

# FIDDINGTON FIELDS

ASHCHURCH, TEWKESBURY, GLOUCESTER, GL20 7GG



A DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES



**BARRATT**  
HOMES

# FIDDINGTON FIELDS

## SITE PLAN

- **DENFORD**  
2 bedroom home
- **KENLEY**  
2 bedroom home
- **MAIDSTONE**  
3 bedroom home
- **ELLERTON**  
3 bedroom home
- **MORESBY**  
3 bedroom home
- **ENNERDALE**  
3 bedroom home
- **KINGSLEY**  
4 bedroom home
- **HEMSWORTH**  
4 bedroom home
- **WOODCOTE**  
4 bedroom home
- **ALFRETON**  
4 bedroom home
- **HESKETH**  
4 bedroom home
- **RADLEIGH**  
4 bedroom home
- **AFFORDABLE HOUSING**

- V Visitor Parking
- B Bin Collection Point
- C Cycle Store
- S/S Substation

### SUSTAINABILITY FEATURES

- Grassland
- Wildflower meadow
- Path
- New tree line
- Mature tree line
- Bund and acoustic fence

### THIS DEVELOPMENT ALSO FEATURES;

- Swift boxes
- Bat boxes
- Hedgehog highways



# DENFORD

## 2 BEDROOM HOME



Argon-filled double-glazing



Electric car charging point



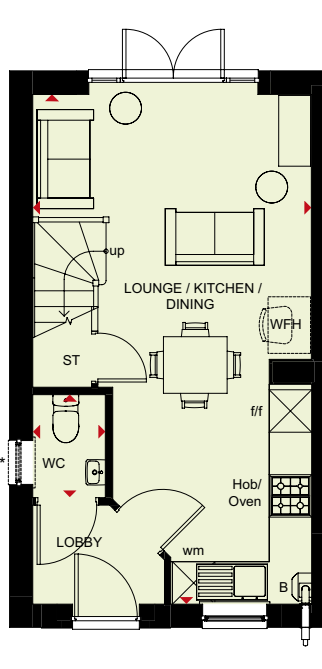
Solar or Photovoltaic panels



Highly-efficient insulation



A/B EPC Rating

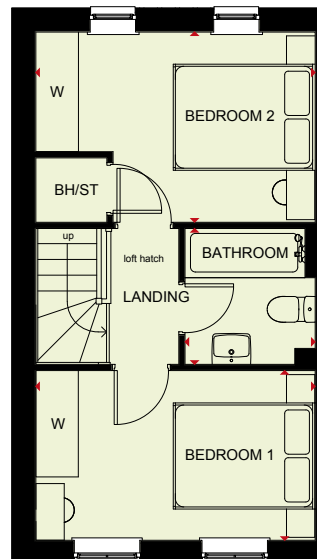


### Ground Floor

Lounge/Dining/Kitchen	7182 x 3907 mm	23'5" x 12'8"
WC	1488 x 990 mm	4'8" x 3'2"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.



### First Floor

Bedroom 1	3982 x 2398 mm	13'0" x 7'8"
Bedroom 2	3982 x 2688 mm	13'0" x 8'8"
Bathroom	1925 x 1839 mm	6'3" x 6'0"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH/ST	Bulkhead Store	WFH	Working from home space		



# KENLEY

## 2 BEDROOM HOME



Argon-filled double-glazing



Electric car charging point



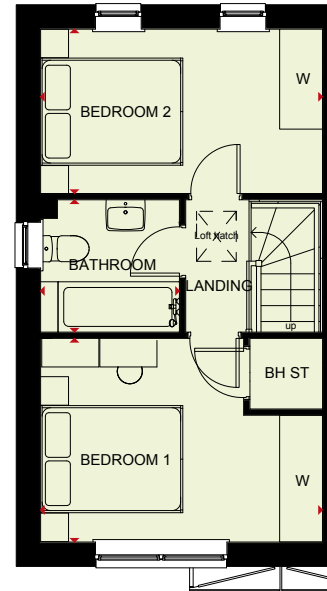
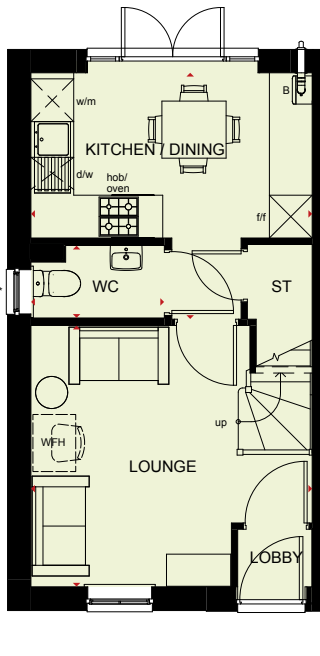
Solar or Photovoltaic panels



