

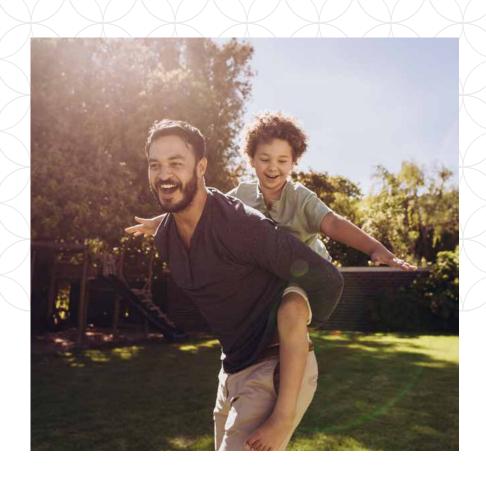
AMBER FIELDS

SITTINGBOURNE







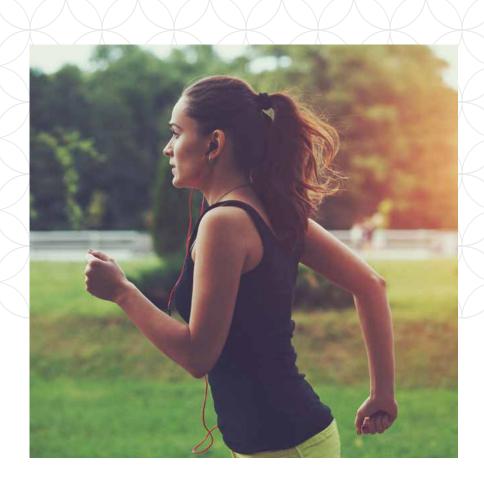


ENJOY THE **AREA**

From a simple trip to the supermarket or convenience store, to a full day of retail therapy, shopping will always be a pleasure at Amber Fields. The Forum Shopping Centre, home to a range of household name retailers, is the cornerstone of Sittingbourne town centre, while Sittingbourne Retail Park offers a further collection of stores and leisure outlets. Canterbury, Maidstone and Faversham offer distinct retail scenes of their own and are all close by, while the bright lights and flagship stores of London's Oxford Street are just an hour's train ride away, with the spectacular Bluewater Shopping Centre a half-hour drive from home.

For eating out a rich and diverse variety of cuisines is available in the surrounding area. Satisfying British pub favourites can be enjoyed at the Bobbing Apple Brewer's Fayre, The Jenny Wren and The Billet. Alternatively, for a broad range of global cooking styles, why not head into town for Indian and Bangladeshi flavours at Maharani, British Raj Sittingbourne or the Empress of India, traditional south-eastern Asian fare at Thaii Fusion or the ultimate in Mexican fiesta dining at Tacos Locos.





ENJOY A HEALTHY LIFESTYLE

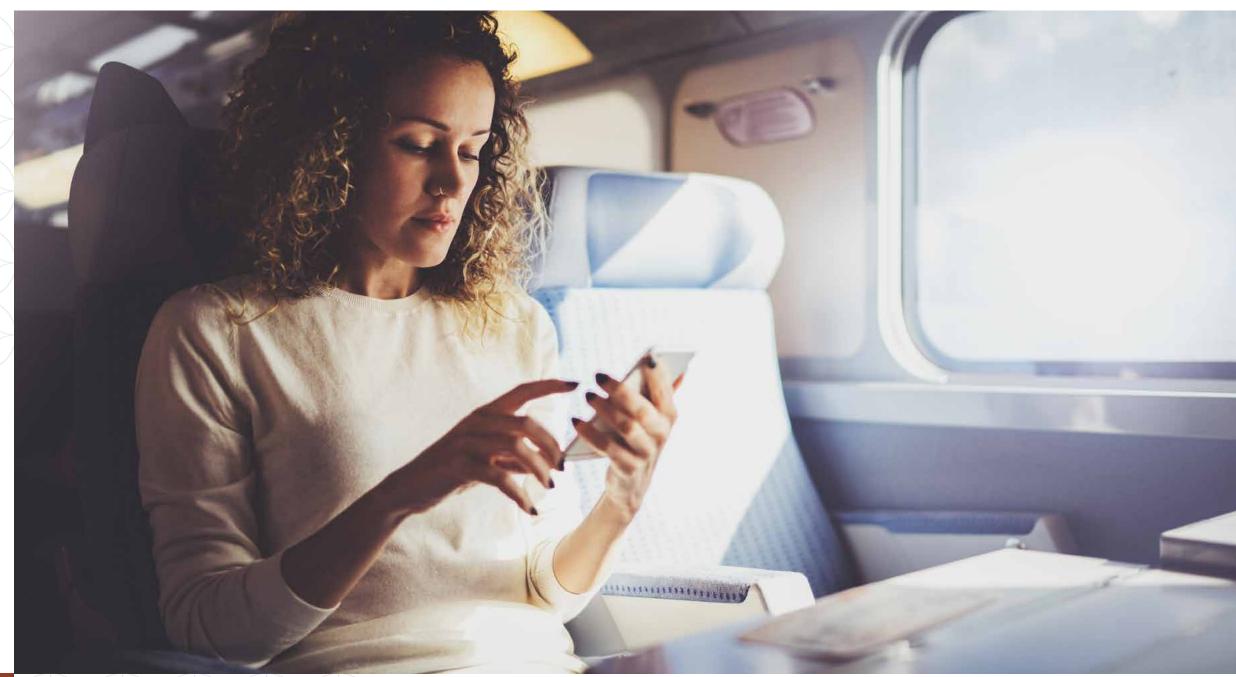
For rest and relaxation, Sittingbourne has plenty to offer, whether you're a sports and fitness fanatic or prefer recreation at a more leisurely pace. Amber Fields is just a mile from the swimming pool, gym, sports hall and courts, climbing walls and soft play area on offer at Swallows Leisure Centre. Or why not enjoy a relaxing round at one of the highly rated golf courses nearby, whether Sittingbourne and Milton Regis Golf Club, Upchurch River Valley or Sittingbourne Golf Centre.

Taking in a film or show will also be a pleasure, with the Avenue Theatre offering a variety of musicals, plays and movies. The Great Outdoors, meanwhile, is never far away and has so much scope for rest and relaxation. Enjoy a stroll along the Kent Downs, ride the Sittingbourne and Kemsley Light Railway along Milton Creek, or why not sample the many delights of the seaside, at pretty nearby coastal towns like Herne Bay and Whitstable. Alternatively, take in the history and culture of Canterbury, with its museums, many sites of interest and fascinating boat tours of the city.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a range of well-rated schools where children can begin and continue their journeys in education. Milton Court Primary Academy and Canterbury Road Primary School are both rated 'Good' by Ofsted, while the Sittingbourne School, also rated 'Good', Leigh Academy Rainham and Highsted Grammar School 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.





GETTING AROUND

Wherever you're looking to travel, Amber Fields is perfectly located for onward connections around Kent and to London and beyond. The M2 and M20 motorways - providing connections to Folkestone (50 minutes), Ashford (40 minutes), Maidstone (21 minutes), Canterbury (31 minutes) and Dover (47 minutes) - are both within easy reach, with the M20 also linking with the M25 for London, the home counties and connections for the Midlands and the North.

For rail travel, Sittingbourne station is a 30-minute walk or 10-minute drive away and offers regular services to London Victoria and St Pancras stations, with journey times of just over an hour and just under an hour respectively. The popular seaside towns of Whitstable (17 minutes), Herne Bay (24 minutes), Margate (41 minutes) and Ramsgate (56 minutes) are also easily accessible by train.

Those looking for air travel will also be well catered for, with London Gatwick around a 51-minute drive away, London Heathrow around one hour and 11 minutes and London Stanstead 1 hour and eight minutes.

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 **Amber Fields.**





SO YOU GET MORE OUT

- → Public Green Space and Children's Play Area
- → Cycleways & Footpaths
- → Affordable Housing
- → Local Equipped Areas of Play
- → Trim Trail Equipment
- → Community Orchard
- → Allotments

EXPLORE **AMBER FIELDS**

KEY



GRANTHAM

4 BEDROOM HOME



MARLOW

4 BEDROOM HOME



3 BEDROOM HOME



OXFORD

OXFORD Q 3 BEDROOM HOME

4 BEDROOM HOME



WARWICK

AMBERLEY

3 BEDROOM HOME





LEAMINGTON Q 3 BEDROOM HOME

CANTERBURY

4 BEDROOM HOME



STRATFORD

3 BEDROOM HOME

4 BEDROOM HOME



STRATFORD Q 3 BEDROOM HOME

AFFORDABLE

HOUSING

Affordable Housing: Dart – 14-21.

Tavy – 22-25, 51-54.

SUDS – Sustainable Urban Drainage System

ST - Trim Trail

S/S - Sub Station

P/S - Pump Station

BCP – Bin Collection Point

V - Visitor Parking

CONSUMER CODE FO

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.







