



NEWBURY  
RACECOURSE

# 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

# The Chase at



- The Winton  
2 Bedroom home
- The Oakfield  
3 Bedroom home
- The Kirkwood  
3 Bedroom home
- The Hinton 2  
3 Bedroom home
- The Atherton  
3 Bedroom home
- The Leeman  
3 Bedroom home
- The Kintbury  
4 Bedroom home
- The Bucklebury  
5 Bedroom home
- The Teeton  
5 Bedroom home
- The Lambourn  
5 Bedroom home
- Affordable housing
- V Visitor Parking Space
- BCP Bin Collection Point
- C/S Cycle Store
- Areas to be adopted  
by the local authority.



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



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

6929-PL-05 Rev: Z

# THE WINTON

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This two bedroom home is a perfect space for first time buyers or downsizers. Your ground floor offers a separate kitchen and a lounge with French doors leading to your garden. On the first floor you will find

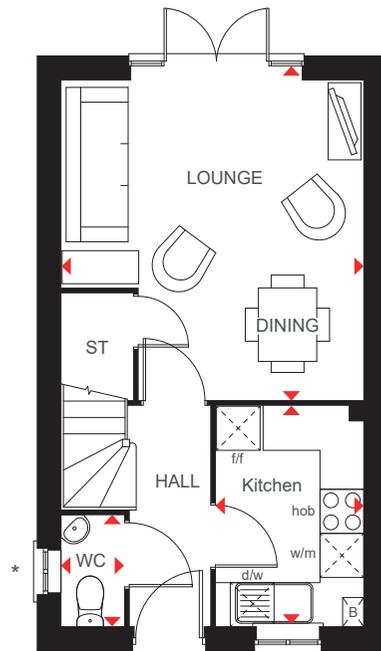
bedroom one, bedroom two and a family bathroom. Bedroom two offers two large useful storage cupboards.



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WHERE QUALITY LIVES

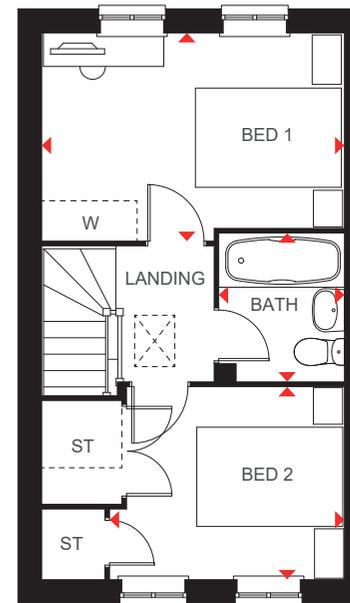
# THE WINTON

TWO BEDROOM HOME



## Ground Floor

Sitting Room/Dining Room	4364 x 4150 mm	14' 4" x 13' 7"
Kitchen	3013 x 2034 mm	9' 11" x 6' 8"



## First Floor

Bedroom 1	4150 x 2660 mm	13' 8" x 9' 3"
Bedroom 2	3347 x 2628 mm	11' 0" x 8' 7"
Bathroom	2026 x 1758 mm	6' 8" x 5' 9"

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# THE OAKFIELD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This three bedroom home is the perfect family home with the ground floor offering a separate kitchen with breakfast area with a bay window and a spacious lounge with French doors leading to your garden. On

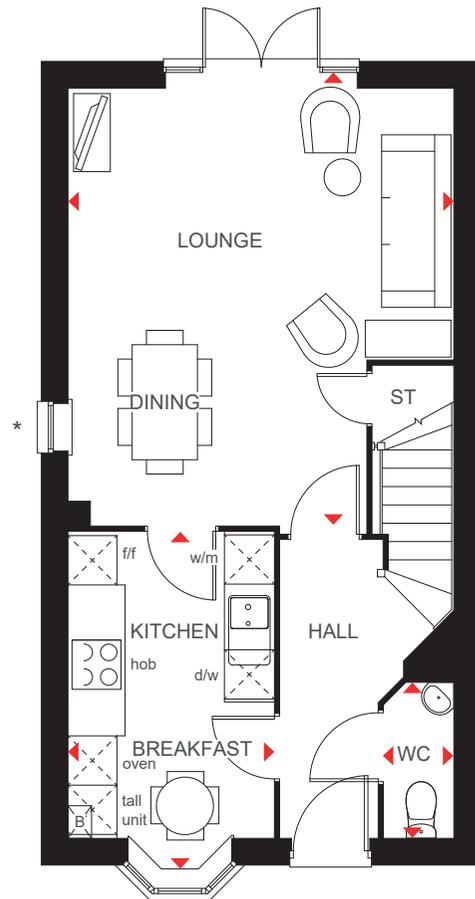
the first floor you will find your principle bedroom with en suite, bedroom two, bedroom three and family bathroom.



