
ROMAN
WALK

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

*We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. David Wilson Homes is a brand name of BDW TRADING LIMITED (Company Number 03018173) a company registered in England whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF, VAT number GB633481836.

ROMAN WALK

— TOTHILL STREET, MINSTER, RAMSGATE, KENT, CT12 4AG —



Welcome to Roman Walk, a charming development of 3, 4 and 5 bedroom homes nestled in the quaint village of Minster, Kent. This collection of David Wilson homes offers a variety of house styles, combining modern interiors with traditional architecture, to create a vibrant new community that blends seamlessly with its surroundings.

Embrace the outdoors and connect with nature. Enjoy the planned green spaces on-site, explore Monkton Nature Reserve just a 4 minute drive away, or take on the Viking Coastal Trail, perfect for cycling enthusiasts. There's plenty of opportunity to enjoy fresh air and outdoor activities.

The delightful coastal towns of Ramsgate, Broadstairs, and Margate are all just a short drive away. Whether you're relaxing on the beach or exploring these

charming seaside towns, there's always something to do. Rain or shine, step outside and savour the refreshing sea breeze.

For all your shopping needs, Westwood Cross Shopping Centre is conveniently located less than 5 miles away. It not only offers a wide range of stores but also provides dining and entertainment options for you and your family to indulge in.

If you're eager to explore beyond your new home at Roman Walk, you'll find excellent transport connections. Minster train station is just a 10 minute walk away, with services to the vibrant city of Canterbury in only 16 minutes. Thanet Parkway is a quick 7 minute drive, getting you to London St Pancras in 1 hour and 11 minutes. Enjoy the best of coastal living while remaining easily accessible to city life.

— 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 sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.





- **The Alder**
3 bedroom home
- **The Blakeney**
4 bedroom home
- **The Wychwood**
4 bedroom home
- **The Hazelborough**
4 bedroom home
- **The Thornhill**
4 bedroom home
- **The Winterton**
4 bedroom home
- **The Lynford**
4 bedroom home
- **The Culver**
4 bedroom home
- **The Ollerton**
4 bedroom home
- **The Earlswood**
5 bedroom home

- **Affordable Housing**

- Discounted Market Value Homes**
- **The Holly**
2 bedroom home
- **The Poplar**
3 bedroom home

- BCP **Bin Collection Point**
- V **Visitor Parking**
- U **Unassigned Parking**
- S/S **Sub Station**



Giving nature a home on this development:

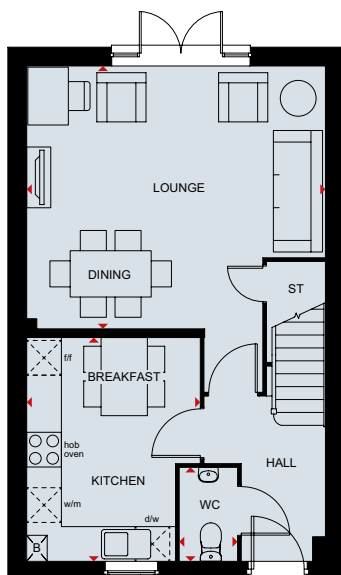
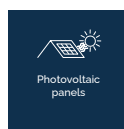
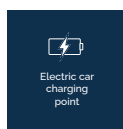


Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

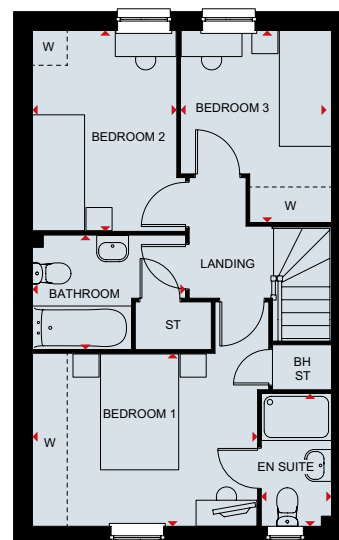


THE ALDER

THREE BEDROOM HOME



Ground Floor		
Lounge/Dining	5163 x 4542 mm	16'11" x 14'11"
Kitchen/Breakfast	3867 x 2988 mm	12'8" x 9'10"
WC	1600 x 984 mm	5'3" x 3'3"



