



WINTRINGHAM

ST NEOTS





- **The Archford**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Ingleby**
4 bedroom home
- **The Hurst**
4 bedroom home
- **The Meriden**
4 bedroom home
- **The Kirkdale**
4 bedroom home

- **The Hertford**
4 bedroom home
- **The Cornell**
4 bedroom home
- **The Exeter**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home
- SH **Show Home**

- SG **Sales Garage**
- BCP **Bin Collection Point**
- V **Visitor Parking Space**
-  **Parkland Area**
-  **New Tree Lines**

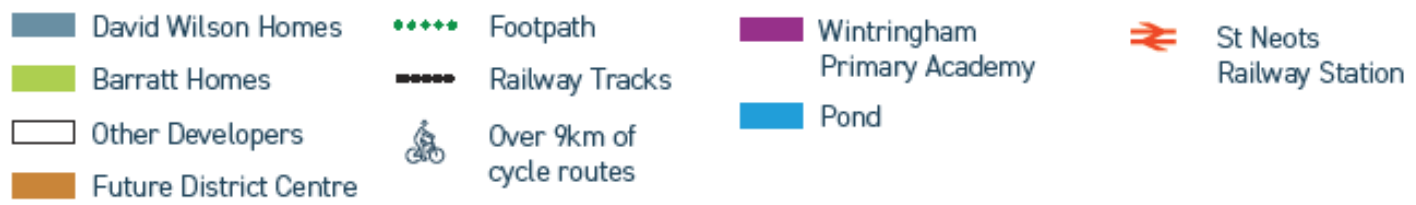
Giving nature a home on this development:

-  **Bat Box**
Selected plots*
-  **Hedgehog Highways**
Selected plots*
-  **House Martin Box**
Selected plots*
-  **Swift Nesting Brick Sparrow Terrace**
Selected plots*

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WINTRINGHAM

ST NEOTS



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



46 acres

of public open
space



Play

areas for the
community



124+

new trees
planted



315

hedgehog
passing
points



Timber

frame homes

Features on selected plots only. *We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.

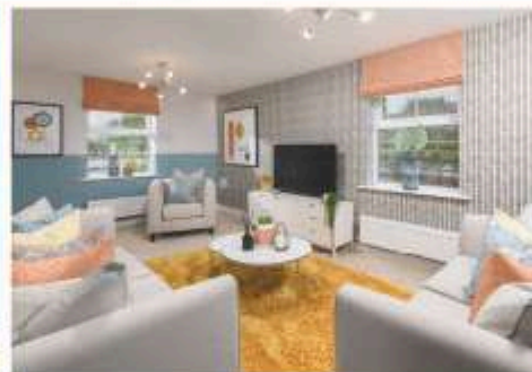


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WINTRINGHAM
ST NEOTS

THE HADLEY

THREE BEDROOM HOME



The sash-style windows give this three bedroom 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.



Ground Floor
Kitchen/dining/
family
Lounge
W.C.
Utility

5452 x 3140 mm	17'8" x 10'3"
5455 x 3153 mm	17'8" x 10'3"
1480 x 1014 mm	4'8" x 3'3"
1688 x 1804 mm	5'5" x 5'9"

Key

b Boiler
ST Store

f/f Fridge/freezer space
wm Washing machine space

dw Dishwasher space
ld Tumble dryer space

◀▶ Dimension location



First Floor
Bedroom 1
Bedroom 2
En suite
Bedroom 3
Bathroom

4058 x 4324 mm	13'3" x 14'1"
3347 x 2978 mm	10'9" x 9'7"
1772 x 1856 mm	5'8" x 6'0"
2260 x 2713 mm	7'4" x 8'9"
2025 x 1811 mm	6'6" x 5'9"

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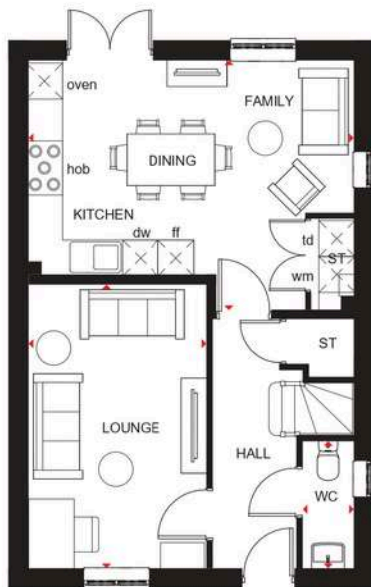
BDW001905/OCT22

