

**INSPIRED**  
- REDROW -

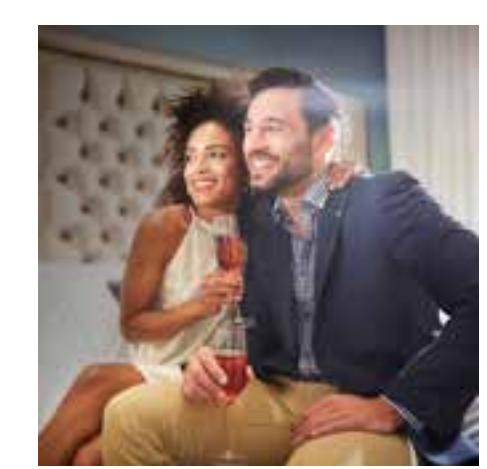
# THE LAKES AT STONEHAVENPARK

EBBSFLEET VALLEY, KENT





# WELCOME TO THE LAKES AT STONEHAVEN PARK



## COLLECTION OF 3 & 4 BEDROOM HOMES IN ALKDERDEN VILLAGE IN EBBSFLEET.

The Lakes at Stonehaven Park will offer home owners of all kinds the very best in modern living. These stunning 3 & 4 bedroom homes will form part of the wider Ebbsfleet Garden City and once completed will be one of the most vibrant areas in the South East. With good schools and excellent transport links too, The Lakes at Stonehaven Park will offer a higher quality of life.





## AN INSPIRED NEW HOME

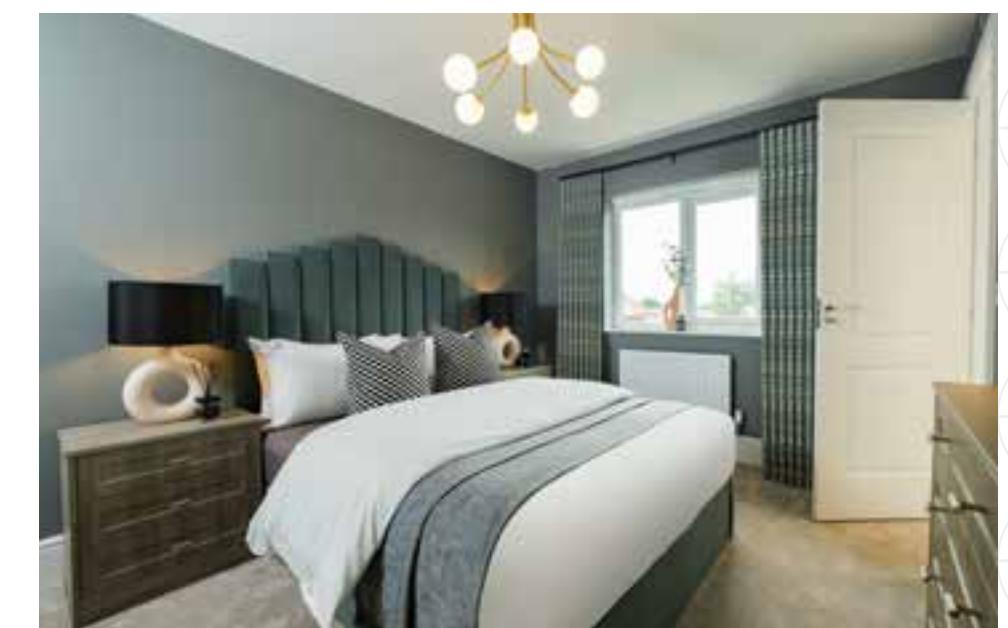
Explore what makes this  
collection so unique

This exciting new development situated in the heart of the garden city features an impressive collection of modern 3 & 4 bedroom homes, combined with a friendly atmosphere that complements the calming and natural surroundings, The Lakes at Stonehaven Park is surely not one to be missed.

# WHAT MAKES THIS COLLECTION SO UNIQUE?

The Lakes at Stonehaven Park forms part of the collective development known as Whitecliffe at Alkerden Village in Ebbsfleet. A collection of some 90 homes with plans for a market centre focal point comprising commercial, retail and community facilities, including public open spaces, a purpose built supermarket, an education campus, community buildings and sports facilities. An urban park will connect the cliffs to the south of the Quarry

