

DONNINGTON

HEIGHTS

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are proud to say that our customers continue to rate us as a 5 Star Housebuilder for customer satisfaction year after year.

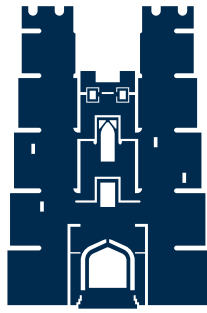
Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



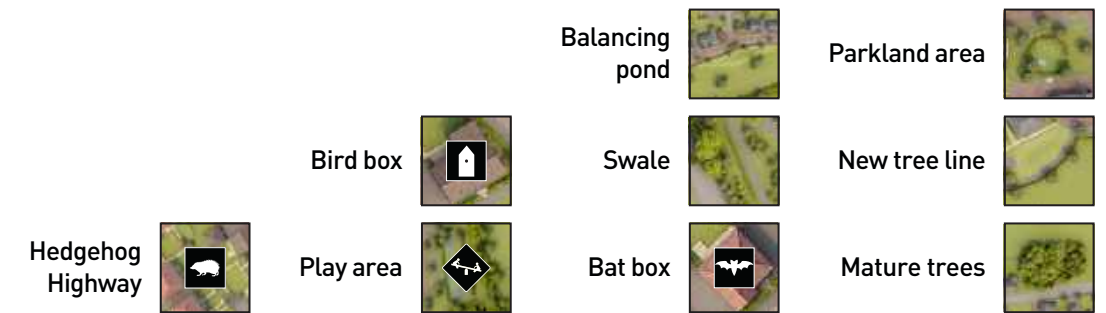
DAVID WILSON HOMES

WHERE QUALITY LIVES



DONNINGTON HEIGHTS

- The Ashdown
2 Bedroom home
- The Archford
3 Bedroom home
- The Hadley
3 Bedroom home
- The Kennett
3 Bedroom home
- The Ingleby
4 Bedroom home
- The Hollinwood
4 Bedroom home
- The Bradgate
4 Bedroom home
- The Avondale
4 Bedroom home
- The Holden
4 Bedroom home
- The Winstone
4 Bedroom home
- The Manning
5 Bedroom home
- The Henley
5 Bedroom home
- The Evesham
5 Bedroom home
- Affordable housing
- Show Home
- Cycle Store
- Bin Store
- Substation
- Bin Collection Point
- Visitor Parking Space



Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Donnington Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H7931/PL/01 Rev: AB

THE ASHDOWN

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashdown has all the comforts for today's busy lifestyle. A good-sized lounge with dining area has access onto the rear garden through French doors. A separate fitted kitchen has space for all the appliances. Upstairs, the

two double bedrooms each have their own en suite - Bedroom 1 with a bath and Bedroom 2 with a shower - perfect for those frequent visitors. The ideal property for those first time buyers or those looking to downsize.



DAVID WILSON HOMES
WHERE QUALITY LIVES

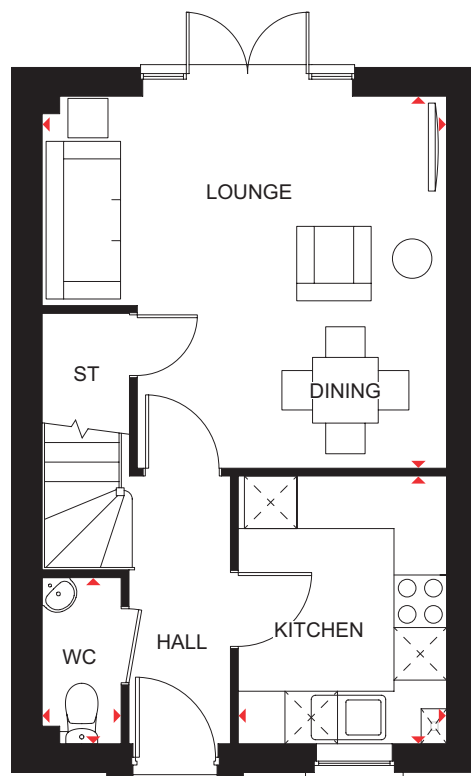
THE ASHDOWN

TWO BEDROOM HOME

Key

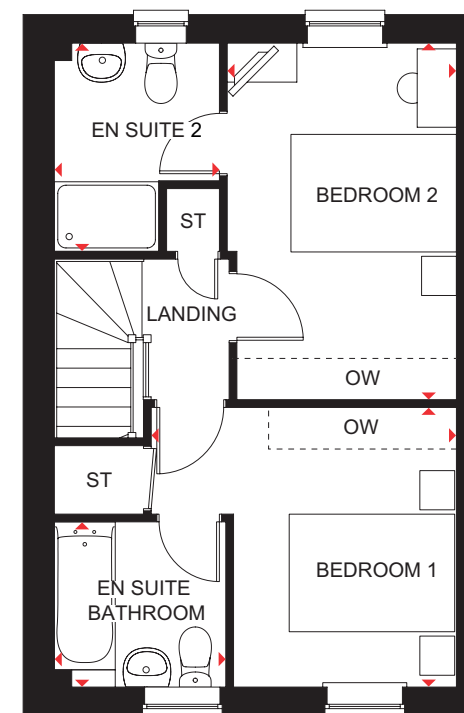
B Boiler
ST Store

OW Optional wardrobe
◀▶ Dimensional location



Ground Floor

Kitchen	3057 x 2378 mm	10' 0" x 7' 9"
Lounge/Dining	4617 x 4248 mm	15' 1" x 13' 11"
WC	1897 x 902 mm	6' 2" x 2' 11"



First Floor

Bedroom 1	3504 x 3211 mm	11' 5" x 10' 6"
En suite bathroom	1969 x 1897 mm	6' 5" x 6' 2"
Bedroom 2	4094 x 2632 mm	13' 5" x 8' 7"
En suite 2	2391 x 1883 mm	7' 10" x 6' 2"

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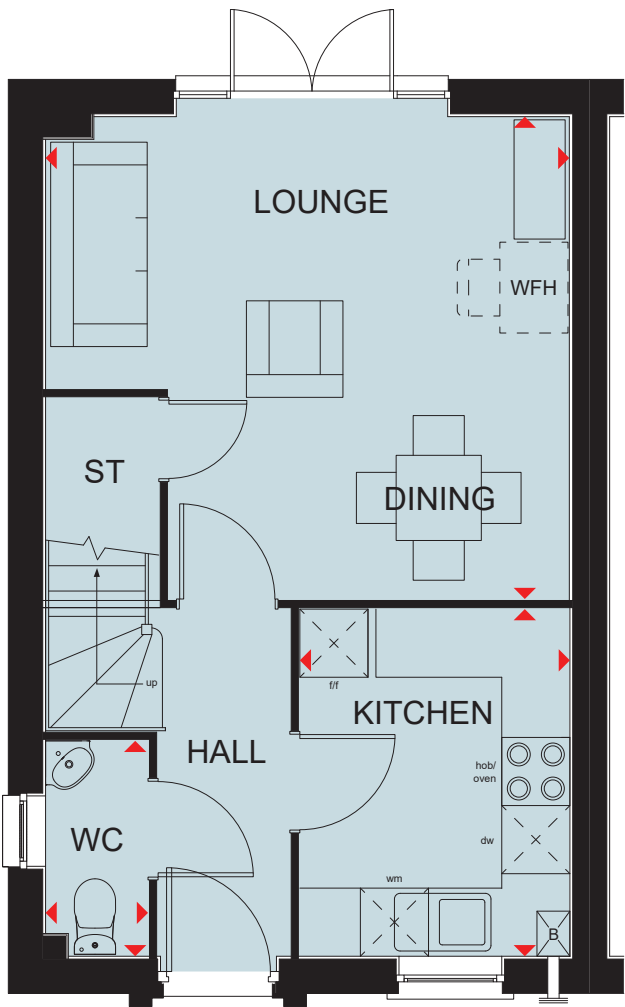
THE ASHDOWN

TWO BEDROOM HOME

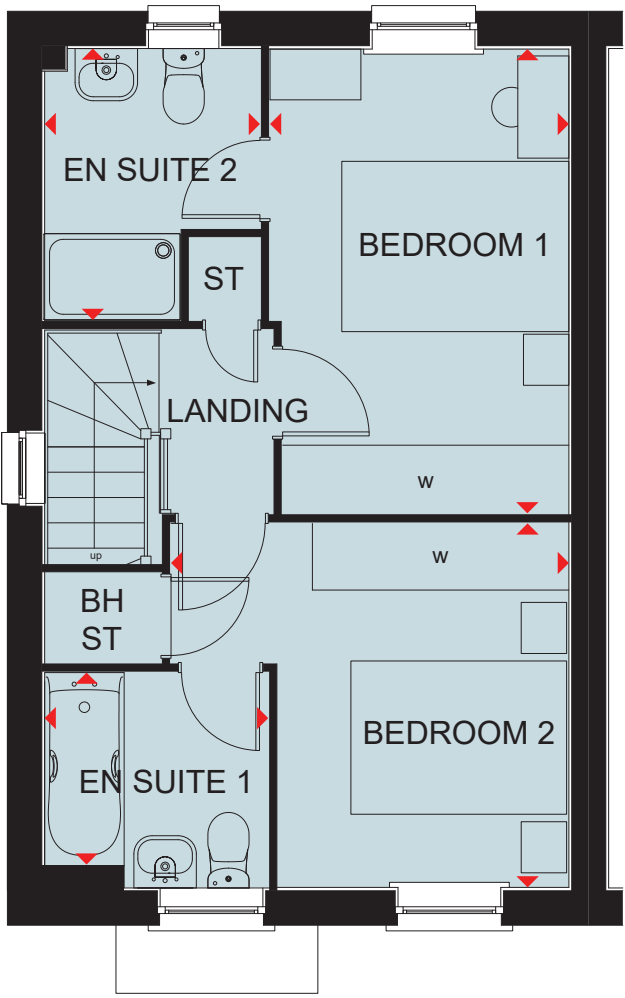


- Highly-efficient insulation
- Electric car charging point
- Decentralised mechanical extract ventilation (d-MEV)
- Photovoltaic panels
- Waste Water Heat Recovery Systems
- Argon-filled double-glazing
- Flue Gas Heat Recovery
- Smart Thermostat

Features are plot specific. Please refer to working drawing.
Plots 108, 109, 208, 209 & 210.



Ground Floor		
Kitchen	3057 x 2378 mm	10'0" x 7'9"
Lounge/Dining	4617 x 4248 mm	15'1" x 13'11"
WC	1897 x 902 mm	6'2" x 2'11"



First Floor		
Bedroom 1	3504 x 3211 mm	11'5" x 10'6"
En Suite/Bathroom	1969 x 1897 mm	6'5" x 6'2"
Bedroom 2	4094 x 2632 mm	13'5" x 8'7"
En Suite	2391 x 1883 mm	7'10" x 6'2"

Key							
B	Boiler	BH	Bulkhead	wm	Washing machine space	f/f	Fridge freezer space
ST	Store	BH/ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space
						WFH	Working from home space
						W	Wardrobe space
							Dimension location



DAVID WILSON HOMES

THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This three bedroom home includes an open-plan kitchen with dining area and French doors to the garden. A spacious lounge and cloakroom complete the ground floor. Upstairs you will find an en suite principle bedroom, a further double bedroom, single bedroom and family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

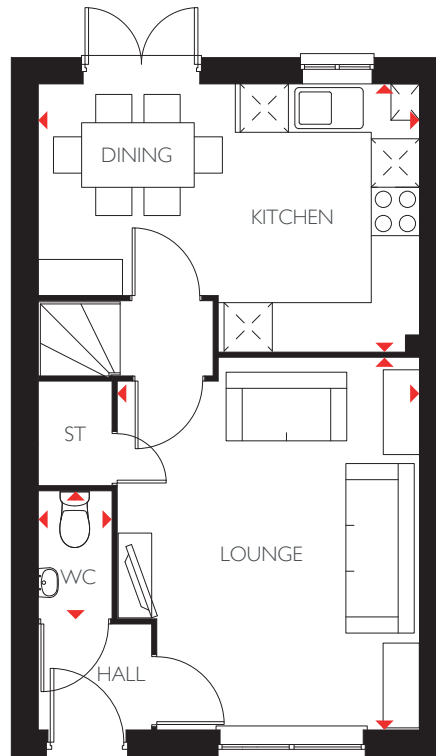
THE ARCHFORD

THREE BEDROOM HOME

Key

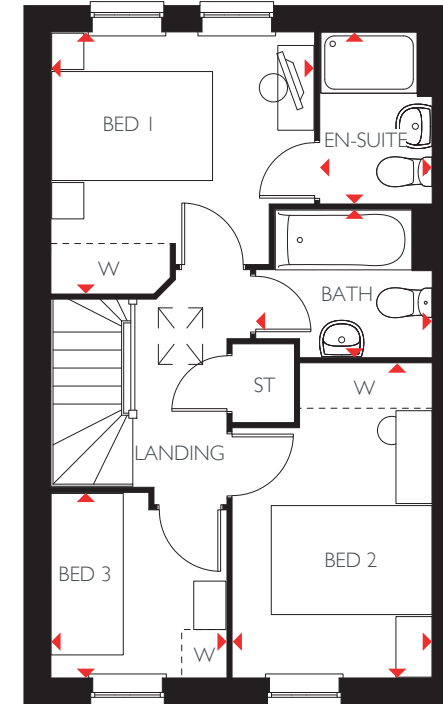
B Boiler
ST Store

W Optional wardrobe
◀ ▶ Dimensional location



Ground Floor

Kitchen/Dining	4750 x 3310 mm	15' 7" x 10' 10"
Lounge	4604 x 3746 mm	15' 1" x 12' 3"
WC	1561 x 1030 mm	5' 1" x 3' 4"



First Floor

Bedroom 1	3234 x 3276 mm	10' 7" x 10' 8"
En suite 1	1385 x 2119 mm	4' 6" x 6' 11"
Bedroom 2	2475 x 3891 mm	8' 1" x 12' 9"
Bedroom 3	2286 x 2186 mm	7' 6" x 7' 2"
Bathroom	1815 x 2181 mm	5' 11" x 7' 1"

