



# FRANKLIN GARDENS



**0333 355 8488**  
[barratthomes.co.uk](http://barratthomes.co.uk)



**BARRATT**  
HOMES





Franklin Gardens is located just 2.1 miles from central Cambridge. Discover a new development of contemporary 2, 3, 4 and 5 bedroom homes. This new community will benefit from a primary school, supermarket, library, sports facilities and more. A 15-acre central park will be a feature integrated seamlessly with the surrounding area. There are cycling and pedestrian-friendly routes to use as well as key main roads within easy reach.

As well as a variety of shops, activities and eateries, there is the opportunity to explore Cambridge city's outstanding architecture, cobbled streets and the River Cam.

Living at Franklin Gardens, you can enjoy the finest aspects of the city and countryside living. Peaceful evenings and weekends await, whilst the thrill of the hustle and bustle of flourishing city is still only moments away.



# SITE PLAN

- **Juniper Apartments**  
2 bedroom apartments  
Plots 147 to 157
- **Grove Apartments**  
2 bedroom apartments  
Plots 10 to 16
- **Orchard Apartments**  
2 bedroom apartments  
Plots 87 to 97
- **Alverton**  
2 bedroom home  
Plots 124
- **Mews**  
2 bedroom home  
Plots 22, 23, 41, 42 & 123
- **Richmond**  
2 bedroom Home  
Plots 56 & 57
- **Kingsville Plus**  
3 bedroom home  
Plots 24, 26, 28, 30, 33, 35, 37, 39, 98, 100,  
126, 128, 130 & 132
- **Stambourne**  
3 bedroom home  
Plots 25, 27, 29, 31, 32, 34, 36, 38, 40, 99,  
101, 125, 127, 129, 131, 133
- **Hesketh**  
4 bedroom home  
Plots 46, 47, 59 & 197
- **Hythie**  
4 bedroom home  
Plots 102, 103, 104, 305, 180, 181, 182, 183,  
184, 185, 186, 187, 188 & 189
- **Kingsley**  
4 bedroom home  
Plots 201
- **Thornton**  
4 bedroom home  
Plots 49, 50, 51, 52, 53, 54, 196, 198 & 199
- **Woodcote**  
4 bedroom home  
Plots 60, 61, 62 & 63
- **Malvern**  
5 bedroom home  
Plots 48, 58, 190 & 200
- **Marlowe**  
5 bedroom home  
Plots 55 & 195
- AH **Affordable Housing**
- SH **Show Home**   SC **Sales Centre**
- V **Visitor parking place**
- POS **Public open space**
- S/S **Substation**

- Existing trees
- Swale
- Bat brick
- New tree line
- Reptile habitat
- Bird box
- Play area

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



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, play areas and public open spaces, may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Franklin Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.







Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars<sup>^</sup> by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard. This is just one of the added benefits of buying a new home. We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

Our energy efficient homes could save you money. Every home we build is sustainable and energy efficient -minimising their impact on the environment, whilst reducing your energy costs too. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. Plus, the latest water saving technologies to help reduce your consumption. Visit our website to find out more.





# DEVELOPMENT OVERVIEW





# JUNIPER

## 2 BEDROOM APARTMENT

- Bright and airy open-plan kitchen/dining and living room with doors to the balcony or terrace.
- Two double bedrooms of which the main bedroom has its own en suite
- Family bathroom
- Allocated parking space



**Plot 147, 148**

Kitchen/ Dining/Lounge	7319 x 4771 mm	24'0" x 15'8"
Bed 1	4609 x 3384 mm	15'1" x 11'1"
Bed 2	2700 x 4771 mm	8'10" x 15'8"
Bath	2150 x 2000 mm	7'1" x 6'7"
En-suite	2150 x 1400 mm	7'1" x 4'7"



**Plot 149, 152, 155**

Kitchen/ Dining/Lounge	7319 x 4771 mm	24'0" x 15'8"
Bed 1	4609 x 3384 mm	15'1" x 11'1"
Bed 2	2700 x 4771 mm	8'10" x 15'8"
Bath	2150 x 2000 mm	7'1" x 6'7"
En-suite	2150 x 1400 mm	7'1" x 4'7"



**Plot 150, 153, 156**

Kitchen/ Dining/Lounge	6366 x 6491 mm	20'11" x 21'4"
Bed 1	4321 x 2354 mm	15'1" x 10'8"
Bed 2	4321 x 2639 mm	15'1" x 8'8"
Bath	2100 x 2150 mm	6'11" x 7'1"
En-suite	1400 x 2150 mm	14'7" x 7'1"



**Plot 151, 154, 157**

Kitchen/ Dining/Lounge	7319 x 4771 mm	24'0" x 15'8"
Bed 1	4609 x 3388 mm	15'1" x 11'1"
Bed 2	2700 x 4771 mm	8'10" x 15'8"
Bath	2150 x 2000 mm	7'1" x 6'7"
En-suite	2150 x 1400 mm	7'1" x 4'7"

### KEY

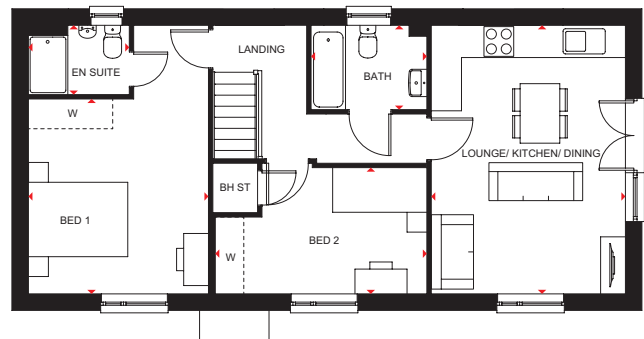
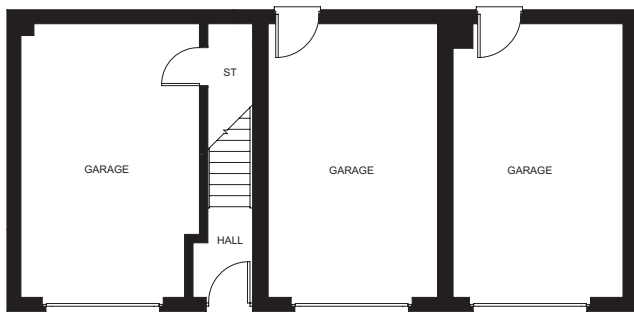
- B Boiler
- ST Store
- wm Washing machine space
- f/f Fridge/freezer space
- dw Dishwasher space
- td Tumble dryer space
- w Wardrobe space
- ◀▶ Dimension location



# ALVERTON

## 2 BEDROOM COACH HOUSE

- A bright and airy home
- En suite to the main bedroom
- Open plan kitchen/living and dining room with access to the private terrace



### First Floor

Lounge/Kitchen/Dining	5414 x 3915 mm	17'9" x 12'10"
Bed 1	3930 x 3631mm	12'11" x 11'11"
Bed 2	2546 x 4267mm	8'4" x 14'0"
Bath	1701 x 2336mm	5'7" x 7'8"
En-suite	1398 x 2085mm	4'7" x 6'8"

(Approximate dimensions)

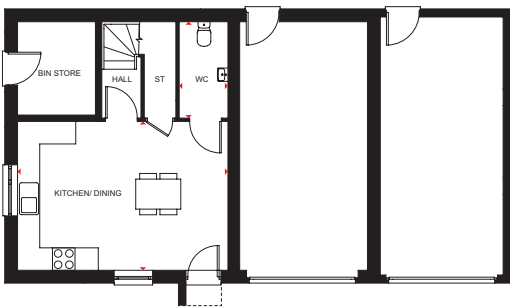
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	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	td Tumble dryer space	



