

# BROOKSIDE MEADOWS



1 BEDROOM APARTMENTS AND 3, 4 & 5 BEDROOM HOMES



**BARRATT**  
HOMES



## OUTSTANDING DESIGN

### **BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

# AWARD-WINNING CUSTOMER SERVICE AND QUALITY

**WITH YOU EVERY STEP OF THE WAY**

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars 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.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## STUNNING HOMES IN A GREAT LOCATION

**SET IN PLENTY OF OPEN SPACE, BROOKSIDE MEADOWS IS A DEVELOPMENT OF 1 BEDROOM APARTMENTS AND 3 & 4 BEDROOM HOMES IN THE VIBRANT TOWN OF GROVE.**

Your new home is a short walk from convenient shops, restaurants and supermarket whilst Oxford is just 30 minutes away by car.

For commuters, the M4 is nearby and you could find yourself in central London in under an hour, with Didcot Parkway railway station also a short drive away.





## LOCAL AREA

### SCENIC OXFORDSHIRE COUNTRYSIDE

Grove is home to countless countryside strolls and prides itself on its village community lifestyle. For those who want to be active, TFD Health & Fitness is close by with a gym, swimming pool, sauna and even a hair studio.

The market town of Wantage is also nearby. Lined with independent shops, cafés and restaurants it's the perfect place to catch up with friends and family. Plus, there's the town market every Wednesday and Saturday.

# OUT AND ABOUT

**THE HISTORIC CITY OF OXFORD IS JUST 30 MINUTES AWAY**

Home to some of the World's most famous museums, libraries and Galleries, there's plenty to see and do; including the Ashmolean Museum and Modern Art Oxford.

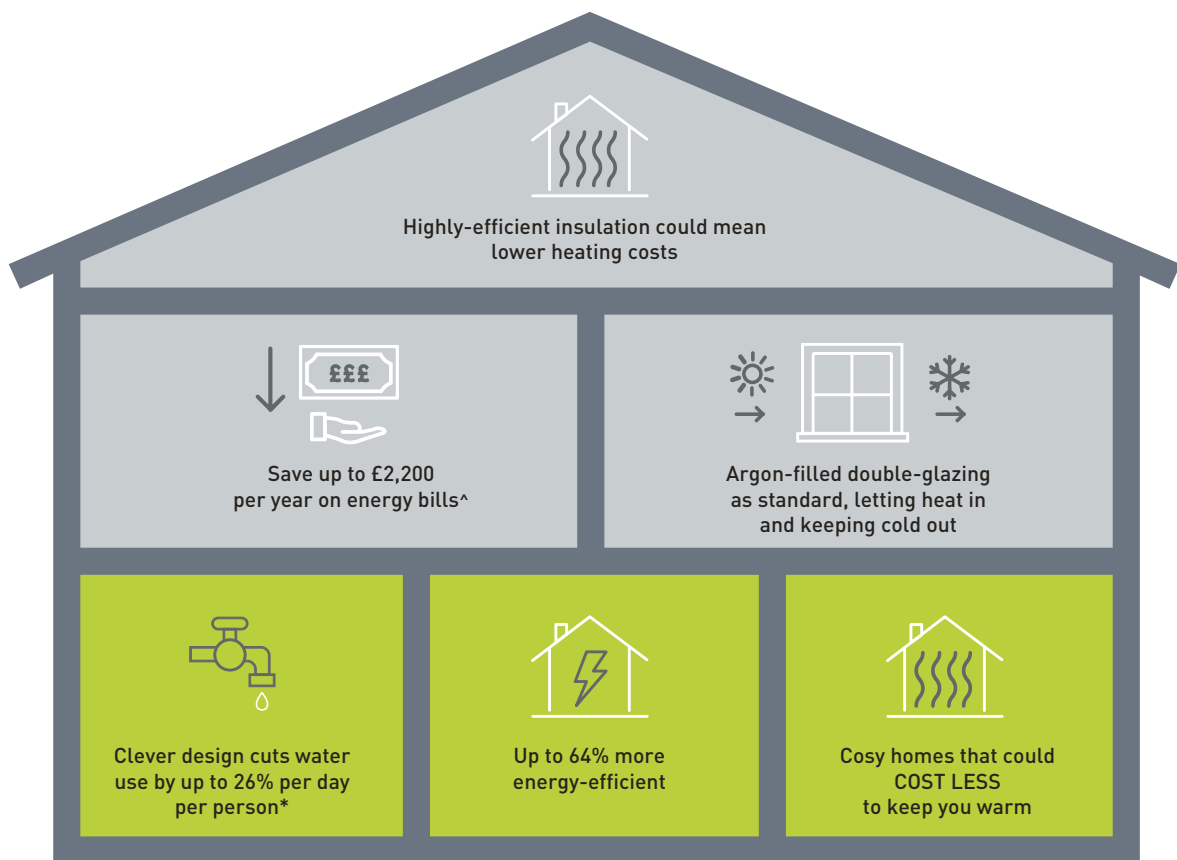
If you're looking to do a bit of shopping, the Westgate shopping centre has over 100+ shops to browse, plus a range of bars and restaurants to enjoy afterwards.

