



WOBURN DOWNS





- **Amber** 2 bedroom home
- **Wilbye** 3 bedroom home
- **Maidstone** 3 bedroom home
- **Moresby** 3 bedroom home
- **Lutterworth** 3 bedroom home
- **Ruskin** 4 bedroom home
- **Chester** 4 bedroom home
- **Radleigh** 4 bedroom home
- **Hesketh** 4 bedroom home
- **Milfield** 4 bedroom home
- **Alnmouth** 4 bedroom home
- **Ascot** 4 bedroom home
- **Lamberton** 5 bedroom home
- **Marlowe** 5 bedroom home



- **Affordable Housing**
- BS** Bins Store
- CS** Cycle Store
- V** Visitor Parking Space
- BCP** Bin Collection Point
- S/S** Substation

Giving nature a home
on this development:

-  **Hedgehog Highway**
Selected plots*
-  **Swift Nesting Box**
Selected plots*
-  **Bee Brick**
Selected plots*

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 and social/affordable housing 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. Ashlawn Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



WOBBURN DOWNS

- David Wilson Homes
- Barratt Homes
- Potential Future Development
- Public Open Spaces
- Pond
- Redway Cycle Routes
- Sales Centres
- Traffic Light Junction



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



17.7 acres

of public open
space



100+

bat and bird
boxes installed



570+

new trees
planted



3.8 acres

biodiversity
areas



0.7 km

of hedgehog
highways



2 Play

areas for the
community

Features on selected plots only. *We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



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WOBURN DOWNS

WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Argon-filled double-glazing as standard, to let heat in and keep cold out



Clever design cuts water use by up to **27%** per day per person



Up to **65%** more energy-efficient



Up to **£979** cheaper per year to run



Highly-efficient insulation, so it could cost less to heat



Advanced systems and smart technologies in all our homes

*Indicative figures, based on Government and Ofgem data in the [HBF "Watt a Save" report](#) published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



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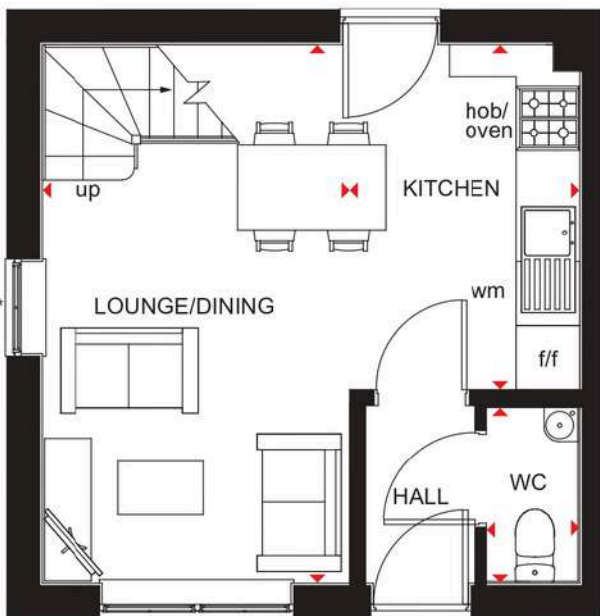


WOBURN DOWNS

AMBER

2 BEDROOM HOME

- This home is perfect for first-time buyers
- A good-sized open-plan lounge, dining area and fitted kitchen make up the ground floor along with a separate WC
- Upstairs there is a double bedroom, a single bedroom, a shower room and plenty of storage space



Ground Floor

Lounge/Dining	2904 x 5073mm	9'6" x 16'8"
Kitchen	2170 x 3248mm	7'1" x 10'8"
WC	860 x 1641mm	2'10" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	2597 x 3811mm	8'6" x 12'6"
Bedroom 2	2389 x 2060mm	7'10" x 6'9"
Shower Room	1387 x 2087mm	4'7" x 6'10"

[Approximate dimensions]

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



Please see working drawings for plot-specific details and elevation treatments





WOBURN DOWNS

MAIDSTONE

3 BEDROOM HOUSE

- An ideal home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms - bed 1 with en suite - a single bedroom and family bathroom



Ground Floor

Lounge	3600 x 4951mm	11'10" x 16'3"
Kitchen/Dining	4596 x 3199mm	15'1" x 10'6"
WC	919 x 1617mm	3'0" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	2588 x 4200mm	8'6" x 13'9"
En Suite	2588 x 1365mm	8'6" x 4'4"
Bedroom 2	2588 x 3109mm	8'6" x 10'2"
Bedroom 3	1914 x 2672mm	6'3" x 8'9"
Bathroom	1914 x 1699mm	6'3" x 5'7"

[Approximate dimensions]

KEY

B Boiler

ST Store

BH ST Bulkhead store

◀ ▶ Dimension location



Please see working drawings for plot-specific details and elevation treatments



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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 only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