First Floor		
Bedroom 1	4068 x 3862 mm	13'4" x 12'8"
En suite	2281 x 1200 mm	7'6" x 3'11"
Bedroom 2	3456 x 2630 mm	11'4" x 8'8"
Bedroom 3	2594 x 3302 mm	8'6" x 10'10"
Bathroom	2630 x 1953 mm	8'8" x 6'5"

Key

B	Boiler	BH ST	Bulkhead store	d/w	Dishwasher space	w/m	Washing machine space
ST	Store	W	Wardrobe space	f/f	Fridge/freezer space	◀▶	Dimension location

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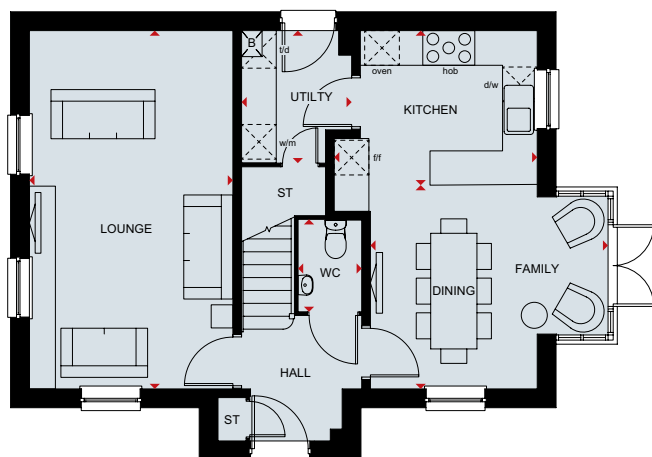
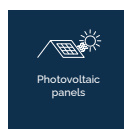
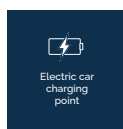
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BDW005235/OC124

THE BLAKENEY

FOUR BEDROOM HOME

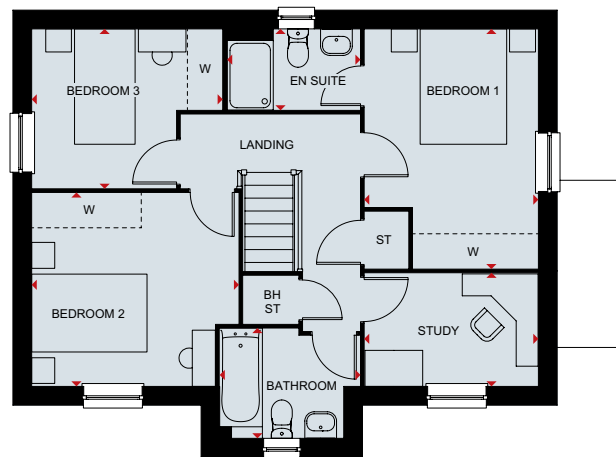


Ground Floor

Lounge	6198 x 3520 mm	20'4" x 11'7"
Kitchen	3512 x 2680 mm	11'6" x 8'9"
Dining/Family	4111 x 3517 mm	13'6" x 11'6"
WC	1574 x 1088 mm	5'2" x 3'7"
Utility	2280 x 1904 mm	7'6" x 6'3"

Key

B	Boiler	BH ST	Bulkhead store	d/w	Dishwasher space	w/m	Washing machine space	↔	Dimension location
ST	Store	W	Wardrobe space	f/f	Fridge/freezer space	t/d	Tumble dryer space		



