

**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.

- Stevenson 2 bedroom home
- Wilford 2 bedroom home
- Chilham 3 bedroom home
- Archford 3 bedroom home
- Ingleby 4 bedroom home
- Hollinwood 4 bedroom home
- Bradgate 4 bedroom home
- Avondale 4 bedroom home
- Holden 4 bedroom home
- Winstone 4 bedroom home
- Earlswood 4 bedroom home
- Affordable Housing

BCP Bin Collection Point

V Visitors Parking

S/S Substation



Trees



Paths



Grassland



Wildlife protected area



Mature tree lines



New tree lines



Drainage Basin

Giving nature a home on this development :



Hedgehog Highway  
Selected plots



Swift Nesting Brick  
Selected plots

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.



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# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A bright three bedroom home, The Archford has a stylish, open-plan kitchen and dining area, with French doors opening out onto the rear garden - creating the option for even more living space in good weather. A lobby

separates the kitchen and the spacious lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive family home is completed by two single bedrooms and a family bathroom.



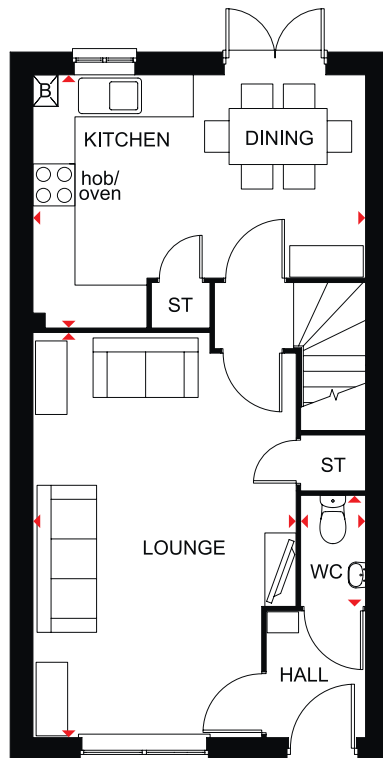
DAVID WILSON HOMES  
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# THE ARCHFORD

THREE BEDROOM HOME

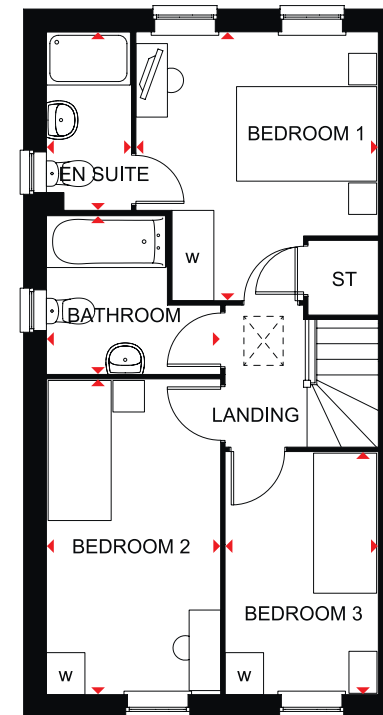
## Key

B	Boiler	◀▶	Dimension location
ST	Store		
w	Wardrobe space		



### 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"

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# THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This family home 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 a quiet space to work. Upstairs there are four bedrooms, the main bedroom complete with its own en suite shower room and a family bathroom.



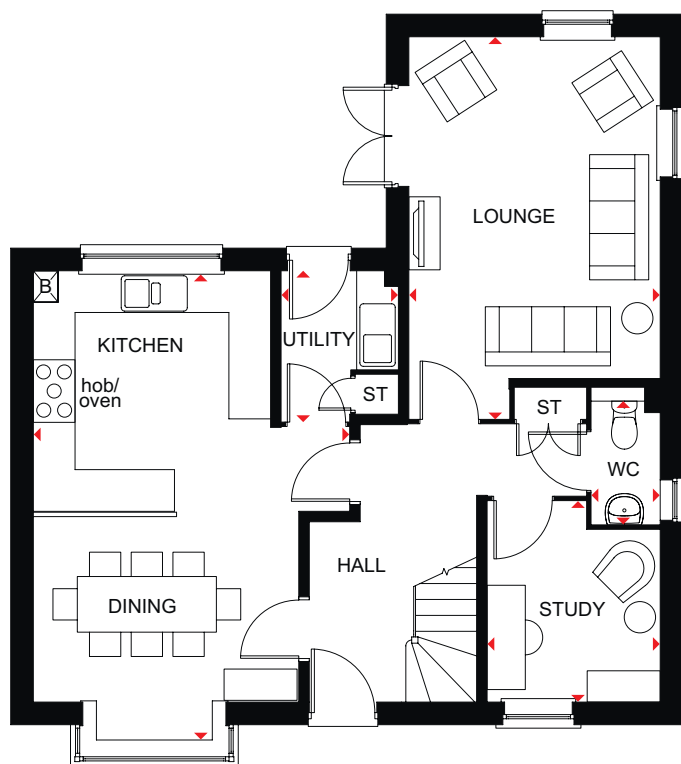
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# THE AVONDALE

