

SAXON FIELDS

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 delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

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

SAXON FIELDS

COCKERING ROAD, THANINGTON, KENT CT1 3UJ



Nestled in the north east of Kent just off the A2, you'll find our new development, Saxon Fields, offering a collection of 2, 3 and 4 bedroom homes.

Ideally located on the outskirts of historic Canterbury, you'll be within a couple of miles of all that this charming city has to offer, including shopping, dining and excellent transport links to London and the rest of Kent.

You'll find many amenities just a short drive away, such as Whitefriars shopping centre and Ashford designer outlet.

Look forward to spending your weekends with family visiting nearby Westgate Gardens, Howletts Wild Animal Park or nearby Canterbury Cathedral, a cultural landmark with beautiful grounds.

Enjoy the best of town, coast and country. Your new home will be surrounded by rolling countryside and mature woodland, with the Kent Downs Area of Outstanding Beauty a short drive away and the popular seaside town of Whitstable just 22 minutes by car.

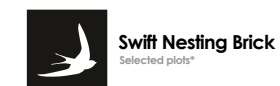
SAXON FIELDS

Phase 1

- Stevenson 2 bedroom home
 - Wilford 2 bedroom home
 - Chilham 3 bedroom home
 - Archford 3 bedroom home
 - Hollinwood 4 bedroom home
 - Ingleby 4 bedroom home
 - Bradgate 4 bedroom home
 - Avondale 4 bedroom home
 - Holden 4 bedroom home
 - Winstone 4 bedroom home
 - Earlswood 5 bedroom home
 - Affordable Housing
- BCP Bin Collection Point
- V Visitors Parking
- S/S Substation



Giving nature a home on this development :



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

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Saxon Fields is marketing name only and may not be the designated postal address, which may be determined by The Post Office.

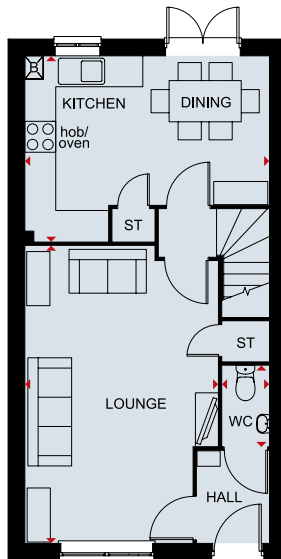
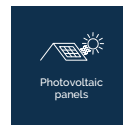
BDW005136/SEP24



DAVID WILSON HOMES
WHERE QUALITY LIVES

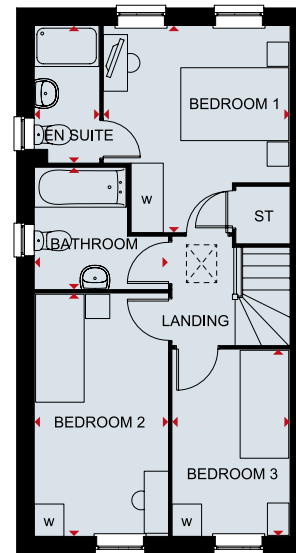
THE ARCHFORD

THREE BEDROOM HOME



Ground Floor

Kitchen/Dining	3610 x 4750 mm	11'10" x 15'7"
Lounge	5780 x 3750 mm	19'0" x 12'4"
WC	1580 x 928 mm	5'2" x 3'1"



First Floor

Bedroom 1	3840 x 3460 mm	12'7" x 11'4"
En suite	2550 x 1200 mm	8'4" x 3'11"
Bedroom 2	4500 x 2490 mm	14'9" x 8'2"
Bedroom 3	3470 x 2185 mm	11'5" x 7'2"
Bathroom	2485 x 2265 mm	8'2" x 7'5"