First Floor

Bedroom 1	4152 x 3008 mm	13'7" x 9'10"
En suite	2300 x 1400 mm	7'7" x 4'7"
Bedroom 2	3582 x 3350 mm	11'9" x 10'12"
Bedroom 3	3280 x 2760 mm	10'9" x 9'1"
Bedroom 4	3008 x 1958 mm	9'10" x 6'5"
Bathroom	2428 x 1900 mm	7'12" x 6'3"

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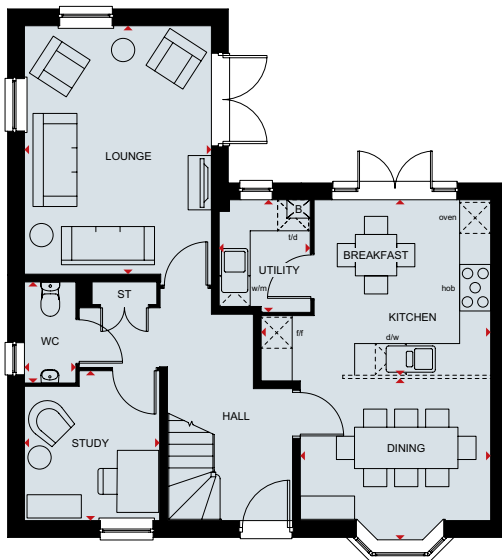
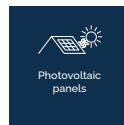
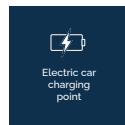
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BDW005235/OC124

THE WYCHWOOD

FOUR BEDROOM HOME

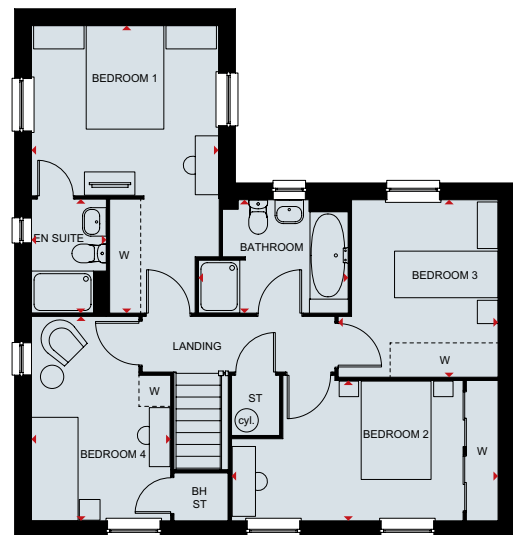


Ground Floor

Lounge	5003 x 3615 mm	16'5" x 11'10"
Kitchen/Breakfast	4438 x 3456 mm	14'7" x 11'4"
Dining	3681 x 3145 mm	12'1" x 10'4"
WC	1943 x 983 mm	6'4" x 3'3"
Study	2885 x 2615 mm	9'6" x 8'7"
Utility	2164 x 1760 mm	7'1" x 5'9"

Key

B Boiler	BH ST Bulkhead store	d/w Dishwasher space	w/m Washing machine space	CYL Cylinder
ST Store	W Wardrobe space	t/f Fridge/freezer space	t/d Tumble dryer space	◄► Dimension location



First Floor

Bedroom 1	5543 x 3615 mm	18'2" x 11'10"
En suite	2178 x 1435 mm	7'2" x 4'8"
Bedroom 2	5137 x 2700 mm	16'10" x 8'10"
Bedroom 3	3415 x 3077 mm	11'2" x 10'1"
Bedroom 4	3918 x 2657 mm	12'10" x 8'9"
Bathroom	2872 x 2178 mm	9'5" x 7'2"

