

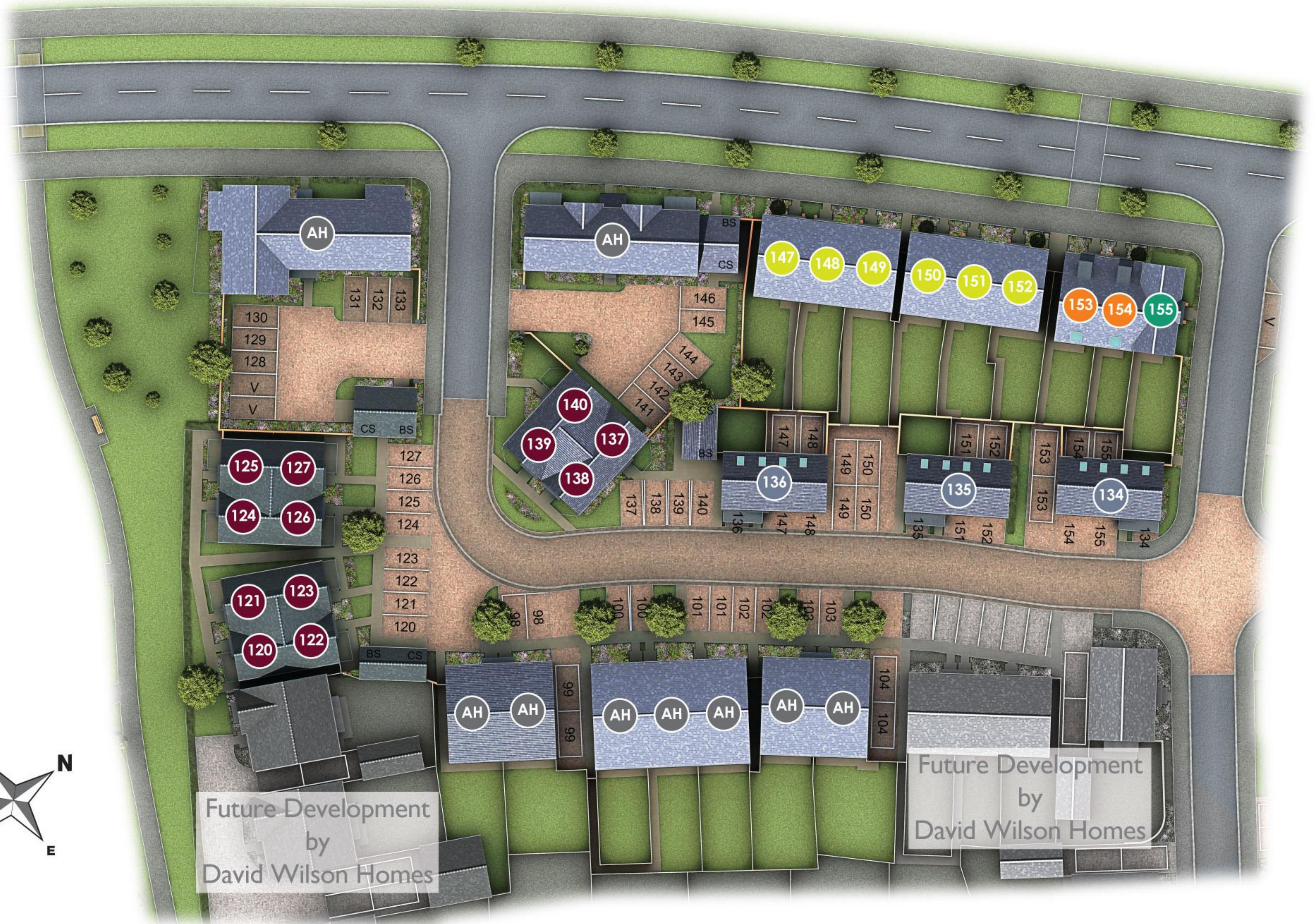
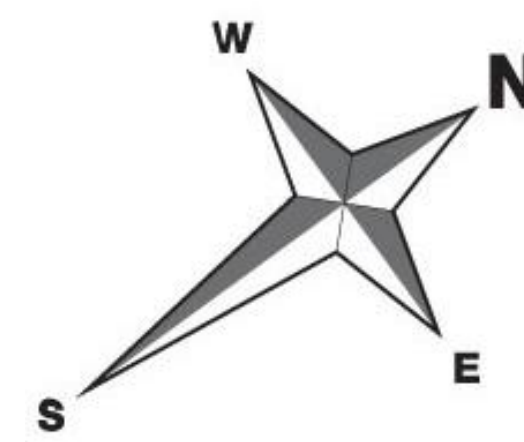
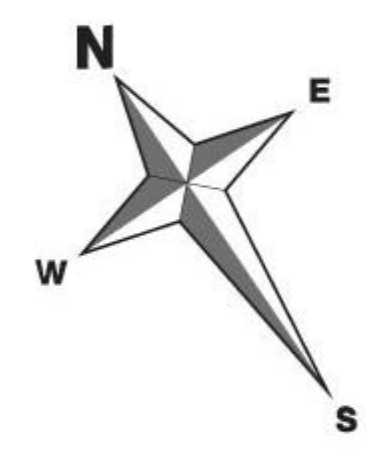
WINTRINGHAM