THE AMBERLEY

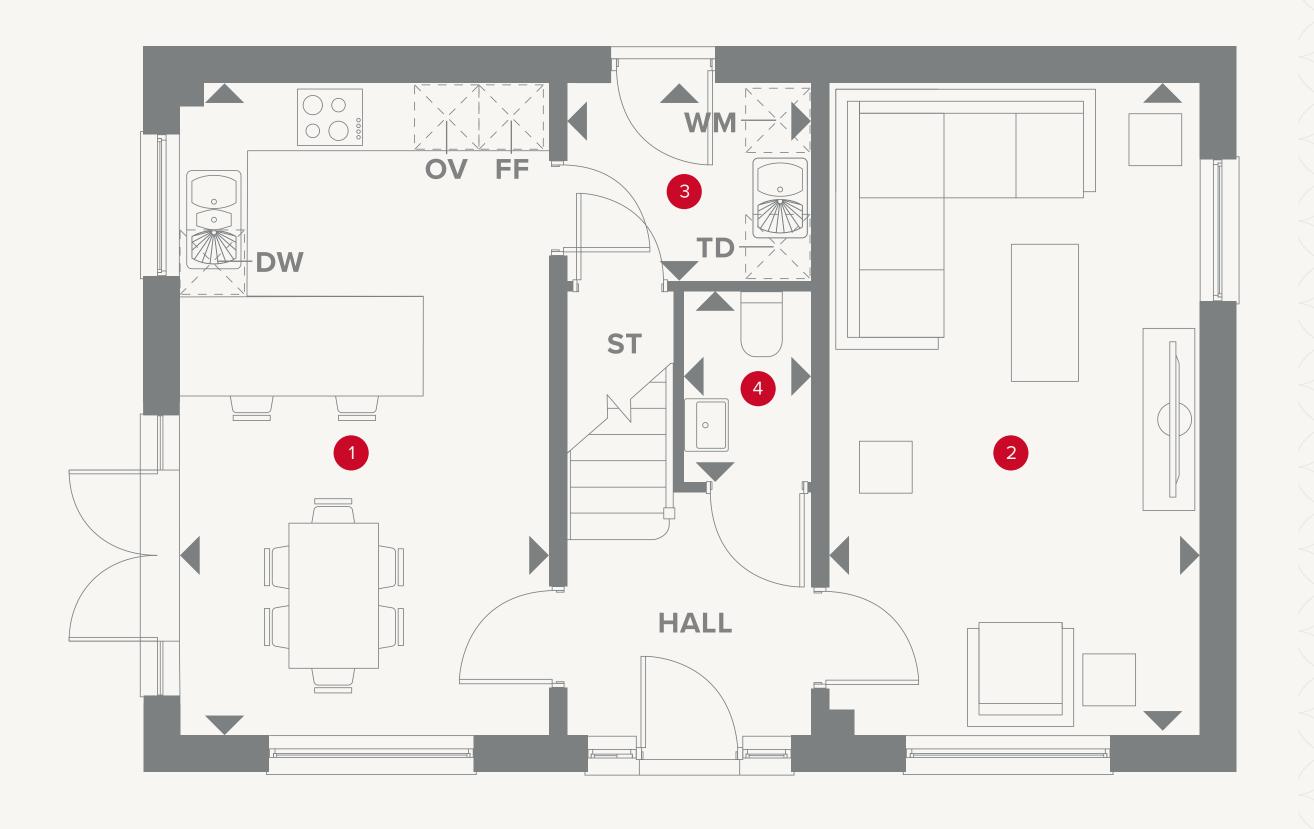






AMBERLEY AND AMBERLEY





THE AMBERLEY GROUND FLOOR

1 Kitchen/ 18'11" x 10'9" 5.77 x 3.28 m Dining

2 Lounge 18'11" x 10'9" 5.77 x 3.27 m

3 Utility 7'2" x 5'9" 2.18 x 1.75 m

4 Cloaks 5'7" x 3'9" 1.70 x 1.14 m





KEY

[∞] Hob

OV Oven

FF Fridge/freezer

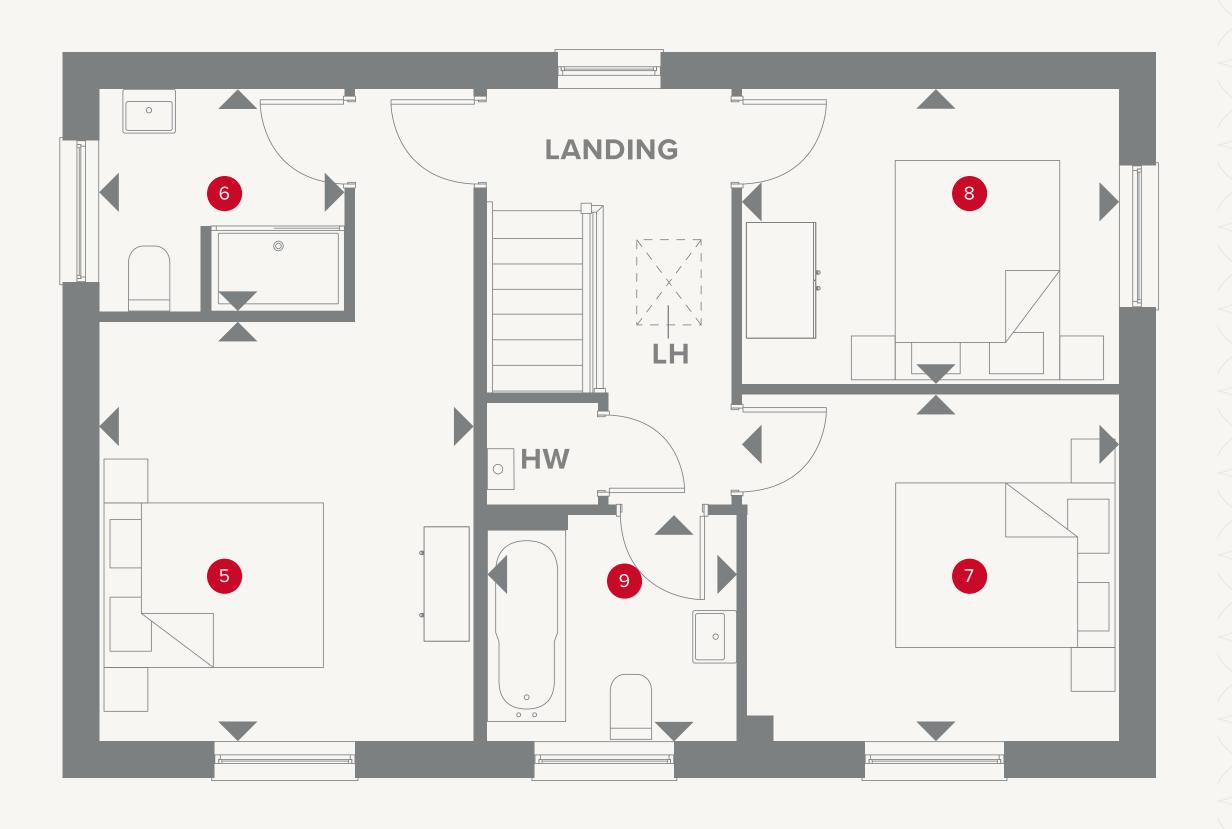
TD Tumble dryer space

◆ Dimensions start

ST Storage cupboard

WM Washing machine space

DW Dish washer space



THE AMBERLEY FIRST FLOOR

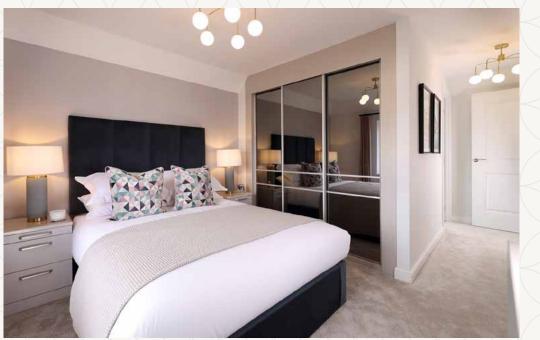
5	Bedroom 1	12'1" × 10'10"	3.69 x 3.31 m

6 En-suite 7'2" x 6'7" 2.18 x 2.00 m

7 Bedroom 2 10'10" x 10'0" 3.30 x 3.05 m

8 Bedroom 3 11'0" x 8'8" 3.35 x 2.63 m

9 Bathroom 7'3" x 6'6" 2.22 x 1.98 m





KEY

Dimensions startHW Hot water storage

LH Loft hatch



Customers should note this illustration is an example of the Amberley 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.

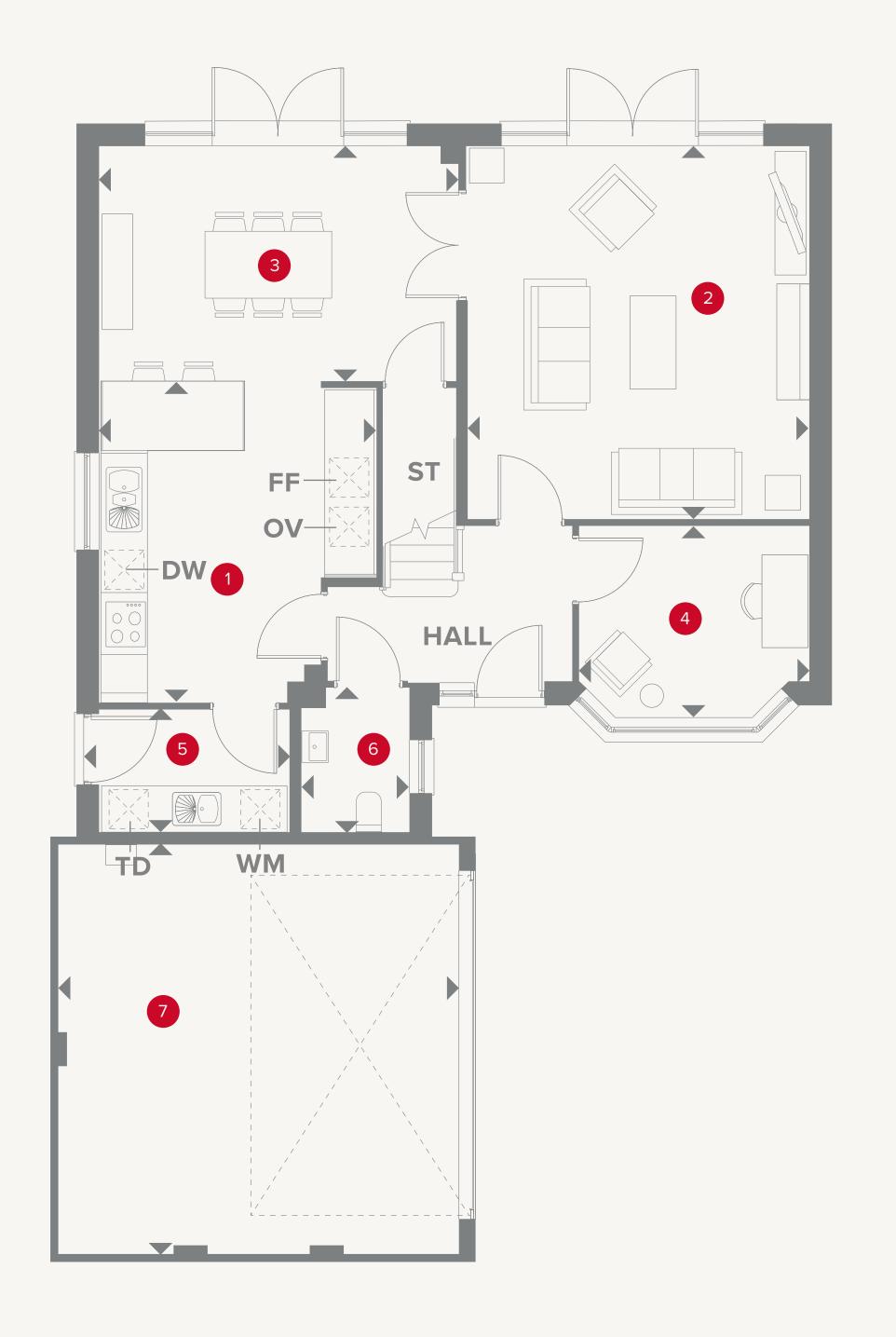




CANTERBURY

FOUR BEDROOM HOME





THE CANTERBURY GROUND FLOOR

1	Kitchen	13'8" x 11'8"	4.16 × 3.56 m
2	Lounge	15'9" x 14'5"	4.80 x 4.39 m
3	Dining	15'1" x 9'11"	4.60 x 3.02 m
4	Study	9'9" × 8'2"	2.96 x 2.48 m
5	Utility	7'11" x 5'2"	2.42 x 1.58 m
6	Cloaks	6'2" x 4'7"	1.87 × 1.40 m
7	Garage	17'5" × 17'7"	5.30 x 5.35 m





