

HERITAGE

- REDROW -

HAZEL PARK

STEVENAGE





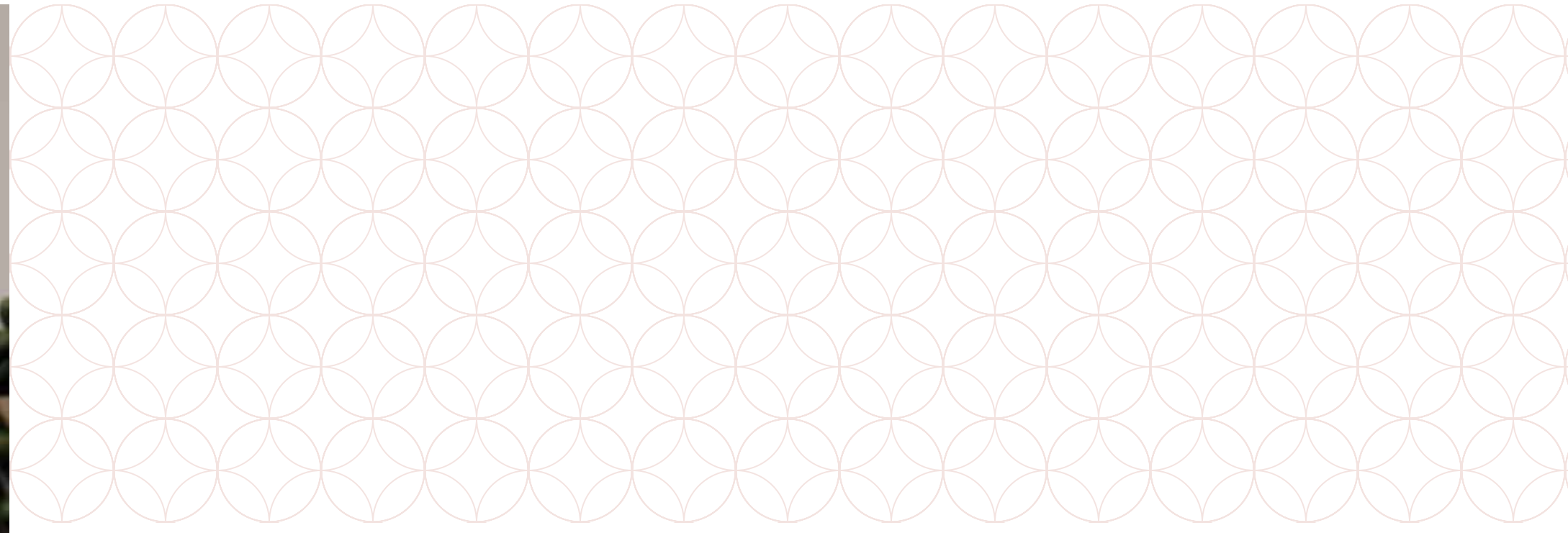
WELCOME TO HAZEL PARK



A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE VIBRANT TOWN OF STEVENAGE

Stylish and intricately designed houses set on the edges of a thriving and up-and-coming town, within easy reach of picturesque parkland and open green spaces but also a stone's throw from London and everything it has to offer. Heritage Collection homes that blend the artistry and refinement of the Arts and Crafts movement with the contemporary touches expected of modern housebuilding. Fantastic travel links by road and rail, and an excellent selection of schools for all ages close by. Hazel Park truly offers a standard of living to aspire to.





AN INSPIRED **NEW HOME**

Explore what makes this
Heritage 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

Whether you're shopping for everyday essentials or seeking a more all-encompassing bout of retail therapy, you'll be well catered for at Hazel Park. You'll find a Tesco Express convenience store and Sainsbury's supermarket just 5 minutes away in the car, with Stevenage's Asda Supercentre around a 9 minute drive from home. For a more comprehensive shopping experience, Stevenage town centre is around 10 minutes away by road, and has an excellent choice of stores, whether you're visiting the Westgate Shopping Centre or Roaring Meg or Monkswood retail parks.

Those who enjoy wining and dining will be pleased to find the local area's pub and restaurant scene to be as vibrant as its shopping one. You'll find a good selection of popular chain restaurants in town, including Frankie & Benny's, Ask, Prezzo and Nando's. Independent restaurants include Indian eatery Nirvana, the Old Town Chinese Restaurant and popular gastropub The Crown.



ENJOY AN ACTIVE LIFESTYLE

Hazel Park's semi-rural setting makes it ideal for leisure and recreation, and sports fans will be especially pleased with the diversity of the local scene. Golfers can enjoy a round or two at Stevenage and Knebworth golf clubs, while Stevenage Leisure Centre offers a variety of fitness facilities, including a gym, sports hall and squash courts.

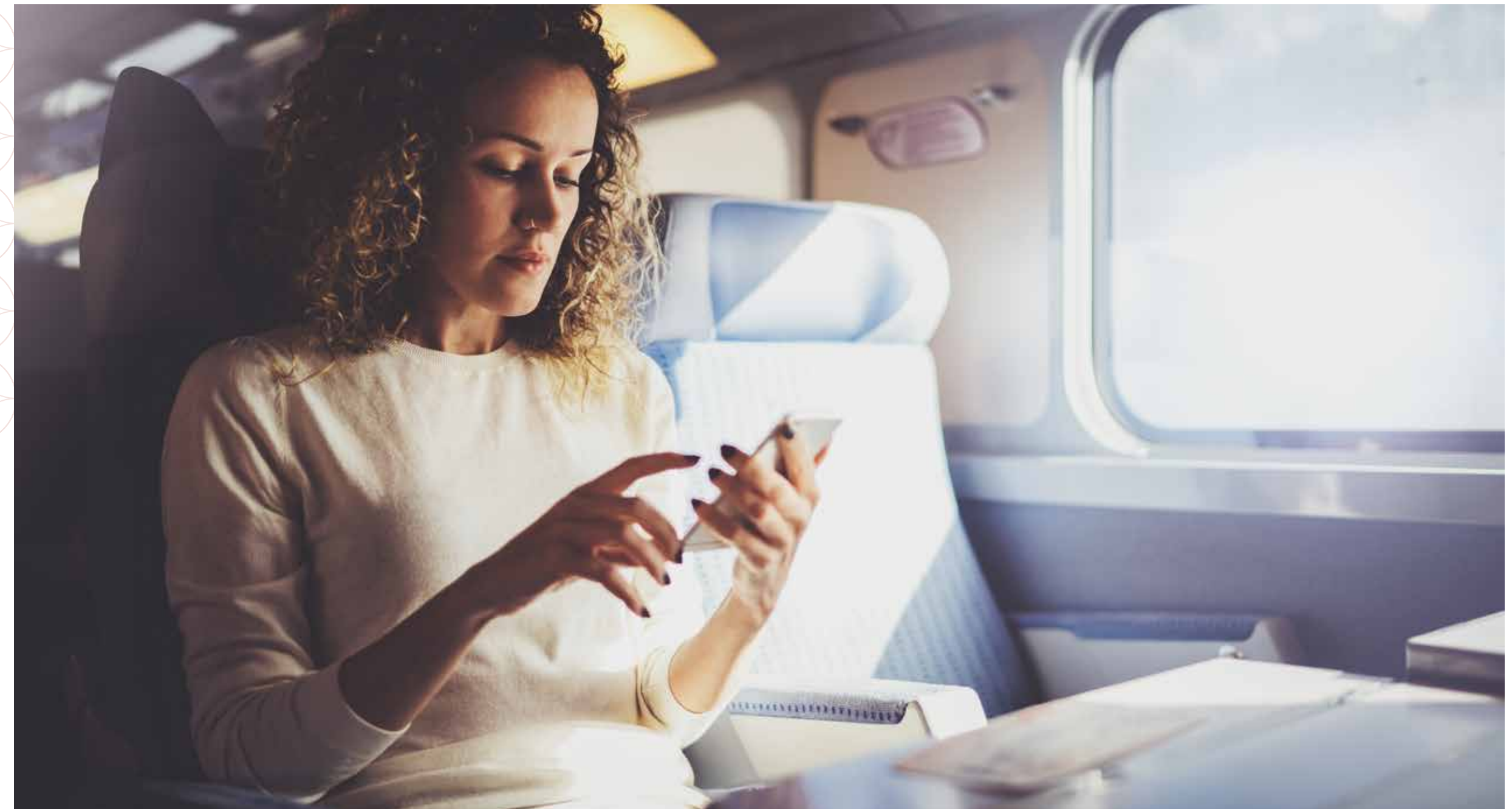
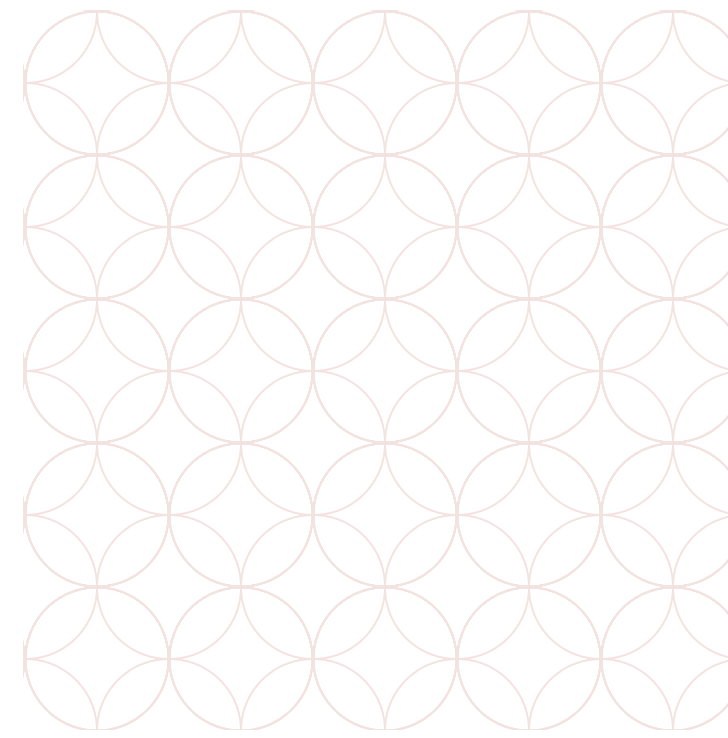
For family days out, Knebworth House is just 15 minutes away by road and is well worth a visit. This magnificent house dates back to Tudor times, with ornate interiors and a spectacular exterior, while the beautiful gardens stretch over some 28 acres and include a maze, colourful borders and fine trees. The wilderness area will be ideal for youngsters, with a bird song sound box, garden sculptures and a bug-themed chair. The popular dinosaur trail also features 72 life-size prehistoric models, information boards and the opportunity to create dinosaur roars too. The 250-acre Knebworth Park is also perfect for picnics, walks and ball games, while the adventure playground has slides, swings and climbing equipment too.

Film fans, meanwhile, can catch all the latest blockbusters at Stevenage's Cineworld cinema.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good range of schools nearby. Shephalbury Park and Camps Hill primary schools are both within a 10-minute drive, while Round Diamond and Aston St Mary's primaries are both within 2 miles and both rated 'Outstanding' by Ofsted.

For older students, Lonsdale and Marriotts schools are both rated 'Good'. North Hertfordshire College is near the town centre and offers a variety of further education courses, and for higher education, the University of Hertfordshire is around 20 minutes away in Hatfield and comes highly recommended.



