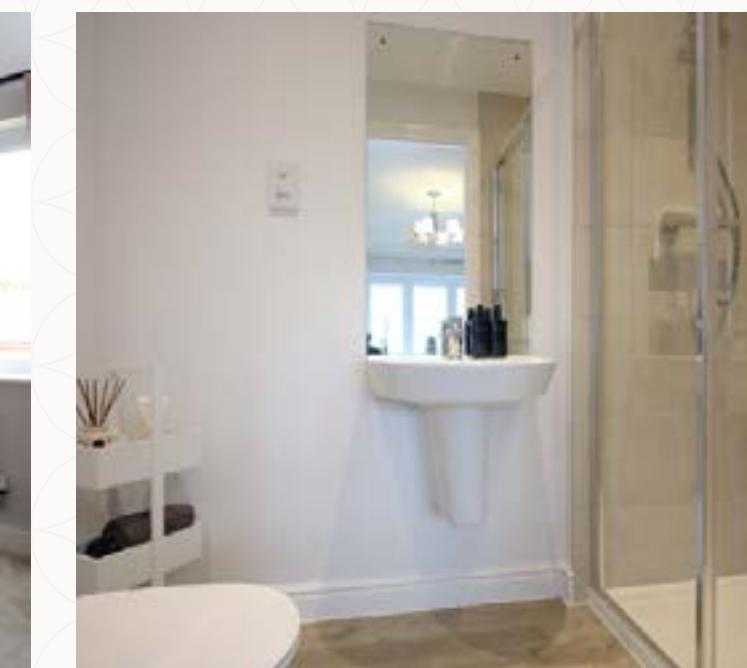
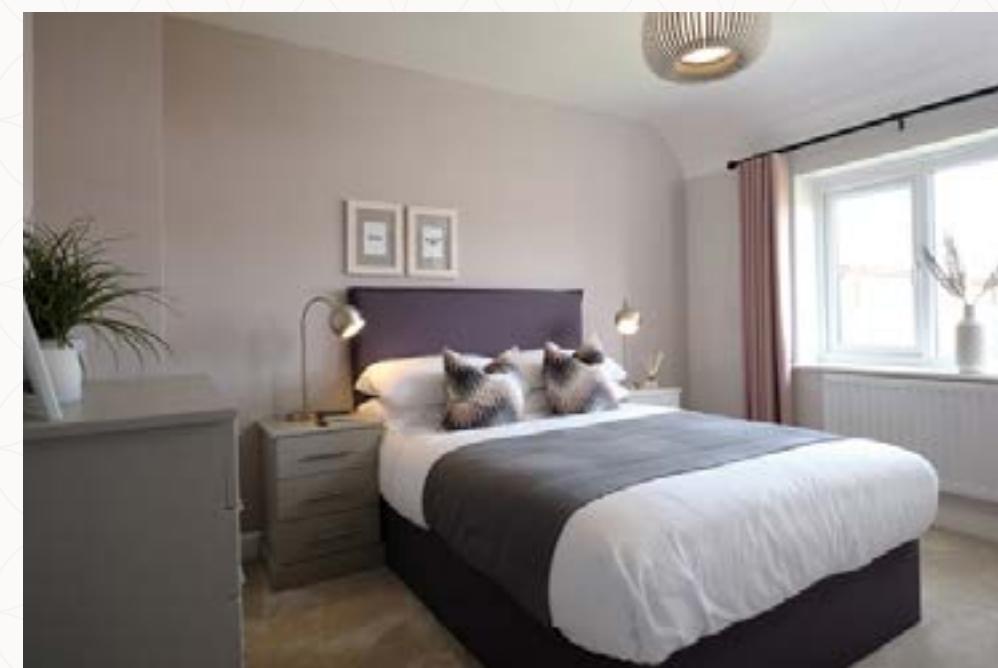
- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space

- Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space

# THE LUDLOW FIRST FLOOR



5	Bedroom 1	11'5" x 11'3"	3.47 x 3.42 m
6	En-suite	7'5" x 4'2"	2.26 x 1.25 m
7	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
8	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
9	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Ludlow 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



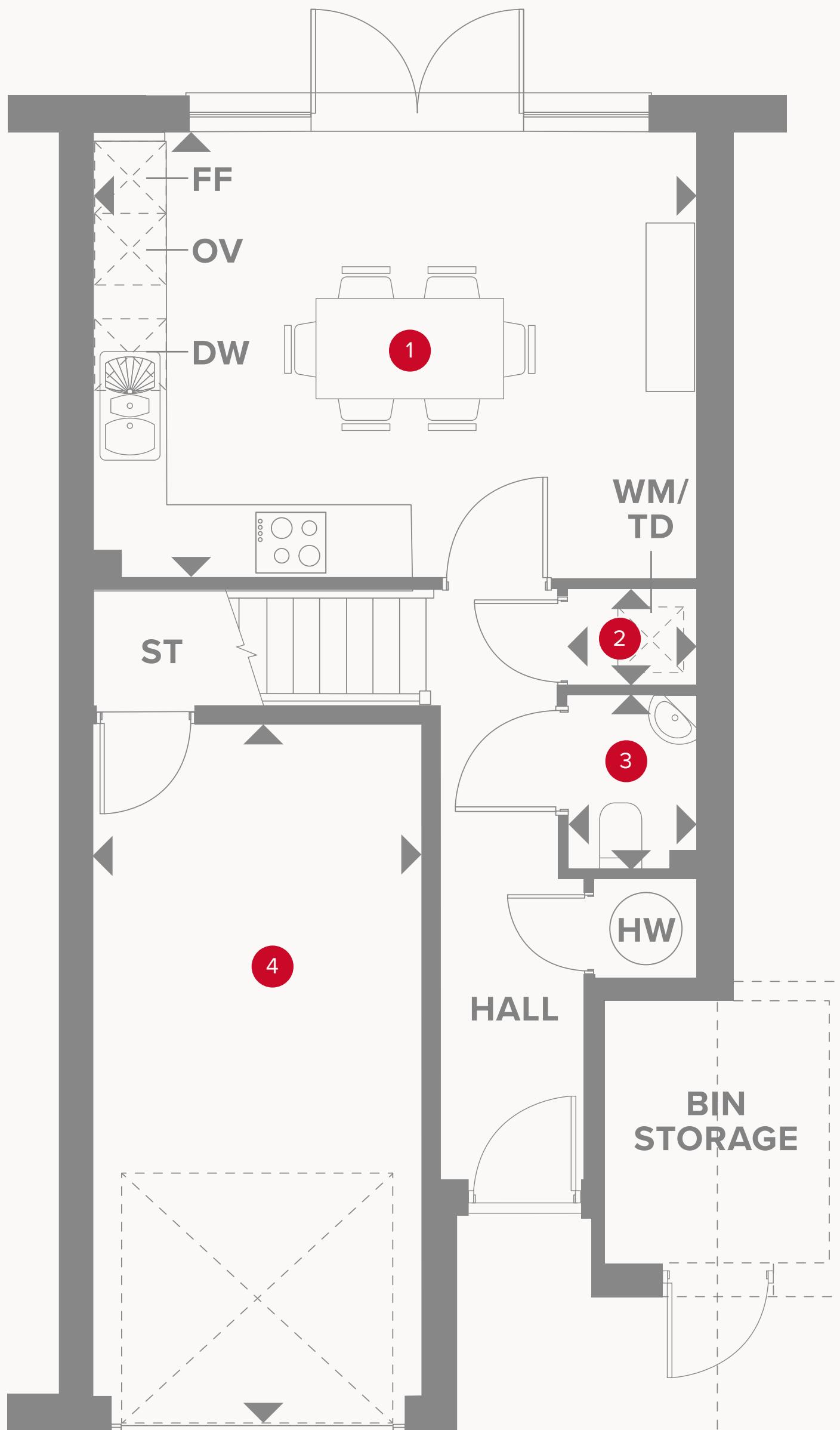
**HERITAGE**

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# THE KENSINGTON MID

FOUR BEDROOM MID-TERRACED HOME

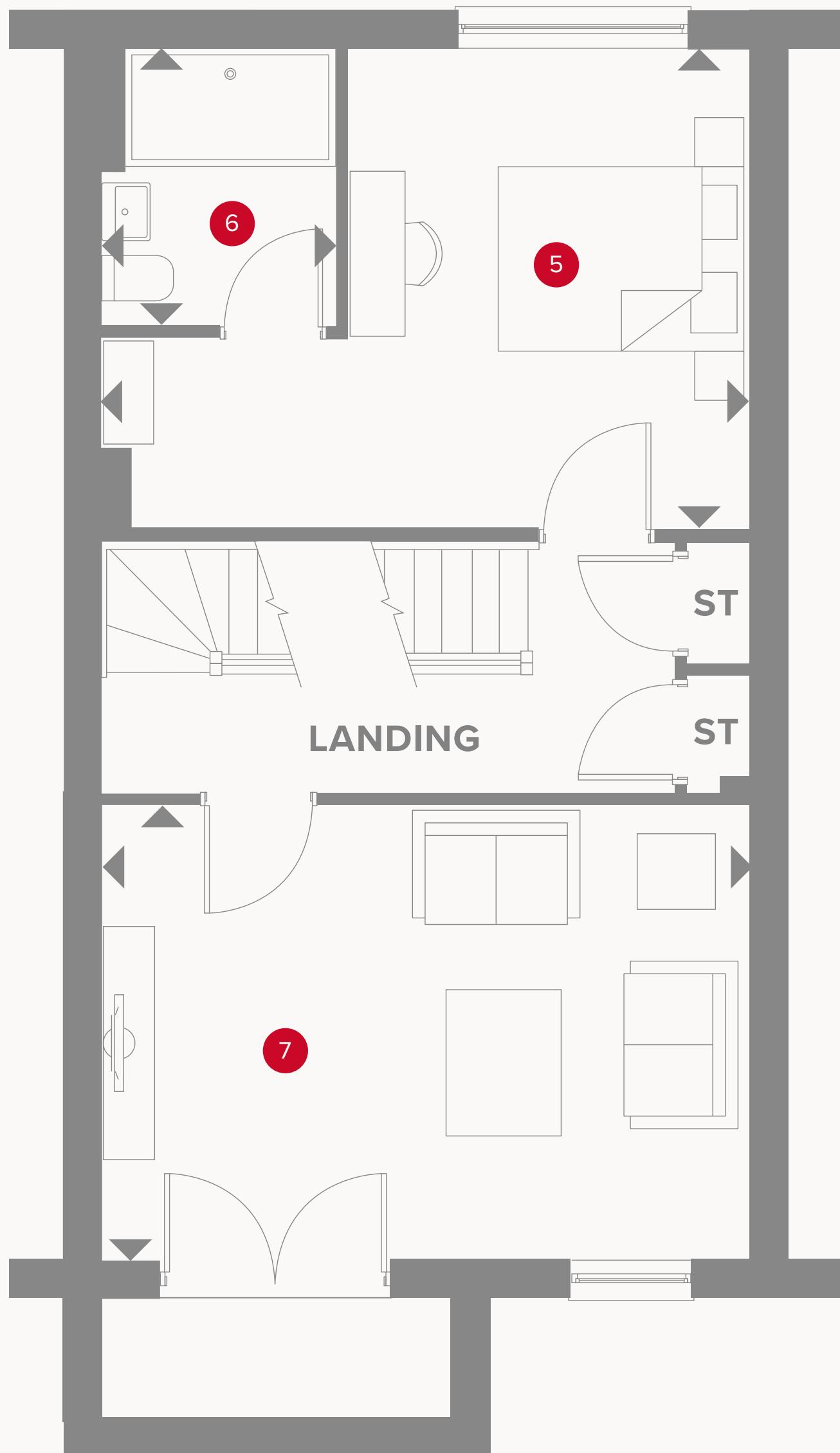
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# THE KENSINGTON MID GROUND FLOOR

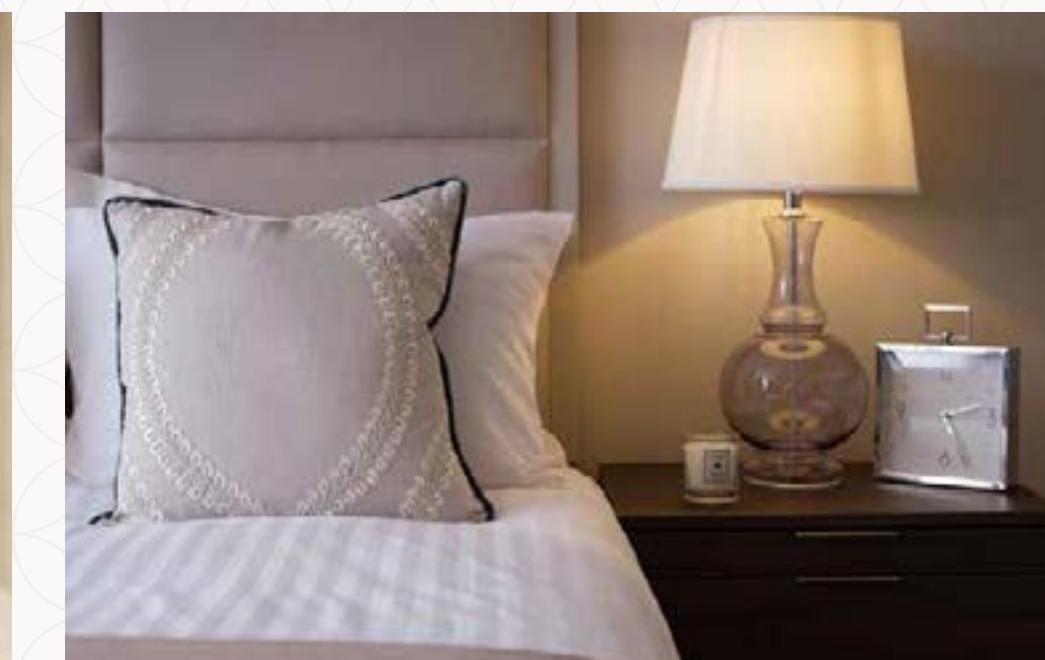
1	Kitchen/Dining	16'7" x 12'3"	5.06 x 3.73 m
2	Laundry	3'6" x 2'6"	1.07 x 0.77 m
3	Cloaks	4'10" x 3'6"	1.47 x 1.06 m
4	Garage	18'6" x 9'1"	5.64 x 2.78 m





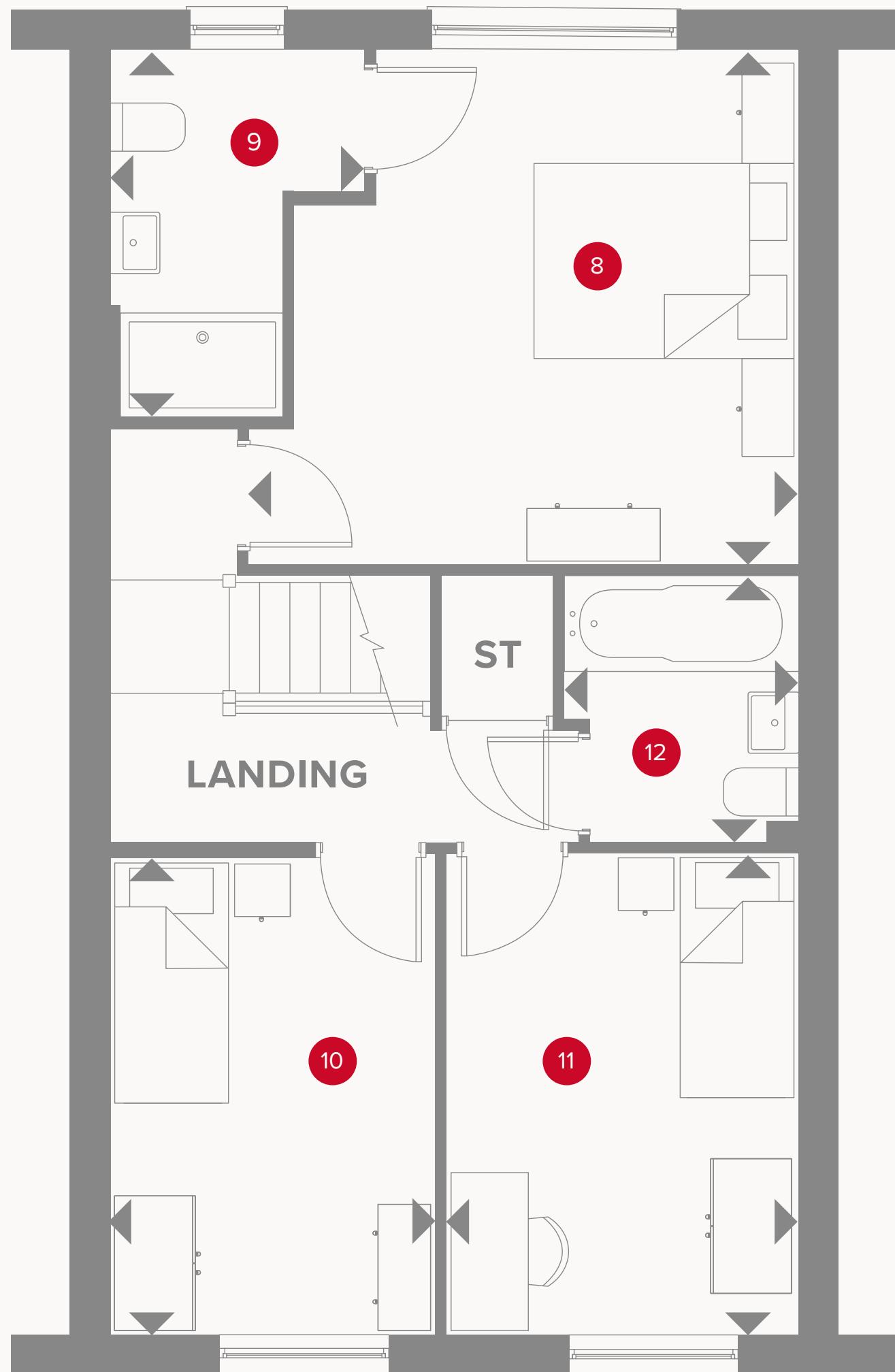
# THE KENSINGTON MID FIRST FLOOR

5	Bedroom 1	16'7" x 12'3"	5.06 x 3.73 m
6	En-suite 1	8'9" x 6'2"	2.16 x 1.83 m
7	Lounge	16'7" x 11'8"	5.06 x 3.56 m



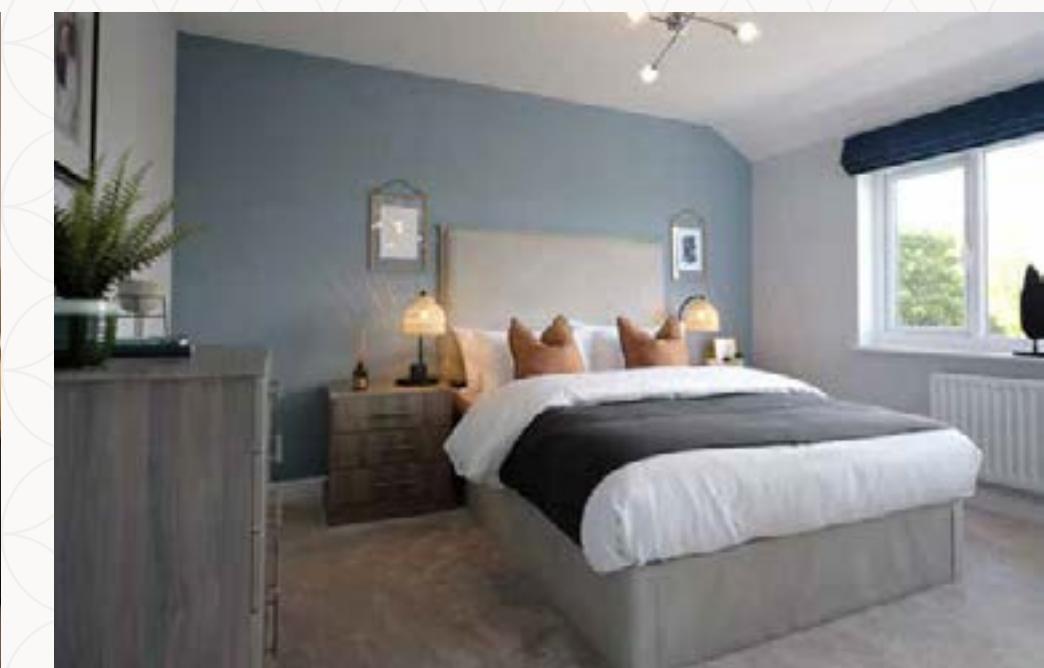
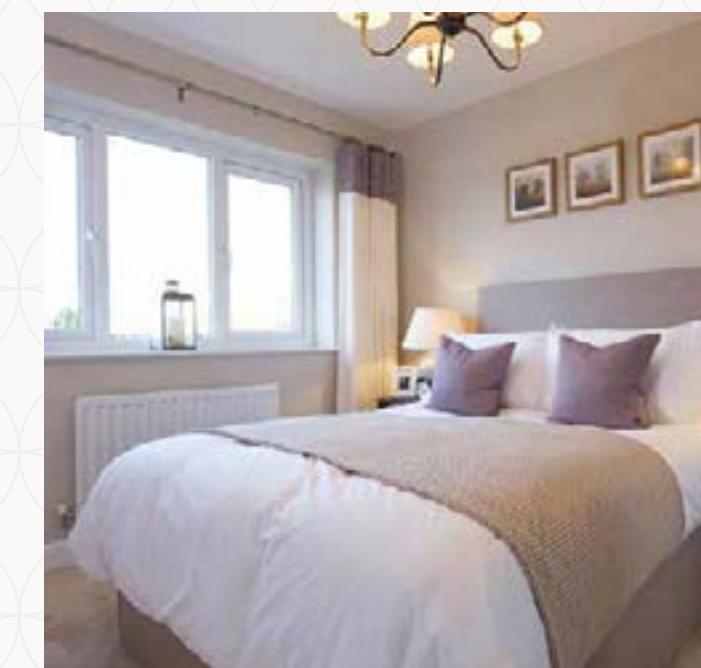
## KEY

- ◀ Dimensions start
- ST Storage cupboard



## THE KENSINGTON MID SECOND FLOOR

8	Bedroom 2	13'3" x 12'5"	4.04 x 3.79 m
9	En-suite 2	8'10" x 6'4"	2.69 x 1.92 m
10	Bedroom 3	11'7" x 8'10"	3.54 x 2.58 m
11	Bedroom 4	11'7" x 7'10"	3.52 x 2.40 m
12	Bathroom	6'6" x 5'7"	1.97 x 1.71 m



Customers should note this illustration is an example of the Kensington Mid 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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

