



MERLIN GATE

MANOR ROAD, NEWENT, GL18 1SS

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Merlin Gate 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 featuring two or more bathrooms, including your own private sanctuary – a main bedroom en suite.

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.

GREAT REASONS TO LIVE AT MERLIN GATE

MANOR ROAD, NEWENT, GLOUCESTERSHIRE, GL18 1TT



Merlin Gate is a collection of 2, 3 & 4 bedroom homes in Newent, just north of Gloucester.












Surrounded by beautiful countryside such as Newent Lake and the Forest of Dean, at Merlin Gate you can appreciate the charm of village life whilst having all that nature has to offer with wildlife attractions on your doorstep.

Newent is a market town with independent retailers including a local butcher, florists, delicatessen and the Shambles shopping village, restaurants, takeaways and a range of local shops such as Newent Tandoori, The Italian Kitchen and The George. Gloucester city centre is less than 20 minutes away, with historical sights such as the cathedral, excellent shopping, nightlife, restaurants and bars.

At Merlin Gate, you will find a Co-op supermarket, plus a few local convenience stores for your weekly shop just a few minutes walk away. Newent community secondary school and local primary schools are only a 5 minute drive from the development. Newent Golf Club, The International Centre for Birds of Prey and the Freedom Leisure Centre offer great days out for all the family.

For commuters, excellent transport links are within easy reach and the M5 is only 14 miles away. Gloucester railway station is less than 10 miles away with links to Swindon, Birmingham and London. Newent bus services offer routes to Gloucester city centre as well as all the surrounding villages.



-  **The Archford**
3 bedroom home
-  **The Hadley**
3 bedroom home
-  **The Greenwood**
3 bedroom home
-  **The Ingleby**
4 bedroom home
-  **The Kirkdale**
4 bedroom home
-  **The Bradgate**
4 bedroom home
-  **The Holden**
4 bedroom home
-  **The Chelworth**
4 bedroom home
-  **Affordable Housing**
Rented & shared ownership
-  **Sales Arena**
- V Visitor parking
- B Bin collection point
- S/S Sub station
-  Roads to be adopted
by the local authority



THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Archford has a stylish open plan kitchen and dining area designed for modern living. The French doors opening out onto the rear garden creates a bright, light-filled room. A lobby, separating the kitchen and

the lounge, has stairs to the first floor. Here, the main bedroom has its own ensuite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom complete this attractive home.



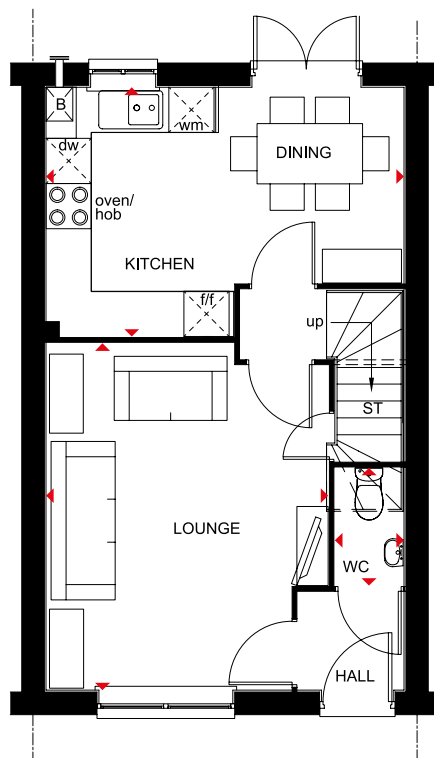
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

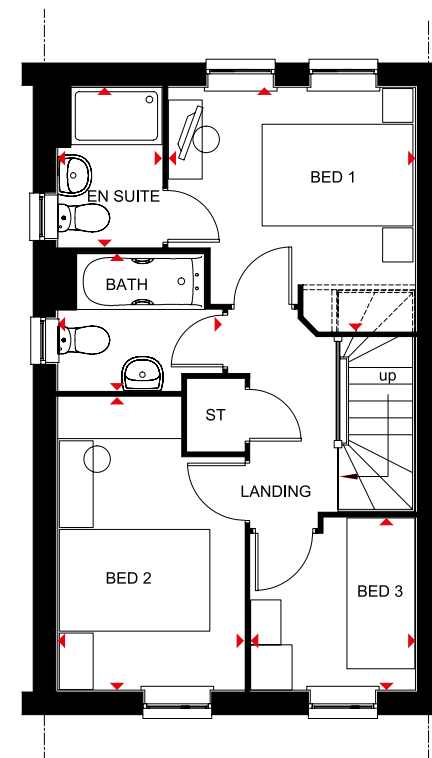
Key

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



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bed 1	3235 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bed 2	2475 x 3891 mm	8'1" x 12'9"
Bed 3	2286 x 2186 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