FOUR BEDROOM HOME

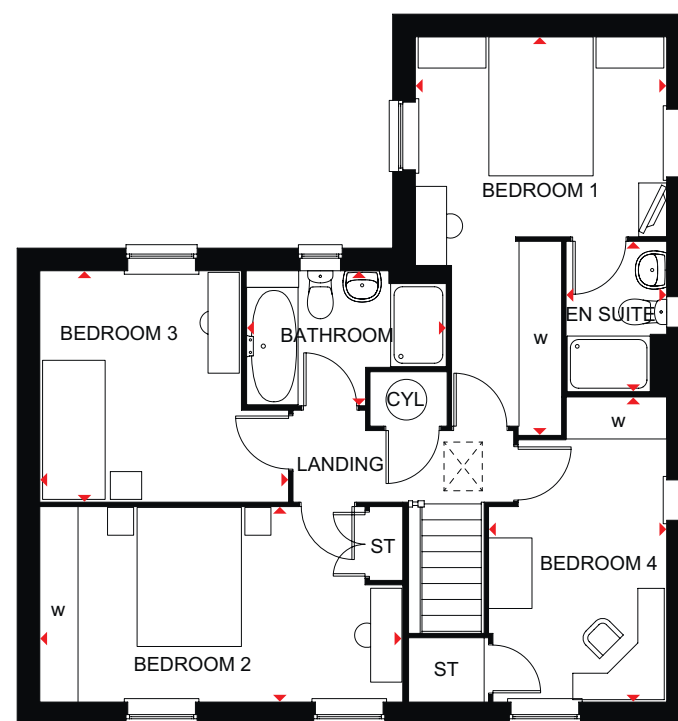
## Key

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



### Ground Floor

Kitchen/Dining	6745 x 4550 mm	22'2" x 14'11"
Lounge	5500 x 3615 mm	18'1" x 11'10"
Study	2895 x 2490 mm	9'6" x 8'2"
WC	1780 x 980 mm	5'10" x 3'3"
Utility	2325 x 1685 mm	7'8" x 5'6"



### First Floor

Bedroom 1	5600 x 3615 mm	18'4" x 11'10"
En Suite	2175 x 1445 mm	7'2" x 4'9"
Bedroom 2	2835 x 5220 mm	9'4" x 17'2"
Bedroom 3	3575 x 3315 mm	11'9" x 10'11"
Bedroom 4	4385 x 2560 mm	14'5" x 8'5"
Bathroom	1940 x 2895 mm	6'4" x 9'6"

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# THE BRADGATE

FOUR BEDROOM HOME



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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 window with French doors. A separate study and lounge with attractive bay window provide room to work and relax in. Four bedrooms can be found upstairs, en suite to the main bedroom and a family bathroom.



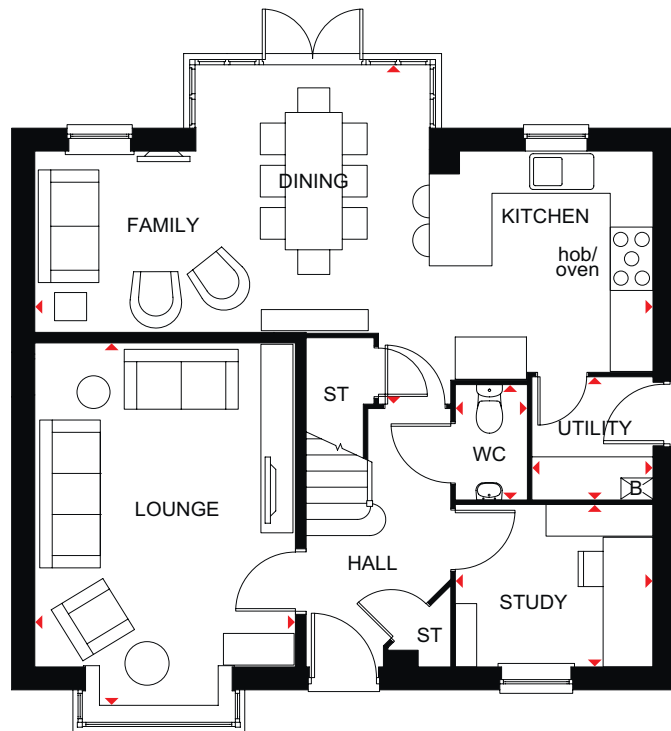
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# THE BRADGATE