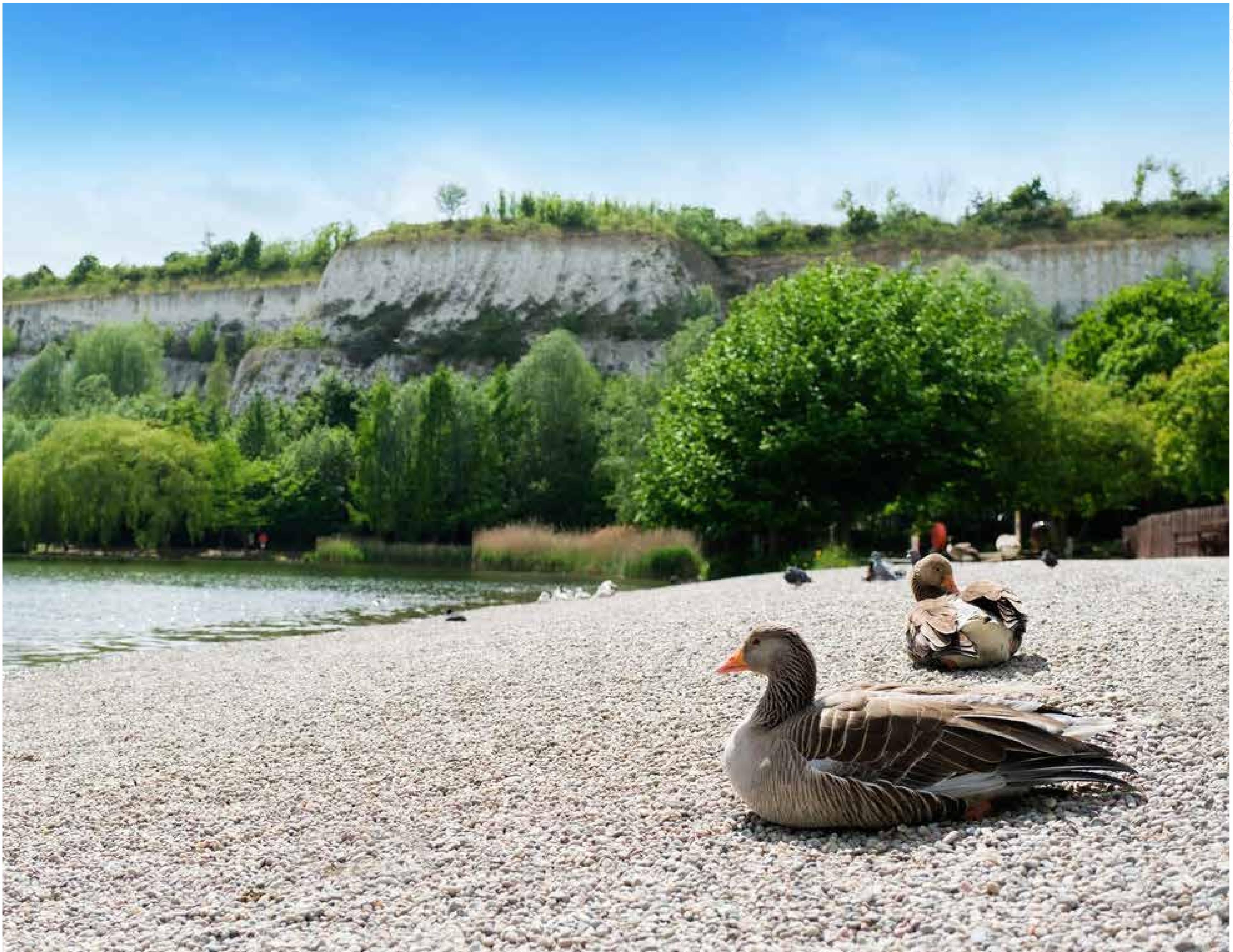
to Craylands Gorge in the north, providing access to a variety of landscapes with both recreational and ecological benefits, and a series of lakes will provide a stunning wetland habitat. With a friendly ambience that complements the natural, charming surroundings, The Lakes at Stonehaven Park looks set to become one of Redrow's most popular developments to date.





## ENJOY THE AREA

The development is close to an abundance of other local amenities with the iconic Bluewater Shopping Centre just a short car journey away. This spectacular attraction has more than 300 outlets, including an A to Z of household name stores, with a good number of cafés, coffee shops and restaurants too. Film fans can also catch all the latest blockbusters at the centre's 10-screen cinema.

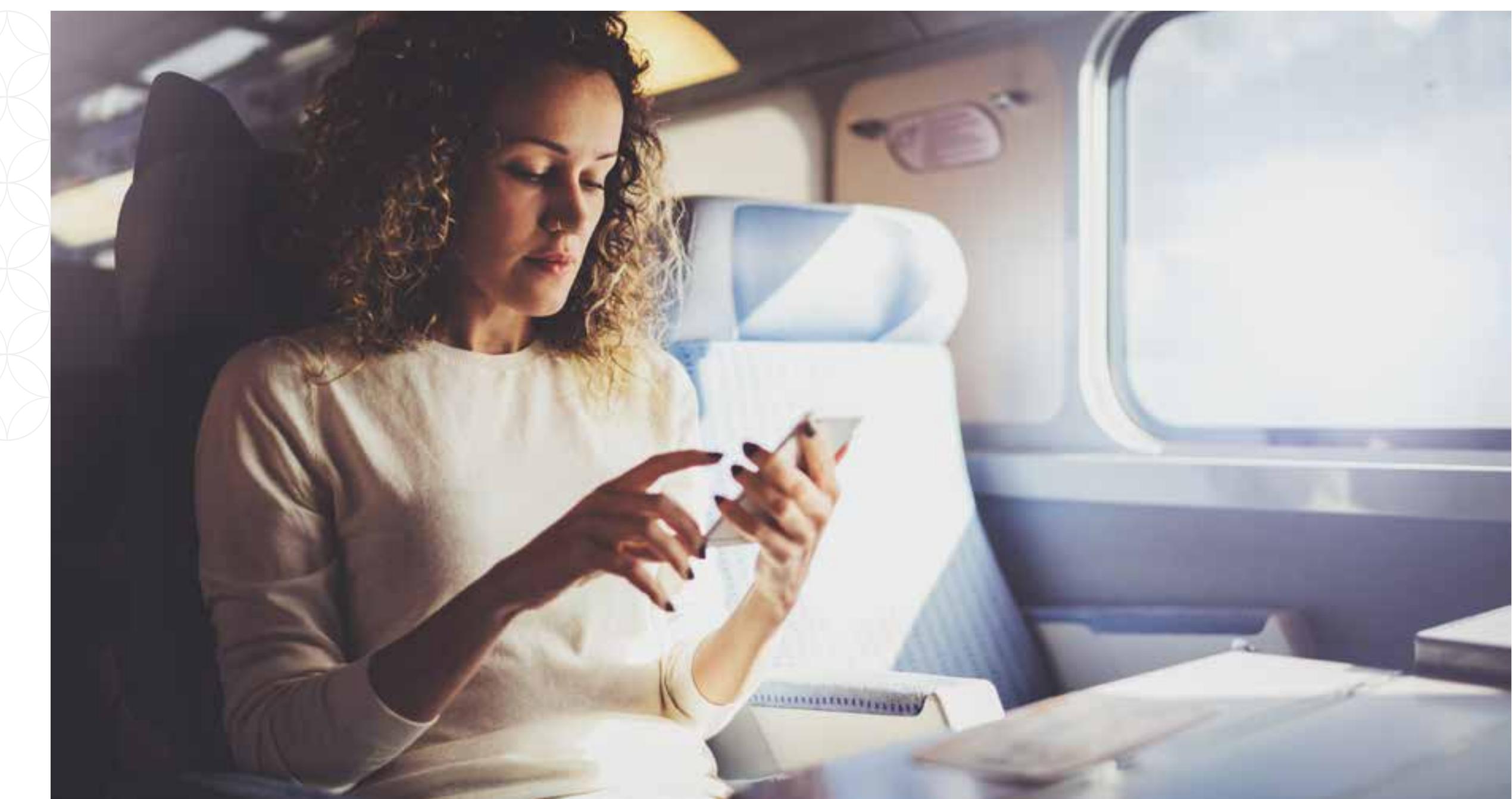
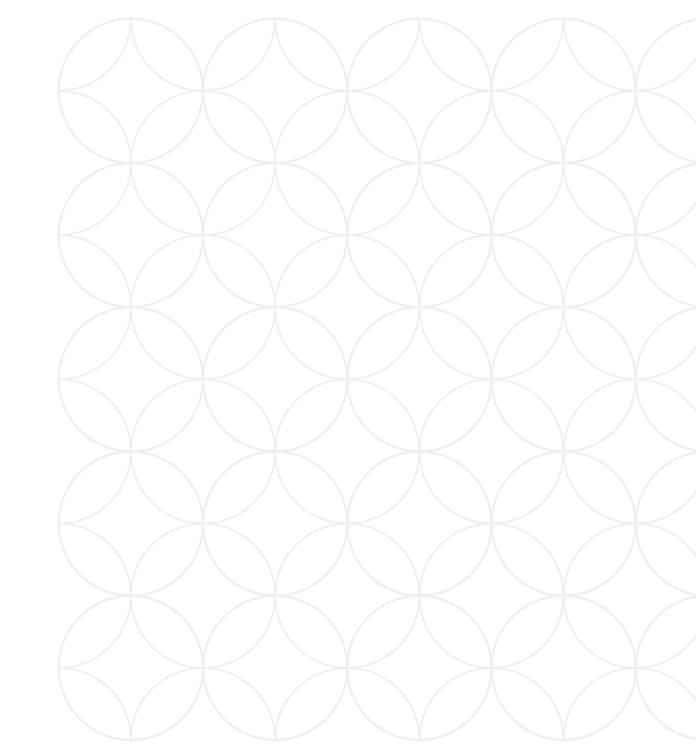


