# BARLEYFIELDS

WEELEY

ROSE

*Homes for life*



# Where Coast and Countryside Collide

## Welcome to Barleyfields, Weeley – The Gateway to the North Essex Coast

Barleyfields is a thoughtfully designed new development of stylish houses and bungalows in the charming village of Weeley. Here, you'll enjoy the best of modern, energy-efficient living within a picturesque semi-rural setting. With stunning countryside, beautiful coastal scenery, and a wealth of amenities close by, Barleyfields offers the ideal balance of tranquillity and convenience.

















"Our commitment to raising the standards of house building is unwavering. We continuously strive to enhance every aspect of our design, from kerb appeal and layout to interior specification and quality of delivery. Our focus on the customer journey ensures that each homeowner enjoys a seamless and rewarding experience, from the moment they first visit one of our developments to the day they move into their new home."

Steven Rose
**Managing Director**

ROSE
*Homes for life*

Book your appointment at:
ROSEBUILDERS.CO.UK

Barleyfields, Barleyfield Drive, Weeley, Essex
Telephone: 01206 392613

# WELCOME TO ROSE WHERE YOUR HOME IS OUR HERITAGE

ROSE is more than just a housing development business; it is the culmination of over a century of dedication, quality, and family values. Our story began in the 1890's with H.L. Rose and Sons, a family business that laid the foundations for what we are today. Over five generations, we have remained faithful to our geographical roots in Essex, building new homes that embody the same principles of quality, integrity, trust, and care that have guided us since our inception.

We take great pride in earning multiple local and national awards for our craftsmanship and quality, reflecting our unwavering commitment to excellence. By upholding traditional skills, we ensure that superior quality is seamlessly woven into every stage of our building process.



CONSUMER CODE FOR HOME BUILDERS

NHBC

HBF Home Builders Federation
★★★★★
Customer Satisfaction 2025

# THE ORWELL
## COLLECTION



**THE CECILIA (BUNGALOW)**

2-BEDROOM DETACHED
**6**



**THE BETTINA**

2-BEDROOM DETACHED/SEMI-DETACHED
**37, 52(h)**



**THE CHLOE**

2-BEDROOM SEMI-DETACHED
**21, 22(h), 24(h), 53, 78(h), 79, 81(h), 82, 84(h) & 85**



**THE DARCEY (BUNGALOW)**

2-BEDROOM DETACHED
**4 & 5**



**THE LILY (BUNGALOW)**

2-BEDROOM DETACHED
**2(h) & 3**



**THE OLIVIA**

3-BEDROOM SEMI-DETACHED
**18, 19(h), 20(h), 23, 25, 35(h), 36, 38(h), 39, 50(h), 51, 57(h), 58, 60(h), 61, 89(h), 90, 92(h) & 93**



**THE OLIVIA VARIATION**

3-BEDROOM DETACHED
**26, 27, 77, 80(h) & 83(h)**



**THE DAMASK**

3-BEDROOM DETACHED
**17, 86, 87(h) & 98(h)**



**THE DAMASK VARIATION**

3-BEDROOM DETACHED
**28 & 34**



**THE ELEANOR**

3-BEDROOM DETACHED
**56, 88(h) & 91(h)**



**THE GEORGIA**

3-BEDROOM SEMI-DETACHED
**32(h), 33, 62(h), 63, 64(h), 65, 94(h), 95, 96(h) & 97**





# THE CECILIA (BUNGALOW)

THE ORWELL COLLECTION

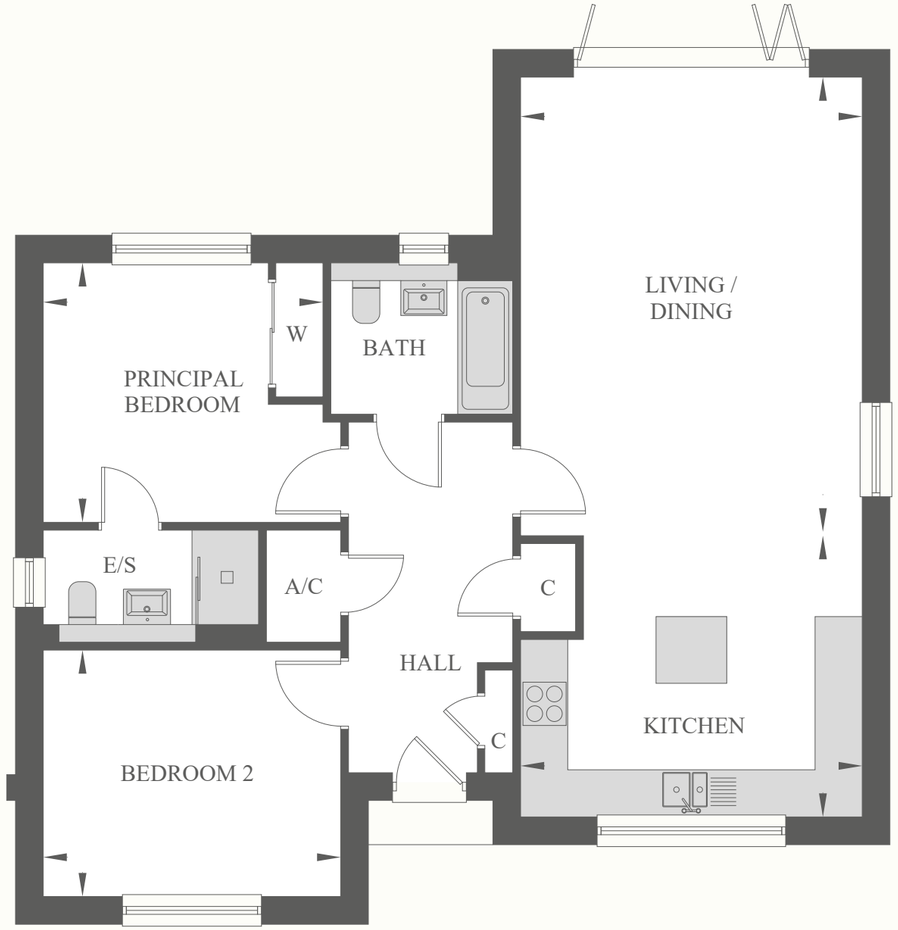
**2-BEDROOM DETACHED HOME**

Plot 6





| | | |
|---|---|---|
| **Living/Dining Room** | 5.80m x 4.29m | 19’1” x 14’1” |
| **Kitchen** | 4.29m x 3.55m | 14’1” x 11’8” |
| **Principal Bedroom** | 3.51m x 3.25m | 11’6” x 10’8” |
| **Bedroom 2** | 3.73m x 3.08m | 12’3” x 10’1” |