KEY

[∞] Hob

OV Oven

FF Fridge/freezer

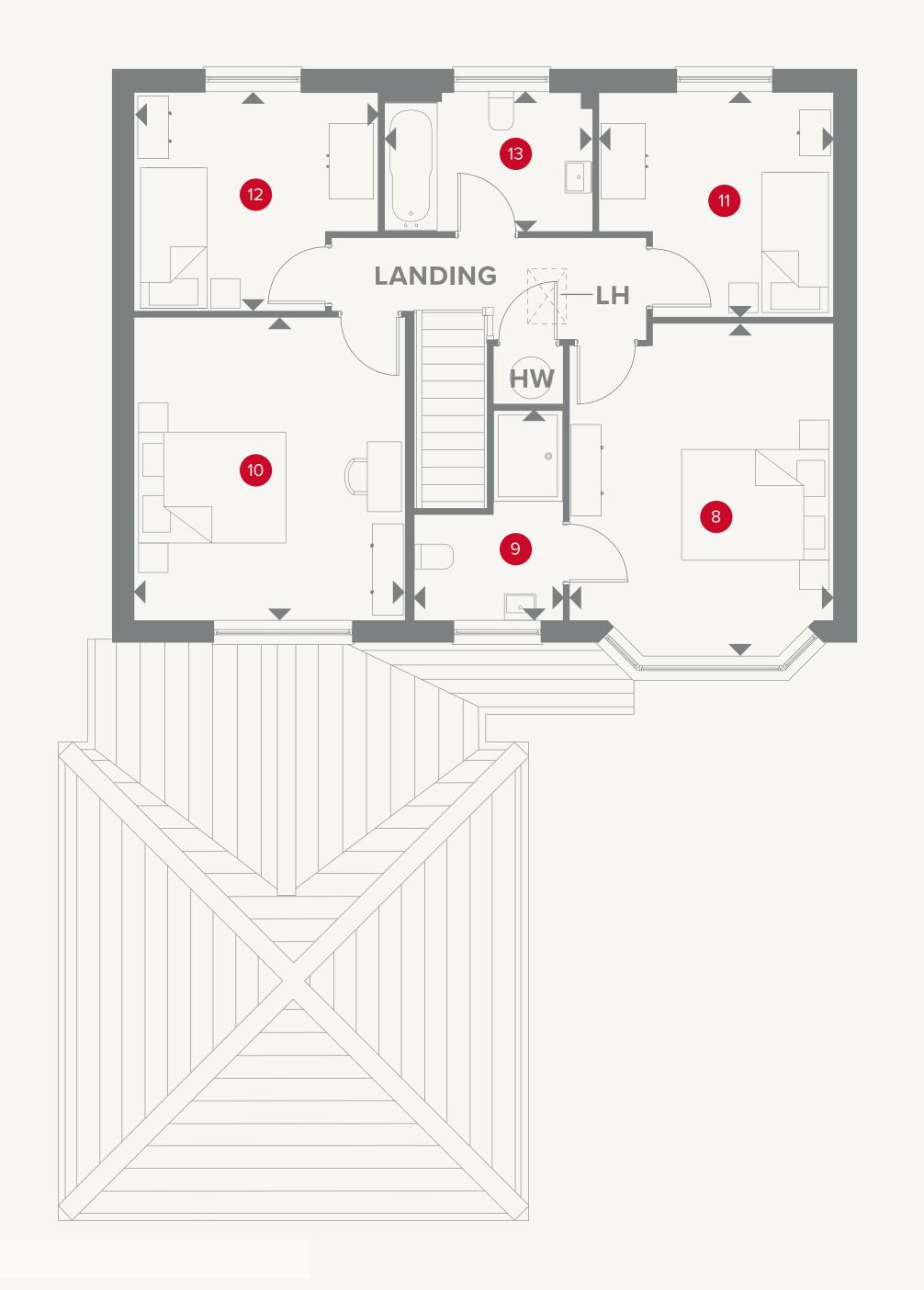
TD Tumble dryer space

◆ Dimensions start

ST Storage cupboard

WM Washing machine space

DW Dish washer space



THE CANTERBURY FIRST FLOOR

8	Bedroom 1	14'3" × 11'4"	4.34 x 3.46 m

9 En-suite 8'11" x 6'5" 2.73 x 1.95 m

10 Bedroom 2 12'12" x 11'7" 3.95 x 3.54 m

11 Bedroom 3 10'1" x 9'8" 3.07 x 2.94 m

12 Bedroom 4 10'4" x 9'5" 3.14 x 2.86 m

13 Bathroom 8'11" x 5'11" 2.73 x 1.81 m





KEY

Dimensions startHW Hot water storage

LH Loft hatch



Customers should note this illustration is an example of the Canterbury 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.