FOUR BEDROOM HOME

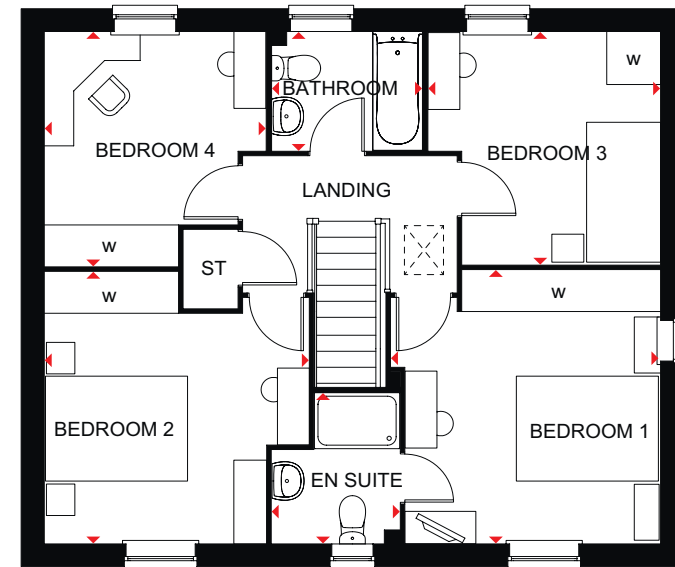
## Key

B	Boiler	◀▶	Dimension location
ST	Store		
w	Wardrobe space		



### 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"

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# THE CHILHAM

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A bright three bedroom home, The Chilham has a stylish open-plan kitchen and dining area with French doors opening out onto the rear garden - creating the option for even more living space in

good weather. Upstairs you'll find the main bedroom comes complete with a stylish en suite and there is two single bedrooms and a family bathroom.



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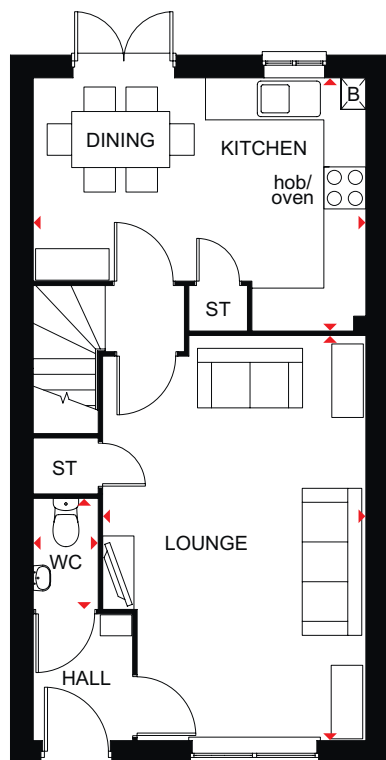


# THE CHILHAM

THREE BEDROOM HOME

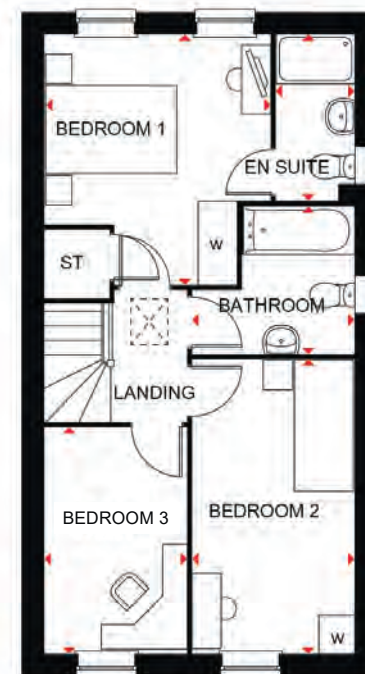
## Key

B	Boiler	◀▶	Dimension location
ST	Store		
w	Wardrobe space		



### 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"

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# THE EARLSWOOD

FOUR BEDROOM HOME



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The Earlswood is a bright, impressive home, flexible and generous enough for modern living. The large, open-plan kitchen with breakfast and family areas and the elegant lounge both feature attractive bay windows and access to the rear

garden via French doors. A separate utility and a bay-fronted dining room provide space to work and entertain. Four good-sized bedrooms - both first and second bedroom with en suite, a study room and a family bathroom with shower are upstairs.



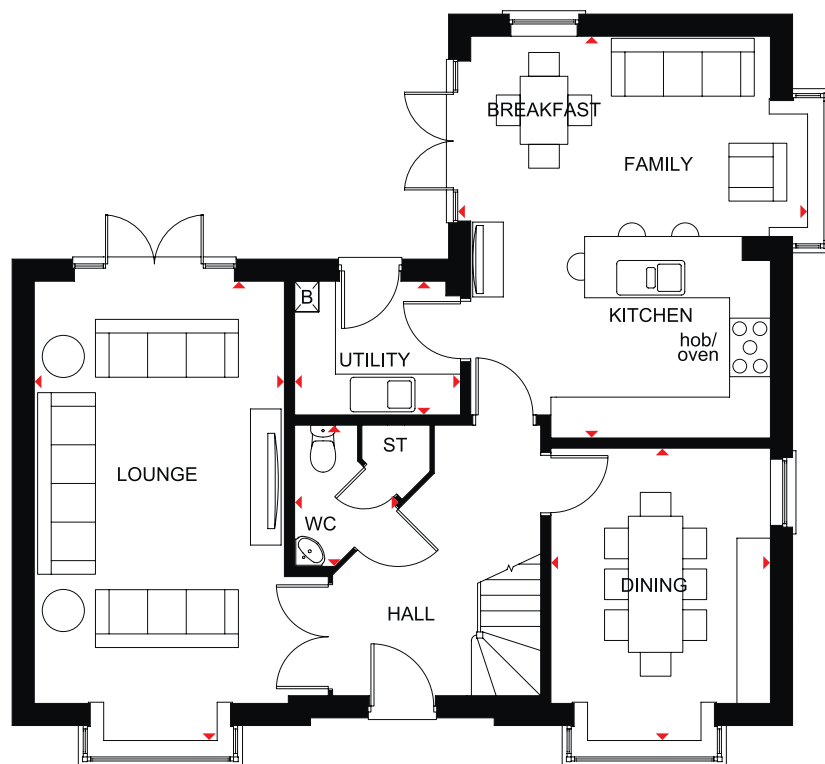
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# THE EARLSWOOD

