

# KNIGHTS PARK

LANCASTER AVENUE, WATTON, THETFORD IP25 6WL



3 AND 4 BEDROOM HOMES



**BARRATT**  
HOMES





## 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.



## 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.





# KNIGHTS PARK, WATTON

## DEVELOPMENT LAYOUT

- **Alderney**  
4 bedroom home  
Plots 1, 9, 14, 37, 39, 54 & 59
  - **Moresby**  
3 bedroom home  
Plots 2, 4, 49, 60, 65, 91, 100 & 110
  - **Barton**  
3 bedroom home  
Plots 3, 5, 25, 27, 29, 30, 32, 44, 72, 82, 84, 85, 86, 87, 93, 94, 95, 96, 97, 98, 101, 102, 103, 104, 105, 108, 111 & 112
  - **Folkestone**  
3 bedroom home  
Plots 6, 7, 23, 24, 45, 46, 55, 56, 57, 66, 67, 83 & 88
  - **Chester**  
4 bedroom home  
Plots 8, 10, 11, 31, 34, 38, 42, 58, 90, 106, 109 & 113
  - **Maidstone**  
3 bedroom home  
Plots 12, 13, 17, 18, 21, 22, 47, 48, 52, 53, 63, 64, 68, 69, 70, 73 & 74
  - **Palmerston**  
3 bedroom home  
Plots 15, 16, 50, 51, 61 & 62
  - **Aylton**  
3 bedroom home  
Plots 19, 20, 40, 41, 79 & 80
  - **Buchanan**  
3 bedroom home  
Plots 36, 75, 76, 77, 89 & 92
  - **Collaton**  
3 bedroom home  
Plots 35 & 78
  - **Ennerdale**  
3 bedroom home  
Plots 26, 28, 33, 43, 71, 81, 99 & 107
- BCP Bin Collection Point

- For Sale
- Sold
- Exchanged
- Legally Completed





# THE ALDERNEY

## 4 BEDROOM HOME



- Detached four bedroom home with a garage and two car parking spaces
- Kitchen/family area with French doors leading to the garden
- Separate dining room, ideal for entertaining
- Master bedroom with en suite
- Two storage cupboards on the ground floor



### Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining Room	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

[Approximate dimensions]



### First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1697mm	6'10" x 5'7"

[Approximate dimensions]



# THE MORESBY

## 3 BEDROOM HOME



- Detached three bedroom home with two car parking spaces
- Light-filled kitchen/dining area with French doors leading to the garden
- Master bedroom with en suite
- Family bathroom on the first floor



### Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2933mm	15'6" x 9'7"
WC	1894 x 945mm	6'3" x 3'1"

[Approximate dimensions]



### First Floor

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

[Approximate dimensions]

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



# THE BARTON

## 3 BEDROOM HOME



- Lovely three bedroom home with two car parking spaces
- Spacious living/dining area with French doors leading to the garden
- Light-filled master bedroom
- Two further bedrooms plus family bathroom
- Store cupboard on the ground floor



### Ground Floor

Lounge/Dining	4602 x 4201mm	15'1" x 13'9"
Kitchen	2971 x 2086mm	9'9" x 6'10"
WC	1711 x 898mm	5'7" x 2'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3238 x 4204mm	10'7" x 13'10"
Bedroom 2	2922 x 2328mm	9'7" x 7'8"
Bedroom 3	2871 x 1785mm	9'5" x 5'10"
Bathroom	2193 x 1700mm	7'2" x 5'7"

[Approximate dimensions]



# THE FOLKESTONE

## 3 BEDROOM HOME



- Three bedroom home with two car parking spaces
- Living/dining area with French doors leading to the garden
- Master bedroom with en suite
- Generously sized second bedroom
- Large storage cupboard on the ground floor



### Ground Floor (Door to side)

Living/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	3713 x 2463mm	12'2" x 8'1"
WC	851 x 2047mm	2'10" x 6'9"

[Approximate dimensions]

### Ground Floor End/Mid-terraced (Door to front)

Living/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	3713 x 2463mm	12'2" x 8'1"
WC	1600 x 948mm	5'3" x 3'1"

[Approximate dimensions]



### First Floor

Bedroom 1	4205 x 2597mm	13'10" x 8'6"
En Suite	1325 x 2597mm	4'4" x 8'6"
Bedroom 2	3112 x 2597mm	10'3" x 8'6"
Bedroom 3	2708 x 1913mm	8'11" x 6'3"
Bathroom	2418 x 1913mm	7'11" x 6'3"

[Approximate dimensions]



# THE CHESTER

## 4 BEDROOM HOME



- Detached four bedroom family home with a garage\* and two car parking spaces
- Open-plan kitchen/dining area with French doors leading to the garden
- Master bedroom with en suite
- Generously sized second bedroom
- Storage cupboard on the ground and first floor



### Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	886 x 2164mm	2'11" x 7'1"

[Approximate dimensions]



### First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2836 x 2986mm	9'4" x 9'10"
Bedroom 3	2596 x 2060mm	8'6" x 6'9"
Bedroom 4	2686 x 2562mm	8'10" x 8'5"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]



# THE MAIDSTONE

## 3 BEDROOM HOME



- Three bedroom family home with two car parking spaces
- Kitchen/dining room with French doors leading to the garden
- Separate living room
- Master bedroom with en suite
- Family bathroom on the first floor



### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	944 x 1620mm	3'1" x 5'4"

(Approximate dimensions)

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



### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	2676 x 1918mm	8'9" x 6'4"
Bathroom	1702 x 1918mm	5'7" x 6'4"

(Approximate dimensions)

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



# THE PALMERSTON

## 3 BEDROOM HOME



- Three bedroom family home with two car parking spaces
- Kitchen/dining area with French doors leading to the garden
- Spacious and light-filled living room
- Master bedroom plus two further bedrooms
- Double storage cupboard on the ground floor



### Ground Floor

Lounge	3681 x 4335mm	12'1" x 14'3"
Kitchen/Dining	4590 x 2788mm	15'1" x 9'2"
WC	1875 x 856mm	6'2" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	3700 x 2462mm	12'2" x 8'1"
Bedroom 2	3422 x 2462mm	11'3" x 8'1"
Bedroom 3	2788 x 2041mm	9'2" x 6'8"
Bathroom	2913 x 2041mm	9'7" x 6'8"

(Approximate dimensions)



# THE AYLTON

## 3 BEDROOM HOME



- Well presented three bedroom home with two car parking spaces
- Spacious fitted kitchen with contemporary units
- Living/dining area with French doors leading to the garden
- Double storage cupboard on the ground floor



### Ground Floor

Lounge/Dining	4626 x 4062mm	15'2" x 13'4"
Kitchen	2500 x 3061mm	8'2" x 10'1"
WC	880 x 1663mm	2'11" x 5'5"

[Approximate dimensions]



### First Floor

Bedroom 1	2499 x 3798mm	8'2" x 12'6"
Bedroom 2	2499 x 3325mm	8'2" x 10'11"
Bedroom 3	2039 x 2870mm	6'8" x 9'5"
Bathroom	2039 x 2774mm	6'8" x 9'1"

[Approximate dimensions]



# THE BUCHANAN

## 3 BEDROOM HOME



- Detached three bedroom home with a garage and two car parking spaces
- Open-plan kitchen/dining area
- Separate living room with French doors leading out to the garden
- Spacious master bedroom
- Storage cupboard available on the ground and first floor



### Ground Floor

Lounge	4848 x 3253mm	15'11" x 10'8"
Kitchen/Dining	4858 x 3251mm	15'11" x 10'8"
WC	1746 x 950mm	5'9" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3312 x 3292mm	10'11" x 10'10"
En Suite	2322 x 1468mm	7'7" x 4'10"
Bedroom 2	3413 x 2836mm	11'2" x 9'4"
Bedroom 3	2696 x 2150mm	8'10" x 7'1"
Bathroom	2335 x 1900mm	7'8" x 6'3"

(Approximate dimensions)



# THE COLLATON

## 3 BEDROOM HOME



- Detached three bedroom family home with two car parking spaces
- Open-plan kitchen/dining area with French doors leading to the garden
- Spacious living room filled with natural light
- Master bedroom with en suite
- Generously sized second bedroom



### Ground Floor

Lounge	4100 x 3496mm	13'5" x 11'6"
Kitchen/Dining	5600 x 2795mm	18'4" x 9'2"
Utility	1954 x 905mm	6'5" x 3'0"
WC	1643 x 876mm	5'5" x 2'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3216 x 2818mm	10'7" x 9'3"
En Suite	2020 x 1193mm	6'8" x 3'11"
Bedroom 2	3050 x 2859mm	10'0" x 9'5"
Bedroom 3	2463 x 2857mm	8'1" x 9'4"
Bathroom	2297 x 1901mm	7'6" x 6'3"

[Approximate dimensions]

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



# THE ENNERDALE

## 3 BEDROOM HOME



- Stylish three bedroom family home with two car parking spaces
- Kitchen/dining area with French doors leading to the garden
- Large separate living room
- Master bedroom with en suite
- Family bathroom on the first floor
- Useful storage cupboard available on the ground and first floor



### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



### First Floor

Bedroom 1	4231 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

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



# 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.



## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. 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. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. [Development Name] is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.



# THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)





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