

MALLARD MEADOWS

AT WINSLOW



DAVID WILSON HOMES

WHERE QUALITY LIVES

MALLARD MEADOWS

— AT WINSLOW —



Whether you're starting your home ownership journey, raising a family or winding down, at Mallard Meadows in Winslow you will discover a wide variety of one-to-five-bedroom homes. When choosing our locations, we don't compromise, and Winslow is no exception. Our development is on the edge of this thriving market town location, within walking distance of the under construction, highly anticipated Winslow Train Station*.

We designed this development with you in mind, with mature landscaping, just under five acres of open space and two play areas that will create a thriving community. This development will offer traditionally

styled family homes with inspiring street scenes. First time buyers and downsizers will also find smaller homes with the same distinctive feel, quality and open-plan layouts David Wilson Homes is known for.

From the moment you enter a David Wilson home you can sense the design and craftsmanship. Just one reason why we've been awarded 5 Stars by the Home Builders Federation every year since 2010 meaning over 90% of our homeowners would recommend us to their friends*.



MALLARD MEADOWS

A LOCATION LIKE NO OTHER



Located in rural Buckinghamshire, the thriving market town of Winslow offers a quiet respite from the busy hubs of neighbouring towns; Aylesbury and Bicester, as well as the city of Milton Keynes – whilst providing quick access to commuting links such as the A421 less than five minutes' drive. You will also benefit from the new Winslow Train Station under construction, in just a 10-minute walk*, this is the highly anticipated EWR Oxford to Cambridge line with connections to London.

On the development you will benefit from plenty of green open space. Two play areas and a sports

pitch are to be located at the centre of Mallard Meadows offering a place for your family to spend time outside. All your everyday amenities are on hand within Winslow itself, including a Co-Op, Post Office, Doctors, Vets, and several public houses to explore. Your children's education is in good hands and nearby with Winslow CE Combined Primary School and Secondary School just a short walk away from your front door. Large supermarkets are located just outside Winslow, such as in Buckingham, as well as further retail offerings at Bicester and Milton Keynes.

MALLARD MEADOWS

— SAVING YOU MONEY ON YOUR ENERGY BILLS —



ELECTRIC CAR
CHARGING
POINT



ARGON-FILLED
DOUBLE-GLAZING



PHOTOVOLTAIC
PANELS



WASTE WATER
HEAT RECOVERY
SYSTEM



FLUE GAS
HEAT RECOVERY



HIGHLY-EFFICIENT
INSULATION

Enjoy an energy-efficient, stylish and spacious home at Mallard Meadows. In preparation for Future Home Standards, a government initiative for new homes to be Zero Carbon ready for 2025, we have made a number of stepping stone changes to our homes.

All our new technology will help you to save energy and reduce your electricity bills.

To find out more about our Future Home Standards visit:
dwh.co.uk/sustainability/features-and-benefits.



MALLARD MEADOWS
AT WINSLOW

BUILDING A SUSTAINABLE COMMUNITY

— WHERE FAMILIES AND NATURE CAN THRIVE —



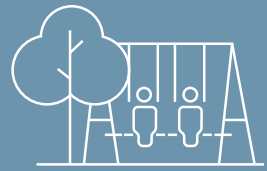
3 SuDS

Sustainable
drainage systems



4.91 acres

of public
open space



2

play areas for
the community



TRAIN STATION

coming soon



Bee-friendly

planting



over

185

new trees
planted

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




At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments. We design and build great places that meet the highest




standards and that promote sustainable, healthy and happy living for our customers.




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



MALLARD MEADOWS
AT WINSLOW

 Doctor
 Post Office
 Petrol Station

 Train Station
 Furze Down School
 Sir Thomas Freemantle school

 Florist
 Butcher
 Convenience Store

 Café
 Vet



DAVID WILSON

THE DIFFERENCE



"We're committed to excellence in everything we do at David Wilson Homes. From the very beginning, we examine every detail from when we choose our land, to each house type and the materials we pick to build them in. We want you to be proud to live in a David Wilson home and you can rest assured that everyone is striving towards your 100% satisfaction when moving into your new home at Mallard Meadows".

Ben Kalus - Managing Director

"As a 5-star housebuilder with over 90% customer satisfaction for 14 years, our construction team pride themselves on delivering for our customers. You can be confident your development is being built by an award-winning Site Manager, with many years' experience, using traditional construction methods in accordance with the latest building regulations".

Matthew Johnson - Construction Director



"Mallard Meadows has been carefully designed by our technical team to create a variety of street scenes, give you around five acres of public open space and take advantage of our most popular and attractive house type designs. We pride ourselves on designing homes with open-plan layouts, flexible modern living as well as building under new energy regulations so your home is more energy-efficient and low maintenance from the moment you move in".

Chris James - Head of Technical

"We're excited to offer a rare opportunity of the perfect balance of rural family living with everyday amenities and commutability within walking distance for your home. The David Wilson team are excited to build a community so close to a future rail link. Visit us at Mallard Meadows, a place where you can be certain to receive a customer first experience".

Jason Hearn - Sales Director



Great Horwood Road, Winslow,
Buckinghamshire MK18 3LY

Parcel 1

What3words ///bulbs.onions.worth

- The Dove Special ***
2 bedroom home
- The Hadley Special ***
3 bedroom home
- The Eckington Special ***
3 bedroom home
- The Archford Special ***
3 bedroom home
- The Kennett Special ***
3 bedroom home
- The Hertford Special ***
4 bedroom home
- The Ingleby Special ***
4 bedroom home
- The Kirkdale Special ***
4 bedroom home
- The Winstone Special ***
4 bedroom home
- The Millford Special ***
4 bedroom home
- The Holden Special ***
4 bedroom home
- The Avondale Special ***
4 bedroom home
- The Manning Special ***
5 bedroom home
- The Lichfield Special ***
5 bedroom home
- The Moreton Special ***
5 bedroom home
- Affordable Housing**
- SH

Show Homes
- MS

Marketing Suite
- S/S

Substation
- BCP

Bin Collection Point
- V

Visitors Parking Space
- L.E.A.P

Local Equipped Area of Play
- N.E.A.P

Neighbourhood Equipped Area of Play
- * Lifetime Homes**



- Mown grass path
- Gravel path
- Existing Tree
- New tree line
- Balancing pond
- Play area

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

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Mallard Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE ARCHFORD SPECIAL

LIFETIME HOME
THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give the Archford home a traditional look. Inside however, the stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden, creating a bright, lightfilled room. A lobby,

separating the kitchen and the lounge, has stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom complete this attractive home.

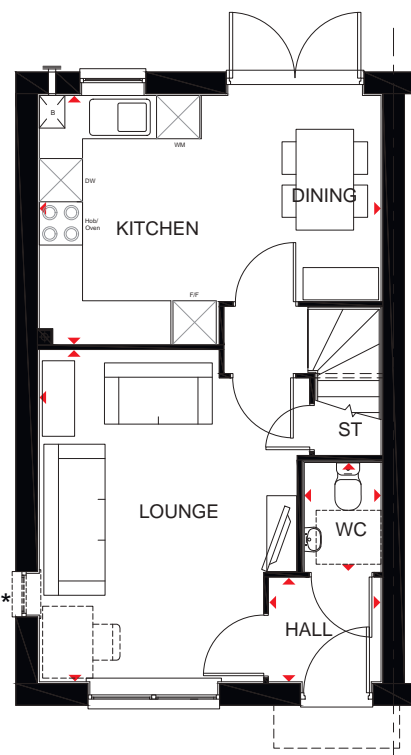
DAVID WILSON HOMES

THE ARCHFORD SPECIAL

THREE BEDROOM SEMI-DETACHED HOME

Key

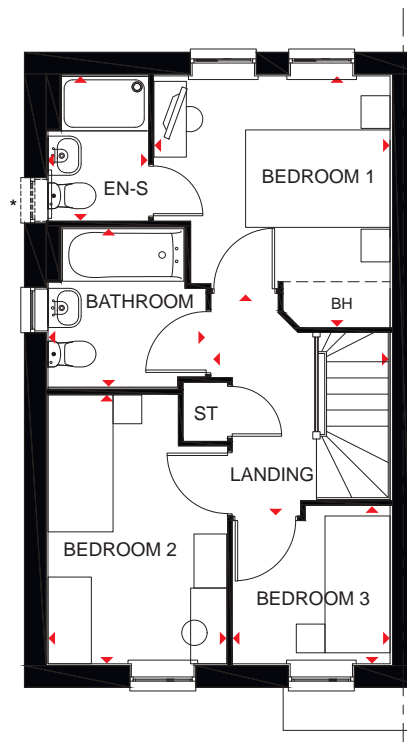
B	Boiler	BH ST	Bulkhead store	WM	Washing machine space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	DW	Dishwasher space	◀▶	Dimension location



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3453 mm	15'7" x 11'4"
W.C	1515 x 1067 mm	5'0" x 3'6"
Hall	1397 x 1300 mm	4'7" x 4'3"

(Approximate dimensions)



First Floor

Bedroom 1	3477 x 3746 mm	15'1" x 12'3"
En-Suite	1385 x 1999 mm	4'7" x 6'7"
Bedroom 2	2475 x 3727 mm	8'1" x 12'3"
Bedroom 3	2186 x 2176 mm	7'2" x 7'2"
Bathroom	2205 x 2182 mm	7'3" x 7'2"
Landing	2452 x 3062 mm	8'1" x 10'1"

* denotes plot specific window
(Approximate dimensions)

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BDW004603/MAY24

dwh.co.uk



DAVID WILSON HOMES

THE ARCHFORD SPECIAL

LIFETIME HOME
THREE BEDROOM END/MID TERRACE HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give the Archford home a traditional look. Inside however, the stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden, creating a bright, lightfilled room. A lobby,

separating the kitchen and the lounge, has stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom complete this attractive home.