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BDW001923/OCT22



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 lounge provides the perfect

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



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

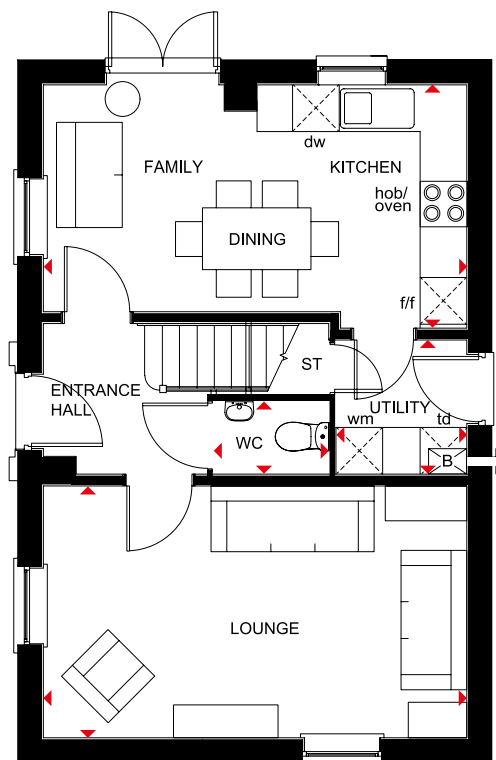
THREE BEDROOM HOME

Key

B Boiler
ST Store
f/f Fridge/freezer space

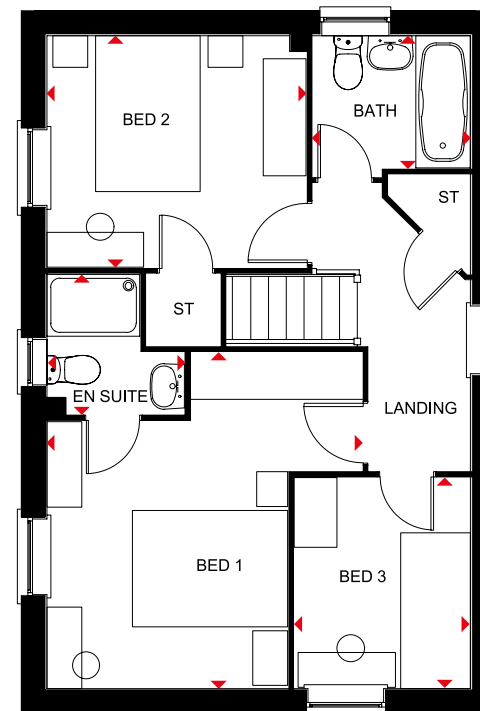
wm Washing machine space
dw Dishwasher space
td Tumble dryer space

◀▶ 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"

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THE GREENWOOD

THREE BEDROOM HOME



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The Greenwood is a flexible home designed over three floors. The ground floor has an open plan kitchen with dining and family areas. A large walk in glazed bay leads to the garden. A study and a utility

cupboard are also on the ground floor. A spacious lounge and main bedroom with en suite are on the first floor. On the second floor there are two further double bedrooms and the family bathroom.



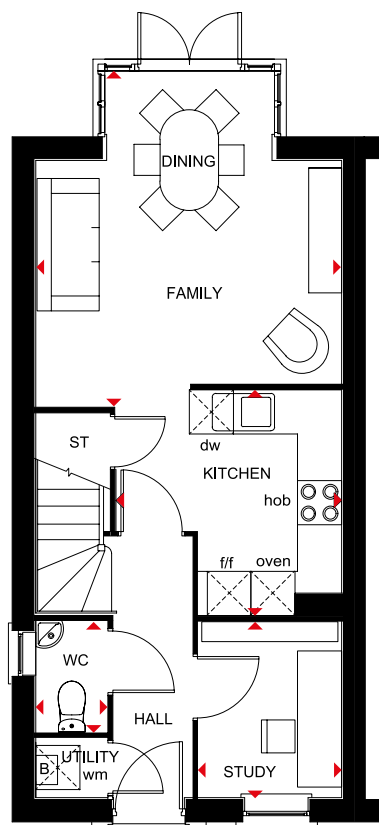
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE GREENWOOD