Key

B Boiler
ST Store

w Wardrobe space
.. Dimension location

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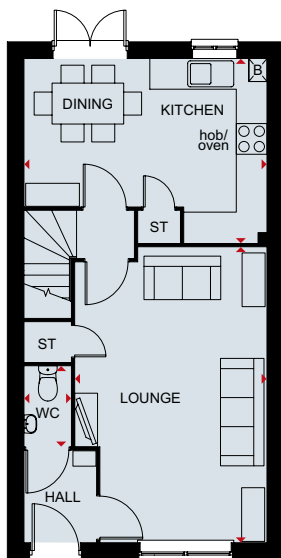


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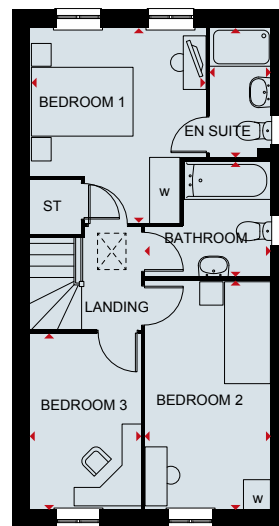
THE CHILHAM

THREE BEDROOM HOME



Ground Floor

Kitchen/Dining	3610 x 4750 mm	11'10" x 15'7"
Lounge	5780 x 3750 mm	19'0" x 12'4"
WC	1580 x 928 mm	5'2" x 3'1"



First Floor

Bedroom 1	3840 x 3460 mm	12'7" x 11'4"
En suite	2550 x 1200 mm	8'4" x 3'11"
Bedroom 2	4500 x 2490 mm	14'9" x 8'2"
Bedroom 3	3470 x 2185 mm	11'5" x 7'2"
Bathroom	2485 x 2265 mm	8'2" x 7'5"

Key

B	Boiler	w	Wardrobe space
ST	Store	♦♦	Dimension location

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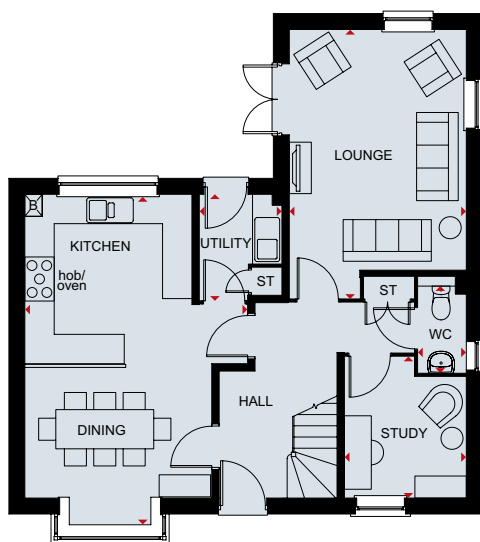
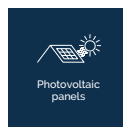


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THE AVONDALE

FOUR BEDROOM HOME



Ground Floor
Kitchen/Dining
Lounge
Study
WC
Utility

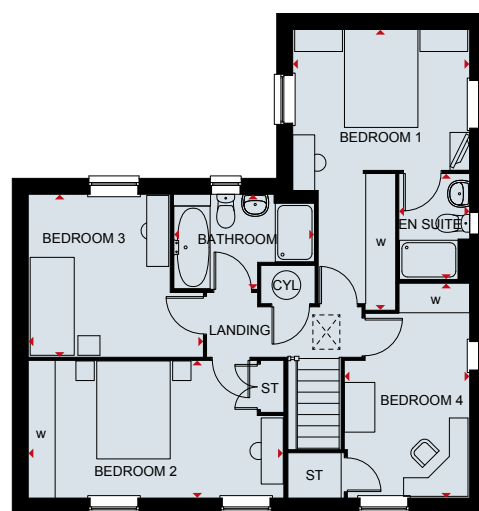
6745 x 4550 mm	22'2" x 14'11"
5500 x 3615 mm	18'1" x 11'10"
2895 x 2490 mm	9'6" x 8'2"
1780 x 980 mm	5'10" x 3'3"
2325 x 1685 mm	7'8" x 5'6"