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE BETTINA

THE ORWELL COLLECTION

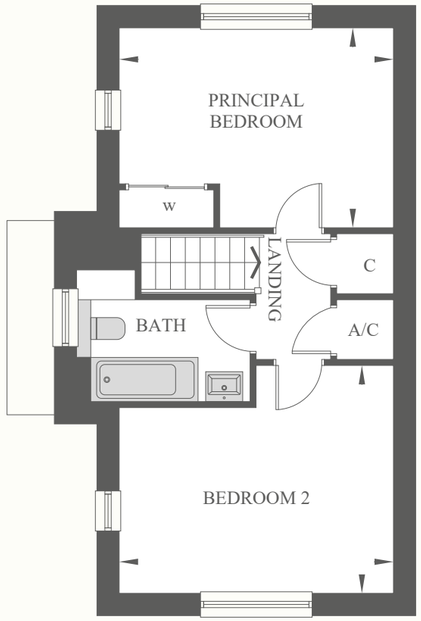
**2-BEDROOM DETACHED/SEMI-DETACHED HOME**

Plots 37 & 52(h)

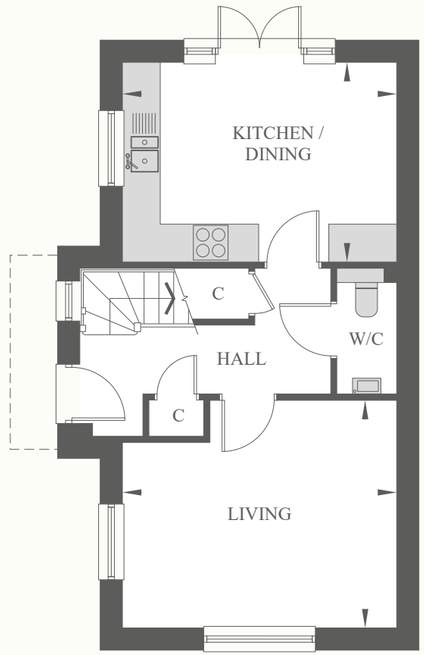




| | | |
|---|---|---|
| **Living Room** | 4.29m x 3.55m | 14’1” x 11’8” |
| **Kitchen/Dining Room** | 4.29m x 3.11m | 14’1” x 10’3” |
| **Principal Bedroom** | 4.29m x 3.12m | 14’1” x 10’3” |
| **Bedroom 2** | 4.29m x 3.57m | 14’1” x 11’9” |




First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE CHLOE

THE ORWELL COLLECTION

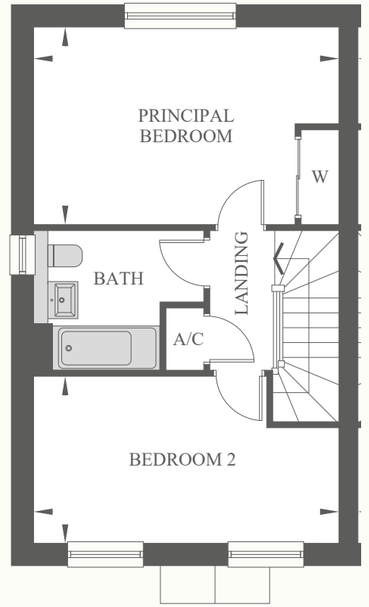
**2-BEDROOM SEMI-DETACHED HOME**

Plots 21, 22(h), 24(h), 53, 78(h), 79, 81(h), 82, 84(h) & 85

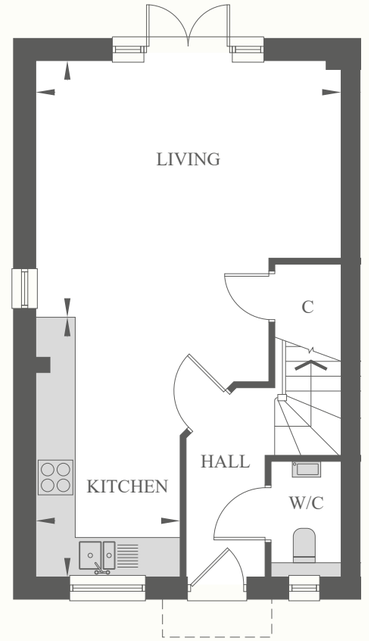




| | | |
|---|---|---|
| **Living Room** | 4.78m x 4.04m | 15’8” x 13’3” |
| **Kitchen/Dining Room** | 4.07m x 2.24m | 13’4” x 7’4” |
| **Principal Bedroom** | 4.78m x 3.08m | 15’8” x 10’2” |
| **Bedroom 2** | 4.78m x 2.60m | 15’8” x 8’7” |




First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE DARCEY (BUNGALOW)

THE ORWELL COLLECTION

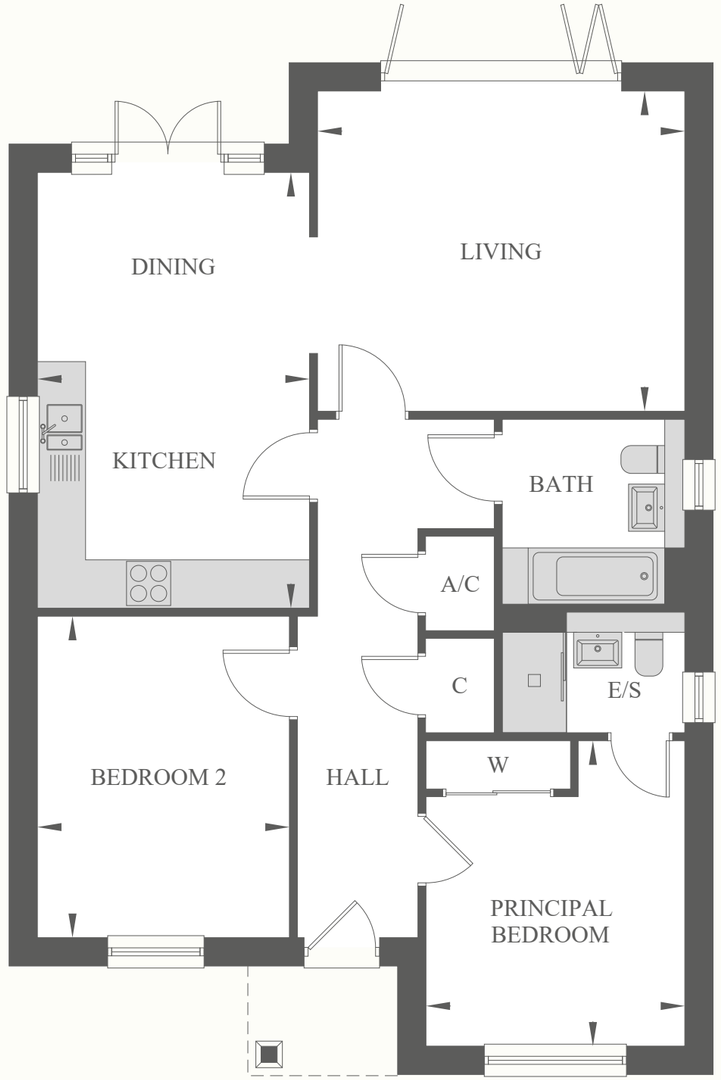
**2-BEDROOM DETACHED HOME**

Plots 4 & 5



| | | |
|---|---|---|
| **Living Room** | 4.52m x 3.93m | 14’10” x 12’11” |
| **Kitchen/Dining Room** | 5.37m x 3.33m | 17’8” x 10’11 |
| **Principal Bedroom** | 3.75m x 3.17m | 12’4” x 10’5” |
| **Bedroom 2** | 3.95m x 3.08m | 12’11” x 10’2” |






Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE LILY

THE ORWELL COLLECTION

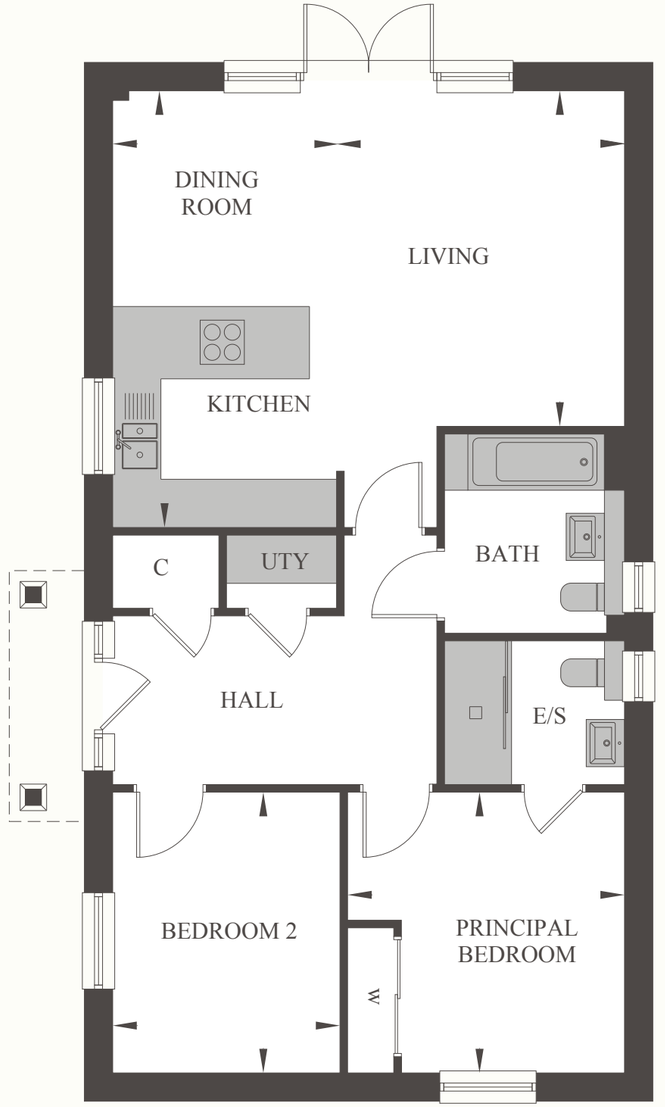
**2-BEDROOM DETACHED HOME**

Plots 2(h) & 3



| | | |
|---|---|---|
| **Living Room** | 4.12m x 3.58m | 13’6” x 11’9” |
| **Kitchen/Dining Room** | 5.38m x 2.73m | 17’8” x 9’0” |
| **Principal Bedroom** | 3.44m x 3.39m | 11’4” x 11’2” |
| **Bedroom 2** | 3.44m x 2.78m | 11’4” x 9’1” |






Window and patio door placement differ for Plot 2

Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE OLIVIA

THE ORWELL COLLECTION

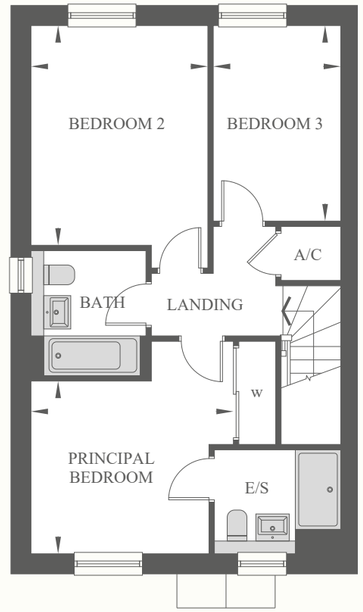
**3-BEDROOM SEMI-DETACHED HOME**

Plots 18, 19(h), 20(h), 23, 25, 35(h), 36, 38(h), 39, 50(h), 51, 57(h), 58, 60(h), 61, 89(h), 90, 92(h) & 93

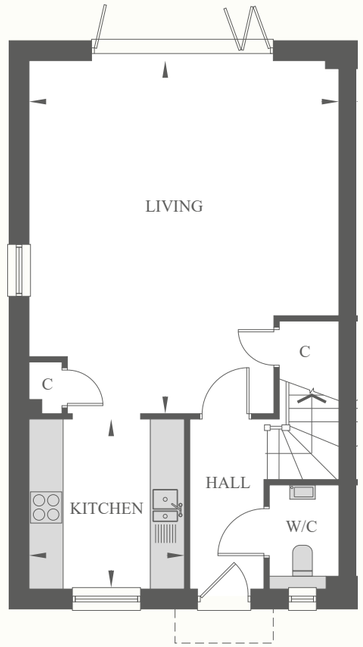


| | | |
|---|---|---|
| **Living/Dining Room** | 6.17m x 5.40m | 20’3” x 17’9” |
| **Kitchen** | 2.95m x 2.69m | 9’8” x 8’10” |
| **Principal Bedroom** | 3.52m x 3.00m | 11’7” x 9’10” |
| **Bedroom 2** | 3.82m x 3.07m | 12’7” x 10’1” |
| **Bedroom 3** | 3.40m x 2.20m | 11’2” x 7’3” |






First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE OLIVIA V

THE ORWELL COLLECTION

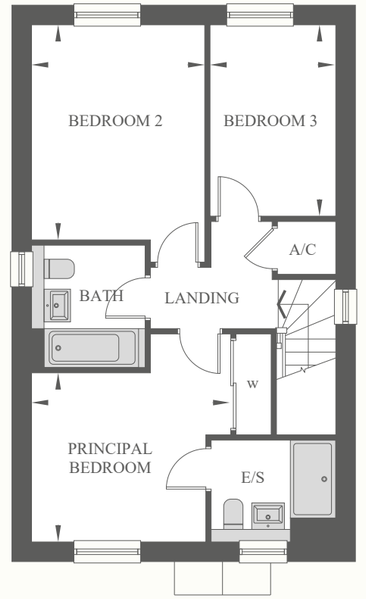
**3-BEDROOM DETACHED HOME**

Plots 26, 27, 77, 80(h) & 83(h)