DAVID WILSON HOMES  
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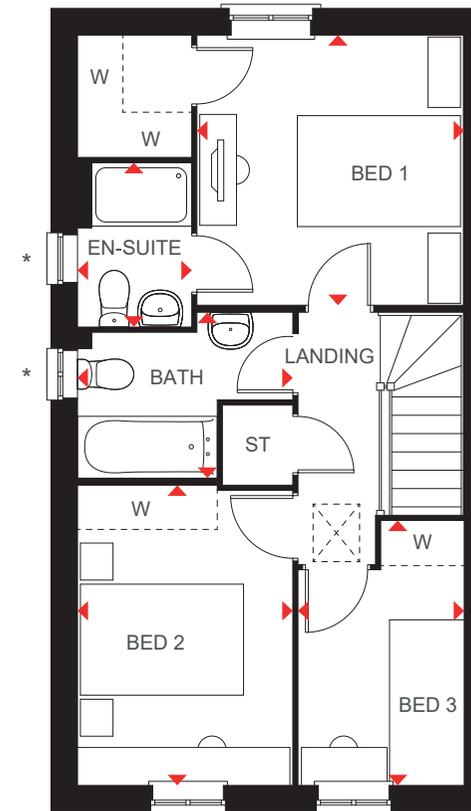
# THE OAKFIELD

THREE BEDROOM HOME



## Ground Floor

Lounge/Dining Room	5354 x 4790 mm	17' 6" x 15' 7"
Kitchen/Breakfast	3763 x 2556 mm	12' 6" x 8' 4"
WC	852 x 1888 mm	2' 9" x 6' 2"



## First Floor

Bedroom 3	3227 x 2063 mm	10' 6" x 6' 8"
Bedroom 1	3452 x 3312 mm	11' 3" x 10' 9"
Dressing Room	1513 x 1426 mm	4' 10" x 4' 7"
En suite	1388 x 1976 mm	4' 6" x 6' 5"
Bedroom 2	3678 x 2664 mm	12' 1" x 8' 7"
Bathroom	1750 x 2626 mm	5' 5" x 8' 7"

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# THE KIRKWOOD

THREE BEDROOM HOME



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This well designed three bedroom home optimises space and light throughout. The ground floor features a modern kitchen, a generous sitting/dining room and cloakroom. Bedrooms two and three, with the

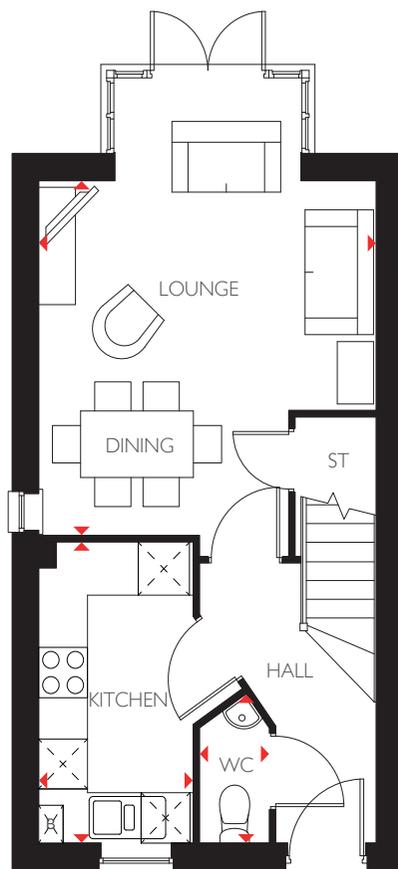
family bathroom are on the first floor, whilst an elegant principal bedroom with en suite shower room are on the second floor.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