ST NEOTS

WELCOME TO WINTRINGHAM

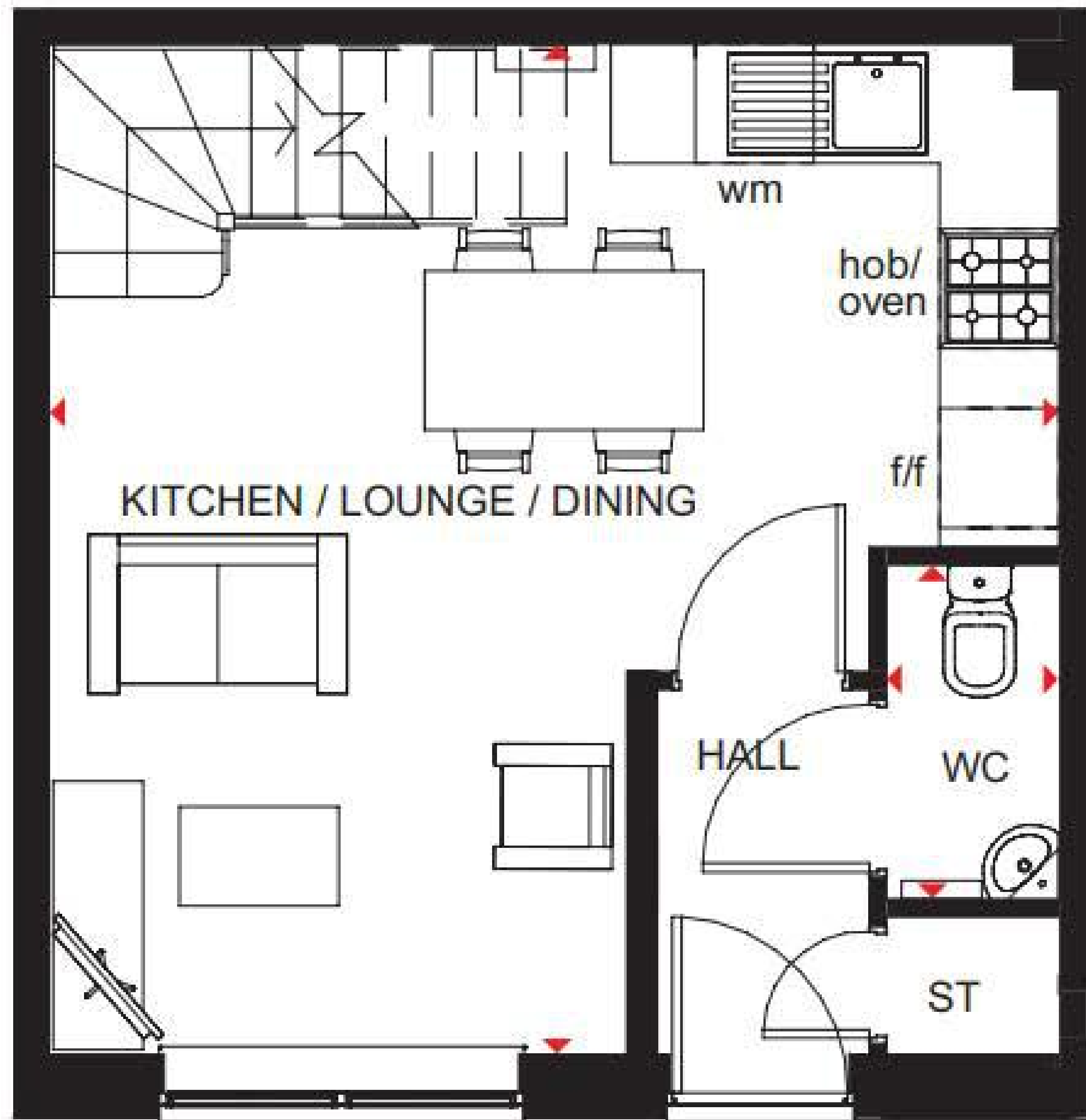
Wintringham, St. Neots offers a range of 1 to 4-bedroom new homes set amongst 46 acres of green open space, including a 9km cycling and walking route surrounding the development. Wintringham boasts unrivalled transport links. With St. Neots train station just a 7-minute walk away, you can arrive in London in less than 40 minutes. St. Neots town centre, and the A1, A14 and A428, are within close reach by a short drive. Commuting and travelling from your home has never been easier.

Discover Wintringham



- | | | | | | |
|-------------------|----------------|--------------|----------------|---------------------------|----------------|
| ● Severn | 1 bedroom home | ● Moresby | 3 bedroom home | ● Millfield | 4 bedroom home |
| ● Washington mews | 2 bedroom home | ● Buchanan | 3 bedroom home | ● Radleigh | 4 bedroom home |
| ● Kenley | 2 bedroom home | ● Kingsville | 3 bedroom home | ● AH Affordable Housing | |
| ● Alverton | 2 bedroom home | ● Brentford | 3 bedroom home | BCP Bin Collection Point | |
| ● Maidstone | 3 bedroom home | ● Chester | 3 bedroom home | ● V Visitor Parking Space | |
| ● Ellerton | 3 bedroom home | ● Hesketh | 4 bedroom home | | |





Ground Floor

Kitchen/dining/lounge	5058 x 2962 mm	16'5" x 9'7"
W.C	867 x 1624 mm	2'8" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	2598 x 3797 mm	8'5" x 12'4"
Study	2372 x 2066 mm	7'7" x 6'7"
Shower room	1388 x 2092 mm	4'5" x 6'8"

