



SYLVAN MEADOWS
WALBERTON

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.



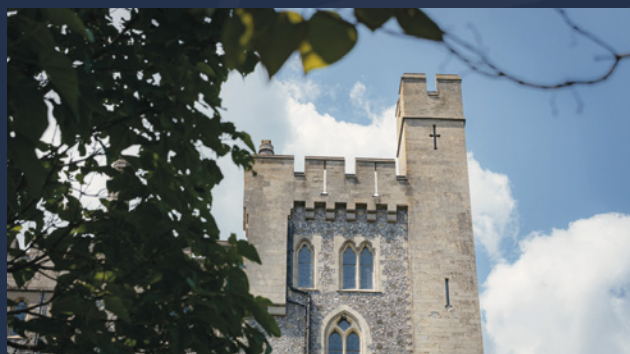
DAVID WILSON HOMES

WHERE QUALITY LIVES



SYLVAN MEADOWS WALBERTON

Tye Lane, Walberton, Arundel, West Sussex, BN18 0PS



Welcome to Sylvan Meadows

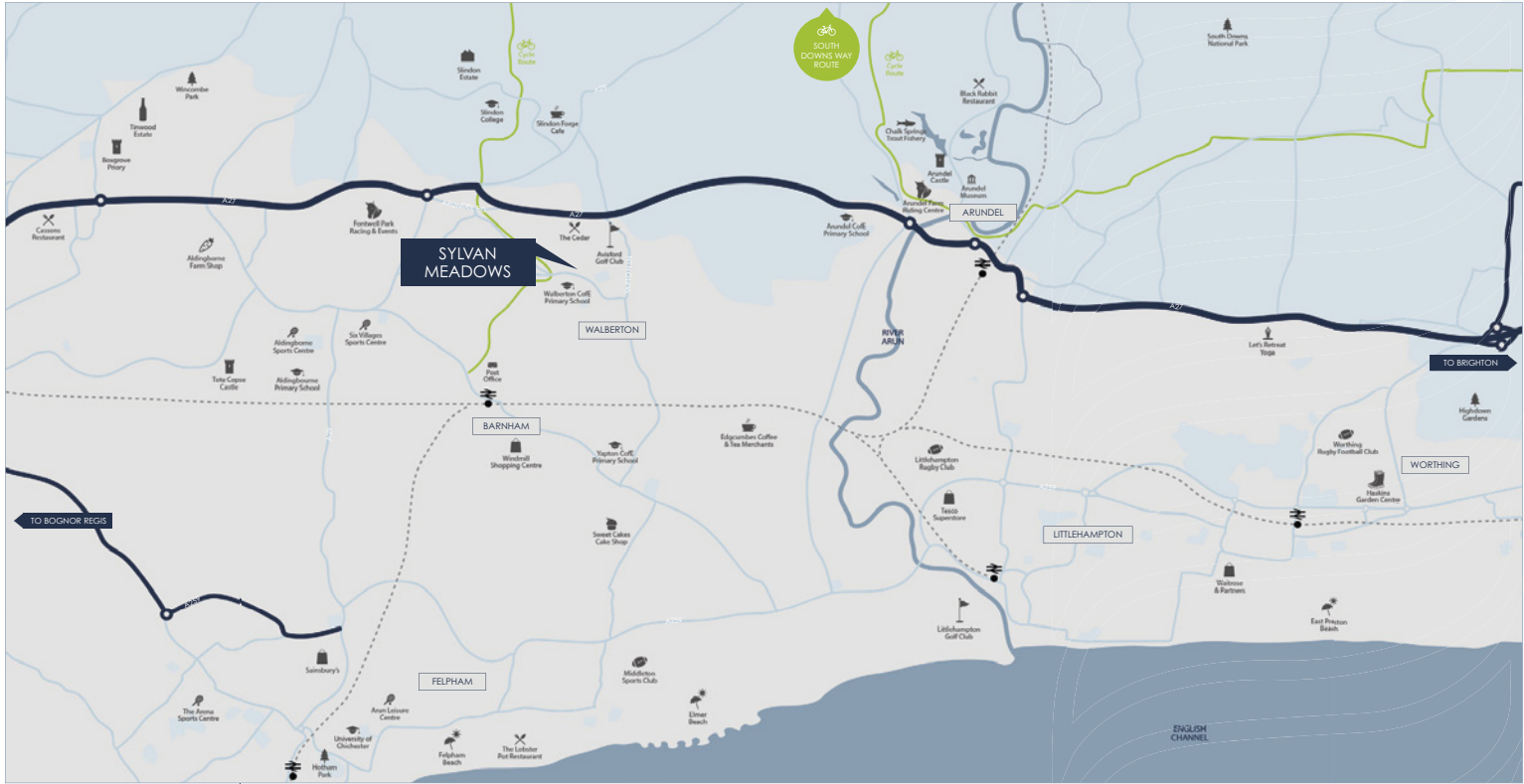
A collection of new homes located in the quaint village of Walberton, in West Sussex, just south-west of Arundel and the southerly slopes of the South Downs National Park.