For commuters who need to travel further afield, Didcot Parkway railway station and the M4 are nearby.



# 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.



<sup>^</sup>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.

# BROOKSIDE MEADOWS

## SITE PLAN

- The Chalbury  
1 bedroom apartment
- The Kingsley  
4 bedroom home
- The Burford  
1 bedroom apartment
- The Alderney  
4 bedroom home
- The Keswick  
1 bedroom apartment
- The Radleigh  
4 bedroom home
- The Melrose  
1 bedroom apartment
- The Lamberton  
5 bedroom home
- The Maidstone  
3 bedroom home
- Affordable Housing
- The Ellerton  
3 bedroom home
- V Visitor Parking Sp
- The Ennerdale  
3 bedroom home

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

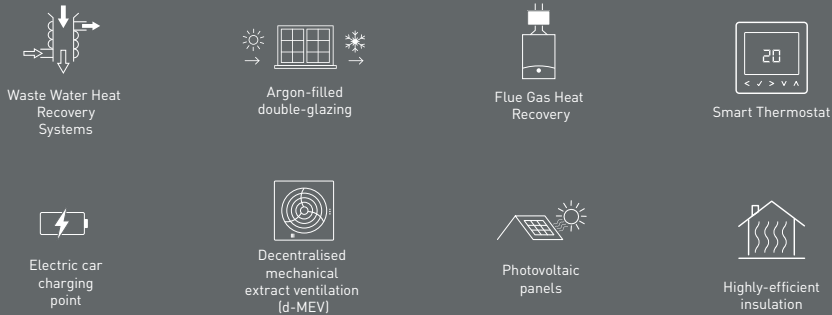
-  Trees
-  Grassland
-  Meadow Grassland
-  Paths
-  Forest Garden
-  Timber Picnic Table
-  Bench
-  Hedgehog Highway
-  Swift Brick
-  Bat Brick



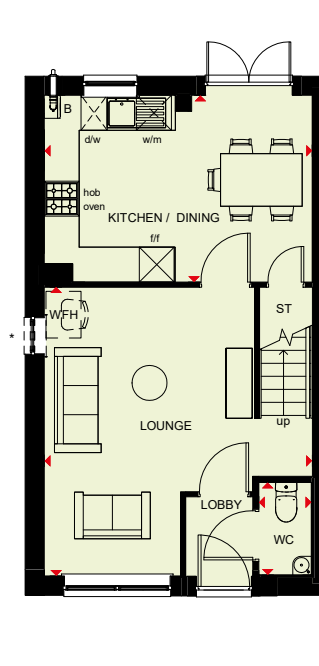


# MAIDSTONE

## 3 BEDROOM HOME



Features are plot specific. Please refer to working drawing.