# MEWS

## 2 BEDROOM HOME

- On the ground floor there is an open plan kitchen diner
- The first floor features two double bedrooms, with the main bedroom benefiting from an en-suite
- The lounge has large French doors that lead out onto the private terrace



\* Please speak to a Sales Adviser for plot specific terrace sizes

\*\* Terrace layout may vary by plot

### Ground Floor

Kitchen/Dining	3964 x 5604 mm	13'0" x 18'5"
WC	2567 x 1299 mm	8'5" x 4'3"

[Approximate dimensions]

### First Floor

Lounge	3464 x 5636 mm	11'4" x 18'2"
Bedroom 1	3464 x 3697 mm	11'4" x 12'2"
Bedroom 2	3467 x 4015 mm	10'1" x 13'2"
Bathroom	1697 x 2156 mm	6'5" x 7'1"
En suite	1012 x 2156 mm	3'4" x 7'1"

[Approximate dimensions]

<b>KEY</b>	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		

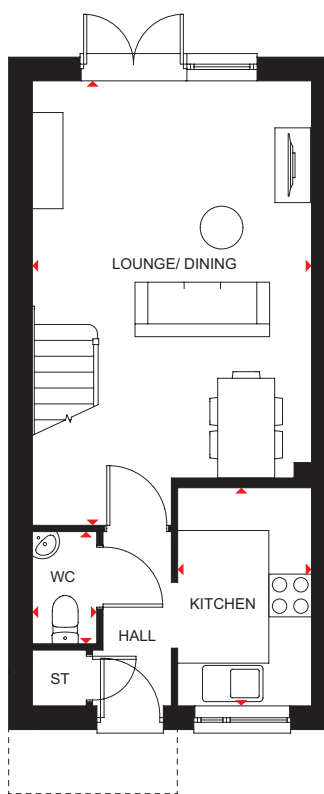




# RICHMOND

## 2 BEDROOM HOME

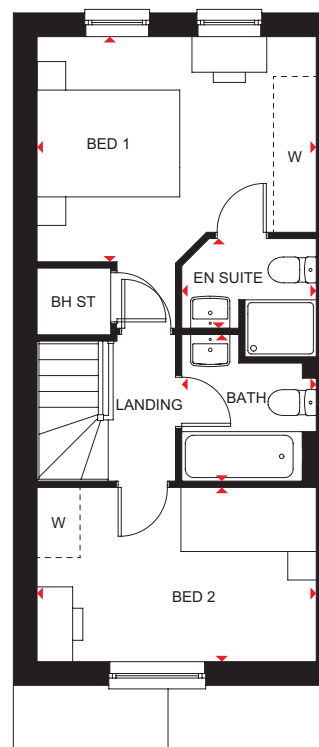
- A bright and airy family home
- Lounge diner with French doors to garden
- En suite to the main bedroom



### Ground Floor

Lounge/Dining	6241 x 3920 mm	20'6" x 12'10"
Kitchen	3063 x 1880 mm	10'1" x 6'2"
WC	1575 x 904 mm	5'2" x 3'0"

(Approximate dimensions)



### First Floor

Bed 1	3162 x 3920 mm	10'4" x 12'10"
Bed 2	2447 x 3920 mm	8'0" x 12'10"
Bath	2059 x 1888 mm	6'9" x 6'2"
En-suite	1259 x 1888 mm	4'2" x 6'2"

(Approximate dimensions)

<b>KEY</b>	B Boiler	f/f Fridge/freezer space	w Wardrobe space
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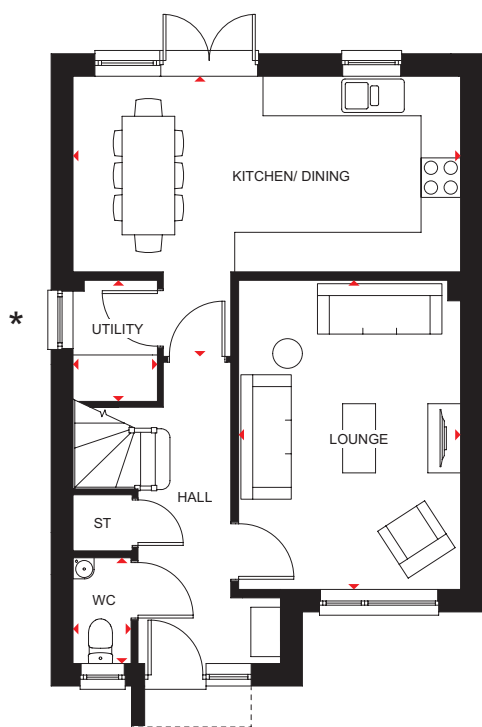
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# KINGSLEY

## 4 BEDROOM HOME

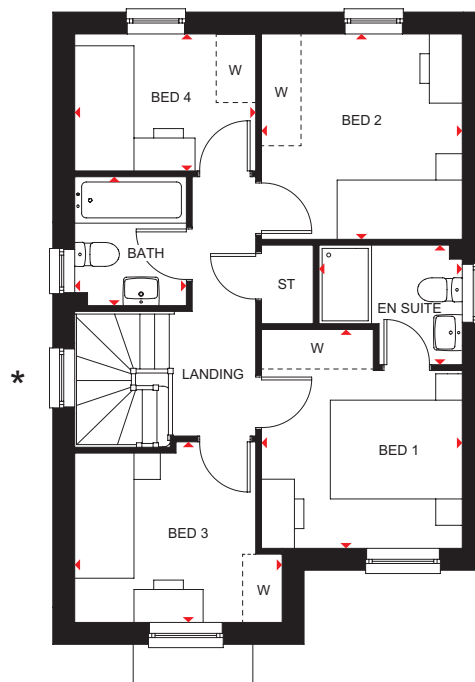
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden; there is also a separate utility room
- The spacious lounge is a great place for the family to relax in
- Upstairs are two double bedrooms, the main bedroom with ensuite, two single bedrooms and a family bathroom



### Ground Floor

Lounge	4694 x 3371 mm	15'5" x 11'1"
Kitchen/Dining	4254 x 5885 mm	13'11" x 19'4"
Utility	1839 x 1282 mm	6'0" x 4'2"
WC	1606 x 882 mm	5'3" x 2'11"

[Approximate dimensions]



### First Floor

Bed 1	3323 x 3049 mm	10'11" x 1'10"
Bed 2	3118 x 3049 mm	10'3" x 10'0"
Bed 3	2742 x 3150 mm	9'0" x 10'4"
Bed 4	2084 x 2749 mm	6'10" x 9'0"
Bath	1957 x 1695 mm	6'5" x 5'7"
En-suite	1816 x 2176 mm	5'11" x 7'2"

[Approximate dimensions]

