



*Hunters Place*  
AT FERNWOOD VILLAGE

# 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 providing traditional homes in desirable locations, built to a superb specification.

We\* are delighted to have received over 90% homeowner recommendation since 2010<sup>^</sup>. This accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Fernwood Village.



**John Reddington**  
Managing Director  
David Wilson Homes, East Midlands



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

\*"We" refers to the Barratt Developments PLC Group brands.

# WELCOME

— TO HUNTERS PLACE AT FERNWOOD VILLAGE —



If you are looking for a new home tucked away on the edge of Newark, Hunters Place at Fernwood Village is the ideal place for you with plenty of amenities on your doorstep including supermarkets, restaurants and high street shops. The A1 and A46 are easily

accessible, linking you to Nottingham and Lincoln. And with Chuter Ede Primary School, rated 'Outstanding' by Ofsted, and Suthers School located opposite the development within walking distance, this development is ideal for young and growing families.

# IDEALLY LOCATED

FOR YOUR FAMILY



For your little ones, there's nearby Fernwood Day Nursery and Balderton Village Day Nursery, both of which can be reached by car in 6 minutes\*.

There are plenty of schooling options in the area, including the 'Outstanding' rated Chuter Ede Primary School, which is just a 3-minute walk, Suthers School which is opposite the development, while Newark Academy can be reached in 8 minutes by car\*.

There are a number of great university options within half an hour's drive including The University of Lincoln, Nottingham Trent University and The University of Nottingham\*.

\*Based on the average drive time from the development.

# EXCELLENT

— CONNECTIONS —



The A1 and A46 are easily accessible, linking you to Nottingham, Lincoln and Newark which are all within an hour's drive\*.



Newark has two train stations, both only a short drive away. Newark North Gate provides direct routes to London King Cross within 90 minutes<sup>^</sup>, whilst Newark Castle connects you to Lincoln, Nottingham, Leicester and Derby.



For holidays away, East Midlands Airport is about an hour's drive away, while Manchester Airport is just under 2 hours' drive away\*.

\*Based on the average drive time from the development. <sup>^</sup>Based on fastest train times from Newark Castle and North Gate train stations.

# PLENTY

— TO SEE AND DO —



Living just a 10-minute drive from Newark town centre, you'll be ideally placed for those everyday amenities including local bakeries, butchers and a variety of high-street retailers.

The Buttermilk Shopping Centre is a Grade I listed building that has independent traders offering crafts, jewellery, household furnishings, baked goods and clothes.



The Palace Theatre plays host to more than 150 live productions every year, covering everything from ballet to drama and children's shows to comedy.

Enjoy a day out at Kelham Country Hall and Park, a traditional Victorian house set within 42 acres of landscaped gardens with parkland, a children's adventure play area and a café.



With fantastic views of Newark Castle and the River Trent, The Water's Edge bar and restaurant is the ideal place to relax with family and friends. If your after lunch, dinner or just a drink, you'll feel right at home watching the boats pass by on one of the many terraces and balconies.

Or if you're looking for something a little more exclusive, why not try Taylor's Fine Dining? It comes highly recommended on Tripadvisor.

# WITHIN 15 MINUTES

OF YOUR NEW HOME\*



**Chuter Ede Primary School**  
1 minute by car



**The Tawny Owl Pub**  
4 minutes by car



**Balderton Village Day Nursery**  
6 minutes by car



**Newark Academy**  
8 minutes by car



**The Buttermilk Shopping Centre**  
8 minutes by car



**Newark town centre**  
10 minutes by car



**Odeon**  
10 minutes by car



**Newark Golf Club**  
11 minutes by car



**Sconce and Devon Park**  
11 minutes by car

\*Based on the average drive time from the development.

# WITHIN 30 MINUTES

OF YOUR NEW HOME\*



**Newark Castle**  
12 minutes by car



**Taylors Fine Dining**  
12 minutes by car



**Waitrose**  
13 minutes by car



**Newark Train Station**  
13 minutes by car



**The Water's Edge Bar and Kitchen**  
13 minutes by car



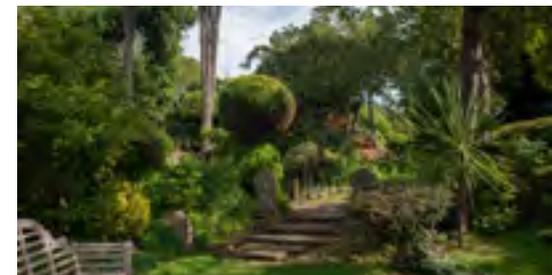
**Palace Theatre**  
14 minutes by car



**Kelham Country Park**  
16 minutes by car



**Farndon Marina**  
18 minutes by car



**Pure Land Meditation Centre & Japanese Garden**  
26 minutes by car

\*Based on the average drive time from the development.

— 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.



# Hunters Place

## AT FERNWOOD VILLAGE

Avro Road, Fernwood, Newark, Nottinghamshire, NG24 3WB  
2, 3, 4 and 5 bedroom homes

- **The Wilford \* (P204)**  
2 bedroom home
- **The Ashdown (P286)**  
2 bedroom home
- **The Kenneth (T310)**  
3 bedroom home
- **The Fairway (P331)**  
3 bedroom home
- **The Hadley (P341)**  
3 bedroom home
- **The Abbeydale (H349)**  
3 bedroom home
- **The Archford \* (P382)**  
3 bedroom home
- **The Ingleby (H403)**  
4 bedroom home
- **The Bayswater (H406)**  
4 bedroom home
- **The Millford (H411)**  
4 bedroom home
- **The Bradgate (H417)**  
4 bedroom home
- **The Layton (H436)**  
4 bedroom home
- **The Kirkdale (H442)**  
4 bedroom home
- **The Avondale (H456)**  
4 bedroom home
- **The Ashington (H457)**  
4 bedroom home
- **The Holden (H469)**  
4 bedroom home
- **The Herford (H470)**  
4 bedroom home
- **The Chelworth (H497)**  
4 bedroom home
- **The Lichfield (H533)**  
5 bedroom home
- **The Moreton (H538)**  
5 bedroom home
- **The Henley (H588)**  
5 bedroom home
- **Affordable Housing Rented**
- **Marketing Suite**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- S/S **Substation**
- **Retaining Wall**
- **Garden sizes may vary**



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



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

# THE WILFORD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Wilford is the ideal solution for those seeking a first or smaller home. Step through the front door and the hall leads to a separate, stylishly fitted kitchen and a downstairs WC. It then opens up into a spacious lounge and dining area

with French doors leading to the rear garden – the perfect place to entertain in good weather. Upstairs are two double bedrooms, a bathroom fitted with contemporary sanitary ware and plenty of essential storage space.