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THE ARCHFORD

THREE BEDROOM HOME



Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Solar or Photovoltaic panels

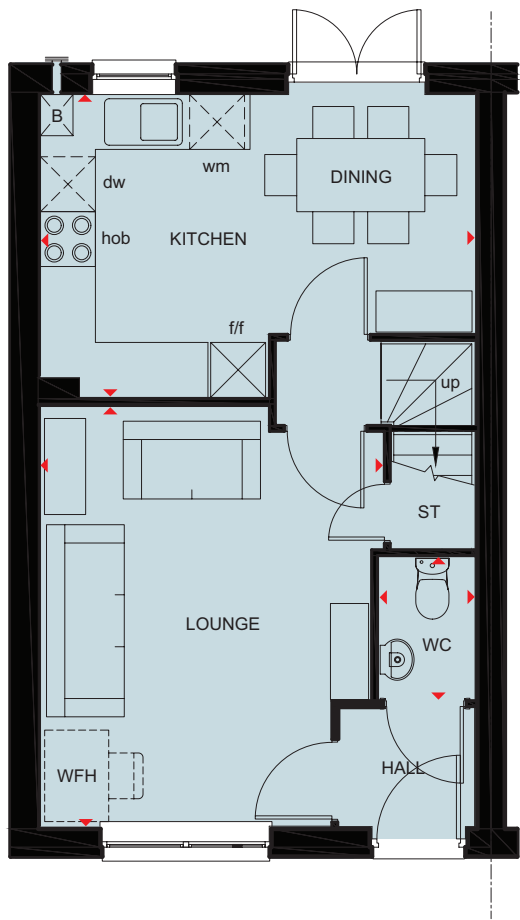
Waste Water Heat Recovery Systems

Argon-filled double-glazing

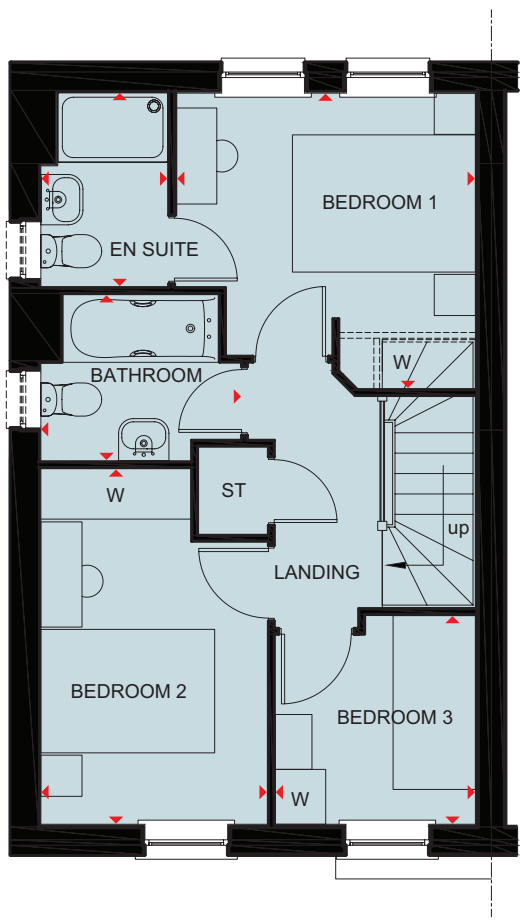
Flue Gas Heat Recovery System

Smart Thermostat

Features are plot specific. Please refer to working drawings.



Ground Floor		
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
Lounge	4604 x 3746 mm	15'1" x 12'3"
WC	1561 x 1030 mm	5'1" x 3'4"



* optional window refer to sales advisor for individual plots

First Floor		
Bedroom 1	3234 x 3276 mm	10'7" x 10'8"
En suite	1385 x 2119 mm	4'6" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'1"

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location

Plots 95 & 96.



DAVID WILSON HOMES

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THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden give

the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

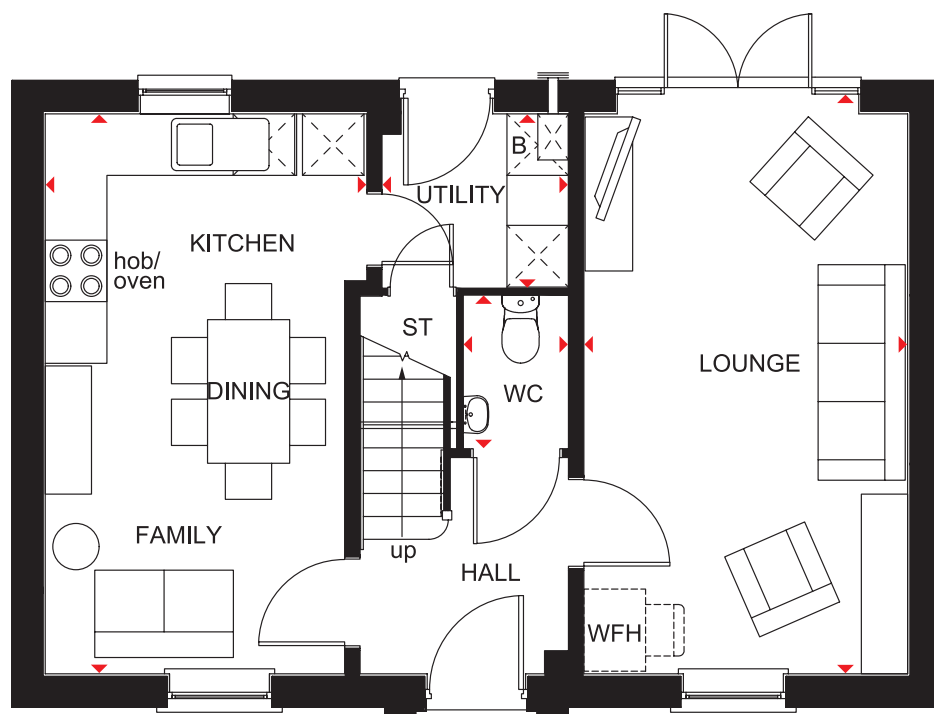
THE HADLEY

THREE BEDROOM DETACHED HOME

Key

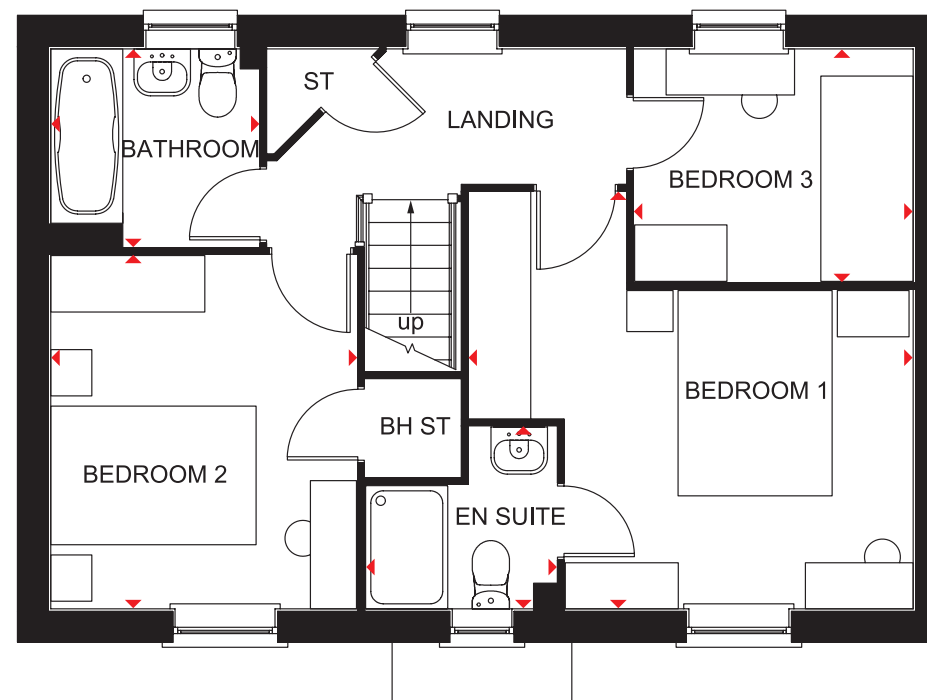
B Boiler
ST Store
BH ST Bulkhead store

WFH Working from home space
◀▶ Dimension location



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1816 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

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THE HADLEY

THREE BEDROOM HOME



Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Solar or Photovoltaic panels

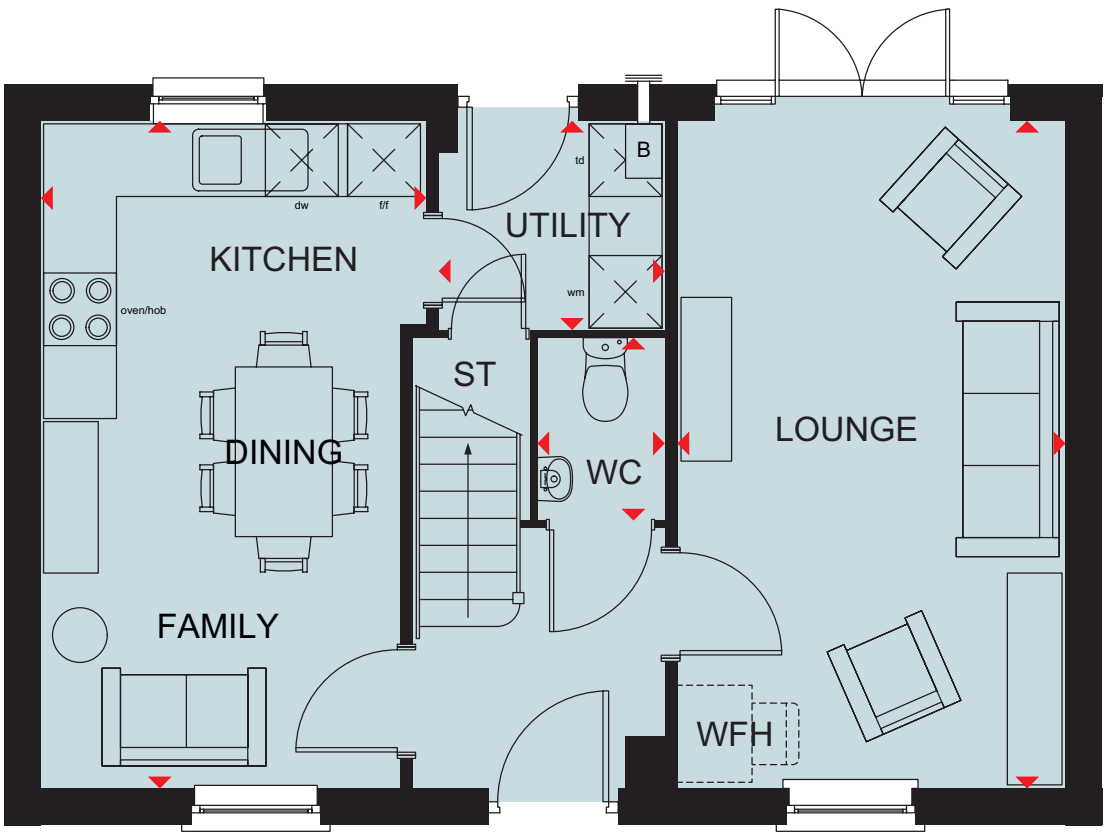
Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery System

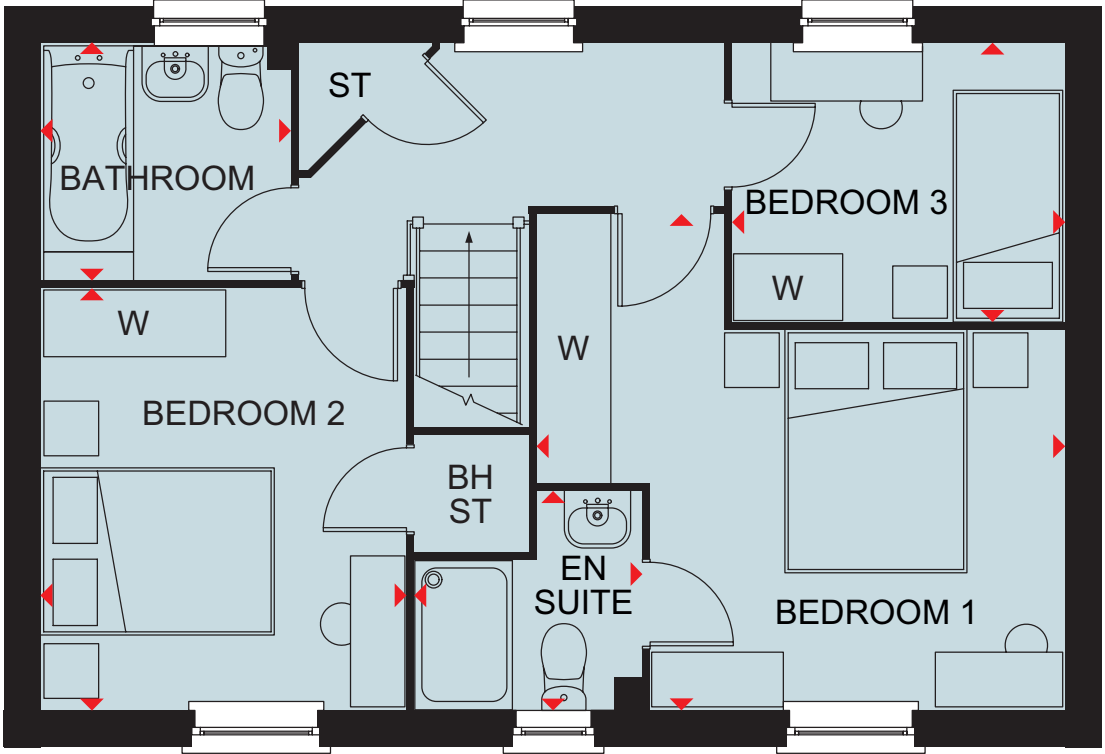
Smart Thermostat

Features are plot specific. Please refer to working drawings.



