

ORCHARD GREEN @





WELCOME TO ORCHARD GREEN @ KINGSBROOK

Discover your new home at Orchard Green, on the award-winning Kingsbrook development in Aylesbury. It is recognised as a 'Built for Life' development which means that important design details such as adequate car parking, safe street design and access to amenities have been considered and included within the development.

Some 60% of the development is allocated to open space, which means homes are set amongst community allotments, orchards and a 250-acre nature reserve with trails and sports fields – there are endless opportunities here to enjoy the great outdoors.

Discover the perfect place for a greener and more rural lifestyle while still being well connected to everyday amenities. You'll find a new school, nursery, select shops and community facilities within the development and you'll be within easy reach of Aylesbury train station via a regular dedicated Kingsbrook Flyer bus service.



KINGSBROOK – A LOCATION LIKE NO OTHER

Welcome to Kingsbrook, a landmark development set within the heart of the beautiful Aylesbury Vale. Its design features a number of unique villages, individual in character and situated within 250 acres of exceptional wild meadowland and green parkland.

Each of the villages within Kingsbrook has been carefully planned to blend into the environment and an excellent range of services to support all of your family's needs has been integrated too. A new nursery, crèche facilities two primary schools and a secondary school should ensure access to good education within walking distance. Community centres, local shops and a centrally located new health centre will also be built, providing the peace of mind that everything you need is close by.

With 60% of the development dedicated to green space, living in harmony with nature will be central to your lifestyle. Endless opportunities present themselves to enjoy this outstanding landscape which includes three large parks, equipped play areas, sports facilities and cycle and walking routes – all encouraging you to have fun outdoors whatever your age. For those keen to exercise their green fingers, there will be community allotments to plant and tend, as well as orchards. In addition, a 250-acre nature park with visitor centre will open on the eastern edge of Kingsbrook for everyone to experience the changing seasons across this wildlife-rich location.

Kingsbrook - the future of residential living

Over 400 acres of public open space for you to enjoy exploring



















1,145 bat & bird boxes installed, providing nesting opportunities for several species of bats and birds

Over 5,700 new trees planted throughout the development

Hedgehog highways to all gardens. Small holes in the bottom of garden fences allow free movement for hedgehogs and other wildlife

New sustainable drainage system (SUDs) ponds. Rain water is channelled to these ponds instead of down drains, which means water is held safely after heavy downpours to help protect against flooding and also creates a habitat for wildlife



-  Bus Route
-  Bus Stop
-  Primary School
-  Secondary School
-  District Centre which will include a handy convenience shop, and a coffee shop
-  Community Centre / Day Nursery
-  Employment Area
-  Sports Fields which include three football pitches and a floodlit tennis court*
-  Multi-use Games Area - designed for playing different sports, like cricket, basketball, tennis and football, in an enclosed fenced area
-  Amphitheatre
-  Play Areas
-  Electric Vehicle Charging Points
-  RSPB Nature Park
-  76 Community Allotments across Canal Quarter Village and Orchard Green Village
-  Community Orchards which include plum, apple and pear trees for all of the local residents to enjoy
-  Hibernaculas & Log Piles - man made structures created to provide shelter for wildlife where they can lay their eggs, raise young and seek refuge from predators
-  Wildflower Meadows which are designed to attract and encourage wildlife to create new habitats
-  Biodiversity Water Habitats are designed to help enhance and encourage amphibians, fish, wildlife and microorganisms to thrive in the local area

*as per current planning



GIVING NATURE A HOME AT KINGSBROOK

Nature makes people feel healthier and happier, so at Kingsbrook we are pioneering a whole new 'nature-friendly' approach to designing a development in a way that will enable the natural world to thrive. Working in close consultation with the RSPB, our aim is to encourage natural and garden wildlife to live harmoniously alongside you. Plenty of open spaces have been retained for fauna to thrive in and shrubs, wildflowers and hedgerows have been introduced to create the perfect habitat for wildlife. Residents will be encouraged to get planting to support the repopulation of our bees and butterflies to help turn around their decline.

Surrounded by countryside and bordered by the Grand Union Canal, this pioneering development has been carefully planned to ensure that over half of the land is retained as wildflower meadows, parks and green space, creating a beautiful environment where nature can also have a home. Alongside the RSPB, we are trialling new methods to help encourage nature back once we have finished building Kingsbrook – from a new brick that doubles as a swift nest box to the installation of wildlife homes where hedgehogs can hibernate safely.

The RSPB will monitor the progress of our wildlife community as each village is built and the success of this unique project will be shared to help determine new milestones for development planning across the UK.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

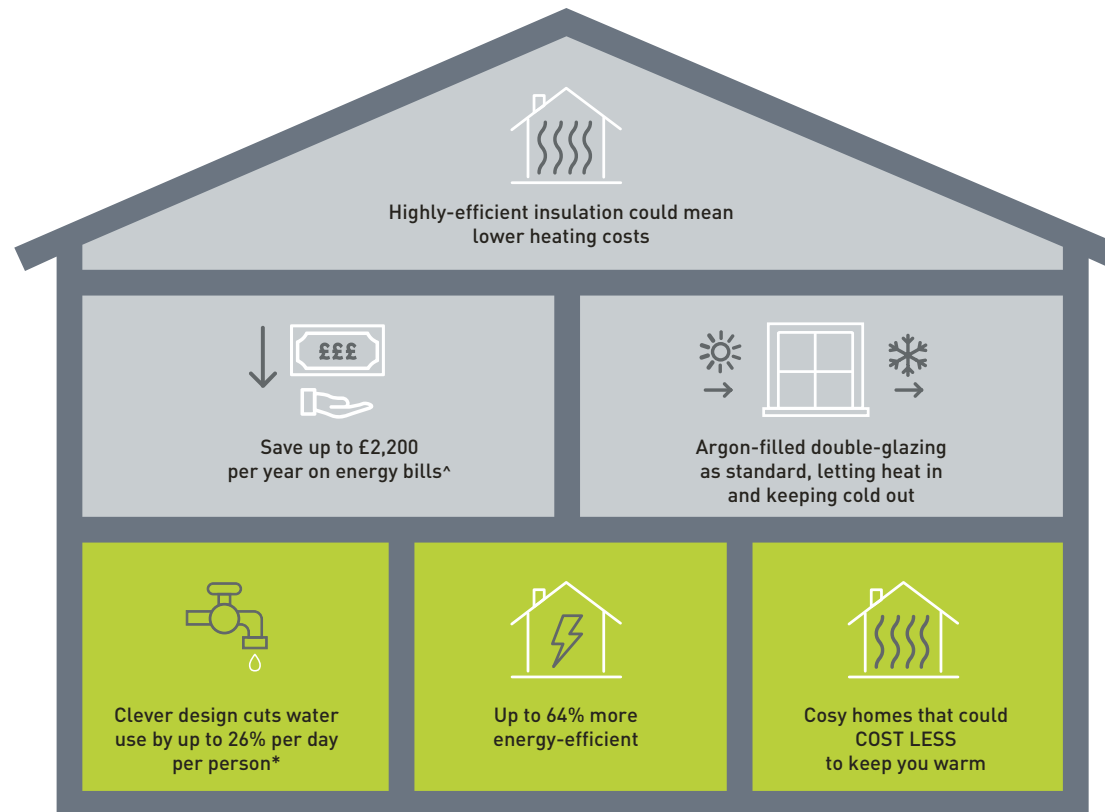
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

FORTY MINUTES FROM YOUR NEW HOME



Aylesbury Town Centre
6-minute drive or 10-minute cycle



Endless countryside to explore
on your doorstep



Aylesbury Train Station
7-minute drive or 12-minute cycle




Whipsnade Zoo
26-minute drive



Luton Airport
40-minute drive

SITE PLAN

- **Aylesham Special**
1 bedroom home
- **Aylesham**
1 bedroom home
- **Ellerton**
3 bedroom home
- **Lutterworth**
3 bedroom home
- **Maidstone**
3 bedroom home
- **Moresby**
3 bedroom home
- **Norbury**
3 bedroom home
- **Alderney**
4 bedroom home
- **Hesketh**
4 bedroom home
- **Kingsley**
4 bedroom home
- **Kingsville**
4 bedroom home
- **Hythe Special**
4 bedroom home
- **Hythie**
4 bedroom home
- **Radleigh**
4 bedroom home
- AH **Affordable Housing**
- BS **Bin Store** CS **Cycle Store**
- V **Visitors Parking Space**
- BCP **Bin Collection Point**
-  **Street Light**




Swift Box 

Bat Box 

Hedgehog Highway 

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

SITE PLAN

- **Block E**
1 bedroom apartment
- **Aylesham**
1 bedroom home
- **Ellerton**
3 bedroom home
- **Lutterworth**
3 bedroom home
- **Maidstone**
3 bedroom home
- **Moresby**
3 bedroom home
- **Padstow Special**
3 bedroom home
- **Padstow**
3 bedroom home
- **Brenford Special**
3 bedroom home
- **Brenford**
3 bedroom home
- **Alderney**
4 bedroom home
- **Hexham**
4 bedroom home
- **Hesketh**
4 bedroom home
- **Faversham**
4 bedroom home
- **Kingsley**
4 bedroom home
- **Norbury**
3 bedroom home
- **Kingsville**
4 bedroom home
- **Rochester Special**
4 bedroom home
- **Hythe Special**
4 bedroom home
- **Radleigh**
4 bedroom home
- SO **Affordable Housing Shared Ownership**
- R **Affordable Housing Rented**
- BS **Bin Store** CS **Cycle Store**
- V **Visitors Parking Space**
- BCP **Bin Collection Point**
-  **Street Light**



Public Open Space - Railway Park

Swift Box



Bat Box



Hedgehog Highway

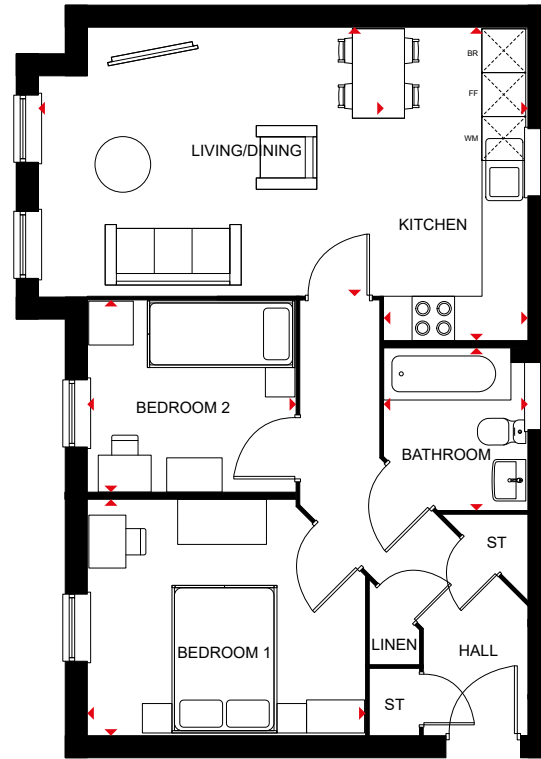


Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



ARMSTRONG'S COURT 1 & 2 BEDROOM APARTMENTS

- A collection of 1 & 2 bedroom apartments
- Spacious open-plan living spaces
- Allocated parking to all apartments



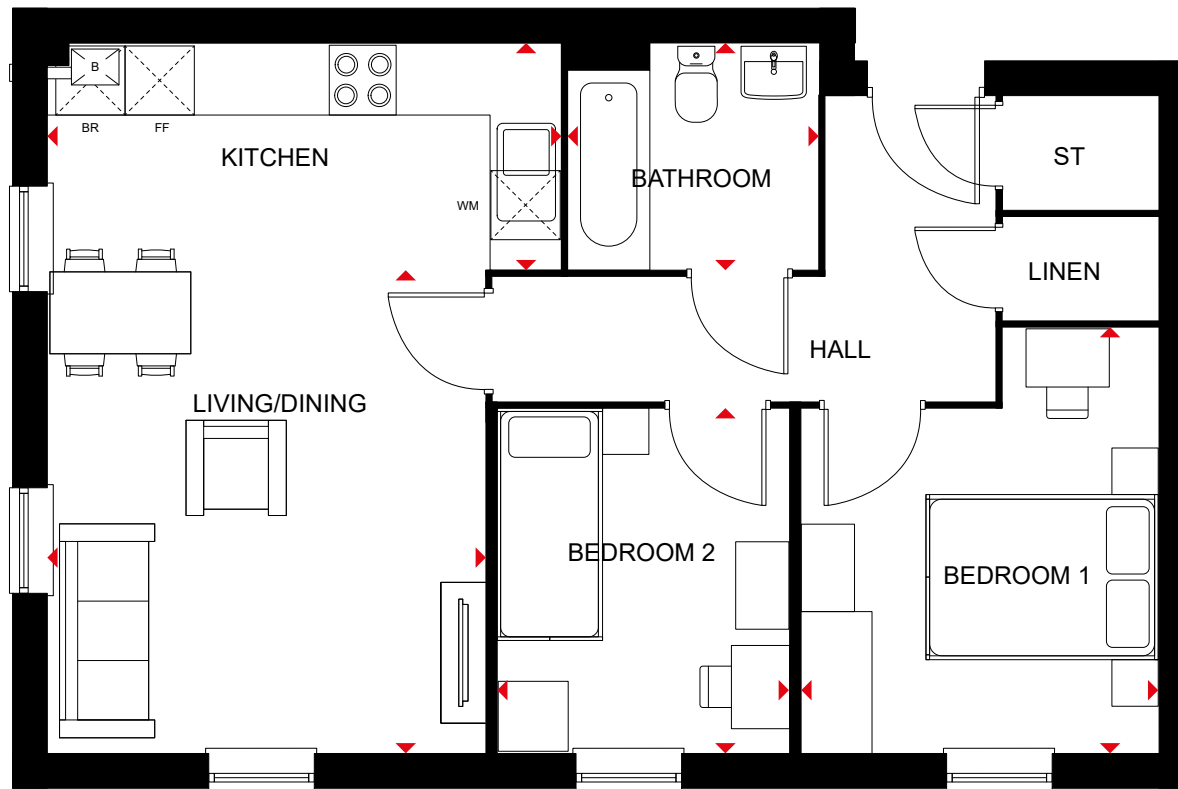
Plot 47

Kitchen	4207 x 1917mm	13'10" x 6'3"
Living/Dining	3605 x 4658mm	15'3" x 11'10"
Bedroom 1	3727 x 3157mm	12'3" x 10'14"
Bedroom 2	2787 x 2574mm	9'2" x 8'5"
Bathroom	2171 x 1917mm	7'2" x 6'3"