THE INGLEBY

FOUR BEDROOM DETACHED HOME



This four bedroom home has an open-plan kitchen/dining room, ideal for socialising. The kitchen is filled with natural light through French doors and comes with a family area and a utility cupboard. On the ground floor there is also a spacious lounge. Upstairs, you have an en suite main bedroom, a further double bedroom, two single bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family
Lounge
WC

5635 x 4035 mm
3100 x 4930 mm
900 x 2206 mm

18'4" x 13'2"
10'1" x 16'1"
2'9" x 7'2"

(Approximate dimensions)



First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4

2800 x 3802 mm
2800 x 3587 mm
2747 x 87 mm
2747 x 2172 mm

9'1" x 12'4"
9'1" x 12'6"
9'0"
9'0" x 7'1"

(Approximate dimensions)

Key

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

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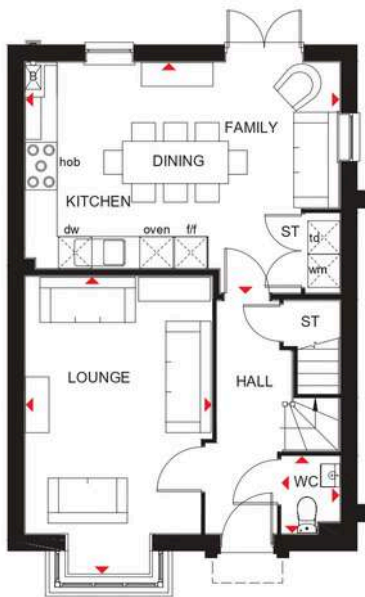
BDW002432/JAN23

THE HURST

FOUR BEDROOM HOME



This impressive four bedroom home offers free-flowing living space for your family. The kitchen features dining and family areas, as well as French doors that lead to the rear garden. A bay-fronted lounge is also presented on the ground floor. Upstairs, the luxurious main bedroom with en suite shower room makes the perfect haven, there's also three further double bedrooms and a family bathroom. This home also comes with a drive-through car port and garage.

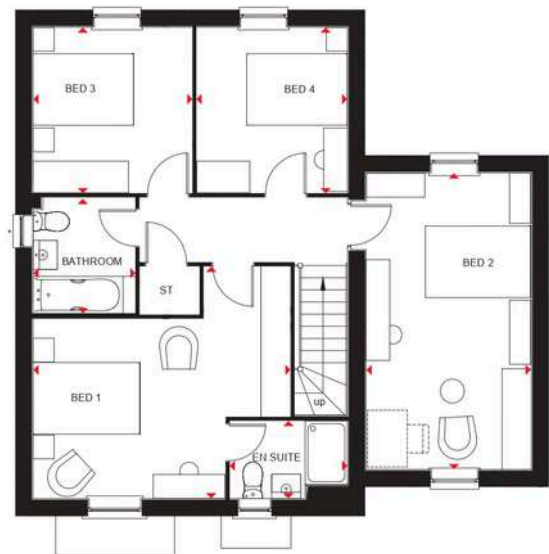


Ground Floor

Kitchen/dining/family	5934 x 4350 mm	19'4" x 14'2"
Lounge	3525 x 5610 mm	11'5" x 18'4"
W.C	4613 x 1111 mm	15'1" x 3'6"

Key

B	Boiler	I/F	Fridge/freezer space	dw	Dishwasher space	↔	Dimension location
ST	Store	wm	Washing machine space	td	Tumble dryer space		



First Floor

Bedroom 1	4850 x 4375 mm	15'9" x 14'3"
En suite	2218 x 1461 mm	7'2" x 4'7"
Bedroom 2	3115 x 5592 mm	10'2" x 18'3"
Bedroom 3	3125 x 3000 mm	10'2" x 9'8"
Bathroom	1925 x 2181 mm	6'3" x 7'1"
Bedroom 4	2845 x 3125 mm	9'3" x 10'2"

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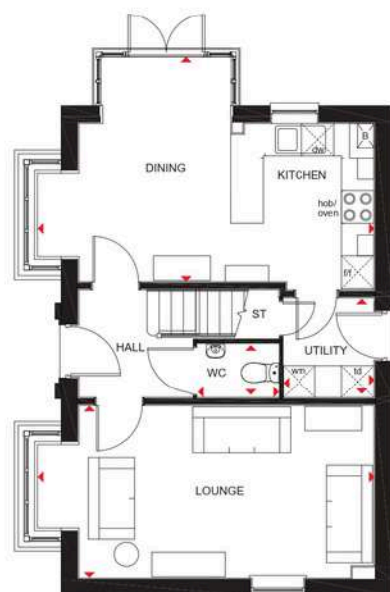
BDW001905/OC122

