



THE
RUSSETTS
HAWKHURST

↳ dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

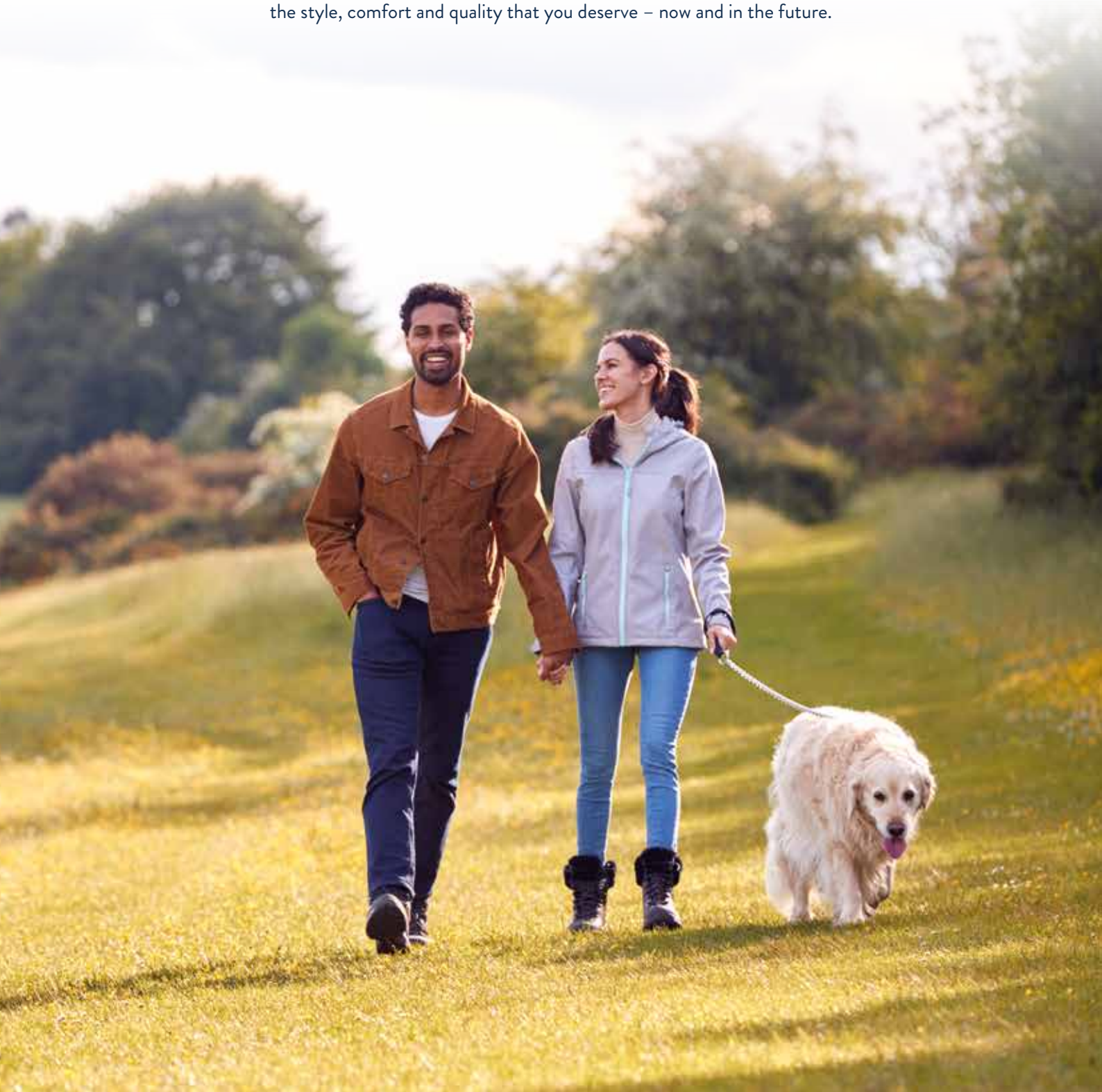
We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.



WELCOME TO THE RUSSETTS

Surrounded by ancient woodlands, orchards and rolling farmland, Hawkhurst is the quintessential Kent village. Inspired by history and designed for the future, this superb new collection of contemporary homes will deliver the style, comfort and quality that you deserve – now and in the future.



HAWKHURST

KENT

Situated within the High Weald Area of Outstanding Natural Beauty, Hawkhurst is really two villages in one.

Highgate, a picturesque shopping area with hanging baskets and covered walkways is made up of a colonnade of Grade II listed buildings and is home to local speciality stores, the digital cinema located in the historic Victoria Hall and plentiful pubs and restaurants. The tranquil area of the village known as The Moor is centred around a triangular green surrounded by the 13th century St Laurence Church, historic houses and cottages and the road to Bodiam Castle and Hastings.

The village is home to sports clubs, including a rugby and tennis club, social clubs and great schools. Take a scenic walk along one of many surrounding footpaths or spend time at the Hawkhurst Fish Farm and enjoy a meal at the Waterside Café, there is plenty to enjoy right on your doorstep.

Surrounded by the countryside and complemented by the friendly community atmosphere, Hawkhurst is perfectly positioned for living, learning and working.