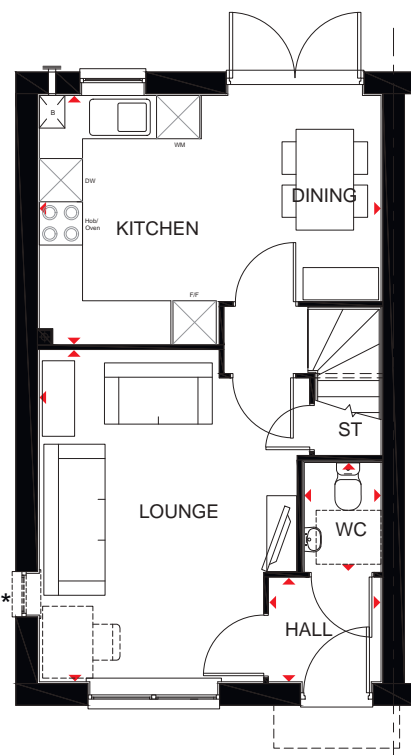
DAVID WILSON HOMES

THE ARCHFORD SPECIAL

THREE BEDROOM END/MID TERRACE HOME

Key

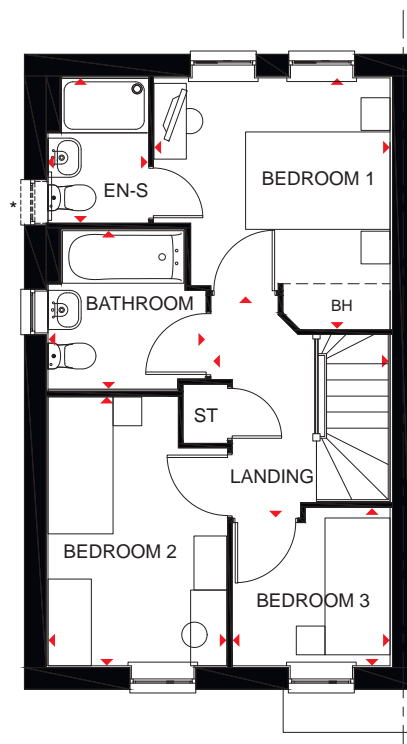
B	Boiler	BH ST	Bulkhead store	WM	Washing machine space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	DW	Dishwasher space	◀▶	Dimension location



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3453 mm	15'7" x 11'4"
W.C	1515 x 1067 mm	5'0" x 3'6"
Hall	1397 x 1300 mm	4'7" x 4'3"

(Approximate dimensions)



First Floor

Bedroom 1	3477 x 3746 mm	15'1" x 12'3"
En-Suite	1385 x 1999 mm	4'7" x 6'7"
Bedroom 2	2475 x 3727 mm	8'1" x 12'3"
Bedroom 3	2186 x 2176 mm	7'2" x 7'2"
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(Approximate dimensions)

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DAVID WILSON HOMES

THE KENNETT SPECIAL

LIFETIME HOME
THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good-sized family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby separating the kitchen from the spacious

bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.

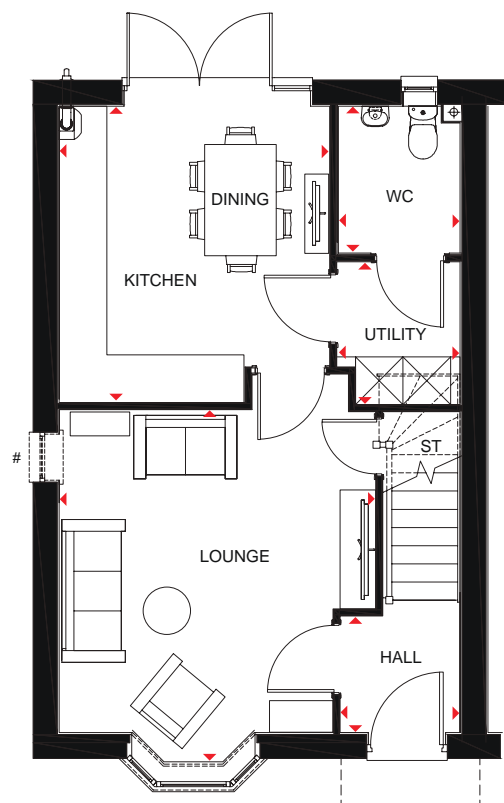
DAVID WILSON HOMES

THE KENNETT SPECIAL

THREE BEDROOM SEMI-DETACHED HOME

Key

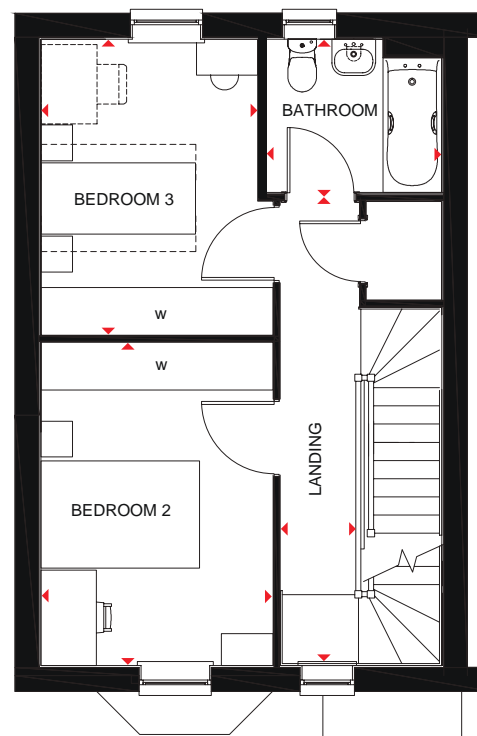
B	Boiler	w	Wardrobe space
ST	Store	◀▶	Dimension location



Ground Floor

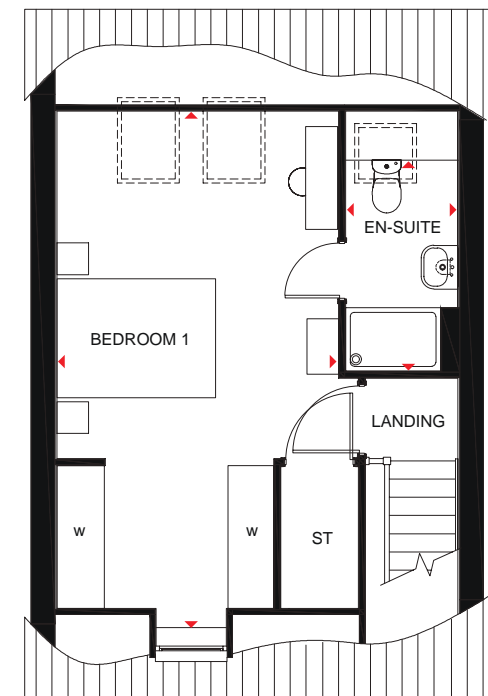
Lounge	4464 x 3988 mm	14'8" x 13'1"
Kitchen/Dining	3735 x 3409 mm	12'3" x 11'2"
Utility	1800 x 1553 mm	5'11" x 5'1"
WC	1851 x 1532 mm	6'1" x 5'0"
Entrance Hall	1469 x 1513 mm	4'10" x 5'0"

denotes plot specific window



First Floor

Bedroom 2	4072 x 2926 mm	13'4" x 9'7"
Bedroom 3	3731 x 2733 mm	12'3" x 9'0"
Bathroom	2208 x 1933 mm	7'3" x 6'4"
Landing	5845 x 954 mm	19'2" x 3'2"



Second Floor

Bedroom 1	6531 * x 3550 mm	21'5" * x 11'8"
En Suite	1413 x 2658 * mm	4'8" x 8'9" *

* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

THE KENNETT SPECIAL

LIFETIME HOME
THREE BEDROOM END/MID TERRACE HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good-sized family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby separating the kitchen from the spacious

bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.

