





## 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.







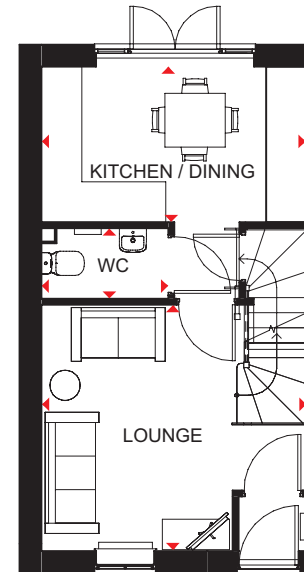
- |                           |                |
|---------------------------|----------------|
| Kenley                    | 2 bedroom home |
| Ellerton                  | 3 bedroom home |
| Maidstone                 | 3 bedroom home |
| Moresby                   | 3 bedroom home |
| Palmerston                | 3 bedroom home |
| Alderney                  | 4 bedroom home |
| Chester                   | 4 bedroom home |
| Radleigh                  | 4 bedroom home |
| Housing Association Homes |                |



## KENLEY

### 2 BEDROOM HOME

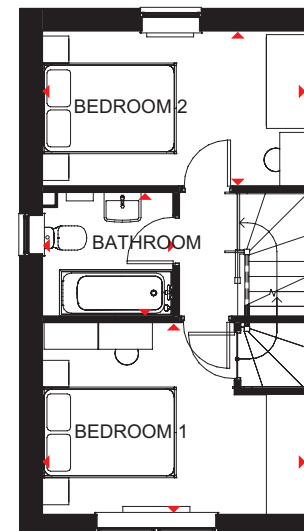
- This modern home has an open-plan kitchen and dining area with French doors opening onto the garden, providing a great place for relaxing and entertaining
- Also on the ground floor, you'll find a spacious lounge, downstairs cloakroom and storage
- Upstairs is the main bedroom with built-in storage, a second double bedroom and a bathroom



#### Ground Floor

Lounge	3942 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3942 x 2315mm	12'11" x 7'7"
WC	1887 x 1050mm	6'2" x 3'5"

(Approximate dimensions)



#### First Floor

Bedroom 1	3942 x 2865mm	12'11" x 9'5"
Bedroom 2	3942 x 2315mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

(Approximate dimensions)

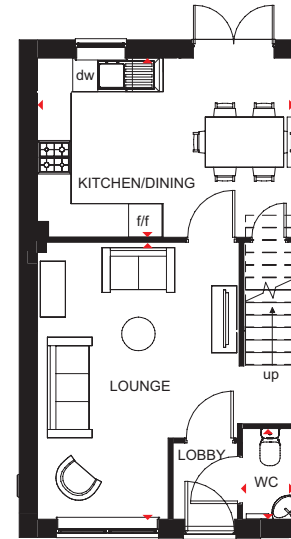
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	◀▶	Dimension location





## MAIDSTONE 3 BEDROOM HOME

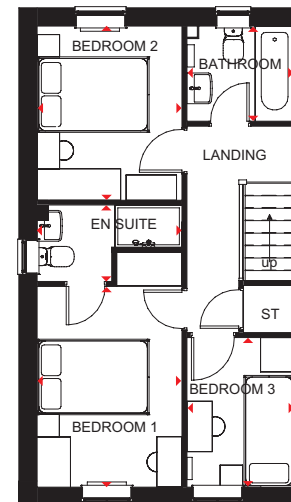
- This three bedroom home has a spacious lounge leading to an open-plan kitchen with dining area and French doors to the garden.
- There's also a downstairs cloakroom and handy understairs storage.
- Upstairs you'll find an en suite main bedroom, a further double bedroom, single bedroom, family bathroom and further storage.