DAVID WILSON HOMES

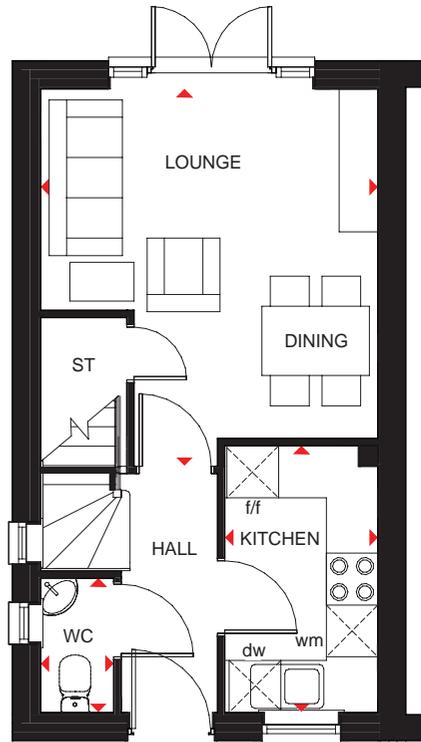
WHERE QUALITY LIVES

# THE WILFORD

TWO BEDROOM HOME

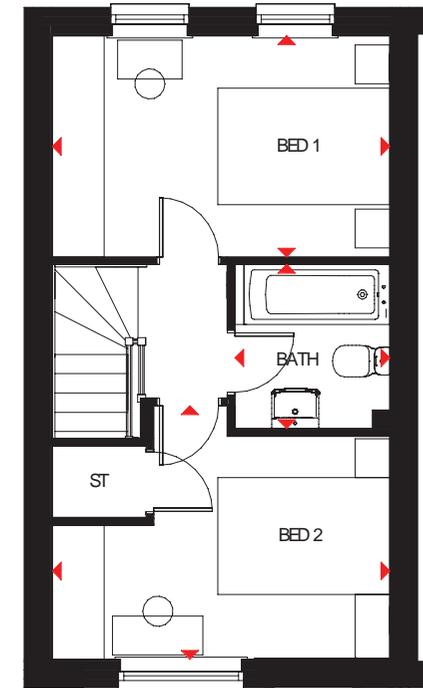
## Key

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



### Ground Floor

Lounge/Dining	3923 x 4179 mm	12'8" x 13'7"
Kitchen	1780 x 3083 mm	5'8" x 10'1"
WC	1550 x 850 mm	5'0" x 2'7"



### First Floor

Bedroom 1	3923 x 2556 mm	12'8" x 8'3"
Bedroom 2	3923 x 2581 mm	12'8" x 8'4"
Bathroom	1800 x 1897 mm	5'9" x 6'2"

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BDW001830/SEP22

# THE ASHDOWN

TWO BEDROOM END TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashdown has all the comfort factors for today's busy lifestyle. A good-sized lounge with dining area opens onto the rear garden via French doors. A separate fitted kitchen has space for all the appliances, and there's plenty of storage options throughout

the house. 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.

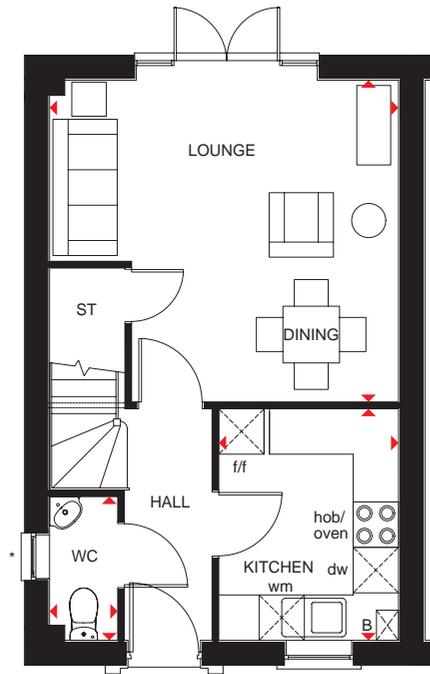
DAVID WILSON HOMES

# THE ASHDOWN

TWO BEDROOM END TERRACED HOME

## Key

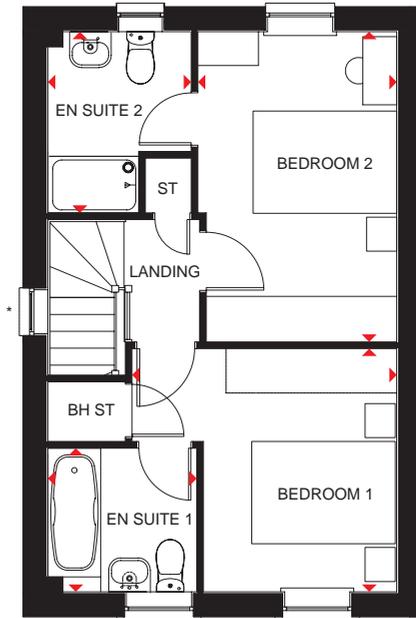
B	Boiler	BHST	Bulkhead store	wm	Washing machine space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space		



### 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.

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BDW001966 Group DWH 2017 H408---7 DS02 /OCT22

# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

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 study complete this attractive home.



DAVID WILSON HOMES

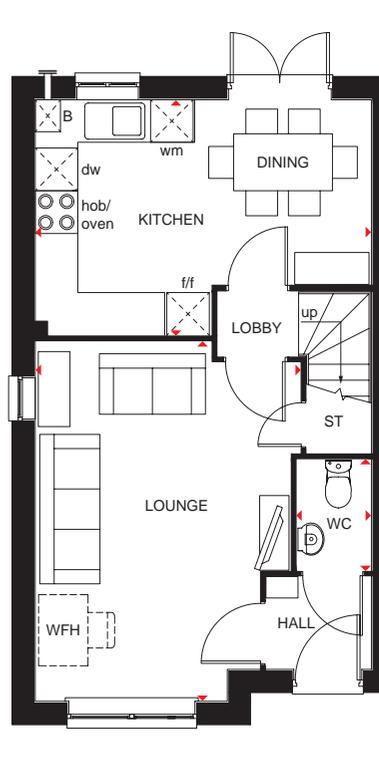
WHERE QUALITY LIVES

# THE ARCHFORD

THREE BEDROOM HOME

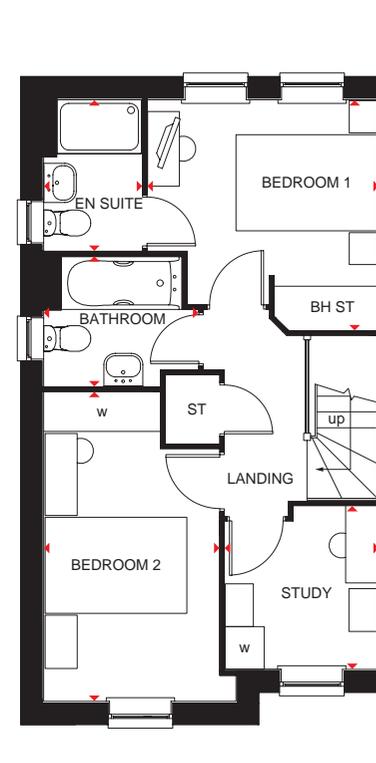
## Key

B	Boiler	f/f	Fridge/freezer space	WFH	Working from home space
ST	Store	wm	Washing machine space	w	Wardrobe space
BH ST	Bulkhead store	dw	Dishwasher space	◄►	Dimension location