LEAMINGTON LIFESTYLE

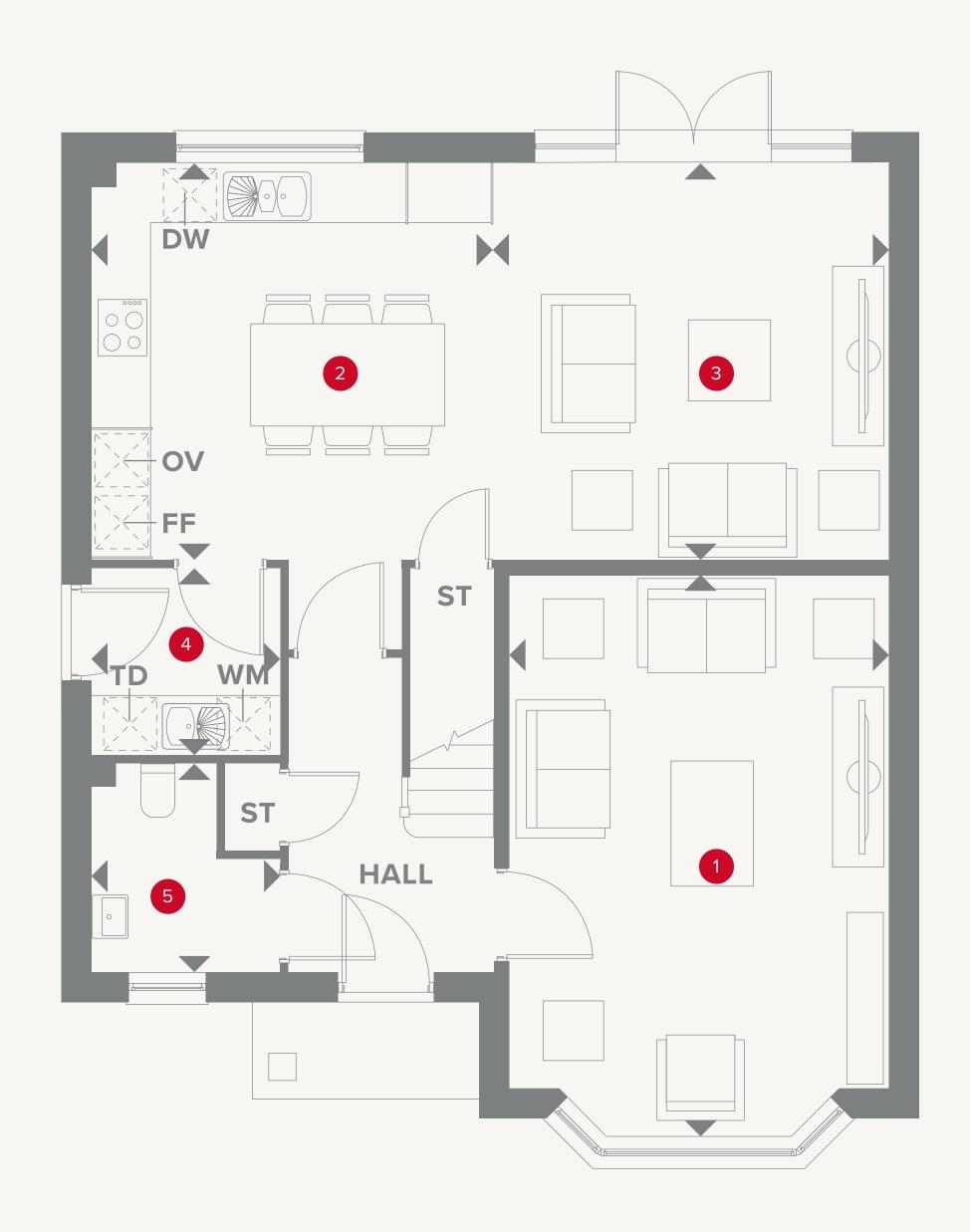






LEAMINGTON LIFESTYLE





THE LEAMINGTON LIFESTYLE GROUND FLOOR

1 Lounge	17'9" x 11'11"	5.42 x	3.63 m

2 Kitchen/ 12'8" x 12'6" 3.87 x 3.82 m Dining

3 Family 12'6" x 12'6" 3.81 x 3.82 m

4 Utility 5'11" x 5'11" 1.81 x 1.80 m

5 Cloaks 6'6" x 5'11" 1.99 x 1.80 m





KEY

[∞] Hob

OV Oven

FF Fridge/freezer

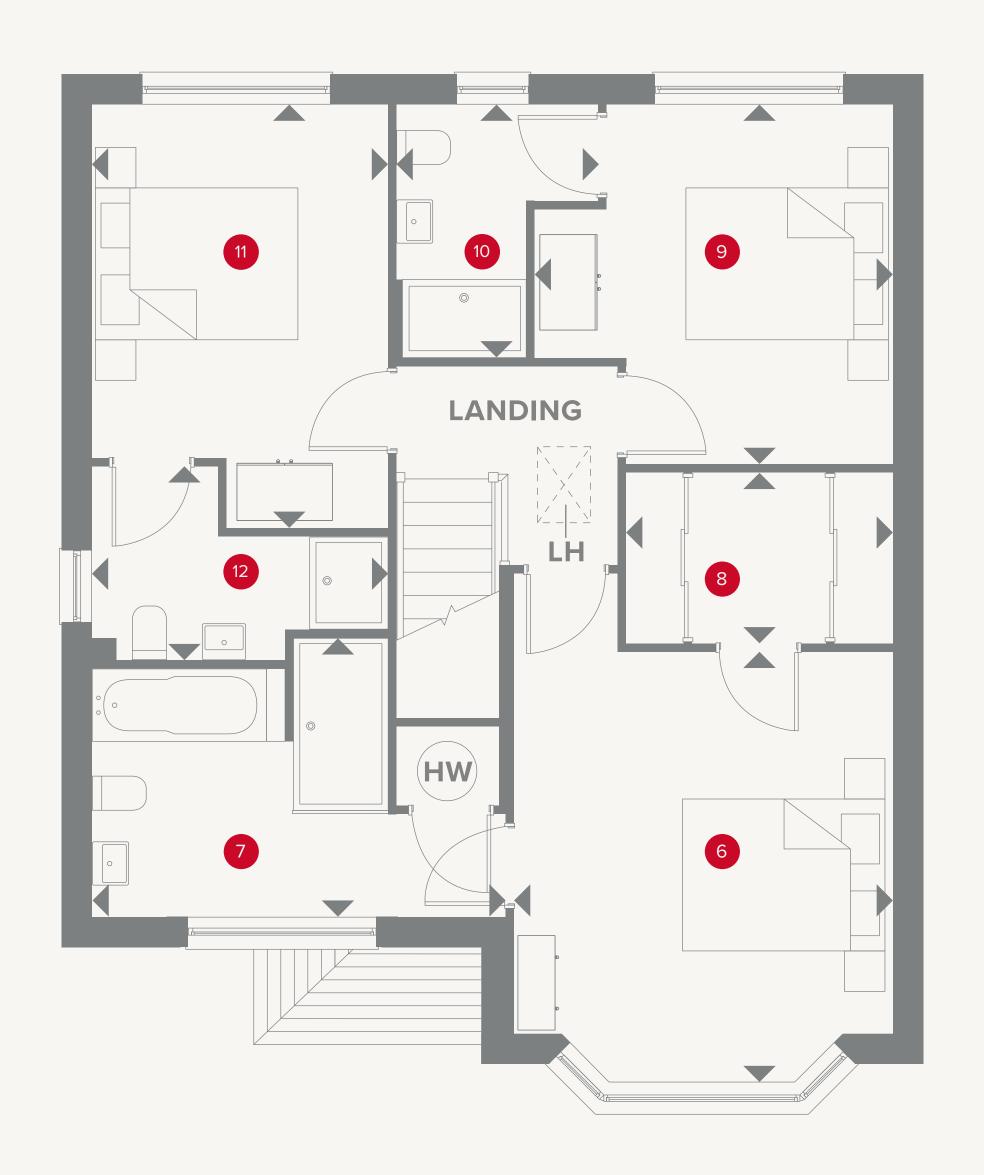
TD Tumble dryer space

◆ Dimensions start

ST Storage cupboard

WM Washing machine space

DW Dish washer space



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'5" x 11'11"	V 4.	09 x	3.6	63 r	'n

7 En-suite 1 12'12" x 8'9" 3.96 x 2.67 m

8 Wardrobe 8'4" x 5'5" 2.54 x 1.65 m

9 Bedroom 2 11'3" x 11'2" 3.44 x 3.41 m

10 En-suite 2 7'11" x 6'4" 2.41 x 1.93 m

11 Bedroom 3 13'4" x 9'3" 4.06 x 2.83 m

12 En-suite 3 9'3" x 6'1" 2.83 x 1.85 m





KEY

Dimensions startHW Hot water storage

LH Loft hatch



Customers should note this illustration is an example of the Leamington 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. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

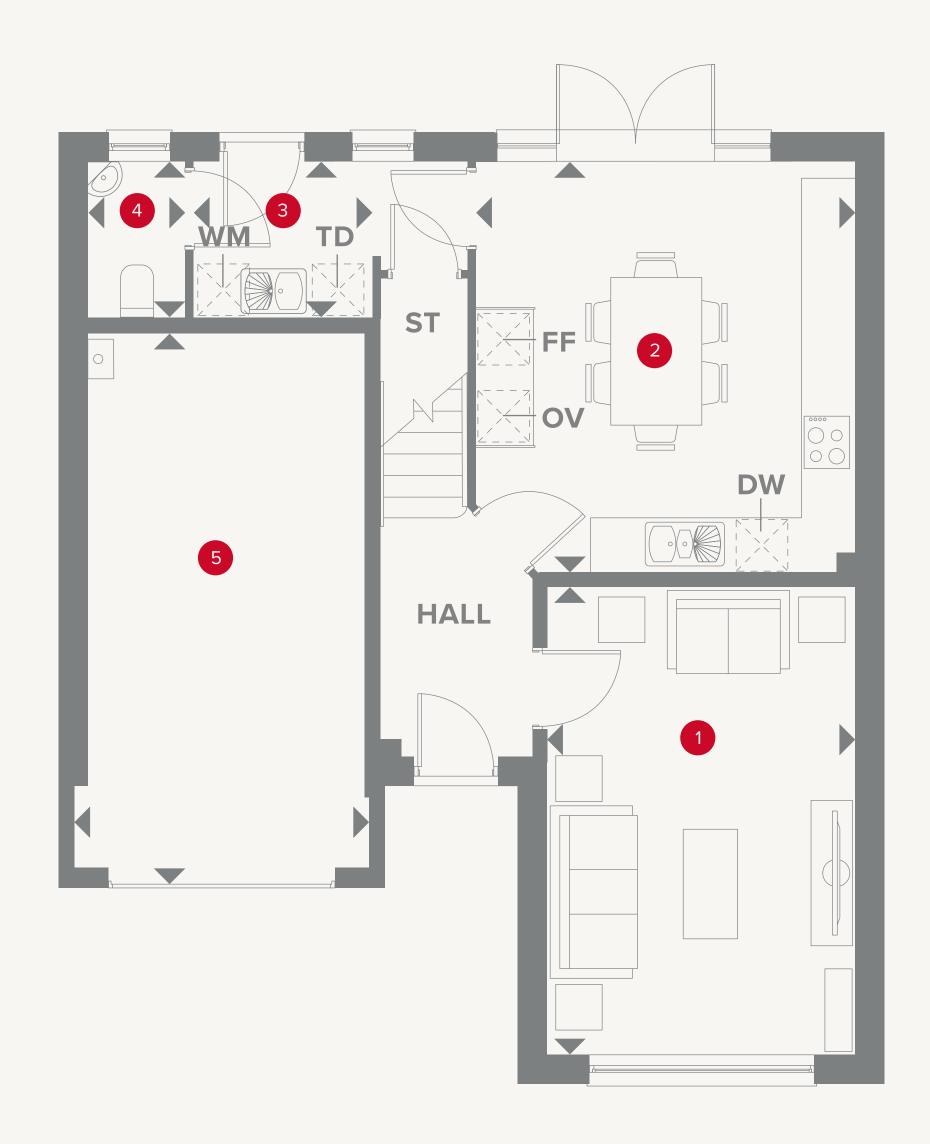




THE MARLOW

FOUR BEDROOM HOME





THE MARLOW GROUND FLOOR

1	Lounge	16'10" x 11'	2"	5.14 x 3.41 i	m

(2)	Kitchen/		14'10" x 13'9"	453	x 4.19 m
4	KILGITCIII		17 10 X 13 3	7.55	7.13
	Dining				

3	Utility	6'5" x 5'8"	1.95 x	172 n
(~	Othirty		1.00	

Cloaks		5,8	$" \times 3'7"$		1.72 x	110 m
Joans		20	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		1.7 2 ^	1.10