Key

B Boiler
ST Store

CYL Cylinder
w Wardrobe space

↗ Dimension location



First Floor
Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

5600 x 3615 mm	18'4" x 11'10"
2175 x 1445 mm	7'2" x 4'9"
2835 x 5220 mm	9'4" x 17'2"
3575 x 3315 mm	11'9" x 10'11"
4385 x 2560 mm	14'5" x 8'5"
1940 x 2895 mm	6'4" x 9'6"

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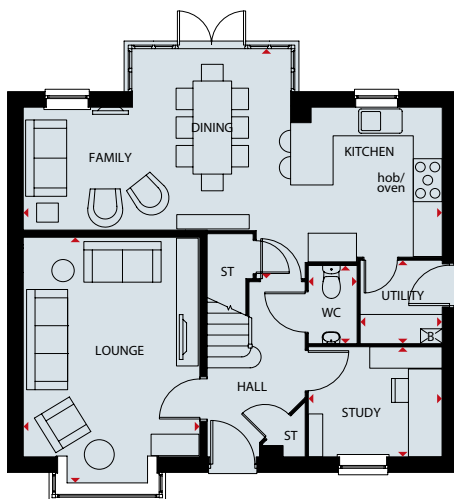
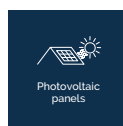


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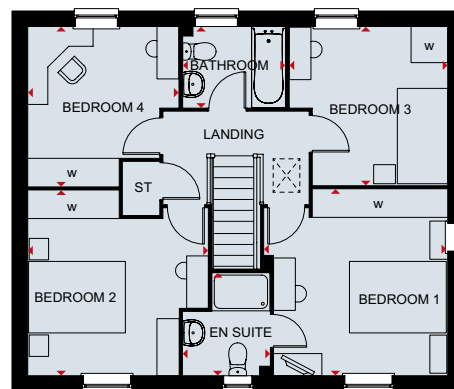
THE BRADGATE

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	4810 x 8670 mm	15'9" x 28'5"
Lounge	5145 x 3650 mm	16'11" x 12'0"
Study	2300 x 2770 mm	7'7" x 9'1"
WC	1610 x 985 mm	5'3" x 3'3"
Utility	1735 x 1700 mm	5'8" x 5'7"



First Floor

Bedroom 1	3920 x 3800 mm	12'10" x 12'6"
En suite	1810 x 2160 mm	5'11" x 7'1"
Bedroom 2	3895 x 3730 mm	12'9" x 12'3"
Bedroom 3	3275 x 3340 mm	10'9" x 10'11"
Bedroom 4	3365 x 3125 mm	11'0" x 10'3"
Bathroom	1710 x 2125 mm	5'7" x 7'0"

Key

B Boiler
ST Store

w Wardrobe space
.. Dimension location

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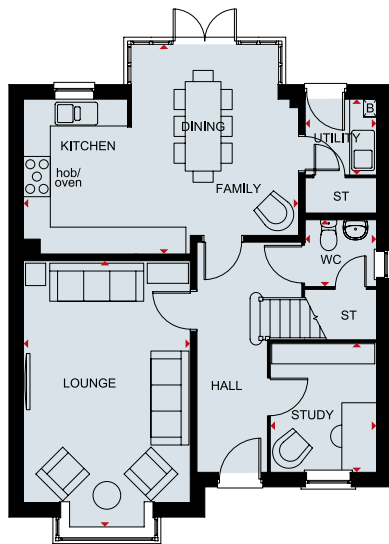
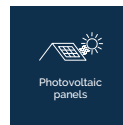


