



Centurion Meadows

— BURLEY IN WHARFEDALE —

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

CENTURION MEADOWS

— A LOCATION LIKE NO OTHER —



Centurion Meadows is a prestigious development bordered by picturesque Yorkshire countryside. Burley in Wharfedale combines a sought-after village lifestyle with fantastic commuter links to neighbouring cities Harrogate, Bradford and Leeds. Situated in the Wharfedale Valley, the village is filled with charming nods to its Roman roots and has a thriving community feel. Living here you will benefit from a variety of local amenities just a short walk away. Families will be pleased to know that there's sought after Independent schools for all ages nearby.

Burley in Wharfedale village has everything you need right on your doorstep. From family activities to its vibrant nightlife, there is something for all ages to enjoy. The main street, just a short walk from your new home, features a doctors' surgery, dentist and pharmacy as well as a range of independent shops, bars and restaurants. Centurion Meadows is admired for its connection to the outdoors with Otley Chevin Forest Park, Ilkley Moor and Cow and Calf Rocks just a stone's throw away.

As a quality, award-winning Homebuilder, we're proud to create homes that are built to last and adapt to modern life. We understand the value of multi-functional space, access to the outdoors and quality interior design. That's why our homes benefit from adaptable living space for working from home, open-plan layouts, French doors to bring the outside in and fully turfed gardens.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Centurion Meadows provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living/dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes featuring two or more bathrooms, including your own private sanctuary – a main bedroom en suite.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Centurion Meadows

BURLEY IN WHARFEDALE

- **Eckington**
3 bedroom home
- **Hadley**
3 bedroom home
- **Ingleby**
4 bedroom home
- **Greenwood**
3 bedroom home
- **Cannington**
3 bedroom home
- **Hollinwood**
4 bedroom home
- **Parkin**
4 bedroom home
- **Millford**
4 bedroom home
- **Kirkdale**
4 bedroom home
- **Bradgate**
4 bedroom home
- **Avondale**
4 bedroom home
- **Holden**
4 bedroom home
- **Chelworth**
4 bedroom home
- **Earlswood**
5 bedroom home
- **Moreton**
5 bedroom home
- **Affordable Housing**

- SH** Show Home
- MS** Marketing Suite
- BCP** Bin Collection Point



Future Development by David Wilson Homes

Giving nature a home on this development:

- Bird Box**
Starling Nest Box
Selected plots*
- Bat Box**
Enclosed Bat Box
Selected plots*
- Swift Nesting Brick**
Sparrow Terrace
Selected plots*
- Hedgehog Highway**
Selected plots*

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

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. Centurion Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

2203/TL01 Rev: H

THE ECKINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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 System



DAVID WILSON HOMES

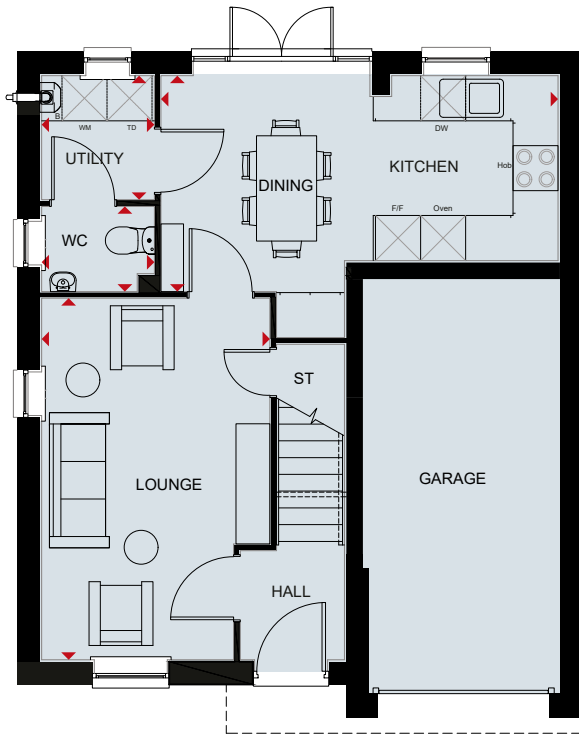
WHERE QUALITY LIVES

THE ECKINGTON

THREE BEDROOM HOME

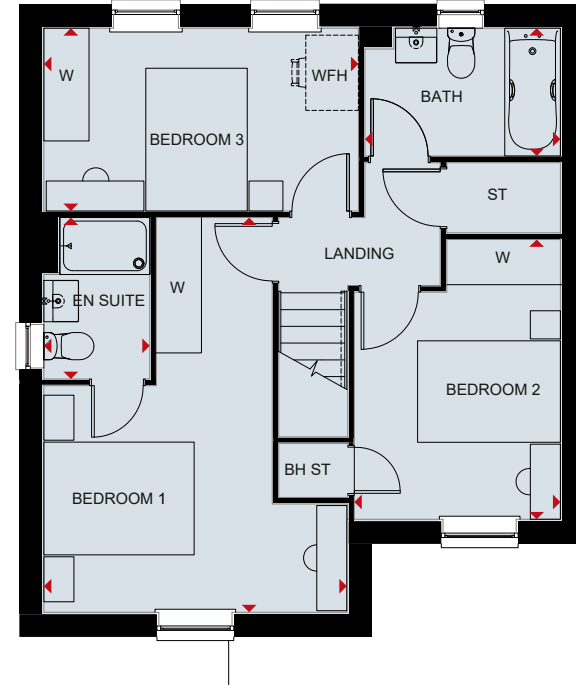
Key

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



Ground Floor

Lounge	4812 x 3038 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1470 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"



First Floor

Bedroom 1	5252 x 4031 mm	17'3" x 13'3"
En suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3724 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2433 mm	13'9" x 8'0"
Bath	2601 x 1701 mm	8'6" x 5'7"

