



# THE POPPIES

A BEAUTIFUL DEVELOPMENT OF 3 & 4 BEDROOM 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 been awarded 5 stars<sup>^</sup> 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 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.





## STUNNING HOMES IN A GREAT LOCATION

### WELCOME TO THE POPPIES, A DELIGHTFUL DEVELOPMENT OF 3 & 4 BEDROOM HOMES

This semi-rural development offers a perfect location close to the picturesque Kentish village of Aylesford, with local shops, pubs, schools and a thriving community atmosphere to enjoy.

You'll also be just a short drive away from Maidstone and Rochester, with the beautiful Kent Downs and the River Medway also on your doorstep.



# THE POPPIES

## THE POPPIES, AYLESFORD HERMITAGE LANE

- **Maidstone** 3 bedroom home
- **Ellerton** 3 bedroom home
- **Norbury** 3 bedroom home
- **Kingsley** 4 bedroom home
- **Woodcote** 4 bedroom home
- **Alderney** 4 bedroom home
- **Hesketh** 4 bedroom home
- **Radleigh** 4 bedroom home
- **Alfreton** 4 bedroom home
- **Affordable Housing**

N.E.A.P Neighbourhood Equipped Area of Play

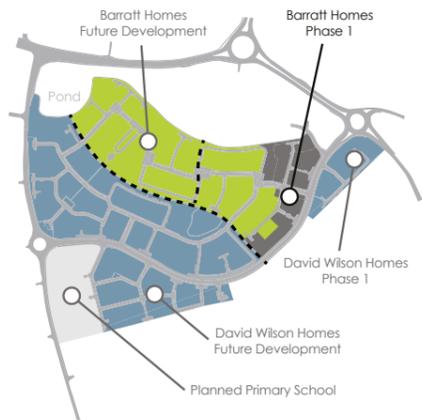
BCP Bin Collection Point

V Visitors Parking

S/S Substation

CS Cycle Store

BS Bin Store



New tree line 

Existing trees 

Gravel path 

Balancing pond 

Hedgehog highway   
Selected plots\*

Swift nesting brick   
Selected plots\*

Positioning of our sustainability features are

[barratthomes.co.uk](http://barratthomes.co.uk)



# ALDERNEY

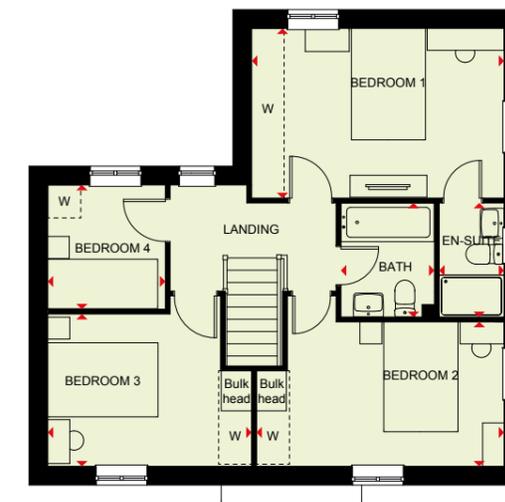
## 4 BEDROOM HOME



### Ground Floor

Kitchen/Breakfast/Family	4582 x 4593 mm	15'0" x 15'1"
Lounge	3103 x 5120 mm	10'2" x 16'10"
Dining	2962 x 3299 mm	9'9" x 10'10"
WC	854 x 1653 mm	2'10" x 5'5"

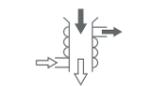
[Approximate dimensions]



### First Floor

Bedroom 1	4594 x 3090 mm	15'1" x 10'2"
En Suite	1182 x 2073 mm	3'11" x 6'10"
Bedroom 2	4509 x 2629 mm	14'10" x 8'8"
Bedroom 3	3716 x 2770 mm	12'2" x 9'1"
Bedroom 4	2136 x 2261 mm	7'0" x 7'5"
Bathroom	1709 x 2075 mm	5'7" x 6'10"

[Approximate dimensions]