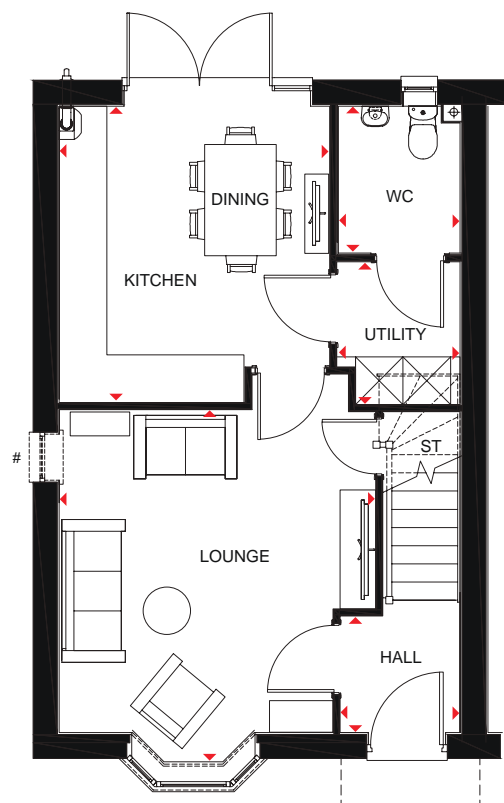
DAVID WILSON HOMES

THE KENNETT SPECIAL

THREE BEDROOM END/MID TERRACE HOME

Key

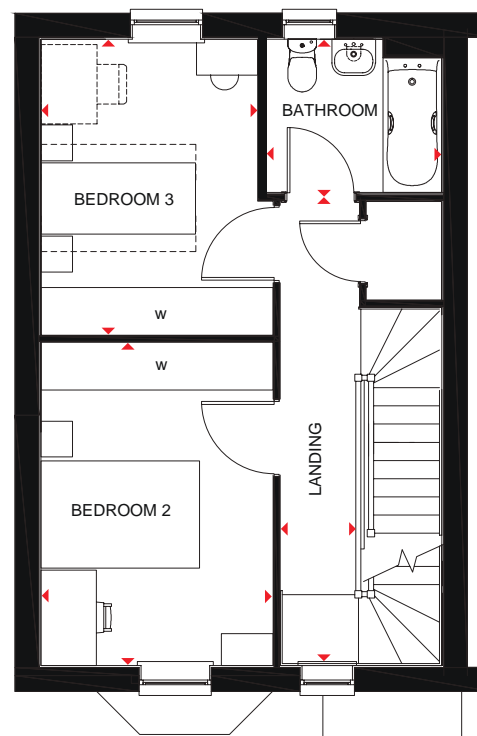
B	Boiler	w	Wardrobe space
ST	Store	◀▶	Dimension location



Ground Floor

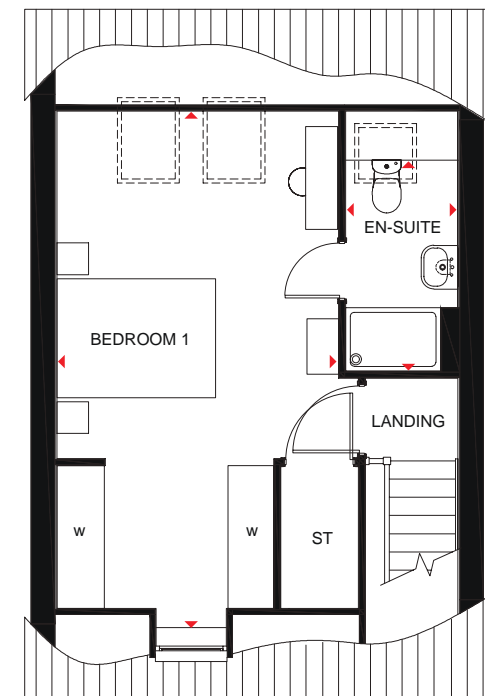
Lounge	4464 x 3988 mm	14'8" x 13'1"
Kitchen/Dining	3735 x 3409 mm	12'3" x 11'2"
Utility	1800 x 1553 mm	5'11" x 5'1"
WC	1851 x 1532 mm	6'1" x 5'0"
Entrance Hall	1469 x 1513 mm	4'10" x 5'0"

denotes plot specific window



First Floor

Bedroom 2	4072 x 2926 mm	13'4" x 9'7"
Bedroom 3	3731 x 2733 mm	12'3" x 9'0"
Bathroom	2208 x 1933 mm	7'3" x 6'4"
Landing	5845 x 954 mm	19'2" x 3'2"



First Floor

Bedroom 1	6531 * x 3550 mm	21'5" * x 11'8"
En Suite	1413 x 2658 * mm	4'8" x 8'9" *

* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

THE HADLEY SPECIAL

LIFETIME HOME
THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden give the whole

room a bright and airy feeling. The spacious dual aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main with en suite, a single bedroom and a family bathroom.

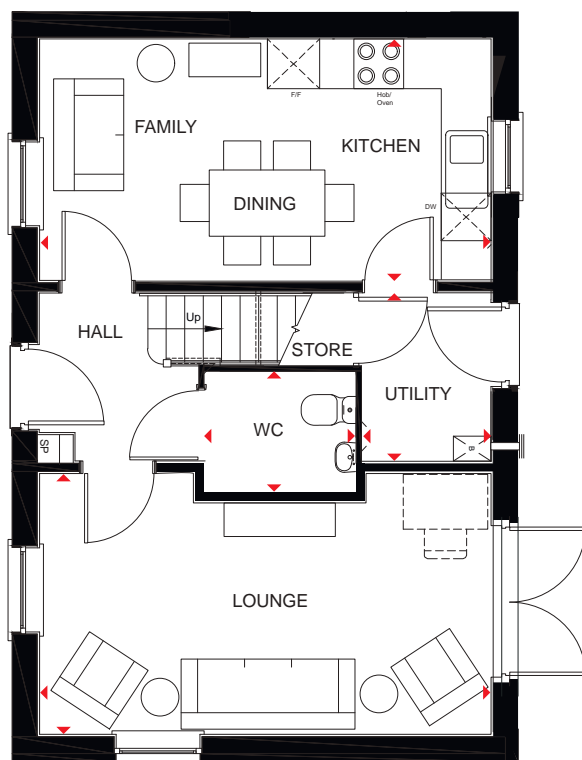
DAVID WILSON HOMES

THE HADLEY SPECIAL

THREE BEDROOM DETACHED HOME

Key

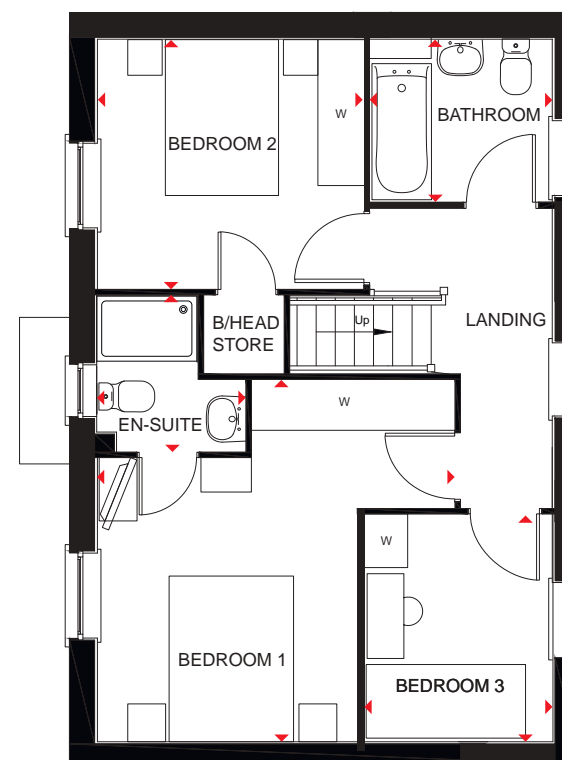
B	Boiler	BH ST	Bulkhead store	DW	Dishwasher space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	w	Wardrobe space		



Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"
Entrance Hall	2106 x 2030 mm	6'11" x 6'8"

(Approximate dimensions)



First Floor

Bedroom 1	4463 x 4251 mm	14'8" x 13'11"
En Suite	1856 x 1771 mm	6'1" x 5'10"
Bedroom 2	3169 x 3061 mm	10'5" x 10'1"
Bedroom 3	2713 x 2241 mm	8'11" x 7'4"
Bathroom	2162 x 1991 mm	7'1" x 6'6"
Landing	3674 x 2178 mm	12'1" x 7'2"

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DAVID WILSON HOMES

THE ECKINGTON SPECIAL

LIFETIME HOME
THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Eckington is designed very much with modern living in mind, with its open plan kitchen, dining area providing flexible space. French doors access the rear garden and make the whole room bright and airy, while the separate utility room adds a practical note.