5 Garag	е	19'11" x 10'1"	6.07	x 3.08 n





KEY

₩ Hob

OV Oven

FF Fridge/freezer

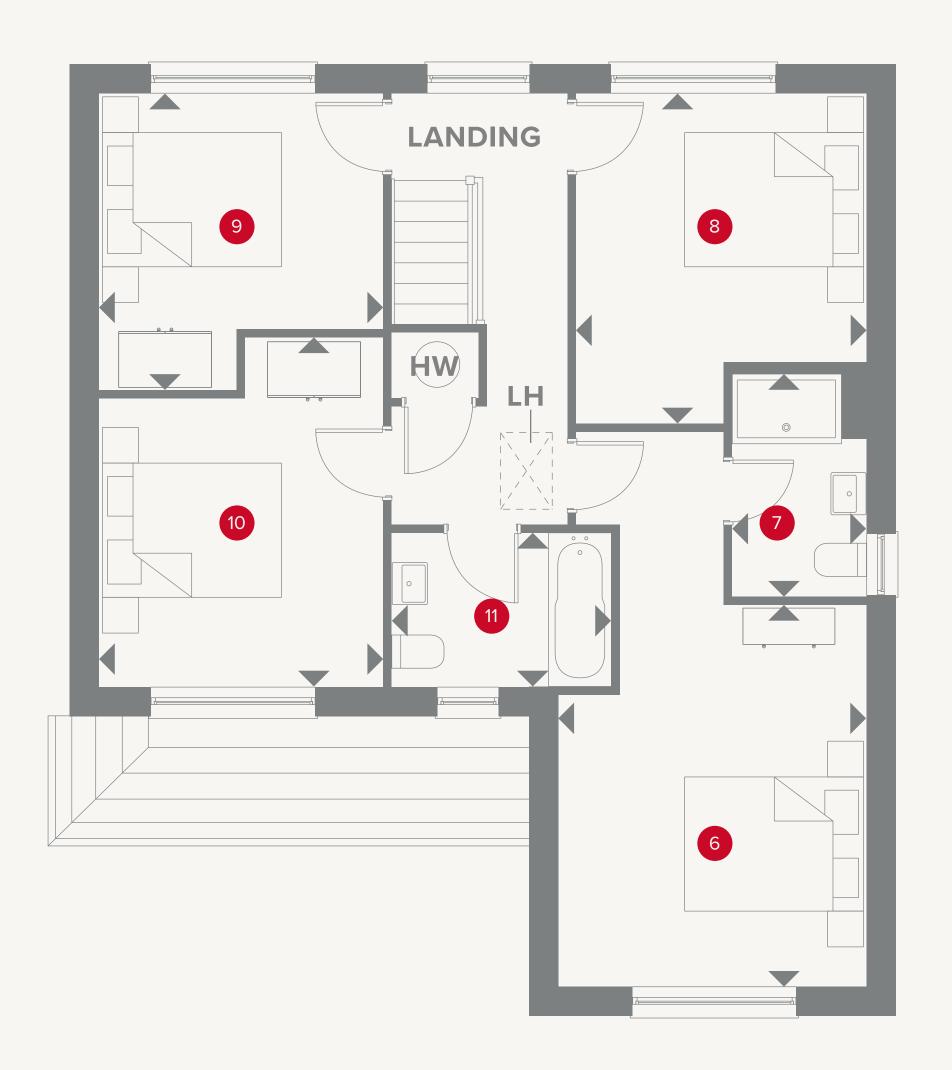
TD Tumble dryer space

♦ Dimensions start

ST Storage cupboard

WM Washing machine space

DW Dish washer space



THE MARLOW FIRST FLOOR

	6	Bedroom 1	13'8" × 11'2"	4.1	7 x 3.4	1 m
\ •						

7 En-suite 8'1" x 4'11" 2.46 x 1.50 m

8 Bedroom 2 12'0" x 10'6" 3.66 x 3.21 m

9 Bedroom 3 12'8" x 10'3" 3.86 x 3.13 m

10 Bedroom 4 10'9" x 10'3" 3.27 x 3.13 m

11 Bathroom 7'11" x 5'7" 2.42 x 1.71 m





KEY

Dimensions startHW Hot water storage

LH Loft hatch



Customers should note this illustration is an example of the Marlow house type.

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THE OXFORD

FOUR BEDROOM HOME



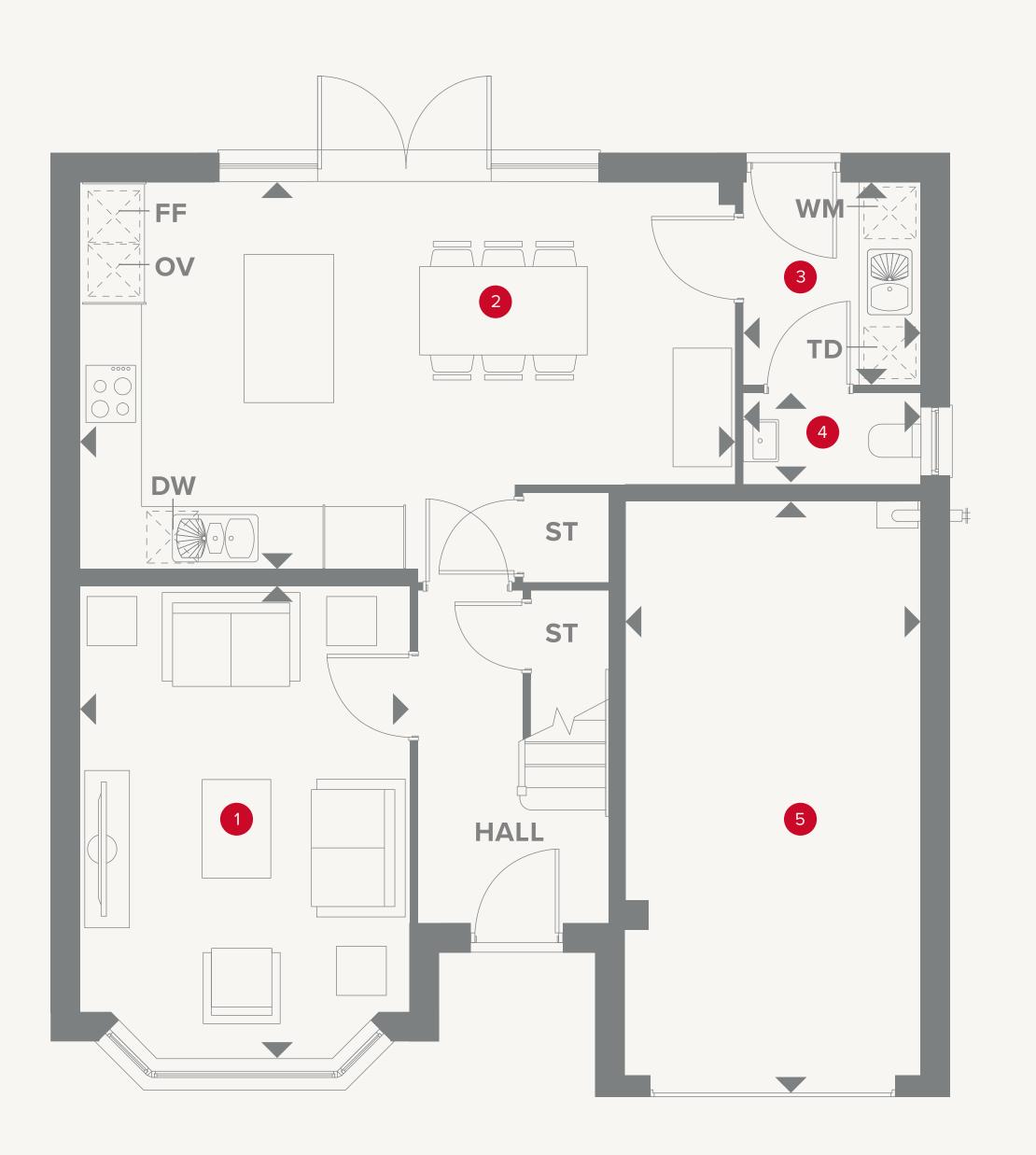




THE OXFORD

FOUR BEDROOM HOME





THE OXFORD GROUND FLOOR

1	_ounge	15'9	" × 10'10"	4.80 x	3.29 m

2 Kitchen/ 21'8" x 12'9" 6.60 x 3.88 m Dining

3 Utility 6'8" x 5'10" 2.02 x 1.78 m

4 Cloaks 5'10" x 3'1" 1.78 x 0.94 m

5 Garage 19'7" x 9'10" 5.98 x 3.00 m





KEY

Hob

OV Oven

FF Fridge/freezer

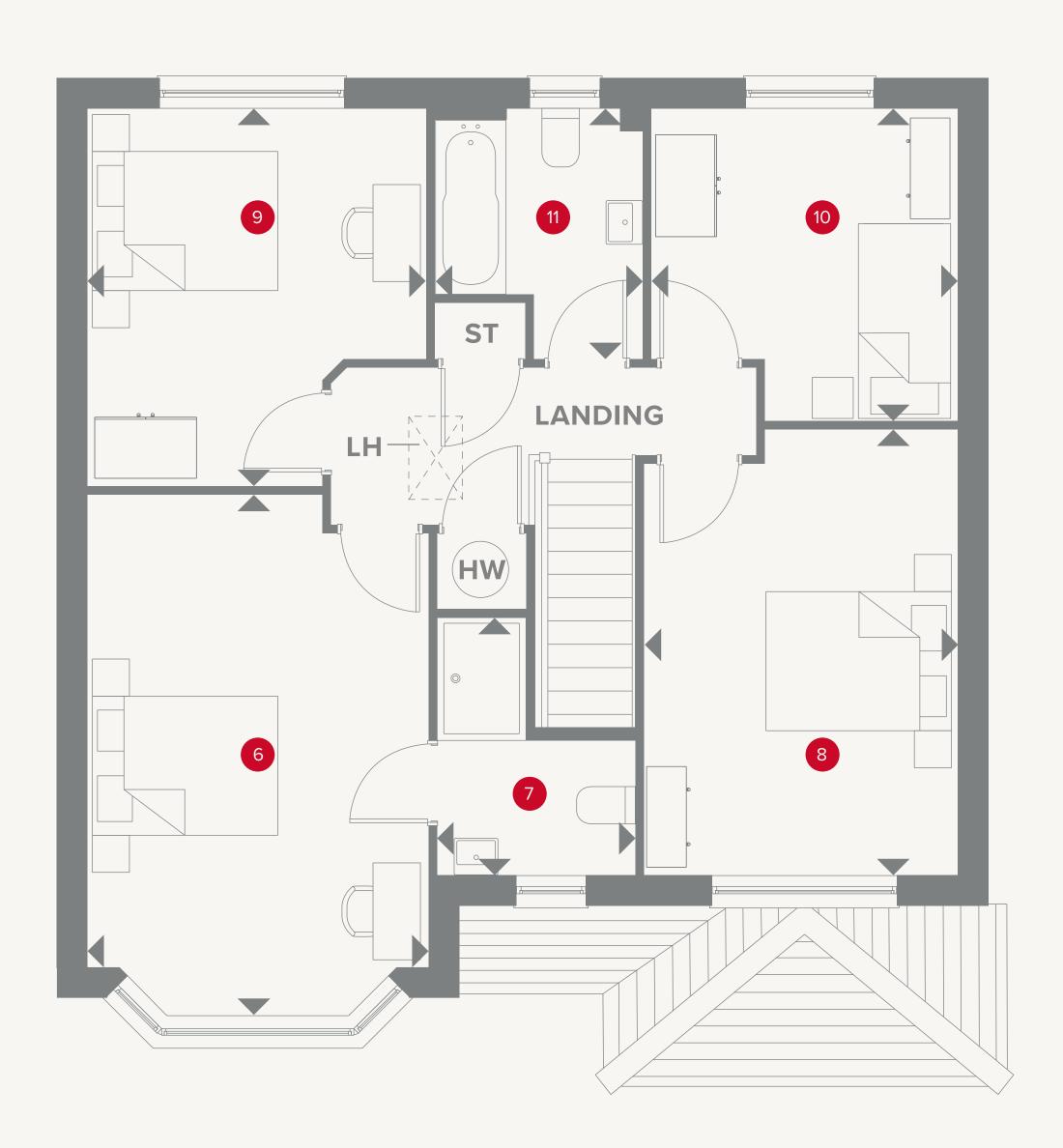
TD Tumble dryer space

◆ Dimensions start

ST Storage cupboard

WM Washing machine space

DW Dish washer space



THE OXFORD FIRST FLOOR

6	Bedroom 1	16'8" × 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" × 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'11" × 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" × 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.