### Ground Floor

Lounge	3604 x 4979mm	11'10" x 16'4"
Kitchen/Dining	4598 x 3203mm	15'1" x 10'6"
WC	1620 x 931mm	5'4" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	4203 x 2594mm	13'9" x 8'6"
En Suite	2594 x 1365mm	8'6" x 4'6"
Bedroom 2	3112 x 2594mm	10'3" x 8'6"
Bedroom 3	1917 x 2675mm	6'3" x 8'9"
Bathroom	1917 x 1702mm	6'3" x 5'7"

(Approximate dimensions)

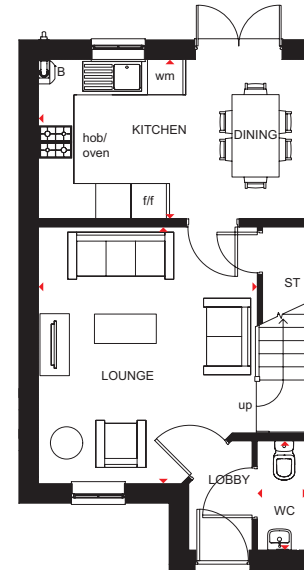
**KEY** ST Store w Wardrobe space  
dw Dishwasher space ◀▶ Dimension location  
f/f Fridge/freezer space



## PALMERSTON

### 3 BEDROOM HOME

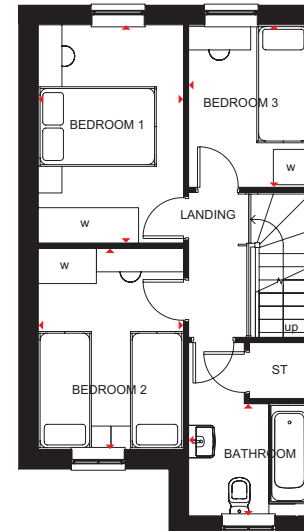
- The Palmerston is an attractive 3 bedroom home.
- Entertain friends and family with an open-plan kitchen diner with French doors to the garden, a comfortable lounge, and a useful downstairs cloakroom.
- Upstairs, you will find 2 double bedrooms and a further single bedroom, a modern family bathroom completes this home.



#### Ground Floor

Lounge	3685 x 4416mm	12'1" x 14'6"
Kitchen/Dining	4590 x 2706mm	15'1" x 8'11"
WC	1956 x 855mm	6'5" x 2'10"

(Approximate dimensions)



#### First Floor

Bedroom 1	3700 x 2461mm	12'2" x 8'1"
Bedroom 2	3422 x 2461mm	11'3" x 8'1"
Bathroom	2040 x 2192mm	6'8" x 7'2"
Bedroom 3	2040 x 2706mm	6'8" x 8'11"

(Approximate dimensions)

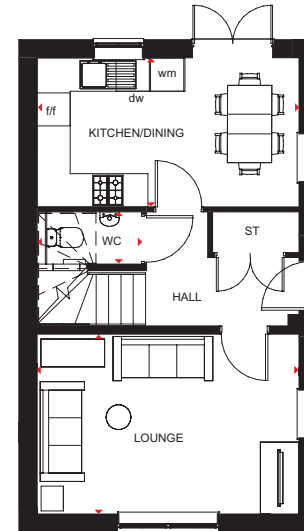
**KEY** B Boiler f/f Fridge/freezer space  
ST Store ◀▶ Dimension location  
wm Washing machine space



## MORESBY

### 3 BEDROOM HOME

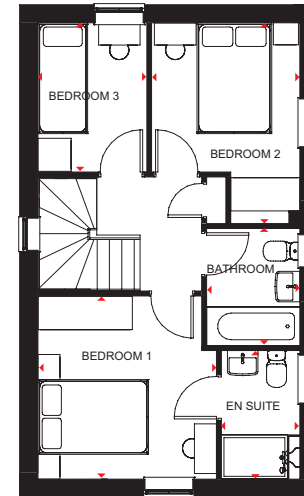
- The Moresby is a spacious three bedroom home with ample storage.
- This home has an open-plan kitchen with French doors to the garden, a spacious lounge and a downstairs cloakroom.
- Upstairs you'll find two double bedrooms, the main with en suite, a single bedroom and a family bathroom.



#### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2693mm	15'6" x 8'10"
WC	945 x 1891mm	3'1" x 6'2"

[Approximate dimensions]



#### First Floor

Bedroom 1	3312 x 3226mm	10'10" x 10'7"
En Suite	2321 x 1420mm	7'7" x 4'8"
Bedroom 2	3627 x 2679mm	10'3" x 8'6"
Bedroom 3	2695 x 1697mm	8'10" x 5'7"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

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

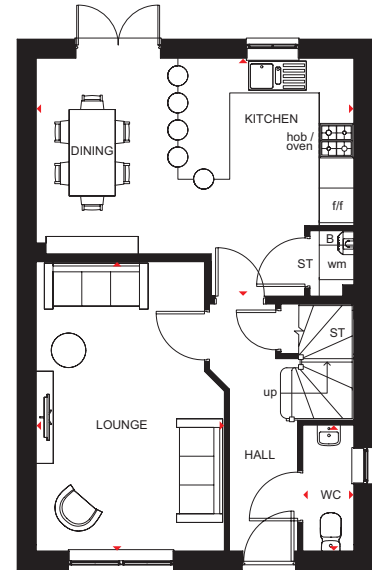




## CHESTER

### 4 BEDROOM HOME

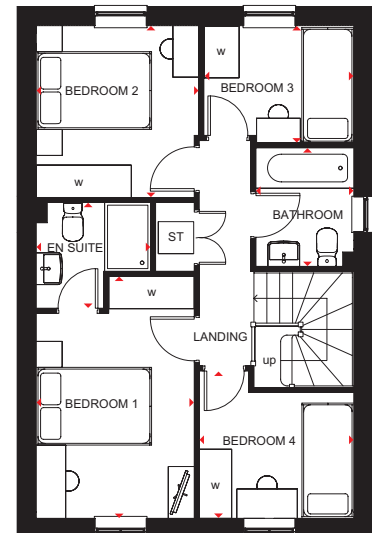
- This family home offers a large kitchen with dining area and French doors, a great hub for both the family and entertaining. There is also a spacious lounge, perfect for relaxing in.
- Upstairs you'll find an en suite main bedroom, a further double bedroom and two single bedrooms, providing flexible space to work from home, and a family bathroom.
- This home comes with a garage and two parking spaces.



#### Ground Floor

Lounge	5026 x 3272mm	16'6" x 10'9"
Kitchen/ Dining Room	5523 x 3385mm	18'1" x 11'1"
WC	2163 x 886mm	7'1" x 2'11"

[Approximate dimensions]



#### First Floor

Bedroom 1	4205 x 2749mm	13'10" x 9'0"
En Suite	1994 x 1828mm	6'7" x 6'0"
Bedroom 2	2985 x 2826mm	9'10" x 9'3"
Bedroom 3	2596 x 2059mm	8'6" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"
Bedroom 4	2686 x 2357mm	8'10" x 7'9"

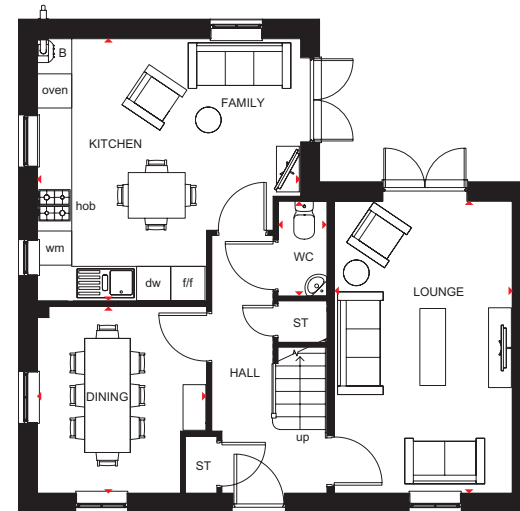
[Approximate dimensions]

<b>KEY</b>	B Boiler	f/f Fridge/freezer space
	ST Store	w Wardrobe space
	wm Washing machine space	♦♦ Dimension location



## ALDERNEY 4 BEDROOM HOME

- The Alderney is a beautifully presented four bedroom detached home.
- The property comprises a spacious lounge with French doors to the rear garden, separate dining room or home office, and open-plan kitchen with a breakfast area.
- The first floor presents four bedrooms, with an en suite to the main and a family bathroom.