GETTING AROUND

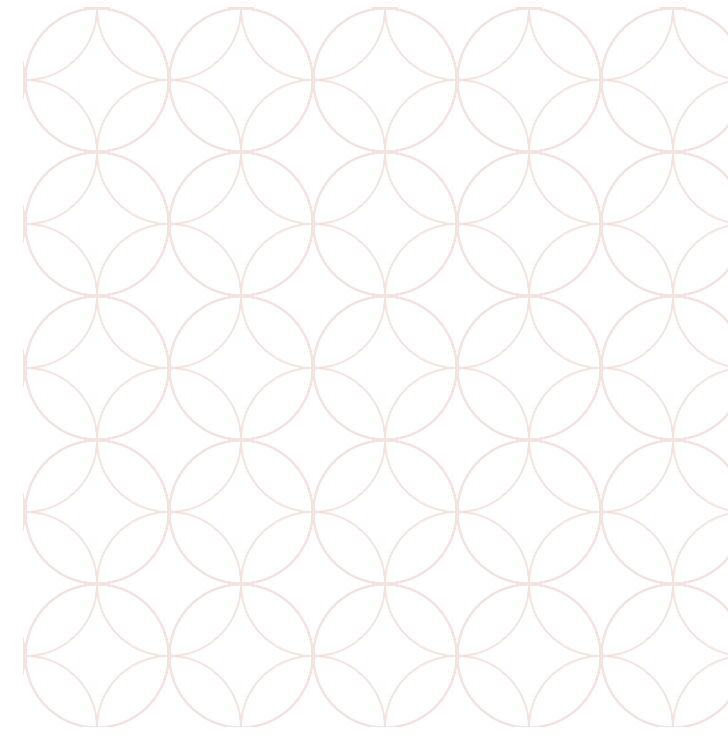
Hazel Park is well located for travel by both road and rail. Junction 7 of the A1(M) trunk road is just 10 minutes away for journeys to Central London (1 hour and 20 minutes), while Milton Keynes is around an hour away via the M1 motorway, and Cambridge about the same journey time via the A10.

Stevenage Railway Station, around three miles from Hazel Park, will take you directly to London King's Cross in 27 minutes, and offers local stopping services to Cambridge (37 minutes), Peterborough (52 minutes) and Brighton (1 hour and 45 minutes).

For international travel, London Luton Airport is just 31 minutes away and London Stansted Airport 41 minutes, with both offering flights around the globe.

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 **Hazel Park**.
















SO YOU GET MORE OUT

- Public Green Space & LEAP
- Cycleways & Footpaths
- Affordable Housing

EXPLORE HAZEL PARK PHASE 1

KEY

 THE LETCHWORTH 2 BEDROOM SEMI DETACHED HOME	 THE HARLECH 3 BEDROOM DETACHED HOME
 THE AMBERLEY 2 BEDROOM DETACHED HOME	 THE WINDSOR 3 BEDROOM DETACHED HOME
 THE WARWICK 2 BEDROOM DETACHED HOME	 THE HARROGATE 4 BEDROOM DETACHED HOME
 THE OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME	 THE LEDSHAM 4 BEDROOM DETACHED HOME
 THE STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME	 THE HAMPSTEAD 5 BEDROOM DETACHED HOME
 THE LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME	 AFFORDABLE HOUSING
 THE CHESTER 3 BEDROOM DETACHED HOME	

Affordable Housing:

Dart - 10, 11, 12, 13, 218, 219, 227, 228, 229, 230, 231 & 232
 Tweed - 47, 48, 49, 247, 248, 249, 250 & 251
 Tavy - 220, 221 & 222
 Broomsgrove - 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28,
 29, 30, 31, 43, 44, 45, 46, 233, 234, 235, 236, 237, 238, 239, 240,
 241, 242, 243, 244, 245 & 246

- V - Visitor Parking
- B/S - Bin Store
- S/S - Sub Station
- P/S - Pumping Station

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.





HERITAGE

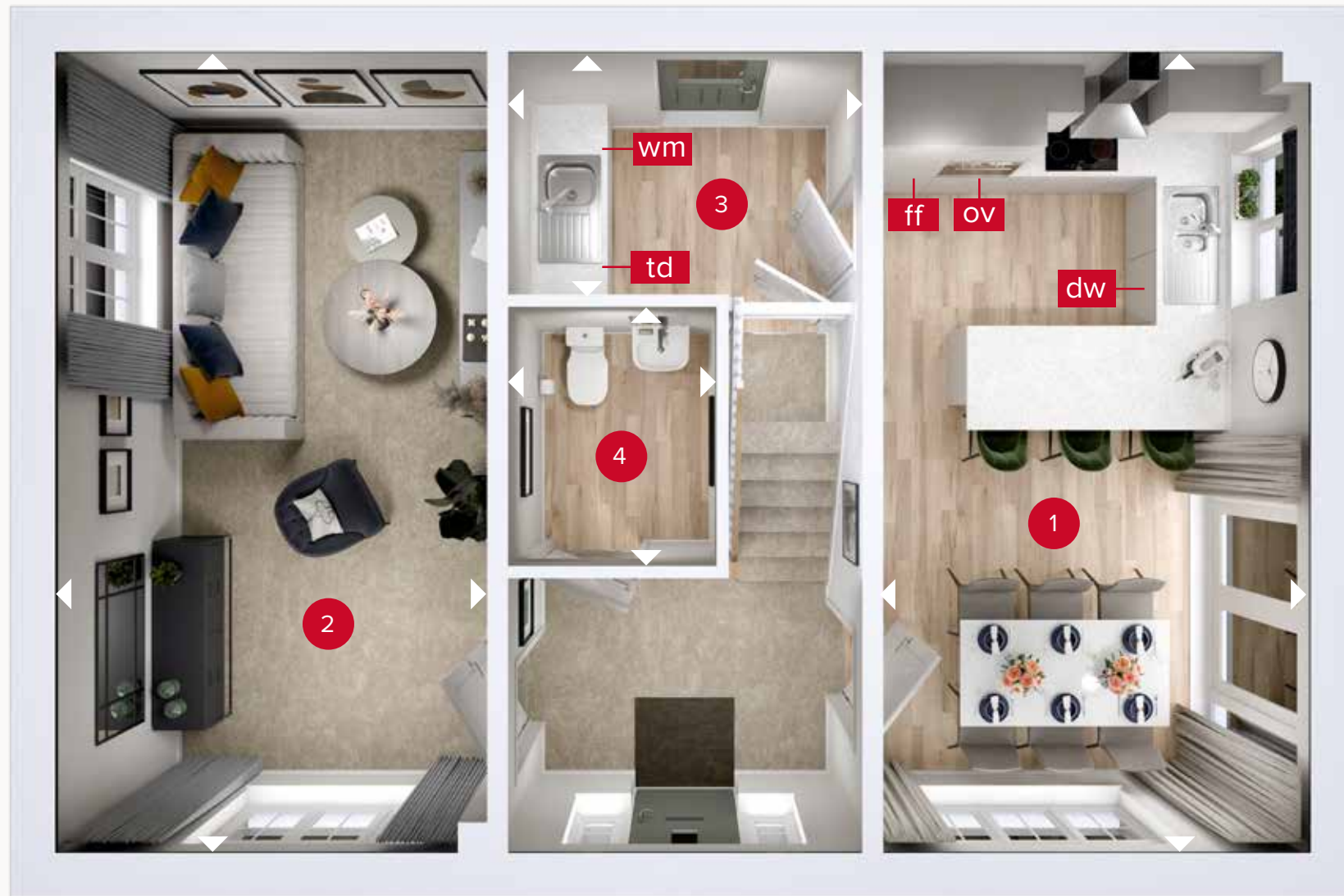
- REDROW -

THE AMBERLEY

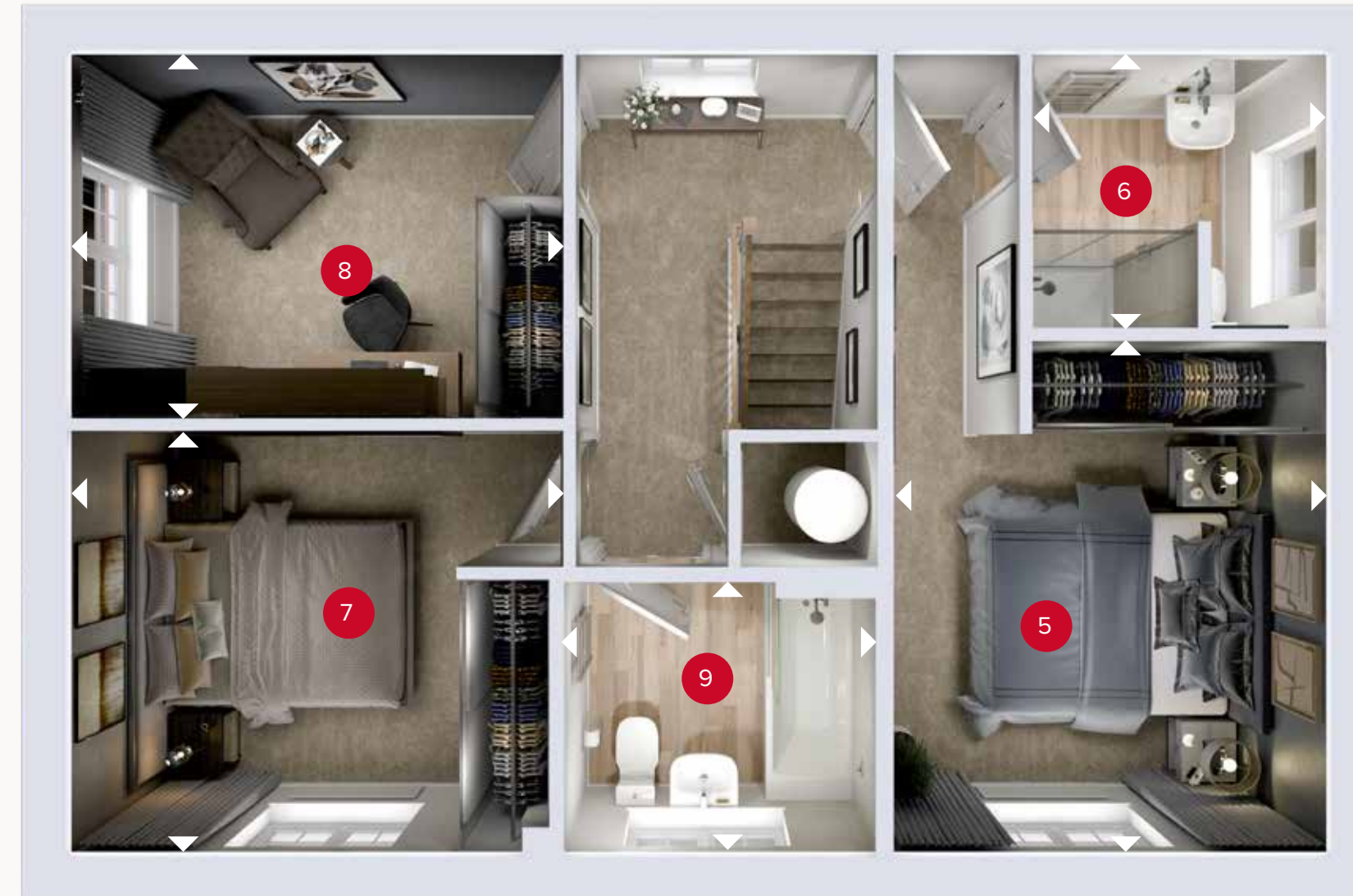
TWO BEDROOM DETACHED HOME

 **REDROW**

THE AMBERLEY



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/Dining	18'11" x 10'2"	5.77 x 3.09 m
2	Lounge	18'11" x 10'2"	5.77 x 3.10 m
3	Utility	8'4" x 5'9"	2.54 x 1.75 m
4	Cloaks	6'0" x 4'10"	1.83 x 1.48 m

FIRST FLOOR

5	Bedroom 1	12'1" x 10'3"	3.68 x 3.12 m
6	En-suite	7'0" x 6'7"	2.14 x 2.00 m
7	Bedroom 2	11'8" x 10'0"	3.55 x 3.05 m
8	Study	11'8" x 8'8"	3.55 x 2.63 m
9	Bathroom	7'4" x 6'5"	2.23 x 1.96 m



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 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. 02270-04 EF_AMBY_DM.8