## ENJOY AN ACTIVE LIFESTYLE

Those who enjoy spending time outdoors will feel right at home, with the amazing number of green open spaces, parkland, picturesque white cliffs, and a series of lakes right on your door step.

# OPPORTUNITIES FOR LEARNING

Parents of growing families will be pleased to find education options for youngsters of all ages close to The Lakes at Stonehaven Park. The Alkerden Education Campus will be located in the heart of Ebbsfleet Garden City and will have a primary and secondary school, lying in extensive grounds with five football pitch-sized playing fields. There are several other primary schools nearby with the Cherry Orchard Primary School and the new Ebbsfleet Green Primary school which opened in September 21. There is also the Manor Community Primary School which also has an adjoining nursery, while Ebbsfleet Academy is a secondary school catering for children from Year 7 upwards.



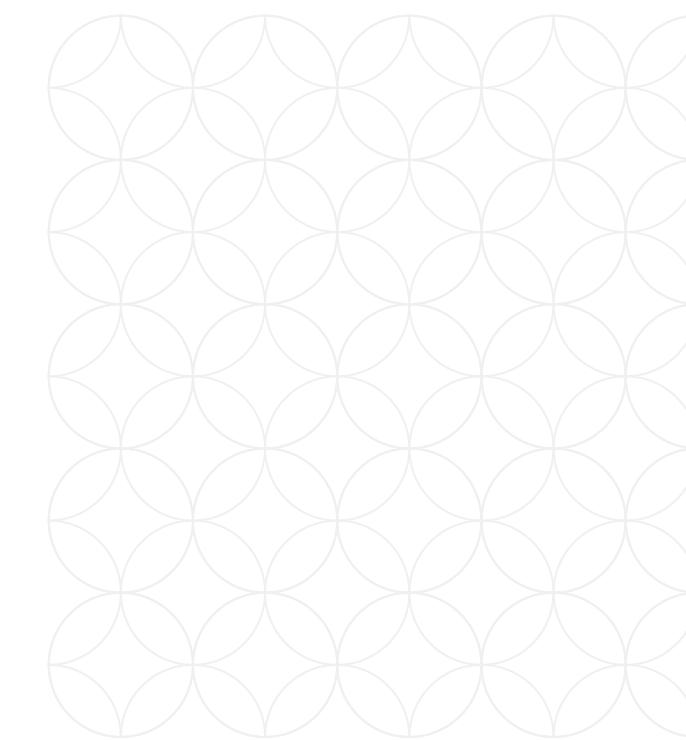
# GETTING AROUND

Set mainly in the borough of Dartford and offering fantastic transport links for commuters. Both the road and rail connections from your new home in Greenhithe are excellent. In less than 20 minutes from Ebbsfleet International train station you could be at London St Pancras. You could also reach Charing Cross from Northfleet train station in about 57 minutes. If travelling by car, the A2 and M25 are nearby. The Lakes at Stonehaven Park will also offer a Fastrack bus service, providing transport from the site to Ebbsfleet International, Bluewater and other local destinations.



# WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **The Lakes at Stonehaven Park**.

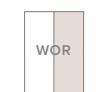
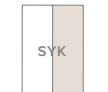


# SO YOU GET MORE OUT

- Public Green Space
- Cycle Path
- Trim Trail
- Green Corridor

# EXPLORE THE LAKES AT STONEHAVEN PARK

## KEY

 WOR	WORDSWORTH 3 BEDROOM DETACHED HOME
 HEP	HEPWORTH 4 BEDROOM DETACHED HOME
 SYK	SYKES 4 BEDROOM DETACHED HOME
 HEP A	HEPWORTH A 4 BEDROOM DETACHED HOME
 CAR	CARROLL 4 BEDROOM DETACHED HOME

V - Visitor Parking  
BCP - Bin Collection Point  
CP - Carport



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.