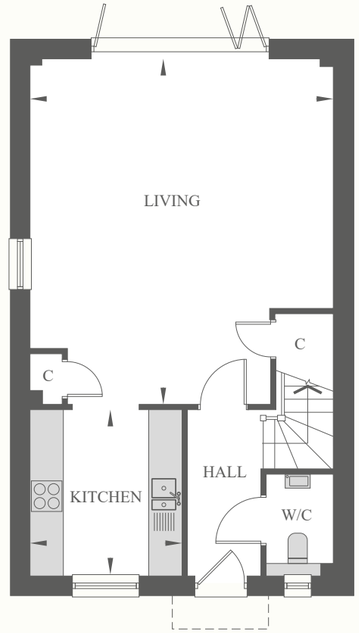


| | | |
|---|---|---|
| **Living/Dining Room** | 6.17m x 5.42m | 20’3” x 17’9” |
| **Kitchen** | 2.95m x 2.69m | 9’8” x 8’10” |
| **Principal Bedroom** | 3.54m x 3.00m | 11’7” x 9’10” |
| **Bedroom 2** | 3.82m x 3.07m | 12’7” x 10’1” |
| **Bedroom 3** | 3.40m x 2.20m | 11’2” x 7’3” |




Window to Plot 27

First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE DAMASK

THE ORWELL COLLECTION

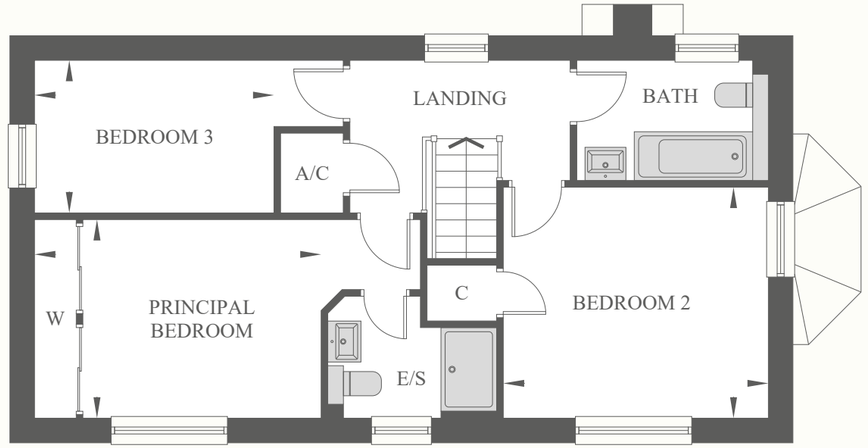
**3-BEDROOM DETACHED HOME**

Plots 17, 86, 87(h) & 98(h)

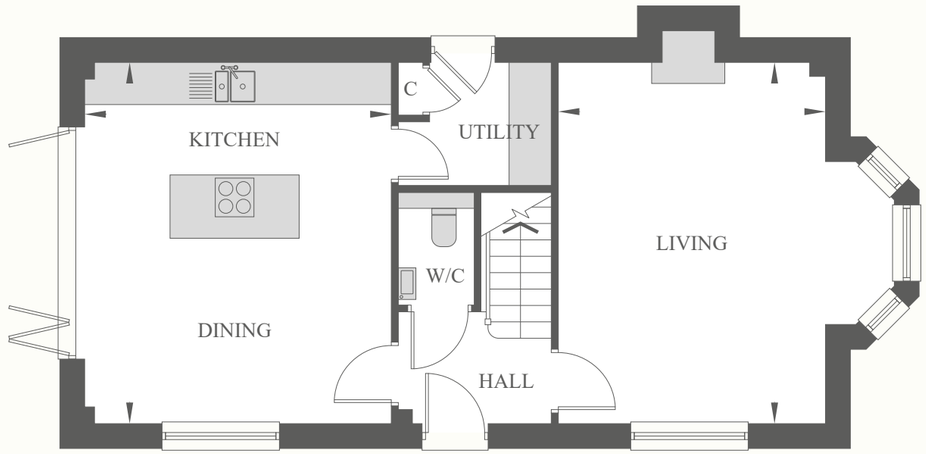




| | | |
|---|---|---|
| **Living Room** | 5.08m x 3.75m | 16’8” x 12’4” |
| **Kitchen/Dining Room** | 5.08m x 4.31m | 16’8” x 14’2” |
| **Principal Bedroom** | 4.07m x 2.81m | 13’4” x 9’3” |
| **Bedroom 2** | 3.76m x 3.27m | 12’4” x 10’9” |
| **Bedroom 3** | 3.39m x 2.15m | 11’2” x 7’1” |




First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE DAMASK V

THE ORWELL COLLECTION

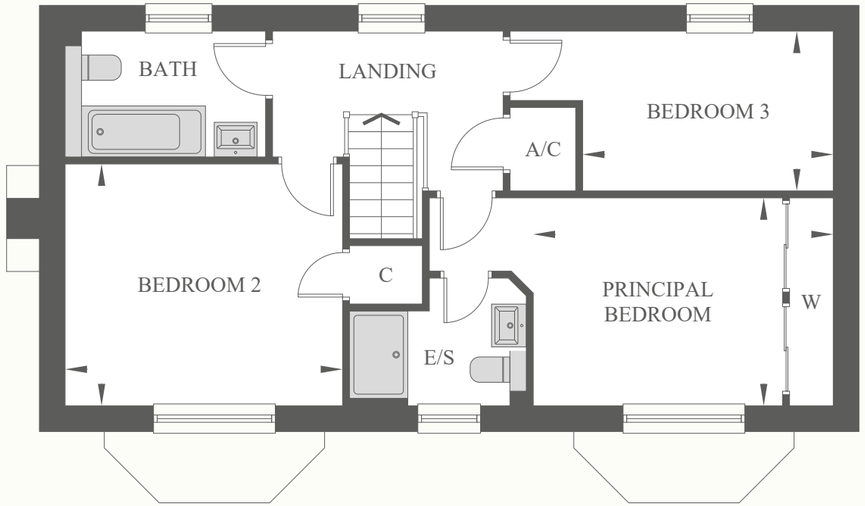
**3-BEDROOM DETACHED HOME**

Plots 28 & 34

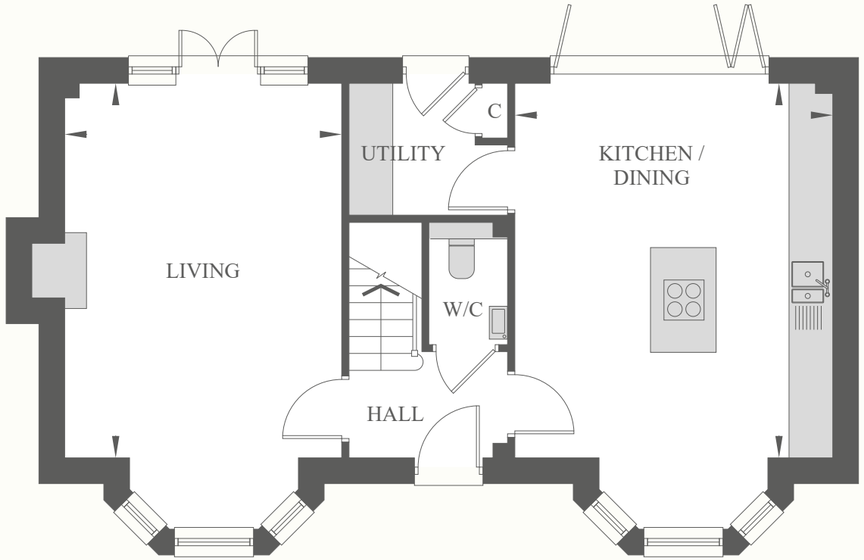




| | | |
|---|---|---|
| **Living Room** | 5.08m x 3.75m | 16’8” x 12’4” |
| **Kitchen/Dining Room** | 5.08m x 4.31m | 16’8” x 14’2” |
| **Principal Bedroom** | 4.07m x 2.81m | 13’4” x 9’3” |
| **Bedroom 2** | 3.76m x 3.27m | 12’4” x 10’9” |
| **Bedroom 3** | 3.39m x 2.15m | 11’2” x 7’1” |