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



EPC rating B



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



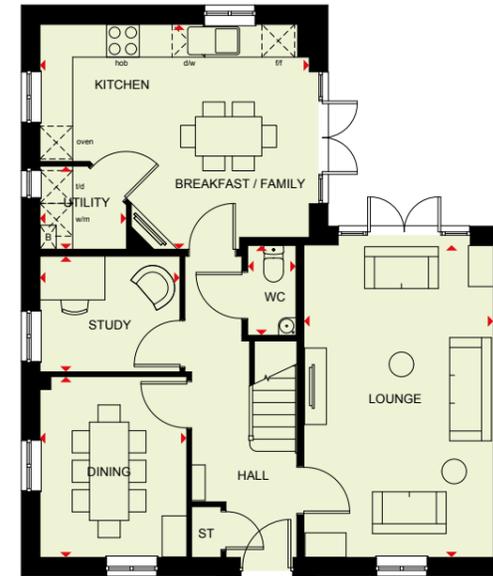
Highly-efficient insulation

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



# ALFRETON

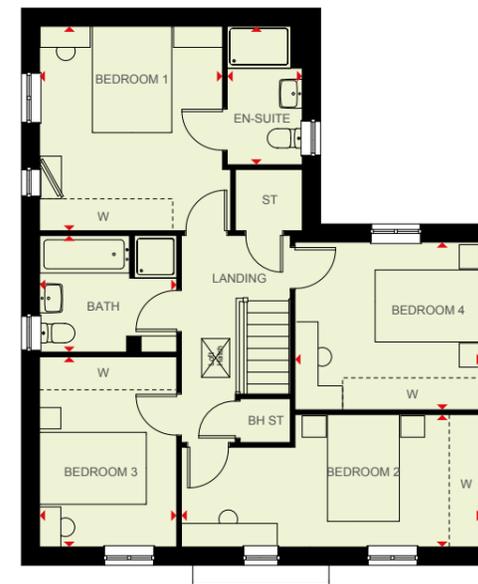
## 4 BEDROOM HOME



### Ground Floor

Kitchen/Breakfast/Family	4932 x 4116 mm	16'2" x 13'6"
Lounge	3473 x 5719 mm	11'5" x 18'9"
Dining	2701 x 3310 mm	8'10" x 10'9"
Study	2565 x 2116 mm	8'5" x 6'11"
Utility	1586 x 1520 mm	5'2" x 5'0"
WC	886 x 1645 mm	2'11" x 5'5"

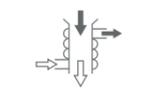
(Approximate dimensions)



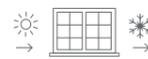
### First Floor

Bedroom 1	3433 x 3837 mm	11'3" x 12'7"
En Suite	1411 x 2598 mm	4'8" x 8'6"
Bedroom 2	5647 x 2486 mm	18'6" x 8'2"
Bedroom 3	2572 x 3570 mm	8'5" x 11'9"
Bedroom 4	3513 x 3145 mm	11'6" x 10'4"
Bathroom	2572 x 2187 mm	8'5" x 7'2"

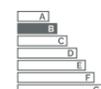
(Approximate dimensions)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