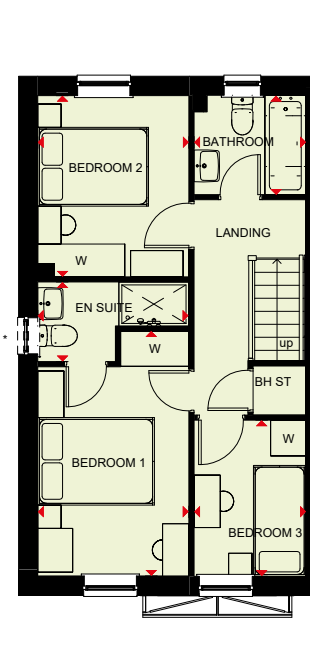


### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 2380 x 4972 mm | 7'9" x 16'4"  |
| Kitchen/Dining | 4658 x 3230 mm | 15'4" x 10'7" |
| WC             | 978 x 1390 mm  | 3'2" x 4'7"   |

(Approximate dimensions)

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



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 2635 x 3614 mm | 8'8" x 11'10" |
| En suite  | 2634 x 1390 mm | 8'8" x 4'7"   |
| Bedroom 2 | 2635 x 3135 mm | 8'8" x 10'2"  |
| Bedroom 3 | 1960 x 2698 mm | 6'5" x 8'10"  |
| Bathroom  | 1960 x 1730 mm | 6'5" x 5'8"   |

(Approximate dimensions)

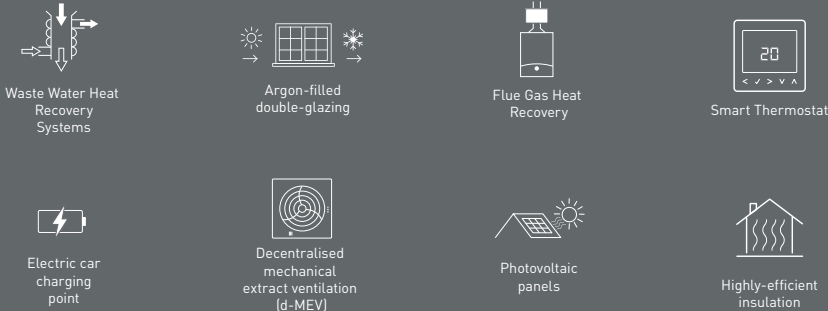
\* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

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

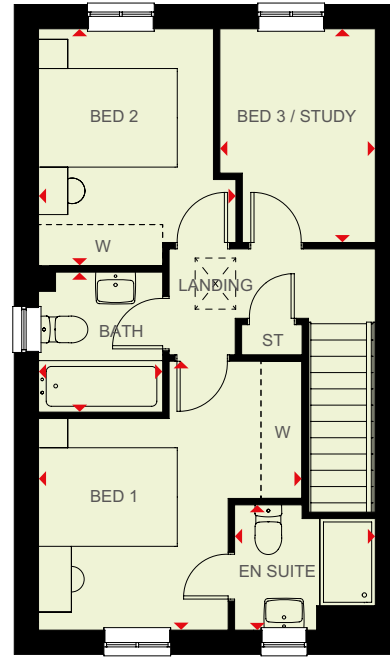
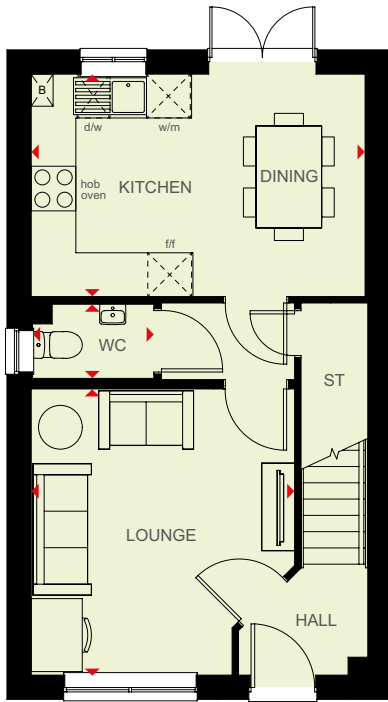


# ELLERTON

## 3 BEDROOM HOME



Features are plot specific. Please refer to working drawing.