### Ground Floor

Lounge	5054 x 3746 mm	16'7" 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 4341 mm	8'1" x 14'3"
Study	2286 x 2176 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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BDW001830/SEP22

# THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is a good sized family home, ideal for flexible modern living. The bright, kitchen-diner features French doors leading to the rear garden. There's a spacious bay-fronted lounge perfect

for the family to relax in. Upstairs you will find two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



DAVID WILSON HOMES

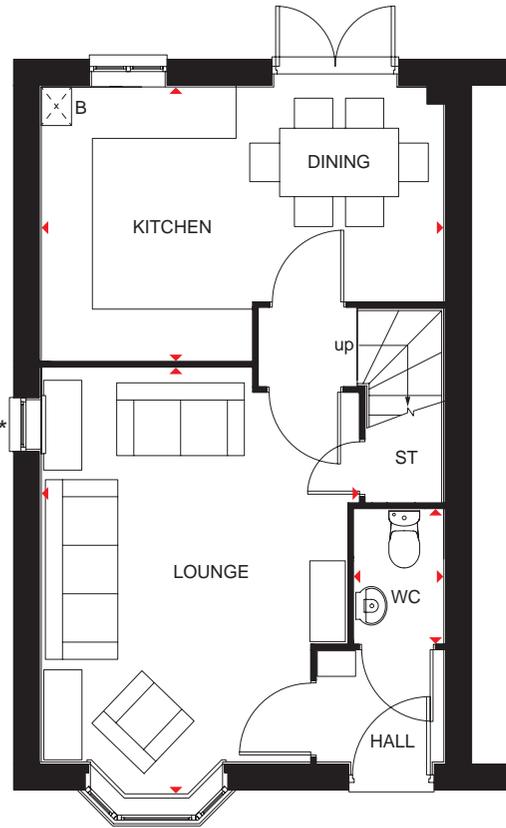
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM HOME

## Key

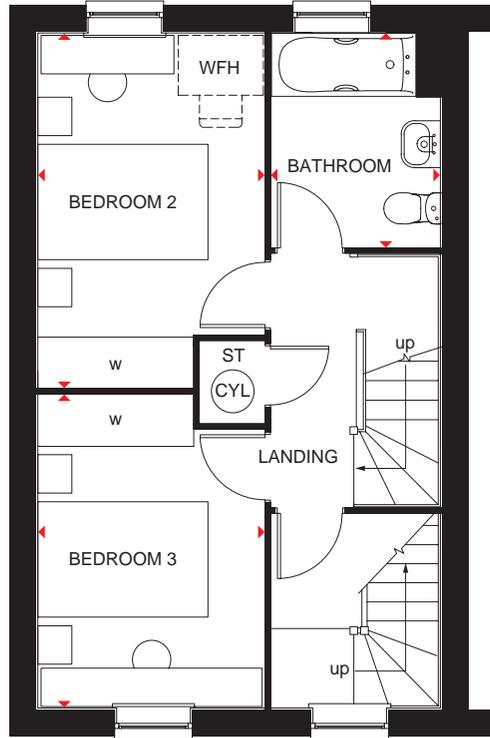
B	Boiler	w	Wardrobe space
ST	Store	WFH	Working from home space
CYL	Cylinder	◄►	Dimension Location



### Ground Floor

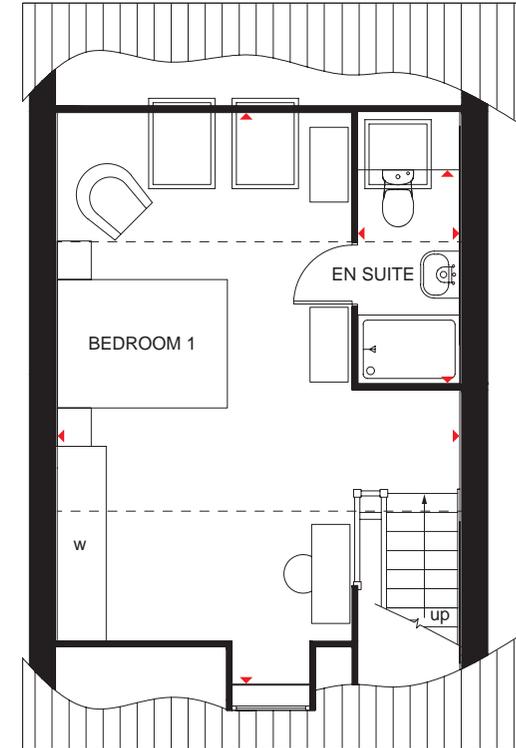
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

\*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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BDW002259/NOV22



# THE HADLEY

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

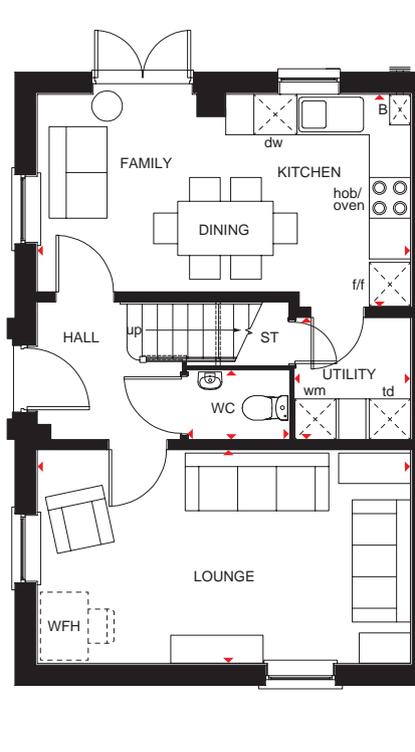
DAVID WILSON HOMES

# THE HADLEY

THREE BEDROOM END-TERRACED HOME

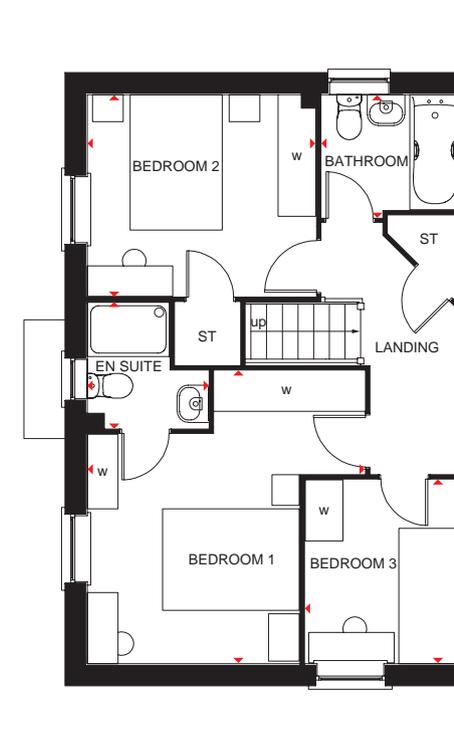
## Key

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



### Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/ Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'0" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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BDW001966 Group DWH 2017 P341 -E-7 DS05 /OCT22