EPC rating B



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

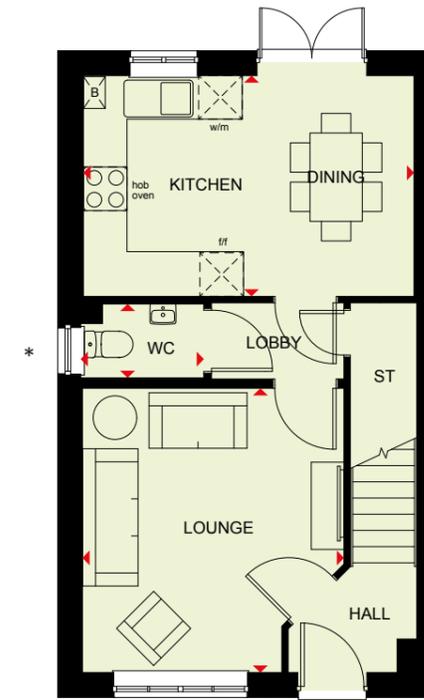
### KEY

B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	td	Tumble dryer space		



# ELLERTON

## 3 BEDROOM HOME

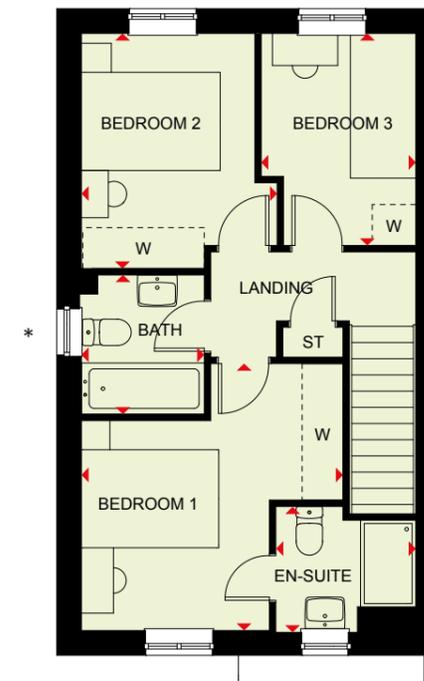


### Ground Floor

Kitchen/Dining	4553 x 3039 mm	14'11" x 10'0"
Lounge	3601 x 3912 mm	11'10" x 12'10"
WC	1696 x 1016 mm	5'7" x 3'4"

[Approximate dimensions]

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



### First Floor

Bedroom 1	3673 x 3601 mm	12'1" x 11'10"
En Suite	1978 x 1731 mm	6'6" x 5'8"
Bedroom 2	2694 x 3236 mm	8'10" x 10'7"
Bedroom 3	2129 x 2998 mm	7'0" x 9'10"
Bathroom	1706 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

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

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

EPC rating B

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

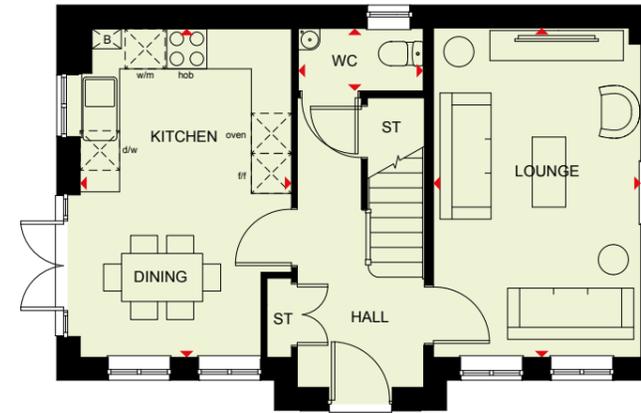
Highly-efficient insulation

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



# HESKETH

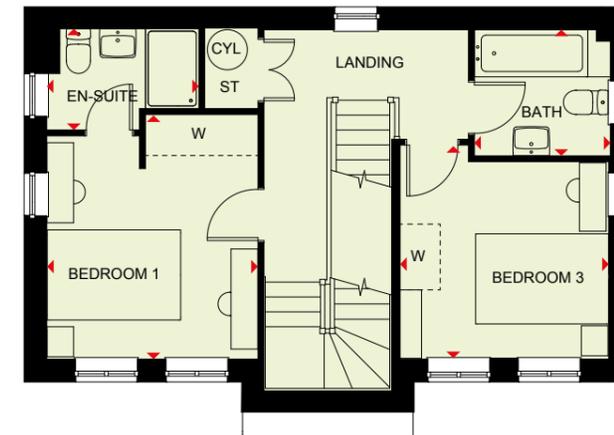
## 4 BEDROOM HOME



### Ground Floor

Lounge	3108 x 4935 mm	10'2" x 16'2"
Kitchen/Dining	2989 x 4922 mm	9'10" x 16'2"
WC	1870 x 943 mm	6'2" x 3'1"