<b>KEY</b>	B Boiler	f/f Fridge/freezer space	w Wardrobe space
	ST Store	dw Dishwasher space	◀▶ Dimension location
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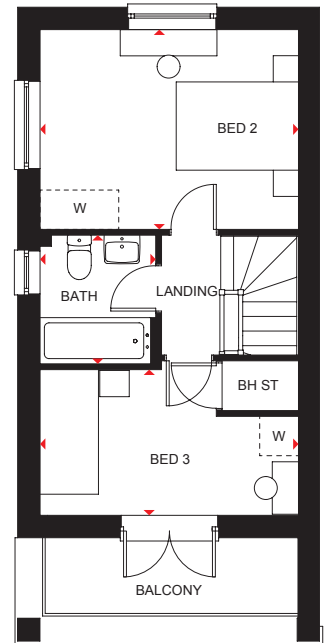
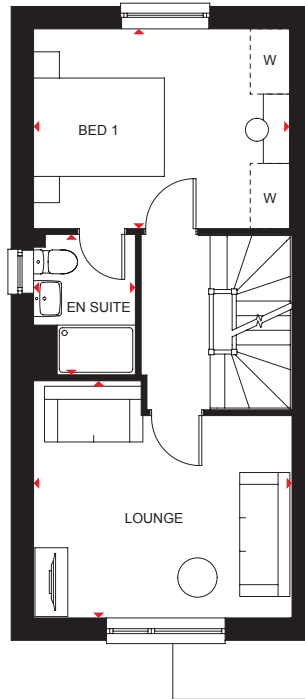
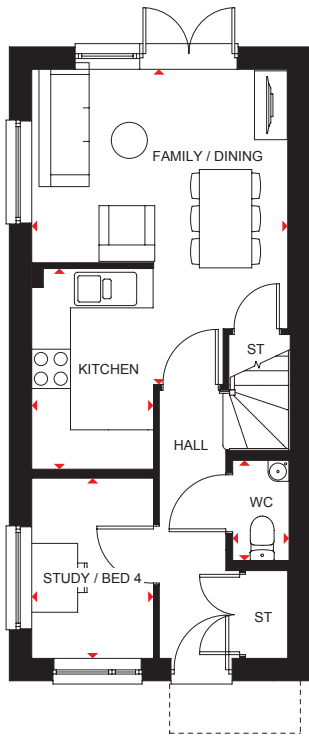
**BARRATT**  
HOMES



# KINGSVILLE PLUS

## 4 BEDROOM HOME

- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family area, and a fourth bedroom/study are on the ground floor
- On the first floor, the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

Family/Dining	4806 x 3904 mm	15'9" x 12'10"
Kitchen	3060 x 1857 mm	10'0" x 6'1"
Study/Bed 4	2748 x 1857 mm	9'0" x 6'1"
WC	1527 x 860 mm	5'0" x 2'10"

[Approximate dimensions]

### First Floor

Lounge	3616 x 3942 mm	11'10" x 12'11"
Bed 1	3047 x 3942 mm	10'0" x 12'11"
En-suite	2144 x 1553 mm	7'0" x 5'1"

[Approximate dimensions]

### Second Floor

Bed 2	3047 x 3942 mm	10'0" x 12'11"
Bed 3	2250 x 3942 mm	7'5" x 12'11"
Bath	1963 x 1765 mm	6'5" x 5'9"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
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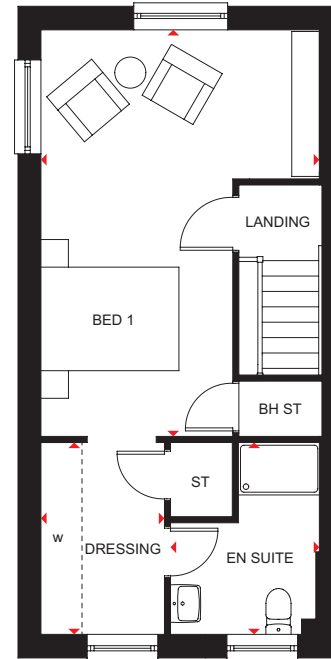
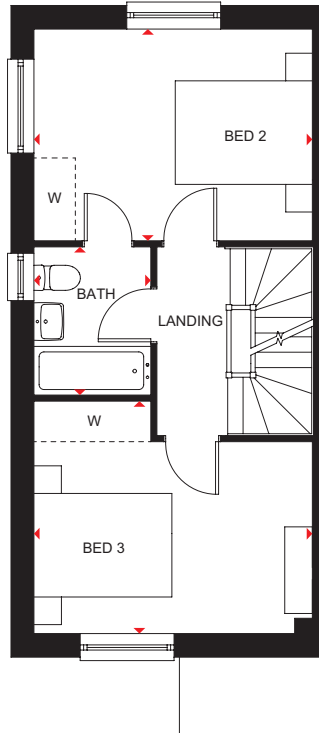
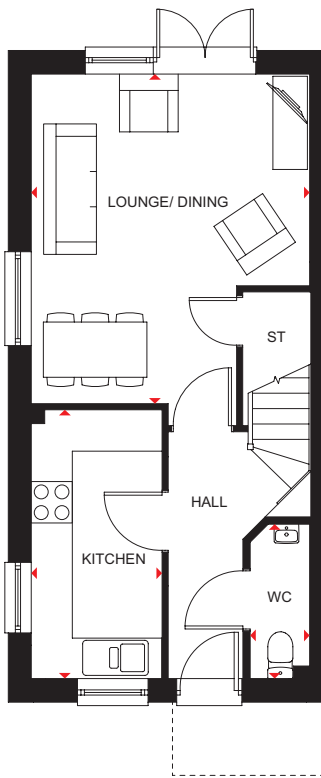




# STAMBOURNE

## 3 BEDROOM HOME

- An ideal family home designed over three floors
- A generous lounge diner with French doors to the garden and a kitchen on the ground floor
- On the first floor, 2 double bedrooms and the main family bathroom
- The main bedroom occupies the whole top floor with a dressing room and an en suite



### Ground Floor

Lounge/Dining	4775 x 4034 mm	15'8" x 13'3"
Kitchen	3894 x 1896 mm	12'9" x 6'3"
WC	2237 x 862 mm	7'4" x 2'10"

[Approximate dimensions]

### First Floor

Bed 2	3067 x 4034 mm	10'1" x 13'3"
Bed 3	3367 x 4034 mm	11'1" x 13'3"
Bath	2147 x 1694 mm	7'1" x 5'7"

[Approximate dimensions]

### Second Floor

Bed 1	5890 x 4034 mm	19'4" x 13'3"
Dressing	2780 x 1790 mm	9'1" x 5'10"
En-suite	2780 x 2156 mm	9'1" x 7'1"

[Approximate dimensions]

<b>KEY</b>	B Boiler	f/f Fridge/freezer space	w Wardrobe space
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	wm Washing machine space	td Tumble dryer space	

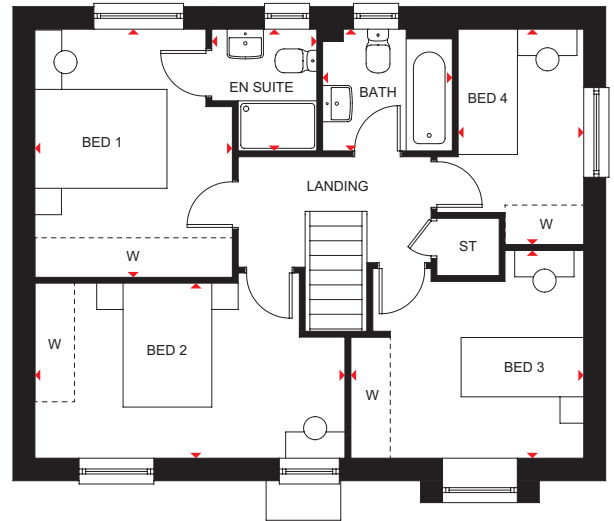
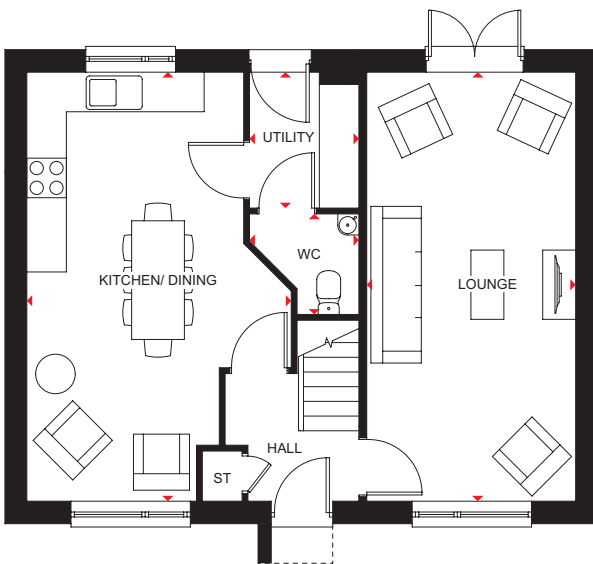