THE HERTFORD

FOUR BEDROOM DETACHED HOME

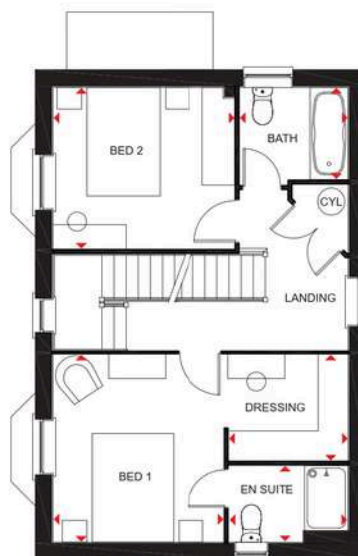


With flowing living spaces set over three floors, tied together by a consistently stylish design, the Hertford is a beautiful family home. The bright and airy open-plan kitchen and dining room and kitchen features a separate utility room and glazed bay that opens onto the garden. The bay fronted lounge is an ideal place to relax with the family. The first floor offers the main bedroom with en suite and dressing area, an extra double bedroom and a family bathroom. One further double bedroom, a single bedroom and a handy shower room complete this home.



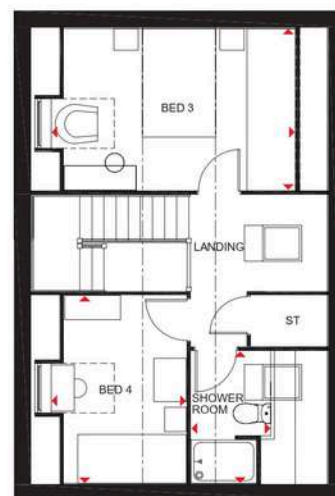
Ground Floor

Kitchen/dining	6216 x 4142 mm	20'3" x 13'5"
Utility	1687 x 1855 mm	5'5" x 6'0"
W.C	1500 x 1014 mm	4'9" x 3'3"
Lounge	6216 x 3178 mm	20'3" x 10'4"



First Floor

Bedroom 1	3167 x 3462 mm	10'3" x 11'3"
En suite	2200 x 1410 mm	7'2" x 4'6"
Bedroom 2	3366 x 2977 mm	11'0" x 9'7"
Bathroom	2000 x 1700 mm	6'5" x 5'5"
Dressing room	2200 x 1963 mm	7'2" x 6'4"



Second Floor

Bedroom 3	4540 x 2976 mm	14'8" x 9'7"
Shower room	1464 x 2432 mm	4'8" x 7'9"
Bedroom 4	2537 x 3462 mm	8'3" x 11'3"

Key

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

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BDW001905/OCT22

THE MERIDEN

FOUR BEDROOM DETACHED HOME



The Meriden is the ideal place to call home with its attractive bay-fronted lounge and a light-filled glazed bay in the kitchen/dining area leading to the garden. A family space in the kitchen increases flexibility for living and entertaining, while a separate utility room adds practicality and an integral garage provides extra security. Upstairs are four double bedrooms, the generous principal bedroom with en suite, and a family bathroom with shower.



Ground Floor

Kitchen/dining/family	6486 x 4735 mm	21'2" x 15'5"
Utility	1877 x 2305 mm	6'1" x 7'5"
W.C	882 x 1786 mm	2'8" x 5'8"
Lounge	3235 x 5717 mm	10'6" x 18'7"

Key

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



First Floor

Bedroom 1	5208 x 3820 mm	17'0" x 12'5"
En suite	2235 x 1926 mm	7'3" x 6'3"
Bedroom 2	3155 x 1926 mm	10'3" x 6'3"
Bedroom 3	3365 x 4161 mm	11'0" x 13'6"
Bathroom	2100 x 2913 mm	6'8" x 9'5"
Bedroom 4	3421 x 3527 mm	11'2" x 11'5"

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BDW001905/OCT22

THE CORNELL

FOUR BEDROOM HOME



This family home has a delightfully traditional look, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant fully glazed walk-in bay with French doors gives access to the garden and there is a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are three double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



Ground Floor

Kitchen/dining/family	6427 x 4735 mm	21'0" x 15'5"
Utility	1754 x 1860 mm	5'7" x 6'1"
W.C	1014 x 1786 mm	3'3" x 5'8"
Lounge	4391 x 6427 mm	14'4" x 21'0"