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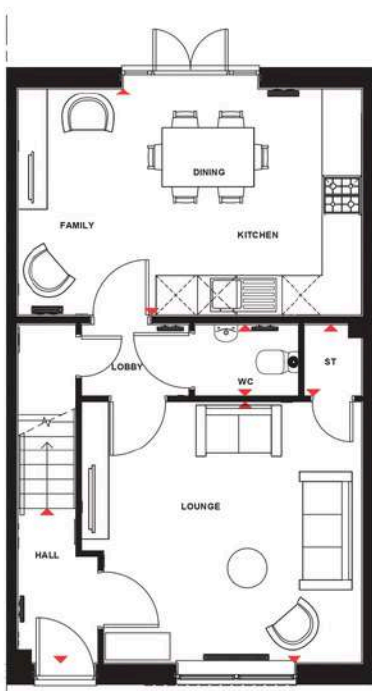


WOBURN DOWNS

WILBYE

3 BEDROOM HOME

- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- First floor features one double bedroom with en suite bathroom
- Two single bedrooms and family bathroom are also located on the first floor



Ground Floor

Lounge	3995 x 4285mm	13'1" x 14'0"
Kitchen/Dining	3462 x 5273mm	11'3" x 17'2"
WC	1085 x 1600mm	3'5" x 5'2"

(Approximate dimensions)



First Floor

Bedroom 1	3601 x 3267mm	11'8" x 10'7"
En Suite	1200 x 2500mm	3'9" x 8'2"
Bedroom 2	3068 x 3807mm	10'0" x 12'4"
Bedroom 3	3524 x 2634mm	11'5" x 8'6"
Bathroom	1925 x 1918mm	6'3" x 6'2"

(Approximate dimensions)

KEY

ST Store
wm Washing machine space
f/f Fridge/freezer space

dw Dishwasher space
◀▶ Dimension location



Please see working drawings for plot-specific details and elevation treatments



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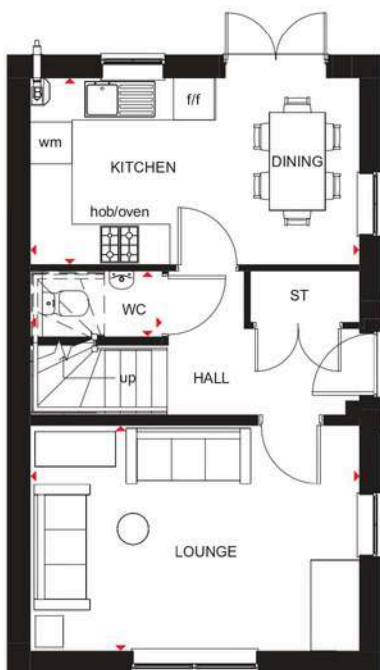


WOBURN DOWNS

MORESBY

3 BEDROOM DETACHED HOME

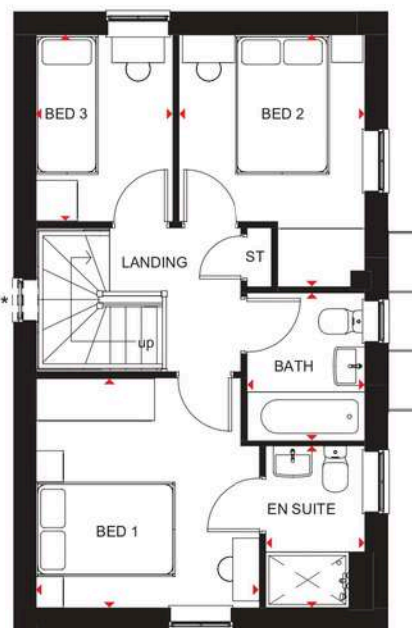
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden and a dual-aspect lounge
- First floor features two double bedrooms with an en suite to bedroom 1
- Single bedroom and family bathroom also located on first floor



Ground Floor

Lounge	4734 x 3249mm	15'6" x 10'8"
Kitchen/Dining	4734 x 2692mm	15'6" x 8'10"
WC	1888 x 939mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3223 x 3309mm	10'7" x 10'10"
En suite	2318 x 1417mm	7'7" x 4'8"
Bedroom 2	2676 x 3624mm	8'9" x 11'11"
Bedroom 3	2692 x 1964mm	8'10" x 6'5"
Bathroom	2114 x 1684mm	6'11" x 5'6"

[Approximate dimensions]

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



Please see working drawings for plot-specific details and elevation treatments



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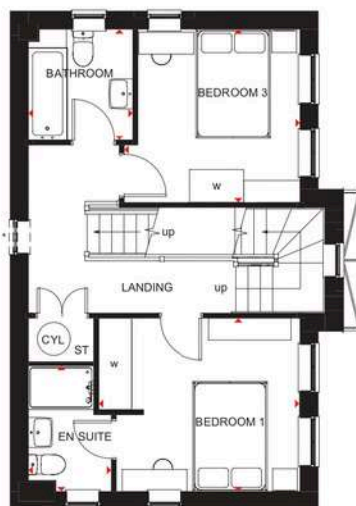