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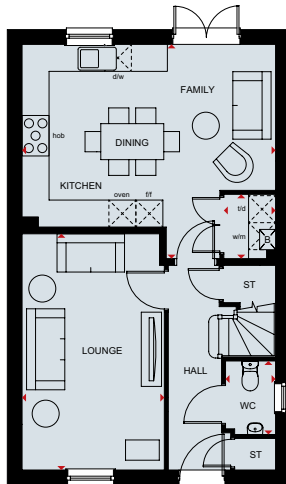
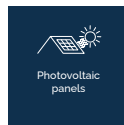
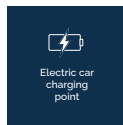
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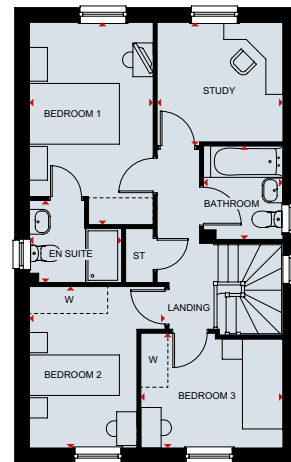
THE HAZELBOROUGH

FOUR BEDROOM HOME



Ground Floor

Lounge	5250 x 3162 mm	17'3" x 10'4"
Kitchen/Dining/Family	5635 x 4762 mm	18'6" x 15'7"
Utility	1429 x 1150 mm	4'8" x 3'9"
WC	1634 x 2150 mm	5'4" x 7'1"



First Floor

Bedroom 1	4495 x 2750 mm	14'9" x 9'0"
En suite	2050 x 1825 mm	6'9" x 5'12"
Bedroom 2	3589 x 3014 mm	11'9" x 9'11"
Bedroom 3	3158 x 2551 mm	10'4" x 8'4"
Bedroom 4	2797 x 2736 mm	9'2" x 8'12"
Bathroom	2079 x 1765 mm	6'10" x 5'9"

Key

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

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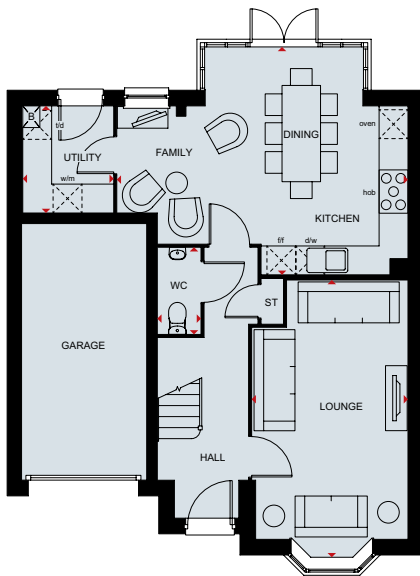
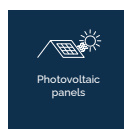
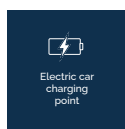
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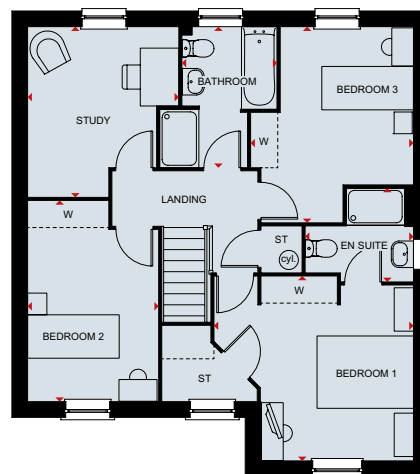
THE THORNHILL

FOUR BEDROOM HOME



Ground Floor

Lounge	5785 x 3235 mm	18'12" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'4" x 6'2"
WC	1787 x 895 mm	5'10" x 2'11"



First Floor

Bedroom 1	4125 x 3822 mm	13'6" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4161 x 2706 mm	13'8" x 8'11"
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 2412 mm	9'7" x 7'11"