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# THORNTON

## 4 BEDROOM HOME

- Spacious family home designed for modern living
- Flexible, open-plan kitchen with a dining area with a utility room just off the kitchen
- Generous dual-aspect lounge with room for all the family to relax in has French doors to the rear garden, where living space can be easily extended in good weather
- Three double bedrooms, the main with en suite, are on the first floor along with a single bedroom and family bathroom



### Ground Floor

Lounge	6507 x 3169 mm	21'4" x 10'5"
Kitchen/Dining	6507 x 4011 mm	21'4" x 13'2"
Utility	2062 x 1660 mm	6'9" x 5'5"
WC	1525 x 1659 mm	5'0" x 5'5"

(Approximate dimensions)

### First Floor

Bed 1	3764 x 2996 mm	12'4" x 9'10"
Bed 2	2656 x 4307 mm	8'9" x 15'5"
Bed 3	3151 x 3535 mm	10'4" x 11'7"
Bed 4	3268 x 2227 mm	10'9" x 7'4"
Bath	1847 x 1967 mm	6'1" x 6'5"
En-suite	1847 x 1594 mm	6'1" x 5'3"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
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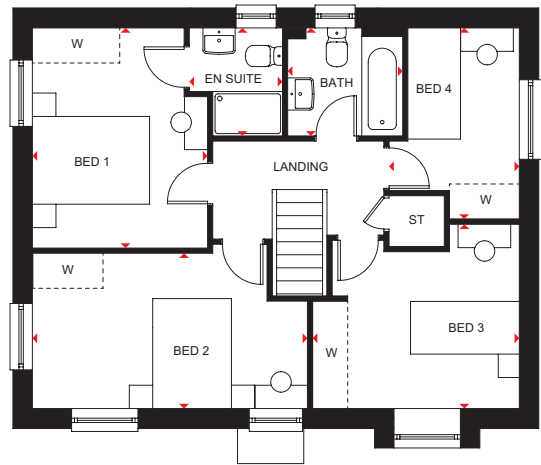
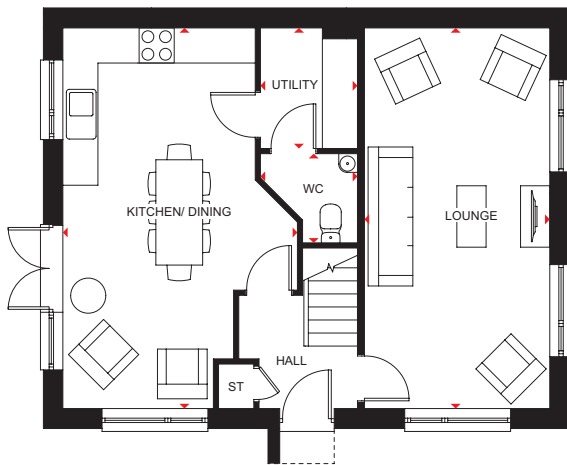




# THORNTON V1

## 4 BEDROOM HOME

- Spacious family home designed for modern living
- Flexible, open-plan kitchen with a dining area with French doors leading to the rear garden
- Generous dual-aspect lounge with room for all the family to relax
- Three double bedrooms, the main with en suite, are on the first floor along with a single bedroom and family bathroom



### Ground Floor

Lounge	6507 x 3169 mm	21'4" x 10'5"
Kitchen/Dining	6507 x 4011 mm	21'4" x 13'2"
Utility	2062 x 1660 mm	6'9" x 5'5"
WC	1525 x 1659 mm	5'0" x 5'5"

[Approximate dimensions]

### First Floor

Bed 1	3764 x 2996 mm	12'4" x 9'10"
Bed 2	2656 x 4703 mm	8'9" x 15'5"
Bed 3	3151 x 3535 mm	10'4" x 11'7"
Bed 4	3268 x 2227 mm	10'9" x 7'4"
Bath	1847 x 1967 mm	6'1" x 6'5"
En-suite	1847 x 1594 mm	6'1" x 5'3"

[Approximate dimensions]

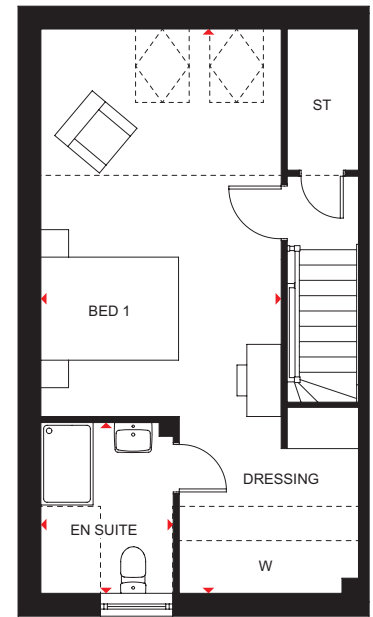
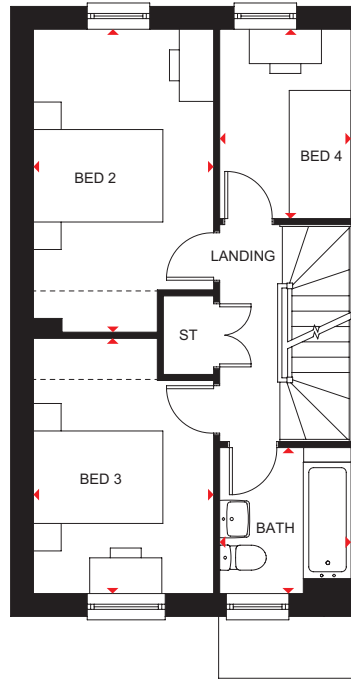
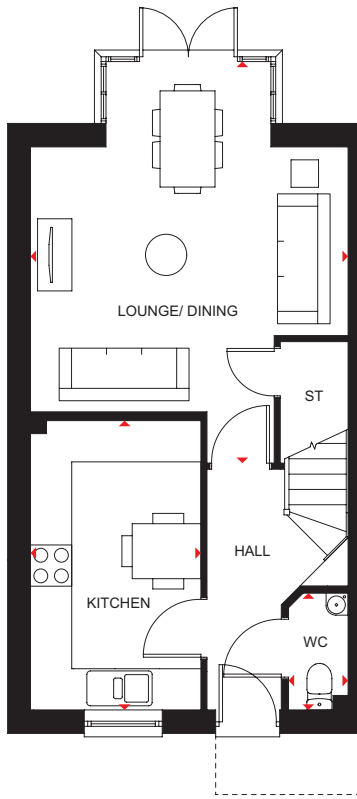
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	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		



# WOODCOTE

## 4 BEDROOM HOME

- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the garden and a fitted kitchen includes a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area takes up the entire second floor



### Ground Floor

Lounge/Dining	5845 x 4623 mm	19'2" x 15'2"
Kitchen	4210 x 2481 mm	13'10" x 8'2"
WC	1700 x 867 mm	5'7" x 2'10"

[Approximate dimensions]

### First Floor

Bed 2	4408 x 2623 mm	14'6" x 8'7"
Bed 3	3717 x 2623 mm	12'2" x 8'7"
Bed 4	2755 x 1912 mm	9'0" x 6'3"
Bath	2125 x 1912 mm	7'0" x 6'3"

[Approximate dimensions]

### Second Floor

Bed 1/ Dressing	8213 x 3498 mm	26'11" x 11'6"
En-suite	2486 x 1926 mm	8'2" x 6'4"

[Approximate dimensions]