WOBURN DOWNS

HESKETH

4 BEDROOM HOME

- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main bedroom with en suite and the family bathroom
- Two further double bedrooms, and a shower room are on the second floor



Ground Floor

Lounge	4962 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4962 x 3171mm	16'3" x 10'5"
WC	1920 x 922mm	6'4" x 3'0"

[Approximate dimensions]

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

First Floor

Bedroom 1	3681 x 3171mm	12'1" x 10'5"
En Suite	2283 x 1507mm	7'6" x 4'11"
Bedroom 3	3217 x 3171mm	10'7" x 10'5"
Bathroom	2034 x 1899mm	6'8" x 6'3"

[Approximate dimensions]

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

Second Floor

Bedroom 2	4075 x 3382mm	13'3" x 11'0"
Bedroom 4	4075 x 3174mm	13'3" x 10'4"
Shower Room	1410 x 2168mm	4'6" x 7'1"

[Approximate dimensions]

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



Please see working drawings for plot-specific details and elevation treatments





WOBURN DOWNS

LAMBERTON

5 BEDROOM HOME

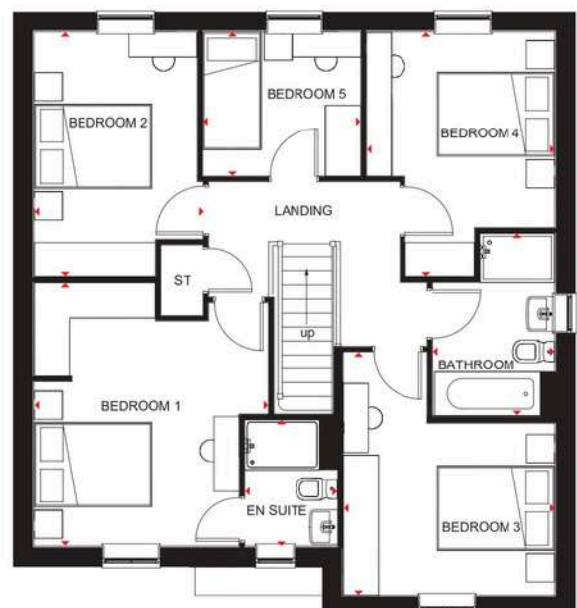
- Spacious family home where flexibility is key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge and study or formal dining room
- Four double bedrooms - the main bedroom with en suite - a single bedroom and the family bathroom are on the first floor



Ground Floor

Lounge	3384 x 4772mm	11'1" x 15'8"
Kitchen/ Breakfast/ Family	8334 x 4086mm	27'4" x 13'5"
Study/Dining	2708 x 3624mm	8'11" x 11'11"
Utility	2036 x 1591mm	6'8" x 5'3"
WC	1097 x 1595mm	3'7" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3746 x 4211mm	12'3" x 13'10"
En Suite	1484 x 2019mm	4'10" x 6'7"
Bedroom 2	2709 x 3918mm	8'11" x 12'10"
Bedroom 3	3382 x 3904mm	11'1" x 12'10"
Bedroom 4	3015 x 3908mm	9'11" x 12'10"
Bedroom 5	2517 x 2302mm	8'3" x 7'7"
Bathroom	1950 x 2925mm	6'5" x 9'7"

[Approximate dimensions]