▷ 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





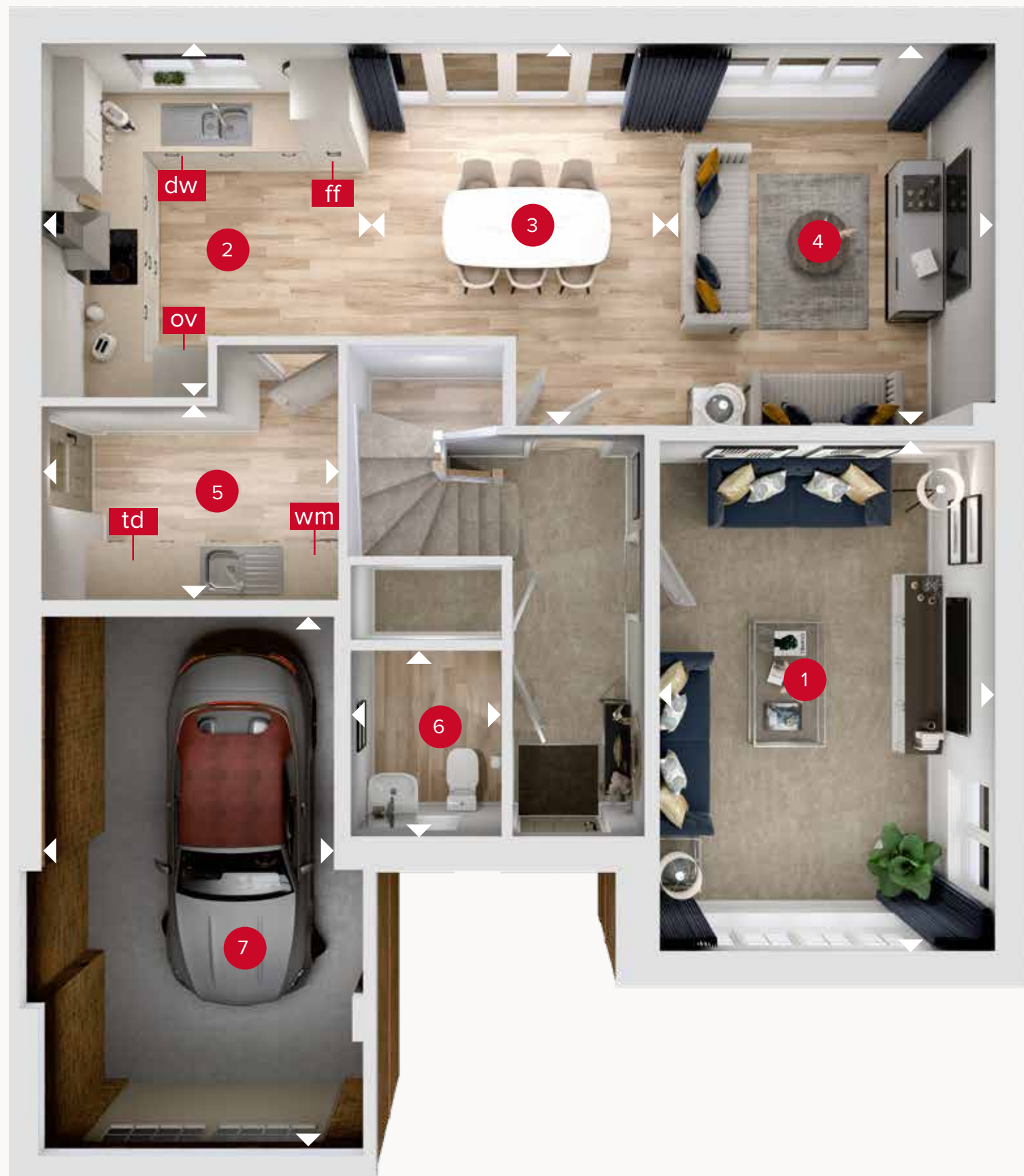
HERITAGE

- REDROW -

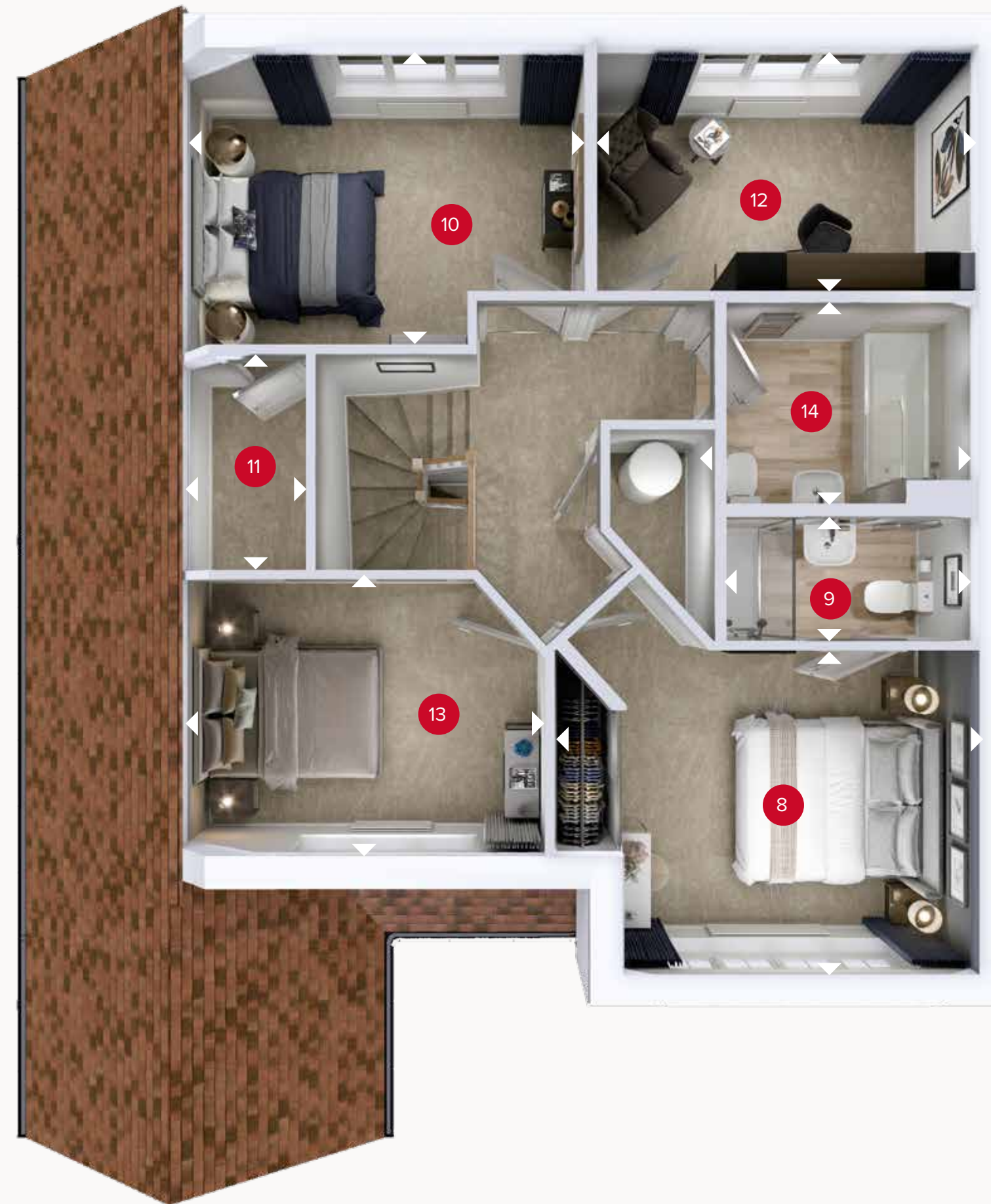
THE CHESTER

THREE BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE CHESTER

GROUND FLOOR

1	Lounge	16'5" x 10'10"	5.01 x 3.30 m
2	Kitchen	11'5" x 10'2"	3.48 x 3.11 m
3	Dining	12'4" x 10'9"	3.76 x 3.28 m
4	Family	12'4" x 9'8"	3.76 x 2.94 m
5	Cloaks	4'10" x 6'0"	1.48 x 1.82 m
6	Utility	9'7" x 6'3"	2.92 x 1.90 m
7	Garage	17'5" x 9'6"	5.30 x 2.90 m

FIRST FLOOR

8	Bedroom 1	13'4" x 10'2"	4.07 x 3.11 m
9	En-suite	8'0" x 3'11"	2.44 x 1.19 m
10	Bedroom 2	13'1" x 9'5"	3.99 x 2.88 m
11	Store	6'9" x 4'4"	2.07 x 1.32 m
12	Study	12'0" x 7'9"	3.66 x 2.37 m
13	Bedroom 3	11'10" x 8'9"	3.61 x 2.67 m
14	Bathroom	7'11" x 6'4"	2.42 x 1.93 m



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. 02270-04 EF_CHTR_DM.1

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

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





HERITAGE

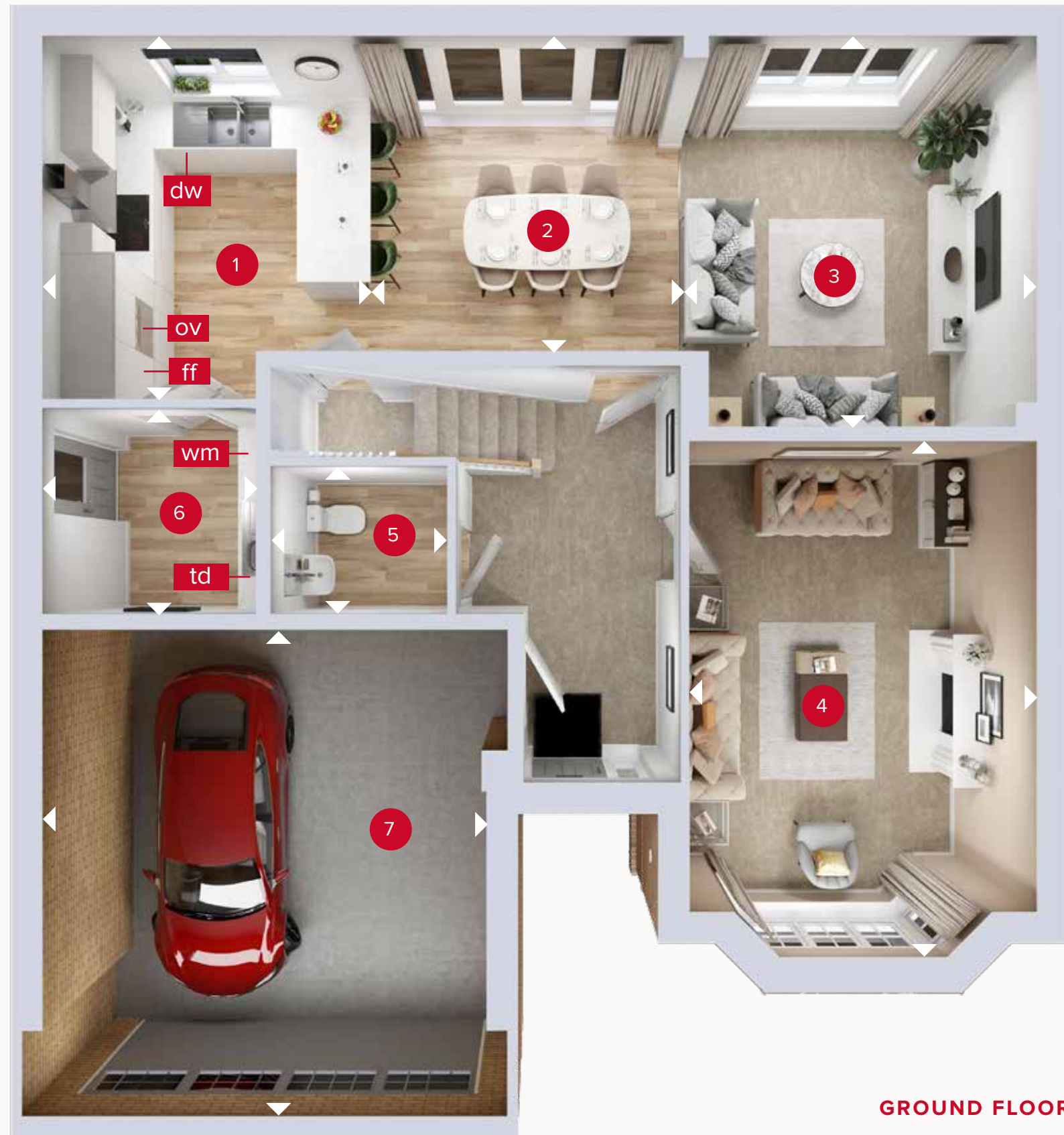
- REDROW -

THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**

THE HAMPSTEAD



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen	12'5" x 10'4"	3.79 x 3.16 m
2	Dining	12'5" x 10'10"	3.79 x 3.29 m
3	Family	13'5" x 11'3"	4.08 x 3.43 m
4	Lounge	17'8" x 11'11"	5.38 x 3.63 m
5	Cloaks	5'0" x 6'0"	1.53 x 1.83 m
6	Utility	7'4" x 7'0"	2.23 x 2.15 m
7	Garage	16'8" x 15'5"	5.08 x 4.69 m

