

RIVER MEADOW

STANFORD IN THE VALE

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



RIVER MEADOW

— STANFORD IN THE VALE —

- The Hursley
1 bedroom home
- The Wilford
1 bedroom home
- The Ashdown
2 bedroom home
- The Archford
3 bedroom home
- The Hadley
3 bedroom home
- The Hadley Special
3 bedroom home
- The Draycote
3 bedroom home
- The Shenton
3 bedroom home
- The Hollinwood
4 bedroom home
- The Avondale
4 bedroom home
- The Holden
4 bedroom home
- The Winstone
4 bedroom home
- The Manning
5 bedroom home
- The Henley
5 bedroom home
- Affordable housing
- SS Substation
- BCP Bin Collection Point
- V Visitor Parking Space

-  Parkland area
-  Mature trees
-  New tree line
-  Balancing pond
-  Bird box
-  Bat box
-  Play area
-  Hedgehog highway
-  Swift nesting brick

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. River Meadow is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H7902/MP/01 Rev: K

— CREATING A SUSTAINABLE —

COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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



THE HURSLEY

ONE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Compact and spacious one bedroom home with all the conveniences for modern living. Downstairs, a light-filled lounge leads onto a kitchen with a door to the garden. Off the hall, there's a

downstairs cloakroom. Upstairs is a spacious double bedroom with plenty of light, a useful dressing area and bathroom.



DAVID WILSON HOMES

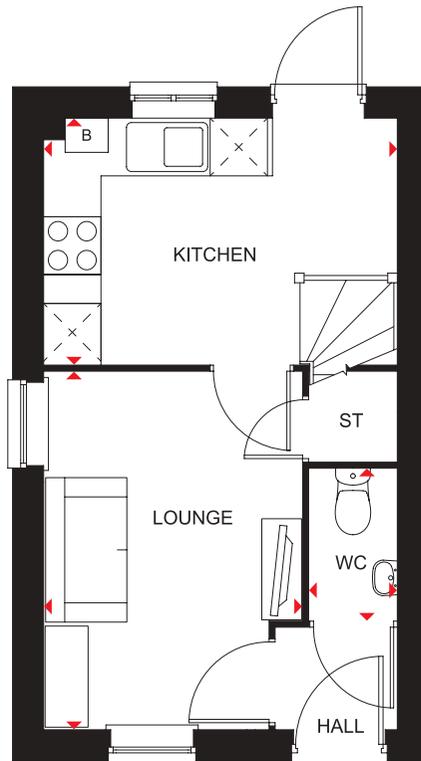
WHERE QUALITY LIVES

THE HURSLEY

ONE BEDROOM HOME

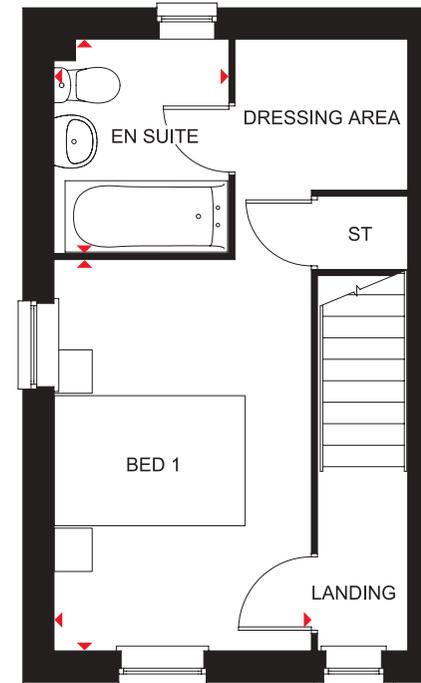
Key

- B Boiler
- ST Store
- ◀▶ Dimension location



Ground Floor

Kitchen	3700 x 2544 mm	12'2" x 8'5"
Lounge	2696 x 3723 mm	8'10" x 12'2"
WC	915 x 1574 mm	3'0" x 5'2"



First Floor

Bedroom 1	2692 x 4062 mm	8'10" x 13'4"
En suite	1829 x 2210 mm	6'0" x 6'11"
Dressing area	1808 x 2288 mm	5'11" x 7'6"

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.

THE WILFORD

ONE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Step through the front door of The Wilford and you will discover a well-designed home. The hall leads to a separate, stylishly fitted kitchen and then opens up into a spacious lounge and dining

area with French doors leading to the rear garden. Upstairs has a double bedroom, a spacious study and a bathroom fitted with contemporary sanitary ware.

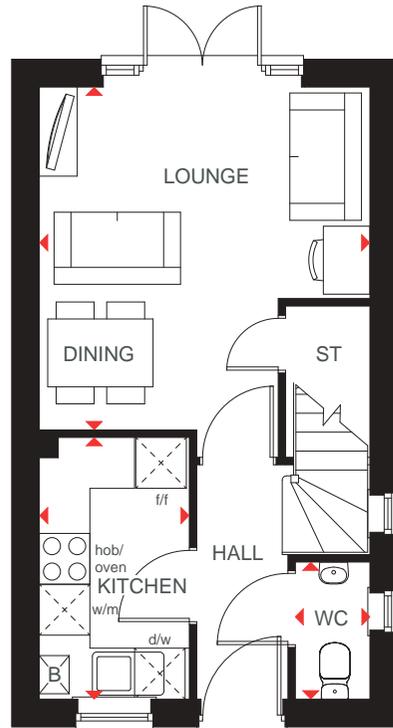
DAVID WILSON HOMES

THE WILFORD

ONE BEDROOM SEMI-DETACHED HOME

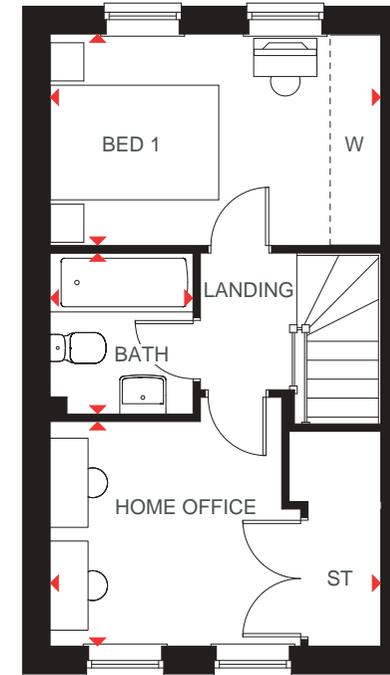
Key

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



Ground Floor

Lounge/Dining	3923 x 4040 mm	12'10" x 13'3"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 885 mm	5'4" x 2'11"



First Floor

Bedroom 1	3923 x 2492 mm	12'10" x 8'2"
Home Office	3923 x 2646 mm	12'10" x 8'8"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

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. BDW003330/JUN23

THE ASHDOWN

TWO BEDROOM HOUSE



Individual plots may vary, please speak to the Sales Adviser

The Ashdown has all the comforts for today's busy lifestyle. A good-sized lounge with dining area has access onto the rear garden through French doors. A separate fitted kitchen has space for all the appliances. Upstairs, the

two double bedrooms each have their own en suite - Bedroom 1 with a bath and Bedroom 2 with a shower - perfect for those frequent visitors. The ideal property for those first time buyers or those looking to downsize.



DAVID WILSON HOMES
WHERE QUALITY LIVES

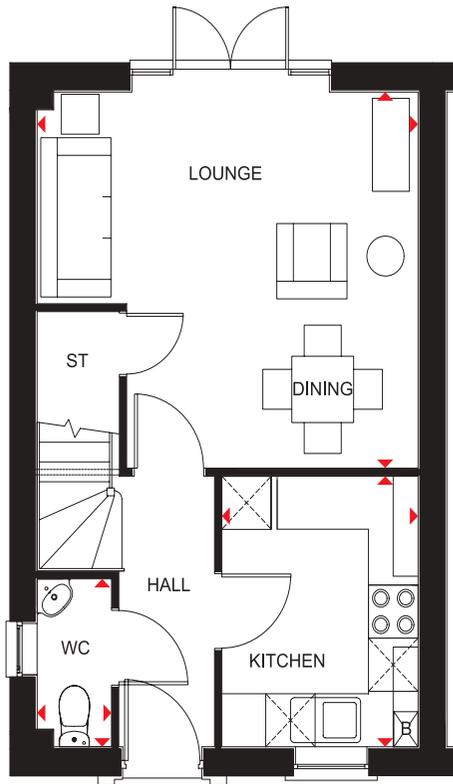
THE ASHDOWN

TWO BEDROOM HOUSE

Key

B Boiler
ST Store

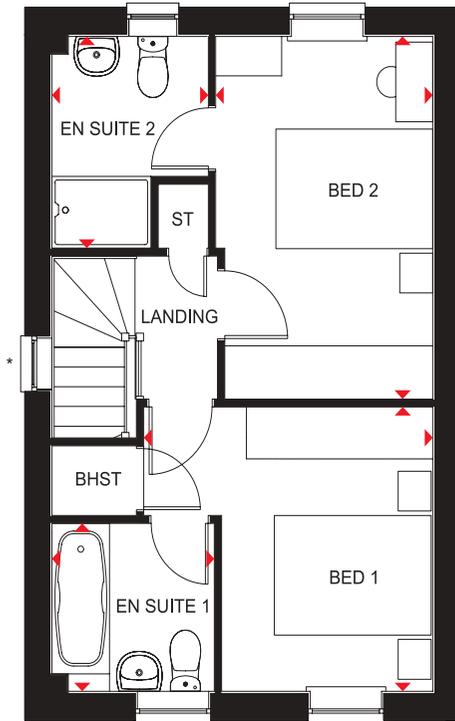
◀▶ Dimension location



Ground Floor

Kitchen	3057 x 2378 mm	10'0" x 7'10"
Lounge/Dining	4617 x 4248 mm	15'2" x 13'11"
WC	1897 x 902 mm	6'3" x 3'0"

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



First Floor

Bedroom 1	3504 x 3211 mm	11'6" x 10'6"
En Suite 1	1969 x 1897 mm	6'6" x 6'3"
Bedroom 2	4094 x 2632 mm	13'5" x 8'7"
En Suite 2	2391 x 1883 mm	7'10" x 6'0"

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

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.

THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

This three bedroom home includes an open plan kitchen with dining area and French doors to the garden. A spacious lounge and cloakroom

complete the ground floor. Upstairs you will find an en suite master bedroom, a further double bedroom, single bedroom and family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

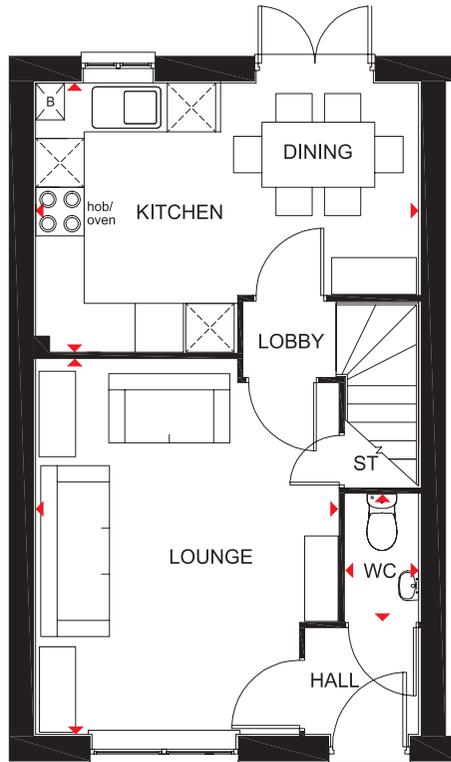
THE ARCHFORD

THREE BEDROOM HOME

Key

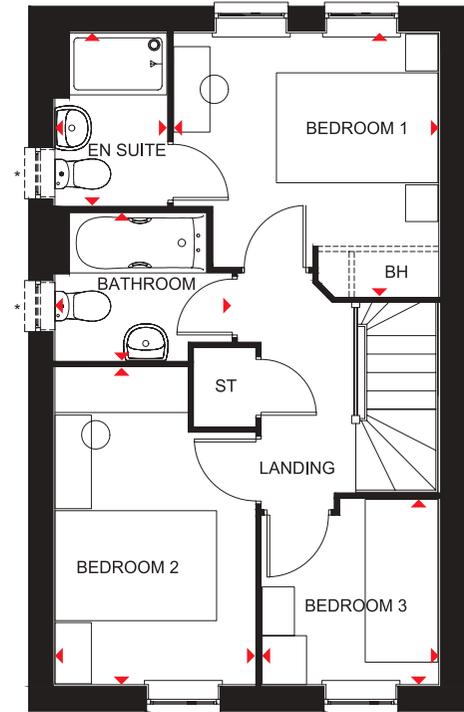
B Boiler
ST Store

◀▶ Dimension location



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4740 x 3310 mm	15'7" x 10'10"
WC	1561 x 905 mm	5'1" x 3'4"



First Floor

Bedroom 1	3234 x 3266 mm	10'2" 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 2176 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

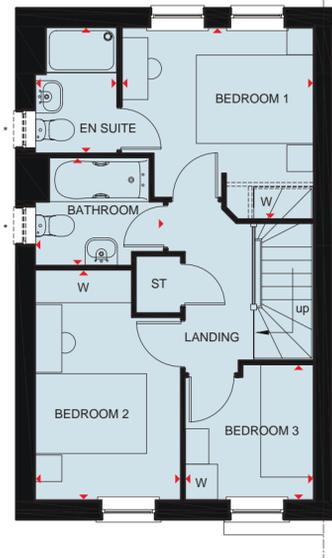
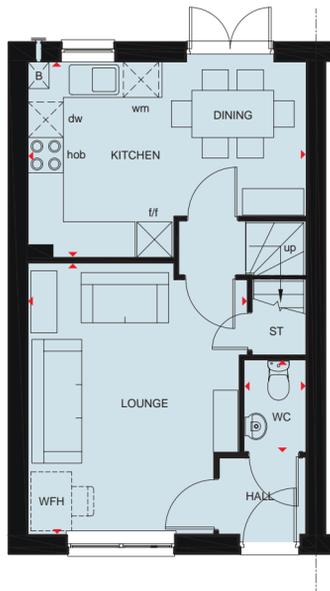
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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.

THE ARCHFORD

THREE BEDROOM HOME



Plots 99 & 100. Features are plot specific. Please refer to working drawings.



* optional window refer to sales advisor for individual plots

Ground Floor		
Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4740 x 3310 mm	15'7" x 10'10"
WC	1561 x 905 mm	5'1" x 3'4"

First Floor		
Bedroom 1	3234 x 3266 mm	10'2" 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 2176 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

Key

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

A3 specification.



DAVID WILSON HOMES

THE HADLEY SPECIAL

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 make the spacious dual-aspect lounge bright and airy and the perfect place to relax. Upstairs are two double bedrooms, the large master with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

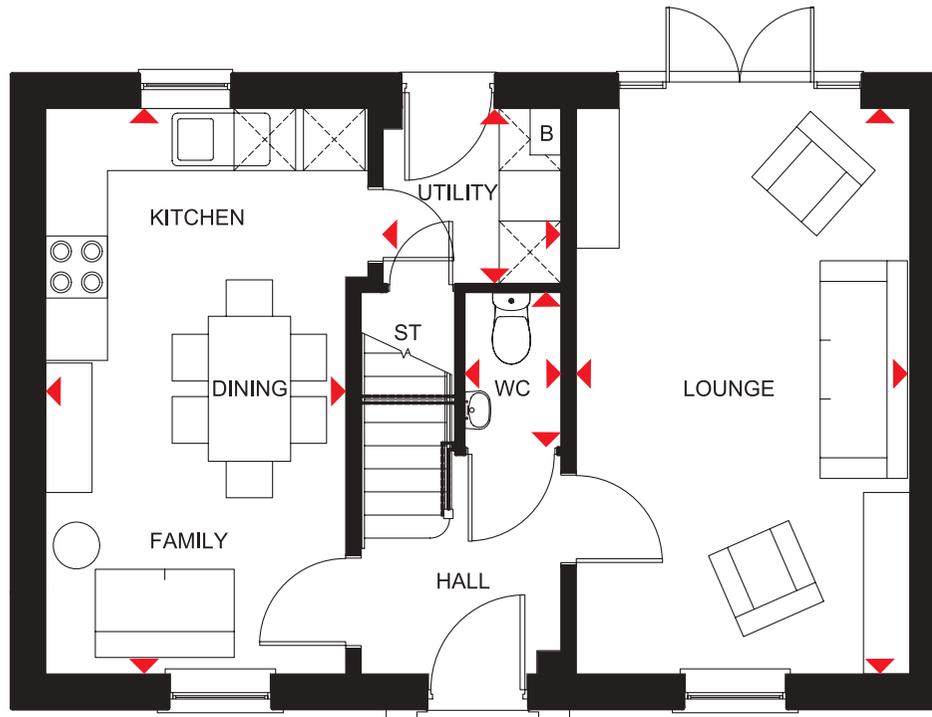
THE HADLEY SPECIAL

THREE BEDROOM DETACHED HOME

Key

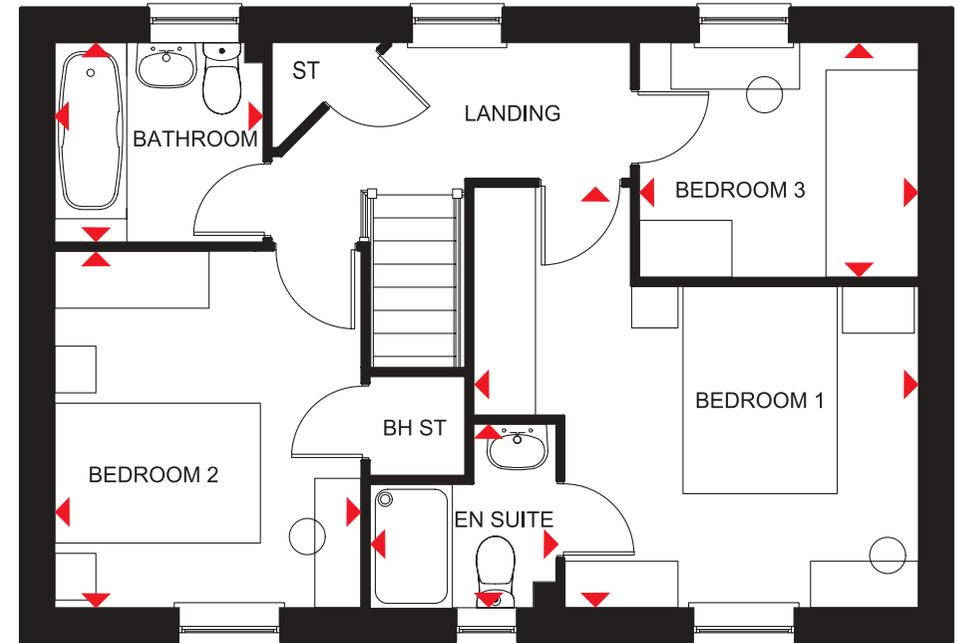
B Boiler
ST Store
BH ST Bulkhead Store

◀▶ Dimension location



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1727 x 1687 mm	5'8" x 5'6"
WC	1485 x 932 mm	4'10" x 3'11"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En suite	1806 x 1771 mm	5'11" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

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.

THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hadley has an open-plan kitchen with dining area and separate utility room. The French doors to the garden give the whole room a bright and airy feeling. The spacious dual-aspect lounge provides

the perfect place to relax. Upstairs there are two double bedrooms, the large master with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

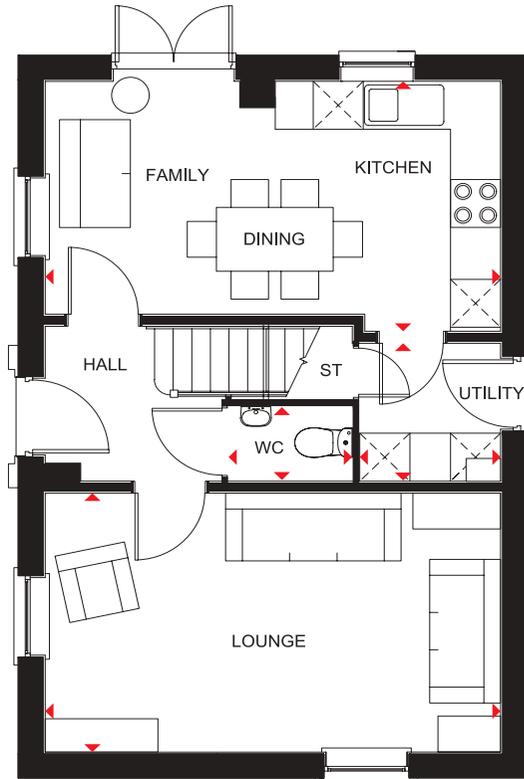
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

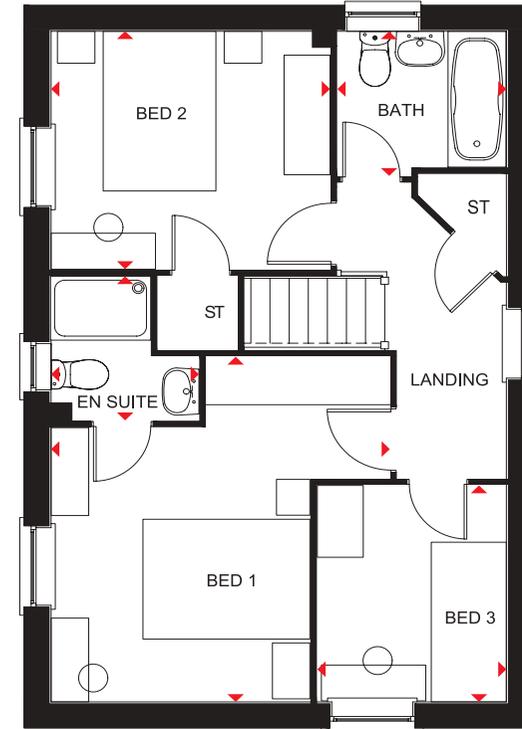
Key

- B Boiler
- ST Store
- ↔ Dimension location



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1771 mm	5'11" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

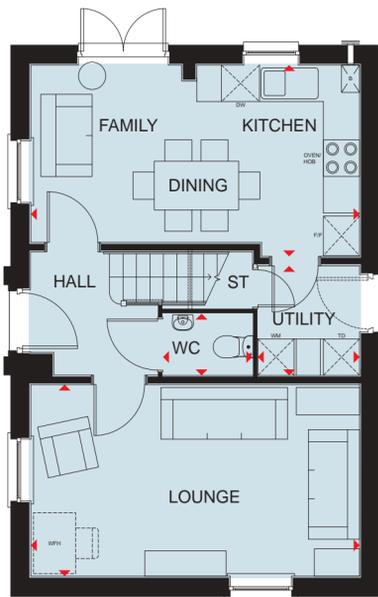
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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.

HADLEY

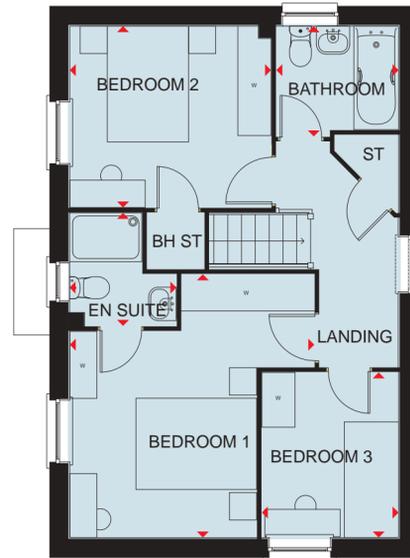
THREE BEDROOM HOME



Plot 89 only. Features are plot specific. Please refer to working drawings.



* Optional door please refer to sales advisor



* Optional window please refer to sales advisor

Ground Floor

Lounge	5455 x 3131 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 3242 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"

First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1806 x 1771 mm	5'11" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

Key

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

A3 specification.



DAVID WILSON HOMES

THE DRAYCOTE

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

With access to the garden from both the spacious kitchen/dining/family room and from the dual-aspect lounge, the Draycote is a thoughtfully

designed three bedroom home. Upstairs are two double bedrooms, the master with en suite, a single bedroom and the family bathroom.



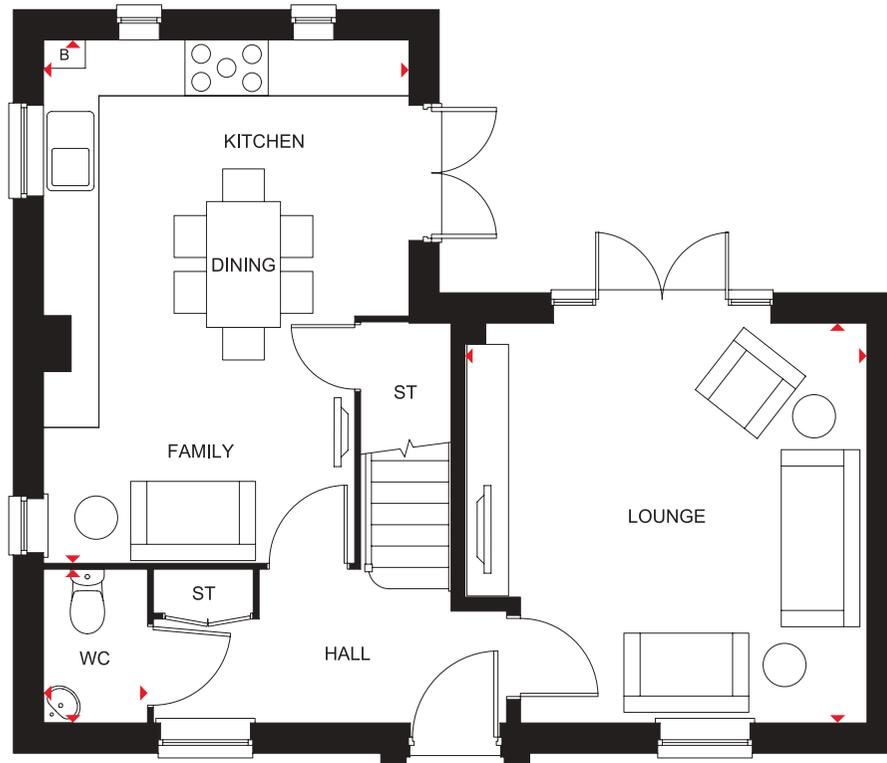
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE DRAYCOTE