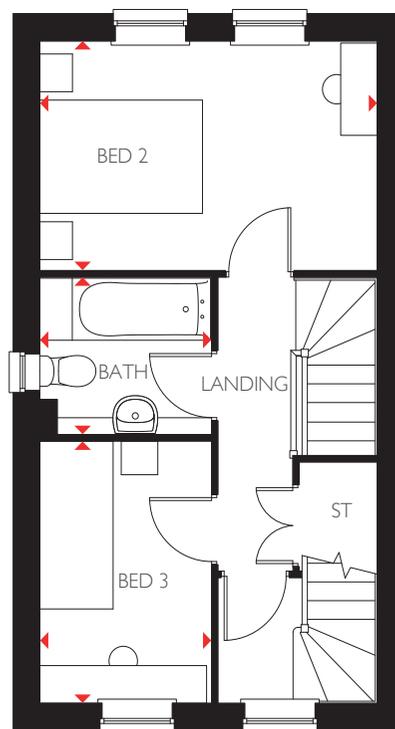
# THE KIRKWOOD

THREE BEDROOM HOME



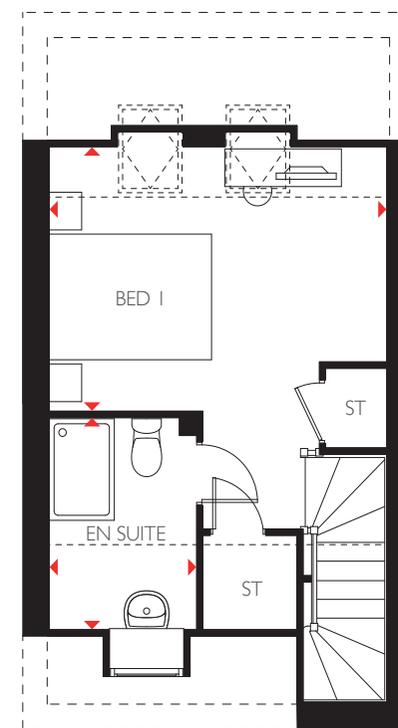
## Ground Floor

Kitchen	1900 x 5701 mm	6' 2"	x	18' 8"
Living/Dining	4150 x 5701 mm	13' 7"	x	18' 8"
WC	850 x 1783 mm	2' 9"	x	5' 10"



## First Floor

Bedroom 2	4150 x 2736 mm	13' 7"	x	8' 11"
Bedroom 3	2100 x 3126 mm	6' 10"	x	10' 3"
Bathroom	2100 x 1850 mm	6' 10"	x	6' 0"



## Second Floor

Bedroom 1	4150 x 4527 mm	13' 7"	x	14' 10"
En suite	1800 x 2444 mm	5' 10"	x	8' 0"

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# THE HINTON

THREE BEDROOM HOME



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A thoughtfully designed three bedroom home with an integral garage and utility area. The ground floor presents a light and spacious kitchen/family/dining room with French doors to the garden. The family

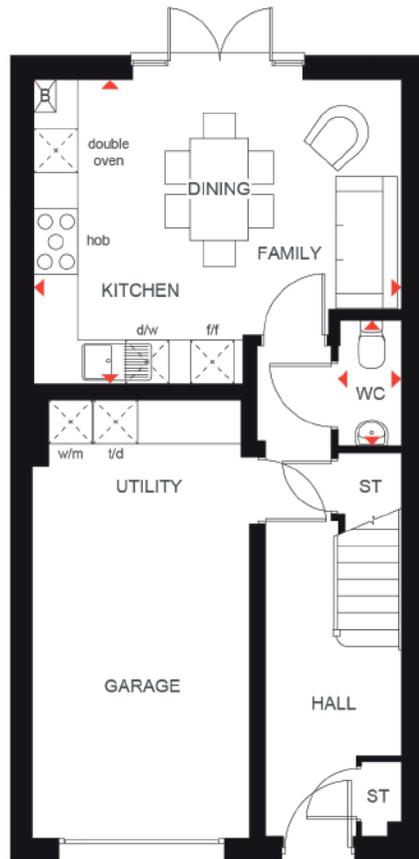
bathroom, third bedroom and sitting room with feature balcony are on the first floor, whilst bedrooms one and two are on the second floor with the principle benefiting from a smart en suite.