Walberton dates back to the Anglo-Saxon period and naturally grew into a small village by the 18th century. Although little is known of a medieval park, the Earl of Arundel was a registered keeper of 'Walberton Chase', which suggests the settlement may have been mainly open meadows and parklands. Today the village is quintessentially British, home to the late author Rosemary Sutcliff, and surrounded by ancient woodland; with all the traditional delights of market village living.

The development is within close proximity to local supermarkets, restaurants, sports facilities, schools and local inns. Just a short drive is Arundel, a historic market town with local and high street stores, as well as boutique cafés and eateries. Arundel Castle and gardens offer a delightful day out for the family, with historical grounds and landscaped gardens.

Sylvan Meadows benefits from both the coast and the countryside and is well connected via the A27 and the A259, including Barnham train station, for travel to Worthing Beach, Chichester City Centre, Brighton and Gatwick Airport.

Local Amenities



Local Highlights

EDUCATION

- 0.2 miles Walberton CoE Primary School
- 2.1 miles Barnham Primary School
- 2.1 miles Eastergate Primary School
- 2.6 miles Slindon College
- 4.8 miles Arundel CoE Primary School
- 8.9 miles University of Chichester

SHOPPING

- 0.7 miles Walberton Post Office
- 1.7 miles Co-operative Food
- 1.9 miles Five Villages Pharmacy
- 3.3 miles Aldingbourne Farm Shop
- 4.7 miles Sainsbury's
- 5.0 miles Tesco

HEALTH & LEISURE

- 0.9 miles Avisford Park Golf Club
- 1.8 miles Fontwell Park
- 2.3 miles Six Villages Sports Centre
- 5.7 miles Arundel Castle Cricket Ground
- 5.8 miles Tinwood Estate
- 6.0 miles Littlehampton Rugby Club

FROM SYLVAN MEADOWS

- 7.1 miles Bognor Regis
- 8.5 miles Chichester
- 15.0 miles Worthing Beach
- 41.0 miles Gatwick Airport

Well Connected

BY RAIL
From Barnham Train Station

9 mins
CHICHESTER

26 mins
WORTHING

29 mins
PORTSMOUTH

51 mins
BRIGHTON

BY BUS
On Route 85 From The Green, Walberton
Arundel to Chichester, via Barnham

4 mins
BARNHAM
TRAIN STATION

10 mins
BINSTED

17 mins
ARUNDEL

30 mins
CHICHESTER
CATHEDRAL

BY CAR
From Sylvan Meadows

20 mins
SOUTH DOWNS
NATIONAL PARK

24 mins
CHICHESTER
HARBOUR

33 mins
WEST
WITTERING

67 mins
GATWICK
AIRPORT

Cycle Routes

1

BARNHAM TO BIGNOR HILL

Distance: 11.5 miles
Destination Points: Barnham to Bignor



2

SOUTH DOWNS WAY ROUTE

Distance: 100 miles
Destination Points: Winchester to Eastbourne
(Access via Barnham to Bignor route)



Information is correct at time of printing, is not to scale, and is provided for reference only. Distances provided by Google Maps. You will need to contact schools directly for details of catchment areas.