FIRST FLOOR

8	Bedroom 1	13'9" x 13'3"	4.03 x 4.19 m
9	En-suite 1	8'2" x 5'3"	2.48 x 1.60 m
10	Bedroom 2	12'4" x 11'0"	3.75 x 3.35 m
11	En-suite 2	7'3" x 4'5"	2.22 x 1.35 m
12	Bedroom 3	14'7" x 10'8"	4.45 x 3.24 m
13	Bedroom 4	11'0" x 9'9"	3.35 x 2.97 m
14	Bedroom 5 / Study	11'0" x 7'10"	3.35 x 2.39 m
15	Bathroom	9'0" x 7'2"	2.75 x 2.19 m



Customers should note this illustration is an example of the Hampstead 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. 02270-04 EG_HAMP_DM.1

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

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





HERITAGE

- REDROW -

THE HARLECH

THREE BEDROOM DETACHED HOME

 **REDROW**

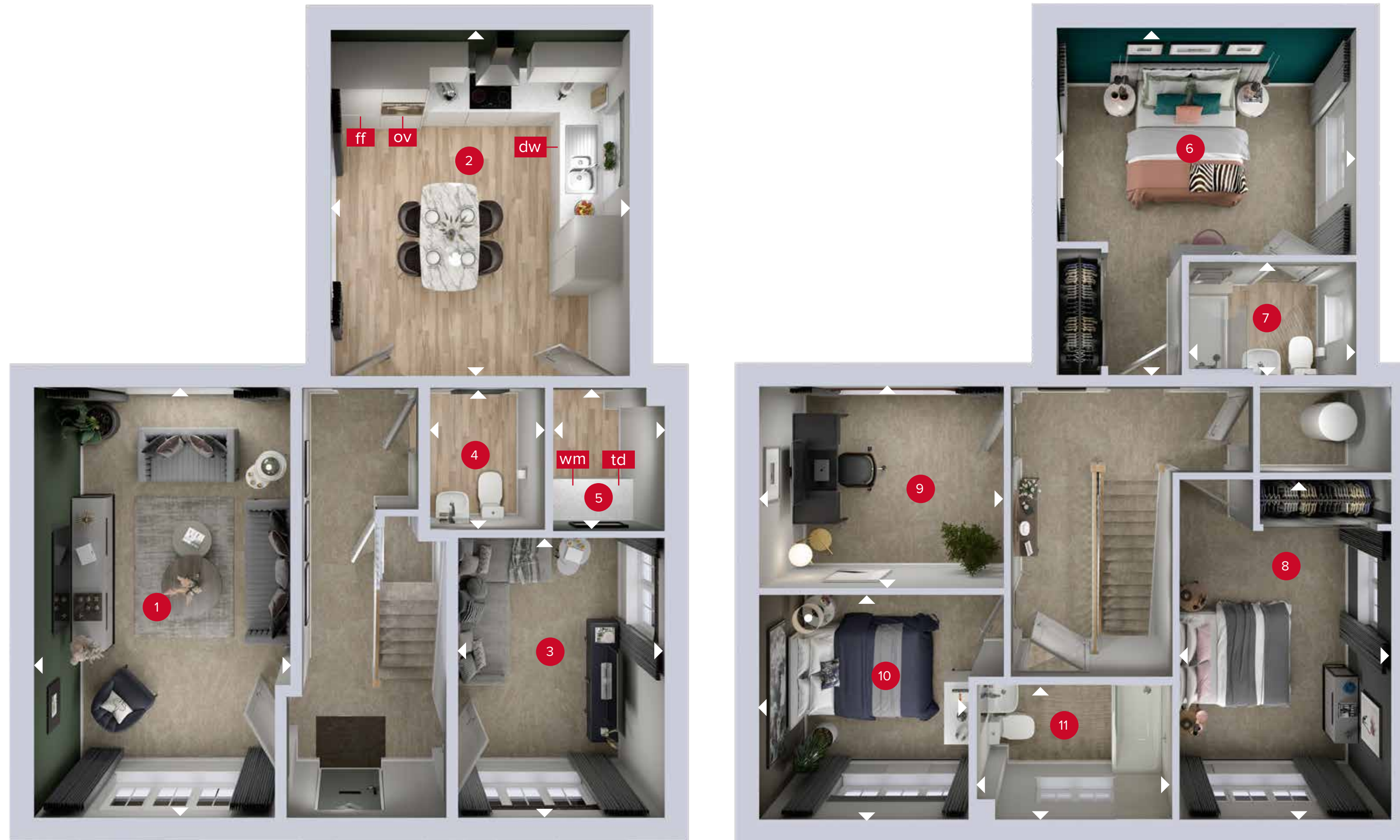
THE HARLECH

GROUND FLOOR

1	Lounge	18'2" x 10'10"	5.54 x 3.31 m
2	Kitchen/ Dining/	14'8" x 12'8"	4.46 x 3.86 m
3	Family Room	11'10" x 8'9"	3.61 x 2.66 m
4	Cloaks	6'0" x 4'10"	1.83 x 1.48 m
5	Laundry	6'0" x 4'9"	1.85 x 1.44 m

FIRST FLOOR

6	Bedroom 1	12'8" x 14'8"	3.86 x 4.46 m
7	En-suite	7'1" x 4'9"	2.16 x 1.45 m
8	Bedroom 2	14'3" x 8'11"	4.35 x 2.73 m
9	Study	10'4" x 8'6"	3.14 x 2.59 m
10	Bedroom 3	8'10" x 9'5"	2.69 x 2.86 m
11	Bathroom	8'2" x 5'7"	2.49 x 1.70 m



GROUND FLOOR

FIRST FLOOR



Customers should note this illustration is an example of the Harlech 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. 02270-04 EF_HARL_DM.1

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

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





HERITAGE

- REDROW -

THE HARROGATE

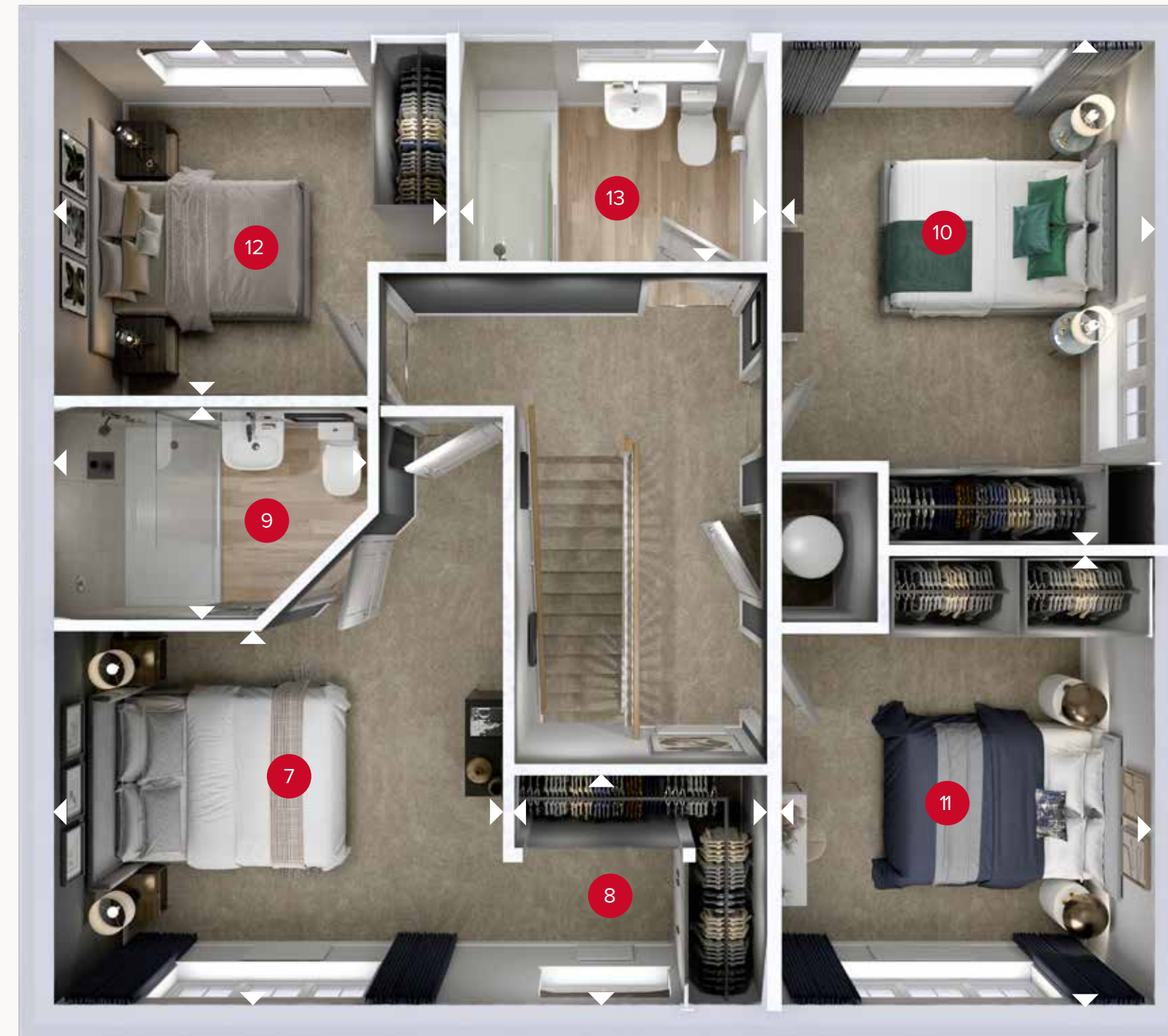
FOUR BEDROOM DETACHED HOME

 **REDROW**

THE HARROGATE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.08 m
3	Dining	12'6" x 10'3"	3.80 x 3.13 m
4	Family	13'6" x 10'4"	4.12 x 3.15 m
5	Cloaks	6'5" x 4'10"	1.95 x 1.48 m
6	Utility	6'5" x 5'1"	1.95 x 1.54 m

FIRST FLOOR

7	Bedroom 1	12'2" x 10'2"	3.72 x 3.10 m
8	Wardrobe	6'8" x 6'5"	2.03 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 3.08 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.08 m
12	Bedroom 4	10'9" x 9'8"	3.27 x 2.95 m
13	Bathroom	8'0" x 6'1"	2.45 x 1.86 m



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 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. 02270-04 EF_HARR_DM.9

▷ 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
wc - wine cooler





HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**

THE LEAMINGTON LIFESTYLE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'3"	3.87 x 3.74 m
3	Family	12'6" x 12'5"	3.82 x 3.79 m
4	Utility	6'3" x 5'5"	1.90 x 1.64 m
5	Cloaks	6'6" x 5'4"	1.97 x 1.62 m

FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'1" x 7'9"	2.77 x 2.37 m
8	Dressing Room	8'3" x 5'5"	2.52 x 1.64 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	13'5" x 9'3"	4.08 x 2.83 m
12	En-suite 3	9'3" x 6'0"	2.83 x 1.82 m



Customers should note this illustration is an example of the XXXXX 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. 02270-04 EF_LEAMQ_DM.2

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ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

THE LEDSHAM

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE LEDSHAM

GROUND FLOOR

1	Lounge	15'11" x 11'11"	4.86 x 3.63 m
2	Kitchen/Dining	22'11" x 15'6"	6.98 x 4.73 m
3	Family	10'10" x 11'10"	3.29 x 3.60 m
4	Study	13'0" x 9'9"	3.97 x 2.96 m
5	Utility	6'7" x 5'7"	2.01 x 1.69 m
6	Cloaks	6'0" x 4'10"	1.83 x 1.48 m
7	Garage	17'9" x 17'5"	5.41 x 5.30 m

FIRST FLOOR

8	Bedroom 1	11'8" x 11'7"	3.55 x 3.52 m
9	Dressing Room	8'10" x 6'2"	2.68 x 1.88 m
10	En-suite 1	9'9" x 6'1"	2.98 x 1.86 m
11	Bedroom 2	12'0" x 10'7"	3.67 x 3.22 m
12	En-suite 2	8'4" x 3'11"	2.53 x 1.19 m
13	Bedroom 3	13'0" x 9'10"	3.96 x 2.99 m
14	Bedroom 4	11'9" x 7'0"	3.58 x 2.14 m
15	Bathroom	10'3" x 7'9"	3.13 x 2.37 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Ledsham 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. 02270-04 EF_LEDH_DM.1

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





HERITAGE

- REDROW -

THE LETCHWORTH

TWO BEDROOM SEMI-DETACHED HOME

 **REDROW**

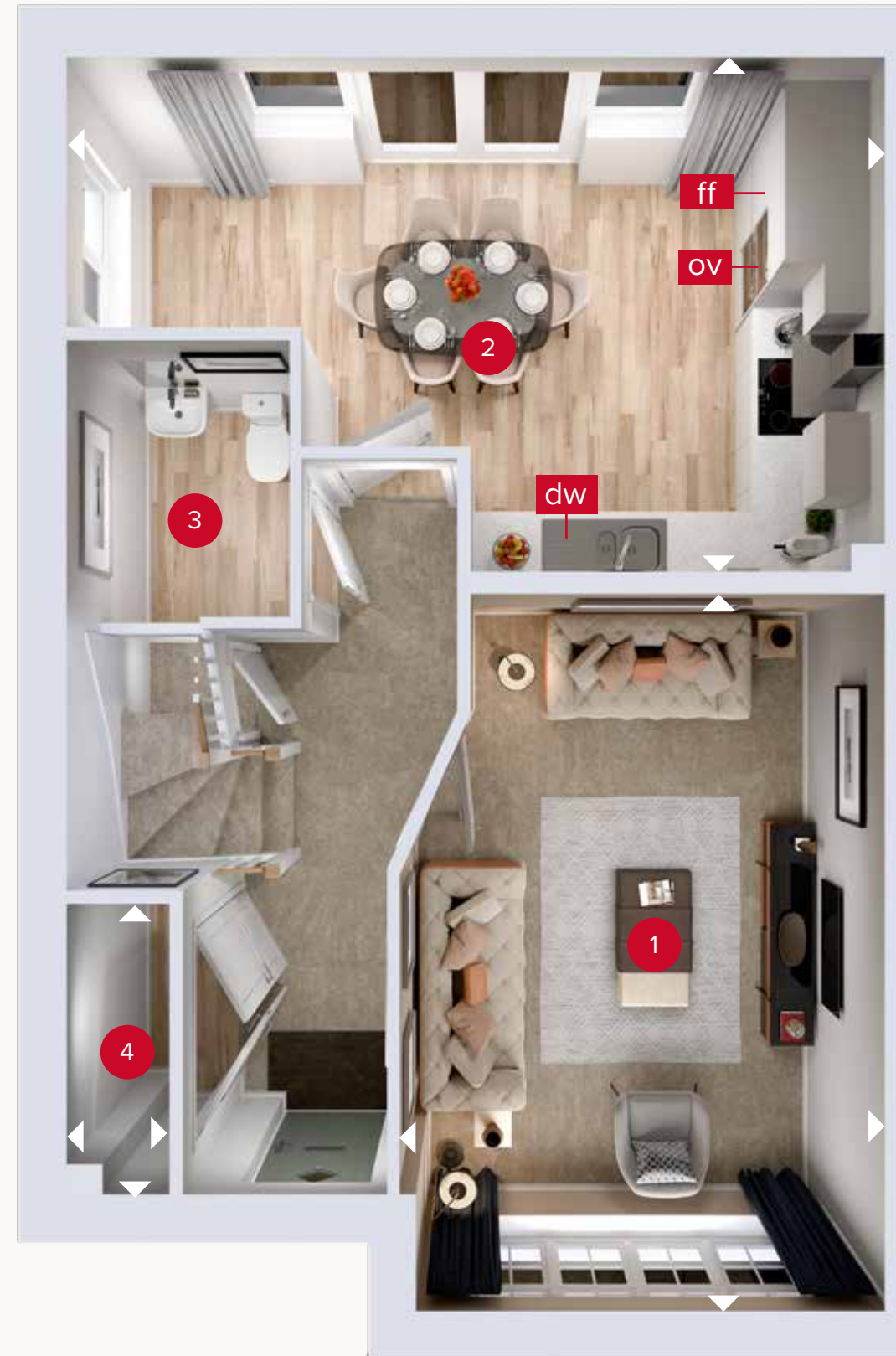
THE LETCHWORTH

GROUND FLOOR

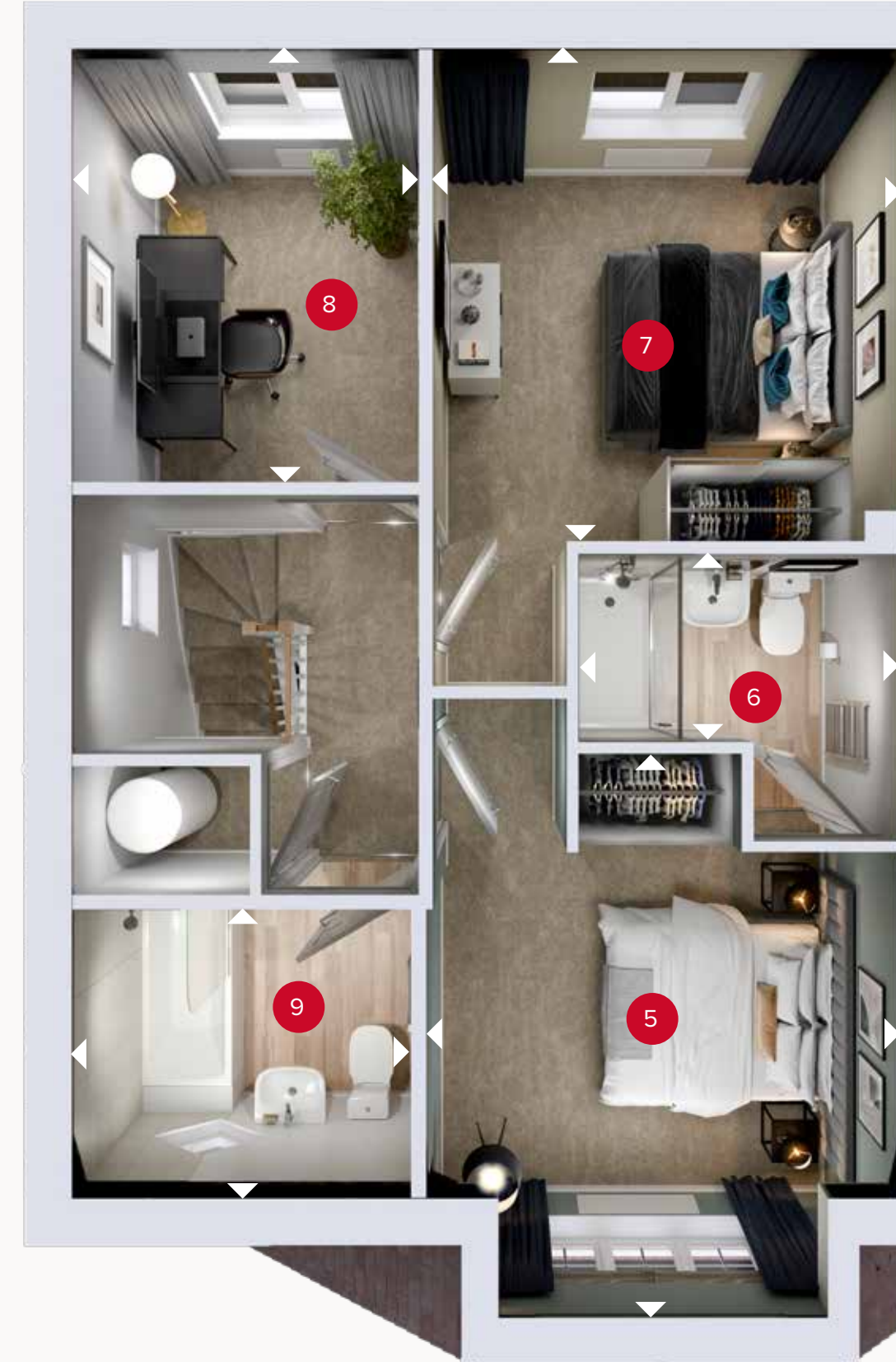
1	Lounge	15'11" x 10'10"	4.84 x 3.29 m
2	Kitchen/ Dining	18'2" x 11'5"	5.53 x 3.47 m
3	Cloaks	6'0" x 4'10"	1.83 x 1.48 m
4	Store	6'5" x 2'3"	1.96 x 0.69 m

FIRST FLOOR

5	Bedroom 1	12'4" x 10'5"	3.76 x 3.17 m
6	En-suite	7'0" x 4'1"	2.15 x 1.25 m
7	Bedroom 2	10'9" x 10'4"	3.28 x 3.14 m
8	Study	9'5" x 7'7"	2.88 x 2.31 m
9	Bathroom	7'5" x 6'4"	2.26 x 1.93 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Letchworth house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 02270-04 EF_LETC_SM.5