Ground Floor		
Kitchen/Family/Dining	5455 x 2917 mm	17'11" x 10'4"
Lounge	5455 x 3153 mm	17'11" x 9'7"
Utility	1816 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"

(Approximate dimensions)



First Floor		
Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En suite	1856 x 1771 mm	6'2" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

(Approximate dimensions)

Key					
B	Boiler	CYL	Cylinder	wm	Washing machine space
ST	Store	td	Tumble Dryer space	f/f	Fridge freezer space
				WFH	Working from home space
				W	Wardrobe space
				◀▶	Dimension location

Plots 213 & 215.



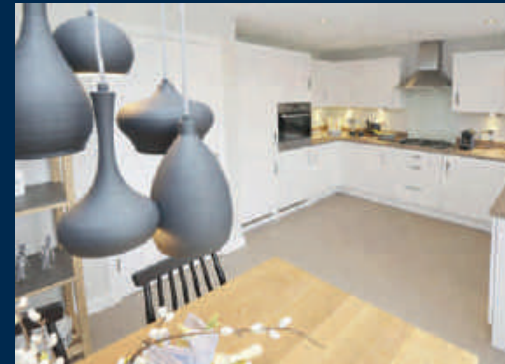
DAVID WILSON HOMES

THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good-sized family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby separating the

kitchen from the spacious bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious principal with en suite.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

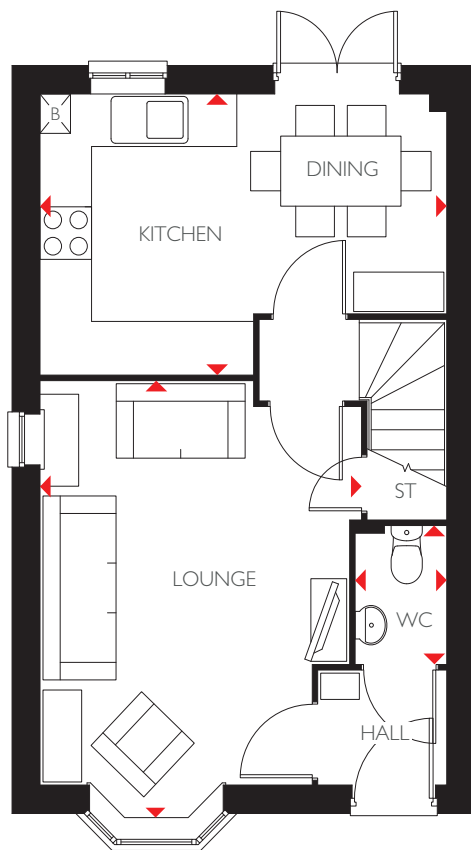
Key

B
ST

Boiler
Store



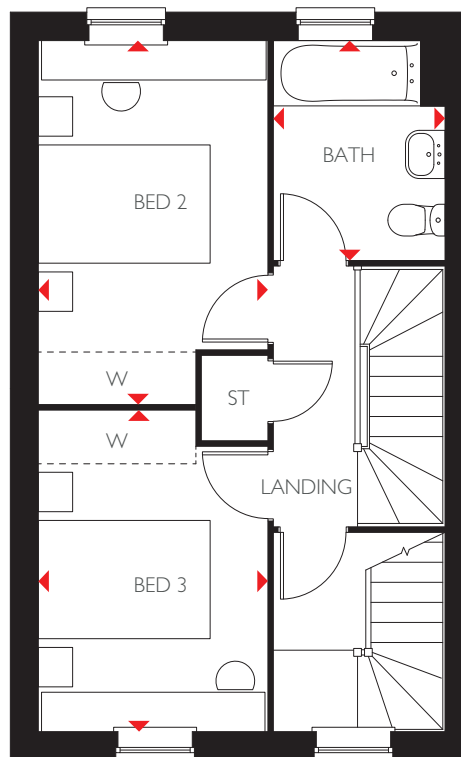
Dimensional location



Ground Floor

Kitchen/Dining
Lounge
WC

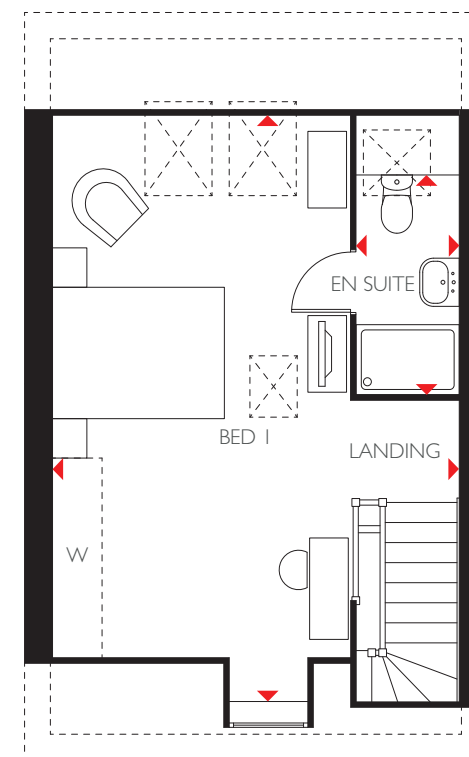
4733 x 3197 mm 15' 6" x 10' 5"
5001 x 3729 mm 16' 4" x 12' 2"
1561 x 1030 mm 5' 1" x 3' 4"



First Floor

Bedroom 2
Bedroom 3
Bathroom

4116 x 2659 mm 13' 6" x 8' 8"
3658 x 2659 mm 12' 0" x 8' 8"
2498 x 1985 mm 8' 2" x 6' 6"



Second Floor

Bedroom 1
En suite 1

6690 x 4733 mm 21' 11" x 15' 6"
1189 x 2497 mm 3' 10" x 8' 2"

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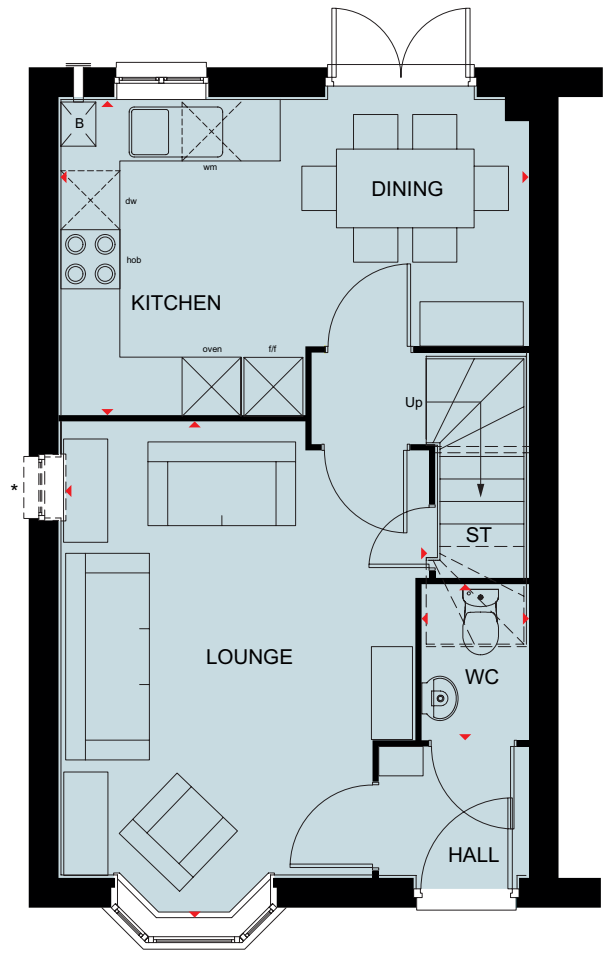
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KENNETT

THREE BEDROOM HOME

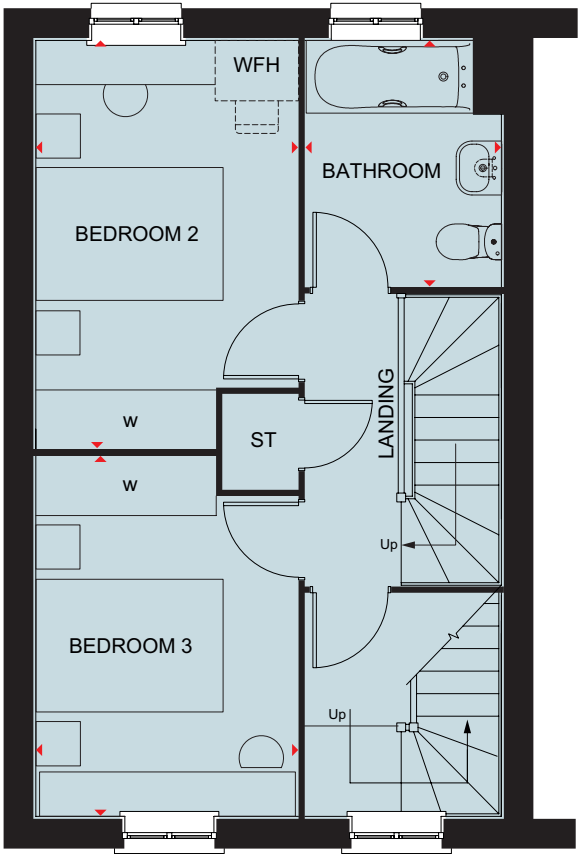


Features are plot specific. Please refer to working drawings.

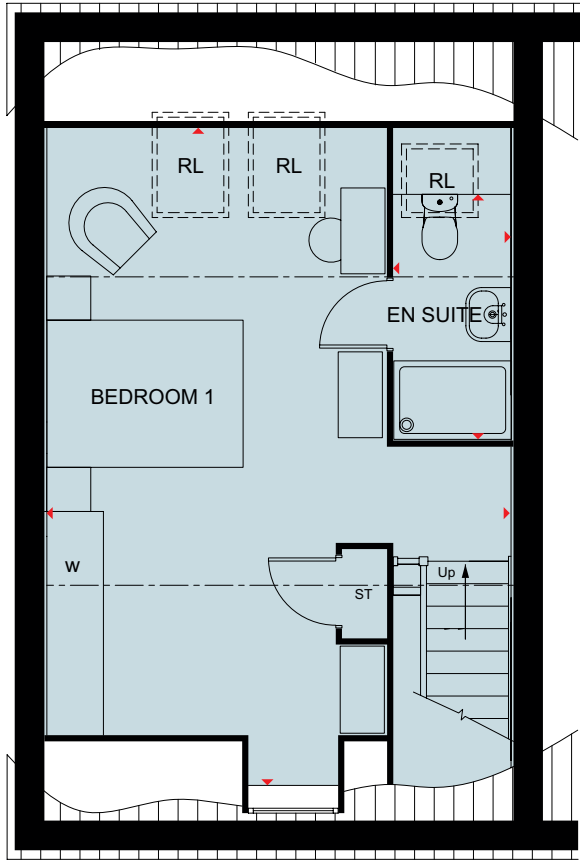


Ground Floor		
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
Lounge	5001 x 3729 mm	16'4" x 12'2"
WC	1561 x 1030 mm	5'1" x 3'4"

* Refer to Sales Adviser



First Floor		
Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



Second Floor		
Bedroom 1	6690 x 4733 mm	21'11" x 15'6"
En suite	1189 x 2497 mm	3'10" x 8'2"

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	f/f	Fridge freezer space	wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space	RL	Rooflight		

Plots 88, 89 & 214.



DAVID WILSON HOMES

THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ingleby features a large open-plan kitchen with its dining and family areas. Essential utility space is discreetly tucked away a corner of the kitchen and French doors give access to the rear garden.

The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the principle with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

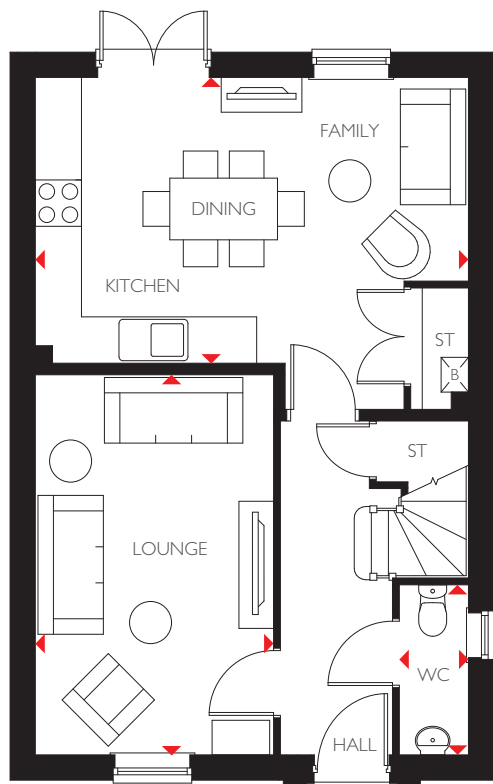
THE INGLEBY

FOUR BEDROOM HOME

Key

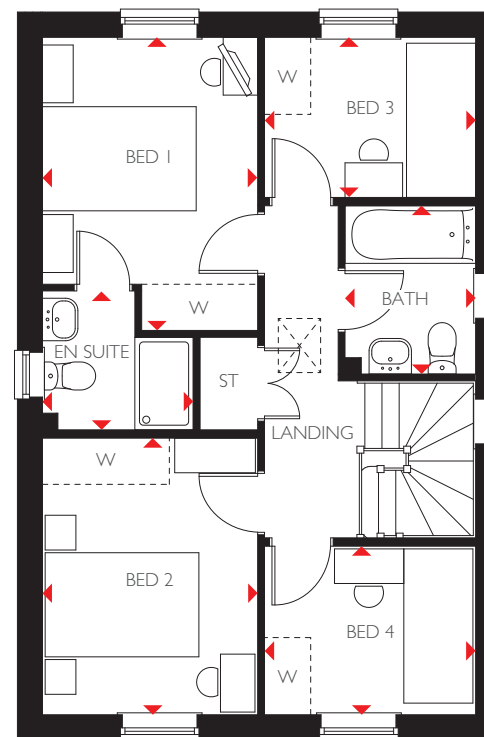
B Boiler
ST Store

W Optional wardrobe
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Dining	5635 x 4305 mm	18' 5" x 14' 1"
Lounge	4930 x 3100 mm	16' 2" x 10' 2"
WC	2206 x 900 mm	7' 2" x 2' 11"



