



# THE WATLINGS

AT TOWCESTER GRANGE

# 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





# THE WATLINGS

AT TOWCESTER GRANGE

Stourhead Drive, Towcester, Northamptonshire NN12 6JR

What3words ///releasing.shine.tasters

**The Coach House**  
1 bedroom drive through

**The Wincham**  
2 bedroom home

**The Kennett**  
3 bedroom home

**The Archford**  
3 bedroom home

**The Fairway**  
3 bedroom home

**The Tiffeld**  
4 bedroom home

**The Norton**  
4 bedroom home

**The Hertford**  
4 bedroom home

**The Duncote**  
4 bedroom home

**The Hereford**  
4 bedroom home

**The Cornell**  
4 bedroom home

**The Alderton**  
4 bedroom home

**The Burcote**  
4 bedroom home

**The Foscofe**  
4 bedroom home

**The Avondale**  
4 bedroom home

**The Emerson**  
5 bedroom home

**The Henley**  
5 bedroom home

**Affordable Housing**

**Visitors Parking**

**Show Homes**

Swale



New tree line



Mature tree line



Attenuation pond



Local Equipped Area for Play



Giving nature a home on this development:

Bat box



Hedgehog highway



Sparrow terrace



Swift nesting brick



House Martin nest box



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



See the Difference at [dwh.co.uk](https://dwh.co.uk)



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Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. The Watlings is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H8872-102 Rev: A



# THE COACH HOUSE

## ONE BEDROOM HOME





Photovoltaic panels



Waste Water Heat Recovery Systems



Highly-efficient insulation



Argon-filled double-glazing



Electric car charging points



**Ground Floor**  
Hall 1800 x 1717mm 5'11" x 5'7"  
(Approximate dimensions)

**First Floor**  
Lounge/Dining 5753 x 4525mm 18'10" x 14'10"  
Bedroom 1 4739 x 2920mm 15'6" x 9'7"  
Bathroom 2417 x 1700mm 7'11" x 5'7"  
(Approximate dimensions)

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



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# THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Fairway demonstrates a clever use of design on a corner plot to create an attractive semi-detached family home. Both the large open-plan kitchen, with dining and family areas, and the long lounge are bright and airy places thanks to French doors

leading from both rooms to the rear garden. Upstairs, a galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom.

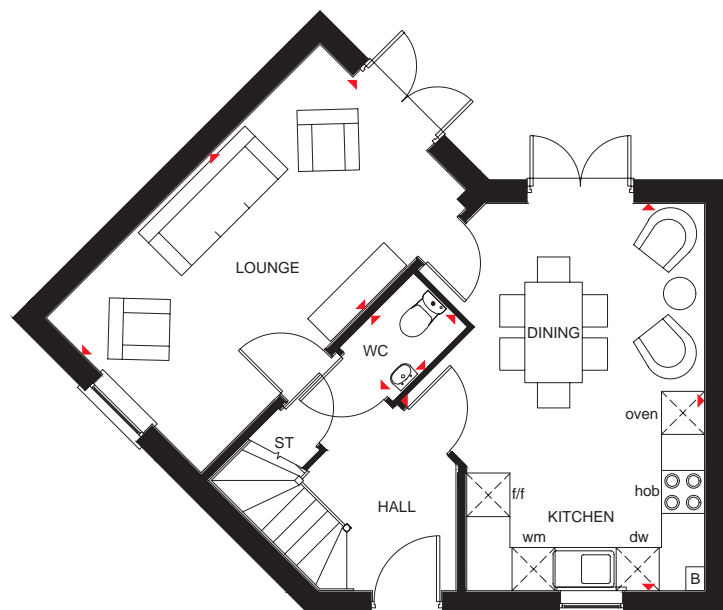
DAVID WILSON HOMES

# THE FAIRWAY

THREE BEDROOM HOME

## Key

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



### Ground Floor

Lounge	5390 x 3050 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"



### First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3165 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"

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BDW001966 Group DWH 2017 P331 -DH7 DS01 /OCT22

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# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give the Archford end-terraced 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, light-filled 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.

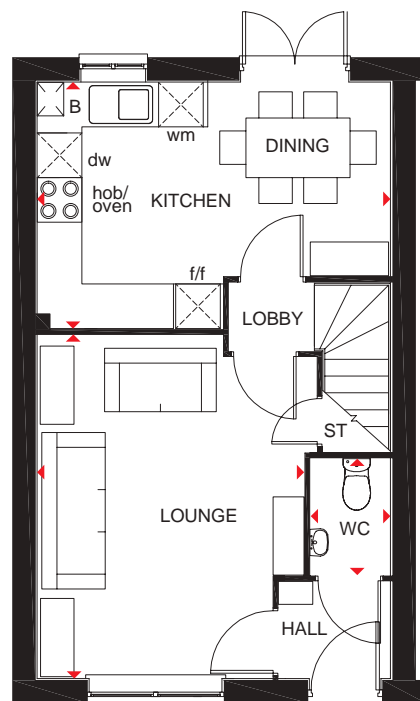
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# THE ARCHFORD

THREE BEDROOM HOME

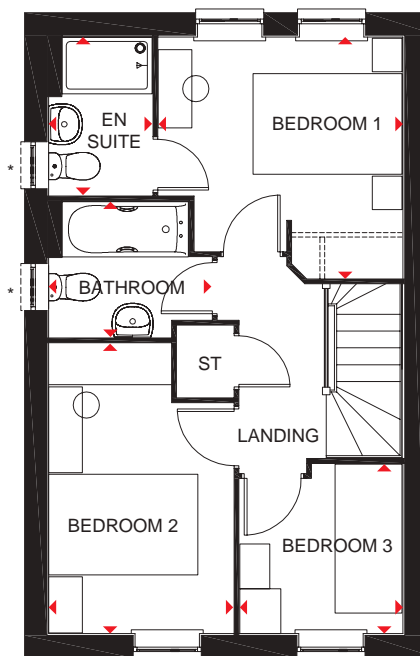
## Key

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



### Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



### First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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

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# THE KENNETT

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good-sized end-terraced 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.

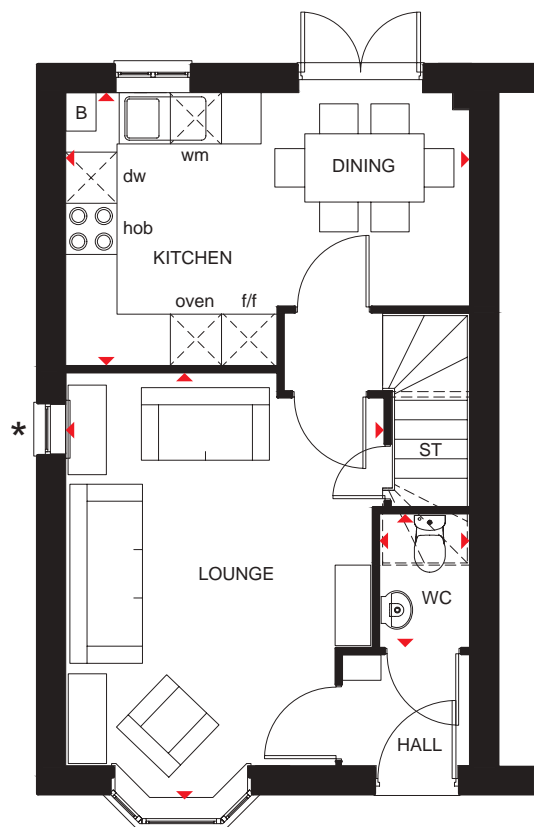
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# THE KENNETT

THREE BEDROOM END-TERRACED HOME

## Key

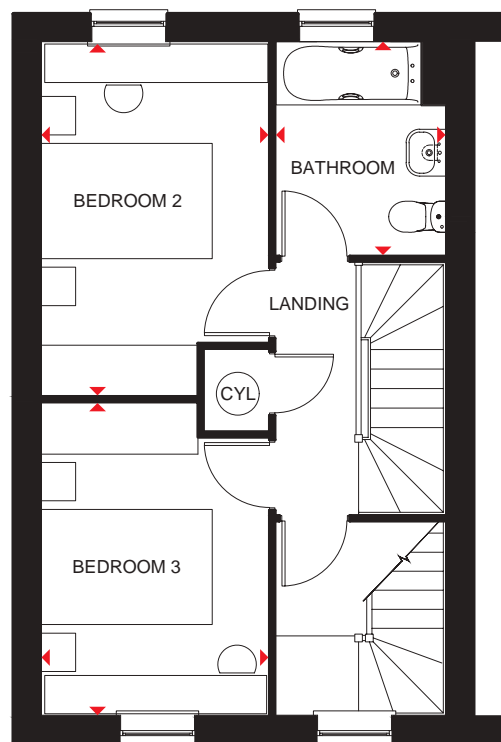
B	Boiler	wm	Washing machine space	RL	Rooflight
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	◄►	Dimension location		



### Ground Floor

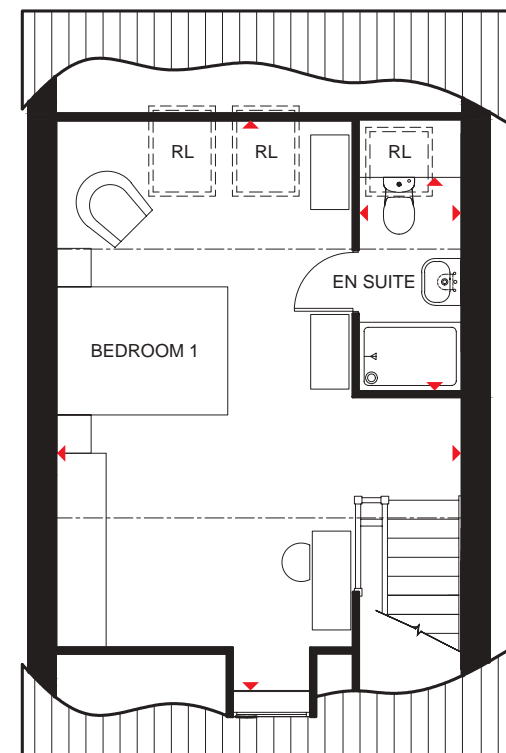
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	561 x 1054 mm	5'1" x 3'5"

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



### First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



### Second Floor

Bedroom 1	6681* x 4733 mm	21'11" x 15'6"
En suite	1189* x 2497 mm	3'11" x 8'2"

\*Overall floor dimension includes lowered ceiling areas

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# THE CORNELL

FOUR BEDROOM DETACHED



Individual plots may vary, please speak to the Sales Adviser



Featuring an open-plan kitchen with family/dining area with glazed pod and French doors onto the garden. On the other side of the home is a spacious lounge with

Features are plot specific. Please refer to working drawings.

bay-window providing plenty of natural light to flow in. Upstairs are 3 double bedrooms, including the main with en-suite. Plus a single bedroom and separate bathroom.



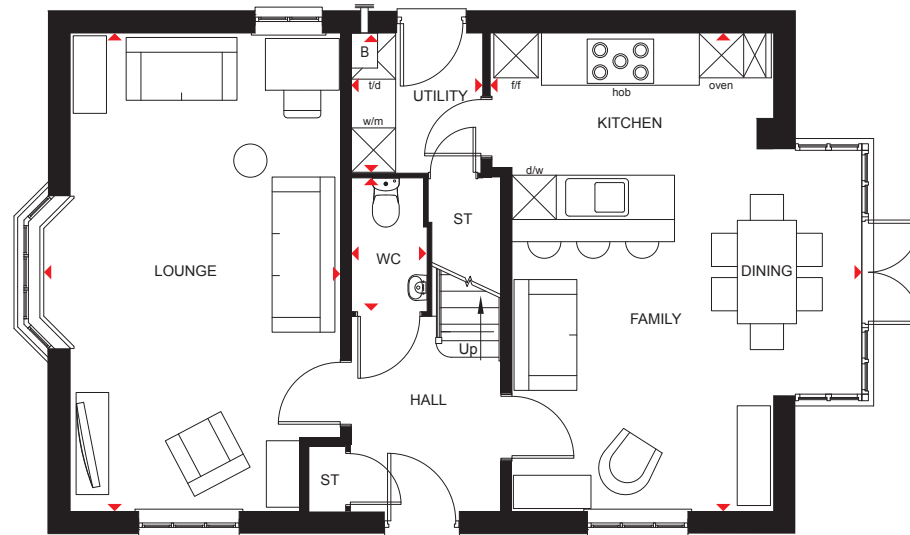
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# THE CORNELL

FOUR BEDROOM DETACHED

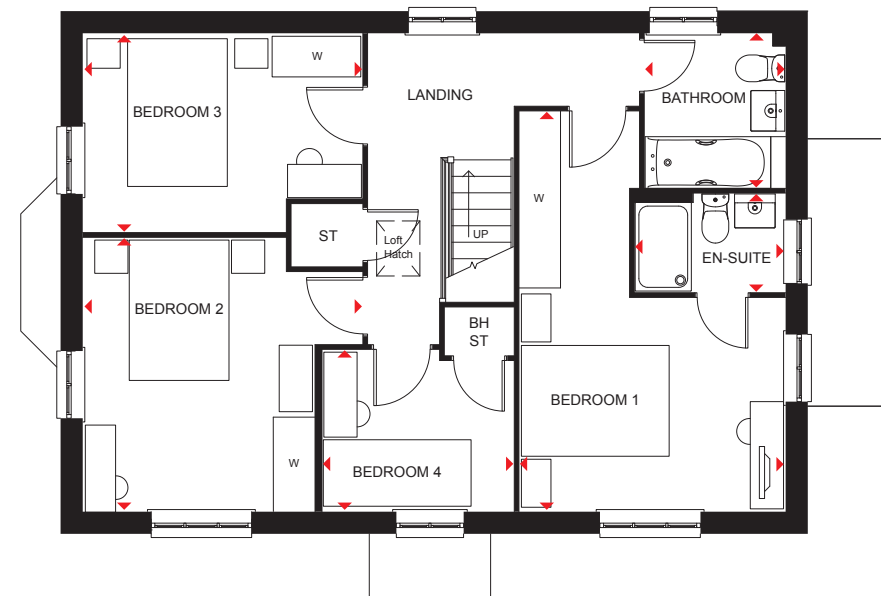
## Key

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



### Ground Floor

Lounge/	6427 x 4040 mm	21'1" x 13'3"
Kitchen/Family		
Dining	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"
Hall	2603 x 2024 mm	8'6" x 6'8"



### First Floor

Bedroom 1	5388 x 3571 mm	17'8" x 11'8"
En Suite	2010 x 1324 mm	6'7" x 4'4"
Bedroom 2	3677 x 3756 mm	12'1" x 12'4"
Bedroom 3	3756 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'2"
Landing	4178 x 3657 mm	13'8" x 12'0"

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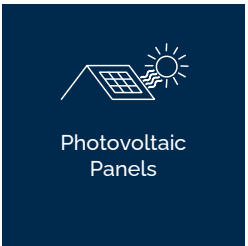
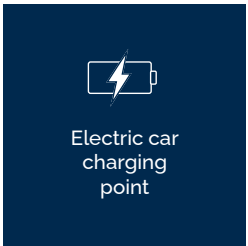


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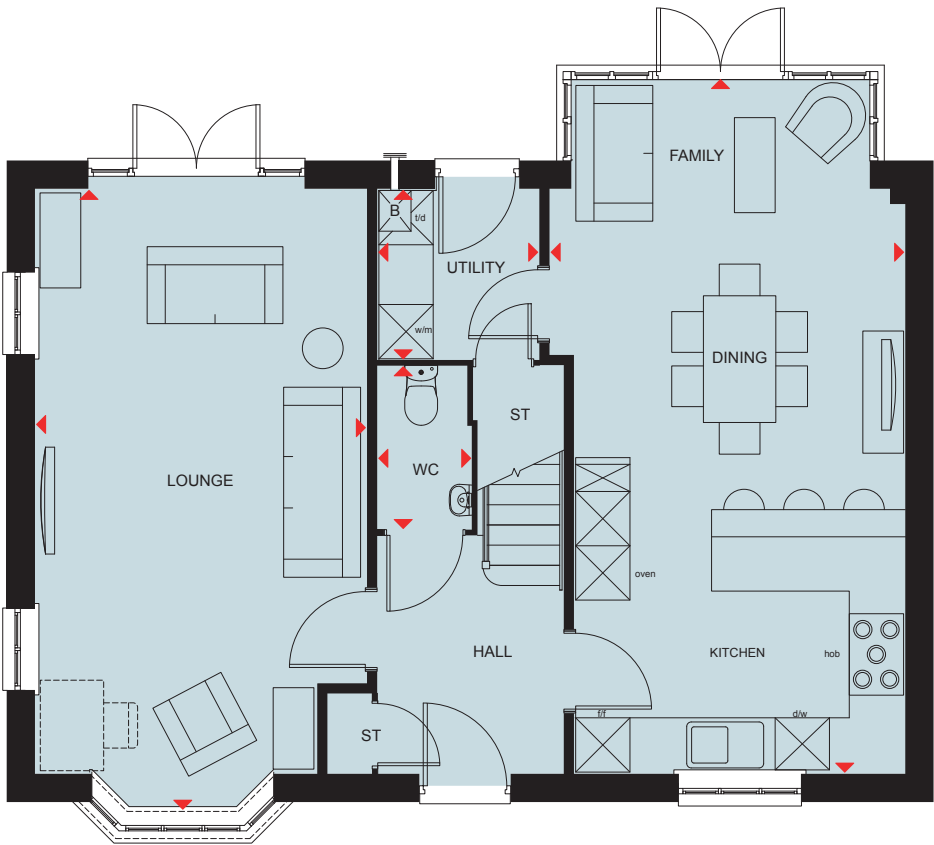


# THE ALDERTON

## FOUR BEDROOM DETACHED HOME



Features are plot specific. Please refer to working drawings.