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THE HADLEY DETACHED

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 System



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HADLEY DETACHED

THREE BEDROOM DETACHED HOME

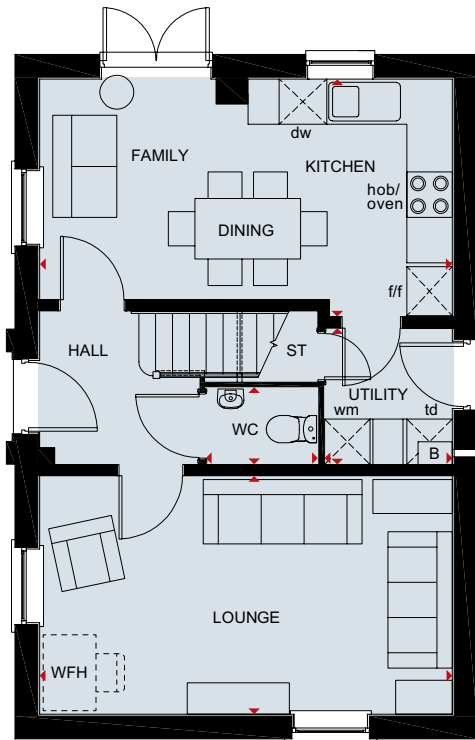
Key

B Boiler
ST Store

f/f Fridge/freezer space
wm Washing machine space

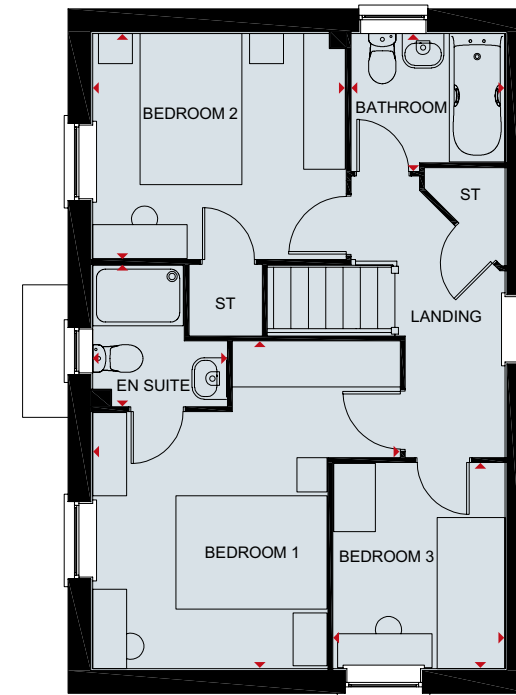
dw Dishwasher space
td Tumble dryer space

WFH Working from home space
◀▶ Dimension location



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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THE INGLEBY

FOUR BEDROOM DETACHED HOME



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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 System



DAVID WILSON HOMES

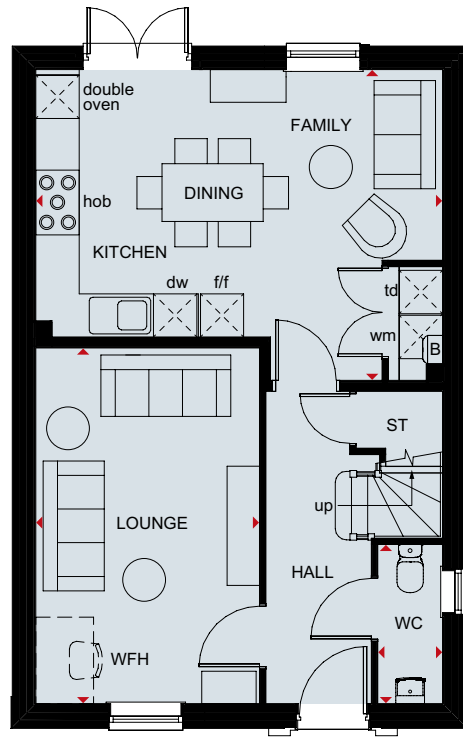
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM DETACHED HOME

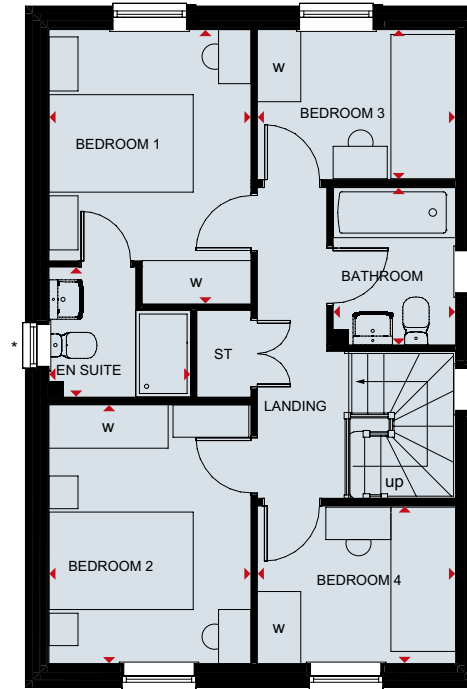
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
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	7'2" x 5'7"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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THE GREENWOOD

THREE BEDROOM HOME



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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 System



DAVID WILSON HOMES

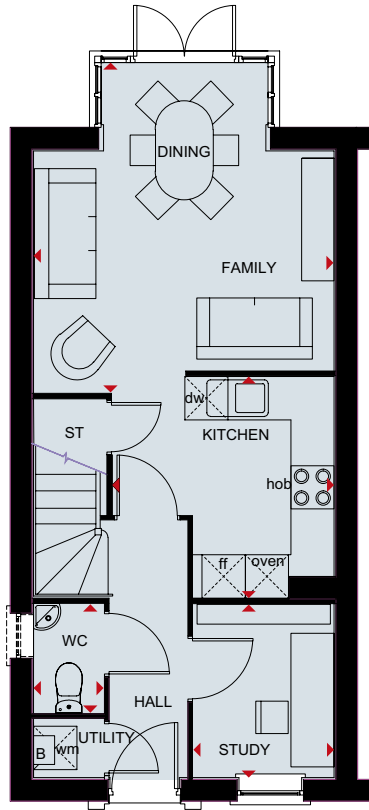
WHERE QUALITY LIVES

THE GREENWOOD

THREE BEDROOM HOME

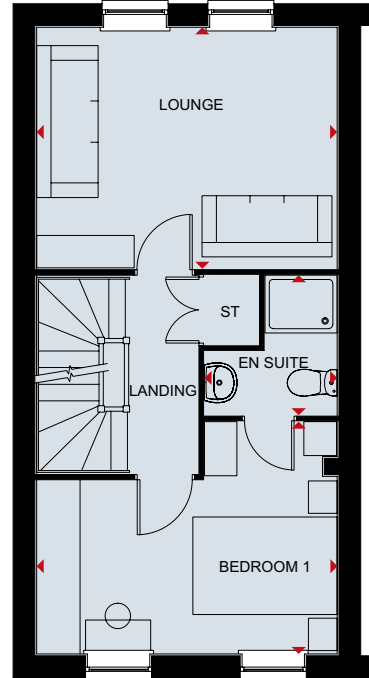
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B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	wm	Washing machine space	◀▶	Dimension location