### Ground Floor

|                  |                |                |
|------------------|----------------|----------------|
| Lounge           | 3638 x 3951 mm | 11'11" x 13'0" |
| Kitchen / Dining | 4658 x 3076 mm | 15'3" x 10'1"  |
| WC               | 1600 x 1078 mm | 5'3" x 3'6"    |

(Approximate dimensions)

### First Floor

|                   |                |               |
|-------------------|----------------|---------------|
| Bedroom 1         | 2625 x 2925 mm | 8'7" x 9'7"   |
| En Suite          | 1970 x 1555 mm | 6'6" x 5'1"   |
| Bedroom 2         | 2423 x 3272 mm | 7'11" x 10'9" |
| Bedroom 3 / Study | 2172 x 2954 mm | 7'2" x 9'8"   |
| Bathroom          | 2718 x 1942 mm | 8'11" x 6'4"  |

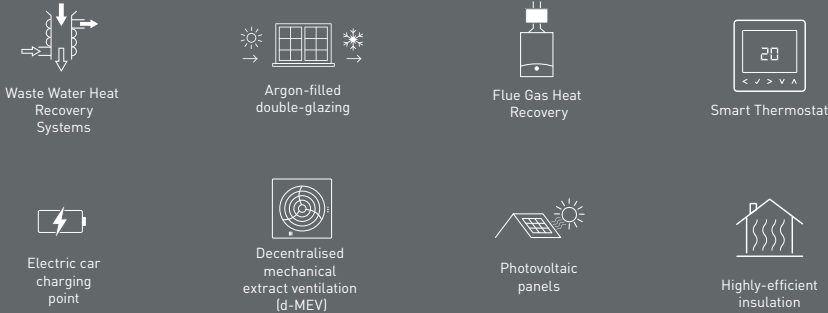
(Approximate dimensions)

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

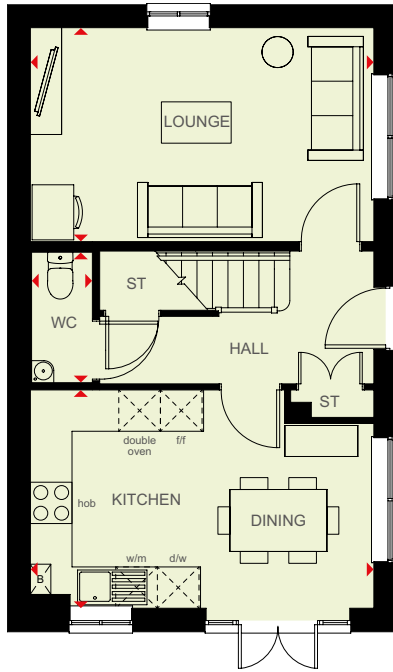


# ENNERDALE

## 3 BEDROOM HOME



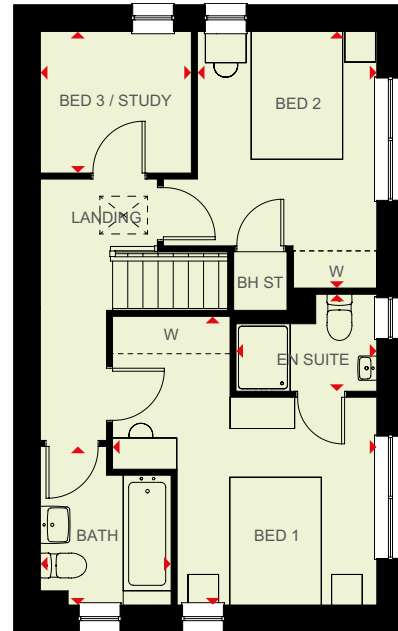
Features are plot specific. Please refer to working drawing.



### Ground Floor

|                  |                |                |
|------------------|----------------|----------------|
| Lounge           | 4980 x 3136 mm | 16'41" x 10'3" |
| Kitchen / Dining | 4980 x 3197 mm | 16'41" x 10'6" |
| WC               | 938 x 1956 mm  | 3'1" x 6'5"    |

[Approximate dimensions]



### First Floor

|                   |                |                |
|-------------------|----------------|----------------|
| Bedroom 1         | 3916 x 3085 mm | 12'10" x 10'1" |
| En Suite          | 2099 x 1190 mm | 6'11" x 3'11"  |
| Bedroom 2         | 2668 x 3085 mm | 8'9" x 10'1"   |
| Bedroom 3 / Study | 2249 x 2119 mm | 7'5" x 6'11"   |
| Bathroom          | 952 x 2361 mm  | 3'1" x 7'9"    |