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





HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

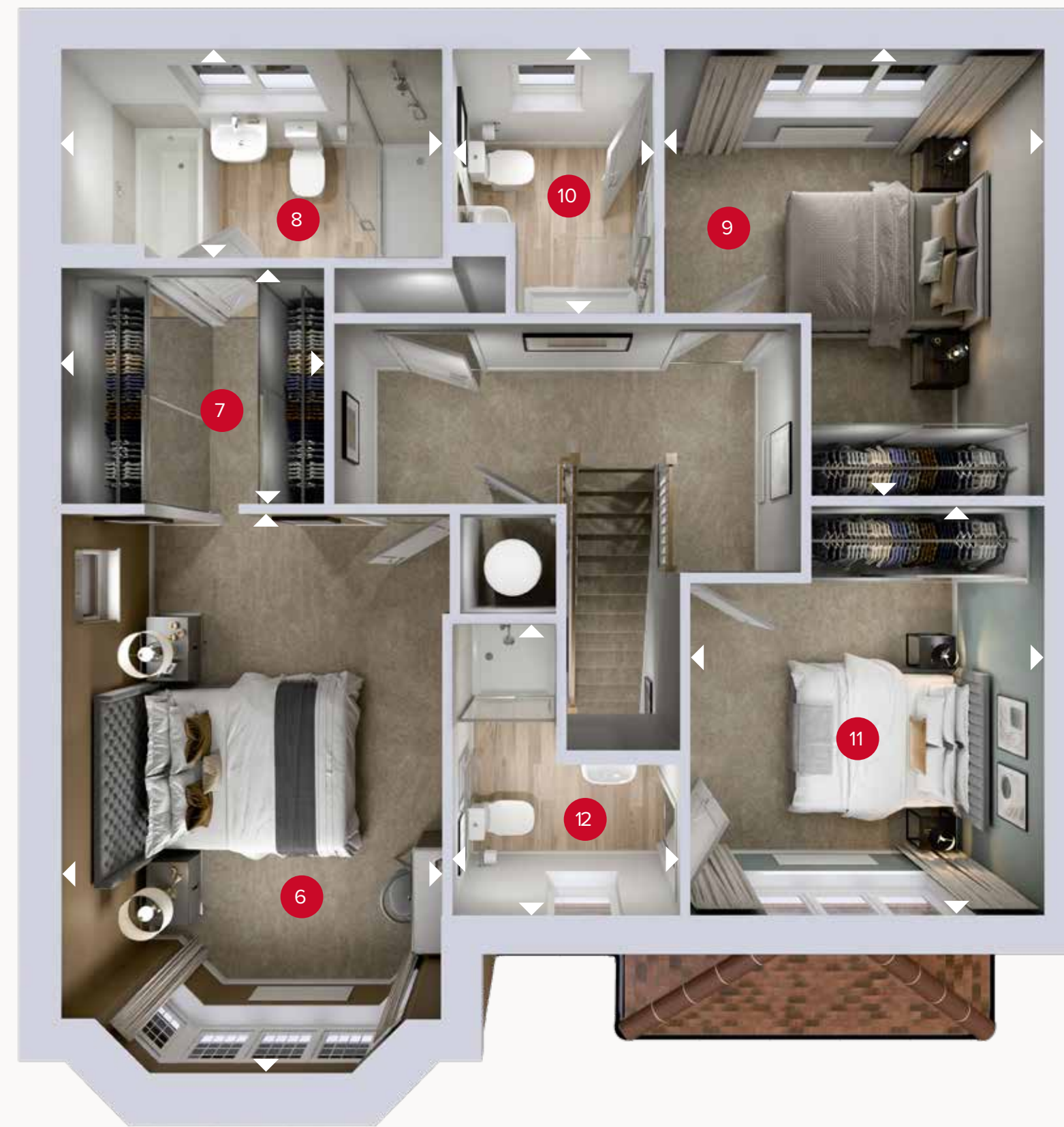
THREE BEDROOM DETACHED HOME

 **REDROW**

THE OXFORD LIFESTYLE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'4" x 12'9"	6.50 x 3.88 m
3	Utility	6'2" x 4'10"	1.88 x 1.46 m
4	Cloaks	5'10" x 4'10"	1.78 x 1.48 m
5	Garage	19'3" x 9'10"	5.86 x 3.00 m

FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.83 x 3.29 m
7	Dressing Room	7'7" x 6'6"	2.32 x 1.98 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	7'7" x 5'8"	2.30 x 1.72 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



HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**

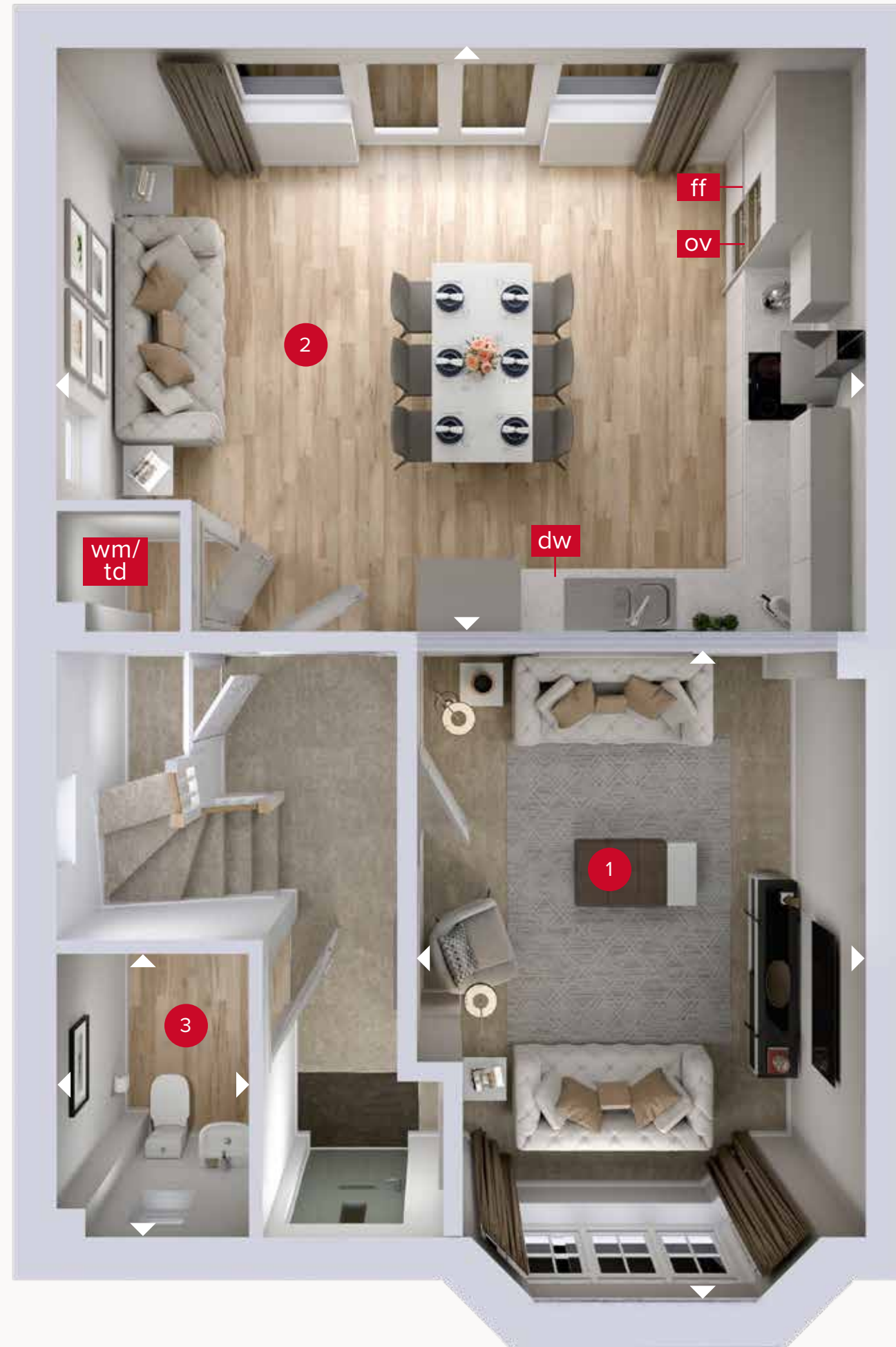
THE STRATFORD LIFESTYLE

GROUND FLOOR

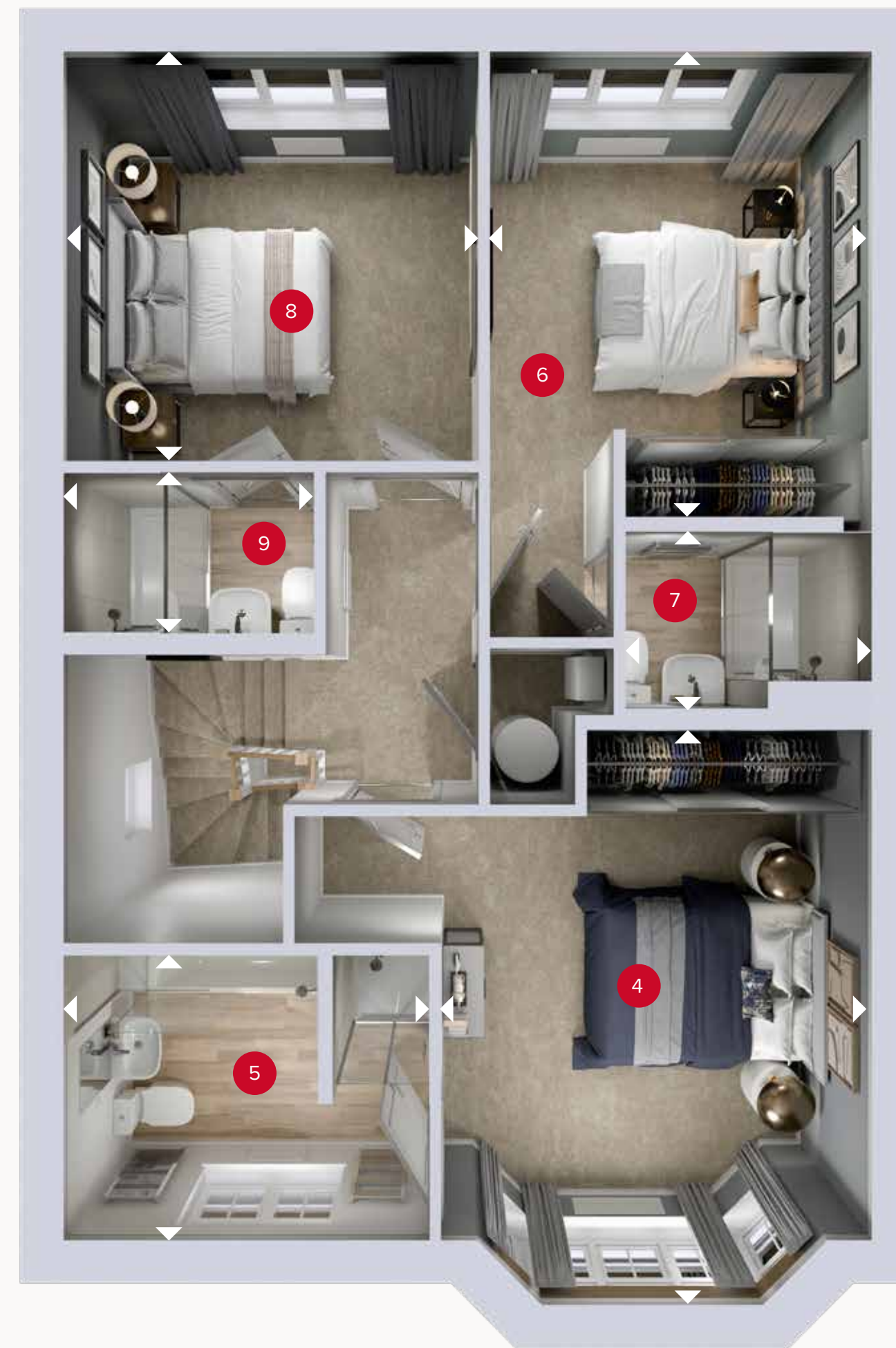
1	Lounge	16'3" x 11'4"	4.95 x 3.45 m
2	Family/ Kitchen/ Dining	20'5" x 14'9"	6.22 x 4.49 m
3	Cloaks	7'2" x 4'10"	2.18 x 1.48 m

FIRST FLOOR

4	Bedroom 1	14'5" x 10'10"	4.40 x 3.31 m
5	En-suite 1	9'3" x 7'2"	2.82 x 2.18 m
6	Bedroom 2	11'9" x 9'8"	3.57 x 2.94 m
7	En-suite 2	6'3" x 4'7"	1.90 x 1.39 m
8	Bedroom 3	10'6" x 10'4"	3.19 x 3.15 m
9	En-suite 3	6'4" x 4'0"	1.93 x 1.24 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Stratford 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. 02270-04 EF_STRAQ_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