Highly-efficient insulation



A/B EPC Rating



### Ground Floor

Lounge	3947 x 3551 mm	12'9" x 11'6"
Kitchen/Dining	3896 x 3533 mm	12'7" x 11'5"
WC	1813 x 1025 mm	5'9" x 3'3"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

### First Floor

Bedroom 1	3947 x 2851 mm	12'9" x 9'3"
Bedroom 2	3947 x 2301 mm	12'9" x 7'5"
Bathroom	1944 x 1853 mm	6'3" x 6'0"

[Approximate dimensions]

**KEY**  
 B Boiler  
 ST Store  
 BH/ST Bulkhead Store

w/m Washing machine space  
 d/w Dishwasher space  
 f/f Fridge/freezer space

WFH Working from home space  
 W Wardrobe space  
 ◀▶ Dimension location



# MAIDSTONE

## 3 BEDROOM HOME



Argon-filled double-glazing



Electric car charging point



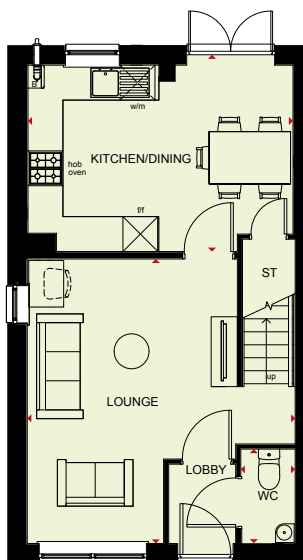
Solar or Photovoltaic panels



Highly-efficient insulation



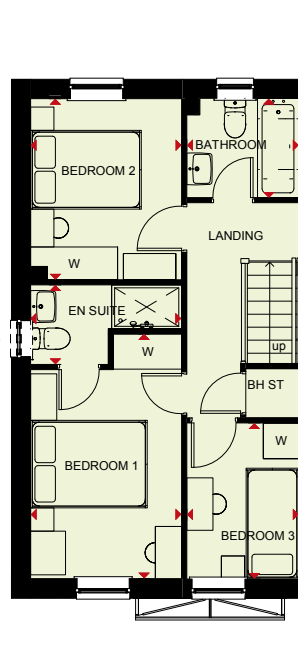
A/B EPC Rating



### Ground Floor

Lounge	4862 x 4602 mm	15'9" x 15'0"
Kitchen/Dining	4551 x 3202 mm	14'9" x 10'5"
WC	1587 x 900 mm	5'2" x 2'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4189 x 2596 mm	13'7" x 8'5"
En suite	2596 x 1365 mm	8'5" x 4'4"
Bedroom 2	3098 x 2596 mm	10'1" x 8'5"
Bedroom 3	2661 x 1917 mm	8'7" x 6'2"
Bathroom	1917 x 1702 mm	6'2" x 5'5"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead Store	W	Wardrobe space		