# THE HERTFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

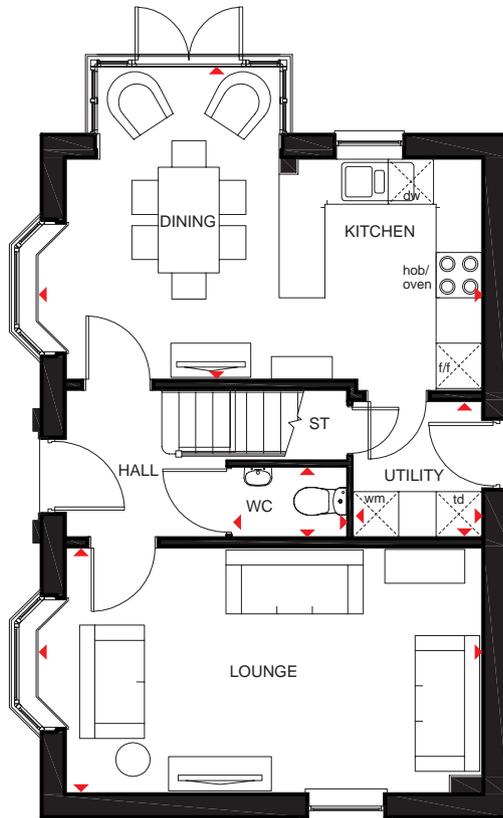
DAVID WILSON HOMES

# THE HERTFORD

FOUR BEDROOM DETACHED HOME

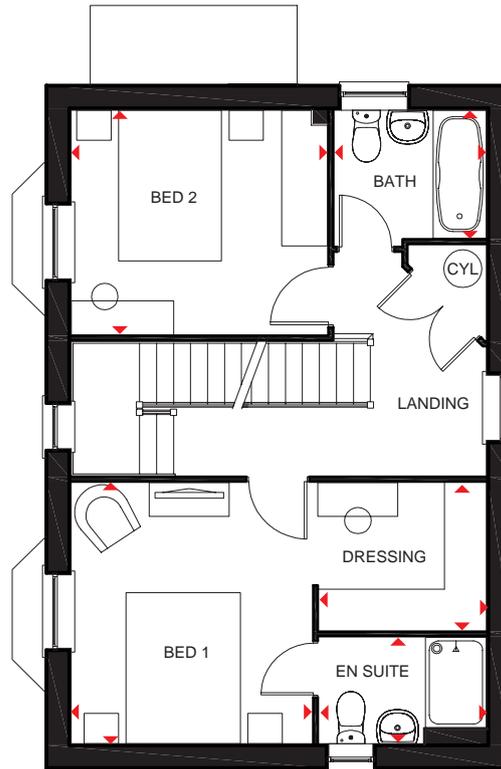
## Key

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



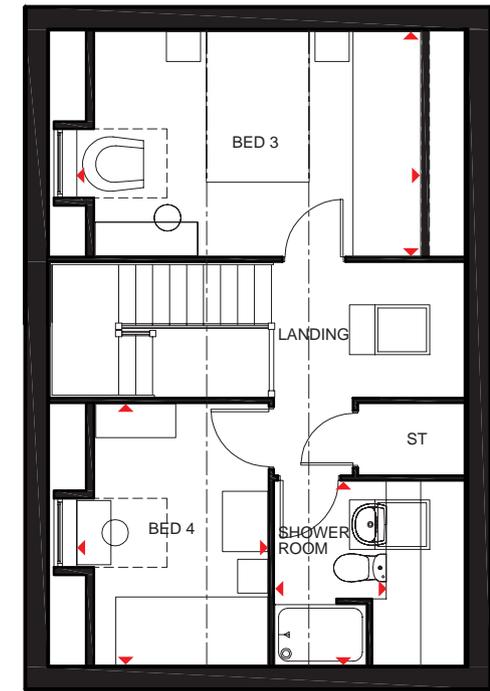
### Ground Floor

Lounge	5852 x 3242 mm	19'2" x 10'7"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1791 mm	5'6" x 5'10"
WC	1500 x 920 mm	4'11" x 3'0"



### First Floor

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



### Second Floor

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

\*Overall floor dimension includes lowered ceiling areas

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# THE BAYSWATER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Bayswater is beautifully designed over three floors with an intelligent use of space applied. The expansive open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive

bay window, is perfect for all the family to relax in. On the first floor are two double bedrooms, a twin bedroom and the family bathroom. The spacious main bedroom, with en suite and dressing area, takes up the entire second floor.