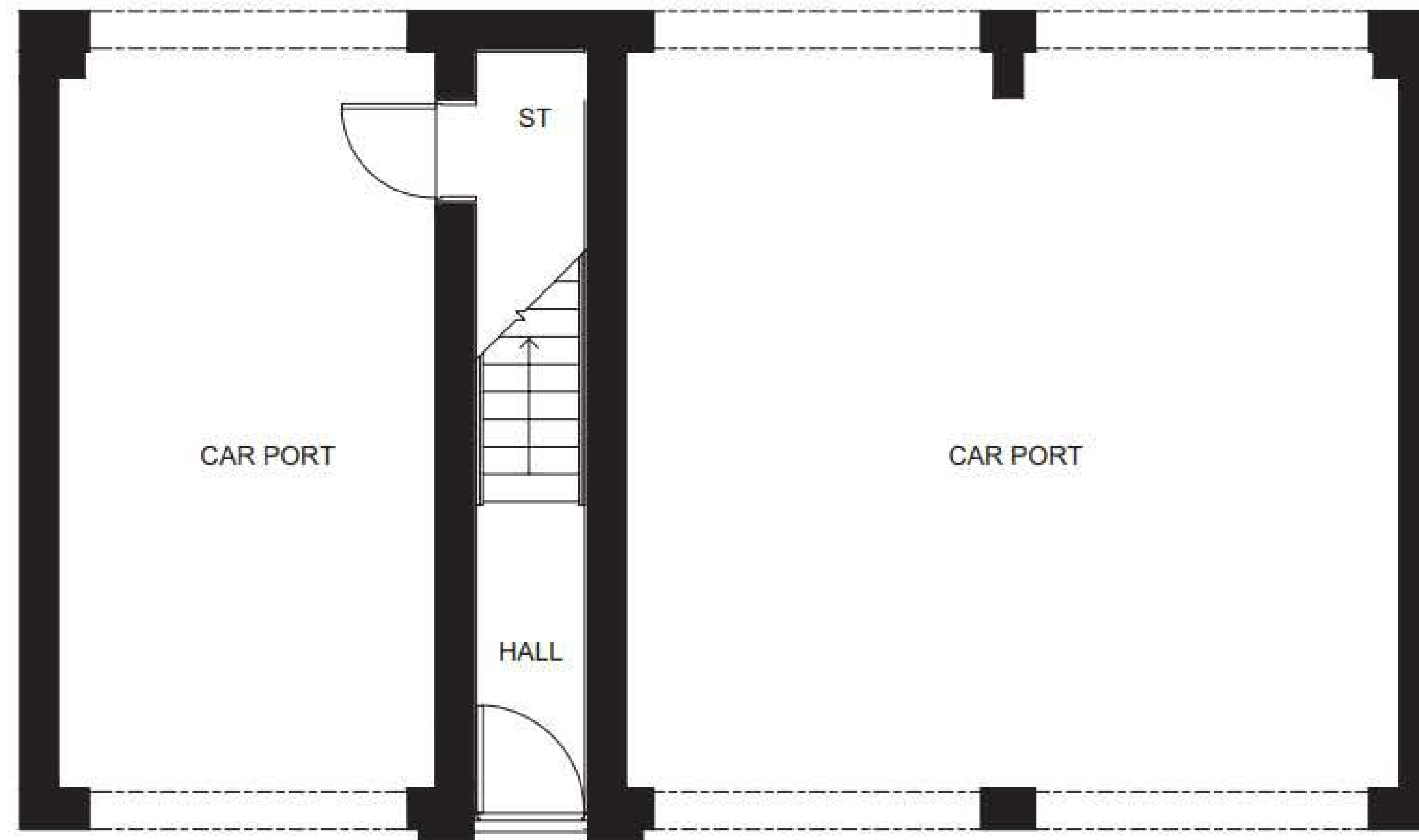
[Approximate dimensions]

KEY	ST	Store	f/f	Fridge/freezer space
	wm	Washing machine space	◄►	Dimension location
	BH ST	Bulkhead store		

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



The Alverton



First Floor

Kitchen	3680 x 1642 mm	12'0" x 5'3"
Lounge / Dining	3680 x 3758 mm	12'0" x 12'3"
Bedroom 1	2030 x 1398 mm	9'9" x 12'8"
En suite	2030 x 1398 mm	6'2" x 4'5"
Bedroom 2	3746 x 2538 mm	12'2" x 8'3"
Bathroom	1806 x 1700 mm	5'9" x 5'5"