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



Please see working drawings for plot-specific details and elevation treatments



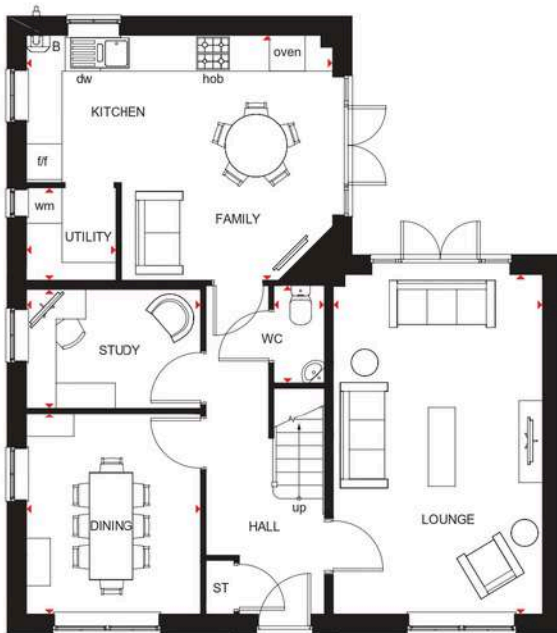


WOBURN DOWNS

RUSKIN

4 BEDROOM DETACHED HOME

- The dual-aspect lounge of this bright and airy home is generously sized, with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub with French doors leading to the rear garden
- A separate dining room and study are also on the ground floor
- Upstairs are three double bedrooms, bedroom 1 featuring an en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	3551 x 5747mm	11'8" x 18'10"
Dining	2922 x 3400mm	9'7" x 11'2"
Study	2922 x 2010mm	9'7" x 6'7"
Utility	1612 x 1562mm	5'3" x 5'1"
Kitchen/Family	5187 x 4150mm	17'0" x 13'7"
WC	852 x 1642mm	2'10" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	2873 x 5149mm	9'5" x 16'11"
En Suite	1421 x 2512mm	4'8" x 8'3"
Bedroom 2	4671 x 3760mm	15'4" x 12'4"
Bedroom 3	3958 x 3259mm	13'0" x 10'8"
Bedroom 4	2224 x 3962mm	7'4" x 13'0"
Bathroom	2484 x 2700mm	8'2" x 8'10"

[Approximate dimensions]

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



Please see working drawings for plot-specific details and elevation treatments





WOBURN DOWNS

ALNMOUTH

4 BEDROOM DETACHED HOME

- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both the lounge and kitchen have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs are four double bedrooms, bedroom 1 with en suite and the family bathroom



Ground Floor

Lounge	3552 x 6442mm	11'8" x 21'2"
Dining	2922 x 3991mm	9'7" x 13'1"
Study	2922 x 2010mm	9'7" x 6'7"
Utility	1612 x 1562mm	5'3" x 5'1"
Kitchen/Family	5045 x 4150mm	16'7" x 13'7"
WC	894 x 1668mm	2'11" x 5'6"

[Approximate dimensions]



First Floor

Bedroom 1	3977 x 3859mm	13'1" x 12'8"
En Suite	1443 x 2137mm	4'9" x 7'0"
Bedroom 2	5678 x 2970mm	18'8" x 9'9"
Bedroom 3	2950 x 3574mm	9'8" x 11'9"
Bedroom 4	3614 x 2793mm	11'10" x 9'2"
Bathroom	2978 x 2169mm	9'9" x 7'1"

[Approximate dimensions]

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



Please see working drawings for plot-specific details and elevation treatments



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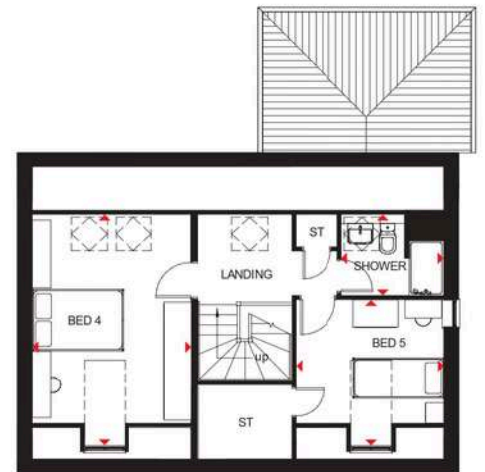


WOBURN DOWNS

MARLOWE

5 BEDROOM HOME

- Everything in this spacious home is designed for the modern family: a large kitchen with French doors to the garden, an adjoining utility room, and separate lounge and dining room
- The generous main bedroom with en suite, another double bedroom with en suite, a single bedroom and a bathroom are on the first floor
- Upstairs on the second floor are a further double bedroom, a single bedroom and a shower room



Ground Floor

Lounge	3483 x 7013mm	11'5" x 23'0"
Kitchen/Family	3384 x 6282mm	11'1" x 20'7"
Dining	3184 x 3383mm	10'5" x 11'1"
Utility	1784 x 2061mm	5'10" x 6'9"
WC	975 x 1600mm	3'2" x 5'3"

Approximate dimensions

First Floor

Bedroom 1	3184 x 6287mm	10'5" x 20'8"
En Suite 1	3384 x 2849mm	11'1" x 9'4"
Bedroom 2	3483 x 3678mm	11'5" x 12'1"
En Suite 2	1637 x 2061mm	5'4" x 6'9"
Bedroom 3	3483 x 2656mm	11'5" x 8'9"
Bathroom	1698 x 3095mm	5'7" x 10'2"

Approximate dimensions

Second Floor

Bedroom 4	3484 x 5100mm	11'5" x 16'9"
Bedroom 5	3246 x 3236mm	10'8" x 10'7"
Shower room	1776 x 2241mm	5'10" x 7'4"

Approximate dimensions

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



Please see working drawings for plot-specific details and elevation treatments



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PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

GET IN TOUCH

Discover your ideal new home at your chosen development

2

ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. er is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



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MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



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NEW HOMES QUALITY CODE

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

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

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

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

WHAT THE CODE COVERS

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





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