# ELLERTON

## 3 BEDROOM HOME



Argon-filled double-glazing



Electric car charging point



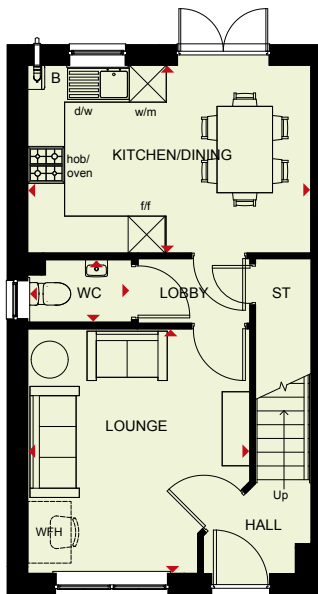
Solar or Photovoltaic panels



Highly-efficient insulation



A/B EPC Rating

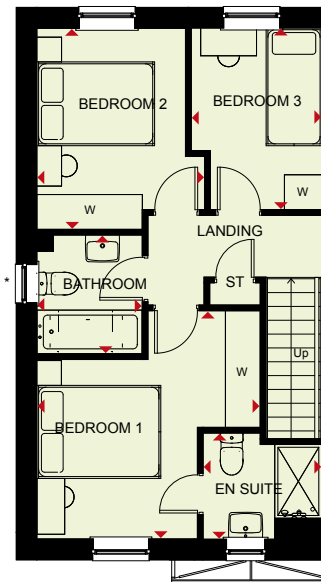


### Ground Floor

Lounge	3903 x 3599 mm	12'8" x 11'8"
Kitchen/Dining	4551 x 3047 mm	14'9" x 9'9"
WC	1633 x 1016 mm	5'3" x 3'3"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.



### First Floor

Bedroom 1	3673 x 3600 mm	12'0" x 11'8"
En suite	1927 x 1706 mm	6'3" x 5'5"
Bedroom 2	3235 x 2694 mm	10'6" x 8'8"
Bedroom 3	2917 x 2127 mm	9'5" x 6'9"
Bathroom	1917 x 1700 mm	6'2" x 5'5"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# MORESBY

## 3 BEDROOM HOME



Argon-filled double-glazing



Electric car charging point



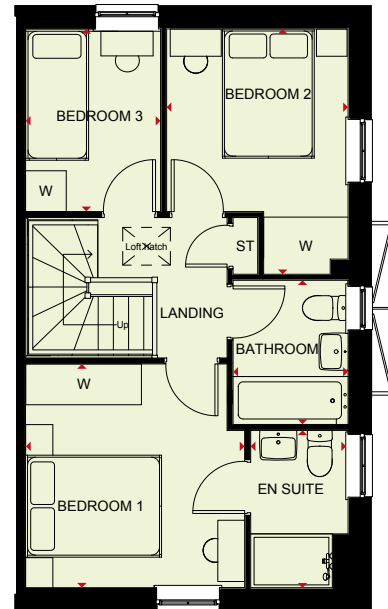
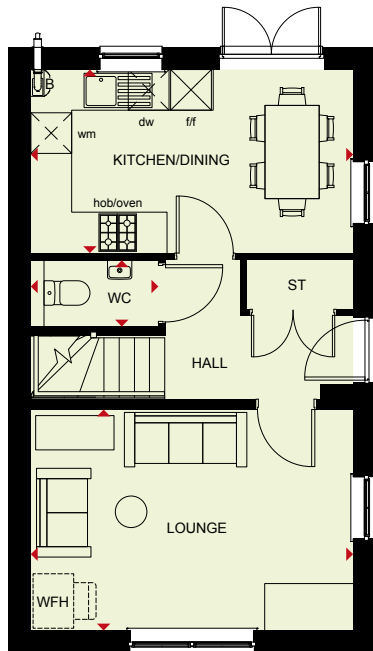
Photovoltaic panels



Highly-efficient insulation



A/B EPC Rating



### Ground Floor

Lounge	4742 x 3250 mm	15'5" x 10'6"
Kitchen/Dining	4691 x 2687 mm	15'3" x 8'8"
WC	1699 x 973 mm	5'5" x 3'1"