The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are three double bedrooms – with bedroom 1 featuring an en suite and the family bathroom.

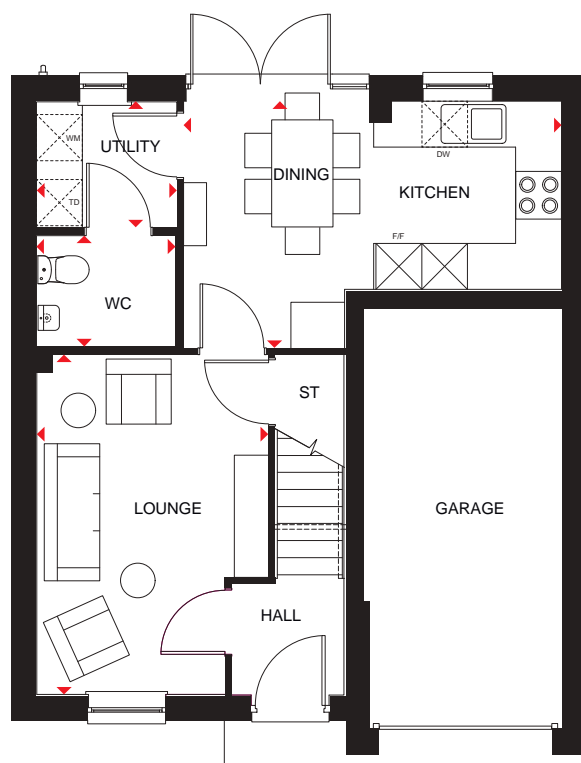
DAVID WILSON HOMES

THE ECKINGTON SPECIAL

THREE BEDROOM DETACHED HOME

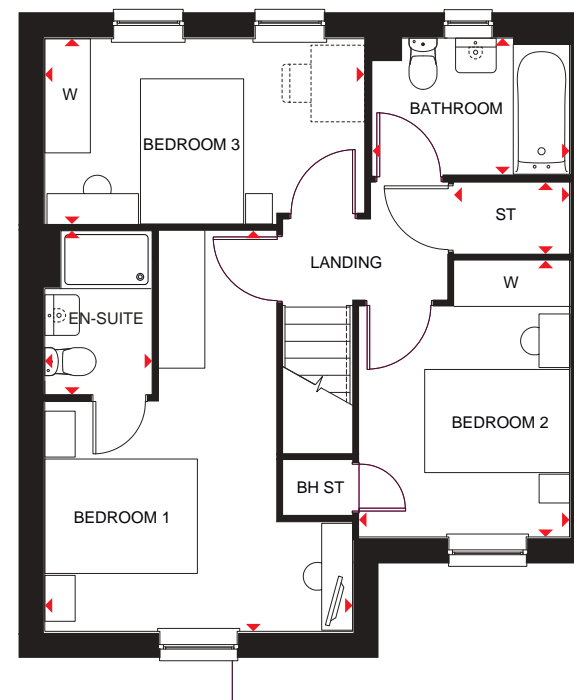
Key

B	Boiler	BH ST	Bulkhead store	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	4450 x 3032 mm	14'7" x 9'11"
Kitchen/Dining	4948 x 3229 mm	16'3" x 10'7"
Utility	1837 x 1646 mm	6'0" x 5'5"
Hall	1452 x 1470 mm	4'9" x 4'10"
WC	1817 x 1450 mm	6'0" x 4'9"



First Floor

Bedroom 1	5247 x 4031 mm	17'3" x 13'3"
En Suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3619 x 2759 mm	11'10" x 9'1"
Bedroom 3	4185 x 2428 mm	13'9" x 8'0"
Bathroom	2580 x 1780 mm	8'6" x 5'10"
Landing	2153 x 1535 mm	7'1" x 5'0"

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DAVID WILSON HOMES

THE MILLFORD SPECIAL

LIFETIME HOME
FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The bay-fronted lounge and the kitchen/dining area's attractive walk-in glazed bay that leads to the garden make The Millford a bright place to call home. A family area in the kitchen increases flexibility for living and entertaining, while a separate utility room

adds practicality. The ground floor has an integral garage for added security. Upstairs are four double bedrooms, the spacious main with en suite. The fully fitted family bathroom also includes a shower.

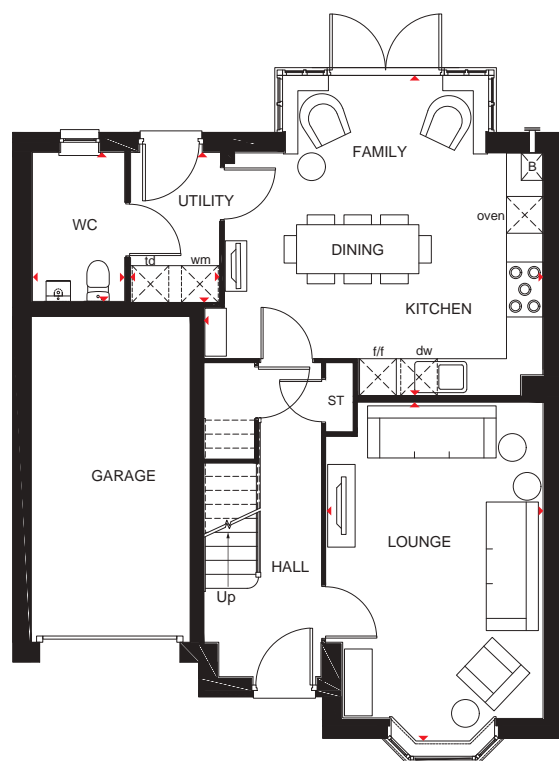
DAVID WILSON HOMES

THE MILLFORD SPECIAL

FOUR BEDROOM DETACHED HOME

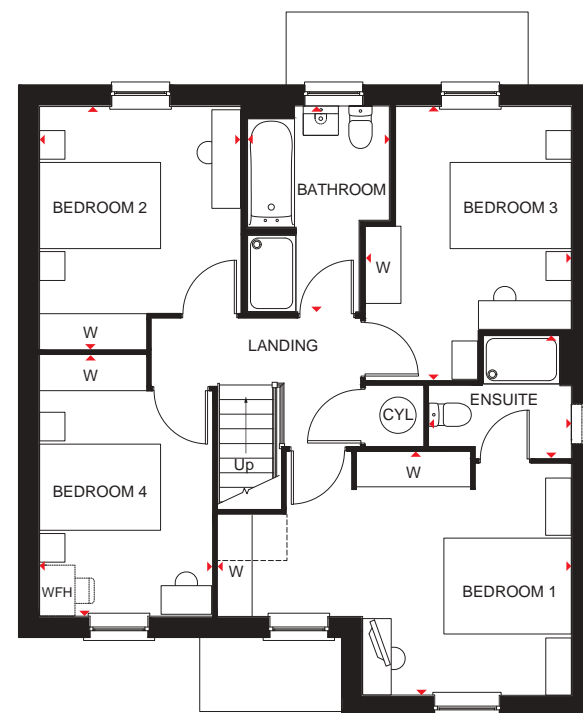
Key

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



Ground Floor

Lounge	5539 x 3536 mm	18'2" x 11'7"
Kitchen/Dining/Family	5543 x 5228 mm	18'2" x 17'2"
Utility	2448 x 1455 mm	8'0" x 4'9"
WC	2448 x 1480 mm	8'0" x 4'10"
Hall	5114 x 1912 mm	16'9" x 6'3"



First Floor

Bedroom 1	5532 x 3811 mm	18'2" x 12'6"
En Suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	3809 x 3150 mm	12'6" x 10'4"
Bedroom 3	4287 x 3220 mm	14'1" x 10'7"
Bedroom 4	4089 x 2701 mm	13'5" x 8'10"
Bathroom	3223 x 2225 mm	10'7" x 7'4"
Landing	3261 x 1994 mm	10'8" x 6'7"

*Window to plot 190 ONLY

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DAVID WILSON HOMES

THE INGLEBY SPECIAL

LIFETIME HOME
FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large, open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the

kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom.