THREE BEDROOM HOME

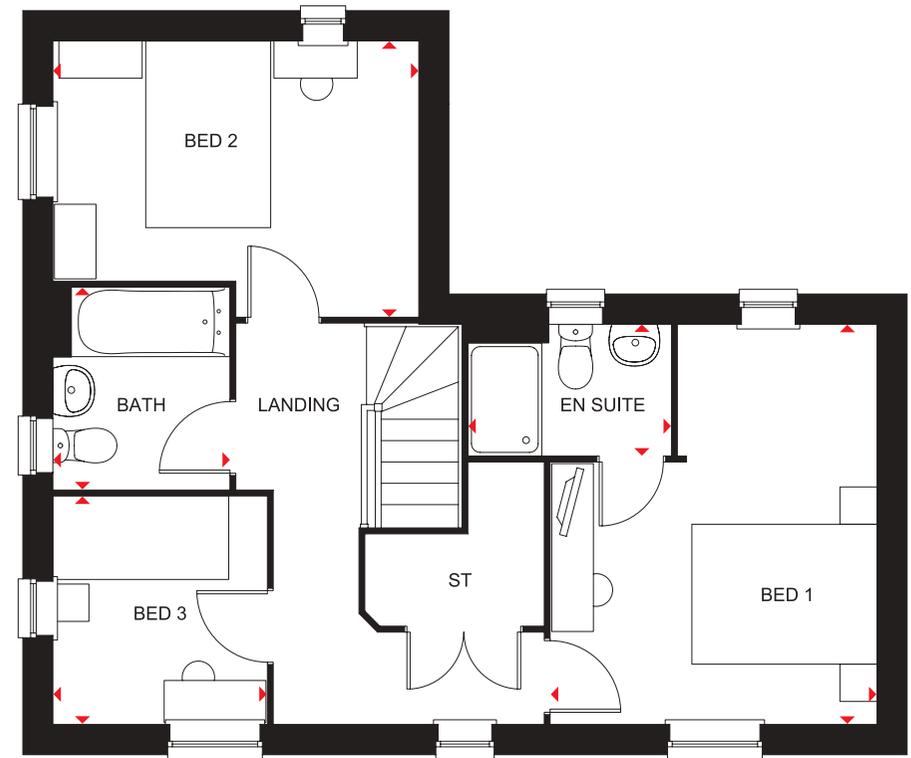
Key

- B Boiler
- ST Store
- ◀▶ Dimension location



Ground Floor

Kitchen/Dining/Family	3953 x 5602 mm	13'0" x 18'4"
Lounge	4347 x 4290 mm	14'3" x 14'1"
WC	1112 x 1637 mm	3'8" x 5'4"



First Floor

Bedroom 1	3519 x 4290 mm	11'6" x 14'1"
En suite 1	2174 x 1400 mm	7'1" x 4'7"
Bedroom 2	3953 x 2949 mm	13'0" x 9'8"
Bedroom 3	2304 x 2437 mm	7'7" x 8'0"
Bathroom	1900 x 2149 mm	6'3" x 7'1"

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.

THE SHENTON

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Shenton is a stylish, bay-fronted, detached home providing plenty of flexible living space. The generous open-plan kitchen with adjacent utility room incorporates dining and family areas leading to

the garden via French doors. The good-sized lounge is light and airy thanks to the walk-in bay window. Upstairs are three double bedrooms, the principal with en suite, a study and a family bathroom.



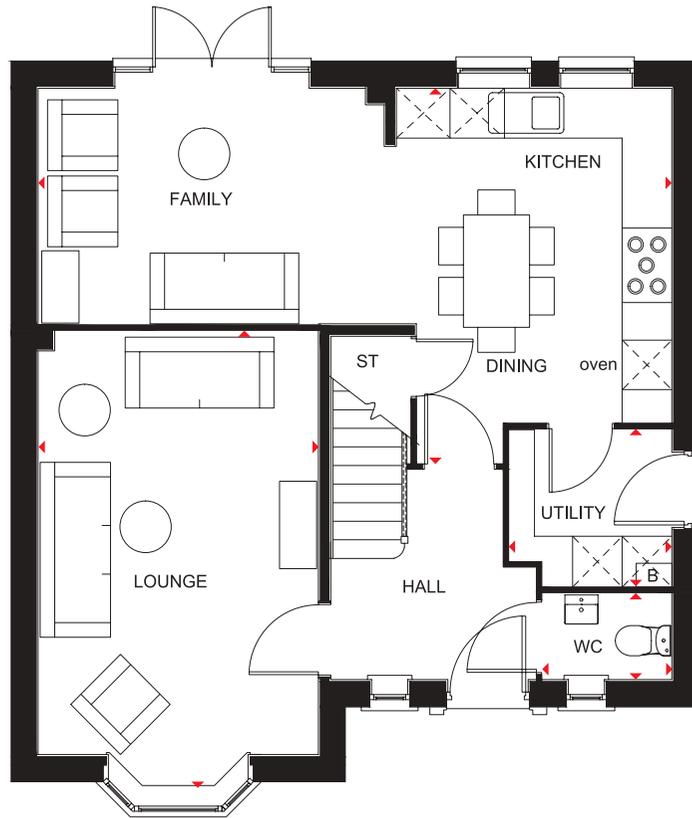
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE SHENTON

THREE BEDROOM DETACHED HOME

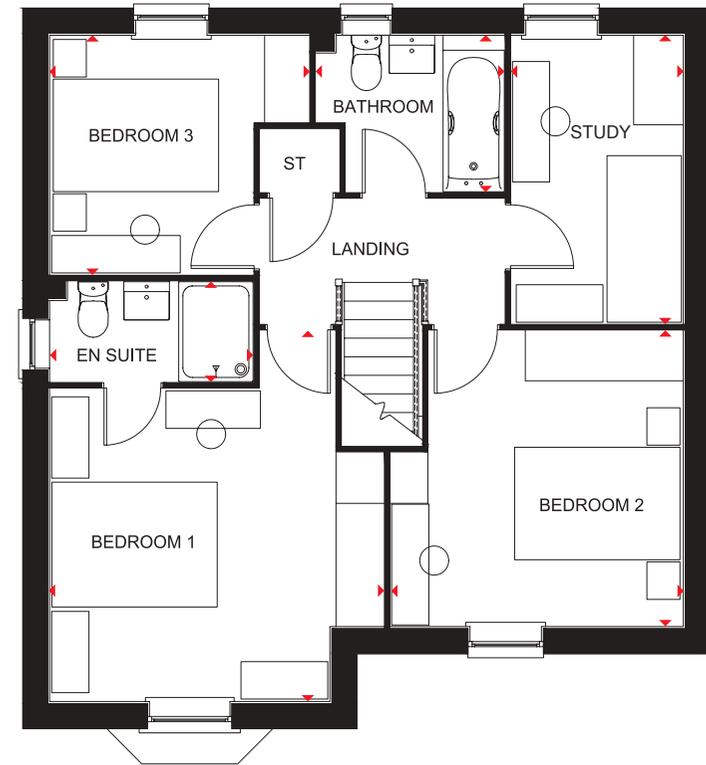
Key
 B Boiler
 ST Store

◄► Dimensional location



Ground Floor

Lounge	5478 x 3390 mm	17' 11" x 11' 1"
Kitchen/Dining/Family	7665 x 4499 mm	25' 1" x 16' 4"
Utility	1961 x 1878 mm	6' 11" x 6' 2"
WC	1561 x 1033 mm	5' 1" x 3' 5"



First Floor

Bedroom 1	4451 x 4040 mm	14' 7" x 13' 3"
En suite	2461 x 1200 mm	8' 1" x 3' 11"
Bedroom 2	3551 x 3536 mm	11' 8" x 11' 7"
Bedroom 3	3137 x 2871 mm	10' 3" x 9' 5"
Study	3461 x 2076 mm	11' 4" x 6' 10"
Bathroom	2275 x 1880 mm	7' 6" x 6' 2"

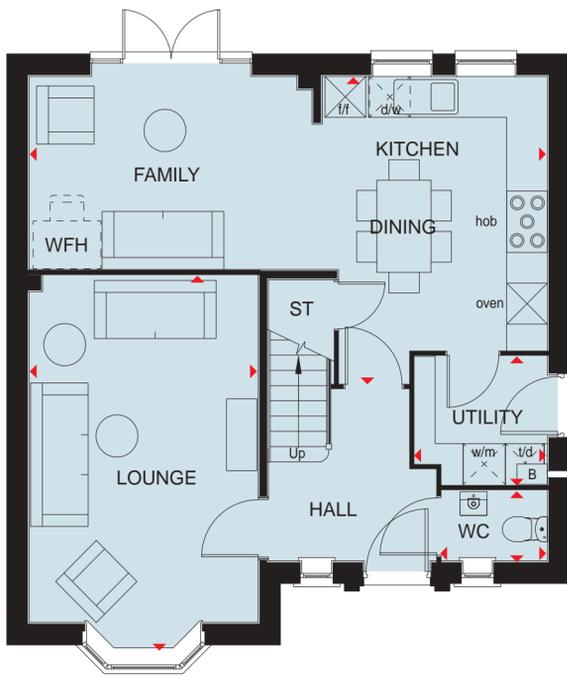
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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. H431H7DS04/SP436258 05/21

THE SHENTON

FOUR BEDROOM HOME



Plots 94 & 97. Features are plot specific. Please refer to working drawings.



Ground Floor

Lounge	5478 x 3390 mm	17'11" x 11'1"
Kitchen/Dining/Family	7665 x 4499 mm	25'1" x 16'4"
Utility	1961 x 1878 mm	6'11" x 6'2"
WC	1561 x 1000 mm	5'1" x 3'5"



First Floor

Bedroom 1	4451 x 4040 mm	14'7" x 13'3"
En suite	2461 x 1200 mm	8'1" x 3'11"
Bedroom 2	3551 x 3536 mm	11'8" x 11'7"
Bedroom 3	3137 x 2871 mm	10'3" x 9'5"
Bedroom 4	3461 x 2076 mm	11'4" x 6'10"
Bathroom	2275 x 1880 mm	14'11" x 12'6"

* Overall floor dimension includes lowered ceiling areas

Key

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

A2 specification.