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# THE CARROL

FOUR BEDROOM DETACHED HOME

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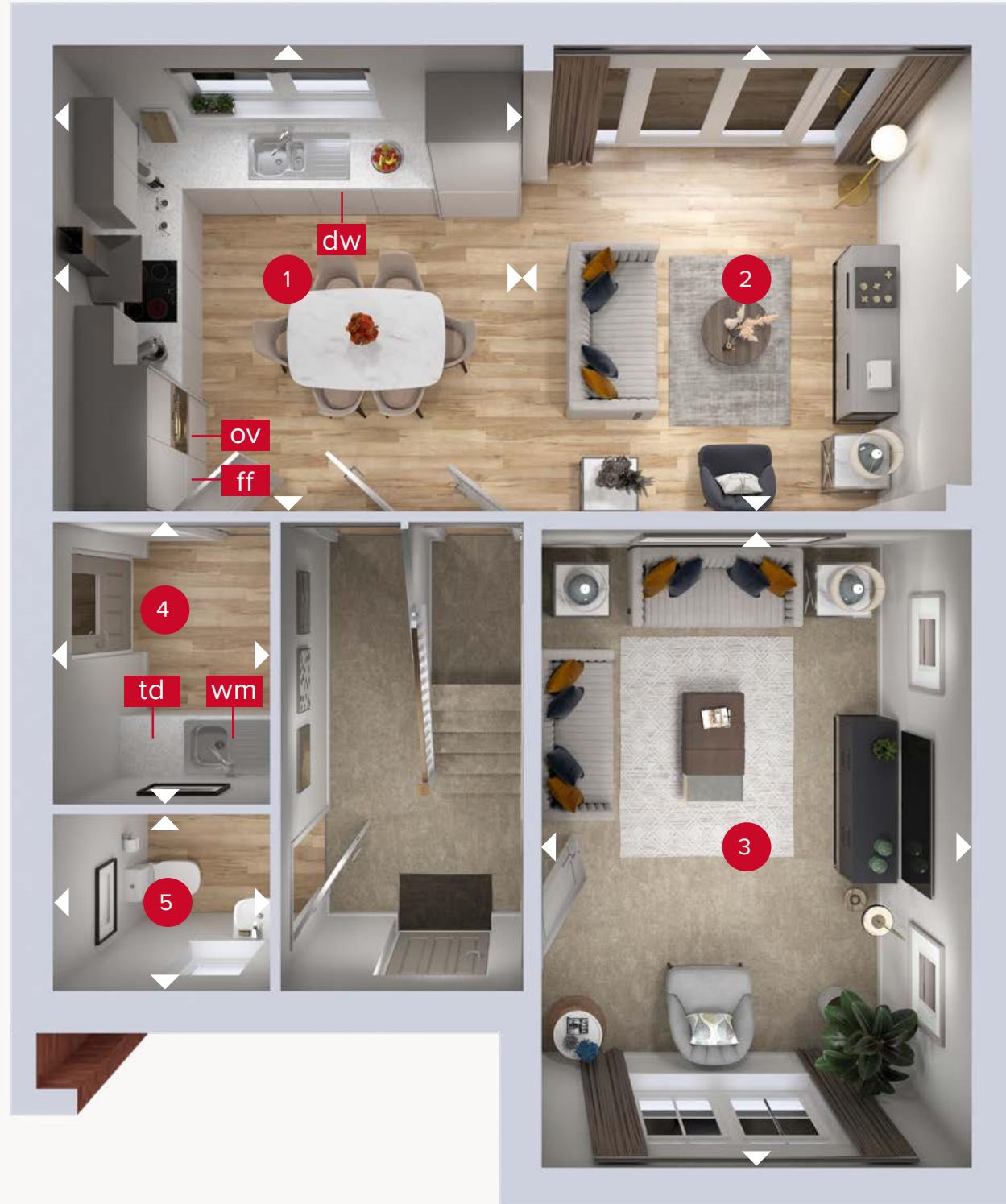
# THE CARROL