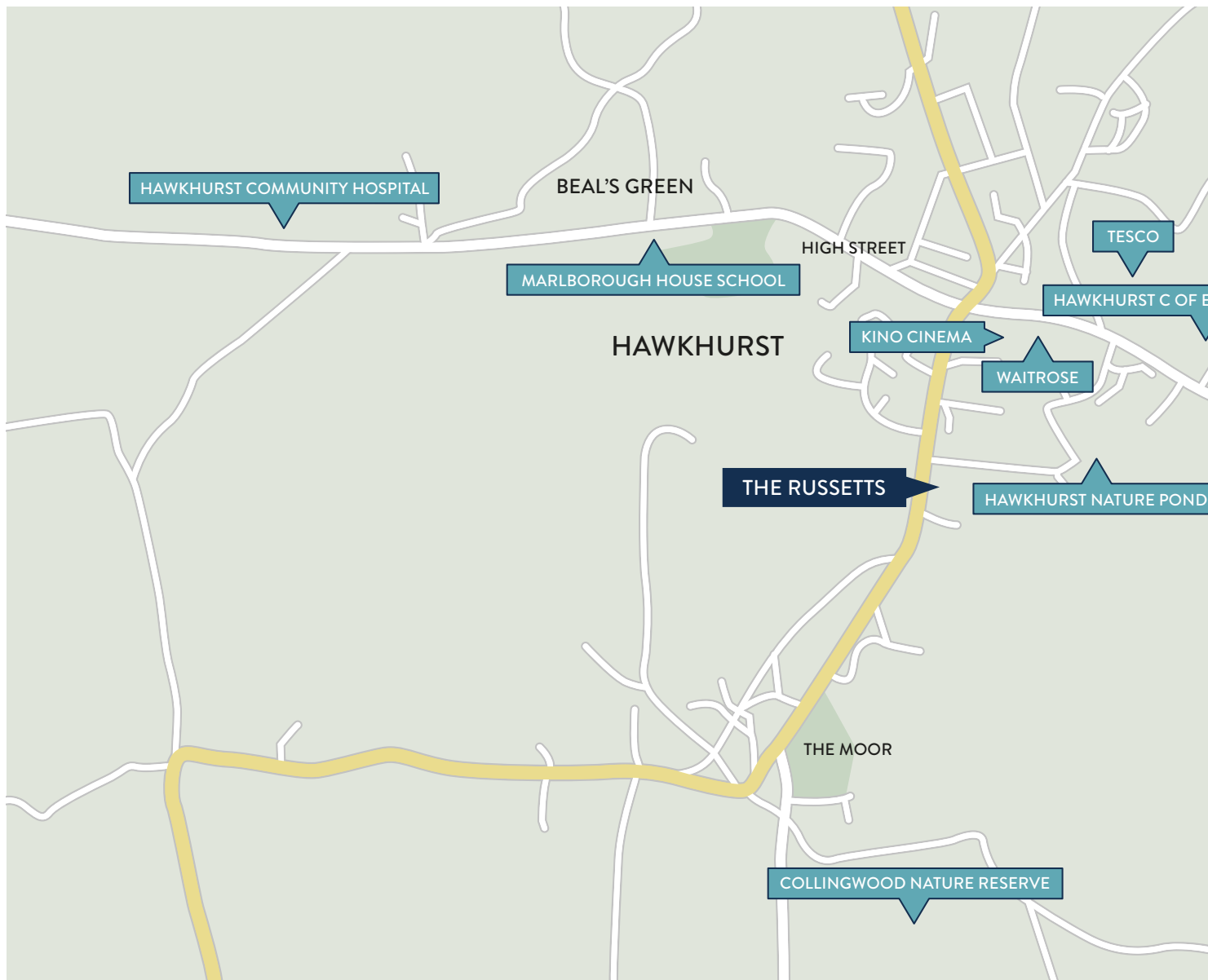






This Computer Generated Image of The Russetts is indicative only







THE PERFECT LOCATION

Nicknamed the Crossroads of Weald, Hawkhurst provides the ideal combination of a village lifestyle within easy reach of all local amenities and commuter links.

EDUCATION

Hawkhurst C of E Primary School	0.4 miles
Marlborough House School	0.5 miles
Cranbrook School	4.4 miles
Dulwich Cranbrook Prep School	6 miles

LOCAL AMENITIES

Kino Cinema	0.2 miles
The Picturesque Highstreet	0.3 miles
The Village Green	0.3 miles
Waitrose	0.3 miles
Hawkhurst Fish Farm	1.4 miles
Camber Sands Beach	17.6 miles

TRAVEL

Etchingham Station	4.9 miles
Staplehurst Station (direct links to London)	10.4 miles
Gatwick Airport	47.3 miles
Heathrow Airport	68.6 miles





 The Knole
5 bed

 The Goodwood
4 bed

 The Osbourne
4 bed

 The Charleston
3 bed

 The Gosford
3 bed

 The Vyne
2 bed

 The Chawton
4 bed

 The Hever
4 bed

 The Woburn
4 bed

 The Frogmore
3 bed

 The Scotney
3 bed

 Shared Ownership

 Amenity Buildings

 Affordable Rent

VP Visitor Parking



Please view the Barn Collection brochure for Barn home details.

The Knole

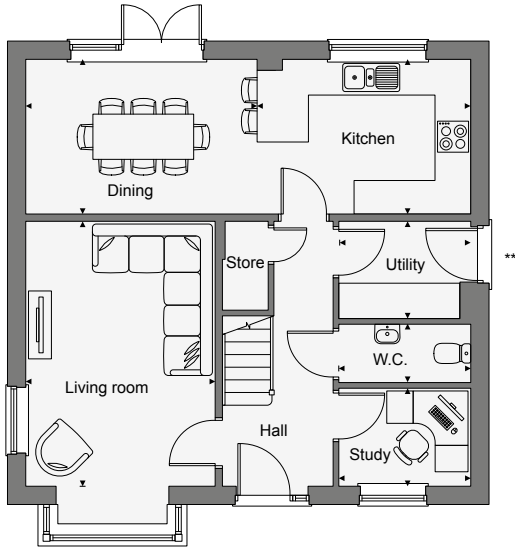
FIVE BEDROOM DETACHED HOME WITH DOUBLE GARAGE OR CARPORT**



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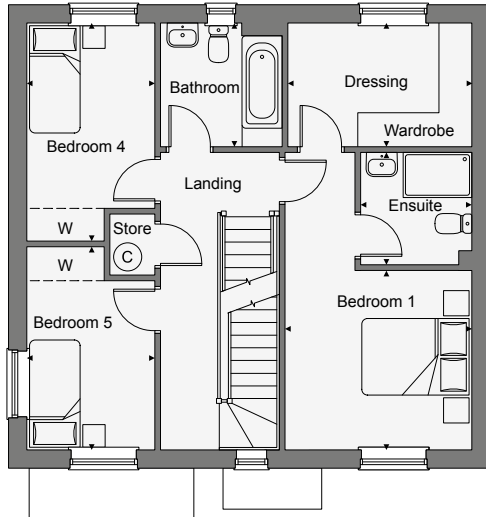
With living accommodation over three floors, this modern family home features a spacious living room with a bay window, and a study at the front of the property. At the rear of the property is a superb open-plan kitchen-dining room from which French doors provide access to the garden. There is also a separate utility room, W.C. and an understairs storage cupboard.

The first floor features three bedrooms and a stylish family bathroom along with additional storage off the landing. Bedroom one has its own ensuite shower room and dressing room. On the second floor are two double bedrooms and a shower room.



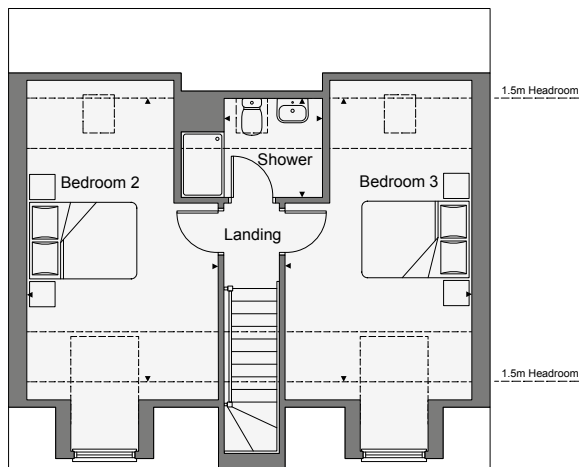
GROUND FLOOR

Kitchen	3.90m x 2.81m	12'10" x 9'3"
Dining	4.21m x 2.81m	13'10" x 9'3"
Living room	4.82m x 3.44m	15'10" x 11'4"
Study	2.39m x 1.77m	7'10" x 5'9"
Utility	2.39m x 1.77m	7'10" x 5'9"
W.C.	2.39m x 1.05m	7'10" x 3'5"



FIRST FLOOR

Bedroom 1	3.38m x 3.26m	11'1" x 10'9"
Dressing	3.33m x 2.24m	10'11" x 7'4"
Ensuite	2.02m x 1.95m	6'7" x 6'4"
Bedroom 4	3.97m x 2.34m	13'0" x 7'8"
Bedroom 5	3.69m x 2.34m	12'1" x 7'8"
Bathroom	2.20m x 2.20m	7'2" x 7'2"



SECOND FLOOR

Bedroom 2	5.17m x 3.48m	17'0" x 11'5"
Bedroom 3	5.17m x 3.38m	17'0" x 11'1"
Shower room	1.79m x 1.38m	5'10" x 4'6"

 - suggested space for wardrobe

Floorplans differ for plot 3. Please ask your sales consultant for full details. **Plot 2 has a garage. Plot 3 has a carport.