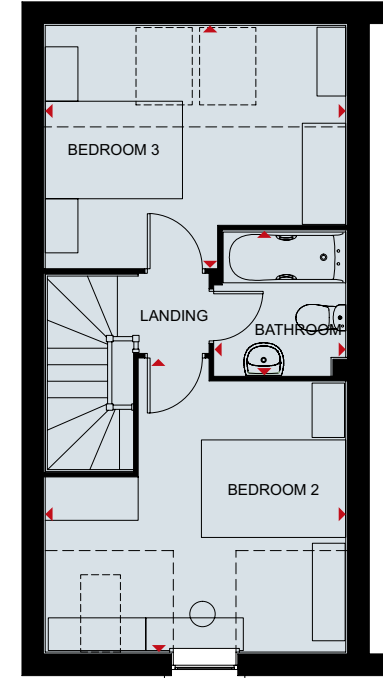
Ground Floor

Family/Dining	4160 x 4569 mm	13'8" x 15'0"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1500 x 968 mm	4'11" x 3'2"



First Floor

Lounge	4160 x 3344 mm	13'8" x 11'0"
Bedroom 1	4160 x 3217 mm	13'8" x 10'7"
En suite	1848 x 1939 mm	6'1" x 6'4"



Second Floor

Bedroom 2	4160 x 4062* mm	13'8" x 13'3"*
Bedroom 3	4160 x 3356* mm	13'8" x 11'0"*
Bathroom	2000 x 1826 mm	6'7" x 6'0"

*Overall floor dimension includes lowered ceiling areas

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THE CANNINGTON

THREE BEDROOM HOME



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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 System



DAVID WILSON HOMES

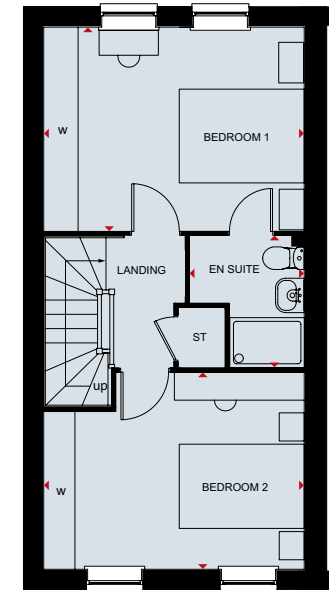
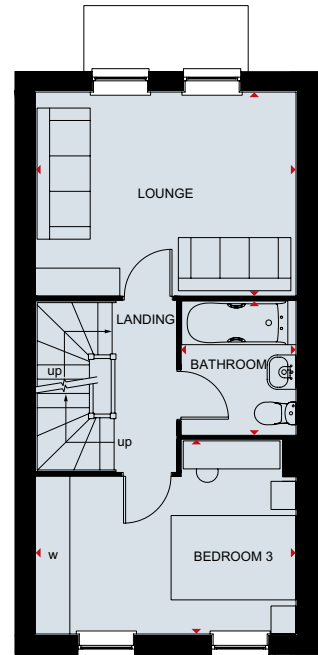
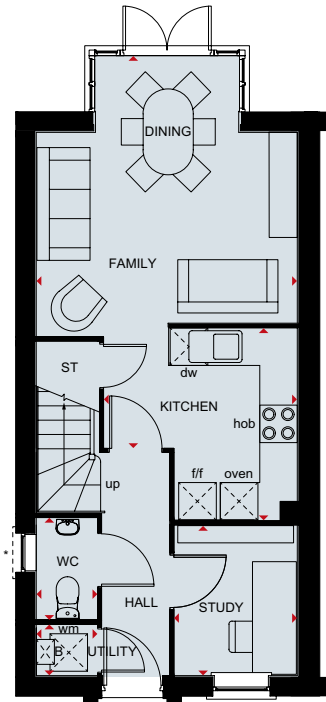
WHERE QUALITY LIVES

THE CANNINGTON

THREE BEDROOM HOME

Key

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



Ground Floor

Family/Dining	6260 x 4170 mm	20'6" x 13'8"
Kitchen	3081 x 3070 mm	10'1" x 10'1"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1613 x 968 mm	5'4" x 3'2"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

First Floor

Lounge	4170 x 3256 mm	13'8" x 10'8"
Bedroom 3	4170 x 3106 mm	13'8" x 10'2"
Bathroom	2138 x 1827 mm	7'0" x 6'0"

Second Floor

Bedroom 1	4170 x 3256 mm	13'8" x 10'8"
En suite	2100 x 1827 mm	6'11" x 6'0"
Bedroom 2	4170 x 3144 mm	13'8" x 10'4"

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THE CANNINGTON

THREE BEDROOM HOME



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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 System



DAVID WILSON HOMES

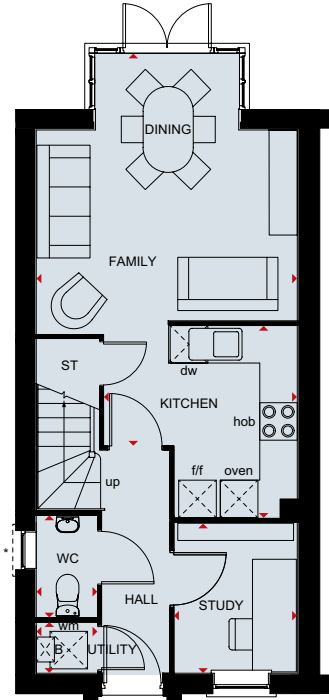
WHERE QUALITY LIVES

THE CANNINGTON

THREE BEDROOM HOME

Key

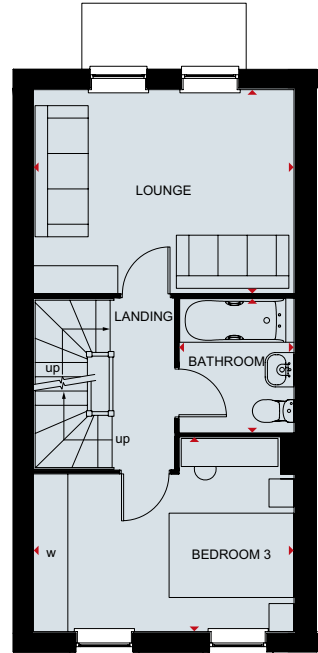
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ST	Store	wm	Washing machine space	w	Wardrobe space		



Ground Floor

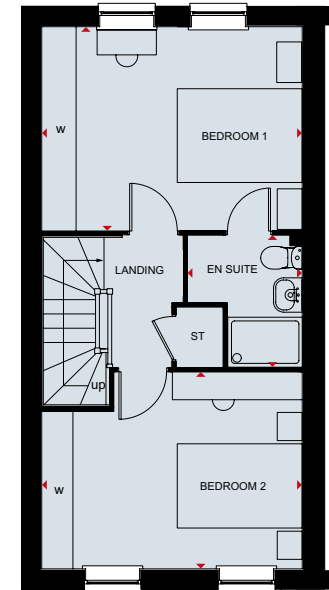
Family/Dining	6260 x 4170 mm	20'6" x 13'8"
Kitchen	3081 x 3070 mm	10'1" x 10'1"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1613 x 968 mm	5'4" x 3'2"

