

HERITAGE
- REDROW -

THE MULBERRIES

WITHAM





WELCOME TO **THE MULBERRIES**



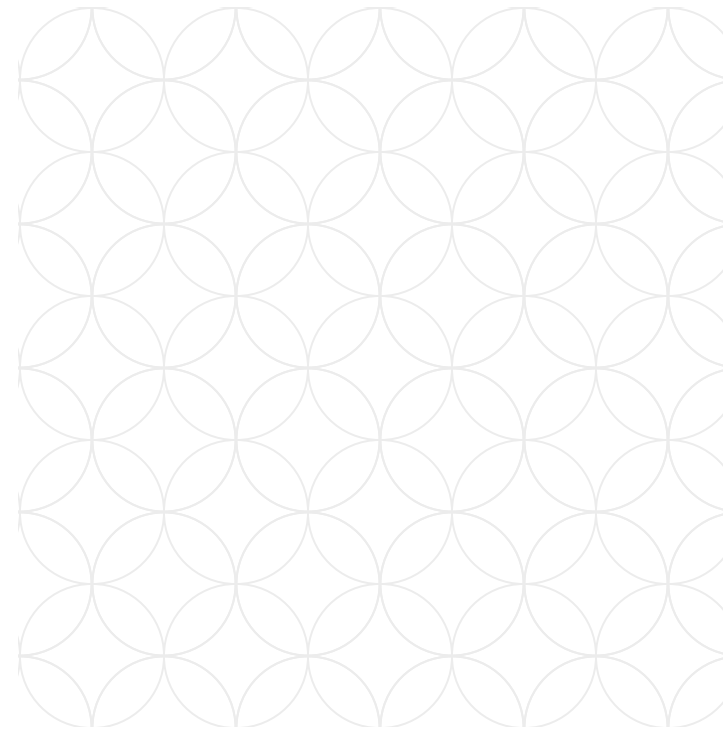
A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES SITUATED IN THE EVER SOUGHT AFTER AREA OF WITHAM, WHICH BOASTS GREAT CONNECTIONS TO CHELMSFORD, COLCHESTER AND THE SURROUNDING AREAS.

Here you will also discover local amenities and schools amongst other necessities all on your doorstep. This next step will complement the previous phases, with Redrow's established Heritage Collection providing families alike traditional living and contemporary lifestyles, all rolled into one.



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.

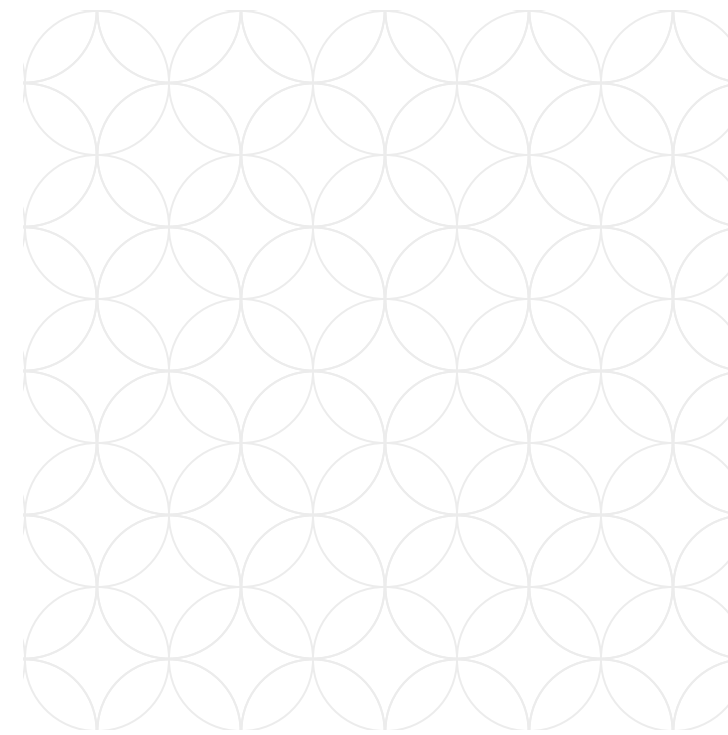


BETTER BY DESIGN

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

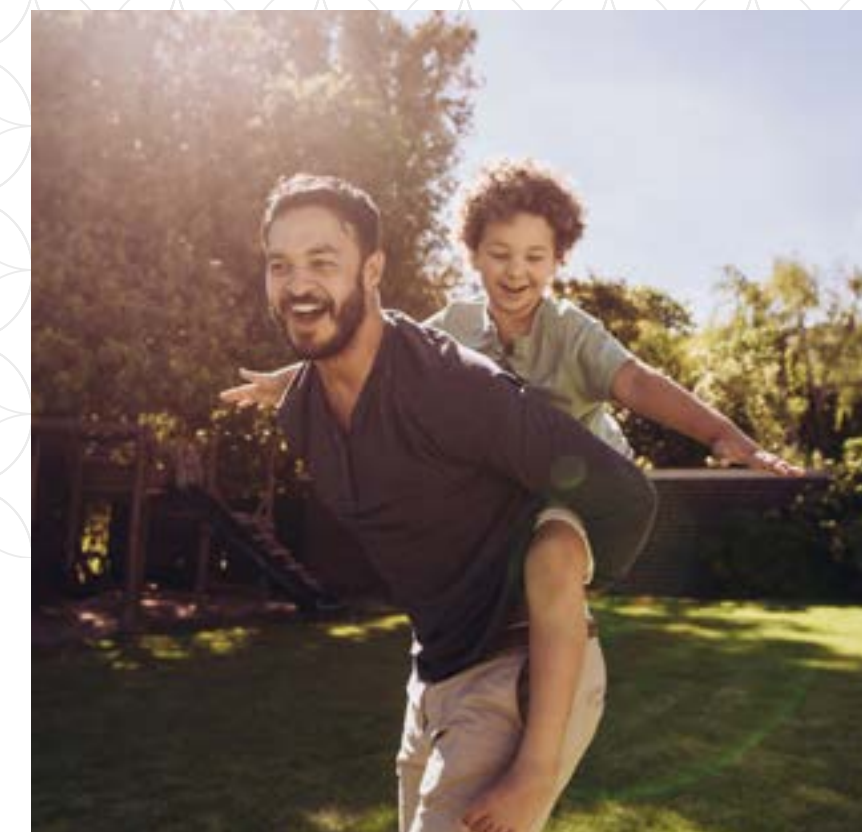
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

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 around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

When you want to eat out there is plenty of choice close to home. From popular chain restaurants and takeaways to open fires and home-cooked dishes at a country inn... the choice is yours.

Just a 15-minute drive away from The Mulberries is the charming city of Chelmsford. The county town of Essex has a huge amount to offer the visitor in terms of retail therapy, with an exciting new complex recently launched to the public.

The Mulberries is close to a selection of country parks including Cressing Temple which is nestled in-between Witham and Braintree. Cressing Temple is renowned for its historic buildings and gardens which were built in the 13th century and have been beautifully preserved and maintained. There are regular activities for the whole family including medieval fares, garden tours and more.



ENJOY AN ACTIVE LIFESTYLE

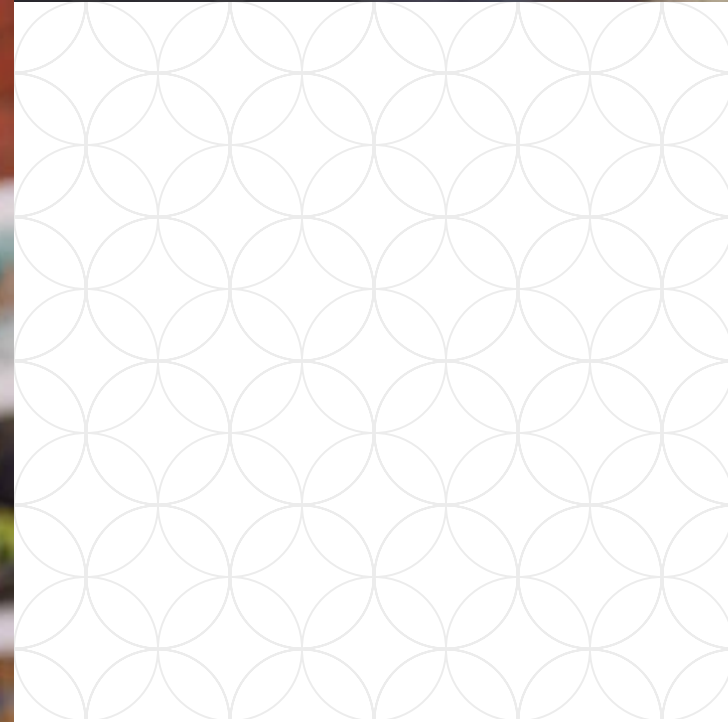
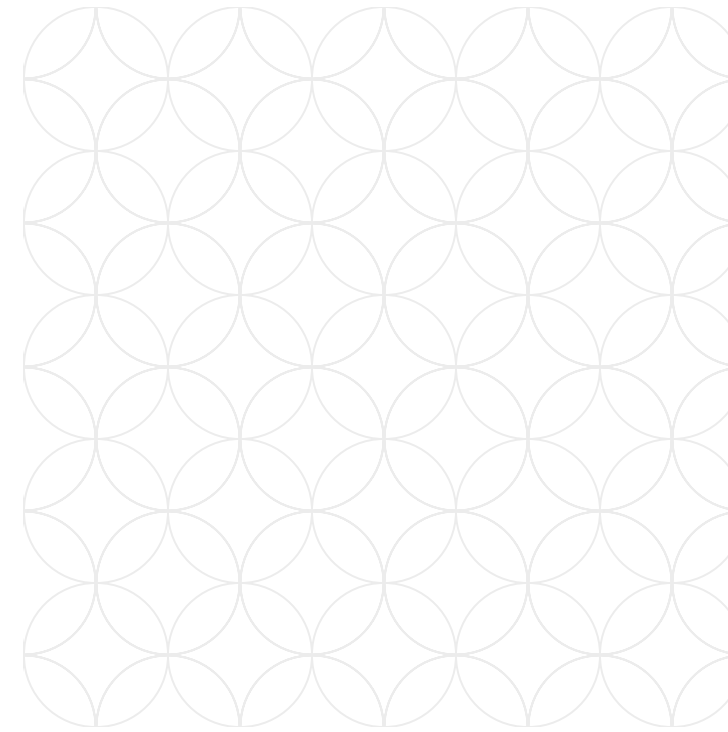
It's a fast paced world we live in, with most of us leading extremely busy lives and juggling demands for our time. As a result, our leisure time is really precious; happily, there are lots of ways you can enjoy yourself near your new home at The Mulberries.

Just a 15-minute drive away, Chelmsford offers a wide array of activities for everyone to enjoy. Perfect for all the family, Riverside Ice & Leisure Centre benefits from two pools, a gym, exercise classes and a crèche, as well as a large ice rink which offers the perfect mix for fitness and fun.

Or why not get up close and personal with your farmyard favourites at Marsh Farm. There are interactive experiences with daily talks and feeds that everyone will love.

OPPORTUNITIES FOR LEARNING

You can be assured that your children will receive an excellent education near The Mulberries. Chelmsford has a wealth of educational facilities that offer a well-rounded education, from school age children right up to university students.



GETTING AROUND

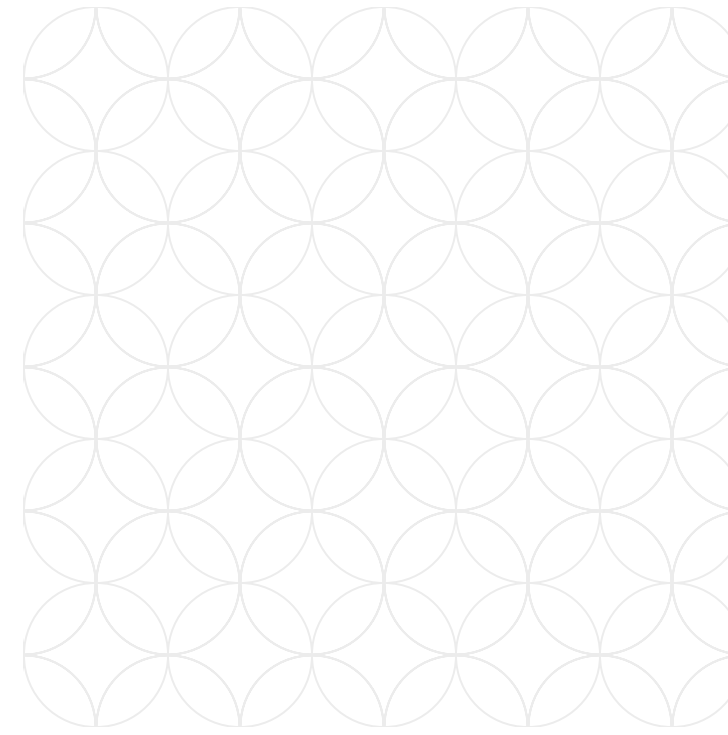
Travelling by road, rail or air? It's easy from The Mulberries. The Mulberries is located just off the A12, linking you to Chelmsford and London to the west and Colchester and Ipswich to the east. The road network affords you easy access to both the M11 and the M25 as well as the Essex coast at Clacton and Southend. The development is served by the 72 bus route into Witham and Chelmsford.