First Floor

Bedroom 1	3802 x 2800 mm	12' 5" x 9' 2"
En suite 1	1962 x 1800 mm	6' 5" x 5' 10"
Bedroom 2	3587 x 2800 mm	11' 9" x 9' 2"
Bedroom 3	2747 x 2066 mm	9' 0" x 6' 9"
Bedroom 4	2747 x 2172 mm	9' 0" x 7' 1"
Bathroom	2179 x 1700 mm	7' 1" x 5' 6"

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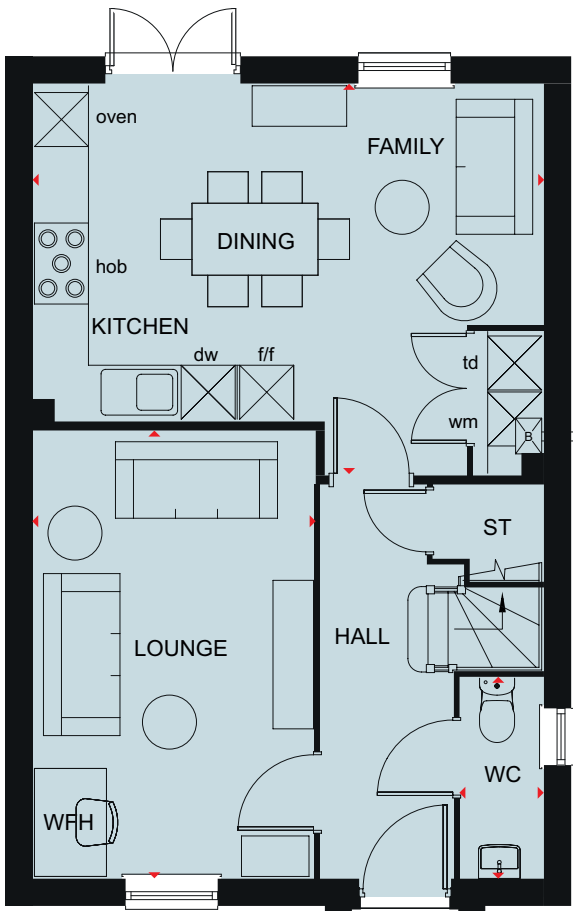
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INGLEBY

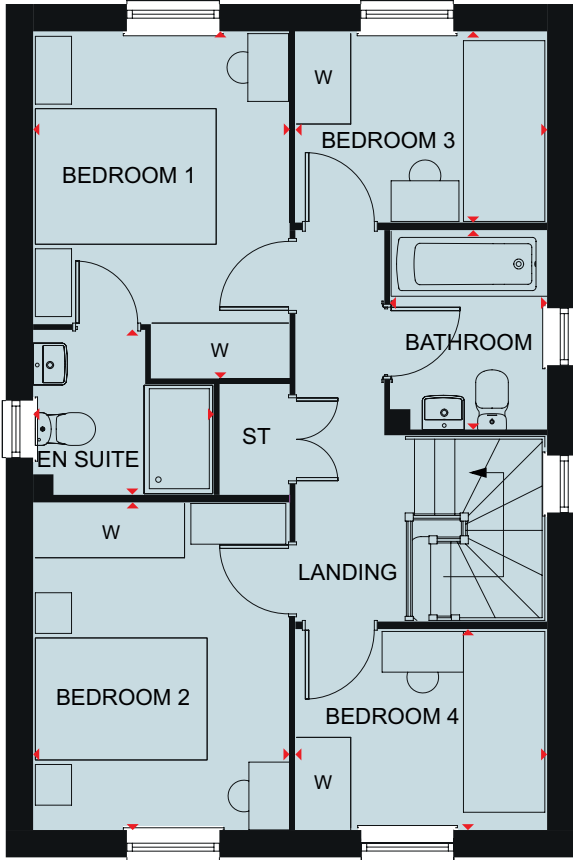
FOUR BEDROOM HOME



Features are plot specific. Please refer to working drawings.



Ground Floor		
Kitchen/Family/Dining	5635 x 4305 mm	18'5" x 14'1"
Lounge	4930 x 3100 mm	16'2" x 10'2"
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Bathroom	2179 x 1700 mm	7'1" x 5'6"

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

Plots 91, 201 & 216.



DAVID WILSON HOMES

THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Hollinwood a delightfully traditional look, while inside this home is designed very much for modern family life. An attractive glazed bay leading to the garden creates a bright atmosphere in the dining and family areas of the

open-plan kitchen, which has a utility room adjacent. The dual-aspect lounge is the perfect place for the whole family to relax in. Upstairs are three double bedrooms, the principle bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

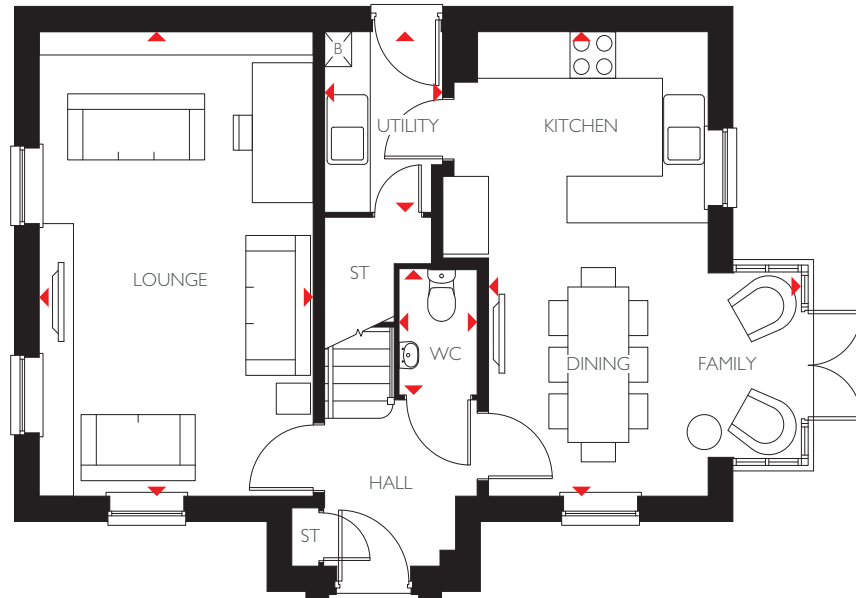
THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

Key

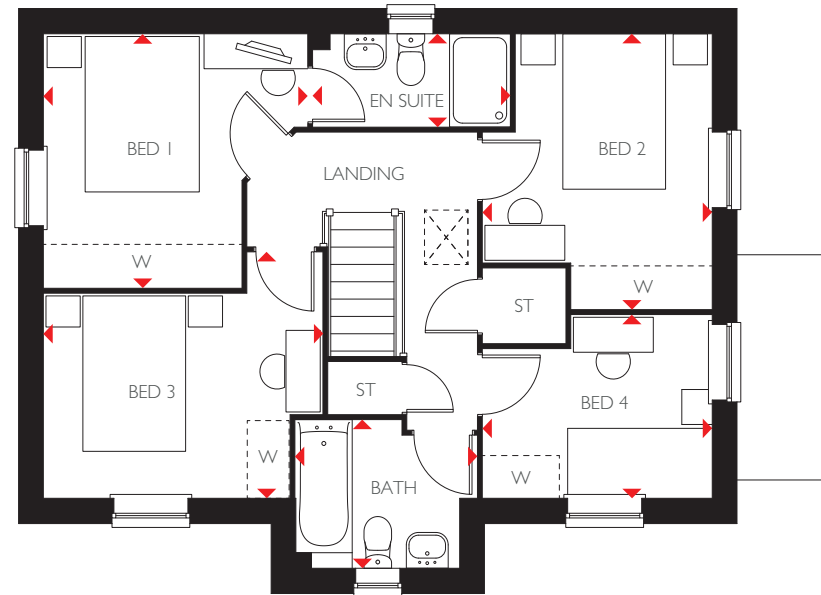
B Boiler
ST Store

W Optional Wardrobe
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	5978 x 4711 mm	19' 7" x 15' 5"
Lounge	3600 x 5978 mm	11' 9" x 19' 7"
Utility	1550 x 2312 mm	5' 1" x 7' 7"
WC	1000 x 1600 mm	3' 3" x 5' 2"



First Floor

Bedroom 1	3462 x 3260 mm	11' 4" x 10' 8"
En suite 1	2574 x 1200 mm	8' 5" x 3' 11"
Bedroom 2	3537 x 3009 mm	11' 7" x 9' 10"
Bedroom 3	3661 x 3159 mm	12' 0" x 10' 4"
Bedroom 4	3009 x 2352 mm	9' 10" x 7' 8"
Bathroom	2373 x 1900 mm	7' 9" x 6' 2"

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DWH 2107 H486 --- DS04/SP432513