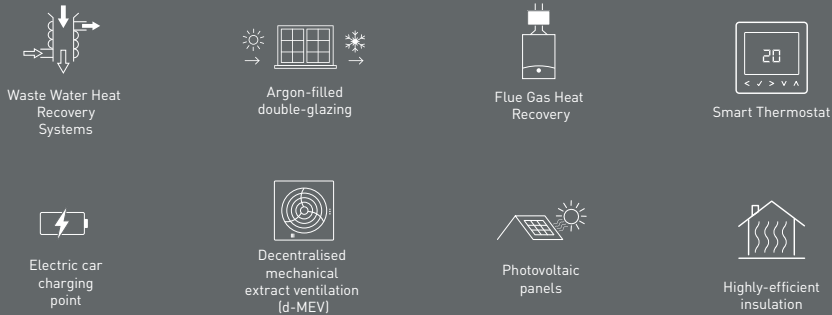
[Approximate dimensions]

|            |                          |                             |                       |
|------------|--------------------------|-----------------------------|-----------------------|
| <b>KEY</b> | B Boiler                 | dw Dishwasher space         | BH/ST Bulkhead Store  |
|            | ST Store                 | f/f Fridge/freezer space    | W Wardrobe space      |
|            | wm Washing machine space | WFH Working From Home space | ◀▶ Dimension location |

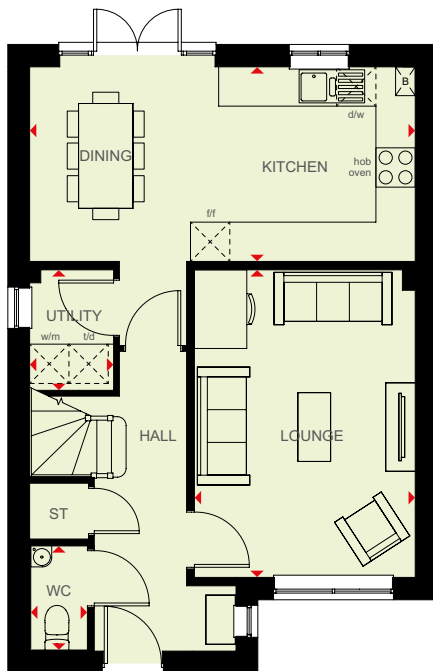


# KINGSLEY

## 4 BEDROOM HOME

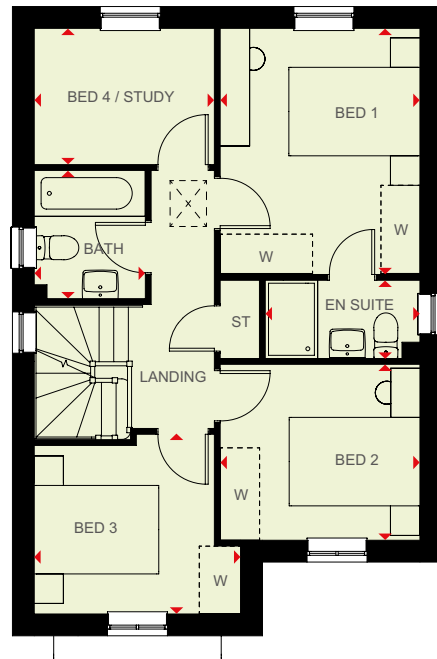


Features are plot specific. Please refer to working drawing.



### Ground Floor

|                  |                |               |
|------------------|----------------|---------------|
| Lounge           | 2401 x 4724 mm | 7'10" x 15'6" |
| Kitchen / Dining | 5915 x 3000 mm | 19'5" x 9'10" |
| Utility          | 1310 x 1867 mm | 4'4" x 6'1"   |
| WC               | 926 x 1650 mm  | 3'0" x 5'5"   |



### First Floor

|                   |                |               |
|-------------------|----------------|---------------|
| Bedroom 1         | 3076 x 3783 mm | 10'1" x 12'5" |
| En Suite          | 3076 x 1219 mm | 10'1" x 4'0"  |
| Bedroom 2         | 3076 x 2712 mm | 10'1" x 8'11" |
| Bedroom 3         | 3180 x 2599 mm | 10'5" x 8'6"  |
| Bedroom 4 / Study | 2766 x 2107 mm | 9'1" x 6'11"  |
| Bathroom          | 1872 x 1982 mm | 6'2" x 6'6"   |