The Hever

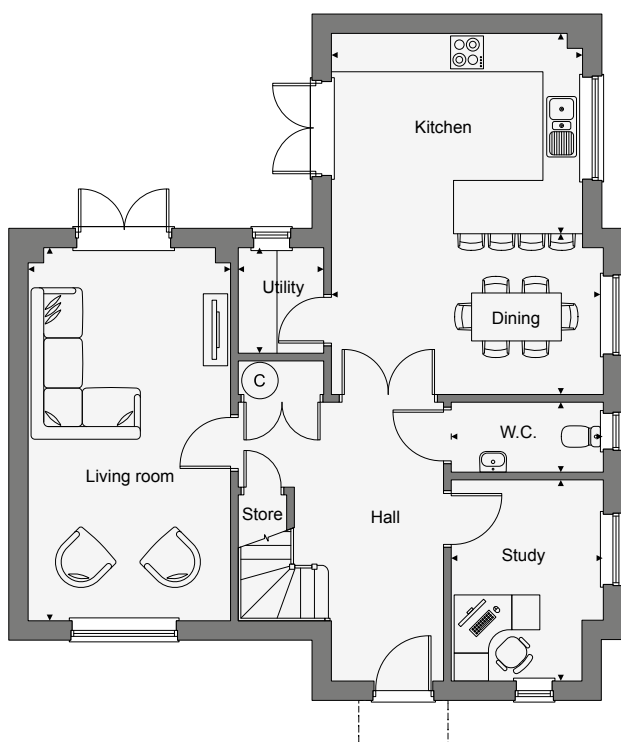
FOUR BEDROOM DETACHED HOME



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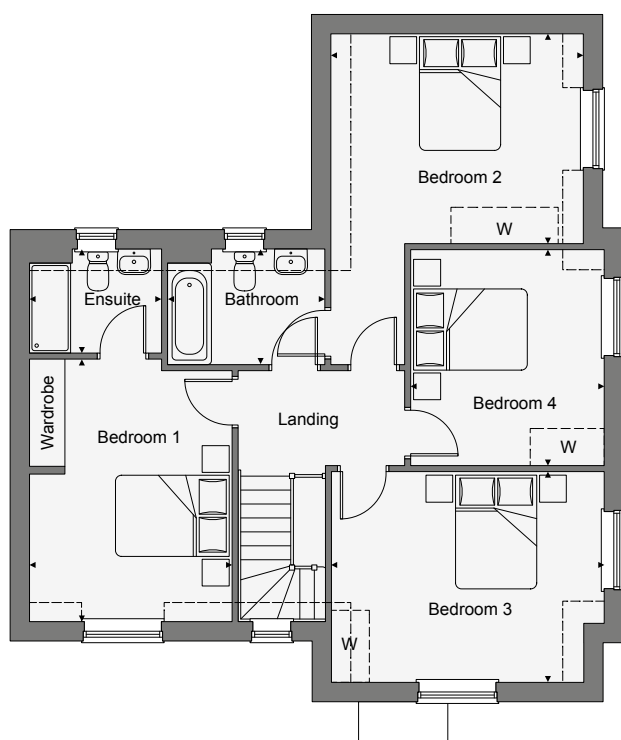
This four bedroom detached home features a spacious living room with French doors opening out to the garden. The open-plan kitchen-dining room also includes French doors to access the garden. There is also a study, utility room, W.C. and plenty of storage provision off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further double bedrooms and a family bathroom.



GROUND FLOOR

Kitchen	4.18m x 3.35m	13'8" x 11'0"
Dining	4.51m x 2.69m	14'10" x 8'10"
Living Room	6.20m x 3.36m	20'4" x 11'0"
Study	3.34m x 2.52m	10'11" x 8'3"
W.C.	2.51m x 1.13m	8'2" x 3'8"
Utility	1.75m x 1.41m	5'8" x 4'7"



FIRST FLOOR

Bedroom 1	4.38m x 3.39m	14'5" x 11'2"
Ensuite	2.20m x 1.50m	7'2" x 4'11"
Bedroom 2	4.18m x 3.45m	13'8" x 11'5"
Bedroom 3	4.51m x 3.51m	14'10" x 11'6"
Bedroom 4	3.59m x 3.19m	11'9" x 10'6"
Bathroom	2.62m x 1.87m	8'7" x 6'1"