DAVID WILSON HOMES

THE HOLLINWOOD

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Hollinwood a delightfully traditional look, while inside this home is designed very much for modern family life. An attractive glazed bay leading to the garden creates a bright atmosphere in the dining and family areas of the

open-plan kitchen, which has a utility room adjacent. The dual-aspect lounge is the perfect place for the whole family to relax in. Upstairs are three double bedrooms, the principle bedroom with en suite, a home office and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HOLLINWOOD

THREE BEDROOM DETACHED HOME

Key

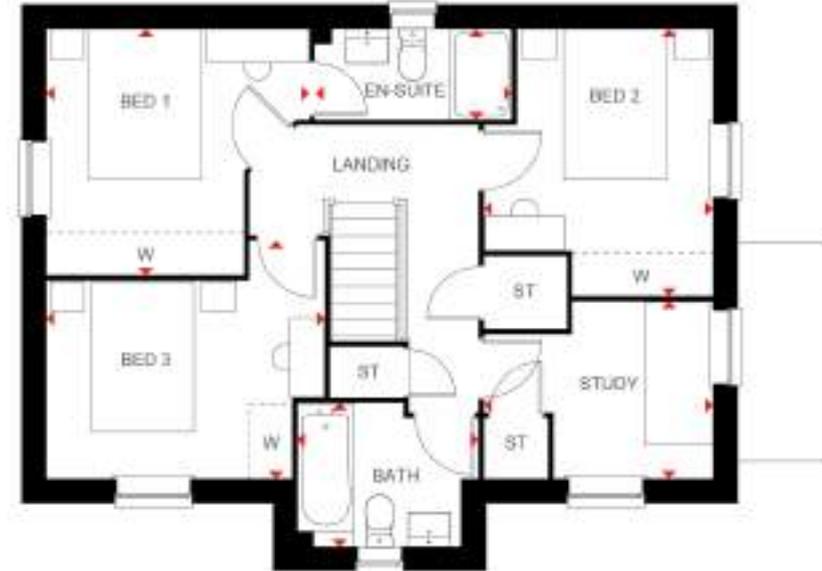
B Boiler
ST Store

W Optional Wardrobe
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	1600 x 2350 mm	15' 8" x 19' 8"
Lounge	3650 x 6028 mm	11' 10" x 19' 8"
Utility	1600 x 2350 mm	5' 2" x 7' 7"
WC	1052 x 1825 mm	3' 5" x 5' 10"



First Floor

Bedroom 1	3500 x 3300 mm	11' 5" x 8' 2"
En suite	2600 x 1227 mm	8' 5" x 4' 0"
Bedroom 2	3047 x 3575 mm	9' 10" x 11' 7"
Bedroom 3	3699 x 2665 mm	12' 1" x 8' 7"
Home office	3019 x 2390 mm	9' 9" x 7' 8"
Bathroom	2203 x 1974 mm	7' 2" x 6' 5"

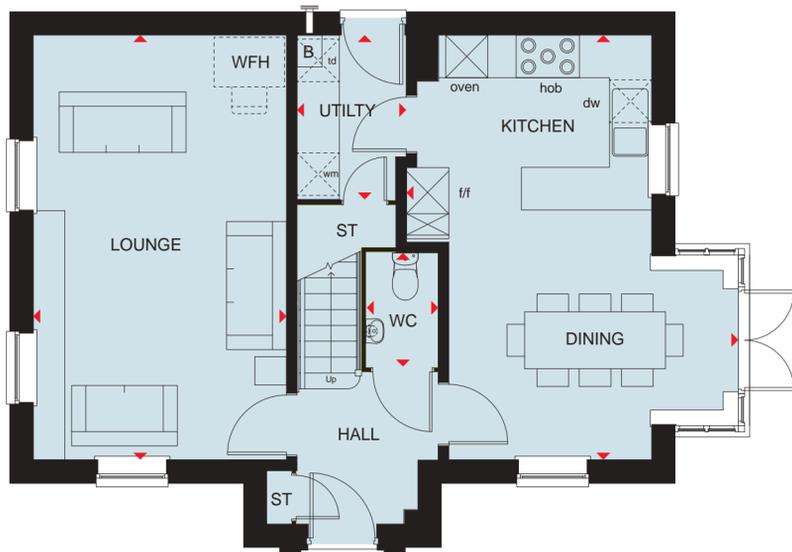
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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. DWH 2107 H486 --- DS04/SP432513

HOLLINWOOD

FOUR BEDROOM HOME

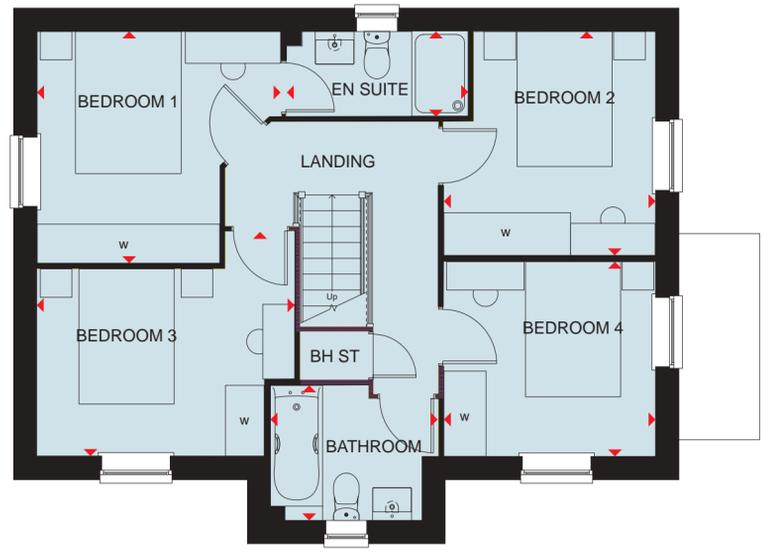


Plot 93 only. Features are plot specific. Please refer to working drawings.



Ground Floor

Lounge	3600 x 5978 mm	11'9" x 19'7"
Kitchen/Family/Breakfast	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1000 x 1600 mm	3'3" x 5'2"



First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 3'11"
Bedroom 2	3537 x 3009 mm	11'7" x 9'10"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3009 x 2352 mm	9'10" x 7'8"
Bathroom	2373 x 1900 mm	7'9" x 6'2"

Key

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

A2 specification.



DAVID WILSON HOMES

THE HOLDEN

FOUR BEDROOM 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 open-plan 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 master with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

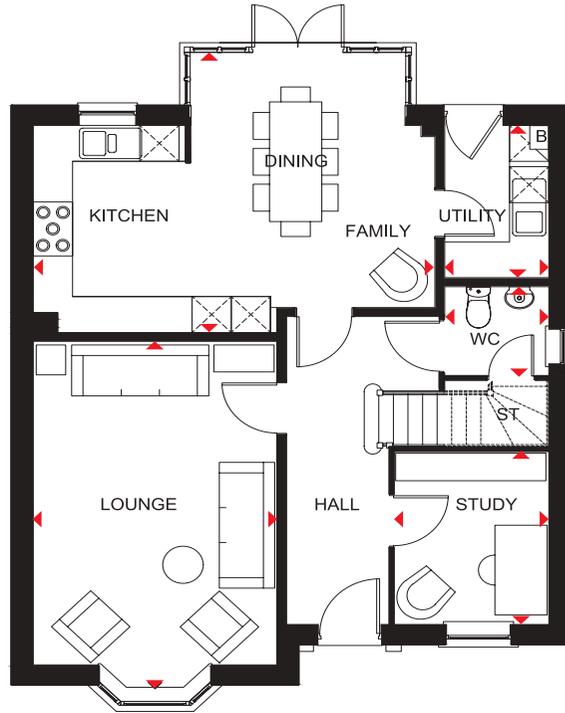
THE HOLDEN

FOUR BEDROOM HOME

Key

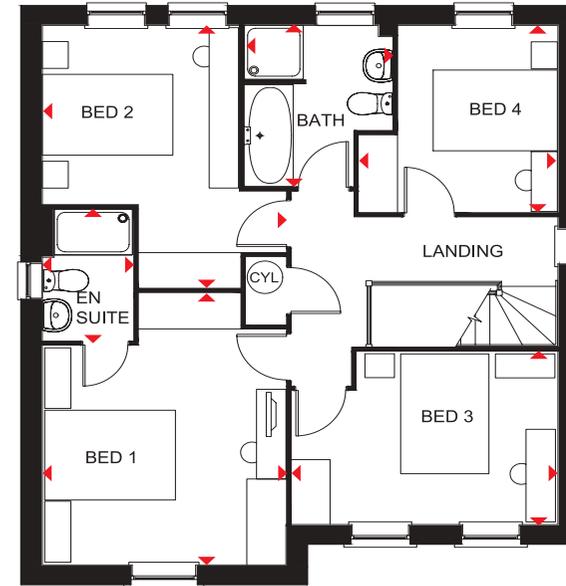
B Boiler
ST Store
CYL Cylinder

◄► Dimension location



Ground Floor

Kitchen/Dining/Family	6147 x 4685 mm	20'2" x 15'4"
Lounge	3728 x 5802 mm	12'3" x 19'0"
Study	2361 x 2886 mm	7'9" x 9'6"
Utility	1593 x 2545 mm	5'3" x 8'4"
WC	1593 x 1481 mm	5'3" x 4'10"