Witham Railway Station is a six-minute drive away, with regular journeys to London Liverpool Street taking around 47 minutes. From there, onward travel via the Central, Hammersmith & City, Circle and Metropolitan lines couldn't be more straightforward.

For international travel, Stansted Airport is half an hour's drive.

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 Mulberries**.



SO YOU GET MORE OUT

- Public Green Space
- Local Equipped Areas of Play
- Cycleways & Footpaths
- Affordable Housing
- Allotments



OUTSTANDING EDUCATION

You can be assured that your children will receive an excellent education near The Mulberries.

**Gershwin Park Day
Nursery School**

Childcare is provided in a contemporary building set in more than an acre of land, complete with an outdoor music hut.

Ofsted – Outstanding

Chipping Hill Primary School

The school's aims are to create a caring and supportive atmosphere where learning is stimulating and enjoyable.

Ofsted – Outstanding

Little Hands Nursery

A warm and caring environment for your child with a strong approach to learning through play and strong support for the individual.

Ofsted – Good

Pelican Place Nursery

The nursery prides itself on being caring, stimulating and safe, providing a happy transition from home to pre-school and later to school.

Ofsted – Outstanding

Howbridge Infant School

According to Ofsted, pupils are keen, willing learners who co-operate well with each other and with adults.

Ofsted – Good

Holy Family RC Primary School

Christian values help all pupils to realise they are unique. The School motto is "living, loving and learning together".

Ofsted – Good

Powers Hall Infants School

A large school with three classes per year group and a nursery. Belief in building a strong partnership between home and school with an emphasis on making learning fun for all.

Ofsted – Good

AIM HIGH

Chelmsford has a wealth of educational facilities that offer a well-rounded education, from school age children right up to university students.



Anglia Ruskin University

The Chelmsford campus is modern with plenty of green space and accommodation. It is one of the largest universities in the East of England with campuses in Cambridge, Chelmsford and Peterborough.

Courses

Anglia Ruskin University was recently named in Times Higher Education as one of the only universities in the UK to be a 'rising star' and one of the few educators anticipated to be challenging the global educational elite by 2030.

As one of the largest universities in the East of England, students have plenty of choices, which makes it no surprise that students from 177 countries gain qualifications from ARU every year.

The Mulberries is just over an hour's drive away from the campus, making it easier for younger family members to get a quality education.



Chelmsford College

The College was established sixty years ago and offers a variety of full-time and part-time courses and apprenticeships. The two main campuses are located on Moulsham Street and Princes Road.

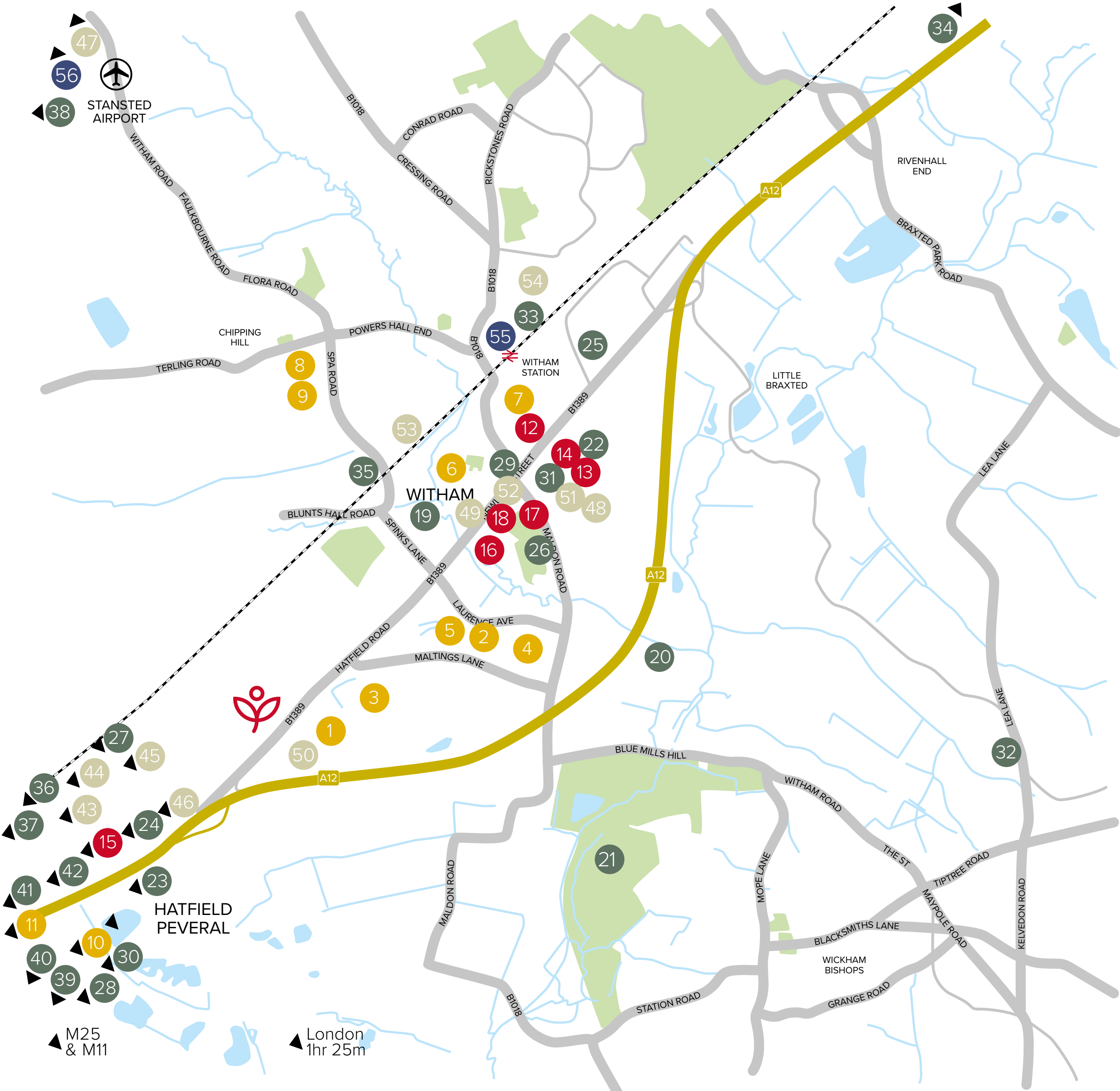
Courses

Chelmsford College's mission is to enable success for all students through high quality, flexible teaching and learning opportunities across a broad range of vocational and academic disciplines. Located a mere 15 minute drive away from The Mulberries, Chelmsford College offers over 100 courses, in a variety of subjects including Business and Law, Catering, Health and Social Care and Construction and Engineering. The quality, choice and results of courses available at Chelmsford College makes it one of the top further education options in Essex and East Anglia.



YOUR LOCAL AREA

The Mulberries is excellently placed to benefit from convenient local amenities.



Schools

- 1 Gershwin Park Day Nursery School
- 2 Howbridge Infant School
- 3 Chipping Hill Primary School
- 4 Howbridge Church of England Junior School
- 5 Little Hands Nursery
- 6 Holy Family RC Primary School
- 7 Pelican Place Nursery
- 8 Powers Hall Infants School
- 9 Powers Hall Academy
- 10 Chelmsford College
- 11 Anglia Ruskin University

Health

- 12 Newlands Dental Surgery
- 13 Witham Health Centre
- 14 Lloyds Pharmacy
- 15 Broomfield Hospital
- 16 Fern House Surgery
- 17 The Dental Health Centre
- 18 Duncan, Promfret & Singh Dental Surgery

Leisure & Entertainment

- 19 Witham Leisure Centre
- 20 Whetmead Nature Reserve
- 21 Benton Hall Golf & Country Club
- 22 Lian
- 23 The Blue Strawberry
- 24 Turtle Bay
- 25 Pickles Playhouse

- 26 Complete Dance School
- 27 Cote Brasserie
- 28 Banana Tree
- 29 Prezzo
- 30 The Lion Inn
- 31 The White Hart
- 32 The Green Man
- 33 The Railway
- 34 Colchester Castle
- 35 Witham Town Football Club
- 36 Riverside Ice & Leisure Centre
- 37 RHS Hyde Hall
- 38 Chelmsford City Race Course
- 39 Marsh Farm
- 40 Hylands Park
- 41 The Wine Cellar
- 42 Bar and Beyond

Shopping

- 43 John Lewis
- 44 Bond Street
- 45 High Chelmer
- 46 The Meadows
- 47 Braintree Village
- 48 Tesco
- 49 Witham Town Centre
- 50 Aldi
- 51 The Grove Shopping Centre
- 52 Newlands Shopping Centre
- 53 Asda
- 54 Morrisons

Transport

- 55 Witham Station
- 56 Stansted Airport

Everything you will need on a day-to-day basis is within easy reach of The Mulberries. You'll find an excellent range of schools for your children, with both emergency and routine healthcare amenities close at hand. There's all sorts of things to see and do in your spare time, and transport links are simply second to none, whether you're travelling for business or pleasure.

EXPLORE THE MULBERRIES MASTERPLAN
















- AFFORDABLE HOUSING**
- Shared Ownership
 - Affordable Rent
- ✱ Apartments
V - Visitor Parking
BCP - Bin Collection Point
LAP - Local Area of Play
LEAP - Local Equipped Area of Play

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 specific details, other than general site layout, please liaise directly with our Sales Consultant.






EXPLORE THE MULBERRIES PHASE 4B

KEY

 WARWICK MID 3 BEDROOM MID TERRACED HOME	 OXFORD 4 BEDROOM DETACHED HOME
 WARWICK END 3 BEDROOM END TERRACED HOME	 CHESTER 4 BEDROOM DETACHED HOME
 SHREWSBURY 3 3 BEDROOM DETACHED HOME	 OVERTON 4 BEDROOM DETACHED HOME
 OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME	 HENLEY 4 BEDROOM DETACHED HOME
 LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME	 SUNNINGDALE 4 BEDROOM DETACHED HOME
 STRATFORD 4 BEDROOM DETACHED HOME	 HIGHGATE 5 BEDROOM DETACHED HOME
 CAMBRIDGE 4 BEDROOM DETACHED HOME	