(Approximate dimensions)

KEY	ST Store	BR Broom cupboard
	WM Washing machine space	◀▶ Dimension location
	FF Fridge/freezer space	

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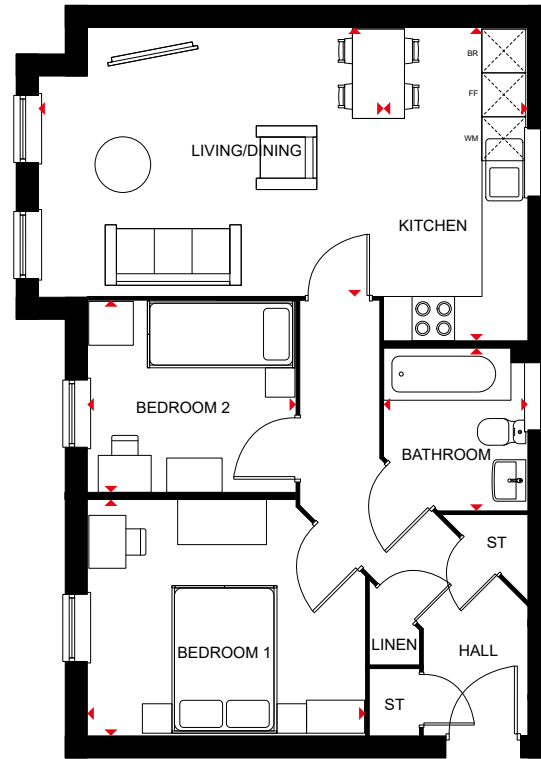
Plot 48

Kitchen	1917 x 4377mm	6'3" x 14'4"
Living/Dining	4143 x 3727mm	13'7" x 12'3"
Bedroom 1	4143 x 3052mm	11'11" x 10'0"
Bedroom 2	2937 x 2489mm	9'8" x 8'2"
Bathroom	1917 x 2139mm	6'3" x 7'0"

(Approximate dimensions)

KEY	B Boiler	FF Fridge/freezer space
	ST Store	BR Broom cupboard
	WM Washing machine space	◀▶ Dimension location

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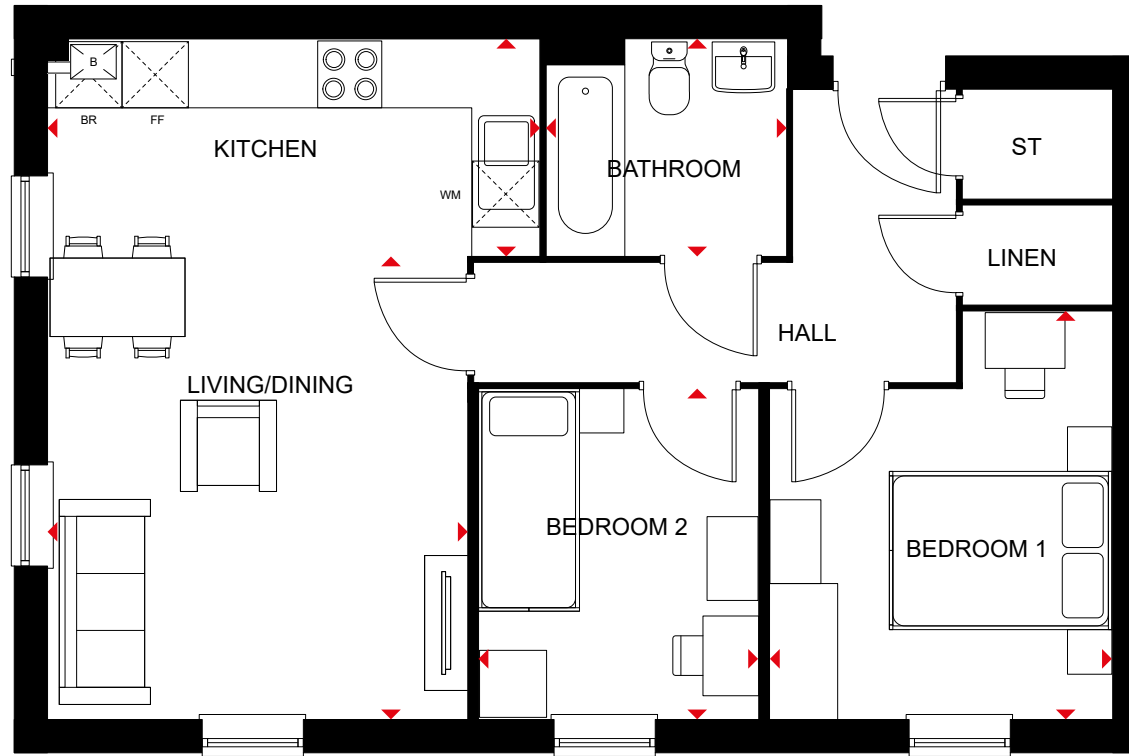
Plot 49

Kitchen	4207 x 1917mm	13'9" x 6'3"
Living/Dining	3607 x 4658mm	11'10" x 15'3"
Bedroom 1	3156 x 3728mm	10'4" x 12'2"
Bedroom 2	2574 x 2787mm	8'5" x 9'2"
Bathroom	2177 x 1917mm	7'2" x 6'3"

(Approximate dimensions)

KEY	ST Store	BR Broom cupboard
	WM Washing machine space	◀▶ Dimension location
	FF Fridge/freezer space	

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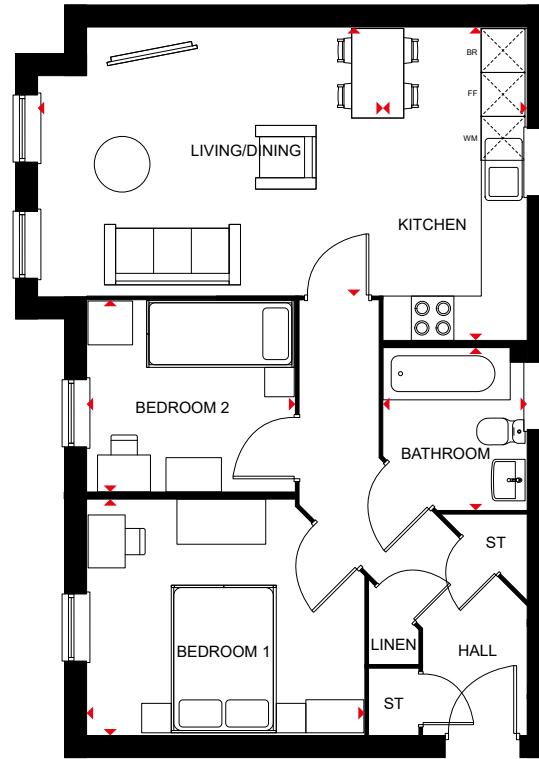
Plot 50

Kitchen	1917 x 4379mm	6'3" x 14'4"
Living/Dining	4143 x 3727mm	13'7" x 12'3"
Bedroom 1	3634 x 3052mm	11'11" x 10'0"
Bedroom 2	2937 x 2489mm	9'8" x 8'2"
Bathroom	1917 x 2139mm	6'3" x 7'0"

(Approximate dimensions)

KEY	B Boiler	FF Fridge/freezer space
	ST Store	BR Broom cupboard
	WM Washing machine space	◀▶ Dimension location

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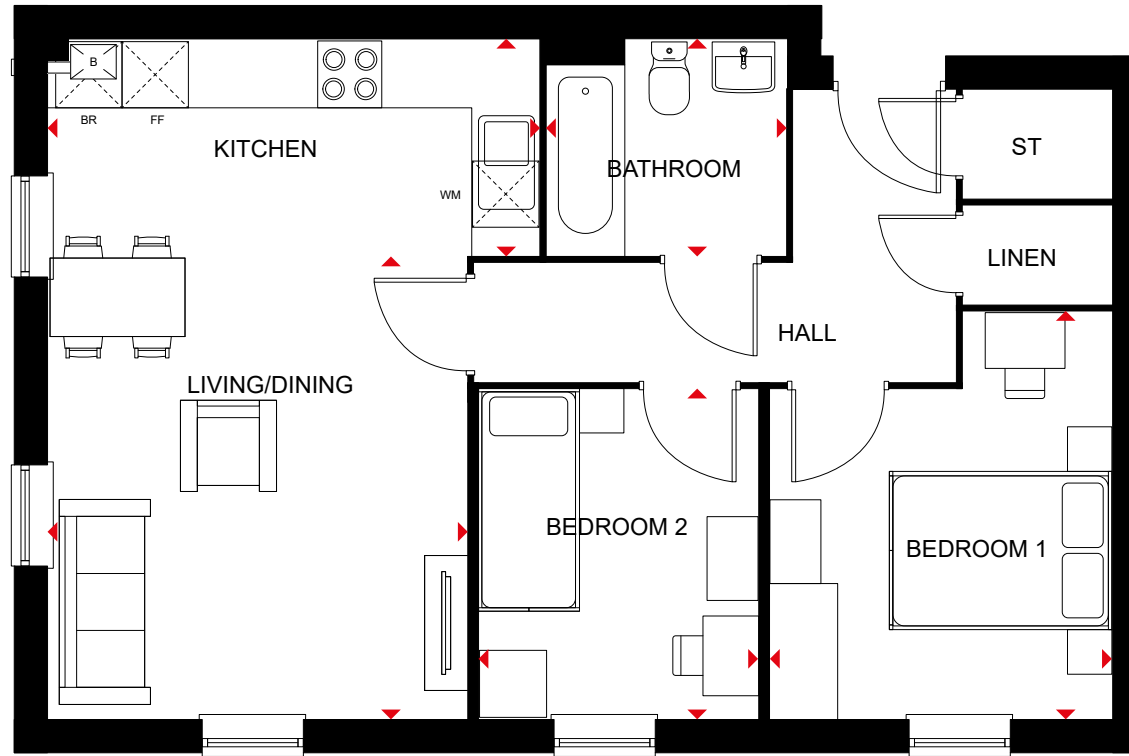
Plot 51

Kitchen	1917 x 4207mm	6'3" x 13'10"
Living/Dining	4658 x 3605mm	15'3" x 11'10"
Bedroom 1	3727 x 3156mm	12'3" x 10'4"
Bedroom 2	2787 x 2574mm	9'2" x 8'5"
Bathroom	1917 x 2177mm	6'3" x 7'2"

[Approximate dimensions]

KEY	ST Store	BR Broom cupboard
	WM Washing machine space	◀▶ Dimension location
	FF Fridge/freezer space	

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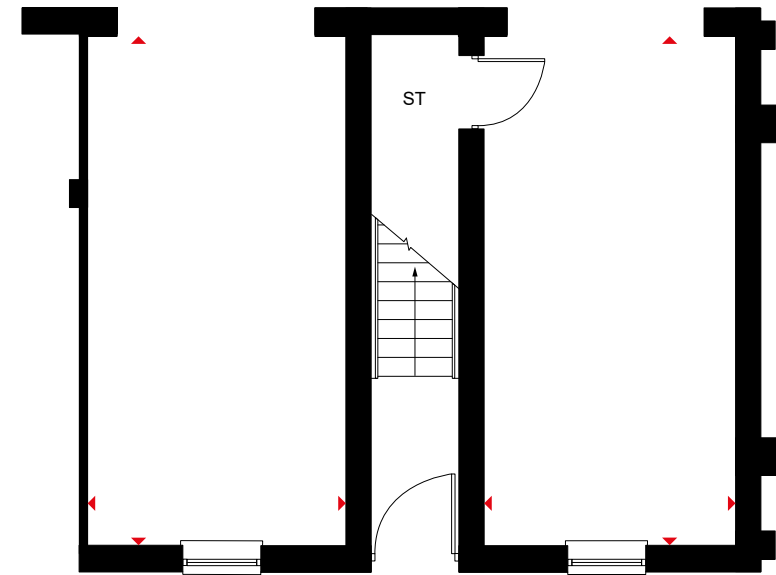
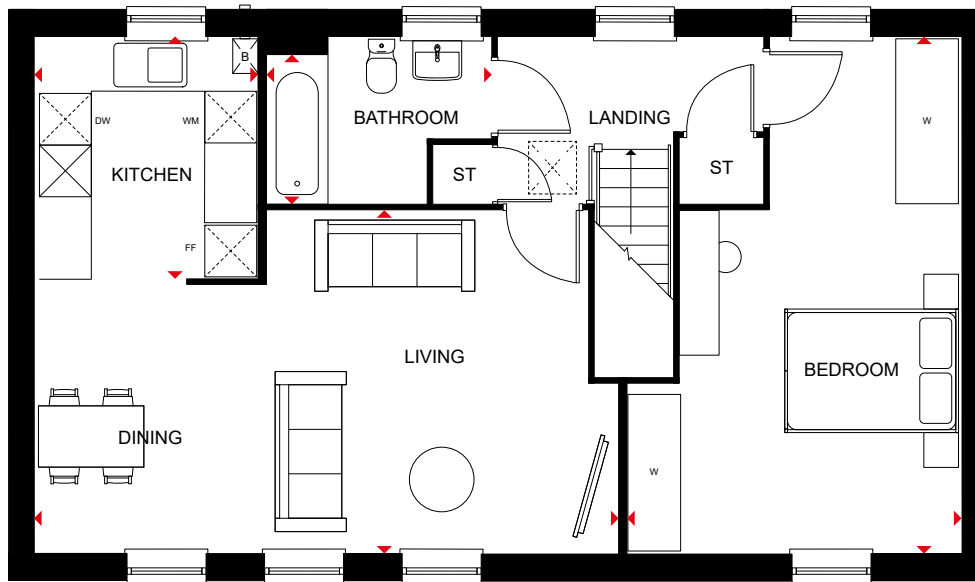
Plot 52