### Ground Floor

Lounge	6836 x 3631 mm	22'5" x 11'11"
Kitchen/Family/ Dining	7652 x 3893 mm	25'1" x 12'9"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"
Hall	2603 x 2024 mm	8'6" x 6'8"



### First Floor

Bedroom 1	5388 x 3684 mm	17'8" x 12'1"
En Suite	2010 x 1324 mm	6'7" x 4'4"
Bedroom 2	3677 x 3756 mm	12'1" x 12'4"
Bedroom 3	3756 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'2"
Landing	4178 x 3657 mm	13'8" x 12'0"

### Key

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

Plots 54.



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# THE NORTON GEORGIAN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Norton, a charming and traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access to the

garden, while a large 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



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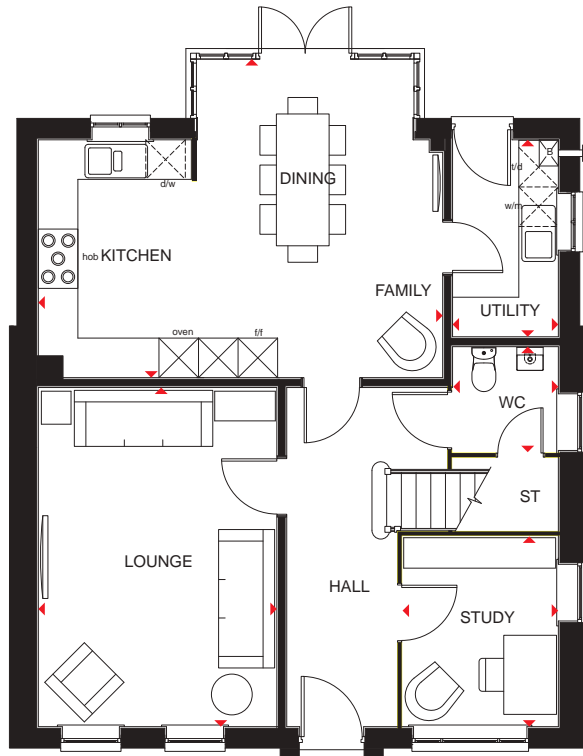


# THE NORTON GEORGIAN

FOUR BEDROOM DETACHED HOME

## Key

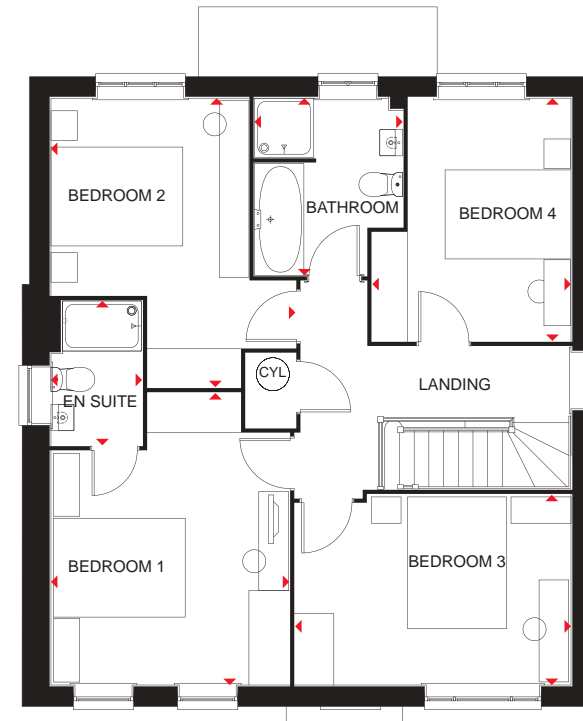
B Boiler	CYL Cylinder	w/m Washing machine space	t/d Tumble dryer space
ST Store	f/f Fridge/freezer space	d/w Dishwasher space	◀▶ Dimension location



### Ground Floor

Lounge	5145 x 3618mm	16'11" x 11'10"
Kitchen/Dining/		
Family	6134 x 4833mm	20'1" x 15'10"
Study	2886 x 2363mm	9'6" x 7'9"
Utility	2988 x 1605mm	9'10" x 5'3"
WC	1605 x 1601mm	5'3" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4429 x 3615mm	14'6" x 11'10"
En suite	2190 x 1383mm	7'2" x 4'6"
Bedroom 2	4385 x 3708mm	14'5" x 12'2"
Bedroom 3	4185 x 2886mm	13'9" x 9'6"
Bedroom 4	3683 x 3014mm	12'1" x 9'11"
Bathroom	2689 x 2249mm	8'10" x 7'5"

(Approximate dimensions)

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# THE NORTON VERNACULAR

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Norton, a charming and traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access to the

garden, while a large 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.



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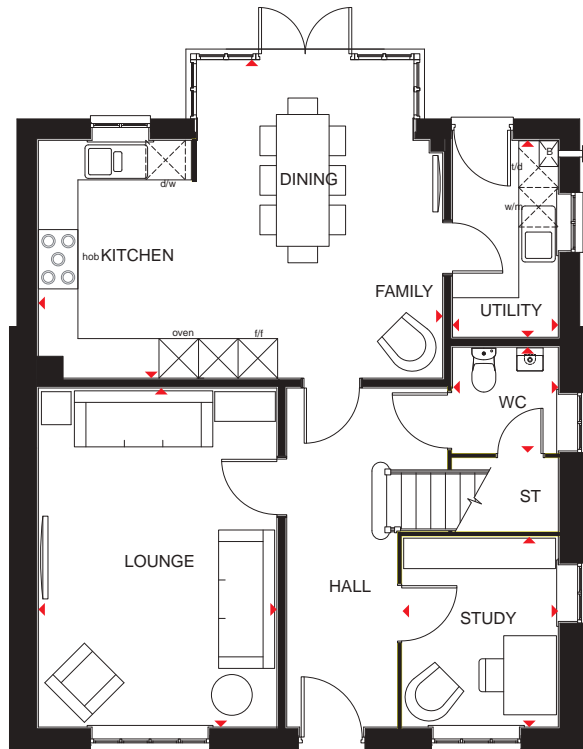


# THE NORTON VERNACULAR

FOUR BEDROOM DETACHED HOME

## Key

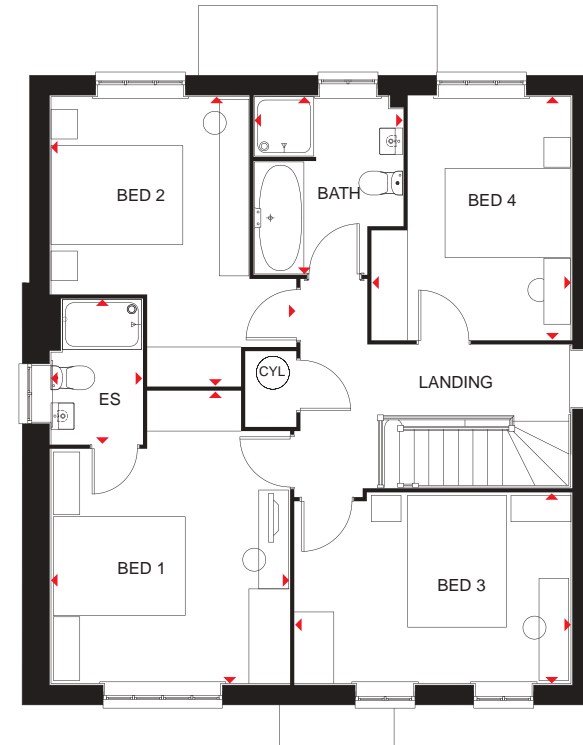
B Boiler	CYL Cylinder	w/m Washing machine space	t/d Tumble dryer space
ST Store	f/f Fridge/freezer space	d/w Dishwasher space	◀▶ Dimension location



### Ground Floor

Lounge	5145 x 3618mm	16'11" x 11'10"
Kitchen/Dining/		
Family	6134 x 4833mm	20'1" x 15'10"
Study	2886 x 2363mm	9'6" x 7'9"
Utility	2988 x 1605mm	9'10" x 5'3"
WC	1605 x 1601mm	5'3" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4429 x 3615mm	14'6" x 11'10"
En suite	2190 x 1383mm	7'2" x 4'6"
Bedroom 2	4385 x 3708mm	14'5" x 12'2"
Bedroom 3	4185 x 2886mm	13'9" x 9'6"
Bedroom 4	3683 x 3014mm	12'1" x 9'11"
Bathroom	2689 x 2249mm	8'10" x 7'5"

(Approximate dimensions)

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# THE NORTON VICTORIAN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Norton, a charming and traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access to the

garden, while a large 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



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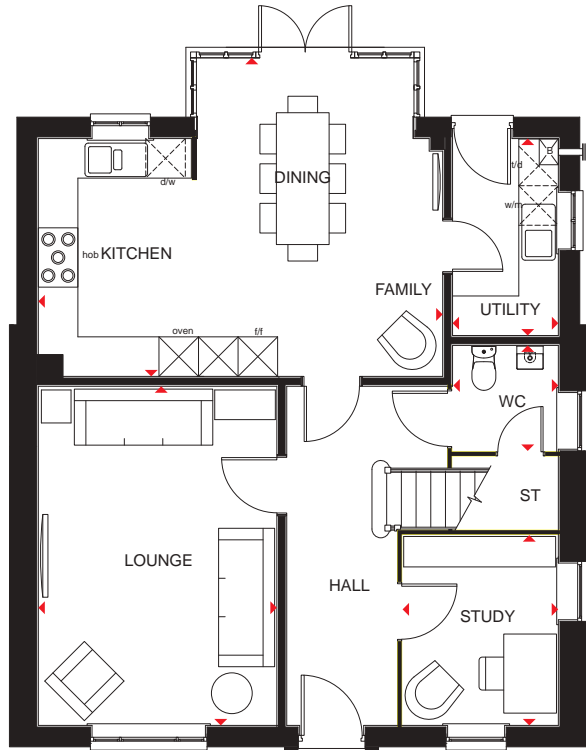
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# THE NORTON VICTORIAN

FOUR BEDROOM DETACHED HOME

## Key

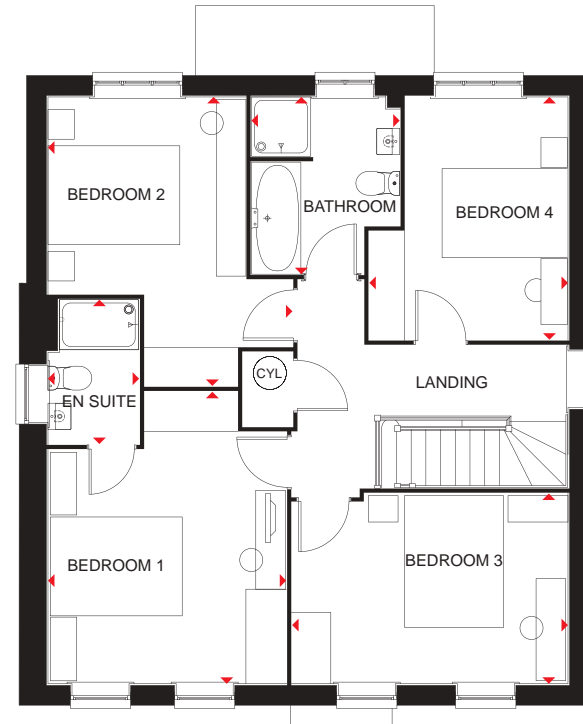
B Boiler	CYL Cylinder	w/m Washing machine space	t/d Tumble dryer space
ST Store	f/f Fridge/freezer space	d/w Dishwasher space	◀▶ Dimension location



### Ground Floor

Lounge	5145 x 3618mm	16'11" x 11'10"
Kitchen/Dining/		
Family	6134 x 4833mm	20'1" x 15'10"
Study	2886 x 2363mm	9'6" x 7'9"
Utility	2988 x 1605mm	9'10" x 5'3"
WC	1605 x 1601mm	5'3" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4429 x 3615mm	14'6" x 11'10"
En suite	2190 x 1383mm	7'2" x 4'6"
Bedroom 2	4385 x 3708mm	14'5" x 12'2"
Bedroom 3	4185 x 2886mm	13'9" x 9'6"
Bedroom 4	3683 x 3014mm	12'1" x 9'11"
Bathroom	2689 x 2249mm	8'10" x 7'5"

(Approximate dimensions)

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# THE BURCOTE VERNACULAR

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A home to suit all the family, The Burcote offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed

bay with French doors. A separate study and lounge with attractive bay windows provide room to work and relax in. Four double bedrooms upstairs, the spacious main with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



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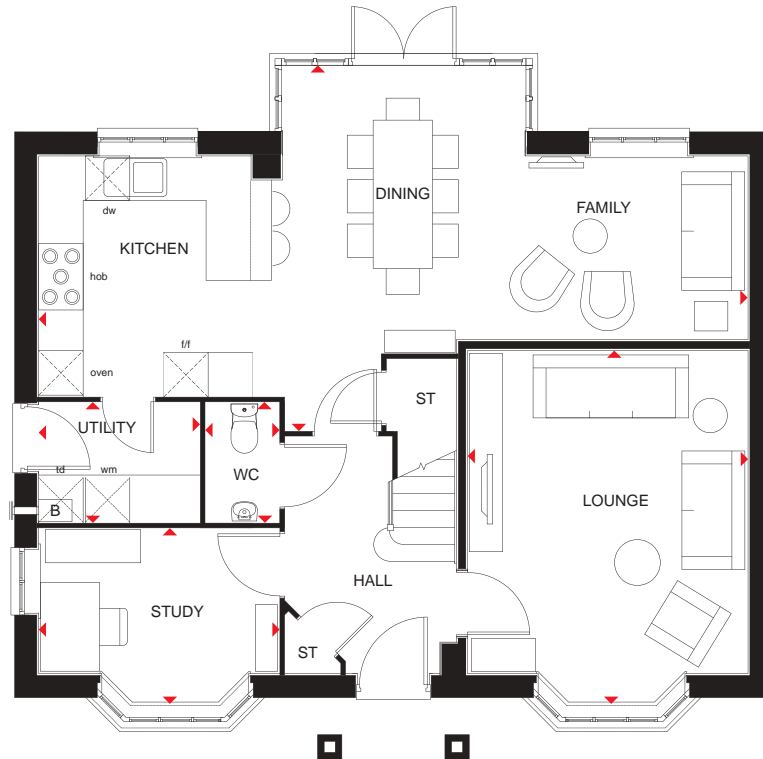
WHERE QUALITY LIVES