HOLLINWOOD

FOUR BEDROOM HOME



Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

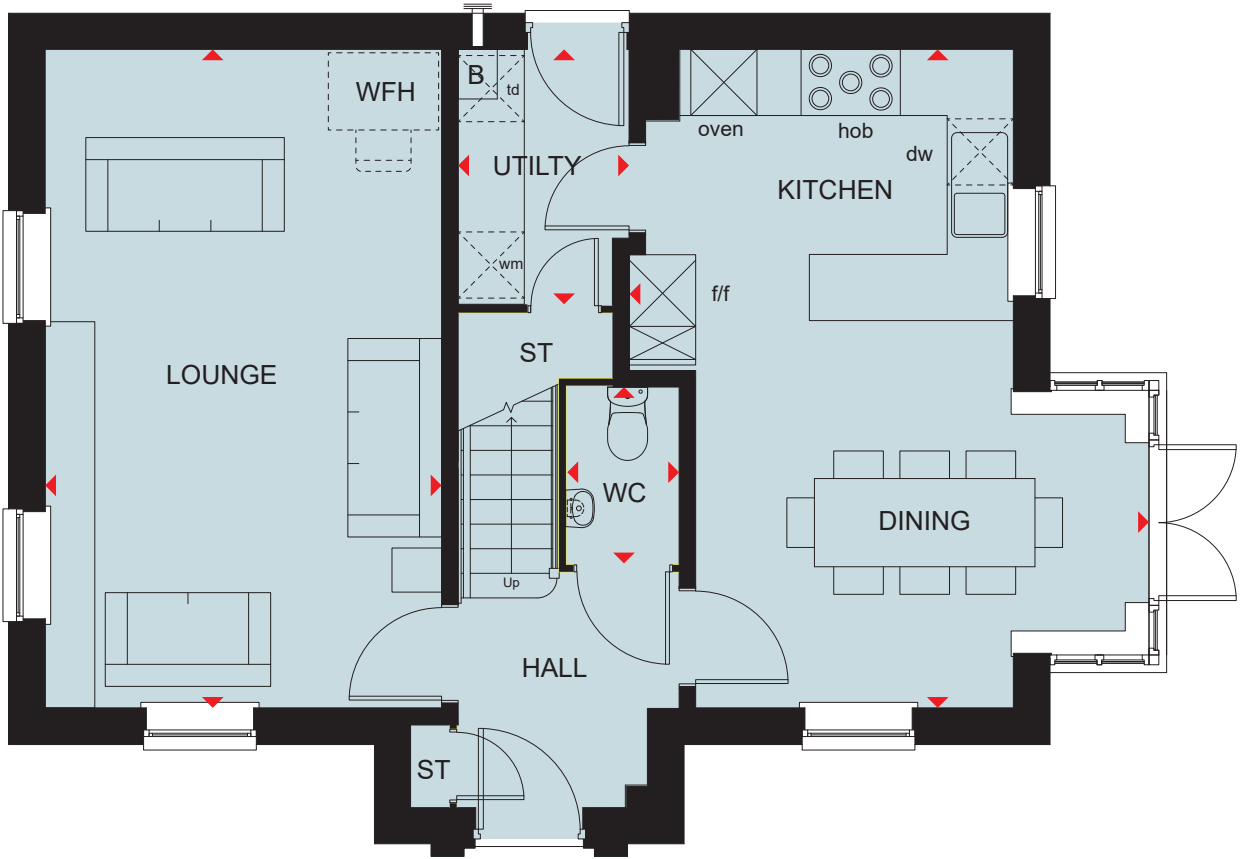
Waste Water Heat Recovery Systems

Argon-filled double-glazing

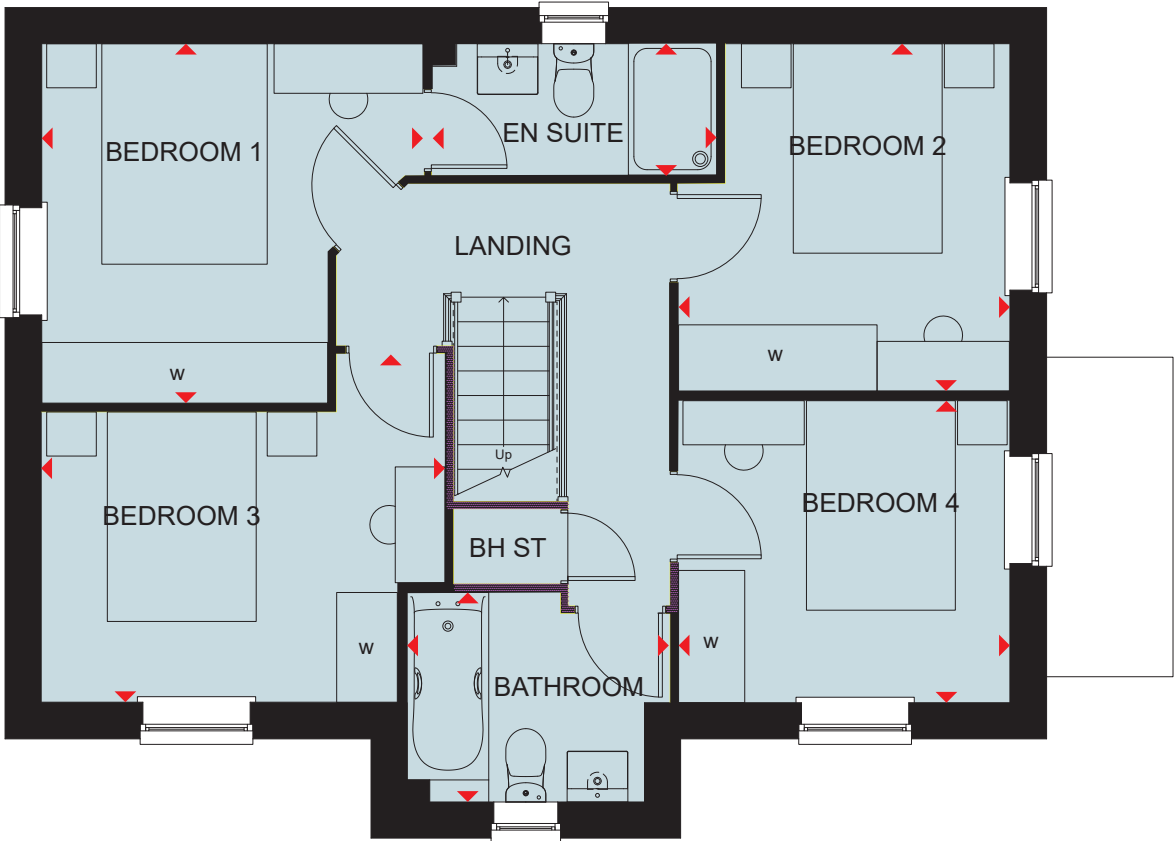
Flue Gas Heat Recovery

Smart Thermostat

Features are plot specific. Please refer to working drawings.



Ground Floor		
Kitchen/Family/Breakfast	5978 x 4711 mm	19'7" x 15'5"
Lounge	3600 x 5978 mm	11'9" x 19'7"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1000 x 1600 mm	3'3" x 5'2"



First Floor		
Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 3'11"
Bedroom 2	3537 x 3009 mm	11'7" x 9'10"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3009 x 2352 mm	9'10" x 7'8"
Bathroom	2373 x 1900 mm	7'9" x 6'2"

Key

B

Boiler

ST

Store

BH ST

Bulkhead Store

wm

Washing machine space

dw

Dishwasher space

f/f

Fridge freezer space

td

Tumble dryer space

WFH

Working from home space

W

Wardrobe space

◀▶

Dimension location

Plots 83, 87 & 90.



DAVID WILSON HOMES

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BDW004410/MAR24

THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A home to suit all the family, the Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with French

doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious principle bedroom with ensuite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



DAVID WILSON HOMES
WHERE QUALITY LIVES

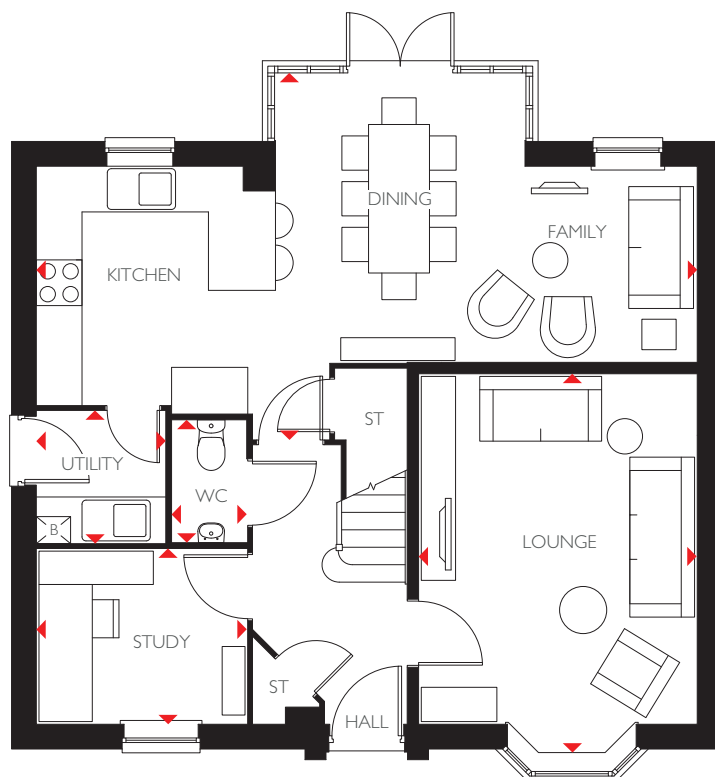
THE BRADGATE

FOUR BEDROOM DETACHED HOME

Key

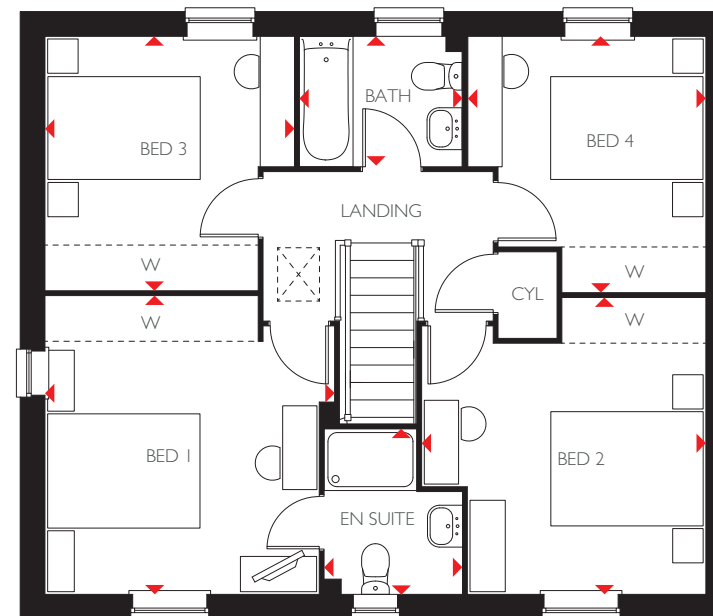
B Boiler
CYL Cylinder
ST Store

W Optional wardrobe
◀ ▶ Dimensional location



Ground Floor

Kitchen/Family/Dining	8677 x 4807 mm	28' 5" x 15' 9"
Lounge	4999 x 3658 mm	16' 4" x 12' 0"
Study	2762 x 2295 mm	9' 0" x 7' 6"
Utility	1687 x 1724 mm	5' 6" x 5' 7"
WC	1614 x 986 mm	5' 3" x 3' 2"



First Floor

Bedroom 1	3910 x 3791 mm	12' 9" x 12' 5"
En suite 1	2162 x 1799 mm	7' 1" x 5' 10"
Bedroom 2	3720 x 3885 mm	12' 2" x 12' 8"
Bedroom 3	3329 x 3263 mm	10' 11" x 10' 8"
Bedroom 4	3353 x 3112 mm	11' 0" x 10' 2"
Bathroom	2124 x 1700 mm	6' 11" x 5' 6"

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H417 -- H7 DS03/SP434355

THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please note there are elevational variants on all plots. Please speak to your Sales Adviser for more information.



This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and shower.

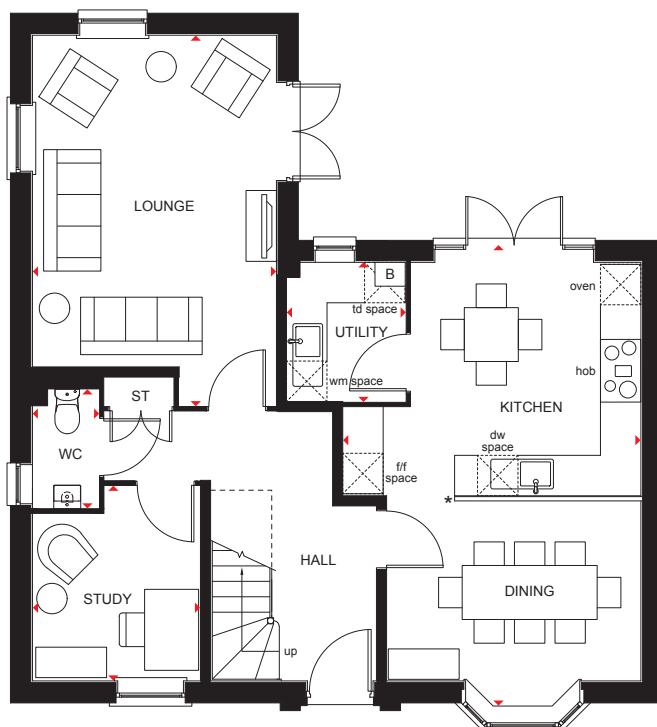
DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME

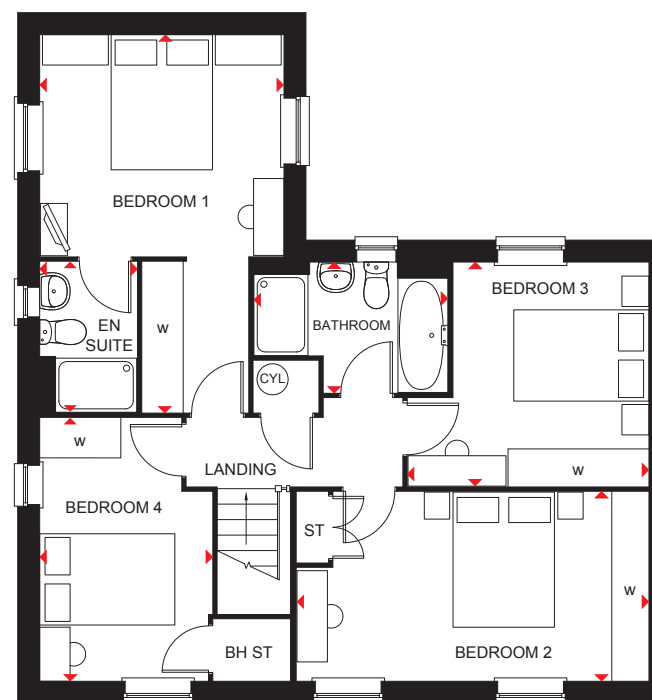
Key

ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◄	Dimension location
CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space		



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/ Breakfast/Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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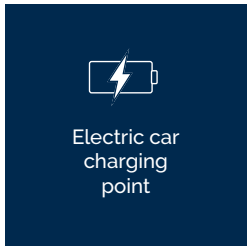
BDW004656/MAY24

THE AVONDALE

FOUR BEDROOM HOME



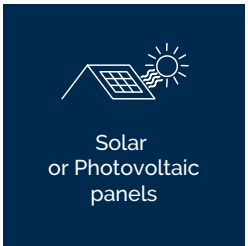
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



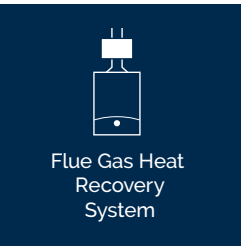
Solar or Photovoltaic panels



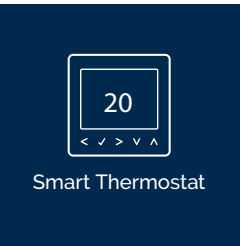
Waste Water Heat Recovery Systems



Argon-filled double-glazing

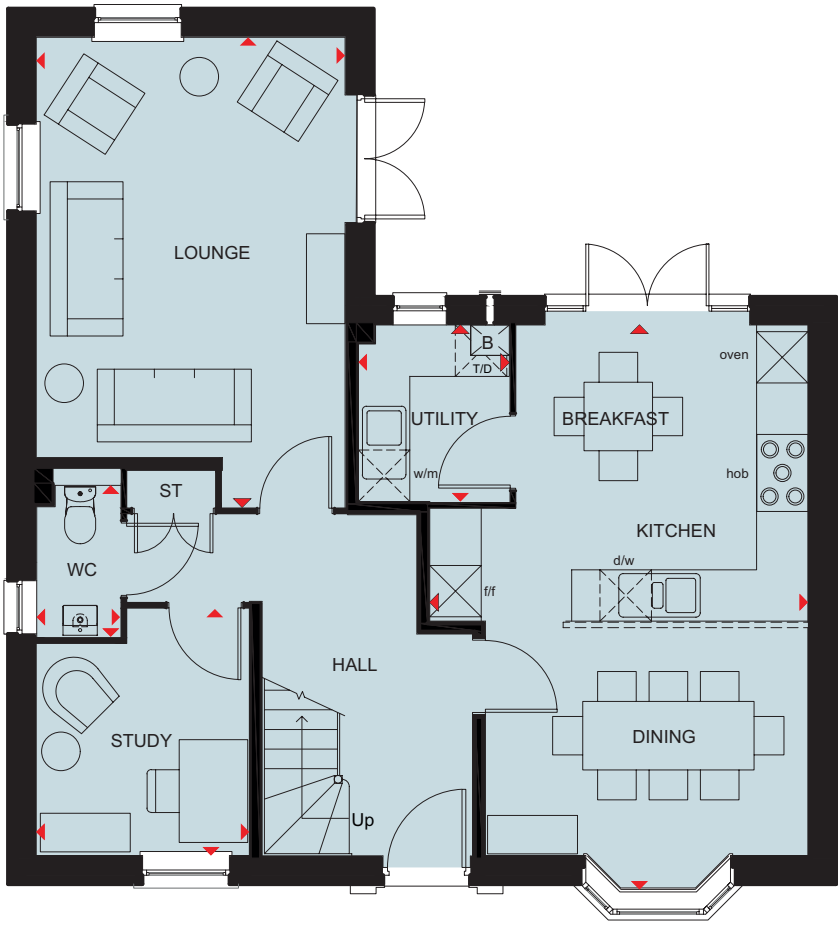


Flue Gas Heat Recovery System



Smart Thermostat

Features are plot specific. Please refer to working drawings.