## GROUND FLOOR

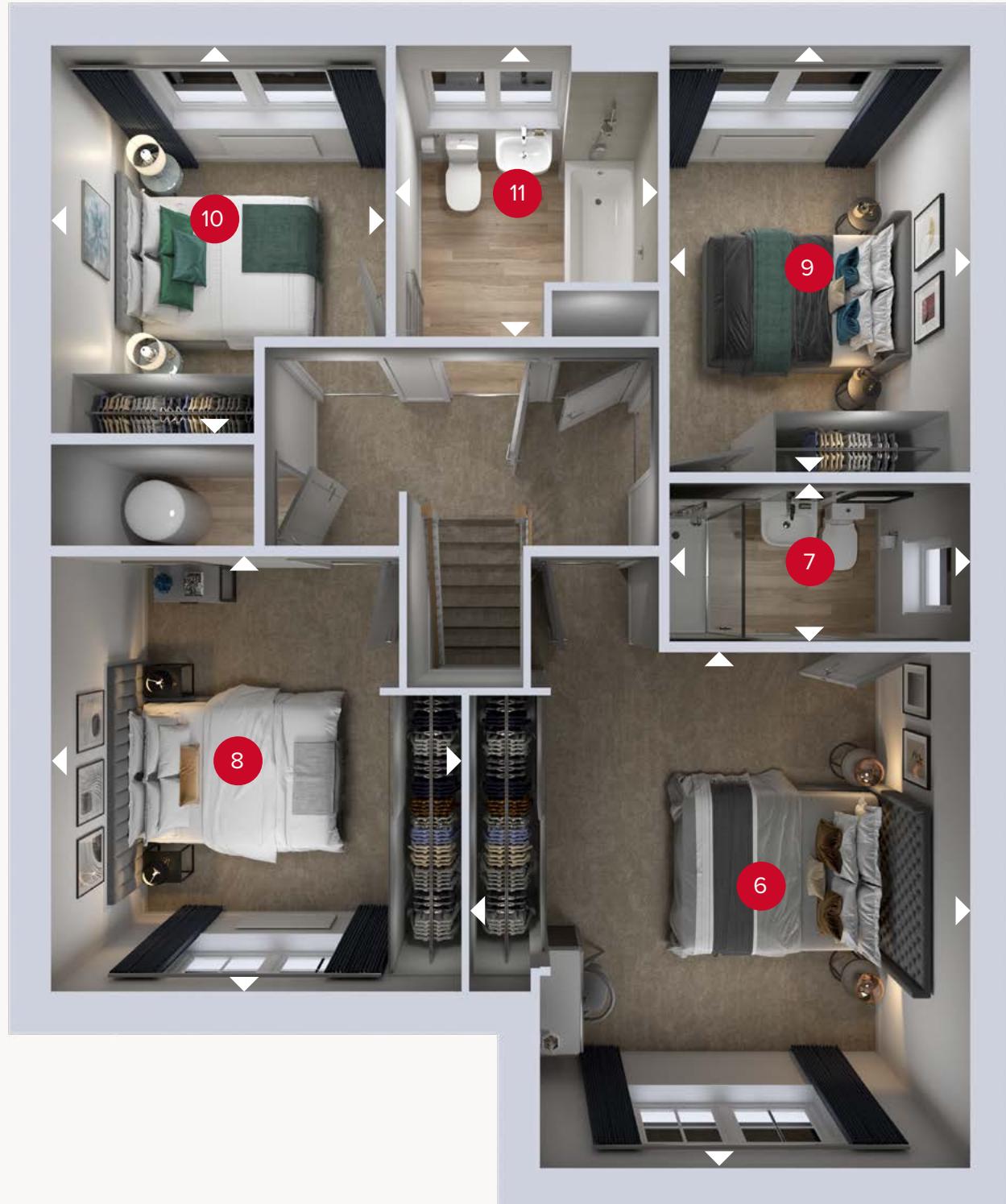
1	Kitchen	12'9" x 12'8"	3.89 x 3.87m
2	Family/Dining	12'9" x 12'3"	3.87 x 3.73 m
3	Lounge	17'4" x 11'8"	5.29 x 3.57 m
4	Utility	7'8" x 5'11"	2.33 x 1.80 m
5	Cloaks	6'11" x 4'9"	1.80 x 1.45 m

## FIRST FLOOR

6	Bedroom 1	14'0" x 13'7"	4.28 x 4.14 m
7	En-suite	8'4" x 4'3"	2.53 x 1.30 m
8	Bedroom 2	11'10" x 11'1"	3.61 x 3.39 m
9	Bedroom 3	11'7" x 8'2"	3.53 x 2.49 m
10	Bedroom 4	10'7" x 9'1"	3.22 x 2.76 m
11	Bathroom	7'11" x 7'1"	2.41 x 2.15 m



GROUND FLOOR



FIRST FLOOR



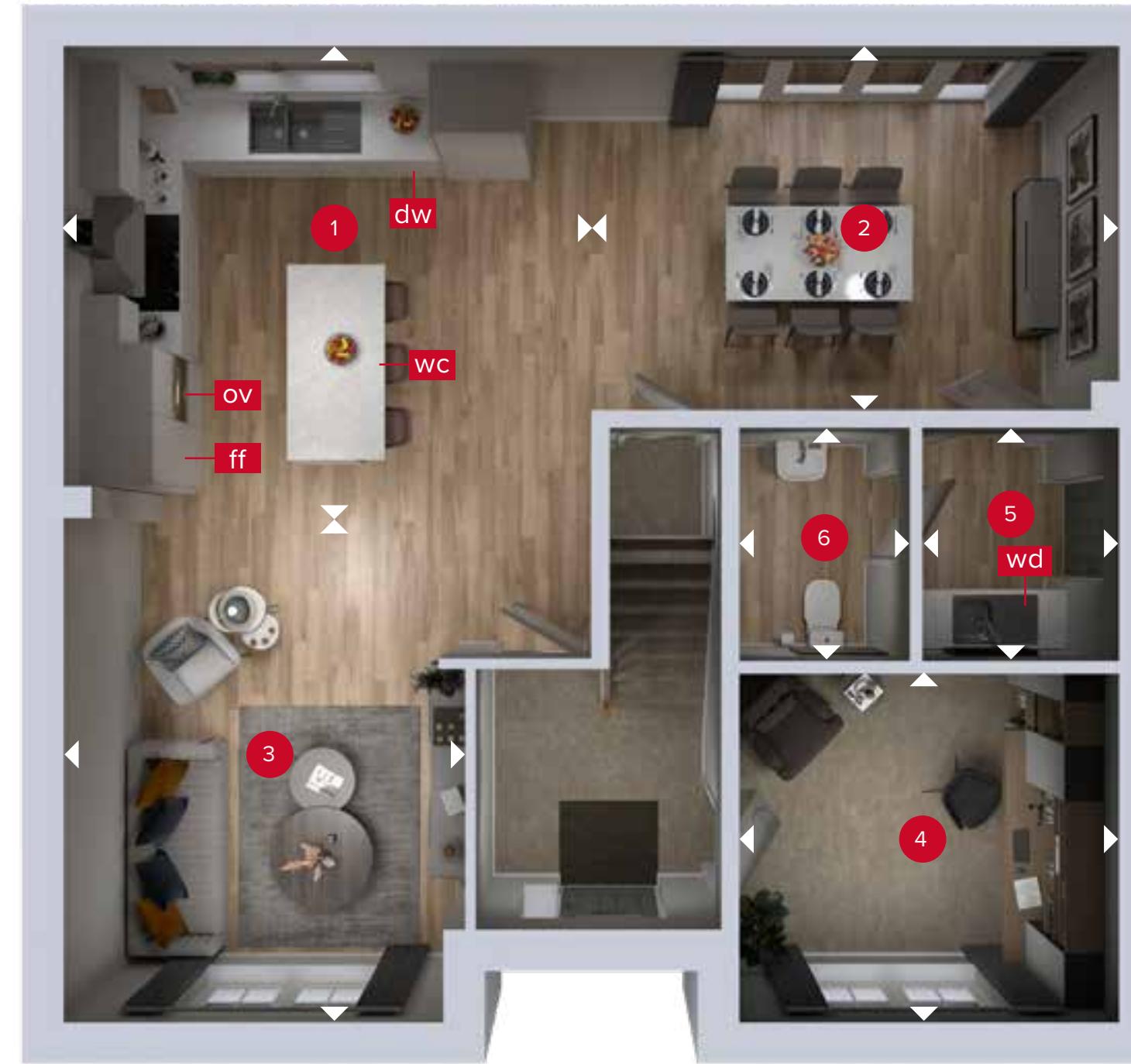
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# THE HEPWORTH