AFFORDABLE HOUSING

-  - Shared Ownership
-  - Affordable Rent

 - Apartments
V - Visitor Parking
BCP - Bin Collection Point

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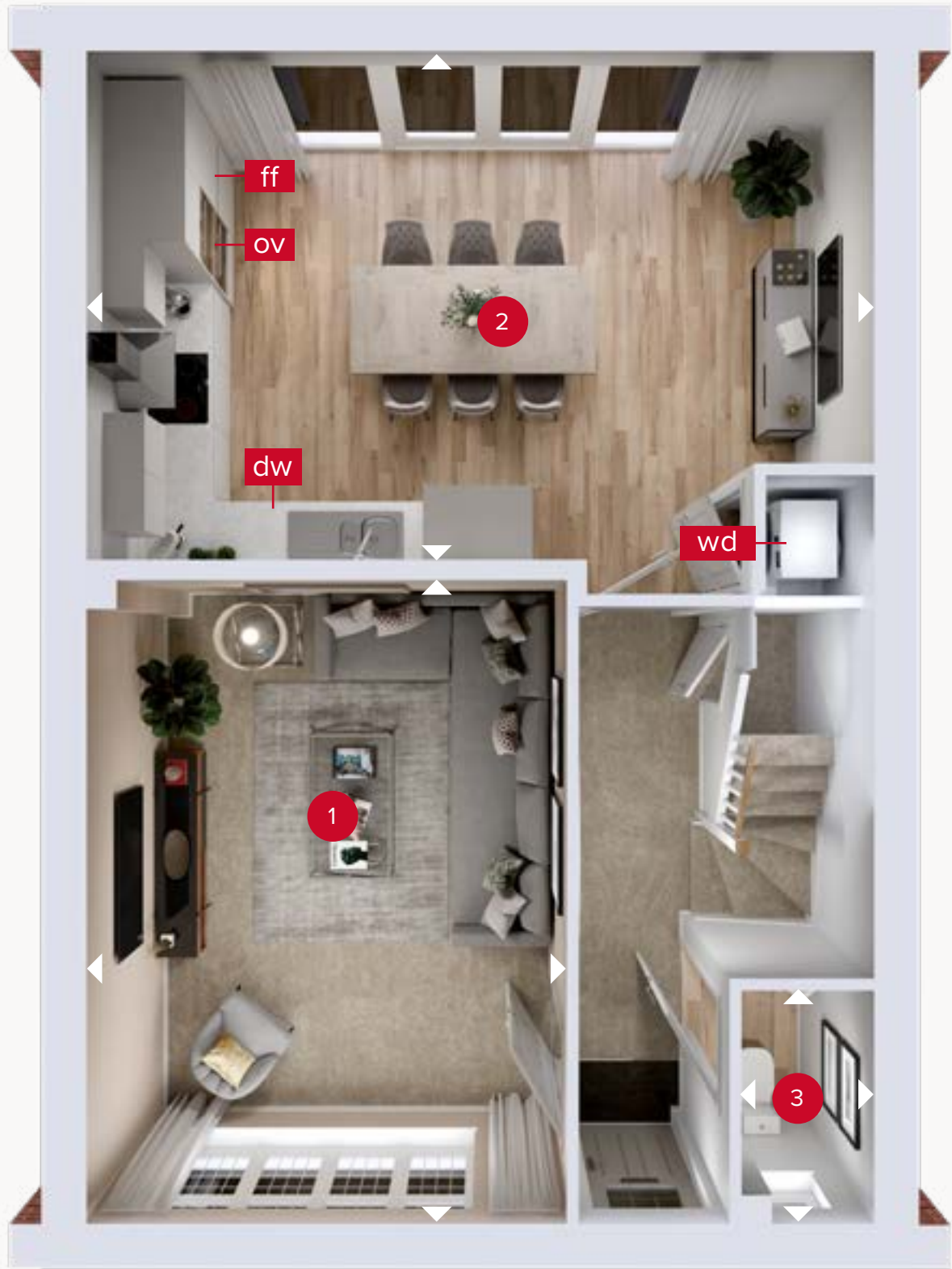
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- REDROW -

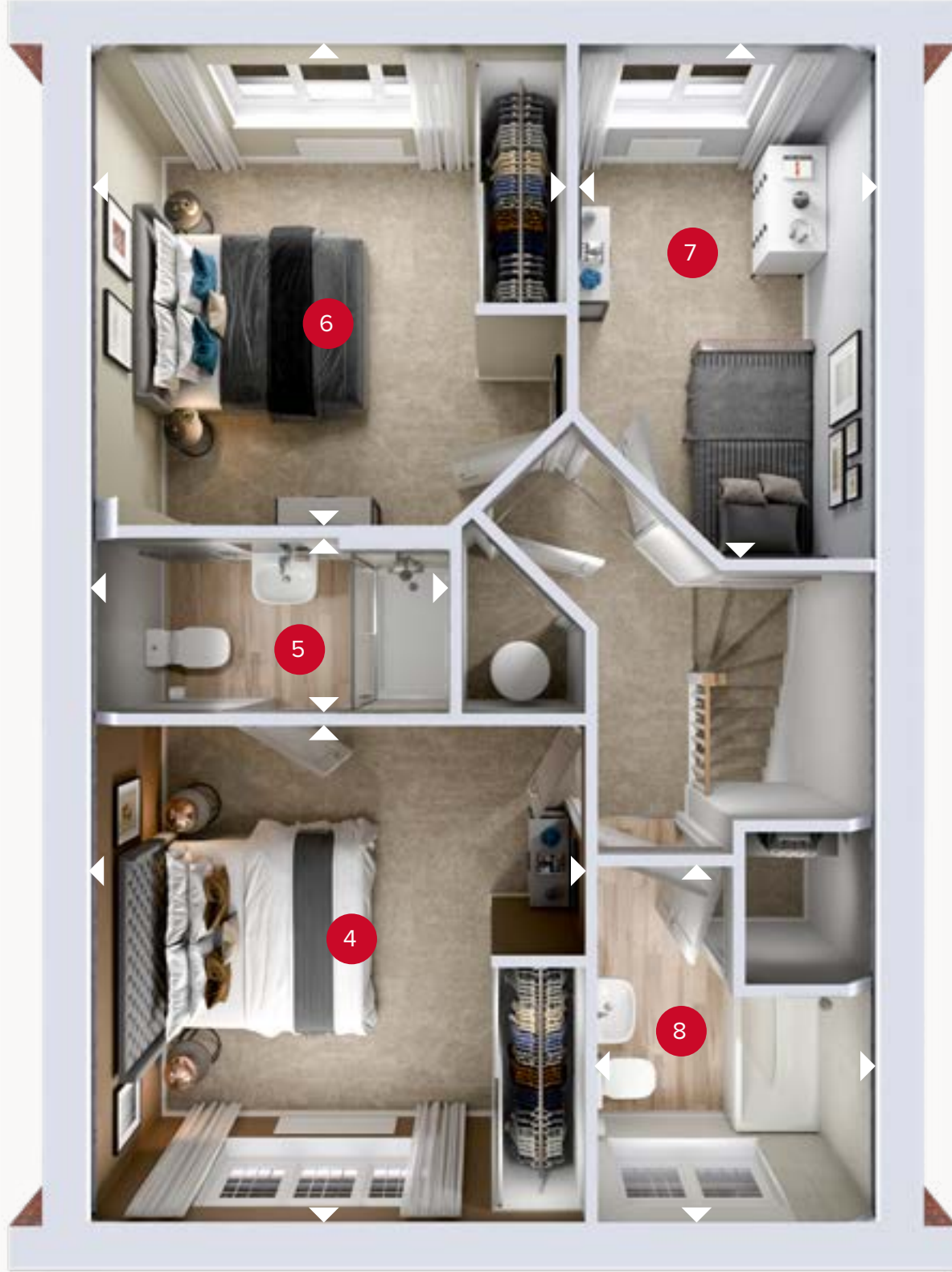
THE WARWICK MID

THREE BEDROOM MID TERRACED HOME





GROUND FLOOR



FIRST FLOOR

THE WARWICK MID

GROUND FLOOR

1	Lounge	15'7" x 11'6"	4.75 x 3.49 m
2	Kitchen/ Dining	18'9" x 12'3"	5.70 x 3.73 m
3	Cloaks	5'7" x 3'2"	1.70 x 0.98 m

FIRST FLOOR

4	Bedroom 1	12'0" x 11'8"	3.66 x 3.56 m
5	En-suite	8'3" x 4'2"	2.51 x 1.27 m
6	Bedroom 2	11'6" x 11'3"	3.50 x 3.42 m
7	Bedroom 3	12'4" x 7'2"	3.75 x 2.19 m
8	Bathroom	8'9" x 6'9"	2.66 x 2.05 m