### KEY

- Dimensions start
- ST Storage cupboard



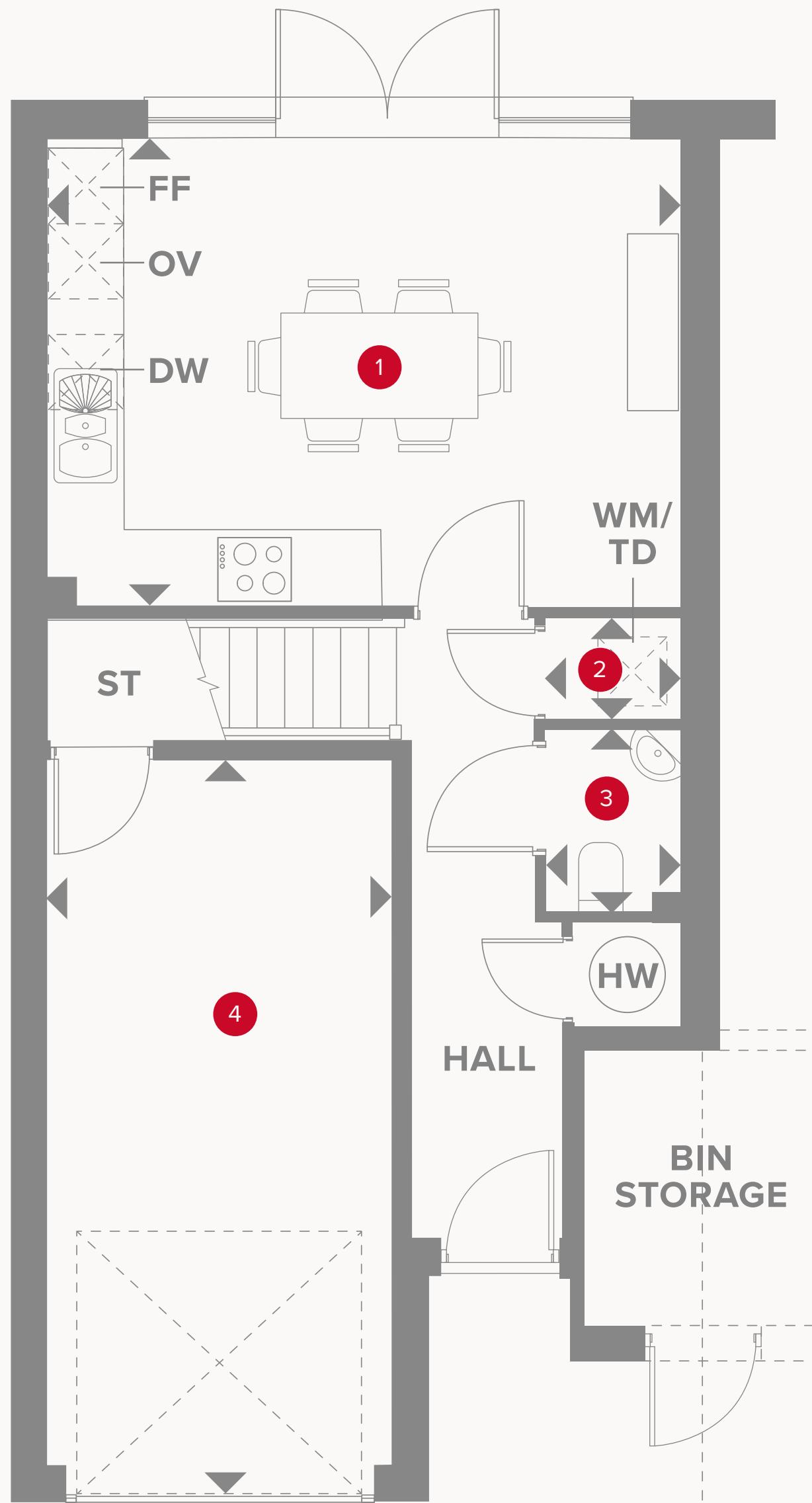
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# THE KENSINGTON END

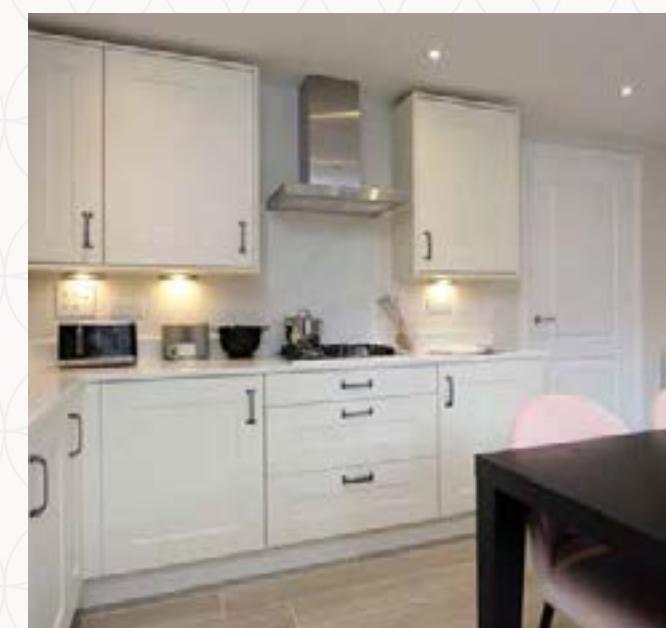
FOUR BEDROOM END-TERRACED HOME

 REDROW



## THE KENSINGTON END GROUND FLOOR

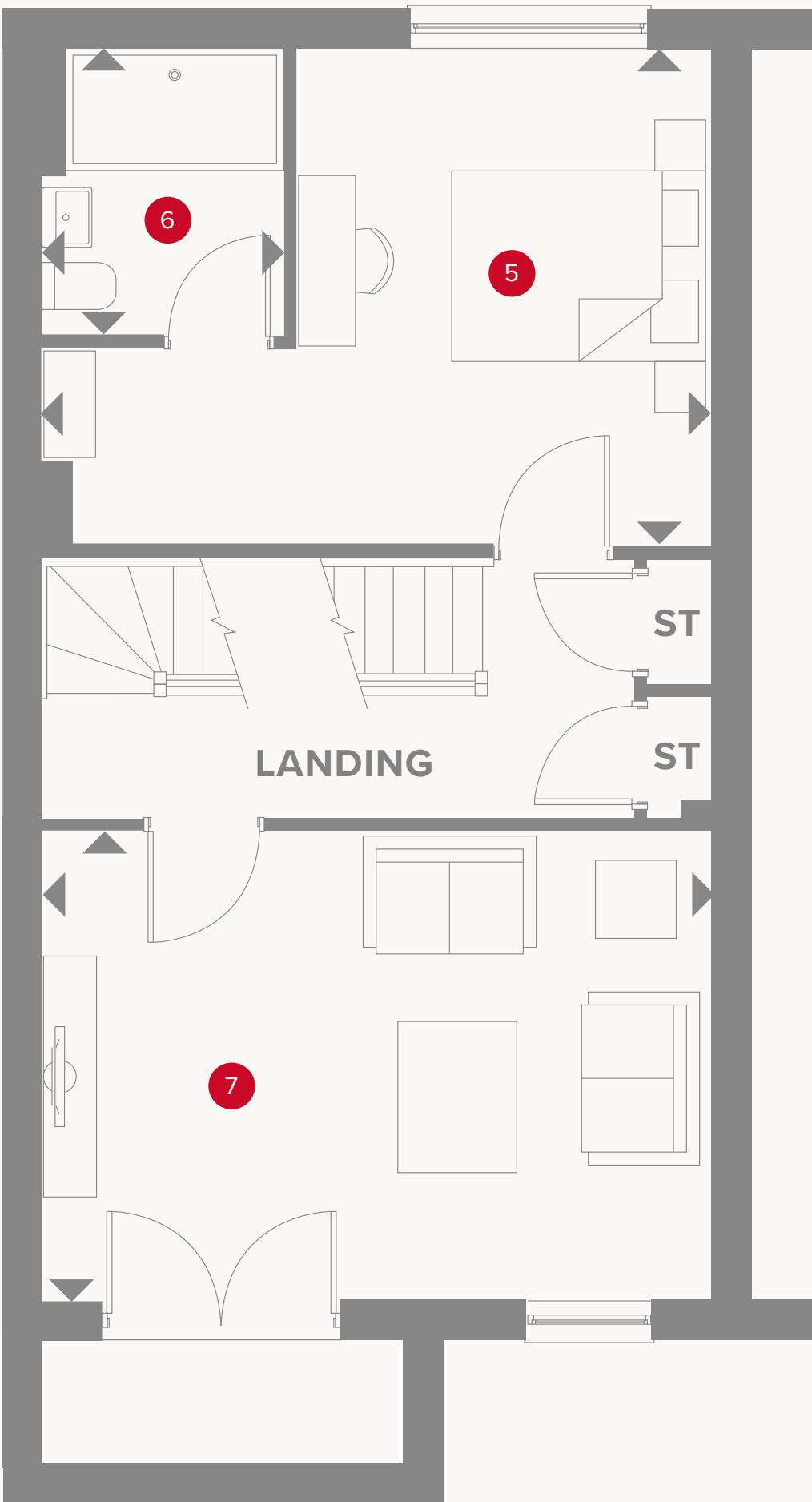
1	Kitchen/Dining	16'7" x 12'3"	5.06 x 3.73 m
2	Laundry	3'6" x 2'6"	1.07 x 0.77 m
3	Cloaks	4'10" x 3'6"	1.47 x 1.06 m
4	Garage	18'6" x 9'1"	5.64 x 2.78 m



### KEY

- Hob
- Oven
- Fridge/freezer
- ◀ Dimensions start

- ST Storage cupboard
- WM Washing machine space
- TD Tumble dryer space
- DW Dish washer space
- HW Hot water cylinder



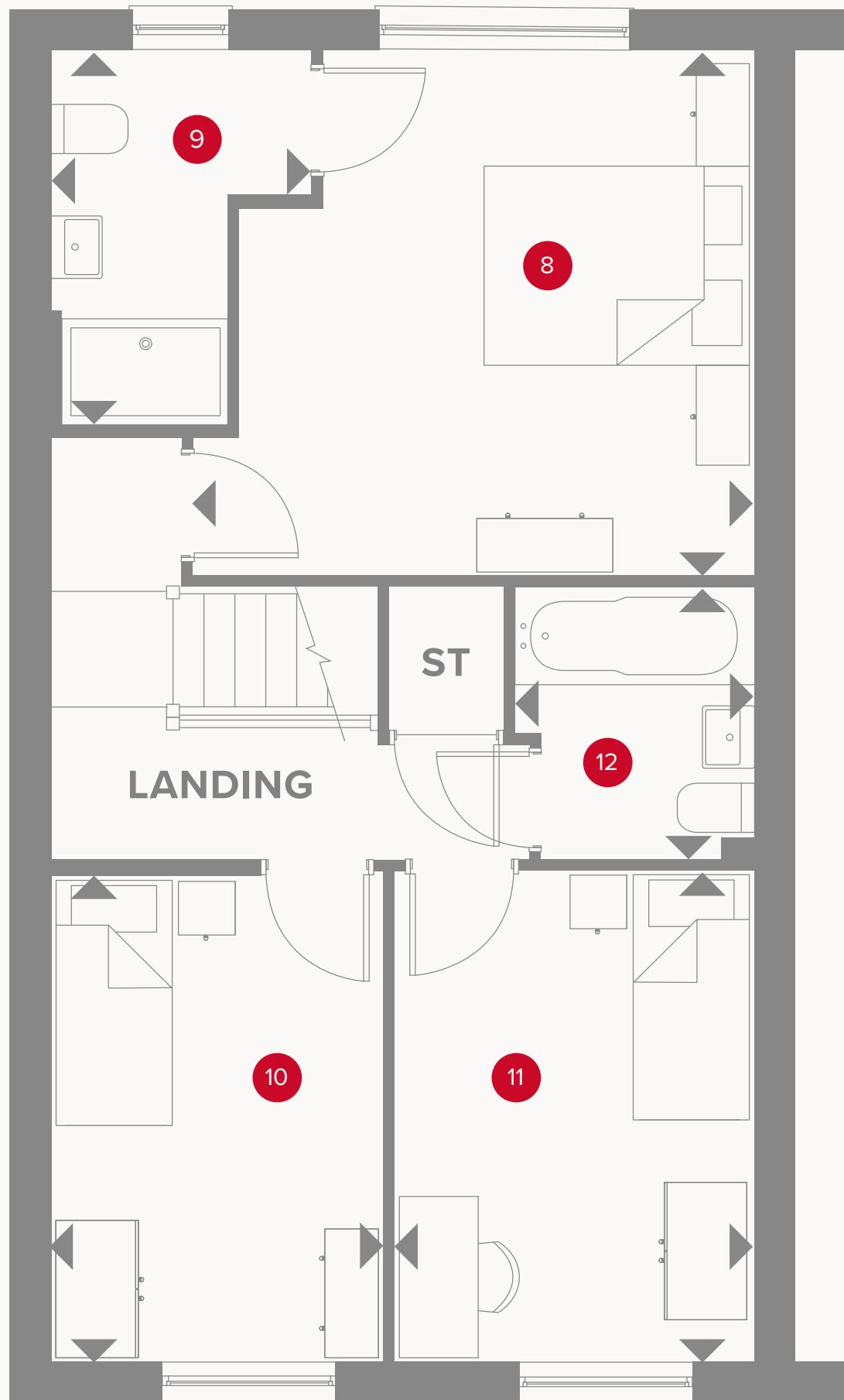
## THE KENSINGTON END FIRST FLOOR

5	Bedroom 1	16'7" x 12'3"	5.06 x 3.73 m
6	En-suite 1	8'9" x 6'2"	2.16 x 1.83 m
7	Lounge	16'7" x 11'8"	5.06 x 3.56 m



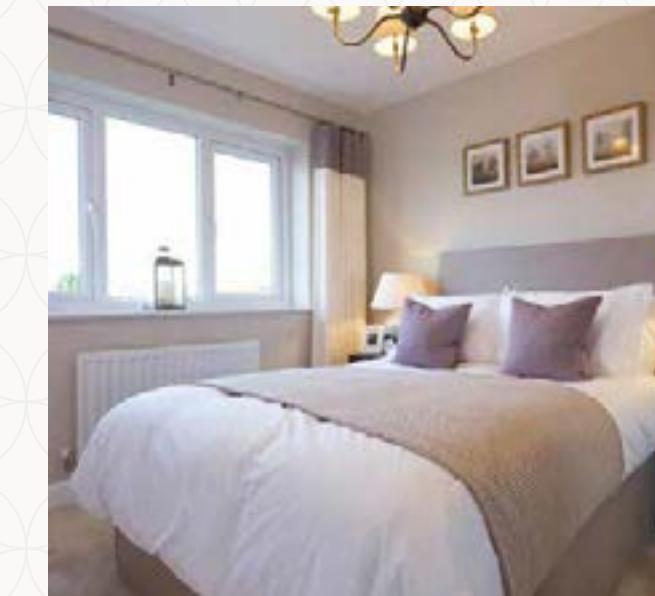
### KEY

- ◀ Dimensions start
- ST Storage cupboard



## THE KENSINGTON END SECOND FLOOR

⑧	Bedroom 2	13'3" x 12'5"	4.04 x 3.79 m
⑨	En-suite 2	8'10" x 6'4"	2.69 x 1.92 m
⑩	Bedroom 3	11'7" x 8'10"	3.54 x 2.58 m
⑪	Bedroom 4	11'7" x 7'10"	3.52 x 2.40 m
⑫	Bathroom	6'6" x 5'7"	1.97 x 1.71 m



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### KEY

- ← Dimensions start
- ST Storage cupboard



**HERITAGE**

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# THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**



**HERITAGE**

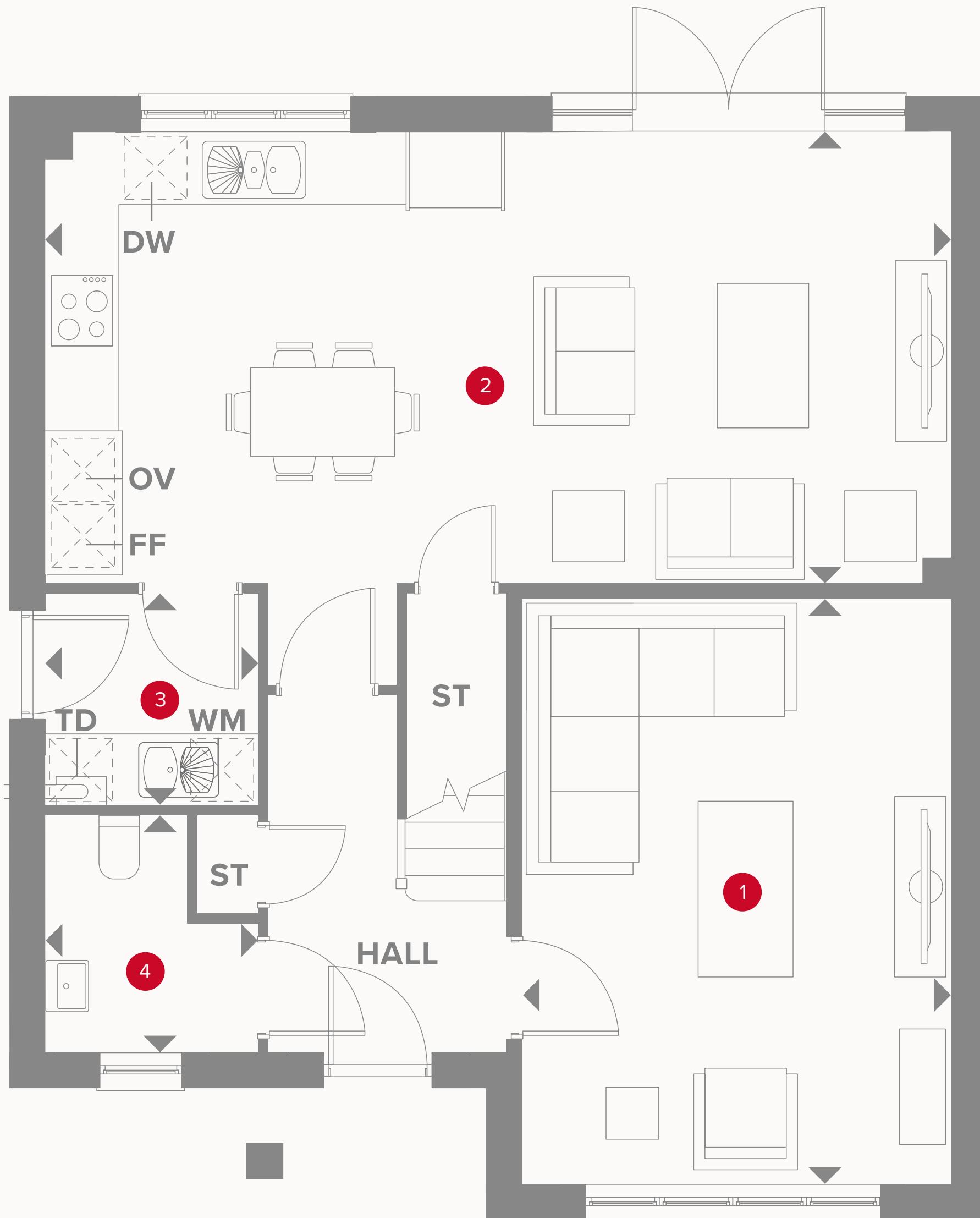
- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM HOME

 REDROW

# THE CAMBRIDGE GROUND FLOOR

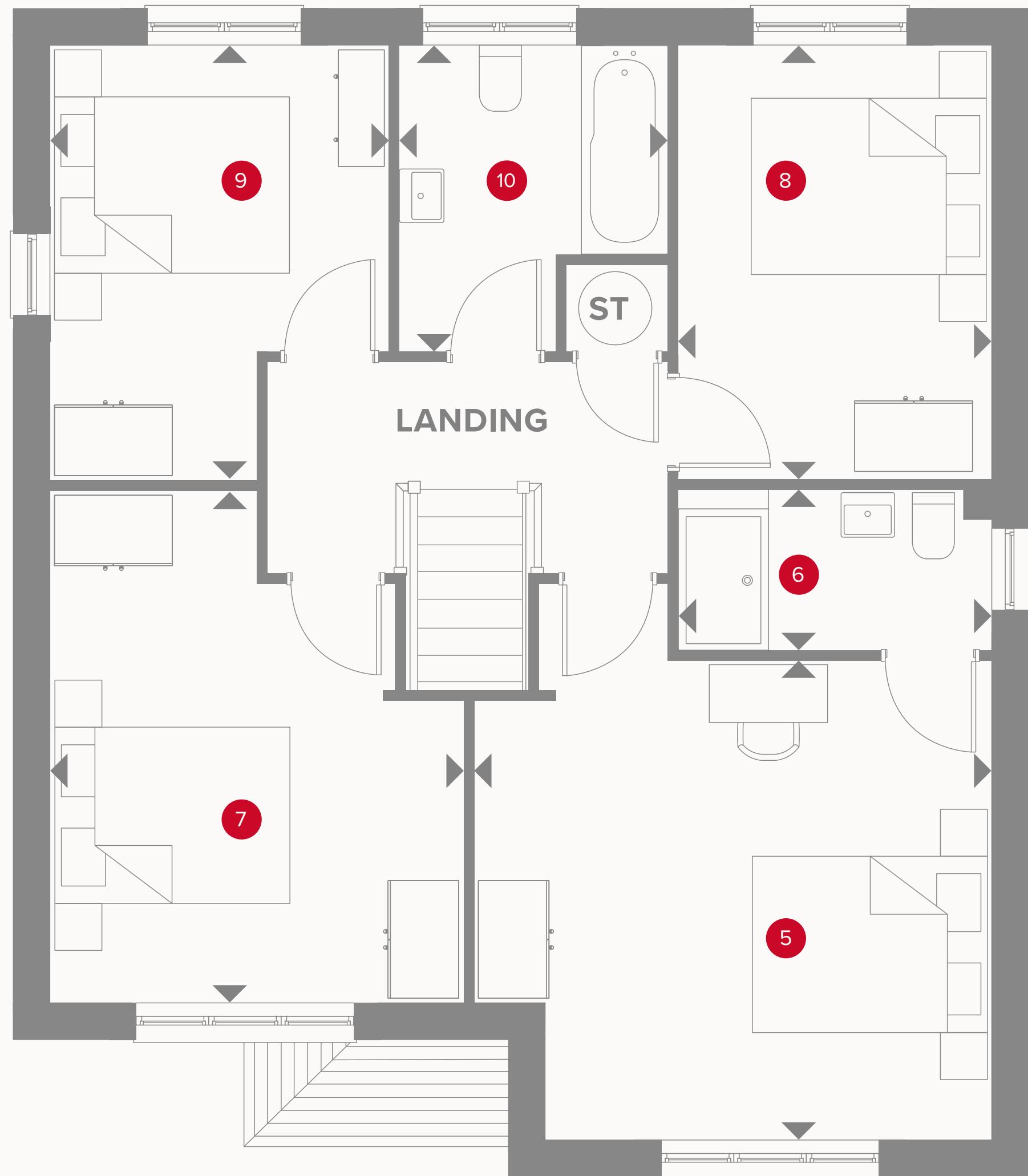


## KEY

- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space

- ◀ Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space

# THE CAMBRIDGE FIRST FLOOR



5	Bedroom 1	13'10" x 12'9"	4.22 x 3.89 m
6	En-suite	8'5" x 4'3"	2.56 x 1.30 m
7	Bedroom 2	13'6" x 11'1"	4.17 x 3.37 m
8	Bedroom 3	11'7" x 8'5"	3.52 x 2.56 m
9	Bedroom 4	11'6" x 9'1"	3.53 x 2.76 m
10	Bathroom	8'2" x 7'1"	2.49 x 2.19 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Cambridge 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