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THE HOLDEN

FOUR BEDROOM HOME



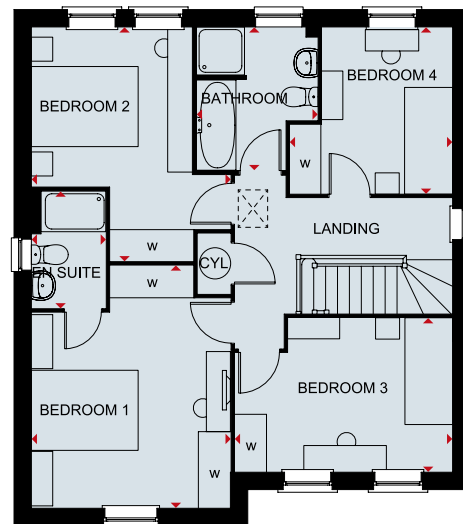
Ground Floor

Kitchen/Dining/Family	4685 x 6145 mm	15'4" x 20'2"
Lounge	5950 x 3725 mm	19'6" x 12'3"
Study	2895 x 2370 mm	9'6" x 7'9"
WC	1490 x 1590 mm	4'11" x 5'3"
Utility	1845 x 1590 mm	6'1" x 5'3"

Key

B Boiler
ST Store

CYL Cylinder
w Wardrobe space



First Floor

Bedroom 1	4555 x 3725 mm	14'11" x 12'3"
En suite	2210 x 1400 mm	7'3" x 4'7"
Bedroom 2	4395 x 3740 mm	14'5" x 12'3"
Bedroom 3	2895 x 4085 mm	9'6" x 13'5"
Bedroom 4	3130 x 3050 mm	10'3" x 10'0"
Bathroom	2690 x 2290 mm	8'10" x 7'6"

•• Dimension location

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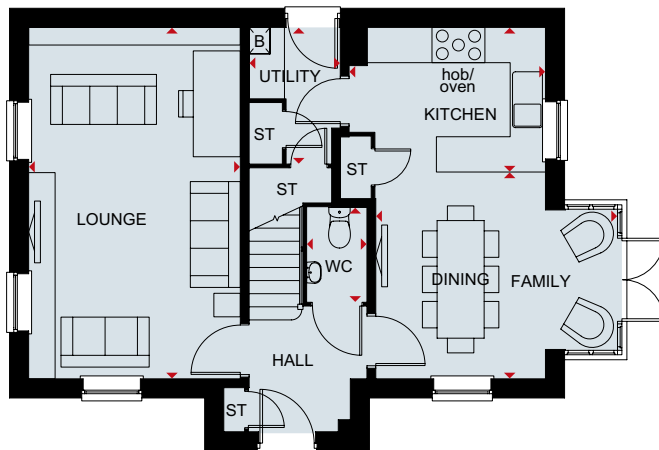
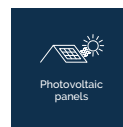


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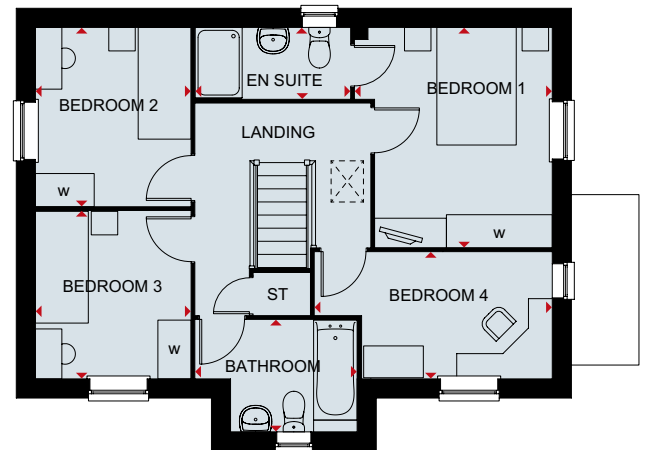
THE HOLLINWOOD

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	5975 x 4100 mm	19'7" x 13'5"
Lounge	5975 x 3600 mm	19'7" x 11'10"
WC	1610 x 1000 mm	5'3" x 3'3"
Utility	2475 x 1550 mm	8'1" x 5'1"



First Floor

Bedroom 1	3735 x 3365 mm	12'3" x 11'0"
En suite	2645 x 1220 mm	8'8" x 4'0"
Bedroom 2	3035 x 2645 mm	9'11" x 8'8"
Bedroom 3	2850 x 2645 mm	9'4" x 8'8"
Bedroom 4	4070 x 2165 mm	13'4" x 7'1"
Bathroom	1910 x 2760 mm	6'3" x 9'1"