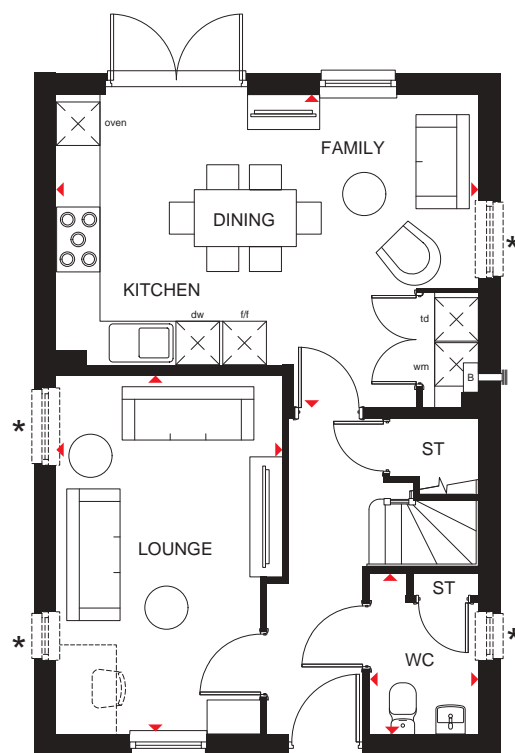
DAVID WILSON HOMES

THE INGLEBY SPECIAL

FOUR BEDROOM DETACHED HOME

Key

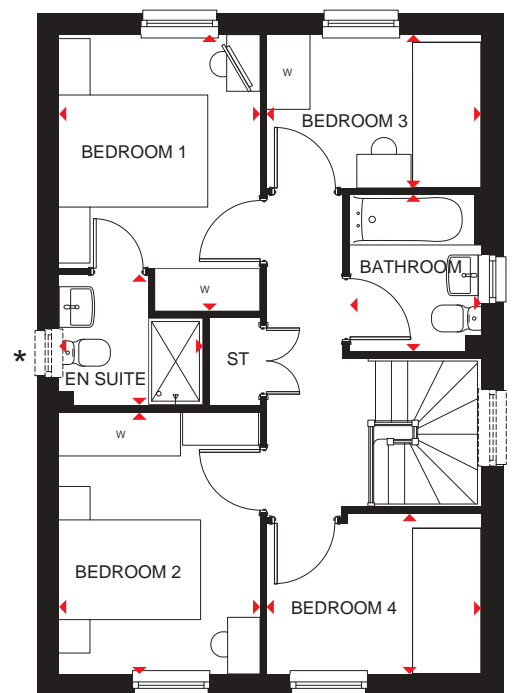
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space
ST	Store	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Dining/Family	5785 x 4295 mm	19'0" x 14'1"
WC	2184 x 1469 mm	7'2" x 4'10"

* Plot specific window



First Floor

Bedroom 1	3797 x 2750 mm	12'6" x 9'0"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3582 x 2750 mm	11'9" x 9'0"
Bedroom 3	2947 x 2089 mm	9'8" x 6'10"
Bedroom 4	2947 x 2180 mm	9'8" x 7'2"
Bathroom	2150 x 1791 mm	7'1" x 5'11"

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DAVID WILSON HOMES

THE HERTFORD SPECIAL

LIFETIME HOME
FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Designed over three floors, The Hertford is a spacious family home. A large open-plan dining area and kitchen – with separate utility – and a beautiful glazed walk-in bay with French doors leading to the garden, provide an abundance of flexible living space. Attractive bay windows in the dining area and the dual-aspect lounge

ensure this home offers a bright welcome. Two double bedrooms, the spacious main with en suite and dressing area, and the family bathroom are on the first floor. Upstairs are a further double bedroom, a single bedroom and a shower room.

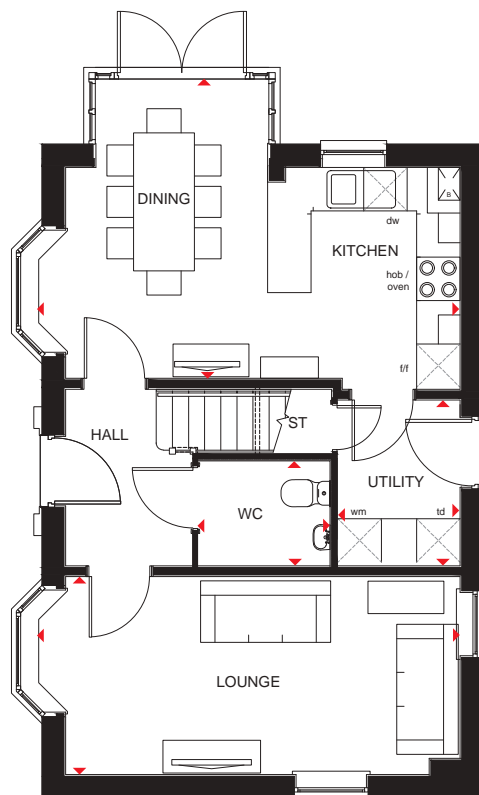
DAVID WILSON HOMES

THE HERTFORD SPECIAL

FOUR BEDROOM DETACHED HOME

Key

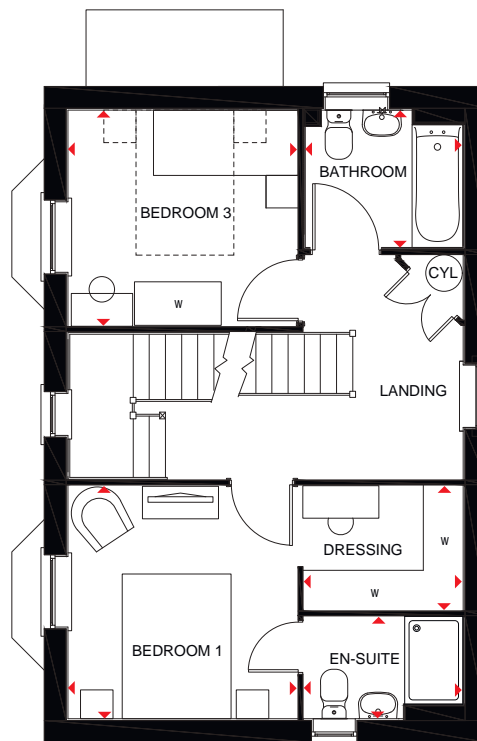
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space		



Ground Floor

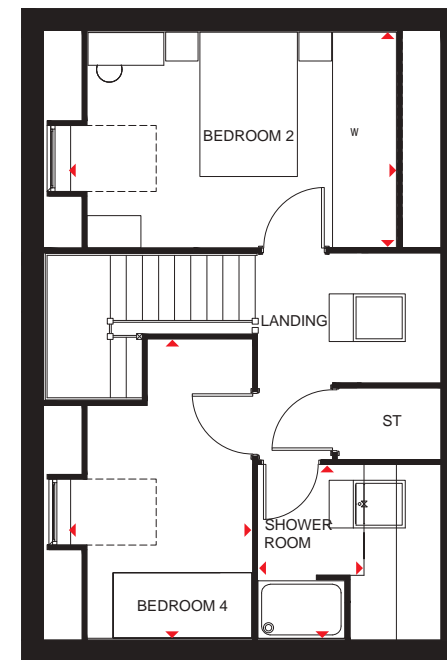
Lounge	5852 x 2741 mm	19'2" x 9'0"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 2292 mm	5'6" x 7'6"
W.C	1820 x 1450 mm	6'0" x 4'9"
Hall	2442 x 2751 mm	8'0" x 5'9"

(Approximate dimensions)



First Floor

Bedroom 1	3217 x 3166 mm	10'7" x 10'4"
En-suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1718 mm	7'2" x 5'8"
Bedroom 3	3166 x 2978 mm	10'5" x 9'9"
Bathroom	2180 x 1897 mm	7'2" x 6'3"
Landing	4109 x 3089 mm	13'6" x 10'2"



Second Floor

Bedroom 2	4540* x 2978 mm	14'10"* x 9'9"
Bedroom 4	4137 x 2537* mm	13'7" x 8'3"*
Shower room	2397 x 1464* mm	7'10" x 4'9"*
Landing	2849 x 2548 mm	9'4" x 8'4"

* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

THE KIRKDALE SPECIAL

LIFETIME HOME
FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a delightfully traditional look from the outside, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant, full-glazed walk-in bay with French doors gives access to the garden

and there's also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are four double bedrooms, the large main bedroom with en suite, and a family bathroom.