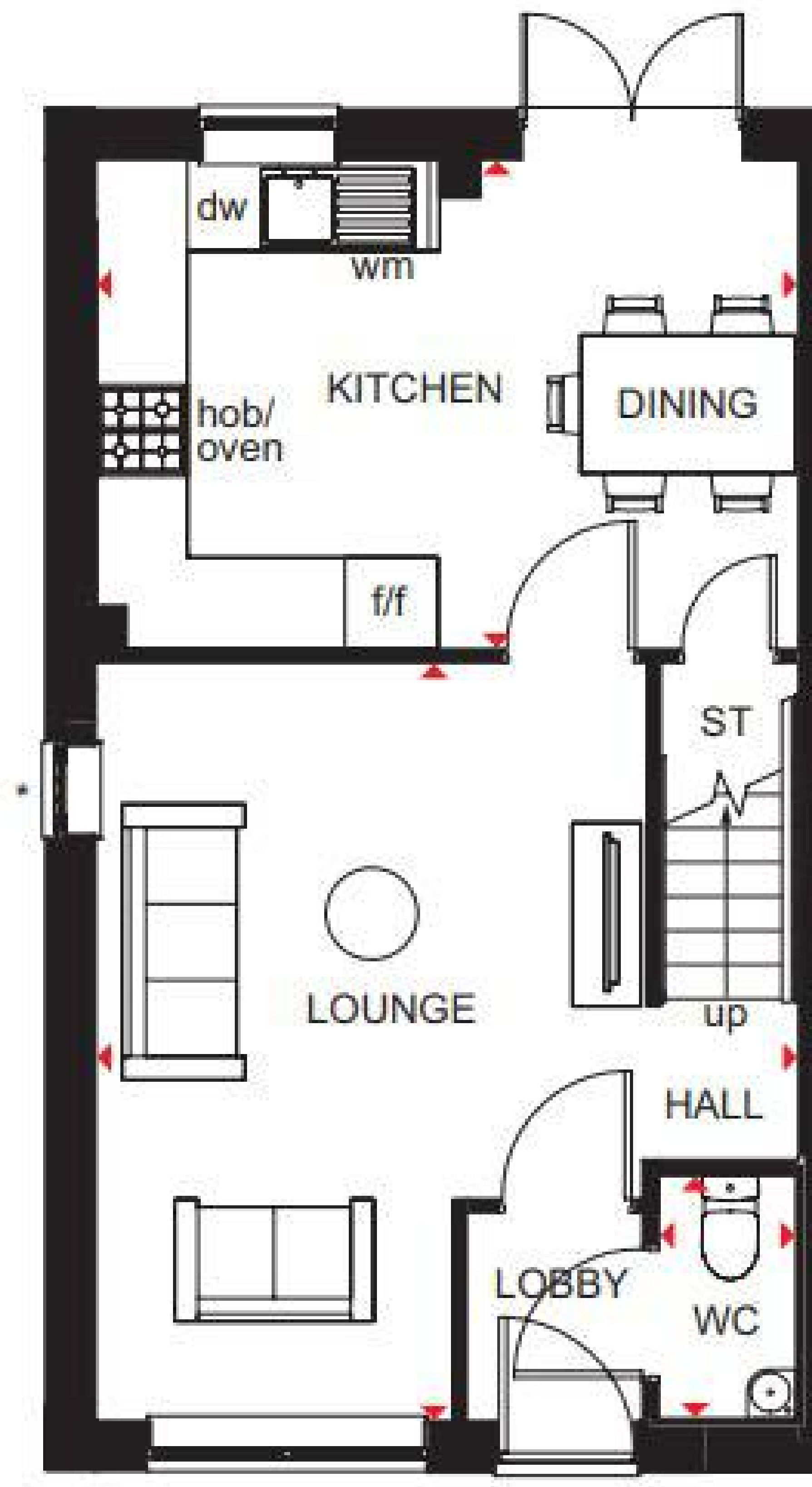
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	↔	Dimension location

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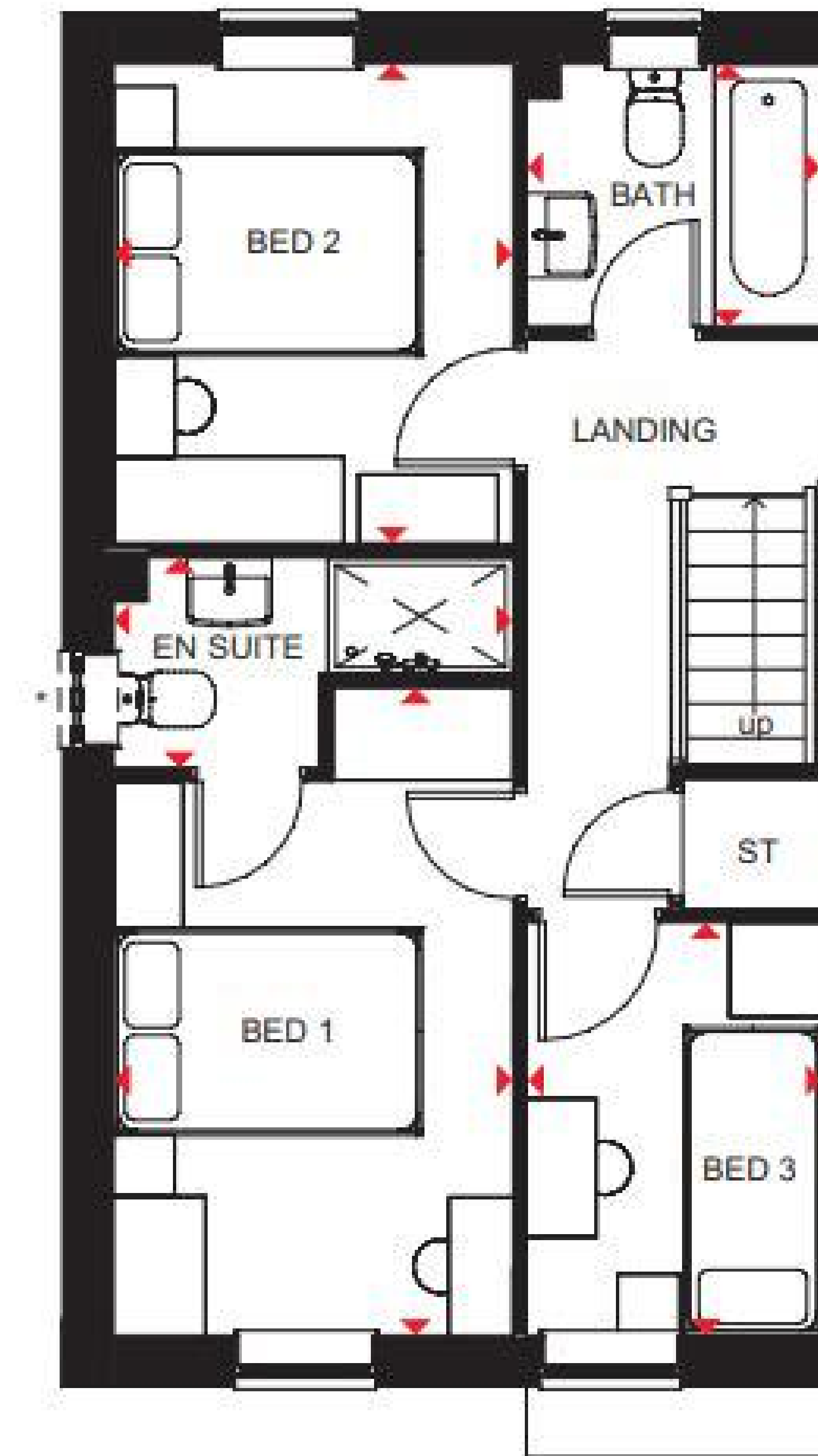
The Maidstone