Key

B Boiler
ST Store

w Wardrobe space
.. Dimension location

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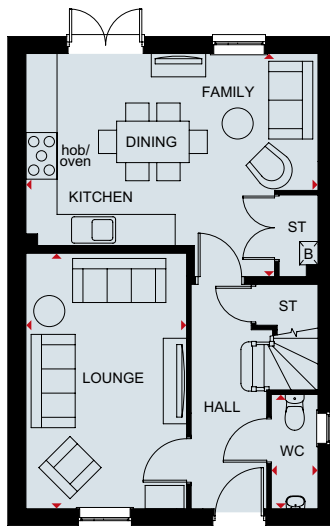
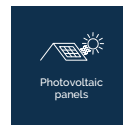


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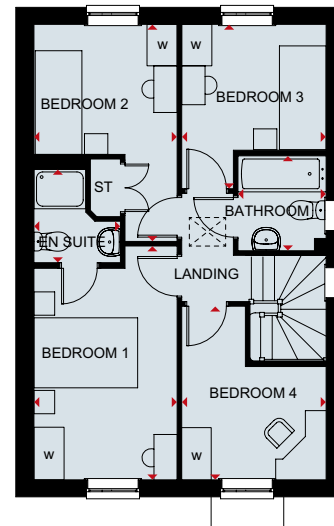
THE INGLEBY

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	5635 x 4375 mm	18'6" x 14'4"
Lounge	4930 x 3100mm	16'2" x 10'2"
WC	2200 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	4510 x 2760 mm	14'10" x 9'1"
En suite	1800 x 1665 mm	5'11" x 5'6"
Bedroom 2	4185 x 2760 mm	13'9" x 9'1"
Bedroom 3	3210 x 2785 mm	10'6" x 9'2"
Bedroom 4	3350 x 2785 mm	11'0" x 9'2"
Bathroom	1700 x 1830 mm	5'7" x 6'0"

Key

B Boiler
ST Store

w Wardrobe space
.. Dimension location

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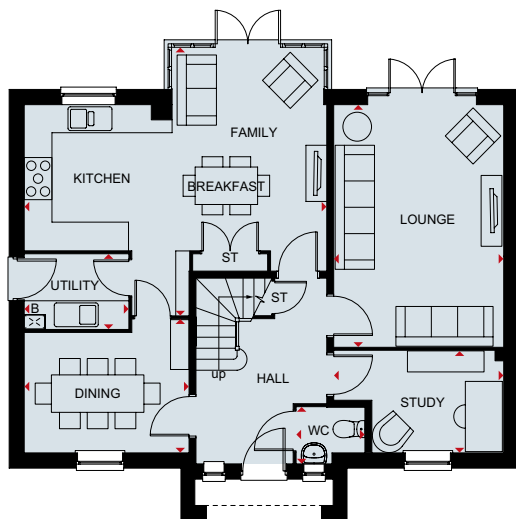
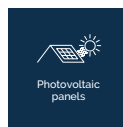


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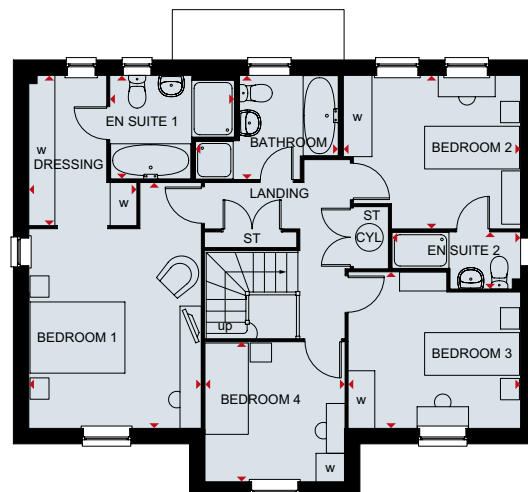
THE WINSTONE

