


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[^]. 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 FERNWOOD VILLAGE —



If you are looking for a new home tucked away on the edge of Newark, 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, within walking distance, this development is ideal for young and growing families.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Fernwood Village provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms, easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes having two or more bathrooms, including your own private sanctuary – an en suite master bedroom.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

IDEALLY LOCATED

FOR YOUR FAMILY



For your little ones, there's nearby Fernwood Day Nursery and Balderton Village Day Nursery which both 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, 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 to name a few.*

*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 rail stations: Newark North Gate, which provides a Main Line service to London King's Cross in 90 minutes[^]; and: Whilst Newark Castle, which connects you to Lincoln, Nottingham, Leicester and Derby on the East Midlands line. Both stations are just 13 minutes' drive away.*



For holidays away, East Midlands Airport is 56 minutes' drive away while Manchester Airport is just under 2 hours' drive away*.

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

PLENTY

— TO SEE AND DO —



Living just a 10-minute drive away from Newark town centre, you'll be ideally placed for those everyday amenities including local bakeries, butchers and a variety of high-street retailers and supermarkets, among them a Waitrose and an Asda. The Buttermilk Shopping Centre is a Grade I listed building that has been brought back to life in recent years by independent traders offering their take on 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, and not forgetting its hugely successful annual pantomime.

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 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? Coming highly recommended on Tripadvisor, this family-run, fine-dining restaurant provides a relaxed, intimate environment where you'll find both traditional dishes and bold, exciting flavours, with quality ingredients.

WITHIN 11 MINUTES

FROM 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 26 MINUTES

FROM 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.



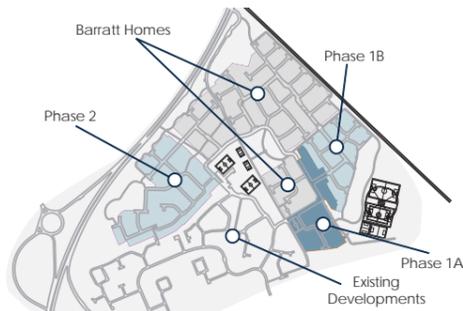
Fernwood VILLAGE

PHASE 1A-1B

Phoenix Lane, Fernwood, Newark, Nottinghamshire, NG24 3UA

1, 2, 3, 4 and 5 bedroom homes

- Be** The Beardmore * (SF11) 1 bedroom home
- Wi** The Wilford * (P204) 2 bedroom home
- F** The Fairway (P332) 3 bedroom home
- Ar** The Archford * (P382) 3 bedroom home
- H** The Hadley (P341) 3 bedroom home
- K** The Kennett (T310) 3 bedroom home
- W** The Winstone (H421) 4 bedroom home
- L** The Layton (H436) 4 bedroom home
- C** The Cornell (H433) 4 bedroom home
- Bg** The Bradgate (H417) 4 bedroom home
- Ex** The Exeter (H418) 4 bedroom home
- Hd** The Hertford (H470) 4 bedroom home
- B** The Bayswater (H406) 4 bedroom home
- I** The Ingleby (H403) 4 bedroom home
- A** The Ashtree (H455) 4 bedroom home
- As** The Ashington (H457) 4 bedroom home
- Ho** The Holden (H469) 4 bedroom home
- Mf** The Millford (H411) 4 bedroom home
- Av** The Avondale (H456) 4 bedroom home
- Ch** The Chelworth (H497) 4 bedroom home
- He** The Henley (H588) 5 bedroom home
- Li** The Lichfield (H533) 5 bedroom home
- M** The Moorecroft (H536) 5 bedroom home
- Mo** The Moreton (H538) 5 bedroom home
- R** Affordable Housing Rented
- SH** Show Home
- MS** Marketing Suite
- V** Visitor Parking Space
- BCP** Bin Collection Point
- S/S** Substation



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

Bird box		Allotments		Paths	
Bat box		Sport pitches		Swale	
		Existing Trees		New tree lines	
		Hedgehog highways		Balancing pond	
				Parkland space/POS	



See the Difference at dwh.co.uk



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

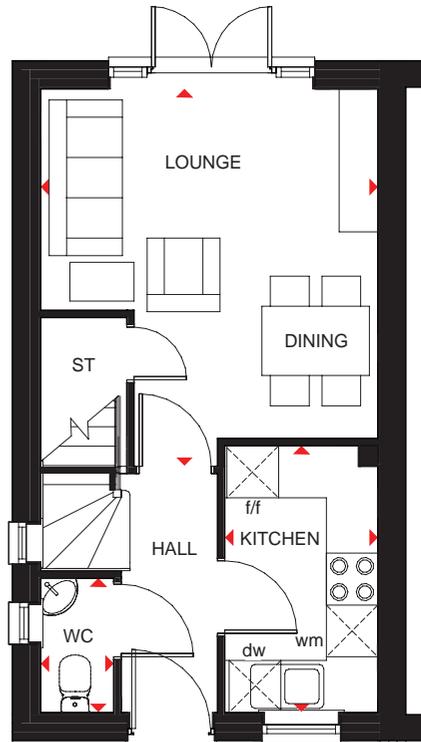
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM HOME

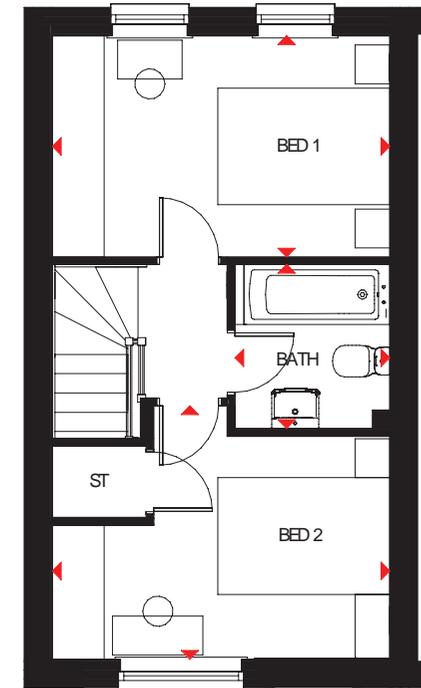
Key

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 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.