First Floor

Bedroom 1	3728 x 4543 mm	12'3" x 14'11"
En suite 1	1390 x 2190 mm	4'7" x 7'2"
Bedroom 2	3841 x 4384 mm	12'7" x 14'4"
Bedroom 3	4073 x 2886 mm	13'4" x 9'6"
Bedroom 4	2893 x 3210 mm	9'6" x 10'3"
Bathroom	2316 x 2689 mm	7'7" x 8'10"

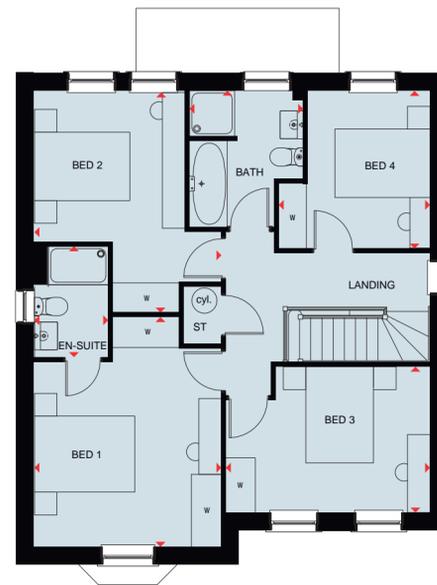
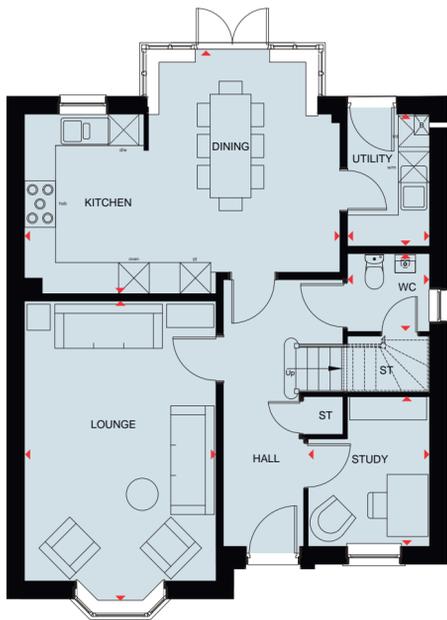
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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.

HOLDEN

FOUR BEDROOM HOME



Plot 96 only. Features are plot specific. Please refer to working drawings.



Ground Floor

Lounge	3728 x 5802 mm	12'3" x 19'0"
Kitchen/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2361 x 2886 mm	7'9" x 9'6"
Utility	1593 x 2545 mm	5'3" x 8'4"
WC	1593 x 1481 mm	5'3" x 4'10"

First Floor

Bedroom 1	3728 x 4543 mm	12'3" x 14'11"
En suite	1390 x 2190 mm	4'6" x 6'11"
Bedroom 2	3841 x 4384 mm	8'1" x 12'9"
Bedroom 3	4073 x 2886 mm	7'6" x 7'2"
Bedroom 4	2893 x 3210 mm	9'6" x 10'3"
Bathroom	2316 x 2689 mm	7'7" x 8'10"

Key

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

A1 specification.



DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM 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 master with en suite, and a family bathroom with bath and shower.



DAVID WILSON HOMES

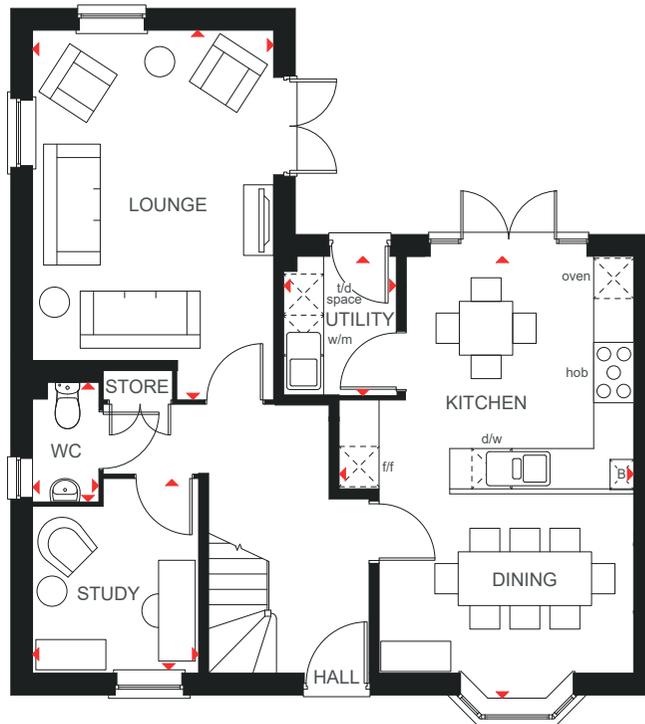
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM HOME

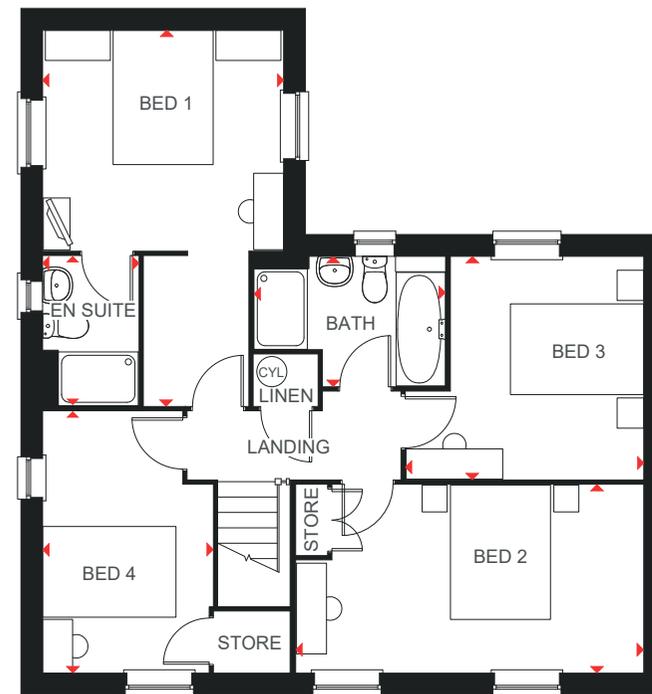
Key

B Boiler
ST Store
◀▶ Dimension location



Ground Floor

Kitchen/Dining	6600 x 4550 mm	21'7" x 14'11"
Lounge	5490 x 3615 mm	18'0" x 11'10"
Study	2885 x 2490 mm	9'5" x 8'2"
Utility	2164 x 1687 mm	7'1" x 5'6"
WC	1793 x 963 mm	5'10" x 3'1"



First Floor

Bedroom 1	5720 x 3615 mm	18'9" x 11'10"
En suite	2151 x 1435 mm	7'0" 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	4376 x 2550 mm	14'4" x 8'4"
Bathroom	2871 x 1952 mm	9'5" x 6'5"

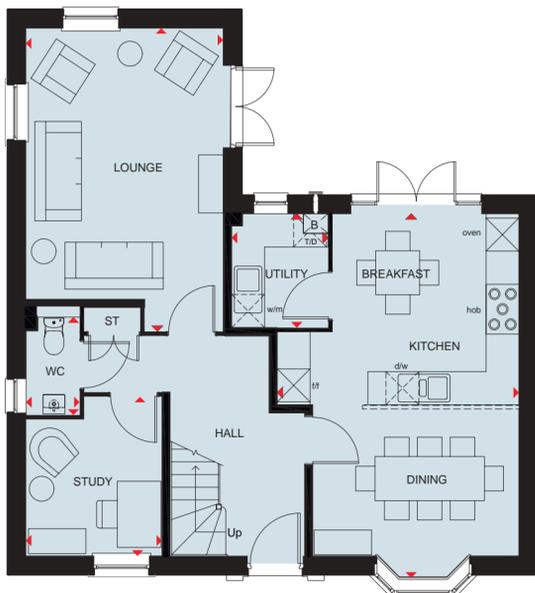
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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.

THE AVONDALE

FOUR BEDROOM HOME



Plot 95 only. Features are plot specific. Please refer to working drawings.



Ground Floor

Lounge	6600 x 4550 mm	21'7" x 14'11"
Kitchen/Breakfast/Dining	5490 x 3615 mm	18'0" x 11'10"
Utility	2164 x 1687 mm	7'1" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1793 x 963 mm	5'10" x 3'1"

First Floor

Bedroom 1	5720 x 3615 mm	18'9" x 11'10"
En suite	2151 x 1435 mm	7'0" 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	4376 x 2550 mm	14'4" x 8'4"
Bathroom	2871 x 1952 mm	9'5" x 6'5"

Key

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

A1 specification.



DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM 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 master 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

WHERE QUALITY LIVES

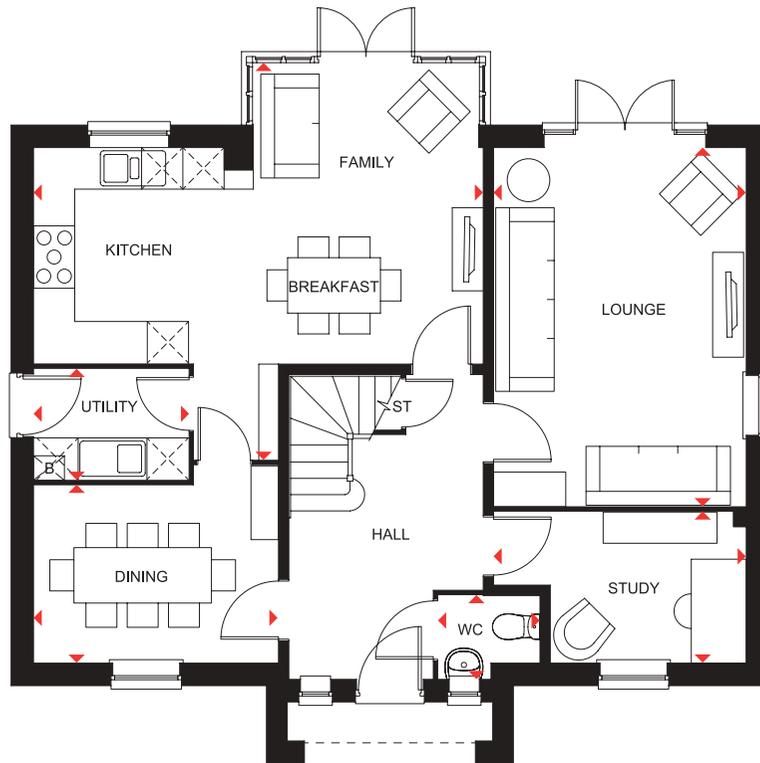
THE WINSTONE

FOUR BEDROOM HOME

Key

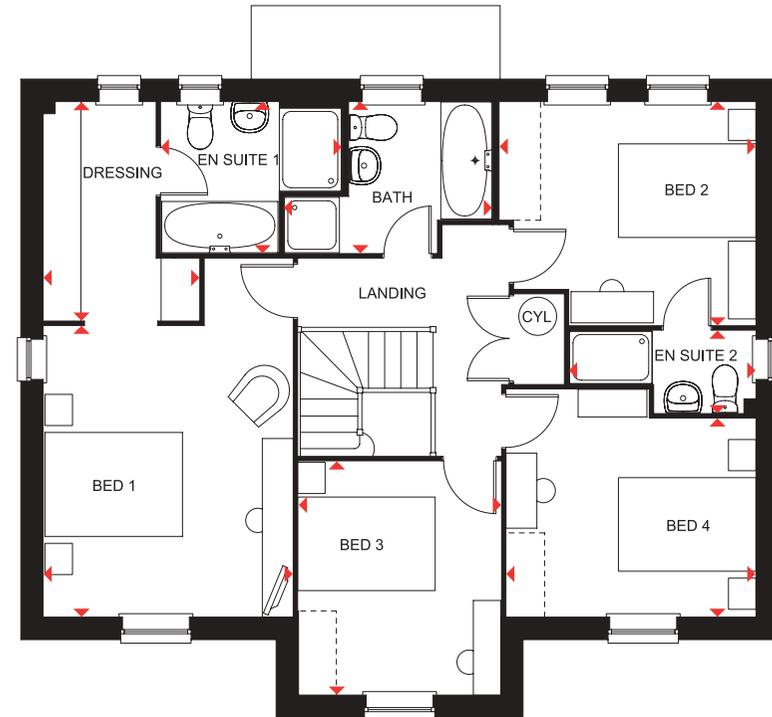
B Boiler
ST Store
CYL Cylinder

◀▶ Dimension location



Ground Floor

Lounge	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6540 x 7525 mm	21'5" x 18'9"
Dining	3563 x 2852 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



First Floor

Bedroom 1	5169 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 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3280 mm	11'8" x 10'7"
Bathroom	3014 x 2182 mm	9'8" x 7'2"

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.

THE MANNING

FIVE BEDROOM 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 master and second bedroom with en suite, a single bedroom and family bathroom with shower.



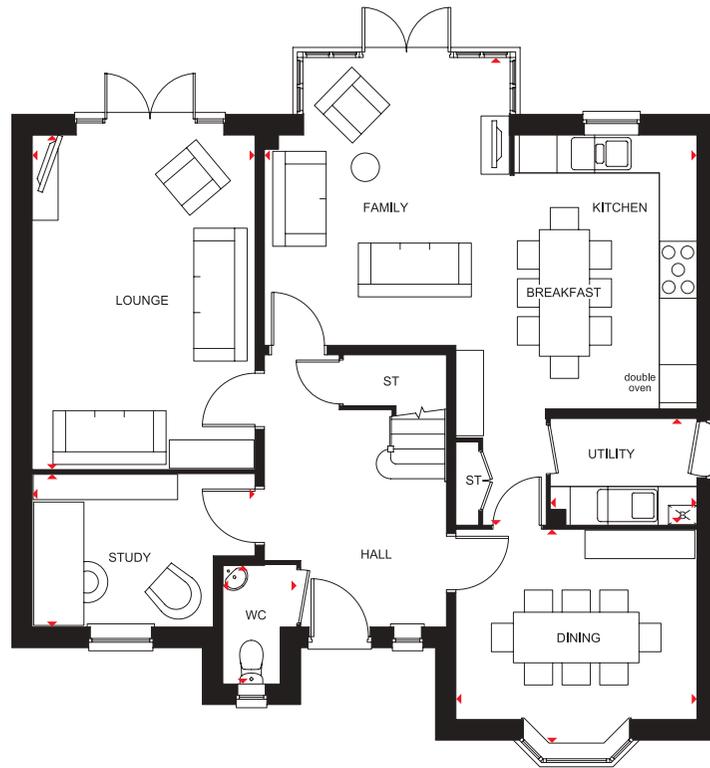
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MANNING

FIVE BEDROOM HOME

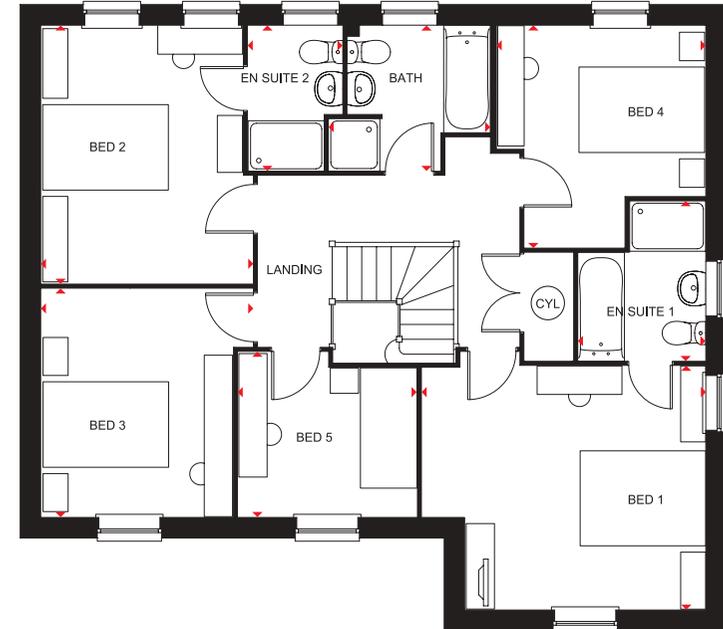
Key

- B Boiler
- ST Store
- CYL Cylinder
- ◀▶ Dimension location



Ground Floor

Kitchen/Breakfast/Family	7380 x 5276 mm	24'2" x 17'3"
Lounge	3550 x 5276 mm	11'6" x 17'3"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	3550 x 2413 mm	11'6" x 7'11"
Utility	2325 x 1687 mm	7'7" x 5'6"
WC	1165 x 1875 mm	3'10" x 6'2"



First Floor

Bedroom 1	4515 x 4073 mm	14'10" x 13'4"
En suite 1	2072 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4079 mm	11'1" x 13'4"
En suite 2	1496 x 2297 mm	4'11" x 7'6"
Bedroom 3	3375 x 4079 mm	11'1" x 11'10"
Bedroom 4	3312 x 3510 mm	10'10" x 11'6"
Bedroom 5	2839 x 2611 mm	9'4" x 8'7"
Bathroom	2296 x 2261 mm	7'6" x 7'5"

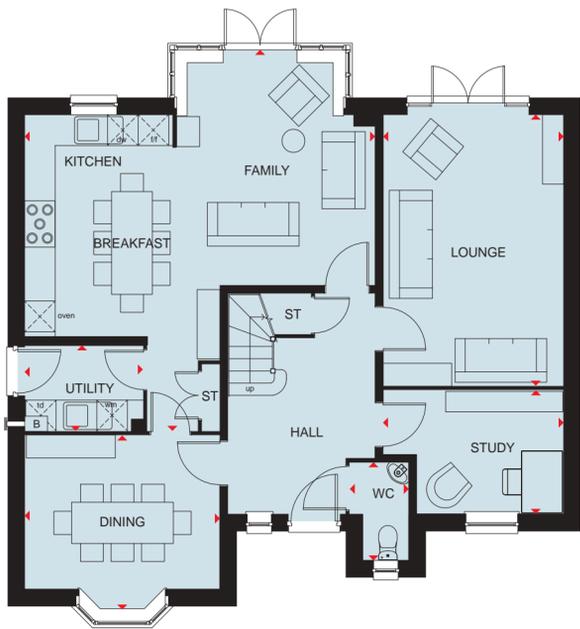
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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.