# THE BURCOTE VERNACULAR

## FOUR BEDROOM DETACHED HOME

### Key

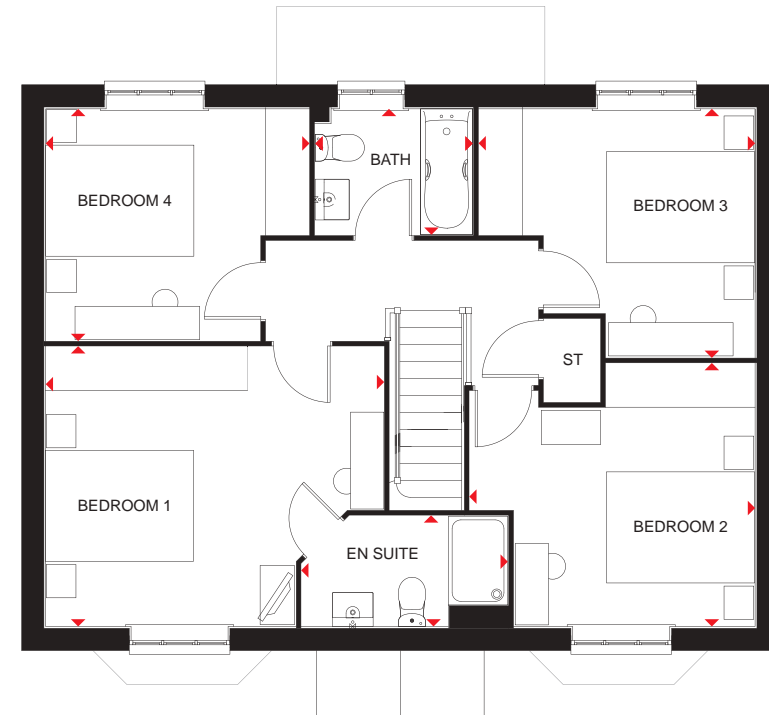
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	↔	Dimension location
ST	Store	wm	Washing machine space	td	Tumble dryer space		



### Ground Floor

Lounge	4771 x 3786mm	15'8" x 12'5"
Kitchen/Dining/		
Family	9578 x 4931mm	31'5" x 16'2"
Study	3244 x 2364mm	10'8" x 7'9"
Utility	2169 x 1614mm	7'1" x 5'4"
WC	1614 x 986mm	5'4" x 3'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4561 x 3775mm	15'0" x 12'5"
En suite	2779 x 1491mm	9'1" x 4'11"
Bedroom 2	3850 x 3548mm	12'8" x 11'9"
Bedroom 3	3724 x 3353mm	12'3" x 11'0"
Bedroom 4	3551 x 3126mm	11'8" x 10'3"
Bathroom	2122 x 1700mm	7'0" x 5'7"

(Approximate dimensions)

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE BURCOTE VICTORIAN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A home to suit all the family, The Burcote offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed

bay with French doors. A separate study and lounge with attractive bay windows provide room to work and relax in. Four double bedrooms upstairs, the spacious main with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



DAVID WILSON HOMES

WHERE QUALITY LIVES

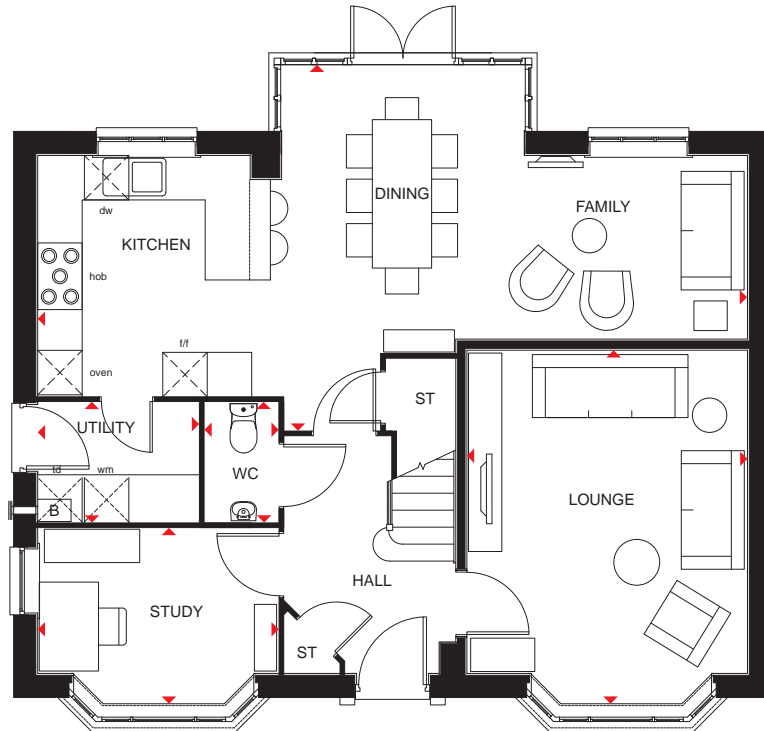


# BRADGATE VICTORIAN

## FOUR BEDROOM DETACHED HOME

### Key

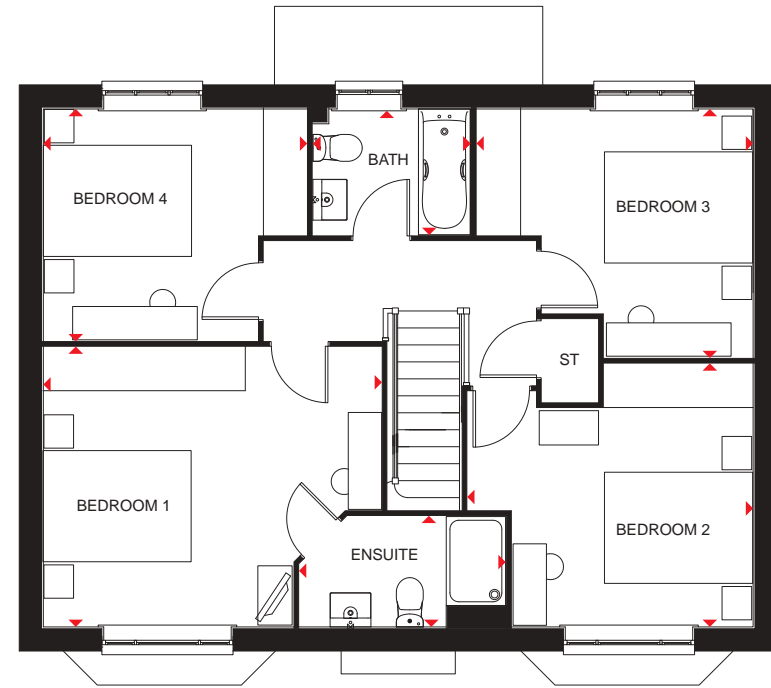
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	↔	Dimension location
ST	Store	wm	Washing machine space	td	Tumble dryer space		



### Ground Floor

Lounge	4771 x 3786mm	15'8" x 12'5"
Kitchen/Dining/		
Family	9578 x 4931mm	31'5" x 16'2"
Study	3244 x 2364mm	10'8" x 7'9"
Utility	2169 x 1614mm	7'1" x 5'4"
WC	1614 x 986mm	5'4" x 3'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4561 x 3775mm	15'0" x 12'5"
En suite	2779 x 1491mm	9'1" x 4'11"
Bedroom 2	3850 x 3548mm	12'8" x 11'9"
Bedroom 3	3724 x 3353mm	12'3" x 11'0"
Bedroom 4	3551 x 3126mm	11'8" x 10'3"
Bathroom	2122 x 1700mm	7'0" x 5'7"

(Approximate dimensions)

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE TIFFIELD GEORGIAN

FOUR BEDROOM DETACHED HOME



\*Please note CGI is of our Vernacular design, speak to a 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, is the perfect place to relax. Upstairs are four double bedrooms, the large main bedroom with en suite, and a family bathroom.



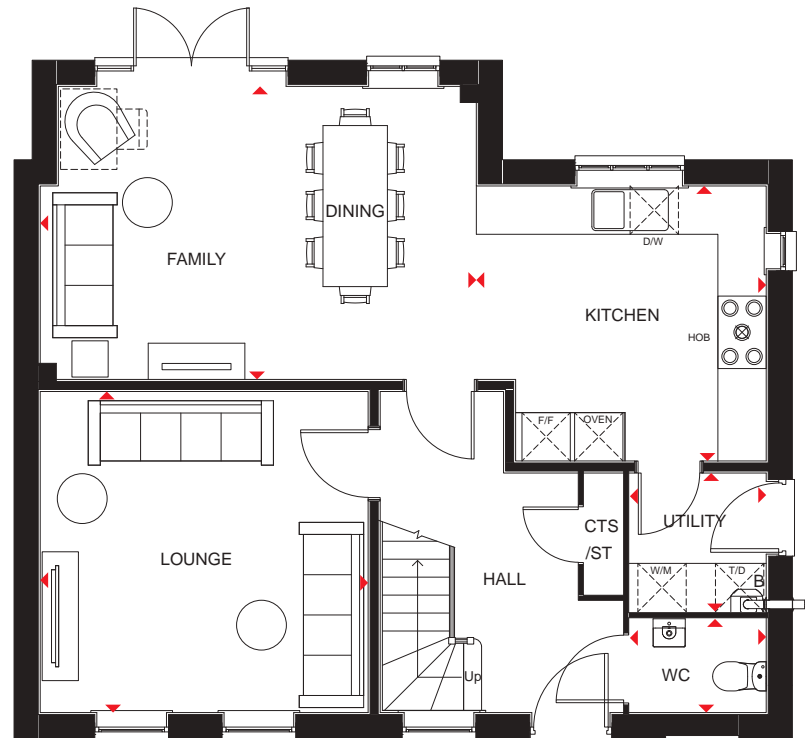
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE TIFFIELD GEORGIAN

## FOUR BEDROOM DETACHED HOME

### Key

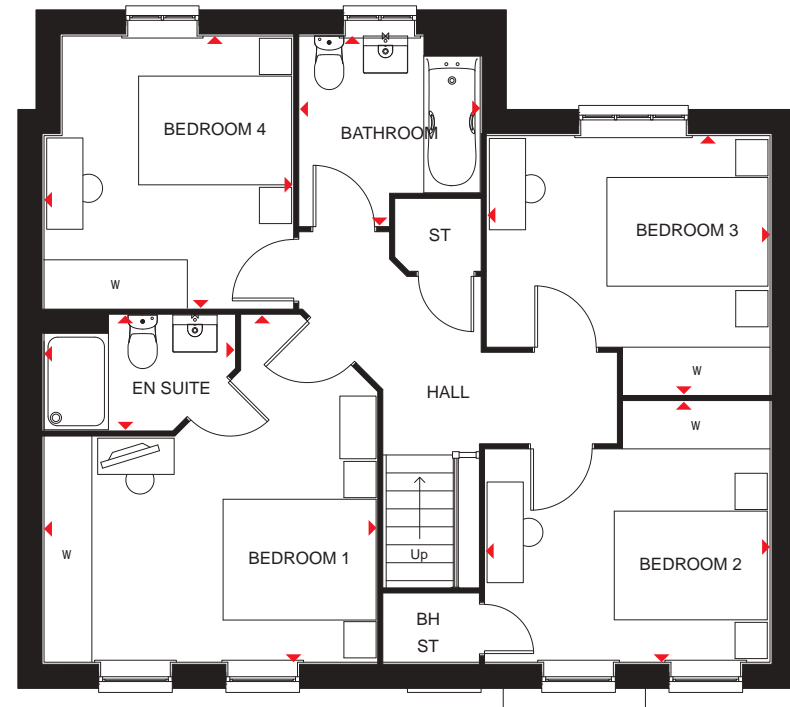
B Boiler	BH ST Bulkhead Store	W/M Washing machine space	T/D Tumble dryer space	◀▶ Dimension location
ST Store	F/F Fridge/freezer space	D/W Dishwasher space	W Wardrobe space	



### Ground Floor

Lounge	4072 x 3988mm	13'4" x 13'1"
Kitchen	3600 x 3415mm	11'10" x 11'2"
Dining/Family	5415 x 3640mm	17'9" x 11'11"
Utility	1692 x 1720mm	5'7" x 5'8"
WC	1692 x 1163mm	5'7" x 3'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4307 x 4129mm	14'2" x 13'7"
En suite	2364 x 1420mm	7'9" x 4'8"
Bedroom 2	3530 x 3235mm	11'7" x 10'7"
Bedroom 3	3509 x 3212mm	11'6" x 10'6"
Bedroom 4	3377 x 3086mm	11'1" x 10'1"
Bathroom	2237 x 2353mm	7'4" x 7'9"

(Approximate dimensions)

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DAVID WILSON HOMES

WHERE QUALITY LIVES



# THE TIFFIELD VERNACULAR

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, is the perfect place to relax. Upstairs are four double bedrooms, the large main bedroom with en suite, and a family bathroom.



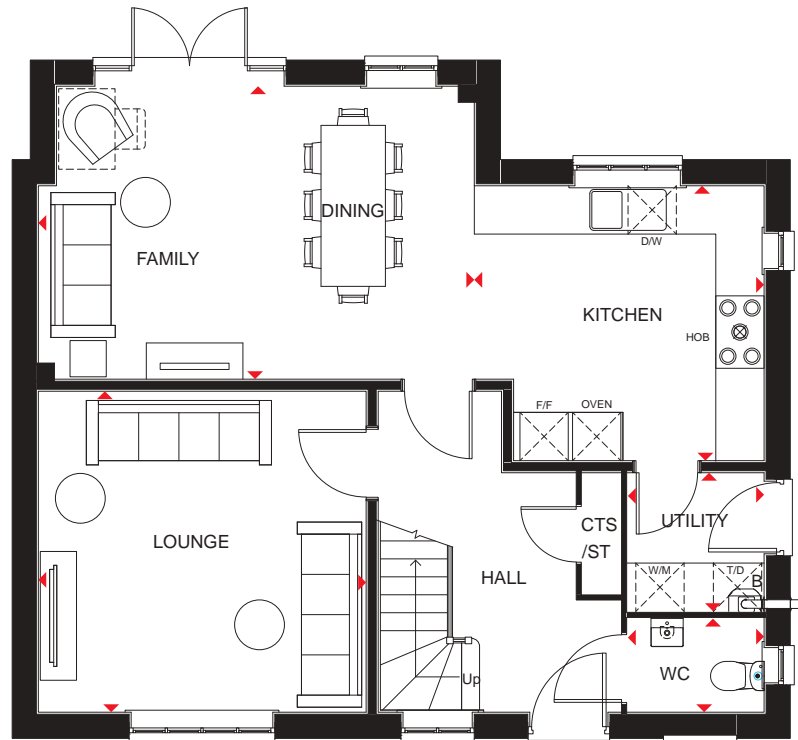
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE TIFFIELD VERNACULAR

## FOUR BEDROOM DETACHED HOME

### Key

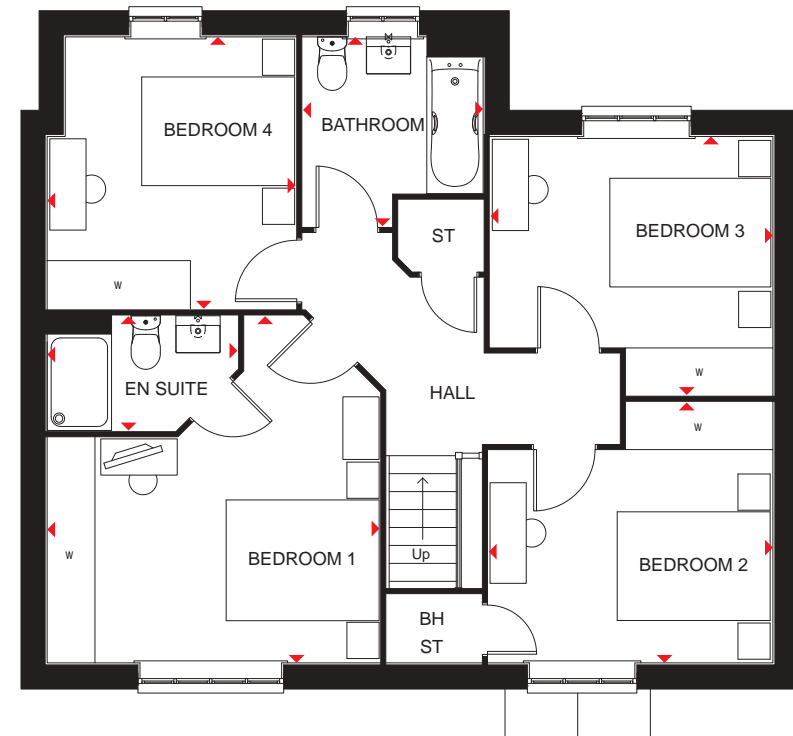
B Boiler	BH ST Bulkhead Store	W/M Washing machine space	T/D Tumble dryer space	◀▶ Dimension location
ST Store	F/F Fridge/freezer space	D/W Dishwasher space	W Wardrobe space	



### Ground Floor

Lounge	4072 x 3988mm	13'4" x 13'1"
Kitchen	3600 x 3415mm	11'10" x 11'2"
Dining/Family	5415 x 3640mm	17'9" x 11'11"
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WC	1692 x 1163mm	5'7" x 3'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4307 x 4129mm	14'2" x 13'7"
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Bathroom	2237 x 2353mm	7'4" x 7'9"

(Approximate dimensions)

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE TIFFIELD VICTORIAN

FOUR BEDROOM DETACHED HOME



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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, is the perfect place to relax. Upstairs are four double bedrooms, the large main bedroom with en suite, and a family bathroom.