Key

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

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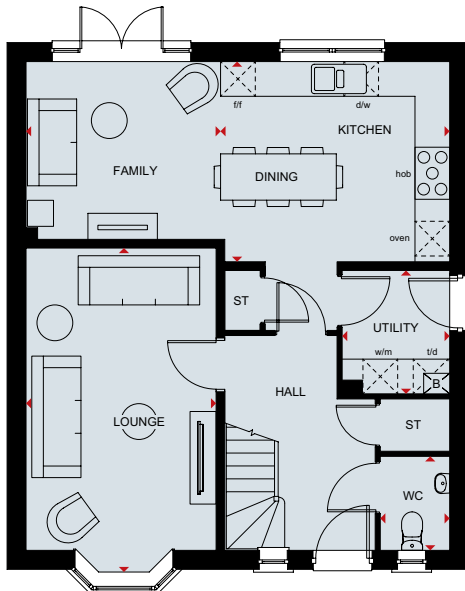
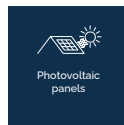
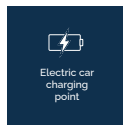
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BDW005235/OC124

THE WINTERTON

FOUR BEDROOM HOME

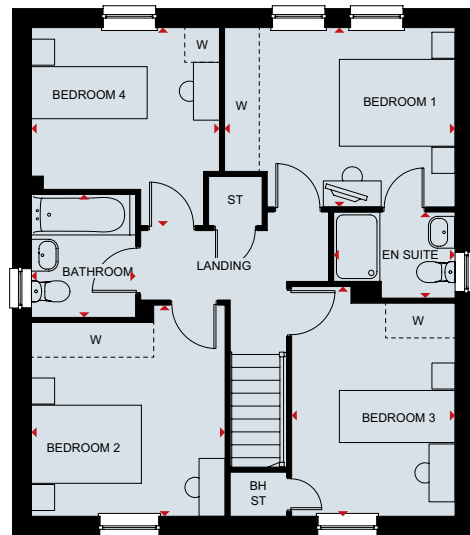


Ground Floor

Lounge	5622 x 3285 mm	18'5" x 10'9"
Kitchen/Dining	3960 x 3460 mm	12'12" x 11'4"
Family	3362 x 3072 mm	11'0" x 10'1"
WC	1625 x 1200 mm	5'4" x 3'11"
Utility	2132 x 1859 mm	6'12" x 6'1"

Key

B	Boiler	BH ST	Bulkhead store	d/w	Dishwasher space	w/m	Washing machine space	◀▶	Dimension location
ST	Store	W	Wardrobe space	f/f	Fridge/freezer space	t/d	Tumble dryer space		



First Floor

Bedroom 1	3984 x 3100 mm	13'1" x 10'2"
En suite	2100 x 1488 mm	6'11" x 4'11"
Bedroom 2	3650 x 3347 mm	11'12" x 10'12"
Bedroom 3	3971 x 2825 mm	13'0" x 9'3"
Bedroom 4	3421 x 3250 mm	11'3" x 10'8"
Bathroom	2125 x 1800 mm	6'12" x 5'11"

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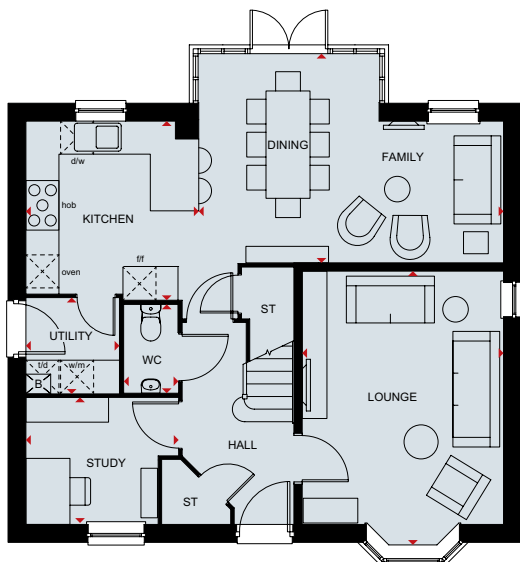
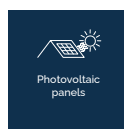
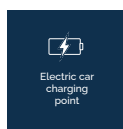
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THE LYNFORD