Ground Floor

Kitchen/dining	4575 x 3202 mm	15'0" x 10'5"
Lounge	3619 x 4905 mm	11'8" x 16'0"
W.C	2173 x 1440 mm	7'1" x 4'7"

[Approximate dimensions]



First Floor

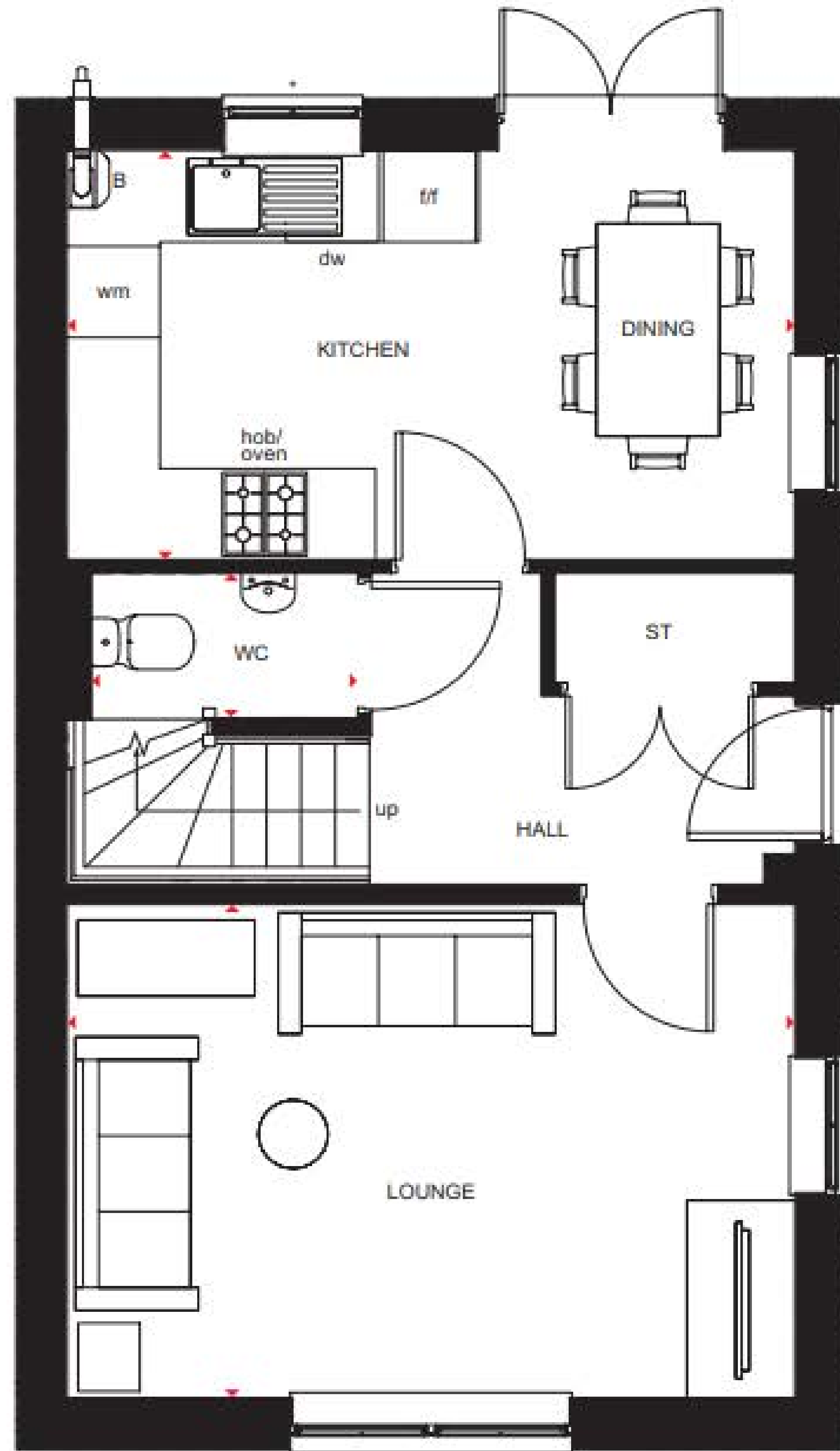
Bedroom 1	2607 x 3587 mm	8'5" x 12'6"
En suite	2607 x 1365 mm	8'5" x 4'4"
Bedroom 3	1898 x 2671 mm	6'2" x 8'7"
Bathroom	1918 x 1702 mm	6'2" x 5'5"
Bedroom 2	2587 x 3107 mm	8'4" x 10'1"

[Approximate dimensions]

KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	w	Wardrobe space
	f/f	Fridge/freezer space	↔	Dimension location