The Goodwood

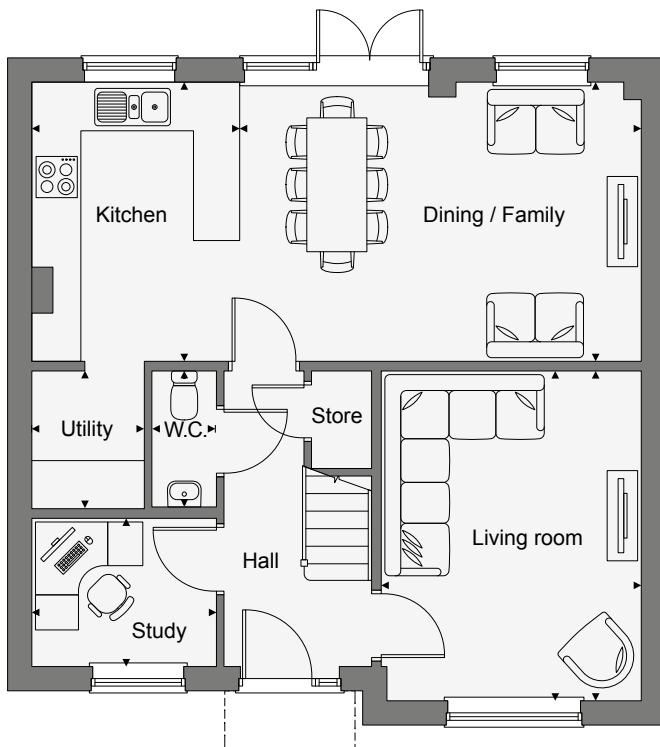
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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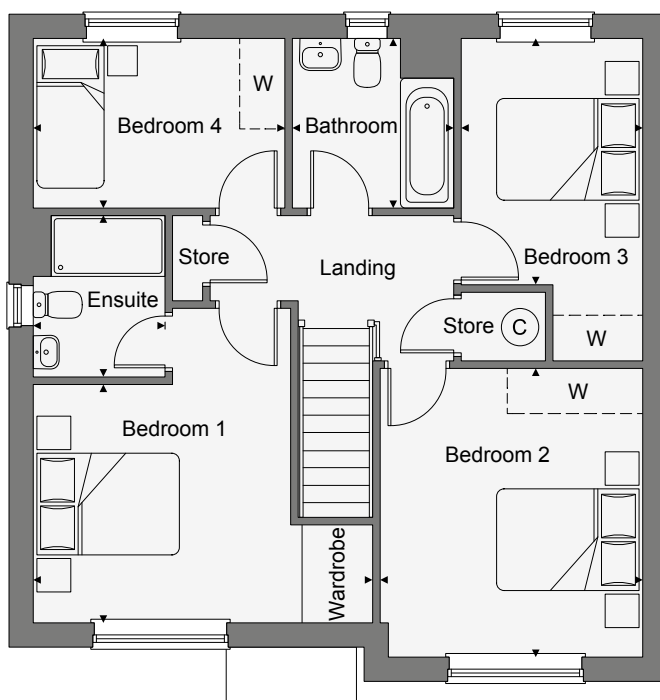
This inviting four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room to the rear, from which French doors provide access to the garden. There is also a separate utility room, W.C and understairs storage.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom, a family bathroom and additional storage on the landing.



GROUND FLOOR

Dining / Family	5.36m x 3.71m	17'7" x 12'2"
Kitchen	3.71m x 2.74m	12'2" x 9'0"
Living Room	4.37m x 3.48m	14'4" x 11'5"
Study	2.44m x 1.97m	8'0" x 6'5"
Utility	1.83m x 1.46m	6'0" x 4'9"
W.C.	1.78m x 0.87m	5'10" x 2'10"



FIRST FLOOR

Bedroom 1	4.52m x 3.16m	14'10" x 10'5"
Ensuite	2.13m x 1.72m	7'1" x 5'11"
Bedroom 2	3.83m x 3.48m	12'7" x 11'5"
Bedroom 3	3.21m x 2.41m	10'6" x 7'10"
Bedroom 4	3.35m x 2.25m	11'0" x 7'5"
Bathroom	2.21m x 2.13m	7'3" x 6'11"

 - suggested space for wardrobe

Floorplans shown for plot 44. Plot 43 is handed.

The Chawton

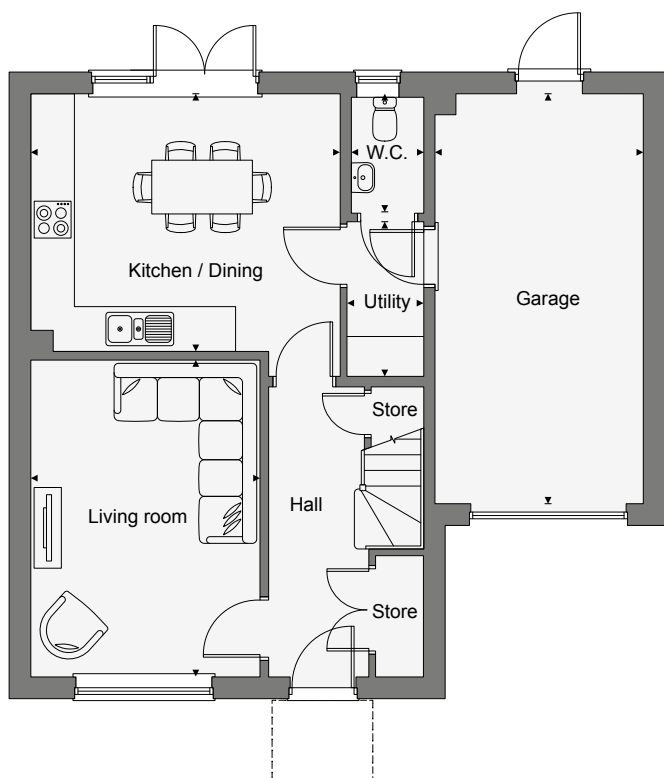
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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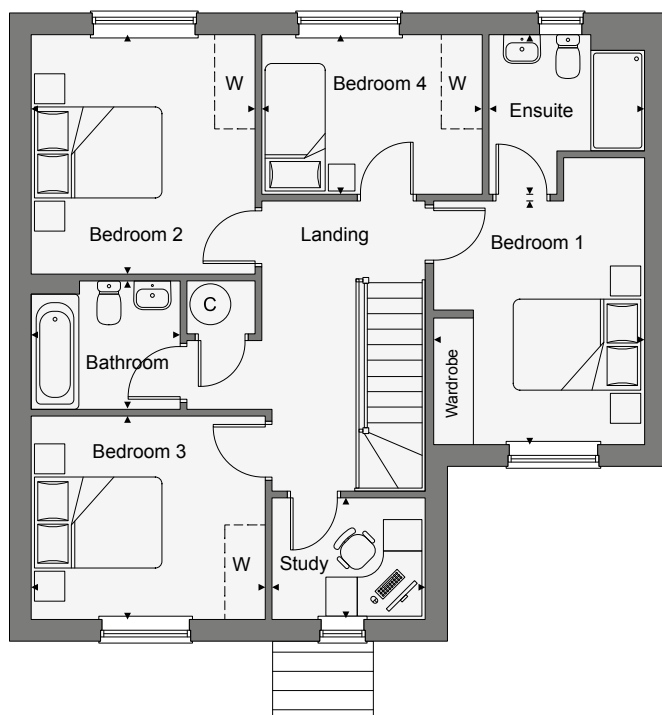
This four bedroom detached home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility and a W.C. with access to the garage and a large storage provision off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom, a study and a family bathroom.