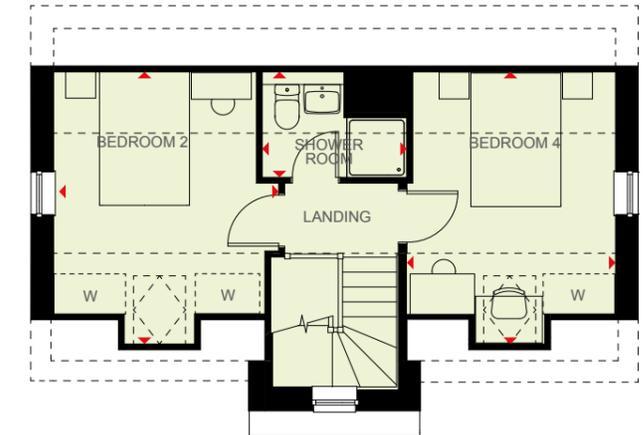
(Approximate dimensions)



### First Floor

Bedroom 1	3166 x 3665 mm	10'5" x 12'0"
En Suite	2278 x 1502 mm	7'6" x 4'11"
Bedroom 3	3126 x 3193 mm	10'3" x 10'5"
Bathroom	2039 x 1889 mm	6'8" x 6'2"

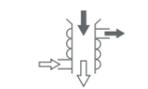
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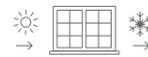
### Second Floor

Bedroom 2	3374 x 4076 mm	11'1" x 13'4"
Bedroom 4	3125 x 4076 mm	10'3" x 13'4"
Shower Room	2167 x 1580 mm	7'1" x 5'2"

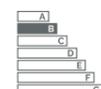
(Approximate dimensions)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



EPC rating B



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



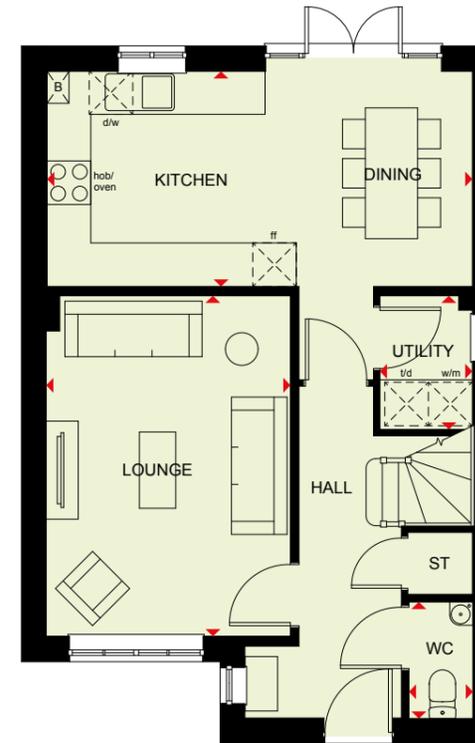
Highly-efficient insulation

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



# KINGSLEY

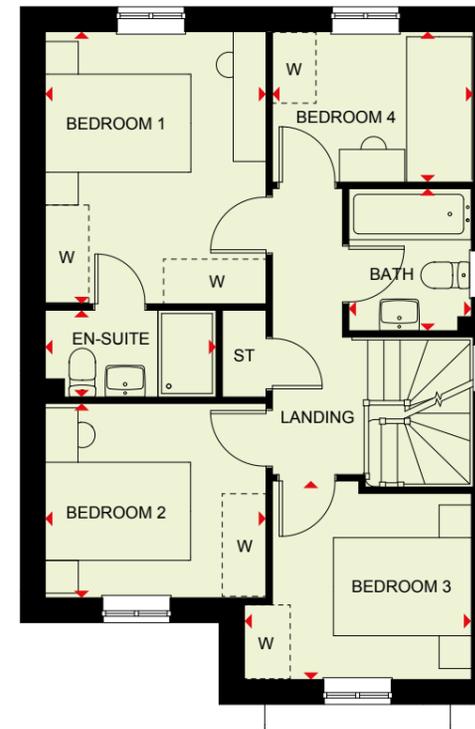
## 4 BEDROOM HOME



### Ground Floor

Kitchen/Dining	5854 x 2961 mm	19'2" x 9'9"
Lounge	3362 x 4685 mm	11'0" x 15'4"
Utility	1273 x 1839 mm	4'2" x 6'0"
WC	881 x 1597 mm	2'11" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	3040 x 3797 mm	10'0" x 12'5"
En Suite	1194 x 2352 mm	3'11" x 7'9"
Bedroom 2	3040 x 2676 mm	10'0" x 8'9"
Bedroom 3	3132 x 2733 mm	10'3" x 9'0"
Bedroom 4	2765 x 2071 mm	9'01" x 6'10"
Bathroom	1686 x 1957 mm	5'6" x 6'5"