SYLVAN MEADOWS

SITE PLAN



- **Marwick** 2 bedroom home
- **Belbroughton** 2 bedroom home
- **Primrose** 2 bedroom home
- **Buckland** 2 bedroom home
- **Foxglove** 3 bedroom home
- **Alder** 3 bedroom home
- **Fairburn** 4 bedroom home
- **Freiston** 4 bedroom home
- **Pennine** 4 bedroom home
- **Conwy** 4 bedroom home
- **Hazelborough** 4 bedroom home

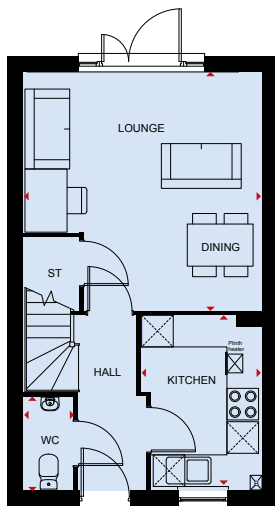
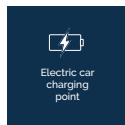
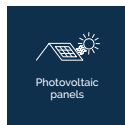
- **Affordable Housing**
- BCP** Bin Collection Point
- V** Visitor Parking Space
- Disabled Accessible Parking**
- MP** Maintenance Parking
- S/S** Substation
- GG** Gas Governor
- SH** Show Home
- SC** Sales Centre

- Play Area**
- Electric Vehicle Charging Point locations**
All plots*
- Hogging Path**
- Please refer to working drawings for specific PV information**
- Balancing Pond**
- Giving nature a home on this development:**
- Bird Box**
Selected plots*
- Hedgehog Highway**
Selected plots*
- Swale**
- Reptile Habitat**
Selected plots*
- Species Rich Grassland**
- Bat Box Enclosed Bat Box**
Selected plots*
- Parkland Space**
- Mature Tree Line**
- Swift Nesting Brick Sparrow Terrace**
Selected plots*
- New Tree Line**
- Trees**
- Wooden Hedgehog Nest Box**

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

MARWICK

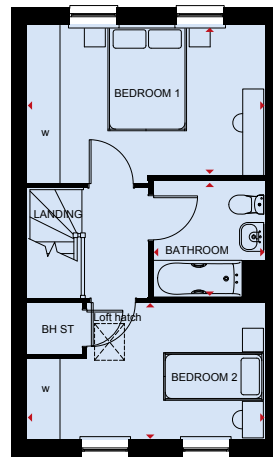
TWO BEDROOM HOME



Ground Floor
Lounge/Dining
Kitchen
WC

4510 x 4490 mm
3300 x 2320 mm
1760 x 890 mm

14'9" x 14'9"
10'10" x 7'7"
5'9" x 2'11"



First Floor
Bedroom 1
Bedroom 2
Bathroom

2860 x 4490 mm
2630 x 4490 mm
2210 x 2110 mm

9'5" x 14'9"
8'8" x 14'9"
7'3" x 6'11"

Key

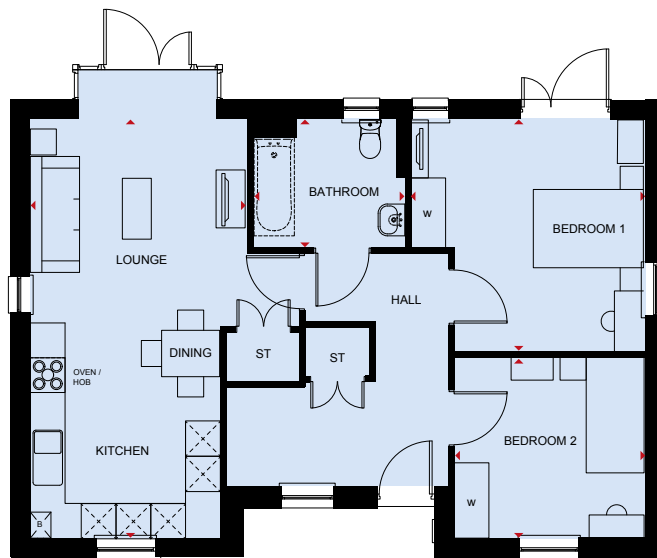
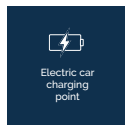
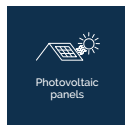
- B Boiler
- BH ST Bulkhead Store
- W Wardrobe space
- ST Store
- F/F Fridge/freezer space
- ◀▶ Dimension location



DAVID WILSON HOMES

BELBROUGHTON

TWO BEDROOM HOME



Ground Floor

Lounge/kitchen	7215 x 3741	23'8" x 12'3"
Bathroom	2200 x 2600	7'3" x 8'6"
Bedroom 1	4025 x 4000	13'2" x 13'1"
Bedroom 2	3127 x 3278	10'3" x 10'9"