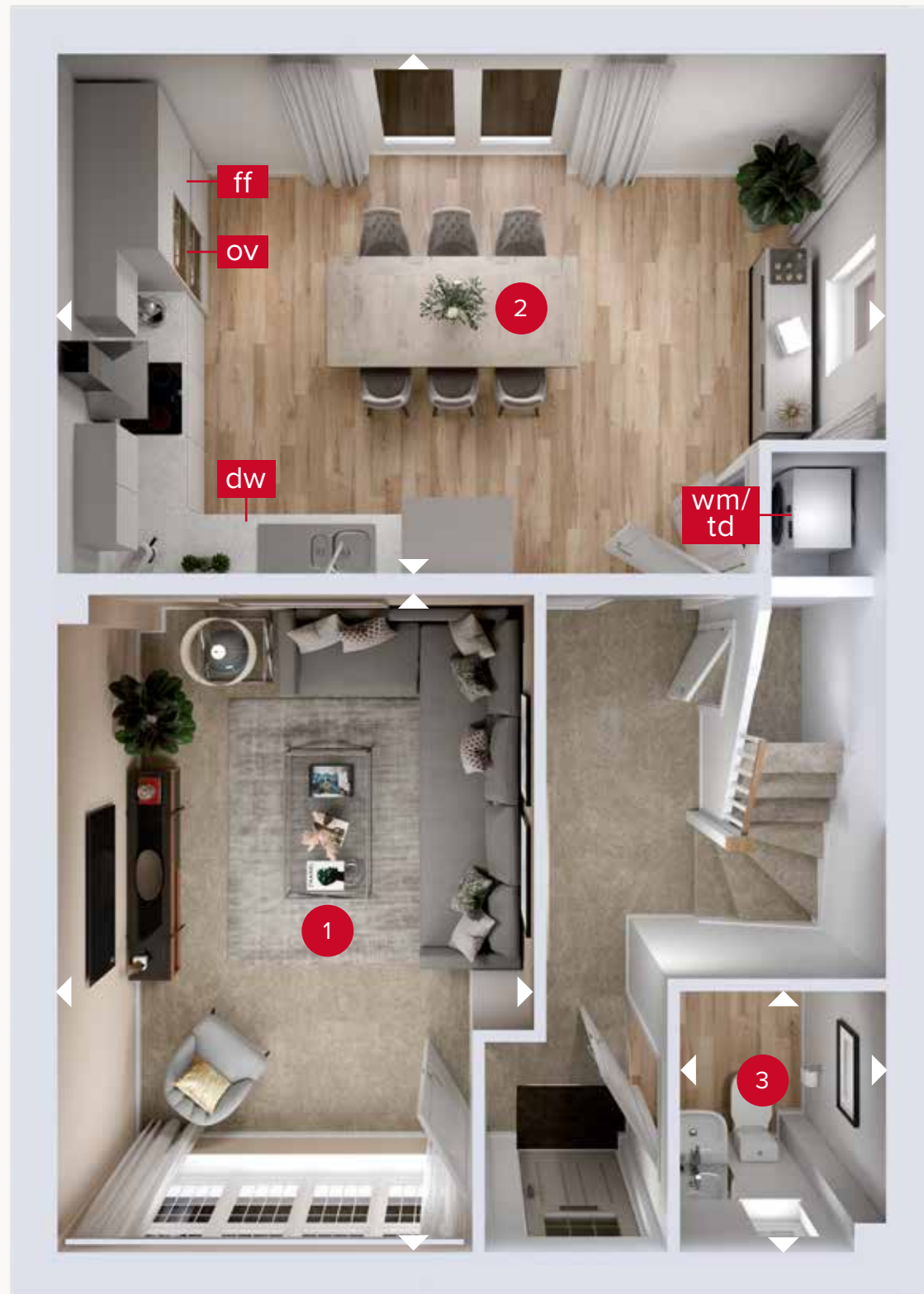
HERITAGE

- REDROW -

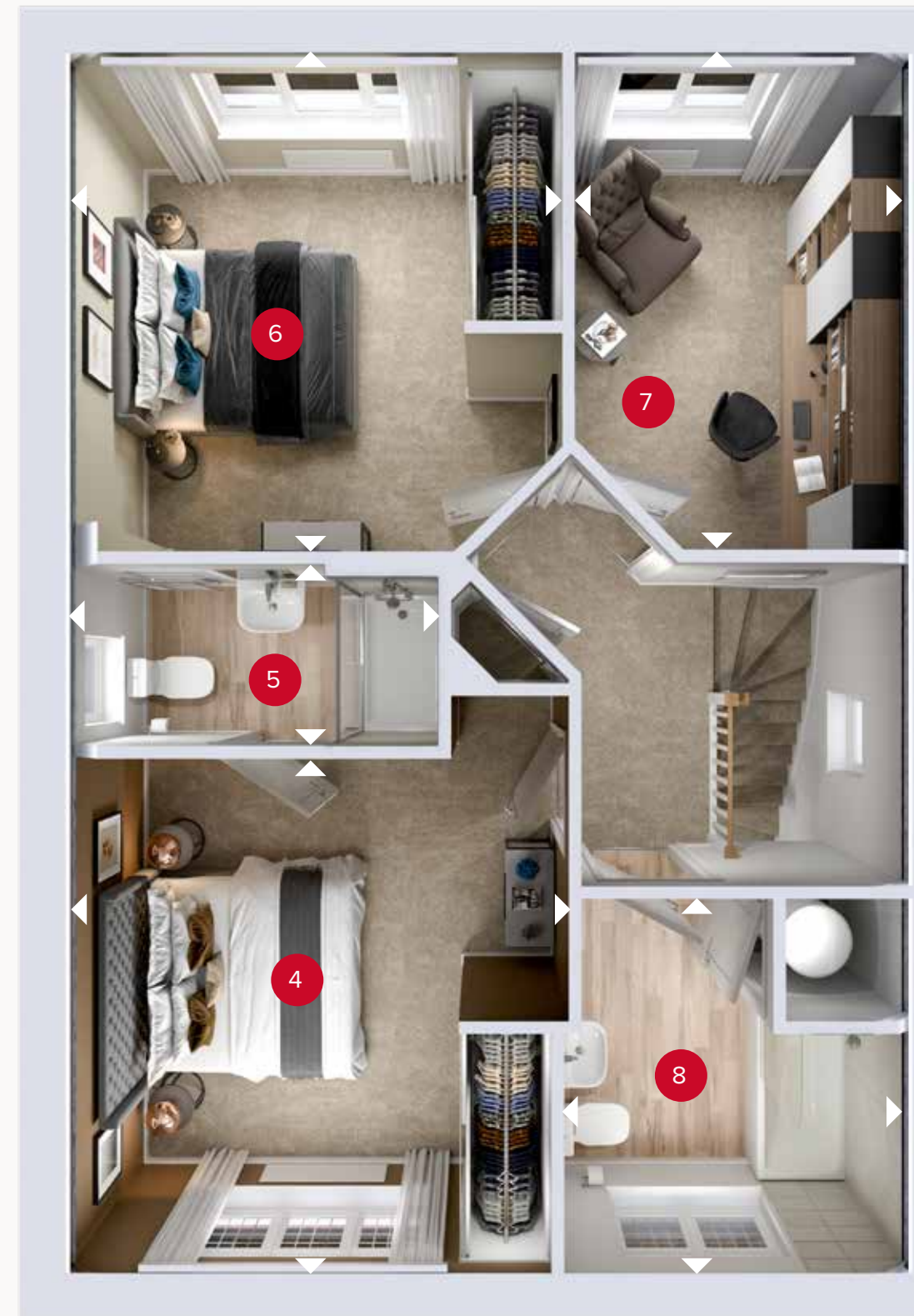
THE WARWICK

TWO BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE WARWICK

GROUND FLOOR

1 Lounge	15'5" x 11'3"	4.71 x 3.42 m
2 Kitchen/ Dining	19'8" x 12'3"	5.99 x 3.73 m
3 Cloaks	5'10" x 4'10"	1.80 x 1.48 m

FIRST FLOOR

4 Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
5 En-suite	8'6" x 4'2"	2.59 x 1.28 m
6 Bedroom 2	11'5" x 11'5"	3.49 x 3.49 m
7 Study	11'5" x 7'11"	3.47 x 2.42 m
8 Bathroom	8'1" x 8'10"	2.48 x 2.67 m



Customers should note this illustration is an example of the Warwick 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. 02270-04 EF_WARW_DM.6

▷ 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 WINDSOR

THREE BEDROOM DETACHED HOME

 **REDROW**

THE WINDSOR



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/ Dining	19'0" x 10'11"	5.79 x 3.32 m
2	Lounge	16'11" x 11'10"	5.15 x 3.34 m
3	Utility	7'4" x 6'5"	2.25 x 1.53 m
4	Cloaks	7'3" x 5'6"	2.23 x 1.68 m
5	Garage	18'9" x 9'9"	5.73 x 2.97 m

FIRST FLOOR

6	Bedroom 1	15'9" x 10'4"	4.80 x 3.18 m
7	En-suite	7'7" x 4'2"	2.32 x 1.29 m
8	Bedroom 2	11'9" x 9'3"	3.58 x 2.83 m
9	Bedroom 3	10'11" x 8'0"	3.35 x 2.46 m
10	Study	11'5" x 6'4"	3.48 x 1.95 m
11	Bathroom	8'7" x 7'3"	2.63 x 2.23 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

Moore's Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

Breakfast Bar Island

In selected house-types only.

Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback to hob in Stainless Steel.

Kitchen & Dining Lighting

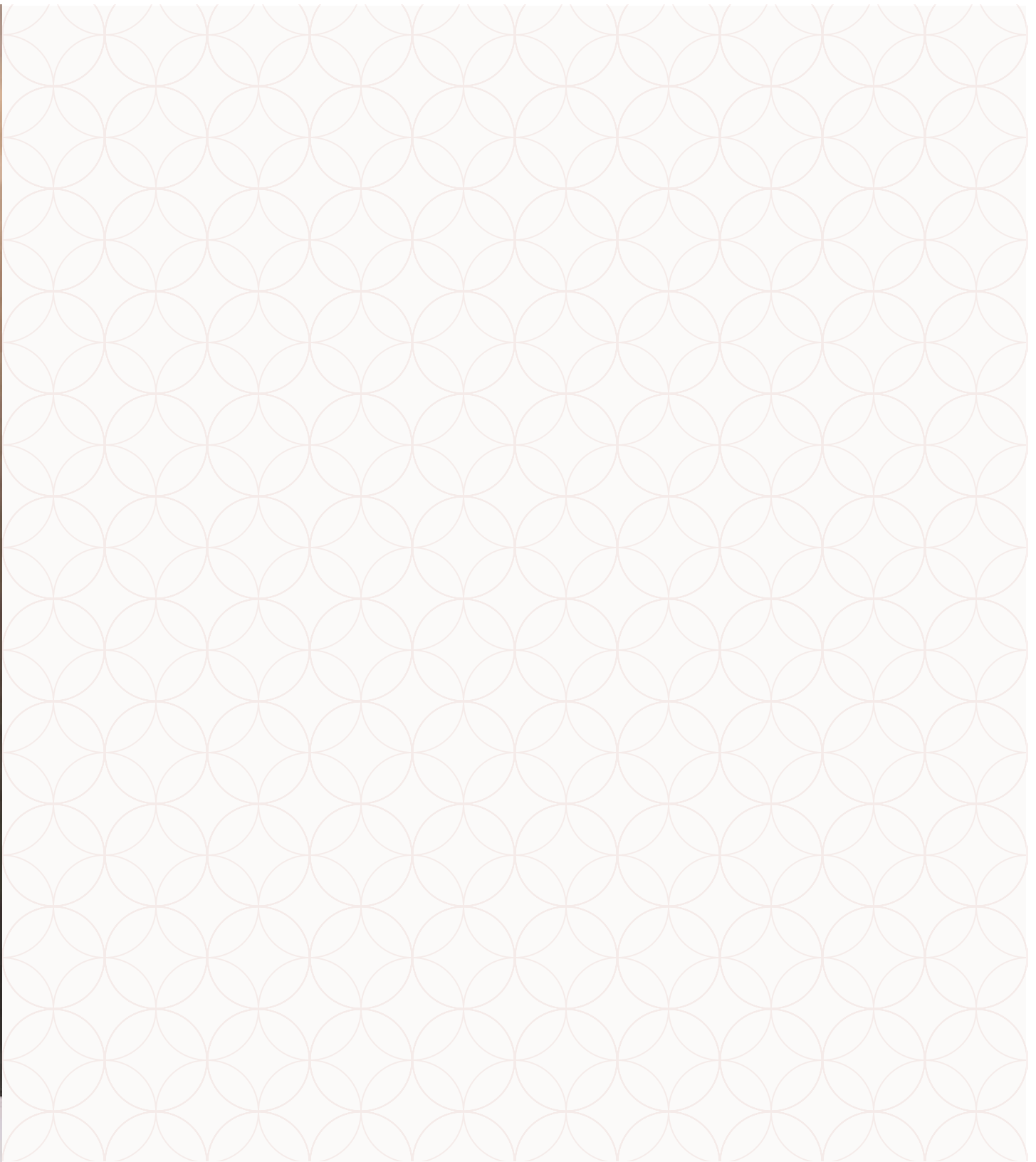
Pendant lights. Please see Sales Consultant for further details.