(Approximate dimensions)

Waste Water Heat Recovery Systems	Argon-filled double-glazing	Flue Gas Heat Recovery	EPC rating B
Electric car charging point	Decentralised mechanical extract ventilation (d-MEV)	Photovoltaic panels	Highly-efficient insulation

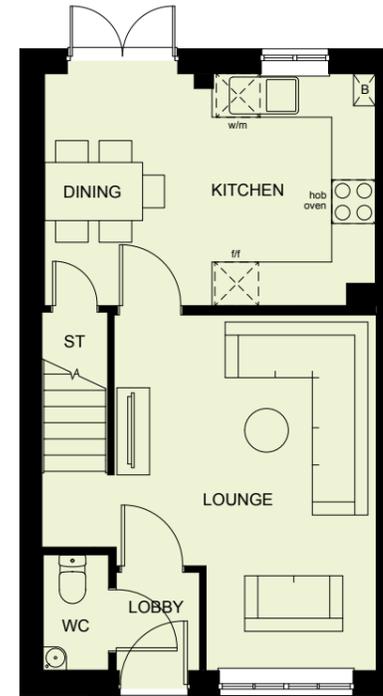
**KEY**

B	Boiler	td	Tumble dryer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
wm	Washing machine space	f/f	Fridge/freezer space		



# MAIDSTONE

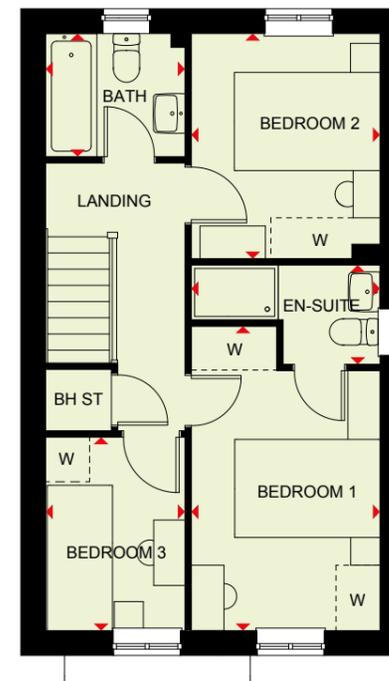
## 3 BEDROOM HOME



### Ground Floor

Lounge	3610 x 4896 mm	11'10" x 16'1"
Kitchen/Dining	4553 x 3193 mm	14'11" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

(Approximate dimensions)



### First Floor

Bedroom 1	2598 x 4190 mm	8'6" x 13'9"
En Suite	2598 x 1365 mm	8'6" x 4'6"
Bedroom 2	2598 x 3098 mm	8'6" x 10'2"
Bedroom 3	1918 x 2662 mm	6'4" x 8'9"
Bathroom	1918 x 1693 mm	6'4" x 5'7"

(Approximate dimensions)

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

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

EPC rating B

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation

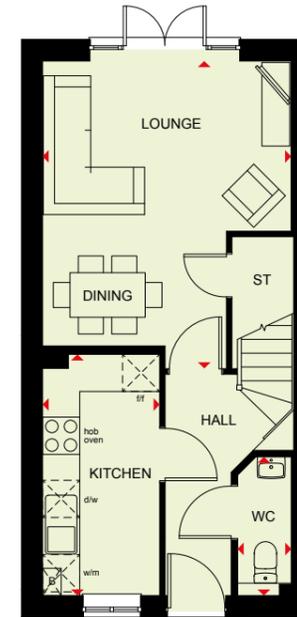
**KEY**

B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space		
BH/ST	Bulkhead Store	W	Wardrobe space		



