

BROOKSIDE  MEADOWS

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

BROOKSIDE MEADOWS

— A LOCATION LIKE NO OTHER —



Set within the scenic Oxfordshire countryside, Brookside Meadows is a development of high quality 3, 4 & 5 bedroom homes in Grove.

You can also enjoy plenty of open space and a play area on the development.

Grove is home to countless countryside strolls and prides itself on its village community lifestyle. For those who want to be active, TFD Health & Fitness is close by with a gym, swimming pool, sauna and even a hair studio.

The historic city of Oxford is just 30 minutes away. Home to some of the World's most famous museums, libraries and Galleries, there's plenty to see and do; including the Ashmolean Museum and Modern Art Oxford.

If you're looking to do a bit of shopping, the Westgate shopping centre has over 100+ shops to browse, plus a range of bars and restaurants to enjoy afterwards.

For commuters who need to travel further afield, Didcot Parkway railway station and the M4 are nearby.

A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at Brookside 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 boasting two or more bathrooms, including your own private sanctuary – a master 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.



— 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.

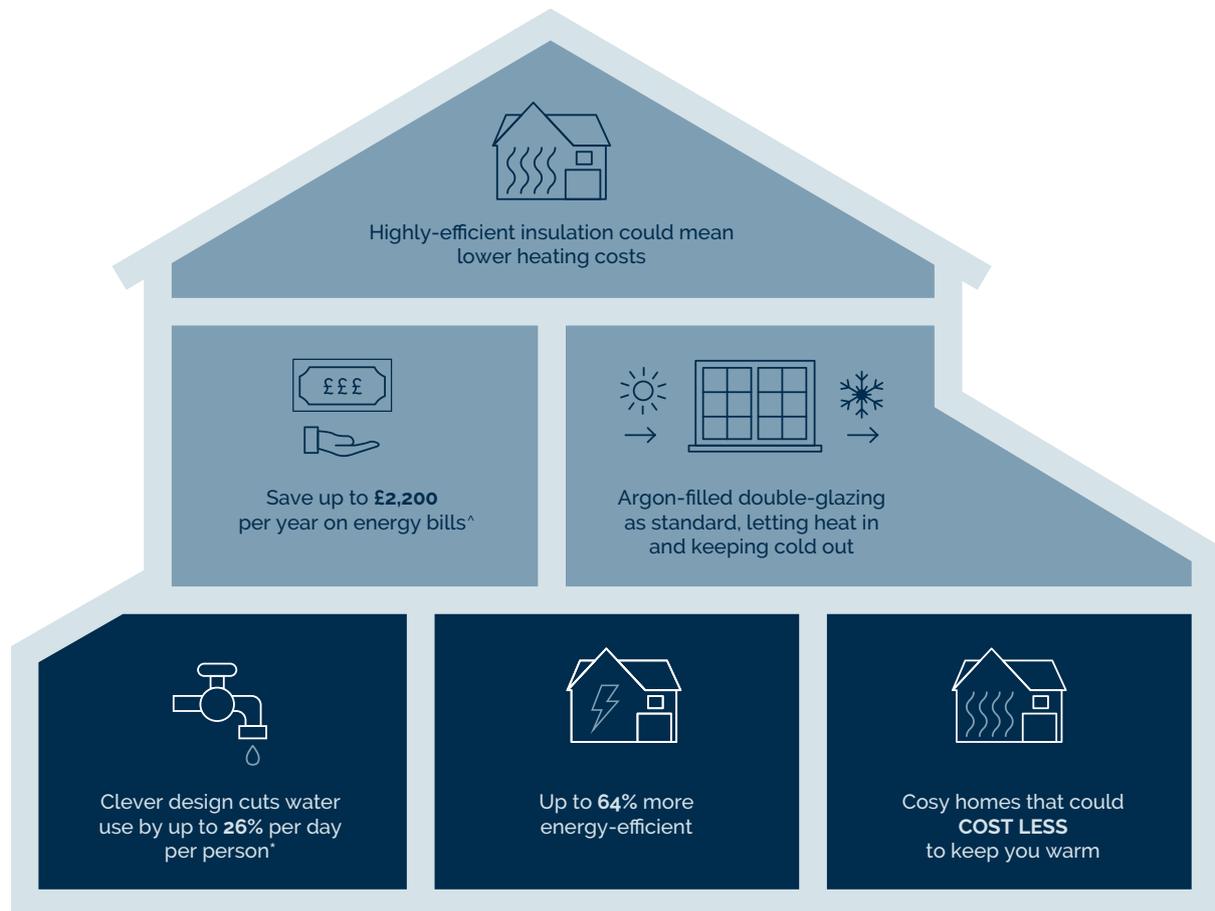
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



— 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.



*Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

- Archford
3 Bedroom Home
- Ingleby
4 Bedroom Home
- Hollinwood
4 Bedroom Home
- Peregrine
4 Bedroom Home
- Skylark
4 Bedroom Home
- Manning
5 Bedroom Home
- v Visitor Parking Space

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

-  Trees
-  Grassland
-  Meadow Grassland
-  Paths
-  Forest Garden
-  Timber Picnic Table
-  Bench
-  Hedgehog Highway
-  Swift Brick
-  Bat Brick

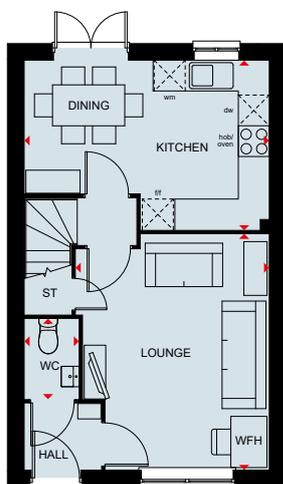


THE ARCHFORD

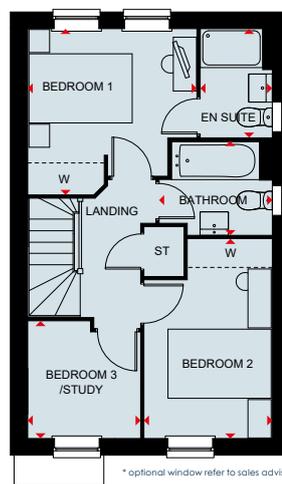
THREE BEDROOM HOME



Features are plot specific. Please refer to working drawing.



Ground Floor
 Kitchen/Dining 4800 x 3348 mm 15'9" x 10'11"
 Lounge 3593 x 4642 mm 11'9" x 15'2"
 WC 904 x 1587 mm 2'9" x 5'2"



First Floor
 Bedroom 1 3314 x 3272 mm 10'10" x 10'9"
 En suite 1423 x 2157 mm 4'8" x 7'0"
 Bedroom 2 2513 x 3929 mm 8'9" x 12'10"
 Bedroom 3/Study 2224 x 2324 mm 7'3" x 7'5"
 Bathroom 2219 x 1841 mm 7'2" x 6'0"

Key

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

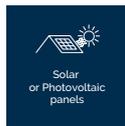


DAVID WILSON HOMES

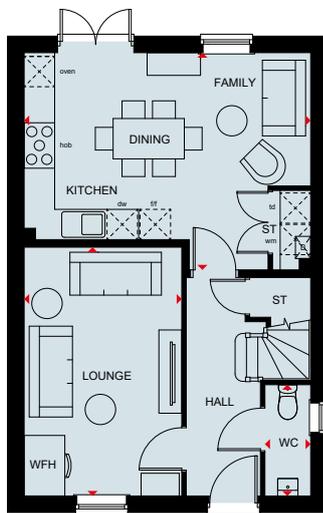
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INGLEBY

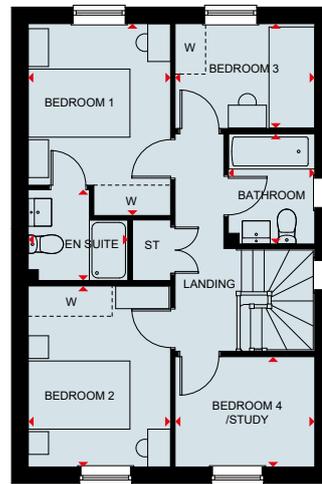
FOUR BEDROOM HOME



Features are plot specific. Please refer to working drawing.



Ground Floor
 Kitchen/Family/Dining 5685 x 3755 mm 18'3" x 12'3"
 Lounge 3138 x 4980 mm 10'3" x 16'4"
 WC 938 x 2243 mm 3'0" x 7'4"



First Floor
 Bedroom 1 2838 x 3240 mm 9'4" x 10'8"
 En suite 2000 x 1825 mm 6'7" x 5'11"
 Bedroom 2 2513 x 3929 mm 8'3" x 12'10"
 Bedroom 3 2785 x 2116 mm 9'2" x 6'11"
 Bedroom 4/Study 2785 x 2223 mm 9'2" x 7'4"
 Bathroom 1738 x 2206 mm 5'7" x 7'2"