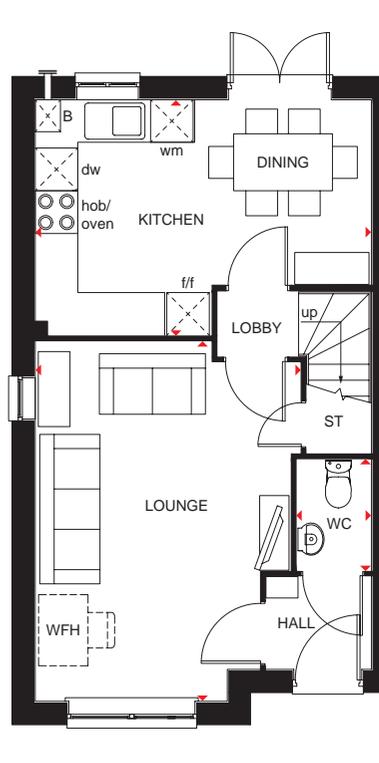
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

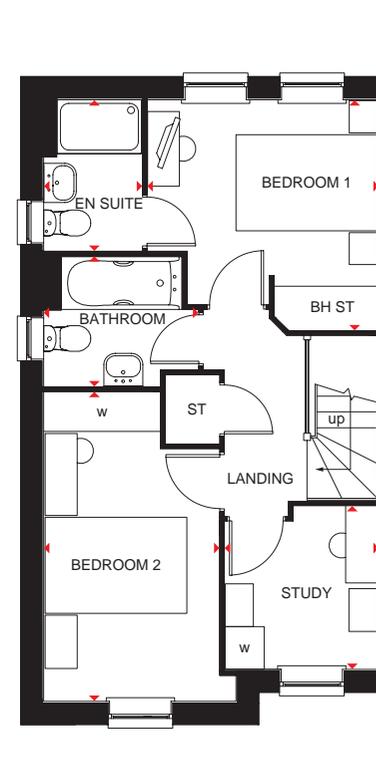
Key

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 FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

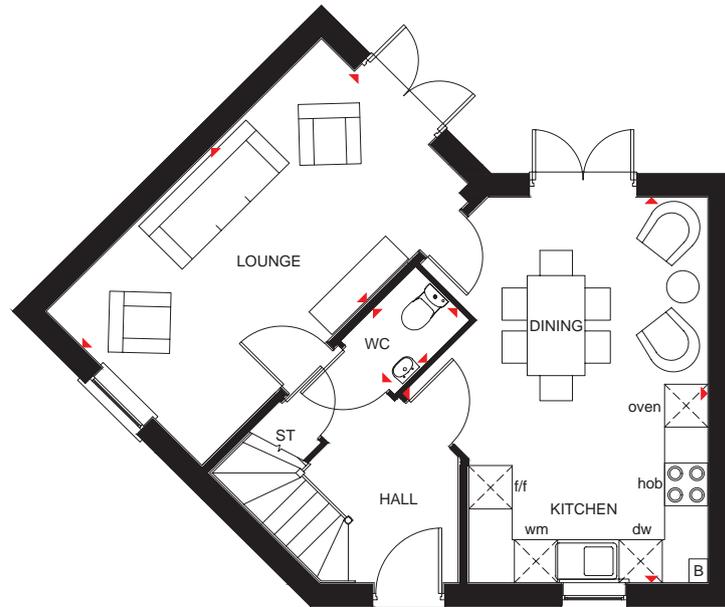
DAVID WILSON HOMES

THE FAIRWAY

THREE BEDROOM HOME

Key

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



Ground Floor

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



First Floor

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

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BDW001966 Group DWH 2017 P331 -DH7 DS01 /OCT22

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

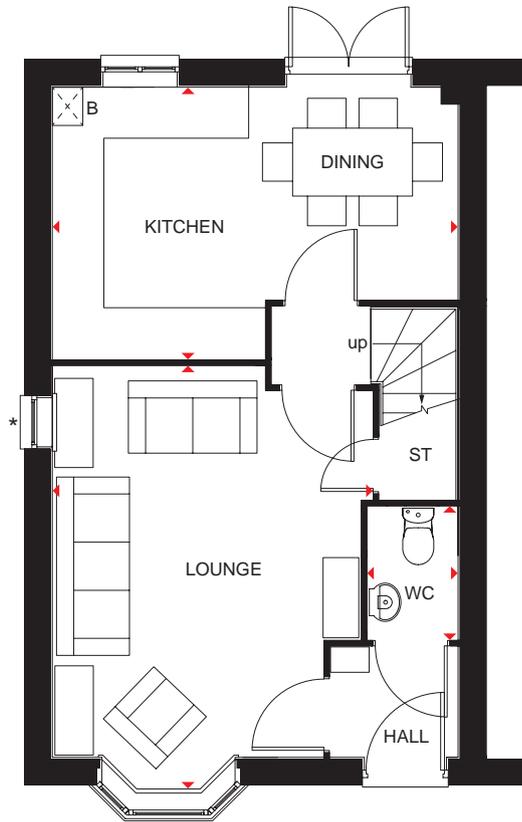
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