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WHERE QUALITY LIVES

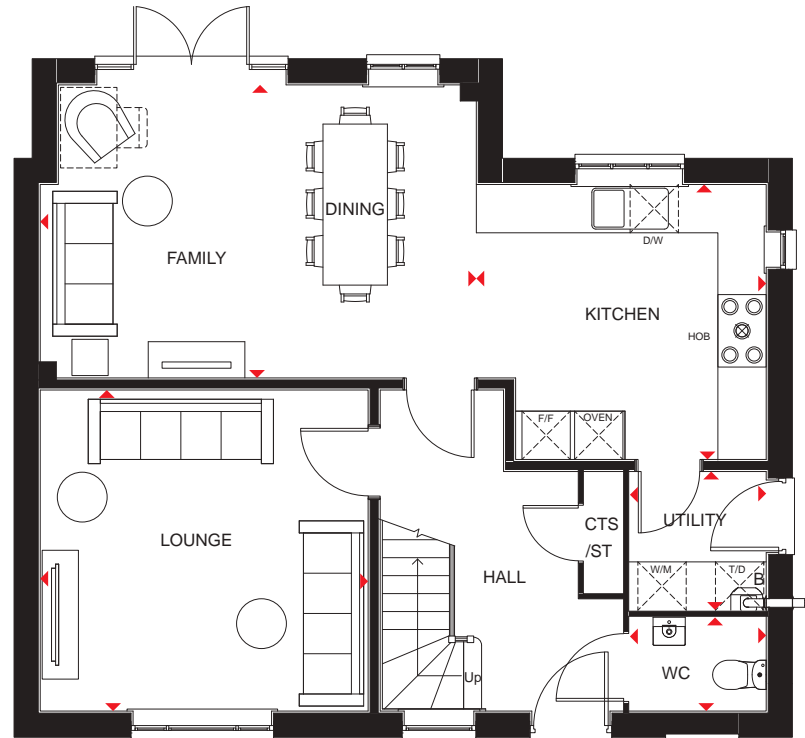


# THE TIFFIELD VICTORIAN

## FOUR BEDROOM DETACHED HOME

### Key

B Boiler	BH ST Bulkhead Store	W/M Washing machine space	T/D Tumble dryer space	◀▶ Dimension location
ST Store	F/F Fridge/freezer space	D/W Dishwasher space	W Wardrobe space	



### Ground Floor

Lounge	4072 x 3988mm	13'4" x 13'1"
Kitchen	3600 x 3415mm	11'10" x 11'2"
Dining/Family	5415 x 3640mm	17'9" x 11'11"
Utility	1692 x 1720mm	5'7" x 5'8"
WC	1692 x 1163mm	5'7" x 3'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4307 x 4129mm	14'2" x 13'7"
En suite	2364 x 1420mm	7'9" x 4'8"
Bedroom 2	3530 x 3235mm	11'7" x 10'7"
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Bathroom	2237 x 2353mm	7'4" x 7'9"

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# AVONDALE GEORGIAN

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

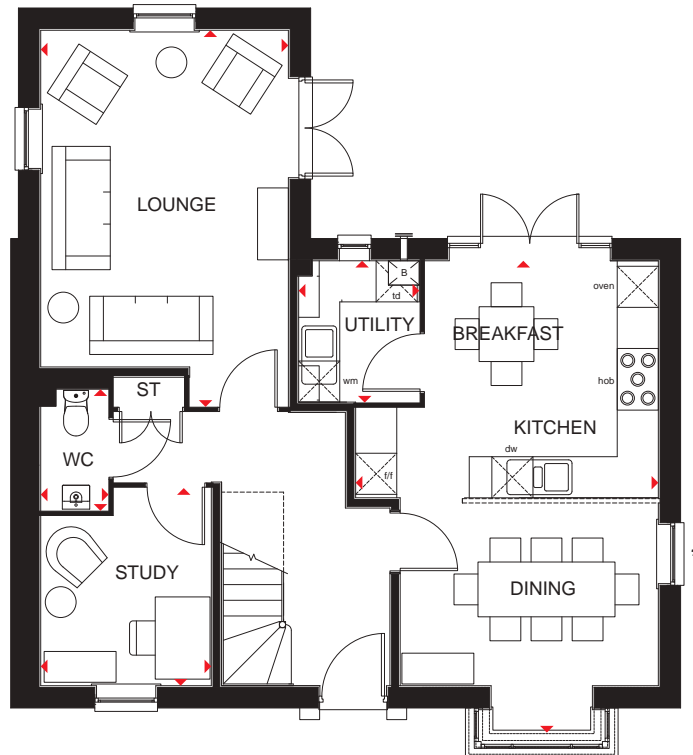
WHERE QUALITY LIVES

# AVONDALE GEORGIAN

## 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 3615mm	18'0" x 11'10"
Kitchen/Breakfast/		
Dining	6888 x 4418mm	22'7" x 14'6"
Study	2885 x 2490mm	9'5" x 8'2"
Utility	2062 x 1760mm	6'9" x 5'9"
WC	1768 x 983mm	5'10" x 3'3"

(Approximate dimensions)



#### First Floor

Bedroom 1	5587 x 3615mm	18'4" x 11'10"
En suite	2222 x 1435mm	7'3" x 4'8"
Bedroom 2	5227 x 2800mm	17'1" x 9'2"
Bedroom 3	3566 x 3316mm	11'8" x 10'10"
Bedroom 4	3893 x 2550mm	12'9" x 8'4"
Bathroom	2871 x 1929mm	9'5" x 6'4"

(Approximate dimensions)

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DAVID WILSON HOMES

WHERE QUALITY LIVES



# AVONDALE VERNACULAR

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

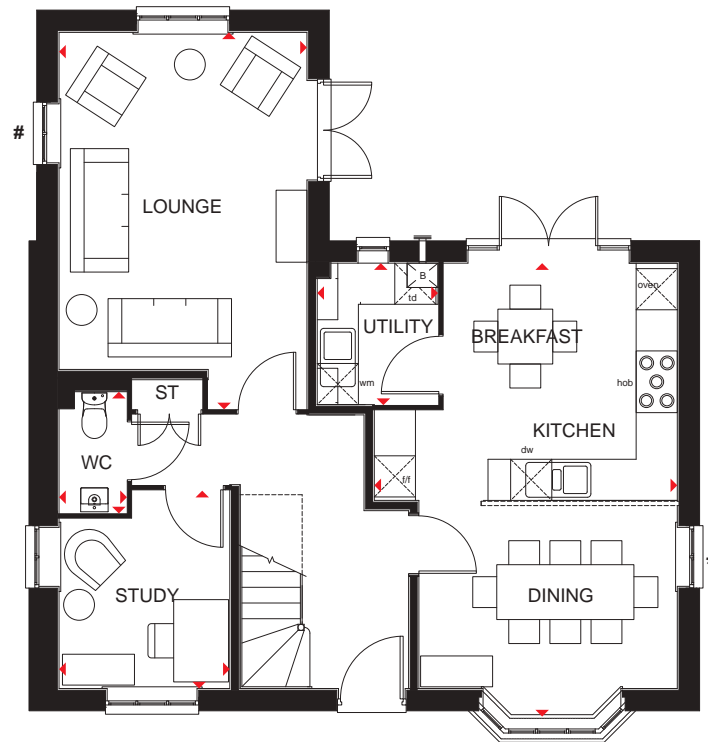
WHERE QUALITY LIVES

# AVONDALE VERNACULAR

## 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 3615mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6612 x 4418mm	21'8" x 14'6"
Study	2885 x 2490mm	9'5" x 8'2"
Utility	2062 x 1760mm	6'9" x 5'9"
WC	1768 x 983mm	5'10" x 3'3"

(Approximate dimensions)

# Window size varies

\* Plot specific window



### First Floor

Bedroom 1	5587 x 3615mm	18'4" x 11'10"
En suite	2222 x 1435mm	7'3" x 4'8"
Bedroom 2	5227 x 2800mm	17'1" x 9'2"
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DAVID WILSON HOMES

WHERE QUALITY LIVES

# AVONDALE VICTORIAN

FOUR BEDROOM DETACHED HOME



\*Note CGI shows our standard design, 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

WHERE QUALITY LIVES

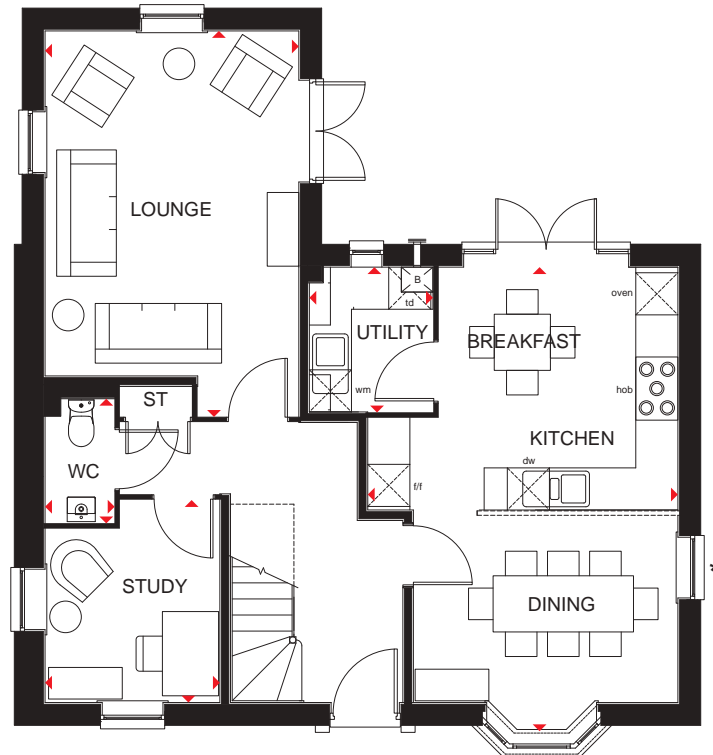


# AVONDALE VICTORIAN

## 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 3615mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6612 x 4418mm	21'8" x 14'6"
Study	2885 x 2490mm	9'5" x 8'2"
Utility	2062 x 1760mm	6'9" x 5'9"
WC	1768 x 983mm	5'10" x 3'3"

(Approximate dimensions)

\* Plot specific window



#### First Floor

Bedroom 1	5587 x 3615mm	18'4" x 11'10"
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DAVID WILSON HOMES

WHERE QUALITY LIVES

# HEREFORD VERNACULAR

FOUR BEDROOM SEMI-DETACHED HOME



Please note this image is our standard design.



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 master 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

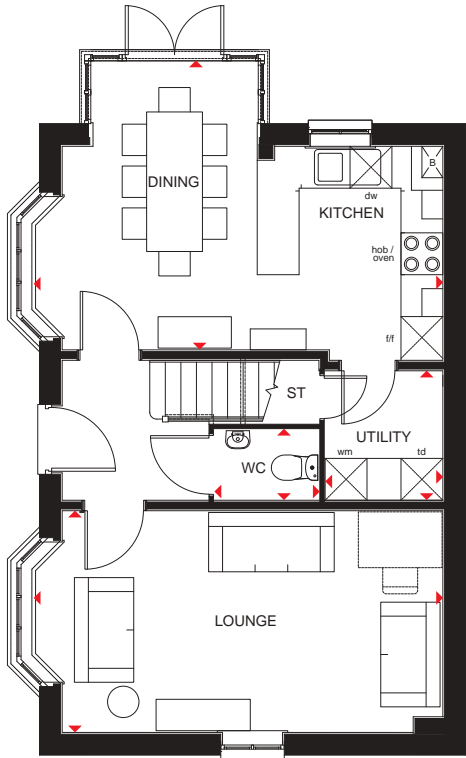
WHERE QUALITY LIVES

# HEREFORD VERNACULAR

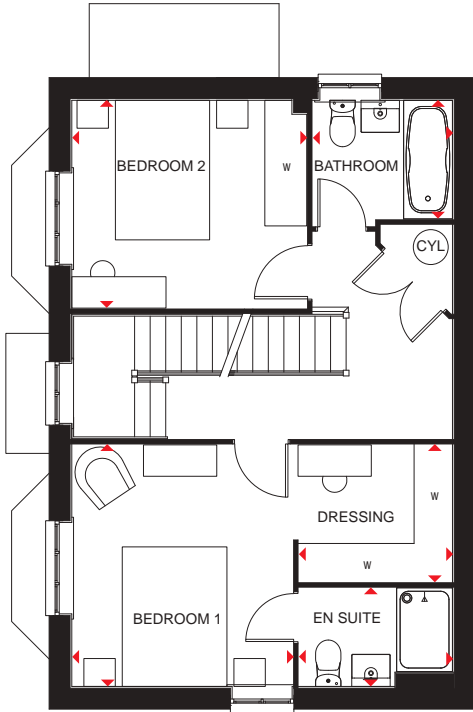
FOUR BEDROOM SEMI-DETACHED HOME

Key

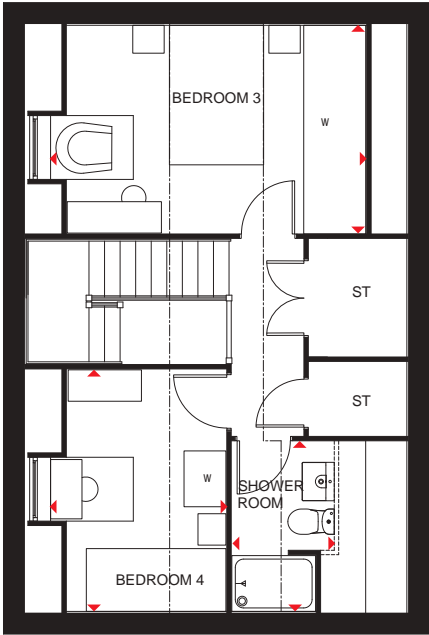
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



<b>Ground Floor</b>		
Lounge	5864 x 3178mm	19'3" x 10'5"
Kitchen/Dining	5864 x 4142mm	19'3" x 13'7"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"
(Approximate dimensions)		



<b>First Floor</b>		
Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1700mm	6'6" x 5'6"
(Approximate dimensions)		



<b>Second Floor</b>		
Bedroom 3	4540* x 2978mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*
(Approximate dimensions)		
* Overall floor dimension includes lowered ceiling areas		

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DAVID WILSON HOMES  
WHERE QUALITY LIVES



# HEREFORD VICTORIAN

FOUR BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Designed over three floors, The Hereford 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 master 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.