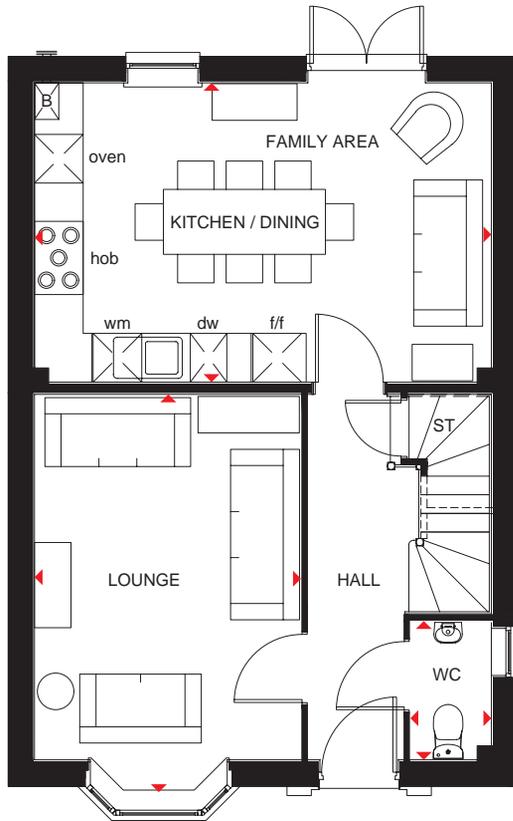
DAVID WILSON HOMES

# THE BAYSWATER

FOUR BEDROOM DETACHED HOME

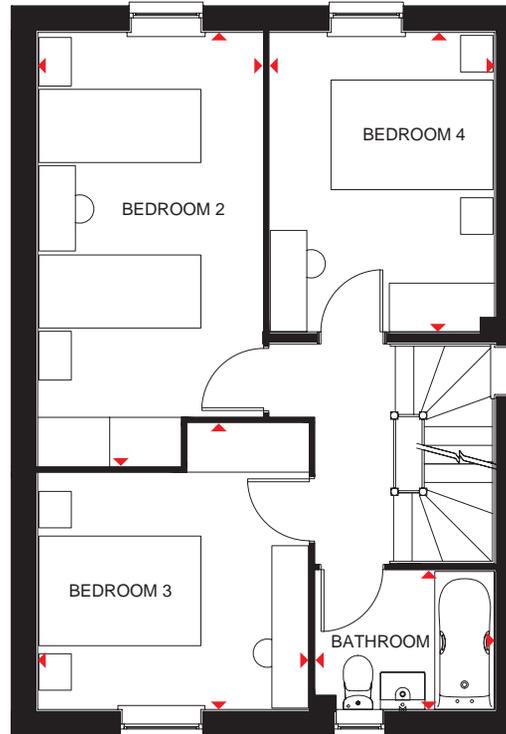
## Key

B	Boiler	f/f	Fridge/freezer space	RL	Rooflight
ST	Store	wm	Washing machine space	◀▶	Dimension Location
CYL	Cylinder	dw	Dishwasher space		



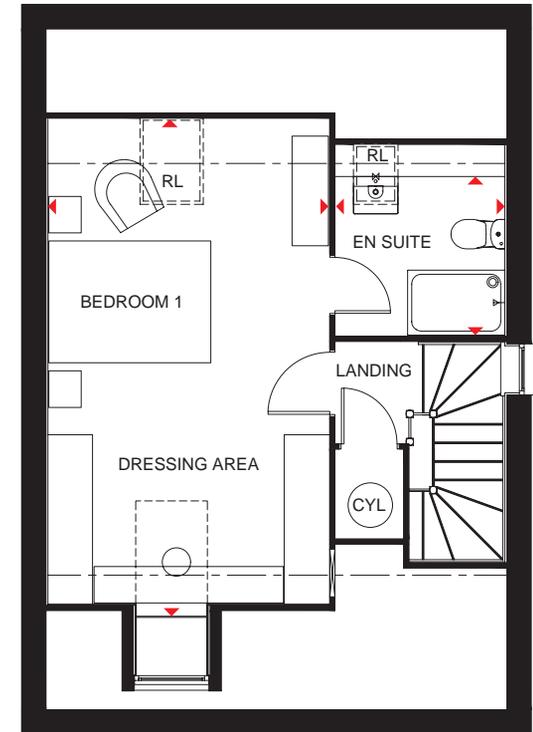
### Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



### First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



### Second Floor

Bedroom 1/Dressing Area	6120* x 3463 mm	20'1"* x 11'4"
En suite	2085 x 1954* mm	6'10" x 6'5"*

\*Overall floor dimension includes lowered ceiling areas

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# THE ASHINGTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashington demonstrates a clever use of design on a corner plot to create an attractive detached family home. Both the large kitchen/breakfast room and the long, bay-fronted lounge open onto the rear garden via French doors, naturally

creating extended living space in good weather. A separate dining room, meanwhile, is the perfect place for entertaining indoors. Upstairs are three double bedrooms – the principal with en suite – a single bedroom and the family bathroom.



DAVID WILSON HOMES

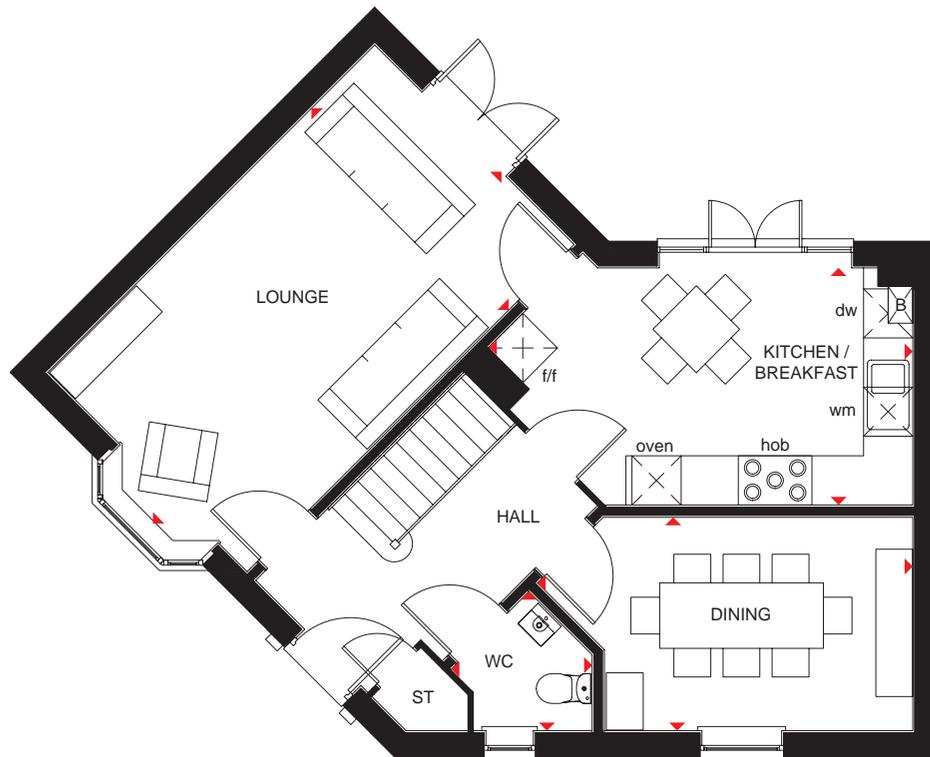
WHERE QUALITY LIVES

# THE ASHINGTON

FOUR BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Lounge	6047 x 3445 mm	19'10" x 11'4"
Kitchen/Breakfast	5179 x 2895 mm	17'0" x 9'6"
Dining	4583 x 2605 mm	15'0" x 8'7"
WC	1720 x 1699 mm	5'8" x 5'7"



### First Floor

Bedroom 1	3823 x 3546 mm	12'7" x 11'8"
En suite	2281 x 1400 mm	7'5" x 4'7"
Bedroom 2	3511 x 3506 mm	11'6" x 11'6"
Bedroom 3	4250 x 3455 mm	13'11" x 11'4"
Bedroom 4	2350 x 2518 mm	7'9" x 8'11"
Bathroom	2805 x 2015 mm	9'2" x 6'7"