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# THE STRATFORD

FOUR BEDROOM HOME

 REDROW



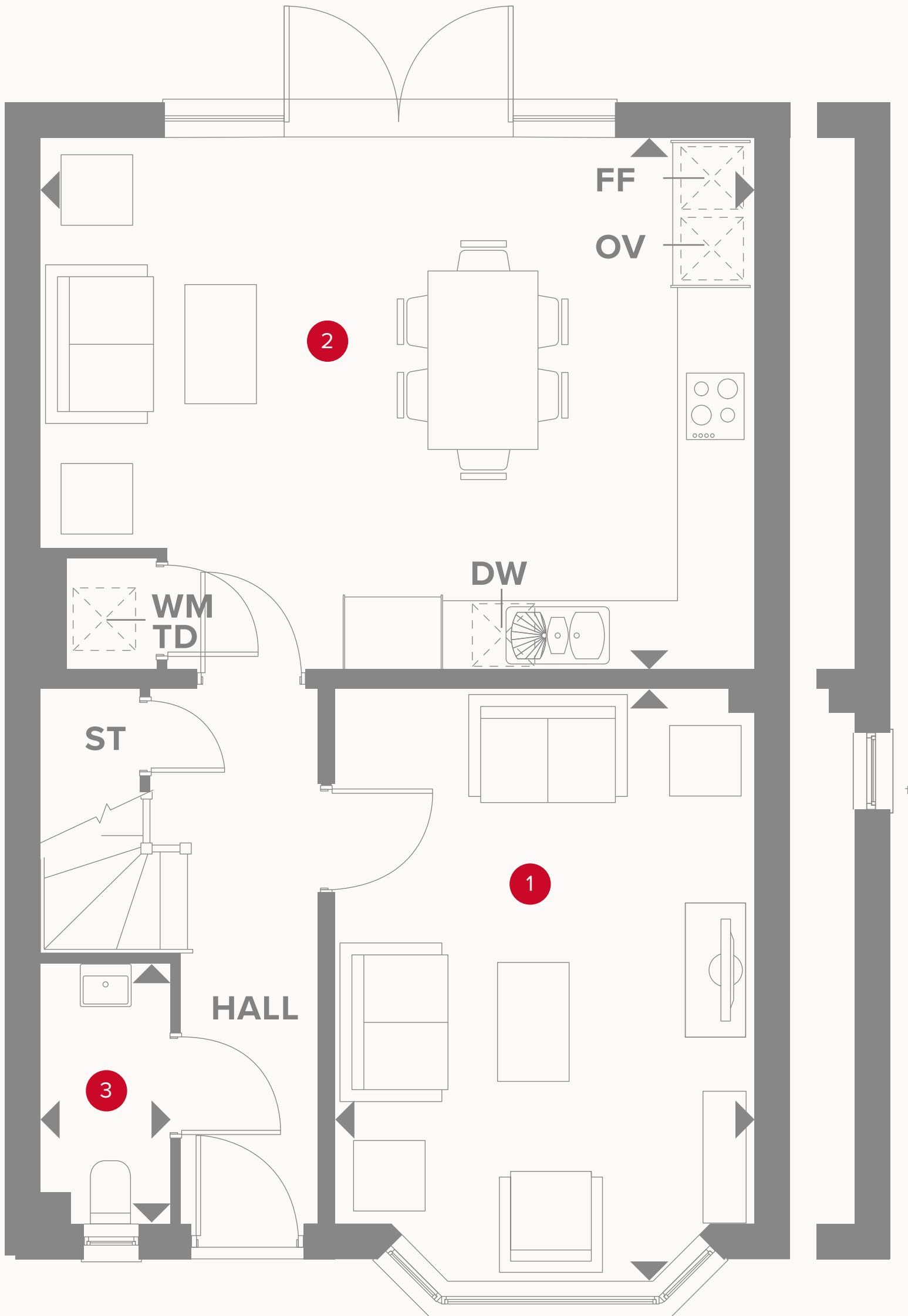
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# THE STRATFORD

FOUR BEDROOM HOME

 REDROW



<sup>†</sup>Alternative elevation for specific plots.

# THE STRATFORD GROUND FLOOR

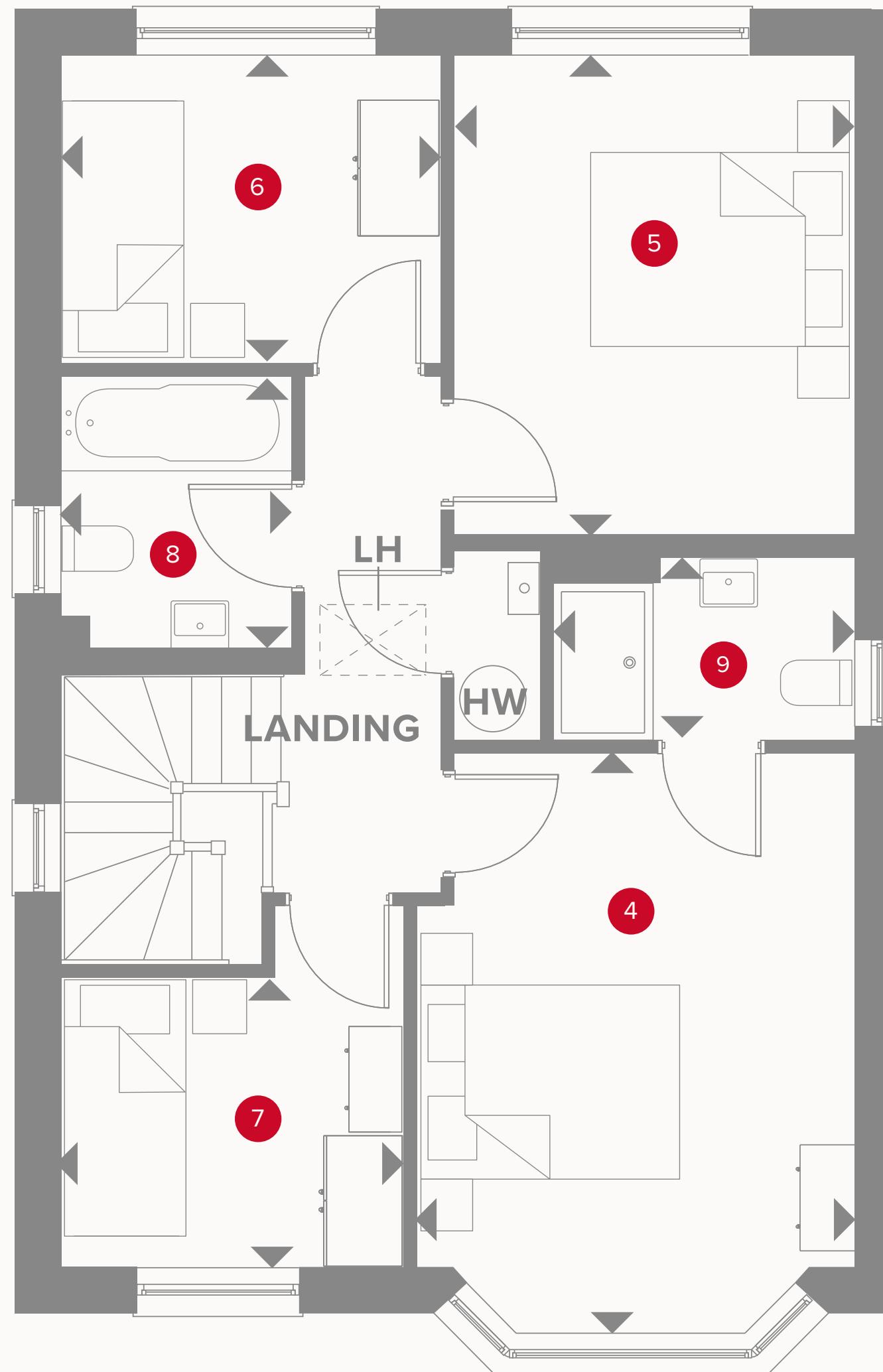
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m



## KEY

- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space

- Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space



# THE STRATFORD FIRST FLOOR

4	Bedroom 1	14'4" x 10'10"	4.36 x 3.31 m
5	Bedroom 2	11'11" x 9'11"	3.62 x 3.03 m
6	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
7	Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
8	Bathroom	6'9" x 5'9"	2.05 x 1.76 m
9	En-suite	7'6" x 4'7"	2.28 x 1.39 m



## KEY

- ◀ Dimensions start
- HW** Hot water storage
- LH** Loft hatch



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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



**HERITAGE**

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# THE PORTMAN

FOUR BEDROOM END-TERRACED HOME

 REDROW



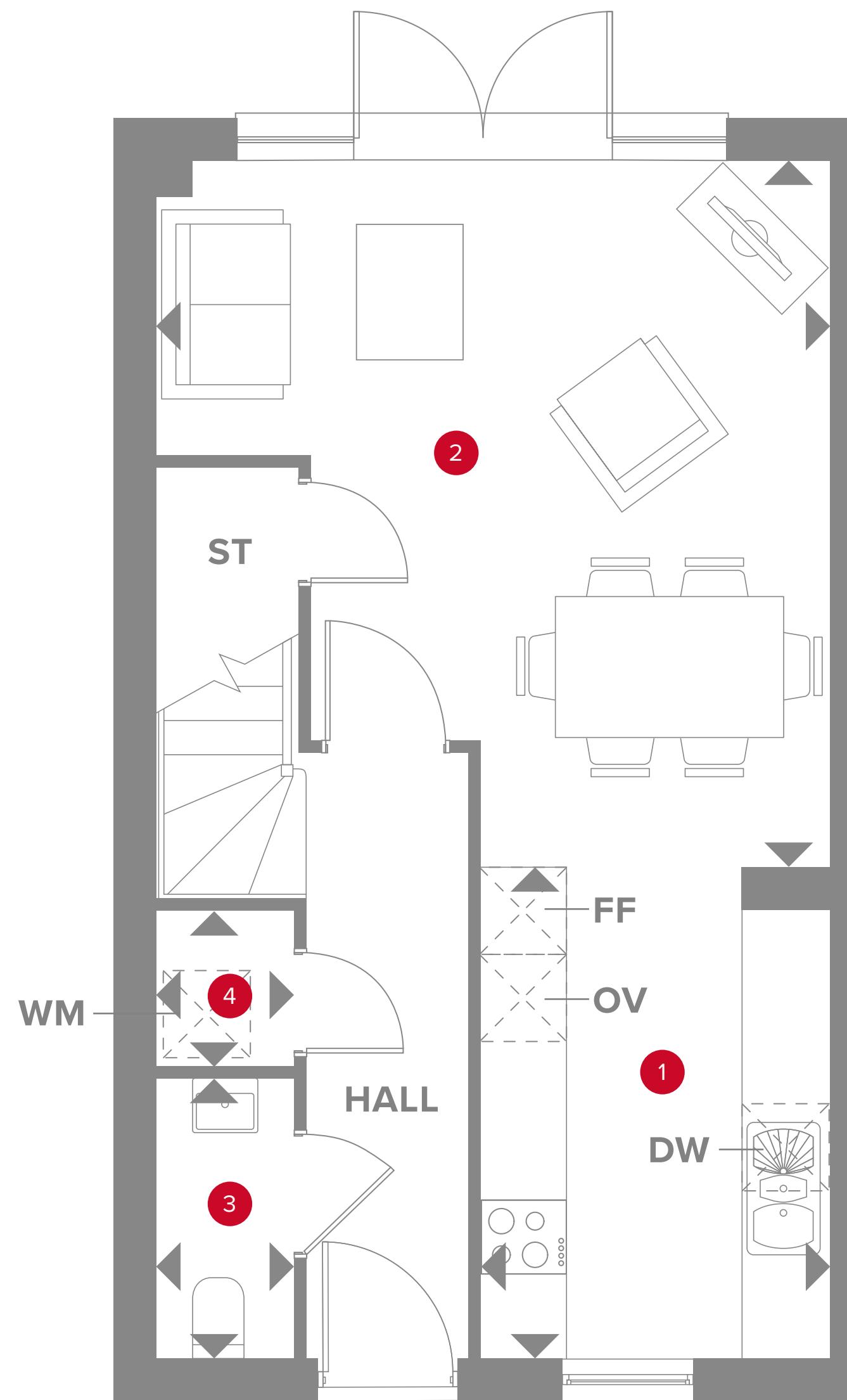
**HERITAGE**

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# THE PORTMAN

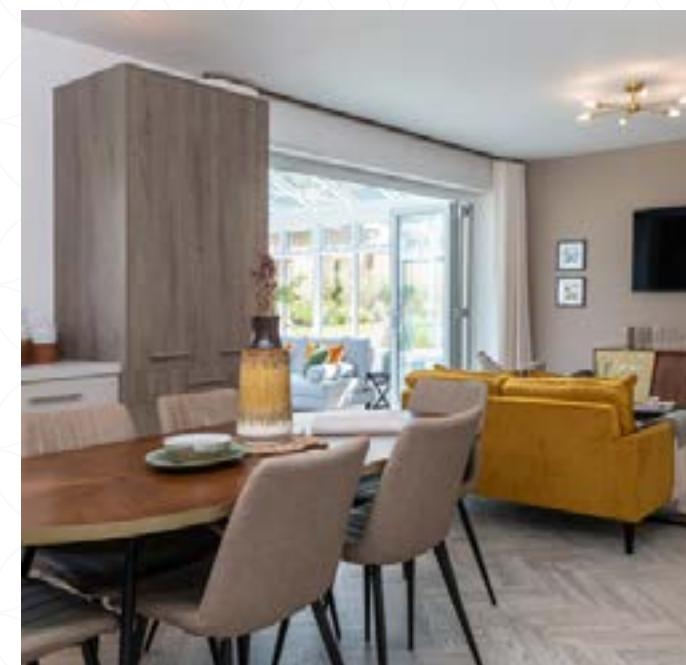
FOUR BEDROOM END-TERRACED HOME

 REDROW



# THE PORTMAN GROUND FLOOR

1	Kitchen	11'2" x 8'0"	3.41 x 2.45 m
2	Lounge/Dining	16'1" x 15'4"	4.90 x 4.70 m
3	Cloaks	6'4" x 3'2"	1.96 x 0.98 m
4	Laundry	3'6" x 3'2"	1.10 x 0.98 m



## KEY

- Hob
- Oven
- Fridge/freezer
- Dish washer space
- Dimensions start

- ST Storage cupboard
- WM Washing machine space

Door to  
Plot 303 only.

Window to  
Plot 307 only.



# THE PORTMAN FIRST FLOOR

5	Lounge	15'4" x 10'2"	4.70 x 3.13 m
6	Bedroom 1	13'8" x 8'6"	4.23 x 2.58 m
7	En-suite 1	6'7" x 6'8"	2.05 x 2.06 m

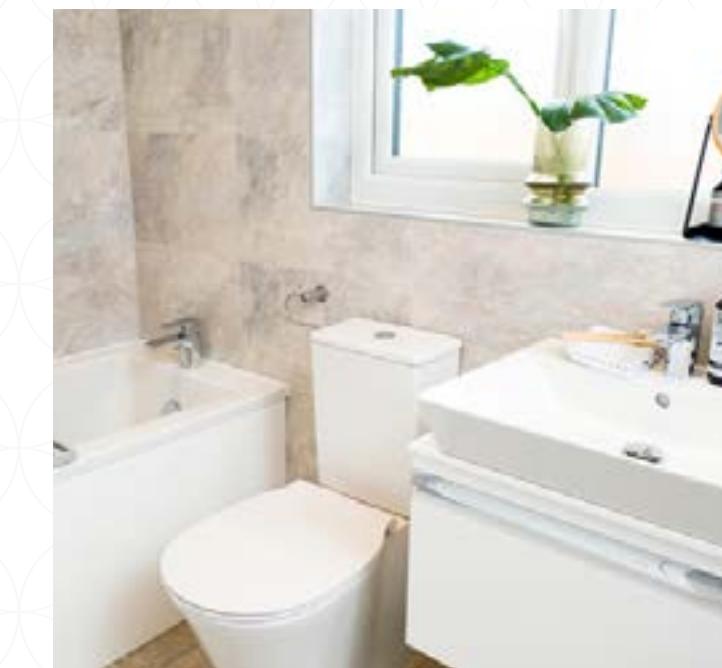


## KEY

- ◀ Dimensions start
- ST Storage cupboard
- HW Hot water cylinder

# THE PORTMAN SECOND FLOOR

8	Bedroom 2	11'3" x 8'3"	3.45 x 2.53 m
9	Ensuite 2	8'3" x 5'6"	2.53 x 1.72 m
10	Bedroom 3	9'9" x 7'8"	3.04 x 2.38 m
11	Bedroom 4/Study	9'9" x 6'8"	3.03 x 2.10 m
12	Bathroom	7'3" x 6'7"	2.25 x 2.06 m

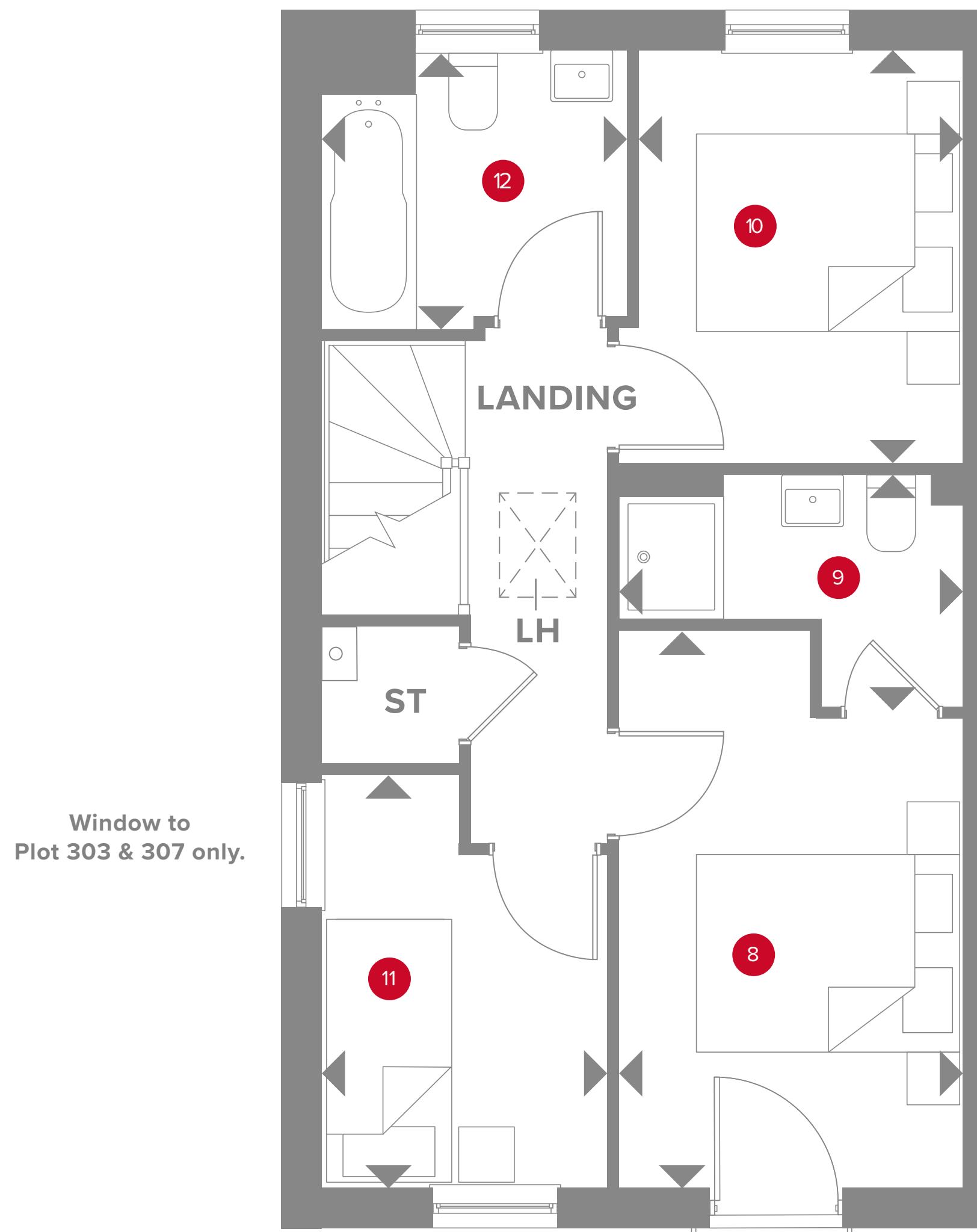


## KEY

- ◀ Dimensions start
- ST Storage cupboard
- LH Loft hatch



Customers should note this illustration is an example of the Portman End 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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.