GROUND FLOOR

Kitchen / Dining	4.61m x 3.83m	15'2" x 12'7"
Living room	4.70m x 3.42m	15'5" x 11'3"
Utility	2.32m x 1.13m	7'7" x 3'8"
W.C.	1.76m x 1.08m	5'9" x 3'6"
Garage	6.09m x 3.06m	19'11" x 10'0"



FIRST FLOOR

Bedroom 1	3.61m x 3.15m	11'10" x 10'4"
Ensuite 1	2.34m x 2.30m	7'8" x 7'6"
Bedroom 2	3.54m x 3.32m	11'7" x 10'11"
Bedroom 3	3.47m x 3.00m	11'4" x 9'10"
Bedroom 4	3.26m x 2.37m	10'8" x 7'9"
Study	2.28m x 1.78m	7'5" x 5'10"
Bathroom	2.20m x 1.90m	7'2" x 6'2"

W - suggested space for wardrobe

The Osbourne

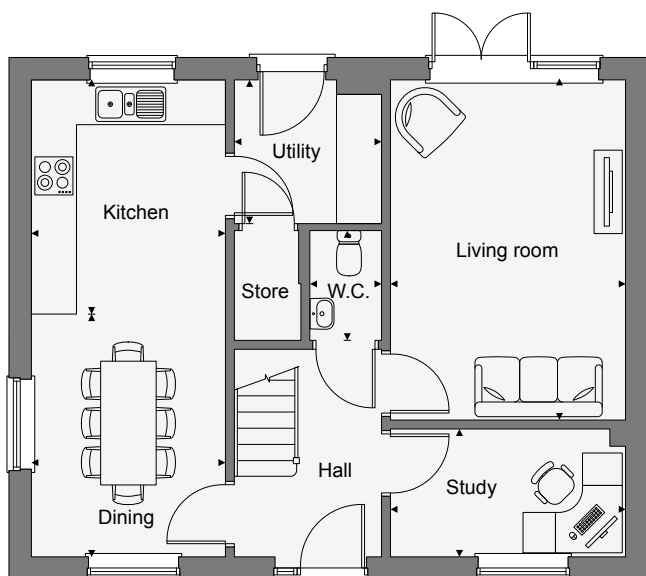
FOUR BEDROOM DETACHED HOME WITH A CARPORT



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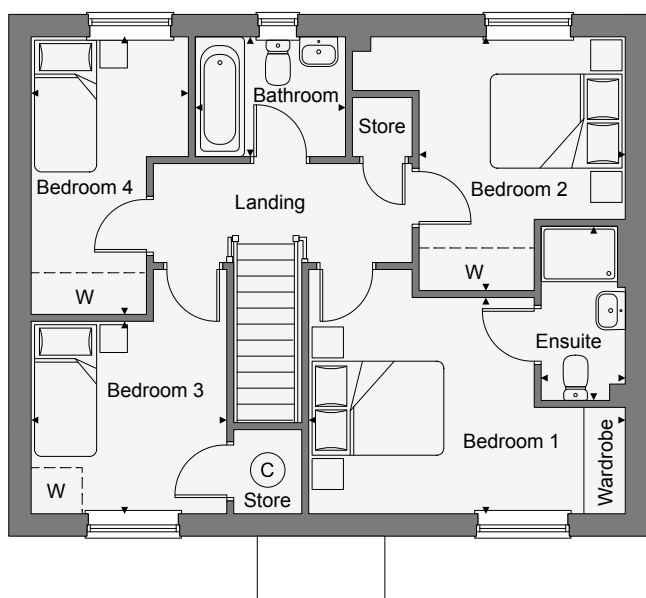
This attractive four bedroom double-fronted home features a separate living room, an open-plan kitchen-dining room and a study. There's also a utility room with a store off the kitchen and a downstairs W.C. off the hall.

Upstairs, bedroom one has its own ensuite shower room and includes fitted wardrobes. There are three further bedrooms, a stylish family bathroom and additional storage on the landing.



GROUND FLOOR

Kitchen	3.38m x 2.78m	11'1" x 9'2"
Dining	3.49m x 2.78m	11'6" x 9'2"
Living Room	4.90m x 3.36m	16'1" x 11'1"
Study	3.36m x 1.86m	11'1" x 6'1"
Utility	2.10m x 2.06m	6'10" x 6'9"
W.C.	1.56m x 1.03m	5'1" x 3'4"



FIRST FLOOR

Bedroom 1	4.55m x 3.10m	14'11" x 10'2"
Ensuite	2.49m x 1.16m	8'2" x 3'9"
Bedroom 2	3.65m x 2.97m	12'0" x 9'9"
Bedroom 3	2.81m x 2.75m	9'3" x 9'1"
Bedroom 4	4.00m x 2.25m	13'2" x 7'5"
Bathroom	2.13m x 1.68m	6'11" x 5'6"

W - suggested space for wardrobe

Floorplans shown for plots 17 & 48. Floorplans differ for plot 1. Please ask your sales consultant for full details.

The Woburn

FOUR BEDROOM SEMI-DETACHED HOME

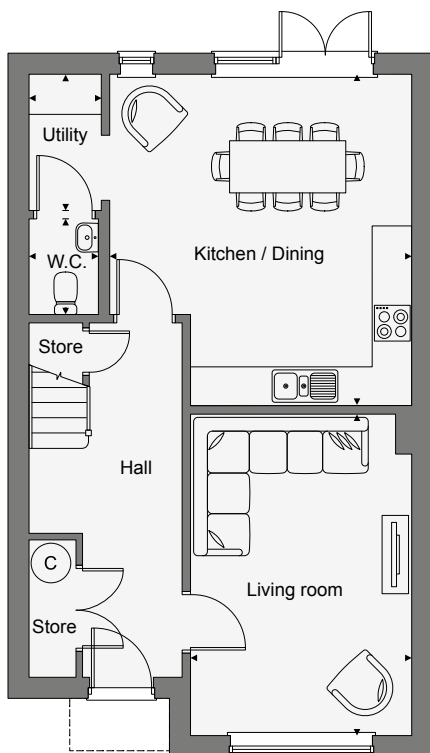


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This four bedroom semi-detached home is available with or without a garage.*

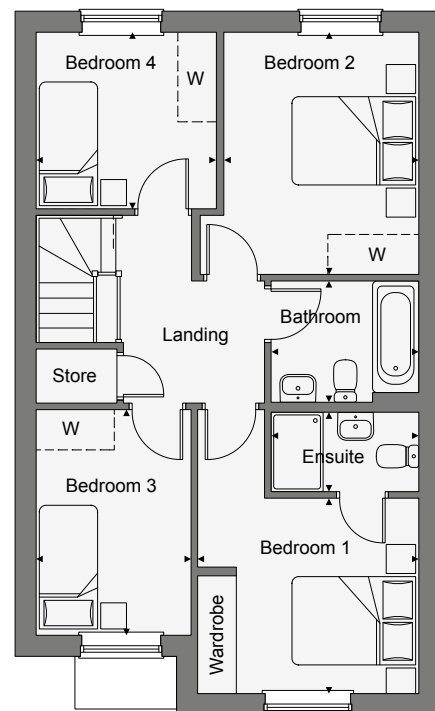
There is a separate living room and an open-plan kitchen-dining room with French doors to access the garden. There is also a utility and W.C. and plenty of storage off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There is a further double bedroom, two single bedrooms, a family bathroom and additional storage on the landing.