FOUR BEDROOM HOME

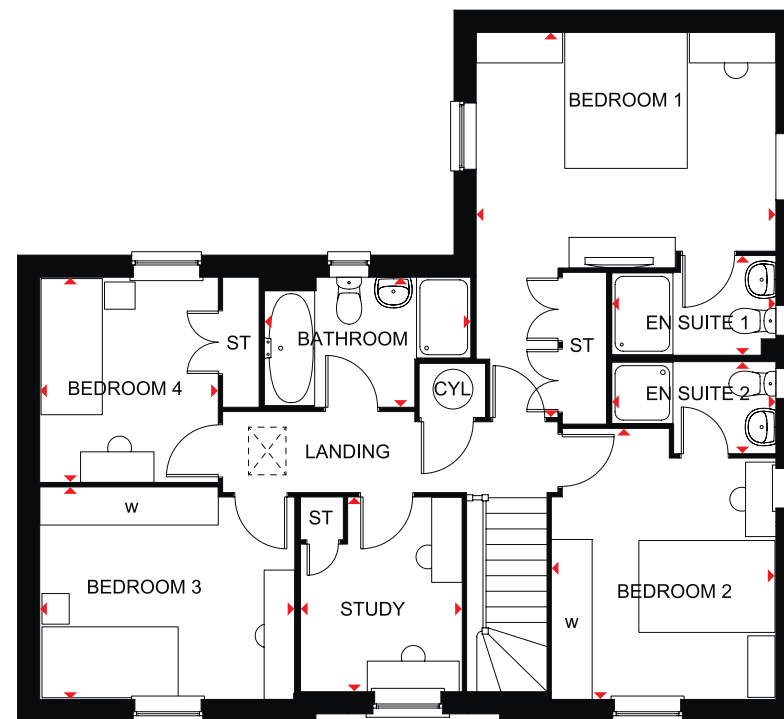
## Key

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



### 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"
Study	2862 x 2365 mm	9'5" x 7'9"
Bedroom 3	3125 x 3745 mm	10'3" x 12'3"
Bedroom 4	3015 x 2620 mm	9'11" x 8'7"
Bathroom	1910 x 3045 mm	6'3" x 10'0"

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# THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden is a charming four bedroom home, ideal for growing families. Inside is designed very much for 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 also has access to the garden while a large bay fronted lounge and a separate study provide room to relax and work. Upstairs are four good-sized bedrooms, the main bedroom complete with en suite, and a family bathroom with shower.



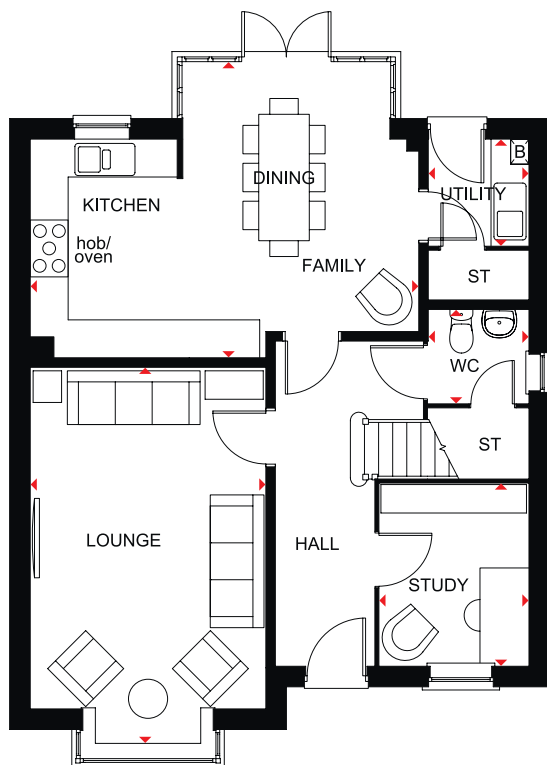
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# THE HOLDEN

FOUR BEDROOM HOME

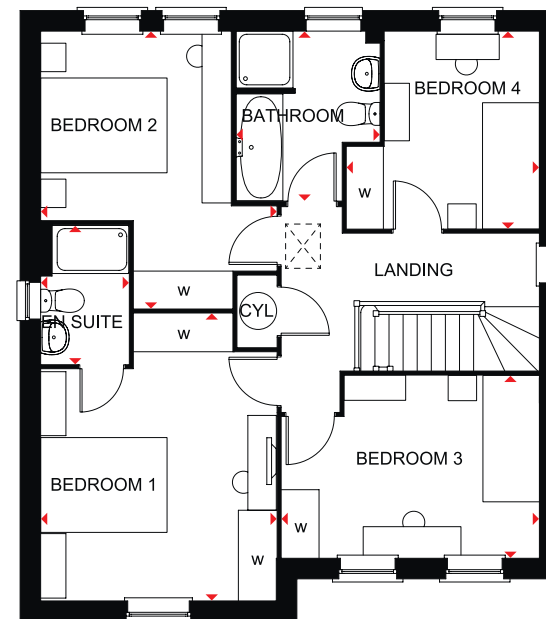
## Key

B	Boiler	w	Wardrobe space
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CYL	Cylinder		