### KEY

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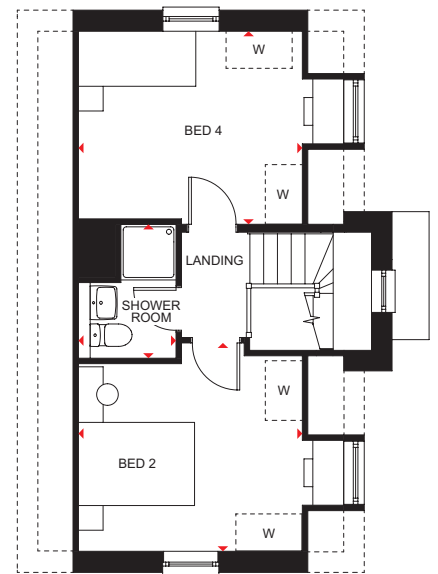
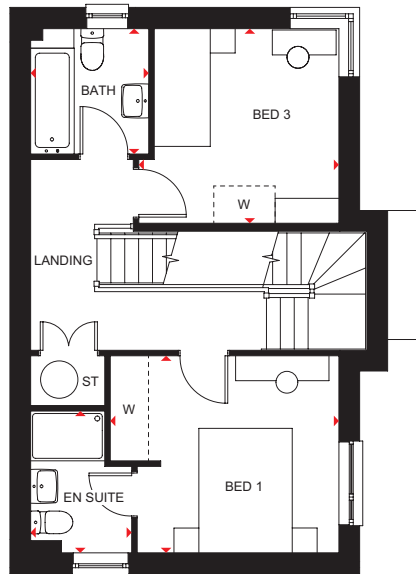
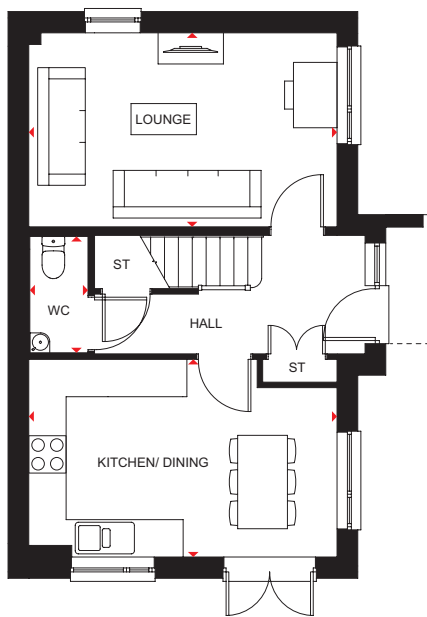




# HESKETH

## 4 BEDROOM HOME

- A spacious family home designed over three floors
- Bright, open-plan kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



### Ground Floor

Lounge	3117 x 4953 mm	10'3" x 16'3"
Kitchen/Dining	3175 x 4953 mm	10'5" x 16'3"
WC	1870 x 935 mm	6'2" x 3'1"

[Approximate dimensions]

### First Floor

Bedroom 1	3166 x 3674 mm	10'5" x 12'1"
Bedroom 3	3126 x 3215 mm	10'5" x 10'7"
En Suite	2278 x 1624 mm	7'6" x 5'4"

[Approximate dimensions]

### Second Floor

Bedroom 2	3374 x 3626 mm	11'1" x 11'11"
Bedroom 4	3126 x 3626 mm	10'3" x 11'11"
Shower Room	2167 x 1580 mm	7'1" x 5'2"

[Approximate dimensions]

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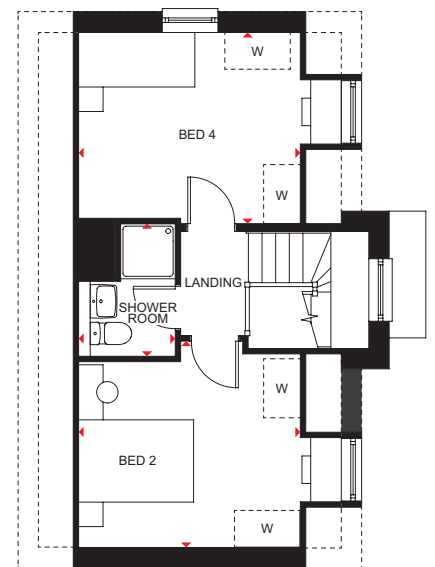
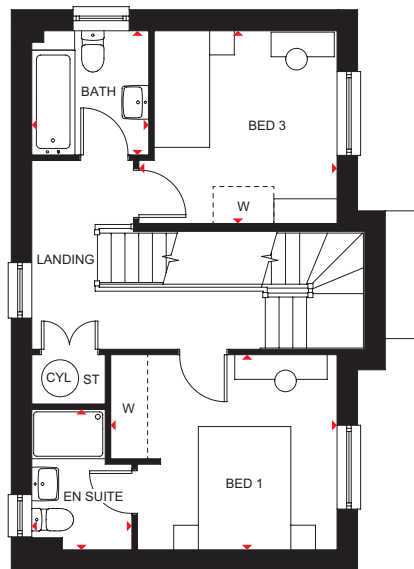
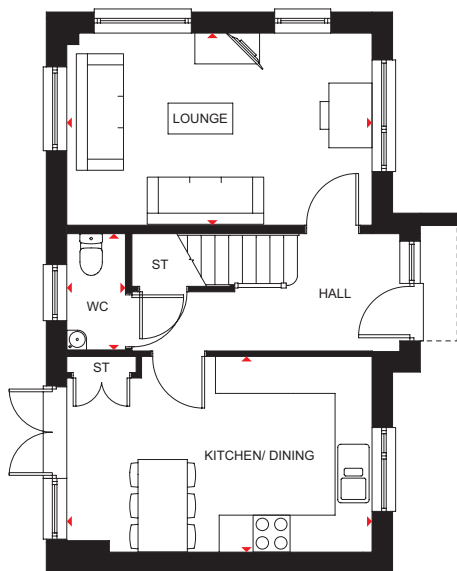


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# HESKETH V1

## 4 BEDROOM HOME

- A spacious family home designed over three floors
- Bright, open-plan kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



### Ground Floor

Lounge	3117 x 4953 mm	10'3" x 16'3"
Kitchen/Dining	3175 x 4953 mm	10'5" x 16'3"
WC	1870 x 952 mm	6'2" x 3'1"

(Approximate dimensions)

### First Floor

Bedroom 1	3166 x 3674 mm	10'5" x 12'1"
Bedroom 3	3126 x 3215 mm	10'3" x 10'7"
En Suite	2278 x 1624 mm	7'6" x 5'4"
Bath	2014 x 1898 mm	6'7" x 6'3"

(Approximate dimensions)

### Second Floor

Bedroom 2	3374 x 3626 mm	11'1" x 11'11"
Bedroom 4	3126 x 3626 mm	10'3" x 11'11"
Shower Room	2167 x 1580 mm	7'1" x 5'2"

(Approximate dimensions)