GROUND FLOOR

Kitchen / Dining	5.07m x 4.65m	16'8" x 15'3"
Living Room	4.95m x 3.39m	16'3" x 11'2"
Utility	2.08m x 1.10m	6'9" x 3'7"
W.C.	1.49m x 1.05m	4'10" x 3'5"



FIRST FLOOR

Bedroom 1	3.39m x 2.98m	11'2" x 9'10"
Ensuite	2.25m x 1.20m	7'4" x 3'11"
Bedroom 2	3.71m x 2.99m	12'2" x 9'10"
Bedroom 3	3.43m x 2.36m	11'3" x 7'9"
Bedroom 4	2.76m x 2.71m	9'1" x 8'11"
Bathroom	2.25m x 1.86m	7'4" x 6'1"

 - suggested space for wardrobe

*Plot 47 includes a garage. Floorplans shown for plot 47. Plot 46 is handed.

The Gosford

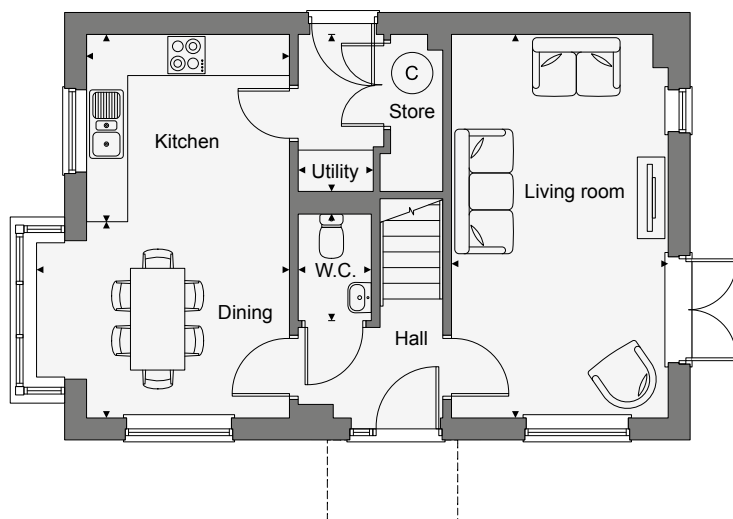
THREE BEDROOM DETACHED HOME WITH A CARPORT



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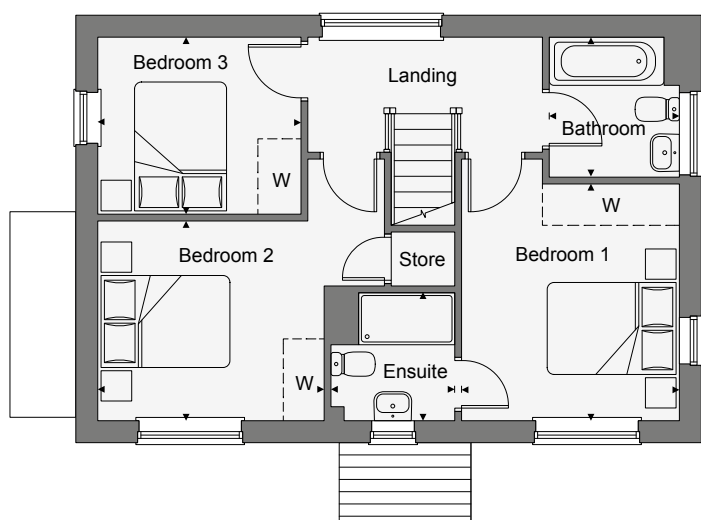
This charming three bedroom double-fronted detached home features a spacious dual-aspect living room with French doors to the garden. The open-plan kitchen-dining room is also dual-aspect with a feature bay window, with access to the utility and large store cupboard. The downstairs W.C. is off the hall.

Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.



GROUND FLOOR

Kitchen	2.98m x 2.72m	9'9" x 8'11"
Dining	3.75m x 2.93m	12'3" x 9'7"
Living Room	5.64m x 3.18m	18'6" x 10'5"
Utility	2.36m x 1.08m	7'9" x 3'9"
W.C.	1.57m x 1.04m	5'1" x 3'4"



FIRST FLOOR

Bedroom 1	3.48m x 3.21m	11'5" x 10'7"
Ensuite	1.84m x 1.76m	6'3" x 6'0"
Bedroom 2	3.32m x 2.93m	10'11" x 9'7"
Bedroom 3	2.98m x 2.60m	9'9" x 8'6"
Bathroom	2.05m x 1.90m	6'10" x 6'5"

 - suggested space for wardrobe

Floorplans shown for plot 58. Plot 52 is handed.

The Scotney

THREE BEDROOM DETACHED HOME WITH A GARAGE

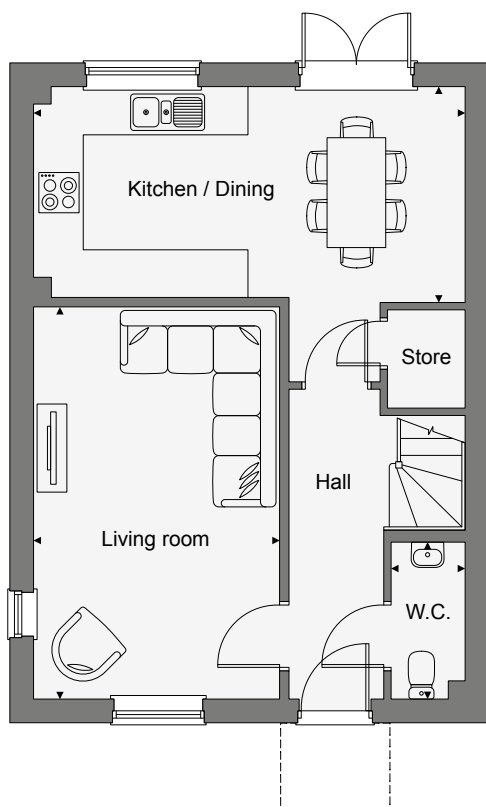


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This three bedroom detached home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden.

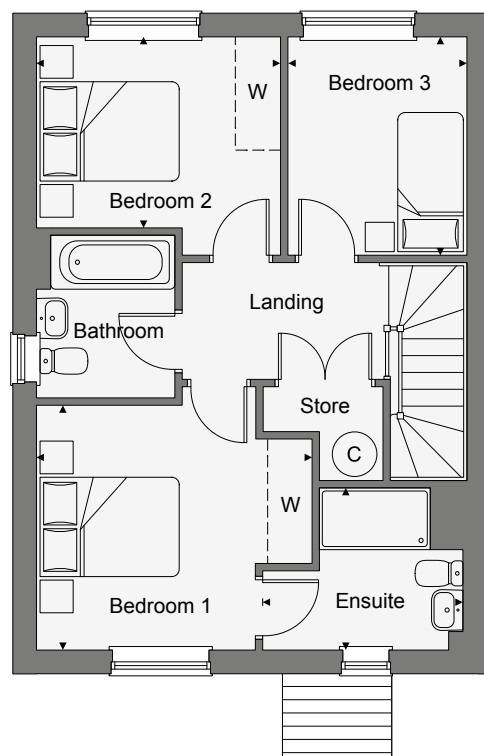
There is also a downstairs W.C. and plenty of storage.