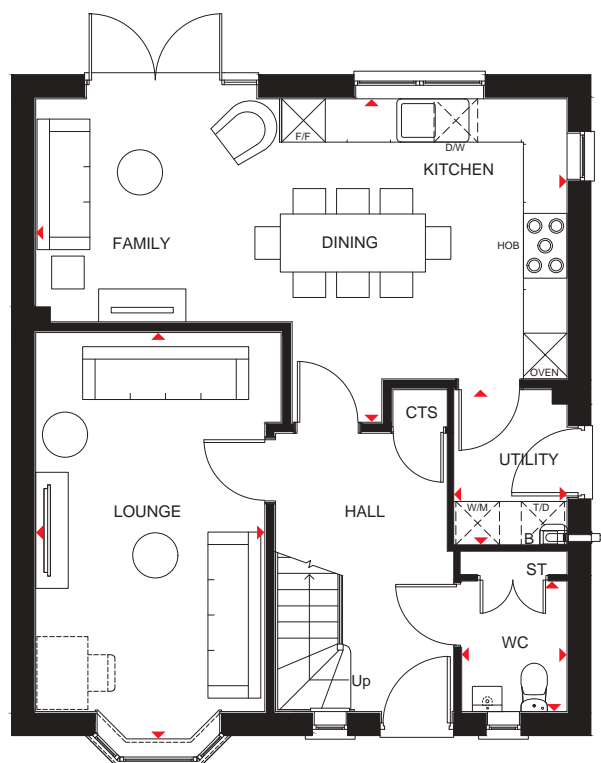
DAVID WILSON HOMES

THE KIRKDALE SPECIAL

FOUR BEDROOM DETACHED HOME

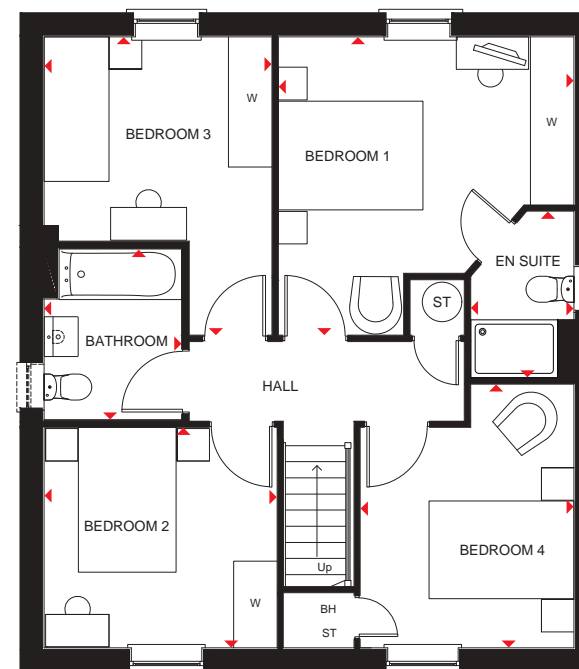
Key

B	Boiler	BH ST	Bulkhead store	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	3158 x 5622 mm	10'4" x 18'5"
Kitchen/Dining/Family	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2139 mm	5'1" x 7'1"
WC	1800 x 1450 mm	5'11" x 4'9"
Hall	2456 x 3838 mm	8'1" x 12'7"



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	3220 x 3048 mm	10'7" x 10'
Bedroom 3	4124 x 3150 mm	13'6" x 10'4"
Bedroom 4	2648 x 2952 mm	12' x 9'8"
Bathroom	1900 x 2364 mm	6'3" x 7'9"
Landing	3804 x 1100 mm	12'6" x 3'7"

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DAVID WILSON HOMES

THE HOLDEN SPECIAL

LIFETIME HOME
FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the openplan kitchen, family and dining areas exceptionally bright and airy. A separate

utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the main with en suite, a single bedroom and a family bathroom.

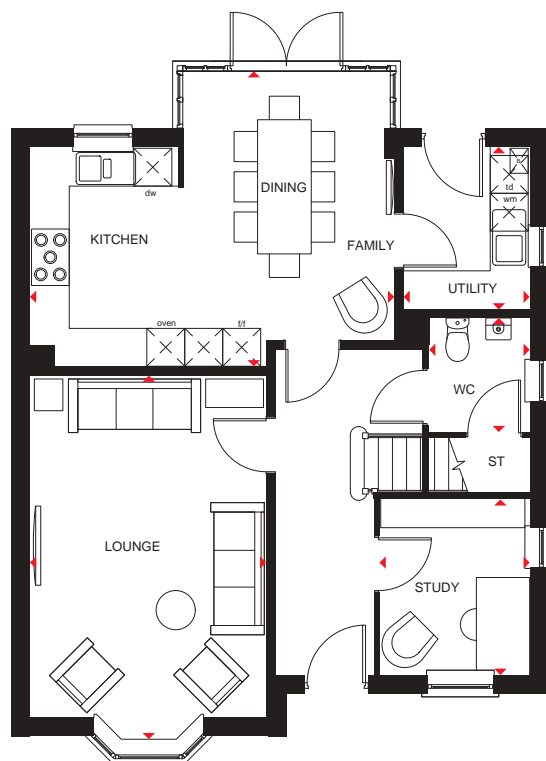
DAVID WILSON HOMES

THE HOLDEN SPECIAL

FOUR BEDROOM DETACHED HOME

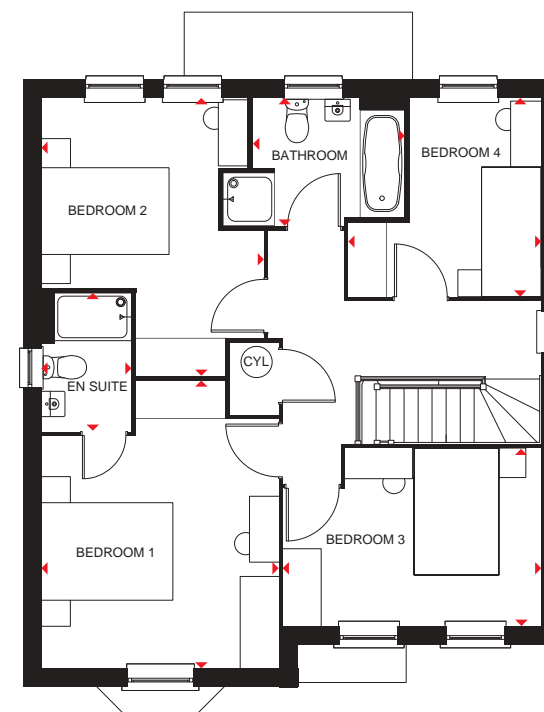
Key

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	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Dining/Family	5763 x 4658 mm	18'10" x 15'4"
Study	2786 x 2361 mm	9'1" x 7'9"
Utility	2545 x 1977 mm	8'4" x 6'6"
WC	1813 x 1572 mm	5'11" x 5'2"



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 3495 mm	14'4" x 11'5"
Bedroom 3	4071 x 2789 mm	13'4" x 9'2"
Bedroom 4	3120 x 3031 mm	10'3" x 9'11"
Bathroom	2851 x 1986 mm	9'4" x 6'6"

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DAVID WILSON HOMES

THE AVONDALE SPECIAL

LIFETIME HOME
FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and shower.

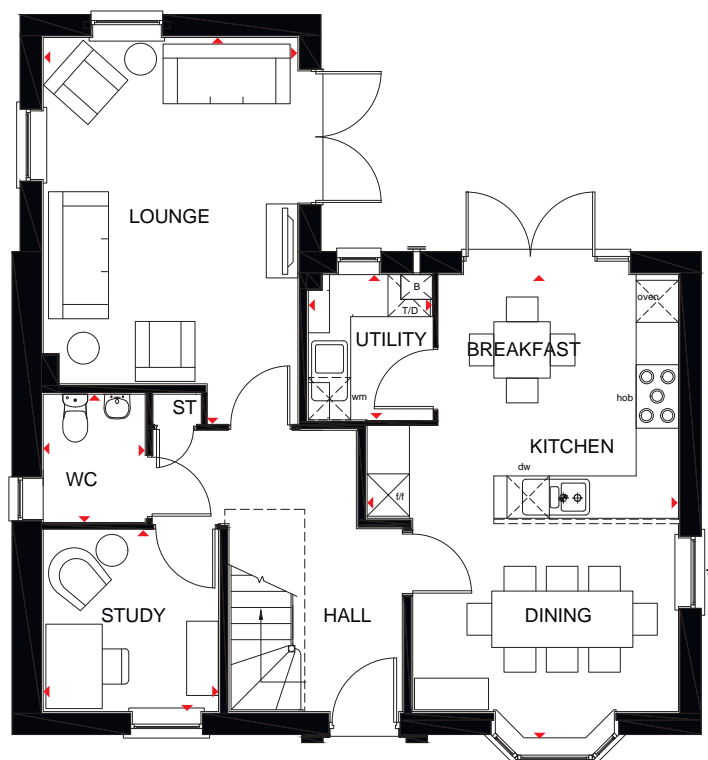
DAVID WILSON HOMES

THE AVONDALE SPECIAL

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/B'fast/Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1760 mm	6'9" x 5'9"
Study	2577 x 2490 mm	8'5" x 8'2"
WC	1818 x 1450mm	6' x 4'9"
Hall	3997 x 3990 mm	13'1" x 13'1"



First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
Ensuite	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	3076 x 1929 mm	10'1" x 6'4"
Landing	3150 x 1288 mm	10'4" x 4'3"

* denotes plot specific window

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DAVID WILSON HOMES

THE WINSTONE SPECIAL

LIFETIME HOME
FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room complete

the ground floor. Upstairs are four double bedrooms, the beautiful main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.