<b>KEY</b>	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	



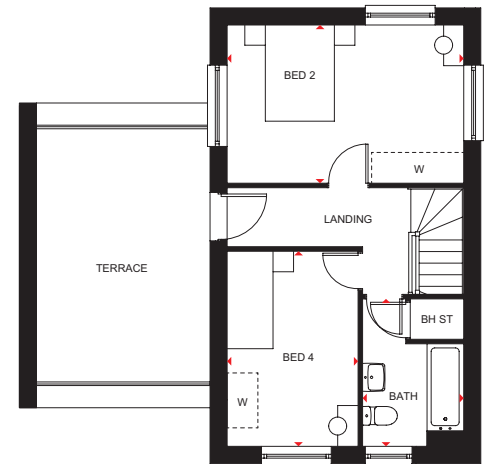
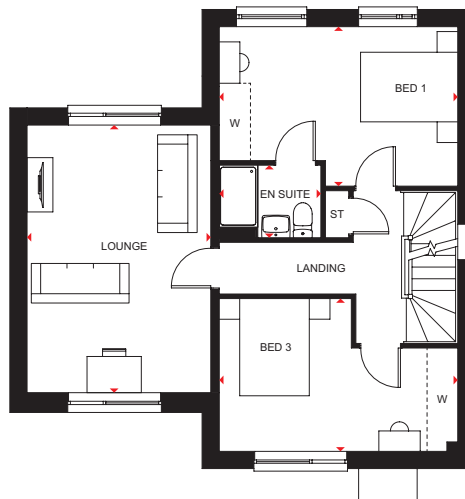
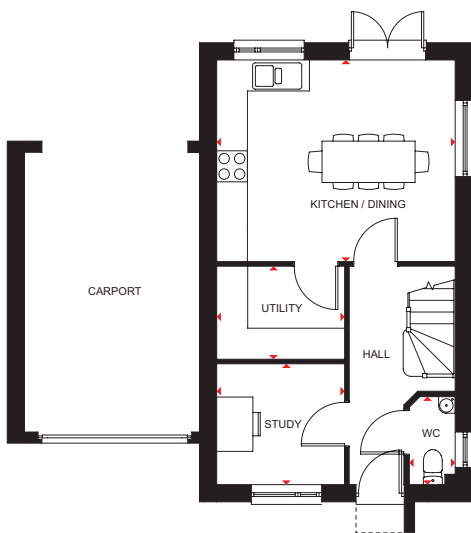
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# HYTHIE

## 4 BEDROOM HOME

- A spacious family home designed over three floors
- The open-plan kitchen and dining room leads to the rear garden through French doors that maximise light, and separate utility and study complete the ground floor
- Two generous bedrooms are on the first floor, the main bedroom with an en suite and a lounge
- On the second floor are two further good sized bedrooms and a family bathroom



### Ground Floor

Kitchen/Dining	3900 x 4613 mm	12'10" x 15'2"
Study	2337 x 2475 mm	7'8" x 8'1"
Utility	1800 x 2475 mm	5'11" x 8'1"
WC	1701 x 887 mm	5'7" x 2'11"

[Approximate dimensions]

### First Floor

Lounge	5175 x 3553 mm	17'0" x 11'8"
Bed 1	3084 x 4613 mm	10'1" x 15'2"
Bed 3	2955 x 4613 mm	9'8" x 15'2"
En Suite	1400 x 1965 mm	4'7" x 6'5"

[Approximate dimensions]

### Second Floor

Bed 2	3084 x 4613 mm	10'1" x 15'2"
Bed 4	3803 x 2553 mm	12'6" x 8'5"
Bath	2874 x 1972 mm	9'5" x 6'6"

[Approximate dimensions]

<b>KEY</b>	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		

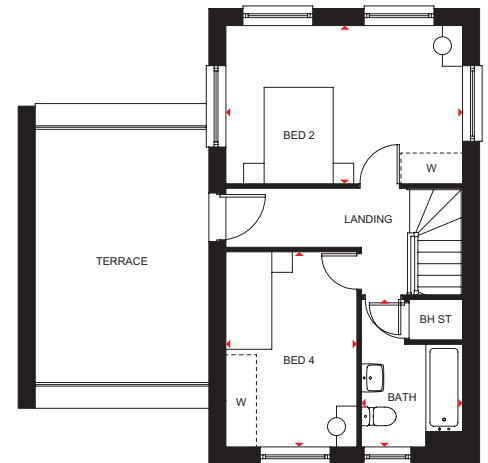
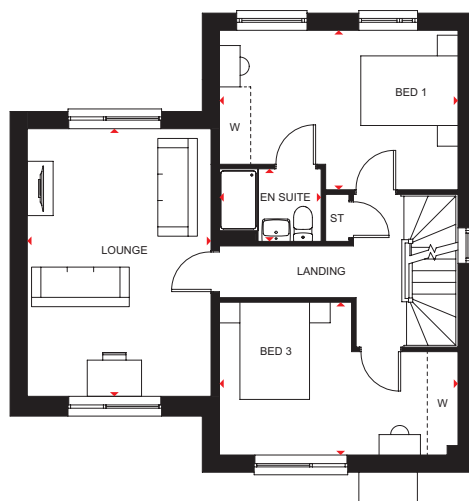
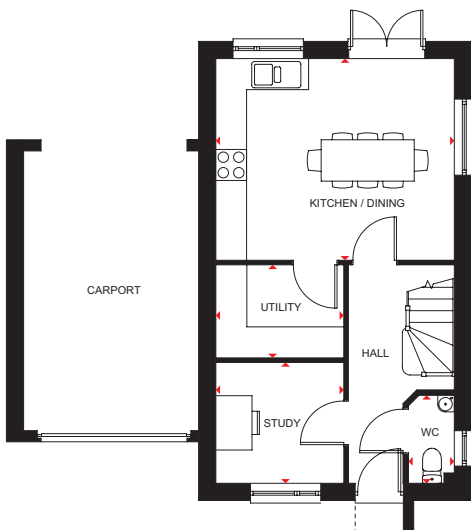


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# HYTHIE V1

## 4 BEDROOM HOME

- A spacious family home designed over three floors
- The open-plan kitchen and dining room leads to the rear garden through French doors that maximise light, and separate utility and study complete the ground floor
- Two generous bedrooms are on the first floor, the main bedroom with an en suite and a lounge
- On the second floor are two further good sized bedrooms and a family bathroom



### Ground Floor

Kitchen/Dining	3900 x 4613 mm	12'10" x 15'2"
Study	2337 x 2475 mm	7'8" x 8'1"
Utility	1800 x 2475 mm	5'11" x 8'1"
WC	1701 x 887 mm	5'7" x 2'11"

[Approximate dimensions]

### First Floor

Lounge	5175 x 3553 mm	17'0" x 11'8"
Bed 1	3084 x 4613 mm	10'1" x 15'2"
Bed 3	2955 x 4613 mm	9'8" x 15'2"
En Suite	1400 x 1965 mm	4'7" x 6'5"

[Approximate dimensions]

### Second Floor

Bed 2	3084 x 4613 mm	10'1" x 15'2"
Bed 4	3803 x 2553 mm	12'6" x 8'5"
Bath	2874 x 1972 mm	9'5" x 6'6"

[Approximate dimensions]

<b>KEY</b>	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	



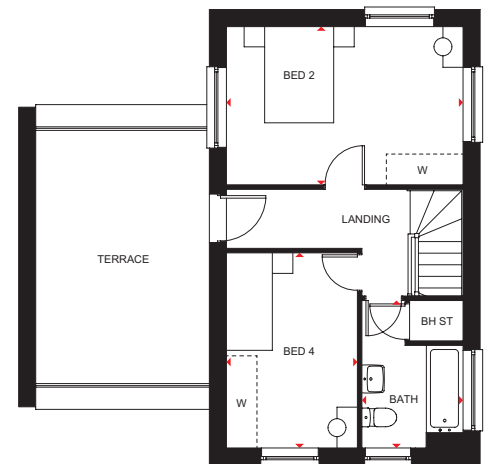
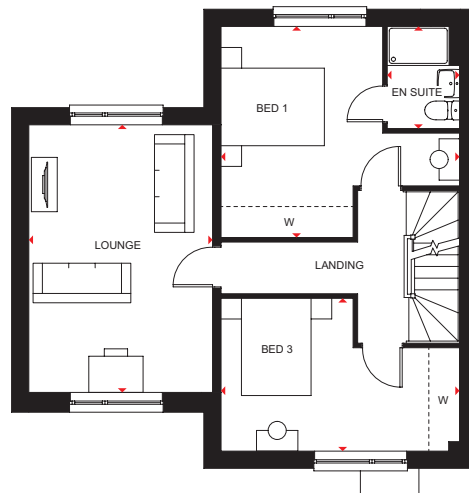
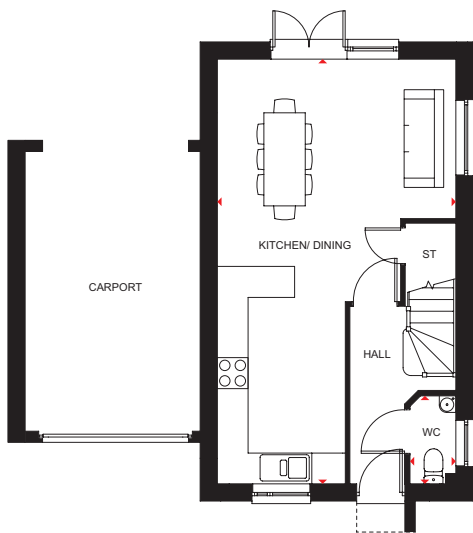
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# HYTHIE V2