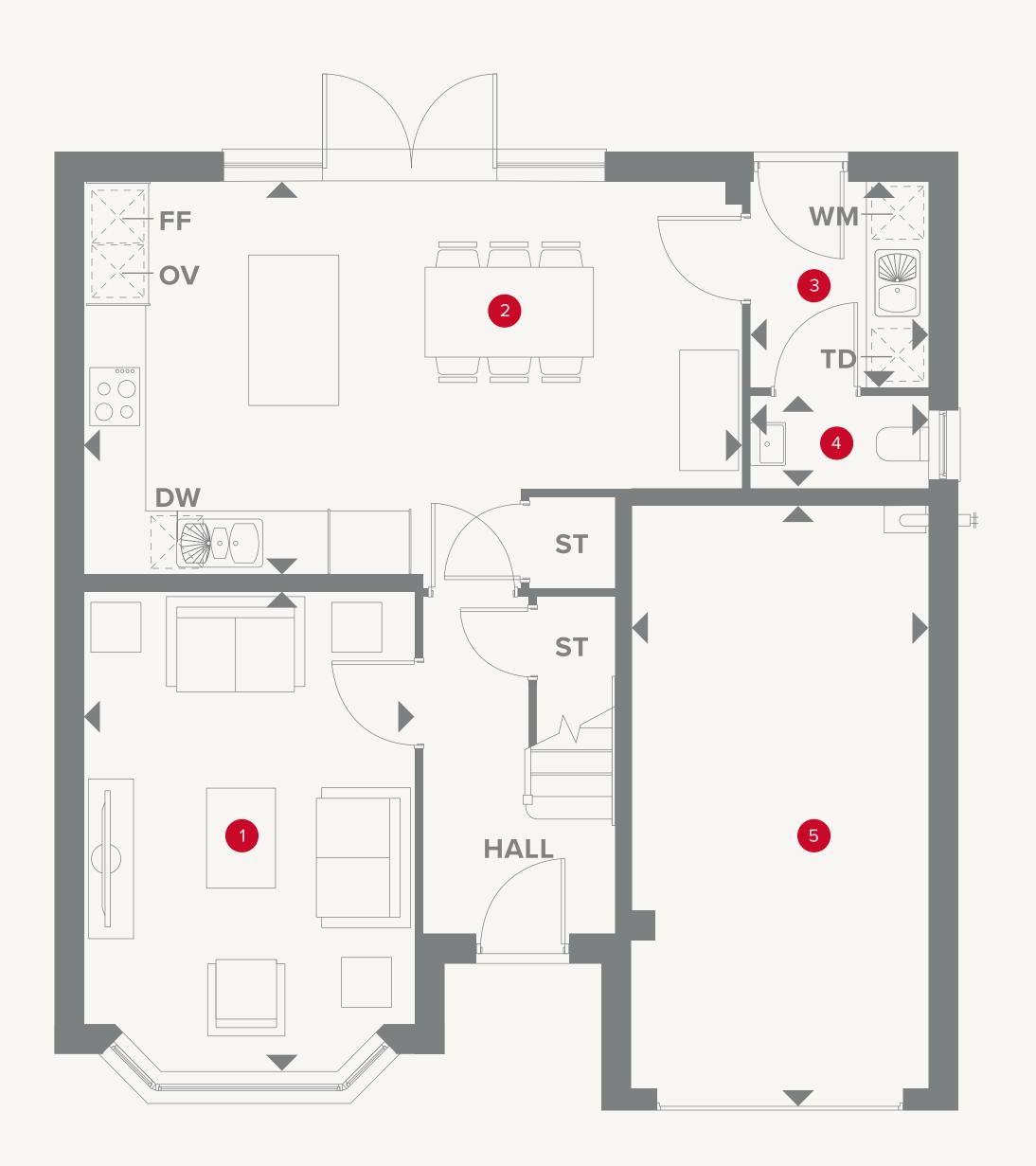
Some images shown include upgrade items which are not included as standard with the housetype.