### 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"



### 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"

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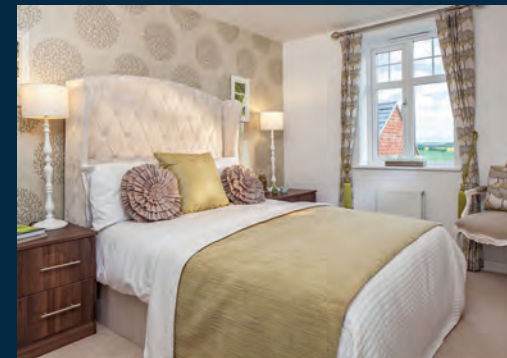


# THE HOLLINWOOD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hollinwood is a traditional family home. Inside the home is designed very much for a busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and family space.

The kitchen also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs you'll find the main bedroom with en suite, two good-sized single bedrooms, a study/bedroom and family bathroom.



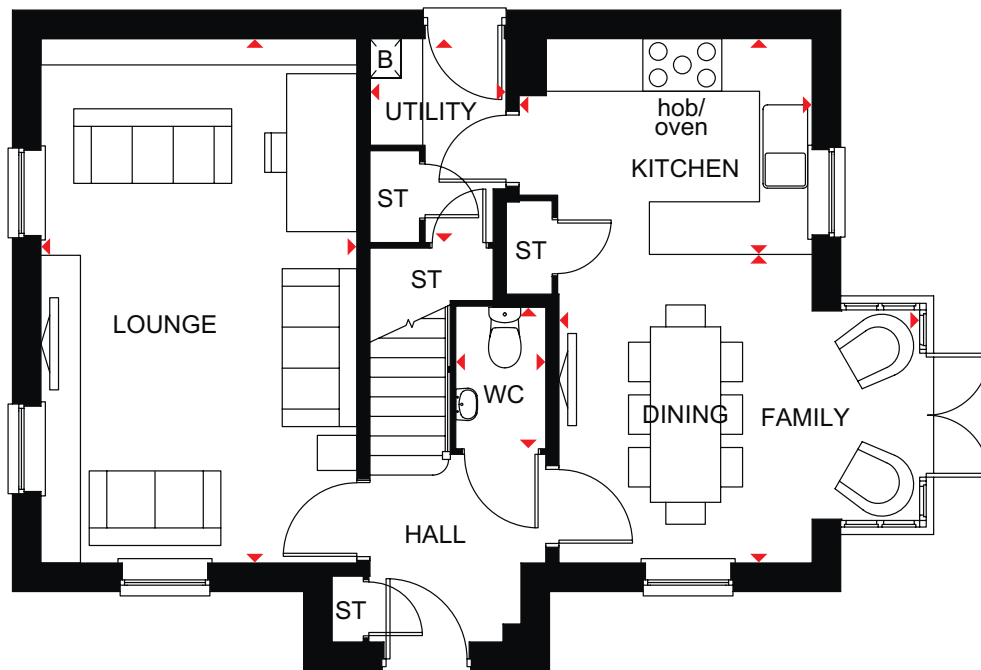
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# THE HOLLINWOOD