Key

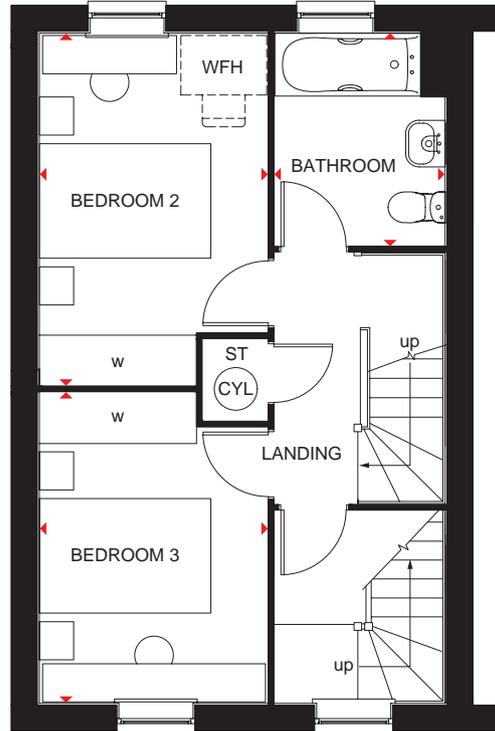
B	Boiler	w	Wardrobe space
ST	Store	WFH	Working from home space
CYL	Cylinder	◀▶	Dimension location



Ground Floor

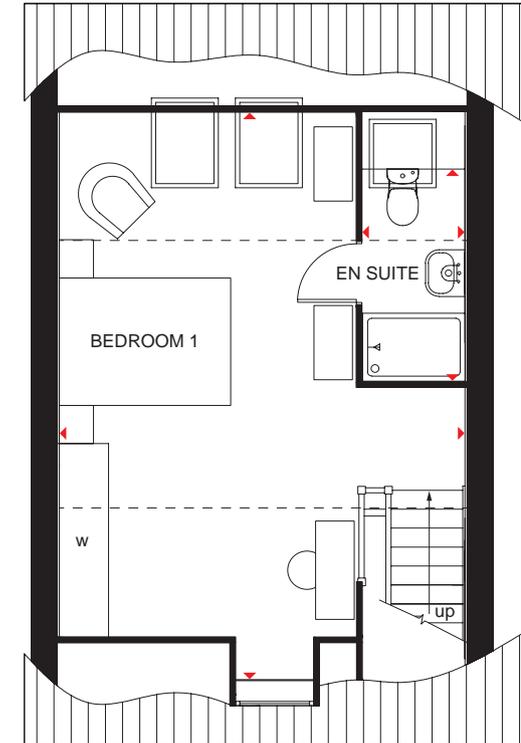
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

*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.

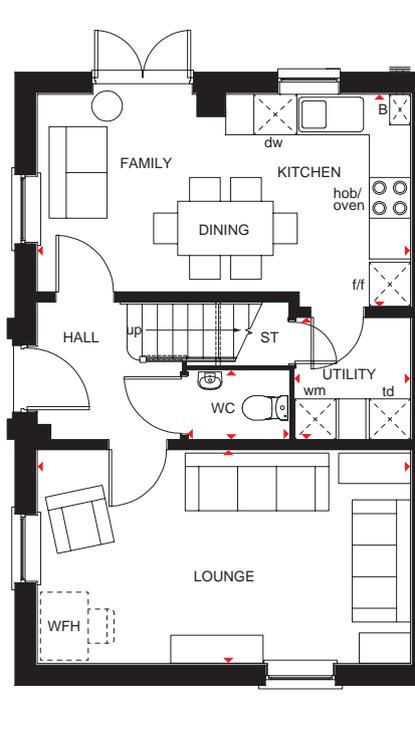
DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM END-TERRACED HOME

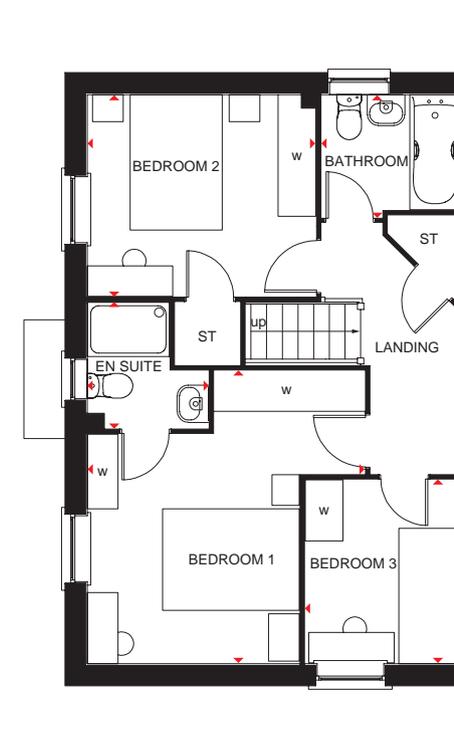
Key

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

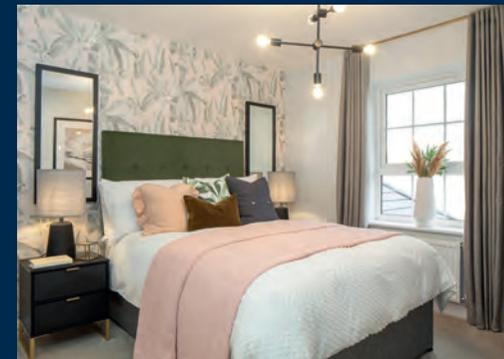
Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'0" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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

THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

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

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



DAVID WILSON HOMES

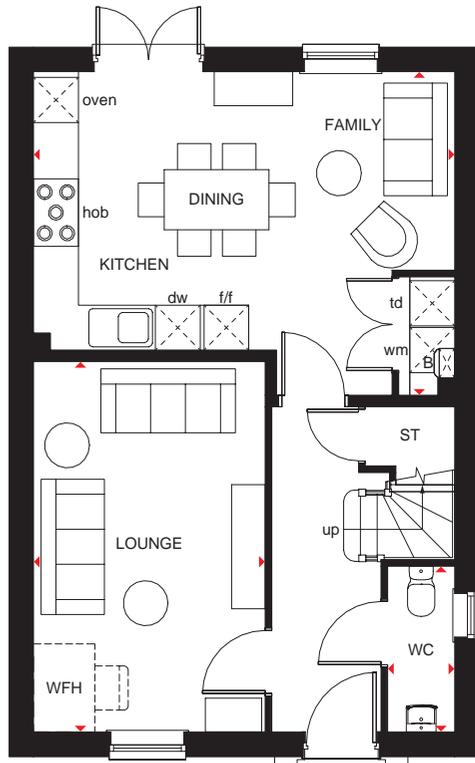
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM HOME