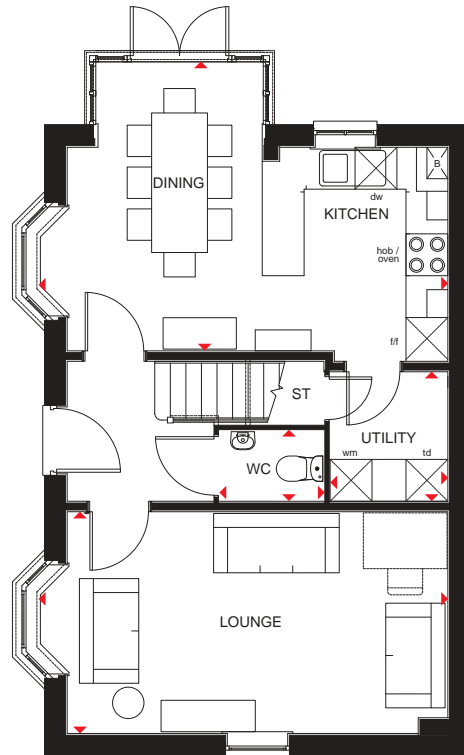
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# HEREFORD VICTORIAN

## FOUR BEDROOM SEMI-DETACHED HOME

### Key

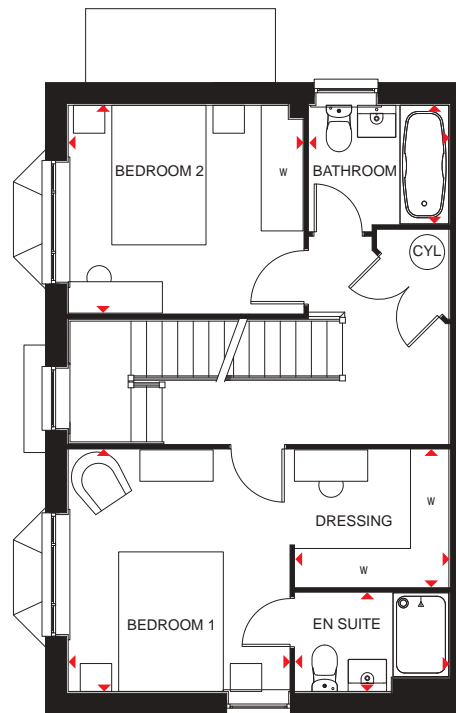
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



#### Ground Floor

Lounge	5864 x 3178mm	19'3" x 10'5"
Kitchen/Dining	5864 x 4142mm	19'3" x 13'7"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"

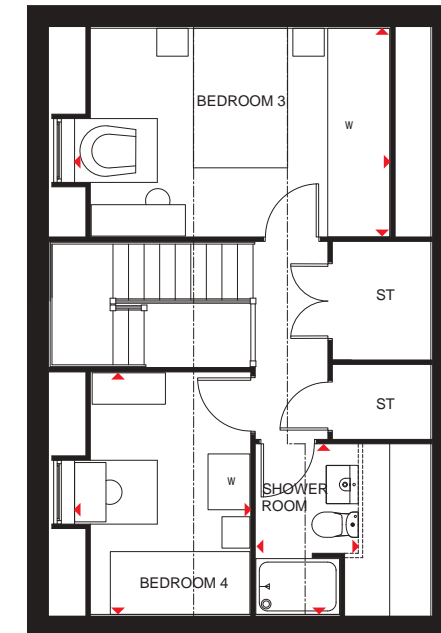
(Approximate dimensions)



#### First Floor

Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1700mm	6'6" x 5'6"

(Approximate dimensions)



#### Second Floor

Bedroom 3	4540* x 2978mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# HERTFORD GEORGIAN

FOUR BEDROOM DETACHED HOME



Please note this CGI is of our Duncote design.



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 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.



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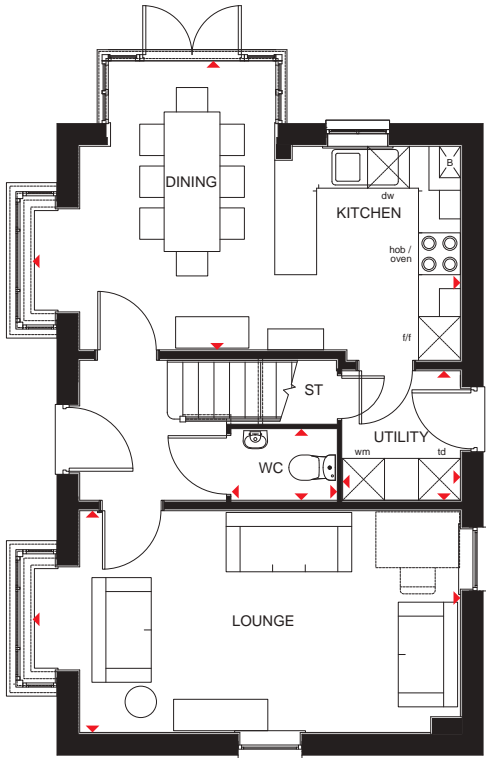


# HERTFORD GEORGIAN

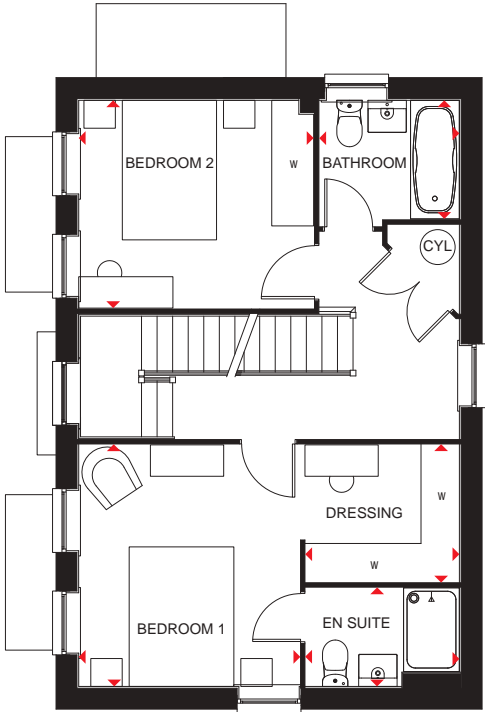
FOUR BEDROOM DETACHED HOME

Key

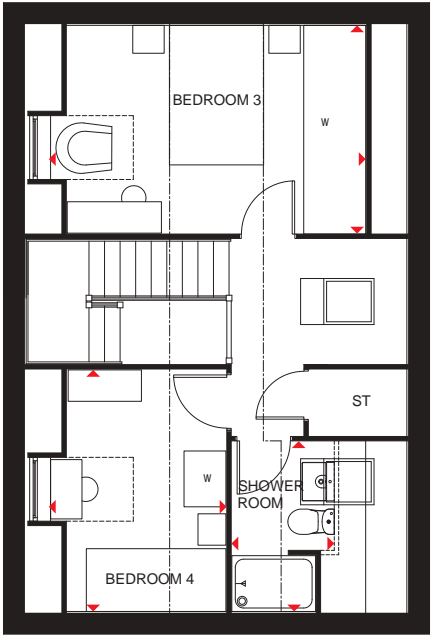
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ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



<b>Ground Floor</b>		
Lounge	6130 x 3178mm	20'1" x 10'5"
Kitchen/Dining	6130 x 4142mm	20'1" x 13'7"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"
(Approximate dimensions)		



<b>First Floor</b>		
Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1700mm	6'6" x 5'6"
(Approximate dimensions)		



<b>Second Floor</b>		
Bedroom 3	4540* x 2978mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*
(Approximate dimensions)		
* Overall floor dimension includes lowered ceiling areas		

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# HERTFORD VERNACULAR

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 lounge ensure this

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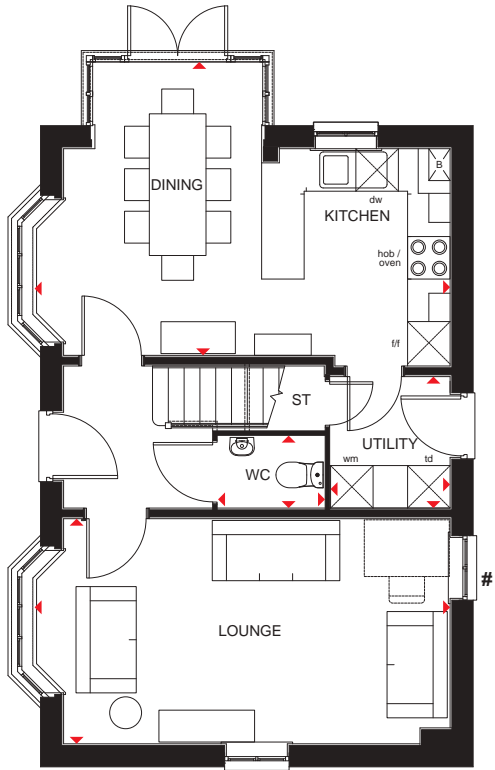
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# HERTFORD VERNACULAR

FOUR BEDROOM DETACHED HOME

## Key

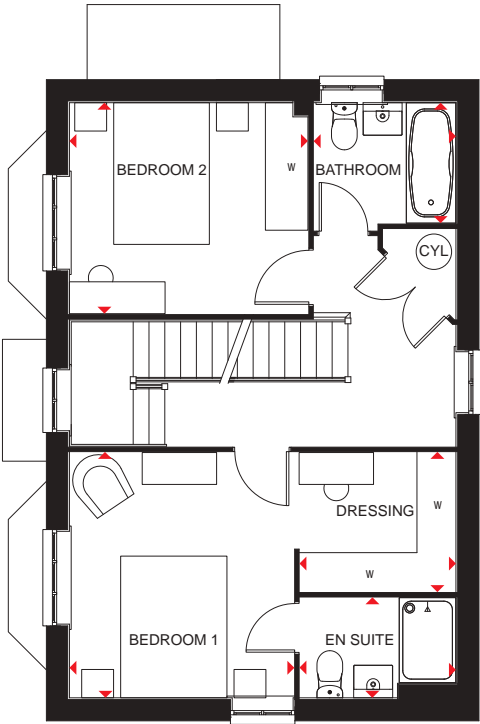
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ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



**Ground Floor**

Lounge	5864 x 3178mm	19'3" x 10'5"
Kitchen/Dining	5864 x 4142mm	19'3" x 13'7"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"

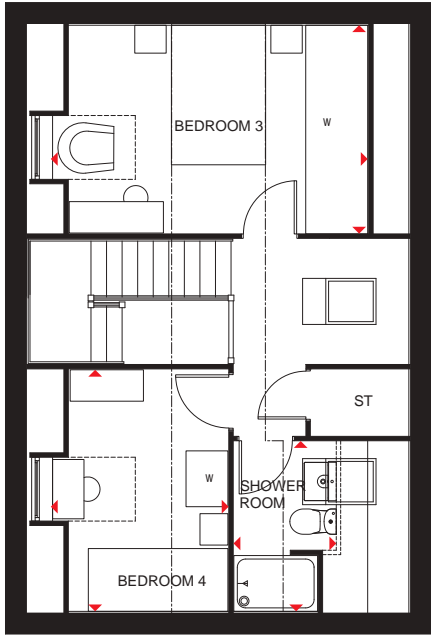
(Approximate dimensions)



**First Floor**

Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1700mm	6'6" x 5'6"

(Approximate dimensions)



**Second Floor**

Bedroom 3	4540* x 2978mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

\* Plot specific window

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# HERTFORD VICTORIAN

FOUR BEDROOM DETACHED HOME



Please note this CGI shows our semi-detached design.



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 lounge ensure this

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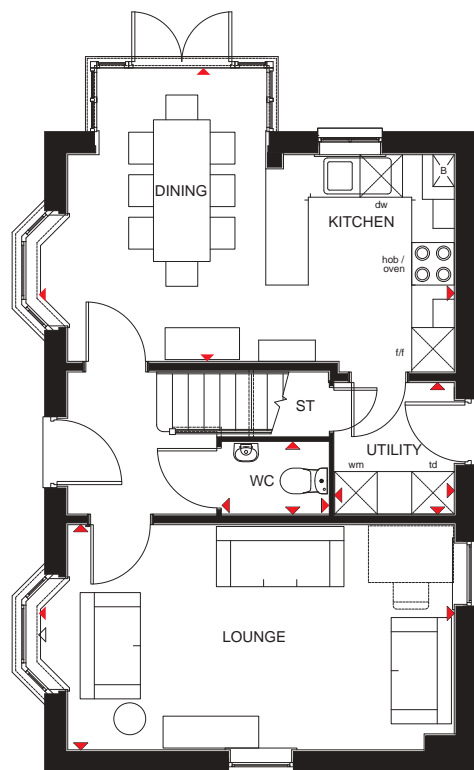
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# HERTFORD VICTORIAN

## FOUR BEDROOM DETACHED HOME

### Key

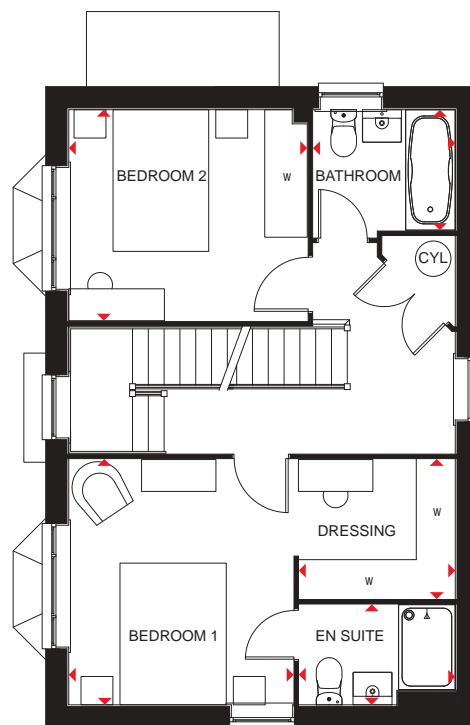
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ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



#### Ground Floor

Lounge	5864 x 3178mm	19'3" x 10'5"
Kitchen/Dining	5864 x 4142mm	19'3" x 13'7"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"

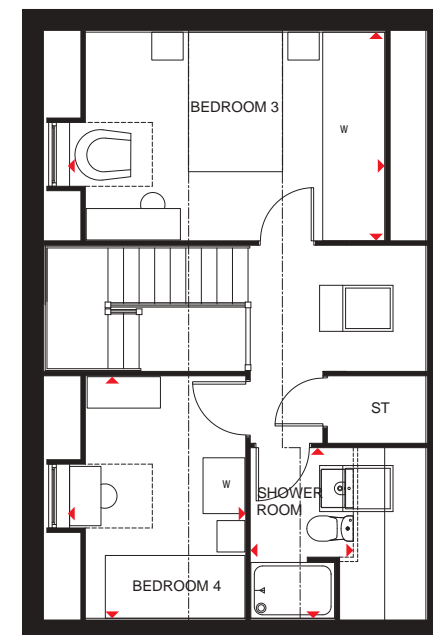
(Approximate dimensions)



#### First Floor

Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1700mm	6'6" x 5'6"

(Approximate dimensions)



#### Second Floor

Bedroom 3	4540* x 2978mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES  
WHERE QUALITY LIVES

# HEREFORD GEORGIAN

FOUR BEDROOM SEMI-DETACHED HOME



\*Please note this CGI shows our detached design.



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 lounge ensure this

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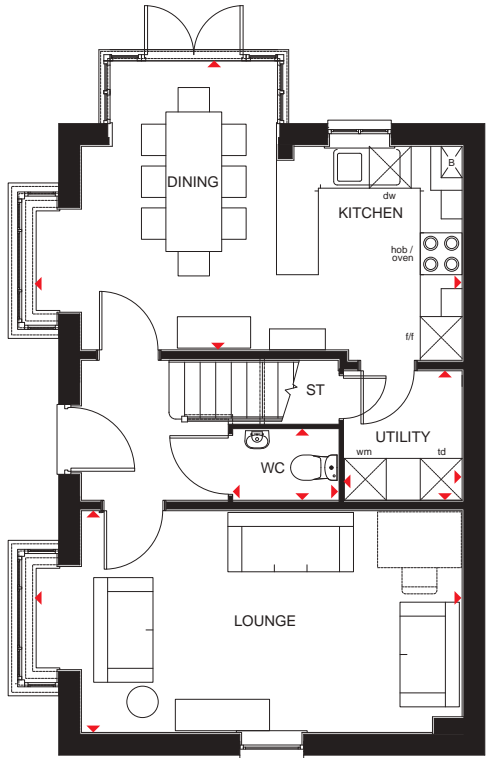


# HEREFORD GEORGIAN

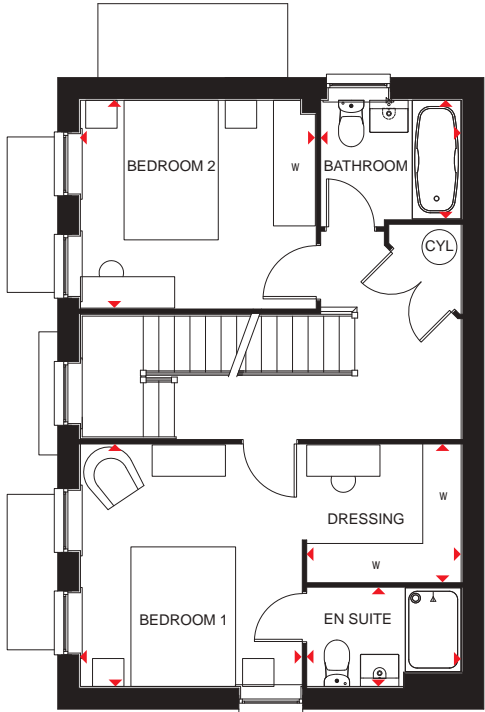
FOUR BEDROOM SEMI-DETACHED HOME

## Key

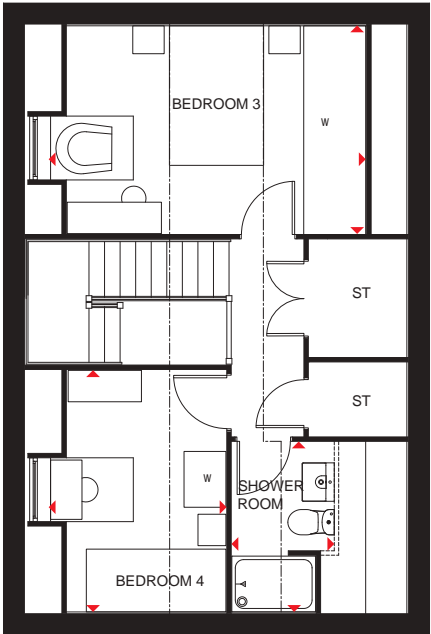
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ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



<b>Ground Floor</b>		
Lounge	6130 x 3178mm	20'1" x 10'5"
Kitchen/Dining	6130 x 4142mm	20'1" x 13'7"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"
(Approximate dimensions)		



<b>First Floor</b>		
Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1700mm	6'6" x 5'6"
(Approximate dimensions)		



<b>Second Floor</b>		
Bedroom 3	4540* x 2978mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*
(Approximate dimensions)		
* Overall floor dimension includes lowered ceiling areas		

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DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE DUNCOTE GEORGIAN

FOUR BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser. Note CGI is of detached design.