FOUR BEDROOM HOME



Ground Floor

Kitchen/Family/Breakfast	5735 x 6540 mm	18'10" x 21'5"
Lounge	5375 x 3675 mm	17'8" x 12'1"
Dining	2860 x 3560 mm	9'5" x 11'8"
Utility	2260 x 1600 mm	7'5" x 5'3"
Study	3675 x 2190 mm	12'1" x 7'2"
WC	1485 x 1220 mm	4'10" x 4'0"



First Floor

Bedroom 1	5180 x 3635 mm	17'0" x 11'11"
Dressing	3165 x 2275 mm	10'5" x 7'6"
En suite 1	2640 x 2180 mm	8'8" x 7'2"
Bedroom 2	3235 x 3735 mm	10'7" x 12'3"
En suite 2	2720 x 1200 mm	8'11" x 3'11"
Bedroom 3	3380 x 2965 mm	11'1" x 9'9"
Bedroom 4	3300 x 3635 mm	10'10" x 11'11"
Bathroom	2195 x 3025 mm	7'2" x 9'11"

Key

B	Boiler	CYL	Cylinder	◄	Dimension location
ST	Store	w	Wardrobe space		

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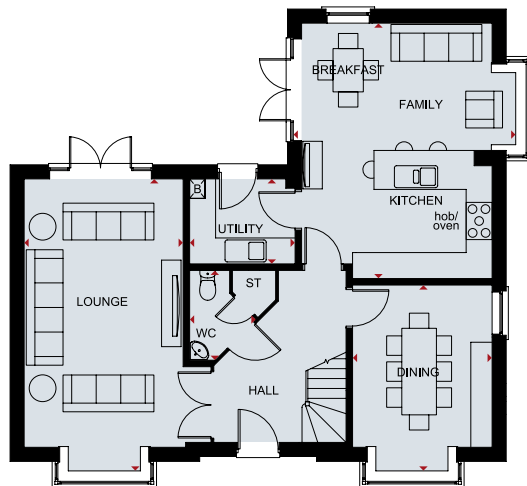
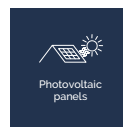


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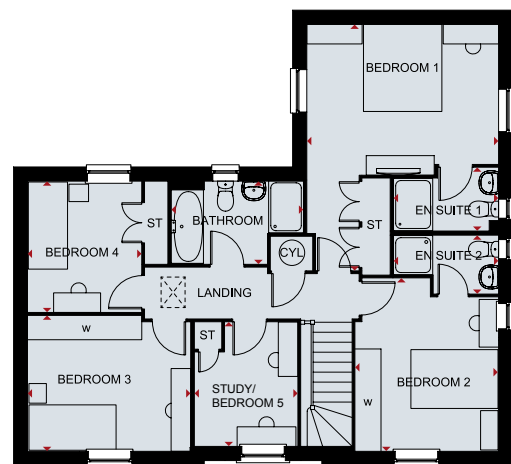
THE EARLSWOOD

FIVE BEDROOM HOME



Ground Floor

Kitchen/Family	5900 x 5135 mm	19'4" x 16'10"
Dining	4295 x 3225 mm	14'1" x 10'7"
Lounge	6935 x 4320 mm	22'9" x 14'2"
WC	2075 x 1450 mm	6'10" x 4'9"
Utility	2435 x 2110 mm	8'0" x 6'11"



First Floor

Bedroom 1	5660 x 4400 mm	18'7" x 14'5"
En suite 1	1465 x 2410 mm	4'10" x 7'11"
Bedroom 2	3980 x 3285 mm	13'1" x 10'9"
En suite 2	1350 x 2425 mm	4'5" x 7'11"
Bedroom 3	3125 x 3745 mm	10'3" x 12'3"
Bedroom 4	3015 x 2620 mm	9'11" x 8'7"
Study/Bedroom 5	2862 x 2365 mm	9'5" x 7'9"
Bathroom	1910 x 3045 mm	6'3" x 10'0"

Key

B	Boiler	CYL	Cylinder	••	Dimension location
ST	Store	w	Wardrobe space		

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SAXON FIELDS

Phase 2

-  **Lynford** 4 bedroom home
-  **Culver** 4 bedroom home
-  **Winterton** 4 bedroom home
-  **Wychwood** 4 bedroom home
-  **Lenwade** 5 bedroom home
- V** **Visitors Parking**
- BCP** **Bin Collection Point**



Giving nature a home on this development:



Positioning of our sustainability features are subject to change. Please speak to a sales advisor for more information.