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First Floor

Lounge	4170 x 3256 mm	13'8" x 10'8"
Bedroom 3	4170 x 3106 mm	13'8" x 10'2"
Bathroom	2138 x 1827 mm	7'0" x 6'0"



Second Floor

Bedroom 1	4170 x 3256 mm	13'8" x 10'8"
En suite	2100 x 1827 mm	6'11" x 6'0"
Bedroom 2	4170 x 3144 mm	13'8" x 10'4"

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THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



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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 System



DAVID WILSON HOMES

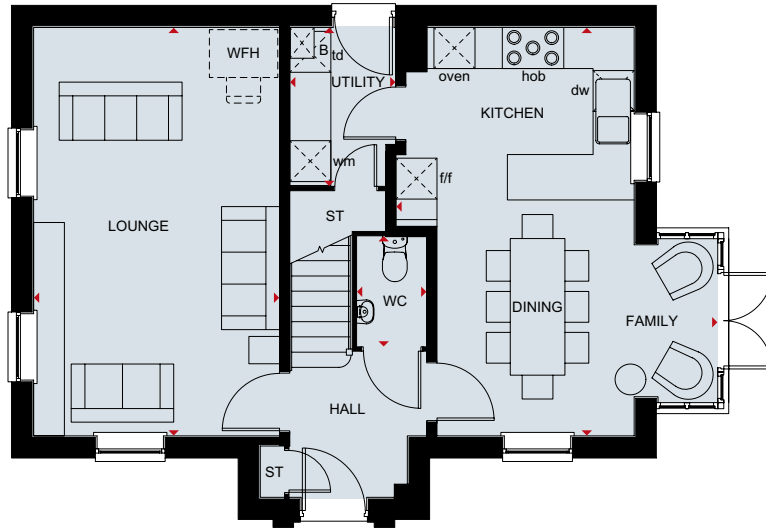
WHERE QUALITY LIVES

THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

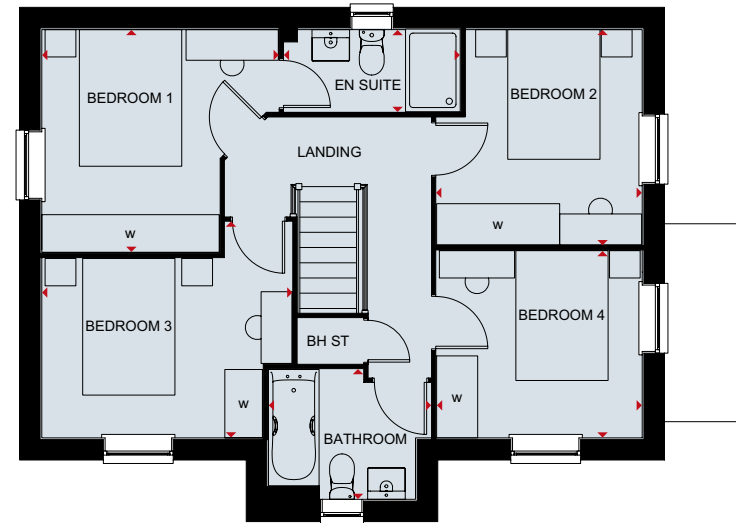
Key

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



Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/ Family/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3010 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3010 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

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THE PARKIN

FOUR BEDROOM HOME



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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 System



DAVID WILSON HOMES

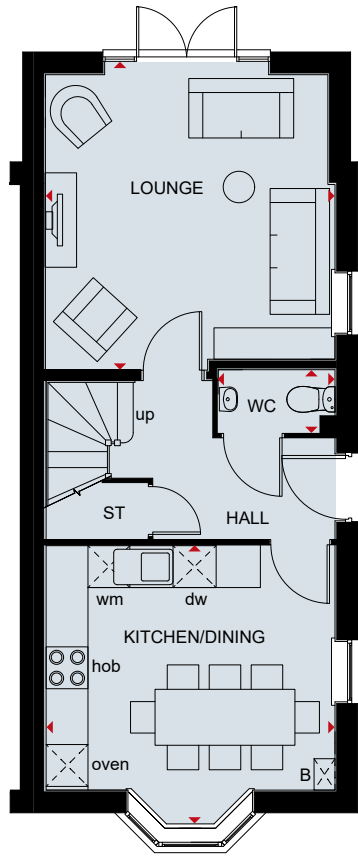
WHERE QUALITY LIVES

THE PARKIN

FOUR BEDROOM HOME

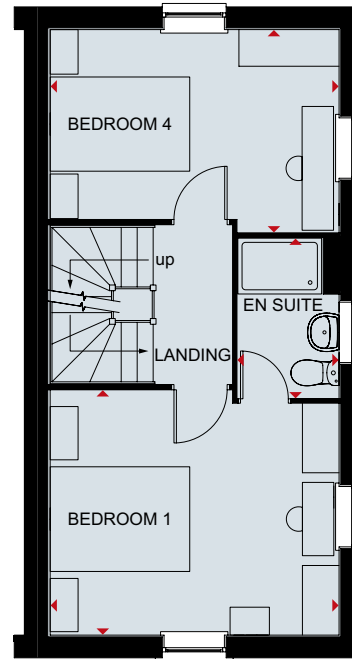
Key

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



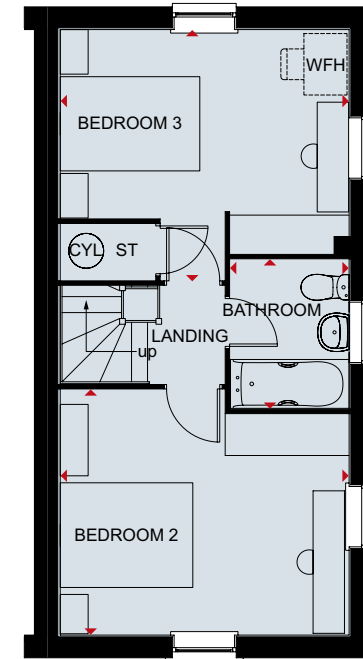
Ground Floor

Lounge	4234 x 4150 mm	13'11" x 13'7"
Kitchen/Dining	4150 x 4012 mm	13'7" x 13'2"
WC	1675 x 900 mm	5'6" x 2'11"
Entrance Hall	3217 x 2265 mm	10'6" x 7'5"