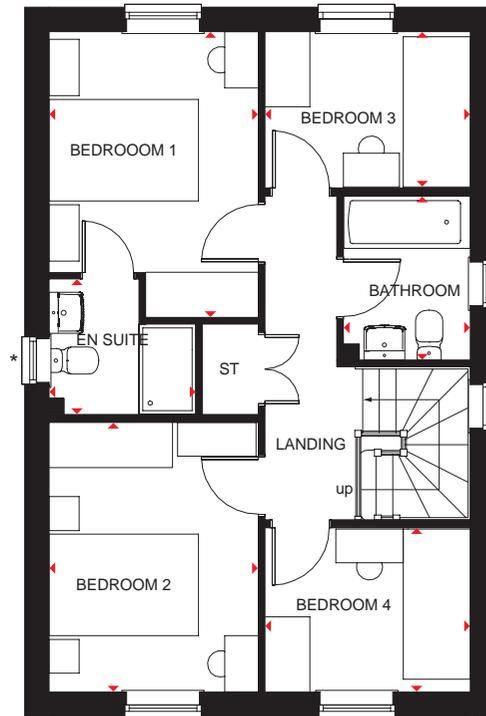
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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

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BDW001830/SEP22

THE MILLFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

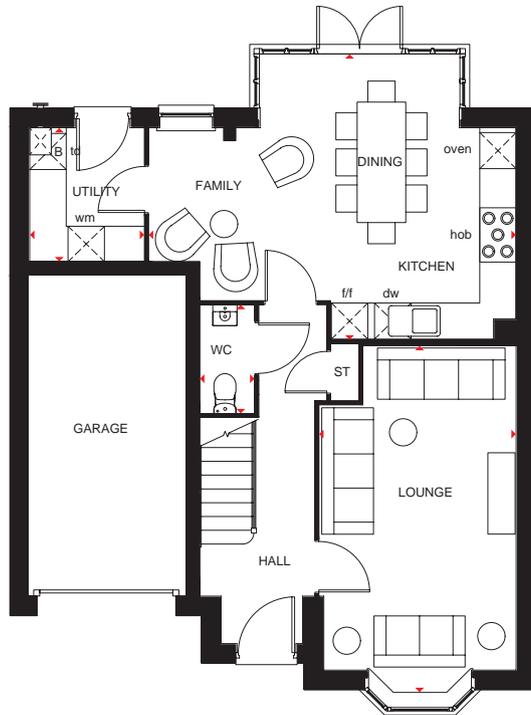
DAVID WILSON HOMES

THE MILLFORD

FOUR BEDROOM DETACHED HOME

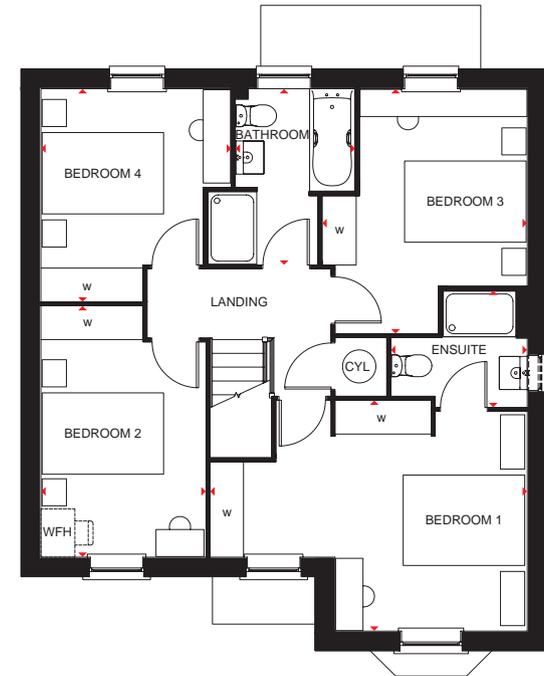
Key

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



Ground Floor

Lounge	5772 x 3235 mm	18'11" x 10'7"
Kitchen/Family/ Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



First Floor

Bedroom 1	5195 x 3823 mm	17'0" x 12'6"
En Suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4161 x 2707 mm	13'8" x 8'10"
Bedroom 3	4056 x 3365 mm	13'4" x 11'0"
Bedroom 4	3527 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

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BDW001966 Group DWH 2017 H411_H7DS09 /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.