Kitchen	1917 x 4379mm	6'3" x 14'4"
Living/Dining	4143 x 3727mm	13'7" x 12'3"
Bedroom 1	3634 x 3056mm	11'11" x 10'0"
Bedroom 2	2937 x 2489mm	9'8" x 8'2"
Bathroom	1917 x 2139mm	6'3" x 7'0"

(Approximate dimensions)

KEY	B Boiler	FF Fridge/freezer space
	ST Store	BR Broom cupboard
	WM Washing machine space	◀▶ Dimension location

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Plot 53

Kitchen	2502 x 2737mm	8'3" x 9'0"
Living/Dining	6645 x 3909mm	21'10" x 12'10"
Bedroom 1	3795 x 5885mm	12'5" x 19'4"
Bathroom	2563 x 1888mm	8'5" x 6'2"

(Approximate dimensions)

KEY	B Boiler	f/f Fridge/freezer space	◄► Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	

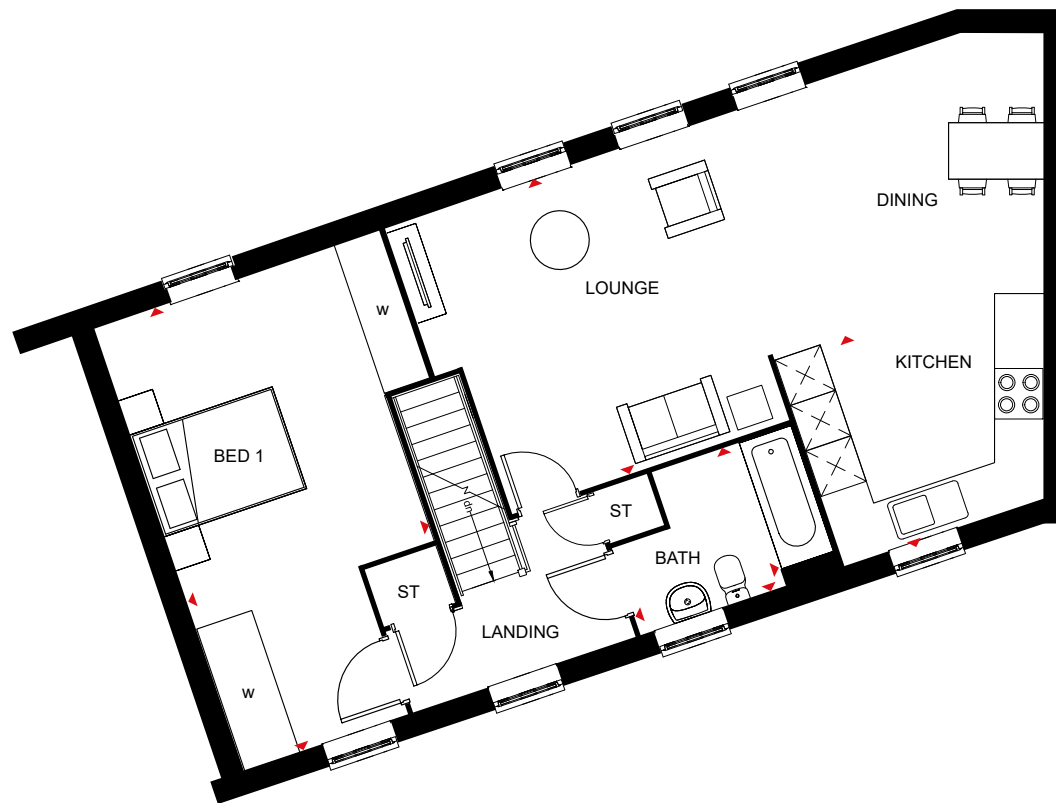
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AYLESHAM

1 BEDROOM HOME

- This first floor home is ideal for first time buyers with plenty of storage space.
- A spacious open-plan fitted kitchen with dining area and lounge is bright and airy, the perfect space to relax or entertain friends
- A good sized double bedroom and main bathroom



First Floor

Kitchen	2791 x 2750 mm	9'1" x 9'0"
Lounge / Dining	6587 x 3430 mm	2'17" x 11'3"
Bedroom 1	5484 x 3078 mm	17'11" x 10'1"
Bathroom	2625 x 1888 mm	8'7" x 6'2"

(Approximate dimensions)

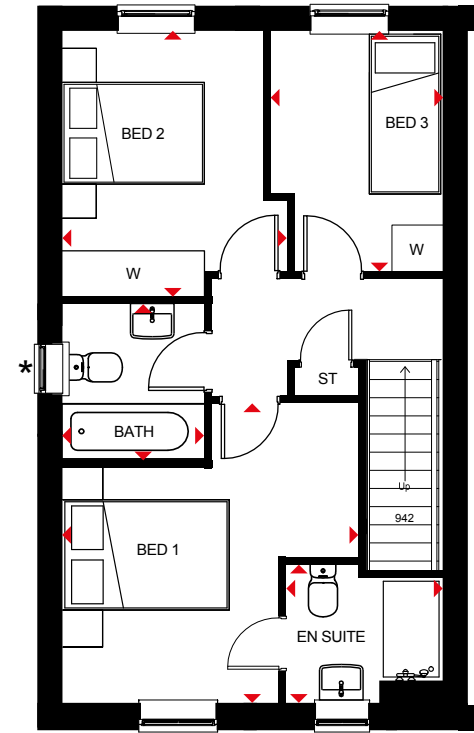
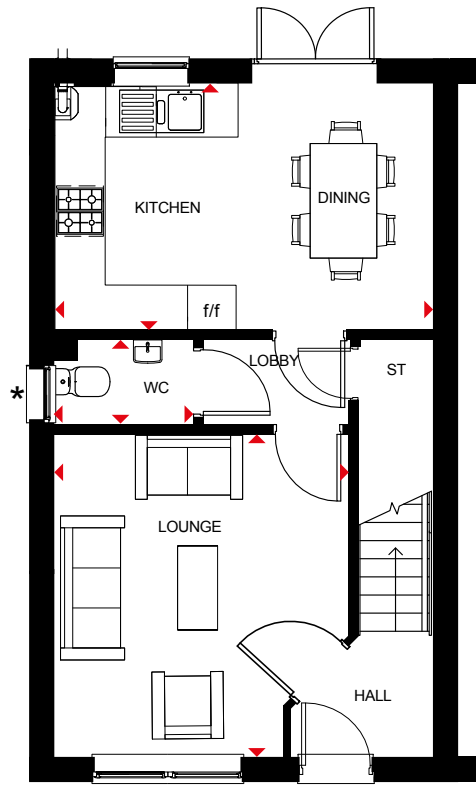
KEY	B Boiler	f/f Fridge/freezer space
	ST Store	dw Dishwasher space
	wm Washing machine space	◄► Dimension location

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ELLERTON 3 BEDROOM HOME

- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and the family bathroom



Ground Floor

Lounge	3605 x 3972 mm	11'10" x 13'0"
Kitchen/ Dining Room	4600 x 3025 mm	15'1" x 9'11"
WC	1685 x 1016 mm	5'6" x 3'4"

[Approximate dimensions]

* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

First Floor

Bedroom 1	3604 x 3688 mm	11'10" x 12'1"
En Suite	1917 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3227 mm	8'11" x 10'7"
Bedroom 3	2109 x 2932 mm	6'11" x 9'8"
Bathroom	1702 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B Boiler	w Wardrobe space
	ST Store	◀▶ Dimension location
	f/f Fridge/freezer space	

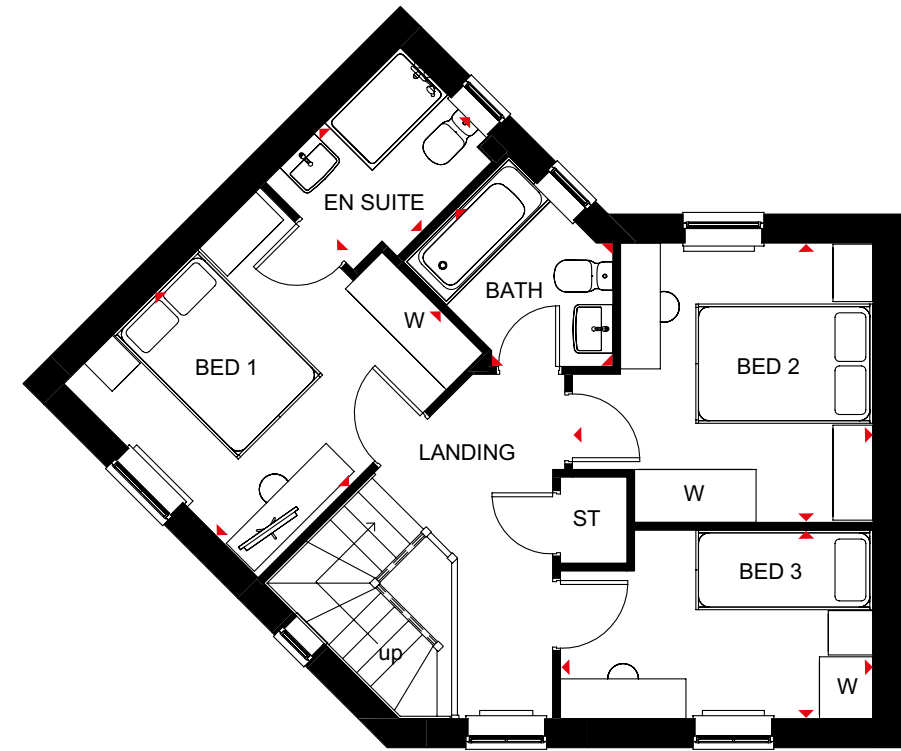
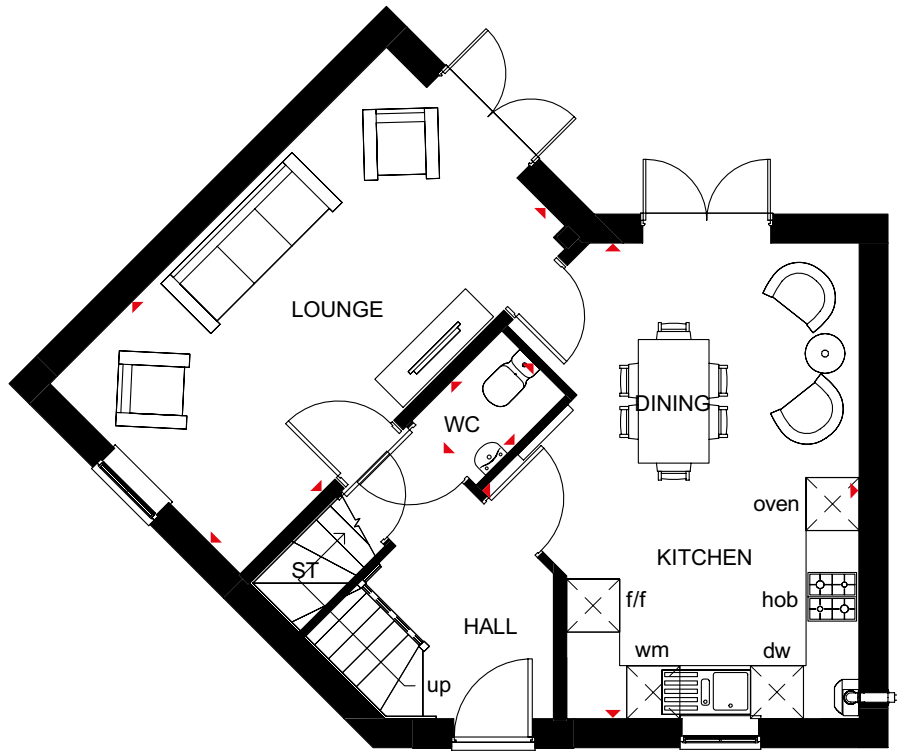
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LUTTERWORTH

3 BEDROOM HOME

- Natural light floods into this home with two sets of French doors leading to the rear garden
- A large open-plan kitchen and dining area creates a hub for the family, while the dual aspect lounge provides room to entertain
- Upstairs are two spacious double bedrooms, the main with en suite, a single bedroom and the family bathroom.