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# THE BRADGATE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

A home to suit all the family, The Bradgate 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 a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious main bedroom with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



DAVID WILSON HOMES

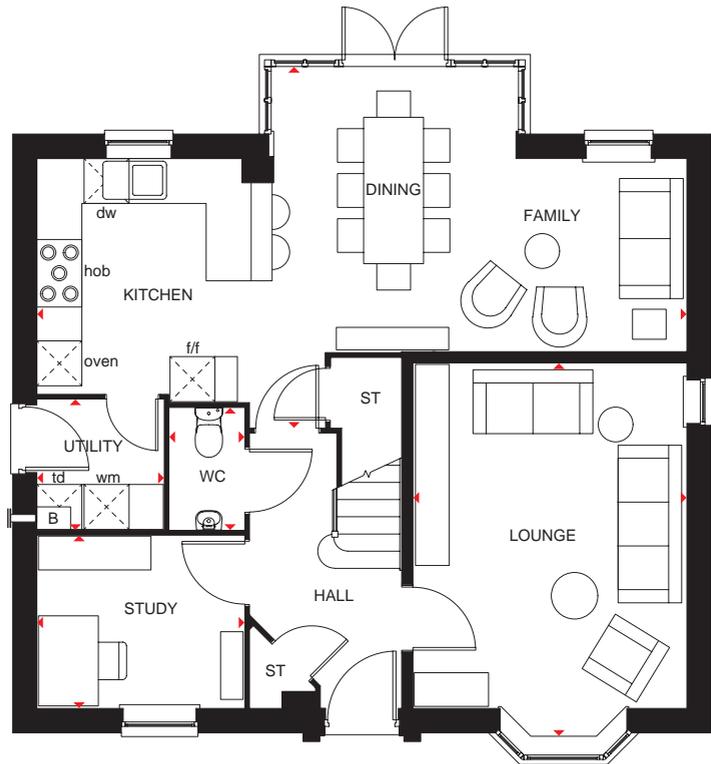
WHERE QUALITY LIVES

# THE BRADGATE

FOUR BEDROOM HOME

## Key

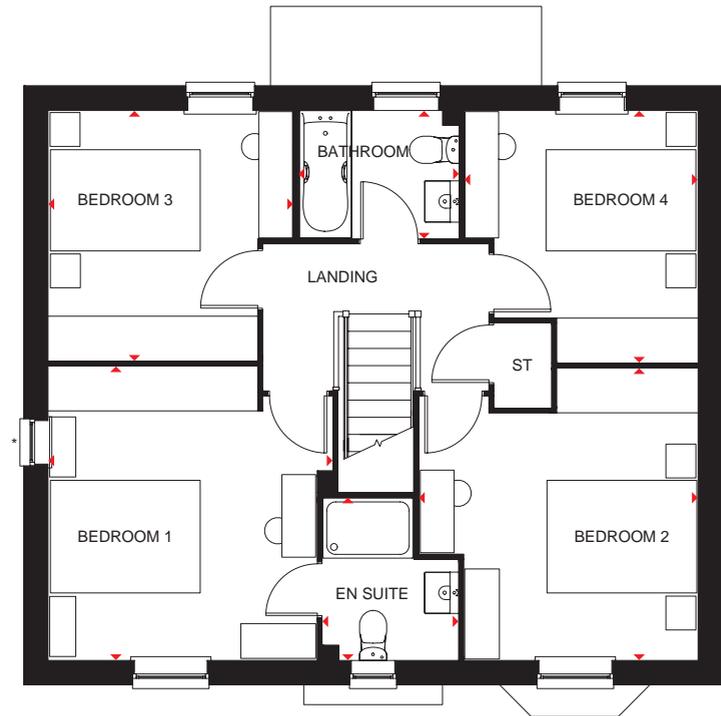
B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/ Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1614 x 986 mm	5'4" x 3'2"

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



### First Floor

Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En Suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3329 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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

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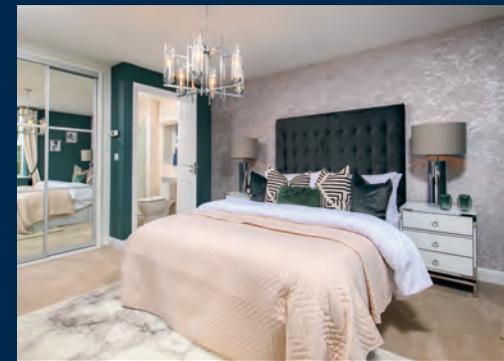


# THE HOLDEN

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 four double bedrooms, the main with en suite, and a family bathroom with separate shower.



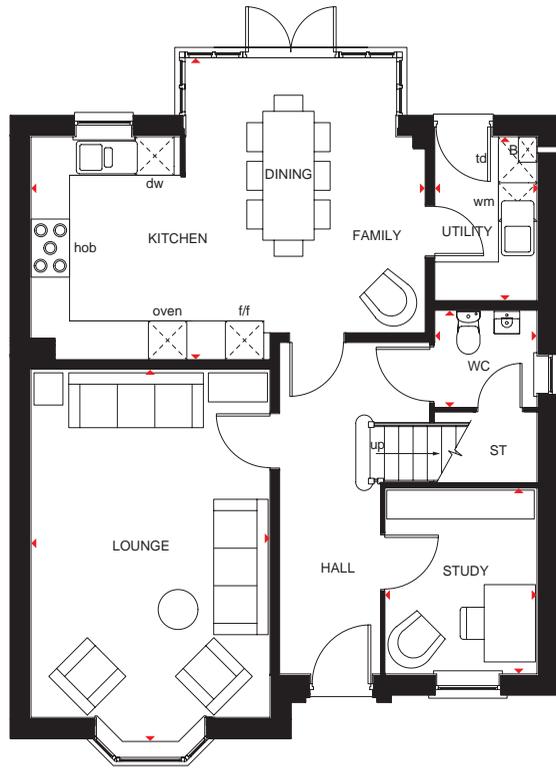
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WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

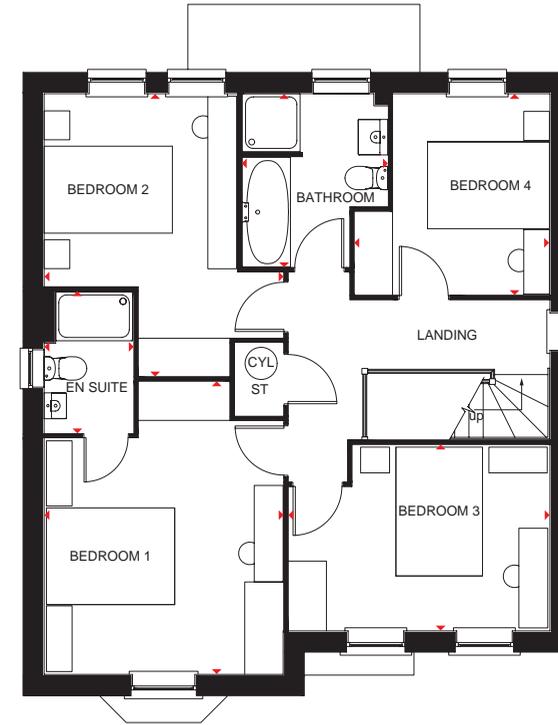
## Key

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



### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/ Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