Ground Floor

Kitchen/Breakfast/Dining	6600 x 4418 mm	21'7" x 14'5"
Lounge	5490 x 3615 mm	18'0" x 11'10"
Study	2885 x 2490 mm	9'5" x 8'2"
Utility	2062 x 1688 mm	6'9" x 5'6"
WC	1768 x 983 mm	5'9" x 3'2"



First Floor

Bedroom 1	5587 x 3615 mm	18'3" x 11'10"
En suite 1	2222 x 1345 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'3"

Key

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

Plot 97 only.



DAVID WILSON HOMES

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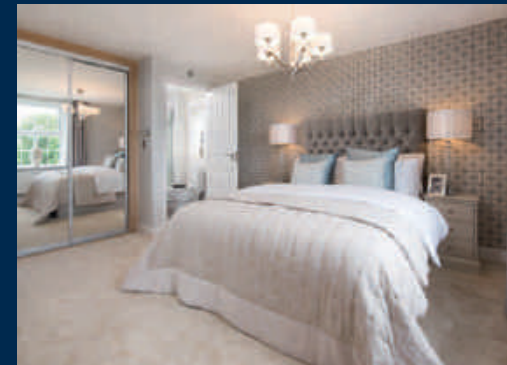
BDW004410/MAR24

THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give the Holden a charming, traditional look, yet inside it is designed very much for the modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the principle with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

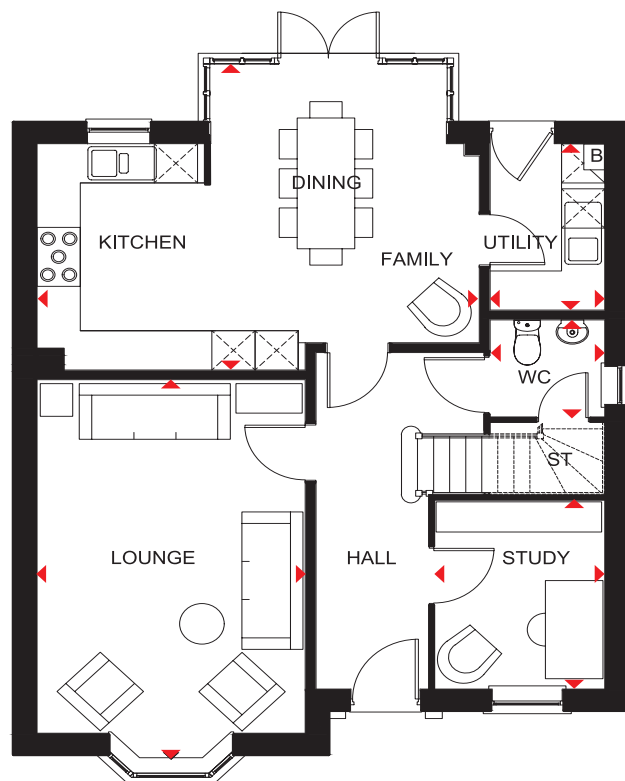
THE HOLDEN

FOUR BEDROOM HOME

Key

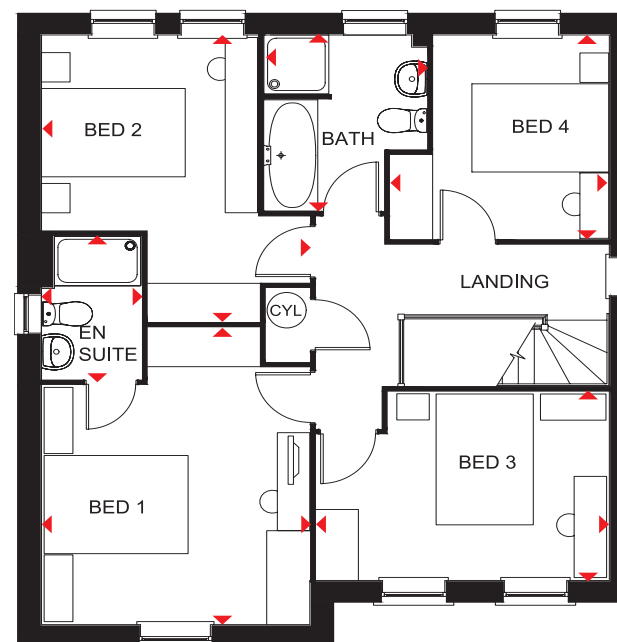
B Boiler
ST Store

CYL Cylinder
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	6147 x 4685 mm	20' 2" x 15' 4"
Lounge	5802 x 3728 mm	19' 0" x 12' 2"
Study	2886 x 2361 mm	9' 5" x 7' 8"
Utility	2545 x 1593 mm	8' 4" x 5' 2"
WC	1498 x 1593 mm	4' 10" x 5' 2"



First Floor

Bedroom 1	4543 x 3728 mm	14' 10" x 12' 2"
En suite 1	2190 x 1390 mm	7' 2" x 4' 6"
Bedroom 2	4384 x 3728 mm	14' 4" x 12' 2"
Bedroom 3	4073 x 2886 mm	13' 4" x 9' 5"
Bedroom 4	3120 x 3043 mm	10' 2" x 9' 11"
Bathroom	2689 x 2266 mm	8' 9" x 7' 5"

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HOLDEN

FOUR BEDROOM DETACHED HOME



Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

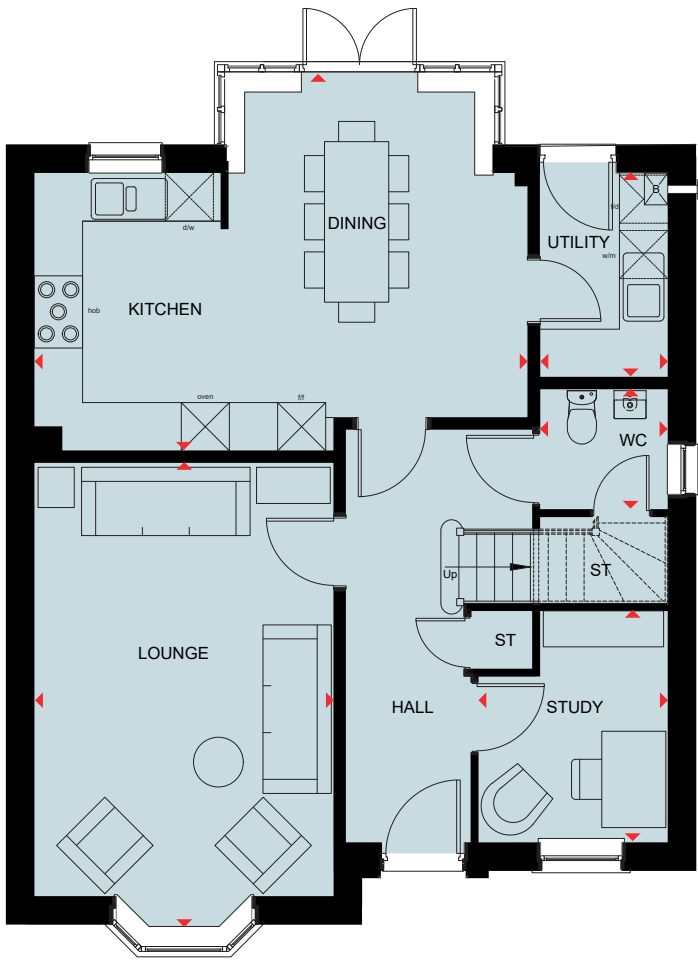
Waste Water Heat Recovery Systems

Argon-filled double-glazing

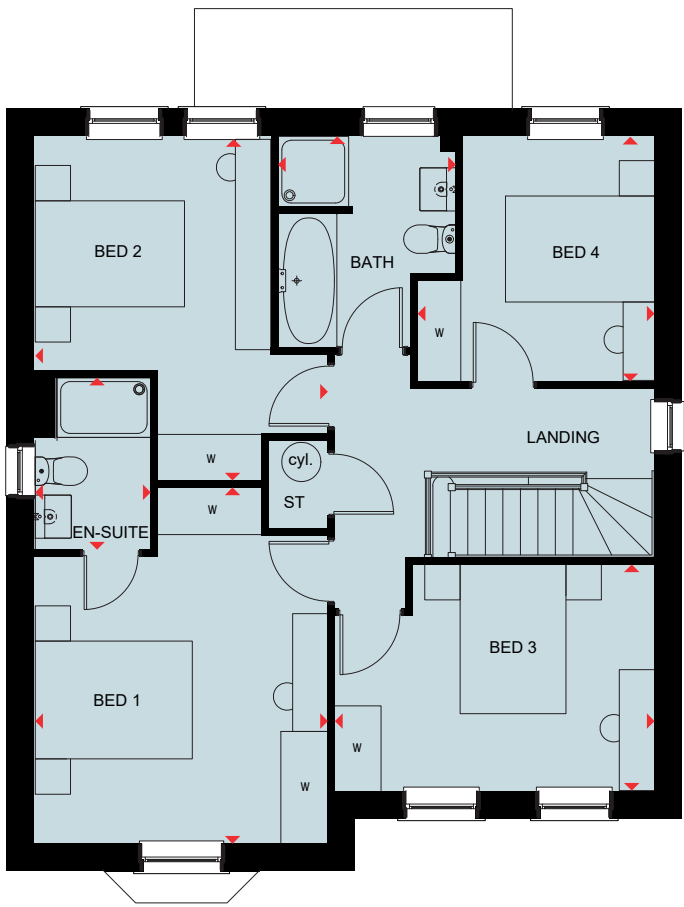
Flue Gas Heat Recovery

Smart Thermostat

Features are plot specific. Please refer to working drawing.



Ground Floor			
Kitchen/Family/Breakfast	6147 x 4685 mm	20'2" x 15'4"	
Lounge	5802 x 3728 mm	19'0" x 12'2"	
Study	2886 x 2361 mm	9'5" x 7'8"	
Utility	2545 x 1593 mm	8'4" x 5'2"	
WC	1498 x 1593 mm	4'10" x 5'2"	



First Floor			
Bedroom 1	4543 x 3728 mm	14'10" x 12'2"	
En Suite	2190 x 1390 mm	7'2" x 4'6"	
Bedroom 2	4384 x 3728 mm	14'4" x 12'2"	
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"	
Bedroom 4	3120 x 3043 mm	10'2" x 9'11"	
Bathroom	2689 x 2266 mm	8'9" x 7'5"	

Key

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



DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful principle bedroom with dressing area and full en suite. The second bedroom also has an ensuite, and the large bathroom with shower provides for the rest of the family.



DAVID WILSON HOMES
WHERE QUALITY LIVES

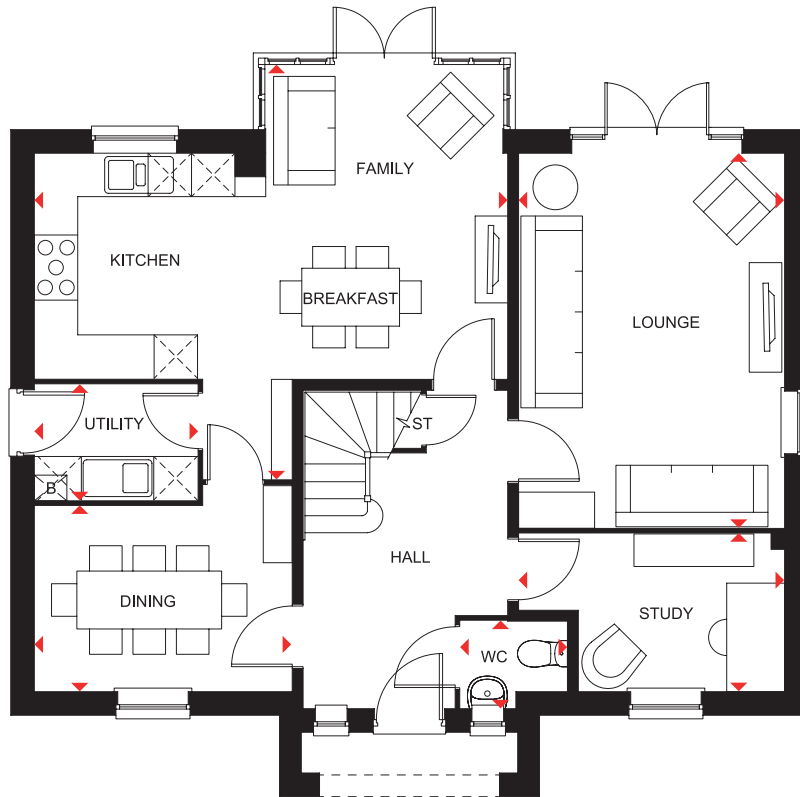
THE WINSTONE

FOUR BEDROOM DETACHED HOME

Key

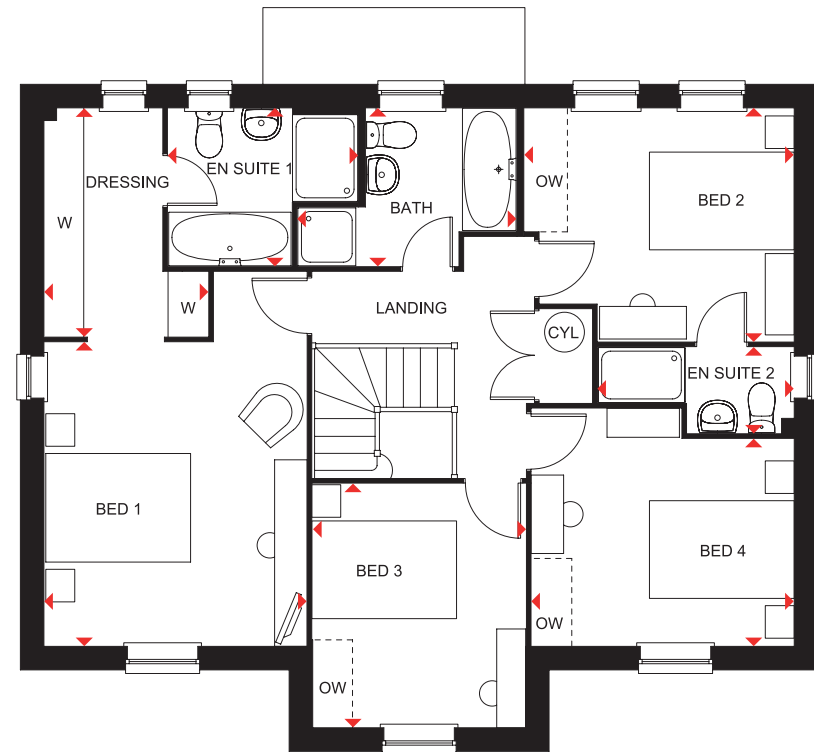
B Boiler
CYL Cylinder
ST Store

OW Optional wardrobe
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	6540 x 5725 mm	21' 5" x 18' 9"
Lounge	5171 x 3675 mm	16' 11" x 12' 0"
Dining	3563 x 2851 mm	11' 8" x 9' 4"
Study	3675 x 2180 mm	12' 0" x 7' 1"
Utility	2250 x 1591 mm	7' 4" x 5' 2"
WC	1475 x 1210 mm	4' 10" x 3' 11"