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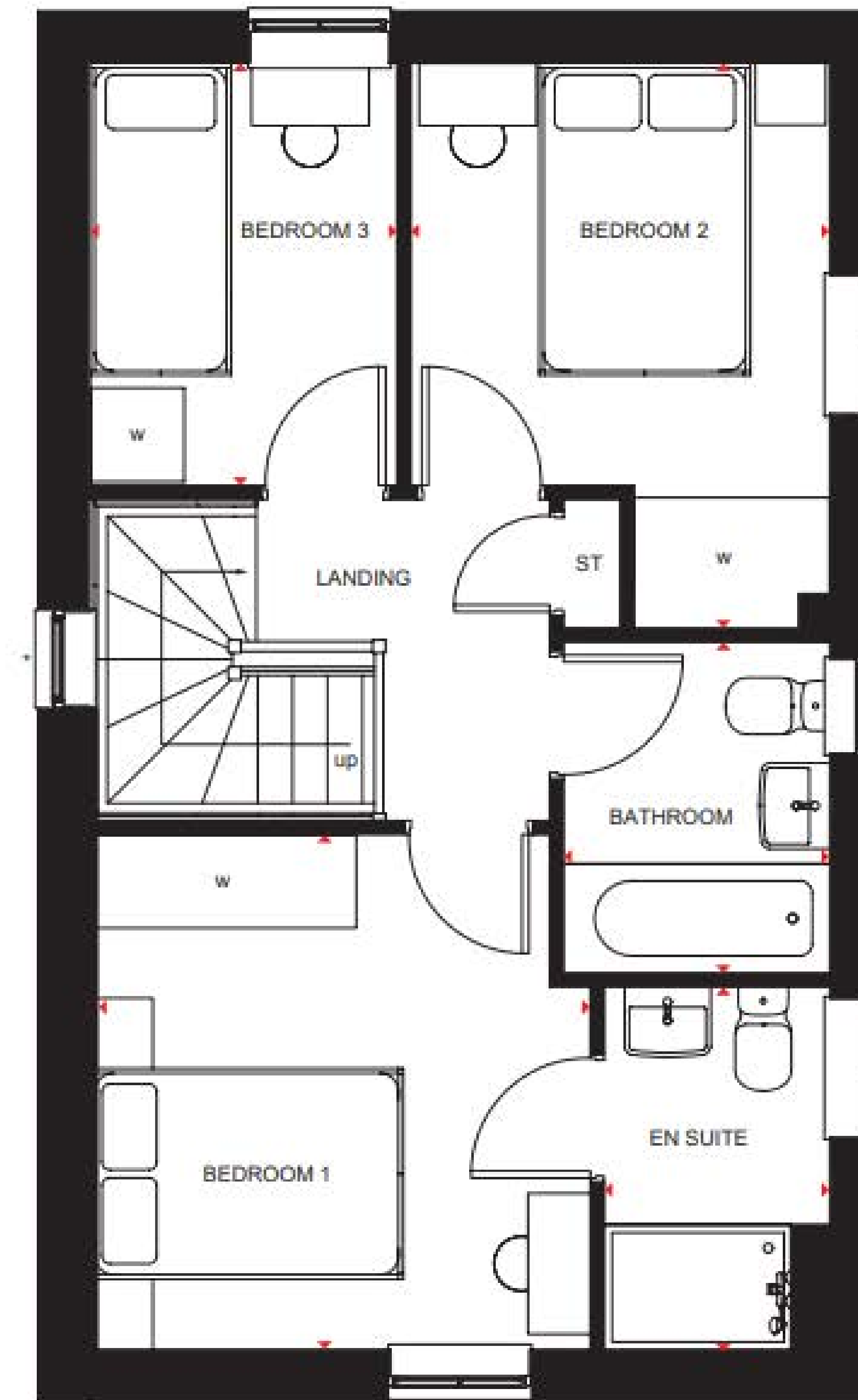


Ground Floor

Lounge	4725 x 3252mm	15'6" x 10'8"
Kitchen/Dining	4725 x 2696mm	15'6" x 8'10"
WC	1716 x 956mm	5'8" x 3'2"

[Approximate dimensions]