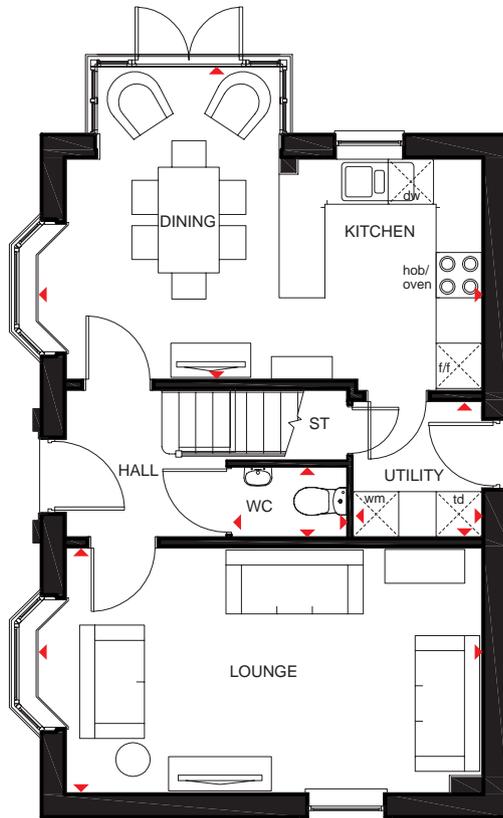
DAVID WILSON HOMES

THE HERTFORD

FOUR BEDROOM DETACHED HOME

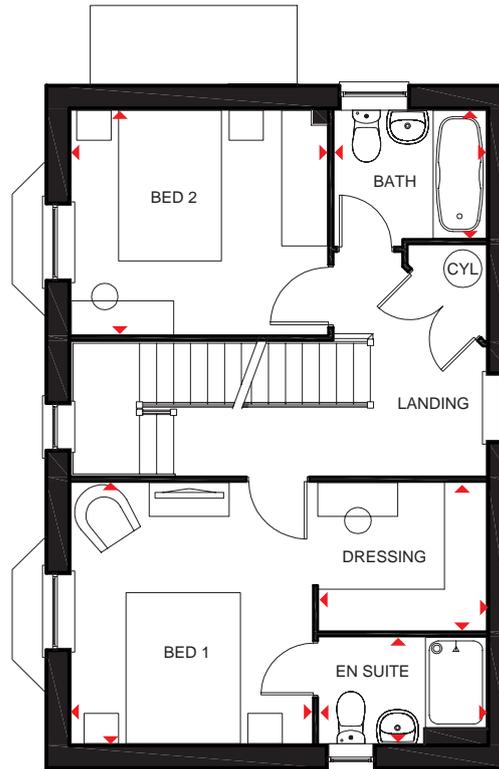
Key

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



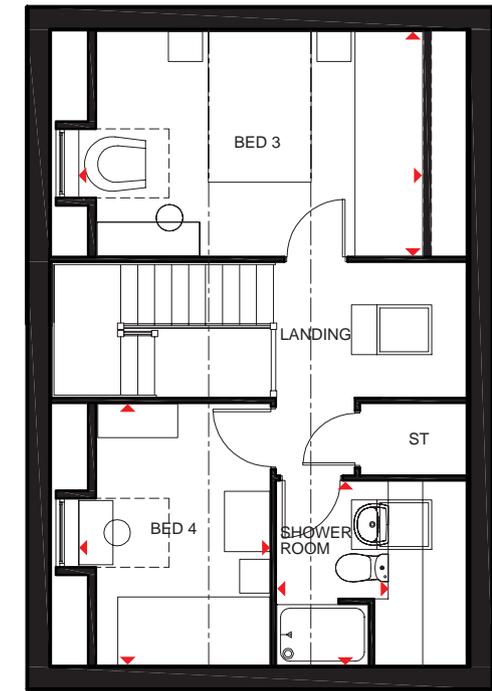
Ground Floor

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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BDW001966 Group DWH 2017 H470_7 /OCT22

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.