First Floor

Bedroom 1	4150 x 3311 mm	13'7" x 10'10"
En suite	2289 x 1450 mm	7'6" x 4'9"
Bedroom 4	4150 x 2900 mm	13'7" x 9'6"
Landing	2265 x 1135 mm	10'6" x 3'8"



Second Floor

Bedroom 2	4150 x 3515 mm	13'7" x 11'6"
Bedroom 3	4150 x 3209 mm	13'7" x 10'6"
Bathroom	2130 x 1700 mm	7'0" x 5'7"
Landing	1395 x 1110 mm	4'7" x 3'7"

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THE MILLFORD

FOUR BEDROOM DETACHED HOME



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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 System



DAVID WILSON HOMES

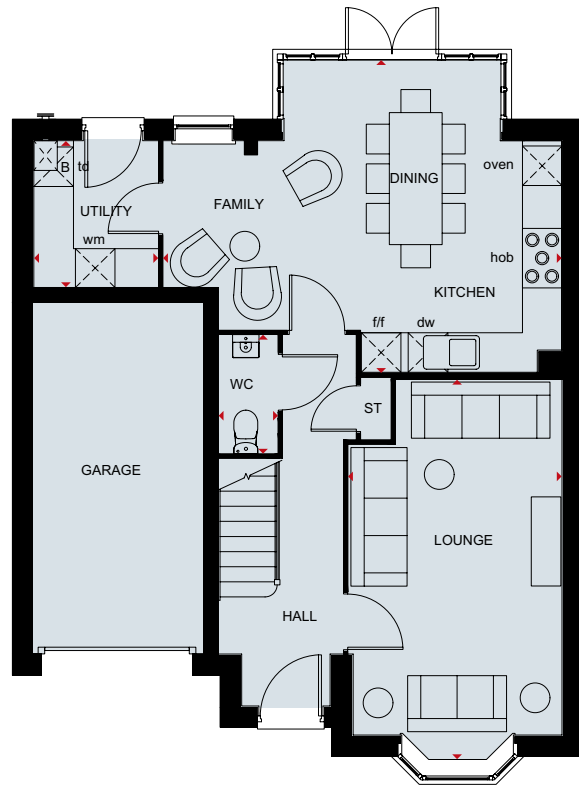
WHERE QUALITY LIVES

THE MILLFORD

FOUR BEDROOM DETACHED HOME

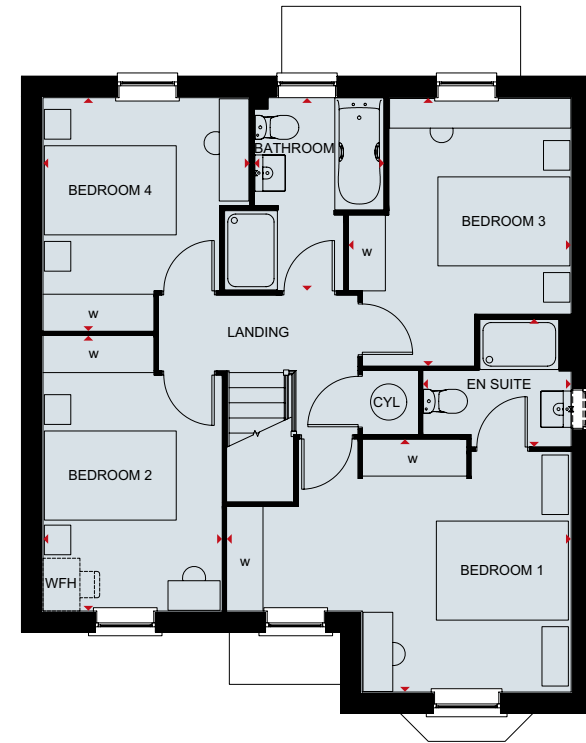
Key

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



Ground Floor

Lounge	5772 x 3235 mm	18'11" x 10'7"
Kitchen/Family/ Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



First Floor

Bedroom 1	5195 x 3823 mm	17'0" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4161 x 2707 mm	13'8" x 8'10"
Bedroom 3	4056 x 3365 mm	13'4" x 11'0"
Bedroom 4	3527 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

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THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 System



DAVID WILSON HOMES

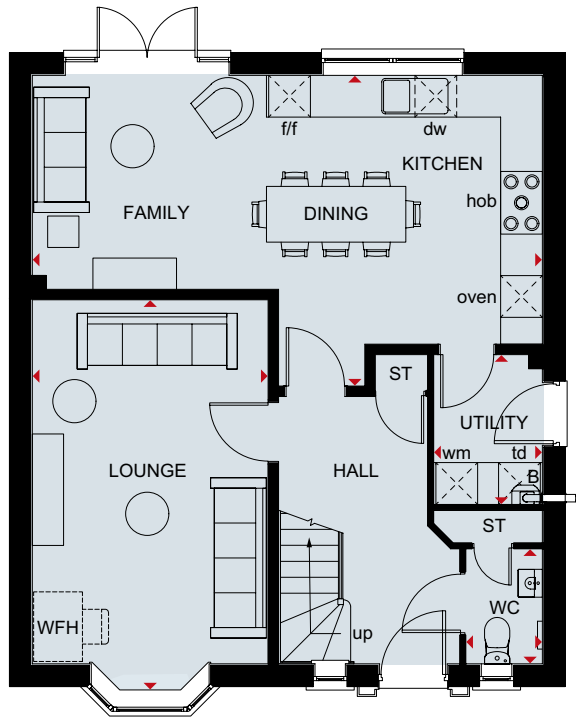
WHERE QUALITY LIVES

THE KIRKDALE

FOUR BEDROOM DETACHED HOME

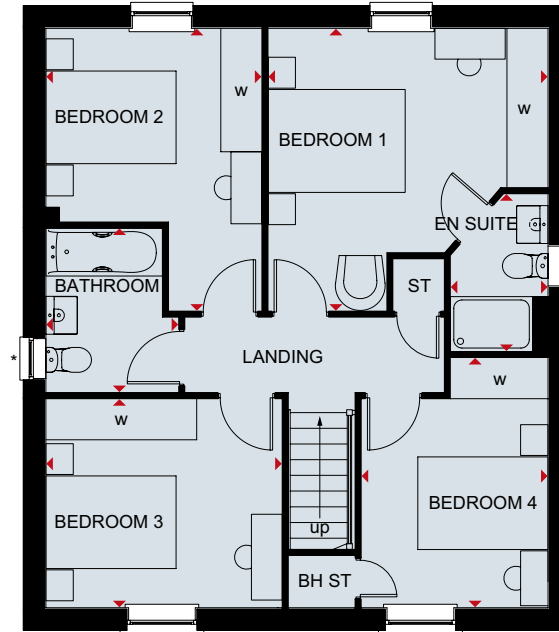
Key

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



Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/ Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"