Upstairs, bedroom one benefits from its own ensuite shower room. There are two further bedrooms, a family bathroom and additional storage on the landing.



GROUND FLOOR

Kitchen / Dining	5.87m x 2.87m	19'3" x 9'5"
Living Room	5.33m x 3.32m	17'6" x 10'11"
W.C.	2.12m x 0.97m	6'11" x 3'2"



FIRST FLOOR

Bedroom 1	3.77m x 3.32m	12'5" x 10'11"
Ensuite	2.72m x 2.17m	8'11" x 7'1"
Bedroom 2	3.35m x 2.59m	11'0" x 8'6"
Bedroom 3	2.96m x 2.42m	9'8" x 7'11"
Bathroom	2.20m x 1.89m	7'2" x 6'2"

 - suggested space for wardrobe

Floorplans shown for plot 56. Plot 54 is handed.

The Frogmore

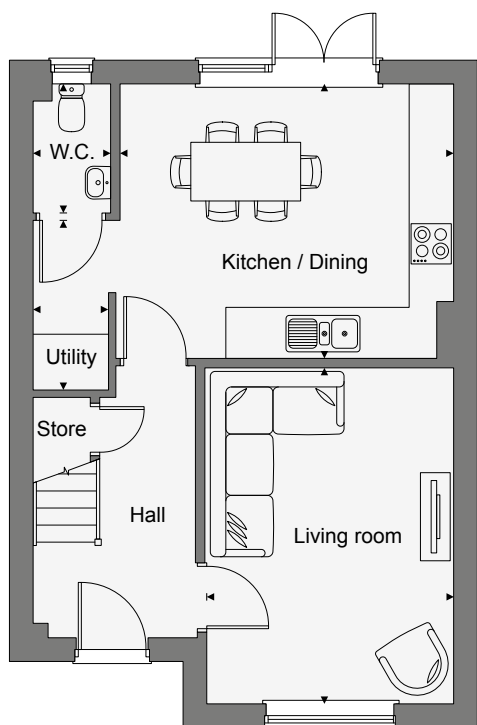
THREE BEDROOM HOME WITH A CARPORT



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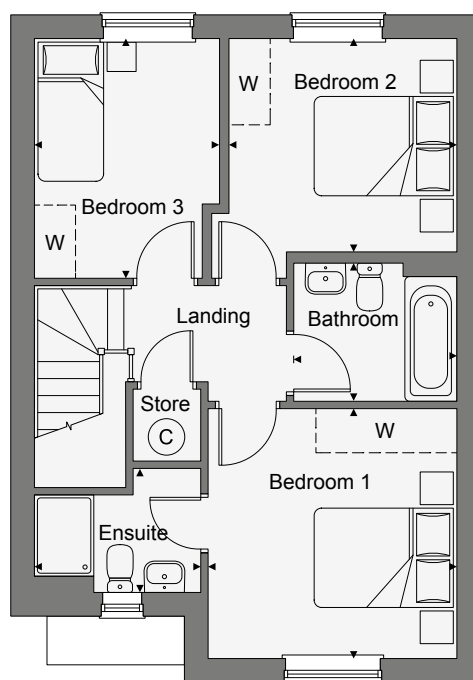
This three bedroom home features a living room to the front of the property, with an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility area and W.C.

Upstairs, bedroom one has its own ensuite shower room. There is a further double bedroom, a single bedroom, a stylish family bathroom and a handy storage provision on the landing.



GROUND FLOOR

Kitchen / Dining	4.58m x 3.72m	15'0" x 12'3"
Living Room	4.57m x 3.38m	15'0" x 11'2"
Utility	2.32m x 1.05m	7'7" x 3'5"
W.C.	1.76m x 1.04m	6'0" x 3'11"



FIRST FLOOR

Bedroom 1	3.39m x 3.38m	11'2" x 11'1"
Ensuite	2.26m x 1.62m	7'4" x 5'3"
Bedroom 2	3.12m x 2.92m	10'3" x 9'7"
Bedroom 3	3.26m x 2.54m	10'9" x 8'5"
Bathroom	2.22m x 1.86m	7'3" x 6'1"

 - suggested space for wardrobe

Floorplans shown for plots 4 & 16. Plot 5 is handed.

The Charleston

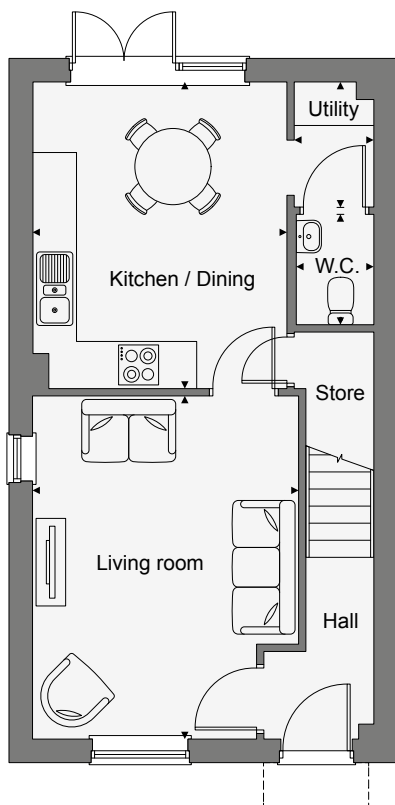
THREE BEDROOM SEMI-DETACHED HOME



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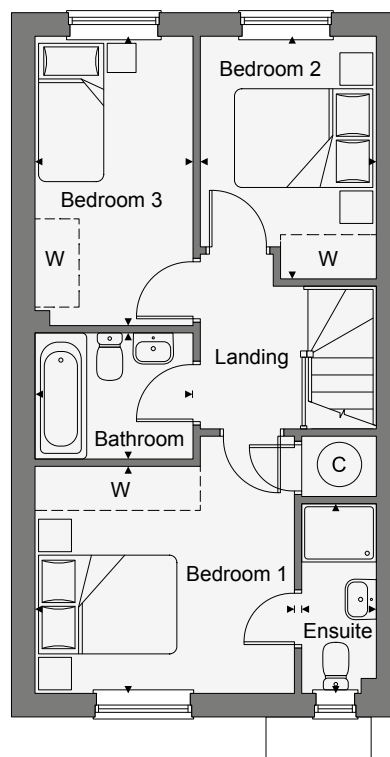
This charming three bedroom semi-detached home with driveway parking features a living room at the front with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a utility space, W.C. and an understairs storage cupboard.

Upstairs, bedroom one has its own ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom.



GROUND FLOOR

Kitchen / Dining	4.20m x 3.47m	13'9" x 11'5"
Living Room	4.71m x 3.65m	15'5" x 12'0"
Utility	1.70m x 1.09m	5'6" x 3'6"
W.C.	1.50m x 1.04m	4'11" x 3'4"



FIRST FLOOR

Bedroom 1	3.53m x 3.10m	11'7" x 10'2"
Ensuite	2.60m x 0.99m	8'6" x 3'2"
Bedroom 2	3.32m x 2.41m	10'11" x 7'11"
Bedroom 3	3.96m x 2.15m	13'0" x 7'1"
Bathroom	2.14m x 1.69m	7'0" x 5'6"

 - suggested space for wardrobe

Floorplans shown for plots 36 & 41. Plots 37 & 42 are handed.