First Floor

Bed 1	3571 x 5388 mm	11'7" x 17'6"
En suite	2010 x 1323 mm	6'5" x 4'3"
Bed 2	3756 x 3677 mm	12'3" x 12'0"
Bed 3	3756 x 2674 mm	12'3" x 8'7"
Bed 4	2577 x 2160 mm	8'4" x 7'0"
Bath	1875 x 2062 mm	6'1" x 6'7"

Key

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

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BDW001905/OCT22

THE EXETER

FOUR BEDROOM DETACHED HOME



The Exeter's design reflects an intelligent use of space. A full-height glazed bay in the luxury fitted kitchen has French doors to the garden, allowing in plenty of natural light. The bright, open-plan kitchen includes dining and family areas and has an adjoining utility room. An attractive bay window makes the separate lounge a bright and pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the master with en suite, and a large family bathroom. An integral garage completes this spacious family home.



Ground Floor

Kitchen/dining	5930 x 4775 mm	19'4" x 15'6"
Utility	3148 x 1725 mm	10'3" x 5'6"
Lounge	3850 x 5456 mm	12'6" x 16'9"
W.C	1650 x 1496 mm	5'4" x 4'9"



First Floor

Bedroom 1	3850 x 3715 mm	12'6" x 12'1"
Bedroom 2	4208 x 4088 mm	13'8" x 13'4"
Bedroom 3	4208 x 3538 mm	13'8" x 11'6"
Bathroom	3047 x 1886 mm	9'9" x 6'1"
Bedroom 4	3589 x 2926 mm	11'7" x 9'5"
En suite	2315 x 1715 mm	7'5" x 5'6"

Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	t/f	Fridge/freezer space	dw	Dishwasher space	↔	Dimension location

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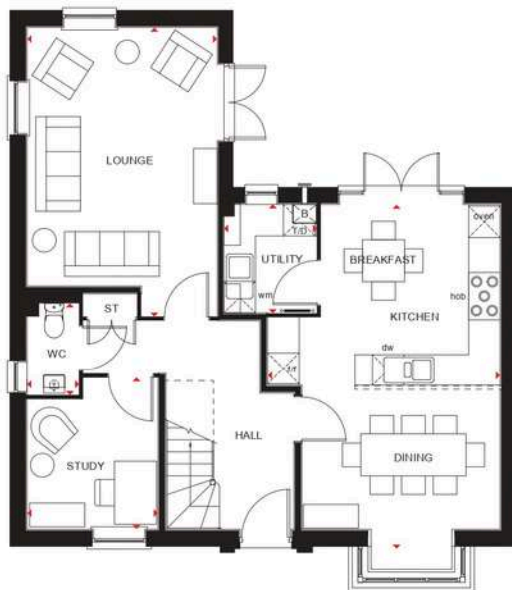
BDW001905/OCT22

THE AVONDALE

FOUR BEDROOM HOME



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 bedroom with en suite, and a family bathroom with a bath and separate shower.



Ground Floor

Kitchen/dining	4418 x 6963 mm	14'4" x 22'8"
Utility	2602 x 1762 mm	8'5" x 5'7"
Study	2490 x 2886 mm	8'1" x 9'4"
W.C	995 x 1768 mm	3'2" x 5'8"
Lounge	3615 x 5489 mm	11'8" x 18'0"

Key

B	Boiler	CYL	Cylinder	WM	Washing machine space	TD	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	DW	Dishwasher space	♦	Dimension location



First Floor

Bed 1	3615 x 5587 mm	11'8" x 18'2"
En suite	1434 x 2222 mm	4'7" x 7'2"
Bed 2	5227 x 2800 mm	17'1" x 9'1"
Bed 3	3566 x 3312 mm	11'6" x 10'8"
Bath	2871 x 1929 mm	9'4" x 6'3"
Bed 4	2545 x 3893 mm	8'3" x 12'7"

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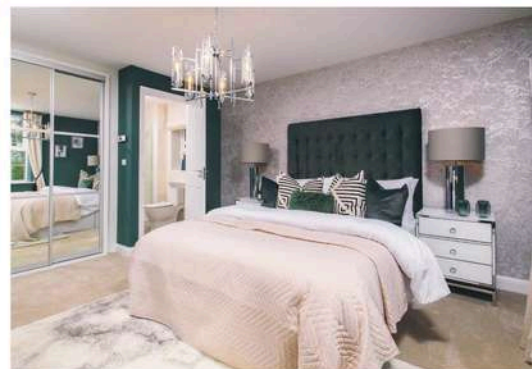
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THE HOLDEN

FOUR BEDROOM DETACHED HOME



Sash-style windows give The Holden a charming, traditional look, yet inside it 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 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 four bedrooms, the main bedroom complete with an en suite, and a family bathroom with shower.