FOUR BEDROOM HOME

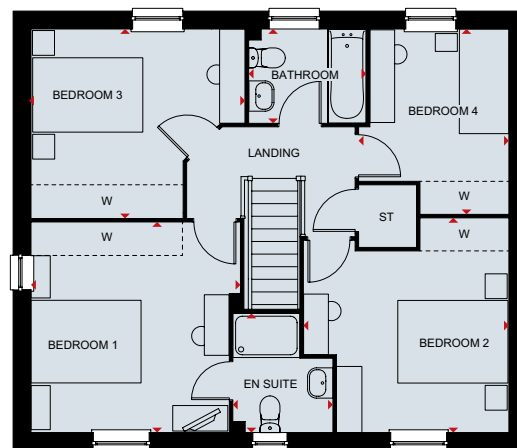


Ground Floor

Dining/Family	5537 x 3800 mm	18'2" x 12'6"
Kitchen	3241 x 3140 mm	10'8" x 10'4"
Lounge	4999 x 3658 mm	16'5" x 11'12"
Utility	1724 x 1150 mm	5'8" x 3'9"
WC	1613 x 987 mm	5'3" x 3'3"
Study	2762 x 2295 mm	9'1" x 7'6"

Key

B	Boiler	d/w	Dishwasher space	w/m	Washing machine space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	t/d	Tumble dryer space	↔	Dimension location



First Floor

Bedroom 1	3810 x 3790 mm	12'6" x 12'5"
En suite	2162 x 1793 mm	7'1" x 5'11"
Bedroom 2	3885 x 3719 mm	12'9" x 12'2"
Bedroom 3	3876 x 3428 mm	12'9" x 11'3"
Bedroom 4	2716 x 3353 mm	8'11" x 10'12"
Bathroom	2112 x 1700 mm	6'11" x 5'7"

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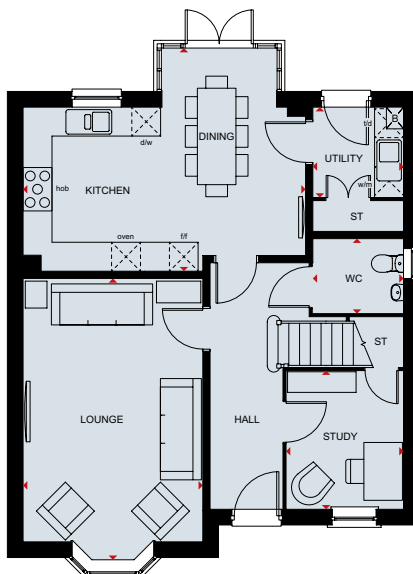
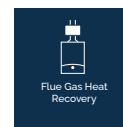
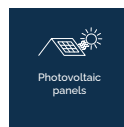
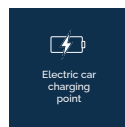
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BDW005235/OC124

THE CULVER

FOUR BEDROOM HOME

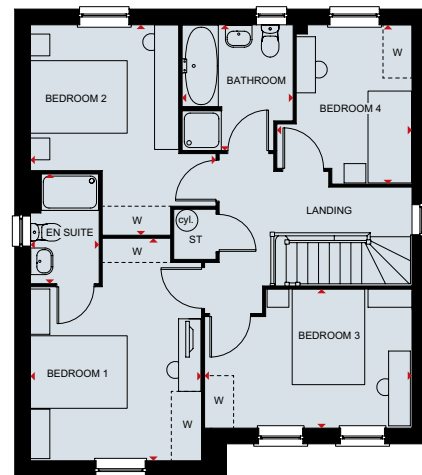


Ground Floor

Lounge	5859 x 3728 mm	19'3" x 12'3"
Kitchen/Dining	5859 x 4627 mm	19'3" x 15'2"
WC	1880 x 1542 mm	6'2" x 5'1"
Study	2864 x 2424 mm	9'5" x 7'11"
Utility	1880 x 1862 mm	6'2" x 6'1"