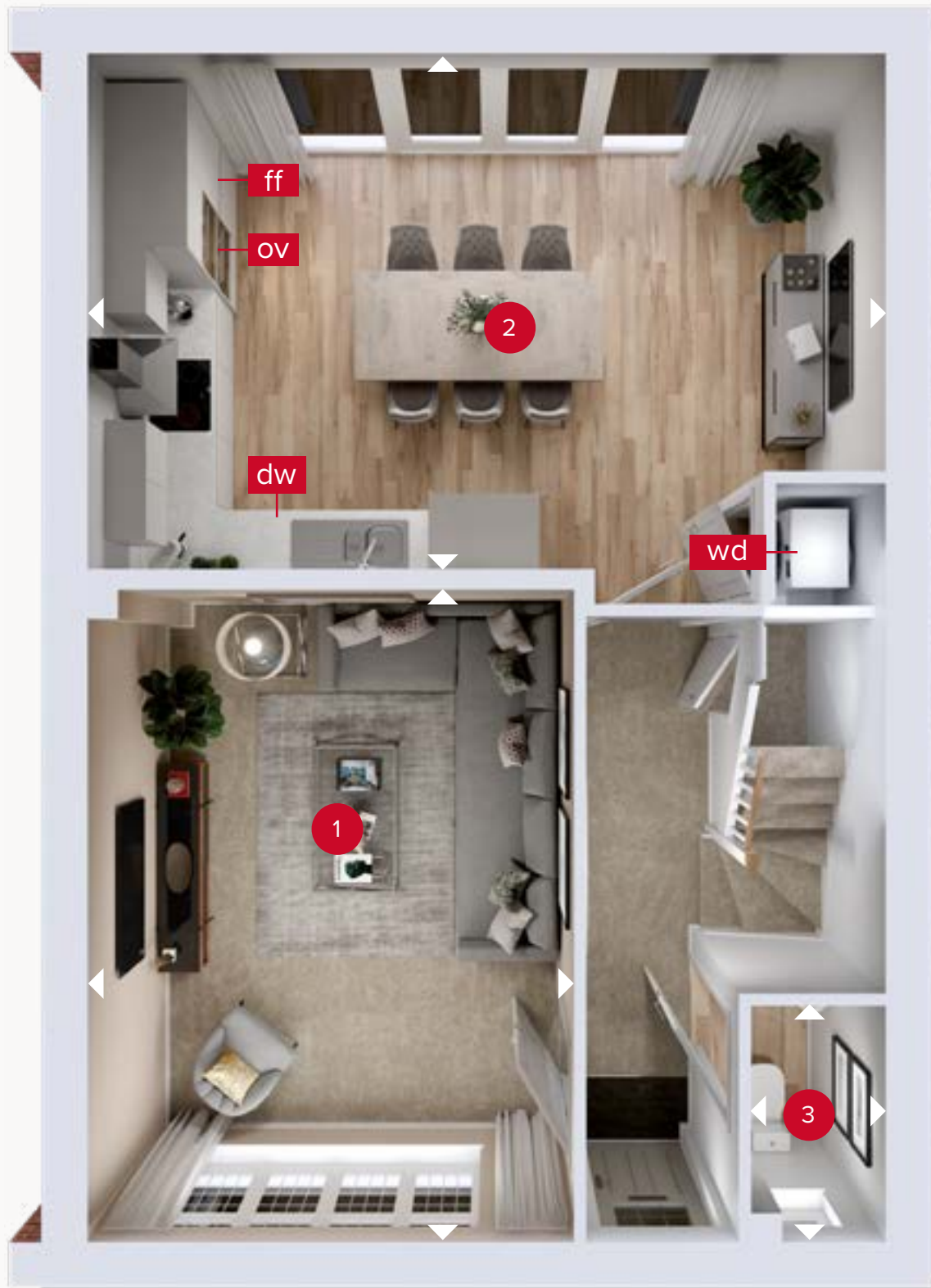
HERITAGE

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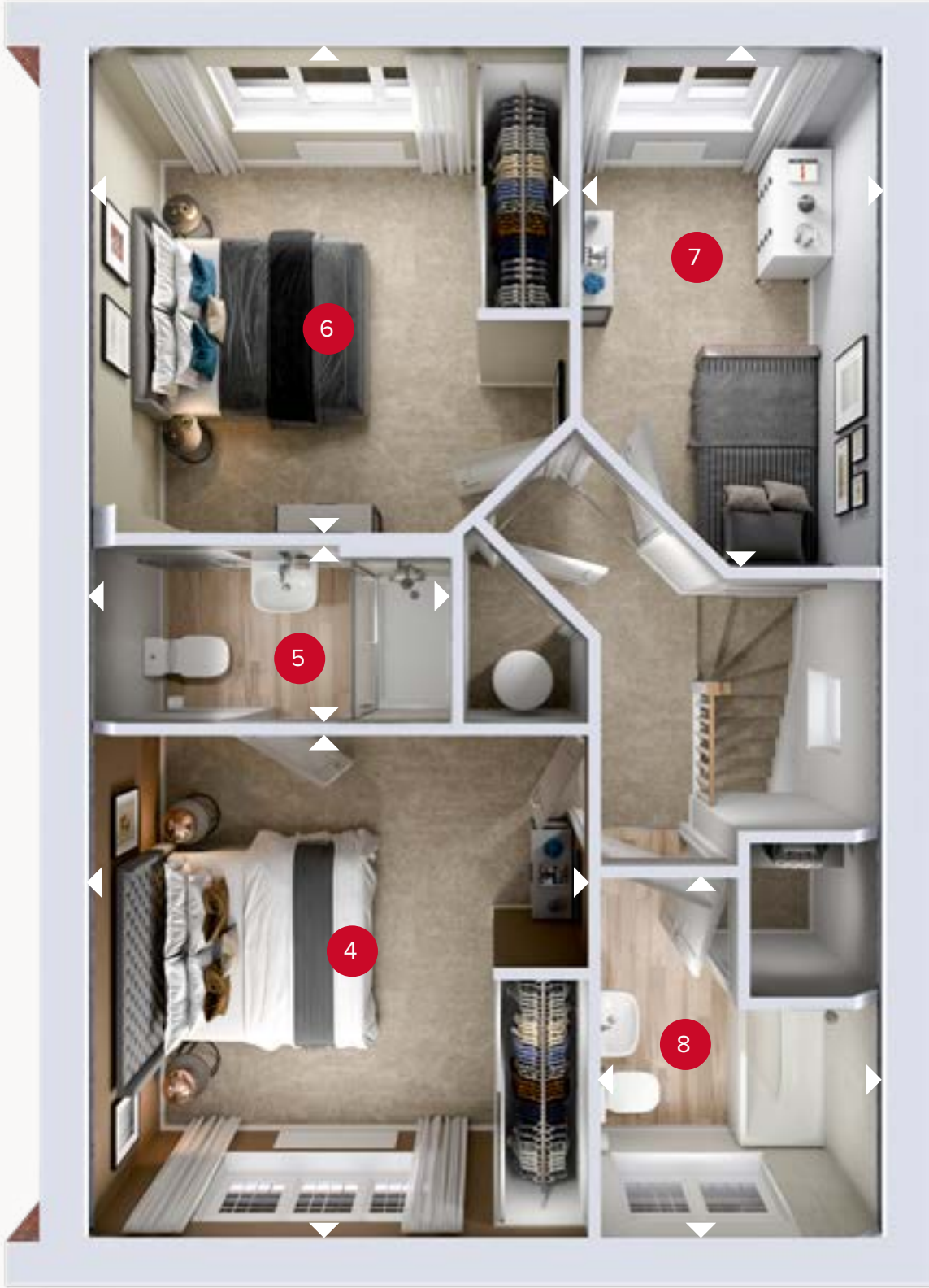
THE WARWICK END

THREE BEDROOM END TERRACED HOME





GROUND FLOOR



FIRST FLOOR

THE WARWICK END

GROUND FLOOR

1	Lounge	15'7" x 11'6"	4.75 x 3.49 m
2	Kitchen/ Dining	18'9" x 12'3"	5.70 x 3.73 m
3	Cloaks	5'7" x 3'2"	1.70 x 0.98 m

FIRST FLOOR

4	Bedroom 1	12'0" x 11'8"	3.66 x 3.56 m
5	En-suite	8'3" x 4'2"	2.51 x 1.27 m
6	Bedroom 2	11'6" x 11'3"	3.50 x 3.42 m
7	Bedroom 3	12'4" x 7'2"	3.75 x 2.19 m
8	Bathroom	8'9" x 6'9"	2.66 x 2.05 m



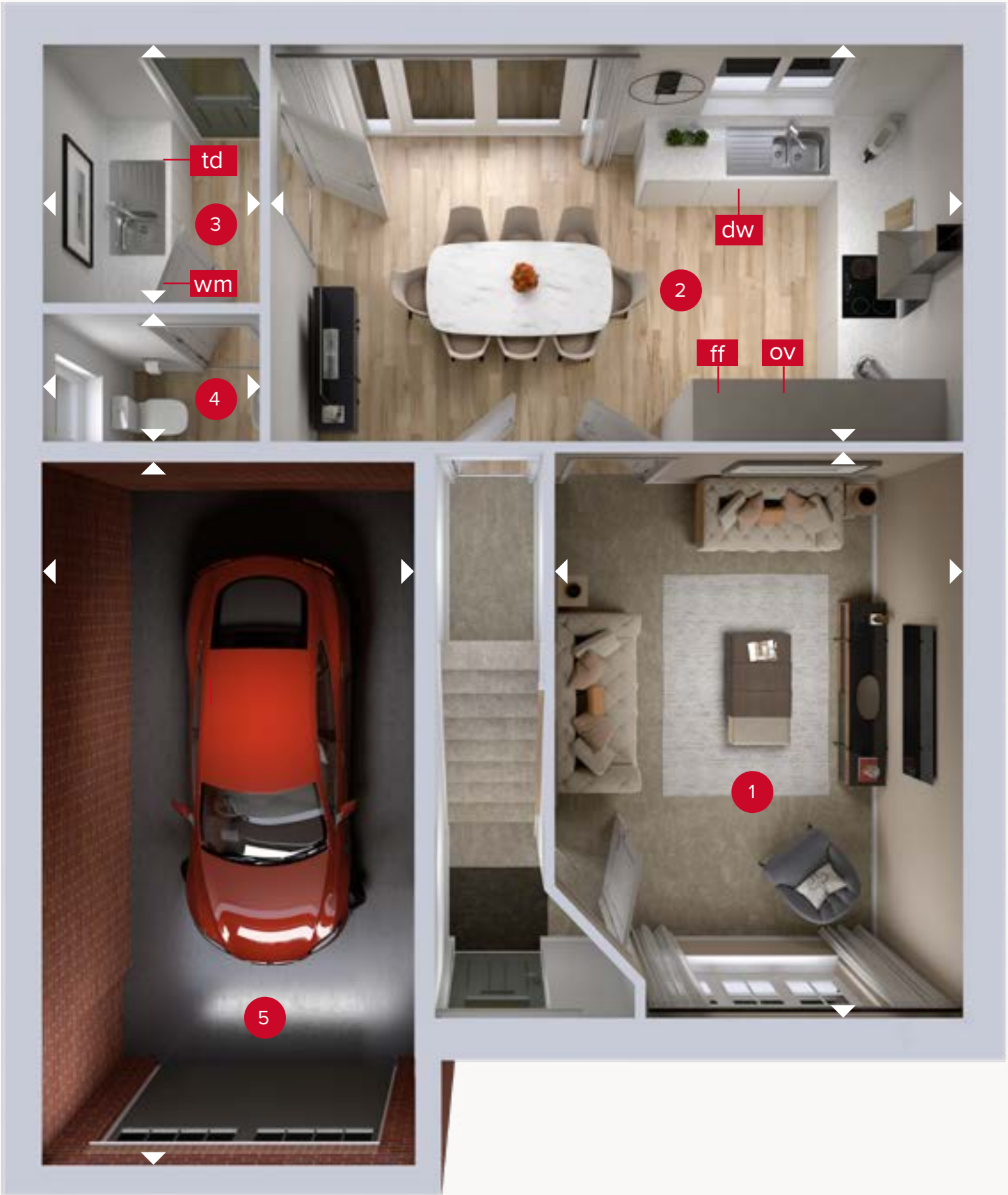
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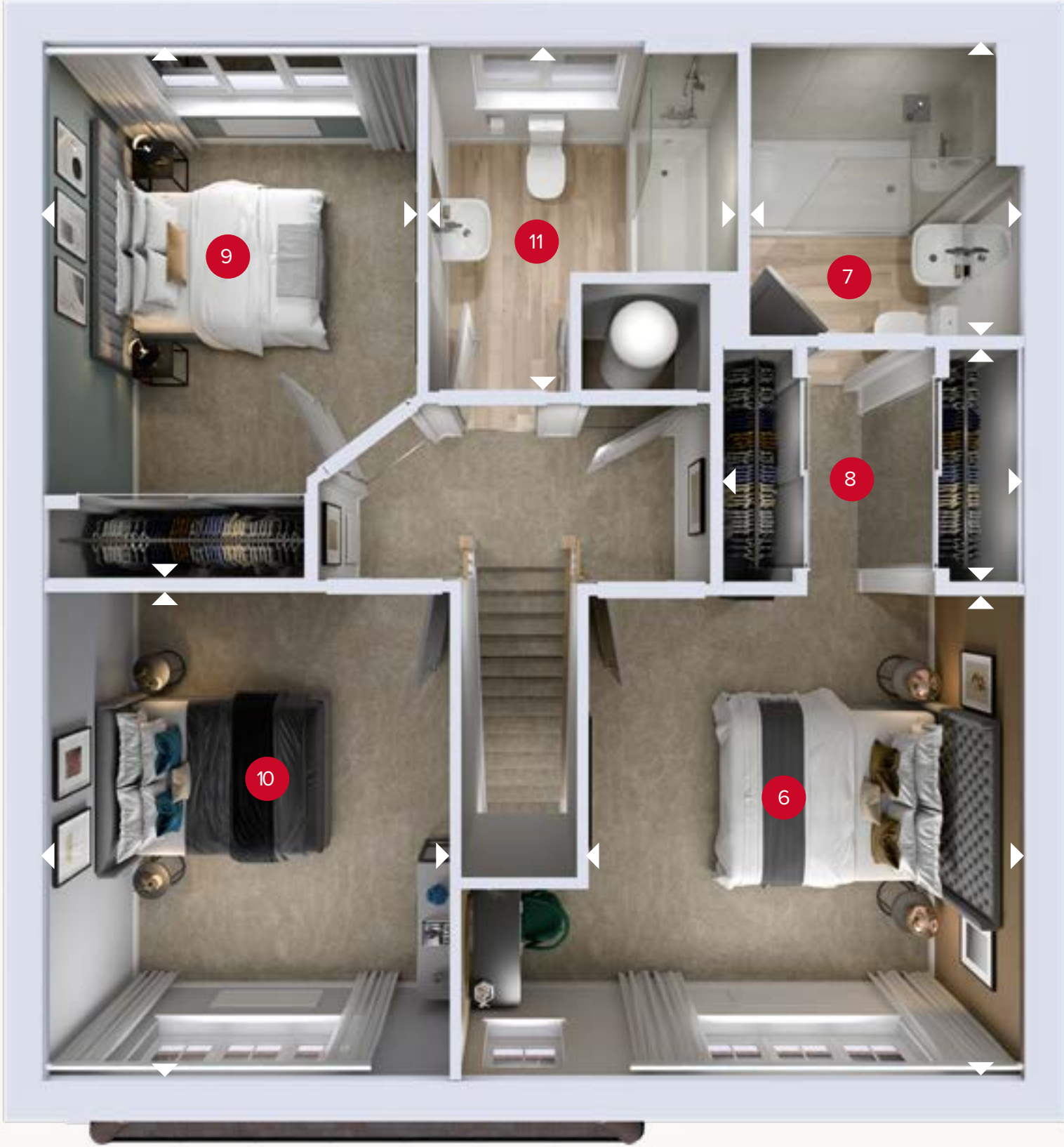
THE SHREWSBURY 3

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE SHREWSBURY 3

GROUND FLOOR

1	Lounge	15'6" x 10'10"	4.72 x 3.31 m
2	Kitchen/Dining	18'6" x 10'8"	5.63 x 3.26 m
3	Utility	7'0" x 5'10"	2.14 x 1.78 m
4	Cloaks	5'10" x 3'5"	1.78 x 1.03 m
5	Garage	19'3" x 10'0"	5.88 x 3.04 m

FIRST FLOOR

6	Bedroom 1	14'1" x 12'2"	4.29 x 3.71 m
7	En-suite	7'7" x 6'10"	2.30 x 2.09 m
8	Dressing Room	7'7" x 6'0"	2.31 x 1.83 m
9	Bedroom 2	13'11" x 9'4"	4.24 x 2.84 m
10	Bedroom 3	12'3" x 10'3"	3.74 x 3.12 m
11	Bathroom	9'2" x 7'10"	2.78 x 2.40 m



17.03.2023

Customers should note this illustration is an example of the Shrewsbury 3 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. EG_SHR3_DM.2

➤ 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 OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE OXFORD LIFESTYLE

GROUND FLOOR

1	Kitchen/Dining	21'5" x 12'9"	6.53 x 3.88 m
2	Lounge	15'11" x 10'7"	4.85 x 3.23 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	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	16'0" x 10'7"	4.87 x 3.23 m
7	Dressing	7'4" x 6'8"	2.24 x 2.03 m
8	En-suite 1	10'7" x 5'11"	3.23 x 1.80 m
9	Bedroom 2	12'7" x 10'8"	3.84 x 3.26 m
10	En-suite 2	7'11" x 5'8"	2.41 x 1.74 m
11	Bedroom 3	11'9" x 9'11"	3.57 x 3.02 m
12	En-suite 3	8'3" x 6'6"	2.51 x 1.98 m