Key

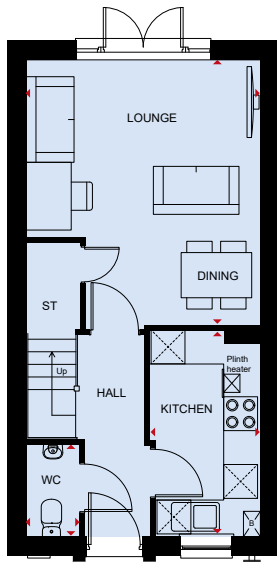
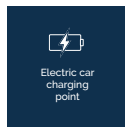
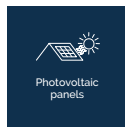
B	Boiler	W	Wardrobe space
ST	Store	♦♦	Dimension location



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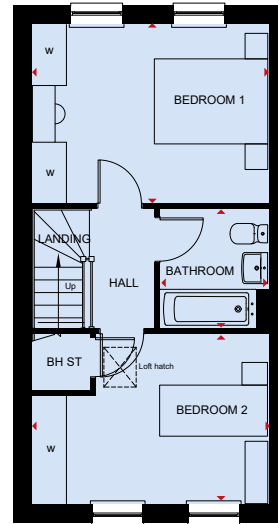
PRIMROSE

TWO BEDROOM HOME



Ground Floor
Lounge/Dining
Kitchen
WC

4150 x 4700 mm 13'7" x 15'5"
3660 x 1960 mm 12'0" x 6'5"
1640 x 950 mm 5'4" x 3'1"



First Floor
Bedroom 1
Bedroom 2
Bathroom

4150 x 3150 mm 13'7" x 10'4"
3000 x 4150 mm 9'10" x 13'7"
2130 x 1900 mm 7'0" x 6'3"

Key

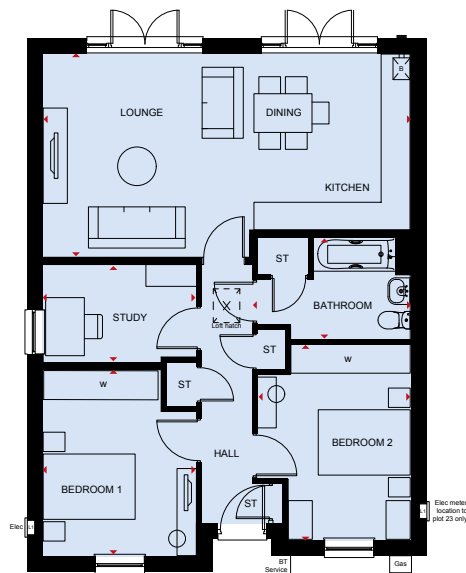
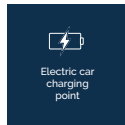
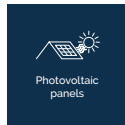
- B Boiler
- BH ST Bulkhead Store
- ST Store
- W Wardrobe space
- ◀▶ Dimension location



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BUCKLAND

TWO BEDROOM HOME



Ground Floor

Lounge/kitchen	4200 x 7585	13'9" x 24'11"
Bathroom	3170 x 2110	10'5" x 6'11"
Study	3170 x 2090	10'5" x 6'10"
Bedroom 1	3170 x 3840	10'5" x 12'7"
Bedroom 2	3170 x 4040	10'5" x 13'3"

Key

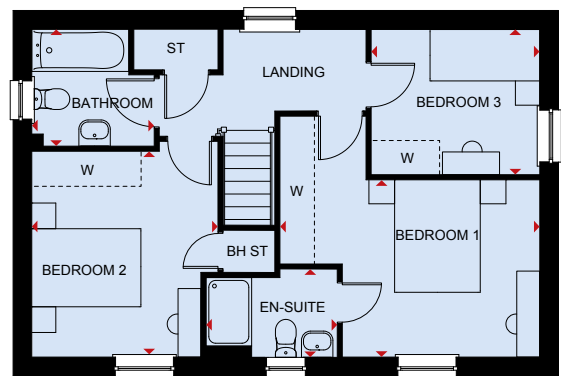
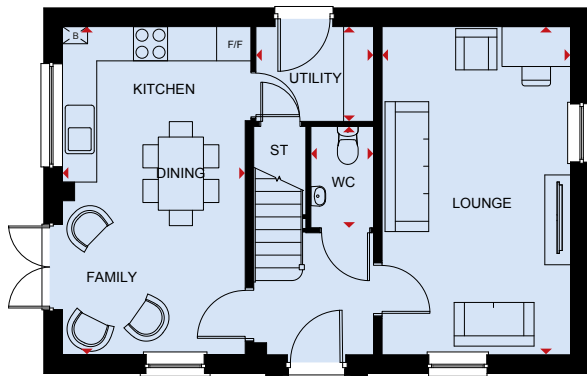
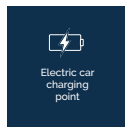
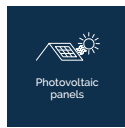
B	Boiler	W	Wardrobe space
ST	Store	↔	Dimension location