FOUR BEDROOM DETACHED HOME

 REDROW



GROUND FLOOR

Additional windows to plot 273.



FIRST FLOOR

# THE HEPWORTH

## GROUND FLOOR

1	Kitchen	12'9" x 12'3"	3.89 x 3.72 m
2	Dining	16'8" x 10'2"	5.08 x 3.09 m
3	Lounge	15'0" x 11'2"	4.56 x 3.41 m
4	Study	10'7" x 9'9"	3.23 x 2.96 m
5	Utility	6'6" x 5'6"	1.98 x 1.67 m
6	Cloaks	6'6" x 4'9"	1.98 x 1.45 m

## FIRST FLOOR

7	Bedroom 1	11'4" x 11'4"	3.46 x 3.45 m
8	Dressing	8'1" x 5'7"	2.46 x 2.08 m
9	En-suite	8'2" x 5'7"	2.48 x 1.71 m
10	Bedroom 2	11'11" x 10'7"	3.63 x 3.23 m
11	Bedroom 3	17'8" x 7'5"	5.40 x 2.27 m
12	Bedroom 4	11'4" x 9'8"	3.45 x 2.95 m
13	Bathroom	7'2" x 7'1"	2.19 x 2.17 m



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# THE HEPWORTH A

FOUR BEDROOM DETACHED HOME

 REDROW



GROUND FLOOR



FIRST FLOOR

# THE HEPWORTH A

## GROUND FLOOR

1	Kitchen	12'9" x 12'3"	3.89 x 3.72 m
2	Dining	16'8" x 10'2"	5.08 x 3.09 m
3	Lounge	15'0" x 11'11"	4.56 x 3.64 m
4	Study	10'7" x 9'9"	3.23 x 2.96 m
5	Utility	6'6" x 5'6"	1.98 x 1.67 m
6	Cloaks	6'6" x 4'9"	1.98 x 1.45 m

## FIRST FLOOR

7	Bedroom 1	12'0" x 12'1"	3.66 x 3.68 m
8	Dressing	8'1" x 5'7"	2.46 x 2.08 m
9	En-suite	8'10" x 4'11"	2.71 x 1.51 m
10	Bedroom 2	11'11" x 10'7"	3.63 x 3.23 m
11	Bedroom 3	17'8" x 7'5"	5.40 x 2.27 m
12	Bedroom 4	11'4" x 9'8"	3.45 x 2.95 m
13	Bathroom	7'2" x 7'1"	2.19 x 2.17 m



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# THE SYKES

FOUR BEDROOM DETACHED HOME

 **REDROW**

# THE SYKES

## GROUND FLOOR

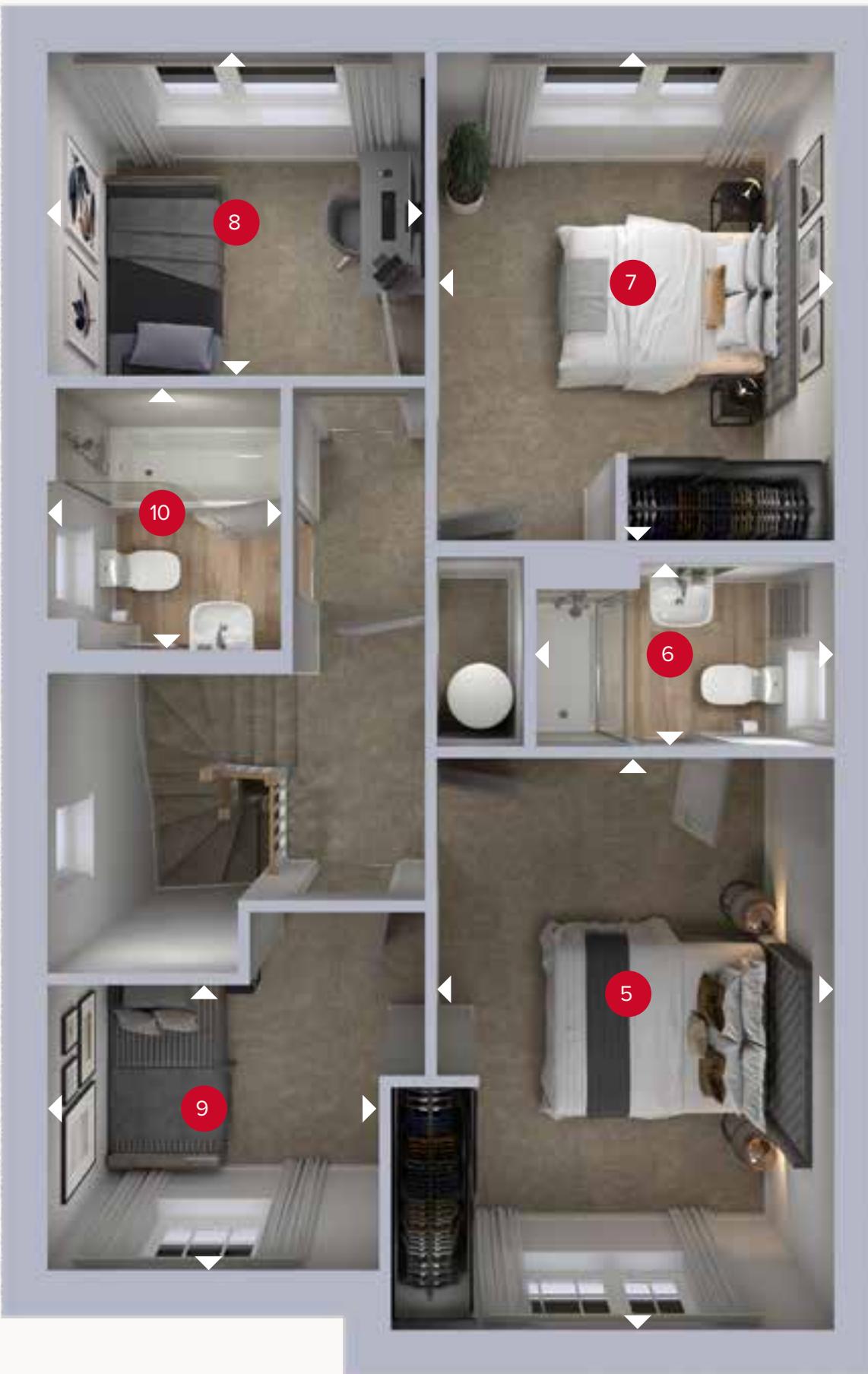
1	Family/Kitchen Dining	19'5" x 14'11"	5.93 x 4.53 m
2	Lounge	16'3" x 10'11"	4.96 x 3.34 m
3	Laundry	3'0" x 2'11"	0.91 x 0.90 m
4	Cloaks	5'11" x 3'0"	1.82 x 0.93 m