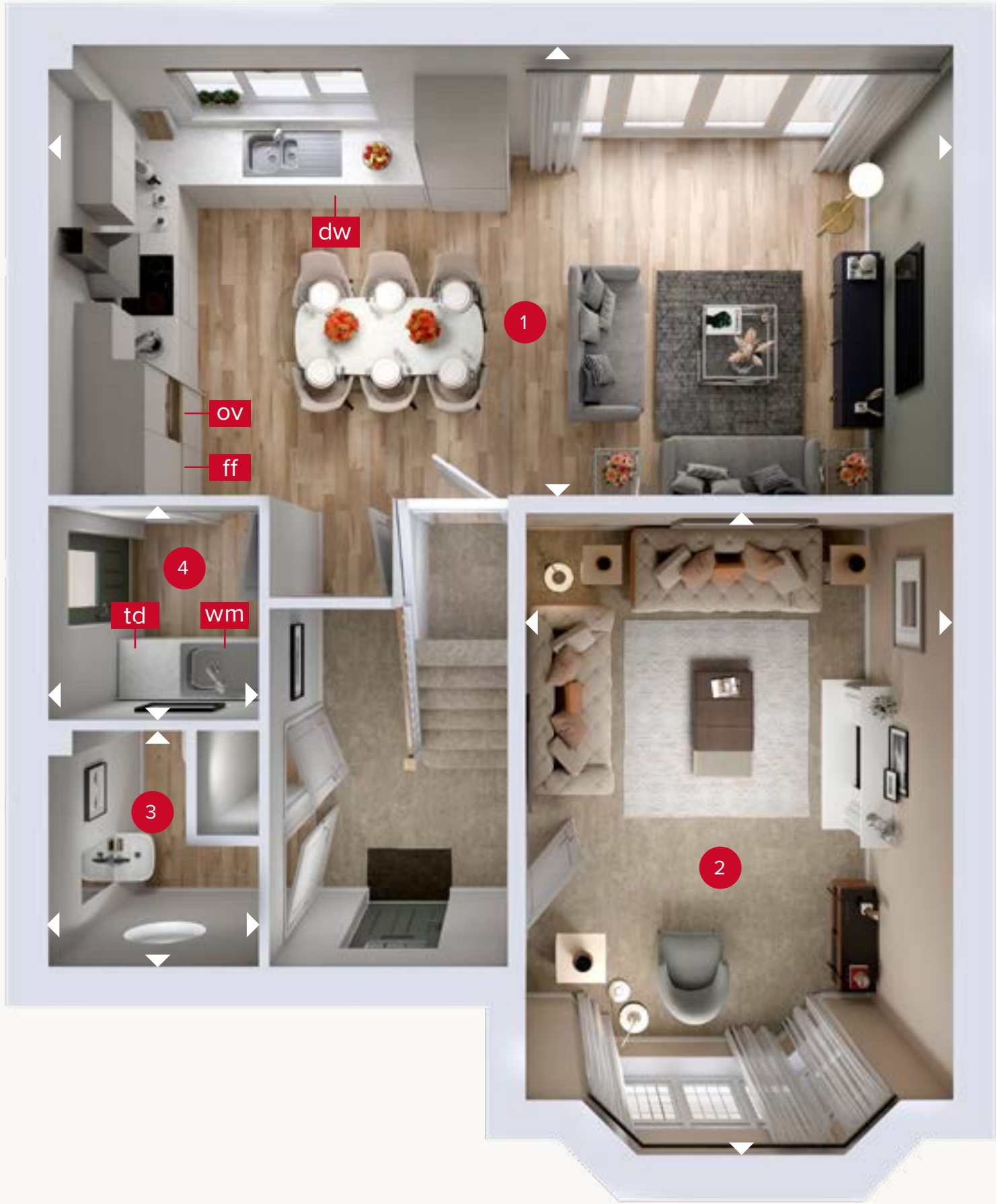
HERITAGE

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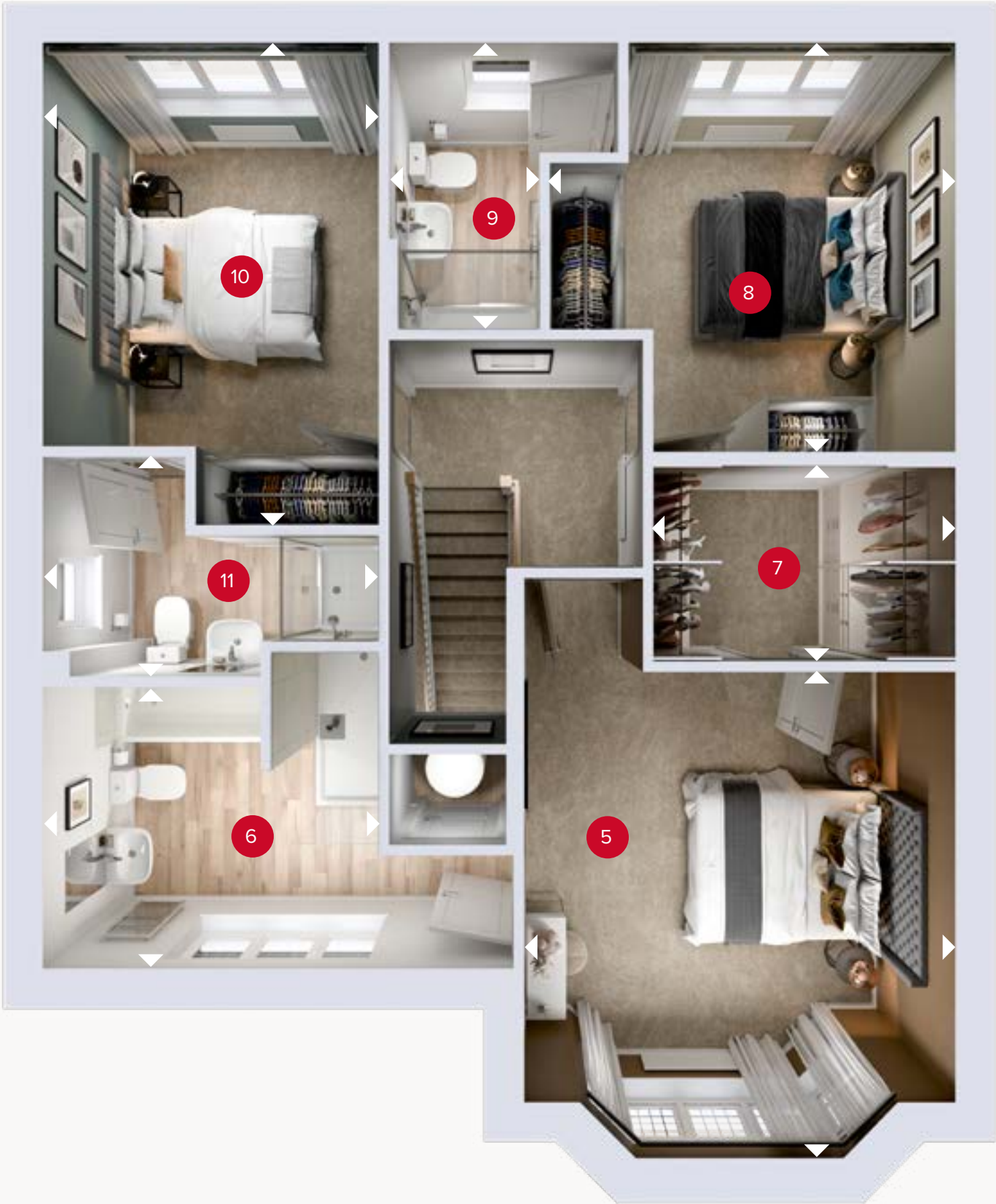
THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE LEAMINGTON LIFESTYLE

GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	17'9" x 11'8"	5.42 x 3.57 m
3	Cloaks	6'6" x 5'11"	1.99 x 1.80 m
4	Utility	6'1" x 5'11"	1.85 x 1.80 m

FIRST FLOOR

5	Bedroom 1	13'5" x 11'8"	4.09 x 3.57 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'5" x 11'0"	3.49 x 3.35 m
9	En-suite 2	8'1" x 4'2"	2.46 x 1.26 m
10	Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



09.02.2023

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 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. EG_LEAMQ_DM.2

➤ 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 STRATFORD

FOUR BEDROOM DETACHED HOME



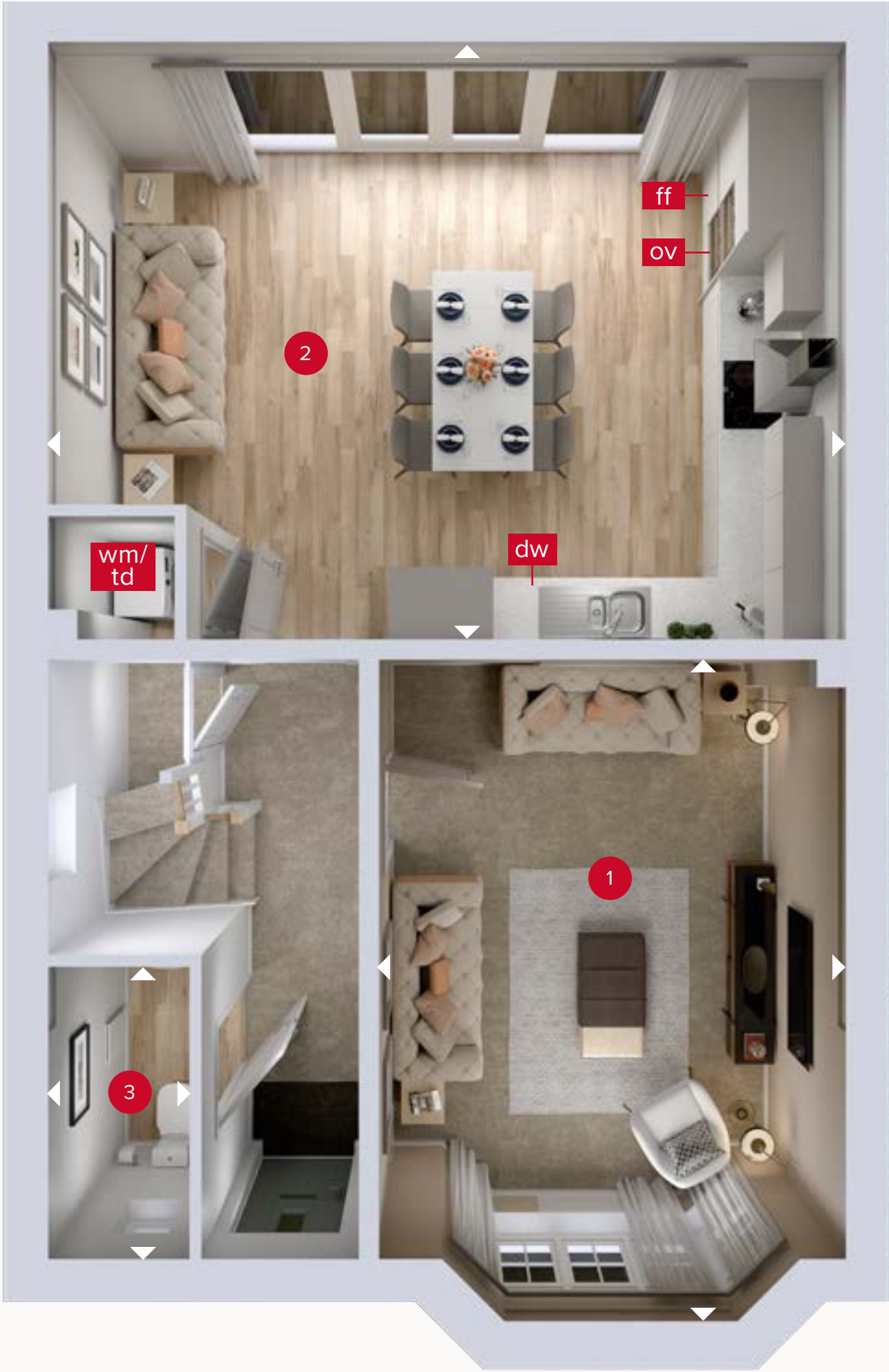
THE STRATFORD

GROUND FLOOR

1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

FIRST FLOOR

4	Bedroom 1	14'4" x 10'7"	4.36 x 3.24 m
5	En-suite	7'4" x 4'7"	2.24 x 1.39 m
6	Bedroom 2	12'0" x 9'11"	3.66 x 3.02 m
7	Bedroom 3	9'3" x 7'10"	2.81 x 2.38 m
8	Bedroom 4	8'7" x 7'3"	2.60 x 2.20 m
9	Bathroom	6'9" x 5'9"	2.05 x 1.76 m



GROUND FLOOR



FIRST FLOOR



02.03.2023

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. EG_STRA_DM.2

➤ 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 CAMBRIDGE

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE CAMBRIDGE

GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	16'3" x 11'8"	4.95 x 3.57 m
3	Utility	6'1" x 5'11"	1.85 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