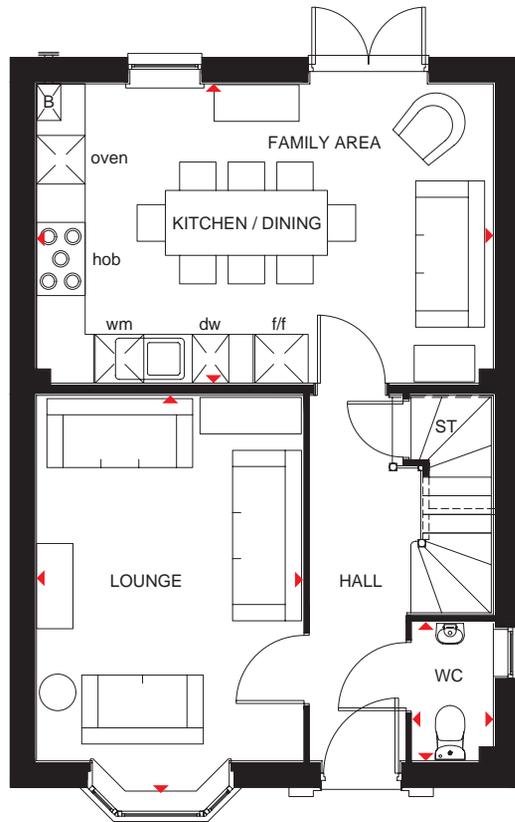
DAVID WILSON HOMES

THE BAYSWATER

FOUR BEDROOM DETACHED HOME

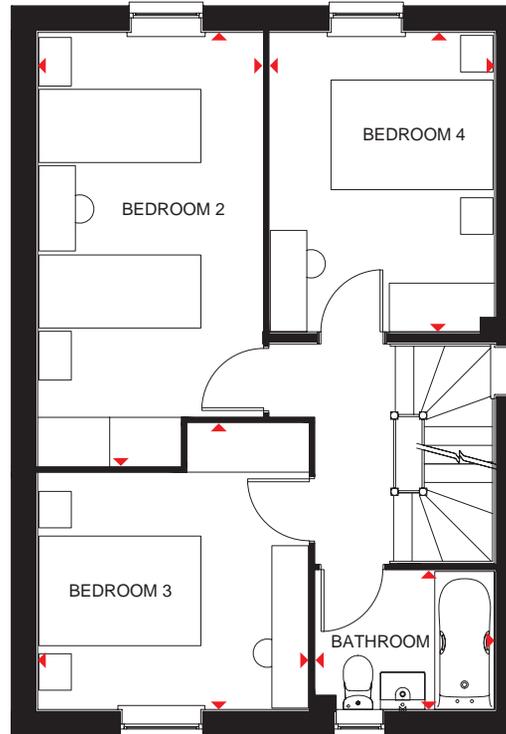
Key

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



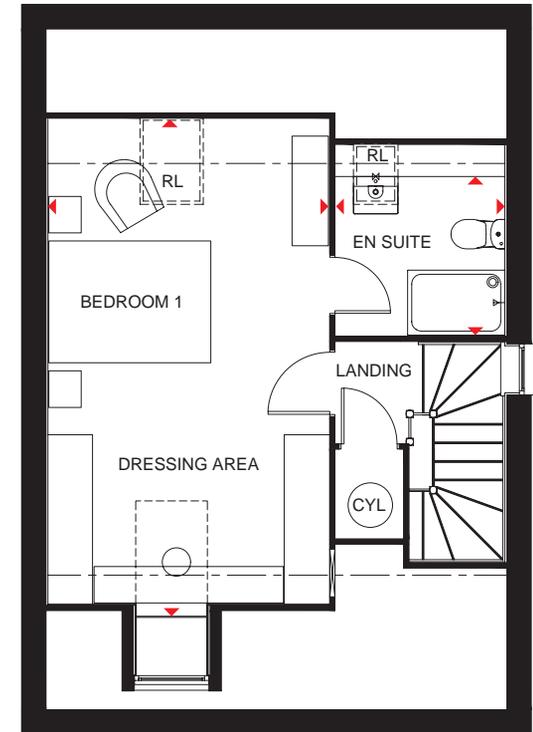
Ground Floor

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 EXETER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Exeter's design reflects an intelligent use of space. A full-height glazed bay in the luxury fitted kitchen has French doors to the garden, allowing in plenty of natural light. The bright, open-plan kitchen includes dining and family areas and has an adjoining utility room. An attractive bay window makes the separate lounge

a bright and pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the main with en suite, and a large family bathroom. An integral garage completes this spacious family home.

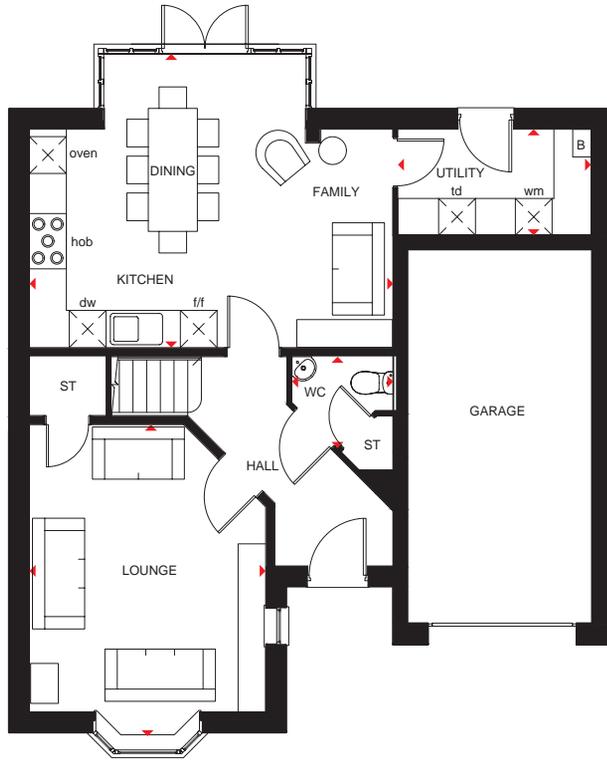
DAVID WILSON HOMES

THE EXETER

FOUR BEDROOM DETACHED HOME

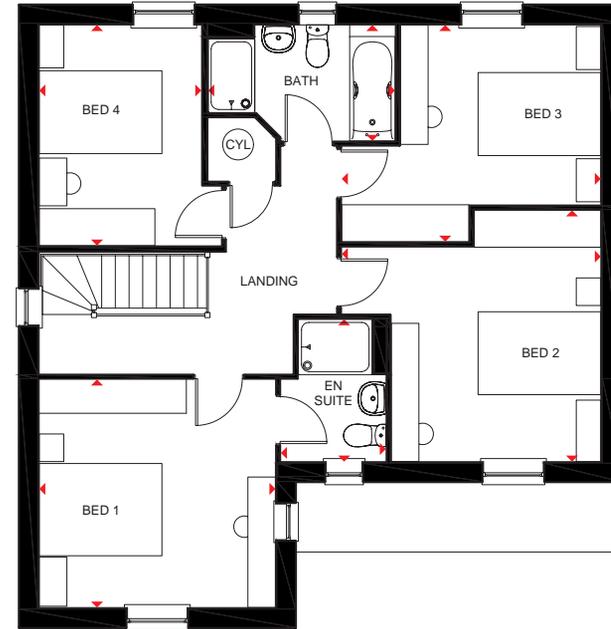
Key

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

Lounge	5068 x 3850 mm	16'7" x 12'8"
Kitchen/Family/Dining	5832 x 4775 mm	19'2" x 15'8"
Utility	3148 x 1725 mm	10'4" x 5'8"
WC	1650 x 1484 mm	5'5" x 4'10"



First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
En suite	2315 x 1711 mm	7'7" x 5'7"
Bedroom 2	4222 x 4088 mm	13'10" x 13'5"
Bedroom 3	4222 x 3525 mm	13'10" x 11'7"
Bedroom 4	3611 x 2665 mm	11'10" x 8'9"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

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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.