First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 System



DAVID WILSON HOMES

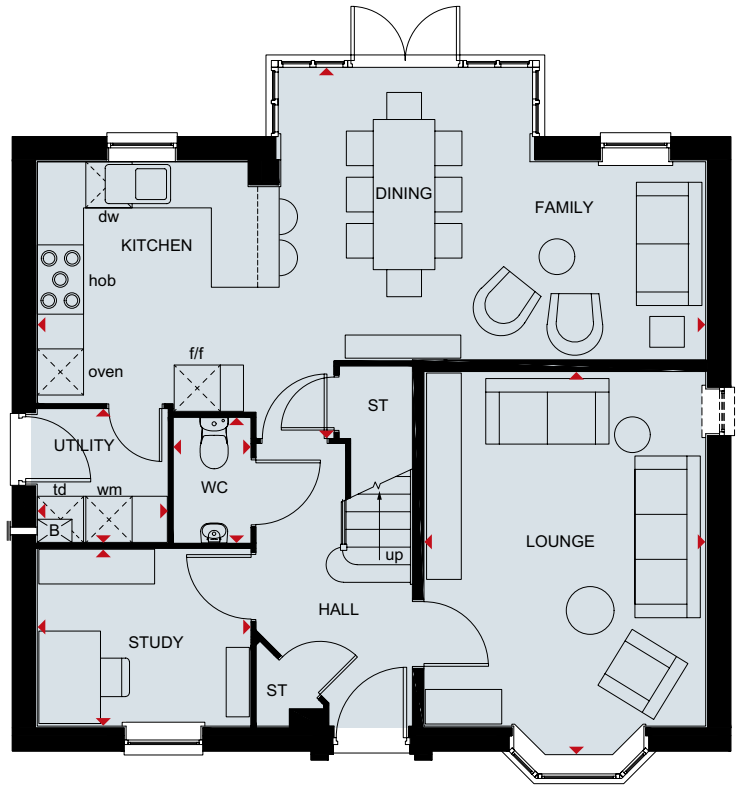
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM DETACHED HOME

Key

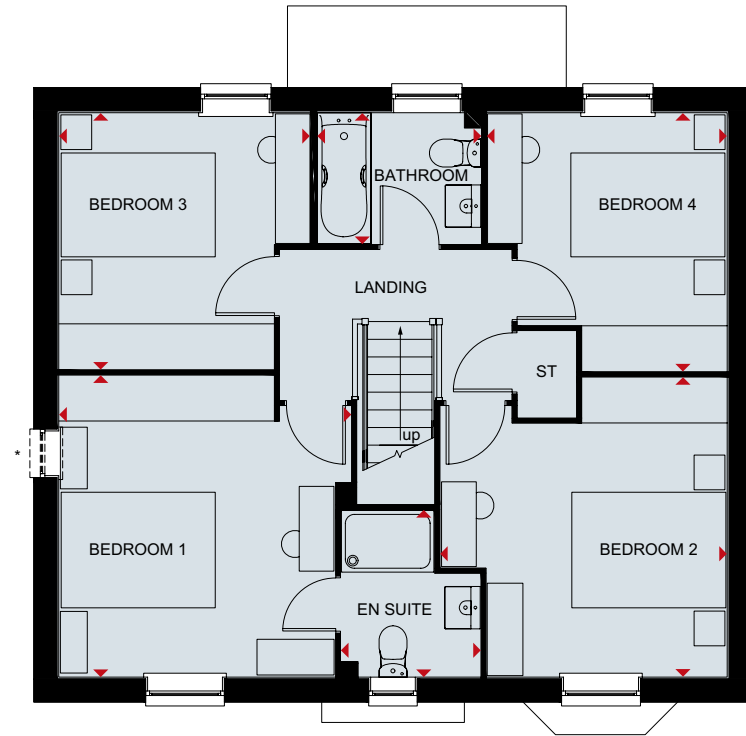
ST Store	f/f Fridge/freezer space	dw Dishwasher space	W Wardrobe space
CYL Cylinder	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location



Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1614 x 986 mm	5'4" x 3'2"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
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 5'7"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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THE AVONDALE

FOUR BEDROOM DETACHED HOME



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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 System



DAVID WILSON HOMES

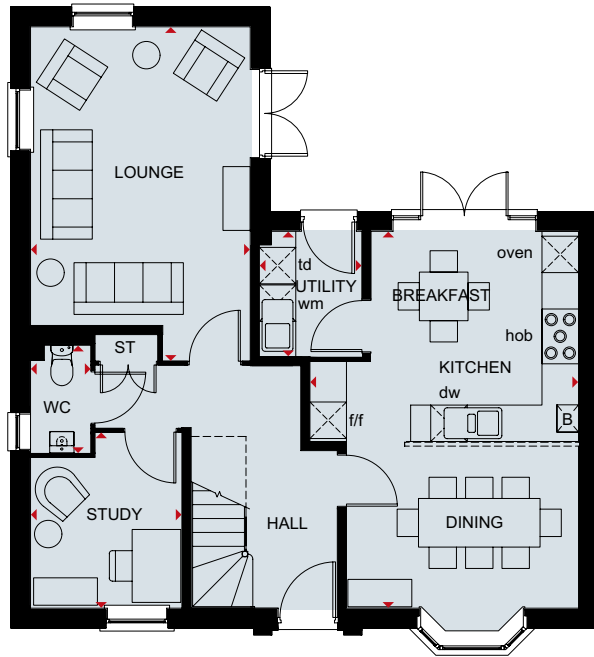
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM DETACHED HOME

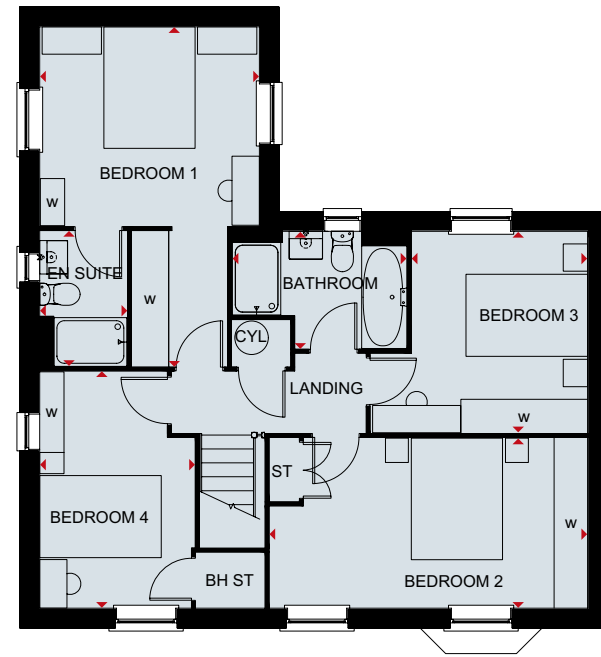
Key

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



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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THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 System