\*Plot Specific Window

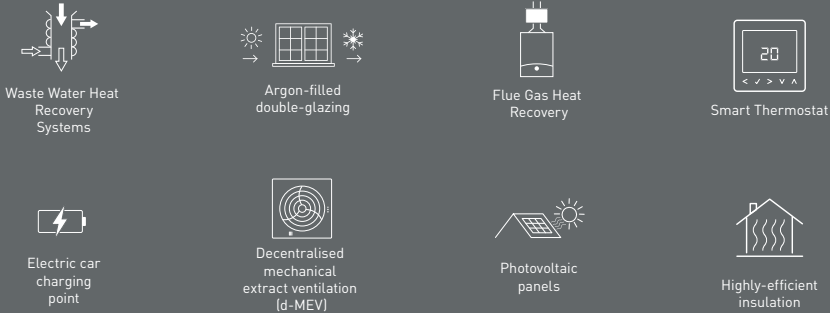
|            |                          |                          |                             |
|------------|--------------------------|--------------------------|-----------------------------|
| <b>KEY</b> | B Boiler                 | td Tumble dryer space    | WFH Working from home space |
|  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



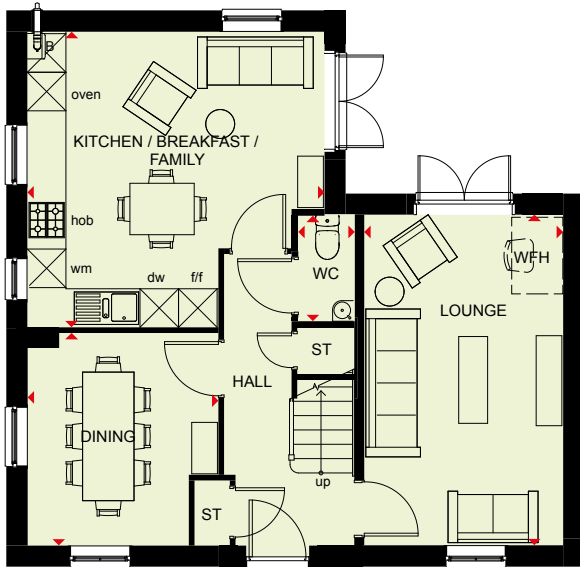
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

# ALDERNEY

## 4 BEDROOM HOME



Features are plot specific. Please refer to working drawing.



### Ground Floor

|             |                |               |
|-------------|----------------|---------------|
| Lounge      | 3142 x 5803 mm | 10'4" x 19'0" |
| Kitchen     | 4643 x 4632 mm | 15'2" x 15'2" |
| Dining room | 2971 x 3288 mm | 9'9" x 10'9"  |
| WC          | 845 x 1715 mm  | 2'9" x 5'8"   |

[Approximate dimensions]

### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4643 x 3126 mm | 15'3" x 10'3" |
| En Suite  | 2100 x 1154 mm | 6'11" x 3'9"  |
| Bedroom 2 | 4546 x 2666 mm | 14'11" x 8'9" |
| Bedroom 3 | 3747 x 2808 mm | 12'4" x 9'3"  |
| Bedroom 4 | 2175 x 2298 mm | 7'2" x 7'6"   |
| Bathroom  | 1797 x 2100 mm | 5'9" x 6'9"   |

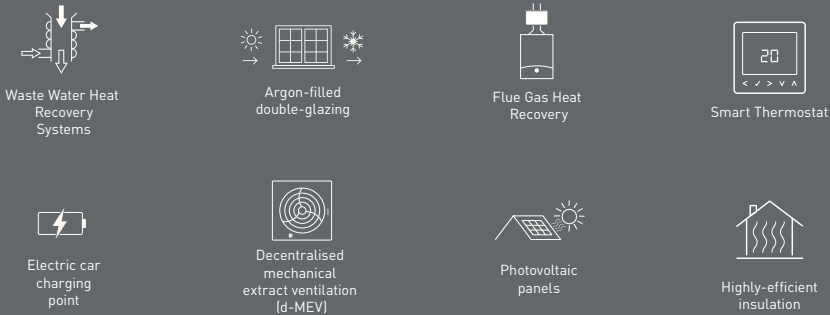
[Approximate dimensions]