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FOXGLOVE

THREE BEDROOM HOME



Ground Floor

Lounge	3300 x 5748 mm	10'10" x 18'10"
Kitchen/Dining	3200 x 5748 mm	10'6" x 18'10"
Utility	2000 x 1660 mm	6'7" x 5'5"
WC	1097 x 1775 mm	3'7" x 5'10"

First Floor

Bedroom 1	4548 x 3110 mm	14'11" x 10'2"
En Suite	2301 x 1550 mm	7'7" x 5'1"
Bedroom 2	3262 x 3611 mm	10'8" x 11'10"
Bedroom 3	2955 x 2550 mm	9'8" x 8'4"
Bathroom	2145 x 2050 mm	7'0" x 6'9"

Key

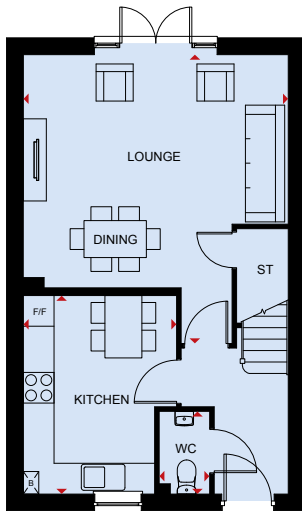
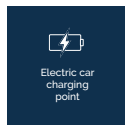
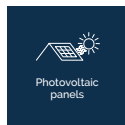
B	Boiler	BH ST	Bulkhead store	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	◀▶	Dimension location



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ALDER

THREE BEDROOM HOME

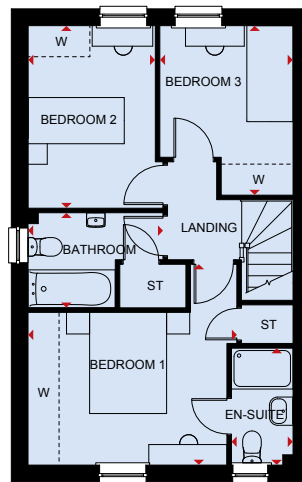


Ground Floor

Lounge/Dining
Kitchen
WC

5163 x 4542 mm
2988 x 3868 mm
985 x 1612 mm

16'11" x 14'11"
9'10" x 12'8"
3'3" x 5'3"



First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bathroom

4069 x 3762 mm
1200 x 2281 mm
2550 x 3560 mm
2520 x 3300 mm
2630 x 1853 mm

13'4" x 12'4"
3'11" x 7'6"
8'4" x 11'8"
8'3" x 10'10"
8'8" x 6'1"

Key

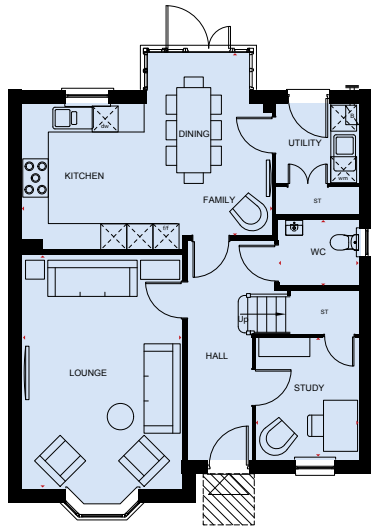
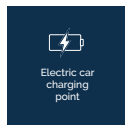
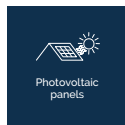
B Boiler F/F Fridge/freezer space ◀▶ Dimension location
ST Store W Wardrobe space



DAVID WILSON HOMES

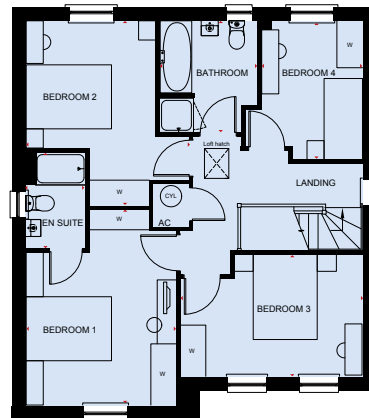
FAIRBURN

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining	5860 x 4600 mm	19'3" x 15'1"
Lounge	5460 x 3720 mm	17'11" x 12'2"
Study	2860 x 2420 mm	9'4" x 7'11"
WC	1880 x 1570 mm	6'2" x 5'2"