DAVID WILSON HOMES

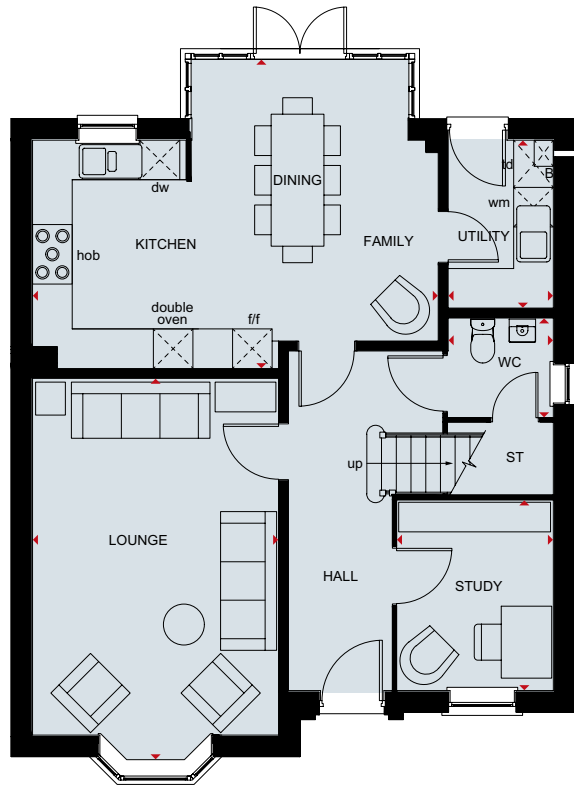
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

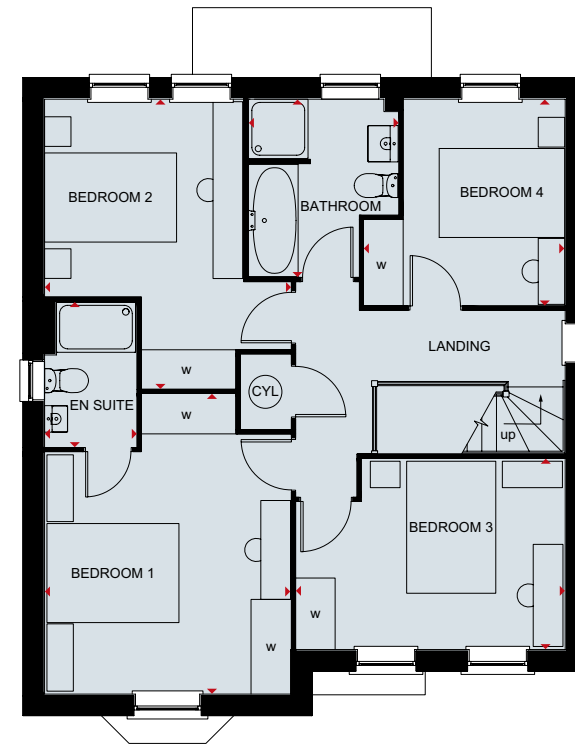
Key

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



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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THE CHELWORTH

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 System



DAVID WILSON HOMES

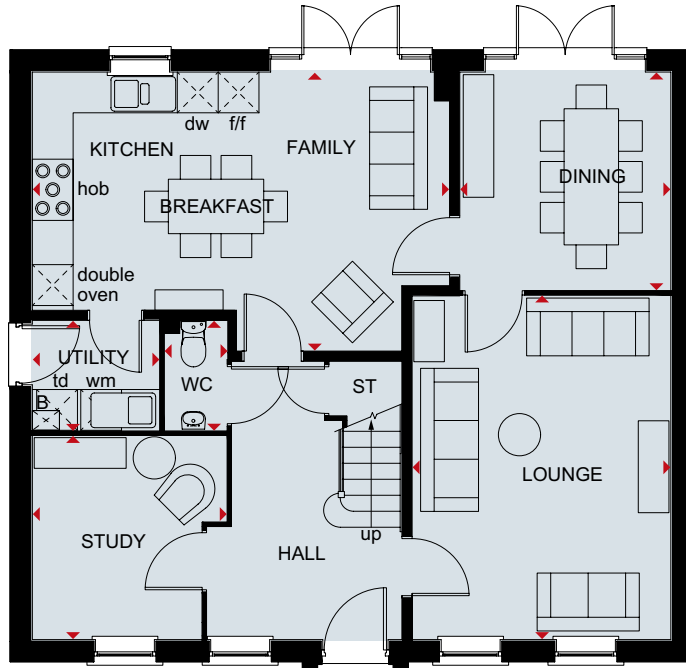
WHERE QUALITY LIVES

THE CHELWORTH

FOUR BEDROOM DETACHED HOME

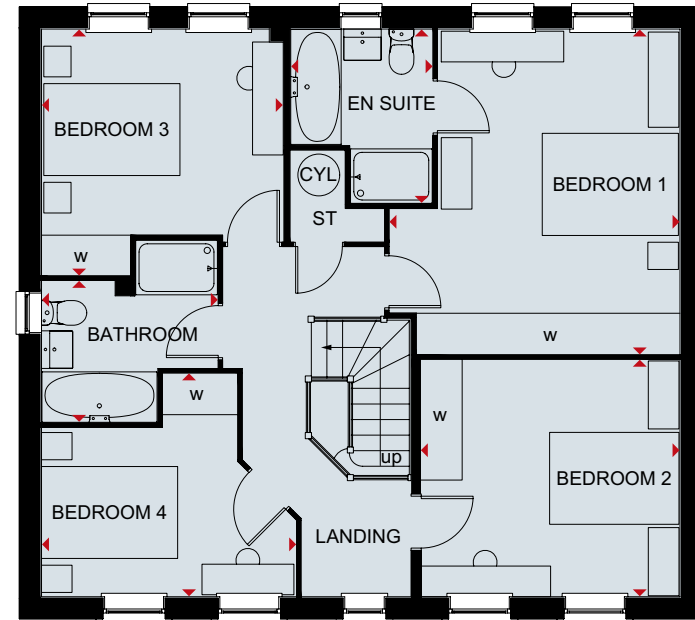
Key

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



Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'4"
WC	1614 x 900 mm	5'4" x 2'11"