**HERITAGE**  
- REDROW -

# THE PORTMAN

THREE BEDROOM END-TERRACED HOME

 **REDROW**



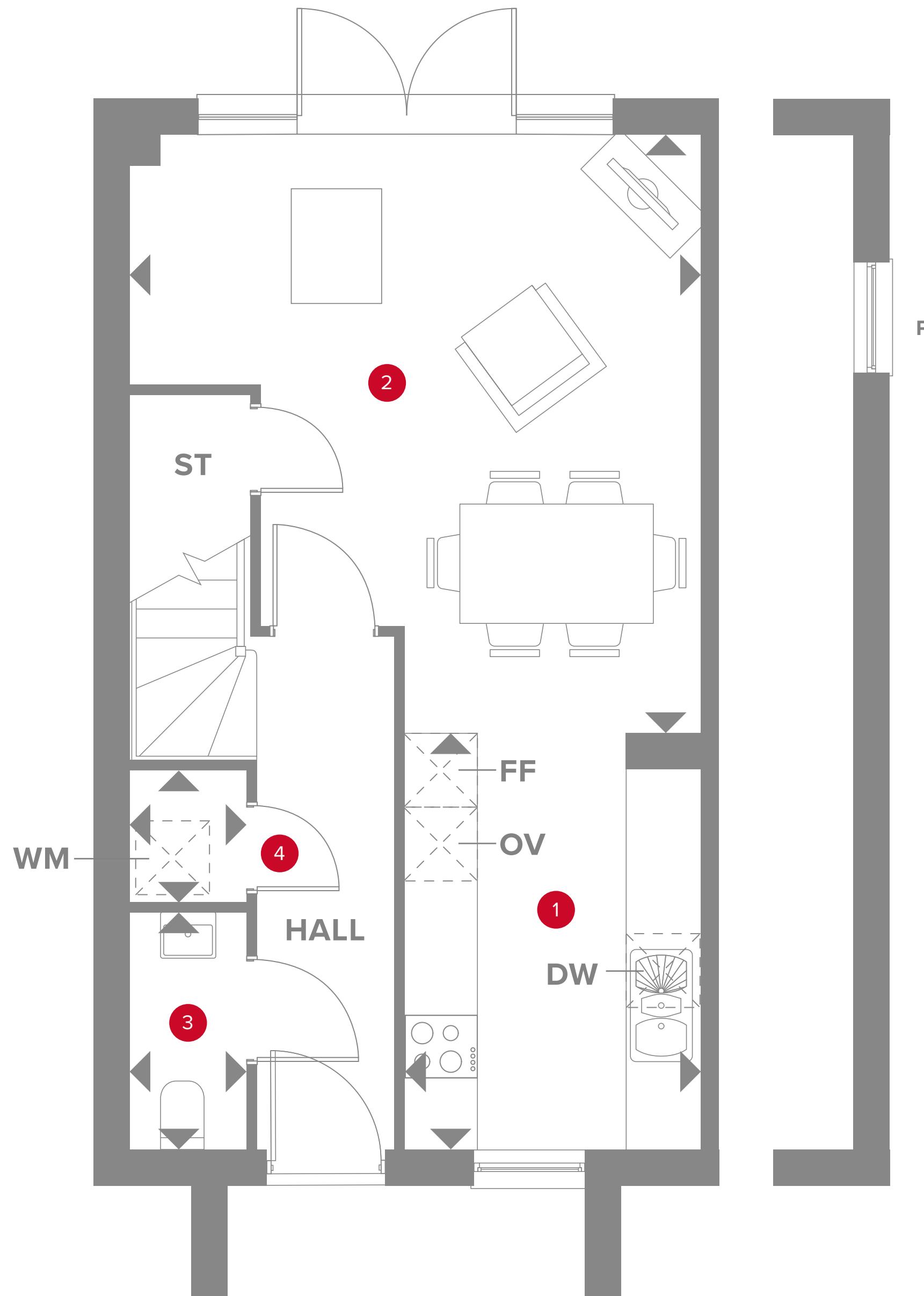
**HERITAGE**

- REDROW -

# THE PORTMAN

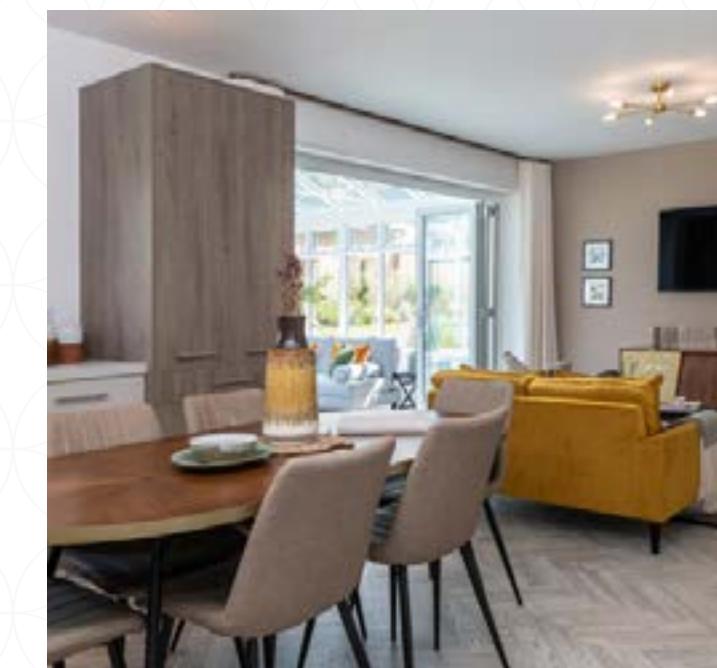
THREE BEDROOM END-TERRACED HOME

 REDROW



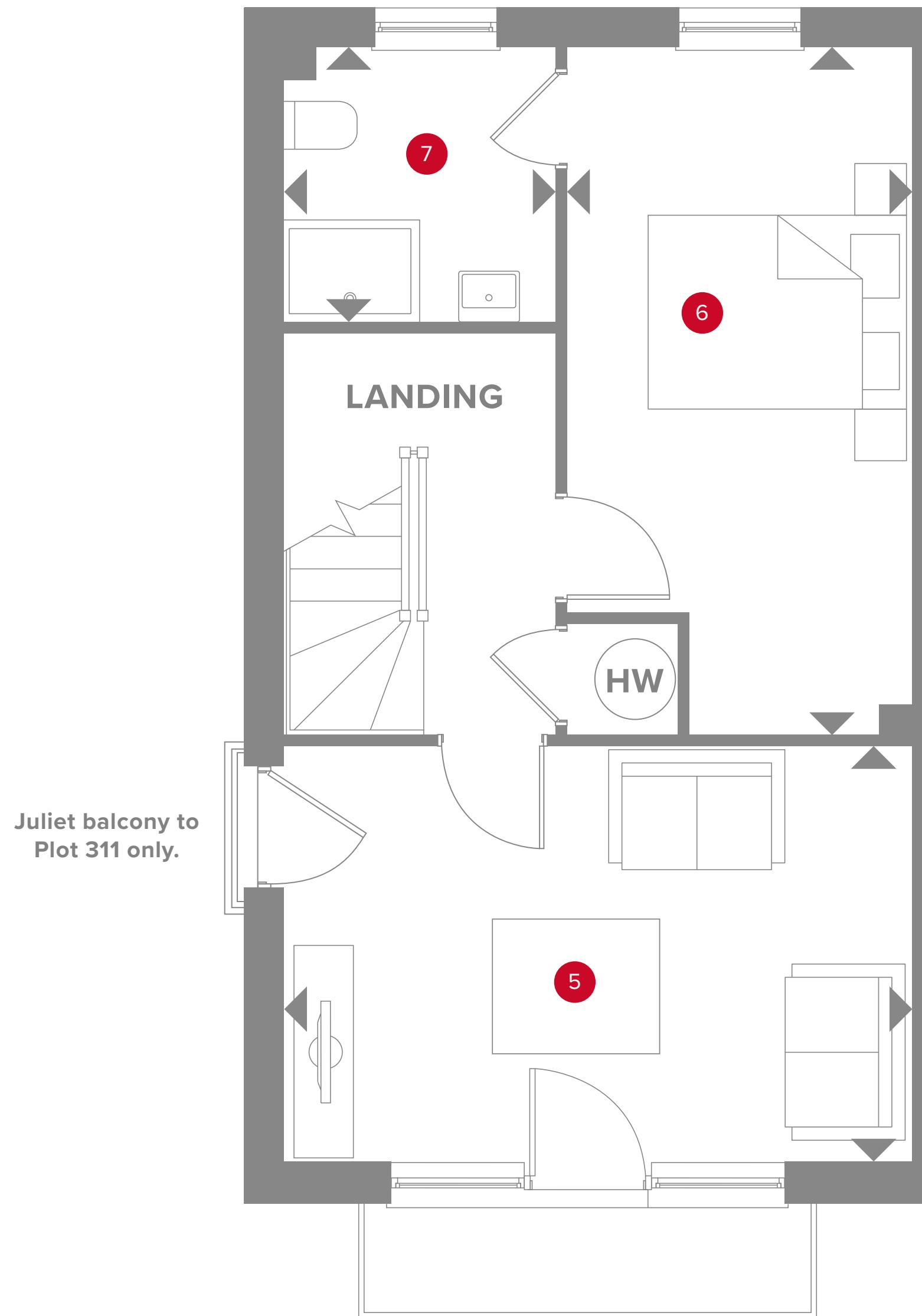
# THE PORTMAN GROUND FLOOR

1	Kitchen	11'2" x 8'0"	3.41 x 2.45 m
2	Lounge/Dining	16'1" x 15'4"	4.90 x 4.70 m
3	Cloaks	6'4" x 3'2"	1.96 x 0.98 m
4	Laundry	3'6" x 3'2"	1.10 x 0.98 m



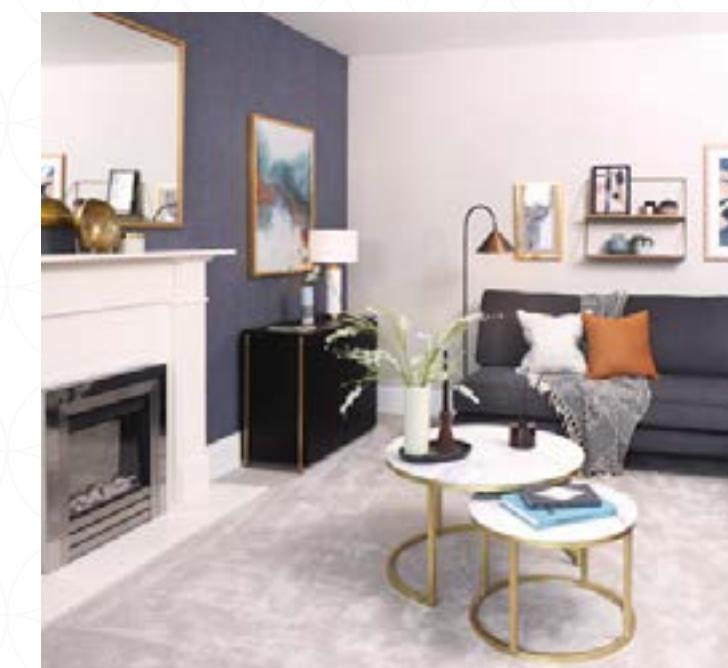
## KEY

- ⊖ Hob
- OV Oven
- FF Fridge/freezer
- ◀ Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space



## THE PORTMAN FIRST FLOOR

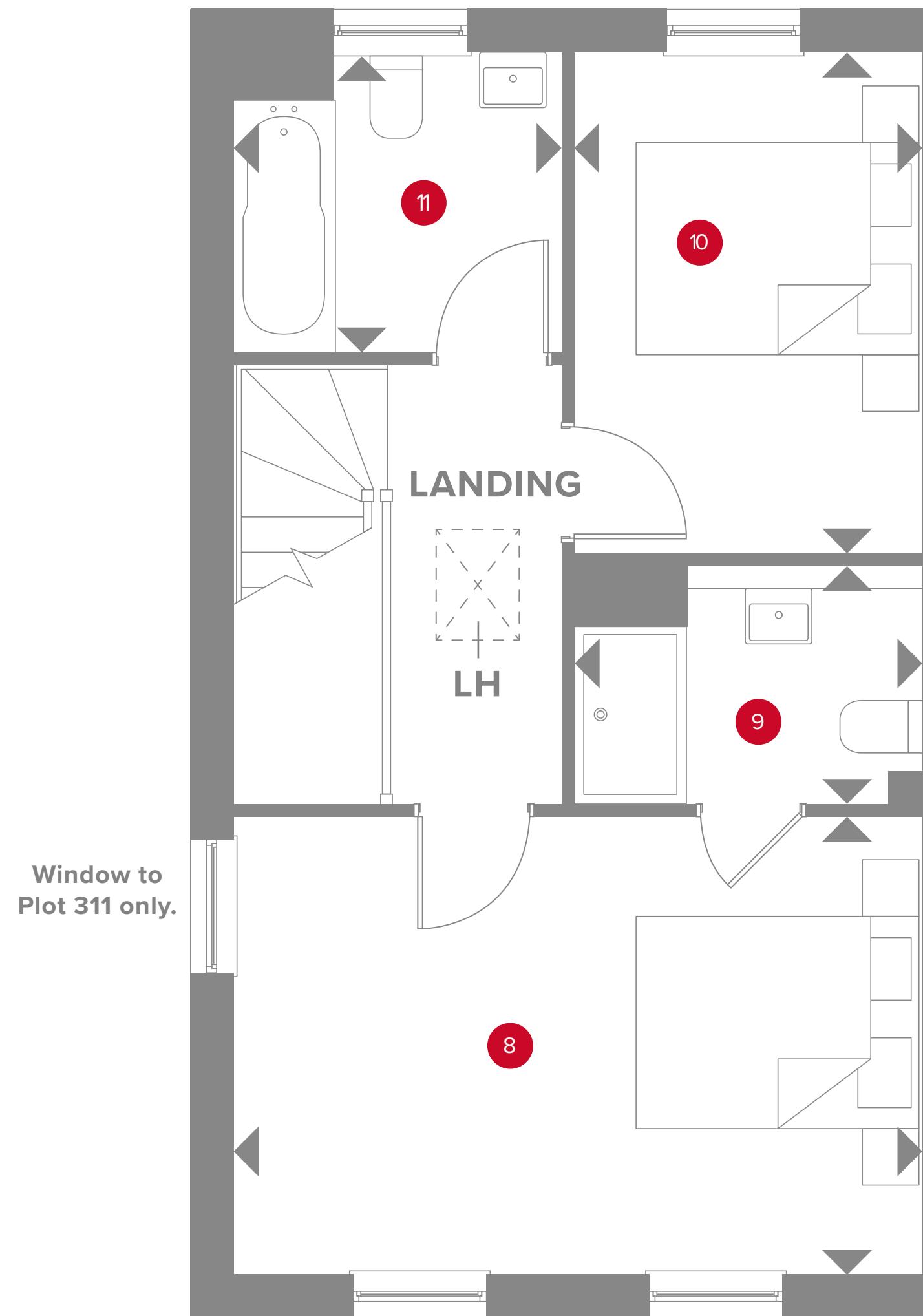
5 Lounge	15'4" x 10'2"	4.70 x 3.13 m
6 Bedroom 1	13'8" x 8'6"	4.23 x 2.58 m
7 En-suite 1	6'7" x 6'8"	2.05 x 2.06 m



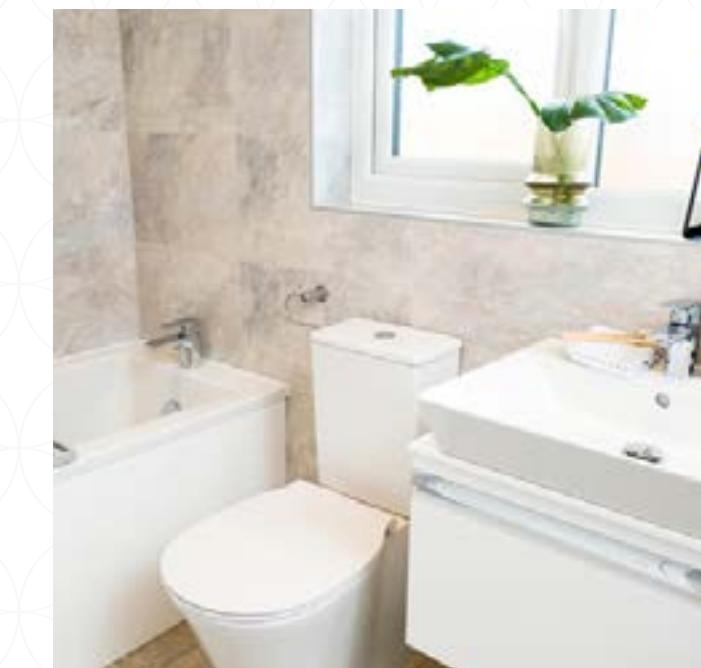
### KEY

- ◀ Dimensions start
- HW Hot water cylinder

# THE PORTMAN SECOND FLOOR



8	Bedroom 2	15'4" x 10'2"	4.70 x 3.13 m
9	En-suite 2	7'8" x 5'4"	2.38 x 1.65 m
10	Bedroom 3	11'2" x 7'8"	3.43 x 2.38 m
11	Bathroom	7'3" x 6'7"	2.25 x 2.06 m



## KEY

- ◀ Dimensions start
- LH Loft hatch



Customers should note this illustration is an example of the Portman End 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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.



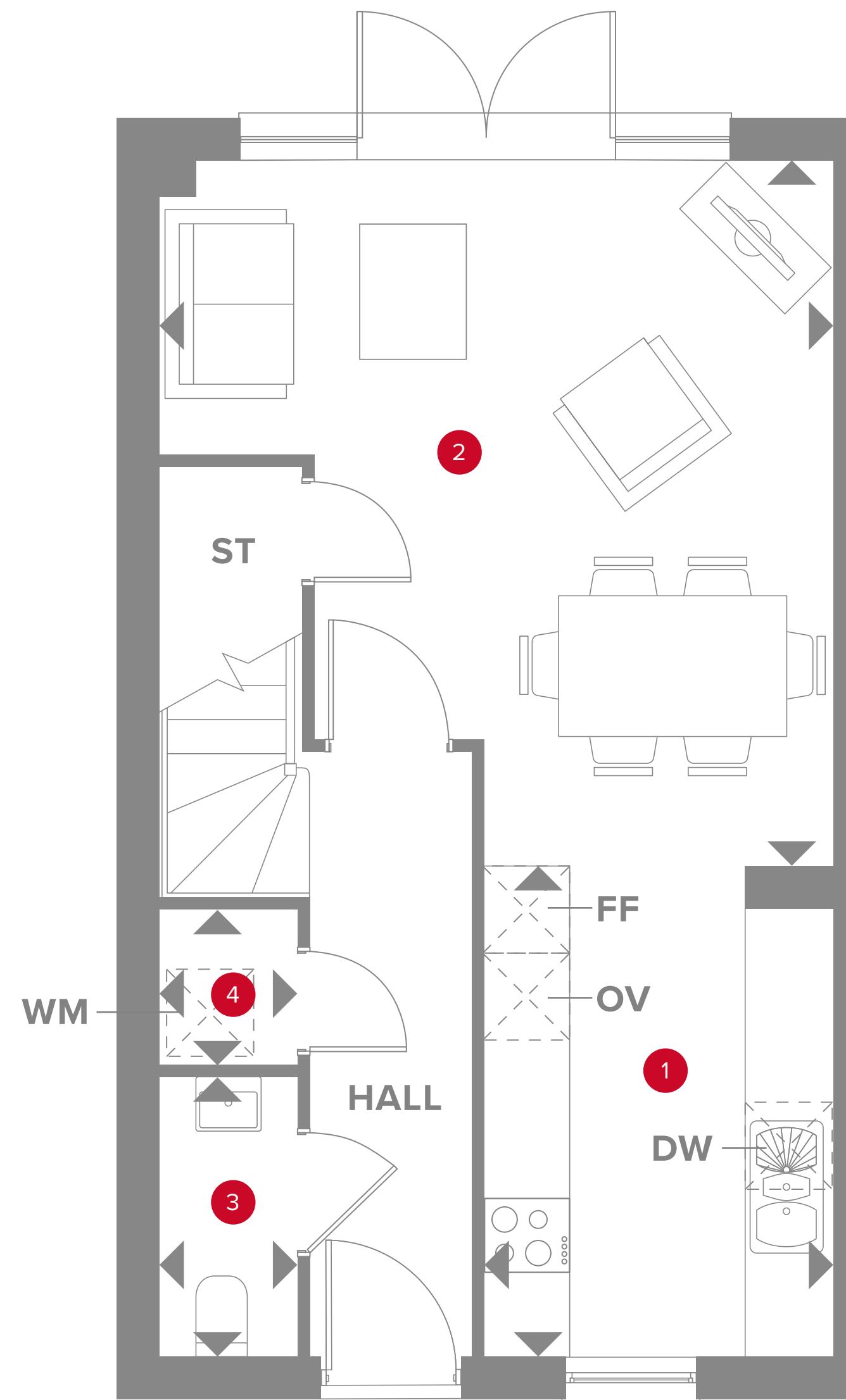
**HERITAGE**

- REDROW -

# THE PORTMAN SEMI

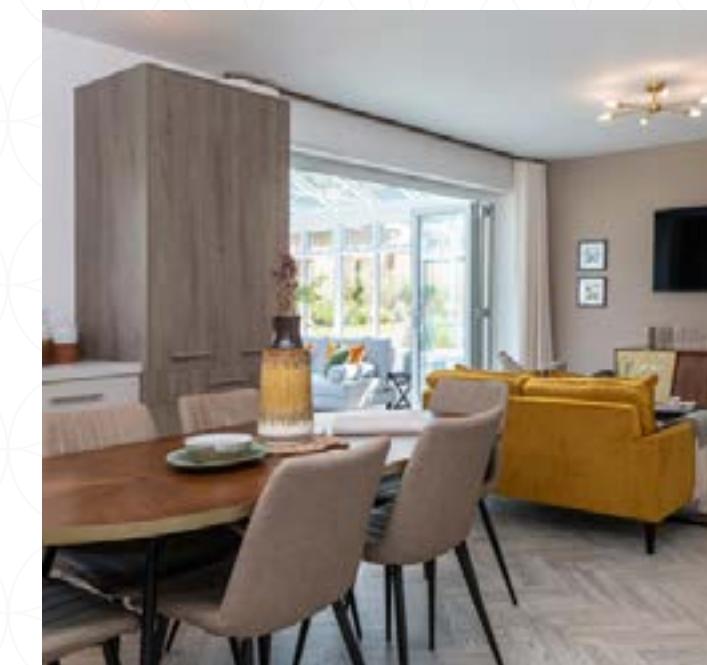
FOUR BEDROOM END-TERRACED HOME

 REDROW



# THE PORTMAN SEMI GROUND FLOOR

1	Kitchen	11'2" x 8'0"	3.41 x 2.45 m
2	Lounge/Dining	15'11" x 15'3"	4.84 x 4.65 m
3	Cloaks	6'4" x 3'1"	1.93 x 0.94 m
4	Laundry	3'3" x 3'1"	1.00 x 0.94 m