First Floor

Bedroom 1	3520 x 4590 mm	11'6" x 15'1"
En Suite	2260 x 1370 mm	7'5" x 4'6"
Bedroom 2	4340 x 3820 mm	14'3" x 12'6"
Bedroom 3	4270 x 2860 mm	14'0" x 9'4"
Bedroom 4	3260 x 2360 mm	10'8" x 7'9"
Bathroom	2280 x 2620 mm	7'6" x 8'7"

Key

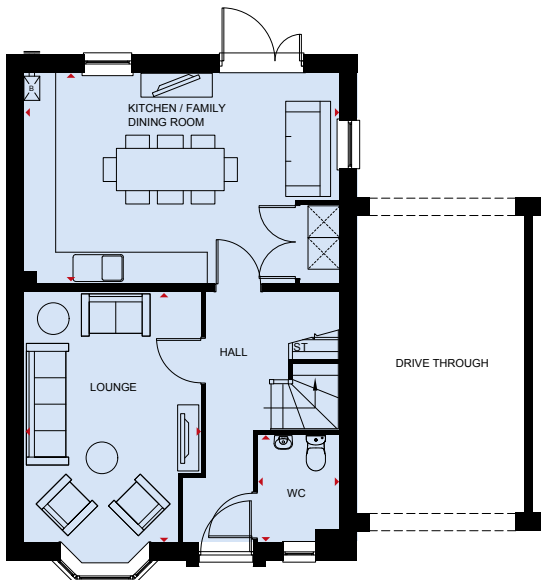
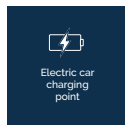
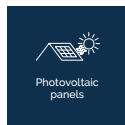
B	Boiler	CYL	Cylinder	wm	Washing machine space	w	Wardrobe space
ST	Store	F/F	Fridge/freezer space	dw	Dishwasher space	↔	Dimension location



DAVID WILSON HOMES

FREISTON

FOUR BEDROOM HOME



Ground Floor

Lounge 4750 x 3340 mm
 Kitchen/Family Room 3990 x 5970 mm
 WC 2030 x 1530 mm

15'7" x 10'11"
 13'1" x 19'7"
 6'8" x 5'0"



First Floor

Bedroom 1 2880 x 4680 mm
 En Suite 1230 x 1790 mm
 Bedroom 2 5250 x 3120 mm
 Bedroom 3 3590 x 3230 mm
 Bedroom 4 2890 x 2650 mm
 Bathroom 2200 x 2060 mm

9'5" x 15'4"
 4'0" x 5'11"
 17'3" x 10'3"
 11'10" x 10'7"
 9'6" x 8'8"
 7'3" x 6'9"

Key

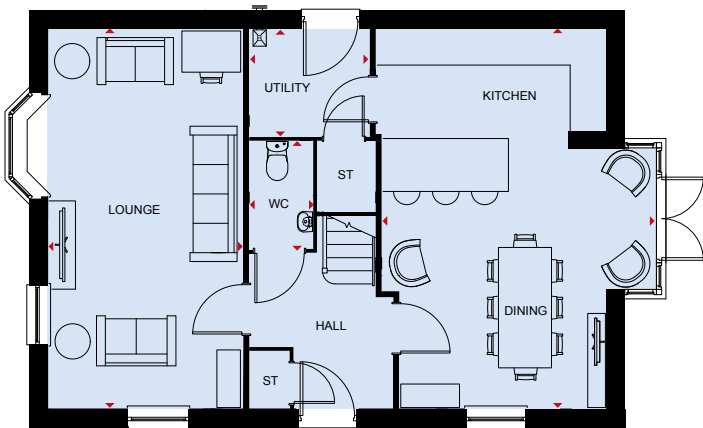
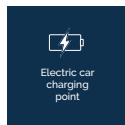
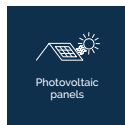
- B Boiler
- W Wardrobe space
- ST Store
- ◀▶ Dimension location