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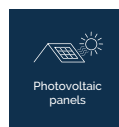
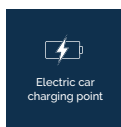
DAVID WILSON HOMES
WHERE QUALITY LIVES

LYNFORD

FOUR BEDROOM HOME



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Kitchen/Dining	8273 x 3168mm	27'2" x 10'5"
Utility	1725 x 1750mm	5'8" x 5'9"
Lounge	3708 x 4652mm	12'2" x 15'3"
Study	2801 x 2329mm	9'2" x 7'8"

(Approximate dimensions)



First Floor

Bedroom 1	3821 x 3848mm	12'6" x 12'7"
En Suite	1820 x 2200mm	6'0" x 7'3"
Bedroom 2	3763 x 3914mm	12'4" x 12'10"
Bedroom 3	3914 x 3462mm	12'10" x 11'4"
Bedroom 4	2729 x 3396mm	8'11" x 11'2"
Bathroom	2150 x 1743mm	7'1" x 5'9"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES

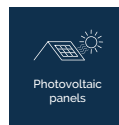
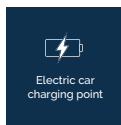
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CULVER

FOUR BEDROOM HOME



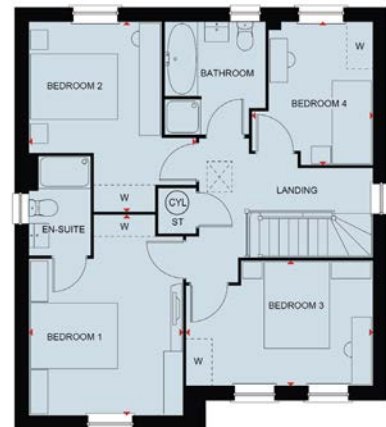
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Kitchen/Dining	5896 x 3450mm	19'4" x 11'4"
Utility	1978 x 1898mm	6'6" x 6'3"
Lounge	3773 x 5510mm	12'5" x 18'1"
Study	2459 x 2899mm	8'1" x 9'6"

(Approximate dimensions)



First Floor

Bedroom 1	3560 x 4624mm	11'8" x 15'2"
En Suite	1443 x 2275mm	4'9" x 7'6"
Bedroom 2	3860 x 4374mm	12'8" x 14'4"
Bedroom 3	4312 x 2899mm	14'2" x 9'6"
Bedroom 4	2800 x 3316mm	9'2" x 10'11"
Bathroom	2300 x 2619mm	7'7" x 8'7"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES

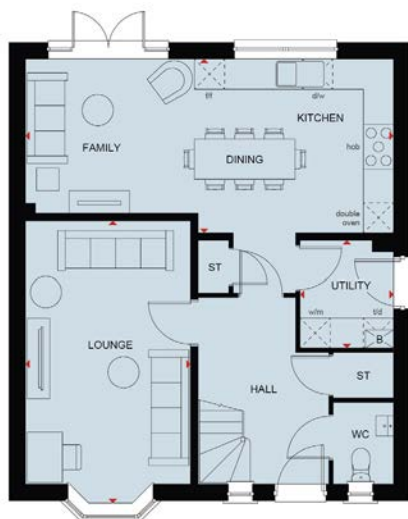
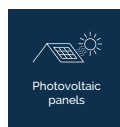
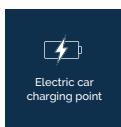
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WINTERTON