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

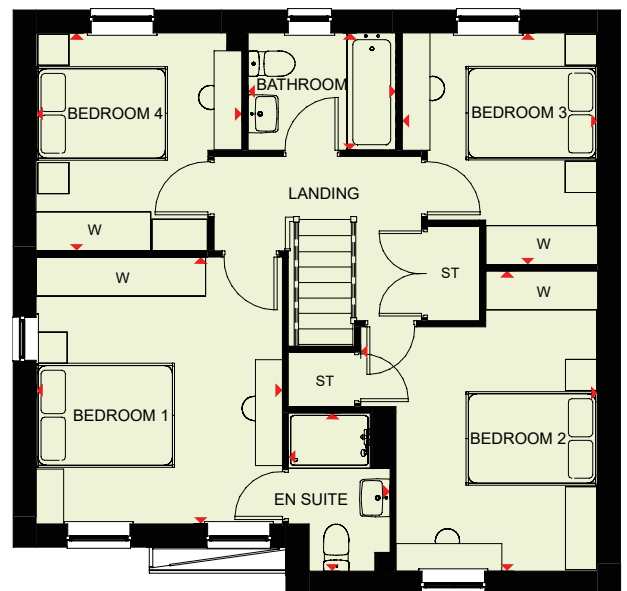
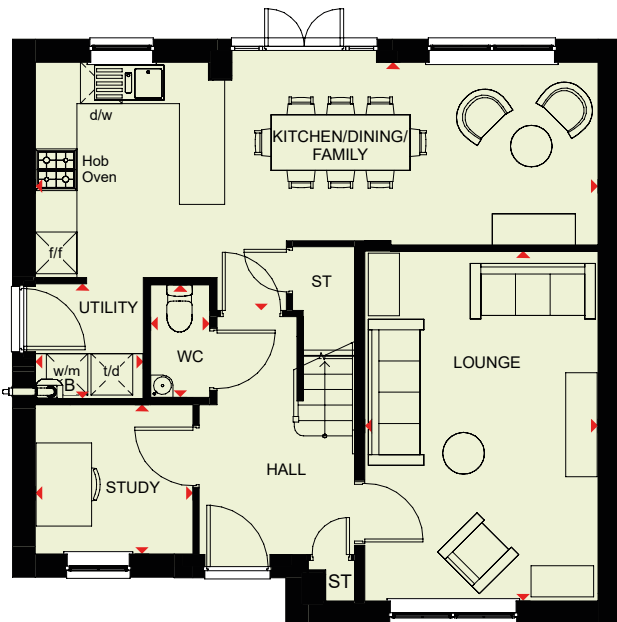


# RADLEIGH

## FOUR BEDROOM HOME



Features are plot specific. Please refer to working drawing.



### Ground Floor

|         |                |               |
|---------|----------------|---------------|
| Kitchen | 8130 x 3146 mm | 26'8" x 10'4" |
| Utility | 1578 x 1668 mm | 5'2" x 5'6"   |
| WC      | 822 x 1688 mm  | 2'11" x 5'6"  |
| Study   | 2298 x 2143 mm | 7'6" x 7'0"   |
| Lounge  | 3398 x 5063 mm | 11'2" x 16'7" |

### First Floor

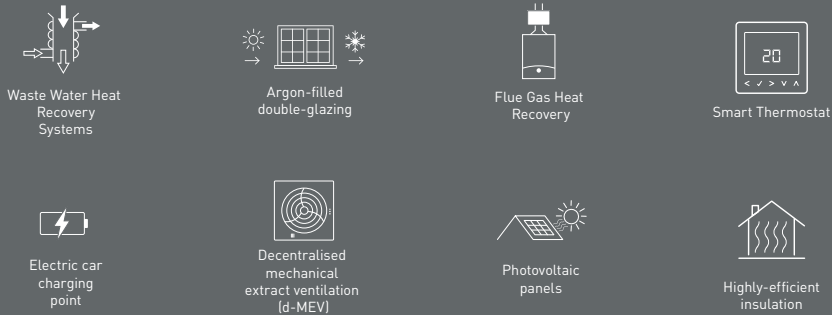
|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3589 x 3880 mm | 11'9" x 12'9" |
| En Suite  | 1238 x 1598 mm | 4'1" x 5'3"   |
| Bedroom 2 | 3448 x 4357 mm | 11'4" x 14'4" |
| Bedroom 3 | 2847 x 3373 mm | 9'4" x 11'1"  |
| Bedroom 4 | 2995 x 3175 mm | 9'10" x 10'5" |
| Bathroom  | 2162 x 1736 mm | 7'1" x 5'8"   |