Switches & Sockets

Switches & sockets. Please see Sales Consultant for further details.

Appliances

Integrated Fridge Freezer. Double Oven. 60cm/90cm - Ceramic Hob - Please speak to Sales Consultant. 60cm/90cm - Cooker Hood. Please speak to Sales Consultant. See Sales Consultant for combinations.



INTERIOR

Consumer Unit

Internal Doors

Cambridge door.

Internal Door Furniture

Tortosa or Vilanova lever. To all house-types.

Skirting to Ground

'Torus' profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

Skirting to Upper Floors

'Torus' profile MDF 119 x 14.5mm, with white satin paint finish in house-types up to 1400 sqft.
'Torus' profile MDF 194 x 14.5mm, with white satin paint finish in house-types over 1400 sqft.

Architrave to Ground

69mm x 14.5mm, satin white paint finish.

Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to all housetypes up to 1400 sqft.
69mm x 14.5mm section size to house-types 1400 sqft and above.

Ceilings

Flat finish with Crown white emulsion paint decoration.

Walls

Crown White emulsion paint finish.

Staircase

White painted with ash handrail.

Radiators

Underfloor heating to ground floor.
Myson Round top radiators to first floor.

Decorative Radiator

Myson Vertical Style in white. Selected house-types only, refer to drawing.

Heating

Via Air Source Heat Pump system, thermostatic radiator valves and room thermostats.
Refer to Sales Advisor for further details.

Mains Pressure Cylinder

Therma Q.

Lighting

Pendant lights.

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



BATHROOM & CLOAKROOM

Sanitaryware

Ideal Standard Arc by Sottini.

Bathroom

Tempo Bath white.

Bath Panel

White panel.

Wall Tiles

To bathroom, cloakroom and en-suite.

Tiling by Porcelanosa.

Please see Sales Consultant for further details.

Shower over Bath

Shower valve together with bath screen fitted above bath when no shower enclosure.

Shower Valve

To bathroom and en-suite.

Aqualisa Alto Bar Valve to all housetypes.

Shower Screen

Shower Tray

Low profile shower tray in white.

Large shower tray for walk-in showers

Mirror

To be fitted above the bathroom and en-suite washbasins where possible.

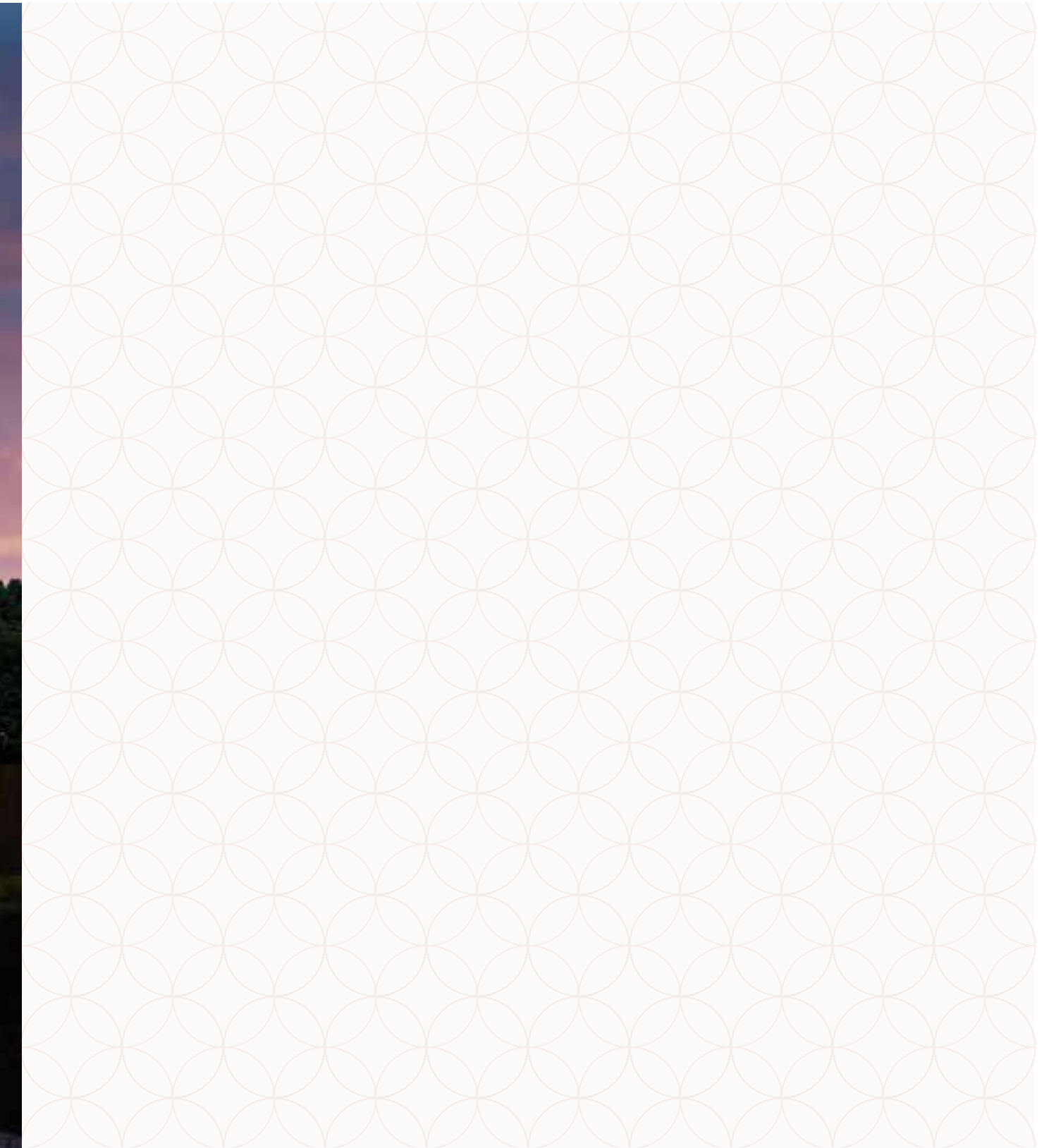
Towel Warmer

Curved finish.

Bar towel warmers in polished chrome finish complete with chrome TRV valves.

Shaver Socket

White finish.



EXTERIOR

Numeral Plaque

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

Fascia & Soffit

uPVC fascia and vented soffit board in white profile.

Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

Waney Lapped Boarding

Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

Windows

Sealed double glazed uPVC windows, in white finish.

Door Bell

Push with transformer.

Light to Front

Vertical Tile Hanging

Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

Garage

Steel Hörmann door.

Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.

Power

Light & double socket to all integral garages.

Front Garden

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

Paving

Buff Riven slabs indicated on drawing.

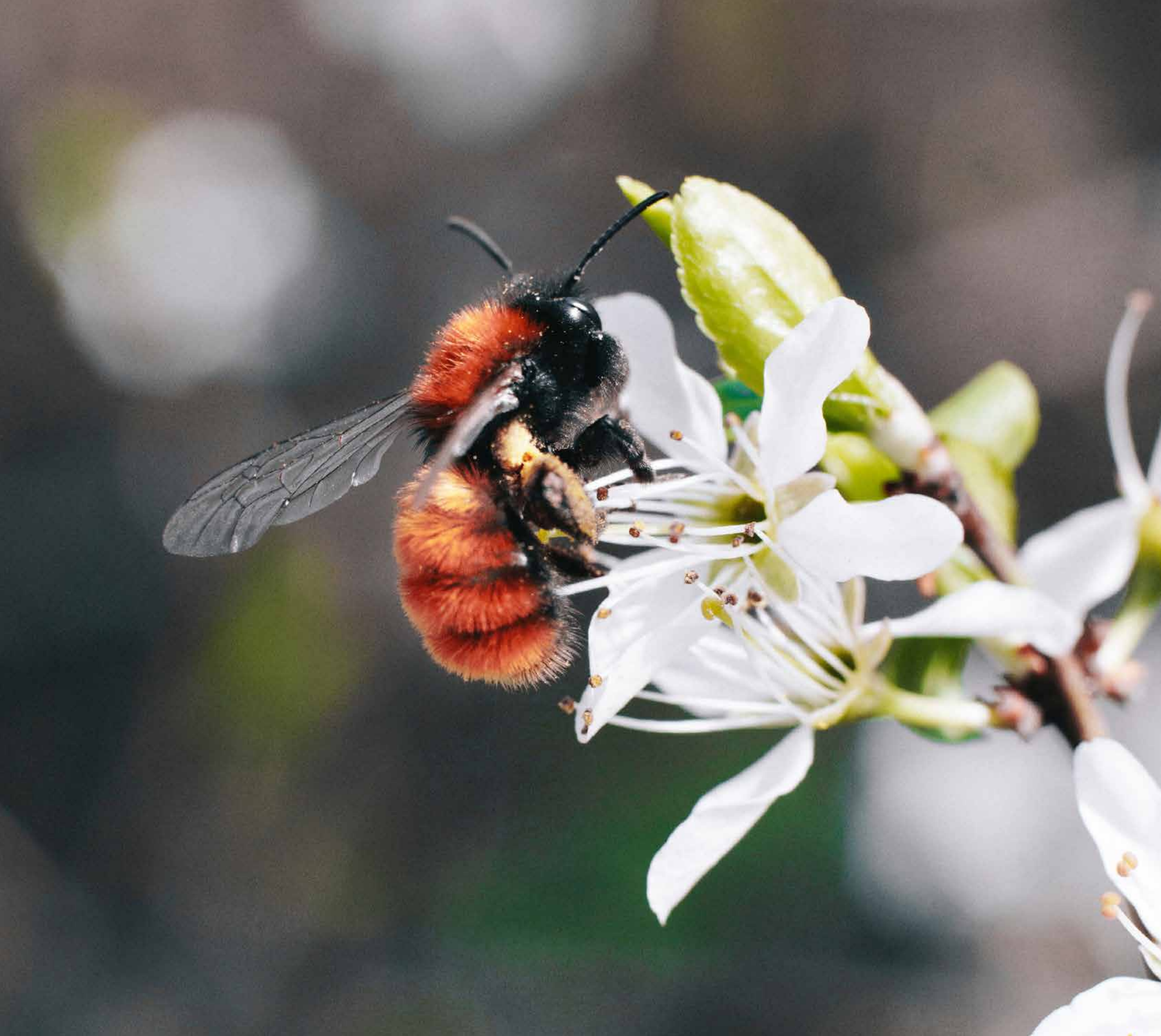
External Fencing/Gates

Side and rear – 1.8 High Fencing.

Gate – 1.8 High timber gate.

Driveway – Tarmac drive.

Outside Tap – Outside tap, refer to drawing for location.



WELCOME TO OUR **BEE-FRIENDLY** GARDEN

Find out how bee-friendly your garden is by using the Conservation Trust's Bee Kind app. Select the flowers that you have in your garden to calculate your score and then receive a tailored list of 10 more flowers to add to help the bees even more.

Visit beekind.bumblebeeconservation.org

Working in close partnership with  **Bumblebee Conservation Trust**





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

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



HAZEL PARK



Gresley Way, Stevenage SG2 7BG

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)