## FIRST FLOOR

5	Bedroom 1	14'2" x 10'11"	4.32 x 3.34 m
6	En-suite	7'5" x 4'7"	2.25 x 1.39 m
7	Bedroom 2	12'1" x 9'10"	3.69 x 3.00 m
8	Bedroom 3	9'4" x 8'0"	2.85 x 2.44 m
9	Bedroom 4	8'2" x 7'1"	2.50 x 2.15 m
10	Bathroom	6'6" x 5'9"	1.98 x 1.76 m



GROUND FLOOR



FIRST FLOOR



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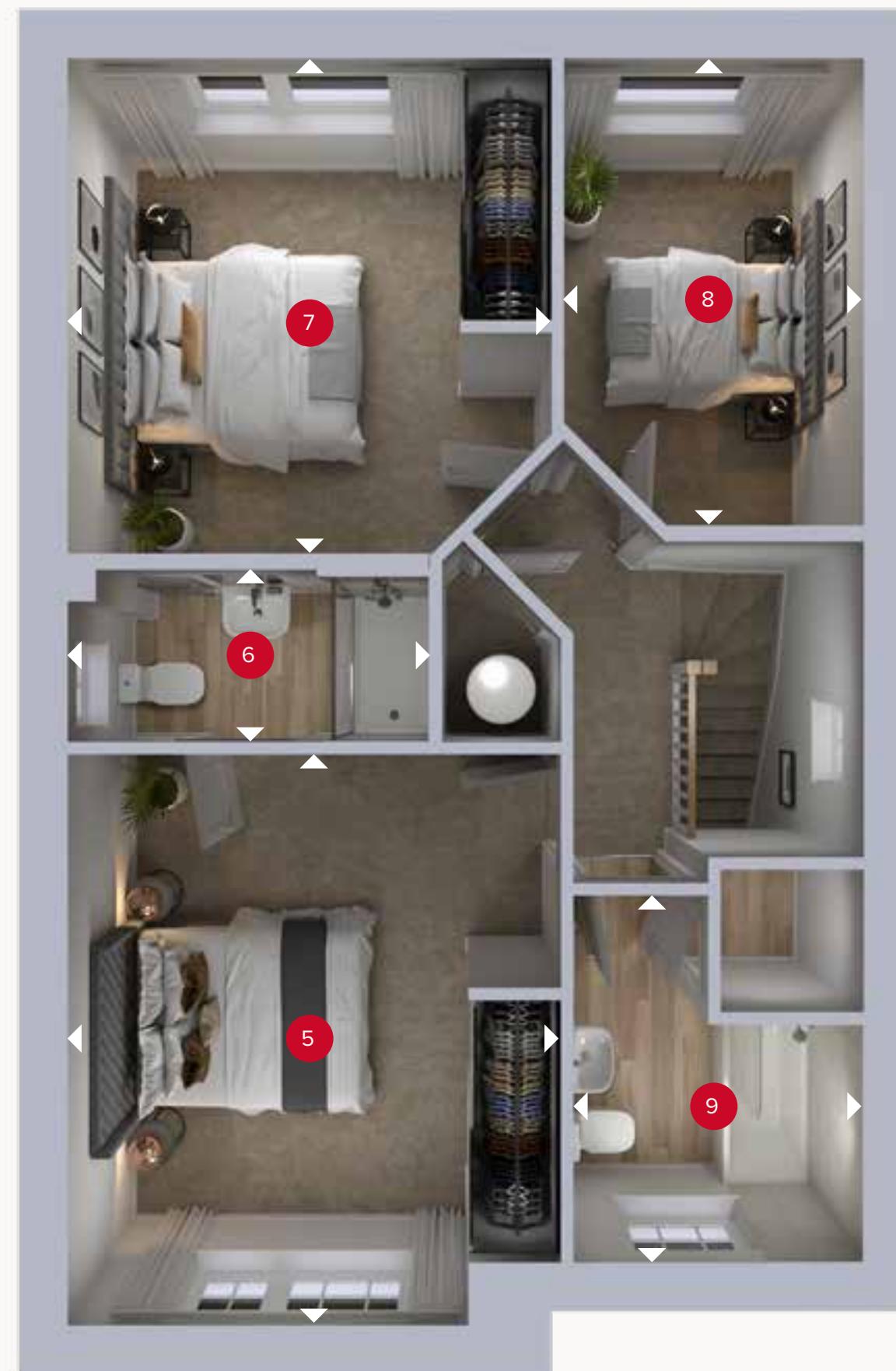
# THE WORDSWORTH