*Windows are omitted on certain plots. Speak to a Sales Adviser for details



First Floor

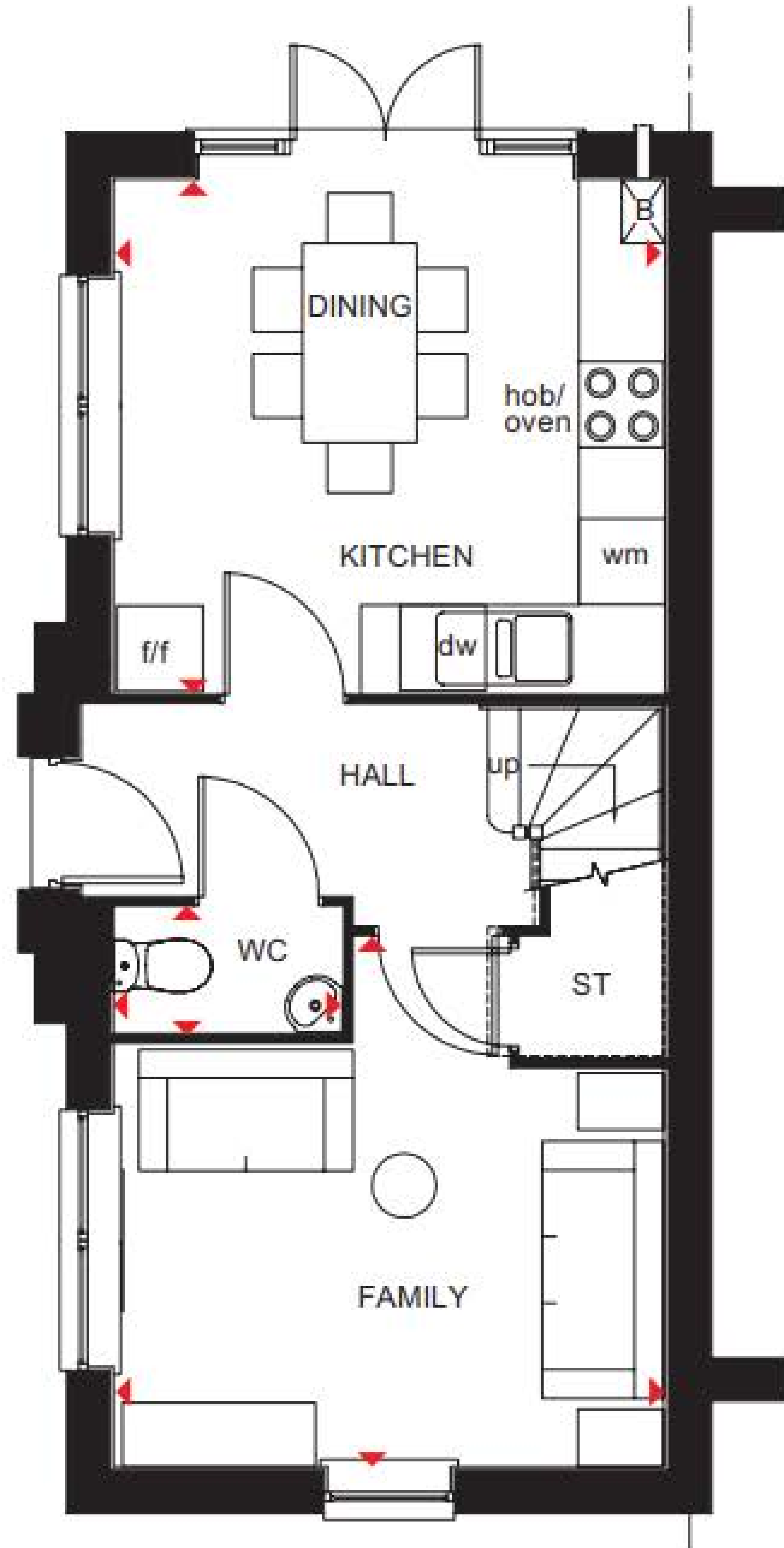
Bedroom 1	3196 x 3298mm	10'6" x 10'10"
En Suite	1441 x 2322mm	4'9" x 7'7"
Bedroom 2	2676 x 3618mm	8'9" x 11'10"
Bedroom 3	1961 x 2705mm	6'5" x 8'10"
Bathroom	1700 x 2120mm	5'7" x 6'11"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◄ ► Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	w	Wardrobe space	