DAVID WILSON HOMES

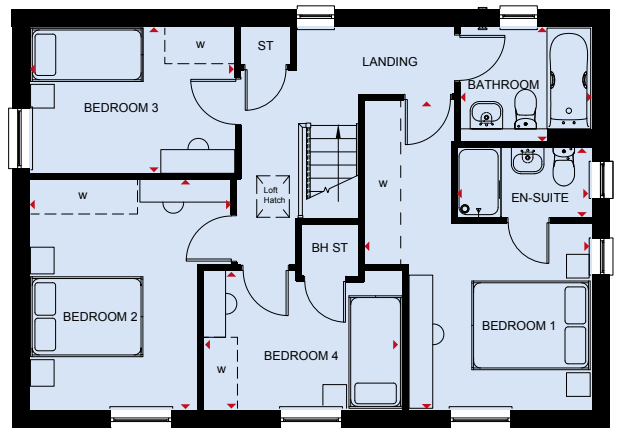
PENNINE

FOUR BEDROOM HOME



Ground Floor

Lounge	6420 x 3280 mm	21'1" x 10'9"
Kitchen/Dining	4640 x 6420 mm	15'3" x 21'1"
Utility	1810 x 2000 mm	5'11" x 6'7"
WC	1820 x 1050 mm	5'11" x 3'5"



First Floor

Bedroom 1	5220 x 3840 mm	17'1" x 12'7"
En Suite	1190 x 2280 mm	3'11" x 7'6"
Bedroom 2	3880 x 3390 mm	12'9" x 11'1"
Bedroom 3	2450 x 3450 mm	8'1" x 11'4"
Bedroom 4	2330 x 3390 mm	7'8" x 11'2"
Bathroom	1910 x 2210 mm	6'3" x 7'3"

Key

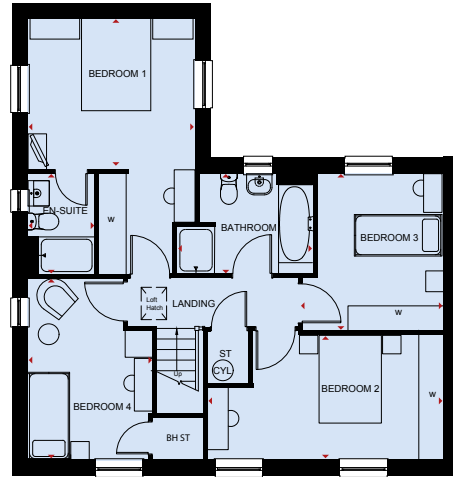
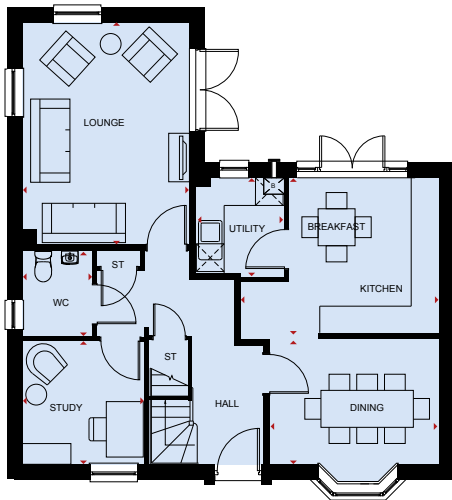
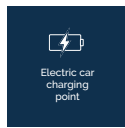
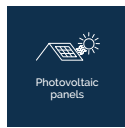
B	Boiler	W	Wardrobe space	◀▶	Dimension location
ST	Store	BH ST	Bulkhead Store		



DAVID WILSON HOMES

CONWY

FOUR BEDROOM HOME



Ground Floor

Lounge	4800 x 3620 mm	15'9" x 11'10"
Kitchen/Breakfast	3480 x 4290 mm	11'5" x 14'1"
Dining	2720 x 3660 mm	8'11" x 12'0"
Utility	2160 x 1910 mm	7'1" x 6'3"
Study	2670 x 2610 mm	8'9" x 8'7"
WC	1840 x 1510 mm	6'0" x 5'0"

First Floor

Bedroom 1	3280 x 3620 mm	10'9" x 11'10"
En Suite	1780 x 1435 mm	5'10" x 4'8"
Bedroom 2	2700 x 5130 mm	8'10" x 16'10"
Bedroom 3	3420 x 3080 mm	11'2" x 10'1"
Bedroom 4	3940 x 2680 mm	12'11" x 8'9"
Bathroom	1740 x 2930 mm	5'8" x 9'7"