### First Floor

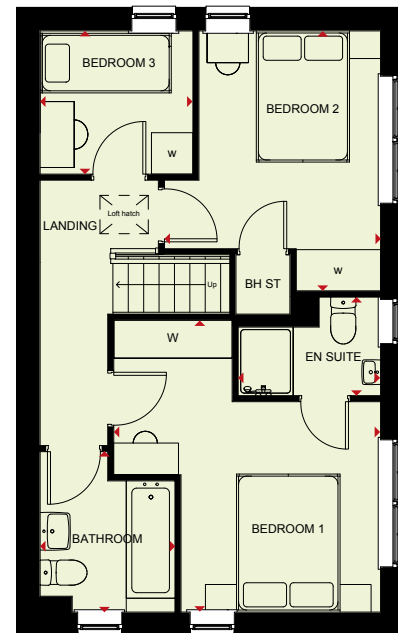
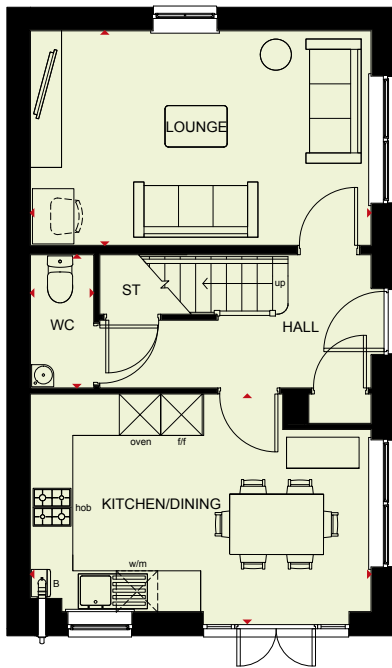
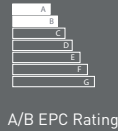
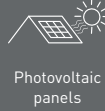
Bedroom 1	3290 x 3222 mm	10'7" x 10'5"
En suite	2312 x 1432 mm	7'5" x 4'6"
Bedroom 2	3608 x 2667 mm	11'8" x 8'7"
Bedroom 3	2686 x 1968 mm	8'8" x 6'4"
Bathroom	2120 x 1691 mm	6'9" x 5'5"

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# ENNERDALE

## 3 BEDROOM HOME



### Ground Floor

Lounge	4912 x 3098 mm	16'1" x 10'1"
Kitchen/Dining	4912 x 3141 mm	16'1" x 10'3"
WC	1930 x 906 mm	6'3" x 2'9"

[Approximate dimensions]

### First Floor

Bedroom 1	4235 x 3855 mm	13'8" x 12'6"
En suite	2077 x 1426 mm	6'8" x 4'6"
Bedroom 2	3759 x 2621 mm	12'3" x 8'5"
Bedroom 3	2203 x 2065 mm	7'2" x 6'7"
Bathroom	2314 x 1943 mm	7'5" x 6'3"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	w	Wardrobe space		





# KINGSLEY

## 4 BEDROOM HOME



Argon-filled double-glazing



Electric car charging point



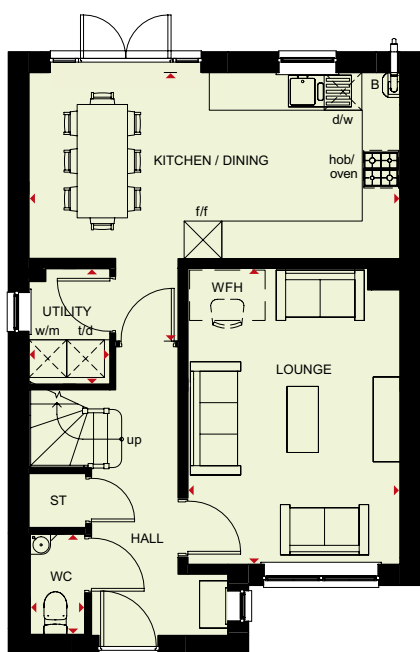
Photovoltaic panels



Highly-efficient insulation

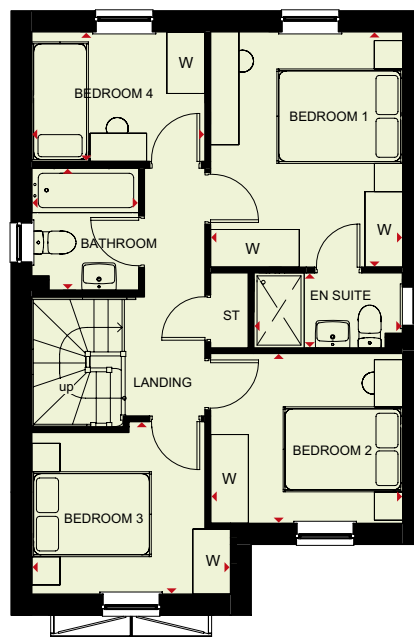


A/B EPC Rating



### Ground Floor

Lounge	4685 x 3361 mm	15'3" x 11'0"
Kitchen/Dining	5854 x 2961 mm	19'2" x 9'7"
Utility	1839 x 1273 mm	6'0" x 4'1"
WC	1580 x 856 mm	5'1" x 2'8"