Designed over three floors, The Duncote 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 master 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

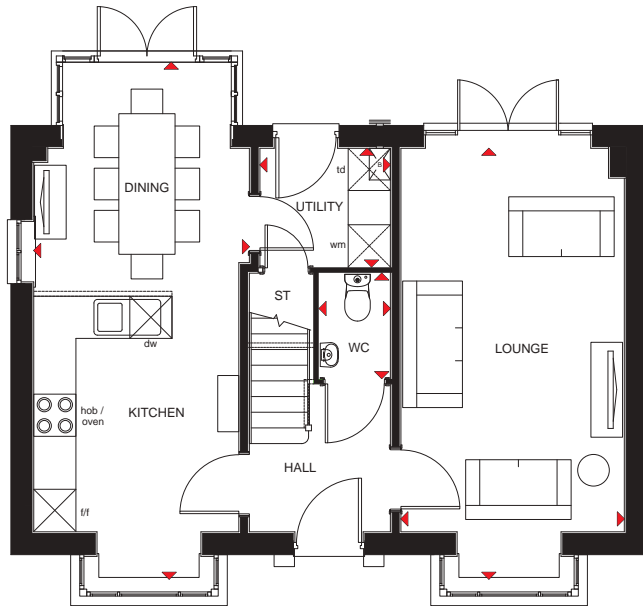
WHERE QUALITY LIVES

# THE DUNCOTE GEORGIAN

FOUR BEDROOM SEMI-DETACHED HOME

## Key

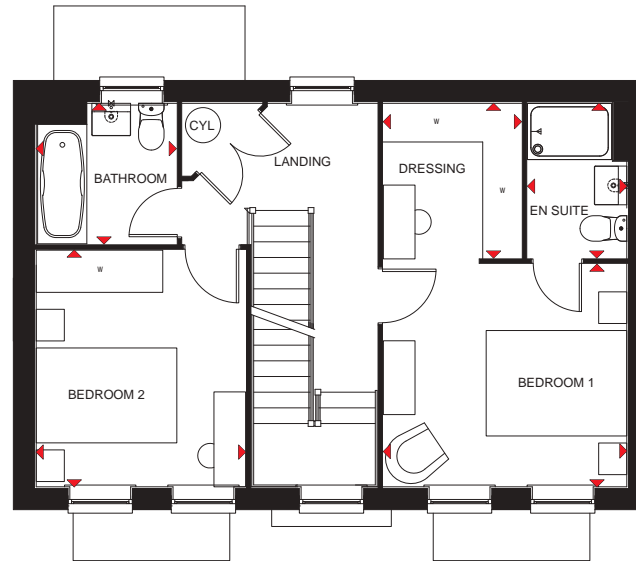
B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	W Wardrobe space	



### Ground Floor

Lounge	6129 x 3178mm	20'1" x 10'5"
Kitchen/Dining	7354 x 3067mm	24'2" x 10'1"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"

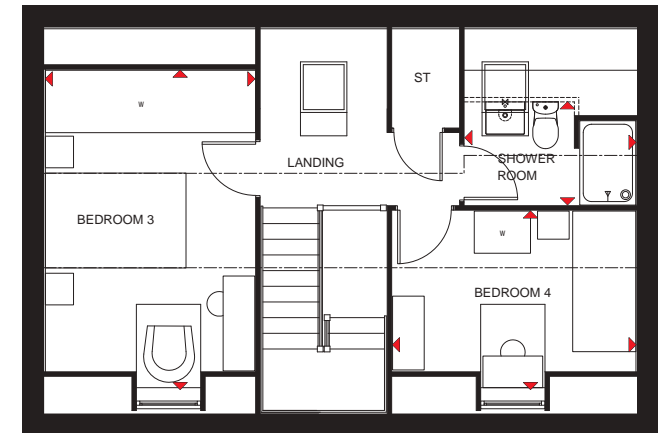
(Approximate dimensions)



### First Floor

Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1991mm	6'7" x 6'6"

(Approximate dimensions)



### Second Floor

Bedroom 3	4540* x 2978mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

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WHERE QUALITY LIVES



# THE DUNCOTE GEORGIAN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Designed over three floors, The Duncote 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 master 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.



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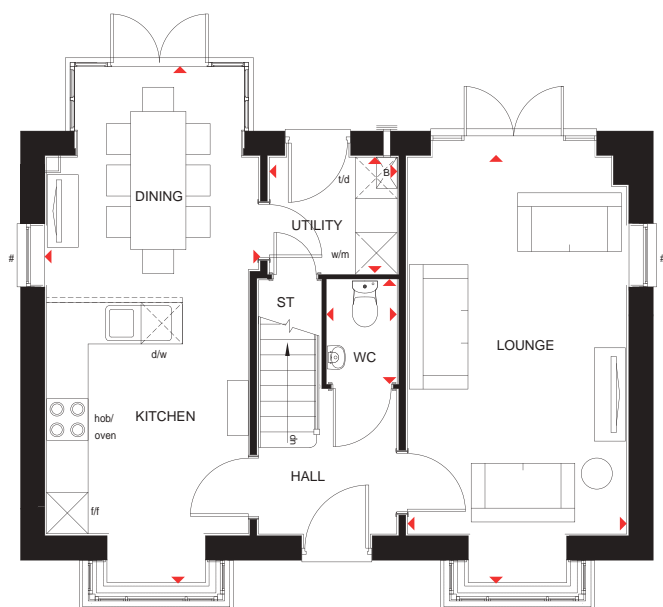
WHERE QUALITY LIVES

# THE DUNCOTE GEORGIAN

## FOUR BEDROOM DETACHED HOME

### Key

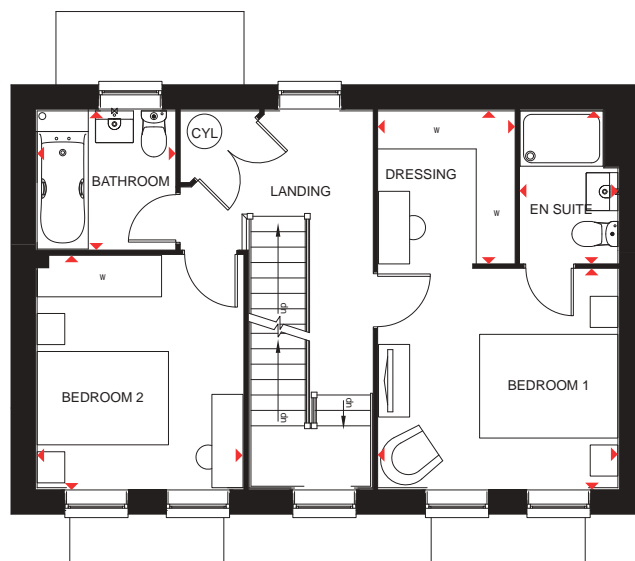
B Boiler	CYL Cylinder	w/m Washing machine space	t/d Tumble dryer space	◀▶ Dimension location
ST Store	f/f Fridge/freezer space	d/w Dishwasher space	W Wardrobe space	



#### Ground Floor

Lounge	6129 x 3178mm	20'1" x 10'5"
Kitchen/Dining	7354 x 3067mm	24'2" x 10'1"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"

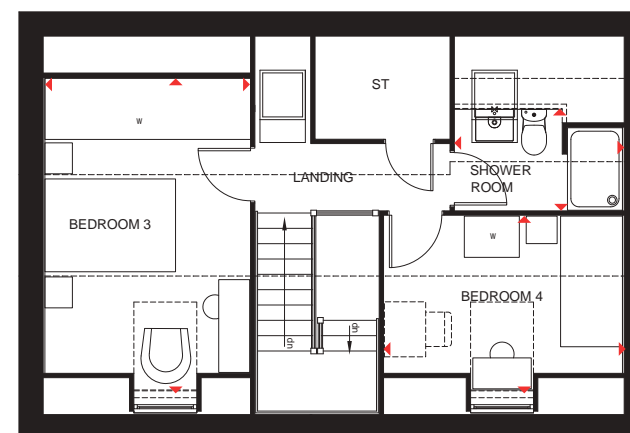
(Approximate dimensions)



#### First Floor

Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1991mm	6'7" x 6'6"

(Approximate dimensions)



#### Second Floor

Bedroom 3	4540* x 2978mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

\* Plot specific window

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE DUNCOTE VICTORIAN

FOUR BEDROOM SEMI-DETACHED HOME



Please note this CGI shows our Narrow design. Speak to a Sales Adviser.



Designed over three floors, The Duncote 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 master 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

WHERE QUALITY LIVES

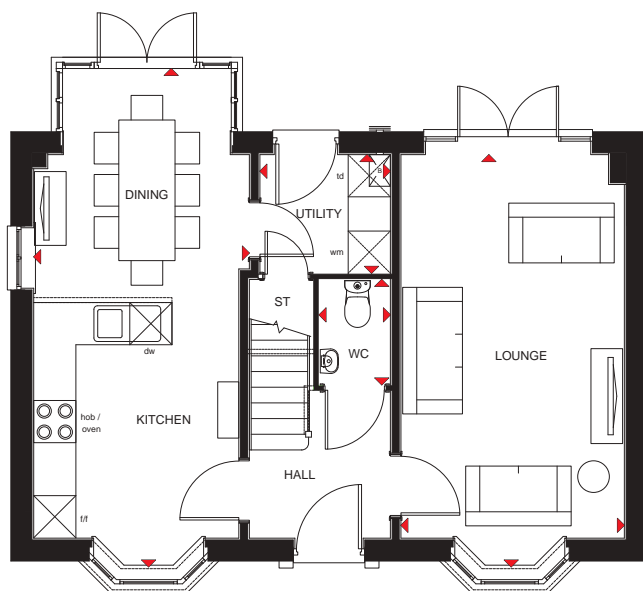


# THE DUNCOTE VICTORIAN

## FOUR BEDROOM SEMI-DETACHED HOME

### Key

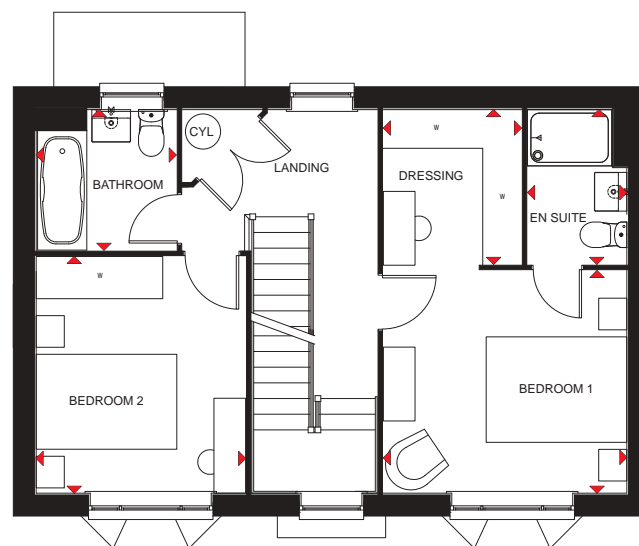
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ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



### Ground Floor

Lounge	5864 x 3178mm	19'3" x 10'5"
Kitchen/Dining	7089 x 3067mm	23'3" x 10'1"
Utility	1688 x 1855mm	5'6" x 6'1"
WC	1500 x 1014mm	4'11" x 3'4"

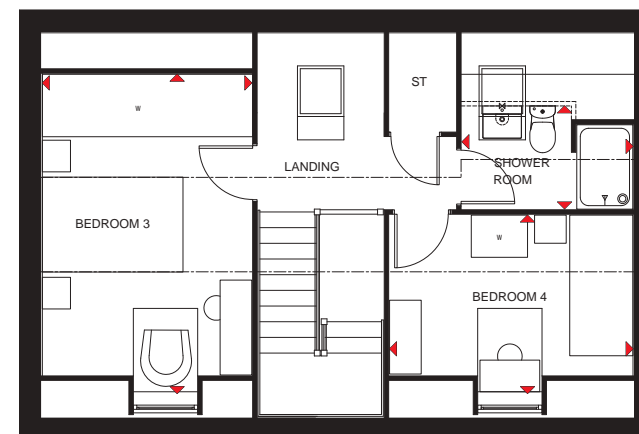
(Approximate dimensions)



### First Floor

Bedroom 1	3462 x 3166mm	11'4" x 10'4"
En suite	2200 x 1410mm	7'2" x 4'7"
Dressing	2200 x 1963mm	7'2" x 6'5"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1991mm	6'7" x 6'6"

(Approximate dimensions)



### Second Floor

Bedroom 3	4540* x 2978mm	14'10" x 9'9"
Bedroom 4	3462 x 2537*mm	11'4" x 8'3"*
Shower room	2432 x 1464*mm	7'11" x 4'9"*

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE FOSCOTE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Featuring a spacious open-plan kitchen with family/ breakfast areas, utility room and French doors onto the garden. Providing a great space to entertain guests and family. You'll also find, a lounge with French doors,

Features are plot specific. Please refer to working drawings.

separate dining room and study to work from home. Upstairs are four double bedrooms, the main and bedroom 2 with en-suites. A bathroom with separate shower completes this home.



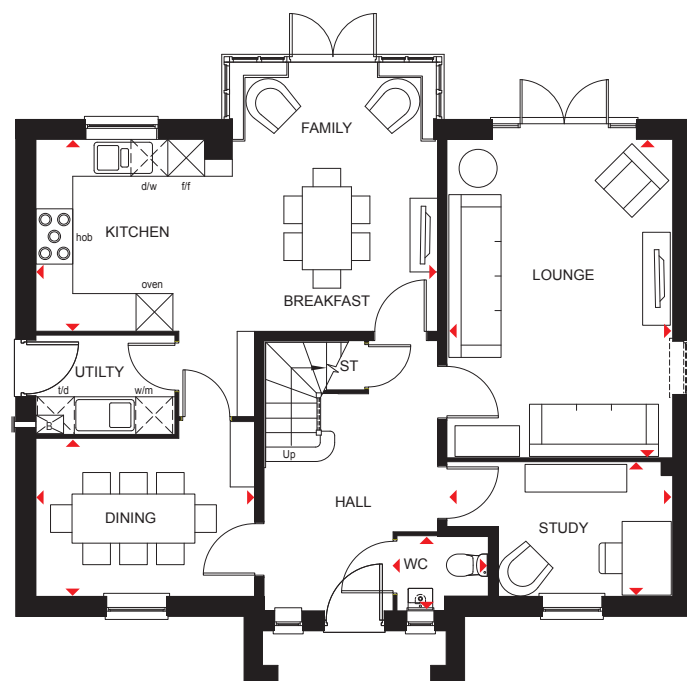
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE FOSCOTE

FOUR BEDROOM DETACHED HOME

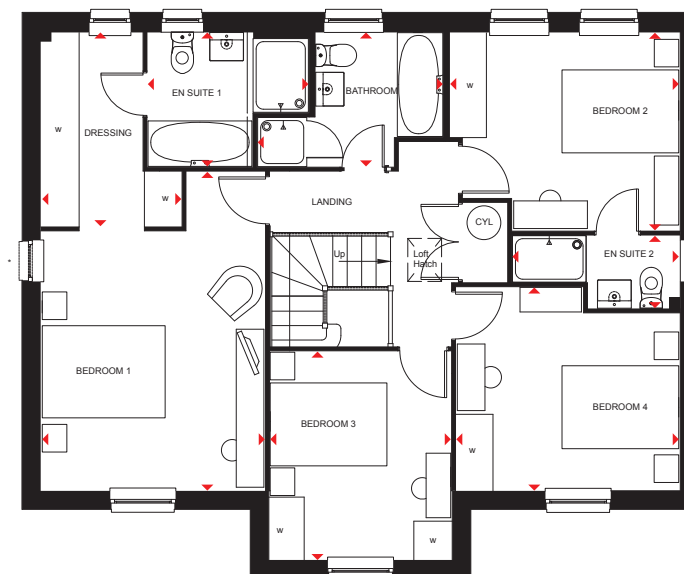
## Key

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



### Ground Floor

Lounge	5171 x 3665 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6535 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2175 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1470 x 1210 mm	4'10" x 4'0"
Hall	4400 x 2827 mm	14'5" x 9'3"



### First Floor

Bedroom 1	5164 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3218 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3363 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"
Landing	3319 x 3051 mm	10'10" x 10'0"

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

Plot 11.