Ground Floor

Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
Lounge	5385 x 3045mm	17'8" x 9'11"
WC	1028 x 1441mm	3'4" x 4'8"

[Approximate dimensions]

First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'9"
Ensuite 1	1648 x 2159mm	5'4" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'4"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

[Approximate dimensions]

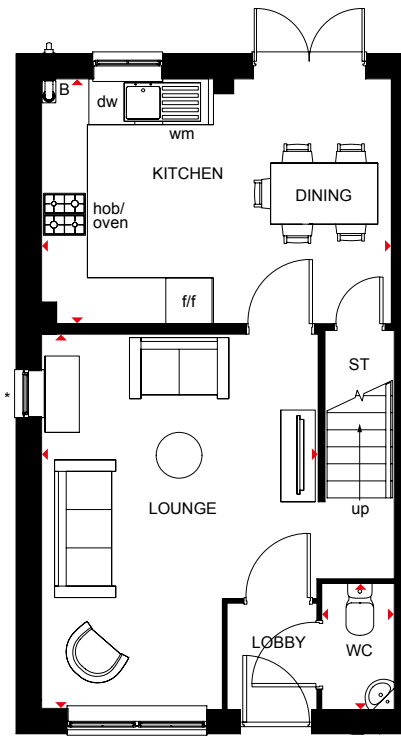
- KEY**
- B Boiler
 - ST Store
 - CYL Cylinder
 - wm Washing machine space
 - f/f Fridge/freezer space
 - dw Dishwasher space
 - td Tumble dryer space
 - ◀▶ Dimension location

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MAIDSTONE 3 BEDROOM HOME

- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms- the generous main bedroom with en suite- a single bedroom and the family bathroom

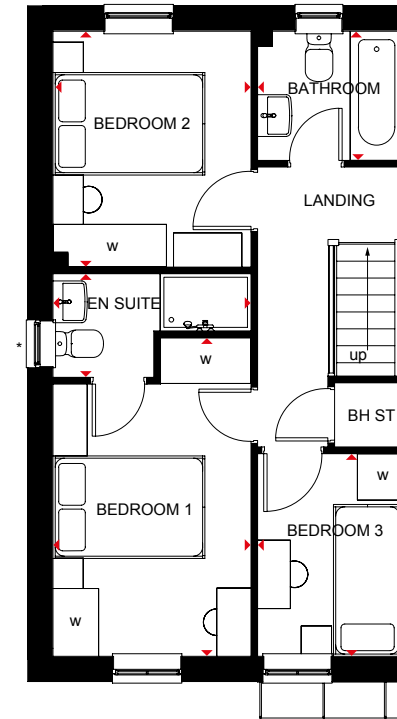


Ground Floor

Kitchen/Dining	4595 x 3202 mm	15'1" x 10'6"
Lounge	3602 x 4932 mm	11'10" x 16'2"
WC	1623 x 930 mm	5'4" x 3'1"

[Approximate dimensions]

* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	2590 x 4181 mm	8'6" x 13'9"
En Suite	2590 x 1365 mm	8'6" x 4'6"
Bedroom 2	2590 x 3115 mm	8'6" x 10'3"
Bedroom 3	1917 x 2678 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

[Approximate dimensions]

* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

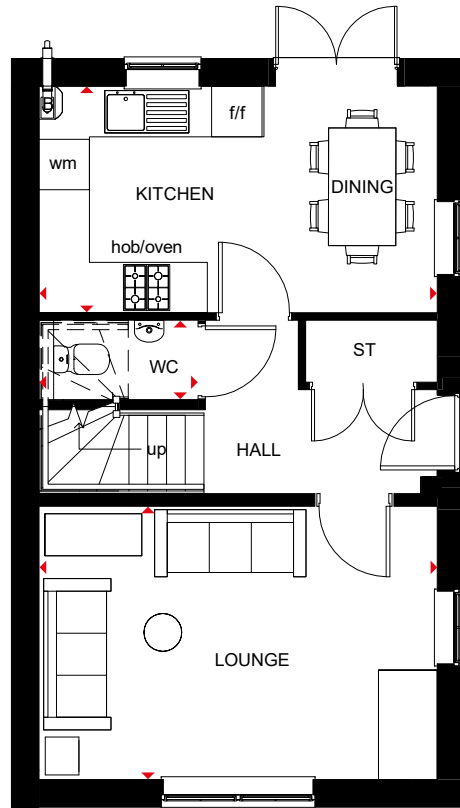
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MORESBY

3 BEDROOM DETACHED HOME

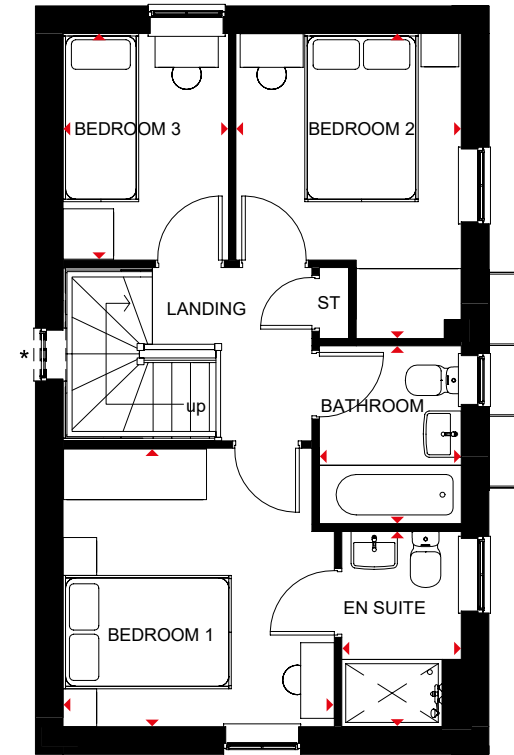
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor has two double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4740 x 3250 mm	15'6" x 10'8"
Kitchen/Dining	4740 x 2696 mm	15'6" x 8'10"
WC	1891 x 945 mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3226 x 3312 mm	10'7" x 10'10"
En Suite	2322 x 1421 mm	7'7" x 4'8"
Bedroom 2	2679 x 3628 mm	8'9" x 11'11"
Bedroom 3	2696 x 1968 mm	8'10" x 6'5"
Bathroom	2120 x 1688 mm	6'11" x 5'6"

[Approximate dimensions]

* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

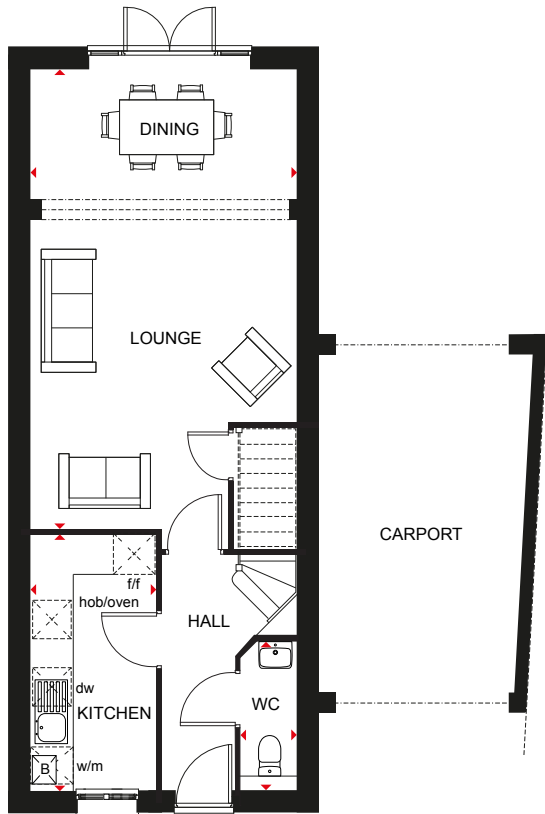
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



PADSTOW SPECIAL

3 BEDROOM SEMI-DETACHED HOME

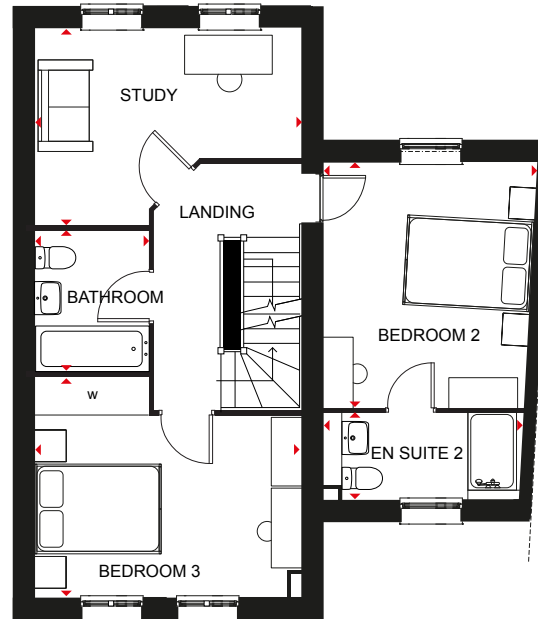
- A beautiful storey home featuring openplan lounge and dining room with fullheight glazed bay opening onto the rear garden
- Stylish kitchen comes with quality units and appliances in a range of finishes
- First floor has two double bedrooms and dual-access family bathroom
- The charming master bedroom with dressing area and en suite shower room is neatly located on the top floor



Ground Floor

Kitchen	3913 x 1901 mm	12'10" x 6'2"
Lounge / Dining	6019 x 4058 mm	19'8" x 13'3"
WC	2272 x 897 mm	7'5" x 2'11"

[Approximate dimensions]

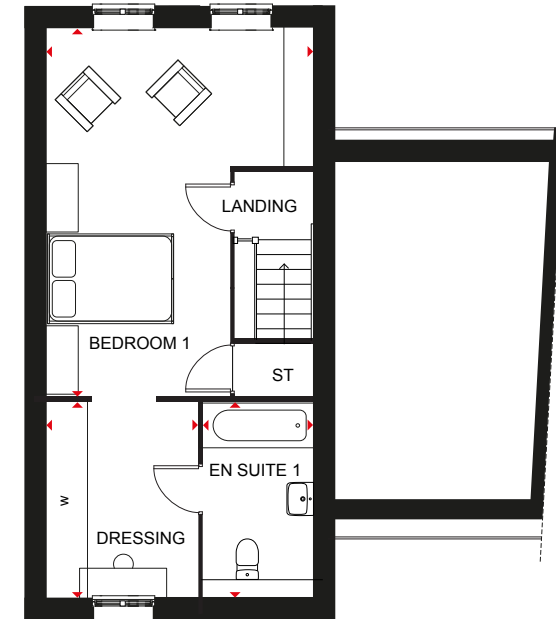


First Floor

Bedroom 2	4058 x 2970 mm	13'3" x 9'8"
Bedroom 3	4058 x 3387 mm	13'3" x 11'1"
Bathroom	2146 x 1700 mm	7'0" x 5'6"
En Suite 2	3148* x 1406* mm	10'3"* x 4'6"*
Study	4108* x 3007* mm	13'4"* x 9'8"*

[Approximate dimensions]

* Dimensions vary from plot to plot. Please check with the Sales Adviser.



Second Floor

Bedroom 1	8678 x 4058 mm	28'5" x 13'3"
En Suite 1	2799 x 1858 mm	9'2" x 6'1"
Dressing	3035* x 2150* mm	9'9"* x 7'0"*

[Approximate dimensions]

* Dimensions vary from plot to plot. Please check with the Sales Adviser.

KEY	B Boiler	f/f Fridge/freezer space
	ST Store	dw Dishwasher space
	w/m Washing machine space	◀▶ Dimension location

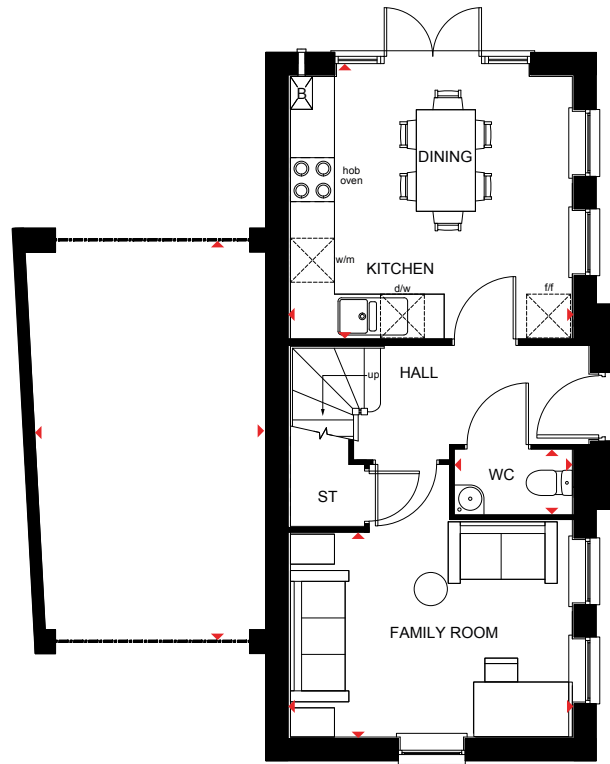
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BRENTWOOD SPECIAL