### First Floor

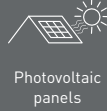
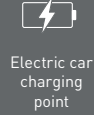
Bedroom 1	3746 x 3039 mm	12'2" x 9'9"
En suite	2351 x 1194 mm	7'7" x 3'9"
Bedroom 2	3039 x 2675 mm	9'9" x 8'7"
Bedroom 3	3132 x 2733 mm	10'2" x 8'9"
Bedroom 4	2739 x 2070 mm	8'9" x 6'7"
Bathroom	1957 x 1686 mm	6'4" x 5'5"

<b>KEY</b>	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



# HEMSWORTH

## 4 BEDROOM HOME



### Ground Floor

Lounge	4819 x 3238 mm	15'8" x 10'6"
Kitchen/Dining	5246 x 3213 mm	17'2" x 10'5"
Utility	2028 x 1624 mm	6'6" x 5'3"
WC	1589 x 922 mm	5'2" x 3'0"

### First Floor

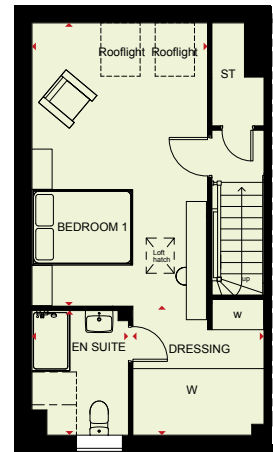
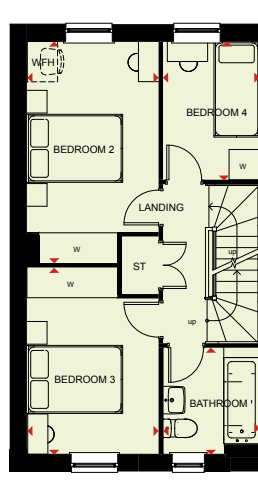
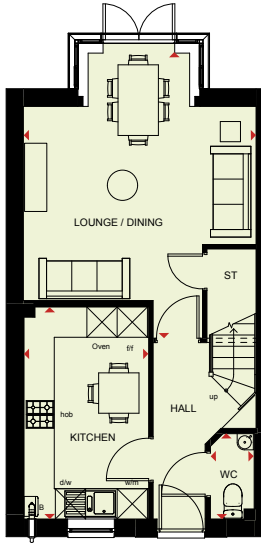
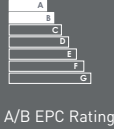
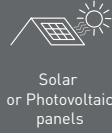
Bedroom 1	4225 x 3992 mm	13'8" x 13'0"
En suite	2044 x 1747 mm	6'7" x 5'7"
Bedroom 2	3760 x 3073 mm	12'3" x 9'9"
Bedroom 3	3551 x 3154 mm	11'6" x 10'3"
Bedroom 4	3111 x 3109 mm	10'2" x 10'2"
Bathroom	2151 x 1886 mm	7'0" x 6'1"

<b>KEY</b>	B	Boiler	dw	Dishwasher space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



# WOODCOTE

## 4 BEDROOM HOME



### Ground Floor

Lounge/Dining	4612 x 4594 mm	15'1" x 15'0"
Kitchen	4201 x 2471 mm	13'7" x 8'1"
WC	1673 x 850 mm	5'4" x 2'7"

### First Floor

Bedroom 2	4399 x 2613 mm	14'4" x 8'5"
Bedroom 3	3707 x 2613 mm	12'1" x 8'5"
Bedroom 4	2746 x 1910 mm	9'0" x 6'2"
Bathroom	2115 x 1917 mm	6'9" x 6'2"

### Second Floor

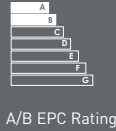
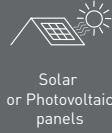
Bedroom 1	5630 x 3488 mm	18'4" x 11'4"
Dressing	2607 x 2564 mm	8'5" x 8'4"
En suite	2476 x 1917 mm	8'1" x 6'2"