Key

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



DAVID WILSON HOMES

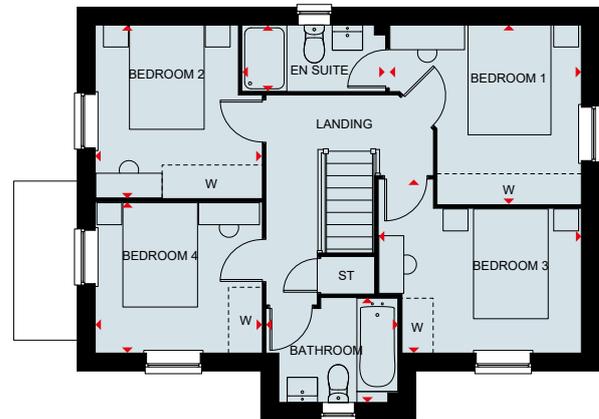
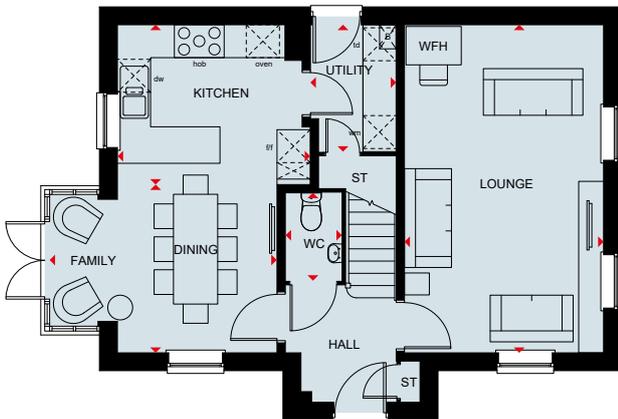
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HOLLINWOOD

FOUR BEDROOM HOME



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Ground Floor

Kitchen/Dining	4725 x 6028 mm	15'6" x 19'9"
Utility	1550 x 2312 mm	5'1" x 7'7"
Lounge	3650 x 6028 mm	11'11" x 19'9"
WC	1052 x 1638 mm	3'5" x 5'4"

First Floor

Bedroom 1	3500 x 3300 mm	11'5" x 10'9"
En suite	2600 x 1227 mm	8'6" x 4'0"
Bedroom 2	2614 x 3188 mm	8'7" x 10'5"
Bedroom 3	3699 x 2665 mm	12'1" x 8'9"
Bedroom 4	3047 x 2777 mm	9'11" x 9'1"
Bathroom	2203 x 1801 mm	7'2" x 5'10"

Key

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



DAVID WILSON HOMES

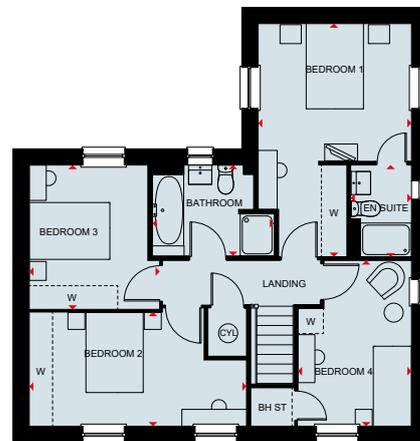
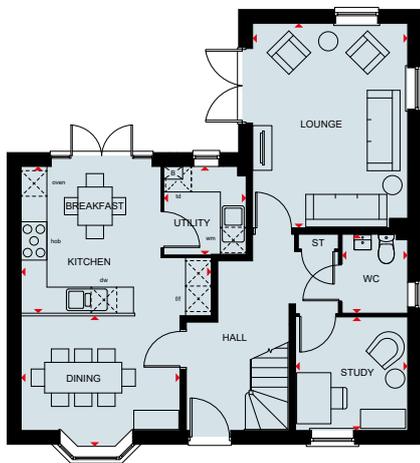
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PEREGRINE

FOUR BEDROOM HOME



Features are plot specific. Please refer to working drawing.



Ground Floor

Kitchen/Breakfast/Dining	6853 x 3751 mm	22'6" x 12'4"
Utility	1945 x 2169 mm	6'4" x 7'1"
Lounge	2665 x 4960 mm	8'9" x 16'3"
Study	2665 x 2706 mm	8'9" x 8'10"
WC	1673 x 1345 mm	5'6" x 4'5"

First Floor

Bedroom 1	3665 x 3309 mm	12'0" x 10'10"
Ensuite	1536 x 2203 mm	5'0" x 7'3"
Bedroom 2	5159 x 2737 mm	16'11" x 8'12"
Bedroom 3	3453 x 3100 mm	11'4" x 10'2"
Bedroom 4	2714 x 3975 mm	8'10" x 13'0"
Bathroom	2779 x 2197 mm	9'1" x 7'2"