FOUR BEDROOM HOME

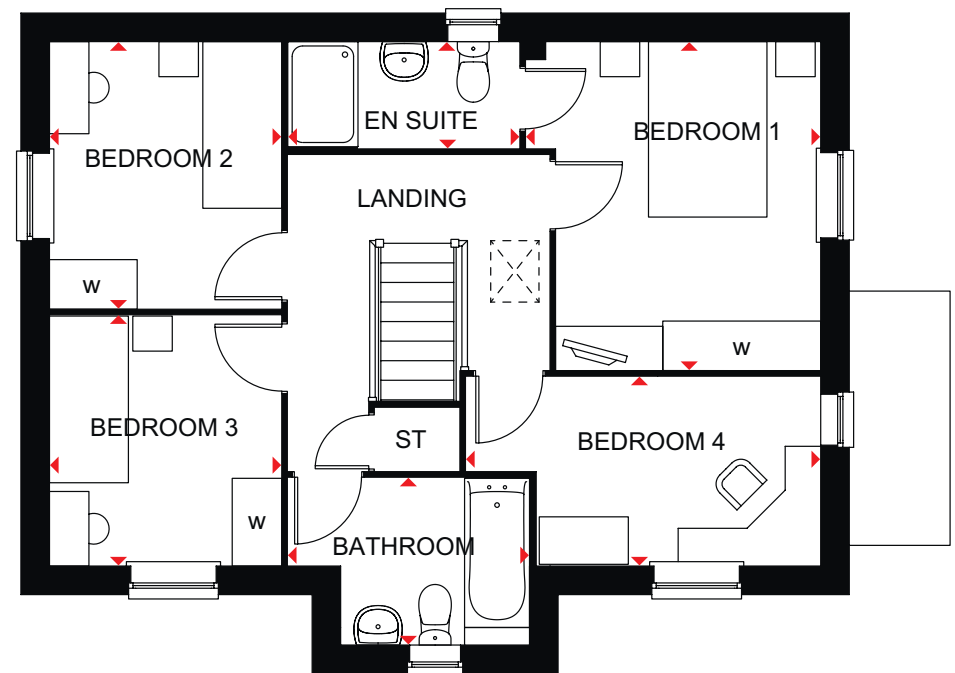
## Key

B	Boiler	◀▶	Dimension location
ST	Store		
w	Wardrobe space		



### 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"

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# THE INGLEBY

FOUR BEDROOM HOME



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This spacious home designed over two floors is airy throughout. Inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential storage space is discreetly tucked away in 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 is the main bedroom with stylish en suite, two good-sized single bedrooms, a study/bedroom a family bathroom.



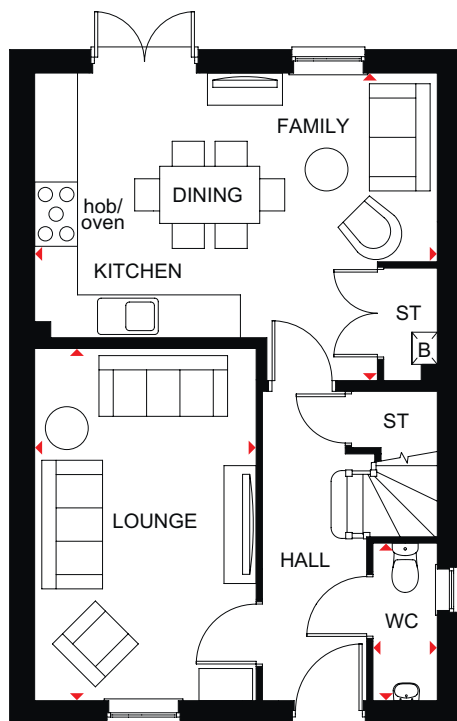
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# THE INGLEBY

FOUR BEDROOM HOME

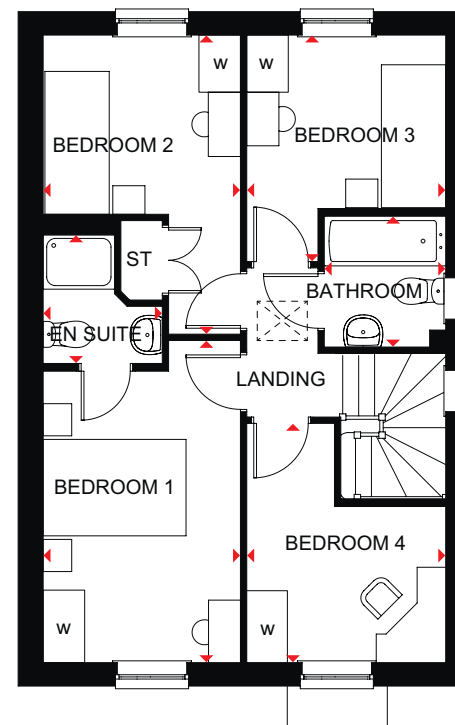
## Key

B	Boiler	◄►	Dimension location
ST	Store		
w	Wardrobe space		



### 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"

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# THE STEVENSON

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An attractive first floor home with carport space below, The Stevenson provides flexible space for modern living. The spacious open-plan lounge has a dining area while the kitchen has room for a breakfast

table. As well as good-sized main bedroom, there is also a second single bedroom and a bathroom. Windows are featured to the front of the home, while the rear has roof lights.