THREE BEDROOM HOME

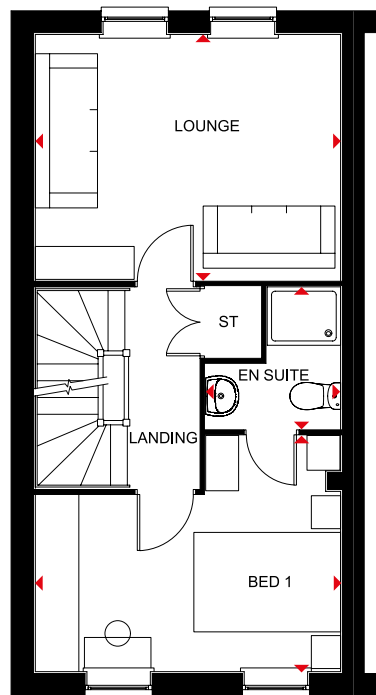
Key

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



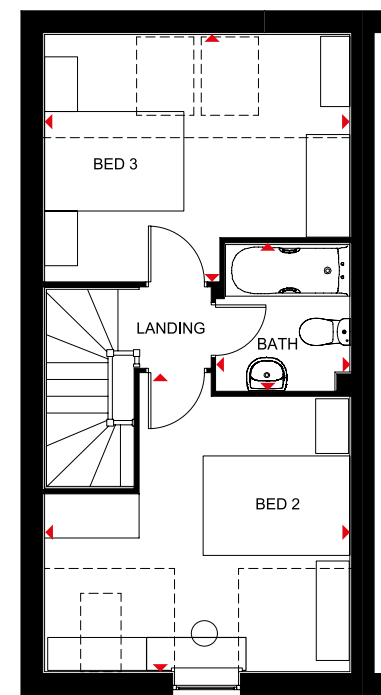
Ground Floor

Family/Dining	4160 x 4582 mm	13'8" x 15'0"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1512 x 968 mm	4'11" x 3'2"



First Floor

Lounge	4160 x 3356 mm	13'8" x 11'0"
Bedroom 1	4160 x 3217 mm	13'8" x 10'7"
En suite	1838 x 1927 mm	6'0" x 6'4"



Second Floor

Bedroom 2	4160 x 4062* mm	13'8" x 13'3"*
Bedroom 3	4160 x 3356* mm	13'8" x 11'0"*
Bathroom	2000 x 1826 mm	6'7" x 6'0"

*Overall floor dimension includes lowered ceiling areas

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THE INGLEBY

FOUR BEDROOM HOME



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The Ingleby has a large open plan kitchen with dining and family areas. A utility cupboard is discreetly tucked away in a corner of the kitchen and French doors give access to the rear garden.

The spacious lounge provides a comfortable space to relax. Upstairs there are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom.