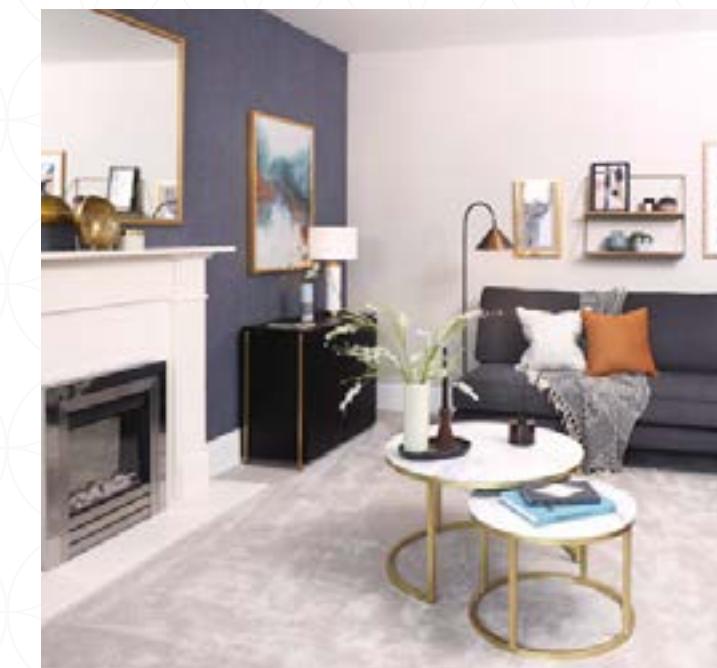


## KEY

- ◻ Hob
- ◻ OV Oven
- ◻ FF Fridge/freezer
- ◀ Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

# THE PORTMAN SEMI FIRST FLOOR

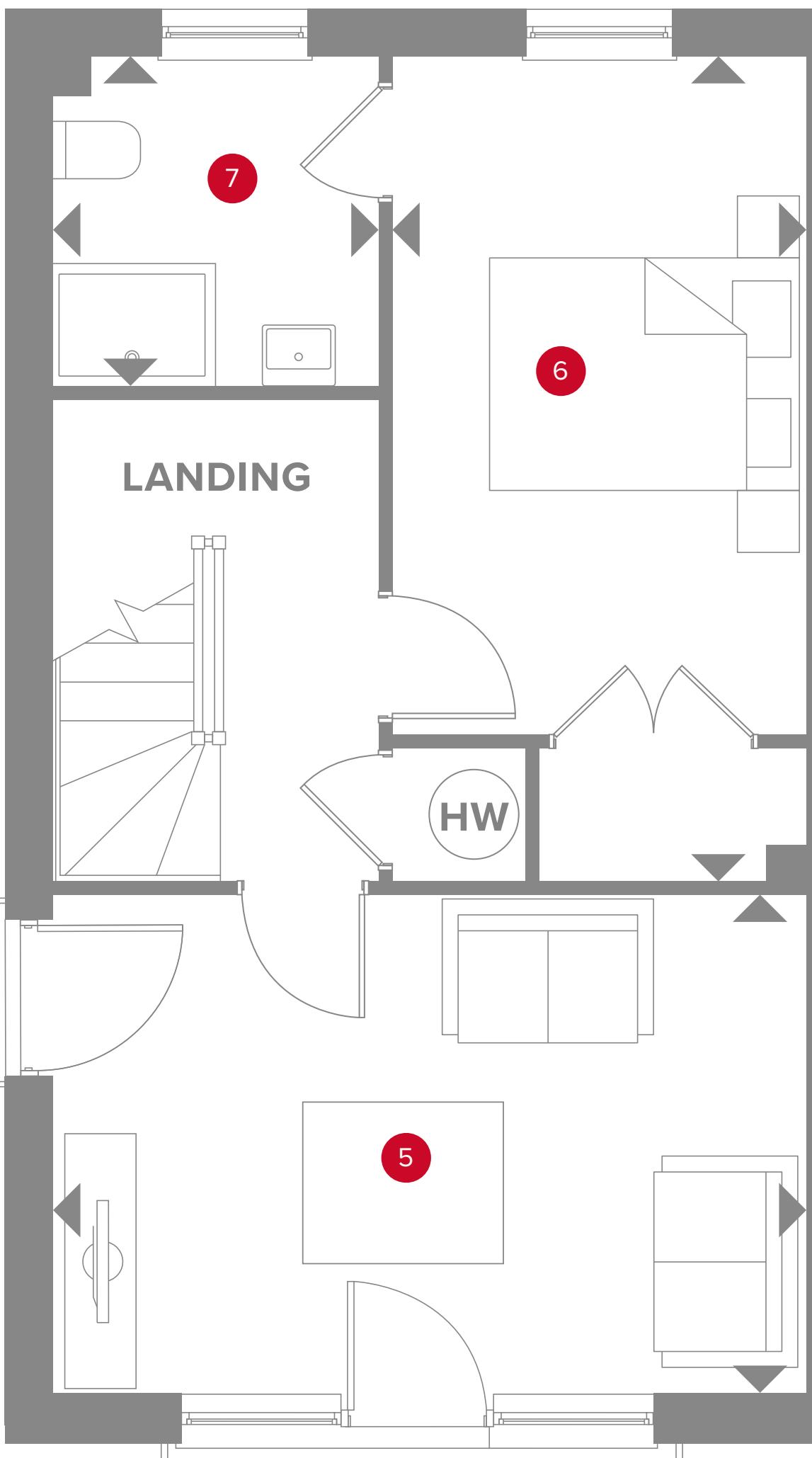
5	Lounge	15'3" x 9'11"	4.65 x 3.02 m
6	Bedroom 1	13'10" x 8'4"	4.22 x 2.55 m
7	En-suite 1	6'7" x 6'4"	2.01 x 1.93 m



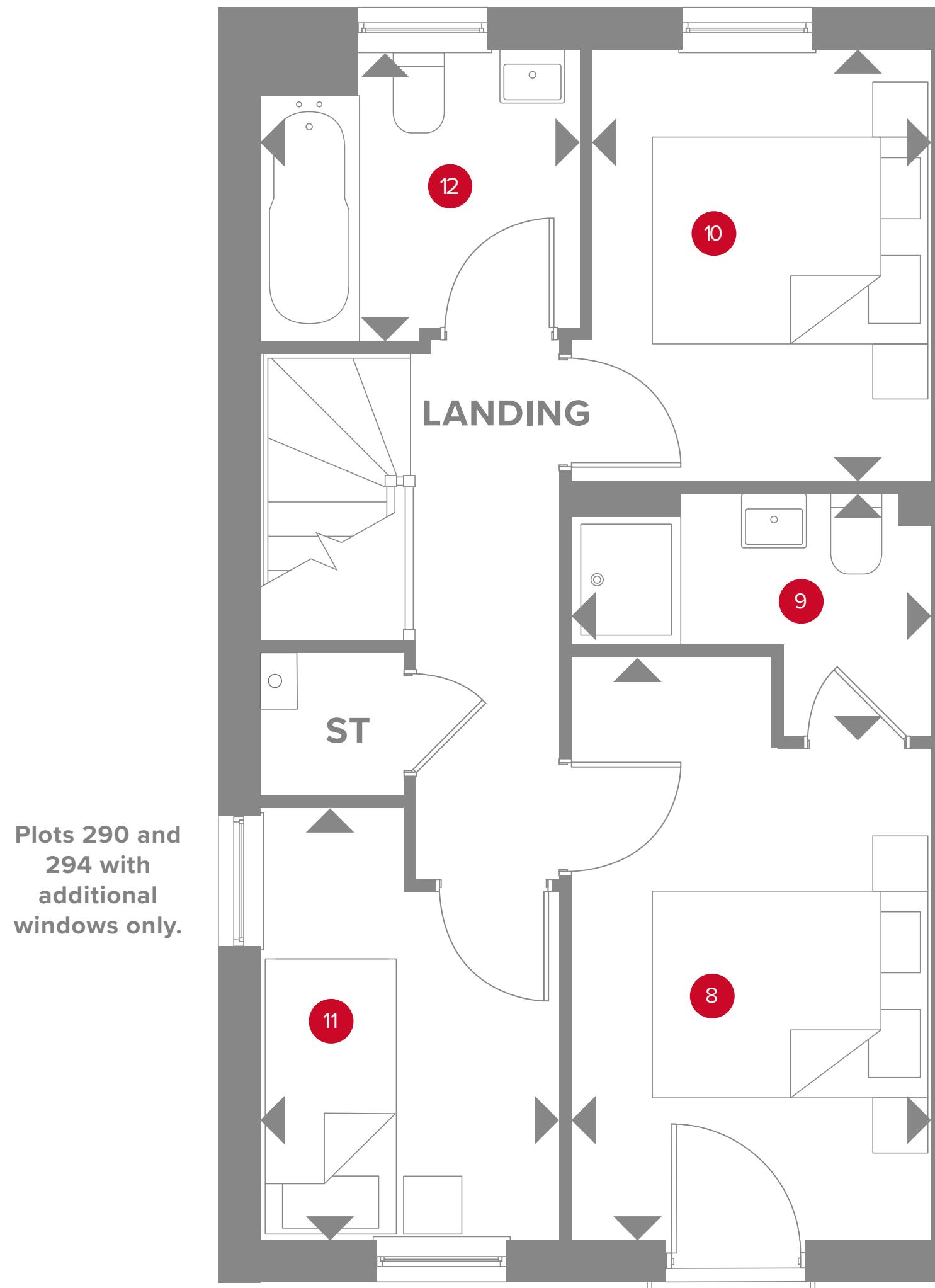
## KEY

- ◀ Dimensions start
- ST Storage cupboard
- HW Hot water cylinder

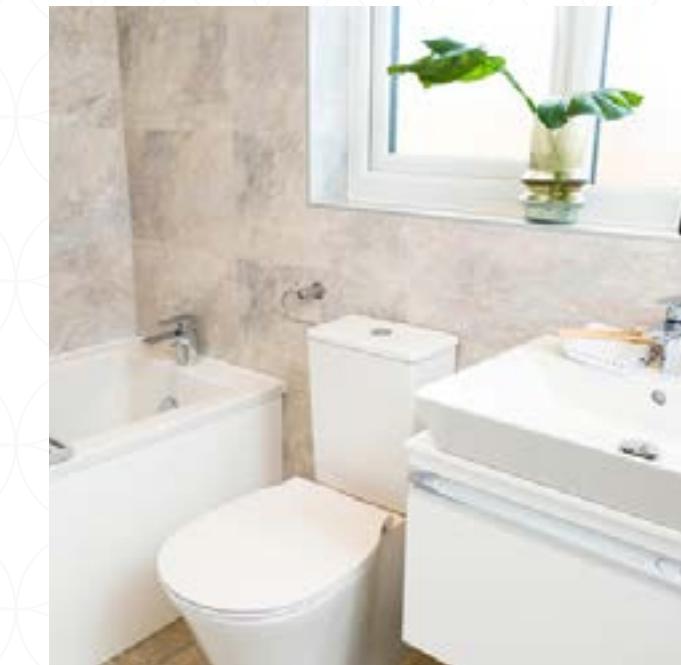
Plots 290 and  
294 with  
additional  
windows only.



# THE PORTMAN SEMI SECOND FLOOR



8	Bedroom 2	13'1" x 8'2"	3.99 x 2.50 m
9	Ensuite 2	8'2" x 5'7"	2.50 x 1.70 m
10	Bedroom 3	9'10" x 7'9"	3.00 x 2.35 m
11	Bedroom 4/Study	9'11" x 6'9"	3.02 x 2.06 m
12	Bathroom	7'3" x 6'8"	2.21 x 2.03 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard



Customers should note this illustration is an example of the Portman Semi 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 shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.



**HERITAGE**

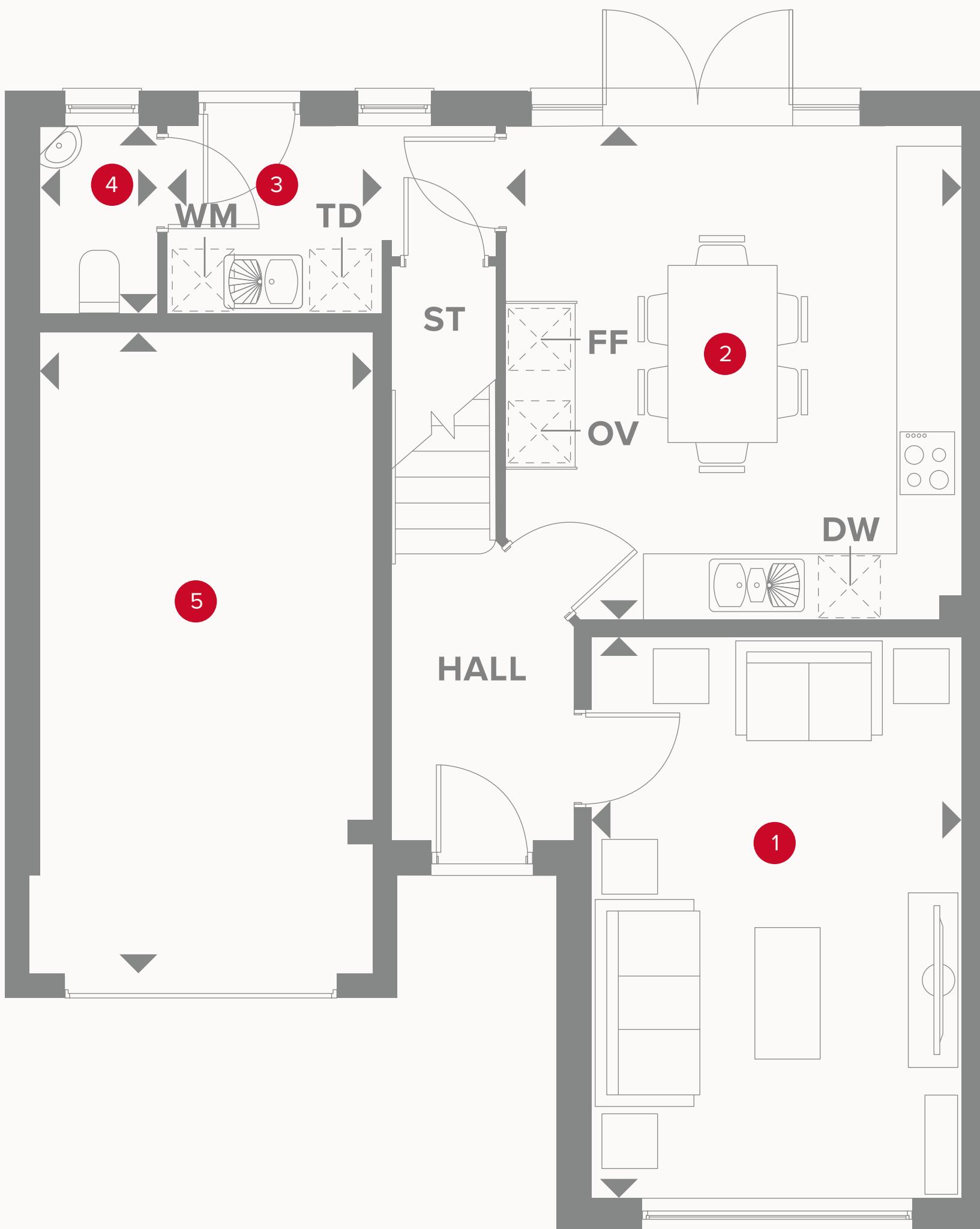
- REDROW -

# THE MARLOW

FOUR BEDROOM HOME

**REDROW**

# THE MARLOW GROUND FLOOR



①	Lounge	16'10" x 11'1"	5.14 x 3.38 m
②	Kitchen/ Dining	13'9" x 10'7"	4.19 x 3.23 m
③	Utility	9'10" x 5'7"	3.00 x 1.71 m
④	Cloaks	5'7" x 3'6"	1.71 x 1.07 m
⑤	Garage	19'11" x 10'1"	6.06 x 3.08 m

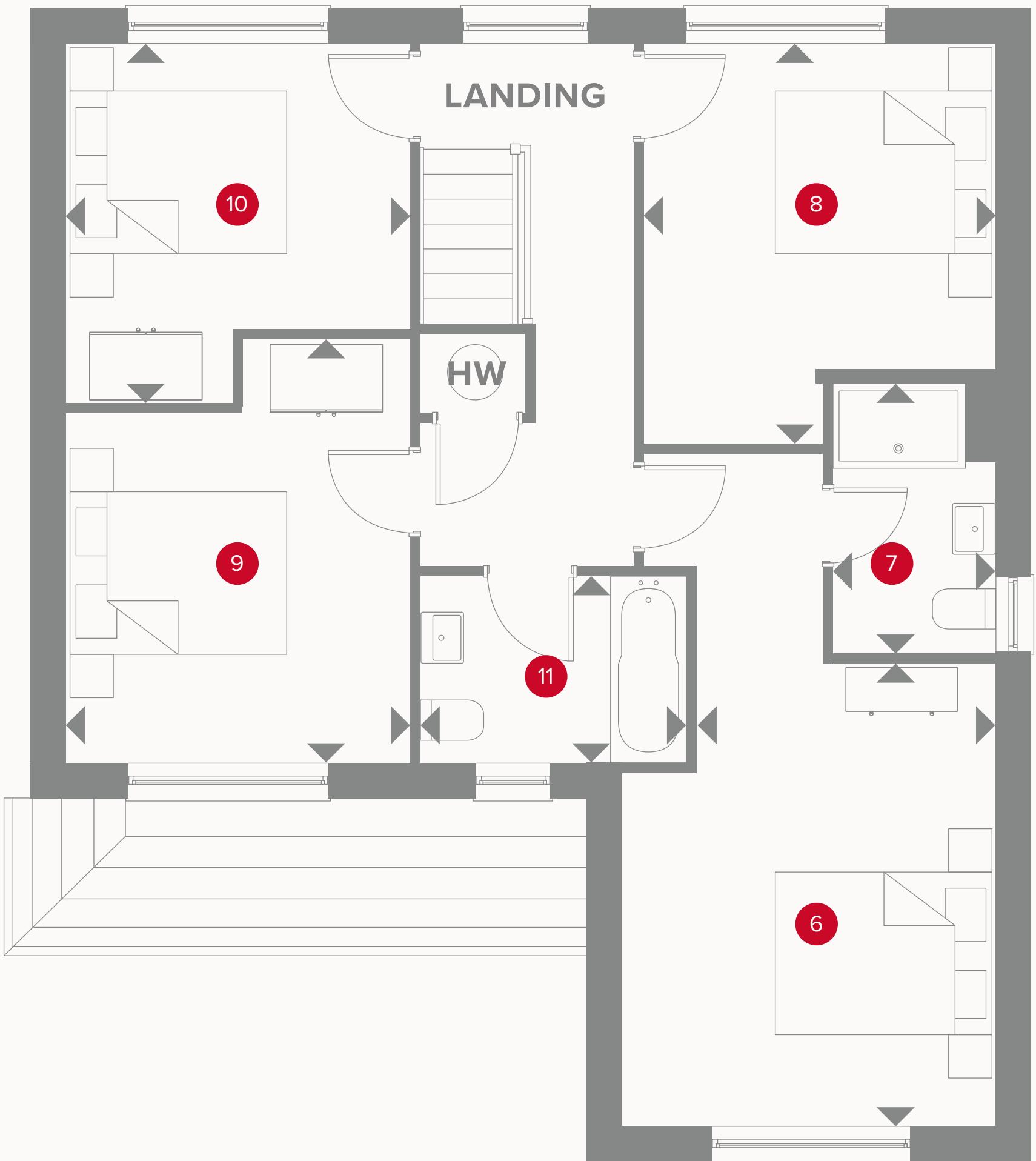


## KEY

- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space

- Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space

# THE MARLOW FIRST FLOOR



6	Bedroom 1	13'8" x 11'2"	4.17 x 3.41 m
7	En-suite	8'1" x 4'11"	2.46 x 1.50 m
8	Bedroom 2	11'11" x 10'6"	3.63 x 3.21 m
9	Bedroom 3	12'7" x 10'3"	3.84 x 3.13 m
10	Bedroom 4	10'9" x 10'2"	3.27 x 3.10 m
11	Bathroom	7'3" x 5'7"	2.22 x 1.71 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Marlow 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

- REDROW -

# THE LINCOLN

FOUR BEDROOM HOME

 REDROW



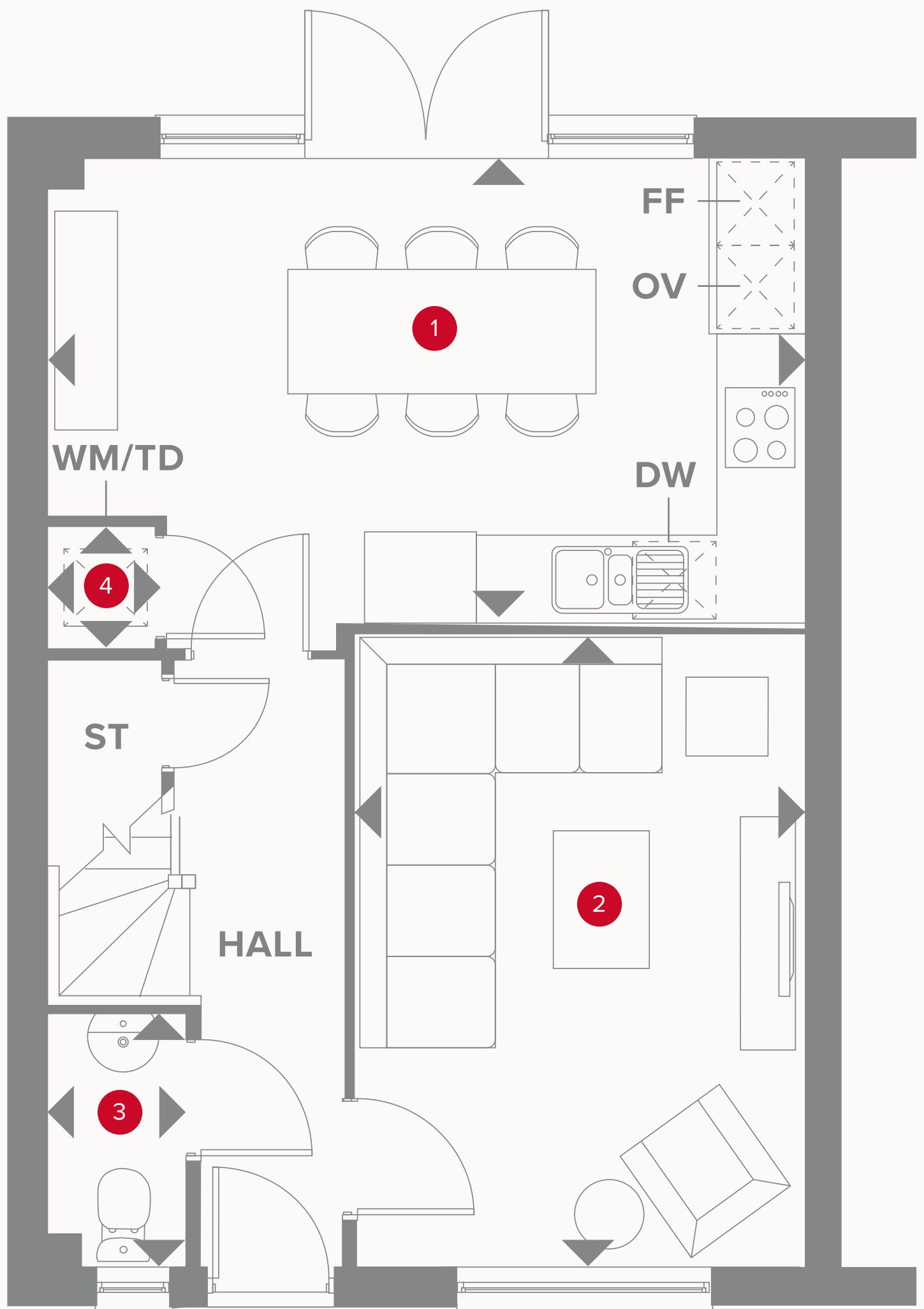
**HERITAGE**

- REDROW -

# THE LINCOLN

FOUR BEDROOM HOME

 **REDROW**



# THE LINCOLN GROUND FLOOR

1	Kitchen/Dining	17'10" x 10'11"	5.43 x 3.32 m
2	Lounge	15'0" x 10'7"	4.58 x 3.23 m
3	Cloaks	5'11" X 3'3"	1.79 x 0.98 m
4	Laundry	2'10" x 2'6"	0.87 x 0.77 m