FOUR BEDROOM HOME



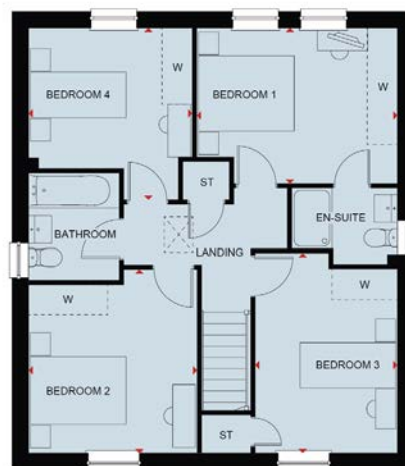
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Kitchen/Dining	7373 x 3610mm	24'2" x 11'10"
Utility	1896 x 2170mm	6'3" x 7'1"
Lounge	3335 x 5275mm	10'11" x 17'4"

(Approximate dimensions)



First Floor

Bedroom 1	4022 x 3138mm	13'2" x 10'4"
En Suite	2147 x 1513mm	7'1" x 5'0"
Bedroom 2	3385 x 3705mm	11'1" x 12'2"
Bedroom 3	2863 x 4009mm	9'5" x 13'2"
Bedroom 4	3288 x 3474mm	10'9" x 11'5"
Bathroom	1837 x 2150mm	6'0" x 7'1"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES

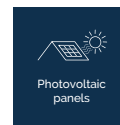
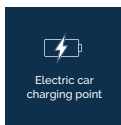
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WYCHWOOD

FOUR BEDROOM HOME



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Ground Floor

Kitchen/Dining	4445 x 5977mm	14'7" x 19'7"
Utility	1801 x 2111mm	5'11" x 6'11"
Lounge	3660 x 4953mm	12'0" x 16'3"
Study	2665 x 2885mm	8'9" x 9'6"

(Approximate dimensions)



First Floor

Bedroom 1	3660 x 5572mm	12'0" x 18'3"
En Suite	1468 x 2203mm	4'10" x 7'3"
Bedroom 2	5155 x 2732mm	16'11" x 9'0"
Bedroom 3	3097 x 3453mm	10'2" x 11'4"
Bedroom 4	2714 x 3939mm	8'11" x 12'11"
Bathroom	2888 x 2215mm	9'6" x 7'3"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES

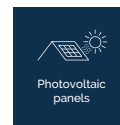
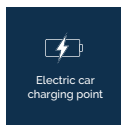
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LENWADE

FIVE BEDROOM DETACHED HOME



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Ground Floor

Kitchen/Family	4448 x 6650mm	14'7" x 21'10"
Utility	2487 x 1917mm	8'2" x 6'3"
Lounge	4343 x 6698mm	14'3" x 22'0"
Dining	3273 x 3998mm	10'9" x 13'1"

(Approximate dimensions)

Key

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



First Floor

Bedroom 1	4448 x 6528mm	14'7" x 21'5"
En Suite	2345 x 1453mm	7'8" x 4'9"
Bedroom 2	3324 x 4138mm	10'11" x 13'7"
En suite	2345 x 1453mm	7'8" x 4'9"
Bedroom 3	3766 x 3416mm	12'4" x 11'2"
Bedroom 4	3620 x 3575mm	11'11" x 11'9"
Study/Bedroom 5	2206 x 3269mm	7'3" x 10'9"
Bathroom	1955 x 1955mm	6'5" x 6'5"

(Approximate dimensions)



DAVID WILSON HOMES

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— 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.



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:

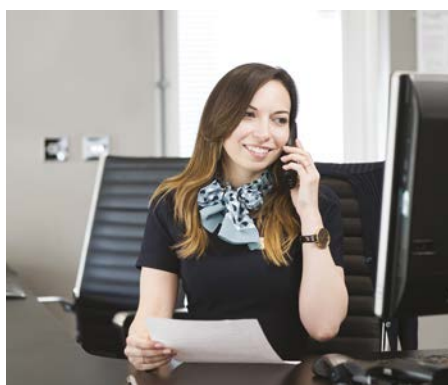
- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



*"We" and "us" refer to the Barratt Developments PLC Group brands. **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. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

COCKERING ROAD, THANINGTON, KENT CT1 3UJ
dwh.co.uk or call **0333 3558 503**

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