THE OXFORD LIFESTYLE





THE OXFORD LIFESTYLE GROUND FLOOR

1 Lounge	15'9" x 10'10"	4.80	x 3.29 m

2 Kitchen/ 21'8" x 12'9" 6.60 x 3.88 m Dining

3 Utility 6'8" x 5'10" 2.02 x 1.78 m

4 Cloaks 5'10" x 3'1" 1.78 x 0.94 m

5 Garage 19'7" x 9'10" 5.98 x 3.00 m





KEY

oo Hob

OV Oven

FF Fridge/freezer

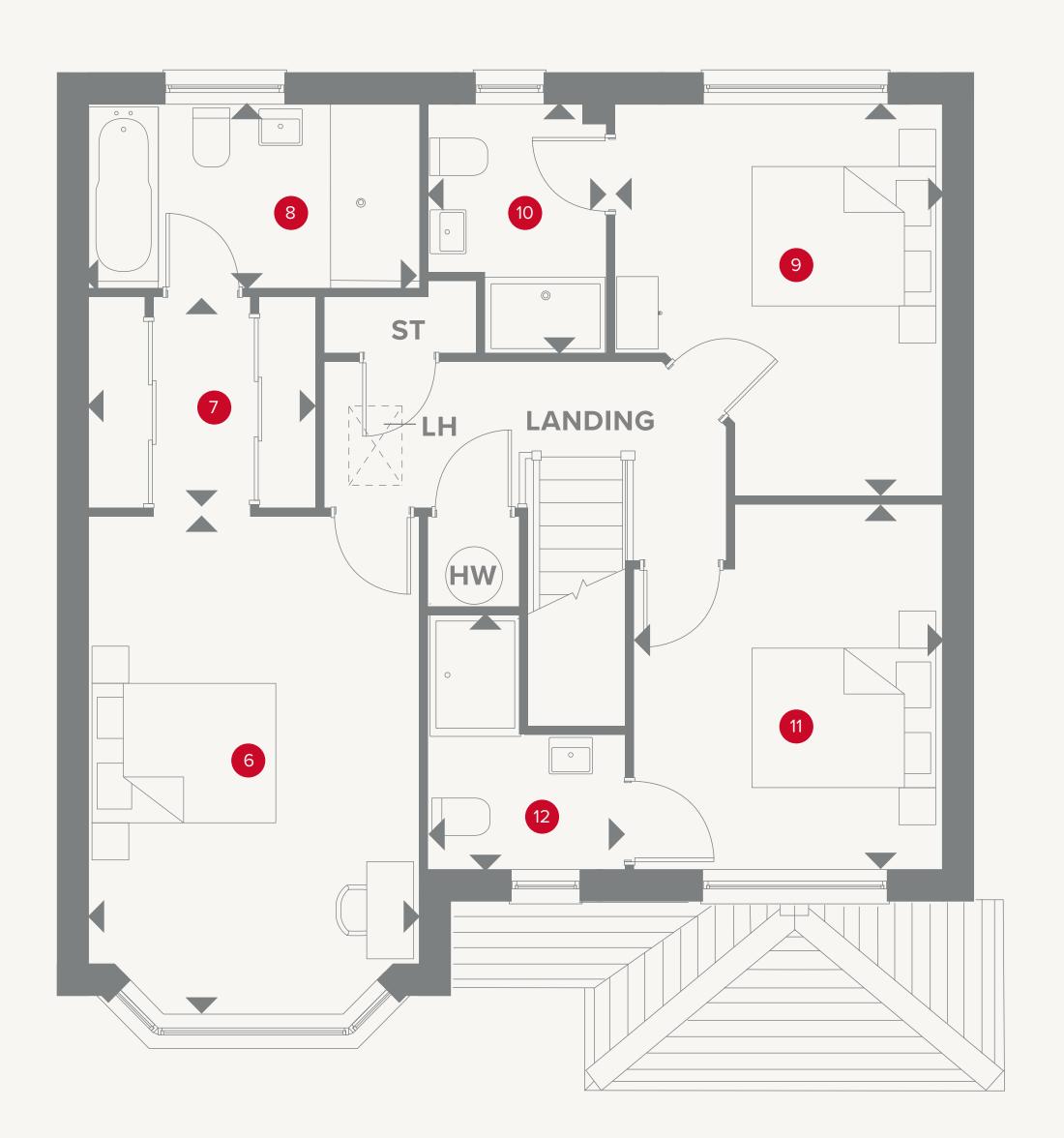
TD Tumble dryer space

◆ Dimensions start

ST Storage cupboard

WM Washing machine space

DW Dish washer space



THE OXFORD LIFESTYLE FIRST FLOOR

6 Bedroom	15'10" x 10'10"	4.82 x	3.29 m)
\mathbb{X}				
7 Drassina	7'6" \ 6'8"	228 V	203 m	1

7 Dressing 7'6" x 6'8" 2.28 x 2.03 m

8 En-suite 1 10'10" x 5'11" 3.29 x 1.80 m

9 Bedroom 2 12'7" x 10'9" 3.84 x 3.27 m

10 En-suite 2 7'11" x 5'9" 2.41 x 1.74 m

11 Bedroom 3 11'7" x 10'0" 3.52 x 3.05 m

12 En-suite 3 8'3" x 6'5" 2.51 x 1.96 m





KEY

Dimensions start

HW Hot water storage

LH Loft hatch



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STRATEORD

FOUR BEDROOM HOME



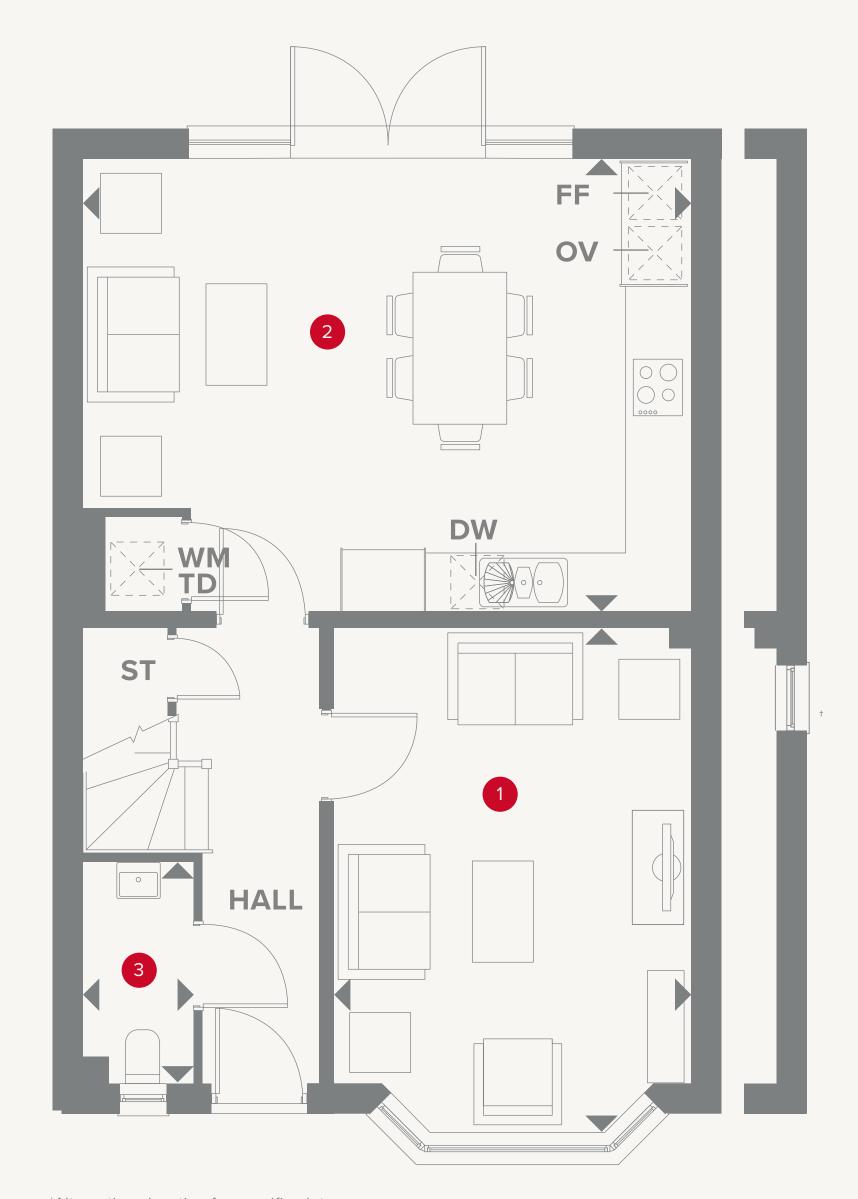




STRATEORD STRATEORD

FOUR BEDROOM HOME





[†]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/ 19'8" x 14'9" 5.99 x 4.49 m

Dining

3 Cloaks 7'3" x 3'6" 2.20 x 1.07 m





KEY

[∞] Hob

OV Oven

FF Fridge/freezer

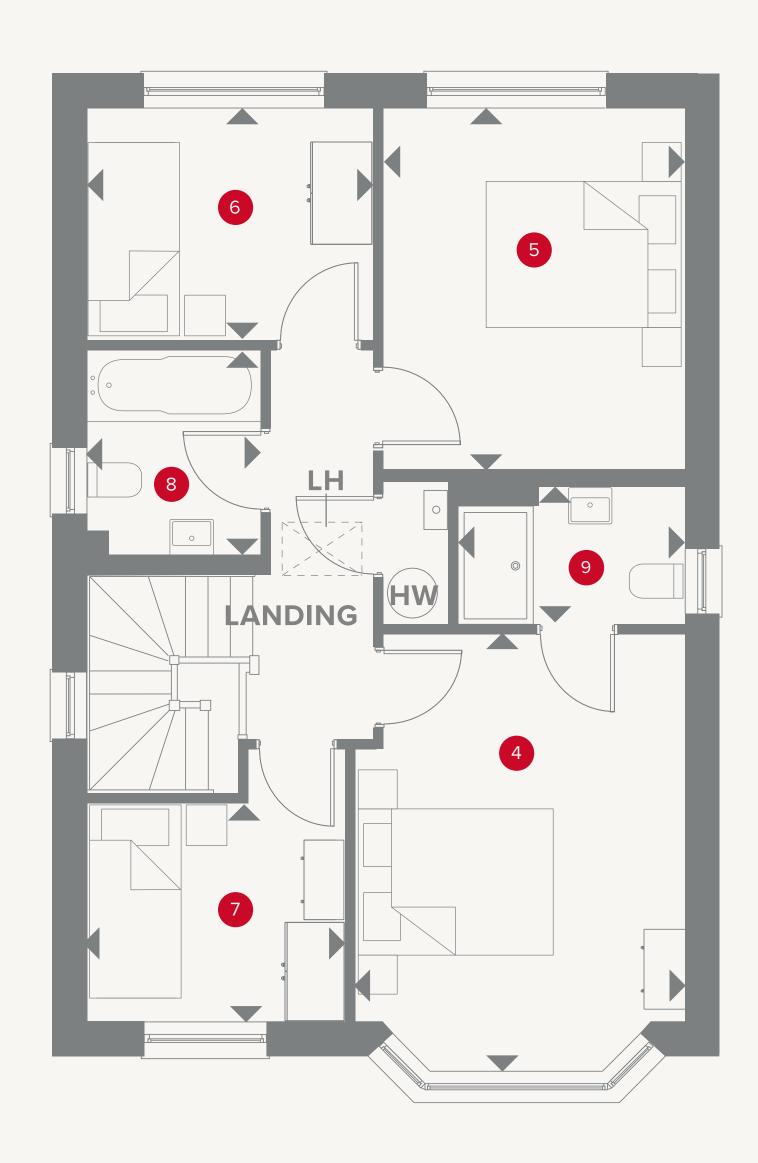
TD Tumble dryer space

◆ Dimensions start

ST Storage cupboard

WM Washing machine space

DW Dish washer space



THE STRATFORD FIRST FLOOR

4 Bedroom 1	14'4" × 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

7'6" × 4'7"