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DAVID WILSON HOMES  
WHERE QUALITY LIVES



# HENLEY VICTORIAN

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive walk-in bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan kitchen with breakfast area and family space.

Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the large master and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



DAVID WILSON HOMES

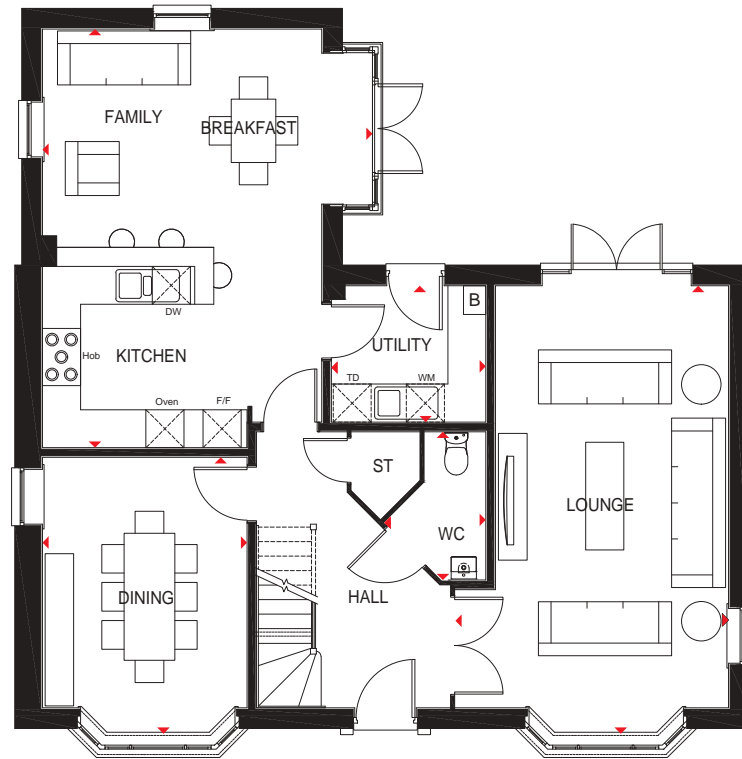
WHERE QUALITY LIVES

# HENLEY VICTORIAN

FIVE BEDROOM DETACHED HOME

## Key

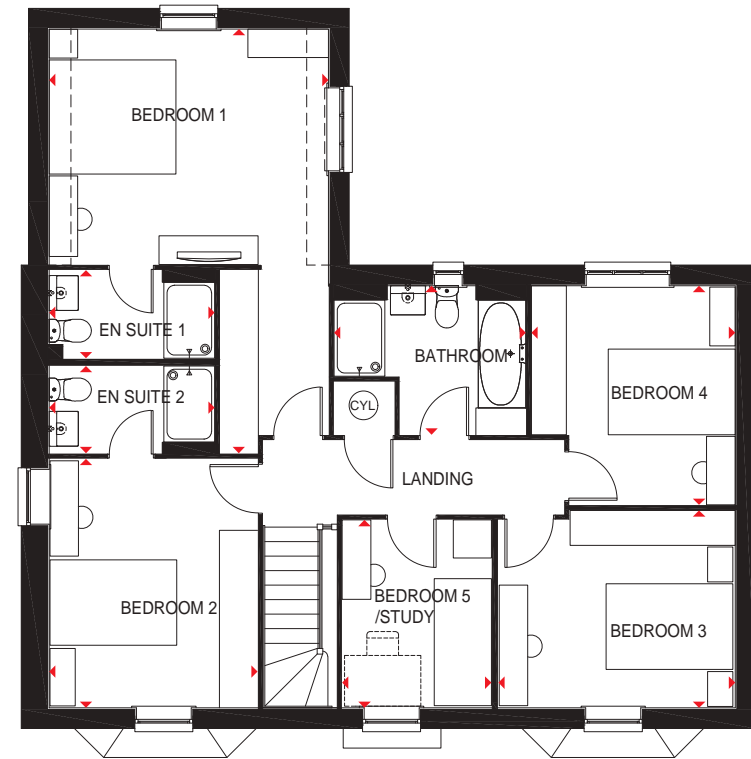
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ST	Store	F/F	Fridge/freezer space	DW	Dishwasher space	↔	Dimension location



### Ground Floor

Lounge	7062 x 4307mm	23'2" x 14'2"
Kitchen/Family/Breakfast	6602 x 5203mm	21'8" x 17'1"
Dining	4359 x 3225mm	14'4" x 10'7"
Utility	2437 x 2150mm	8'0" x 7'0"
WC	2340 x 1600mm	7'8" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	6688 x 4403mm	21'11" x 14'5"
En suite 1	2610 x 1390mm	8'7" x 4'7"
Bedroom 2	3925 x 3286mm	12'11" x 10'9"
En suite 2	2610 x 1374mm	8'7" x 4'6"
Bedroom 3	3733 x 3112mm	12'3" x 10'3"
Bedroom 4	3452 x 3211mm	11'4" x 10'6"
Bedroom 5/Study	2962 x 2352mm	9'9" x 7'9"
Bathroom	3023 x 2347mm	9'11" x 7'8"

(Approximate dimensions)

\* Plot specific window

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# HENLEY VERNACULAR

FIVE BEDROOM DETACHED HOME



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DAVID WILSON HOMES

WHERE QUALITY LIVES

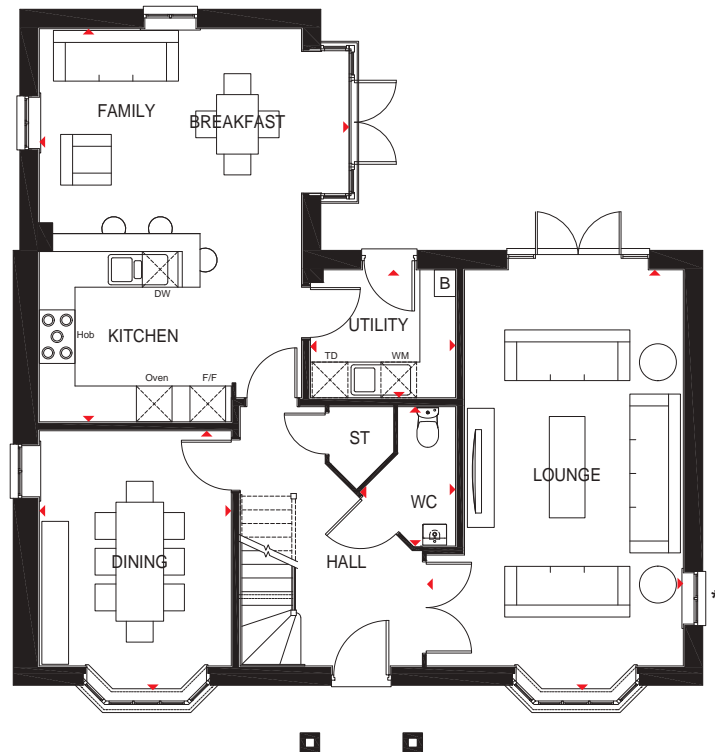


# HENLEY VERNACULAR

FIVE BEDROOM DETACHED HOME

## Key

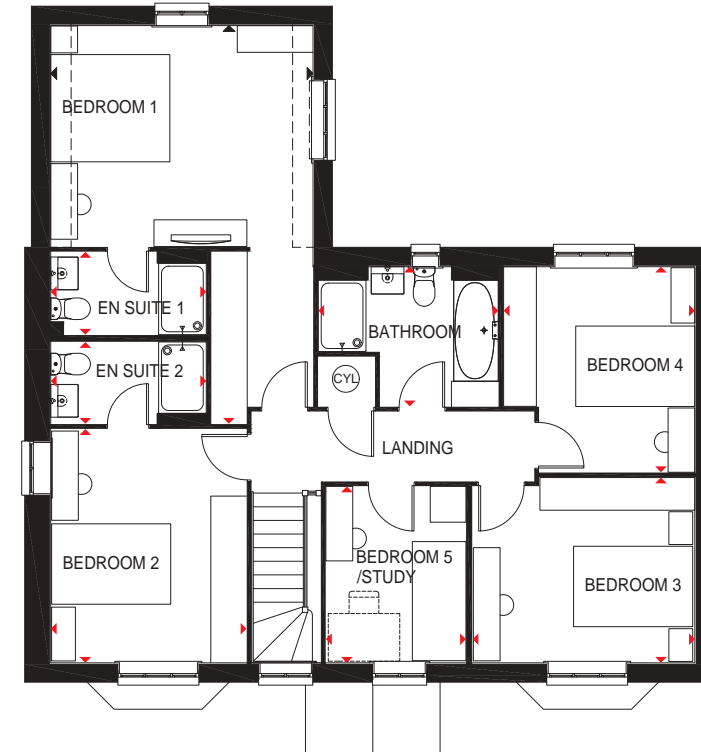
B	Boiler	CYL	Cylinder	WM	Washing machine space	TD	Tumble dryer space
ST	Store	F/F	Fridge/freezer space	DW	Dishwasher space	↔	Dimension location



### Ground Floor

Lounge	7062 x 4307mm	23'2" x 14'2"
Kitchen/Family/Breakfast	6602 x 5203mm	21'8" x 17'1"
Dining	4359 x 3225mm	14'4" x 10'7"
Utility	2437 x 2150mm	8'0" x 7'0"
WC	2340 x 1600mm	7'8" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	6688 x 4403mm	21'11" x 14'5"
En suite 1	2610 x 1390mm	8'7" x 4'7"
Bedroom 2	3925 x 3286mm	12'11" x 10'9"
En suite 2	2610 x 1374mm	8'7" x 4'6"
Bedroom 3	3733 x 3112mm	12'3" x 10'3"
Bedroom 4	3452 x 3211mm	11'4" x 10'6"
Bedroom 5/Study	2962 x 2352mm	9'9" x 7'9"
Bathroom	3023 x 2347mm	9'11" x 7'8"

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# HENLEY GEORGIAN

FIVE BEDROOM DETACHED HOME



Please note this image is of our standard design. Speak to a Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive walk-in bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan kitchen with breakfast area and family space.

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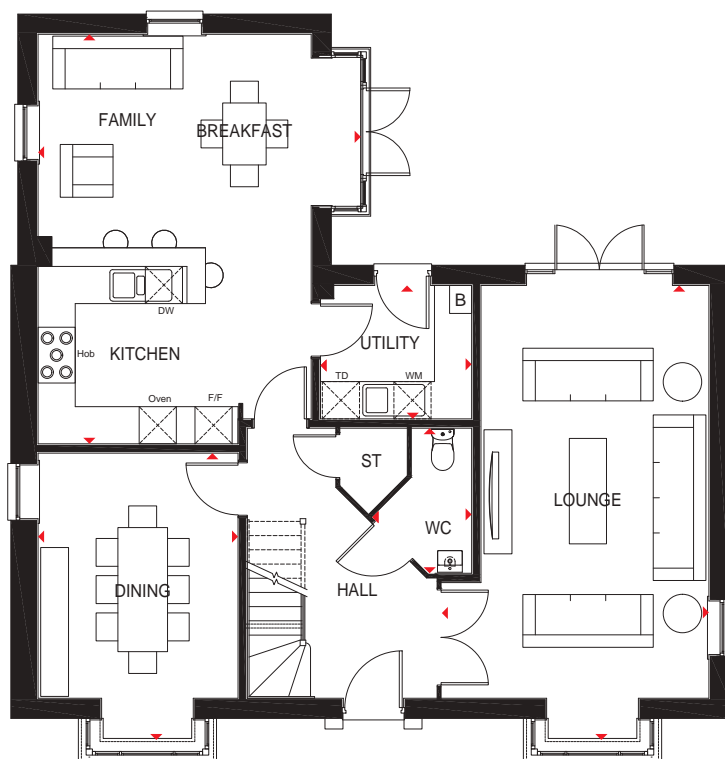
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# HENLEY GEORGIAN

FIVE BEDROOM DETACHED HOME

## Key

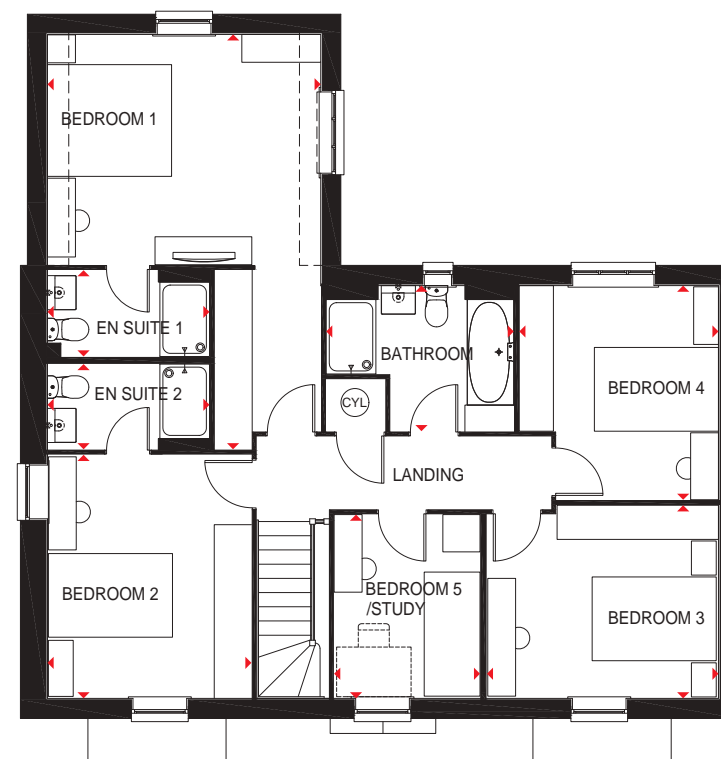
B	Boiler	CYL	Cylinder	WM	Washing machine space	TD	Tumble dryer space
ST	Store	F/F	Fridge/freezer space	DW	Dishwasher space	↔	Dimension location



### Ground Floor

Lounge	7328 x 4307mm	24'0" x 14'2"
Kitchen/Family/Breakfast	6602 x 5203mm	21'8" x 17'1"
Dining	4625 x 3225mm	15'2" x 10'7"
Utility	2437 x 2150mm	8'0" x 7'0"
WC	2340 x 1600mm	7'8" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	6688 x 4403mm	21'11" x 14'5"
En suite 1	2610 x 1390mm	8'7" x 4'7"
Bedroom 2	3925 x 3286mm	12'11" x 10'9"
En suite 2	2610 x 1374mm	8'7" x 4'6"
Bedroom 3	3733 x 3112mm	12'3" x 10'3"
Bedroom 4	3452 x 3211mm	11'4" x 10'6"
Bedroom 5/Study	2962 x 2352mm	9'9" x 7'9"
Bathroom	3023 x 2347mm	9'11" x 7'8"

(Approximate dimensions)