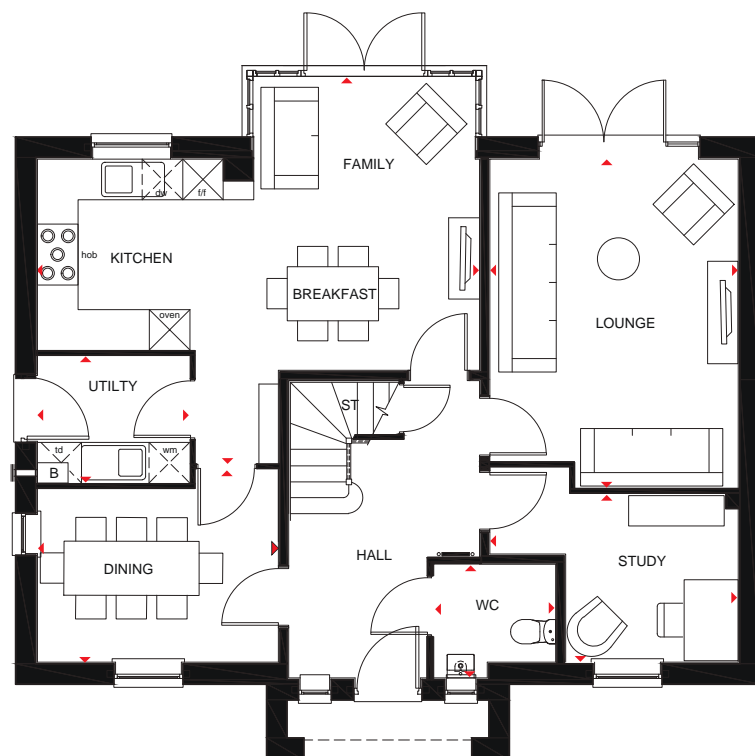
DAVID WILSON HOMES

THE WINSTONE SPECIAL

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	4864 x 3675 mm	15'11" x 12'0"
Kitchen/Family/Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2488 mm	12'0" x 8'2"
Utility	2250 x 1878 mm	7'4" x 6'2"
WC	1801 x 1685 mm	5'11" x 5'6"
Hall	4400 x 2827 mm	14'5" x 9'3"



First Floor

Bedroom 1	5150 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En Suite 1	2615 x 2200 mm	8'7" x 7'3"
Bedroom 2	3595 x 3223 mm	11'10" x 10'7"
En Suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3287 x 2381 mm	10'9" x 11'1"
Bedroom 4	3368 x 3182 mm	11'1" x 10'5"
Bathroom	3099 x 2182 mm	10'2" x 7'2"
Landing	3184 x 3133 mm	10'5" x 10'3"

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DAVID WILSON HOMES

THE MANNING SPECIAL

LIFETIME HOME
FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The large elegant hall of The Manning will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home though will be

the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the main and second bedroom with en suite, a single bedroom and family bathroom with shower.

DAVID WILSON HOMES

THE MANNING SPECIAL

FIVE BEDROOM DETACHED HOME

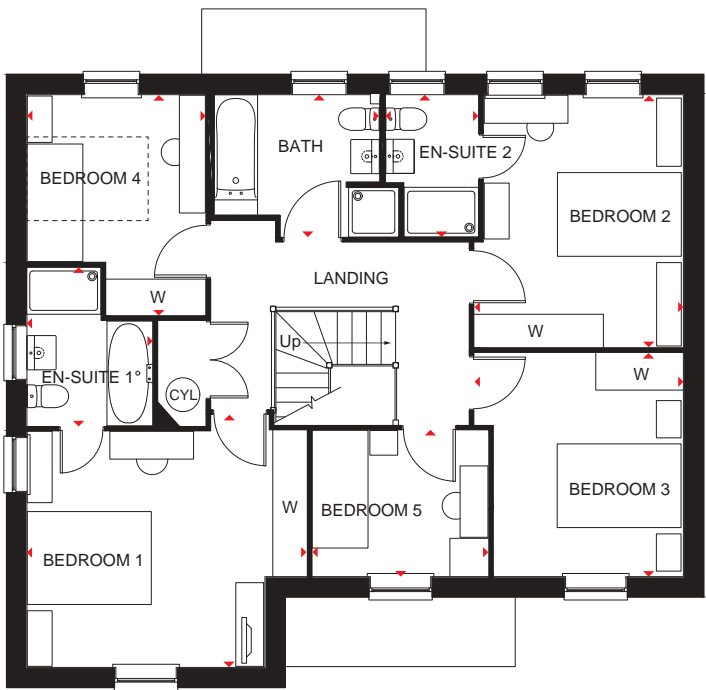
Key

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	5264 x 3550 mm	17'3" x 11'8"
Kitchen/Dining/		
Family	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3237 mm	12'7" x 10'7"
Study	2424 x 3550 mm	7'11" x 11'8"
Utility	2121 x 1938 mm	6'11" x 6'4"
WC	2350 x 1800 mm	7'9" x 5'11"
Hall	4303 x 2900 mm	14'1" x 9'6"



First Floor

Bedroom 1	4073 x 4515 mm	13'4" x 14'10"
En Suite 1	2029 x 2560 mm	6'8" x 8'5"
Bedroom 2	3375 x 4079 mm	11'1" x 13'5"
En Suite 2	1490 x 2297 mm	4'11" x 7'6"
Bedroom 3	3610 x 3375 mm	11'10" x 11'1"
Bedroom 4	3563 x 2677 mm	11'8" x 9'5"
Bedroom 5	2839 x 2611 mm	9'4" x 8'7"
Bath	2662 x 2296 mm	8'9" x 7'6"
Landing	4155 x 3291 mm	13'8" x 10'10"

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THE MORETON SPECIAL

LIFETIME HOME
FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Moreton is an exceptional family home for luxury, modern living. A spacious hall leads to a large, open-plan kitchen with a separate utility room. The kitchen flows into family and breakfast areas, made all the brighter by a glazed walk-in bay leading to the garden. Elegant double doors from the hall lead to a generous,

bay-fronted lounge, which is perfect for entertaining along with the separate dining room. On the first floor are four double bedrooms – the expansive main with full en suite – and a family bathroom with shower. Upstairs again, and there is another large, en suite double bedroom and a substantial den.