### First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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# THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

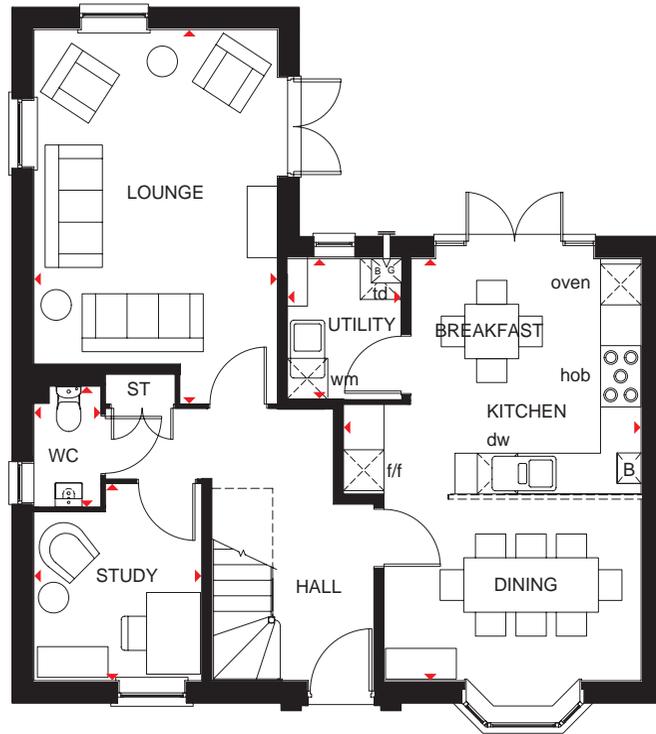
DAVID WILSON HOMES

# THE AVONDALE

FOUR BEDROOM HOME

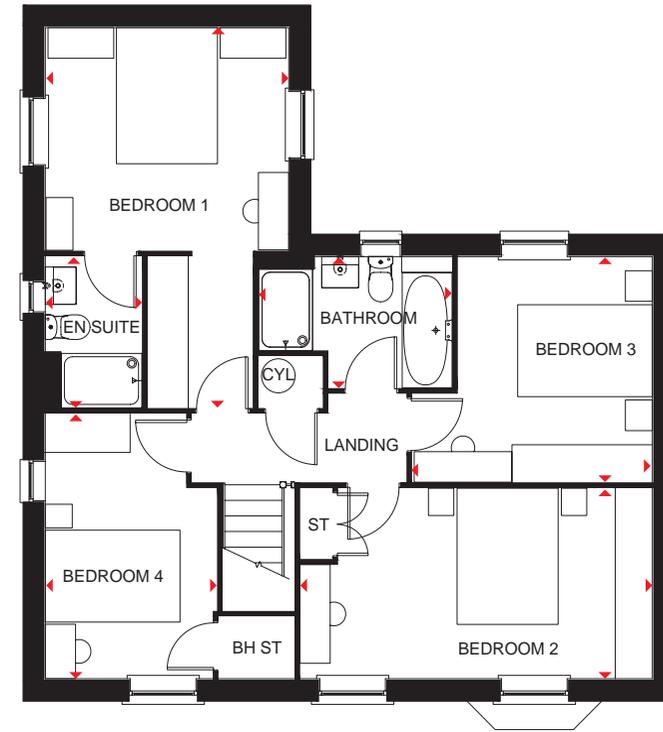
## Key

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



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/ Breakfast/Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



### First Floor

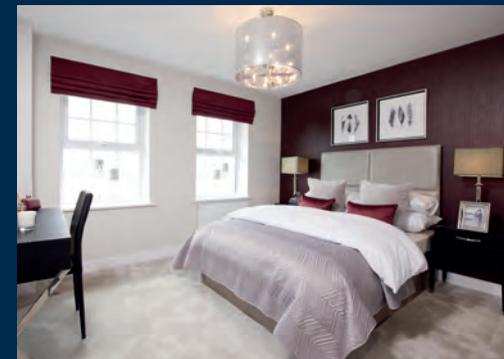
Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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BDW002738/MAR23

# THE CHELWORTH

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Chelworth has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The

attractive lounge is perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious main with full en suite, and a family bathroom complete with separate shower.



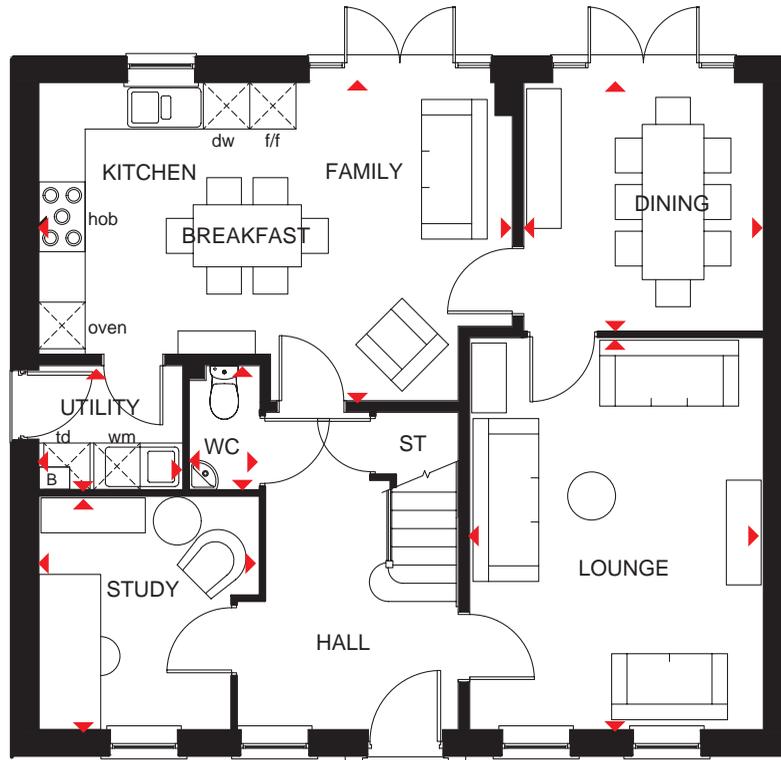
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# THE CHELWORTH