First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE ELEANOR

THE ORWELL COLLECTION

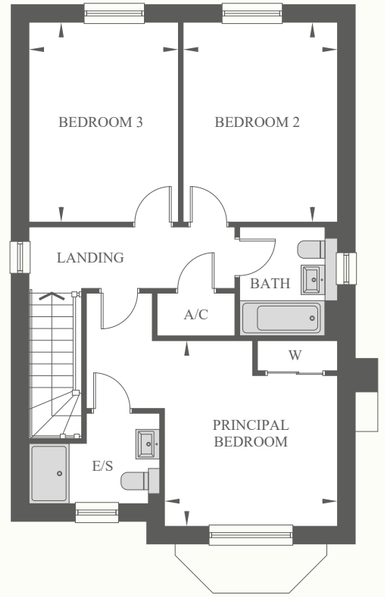
**3-BEDROOM DETACHED HOME**

Plots 56, 88(h) & 91(h)

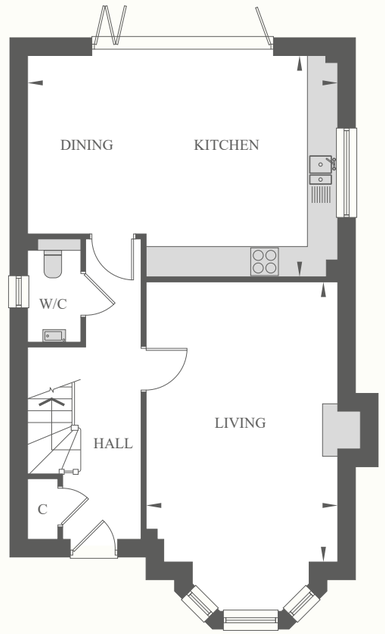


| | | |
|---|---|---|
| **Living Room** | 5.50m x 3.74m | 18’1” x 12’4” |
| **Kitchen/Dining Room** | 6.09m x 4.33m | 20’0” x 14’3 |
| **Principal Bedroom** | 3.65m x 3.39m | 12’0” x 11’2” |
| **Bedroom 2** | 3.94m x 3.03m | 12’11” x 9’11” |
| **Bedroom 3** | 3.94m x 2.93m | 12’11” x 9’8” |






First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE GEORGIA

THE ORWELL COLLECTION

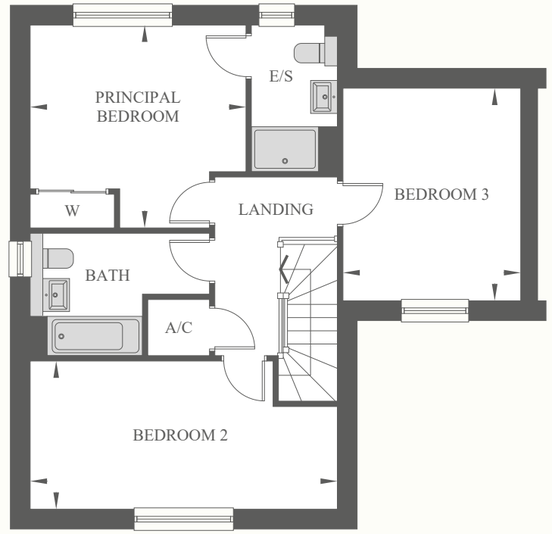
**3-BEDROOM SEMI-DETACHED HOME**

Plots 32(h), 33, 62(h), 63, 64(h), 65, 94(h), 95, 96(h) & 97

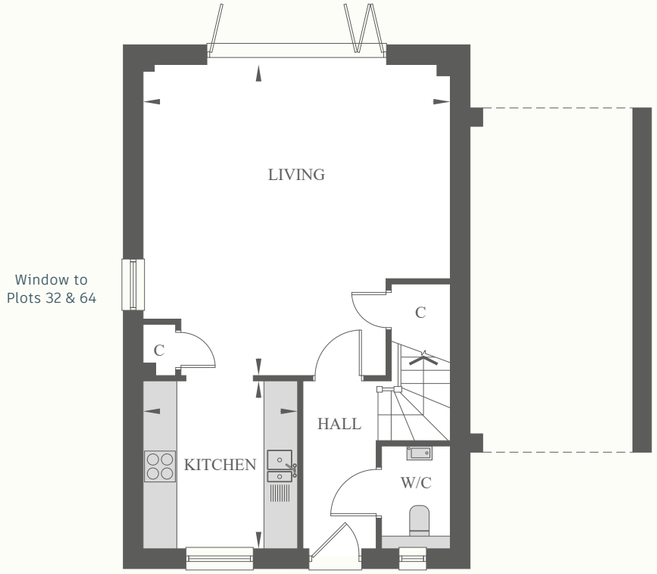




| | | |
|---|---|---|
| **Living/Dining Room** | 5.49m x 5.42m | 18’0” x 17’9” |
| **Kitchen** | 2.95m x 2.71m | 9’8” x 8’11” |
| **Principal Bedroom** | 3.80m x 3.57m | 12’6” x 11’9” |
| **Bedroom 2** | 5.42m x 2.60m | 17’9” x 8’6 |
| **Bedroom 3** | 3.73m x 3.12m | 12’3” x 10’3” |




First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE ORWELL COLLECTION

## KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances and laminate worktops with matching upstands, selected from an extensive range of finishes and styles*
- Integrated single oven/s**
- Integrated dishwasher
- Integrated fridge freezer
- Chrome switches and sockets at eye level
- Ceramic hob
- Extractor hood with light
- Stainless steel splashback
- 1½ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)/ LED downlights to ceiling
- Tiled floors from an extensive range*
- Soft-close drawers and doors, cutlery tray and recycling bins
- Space and plumbing for a washing machine or washer/dryer in utility; if no utility integrated washing machine in the kitchen provided

## ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

## INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished window sills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and the sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting. Mirrored doors where sliding doors provided
- Grooved design skirting boards with architrave to match
- White UPVC windows with chrome ironmongery