# NORBURY

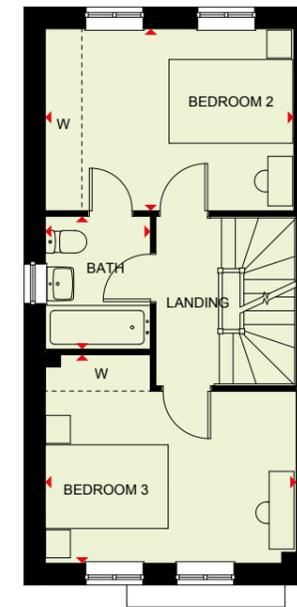
## 3 BEDROOM HOME



### Ground Floor

Lounge/Dining	4014 x 5071 mm	13'2" x 16'6"
Kitchen	1891 x 3892 mm	6'2" x 12'9"
WC	858 x 2039 mm	2'10" x 6'8"

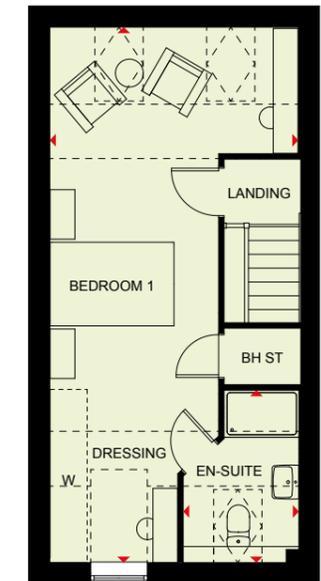
[Approximate dimensions]



### First Floor

Bedroom 2	4015 x 2937 mm	13'2" x 9'8"
Bedroom 3	4055 x 3368 mm	13'4" x 11'1"
Bathroom	1700 x 2146 mm	5'7" x 7'0"

[Approximate dimensions]



### Second Floor

Bedroom 1	4015 x 8645 mm	13'2" x 28'4"
En Suite	1870 x 2524 mm	6'2" x 8'3"

[Approximate dimensions]



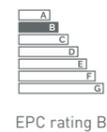
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



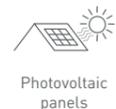
EPC rating B



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

**KEY** B Boiler  
ST Store  
BH/ST Bulkhead Store

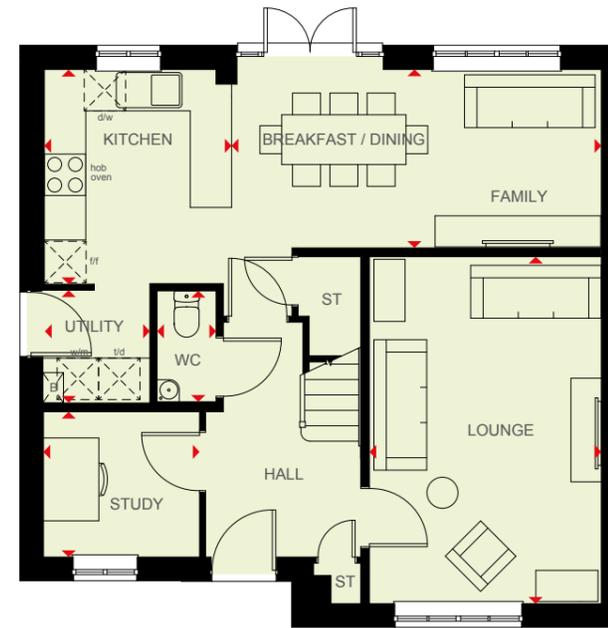
wm Washing machine space  
dw Dishwasher space  
f/f Fridge/freezer space

W Wardrobe space  
◀▶ Dimension location



# RADLEIGH

## 4 BEDROOM HOME



### Ground Floor

Lounge	3359 x 5024 mm	11'0" x 16'6"
Dining/Family	5356 x 2584 mm	17'7" x 8'6"
Kitchen	2713 x 3109 mm	8'11" x 10'2"
Study	2261 x 2104 mm	7'5" x 6'11"
Utility	1551 x 1632 mm	5'1" x 5'4"
WC	855 x 1606 mm	2'10" x 5'3"

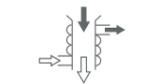
[Approximate dimensions]