First Floor

Bedroom 1	5169 x 3624 mm	16' 11" x 11' 10"
Dressing	3155 x 2265 mm	10' 4" x 7' 5"
En suite 1	2615 x 2182 mm	8' 6" x 7' 1"
Bedroom 2	3722 x 3223 mm	12' 2" x 10' 6"
Bedroom 3	3368 x 2940 mm	11' 0" x 9' 7"
Bedroom 4	3623 x 3288 mm	11' 10" x 10' 9"
Bathroom	3014 x 2182 mm	9' 10" x 7' 1"

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THE MANNING

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The large elegant hall of the Manning will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home though

will be the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the principle and second bedroom with en suite, a single bedroom and a family bathroom with shower.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MANNING

FIVE BEDROOM HOME

Key

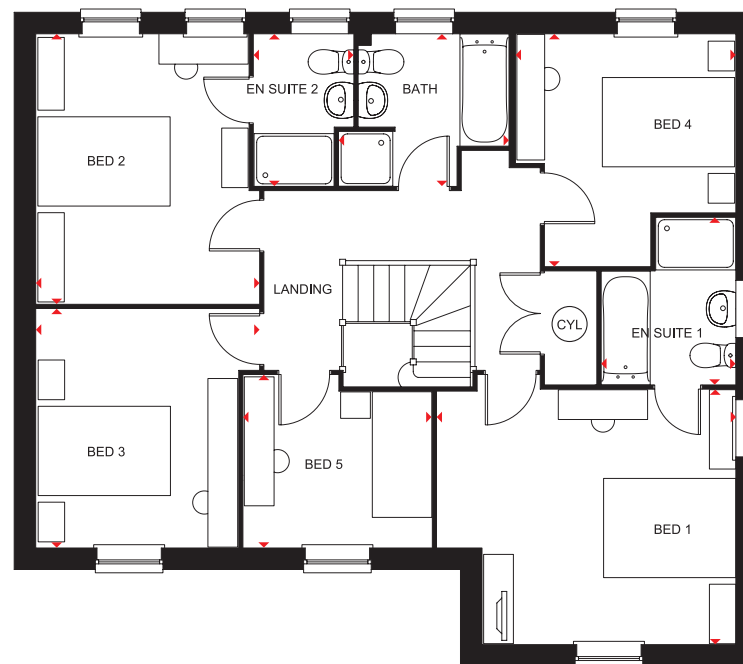
ST Store
CYL Cylinder

B Boiler
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	7380 x 6890 mm	24' 2" x 22' 7"
Lounge	3550 x 5276 mm	11' 7" x 17' 3"
Dining	3840 x 3390 mm	12' 7" x 11' 1"
Study	2413 x 3550 mm	7' 11" x 11' 7"
Utility	2325 x 1687 mm	7' 7" x 5' 6"
WC	1875 x 1165 mm	6' 1" x 3' 9"



First Floor

Bedroom 1	4073 x 4515 mm	13' 4" x 14' 9"
En suite 1	2027 x 2514 mm	6' 7" x 8' 2"
Bedroom 2	3375 x 4079 mm	11' 0" x 13' 4"
En suite 2	1496 x 2297 mm	4' 10" x 7' 6"
Bedroom 3	3610 x 3375 mm	11' 10" x 11' 0"
Bedroom 4	3312 x 3510 mm	10' 10" x 11' 6"
Bedroom 5	2839 x 2611 mm	9' 3" x 8' 6"
Bathroom	2261 x 2296 mm	7' 5" x 7' 6"

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THE MANNING

FIVE BEDROOM HOME



Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

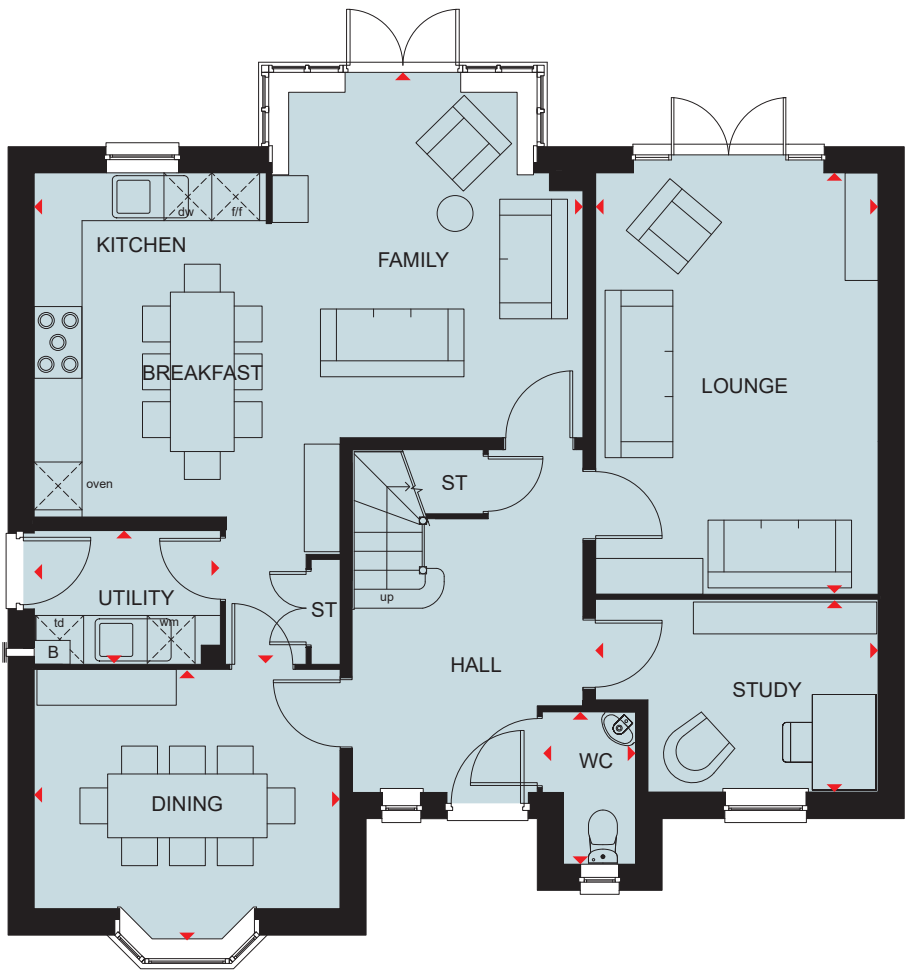
Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

Smart Thermostat

Features are plot specific. Please refer to working drawings.



Ground Floor

Kitchen/Family/Breakfast	7380 x 6890 mm	24'2" x 22'7"
Lounge	3550 x 5276 mm	11'7" x 17'3"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'7"
Utility	2325 x 1687 mm	7'7" x 5'6"
WC	1875 x 1165 mm	6'1" x 3'9"



First Floor

Bedroom 1	4073 x 4515 mm	13'4" x 14'9"
En suite 1	2027 x 2514 mm	6'7" x 8'2"
Bedroom 2	3375 x 4079 mm	11'0" x 13'4"
En suite 2	1496 x 2297 mm	4'10" x 7'6"
Bedroom 3	3610 x 3375 mm	11'10" x 11'0"
Bedroom 4	3312 x 3510 mm	10'10" x 11'6"
Bedroom 5	2839 x 2611 mm	9'3" x 8'6"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

Key

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

Plots 78, 85 & 98.



DAVID WILSON HOMES

THE HENLEY

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an expansive and beautifully designed five bedroom family home with light and space in abundance. On the ground floor, a kitchen opens onto a family/breakfast room with French doors leading into the garden; while an additional bay window allows extra light to flood into this generous space stylishly equipped for the modern family.

A dual-aspect, spacious lounge, with French doors giving further access to the garden, provides the perfect place to relax. A separate dining room, a utility with a door to the garden, and a cloakroom complete the downstairs. Upstairs are five bedrooms - the principle bedroom and second bedroom both benefit from an en suite - and there's a family bathroom.



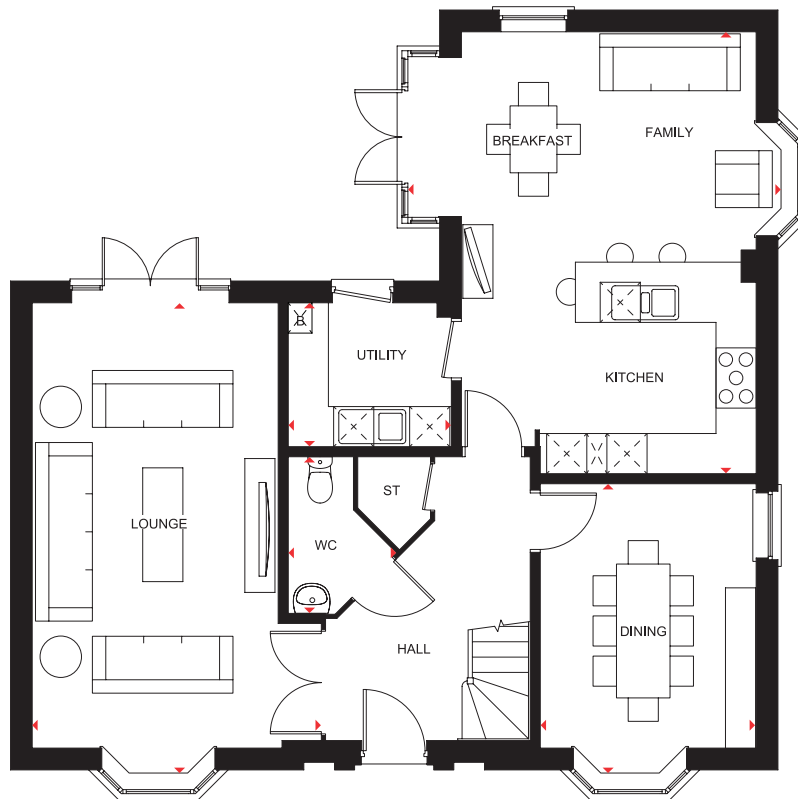
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HENLEY

FIVE BEDROOM HOME

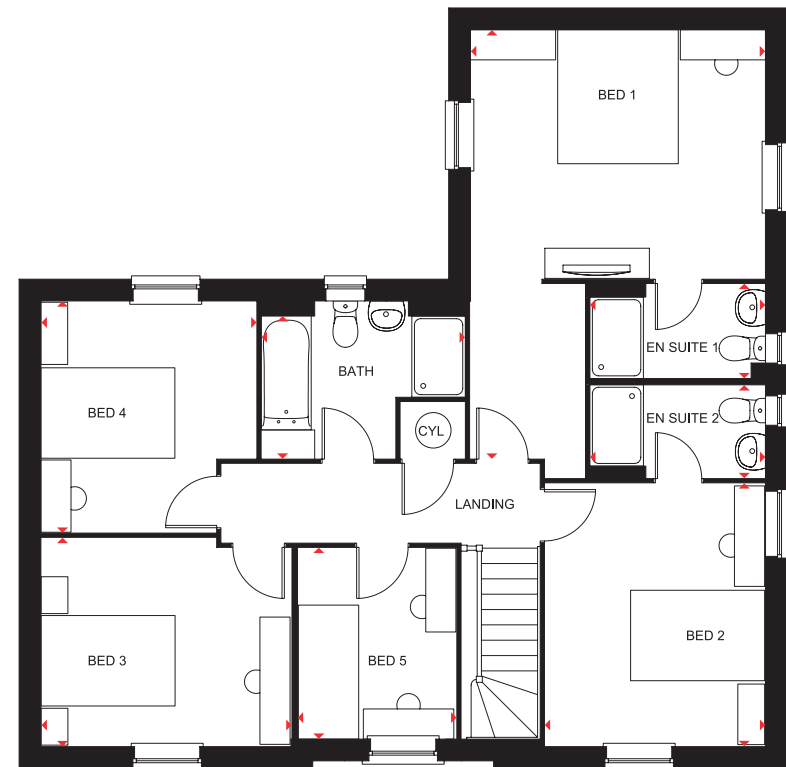
Key
ST Store
CYL Cylinder

B Boiler
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	6602 x 5600 mm	21' 7" x 18' 4"
Lounge	7050 x 3675 mm	23' 1" x 12' 0"
Dining	4347 x 3225 mm	14' 3" x 10' 6"
Utility	2437 x 2150 mm	7' 11" x 7' 0"
WC	2340 x 1600 mm	7' 8" x 5' 2"



First Floor

Bedroom 1	6397 x 4403 mm	20' 11" x 14' 5"
En suite 1	2610 x 1390 mm	8' 6" x 4' 6"
Bedroom 2	3925 x 3286 mm	12' 10" x 10' 9"
En suite 2	2610 x 1374 mm	8' 6" x 4' 6"
Bedroom 3	3733 x 3112 mm	12' 2" x 10' 2"
Bedroom 4	3452 x 3211 mm	11' 3" x 10' 6"
Bedroom 5	2849 x 3252 mm	9' 4" x 7' 8"
Bathroom	3023 x 2347 mm	9' 11" x 7' 8"

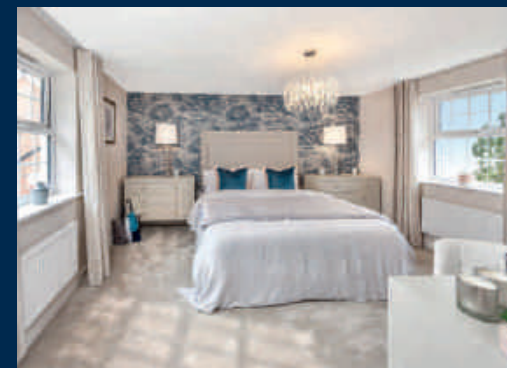
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THE EVESHAM

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Evesham is a truly magnificent bay-fronted home, built to impress from the threshold, with a generous hall and handsome central staircase. The rear garden is accessed via French doors from both the large lounge and the bright, stylish kitchen with breakfast and family areas. A Separate study and utility are

ideal workplaces, and a dining room is perfect for more formal entertaining. Upstairs, an elegant galleried landing leads to the five double bedrooms, including the principle with a dressing area and a full en suite. Two bedrooms share a dual-access en suite and there is also a family bathroom with shower.