FIRST FLOOR

5	Bedroom 1	13'8" x 12'11"	4.16 x 3.94 m
6	En-suite	8'2" x 4'3"	2.49 x 1.30 m
7	Bedroom 2	13'8" x 11'0"	4.17 x 3.36 m
8	Bedroom 3	11'7" x 8'2"	3.52 x 2.49 m
9	Bedroom 4	11'9" x 9'1"	3.58 x 2.76 m
10	Bathroom	8'4" x 7'2"	2.53 x 2.19 m



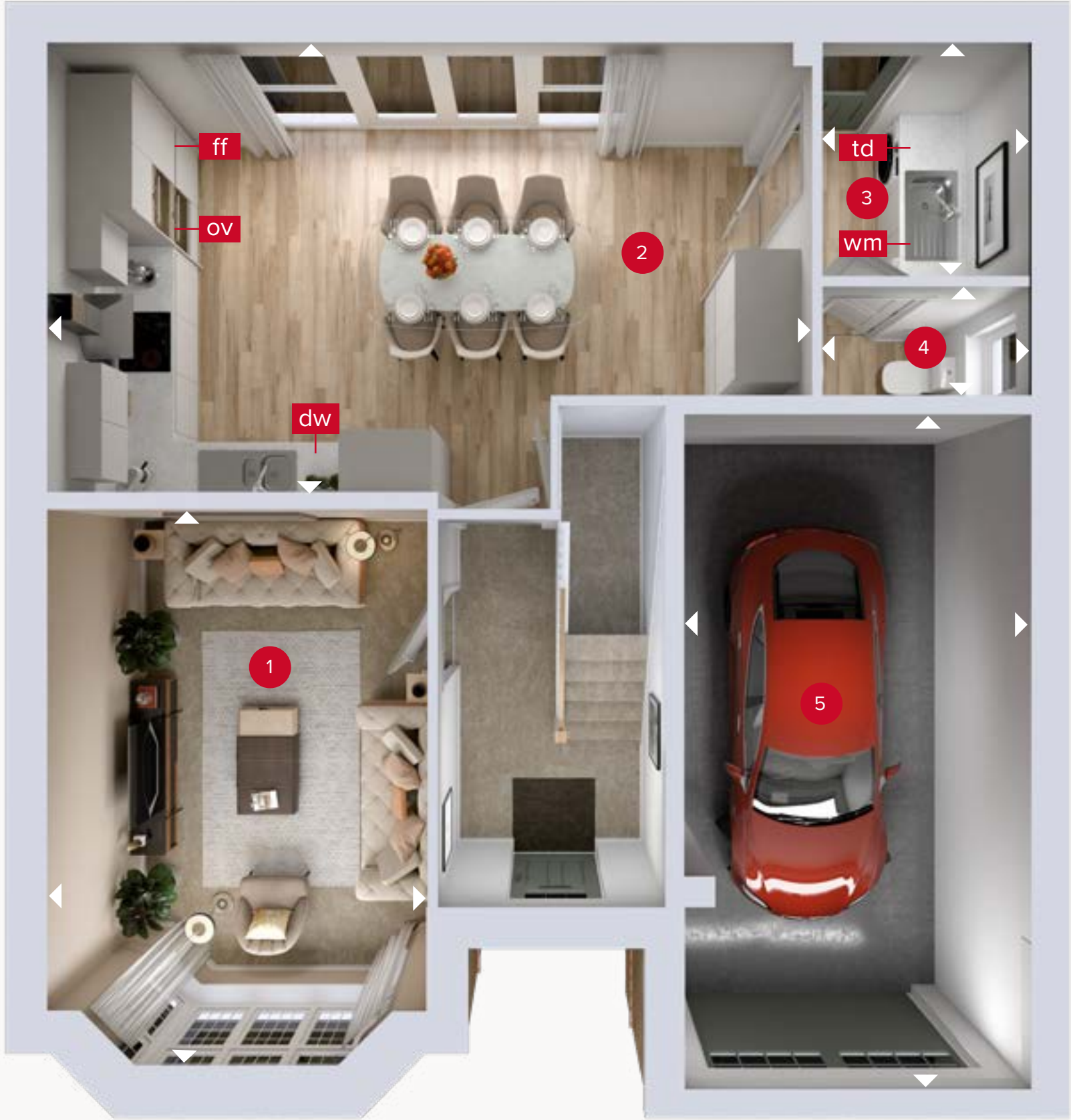
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE OXFORD

GROUND FLOOR

1	Lounge	15'11" x 10'7"	4.85 x 3.23 m
2	Kitchen/ Dining	21'5" x 12'9"	6.53 x 3.88 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	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	16'5" x 10'7"	5.01 x 3.23 m
7	En-suite	7'2" x 6'6"	2.19 x 1.98 m
8	Bedroom 2	14'7" x 9'11"	4.45 x 3.02 m
9	Bedroom 3	12'3" x 10'7"	3.75 x 3.23 m
10	Bedroom 4	9'9" x 9'9"	2.96 x 2.96 m
11	Bathroom	7'7" x 6'8"	2.30 x 2.04 m



HERITAGE

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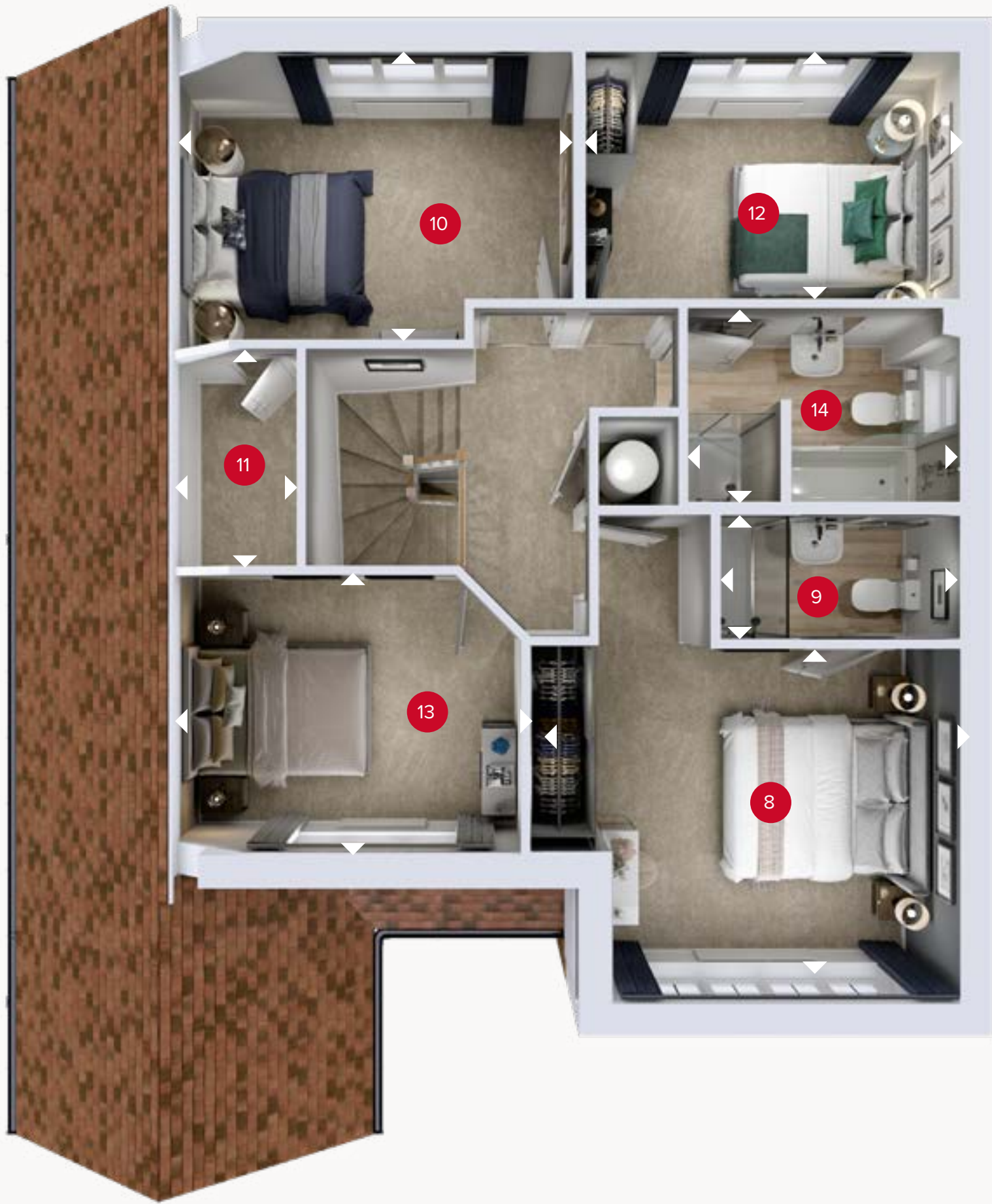
THE CHESTER

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE CHESTER

GROUND FLOOR

1	Lounge	17'5" x 10'11"	5.32 x 3.34 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	10'0" x 9'8"	3.04 x 2.96 m
4	Family	12'7" x 10'7"	3.84 x 3.23 m
5	Utility	9'6" x 5'1"	2.88 x 1.55 m
6	Cloaks	5'8" x 3'7"	1.74 x 1.09 m
7	Garage	18'6" x 10'0"	5.63 x 3.05 m

FIRST FLOOR

8	Bedroom 1	13'8" x 11'2"	4.16 x 3.42 m
9	En-suite	7'11" x 3'11"	2.41 x 1.20 m
10	Bedroom 2	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'10" x 4'2"	2.07 x 1.26 m
12	Bedroom 3	12'0" x 8'4"	3.66 x 2.54 m
13	Bedroom 4	11'3" x 8'8"	3.43 x 2.64 m
14	Bathroom	8'10" x 6'1"	2.69 x 1.86 m



26.06.2024

Customers should note this illustration is an example of the Chester 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. 00903-29 EG_CHTR_DM.2

➤ 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 OVERTON

FOUR BEDROOM DETACHED HOME



THE OVERTON



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'10" x 10'7"	4.82 x 3.23 m
2	Family/Kitchen/ Dining	24'5" x 12'10"	7.43 x 3.90 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	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	15'11" x 10'7"	4.86 x 3.23 m
7	En-suite	7'1" x 6'6"	2.16 x 1.98 m
8	Bedroom 2	12'10" x 9'5"	3.90 x 2.87 m
9	En-suite 2	7'9" x 3'9"	2.37 x 1.14 m
10	Bedroom 3	14'5" x 9'11"	4.38 x 3.02 m
11	Bedroom 4	9'11" x 9'9"	3.03 x 2.96m
12	Bathroom	7'9" x 6'8"	2.37 x 2.04 m



HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE HENLEY

GROUND FLOOR

1	Lounge	17'8" x 11'8"	5.37 x 3.57 m
2	Kitchen	13'4" x 11'5"	4.07 x 3.49 m
3	Dining	12'8" x 11'9"	3.86 x 3.57 m
4	Family	13'2" x 12'0"	4.03 x 3.65 m
5	Utility	6'3" x 5'11"	1.90 x 1.79 m
6	Cloaks	7'6" x 3'7"	2.28 x 1.10 m
7	Garage	17'1" x 17'0"	5.21 x 5.19 m

FIRST FLOOR

8	Bedroom 1	16'8" x 11'8"	5.09 x 3.57 m
9	En-suite 1	10'9" x 6'5"	3.28 x 1.94 m
10	Bedroom 2	14'4" x 10'3"	4.37 x 3.11 m
11	En-suite 2	7'5" x 5'4"	2.27 x 1.63 m
12	Bedroom 3	11'11" x 10'0"	3.63 x 3.05 m
13	Bedroom 4	12'5" x 8'6"	3.78 x 2.59 m
14	Bathroom	8'4" x 7'9"	2.54 x 2.37 m



14.02.2022

Customers should note this illustration is an example of the Henley 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. EG_HENL_DM.2

➤ 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
wc - wine cooler





HERITAGE

- REDROW -

THE SUNNINGDALE

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE SUNNINGDALE

GROUND FLOOR

1	Lounge	16'10" x 11'8"	5.12 x 3.56 m
2	Kitchen/Dining	19'8" x 14'1"	6.00 x 4.29 m
3	Snug	9'9" x 9'7"	2.96 x 2.92 m
4	Utility	6'4" x 5'3"	1.93 x 1.61 m
5	Cloaks	6'0" x 3'7"	1.82 x 1.10 m
6	Garage	18'6" x 16'4"	5.64 x 4.97 m