The Vyne

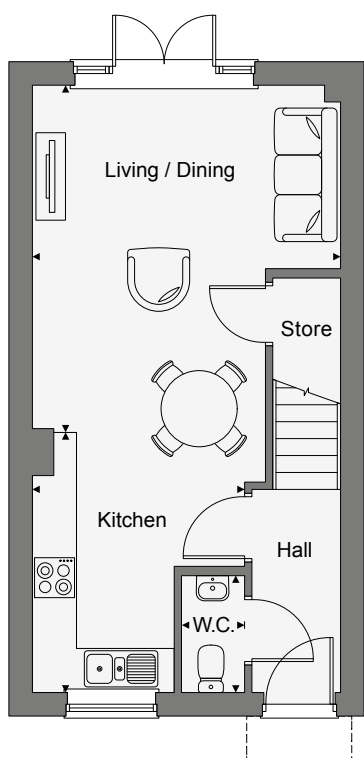
TWO BEDROOM HOME



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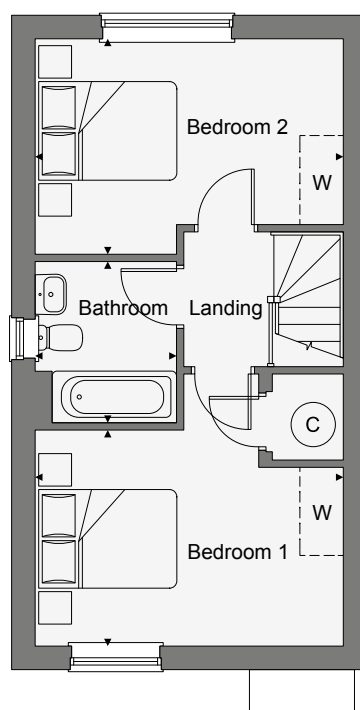
This classic two bedroom home features an open-plan living area with French doors to access the rear garden, understairs storage and a W.C. off the hall.

Upstairs, there are two double bedrooms with additional storage in bedroom one and a stylish family bathroom.



GROUND FLOOR

Kitchen	3.66m x 1.93m	12'0" x 6'3"
Living / Dining	4.68m x 4.22m	15'4" x 13'10"
W.C.	1.60m x 0.87m	5'2" x 2'10"



FIRST FLOOR

Bedroom 1	4.22m x 2.96m	13'10" x 9'9"
Bedroom 2	4.22m x 2.94m	13'10" x 9'8"
Bathroom	2.20m x 1.89m	7'2" x 6'2"



HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHENS

Choice* of high-quality fully fitted contemporary kitchens with stylish laminate worktops. Equipped with appliances including: stainless steel extractor hood, integrated single or double oven**, ceramic hob with glass splashback, integrated fridge freezer, dishwasher and a stainless steel 1 1/2 bowl sink with chrome mixer tap. Stainless steel single bowl sink with chrome mixer tap in utility room (where applicable).

BATHROOMS

Quality white suite comprising bath, pedestal** basin with polished chrome taps, W.C., heated towel rail. Porcelanosa floor and wall tiles.

ENSUITES

The stylish ensuites feature high quality contemporary white pedestal** basin with polished chrome taps, enclosed thermostatically controlled shower with polished chrome fittings, WC and a heated towel rail. Porcelanosa floor and wall tiles.

W.C.

All feature high quality white sanitaryware comprising W.C., basin with tiled splash back and mixer tap.

INTERNAL JOINERY

High quality white panelled internal doors with contemporary chrome door handles.

INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss/satin finish.

WARDROBES

Four and five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

HEATING & HOT WATER

Provided by an Air Source Heat Pump. Steel panel radiators with thermostatic radiator valves.

ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge. TV/Satellite outlets to lounge and bedroom one.**

LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and W.C. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable). Under cabinet LED lighting to wall units in kitchen.

WINDOWS AND DOORS

Pre-finished front and back door set complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC windows.

EXTERNAL

Paved slabs to paths and patios. Sensor controlled external lights to front entrance and rear doors. Fencing to rear and side boundaries. Front gardens turfed. Pre-finished garage door (where applicable). Electric vehicle charging point.**

* Subject to build stage. ** Subject to house type and plot.

WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



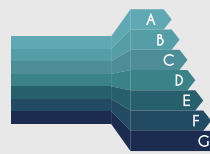
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to HBF figures published January 2025.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home.
We could even pay your estate agent fees up to £5,000.*



REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.*



PART EXCHANGE

Want to buy a new Dandara home, but are struggling to sell yours? We can help. With Part Exchange, we could buy your current home when you buy one of ours. Ask your sales consultant to tell you more.

*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

ESG AT DANDARA

Sustainability and social responsibility are a key priority for Dandara. Our sustainability strategy displays a focused goal to embed ESG (environmental, social and governance) into our development plans to positively impact the environment and communities in which we build.

We are committed to facilitating a more sustainable future through the creation of energy and water-efficient homes and through the development of tangible benefits and social value for new and existing community residents.

Financial contribution at Dandara focuses on supporting sustainable growth, community investment, and long-term value creation. Since January 2021, Dandara has contributed c. £43 million to local communities in the form of payments to local authorities for new/upgrades to community infrastructure.



Youth & Community Facilities



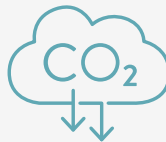
Transport



Education



Biodiversity & Ecology



Carbon Reduction



Community Infrastructure



Healthcare



Social & Affordable Housing



Sport & Leisure

Full details of our financial contributions can be viewed on our website: dandara.com/about-us/sustainability

In addition to the financial contributions, over the same time period, Dandara has created Social and Local Value in the communities in which we develop.

Social and local value refers to the positive social, economic and environmental value we help to generate for individuals, communities and businesses through our activities and operations.

SOCIAL & LOCAL VALUE AT DANDARA



1,086

Local Construction Employment

Employees from within
a 30 mile radius of a
development



£123M

Local Supply Chain

Spent with companies
from within a 30 mile
radius of a development



72

Apprentices

Supporting apprenticeship
positions across our
developments



£80K

Community Support

Value of our time given to
local voluntary, community
and social enterprises
(VCSEs)



£192K

Donations

Local organisations
supported with donations
and sponsorships

Please visit our website for up-to-date figures and further details of our commitments to Social & Local Value.
dandara.com/about-us/sustainability

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey.

We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build.

Please visit our website for further information.





DANDARA.COM



DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for 'The Russetts' development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to 'The Russetts' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara South East Ltd or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara South East Ltd or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. 10. Homes are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. Please ask a sales consultant for specific plot details.

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