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		

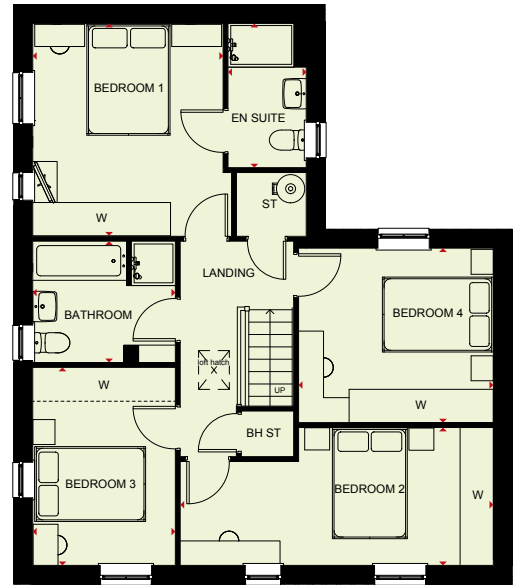
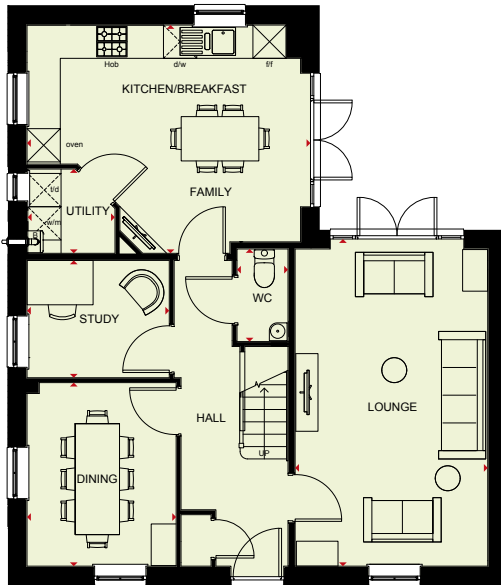


# ALFRETON

## 4 BEDROOM HOME



\* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



### Ground Floor

Lounge	5725 x 3465 mm	18'7" x 11'3"
Kitchen/Breakfast	4912 x 3939 mm	16'1" x 12'9"
Dining	3299 x 2678 mm	10'8" x 8'7"
Study	2678 x 2117 mm	8'7" x 6'9"
Utility	1601 x 1522 mm	5'2" x 5'0"
WC	1672 x 922 mm	5'4" x 3'0"

[Approximate dimensions]

### First Floor

Bedroom 1	3826 x 3423 mm	12'5" x 11'2"
En suite	2613 x 1401 mm	8'5" x 4'5"
Bedroom 2	5637 x 2476 mm	18'4" x 8'1"
Bedroom 3	3528 x 3135 mm	11'5" x 10'2"
Bedroom 4	3560 x 2562 mm	11'6" x 8'4"
Bathroom	2562 x 2186 mm	8'4" x 7'1"

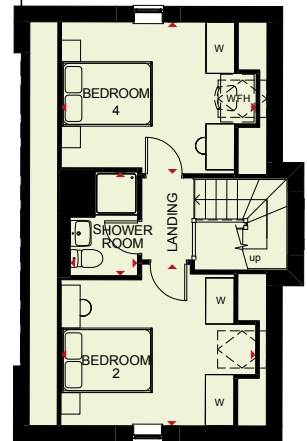
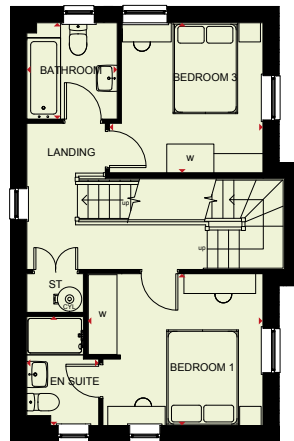
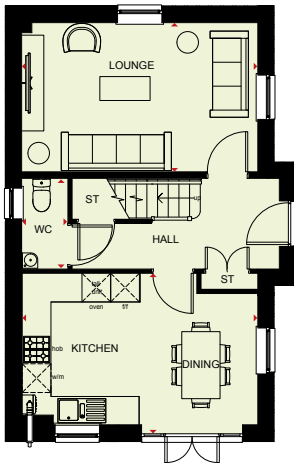
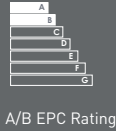
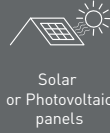
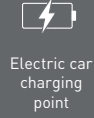
[Approximate dimensions]