## 4 BEDROOM HOME

- A spacious family home designed over three floors
- The open-plan kitchen and dining room leads to the rear garden through French doors that maximise light
- Two generous bedrooms are on the first floor, the main bedroom with an en suite and a lounge
- On the second floor are two further good sized bedrooms and a family bathroom



### Ground Floor

Kitchen/Dining	3900 x 4613 mm	12'10" x 15'2"
Study	2337 x 2475 mm	7'8" x 8'1"
Utility	1800 x 2475 mm	5'11" x 8'1"
WC	1701 x 887 mm	5'7" x 2'11"

[Approximate dimensions]

### First Floor

Lounge	5175 x 3553 mm	17'0" x 11'8"
Bed 1	3084 x 4613 mm	10'1" x 15'2"
Bed 3	2955 x 4613 mm	9'8" x 15'2"
En Suite	1400 x 1965 mm	4'7" x 6'5"

[Approximate dimensions]

### Second Floor

Bed 2	3084 x 4613 mm	10'1" x 15'2"
Bed 4	3803 x 2553 mm	12'6" x 8'5"
Bath	2874 x 1972 mm	9'5" x 6'6"

[Approximate dimensions]

<b>KEY</b>	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	

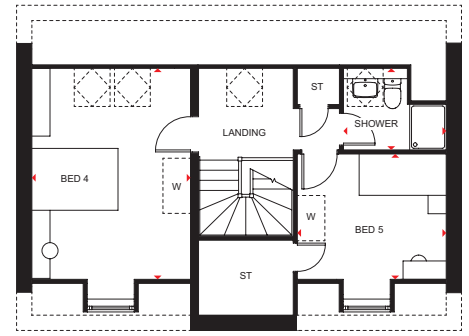
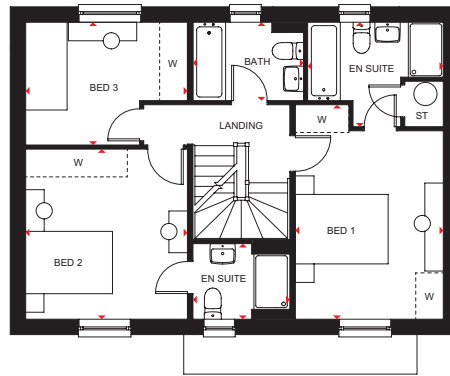
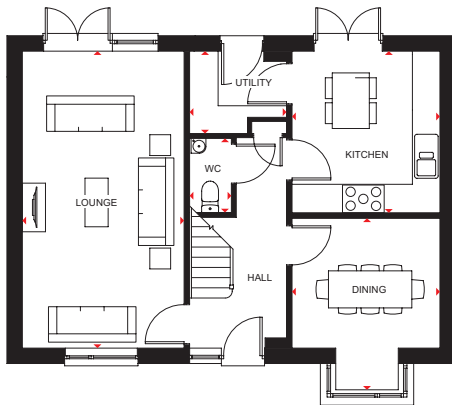


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# MALVERN

## 5 BEDROOM HOME

- A spacious family homes designed over three storeys
- French doors lead to the garden from both the lounge and kitchen, which has an adjoining utility; the lounge and separate dining room with a bay window
- Upstairs are the main bedroom and bedroom 2, both with en suite, a single bedroom and bathroom; the top floor has a further double bedroom, single bedroom and shower room



### Ground Floor

Lounge	6412 x 3493 mm	21'0" x 11'6"
Kitchen	3491 x 3195 mm	11'5" x 10'6"
Dining	3703 x 3195 mm	12'2" x 10'6"
Utility	1779 x 2092 mm	5'10" x 6'10"
WC	1600 x 902 mm	5'3" x 3'0"

(Approximate dimensions)

### First Floor

Bed 1	4631 x 3195 mm	15'2" x 10'6"
Bed 2	3673 x 3493 mm	12'1" x 11'6"
Bed 3	2651 x 3493 mm	8'8" x 11'6"
Bath	1693 x 2389 mm	5'7" x 7'10"
En-suite 1	2256 x 2929 mm	7'5" x 9'7"
En-suite 2	1632 x 2093 mm	5'4" x 6'10"

(Approximate dimensions)

### Second Floor

Bed 4	4592 x 3453 mm	15'1" x 11'4"
Bed 5	2728 x 3241 mm	8'11" x 10'8"
Shower	1776 x 2236 mm	5'10" x 7'4"

(Approximate dimensions)

<b>KEY</b>	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		

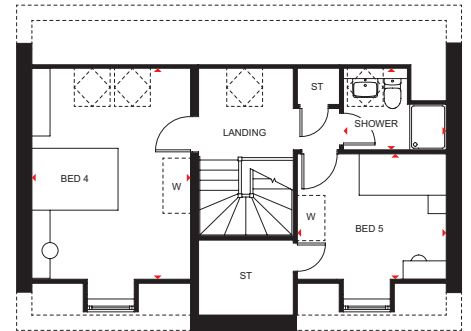
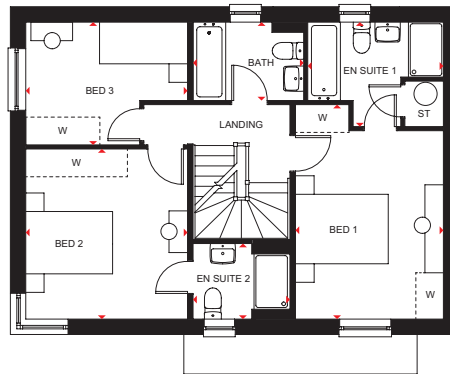
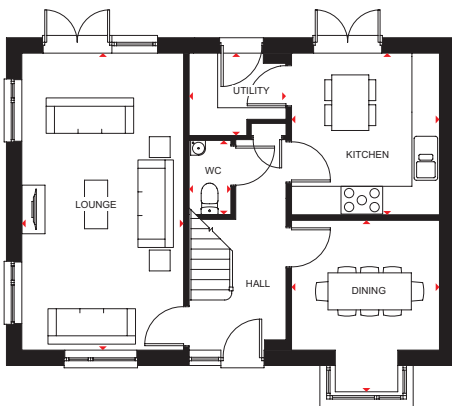




# MALVERN V1

## 5 BEDROOM HOME

- A spacious family homes designed over three storeys
- French doors lead to the garden from both the lounge and kitchen, which has an adjoining utility; the lounge and separate dining room with a bay window
- Upstairs are the main bedroom and bedroom 2, both with en suite, a single bedroom and bathroom; the top floor has a further double bedroom, single bedroom and shower room



### Ground Floor

Lounge	6412 x 3493 mm	21'0" x 11'6"
Kitchen	3491 x 3195 mm	11'5" x 10'6"
Dining	3703 x 3195 mm	12'2" x 10'6"
Utility	1779 x 2092 mm	5'10" x 6'10"
WC	1600 x 902 mm	5'3" x 3'0"

(Approximate dimensions)