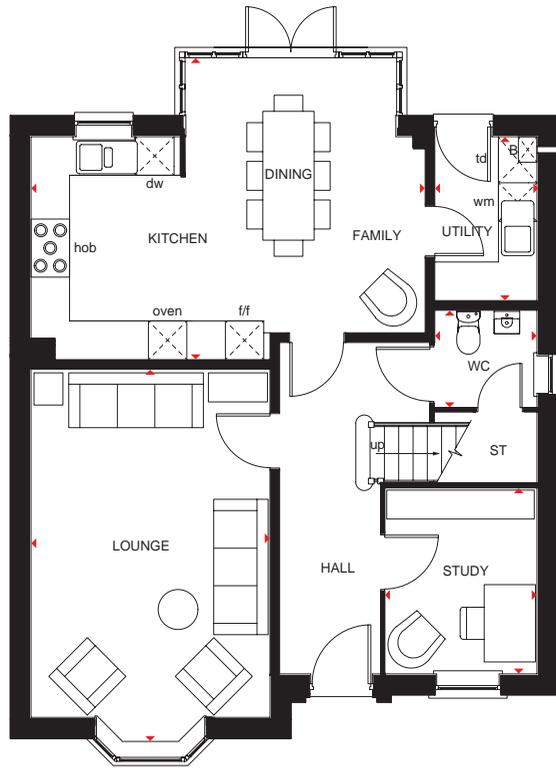
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WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

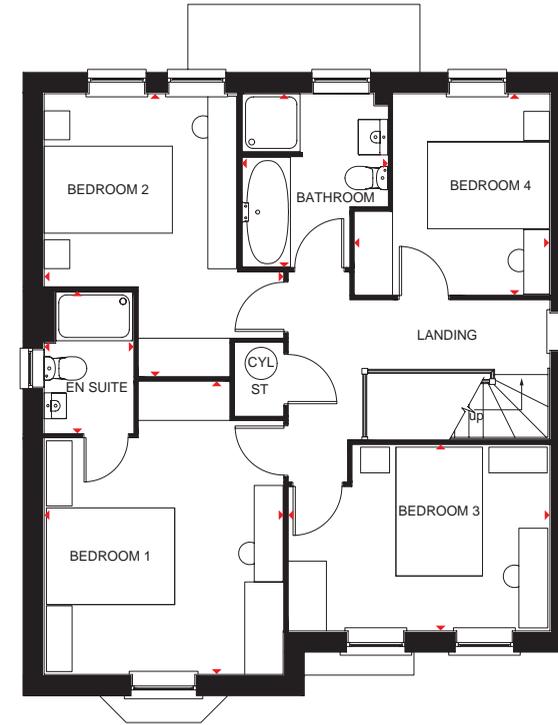
Key

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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BDW001830/SEP22

THE LAYTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Layton's intelligent use of space and light make for a beautiful family home. Large French doors in the triple-aspect lounge lead to the rear garden, as do those from the bright, walk-in glazed bay in the kitchen/breakfast area. A separate

dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four double bedrooms, the expansive main with en suite. The fitted family bathroom includes a separate shower.

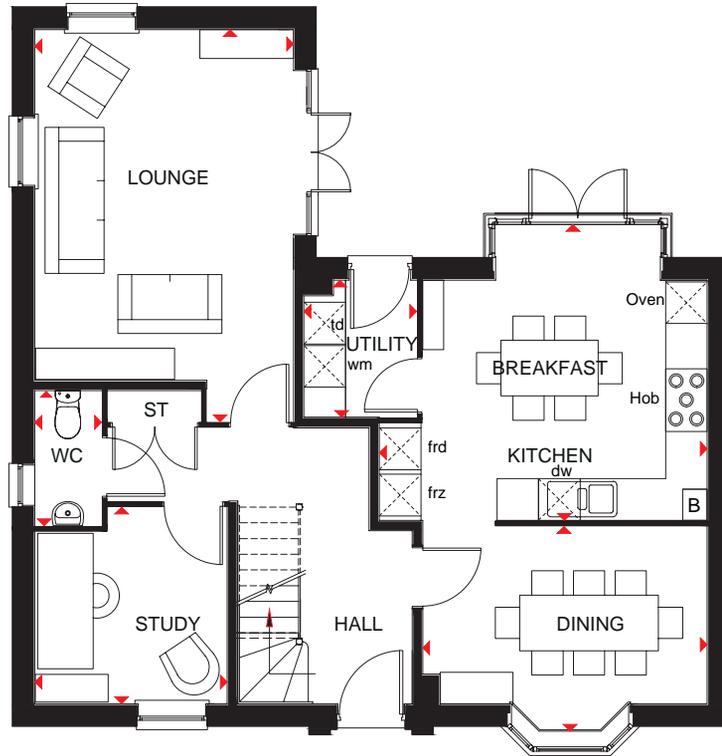
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THE LAYTON

FOUR BEDROOM DETACHED HOME

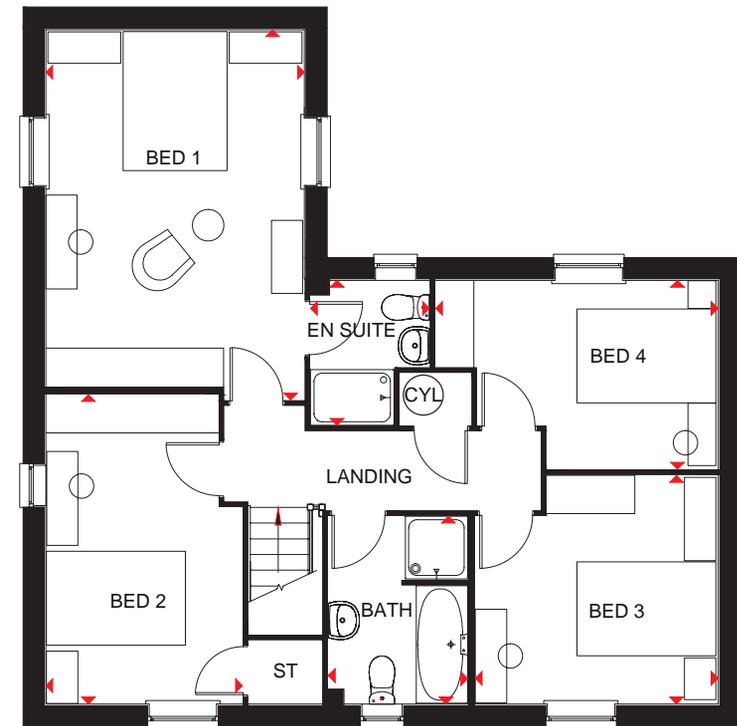
Key

B Boiler	frd Fridge space	dw Dishwasher space
ST Store	frz Freezer space	td Tumble dryer space
CYL Cylinder	wm Washing machine space	◀▶ Dimension location



Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Kitchen/Breakfast	4255 x 4725 mm	14'11" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'5" x 5'4"
WC	1942 x 961 mm	6'4" x 3'2"



First Floor

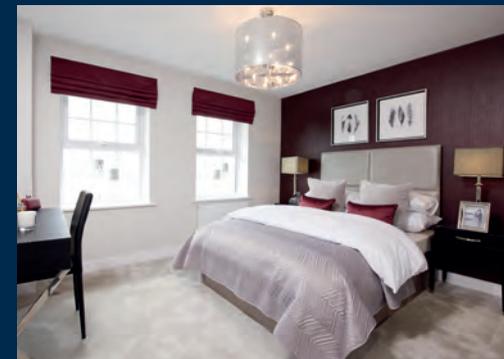
Bed 1	5321 x 3727 mm	17'5" x 12'3"
En suite	1715 x 2085 mm	5'8" x 6'10"
Bed 2	4443 x 2833 mm	14'7" x 9'4"
Bed 3	3500 x 3285 mm	11'6" x 10'9"
Bed 4	4070 x 2716 mm	13'4" x 8'11"
Bath	2698 x 2010 mm	8'10" x 6'7"

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BDW001966 Group DWH 2017 H436 - - X7 /OCT22

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.



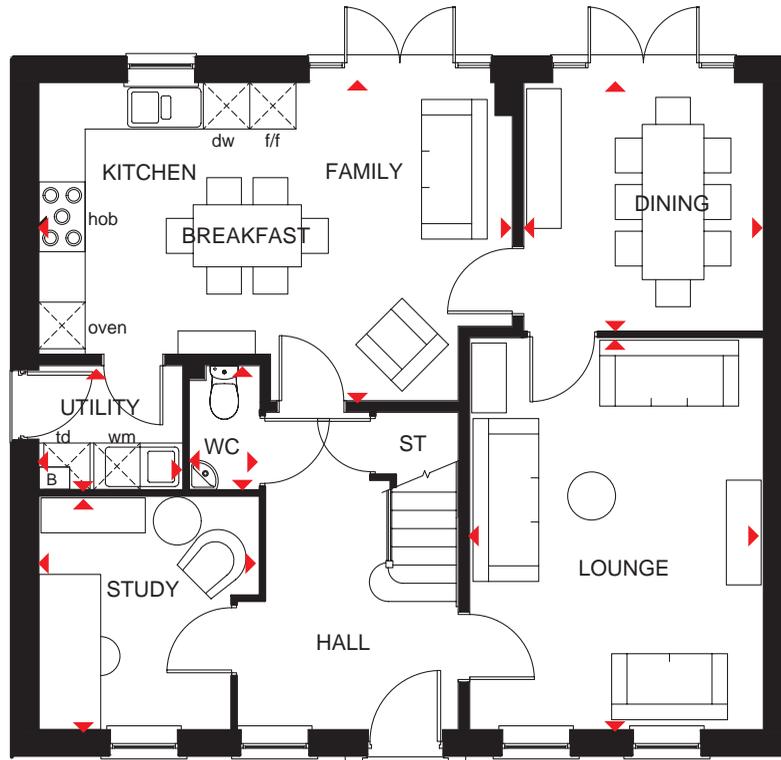
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THE CHELWORTH

FOUR BEDROOM DETACHED HOME

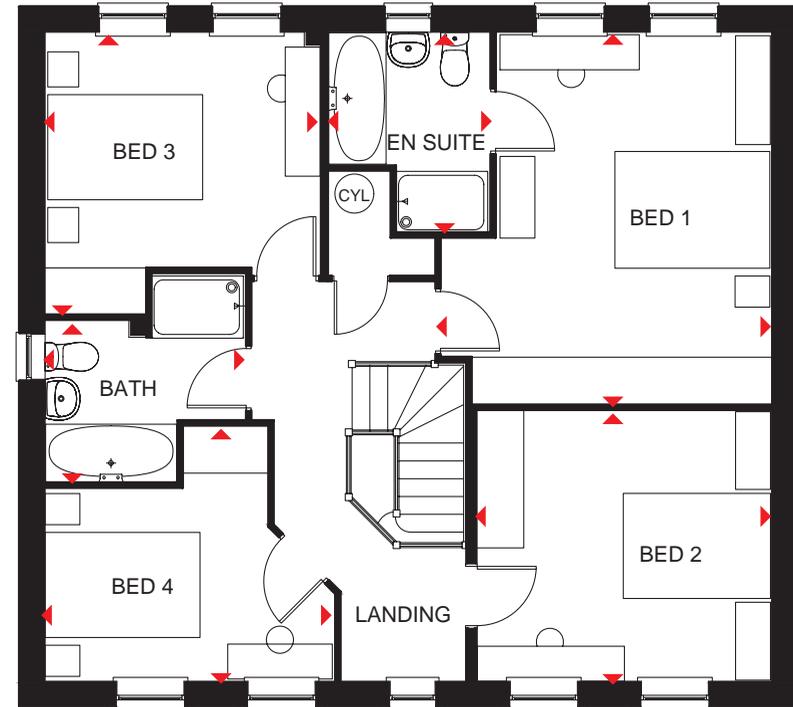
Key

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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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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