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# EMERSON GEORGIAN

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Emerson offers comfort over three floors. The open-plan kitchen, with separate utility, has family/breakfast areas and access to the garden. The large lounge also leads to the garden via French doors and there's a separate dining

room. Upstairs are three double bedrooms, the main with dressing area and en suite, and a family bathroom. The top floor has two double bedrooms and a shower room.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

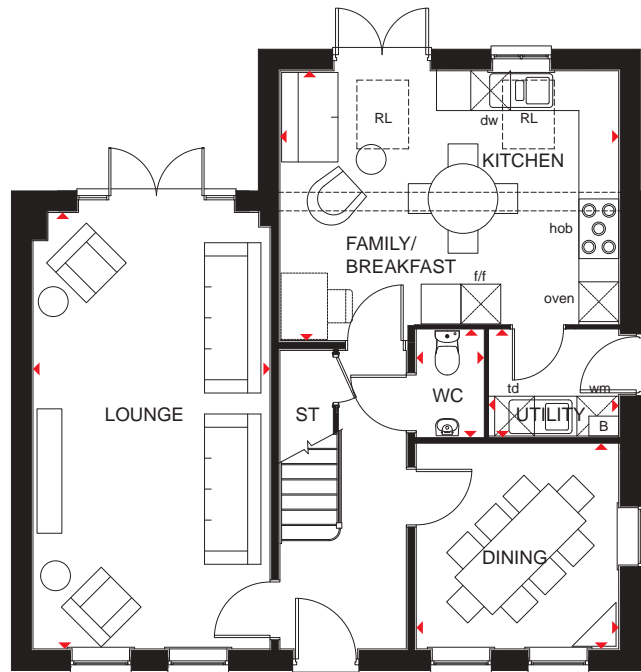


# EMERSON GEORGIAN

FIVE BEDROOM DETACHED HOME

## Key

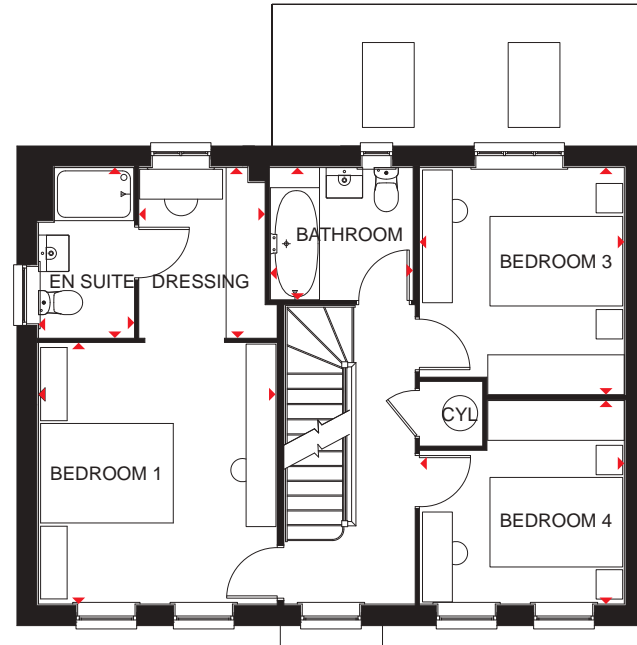
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	RL	Roof lights		



### Ground Floor

Lounge	6580 x 3573mm	21'7" x 11'9"
Kitchen/Family/Breakfast	5107 x 4067mm	16'9" x 13'4"
Utility	1949 x 1613mm	6'5" x 5'4"
Dining	3089 x 3051mm	10'2" x 10'0"
WC	1613 x 1012mm	5'4" x 3'4"

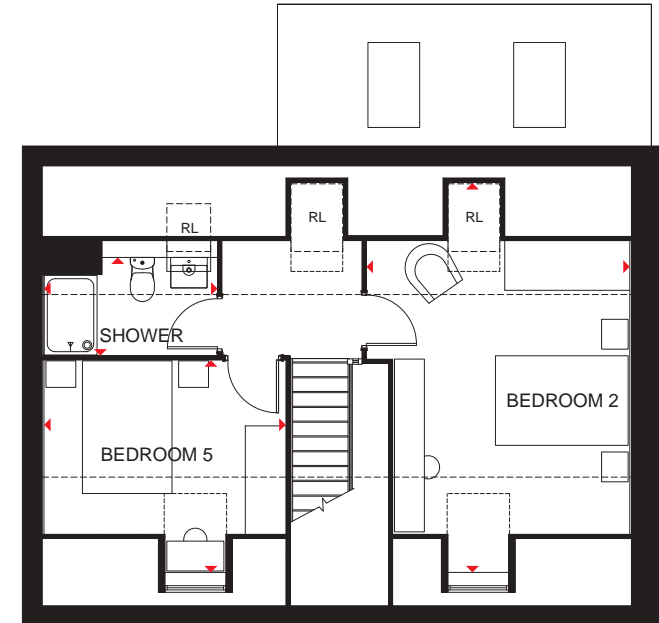
(Approximate dimensions)



### First Floor

Bedroom 1	3931 x 3574mm	12'11" x 11'9"
Dressing	2560 x 1879mm	8'5" x 6'2"
En suite	2560 x 1435mm	8'5" x 4'8"
Bedroom 3	3423 x 3077mm	11'3" x 10'1"
Bedroom 4	3077 x 3068mm	10'1" x 10'1"
Bathroom	2141 x 1993mm	7'0" x 6'6"

(Approximate dimensions)



### Second Floor

Bedroom 2	5870* x 3960mm	9'3" x 13'0"
Bedroom 5	3633 x 3189mm	11'11" x 10'6"
Shower room	2605 x 1470*mm	8'7" x 4'10"

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES  
WHERE QUALITY LIVES

# EMERSON VERNACULAR

FIVE BEDROOM DETACHED HOME



\*Please note this CGI is of our Victorian design



The Emerson offers comfort over three floors. The open-plan kitchen, with separate utility, has family/breakfast areas and access to the garden. The large lounge also leads to the garden via French doors and there's a separate dining

room. Upstairs are three double bedrooms, the main with dressing area and en suite, and a family bathroom. The top floor has two double bedrooms and a shower room.



DAVID WILSON HOMES

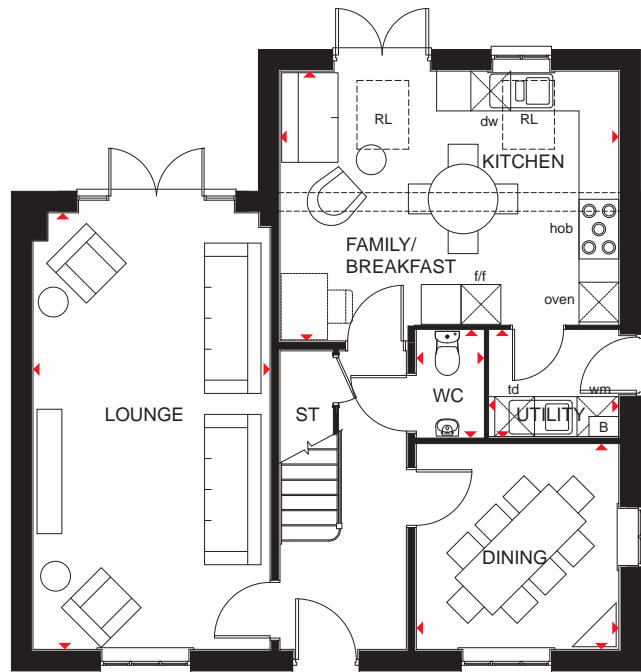
WHERE QUALITY LIVES

# EMERSON VERNACULAR

FIVE BEDROOM DETACHED HOME

## Key

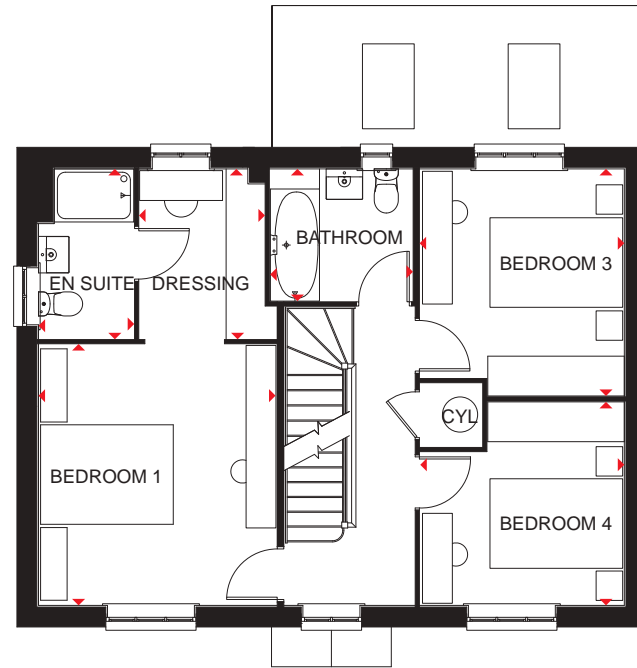
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ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	RL	Roof lights		



### Ground Floor

Lounge	6580 x 3573mm	21'7" x 11'9"
Kitchen/Family/Breakfast	5107 x 4067mm	16'9" x 13'4"
Utility	1949 x 1613mm	6'5" x 5'4"
Dining	3089 x 3051mm	10'2" x 10'0"
WC	1613 x 1012mm	5'4" x 3'4"

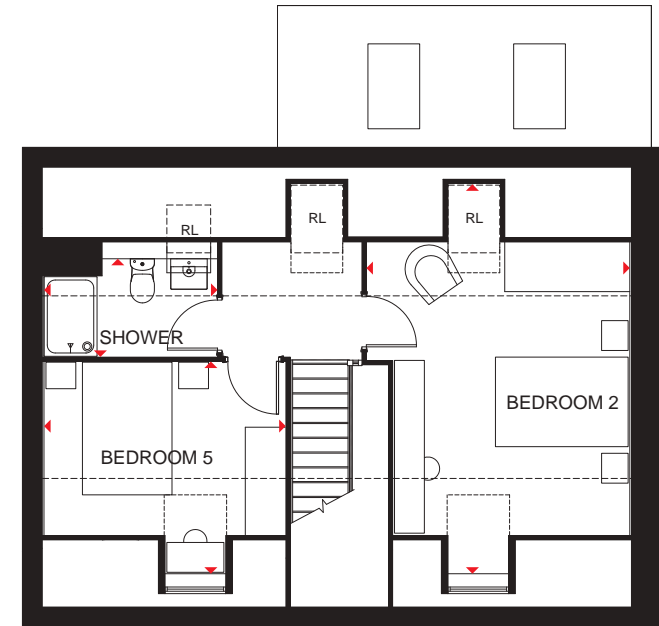
(Approximate dimensions)



### First Floor

Bedroom 1	3931 x 3574mm	12'11" x 11'9"
Dressing	2560 x 1879mm	8'5" x 6'2"
En suite	2560 x 1435mm	8'5" x 4'8"
Bedroom 3	3423 x 3077mm	11'3" x 10'1"
Bedroom 4	3077 x 3068mm	10'1" x 10'1"
Bathroom	2141 x 1993mm	7'0" x 6'6"

(Approximate dimensions)



### Second Floor

Bedroom 2	5870* x 3960mm	9'3" x 13'0"
Bedroom 5	3633 x 3189mm	11'11" x 10'6"
Shower room	2605 x 1470*mm	8'7" x 4'10"

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# EMERSON VICTORIAN

FIVE BEDROOM DETACHED HOME



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are three double bedrooms, the main with dressing area and en suite, and a family bathroom. The top floor has two double bedrooms and a shower room.



DAVID WILSON HOMES

WHERE QUALITY LIVES

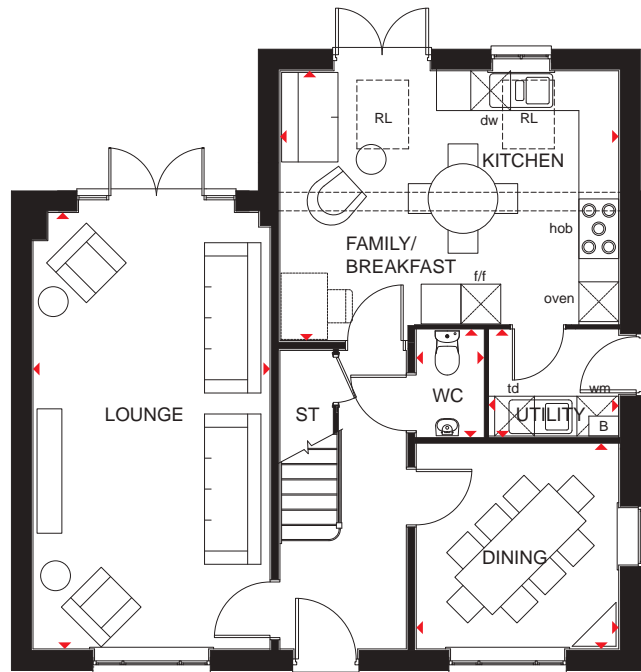


# EMERSON VICTORIAN

FIVE BEDROOM DETACHED HOME

## Key

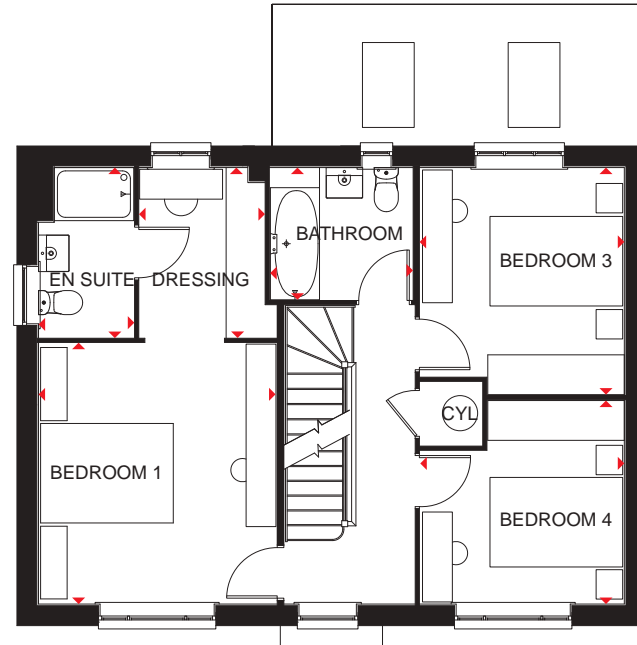
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	RL	Roof lights		



### Ground Floor

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WC	1613 x 1012mm	5'4" x 3'4"

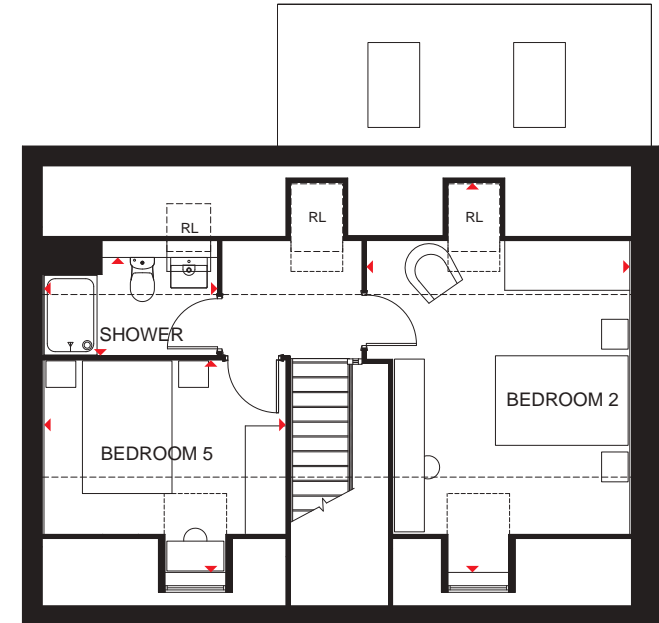
(Approximate dimensions)



### First Floor

Bedroom 1	3931 x 3574mm	12'11" x 11'9"
Dressing	2560 x 1879mm	8'5" x 6'2"
En suite	2560 x 1435mm	8'5" x 4'8"
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(Approximate dimensions)



### Second Floor

Bedroom 2	5870* x 3960mm	9'3" x 13'0"
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DAVID WILSON HOMES

WHERE QUALITY LIVES

# 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<sup>†</sup> would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> 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. <sup>†</sup>Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. <sup>^</sup>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. \*\*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 house-builder 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.