9 En-suite



KEY

Dimensions startHW Hot water storage

LH Loft hatch



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2.28 x 1.39 m





STRATFORD LIFESTYLE

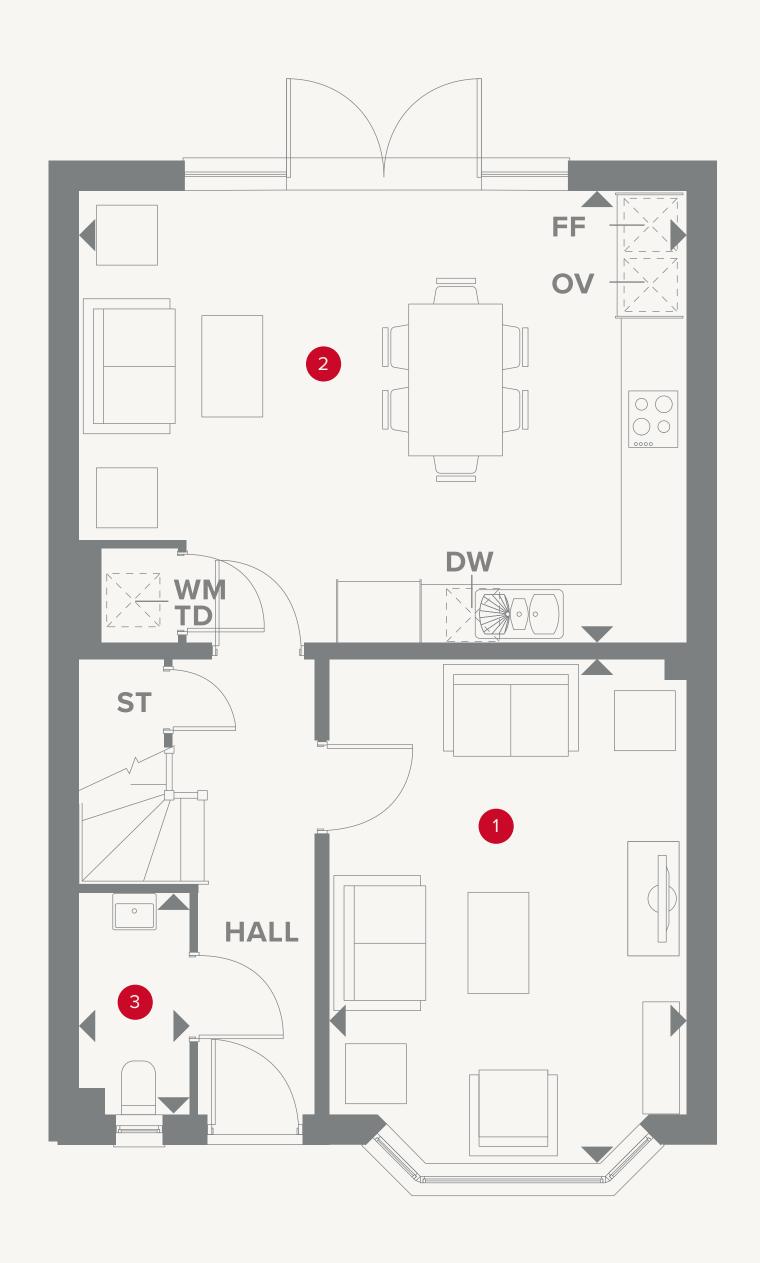






STRATFORD LIFESTYLE





THE STRATFORD LIFESTYLE GROUND FLOOR

1 Lounge 16'4" x 11'6" 4.97 x 3.51 m

2 Family/ Kitchen/ 19'8" x 14'9" 5.99 x 4.49 m

Dining

3 Cloaks 7'3" x 3'6" 2.20 x 1.07 m





KEY

[∞] Hob

OV Oven

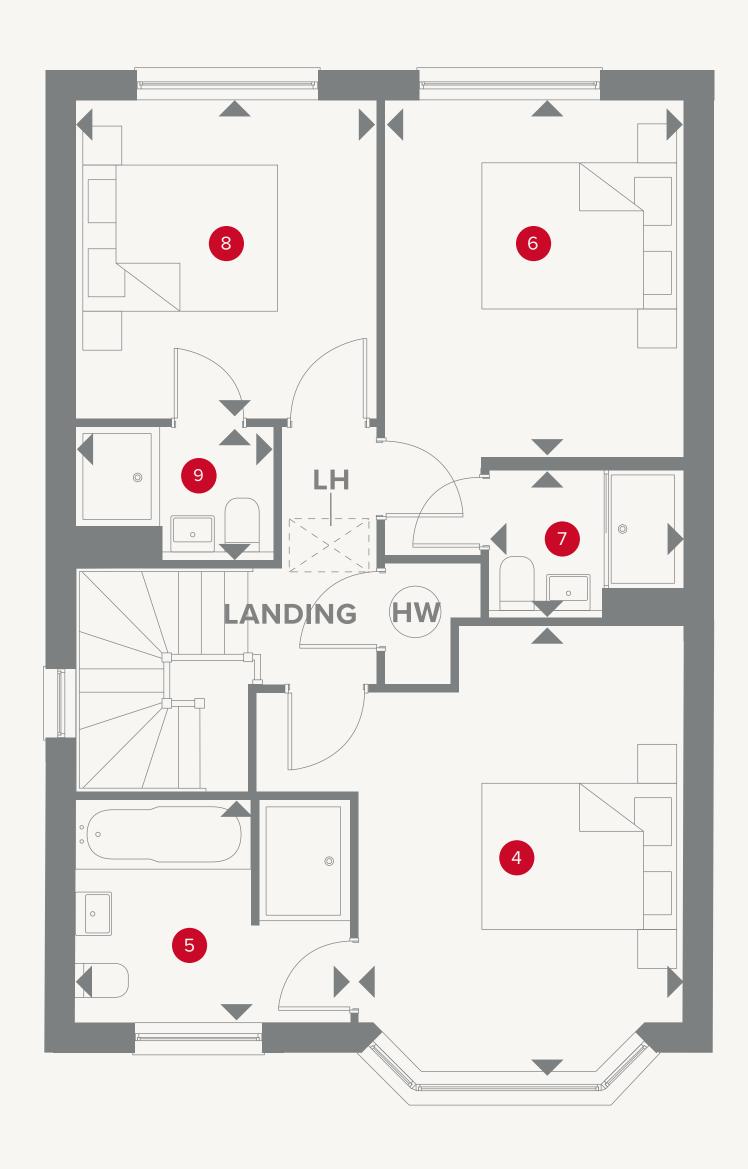
FF Fridge/freezer

TD Tumble dryer space

Dimensions start

ST Storage cupboard

WM Washing machine spaceDW Dish washer space



THE STRATFORD LIFESTYLE FIRST FLOOR

Dedroom 1 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	4	Bedroom 1		14'5" × 10'7"		4.40 x 3	3.22 r	h,
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KEY

Dimensions startHW Hot water storage

LH Loft hatch



Customers should note this illustration is an example of the Stratford Lifestyle house type.

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WARWICK

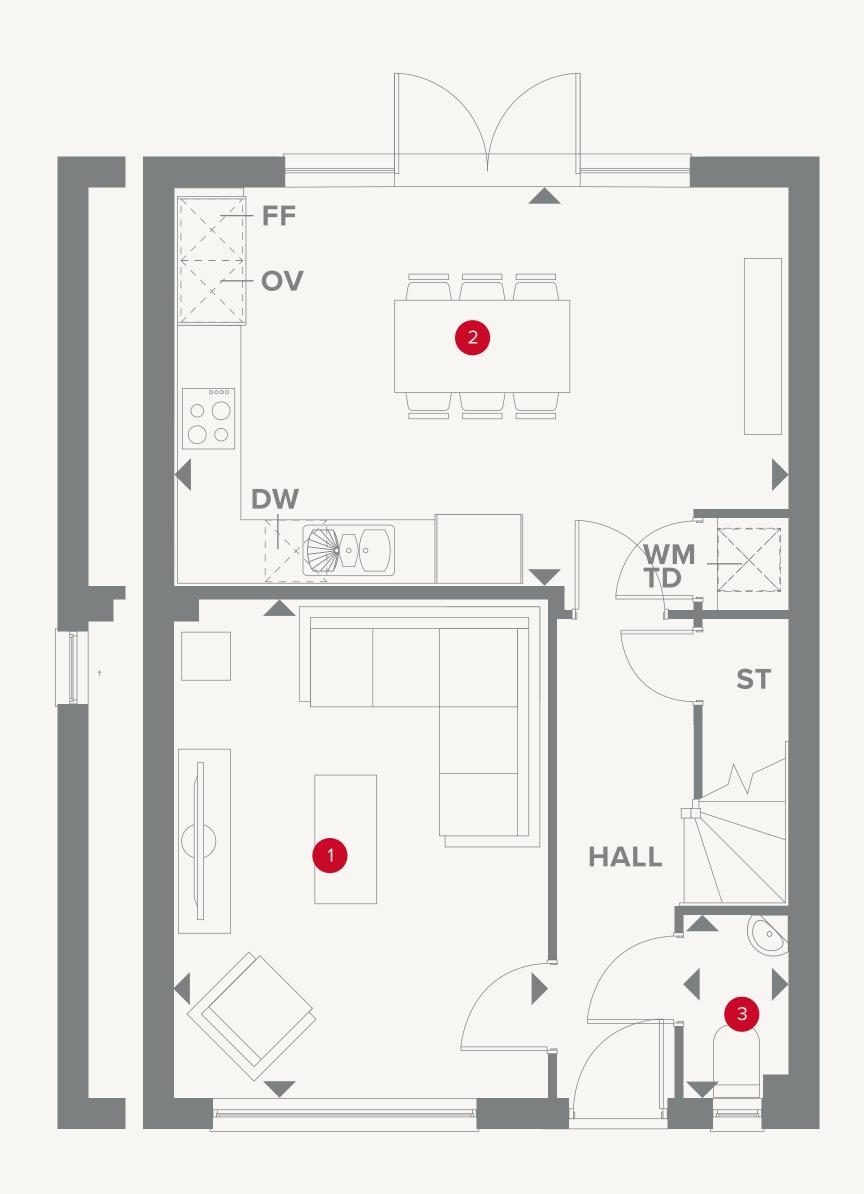






WARWICK





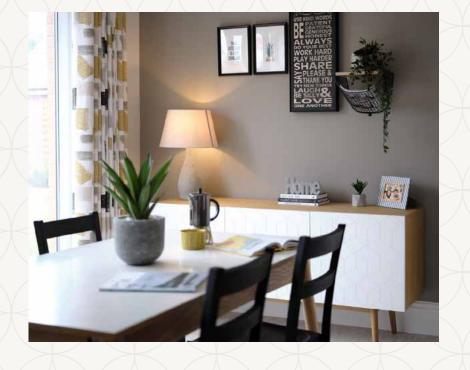
[†]Alternative elevation for specific plots.

THE WARWICK GROUND FLOOR

1 Lounge 15'5" x 11'7" 4.71 x 3.52 m

2 Kitchen/ Dining 18'11" x 12'3" 5.77 x 3.73 m

3 Cloaks 5'7" x 3'3" 1.71 x 0.98 m





KEY

Hob

OV Oven

FF Fridge/freezer

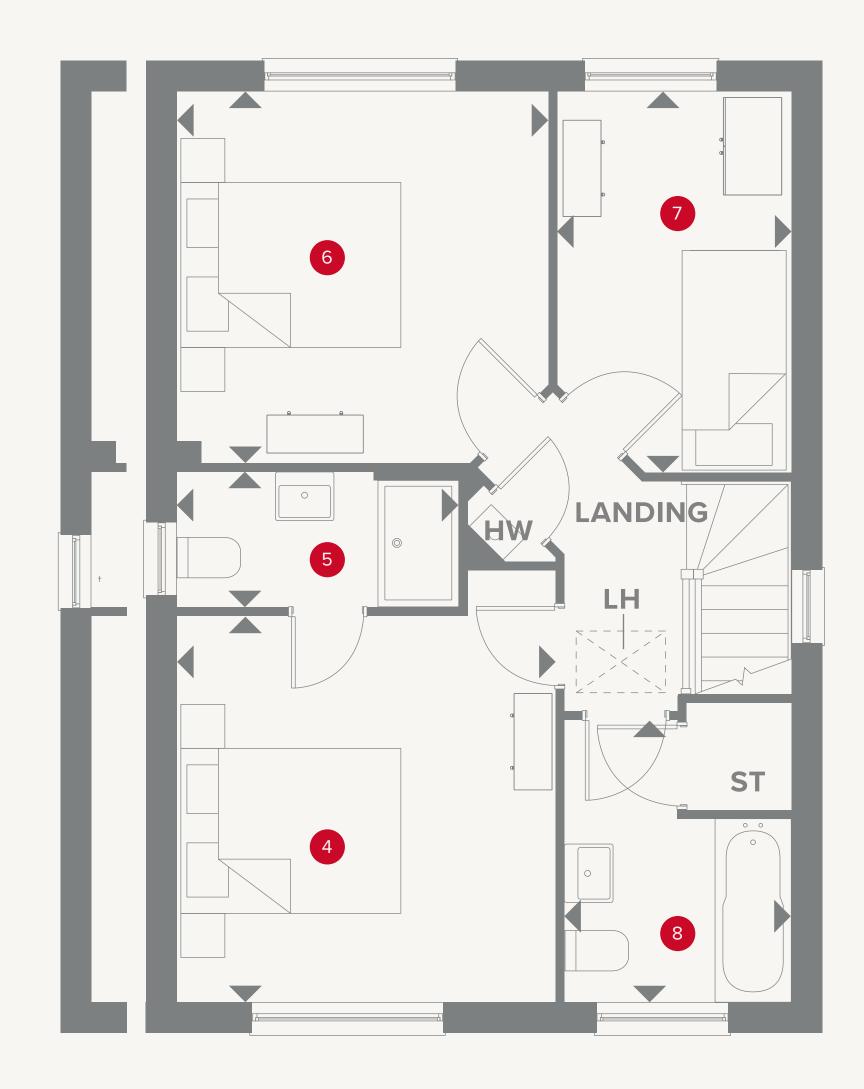
TD Tumble dryer space

Dimensions start

ST Storage cupboard

WM Washing machine space

DW Dish washer space



[†]Alternative elevation for specific plots.

THE WARWICK FIRST FLOOR

4 Be	edroom	1	11'11	" x 11'8	"	3.63 >	× 3.55 i	m

5 En-suite 8'8" x 4'2" 2.64 x 1.28 m

6 Bedroom 2 11'6" x 11'5" 3.50 x 3.49 m

7 Bedroom 3 11'9" x 7'2" 3.58 x 2.19 m

8 Bathroom 8'8" x 7'0" 2.65 x 2.13 m





KEY

Dimensions start

HW Hot water storage

LH Loft hatch



Customers should note this illustration is an example of the Warwick house type.

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ॐ REDROW

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.







AMBERFIELDS

Quinton Rd, Kent ME10 2DD

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