3 BEDROOM END-TERRACED HOME

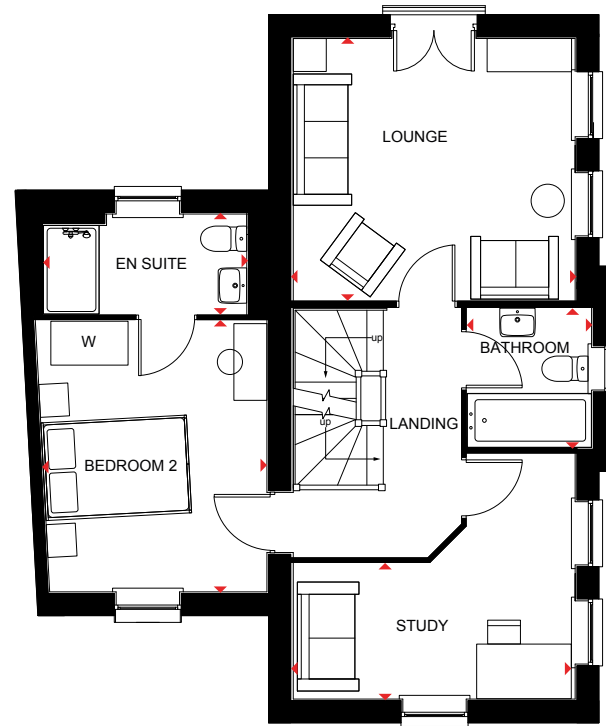
- A three bedroom, 3 storey home offering open-plan kitchen and dining room with French doors opening onto the rear garden
- A dual-aspect family room makes a great addition on the ground floor
- A dual-aspect lounge, a double bedroom, a study and a family bathroom are located on the first floor
- Second floor features the main bedroom, a further double bedroom and dual-access shower room



Ground Floor

Kitchen/Dining	3860 x 3587 mm	12'7" x 11'9"
Family	3860 x 2988 mm	12'7" x 9'9"
WC	1601 x 846 mm	5'3" x 2'9"

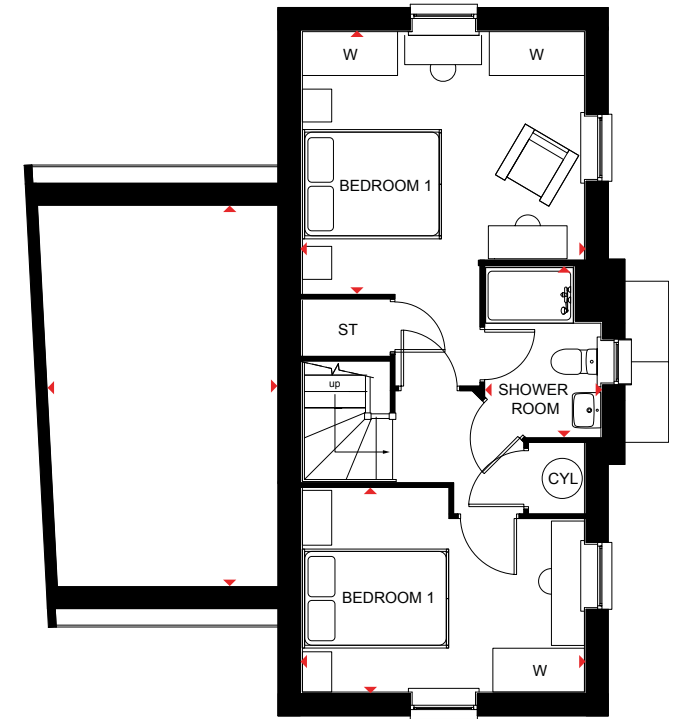
[Approximate dimensions]



First Floor

Lounge	3850 x 3597 mm	12'7" x 11'9"
Bedroom 2	3850 x 3348 mm	12'7" x 10'11"
En Suite	2950 x 1369 mm	9'8" x 4'5"
Study	3850 x 3348 mm	12'7" x 10'11"
Bathroom	1903 x 1701 mm	6'2" x 5'6"

[Approximate dimensions]



Second Floor

Bedroom 1	3860 x 4831 mm	12'7" x 15'10"
Bedroom 3	3860 x 2783 mm	12'7" x 9'1"
Shower Room	2315 x 1576 mm	7'7" x 5'2"

[Approximate dimensions]

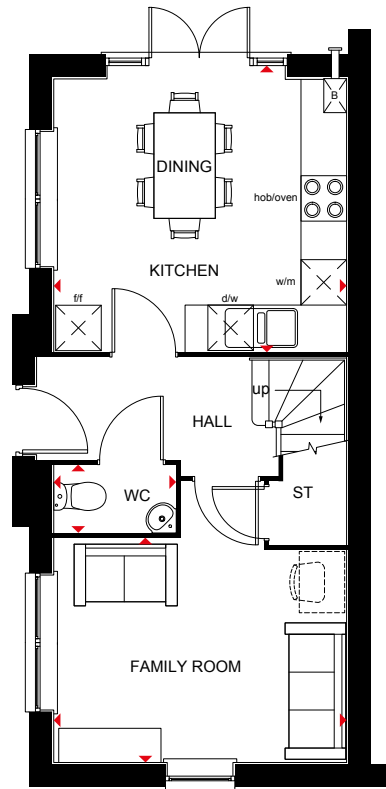
KEY	B	Boiler	w/m	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	W	Wardrobe space	dw	Dishwasher space		

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BRENTFORD 3 BEDROOM HOME

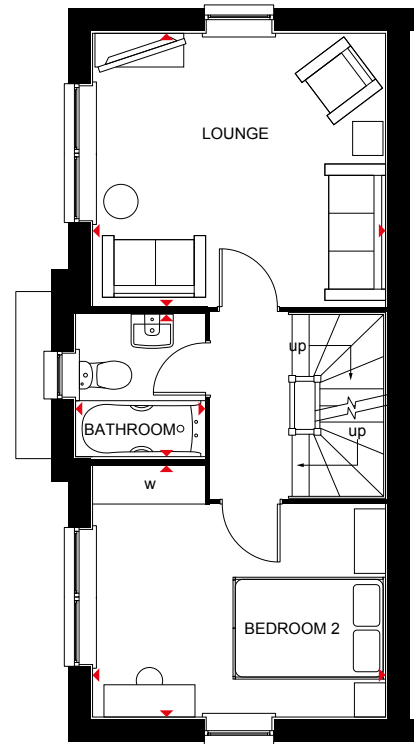
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, with dual-access shower room, are on the top floor



Ground Floor

Kitchen/Dining	3860 x 3597 mm	12'7" x 11'9"
Family	3860 x 3702 mm	12'7" x 12'1"
WC	1601 x 887 mm	5'3" x 2'10"

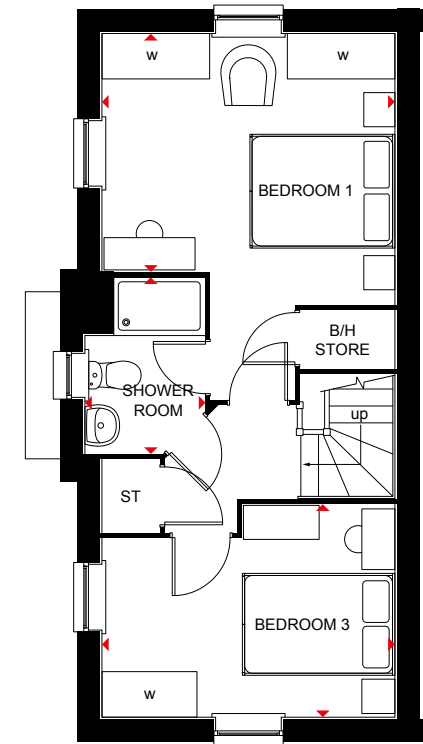
(Approximate dimensions)



First Floor

Lounge	3860 x 3597 mm	12'7" x 11'3"
Bedroom 2	3860 x 3313 mm	12'7" x 10'10"
Bathroom	1867 x 1701 mm	6'1" x 5'6"

(Approximate dimensions)



Second Floor

Bedroom 1	4832 x 3860 mm	15'10" x 12'7"
Bedroom 3	3860 x 2800 mm	12'7" x 9'2"
Shower Room	2315 x 1576 mm	7'7" x 5'2"

(Approximate dimensions)

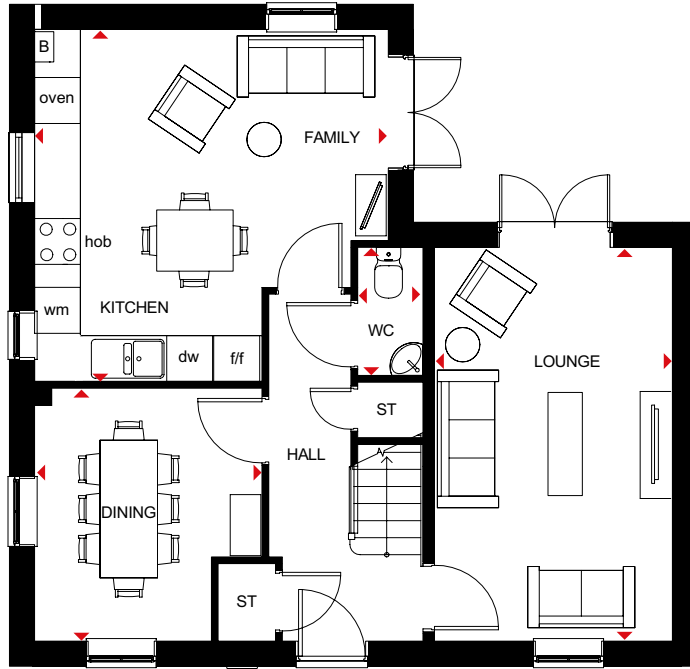
KEY	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	W	Wardrobe space	dw	Dishwasher space	

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ALDERNEY 4 BEDROOM HOME

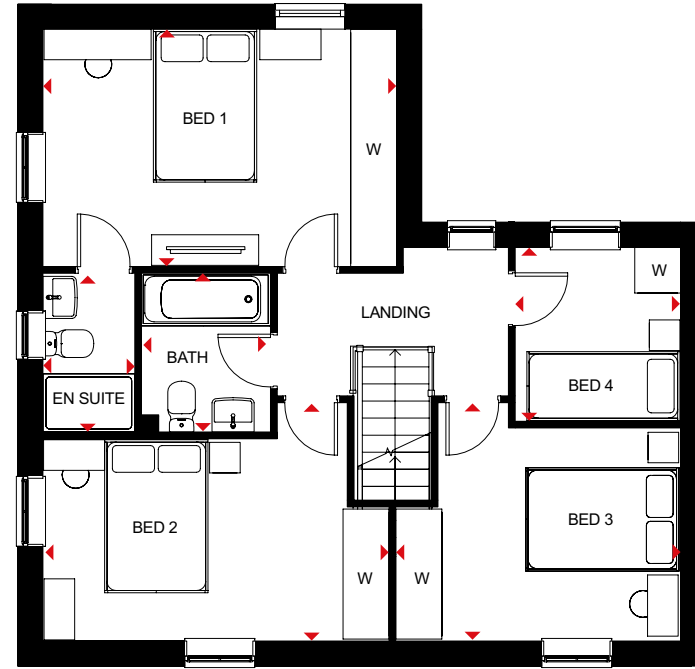
- A large fitted kitchen with family and breakfast area provides this spacious home with the ideal hub for all the family.
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual aspect dining room.
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom.



Ground Floor

Lounge	3100 x 5148mm	10'2" x 16'10"
Dining	2972 x 3307mm	9'9" x 10'10"
WC	871 x 1641mm	2'10" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	1191 x 2075mm	3'10" x 6'9"
Bedroom 2	4510 x 3115mm	14'9" x 10'2"
Bedroom 3	3737 x 3115mm	12'3" x 10'2"
Bedroom 4	2148 x 2275mm	7'0" x 7'5"
Bathroom	1702 x 2075mm	5'7" x 6'9"

[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space
	ST Store	dw Dishwasher space
	wm Washing machine space	◀▶ Dimension location

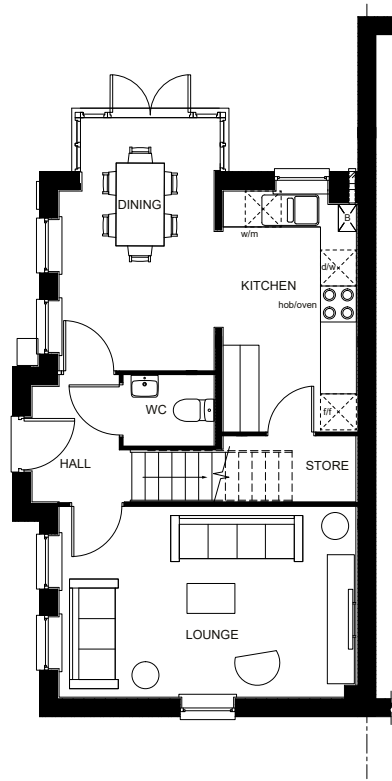
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HEXHAM

4 BEDROOM HOME

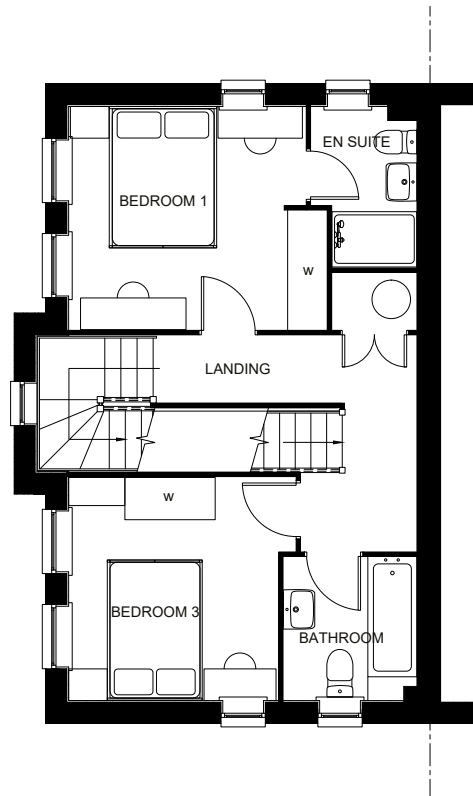
- A spacious family home designed over three floors
- The open-plan lounge and dining room lead to the rear garden through a walk-in glazed bay that maximises light, making the room feel bright and airy; the fitted kitchen is also on the ground floor
- Two double bedrooms, the generous main with en suite, are on the first floor while upstairs on the second floor are two further double bedrooms and a family bathroom