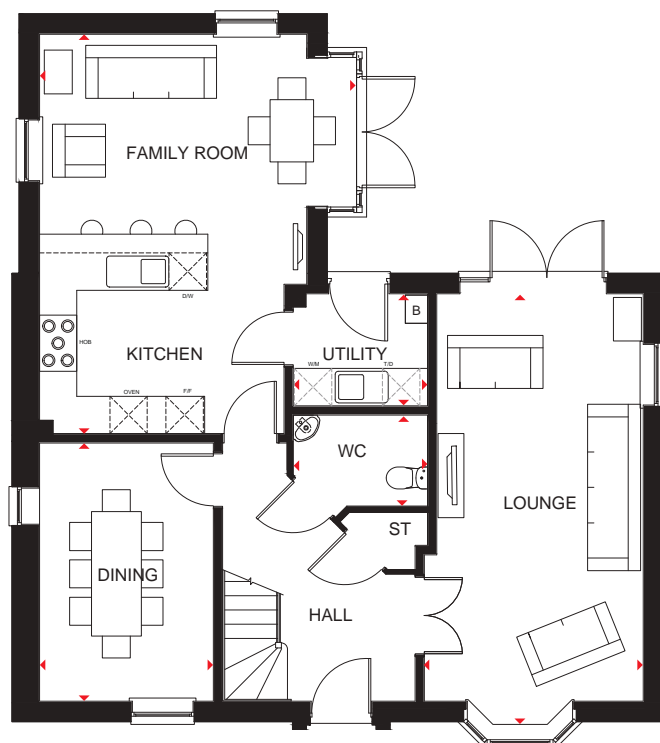
DAVID WILSON HOMES

THE MORETON SPECIAL

FIVE BEDROOM DETACHED HOME

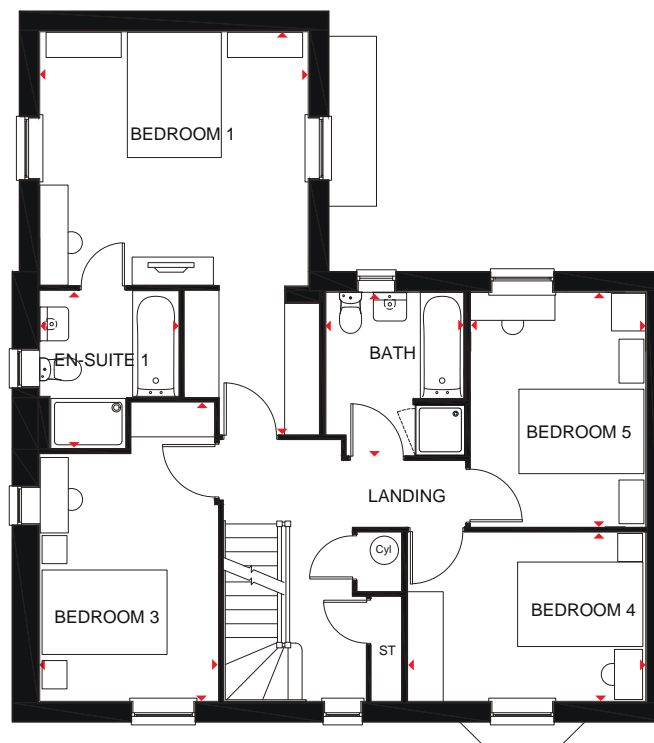
Key

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



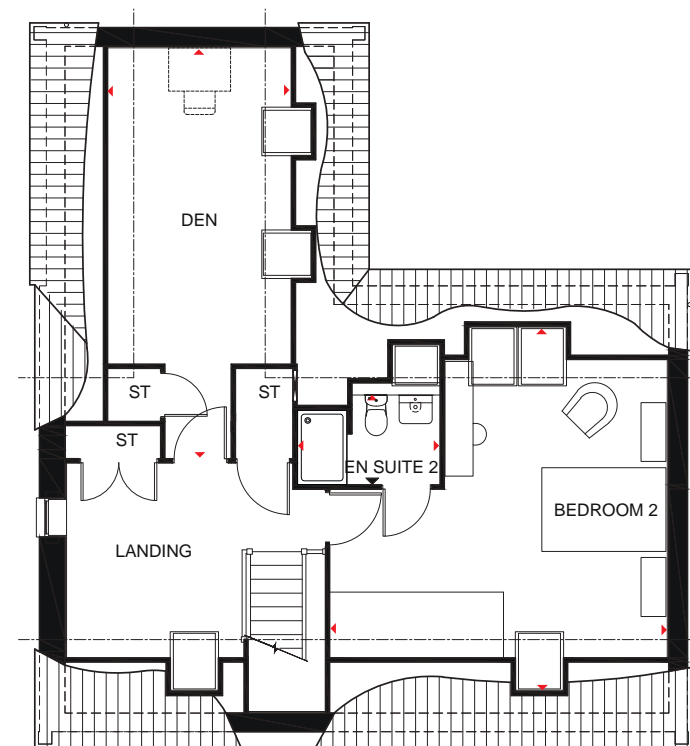
Ground Floor

Lounge	6937 x 3512 mm	22'9" x 11'6"
Kitchen/Family	6411 x 5090 mm	21'0" x 16'8"
Dining	4144 x 2790 mm	13'7" x 9'2"
Utility	2153 x 1800 mm	7'1" x 5'11"
WC	2153 x 1459 mm	7'1" x 4'9"
Hall	4144 x 3088 mm	13'7" x 10'1"



First Floor

Bedroom 1	6441 x 4290 mm	21'1" x 14'1"
En Suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3803 x 2694 mm	12'6" x 8'10"
Bedroom 5	3751 x 2799 mm	12'4" x 9'2"
Bathroom	2610 x 2209 mm	8'7" x 7'3"
Landing	4177 x 3927 mm	13'8" x 12'11"



Second Floor

Bedroom 2	5858 x 5438 mm	19'2" x 17'10"
Den	6616 x 2941 mm	21'8" x 9'8"
En Suite 2	2291 x 1438 mm	7'6" x 4'8"
Landing	4165 x 3127 mm	13'8" x 10'3"

* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

THE LICHFIELD SPECIAL

LIFETIME HOME
FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double

doors opening into the lounge. Across the hall is a study. Upstairs is an expansive bedroom with full en suite and dressing area. Both the first and second floors each have two further double bedrooms and bathrooms with showers, providing indulgent space for all the family.

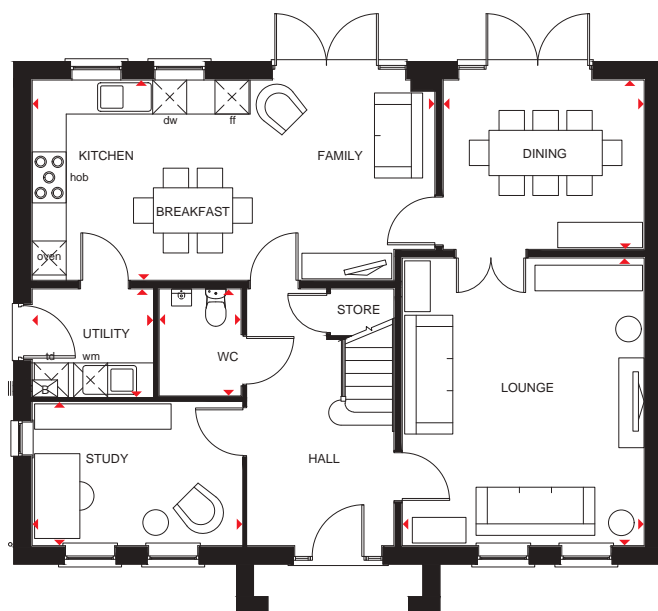
DAVID WILSON HOMES

THE LICHFIELD SPECIAL

FIVE BEDROOM DETACHED HOME

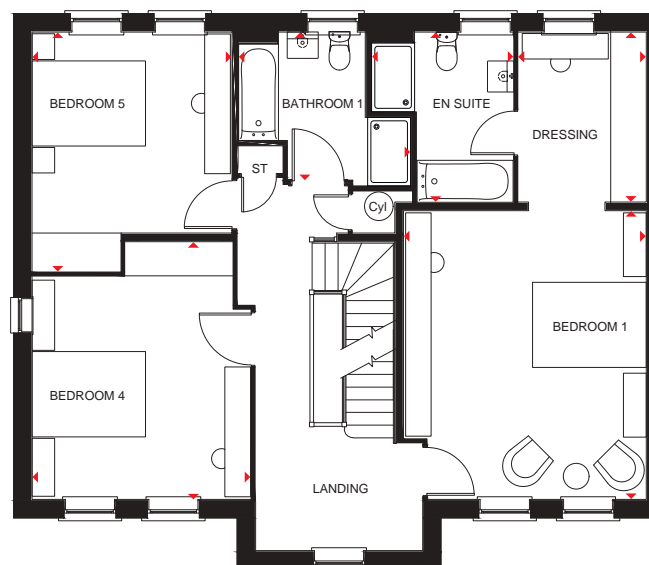
Key

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



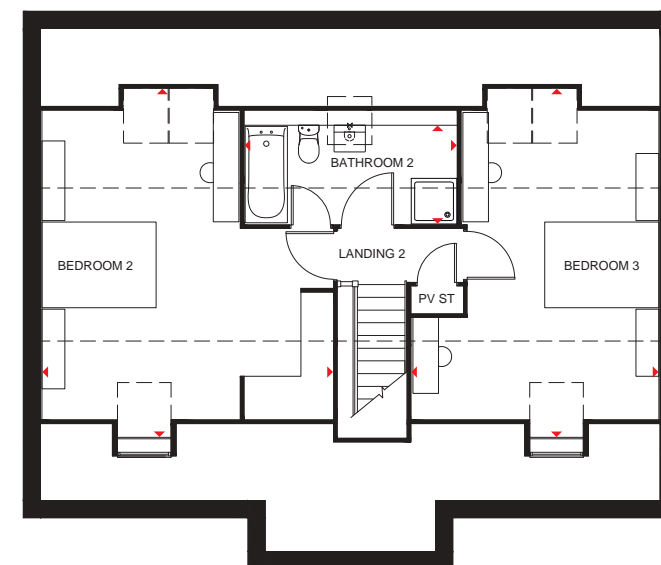
Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3540 mm	23'4" x 11'7"
Utility	2135 x 1910 mm	7'0" x 6'3"
Dining	3550 x 2994 mm	11'7" x 9'9"
Study	3714 x 2539 mm	12'2" x 8'4"
WC	1890 x 1450 mm	6'2" x 4'9"
Hall	4538 x 2589 mm	14'11" x 8'6"



First Floor

Bedroom 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En-suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4538 x 3848 mm	14'11" x 12'7"
Bedroom 5	4216 x 3511 mm	13'10" x 11'6"
Bathroom 1	3032 x 2609 mm	9'11" x 8'7"
Landing	6559 x 2771 mm	21'6" x 9'1"



Second Floor

Bedroom 2	6111 x 5102 mm	20'0" x 16'8"
Bedroom 3	6111 x 4336 mm	20'0" x 14'3"
Bathroom 2	3715 x 1733 mm	12'2" x 5'8"

* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

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 proud to say that our customers continue to rate us as a 5 Star Housebuilder for customer satisfaction year after year.

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

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at DWH at Wendel View 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.

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.

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 the Home Builders Federation has awarded us 5 stars[^], year after year. 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
- Sanitaryware 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.