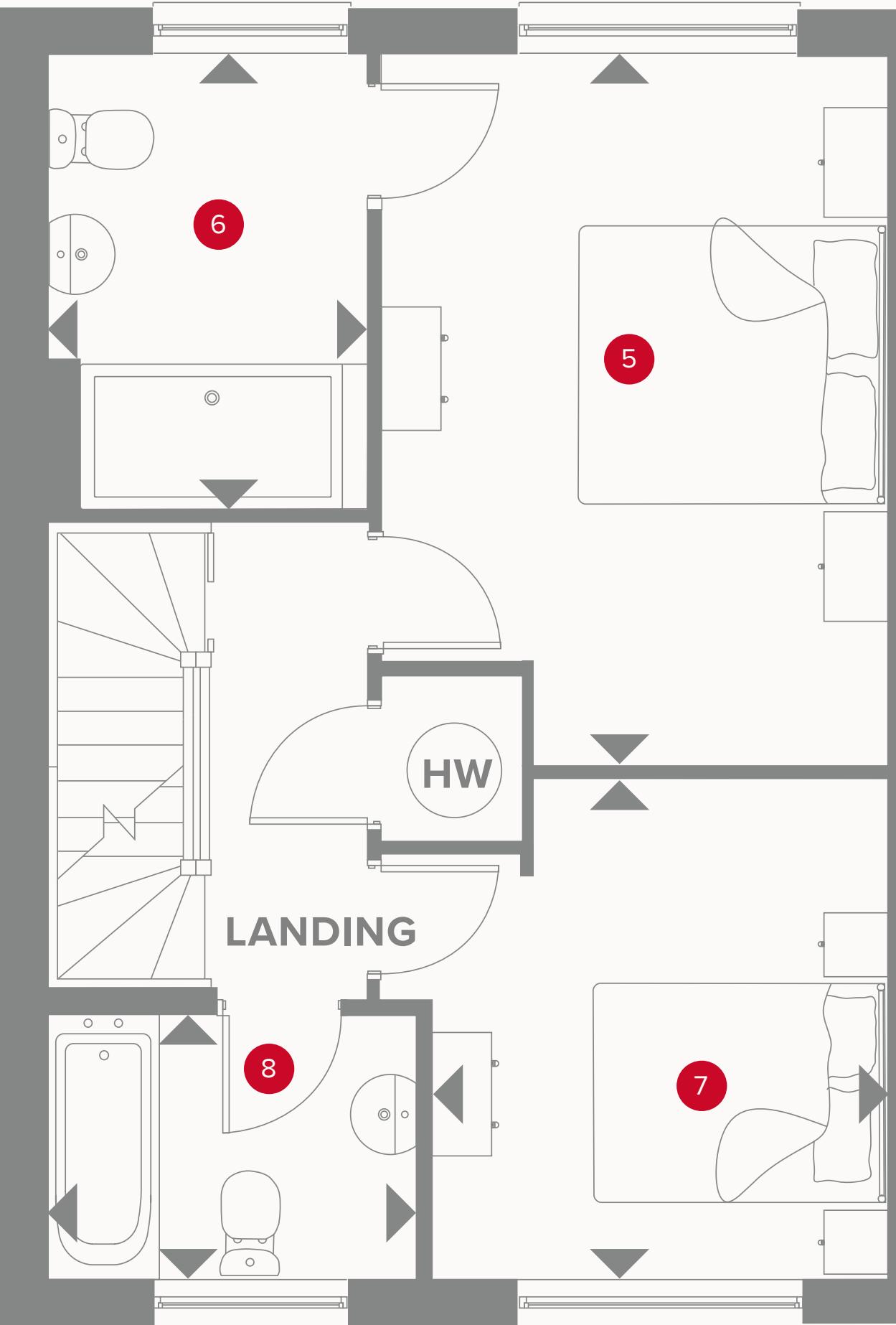


## KEY

	Hob
	Oven
	Fridge/freezer
	Tumble dryer/Washing machine space

	Dimensions start
	Storage cupboard
	Dish washer space

# THE LINCOLN FIRST FLOOR



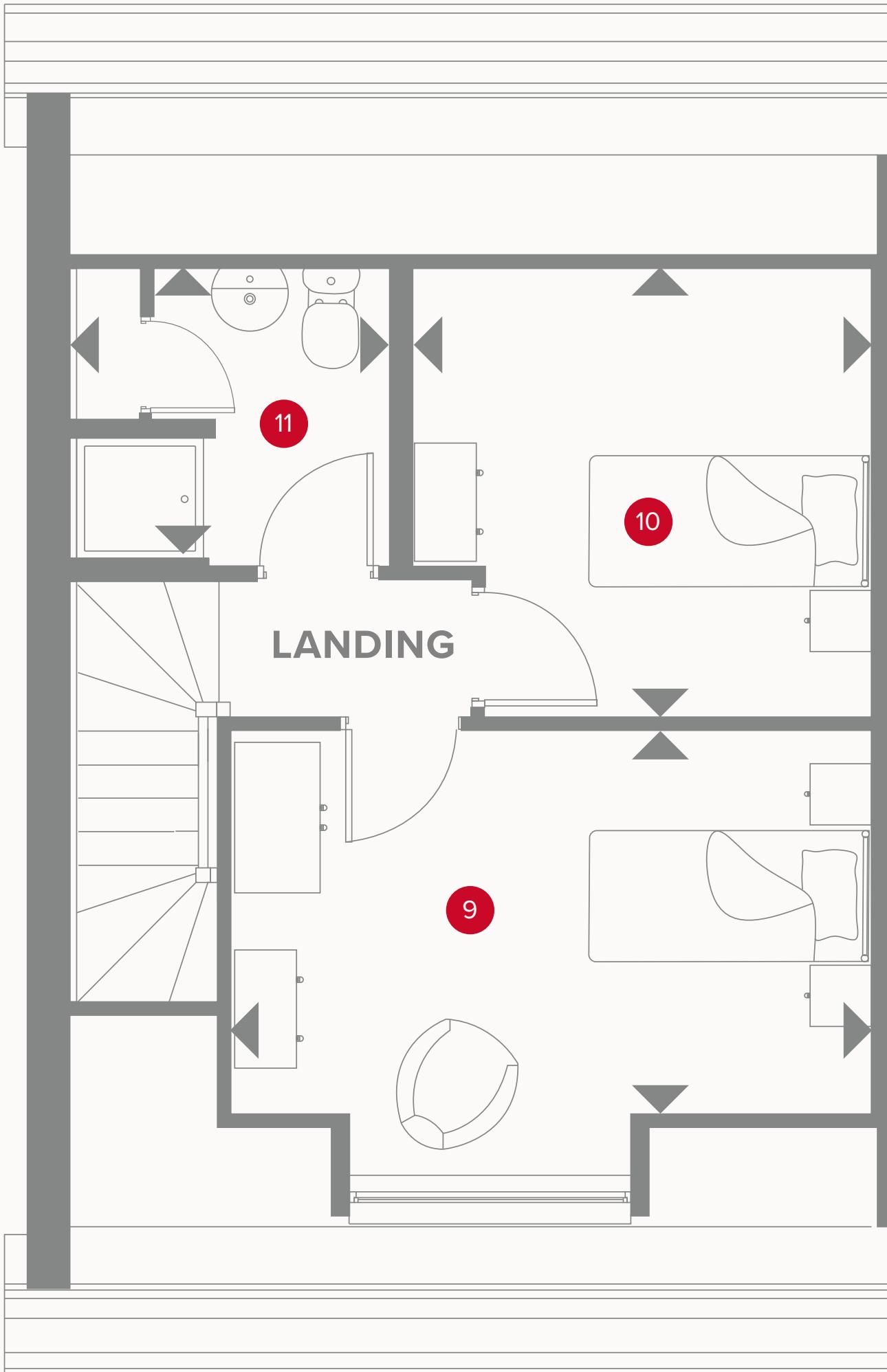
5	Bedroom 1	15'3" x 10'10"	4.66 x 3.29 m
6	En-suite	9'8" x 6'9"	2.94 x 2.05 m
7	Bedroom 2	10'9" x 9'9"	3.27 x 2.97 m
8	Bathroom 1	7'10" x 5'7"	2.38 x 1.71 m



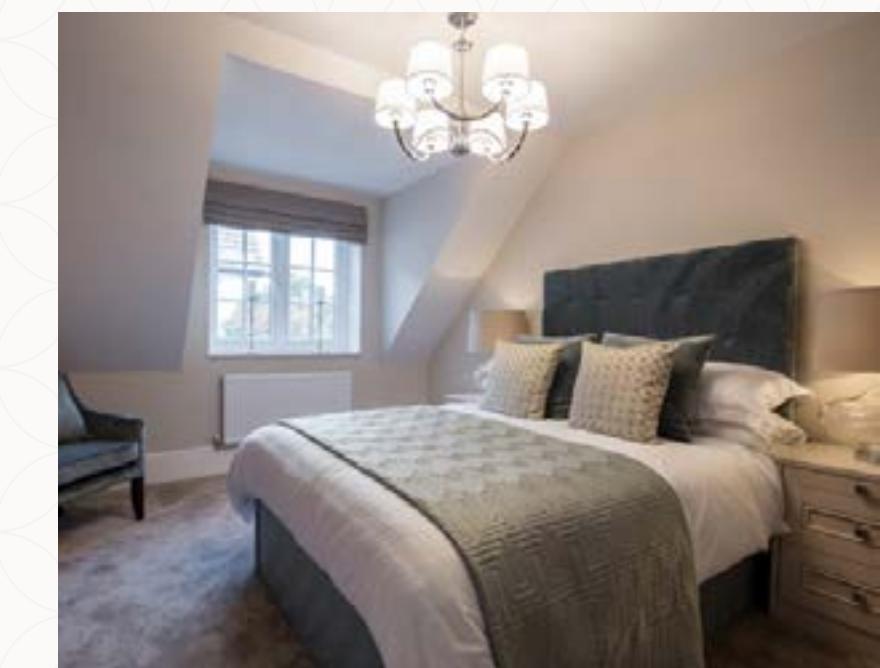
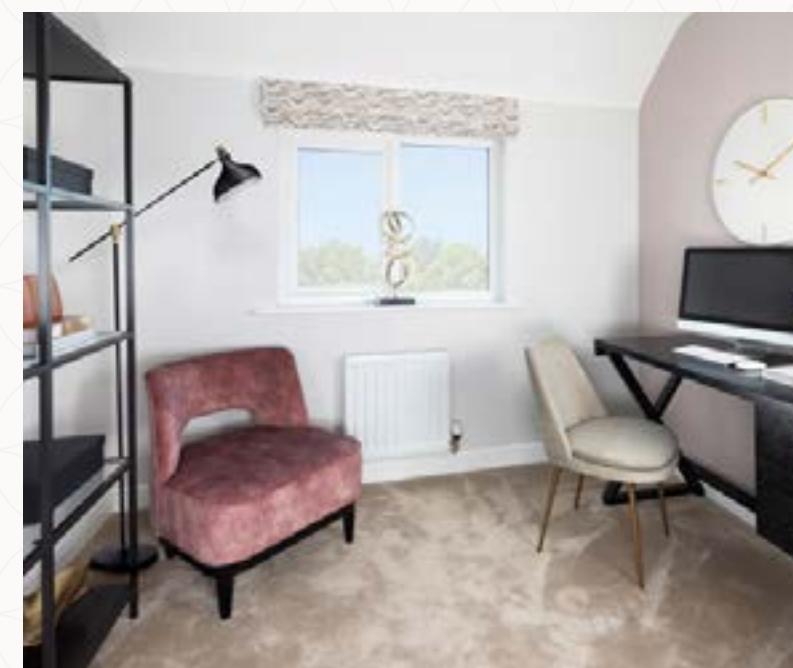
## KEY

◀ Dimensions start  
HW Hot Water

# THE LINCOLN SECOND FLOOR



9	Bedroom 3	14'3" x 10'0"	4.35 x 3.06 m
10	Bedroom 4	10'3" x 10'0"	3.13 x 3.04 m
11	Bathroom 2	7'1" x 6'8"	2.15 x 2.02 m



## KEY

◀ Dimensions start



Customers should note this illustration is an example of the Lincoln 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM HOME

 REDROW



**HERITAGE**

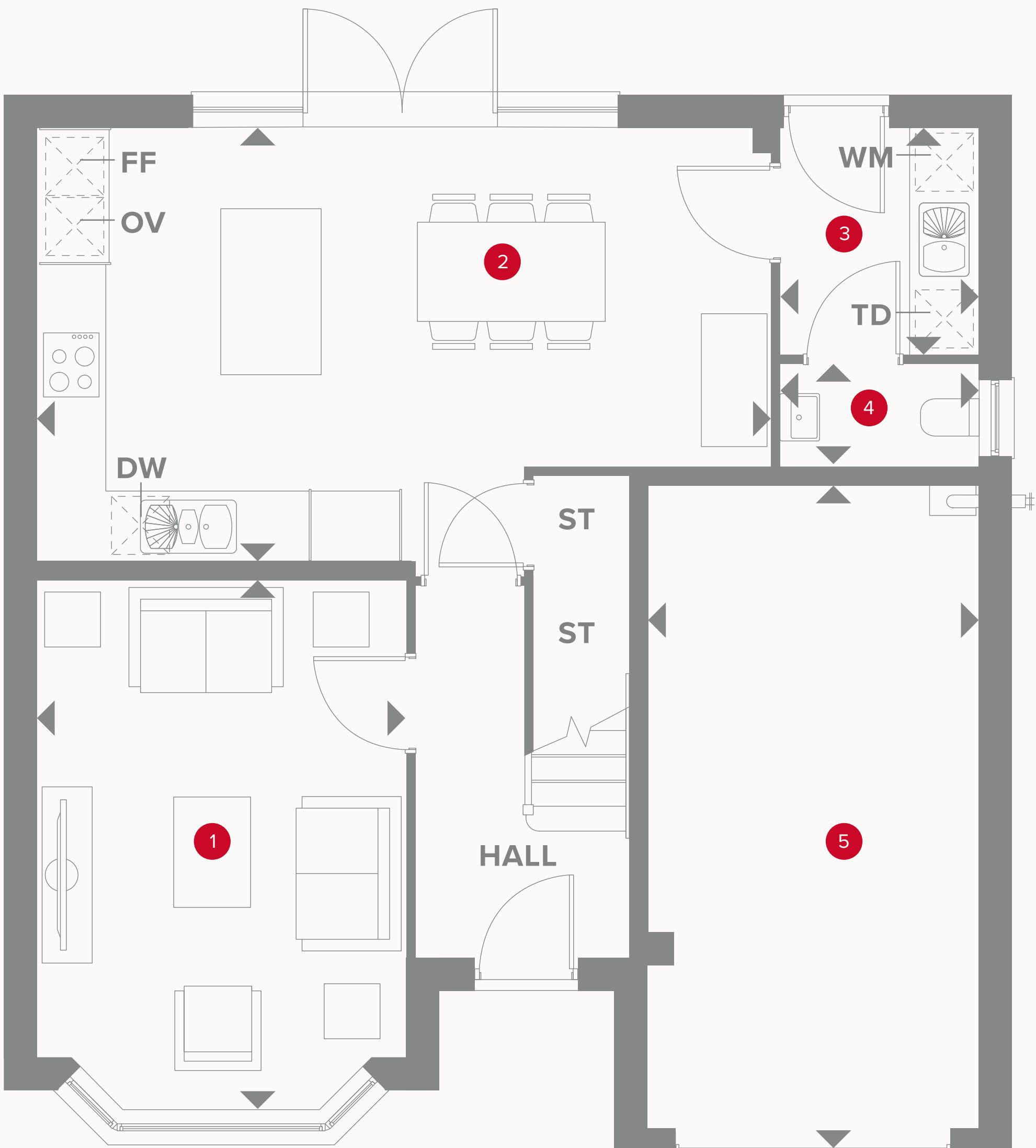
- REDROW -

# THE OXFORD

FOUR BEDROOM HOME

 **REDROW**

# THE OXFORD GROUND FLOOR

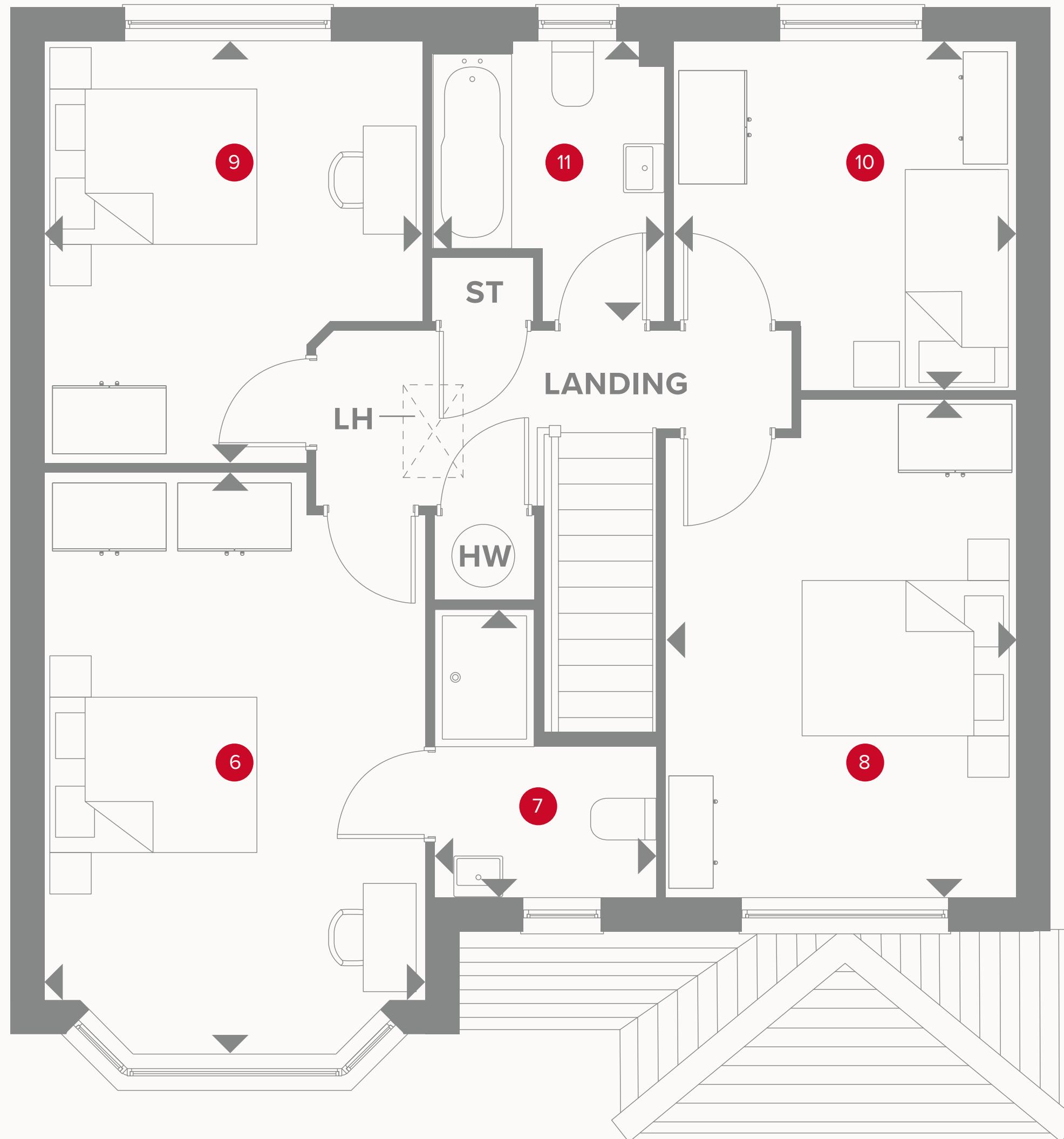


## KEY

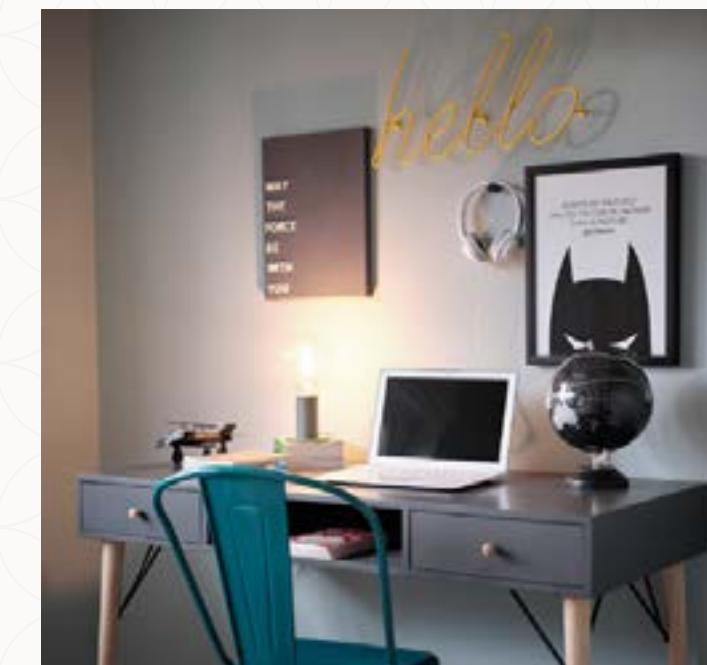
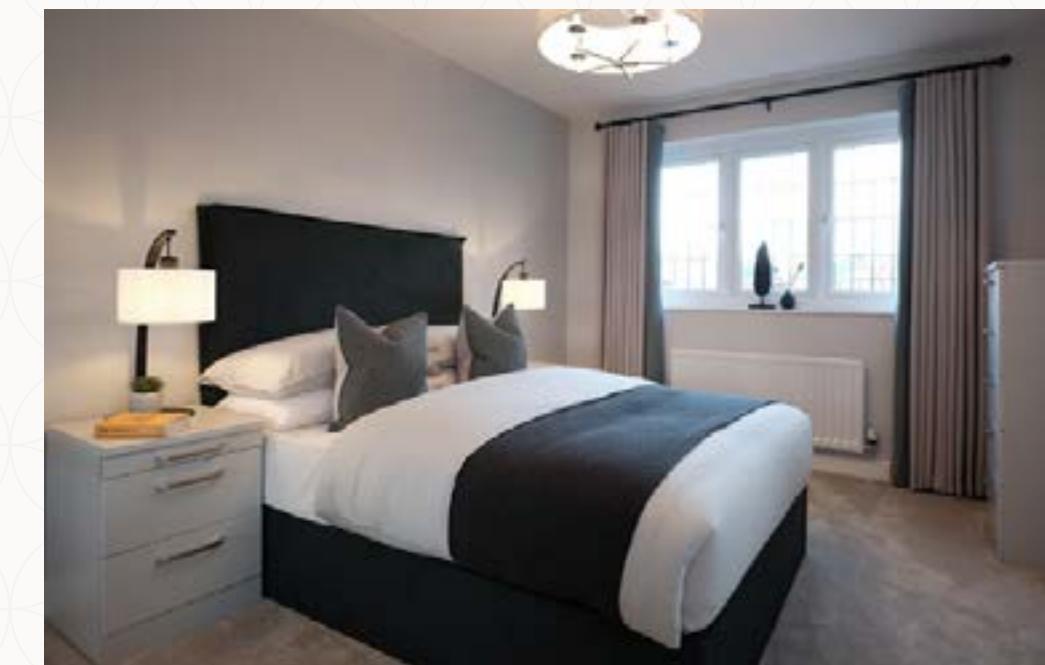
- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space

- Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space

# THE OXFORD FIRST FLOOR



6	Bedroom 1	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'9" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Some images shown include upgrade items which are not included as standard with the house type.