Ground Floor

Kitchen/Breakfast	2276 x 5229mm	7'5" x 17'1"
Lounge	5015 x 3212mm	16'5" x 10'6"
Dining	2639 x 4300mm	8'7" x 14'1"
WC	1603 x 1048mm	5'3" x 3'5"

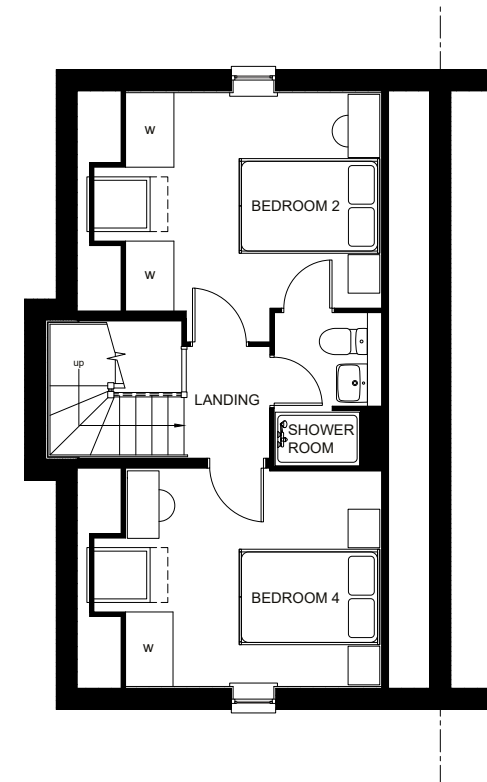
[Approximate dimensions]



First Floor

Bedroom 1	3704 x 3212mm	12'1" x 10'6"
En suite 1	1548 x 2324mm	5'0" x 7'7"
Bedroom 3	2960 x 4608mm	9'9" x 10'6"
Bathroom	1940 x 2075mm	6'4" x 6'9"

[Approximate dimensions]



Second Floor

Bedroom 2	5015 x 3453mm	16'5" x 11'3"
Bedroom 4	5015 x 3092mm	16'5" x 10'1"
Shower room	1426 x 2193mm	4'8" x 7'2"

[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space
	ST Store	dw Dishwasher space
	wm Washing machine space	◀▶ Dimension location

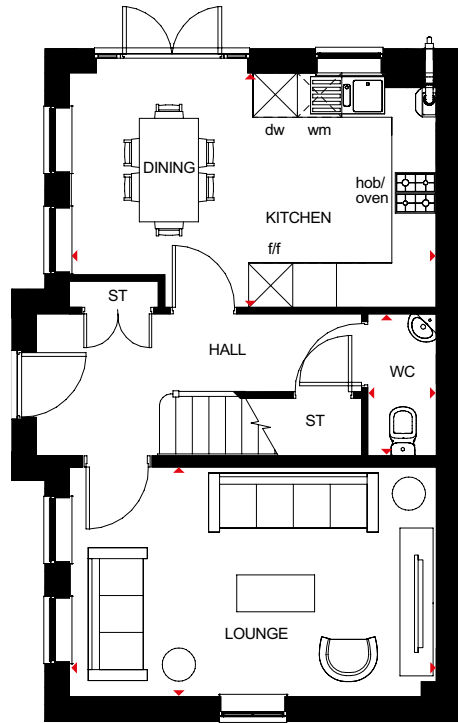
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HESKETH

4 BEDROOM HOME

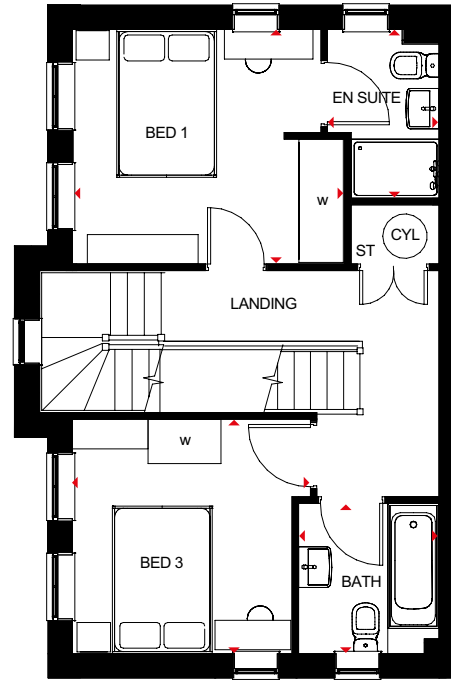
- Detached double fronted home designed over three floors.
- Bright, open-plan fitted kitchen with a dining area with French doors to the garden, while a spacious lounge provides room to relax.
- Upstairs are two double bedrooms, the main bedroom with en suite.
- Two further double bedrooms and shower room on the third floor



Ground Floor

Kitchen/ Dining	3175 x 4963mm	10'5" x 16'3"
Lounge	3113 x 4963mm	10'2" x 16'3"
WC	925 x 1923mm	3'0" x 6'3"
Bathroom	2625 x 1888 mm	8'7" x 6'2"

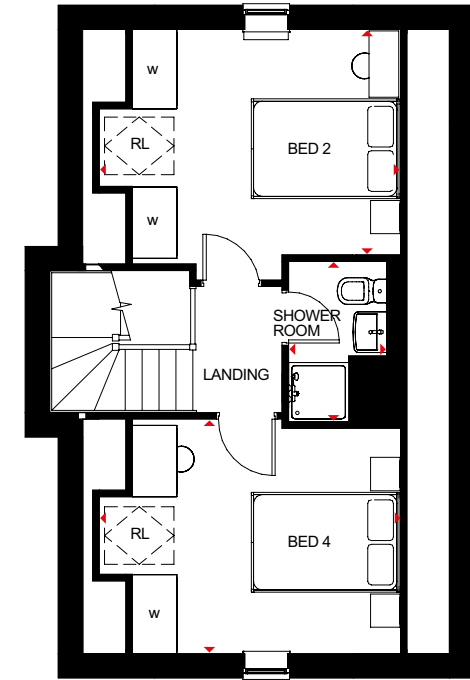
[Approximate dimensions]



First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
Ensuite 1	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'6" x 10'5"
Bathroom	1903 x 2038mm	6'2" x 6'8"

[Approximate dimensions]



Second Floor

Bedroom 2	4076 x 3532mm	13'4" x 11'7"
Bedroom 4	4076 x 3175mm	13'4" x 10'5"
Shower Room	1323 x 2168mm	17'11" x 10'1"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

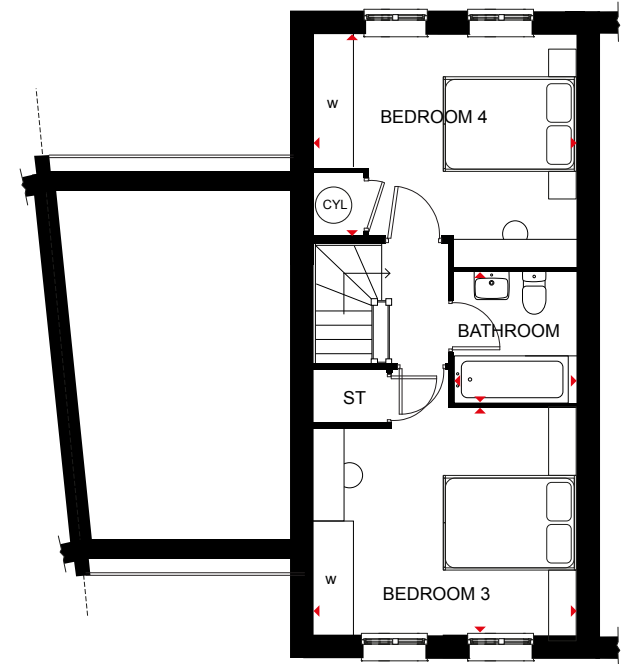
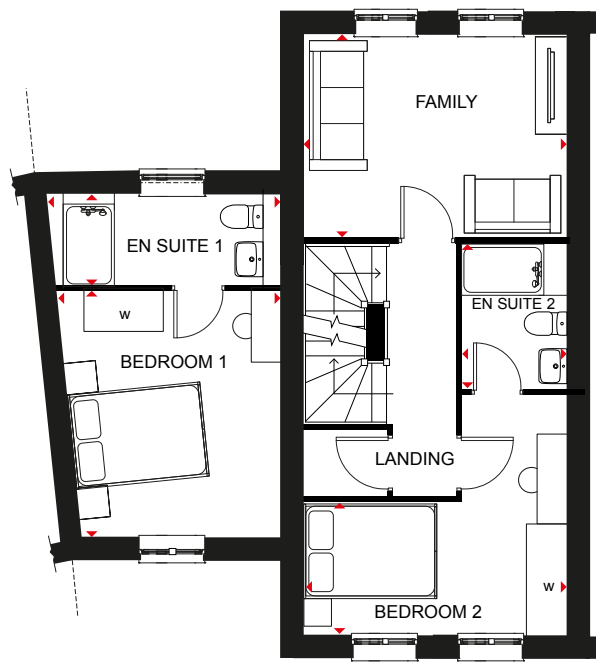
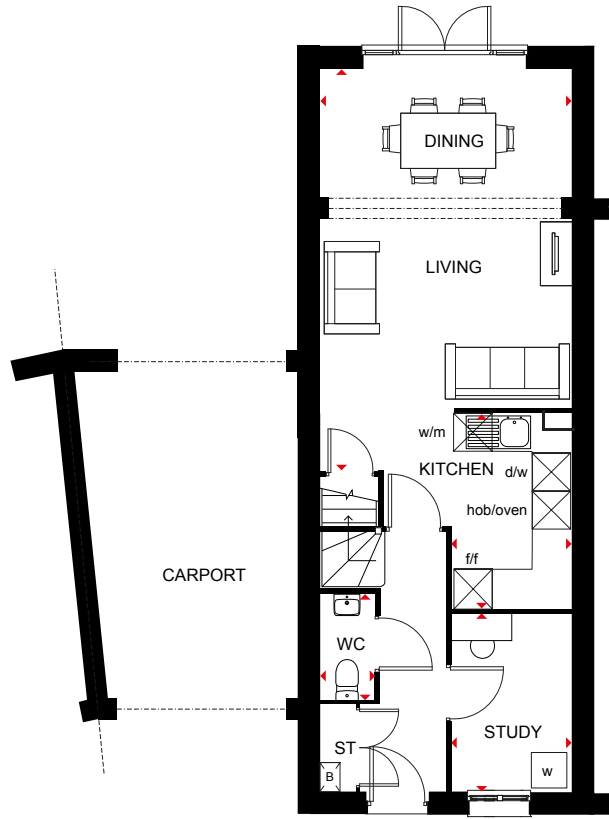
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FAVERSHAM SPECIAL

4 BEDROOM TERRACED HOME

- A delightful three-storey home offering freeflowing kitchen, dining and family room with glazed bay opening onto the rear garden
- A study/fourth bedroom completes the ground floor
- A lounge and master bedroom with en suite located on the first floor as well as a further double bedroom
- Second floor features two further double bedrooms and family bathroom



Ground Floor

Kitchen	3061 x 1868 mm	10'6" x 6'1"
Living / Dining	5800 x 3938 mm	19'0" x 12'11"
Study	1905 x 2818 mm	6'2" x 9'2"
WC	1649 x 851 mm	5'4" x 2'9"

[Approximate dimensions]

First Floor

Bedroom 1	3938 x 3045 mm	12'11" x 9'11"
Bedroom 2	3938 x 3482 mm	12'1" x 11'5"
Family	2146 x 1700 mm	7'0" x 5'6"
En Suite 1	2163 x 1551 mm	7'1" x 5'1"
En Suite 2	2188 x 1768 mm	7'2" x 5'8"

[Approximate dimensions]

Second Floor

Bedroom 3	3977 x 3938 mm	13'0" x 12'11"
Bedroom 4	2790 x 1869 mm	9'1" x 6'1"
Bathroom	1961 x 1800 mm	6'5" x 5'10"

[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	w/m Washing machine space	CYL Cylinder	

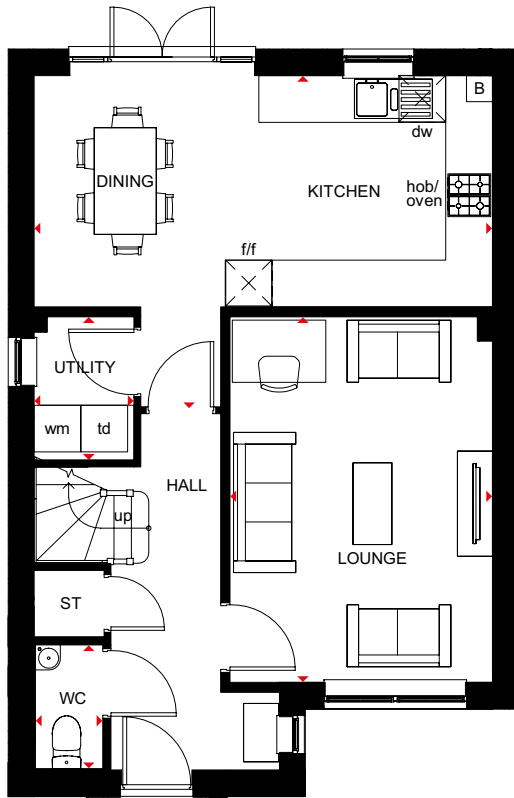
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KINGSLEY