<b>KEY</b>	B	Boiler	dw	Dishwasher space	BH ST	Bulkhead Store
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



# HESKETH

## 4 BEDROOM HOME



### Ground Floor

Lounge	4934 x 3116 mm	16'1" x 10'2"
Kitchen/Dining	4921 x 3165 mm	16'1" x 10'3"
WC	1860 x 933 mm	6'1" x 3'0"

(Approximate dimensions)

### First Floor

Bedroom 1	3664 x 3174 mm	12'0" x 10'4"
En suite	2278 x 1502 mm	7'4" x 4'9"
Bedroom 3	3206 x 3137 mm	10'5" x 10'2"
Bathroom	2013 x 1884 mm	6'6" x 6'1"

(Approximate dimensions)

### Second Floor

Bedroom 2	4075 x 3373 mm	13'3" x 11'0"
Bedroom 4	4075 x 3134 mm	13'3" x 10'2"
Shower Room	2167 x 1390 mm	7'1" x 4'5"

(Approximate dimensions)

**KEY**  
 B Boiler  
 ST Store  
 wm Washing machine space

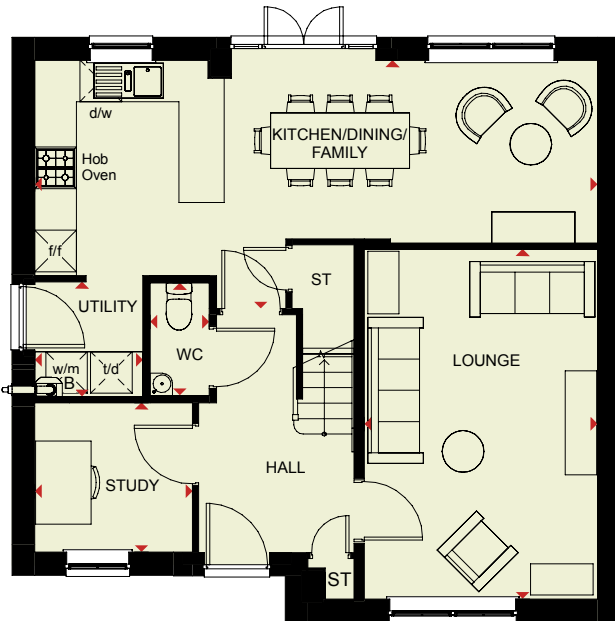
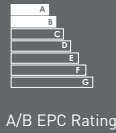
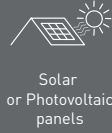
dw Dishwasher space  
 f/f Fridge/freezer space  
 WFH Working from home space

W Wardrobe space  
 ◀▶ Dimension location



# RADLEIGH

## 4 BEDROOM HOME



### Ground Floor

Lounge	5059 x 3359 mm	16'5" x 11'0"
Kitchen/Dining/Family	8069 x 3572 mm	26'4" x 11'7"
Study	2261 x 2103 mm	7'4" x 6'8"
Utility	1631 x 1541 mm	5'3" x 5'0"
WC	1606 x 855 mm	5'2" x 2'8"

### First Floor

Bedroom 1	3843 x 3522 mm	12'6" x 11'5"
En suite	2308 x 1500 mm	7'5" x 4'9"
Bedroom 2	4320 x 3398 mm	14'1" x 11'1"
Bedroom 3	3336 x 2810 mm	10'9" x 9'2"
Bedroom 4	3138 x 2958 mm	10'2" x 9'7"
Bathroom	2137 x 1699 mm	7'0" x 5'5"

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		



# CUSTOMER SERVICE BY BARRATT HOMES

## **BUILDING OUR CUSTOMER SERVICE TO BE THE BEST**

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## Energy-efficient and low cost to run

Our homes are built to be efficient and could save you up to £2,200 per year on your energy bills<sup>^</sup>. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

## Peace of mind

Our homes come with a 10-year NHBC Buildmark warranty<sup>†</sup> as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – so you can settle in to your new home without the worry of unexpected costs.

## Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.\*

## We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.

<sup>^</sup>Based on HBF "Watt a Save" report published July 2023. <sup>†</sup>2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. \* We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.



# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



**barratthomes.co.uk**

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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



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