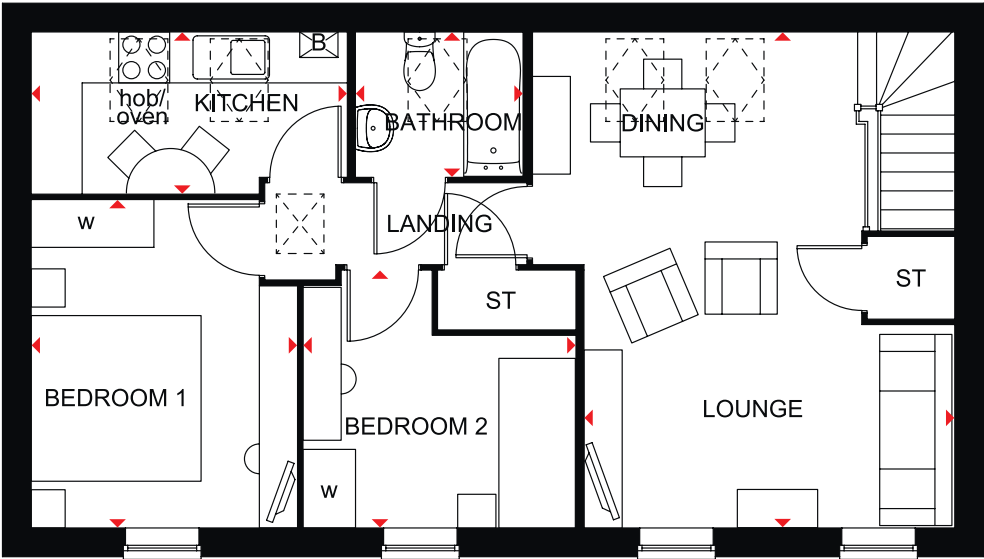
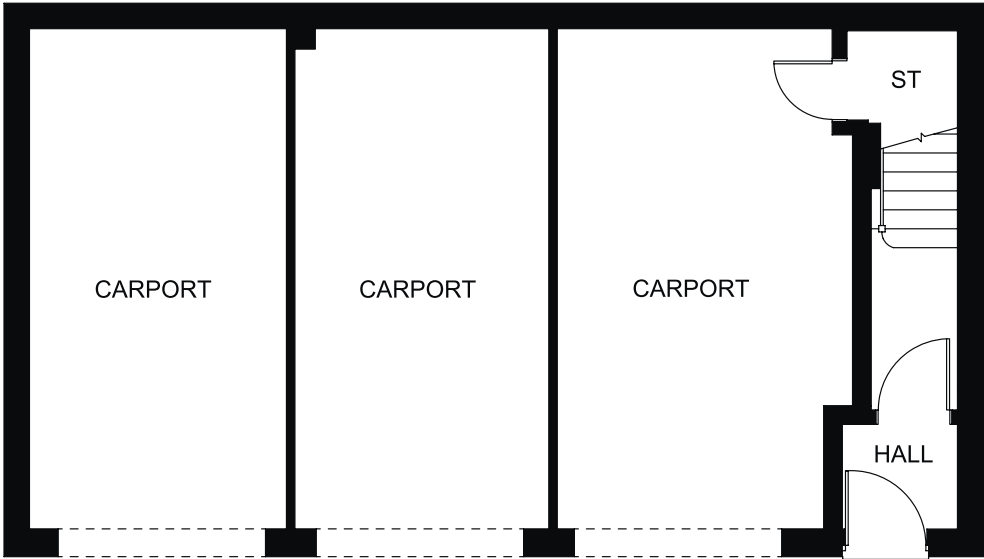


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# THE STEVENSON

TWO BEDROOM HOME

Key		
B	Boiler	◀▶ Dimension location
ST	Store	
w	Wardrobe space	



First Floor		
Kitchen	3720 x 1910 mm	12'2" x 6'3"
Lounge/Dining	5835 x 4365 mm	19'2" x 14'4"
Bedroom 1	3130 x 3860 mm	10'3" x 12'8"
Bedroom 2	3030 x 3210 mm	9'11" x 10'6"
Bathroom	1770 x 1275 mm	5'10" x 4'2"

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# THE WILFORD

TWO BEDROOM HOME



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Step through the front door of The Wilford and you will discover a well-designed home. The hall leads to a separate, stylishly fitted kitchen and then opens up into a spacious lounge and dining area with French

doors leading to the rear garden. Upstairs are two good-sized bedrooms and a bathroom fitted with contemporary sanitary ware.



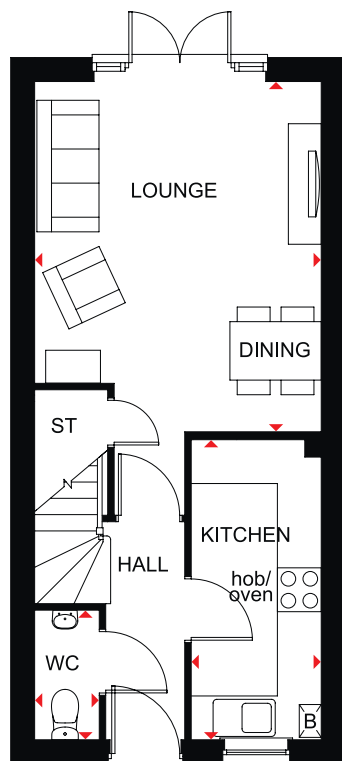
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# THE WILFORD

TWO BEDROOM HOME

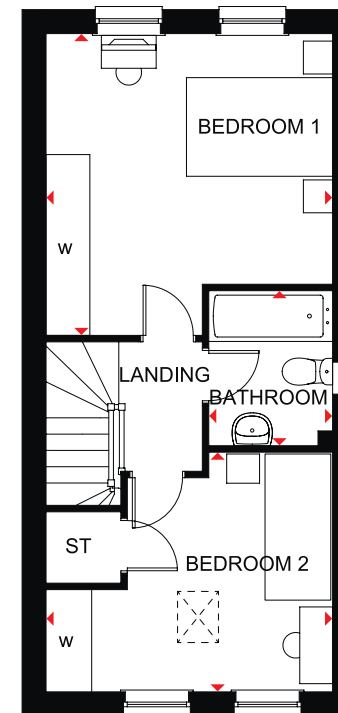
## Key

B	Boiler	◄►	Dimension location
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### Ground Floor

Kitchen	4100 x 1790 mm	13'5" x 5'10"
Lounge/Dining	6125 x 3920 mm	20'1" x 12'10"
WC	1775 x 930 mm	5'10" x 3'1"



### First Floor

Bedroom 1	4130 x 3290 mm	13'7" x 10'10"
Bedroom 2	3000 x 3290 mm	9'10" x 10'10"
Bathroom	1760 x 2120 mm	5'9" x 6'11"

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# THE WINSTONE

FOUR BEDROOM HOME



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The Winstone is 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 good-sized bedrooms, the main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with a separate shower provides for the rest of the family.