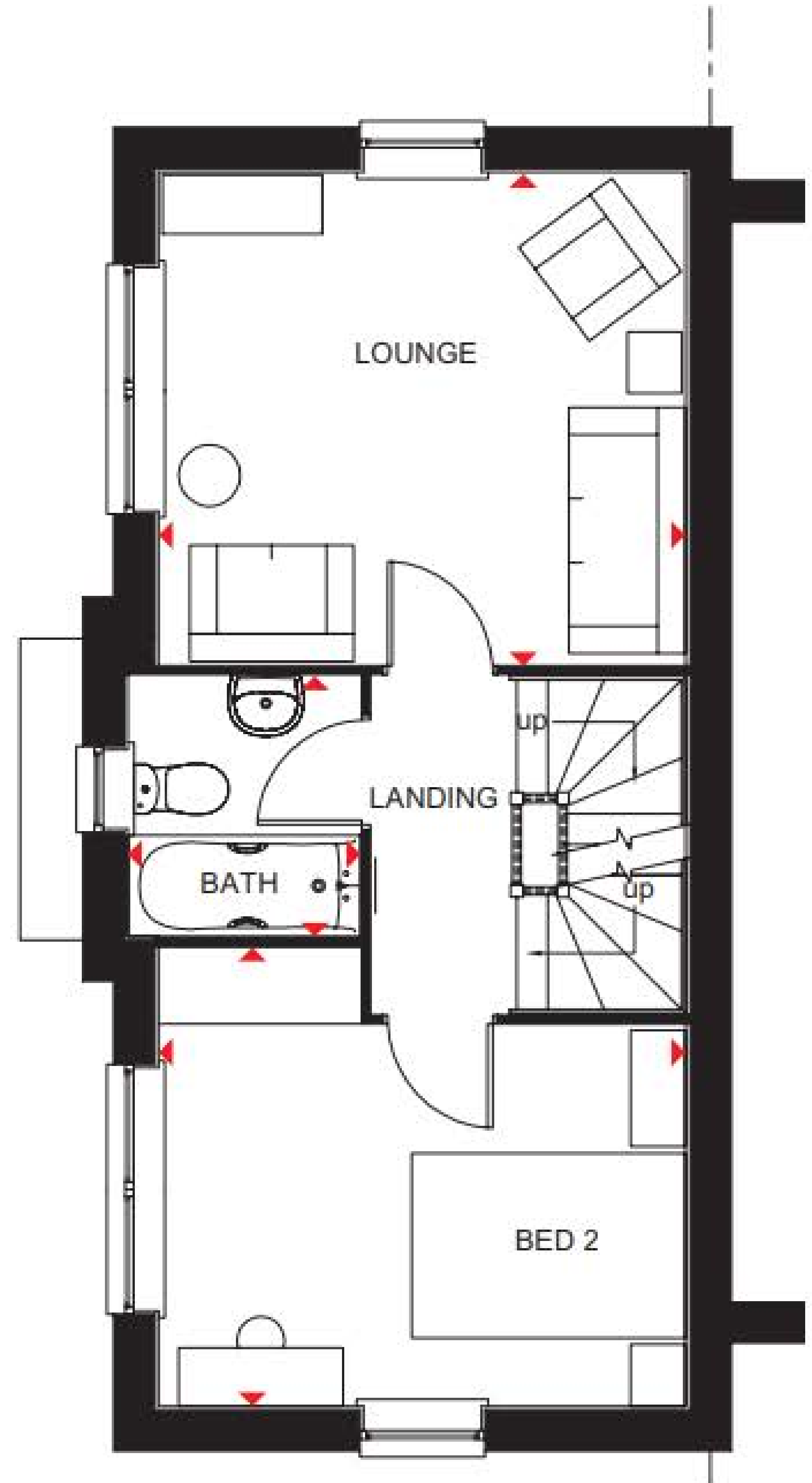


The Brentford



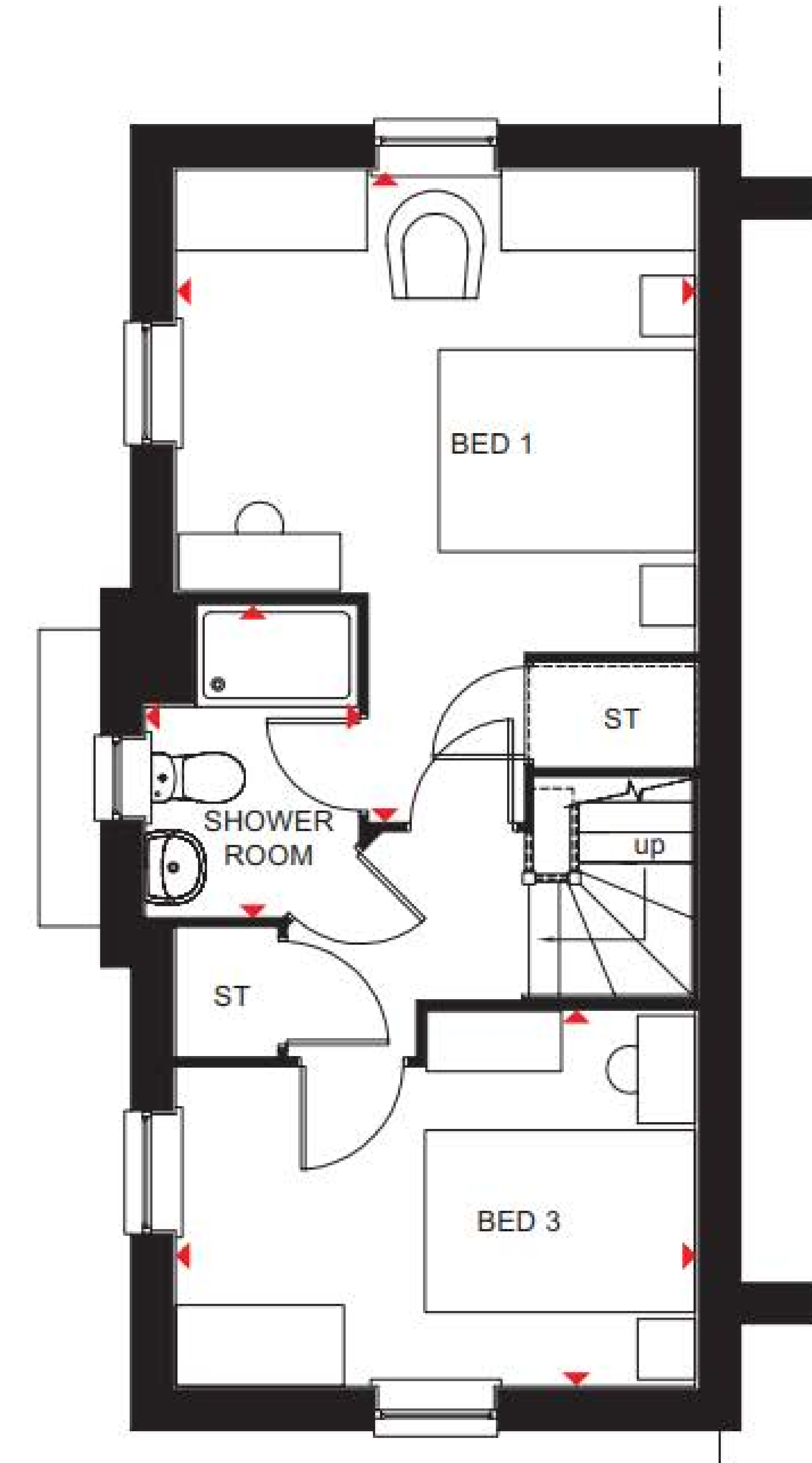
Ground Floor		
Kitchen/Dining	3860 x 3597mm	12'8" x 11'10"
Family Room	3860 x 3702mm	12'8" x 12'2"
WC	1601 x 874mm	5'3" x 2'10"

[Approximate dimensions]



First Floor		
Lounge	3860 x 3597mm	12'8" x 11'10"
Bedroom 2	3860 x 3311mm	12'8" x 10'10"
Bathroom	1867 x 1701mm	6'2" x 5'7"

[Approximate dimensions]



Second Floor		
Bedroom 1	4832 x 3860mm	15'10" x 12'8"
Bedroom 3	3860 x 2800mm	12'8" x 9'2"
Shower Room	2315 x 1576mm	7'7" x 5'2"

[Approximate dimensions]

- KEY**
- B Boiler
 - ST Store
 - wm Washing machine space
 - f/f Fridge/freezer space
 - dw Dishwasher space
 - ◄► Dimension location

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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.