Key

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



DAVID WILSON HOMES

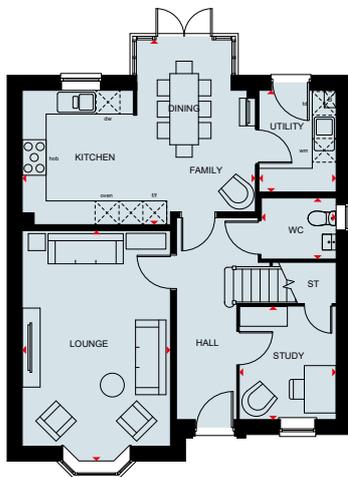
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SKYLARK

FOUR BEDROOM HOME

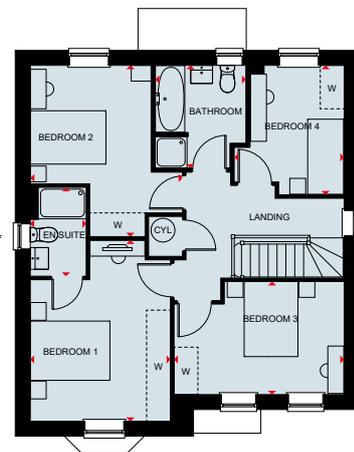


Features are plot specific. Please refer to working drawing.



Ground Floor

Kitchen/Family/Dining	5894 x 4783 mm	19'4" x 15'8"
Utility	1978 x 2623 mm	6'6" x 8'7"
Lounge	3772 x 6209 mm	12'5" x 20'4"
Study	2459 x 2899 mm	8'1" x 9'6"
WC	1928 x 1574 mm	6'4" x 5'2"



First Floor

Bedroom 1	3560 x 4624 mm	11'8" x 15'2"
En Suite	1443 x 2275 mm	4'9" x 7'6"
Bedroom 2	3073 x 4374 mm	10'1" x 14'4"
Bedroom 3	4312 x 2899 mm	14'2" x 9'6"
Bedroom 4	2800 x 3316 mm	9'2" x 10'11"
Bathroom	2300 x 2718 mm	7'7" x 8'11"

Key

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



DAVID WILSON HOMES

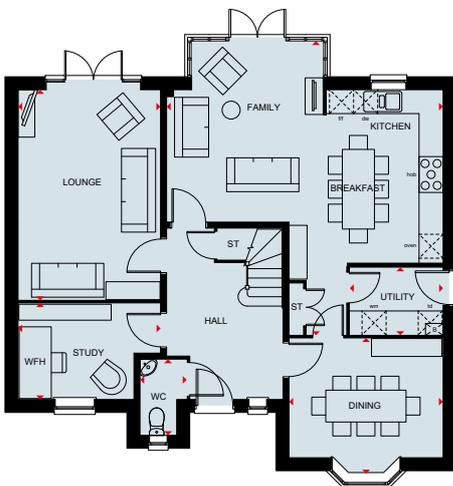
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THE MANNING

FIVE BEDROOM HOME

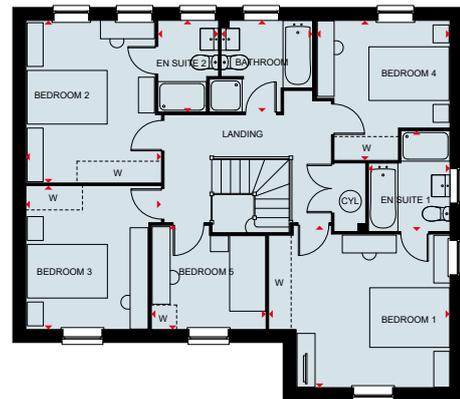


Features are plot specific. Please refer to working drawing.



Ground Floor

Kitchen/Breakfast/Family	6940 x 5856 mm	22'9" x 19'3"
Utility	1613 x 1713 mm	5'4" x 5'7"
Lounge	3600 x 5314 mm	11'10" x 17'5"
Study	3525 x 2451 mm	11'7" x 8'0"
Dining	3890 x 3034 mm	12'9" x 9'11"
WC	965 x 1804 mm	3'2" x 3'7"



First Floor

Bedroom 1	3890 x 3034 mm	12'9" x 9'11"
En suite 1	2540 x 1772 mm	8'4" x 5'10"
Bedroom 2	4117 x 3260 mm	13'6" x 10'8"
En suite 2	1515 x 2397 mm	4'12" x 7'10"
Bedroom 3	3648 x 3096 mm	11'12" x 10'2"
Bedroom 4	2734 x 3359 mm	8'12" x 11'0"
Bedroom 5	2865 x 2713 mm	9'5" x 8'11"
Bathroom	2286 x 2062 mm	7'6" x 6'9"

Key

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



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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

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



*"We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

NEW HOMES

Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New

Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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dwh.co.uk or call **0330 057 2222**