DAVID WILSON HOMES
WHERE QUALITY LIVES

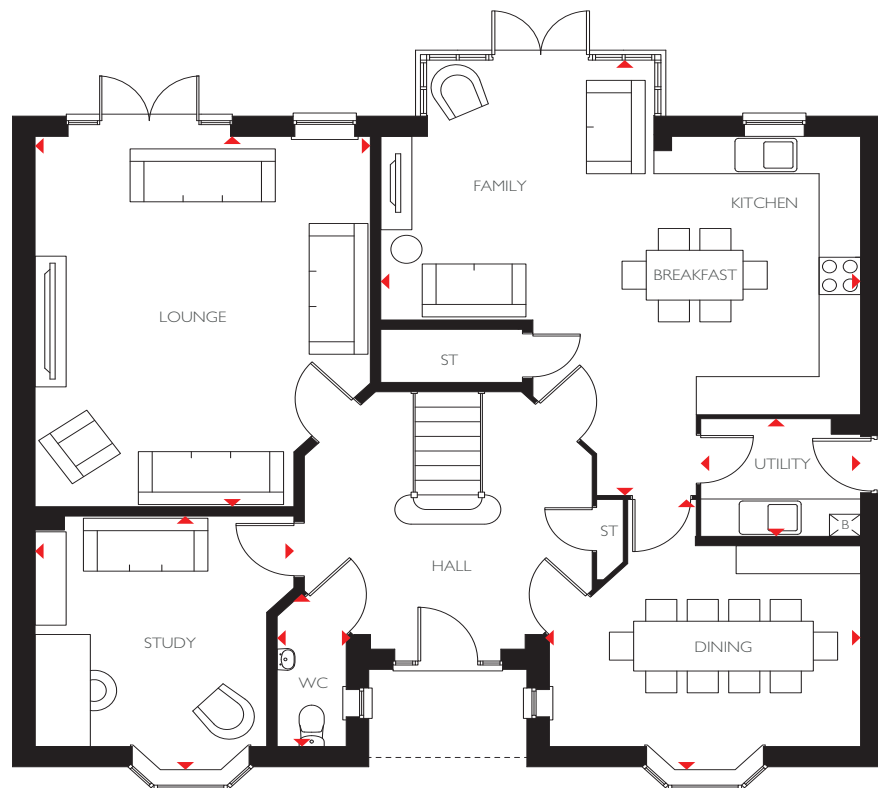
THE EVESHAM

FIVE BEDROOM HOME

Key

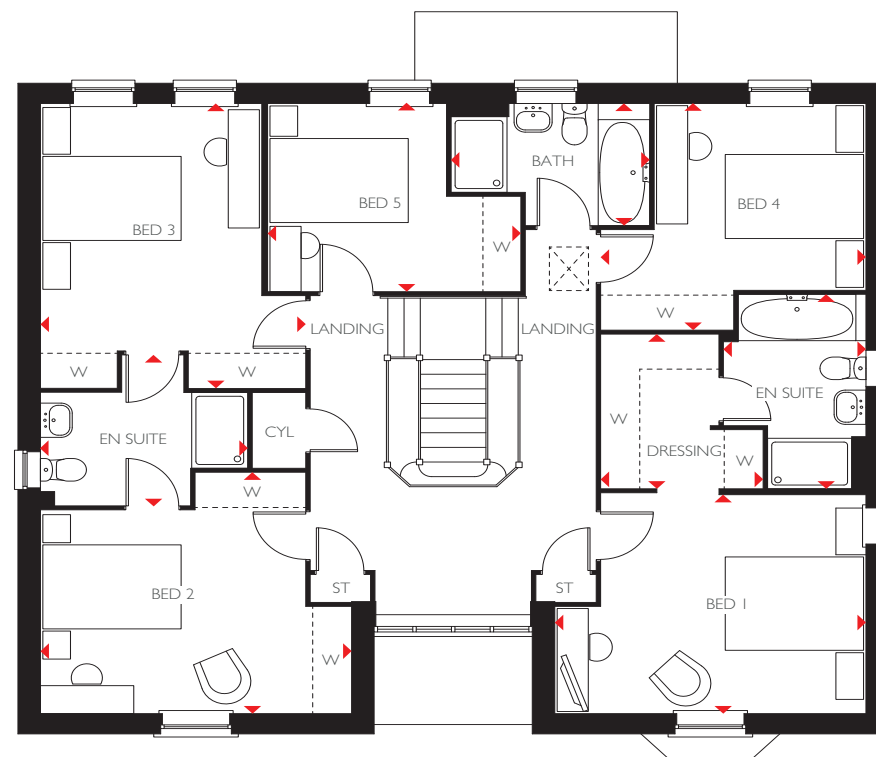
ST Store
CYL Cylinder

W Wardrobe space
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	6940 x 6982 mm	22' 9" x 22' 10"
Lounge	5950 x 4850 mm	19' 6" x 15' 10"
Dining	4501 x 4355 mm	14' 9" x 14' 3"
Study	4100 x 3741 mm	13' 5" x 12' 3"
Utility	2300 x 1878 mm	7' 6" x 6' 1"
WC	2441 x 1000 mm	8' 0" x 3' 3"



First Floor

Bedroom 1	4501 x 3505 mm	14' 9" x 11' 5"
Dressing	2460 x 1686 mm	8' 0" x 5' 6"
En suite 1	3100 x 2050 mm	10' 2" x 6' 8"
Bedroom 2	4501 x 3863 mm	14' 9" x 12' 8"
En suite 2	2987 x 2401 mm	9' 9" x 7' 10"
Bedroom 3	4563 x 3826 mm	14' 11" x 12' 6"
Bedroom 4	3825 x 3629 mm	12' 6" x 11' 10"
Bedroom 5	3636 x 3013 mm	11' 11" x 9' 10"
Bathroom	2850 x 1950 mm	9' 4" x 6' 4"

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

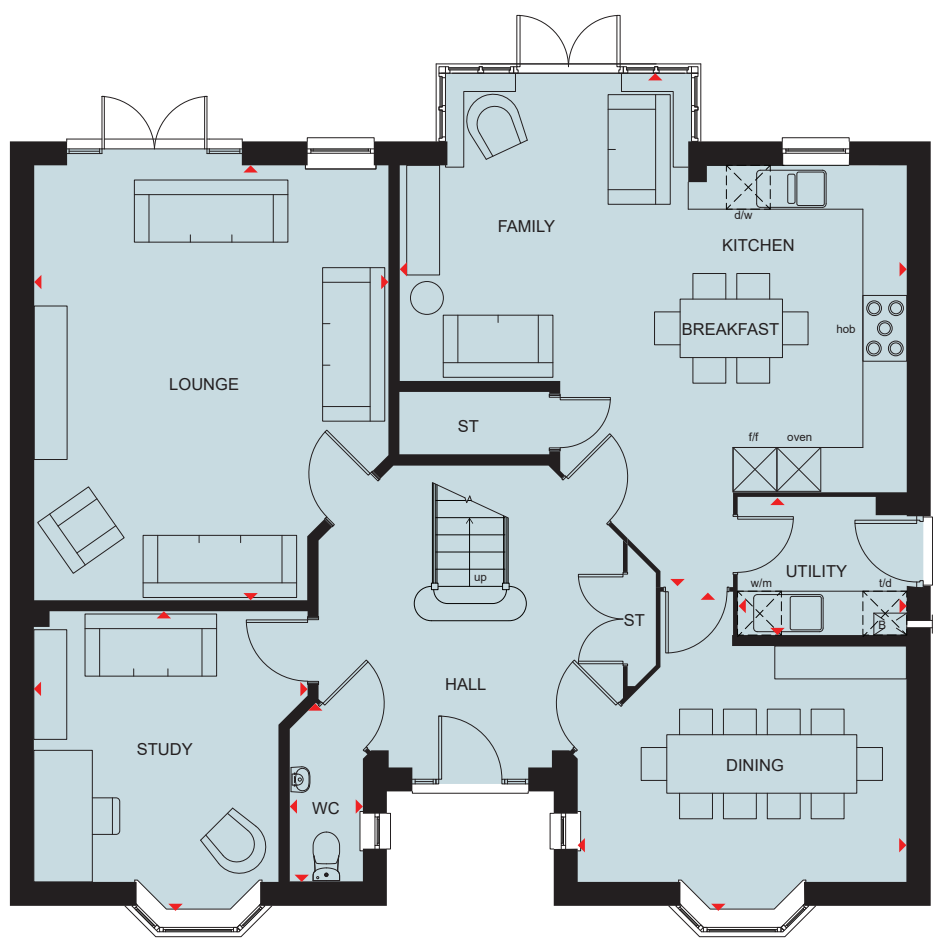
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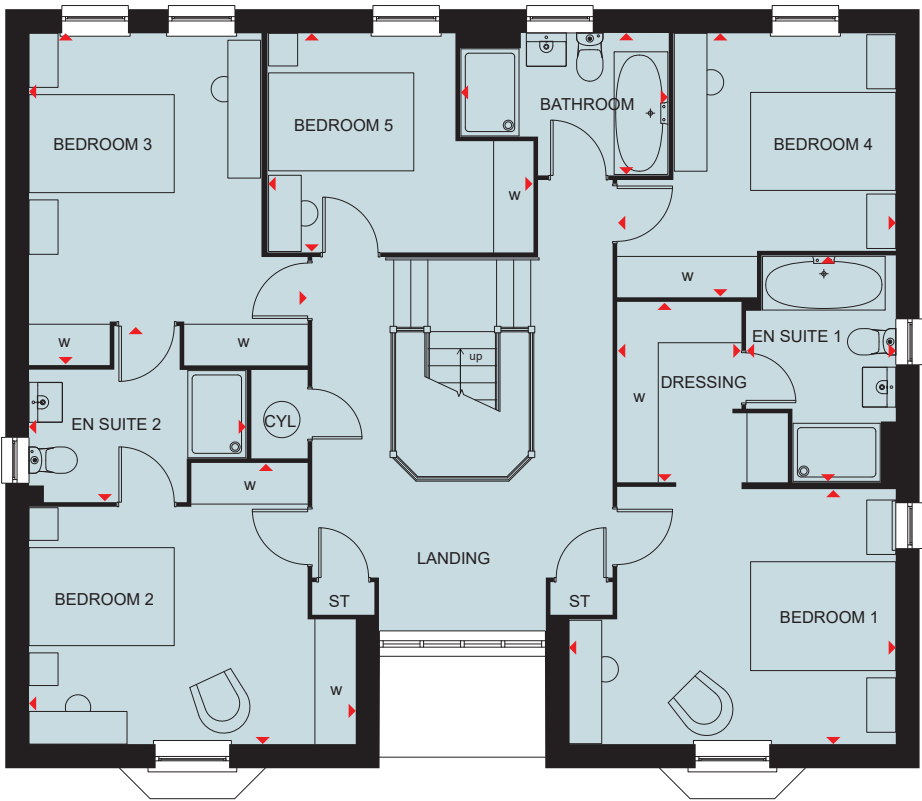
FIVE BEDROOM HOME



Features are plot specific. Please refer to working drawings.



Ground Floor		
Kitchen/Family/Breakfast	6940 x 6982 mm	22'9" x 22'10"
Lounge	5950 x 4850 mm	19'6" x 15'10"
Dining	4501 x 4355 mm	14'9" x 14'3"
Study	4100 x 3741 mm	13'5" x 12'3"
Utility	2300 x 1878 mm	7'6" x 6'1"
WC	2441 x 1000 mm	8'0" x 3'3"



First Floor		
Bedroom 1	4501 x 3505 mm	14'9" x 11'5"
En suite 1	2460 x 1686 mm	8'0" x 5'6"
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Key					
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space
ST	Store	dw	Dishwasher space	td	Tumble dryer space
				W	Wardrobe space
				◀▶	Dimension location

Plot 84 only.



DAVID WILSON HOMES

YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners[†] would recommend us to a friend, which is why we've been awarded 5 Stars[^] by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



**"We" and "us" refer to the Barratt Developments PLC Group brands. ^We are the only major national housebuilder to be awarded this key industry award 12 years in a row. "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 2021 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. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print.

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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

— CREATING A SUSTAINABLE —

COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



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.



[^]Indicative figures, based on HBF "Watt a Save" report published Feb 2023.

^{*}Source: [Water UK](#)

DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **03301 735 532**

Calls to 03 numbers are charged at the same rate as dialing an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.