## BATHROOM, EN-SUITE & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours* (provided where applicable)
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Single toothbrush charger and shaver socket to principal en-suite. Provided in the main bathroom where no en-suite

* Subject to reservation timing/build programme ** Plot dependent – undermounted - single ovens only
*** Colours provided from our range **** Maximum provision 7.2KW









## EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger ****
- Power and lighting to garage if applicable
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

## CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points and USB charge points to all bedrooms, living rooms, kitchen, or kitchen/dining/family room. Two data points provided to study/smallest bedroom for home office provision. TV points provided to living room and principal bedroom only

## SPACE & WATER HEATING

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround (to house types with flued chimneys)

# THE CARAVELLE
COLLECTION



## THE IMOGEN VARIATION

4-BEDROOM SEMI-DETACHED
**99(h) & 100**



## THE RUBY

4-BEDROOM DETACHED
**29(h), 30, 31 & 59**





# THE RUBY

THE CARAVELLE COLLECTION

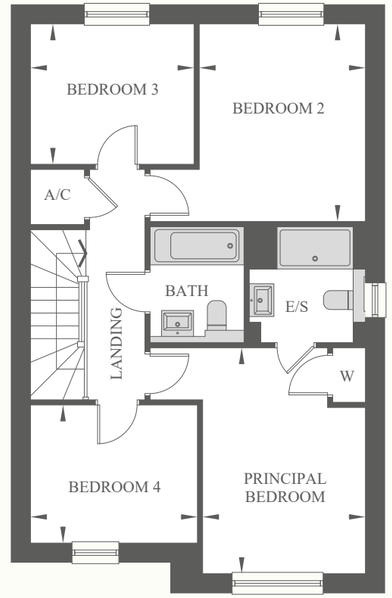
**4-BEDROOM DETACHED HOME**

Plots 29(h), 30, 31 & 59

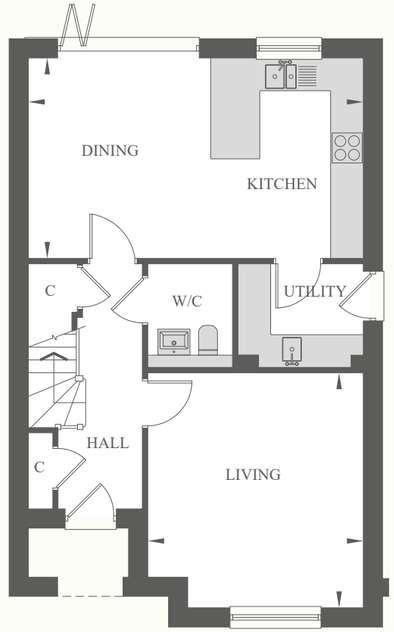




| | | |
|---|---|---|
| **Living Room** | 4.26m x 3.90m | 14’0” x 12’10” |
| **Kitchen/Dining Room** | 6.09m x 3.62m | 20’0” x 11’11” |
| **Principal Bedroom** | 4.10m x 2.94m | 13’6” x 9’8” |
| **Bedroom 2** | 3.58m x 3.01m | 11’9” x 9’11” |
| **Bedroom 3** | 2.96m x 2.51m | 9’9” x 8’3” |
| **Bedroom 4** | 3.02m x 2.49m | 9’11” x 8’2” |




First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE IMOGEN V

THE CARAVELLE COLLECTION

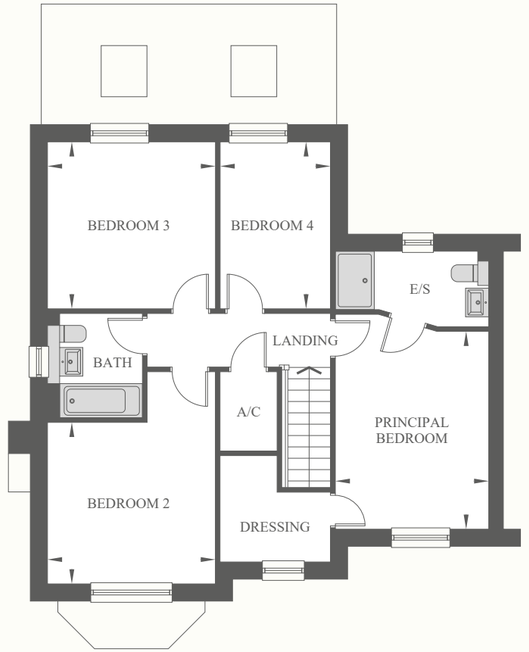
**4-BEDROOM SEMI-DETACHED HOME**

Plots 99(h) & 100

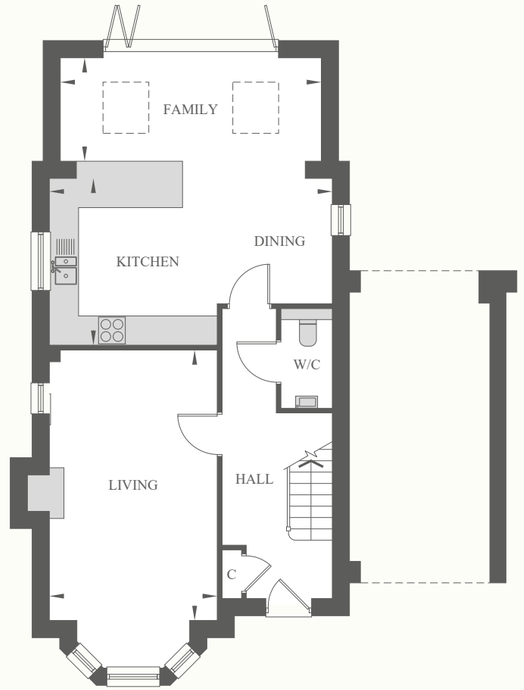




| | | |
|---|---|---|
| **Living Room** | 5.50m x 3.39m | 18’1” x 11’2” |
| **Kitchen/Dining Room** | 5.76m x 3.37m | 18’11” x 11’1” |
| **Family Room** | 5.31m x 2.07m | 17’5” x 6’10” |
| **Principal Bedroom** | 4.02m x 3.10m | 13’2” x 10’2” |
| **Bedroom 2** | 3.40m x 3.27m | 11’2” x 10’9” |
| **Bedroom 3** | 3.41m x 3.38m | 11’2” x 11’1” |
| **Bedroom 4** | 3.38m x 2.22m | 11’1” x 7’4” |




First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE CARAVELLE COLLECTION

## KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances and laminate worktops* matching upstands, selected from an extensive range of finishes and styles**
- Induction / Ceramic hob (Please note that a ceramic hob is a better option if you have a pacemaker)
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- Integrated washing machine if no utility
- Stainless steel or coloured glass splashback***
- 1½ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable) / LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range**
- Space and plumbing for a washing machine or washer/dryer in utility; if no utility integrated washing machine in the kitchen provided
- Soft-close drawers and doors, cutlery tray and recycling bins

## ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

## INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished window sills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting. Mirrored doors where sliding doors provided
- Grooved design skirting boards with architrave to match
- UPVC windows with chrome ironmongery

## BATHROOM, EN-SUITE & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours** (provided where applicable) to en-suite and family bathroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Single toothbrush charger and shaver socket to principal en-suite
- Regular mirrors provided
- Floor and wall tiling from an extensive range*

* Choice of standard or 20mm square edged profile ** Subject to reservation timing/build programme
*** Black or white coloured glass available **** Maximum provision 7.2KW









## EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger ****
- Power and lighting to garage if applicable
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

## CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points and USB charge points to all bedrooms, living rooms, kitchen, or kitchen/dining/family room. Two data points provided to study/smallest bedroom for home office provision. TV points provided to living room and principal bedroom only

## SPACE & WATER HEATING

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround with mantle (to house types with flued chimneys)

# THE LAUREATE
## COLLECTION



### THE WILLOW

4-BEDROOM DETACHED
**16(h)**





### THE BERKELEY

4-BEDROOM DETACHED
**1 & 66**



# THE WILLOW

THE LAUREATE COLLECTION

**4-BEDROOM DETACHED HOME**

Plot 16(h)

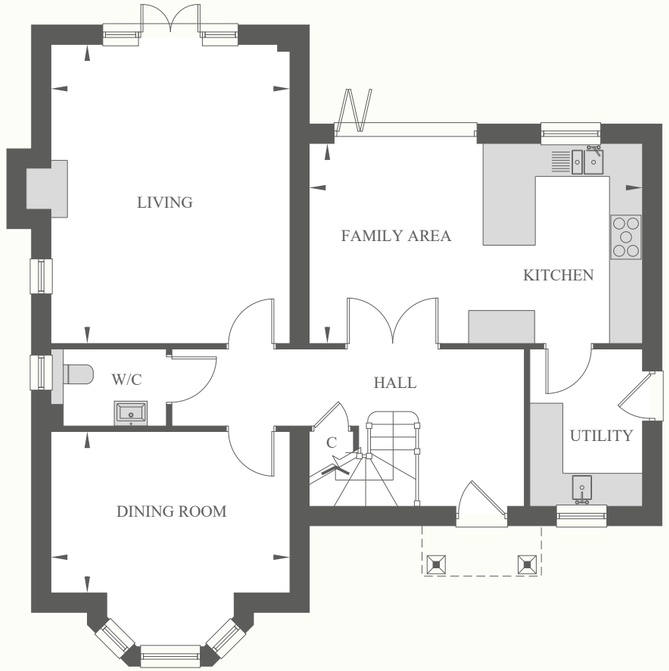




| | | |
|---|---|---|
| **Living Room** | 5.38m x 4.29m | 17’8” x 14’1” |
| **Kitchen/Family Room** | 6.01m x 3.58m | 19’9” x 11’9” |
| **Dining Room** | 4.29m x 2.88m | 14’1” x 9’6” |
| **Principal Bedroom** | 5.21m x 4.29m | 17’1” x 14’1” |
| **Bedroom 2** | 4.29m x 3.09m | 14’1” x 10’2” |
| **Bedroom 3** | 3.58m x 3.41m | 11’9” x 11’2” |
| **Bedroom 4** | 3.41m x 2.30m | 11’2” x 7’7” |




First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE BERKELEY

## THE LAUREATE COLLECTION

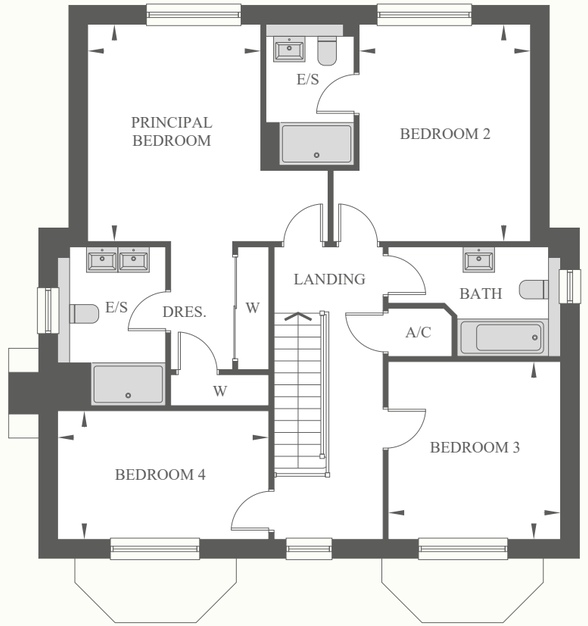
**4-BEDROOM DETACHED HOME**

Plots 1 & 66

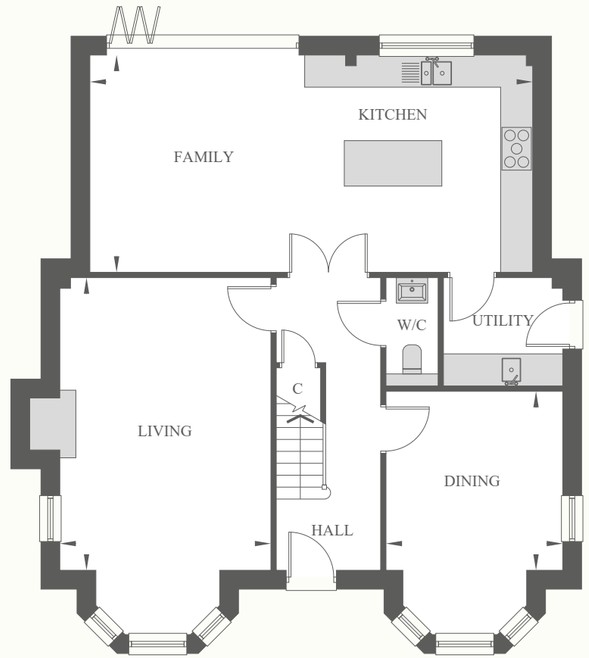


| | | |
|---|---|---|
| **Living Room** | 5.42m x 3.90m | 17’9” x 12’10” |
| **Kitchen/Family Room** | 8.23m x 4.01m | 27’0” x 13’2” |
| **Dining Room** | 3.29m x 3.25m | 10’10” x 10’8” |
| **Principal Bedroom** | 4.01m x 3.20m | 13’2” x 10’6” |
| **Bedroom 2** | 4.01m x 3.16m | 13’2” x 10’5” |
| **Bedroom 3** | 3.28m x 3.17m | 10’9” x 10’5” |
| **Bedroom 4** | 3.90m x 2.35m | 12’10” x 7’9” |






First Floor




Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE LAUREATE COLLECTION

## KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances and stone worktops with matching upstands, selected from an extensive range of finishes and styles*
- Laminate worktops and upstands in utility room
- Integrated wine cooler (where applicable)
- Induction / Ceramic hob (Please note that a ceramic hob is a better option if you have a pacemaker)
- Integrated double oven or two single ovens
- Extractor hood with light
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel or coloured glass splashback**
- 1½ bowl undermounted stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable) / LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine or washer/dryer in utility
- Soft-close drawers and doors, cutlery tray and recycling bins

## ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

## INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished window sills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets to all ground floor, first floor landing and bathrooms/en-suites. White switches and sockets throughout the remainder of house
- 4 panel white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting. Mirrored doors where sliding doors provided
- Ogee design skirting boards with architrave to match
- White UPVC windows and chrome ironmongery

## BATHROOM, EN-SUITE & CLOAKROOM

- Stylish sanitary ware from ROCA with complementary chrome fittings
- Vanity units in choice of colours* to all en-suites and bathroom
- Illuminated demisting mirror over basin – principal en-suite only, mirrors in all other wet rooms and cloakroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Single toothbrush charger and shaver socket to principal en-suite (where double basin 2x are provided, one each side)

* Subject to reservation timing/build programme ** Black or white coloured glass available
*** Maximum provision 7.2KW









## EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger ***
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

## CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points and USB charge points to all bedrooms, living rooms, kitchen, or kitchen/dining/family room. Two data points provided to study/smallest bedroom for home office provision. TV points provided to living room and principal bedroom only

## SPACE & WATER HEATING

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround (to house types with flued chimneys)

# QUALITY YOU CAN TRUST

**At Rose Homes, we take pride in building houses that stand the test of time. As a traditional housebuilder, we believe in the enduring quality of masonry construction (brick and block).**

## WHY CHOOSE BRICK/BLOCK CONSTRUCTION?

**DURABILITY:** Our homes are built to last. Brick/block construction is renowned for its strength and durability, capable of withstanding extreme weather conditions and resistant to fire, rot, and pests.

**ENERGY EFFICIENCY:** With high thermal mass, brick/block construction helps regulate indoor temperatures, reducing energy consumption for heating and cooling.

**SOUND INSULATION:** Enjoy a peaceful home environment with the excellent sound insulation properties of brick/block, minimising noise from both outside and inside.

**LOW MAINTENANCE:** Brick/block construction requires minimal upkeep, making it a cost-effective option for long term durability.

## NHBC / BUILDING CONTROL / ROSE QUALITY INSPECTION

During the construction process, your home will undergo various checks to ensure it is built and finished correctly. Two external inspectors, along with our in-house Quality Inspection conducted by our Construction Director, will review the home.

Your home has been crafted according to the standards set by the NHBC (National Housing Building Council) and in compliance with the relevant building regulations.

A home only achieves the Buildmark warranty and Building Regulations Certificate if it passes the checks throughout the entire construction process.













# BUILDING YOUR HOME STEP-BY-STEP

**Did you know that most of the building process is done by hand? Here's a summary of how we build your home, from foundations to finishing touches.**

### 1 Laying the Foundations

Building a home is a complex process that typically takes 26 to 32 weeks and involves up to 100 skilled tradespeople and technicians. Here's how we start. Ground Preparation: The ground is cleared, prepared, and levelled. Depending on the type of ground and property, we use a variety of foundation types, at Barleyfields we use traditional foundations where trenches are dug and filled with concrete.

### 2 Sub-Structure and Drainage

Sub-Structure: Block work is built up to the damp proof course. Internal and external drainage infrastructure is installed, and the ground floor is constructed using concrete beams and blocks for insulation and support.

### 3 Super Structure

Building Up: Our skilled bricklayers erect all brickwork and blockwork, leaving openings for windows and doors. Scaffolding is added as the walls rise, with timber joists and flooring forming different levels. External features and cavity wall insulation are added next.

### 4 All Under One Roof

Roof Construction: A crane lifts roof timber trusses into place, and the roofers add felt, battens, fascia boards, soffits, guttering are installed and tiles. Once the roof is complete, scaffolding is removed, and external detailing like rendering and rainwater goods are added.

### 5 The Inside Job

First Fix: Work begins inside with carpenters, electricians, plumbers, and window fitters adding the internal framework. This includes stairs, stud walls, windows, cables, and pipes.

### 6 Smooth Operators

Plastering: Dryliners and Plasterers tackle the walls and ceilings in three stages: tacking, sticking, and plastering. Once dry, painters apply a 'mist coat' of paint.

### 7 The Famous Five

Second Fix: Carpenters, electricians, plumbers, ceramic tilers, and kitchen fitters bring the home to the pre-decoration stage. This includes skirting boards, doors, door frames, electrical fixtures, radiators, sanitary ware, wall and floor tiles, and kitchen fittings.

### 8 Finishing Touches

Decoration and Landscaping: Painters complete all internal surfaces, while carpenters add final touches like door furniture and shelving. Plumbers and electricians finish connecting utilities and fitting appliances.

Outside, landscaping is completed with driveways, paths, and fencing.

Final Inspections and Handover: After a thorough cleaning and final inspections, carpets (if purchased) are laid, and we prepare for your home preview. Once all finishing touches are done, we hand over the keys to your brand-new home.

**WELCOME TO ROSE HOMES – WHERE QUALITY AND CRAFTSMANSHIP CREATE LASTING VALUE.**

# COMMITTED TO OUR CUSTOMER JOURNEY

**We fully understand the excitement and significance of buying a new home, so to make it a special experience, we aim for the very best service standards.**

We have developed our Customer Journey to ensure you feel informed, in control and, most of all, excited about moving into your new Rose Home. Our Customer Charter sets the standards of service and commitment to you, ensuring a consistent, high-quality service. We continue to invest in making our customers' lives better; whether that's through finding new ways of communicating throughout the customer journey or by implementing new technological solutions.

*"The journey to owning a new home should be as exciting and rewarding as the home itself. That's why we are committed to guiding our homeowners every step of the way, ensuring they feel informed, supported, and confident throughout the entire process. From the first inquiry to moving day and beyond, we're here to make the experience seamless, personal, and truly special."*

**– Alex Leader, Sales & Marketing Director**






# ELEVATE YOUR HOME

**The great thing about buying a ROSE home is that you can make it your own from the very beginning.**

You may already have some ideas about what you would like for your home. Or maybe you're looking for some inspiration. In either case, our consultants are there to help. It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it could be provided before the completion of your home (depending on the build stage when you reserve).

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, from sleek, designer kitchens to cool, contemporary bathrooms, right down to the fine details of tiles and taps. There's plenty to inspire your imagination and suggest a whole range of possibilities for you to create a place to call home.

*So, if you're ready, it's time to consider your options.*










CONSUMER CODE FOR HOME BUILDERS

NHBC

HBF Home Builders Federation
★★★★★
Customer Satisfaction 2025

Please note any changes, upgrades or additions are subject to cost confirmation and may not be possible in some situations. We require a 50% upfront payment to be made to enable us to order, install or carry out any changes, upgrades or additions.

**ROSE**

*Homes for life*

01206 392613
rosebuilders.co.uk