Key

B	Boiler	CYL	Cylinder	d/w	Dishwasher space	w/m	Washing machine space	↔	Dimension location
ST	Store	W	Wardrobe space	f/f	Fridge/freezer space	t/d	Tumble dryer space		



First Floor

Bedroom 1	4588 x 3525 mm	15'1" x 11'7"
En suite	2250 x 1408 mm	7'5" x 4'7"
Bedroom 2	4338 x 3825 mm	14'3" x 12'7"
Bedroom 3	4277 x 2864 mm	14'0" x 9'5"
Bedroom 4	3280 x 2783 mm	10'9" x 9'2"
Bathroom	2588 x 2275 mm	8'6" x 7'6"

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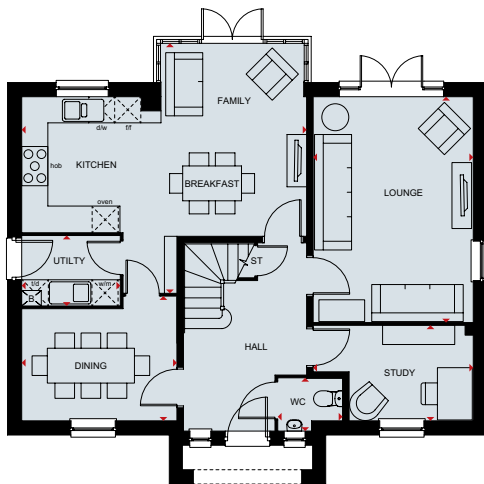
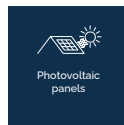
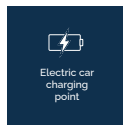
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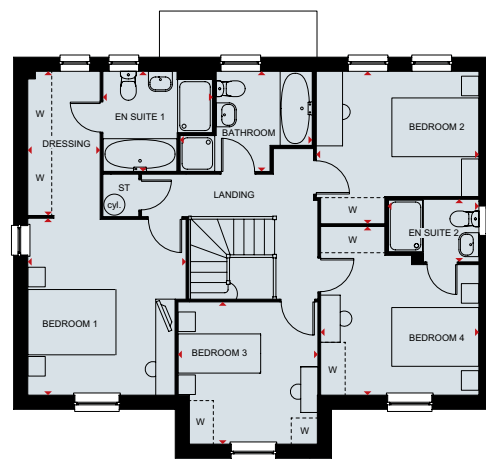
THE OLLERTON

FOUR BEDROOM HOME



Ground Floor

Kitchen/Breakfast	6540 x 5725 mm	21'5" x 18'9"
Lounge	5171 x 3675 mm	16'12" x 12'1"
Utility	2250 x 1591 mm	7'5" x 5'3"
WC	1475 x 1210 mm	4'10" x 3'12"
Dining	2851 x 3563 mm	9'4" x 11'8"
Study	3675 x 2180 mm	12'1" x 7'2"



First Floor

Bedroom 1	4052 x 3624 mm	13'3" x 11'11"
Dressing	3388 x 1650 mm	11'1" x 5'5"
En suite 1	2500 x 2288 mm	8'2" x 7'6"
Bedroom 2	3723 x 3490 mm	12'3" x 11'5"
Bedroom 3	3190 x 3254 mm	10'6" x 10'8"
Bedroom 4	3862 x 3623 mm	12'8" x 11'11"
En suite 2	2086 x 1412 mm	6'10" x 4'8"
Bathroom	3018 x 2288 mm	9'11" x 7'6"

Key

B	Boiler	CYL	Cylinder	d/w	Dishwasher space	w/m	Washing machine space	◀▶	Dimension location
ST	Store	W	Wardrobe space	f/f	Fridge/freezer space	t/d	Tumble dryer space		