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WHERE QUALITY LIVES

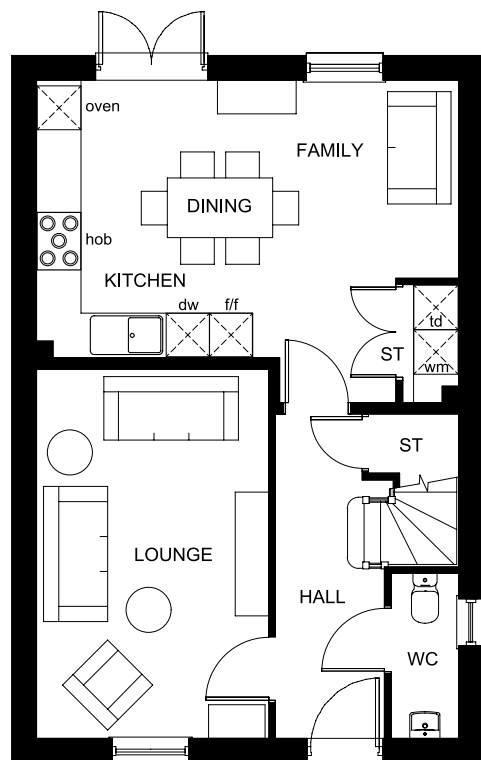
THE INGLEBY

FOUR BEDROOM HOME

Key

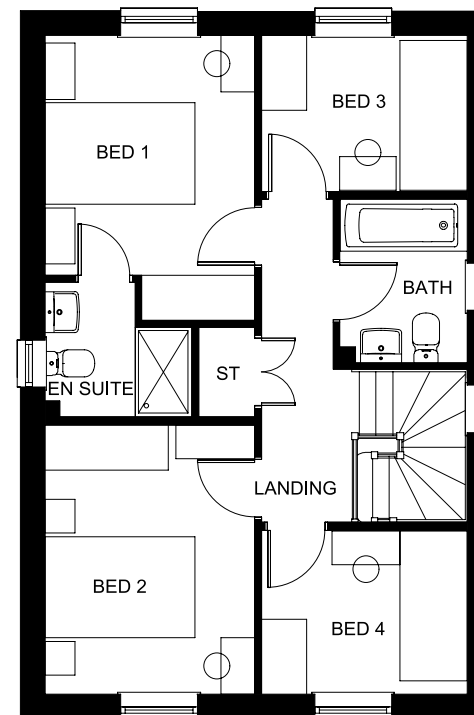
B Boiler
ST Store
f/f Fridge/freezer space

wm Washing machine space
dw Dishwasher space
◀▶ Dimension location



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"

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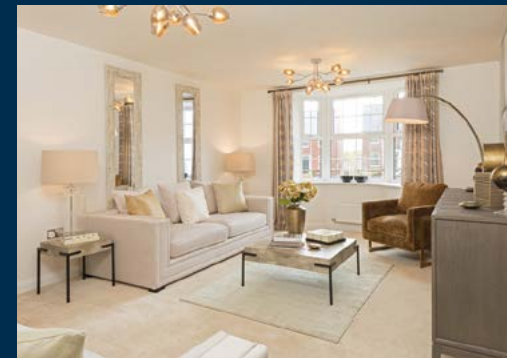


THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden is a beautiful four bedroom home. A 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. 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.



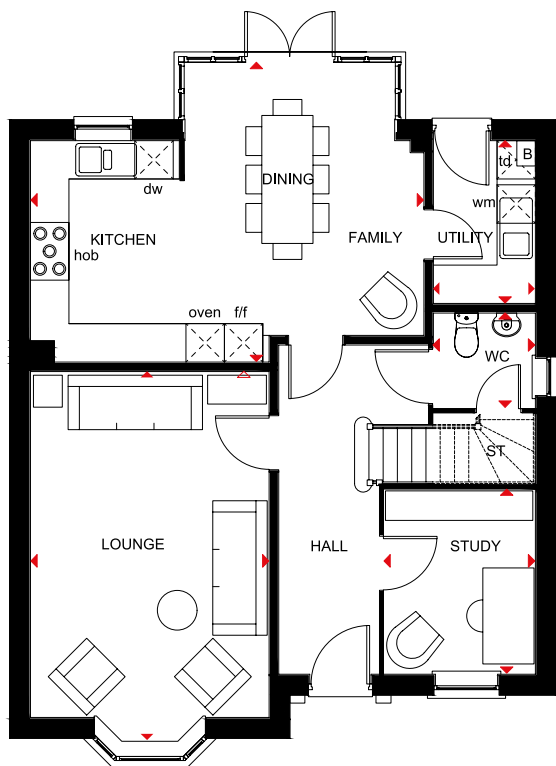
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THE HOLDEN

FOUR BEDROOM HOME

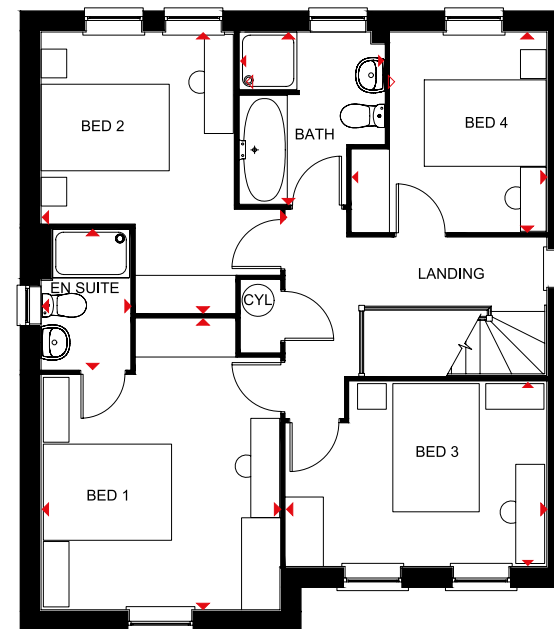
Key

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	1506 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 CHELWORTH

FOUR BEDROOM HOME



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The Chelworth is a beautiful family home. The open plan kitchen flows into the breakfast and family areas. This 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 bedroom with en suite, and a family bathroom.