Key

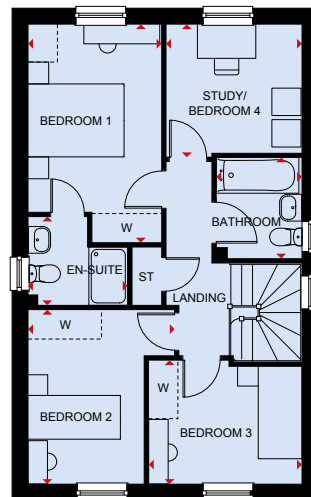
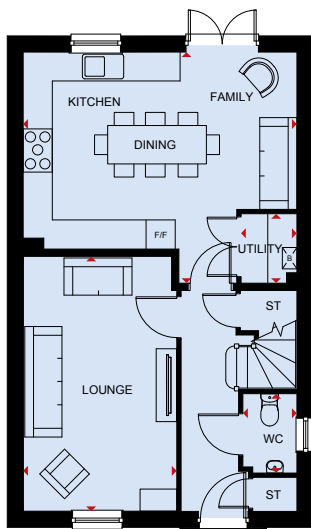
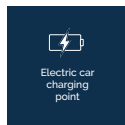
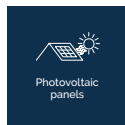
B	Boiler	BH ST	Bulkhead Store	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	◀▶	Dimension location



DAVID WILSON HOMES

HAZELBOROUGH

FOUR BEDROOM HOME



Ground Floor

Lounge	3162 x 5250 mm	10'5" x 17'3"
Kitchen/Dining	4760 x 5640 mm	15'7" x 18'6"
WC	1112 x 1634 mm	3'8" x 5'4"
Utility	1150 x 1430 mm	3'9" x 4'8"

First Floor

Bedroom 1	2750 x 4495 mm	9'0" x 14'9"
En Suite	2051 x 1825 mm	6'9" x 6'0"
Bedroom 2	3014 x 3570 mm	9'11" x 11'9"
Bedroom 3	3140 x 2550 mm	10'4" x 8'4"
Bathroom	1765 x 2080 mm	5'9" x 6'10"
Study/Bedroom 4	42800 x 2640 mm	9'2" x 8'8"

Key

B	Boiler	F/F	Fridge/freezer space	↔	Dimension location
ST	Store	W	Wardrobe space		



DAVID WILSON HOMES

— 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.



CLEVER FEATURES & ENERGY-EFFICIENT HOMES

Our homes include some of the latest innovation in construction, heating, and lighting technology. These provide excellent energy-efficiency performance to help to reduce home running costs, whilst green features can support you to lower your carbon footprint in the future.

1. PHOTOVOLTAIC PANELS
Photovoltaic panels capture the sun's energy and convert it into electricity that you can use in your home.

2. HIGHLY EFFICIENT INSULATION
This will help to lower energy bills and increase the overall energy efficiency of your home.

3. FLUE GAS HEAT RECOVERY
This technology recycles the waste energy which might have been lost into the atmosphere.

4. WASTE WATER HEAT RECOVERY SYSTEM & MIXERGY TANK
Smart technology and Mixergy tank recover the heat that would normally be lost down the drain.

5. ARGON-FILLED DOUBLE GLAZING
Argon-filled double glazing as standard allows heat from the sun in whilst minimising heat loss.

6. DECENTRALISED MECHANICAL EXTRACT VENTILATION
This energy-efficient ventilation uses small fans to ensure good indoor air quality in your home.

ACM FANS
Primarily used to cool and ventilate areas within the home for maximum energy performance.

An energy-efficient David Wilson home

7. GROUND FLOOR CONSTRUCTION
Insulating the floor structures minimises overall heat loss and prevents draughts.

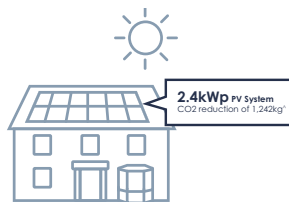
8. ELECTRIC VEHICLE CAR CHARGER (EVCP)
Charge your electric car from your home, at your convenience, available on selected plots.

AIRTIGHTNESS
The elimination of unintended gaps to external structures ensures the best energy-efficiency.

Even more energy saving features

Solar Panels (PV) can help to reduce energy costs

£454.00 annual cost savings
£308 from solar energy
£126 from Smart Export Guarantee (SEG)



EXPLORE MORE



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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

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

BDW004130/SEP24