First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

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THE EARLSWOOD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 System



DAVID WILSON HOMES

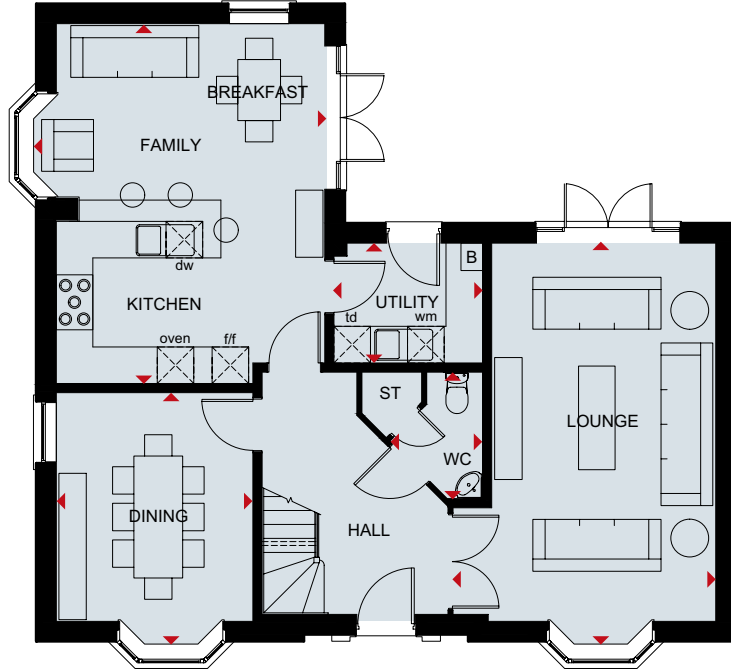
WHERE QUALITY LIVES

THE EARLSWOOD

FIVE BEDROOM DETACHED HOME

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



Ground Floor

Lounge	6600 x 4307 mm	21'7" x 14'1"
Kitchen/Family/ Breakfast	5902 x 4800 mm	19'4" x 15'9"
Dining	4147 x 3225 mm	13'7" x 10'7"
Utility	2437 x 1965 mm	8'0" x 6'5"
WC	2075 x 1521 mm	6'10" x 5'0"



First Floor

Bedroom 1	4403 x 5755 mm	14'5" x 18'10"
En suite 1	2412 x 1440 mm	7'11" x 4'9"
Bedroom 2	3958 x 3286 mm	13'0" x 10'9"
En suite 2	2412 x 1324 mm	7'11" x 4'4"
Bedroom 3	3733 x 3112 mm	12'3" x 10'2"
Bedroom 4	3211 x 3002 mm	10'6" x 9'10"
Bedroom 5/Study	2849 x 2351 mm	9'4" x 7'8"
Bathroom	3036 x 1898 mm	9'11" x 6'3"

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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.



14 acres
of public
open space



Play
area for
the community



Orchard
among green
open spaces



New
community
allotments



Bat and bird
boxes installed




Hedgehog
highways




Bee-friendly
planting



Habitat
and log piles



New trees
planted

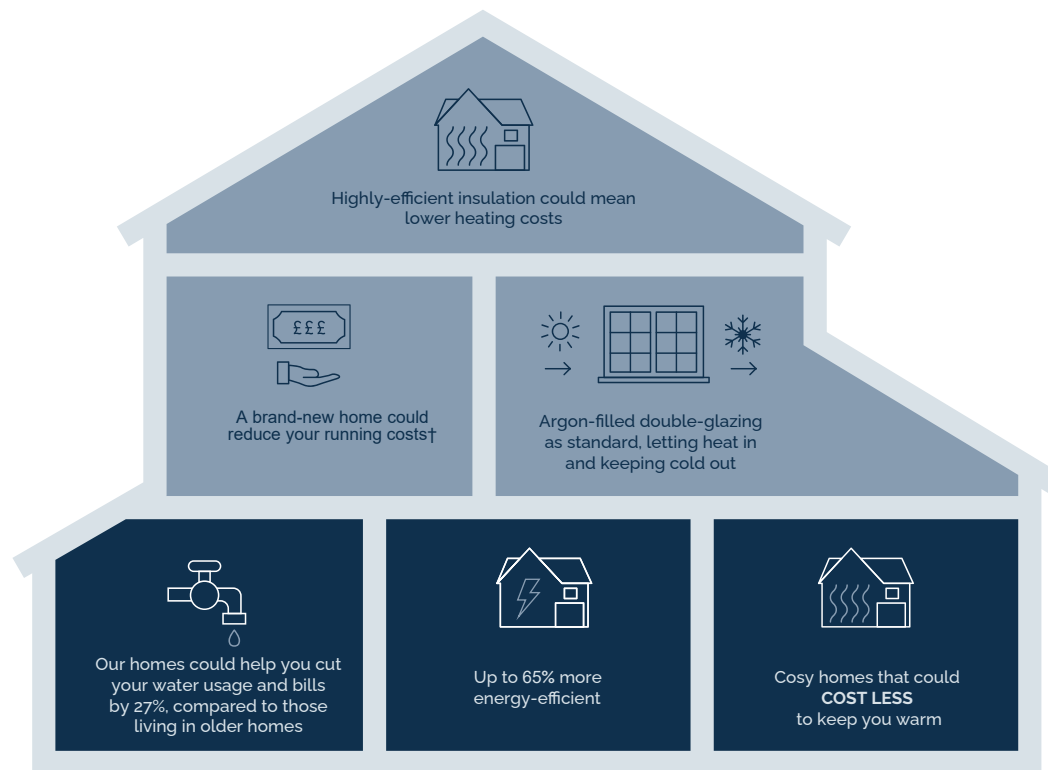


Solar
or photovoltaic
panels

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.



†Based on Government and Ofgem data in the HBF "Watt a Save" reports which provide annual average usage figures for existing homes vs new-build homes in the UK.

^^Indicative figures, based on HBF data published October 2024. Based on the average new build household using 96,000 litres of water per year, compared to 130,000 litres used by occupants of existing properties

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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover^A. 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.

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. †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. ^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. ^A two year builder warranty period from legal completion provided by Barratt Homes followed by eight years insurance cover, provided by the NHBC. Please refer to the NHBC website for more information and full exclusions and limitations. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. 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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0333 355 8469**

Calls to 03 numbers are charged at the same rate as dialling 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.

BDW005300/NOV24