4 BEDROOM HOME

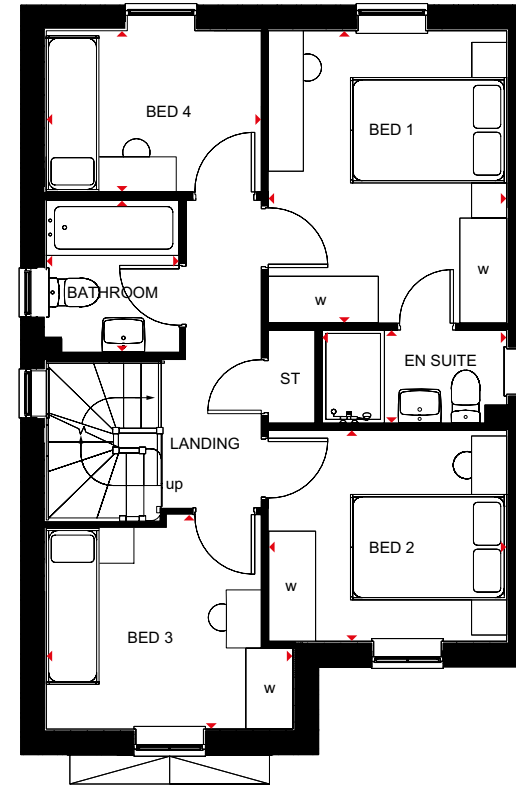
- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining space and access to the rear garden via French doors, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Two double bedrooms – the main with en suite – two single bedrooms and family bathroom on the first floor



Ground Floor

Kitchen/ Dining	5895 x 4268mm	19'4" x 14'0"
Lounge	3370 x 4710mm	11'0" x 15'5"
Utility	1287 x 1841mm	4'2" x 6'0"
WC	904 x 1627mm	2'11" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104mm	10'0" x 10'11"
En Suite	1191 x 2075mm	7'1" x 5'11"
Bedroom 2	4510 x 3115mm	10'0" x 10'2"
Bedroom 3	3737 x 3115mm	10'4" x 9'0"
Bedroom 4	2148 x 2275mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'6" x 6'4"

[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space
	ST Store	dw Dishwasher space
	wm Washing machine space	◀▶ Dimension location

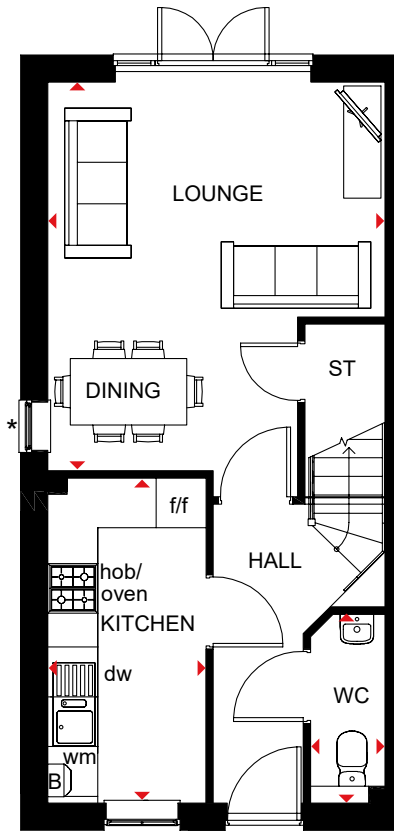
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NORBURY

3 BEDROOM HOME

- Bright and spacious family home, designed over three floors
- Open-plan lounge with dining area leading to the rear garden through French doors
- Front-aspect, stylish fitted kitchen
- Two double bedrooms and a family bathroom on the first floor
- Large main bedroom with en suite and dressing area takes up the entire top floor

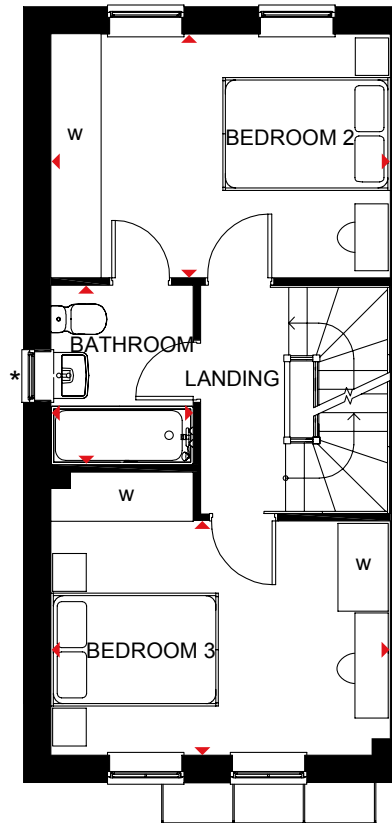


Ground Floor

Lounge/Dining	4056 x 4675 mm	13'4" x 15'4"
Kitchen	1900 x 3910 mm	6'3" x 12'10"
WC	897 x 2272 mm	2'11" x 7'6"

[Approximate dimensions]

* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

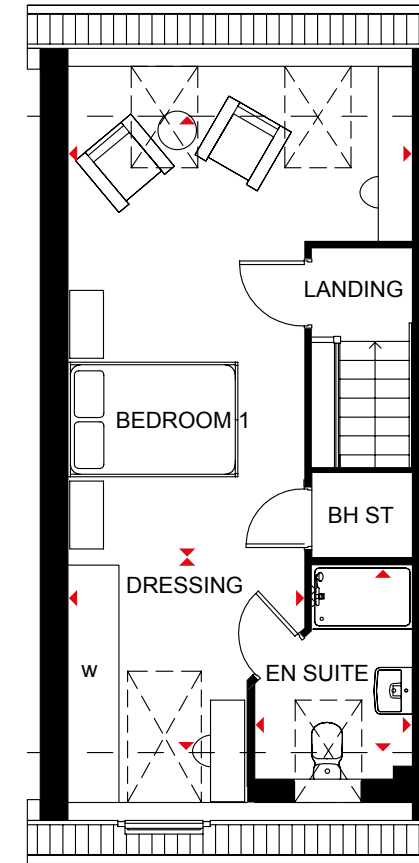


First Floor

Bedroom 2	2965 x 4056 mm	9'9" x 13'4"
Bedroom 3	2798 x 4056 mm	9'2" x 13'4"
Bathroom	1698 x 2146 mm	5'7" x 7'0"

[Approximate dimensions]

* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 1*	4056 x 5201 mm	13'4" x 17'1"
En Suite	2199 x 1858 mm	7'3" x 6'1"
Dressing	2297 x 2784 mm	7'6" x 9'2"

[Approximate dimensions]

* Lowered ceiling height

KEY	B Boiler	w Wardrobe space	dw Dishwasher space
	ST Store	wm Washing machine space	◀▶ Dimension location
	BH ST Bulkhead store	f/f Fridge/freezer space	

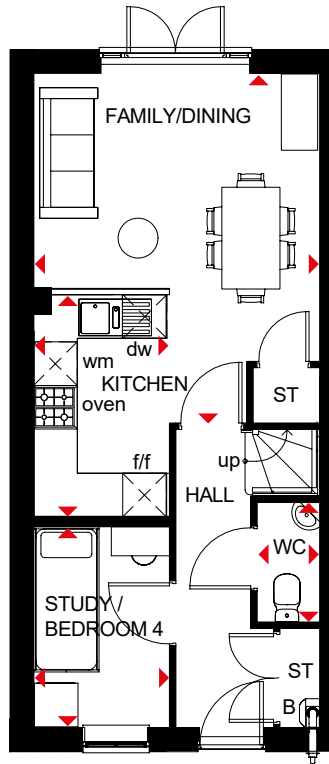
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KINGSVILLE

4 BEDROOM HOME

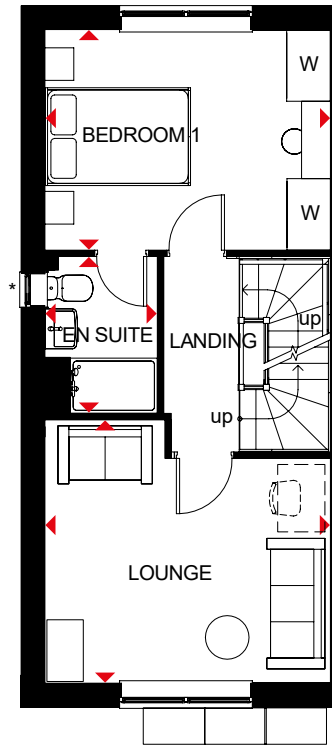
- An ideal family home designed over three floors
- A generous open-plan kitchen flowing into dining and family areas, and a fourth bedroom/study are on the ground floor
- Oversized windows fill the lounge and main bedroom, with en suite on the first floor with light, giving them a bright and airy feeling
- Upstairs again and there is a double bedroom, a single bedroom and a family bathroom



Ground Floor

Kitchen/Diner	1866 x 3060 mm	6'1" x 10'0"
Family/Dining	3936 x 4820 mm	12'10" x 15'9"
Bedroom 4	1866 x 2749 mm	6'1" x 9'0"
WC	861 x 1615 mm	2'9" x 5'3"

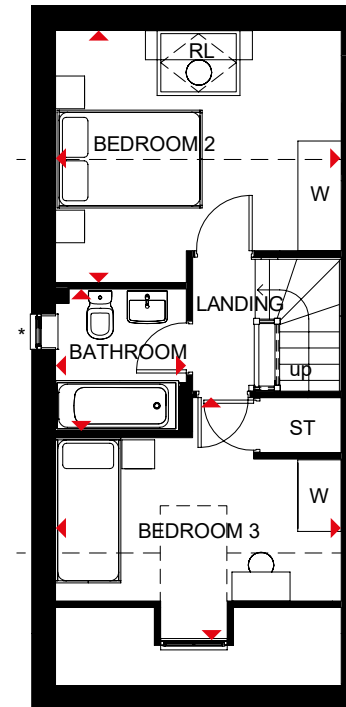
[Approximate dimensions]



First Floor

Lounge	3696 x 3630 mm	12'10" x 11'10"
Bedroom 1	3936 x 3042 mm	12'10" x 9'11"
En Suite	1551 x 2163 mm	5'1" x 7'1"

[Approximate dimensions]



Second Floor

Bedroom 2	3936 x 3513 mm	12'10" x 11'6"
Bedroom 3	3936 x 3325 mm	12'10" x 10'10"
Bathroom	1761 x 1963 mm	5'9" x 6'5"

[Approximate dimensions]

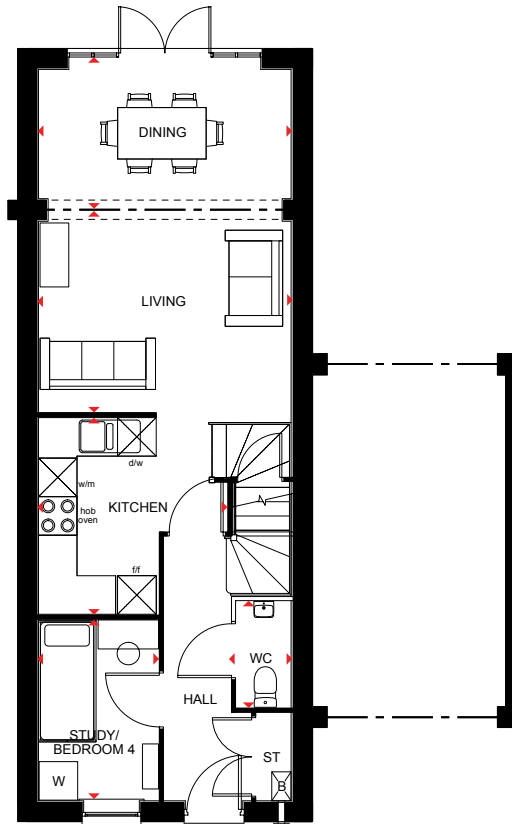
KEY	B Boiler	f/f Fridge/freezer space	RL Rooflight
	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	w Wardrobe space	

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ROCHESTER SPECIAL 4 BEDROOM TERRACED HOME

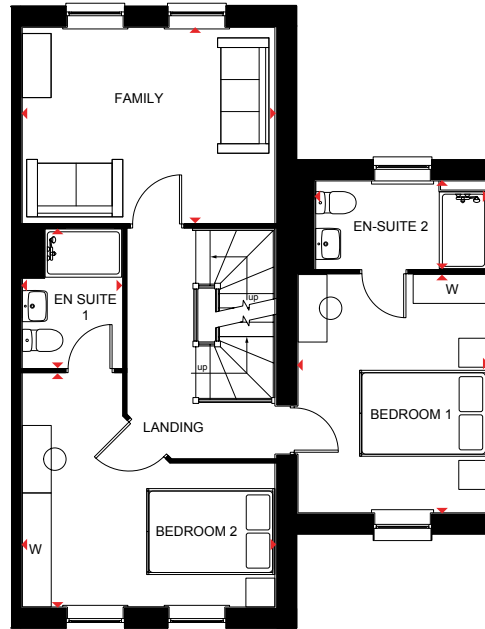
- A four bedroom home split across three floors, featuring open-plan kitchen with family dining area and glazed bay opening onto the rear garden
- The fourth bedroom, or study, completes the ground floor
- The lounge and master bedroom, with en suite, are on the first floor
- On the second floor there is a double bedroom, a single bedroom and the family bathroom