**HERITAGE**

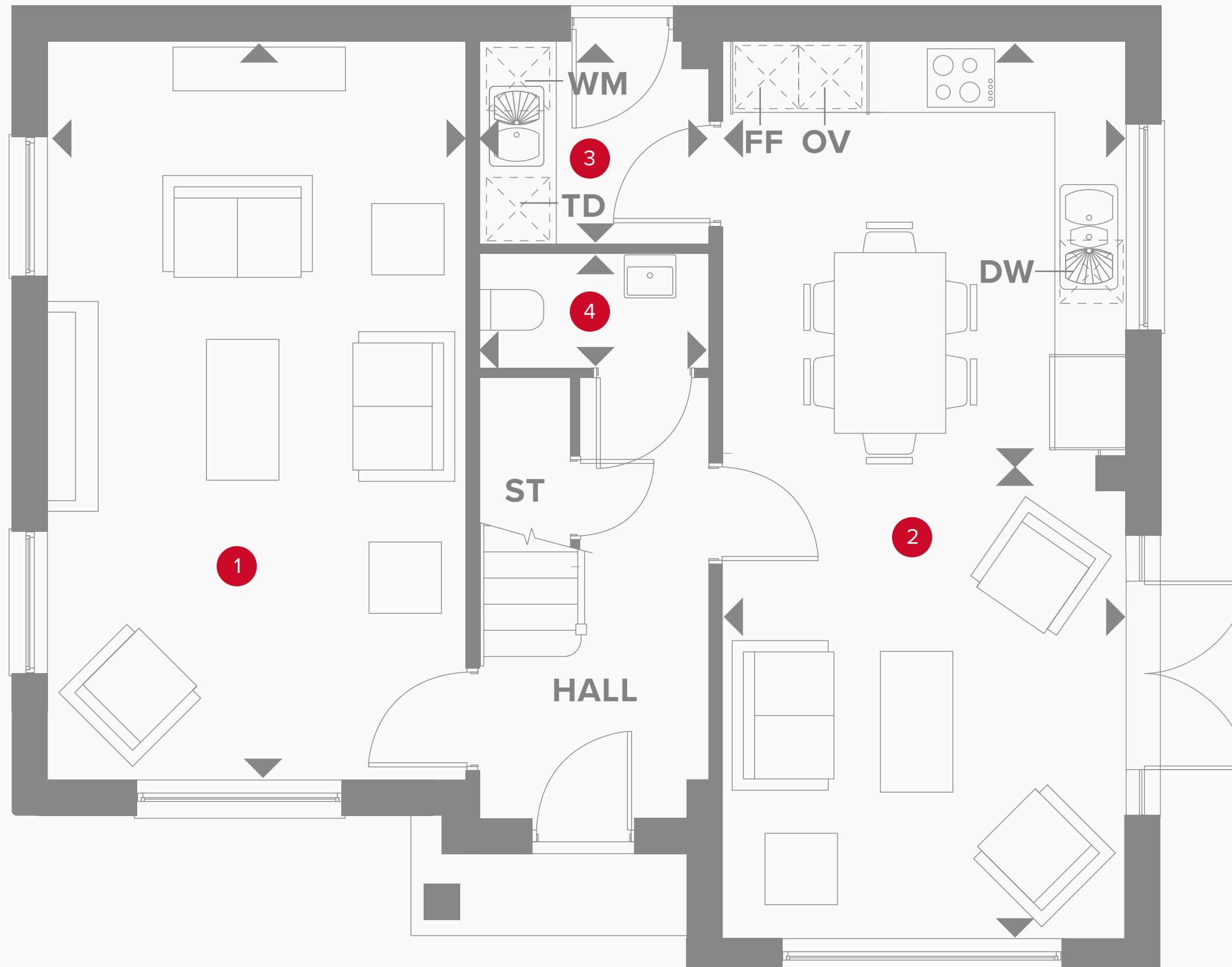
- REDROW -

# THE SHAFTESBURY

FOUR BEDROOM HOME

 REDROW

# THE SHAFTESBURY GROUND FLOOR



1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining/ Family	25'7" x 11'7"	7.79 x 3.52 m
3	Utility	6'6" x 5'9"	1.99 x 1.75 m
4	Cloaks	6'6" x 3'4"	1.99 x 1.01 m

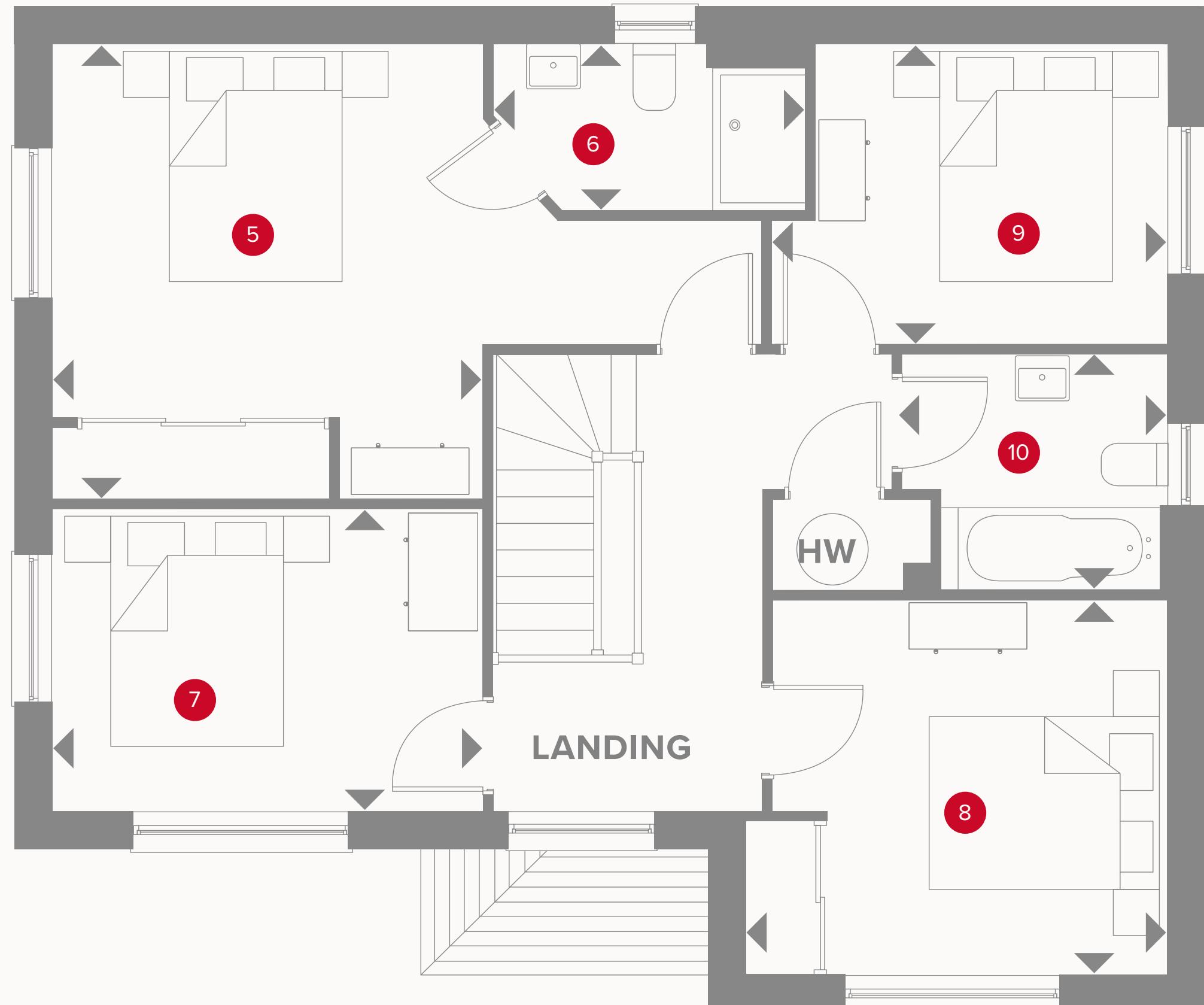


## KEY

- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space

- Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dishwasher space

# THE SHAFTESBURY FIRST FLOOR



5	Bedroom 1	12'5" x 11'8"	3.80 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'11" x 8'3"	3.62 x 2.55 m
8	Bedroom 3	11'5" x 10'05"	3.52 x 3.19 m
9	Bedroom 4	10'8" x 8'2"	3.30 x 2.50 m
10	Bathroom	7'3" x 6'6"	2.22 x 2.01 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Shaftesbury 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

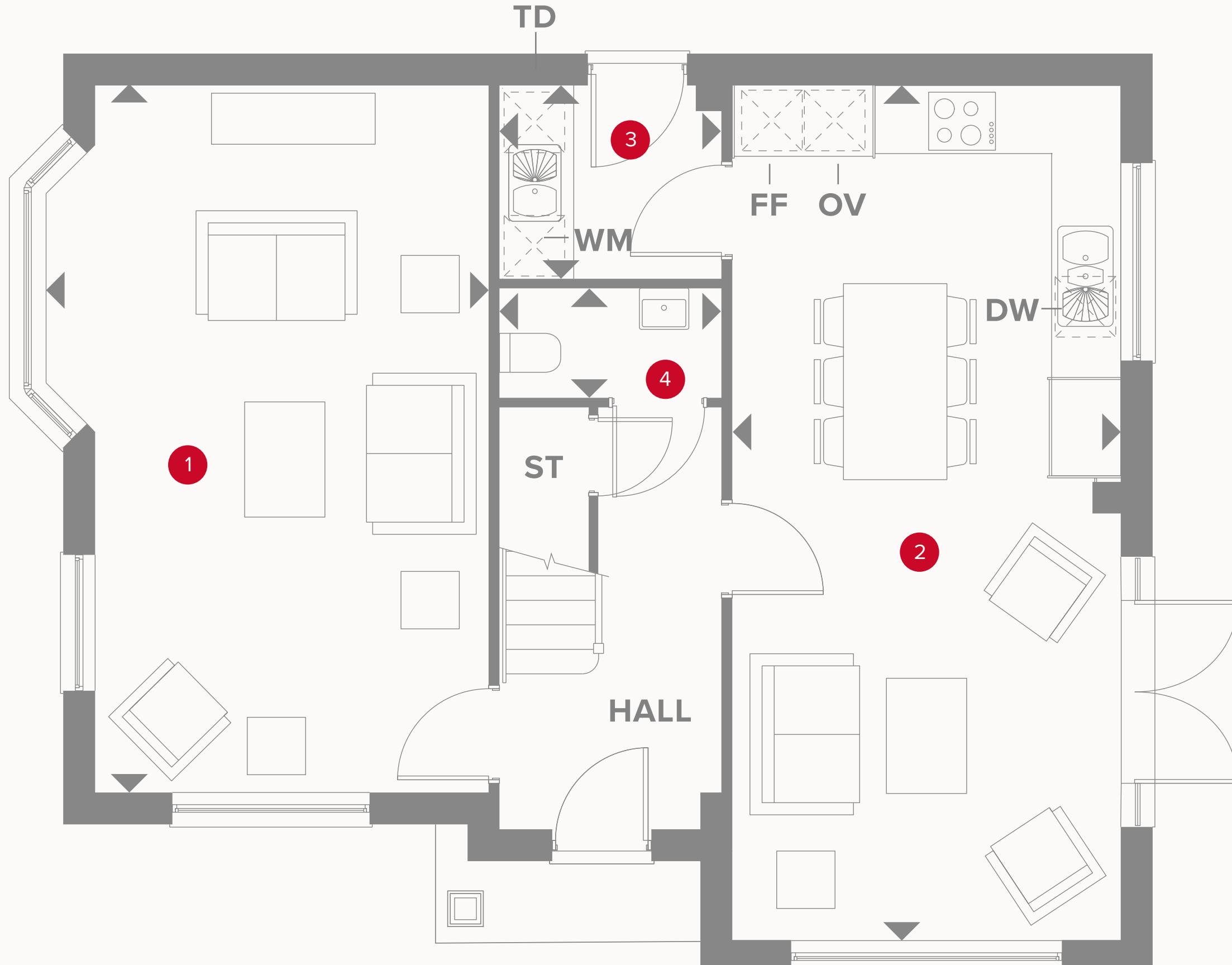
- REDROW -

# THE SHAFTESBURY SPECIAL

FOUR BEDROOM HOME

 **REDROW**

# THE SHAFTESBURY SPECIAL GROUND FLOOR



1	Lounge	21'2" x 11'8"	6.44 x 4.00 m
2	Kitchen/ Dining/Family	25'7" x 11'7"	7.79 x 3.52 m
3	Utility	6'6" x 5'9"	1.99 x 1.75 m
4	Cloaks	6'6" x 3'4"	1.99 x 1.01 m

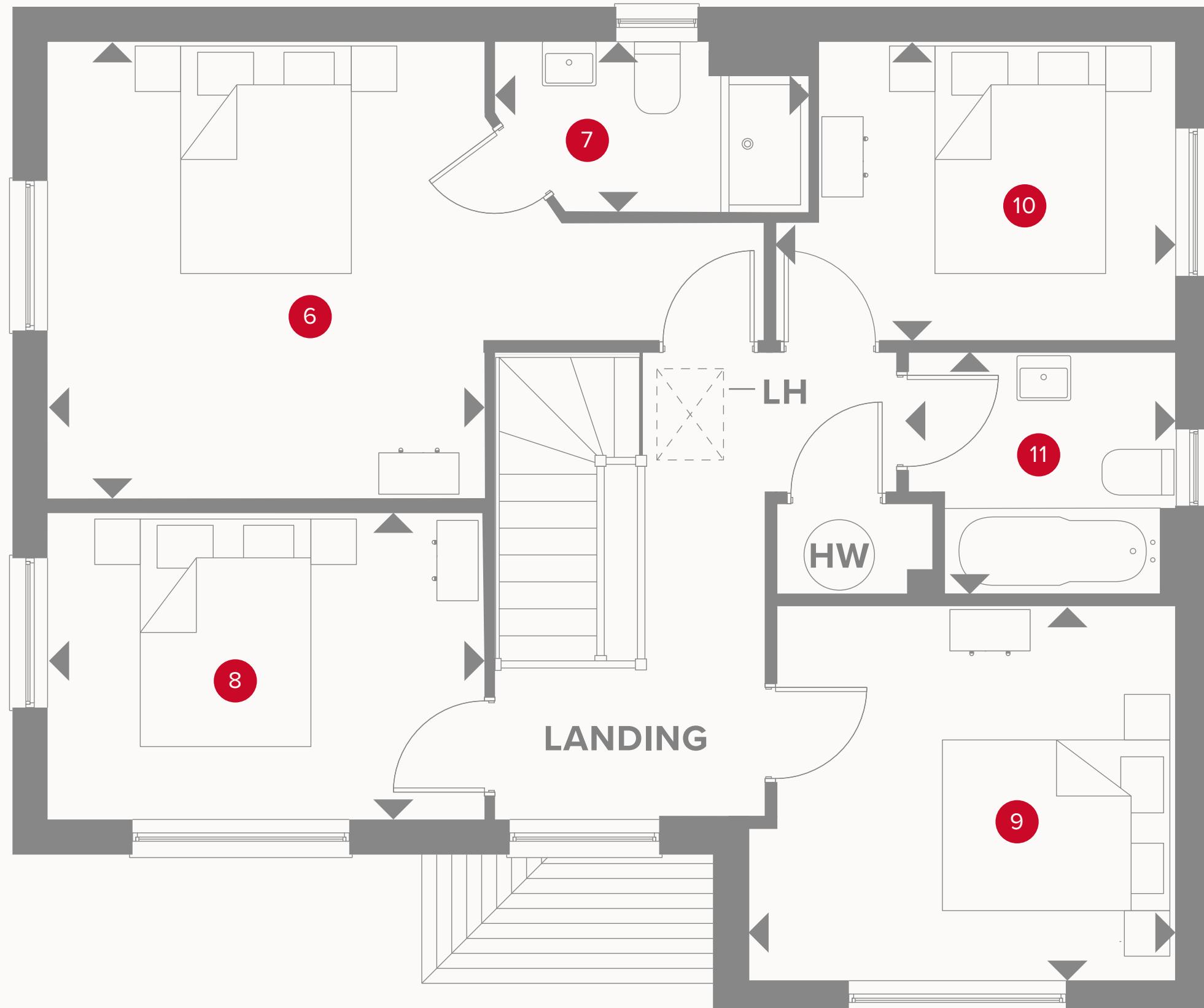


## KEY

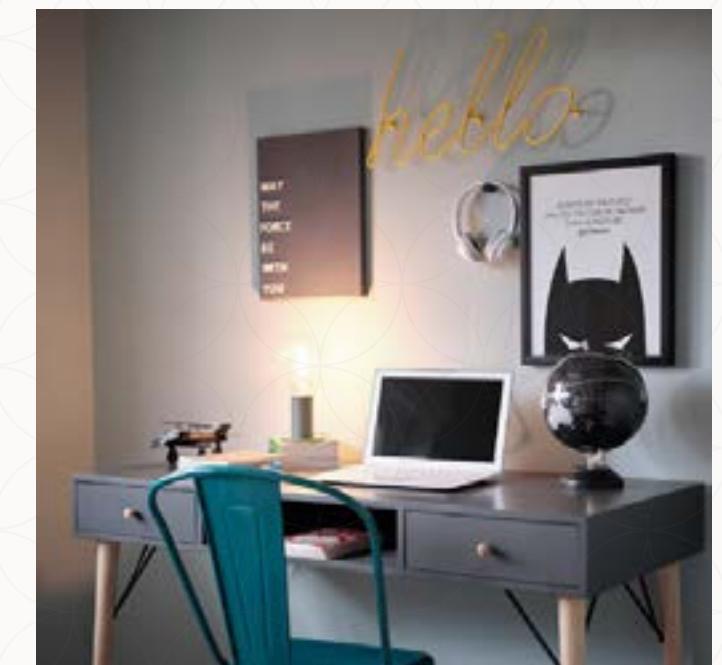
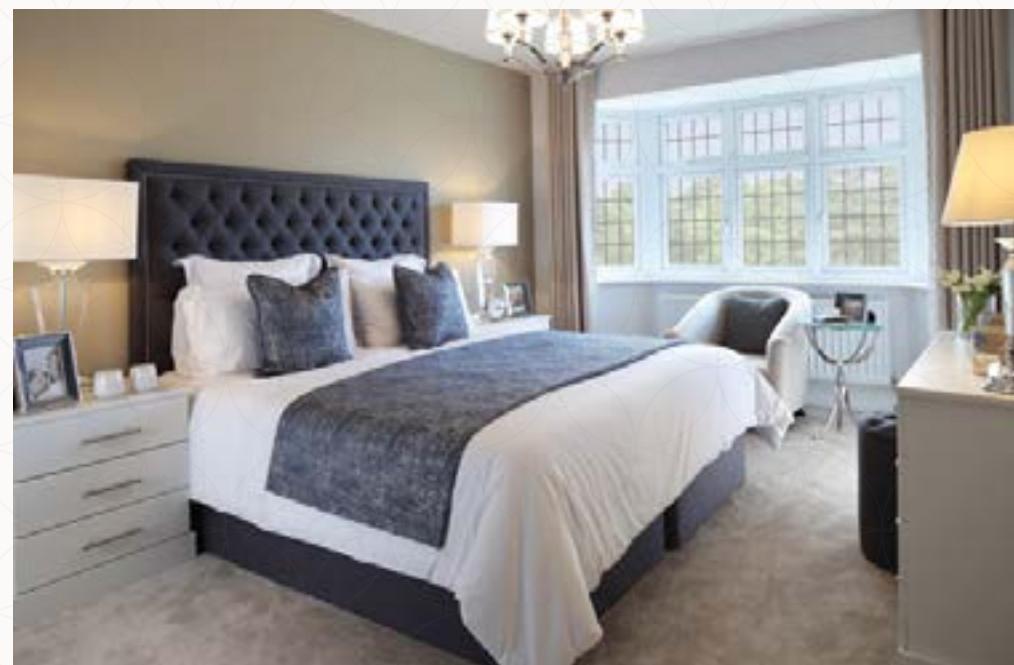
- Hob
- Oven
- Fridge/freezer
- Tumble dryer space