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# THE WINSTONE

FOUR BEDROOM HOME

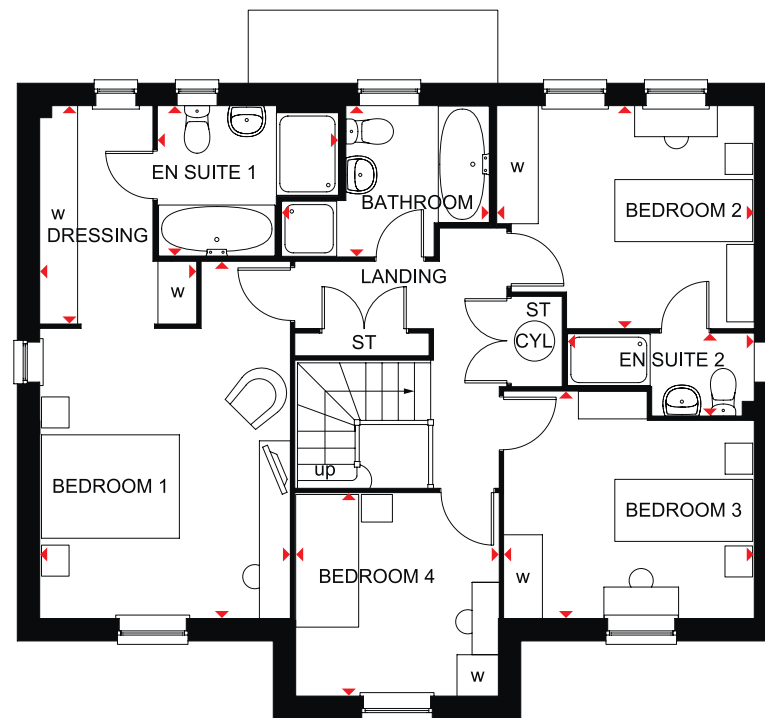
## Key

B	Boiler	w	Wardrobe space
ST	Store	◀▶	Dimension location
CYL	Cylinder		



### 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"

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.

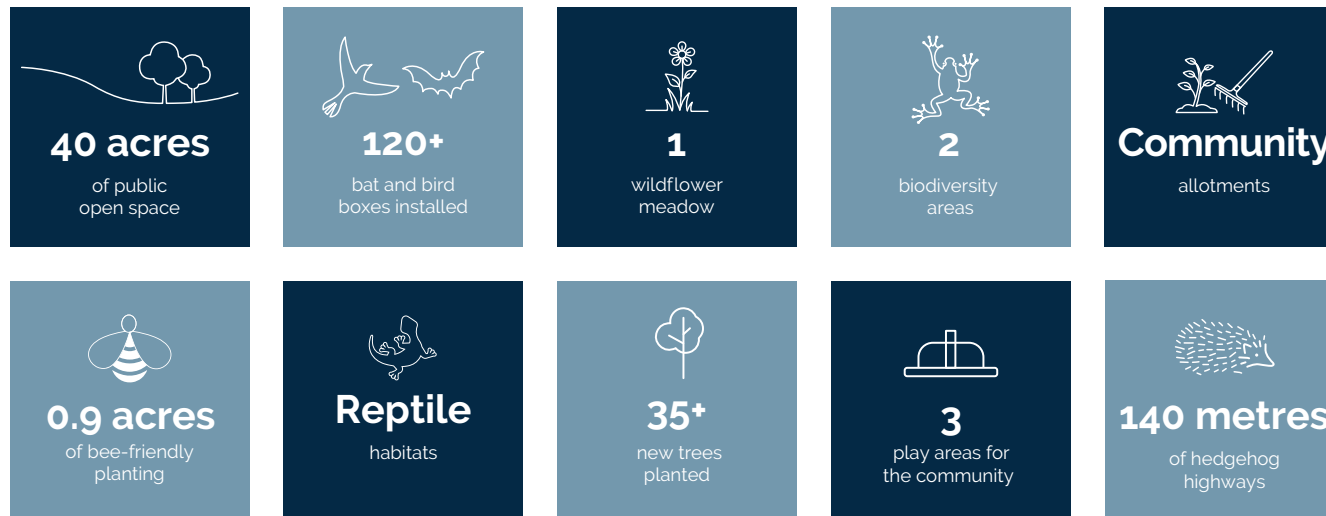
# — CREATING A SUSTAINABLE — COMMUNITY

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.



# 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 excellences means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> 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 every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/-customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. 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 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.



DAVID WILSON HOMES

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WHERE QUALITY LIVES

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