FOUR BEDROOM DETACHED HOME

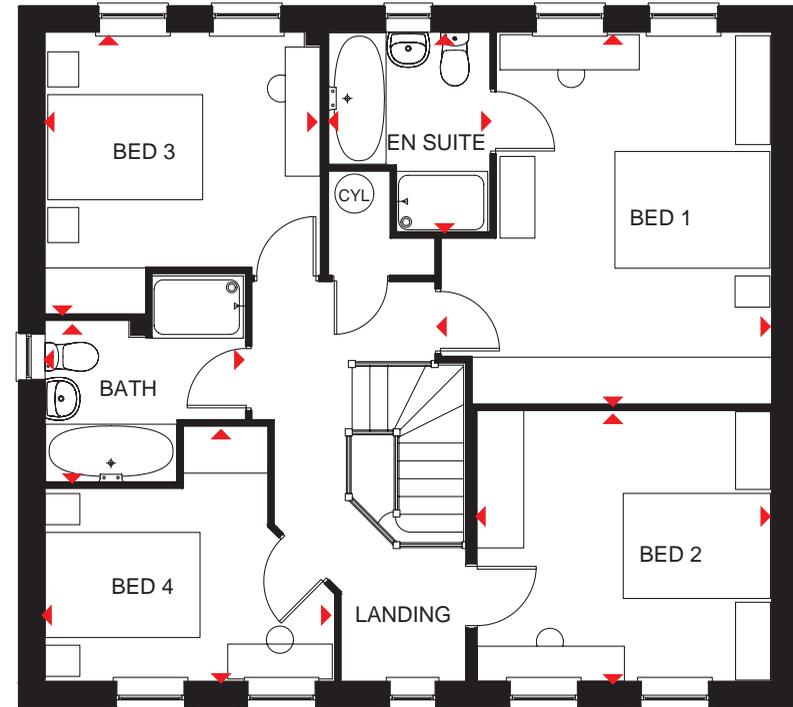
## Key

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



### Ground Floor

Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Lounge	3800 x 5050 mm	12'6" x 16'7"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



### First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

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# THE MORETON

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

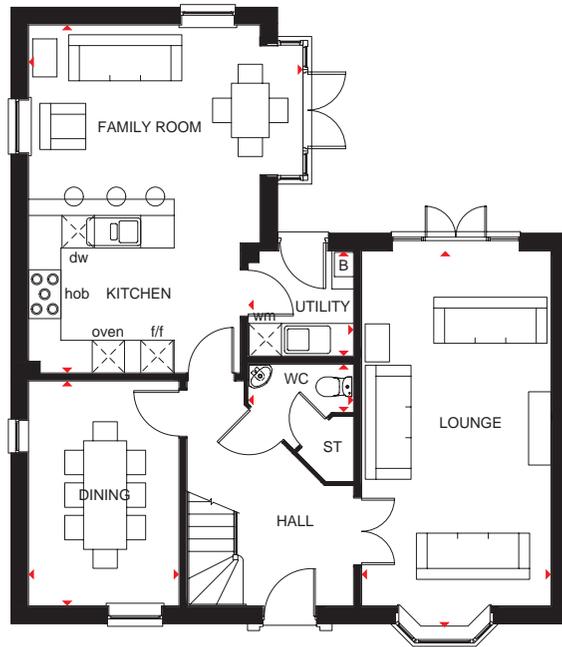
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# THE MORETON

FIVE BEDROOM DETACHED HOME

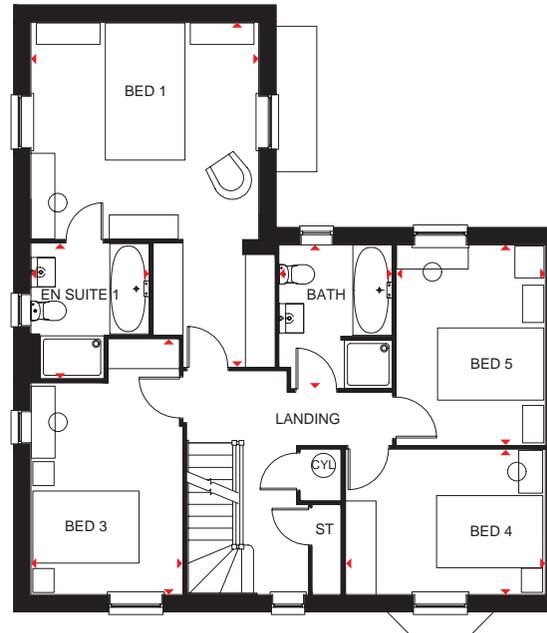
## Key

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



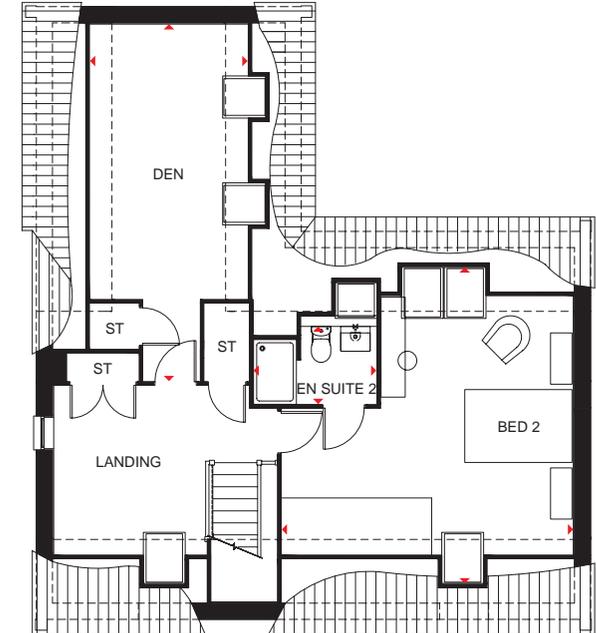
### Ground Floor

Lounge	6937 x 3512 mm	22'9" x 11'6"
Kitchen/Family	6411 x 5090 mm	21'0" x 16'8"
Dining	4144 x 2790 mm	13'7" x 9'2"
Utility	1953 x 1935 mm	6'5" x 6'4"
WC	1953 x 884 mm	6'5" x 2'11"



### First Floor

Bedroom 1	6441 x 4290 mm	21'1" x 14'1"
En suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2712 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"



### Second Floor

Bedroom 2	5858 x 5438* mm	19'2" x 17'10"*
Den	6616 x 2941* mm	21'8" x 9'8"*
En suite 2	2291 x 1438* mm	7'6" x 4'8"*

\* Overall floor dimension includes lowered ceiling areas

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BDW001966 Group DWH 2017 H538 - - - 7 DS01 /OCT22

# NEW HOMES

## Quality Code



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

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

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

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

### What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

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



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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