### First Floor

Bed 1	4631 x 3195 mm	15'2" x 10'6"
Bed 2	3673 x 3493 mm	12'1" x 11'6"
Bed 3	2651 x 3493 mm	8'8" x 11'6"
Bath	1693 x 2389 mm	5'7" x 7'10"
En-suite 1	2256 x 2929 mm	7'5" x 9'7"
En-suite 2	1632 x 2093 mm	5'4" x 6'10"

(Approximate dimensions)

### Second Floor

Bed 4	4592 x 3453 mm	15'1" x 11'4"
Bed 5	2728 x 3241 mm	8'11" x 10'8"
Shower	1776 x 2236 mm	5'10" x 7'4"

(Approximate dimensions)

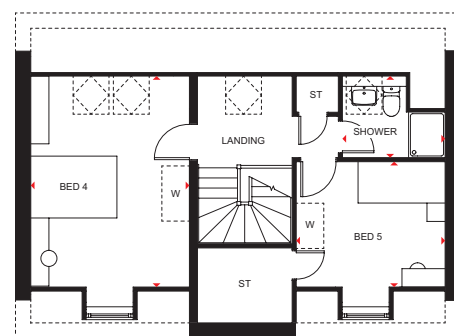
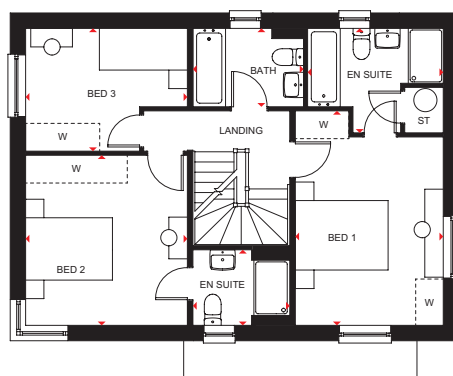
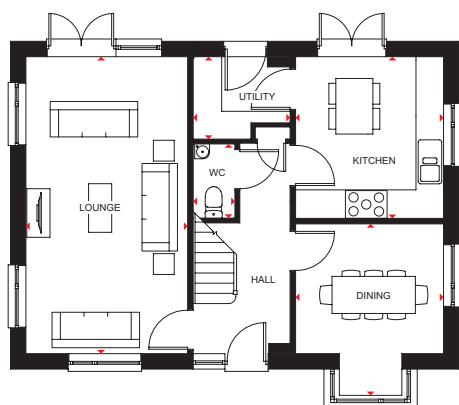
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	↔	Dimension location
	wm	Washing machine space	td	Tumble dryer space		



# MALVERN V2

## 5 BEDROOM HOME

- A spacious family homes designed over three storeys
- French doors lead to the garden from both the lounge and kitchen, which has an adjoining utility; the lounge and separate dining room with a bay window
- Upstairs are the main bedroom and bedroom 2, both with en suite, a single bedroom and bathroom; the top floor has a further double bedroom, single bedroom and shower room



### Ground Floor

Lounge	6412 x 3493 mm	21'0" x 11'6"
Kitchen	3491 x 3195 mm	11'5" x 10'6"
Dining	3703 x 3195 mm	12'2" x 10'6"
Utility	1779 x 2092 mm	5'10" x 6'10"
WC	1600 x 902 mm	5'3" x 3'0"

(Approximate dimensions)

### First Floor

Bed 1	4631 x 3195 mm	15'2" x 10'6"
Bed 2	3673 x 3493 mm	12'1" x 11'6"
Bed 3	2651 x 3493 mm	8'8" x 11'6"
Bath	1693 x 2389 mm	5'7" x 7'10"
En-suite 1	2256 x 2929 mm	7'5" x 9'7"
En-suite 2	1632 x 2093 mm	5'4" x 6'10"

(Approximate dimensions)

### Second Floor

Bed 4	4592 x 3453 mm	15'1" x 11'4"
Bed 5	2728 x 3241 mm	8'11" x 10'8"
Shower	1776 x 2236 mm	5'10" x 7'4"

(Approximate dimensions)

<b>KEY</b>	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		



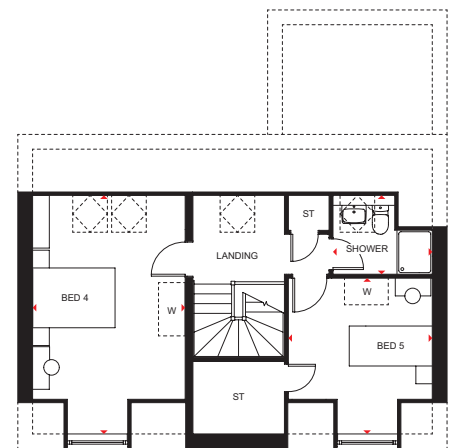
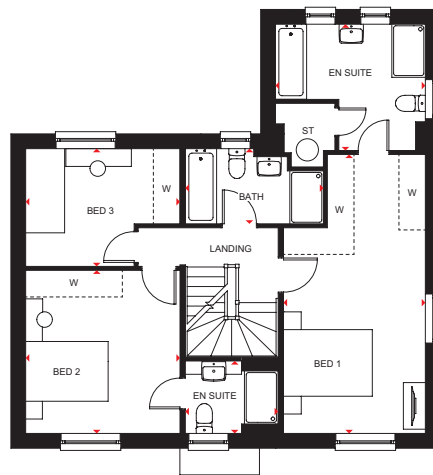
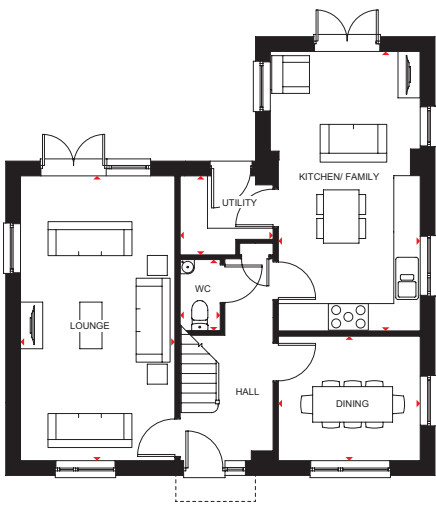
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# MARLOWE

## 5 BEDROOM HOME

- Bright and airy home
- The large open-plan kitchen and family area with French doors leading to the garden. There is a separate dining room and utility room. The ground floor is completed with a lounge also with French doors to the garden
- On the first floor, there is the main bedroom with an en suite, also, a further double bedroom and a single bedroom
- The top floor is completed with a double bedroom and a single bedroom



### Ground Floor

Lounge	6412 x 3476 mm	21'0" x 11'5"
Kitchen/Family	6293 x 3195 mm	20'8" x 10'6"
Dining	2803 x 3195 mm	9'2" x 10'6"
Utility	1779 x 2092 mm	5'10" x 6'10"
WC	1600 x 902 mm	5'3" x 3'0"

[Approximate dimensions]

### First Floor

Bed 1	6282 x 3194 mm	20'7" x 10'6"
Bed 2	3673 x 3476 mm	12'1" x 11'5"
Bed 3	2651 x 3476 mm	8'8" x 11'5"
Bath	1693 x 3111 mm	5'7" x 10'2"
En-suite 1	2844 x 3375 mm	11'1" x 9'4"
En-suite 2	1632 x 2092 mm	5'4" x 6'10"

[Approximate dimensions]

### Second Floor

Bed 4	5372 x 3433 mm	17'7" x 11'3"
Bed 5	3508 x 3241 mm	11'6" x 10'8"
Shower	1776 x 2236 mm	5'10" x 7'4"

[Approximate dimensions]

<b>KEY</b>	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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# MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

## FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

## VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

## AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

## FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

## MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



**BARRATT**  
HOMES









FRANKLIN GARDENS



## 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.





