

# Trumpington Meadows

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- Osprey House  
2 bedroom apartments
- The Milton  
4 bedroom home
- The Abbotsley  
4 bedroom home
- The Thorney  
4 bedroom home
- The Buckden  
4 bedroom home
- The Elsworth  
4 bedroom home
- The Grantchester  
4 bedroom home
- The Caxton  
4 bedroom home
- SO Affordable Housing  
Shared Ownership
- R Affordable Housing  
Rented
- SOG Studio over garage
- TOG Terrace over garage
- V Visitors parking space
- LAP Local area of play



See the Difference at [dwh.co.uk](https://dwh.co.uk)



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

# THE CAXTON

FIVE BEDROOM HOME WITH ADDITIONAL STUDIO



Individual plots may vary, please speak to the Sales Adviser



The Caxton is a spectacular five bedroom home split over three floors. On the ground floor, an open-plan kitchen with dining area has French doors leading to the garden, and there is a spacious lounge. Upstairs, the first floor has two double bedrooms, one with en suite, a single bedroom which can alternatively be used as a

home office, and a bathroom. Upstairs again, the second floor has the large main bedroom with a dressing area and en suite, and a single bedroom. This home further benefits from a self-contained studio, which occupies the space above the garage.



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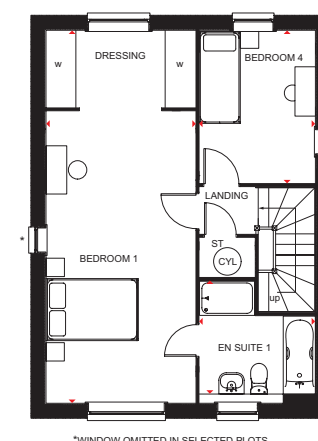
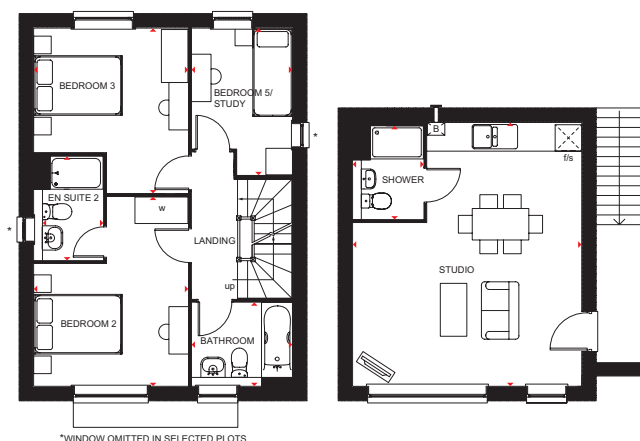
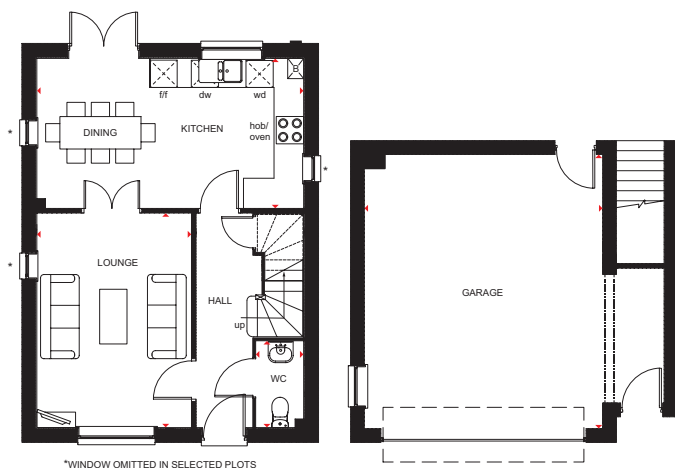


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## Key

B	Boiler	f/f	Fridge freezer space	w	Wardrobe space
ST	Store	wd	Washer dryer space	f/s	Under counter fridge space
CYL	Cylinder	dw	Dishwasher space	↔	Dimension location



## Ground Floor

Kitchen/Dining	3286 x 5860 mm	10'9" x 19'3"
Lounge	4700 x 3385 mm	15'5" x 11'1"
WC	1894 x 1041 mm	6'3" x 3'5"
Garage	6022 x 5235 mm	19'9" x 17'2"

## First Floor

Bedroom 2	4286 x 3495 mm	14'1" x 11'6"
En suite 2	2355 x 1574 mm	7'9" x 5'2"
Bedroom 3	3738 x 3495 mm	12'3" x 11'6"
Bedroom 5/Study	3323 x 2279 mm	10'11" x 7'6"
Bathroom	1855 x 2279 mm	6'1" x 7'6"
Studio	5973 x 5185 mm	19'7" x 17'0"
Shower	2189 x 1602 mm	7'2" x 5'3"

## Second Floor

Bedroom 1	8110 x 3252 mm	26'7" x 10'8"
En suite 1	2662 x 2521 mm	8'9" x 8'3"
Bedroom 4	3323 x 2521 mm	10'11" x 8'3"

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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# 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 house-builder 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.

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**dwh.co.uk** or call **0333 355 8485**

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