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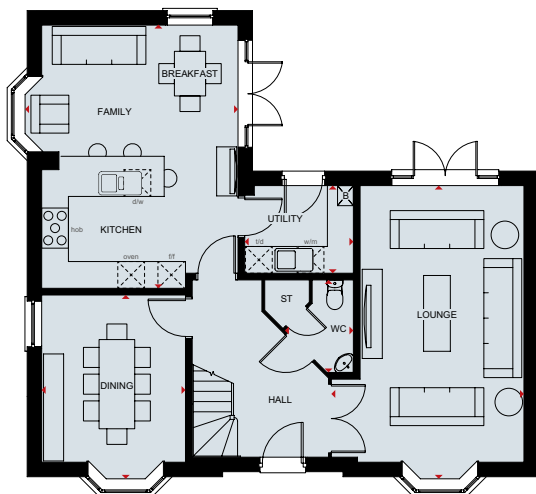
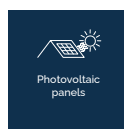
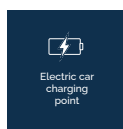
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BDW005235/OC124

THE EARLSWOOD

FIVE BEDROOM HOME



Ground Floor

Lounge	6600 x 4307 mm	21'8" x 14'2"
Kitchen/Breakfast/Family	5902 x 4800 mm	19'4" x 15'9"
Utility	2437 x 1965 mm	7'12" x 6'5"
Dining	4147 x 3225 mm	13'7" x 10'7"
WC	2075 x 1521 mm	6'10" x 4'12"

Key

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



First Floor

Bedroom 1	4403 x 5755 mm	14'5" x 18'11"
En suite 1	2412 x 1440 mm	7'11" x 4'9"
Bedroom 2	3958 x 3286 mm	12'12" 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	2849 x 2353 mm	9'4" x 7'9"
Bathroom	3036 x 1898 mm	9'11" x 6'3"

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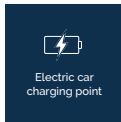
BDW005235/OC124

THE HOLLY

TWO BEDROOM HOME



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



Ground Floor

Lounge/ Dining/ Kitchen	8783 x 4497mm	28'8" x 14'7"
WC	1050 x 1552mm	3'4" x 5'0"

(Approximate dimensions)



First Floor

Bedroom 1	3689 x 4496mm	12'1" x 14'7"
Bedroom 2	3698 x 4497mm	12'1" x 14'7"
Bathroom	2151 x 1826mm	7'0" x 5'9"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	BH/ST	Bulkhead Store
ST	Store	f/f	Fridge/freezer space	w	Wardrobe space

◀ ▶ Dimension location



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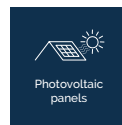
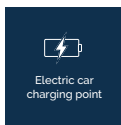
DWH/KNT/APR25

THE POPLAR

THREE BEDROOM HOME



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



Ground Floor

Lounge	4868 x 4832mm	15'9" x 15'8"
Kitchen	4857 x 3249mm	15'9" x 10'6"

(Approximate dimensions)



First Floor

Bedroom 1	3589 x 4833mm	11'7" x 15'8"
Bathroom	1899 x 2532mm	6'2" x 8'3"
Bedroom 2	3419 x 2195mm	11'2" x 7'2"
Bedroom 3	4533 x 2549mm	14'8" x 8'3"

(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

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:

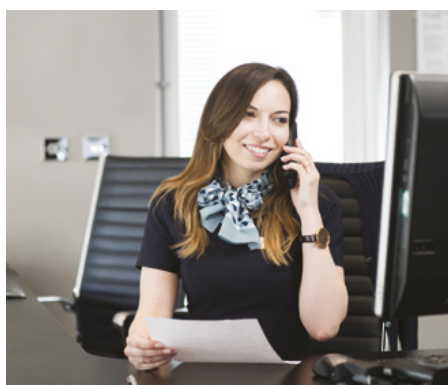
- Garden landscaping
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage



[^]"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 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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