- ◀ Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space

# THE SHAFTESBURY SPECIAL FIRST FLOOR



6	Bedroom 1	11'11" x 11'8"	3.62 x 3.80 m
7	En-suite	7'11" x 4'7"	2.58 x 1.38 m
8	Bedroom 2	11'11" x 9'2"	3.52 x 3.12 m
9	Bedroom 3	11'7" x 9'10"	3.63 x 2.55 m
10	Bedroom 4	10'4" x 8'7"	3.30 x 2.48 m
11	Bathroom	8'2" x 6'8"	2.22 x 2.01 m



## KEY

- ◀ Dimensions start
- HW** Hot water storage
- LH** Loft hatch



Customers should note this illustration is an example of the Oxford Lifestyle 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

- REDROW -

# THE HARROGATE

FOUR BEDROOM HOME

 REDROW



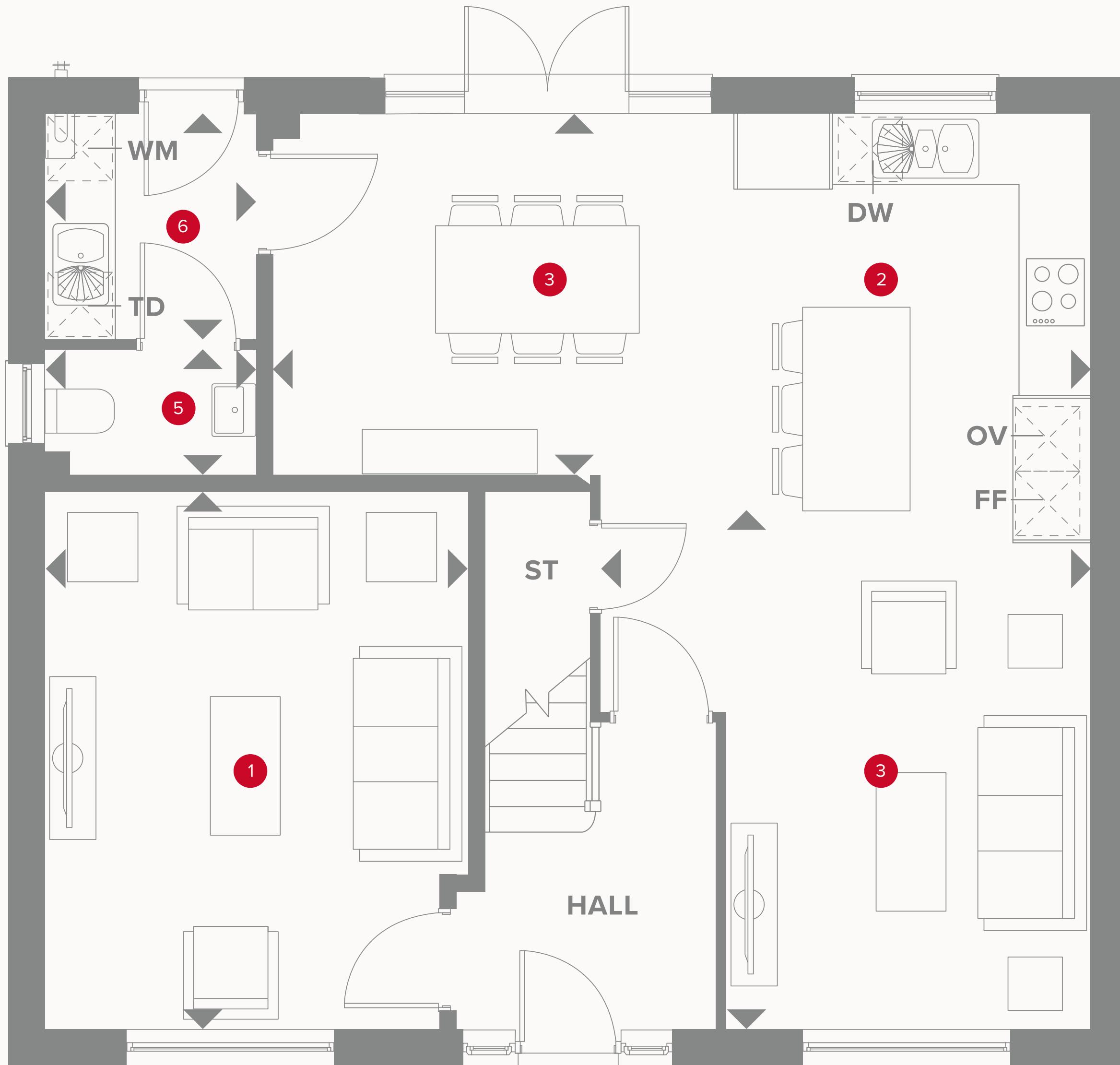
**HERITAGE**

- REDROW -

# THE HARROGATE

FOUR BEDROOM HOME

 REDROW



# THE HARROGATE GROUND FLOOR

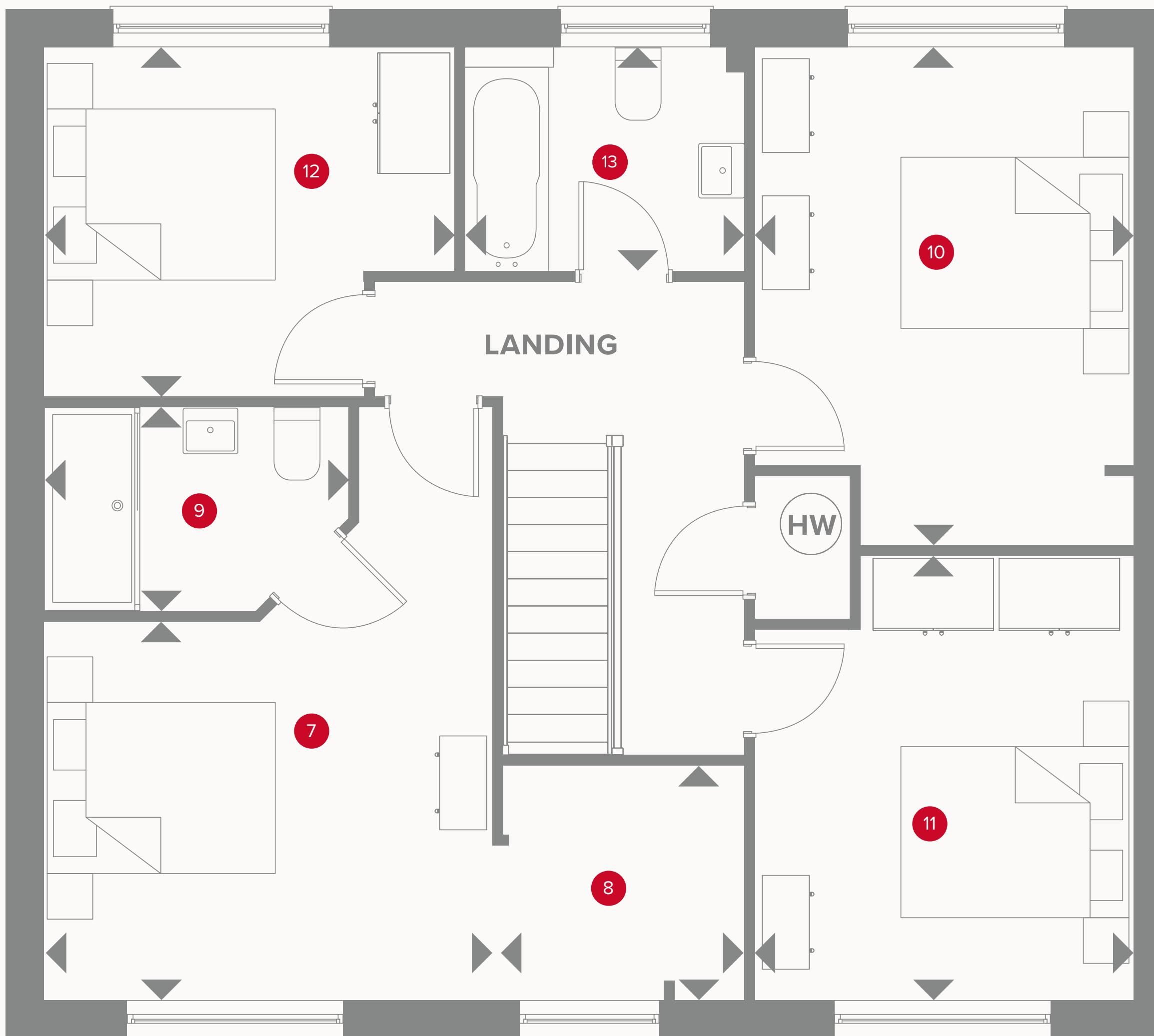
①	Lounge	15'2" x 12'0"	4.63 x 3.65 m
②	Kitchen	12'4" x 10'10"	3.79 x 3.08 m
③	Dining	13'0" x 10'3"	3.99 x 3.13 m
④	Family	15'5" x 10'4"	4.12 x 3.15 m
⑤	Cloaks	5'11" x 3'7"	1.80 x 1.09 m
⑥	Utility	6'5" x 5'11"	1.95 x 1.80 m



## KEY

- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space

- Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space



# THE HARROGATE FIRST FLOOR

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
8	Dressing area	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.69 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	11'2" x 9'6"	3.40 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Harrogate 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

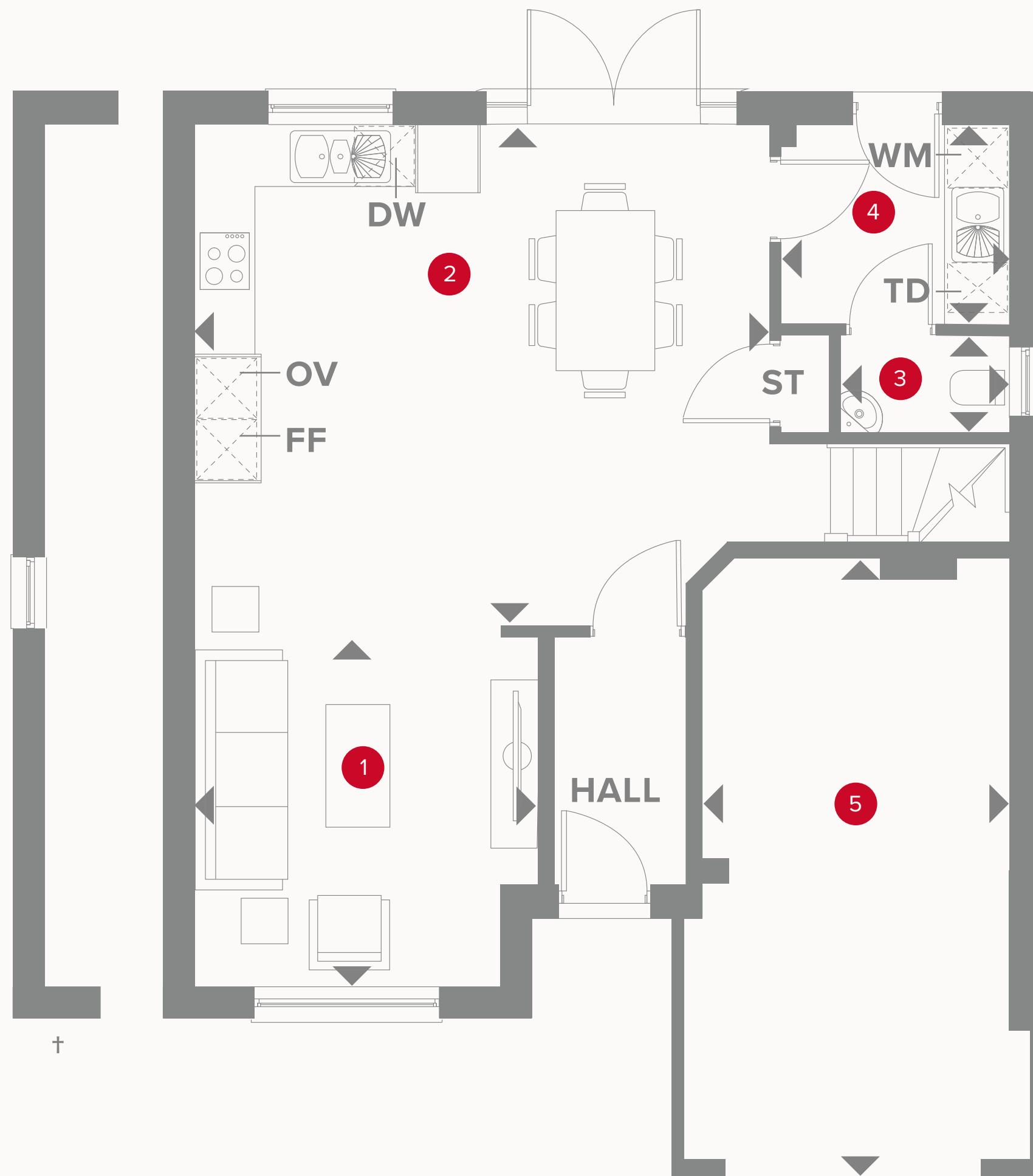
- REDROW -

# THE WINDSOR

FOUR BEDROOM HOME

 REDROW

# THE WINDSOR GROUND FLOOR



① Lounge	11'3" x 10'11"	3.43 x 3.33 m
② Kitchen/ Dining	18'4" x 15'10"	5.59 x 4.83 m
③ Cloaks	5'7" x 3'1"	1.69 x 0.94 m
④ Utility	7'3" x 6'5"	2.22 x 1.95 m
⑤ Garage	19'8" x 9'10"	5.99 x 3.00 m

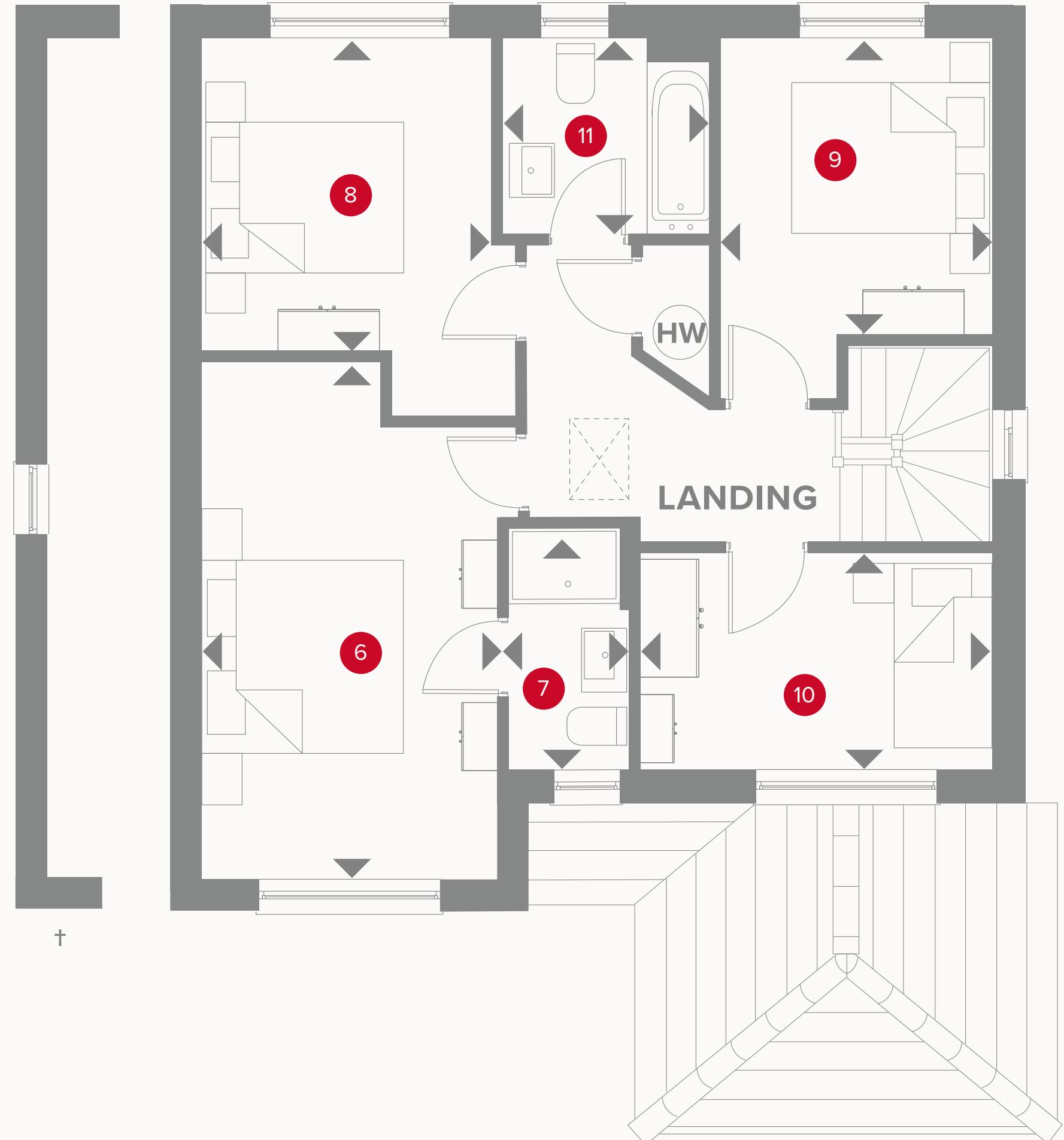


## KEY

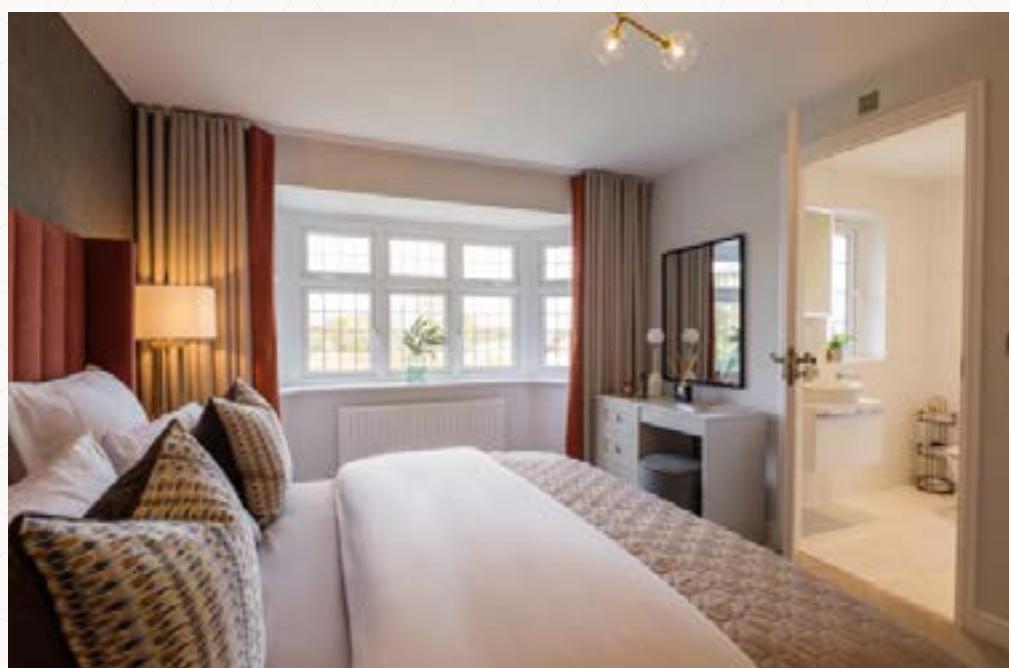
- Hob
- OV Oven
- FF Fridge/freezer
- TD Tumble dryer space
- WM Washing machine space
- DW Dish washer space

- Dimensions start
- ST Storage cupboard

# THE WINDSOR FIRST FLOOR



6	Bedroom 1	16'10" x 9'9"	5.14 x 2.96 m
7	En-suite	8'2" x 4'3"	2.48 x 1.29 m
8	Bedroom 2	10'3" x 9'8"	3.12 x 2.94 m
9	Bedroom 3	9'11" x 8'11"	3.01 x 2.72 m
10	Bedroom 4	11'5" x 7'1"	3.48 x 2.17 m
11	Bathroom	6'9" x 6'4"	2.07 x 1.94 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



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 Suites during working hours and customers must check their individual specifications prior to making a reservation.

# SKILFUL EXECUTION

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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

Exclusive kitchen designs. Refer to Sales Consultant for details of latest kitchen styles offered. Subject to build stage.

#### Upstand

To match above worktops with stainless steel splashback behind hob.

#### Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

#### Sink

Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

#### Appliances AEG / Electrolux / Zanussi

60cm ceramic hob with 4 ring burner  
Double oven  
60cm chimney extract  
Integrated 50/50 fridge/freezer



## INTERIOR

### Walls

White emulsion paint finish.  
Refer to Sales Consultant for details..

### Ceilings

White emulsion paint finish.  
Refer to Sales Consultant for details.

### Internal Doors

"Cambridge" 2 panel internal moulded door.

### Internal Door Furniture

Polished chrome effectdoor furniture.

### TV Point

Located as follows: one in lounge and one in bedroom. See layout for details.

### Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings.  
Refer to Sales Consultant for details.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific.  
Refer to Sales Consultant for details.

### Radiators

Myson radiators.

### Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points.  
See electrical layout drawings for details.

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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom Styles

Ideal Standard in white finish.

### Bathroom/En-suite & Cloakroom Basin

Ideal Standard or corner basin with chrome trap.  
Please refer to drawings to confirm basin design.

### WC

Ideal Standard close coupled back-to-wall pan  
with dual flush cistern.

### Bath

Tempo Arc bath with Uniline bath panel.

### Brassware

Ideal Standard single lever tap.

### Wall Tiles

Choice of wall tiles to bathroom, en-suite and  
cloakroom. Refer to Sales Consultant for details,  
subject to build stage.

### Towel Warmer

Towel warmer in chrome effect finish to bathroom  
and en-suite.

### Shower over Bath

Shower valve and screen to be provided above  
bath where there is no separate shower enclosure  
within bathroom.

### Shower Valve

Aqualisa shower valve.

### Shaver Sockets

In bathroom and en-suite where applicable.

### Mirrors

To be fitted above bathroom and en-suite wash  
basins where applicable. See Sales Consultant for  
details.



## EXTERIOR

### External Doors:

#### Front

GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

#### Rear

GRP door with patterned obscured glass, finished internally and externally in white.

### Security

Multi point locking system to front and rear doors of house.

### External Front Lights

Coach down lantern. Downlight where entrance is recessed.

### Garage

To specific plots, see Sales Consultant for more information.

### Garage Doors

Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

### Power to Garage

Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

### Front Garden

Turf to front garden. Refer to layout for landscaping details.

### Rear Garden

Top soil to rear gardens.

### Paving

Buff Riven faced slabs as indicated on drawing.

### Outside Tap

Outside tap, refer to drawing for location.

### External Fencing/Gates (Refer to layouts):

#### Side/Rear

Vertical boarding 1.8m high.

#### Gate

1.8m timber gate.

# 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 services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will 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 will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.

- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



# 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.





# REGENT QUAY

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