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

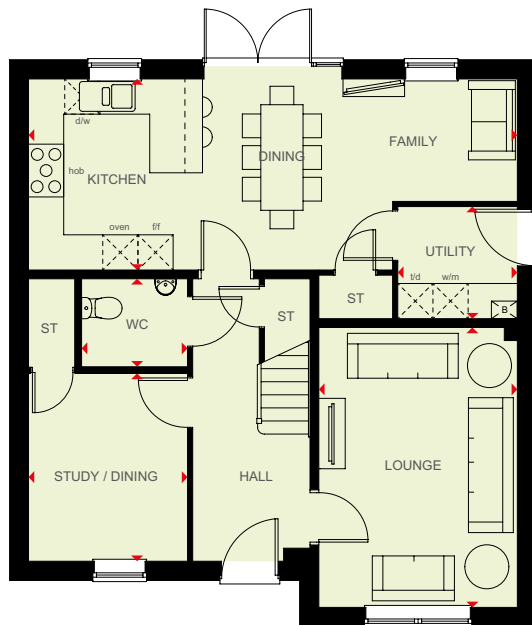


# LAMBERTON

## 5 BEDROOM HOME



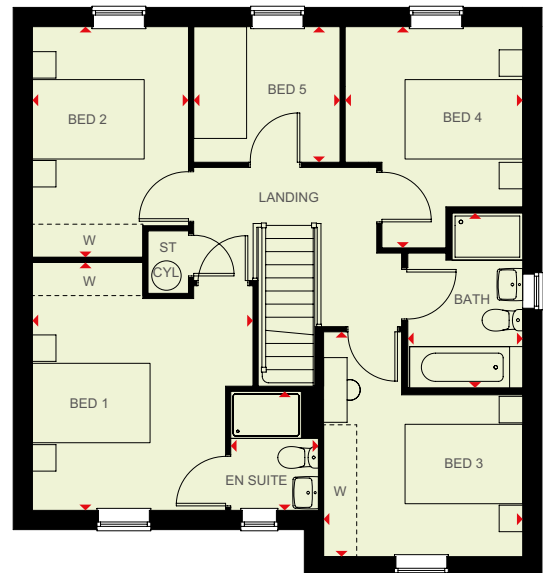
Features are plot specific. Please refer to working drawing.



### Ground Floor

|                       |                |               |
|-----------------------|----------------|---------------|
| Lounge                | 3405 x 4811 mm | 11'2" x 15'9" |
| Dining room           | 2706 x 3663 mm | 8'10" x 12'0" |
| Kitchen/Dining/Family | 8355 x 3288 mm | 27'5" x 10'9" |
| WC                    | 1947 x 904 mm  | 6'5" x 2'12"  |

(Approximate dimensions)



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 2798 x 4237 mm | 9'2" x 13'11" |
| En Suite  | 1515 x 1749 mm | 4'11" x 5'9"  |
| Bedroom 2 | 2641 x 3944 mm | 8'8" x 12'11" |
| Bedroom 3 | 3403 x 2844 mm | 11'2" x 9'4"  |
| Bedroom 4 | 3041 x 3144 mm | 9'11" x 10'4" |
| Bedroom 5 | 2548 x 2391 mm | 8'4" x 7'10"  |
| Bathroom  | 1950 x 2956 mm | 6'5" x 9'8"   |

(Approximate dimensions)

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



# CUSTOMER SERVICE BY BARRATT HOMES

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

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

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

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

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

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







# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## Designed for modern living

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

## Energy-efficient and low cost to run

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

## Peace of mind

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

## Award-winning quality year after year

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

## We're here to help

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

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

# NEW HOMES QUALITY CODE

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

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

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

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

## WHAT THE CODE COVERS

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



[barratthomes.co.uk](http://barratthomes.co.uk)

**0330 057 6000**

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



**BARRATT**  
— HOMES —