Ground Floor

Kitchen	6172 x 3460mm	20'2" x 11'3"
Utility	1593 x 2545mm	5'2" x 8'3"
Lounge	3728 x 5349mm	12'2" x 17'5"
Study	2374 x 1289mm	7'7" x 4'2"
WC	1593 x 1511mm	5'2" x 4'9"

(Approximate dimensions)

Key

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



First Floor

Bedroom 1	3741 x 3949mm	12'2" x 12'9"
En suite	1421 x 2216mm	4'6" x 7'2"
Bedroom 2	3003 x 4397mm	9'8" x 14'4"
Bedroom 3	4111 x 2897mm	13'4" x 9'5"
Bedroom 4	3031 x 3133mm	9'9" x 10'2"

(Approximate dimensions)

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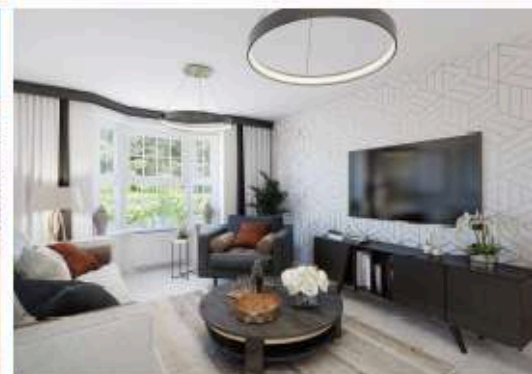


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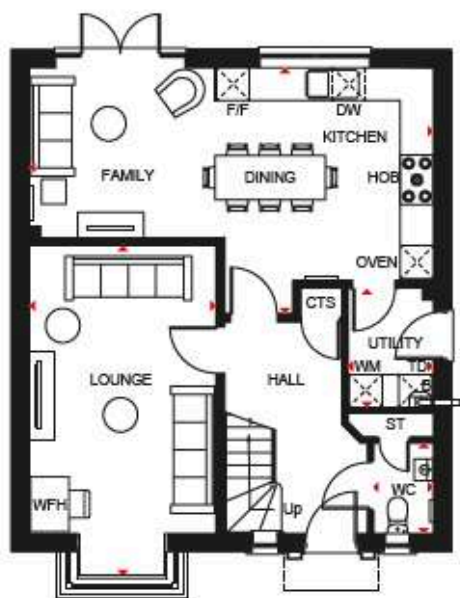
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THE KIRKDALE

FOUR BEDROOM HOME



The Kirkdale is ideal for modern family life. The hub of the house will surely be the expansive open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax. Upstairs, four double bedrooms – the main with en suite – and a family bathroom provide comfort for all the family.



Ground Floor

Kitchen/dining/family	7323 x 4460 mm	24'0" x 14'8"
Lounge	3385 x 5988 mm	11'1" x 19'6"
Utility	1563 x 2151 mm	5'1" x 7'0"
W.C.	1650 x 1100 mm	5'4" x 4'5"



First Floor

Bedroom 1	4087 x 4124 mm	13'4" x 13'5"
En suite	1432 x 2300 mm	4'6" x 7'5"
Bedroom 2	3150 x 2824 mm	10'3" x 9'2"
Bathroom	1938 x 2400 mm	6'4" x 7'11"
Bedroom 3	3447 x 2998 mm	11'3" x 9'8"
Bedroom 4	2725 x 3648 mm	8'9" x 11'9"

Key

B Boiler	CTS Coat Storage	wm Washing machine space	td Tumble dryer space	WFH Work from home space	Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	BH ST Bulkhead store	

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WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Clever design cuts water use by up to **27%** per day per person



Argon-filled double-glazing as standard, letting heat in and keeping cold out



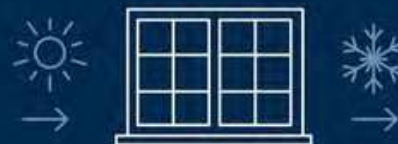
Up to **65%** more energy-efficient



Save up to **£979** per year on energy bills



Highly-efficient insulation could mean lower heating costs



Advanced systems and smart technologies in all our homes

*Indicative figures, based on Government and Ofgem data in the HBF "Watt a Save" report published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



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WINTRINGHAM
ST NEOTS

PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

GET IN TOUCH

Discover your ideal new home at your chosen development

2

ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. er is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



DAVID WILSON HOMES
WHERE QUALITY LIVES

WINTRINGHAM
ST NEOTS

MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new David Wilson home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



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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 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.





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