FIRST FLOOR

7	Bedroom 1	15'5" x 11'8"	4.71 x 3.56 m
8	En-suite 1	7'9" x 6'5"	2.35 x 1.95 m
9	Bedroom 2	15'2" x 9'3"	4.62 x 2.82 m
10	En-suite 2	17'1" x 6'5"	2.16 x 1.95 m
11	Bedroom 3	12'0" x 8'11"	3.67 x 2.72 m
12	Bedroom 4	11'10" x 9'10"	3.61 x 2.99 m
13	Bathroom	8'5" x 6'3"	2.57 x 1.91 m



HERITAGE

- REDROW -

THE HIGHGATE

FIVE BEDROOM DETACHED HOME

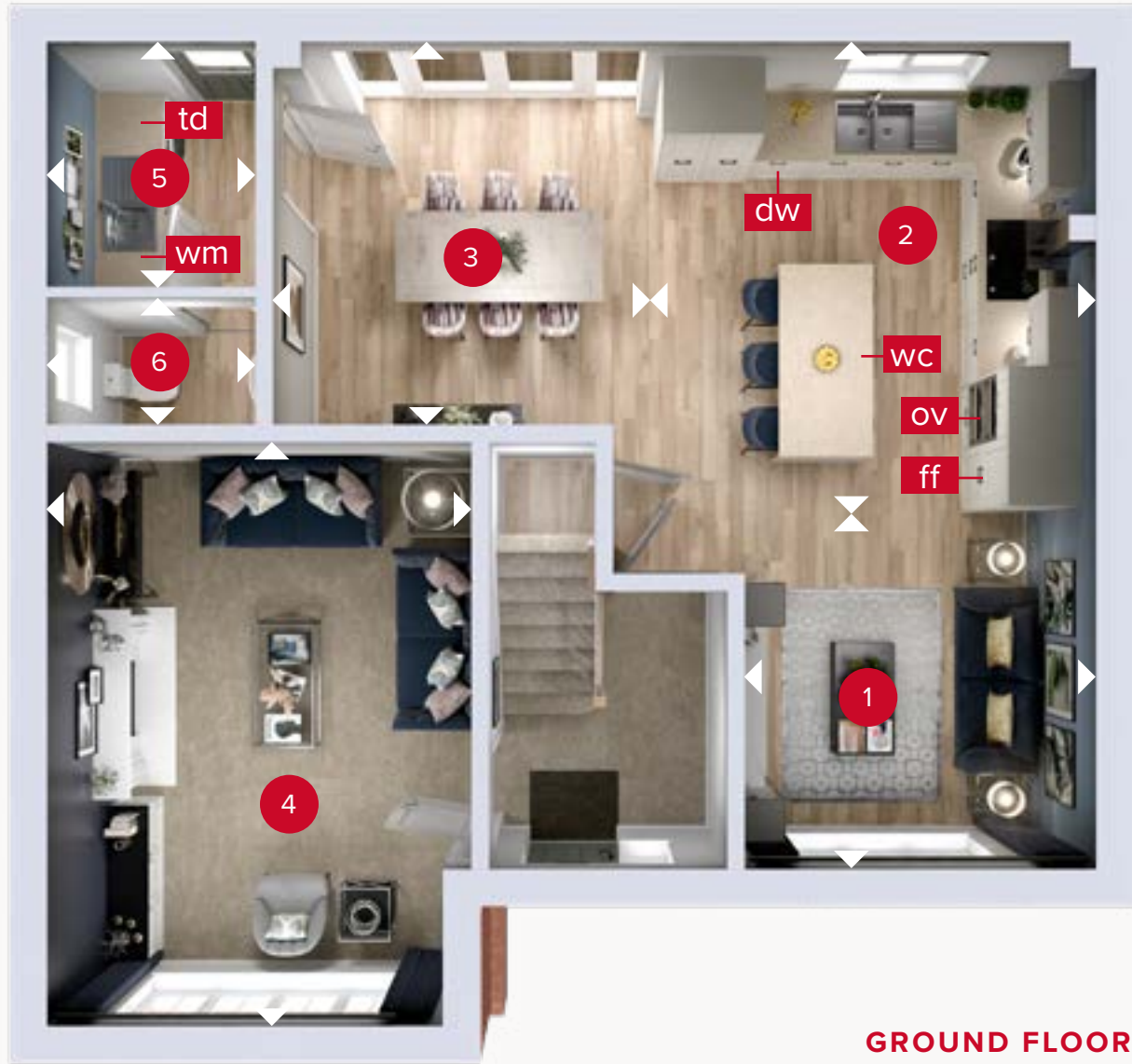


Customers should note this illustration is an example of the Highgate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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. EG_HIG5_DM.2

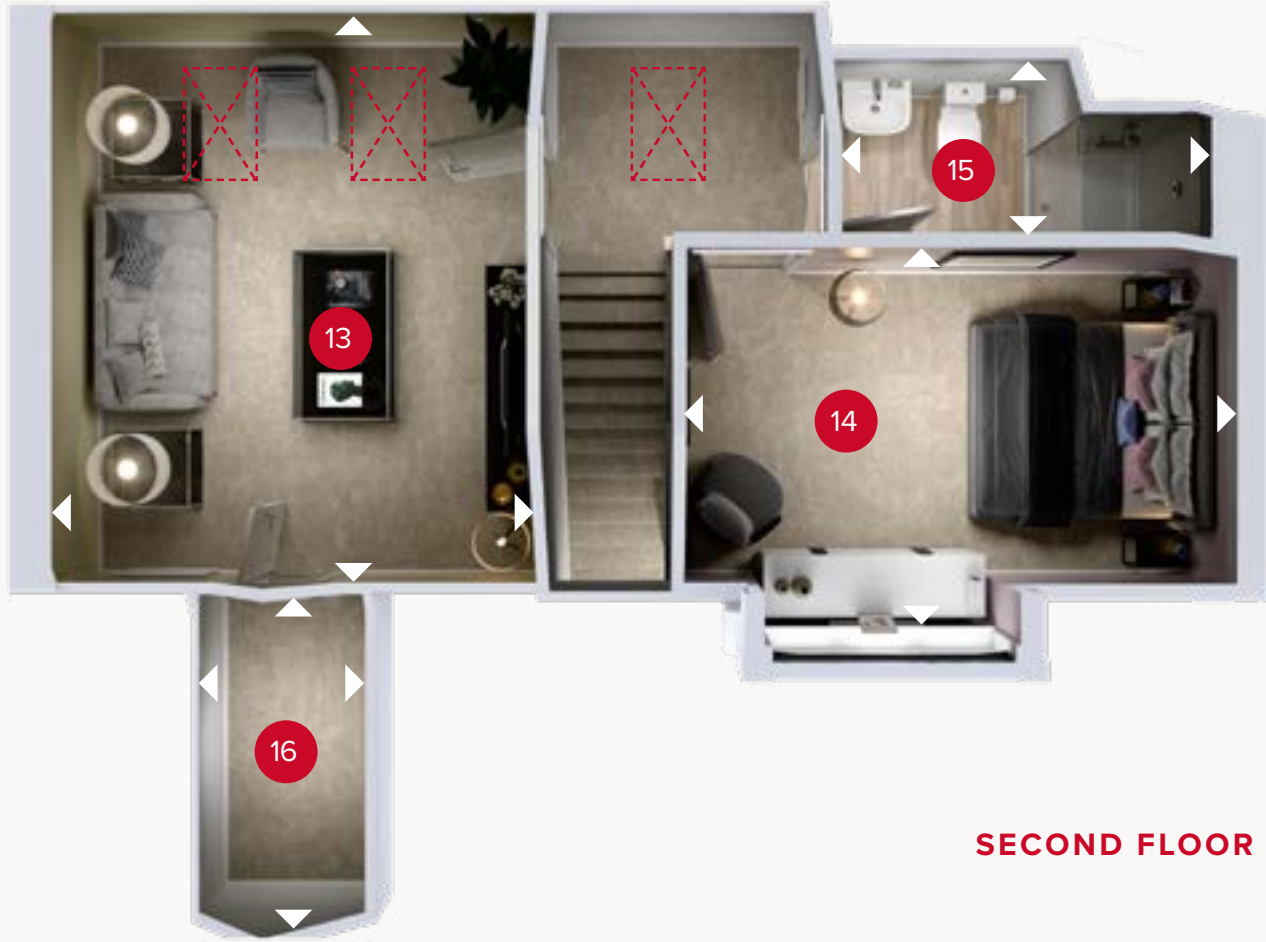
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wc - Wine cooler

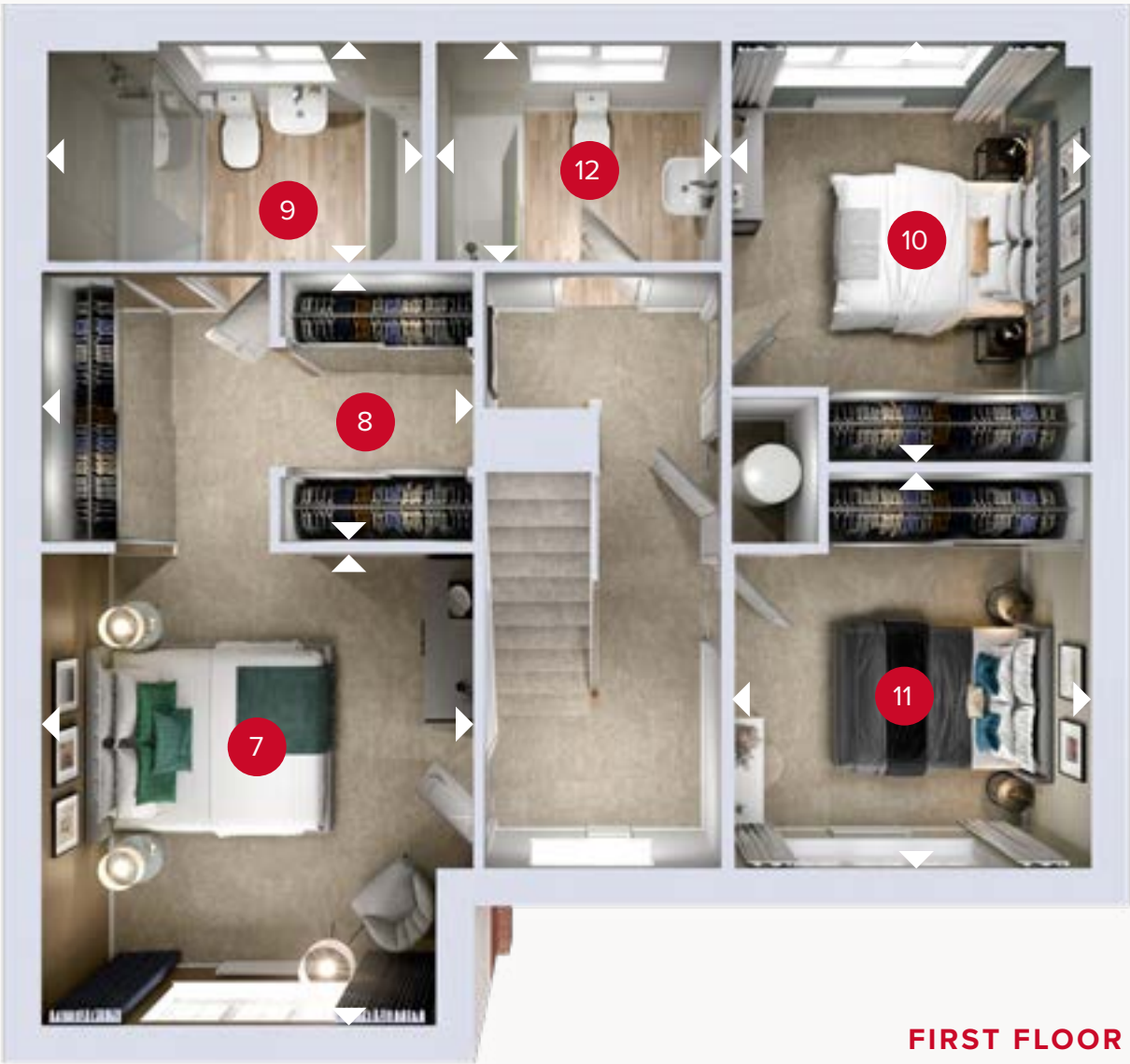
wm - washing machine space
td - tumble dryer space
✕ - Roof window



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

THE HIGHGATE

GROUND FLOOR

1	Family	9'11" x 9'10"	3.02 x 3.00 m
2	Kitchen	13'7" x 12'0"	4.15 x 3.65 m
3	Dining	11'1" x 10'11"	3.37 x 3.34 m
4	Lounge	16'6" x 11'10"	5.03 x 3.62 m
5	Utility	7'2" x 5'11"	2.19 x 1.80 m
6	Cloaks	5'11" x 3'6"	1.80 x 1.06 m

FIRST FLOOR

7	Bedroom 1	13'6" x 12'1"	4.12 x 3.68 m
8	Dressing Room	12'1" x 7'8"	3.68 x 2.33 m
9	En-suite	10'6" x 6'3"	3.21 x 1.90 m
10	Bedroom 2	12'1" x 10'2"	3.67 x 3.10 m
11	Bedroom 3	11'2" x 10'1"	3.41 x 3.07 m
12	Bathroom	7'10" x 6'3"	2.39 x 1.90 m

SECOND FLOOR

13	Bedroom 4/ Media Room	14'5" x 12'1"	4.41 x 3.68 m
14	Bedroom 5	13'8" x 9'7"	4.16 x 2.92 m
15	Shower Room	8'4" x 4'6"	2.55 x 1.37 m
16	Store	8'8" x 4'3"	2.65 x 1.30 m

SKILFUL EXECUTION

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



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles from Moores. Please see Sales Consultant for details.