### First Floor

Bedroom 1	3553 x 3844 mm	11'8" x 12'7"
En Suite	1470 x 2308 mm	4'10" x 7'7"
Bedroom 2	3938 x 4321 mm	12'11" x 14'2"
Bedroom 3	2810 x 3337 mm	9'3" x 10'11"
Bedroom 4	2959 x 3139 mm	9'8" x 10'4"
Bathroom	2137 x 1700 mm	7'0" x 5'7"

[Approximate dimensions]



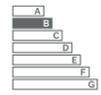
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



EPC rating B



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

### KEY

B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◄	Dimension location
wm	Washing machine space	td	Tumble dryer space		



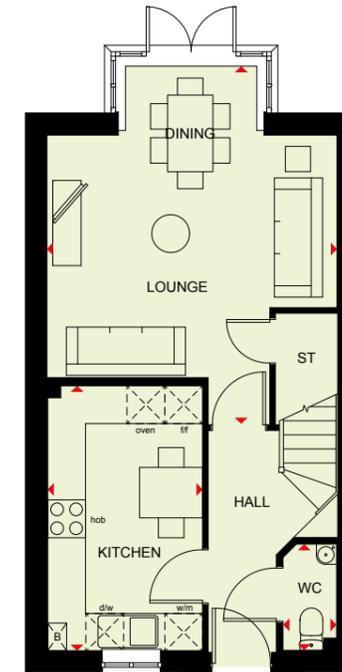
NEW HOMES QUALITY CODE



BARRATT HOMES

# WOODCOTE

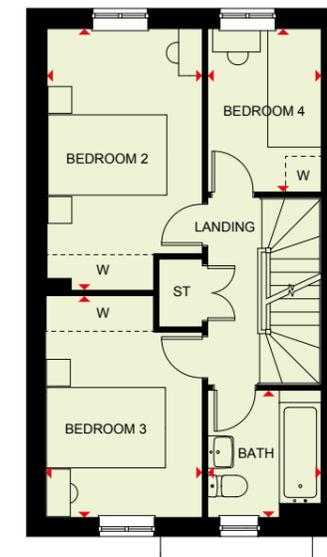
## 4 BEDROOM HOME



### Ground Floor

Lounge/Dining	4604 x 5686 mm	15'1" x 18'6"
Kitchen	2459 x 4201 mm	8'1" x 13'9"
WC	850 x 1683 mm	2'9" x 5'6"

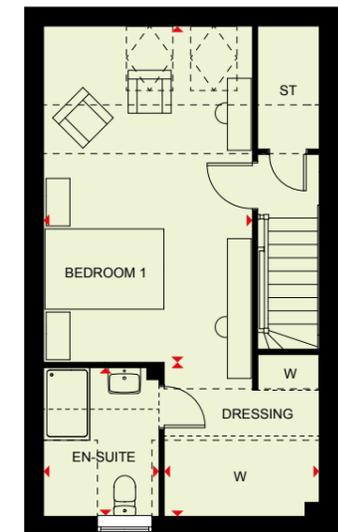
[Approximate dimensions]



### First Floor

Bedroom 2	2614 x 4399 mm	8'7" x 14'5"
Bedroom 3	2639 x 3733 mm	8'8" x 12'3"
Bedroom 4	1912 x 2746 mm	6'3" x 9'0"
Bathroom	1912 x 2116 mm	6'3" x 6'11"

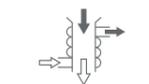
[Approximate dimensions]



### Second Floor

Bedroom 1	3514 x 5655 mm	11'6" x 18'7"
En Suite	1941 x 2502 mm	6'4" x 8'3"
Dressing	2604 x 2590 mm	8'7" x 8'6"

[Approximate dimensions]



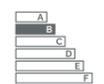
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