THREE BEDROOM DETACHED HOME

 REDROW



GROUND FLOOR



FIRST FLOOR

# THE WORDSWORTH

## GROUND FLOOR

1	Kitchen/Dining	18'9" x 12'5"	5.70 x 3.78 m
2	Lounge	16'11" x 11'6"	5.15 x 3.49 m
3	Laundry	2'6" x 2'7"	0.87 x 0.76 m
4	Cloaks	5'5" x 3'2"	1.66 x 0.96 m

## FIRST FLOOR

5	Bedroom 1	13'5" x 11'7"	4.09 x 3.54 m
6	En-suite	8'6" x 4'1"	2.59 x 1.24 m
7	Bedroom 2	11'8" x 11'5"	3.55 x 3.47 m
8	Bedroom 3	11'0" x 7'0"	3.35 x 2.15 m
9	Bathroom	8'8" x 6'10"	2.63 x 2.08 m

# SKILFUL EXECUTION

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Quality is never an accident, it is always the result of high attention to detail, it represents the wise choice of many alternatives



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# THE LAKES AT STONEHAVEN PARK HOUSE SPECIFICATION



## INTERIOR

### Staircase

White emulsion paint finish. Refer to Sales Consultant for details.

### Walls

White emulsion paint finish. Refer to Sales Consultant for details.

### Ceilings

Flat finish with white emulsion paint decoration.

### Internal Doors

Linear 5 panel door finished in a smooth satin white.

### Internal Door Furniture

Polished Satin combination chrome effect lever handle on square rose plate.

### TV Point

TV points shall be situated in the lounge, bedroom 1 and, where applicable the family area/study - please see sales consultant for further information

### Central Heating

Air Source Heat Pump - Refer to Sales Consultant for details.

### Underfloor Heating

Within screeded floors on ground level

### Radiators

Myson radiators to upper floors.

### Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

### Wardrobe

As standard to houses over 1600 sq ft (bedroom 1 only).



## PLAN YOUR DREAM HOME



### KITCHEN & UTILITY

#### Kitchen Styles

Exclusive kitchen designs available - please speak to a Sales Consultant for details. Subject to build stage.

#### Upstand

To match above worktops with stainless steel splashback behind hob.

#### Under Wall Unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

#### Sink

Double bowl to homes over 1500 sq ft. Bowl and a half to homes under 1500 sq ft with mixer tap. Single bowl sink to utility room.

Please refer to drawing for details.

#### Appliances AEG / Electrolux

Hob 80cm with multiple heat zones to homes over 1500 sq ft  
60cm to homes below 1500 sq ft  
Double oven  
LED light integrated extractor hood  
Integrated 50/50 fridge/freezer.

OUR LUXURY  
SPECIFICATIONS  
ARE CAREFULLY  
CONSIDERED  
**AND BEAUTIFULLY  
DESIGNED TO MAKE  
THE MOST OF YOUR  
NEW HOME**

### BATHROOM, EN-SUITE & CLOAKROOM



**Bathroom, En-suite & Cloakroom**  
Ideal Standard in white finish.

**Bathroom / En-suite & Cloakroom Basin**  
Ideal Standard or corner basin with chrome trap.  
Please refer to drawings to confirm basin design.

**WC**  
Ideal Standard close coupled back-to-wall pan  
with Arc dual flush cistern.

**Bath**  
Tempo Arc bath with Meridian Isocore bath panel.

**Brassware**  
Ideal Standard single lever tap.

**Wall Tiles**  
Choice of wall tile to splash back area and full height  
tiling to surrounding shower and bath enclosures  
where shower is over a bath only. Refer to Sales  
Consultant for details, subject to build stage.

**Towel Warmer**  
Dual fuel.

**Shower Over Bath**  
Shower valve and screen to be provided above  
bath where there is no separate shower enclosure  
in the bathroom.

**Shower Valve**  
Aqualisa shower valve.

**Shaver Sockets**  
In bathroom and en-suite where applicable.

**Mirrors**  
To be fitted above bathroom and en-suite wash  
basins where applicable. See Sales Consultant  
for details



## EXTERIOR

### External Doors

#### Front

GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be upvc. Finished in grey externally and white internally.

#### Rear

GRP door with patterned obscured glass, finished grey externally and white internally.

### Security

Multi point locking system to front and rear doors of house.

### External Front Lights

Decorative LED exterior Cube wall light

### Garage

To specific plots, see Sales Consultant for more information.

### Garage Doors

Finesse style steel up & over to front. Door finish to be painted to match front door colour.

### Power to Garage

Double power point and lighting to car port, integral garage and detached garage that lies within the curtilage of the property.

### Car Charging Points

Car Chargers to every home - see Sales Consultant for details and location.

### Solar PV Panels

Fitted to specific plots – see Sales Consultant for details.

### Garden

External Fencing – Refer to layouts.

### External Fencing / Gates

Side & Rear – Vertical boarding 1.8m high.

Gate – 1.8m High timber gate.

Paving – Buff riven faced flags as indicated on drawing.

Turfing – Turf to front gardens. Turf to rear garden to houses over 1600 sq ft. Refer to layout or Sales Consultant for landscaping details.

Top Soil – To rear gardens for homes under 1600 sq ft.

Outside Tap – Refer to drawing for location.

# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





# THE LAKES AT STONEHAVENPARK

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CASTLE HILL DRIVE, EBBSFLEET VALLEY, SWANSCOMBE, KENT, DA10 1EX

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