Ground Floor

Kitchen	3913 x 1901 mm	12'10" x 6'2"
Lounge/Dining	6019 x 4058 mm	19'8" x 133"
WC	2272 x 897 mm	7'5" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	8678 x 4058 mm	28'5" x 13'3"
Bedroom 2	4058 x 2970 mm	13'3" x 9'8"
Family	3938 x 3102 mm	12'11" x 10'2"
En Suite 1	2799 x 1858 mm	9'2" x 6'1"
En Suite 2	2960 x 1385 mm	9'7" x 4'5"

[Approximate dimensions]

* Room dimensions vary from plot to plot. Please check with the Sales Adviser



Second Floor

Bedroom 3	4058 x 3387 mm	13'3" x 11'1"
Bedroom 4	3950 x 2262 mm	12'9" x 7'4"
Bathroom	2146 x 1700 mm	7'0" x 5'6"

[Approximate dimensions]

KEY	B	Boiler	w/m	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	W	Wardrobe space	dw	Dishwasher space		

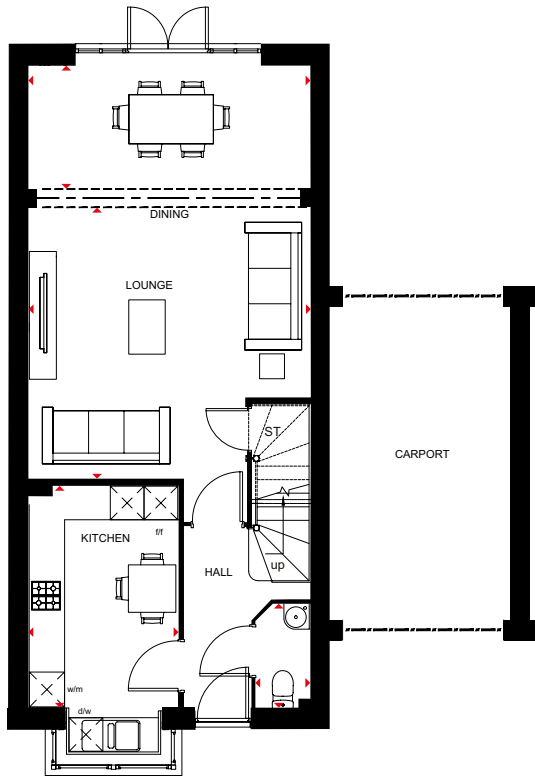
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HYTHE SPECIAL

4 BEDROOM HOME

- Spacious and modern four double bedroom home designed over three floors. A large lounge and dining room with French doors opens onto the rear garden letting the outside in.
- Upstairs are two good sized double bedrooms both with en suite. Additional family room that can be used as a study or a playroom.
- A further two double bedrooms and family bathroom on the top floor.



Ground Floor

Kitchen	2508 x 3148mm	8'2" x 10'3"
Lounge/ Dining	6252 x 4600mm	20'6" x 15'1"
WC	1726 x 852mm	5'7" x 2'9"

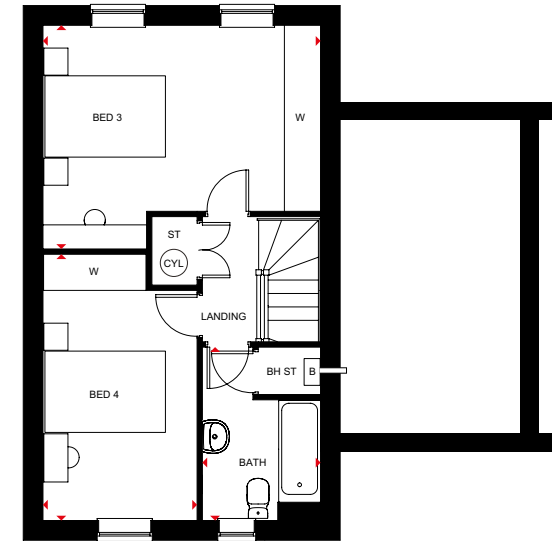
[Approximate dimensions]



First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
Ensuite 1	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'6" x 10'5"
Bathroom	1903 x 2038mm	6'2" x 6'8"

[Approximate dimensions]



Second Floor

Bedroom 2	4600 x 3117mm	15'1" x 10'2"
Bedroom 4	4424 x 2561 mm	14'6" x 8'4"
Bathroom	2007 x 1952mm	6'7" x 6'4"

[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space
	ST Store	dw Dishwasher space
	wm Washing machine space	◀▶ Dimension location

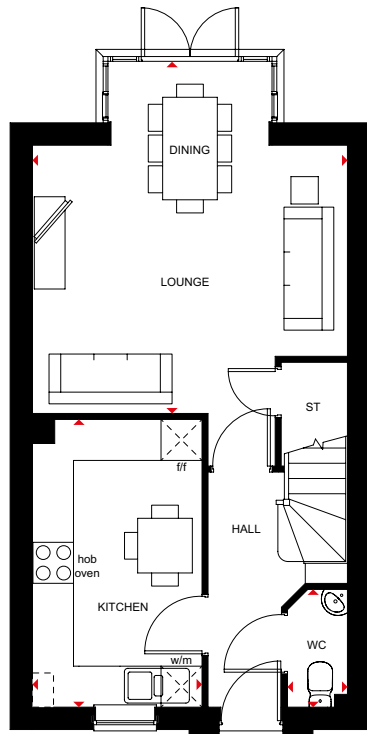
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HYTHIE

4 BEDROOM TERRACED HOME

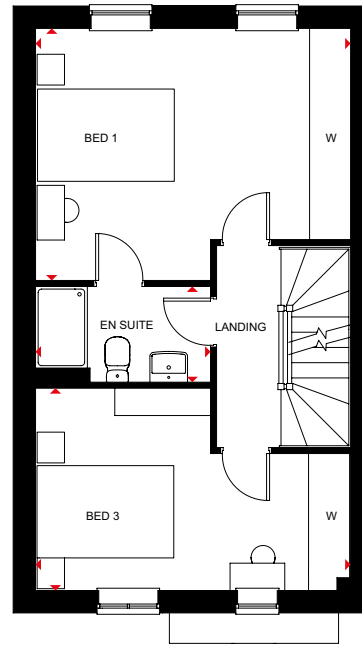
- A spacious family home designed over three floors
- The open-plan lounge and dining room lead to the rear garden through a walk-in glazed bay that maximises light, making the room feel bright and airy; the fitted kitchen is also on the ground floor
- Two double bedrooms, the generous main with en suite, are on the first floor while upstairs on the second floor are two further double bedrooms and a family bathroom



Ground Floor

Kitchen	2480 x 4210mm	8'1" x 13'9"
Lounge/Dining	4608 x 5923mm	15'1" x 19'5"
WC	878 x 1723mm	2'10" x 5'7"

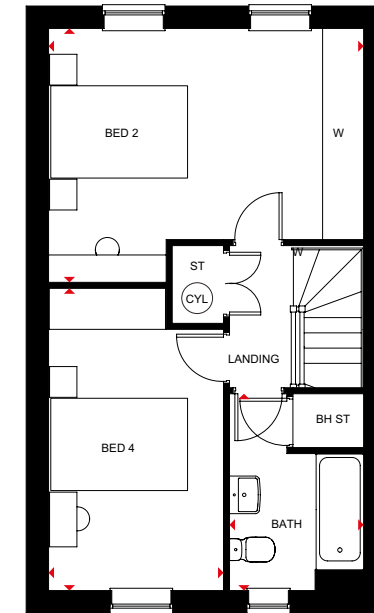
(Approximate dimensions)



First Floor

Bedroom 1	3687 x 4608mm	12'1" x 15'1"
Ensuite 1	1400 x 2559mm	4'7" x 8'4"
Bedroom 3	2960 x 4608mm	9'8" x 15'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3714 x 4608mm	12'2" x 15'1"
Bedroom 4	2558 x 4421 mm	8'4" x 14'6"
Bathroom	1962 x 2879mm	6'5" x 9'5"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

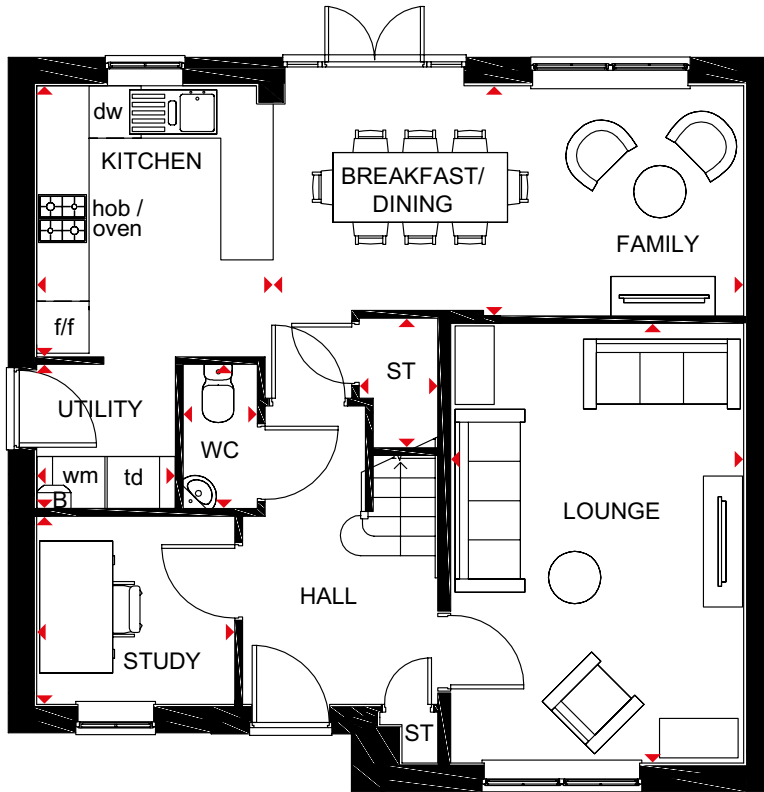
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RADLEIGH

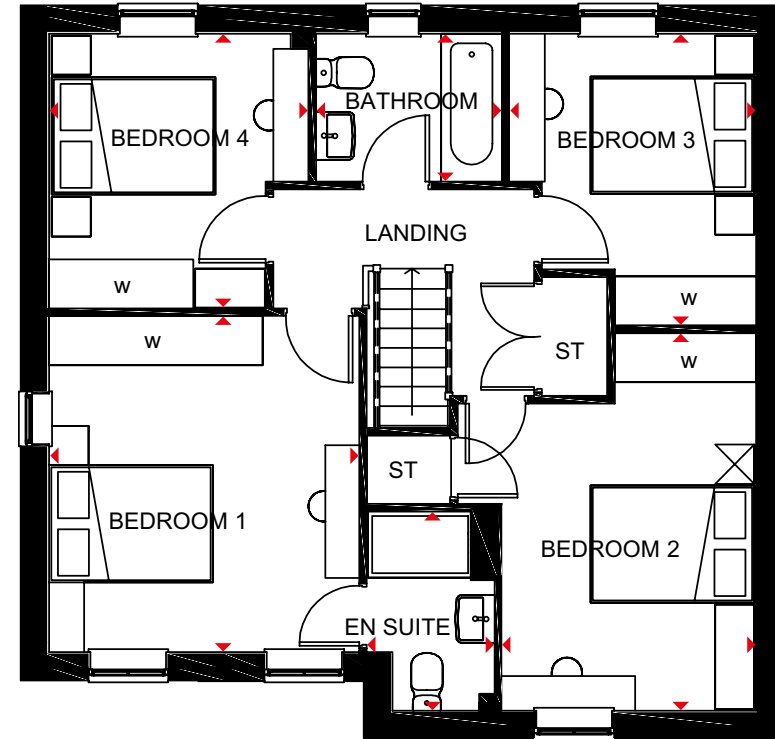
4 BEDROOM HOME

- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046 mm	11'0" x 16'7"
Breakfast/ Dining/Family	5397 x 2639 mm	17'8" x 8'8"
Kitchen	2713 x 3109 mm	8'11" x 10'2"
Study	2273 x 2158 mm	7'5" x 7'1"
Utility	1592 x 1655 mm	5'3" x 5'5"
WC	850 x 1655 mm	2'9" x 5'5"



First Floor

Bedroom 1	3557 x 3858 mm	11'8" x 12'8"
En Suite	1465 x 2289 mm	4'10" x 7'6"
Bedroom 2	2912 x 4335 mm	9'7" x 14'3"
Bedroom 3	2824 x 3350 mm	9'3" x 11'0"
Bedroom 4	2973 x 3152 mm	9'9" x 10'4"
Bathroom	2137 x 1699 mm	7'0" x 5'7"

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

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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.



IMPORTANT NOTICE:

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical Barratt developments. Floor plans are intended to give a general indication of the proposed floor layout only. As such they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Every effort has been made to give an accurate representation of the plot layouts with final dimensions due for release. Please check with the Sales Adviser at point of sale for final confirmed dimensions of the specific plot. Kitchen designs are indicative only and are subject to change. Travel times and distances are as sourced from Google Maps.co.uk. *We are the only major national housebuilder to be awarded this key industry award 11 years in a row. "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 2020 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/#tab-downloads>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. ^"We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

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