EPC rating B



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



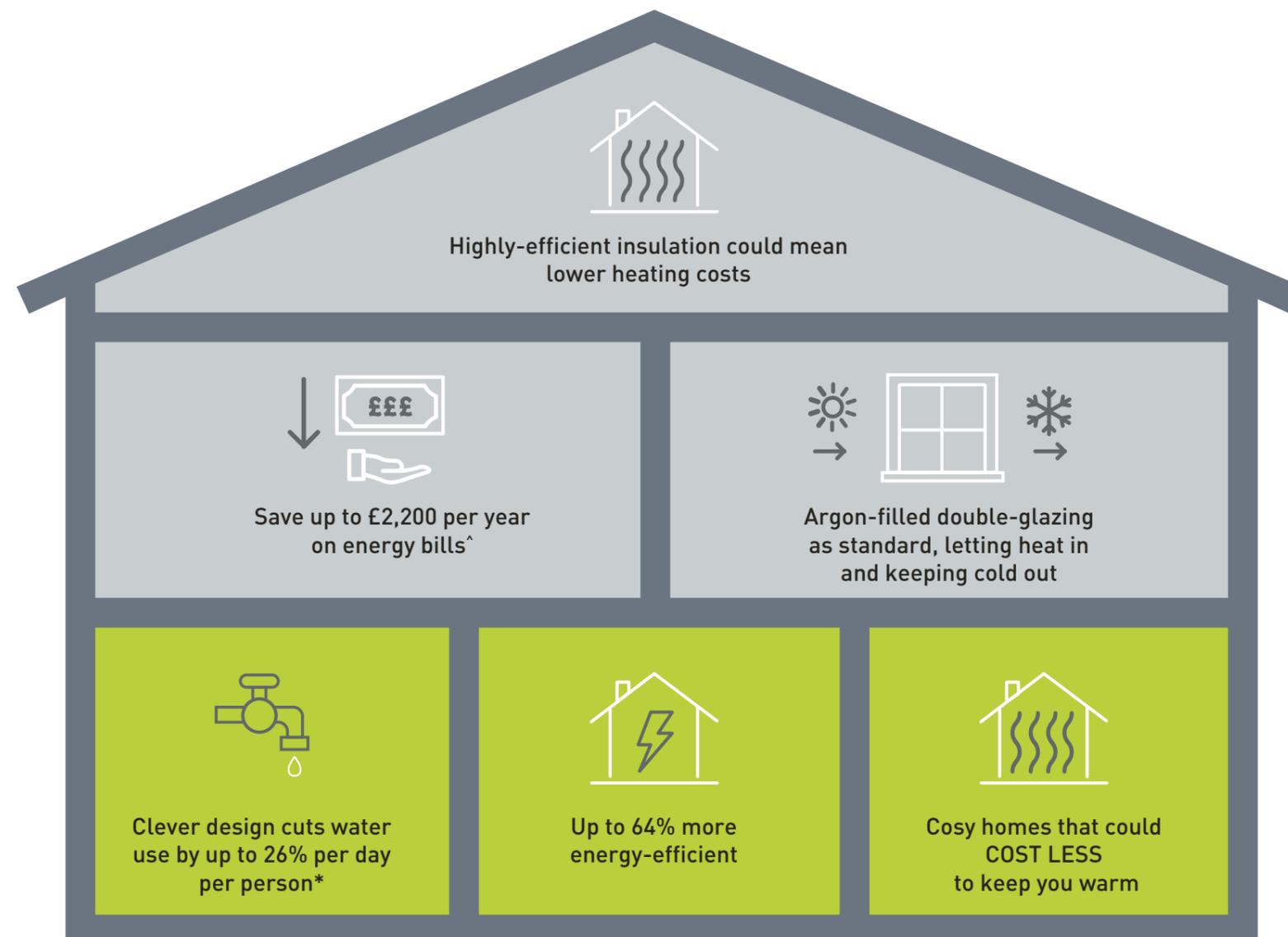
Highly-efficient insulation

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



# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



<sup>^</sup>Indicative figures, based on HBF "Watt a Save" report published July 2023.

\*Source: [Water UK](#)

# 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

### Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

### Energy-efficient and low cost to run

Our homes are built to be efficient and could save you up to £2,200 per year on your energy bills<sup>^</sup>. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

### Peace of mind

Our homes come with a 10-year NHBC Buildmark warranty<sup>†</sup> as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – so you can settle in to your new home without the worry of unexpected costs.

### Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.\*

### We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



<sup>^</sup>Based on HBF "Watt a Save" report published July 2023. <sup>†</sup>2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. \* We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

# 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.



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