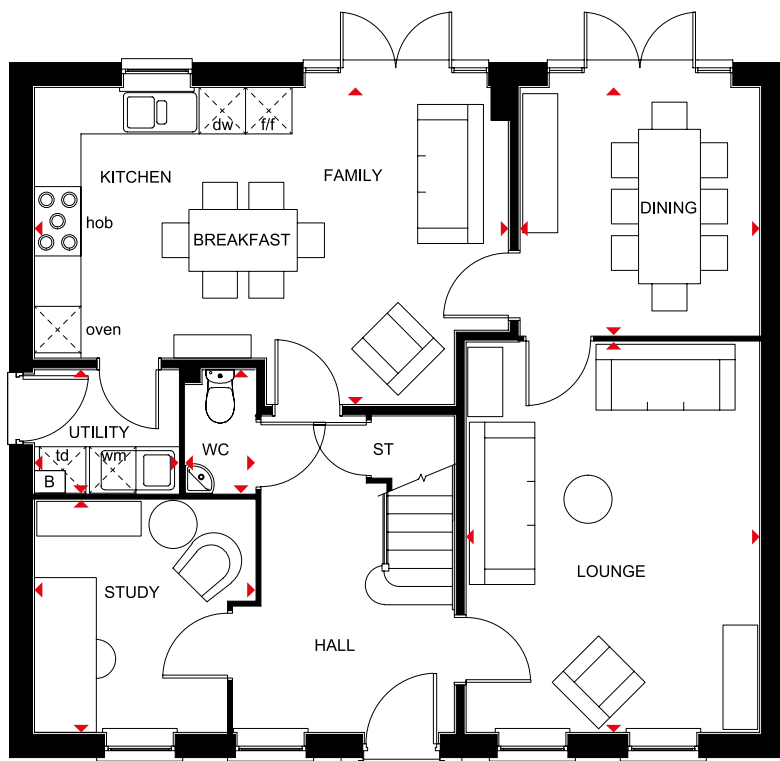
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THE CHELWORTH

FOUR BEDROOM HOME

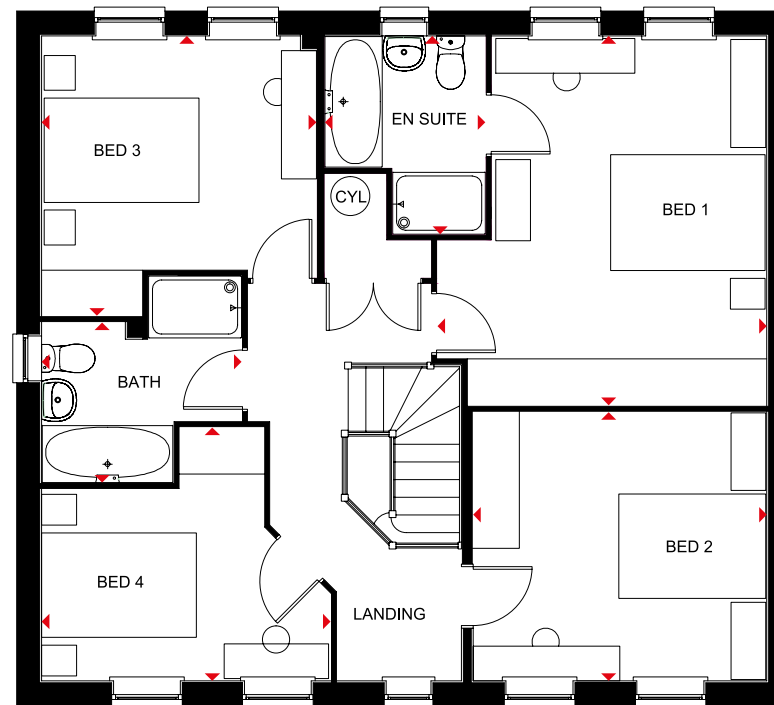
Key

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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
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

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

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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” and “us” refer to the Barratt Developments PLC Group brands. **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 our 0333 numbers cost 7 pence per minute plus your phone company's access charge.

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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dwh.co.uk or call **0333 355 8495**