### Ground Floor

Lounge	3109 x 5148mm	10'2" x 16'11"
Kitchen/ Family Room	4623 x 4603mm	15'2" x 15'1"
Dinning Room	2972 x 3307mm	9'9" x 10'10"
WC	852 x 1675mm	2'10" x 5'6"

(Approximate dimensions)



### First Floor

Bedroom 1	4623 x 3103mm	15'2" x 10'2"
En Suite	1199 x 2075mm	3'11" x 6'10"
Bedroom 2	3978 x 4523mm	13'1" x 14'10"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2162 x 2275mm	7'1" x 7'6"
Bathroom	1702 x 2075mm	5'7" x 6'10"

(Approximate dimensions)

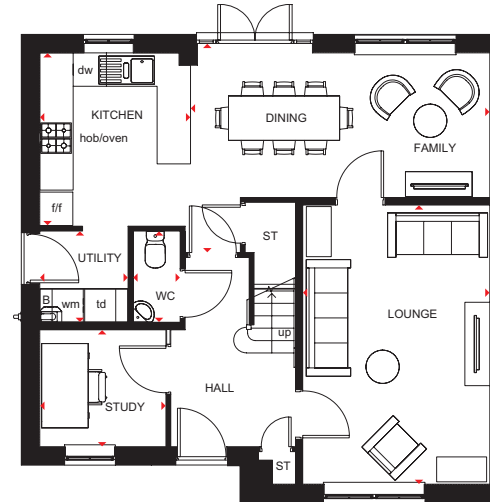
<b>KEY</b>	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	t/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead Store	dw Dishwasher space	



## RADLEIGH

### 4 BEDROOM HOME

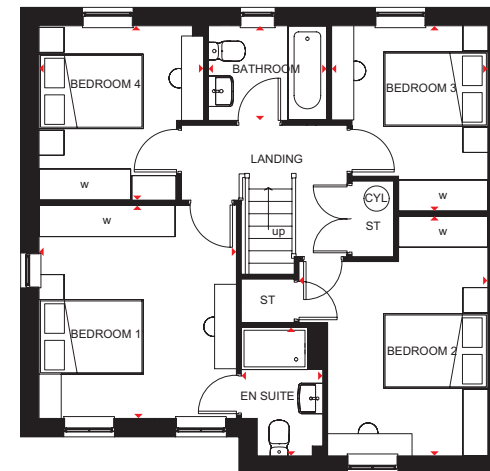
- A bright and airy family home.
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room.
- A spacious lounge and separate study are also on the ground floor.
- Upstairs are four double bedrooms, the main bedroom with en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



#### Ground Floor

Lounge	3360 x 5046mm	11'0" x 16'7"
Breakfast/ Dining/Family	5260 x 2638mm	17'3" x 8'8"
Kitchen	2855 x 3108mm	9'4" x 10'2"
Utility	1592 x 1655mm	5'3" x 5'5"
WC	1655 x 850mm	5'5" x 2'9"
Study	2157 x 2273mm	7'1" x 7'5"

(Approximate dimensions)



#### First Floor

Bedroom 1	3556 x 3857mm	11'8" x 12'8"
En Suite	2286 x 1465mm	7'6" x 4'10"
Bedroom 2	3422 x 2824mm	11'3" x 9'3"
Bedroom 3	3349 x 2706mm	11'0" x 8'11"
Bathroom	2137 x 1698mm	7'0" x 5'7"
Bedroom 4	3151 x 2973mm	10'4" x 9'9"

(Approximate dimensions)

**KEY** ST Store  
CYL Cylinder  
◄► 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 that 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 that 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<sup>\*\*\*</sup> 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<sup>\*\*\*</sup> per year on your energy bill.

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



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# BARRATT HOMES HISTORY

## LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



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# 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/>







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