THE MANNING

FIVE BEDROOM HOME



Plot 92 only. Features are plot specific. Please refer to working drawings.



Ground Floor

Lounge	3550 x 5276 mm	11'7" x 17'3"
Kitchen/Breakfast/Family	7380 x 5276 mm	24'2" x 17'3"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'7"
Utility	2325 x 1687 mm	7'7" x 5'6"
WC	1875 x 1165 mm	6'1" x 3'9"



First Floor

Bedroom 1	4073 x 4515 mm	13'4" x 14'9"
En suite 1	2027 x 2514 mm	6'7" x 8'2"
Bedroom 2	3375 x 4079 mm	11'0" x 13'4"
En suite 2	1496 x 2297 mm	4'10" x 7'6"
Bedroom 3	3375 x 4079 mm	11'1" x 11'0"
Bedroom 4	3312 x 3510 mm	10'10" x 11'6"
Bedroom 5	2839 x 2611 mm	9'3" x 8'6"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

Key

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

A1 specification.



DAVID WILSON HOMES

THE HENLEY

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Henley is an expansive and beautifully designed five bedroom family home with light and space in abundance. On the ground floor, a kitchen opens onto a family/breakfast room with French doors leading into the garden; while an additional bay window allows extra light to flood into this generous space stylishly equipped for the modern family.

A dual-aspect, spacious lounge, with French doors giving further access to the garden, provides the perfect place to relax. A separate dining room, a utility with a door to the garden, and a cloakroom complete the downstairs. Upstairs are five bedrooms – the master bedroom and second bedroom both benefit from an en suite – and there's a family bathroom.



DAVID WILSON HOMES

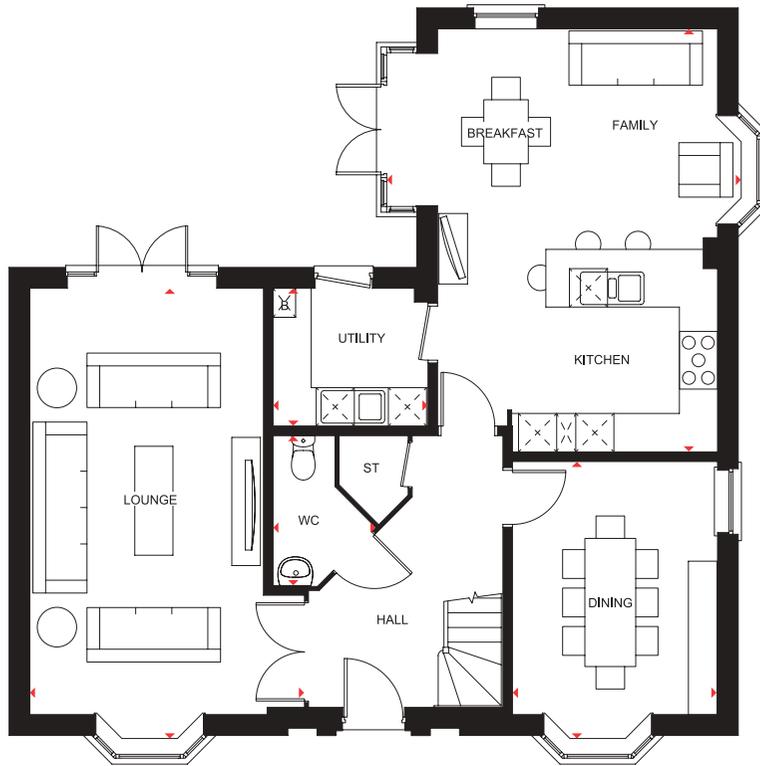
WHERE QUALITY LIVES

THE HENLEY

FIVE BEDROOM HOME

Key

- B Boiler
- ST Store
- CYL Cylinder
- ◀▶ Dimension location



Ground Floor

Kitchen/Breakfast/Family	5600 x 6602 mm	18'4" x 21'8"
Lounge	4320 x 7050 mm	14'2" x 23'1"
Dining	3225 x 4347 mm	10'7" x 14'3"
Utility	2437 x 2150 mm	8'0" x 7'1"
WC	1600 x 2340 mm	5'3" x 7'8"



First Floor

Bedroom 1	4403 x 6397 mm	14'5" x 21'0"
En suite 1	2610 x 1390 mm	8'7" x 4'7"
Bedroom 2	3286 x 3925 mm	10'8" x 12'10"
En suite 2	2610 x 1374 mm	8'7" x 4'6"
Bedroom 3	3733 x 3112 mm	12'3" x 10'2"
Bedroom 4	3211 x 3452 mm	10'6" x 11'4"
Bedroom 5	2352 x 2849 mm	7'8" x 9'4"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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 that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars[^] by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

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

WARRANTY EXCLUSIONS

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

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



We 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. Based on HBF star rating scheme from 2010 to 2022 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. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

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.

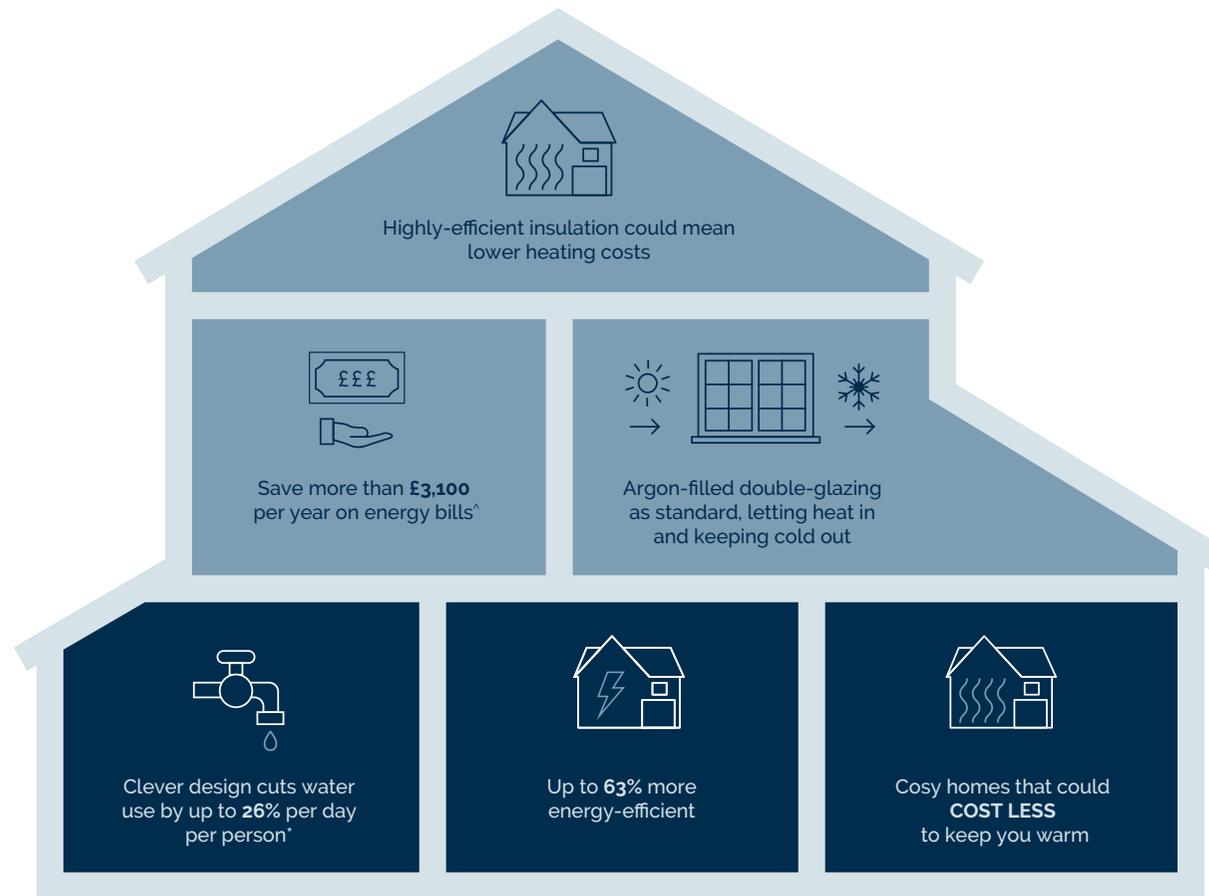


Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to 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.

WE'RE HELPING TO MAKE YOUR HOME MORE

ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published Feb 2023.
^{*}Source: [Water UK](#)

DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **03301 735 532**

Calls to 03 numbers are charged at the same rate as dialing an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.