Work Surfaces

Square Edged worktops. Please refer to Sales Consultant for choices.

Upstand

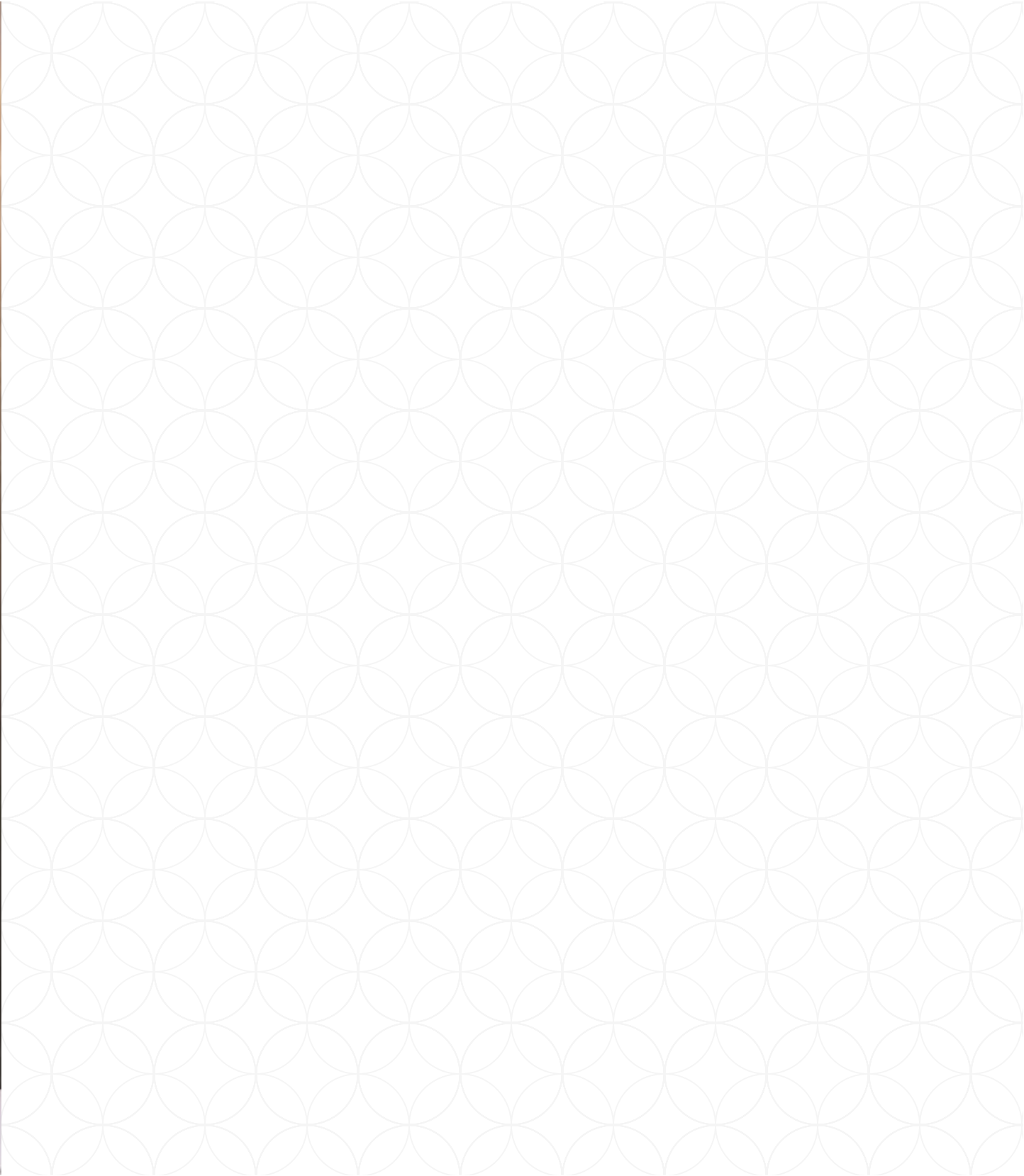
Matching above worktops, with stainless Steel splashback behind Hob.

Bowl & Tap

Stainless steel 1 bowl with mixer tap to units (in housetypes under 1600sqft).
Double bowl sink with mixer tap to units (in housetypes over 1600sqft).

Appliances AEG

- Ceramic Hob
- Double oven
- Chimney extract
- Integrated fridge/freezer 50/50



INTERIOR

Walls

Crown White paint finish.

Internal Doors

"Cambridge" 2 Panel internal moulded door. Door to be supplied with primer and winter coat for finishing by site in Satin White paint.

Internal Door Furniture

Polished chrome effect door furniture.

Architrave

"Torus" profile mdf, painted satin white.

Skirting Boards

Properties under 1400ft - "Torus" profile, mdf, throughout painted satin white.

Ceilings

Flat finish with Crown white emulsion paint decoration.

Staircase

38mm x 32mm pine (clear knot free) spindles in satin white paint finish with 90mm square newels. Complete with Oak (Redwood) round handrail with a sealer coat.

Central Heating

Air Source Heat Pumps.

Radiators

Myson Premier HE round top radiators.

Electrical Sockets & Switch Plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points.

Wardrobes

Choice of fitted wardrobe to bedroom 1 in properties over 1,500sqft only.

Phone Point

BG Range of fittings, finish to match Electrical accessories in Room (NB first point will be Std BT box). 1 near to media point in lounge, 1 in Family Room and Study (if applicable).

TV Point

BG fittings, finish to match Electrical accessories in Room with 1 in lounge, Bedroom 1 and Family Room, (if applicable). Wiring for Sky+ outlet to lounge Bedroom 1 and Family Room, (if applicable).

Electrical Sockets & Switch Plates

Low profile white electrical switch and socket plates BG White pendant and batten lighting points.

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



BATHROOM & CLOAKROOM

Low Profile Tray

Acrylic capped low profile shower tray with concealed waste and upstands to all four sides.

Shower Screen to Enclosure

Polished chrome effect finish shower door.

Sanitaryware Bathroom & En-Suite Basin

Geberit sanitaryware in white.

Brassware Basin & Bath

Tempo single lever basin mixer including 5 litres/minute flow restrictor.

Shower Over Bath

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

Shower Valve

Thermostatic shower valve above the bath.

Towel Warmer

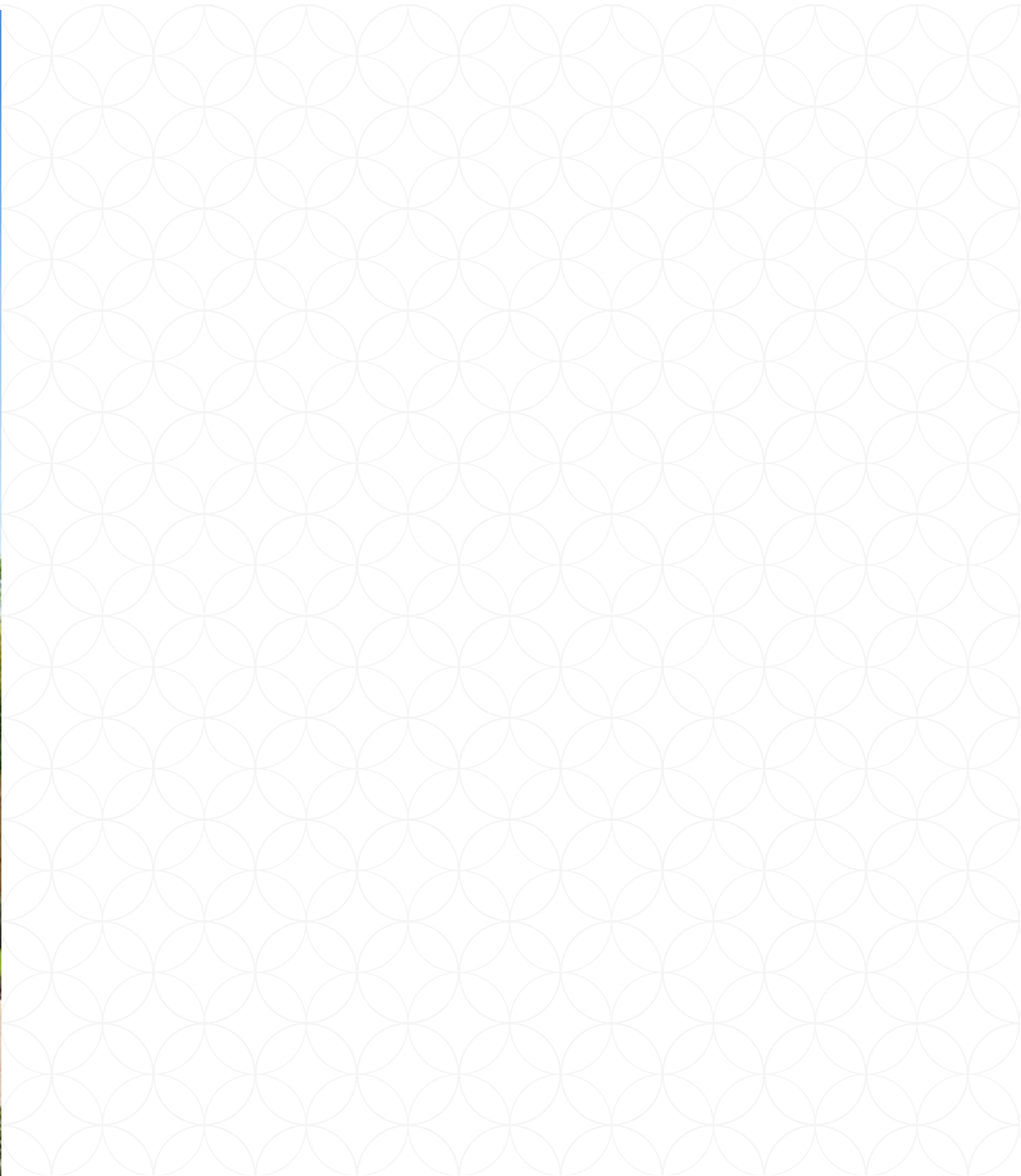
Curved style in chrome effect finish to bathroom and en-suite.

Shaver Socket

Socket in bathroom and en-suite/s finish to match electrical plates.

Wall Tiles

See Sales Consultant for more information.



EXTERIOR

External Doors

Front

GRP door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally (refer to materials schedule) & white finish internally. Frame to be UPVC. Door complete with lever handle furniture, sleeved letterplate, viewer and door chain & chrome lever handle furniture internally.

Rear

GRP door with patterned glass.

House Numeral

House number to front of property on numeral plaque to match the colour of the front door except when white when numeral to be black.

Security

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

External Lights

Lantern to front entrance or down light to recessed entrance ways - Refer to drawings.

Coach down lantern to houses under 1400sqft.

Large Georgian lantern to houses over 1400sqft.

Where the entrance is recessed, the ASD Lighting Atom Recessed Downlighter AT1/113/RR - remote photo cell required.

Boundary Fencing/Gates Fencing

Sides – Vertical Boarding 1.8 high

Rear – Vertical Boarding 1.8 high

Gate – 1.8 Timber gate

Garages

Double power point and lighting pendant (where garage lies within the curtilage of the property).

Garage Door

Steel up & over with window panels to top, refer to elevations for details. Door finish to be painted to match Front Door (refer to materials schedule).

Paving

Buff riven faced flags as indicated on drawing.

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

- 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.





THE MULBERRIES



Hatfield Road, Witham, Essex CM8 1EJ

Discover a better way to live
redrow.co.uk