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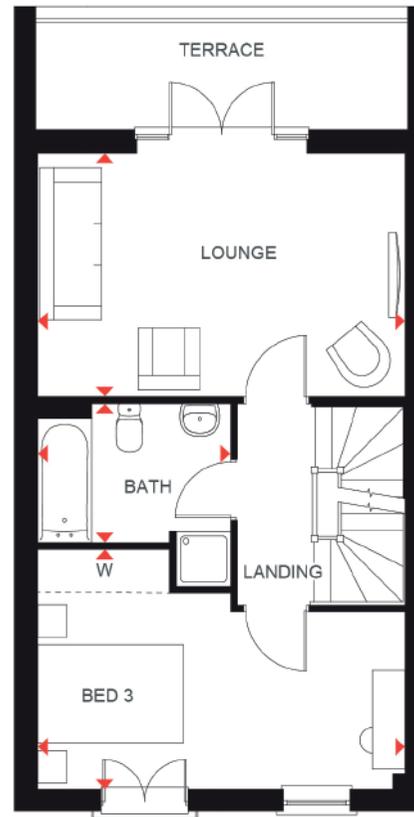
# THE HINTON

THREE BEDROOM HOME



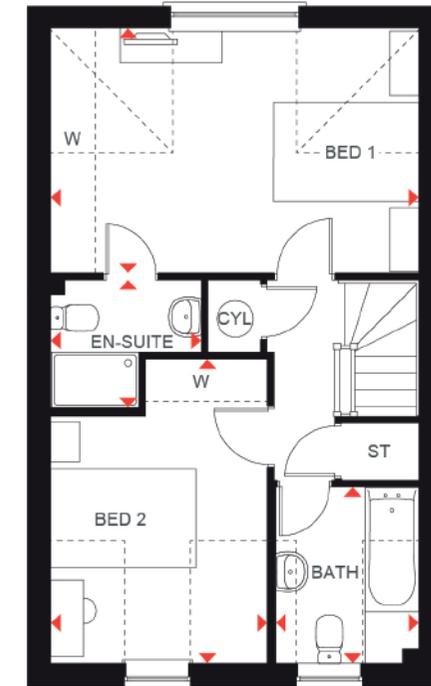
## Ground Floor

Kitchen/Dining/Family	5071 x 4171 mm	16' 8" x 13' 8"
WC	850 x 1738 mm	2' 9" x 5' 8"
Utility/Garage	2998 x 6000 mm	9' 10" x 19' 8"



## First Floor

Lounge	5061 x 3337 mm	16' 7" x 10' 11"
Bathroom	2674 x 2300 mm	8' 9" x 7' 7"
Bedroom 3	5061 x 3261 mm	16' 7" x 10' 8"



## Second Floor

Bedroom 1	5071 x 3337 mm	16' 8" x 10' 11"
En suite	2991 x 4174 mm	9' 10" x 13' 8"
Bedroom 2	2074 x 1545 mm	12' 8" x 5' 1"
Bathroom	1992 x 2431 mm	6' 6" x 8' 0"

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# THE ATHERTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A fusion of space and contemporary design, this property is ideal for modern living. The ground floor offers an open plan kitchen/dining area, a large study with bay window perfect for working from home in and a cloakroom. Upstairs you'll find a bedroom,

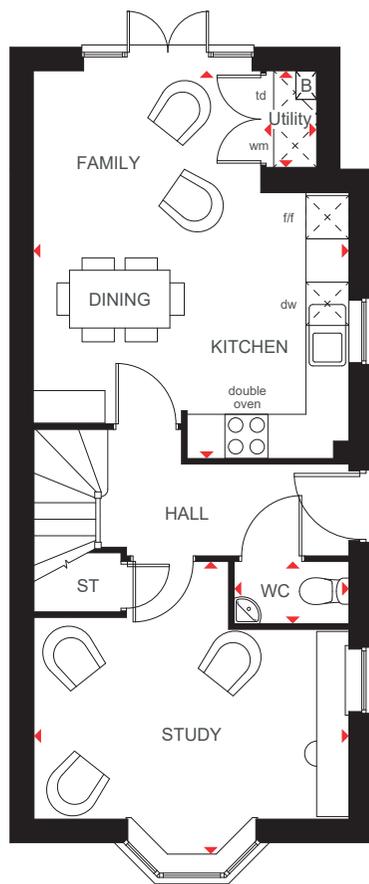
bathroom and a spacious sitting room with a balcony, ideal for soaking up long summer evenings. The principle bedroom with en suite is situated on the second floor, with a third double bedroom.



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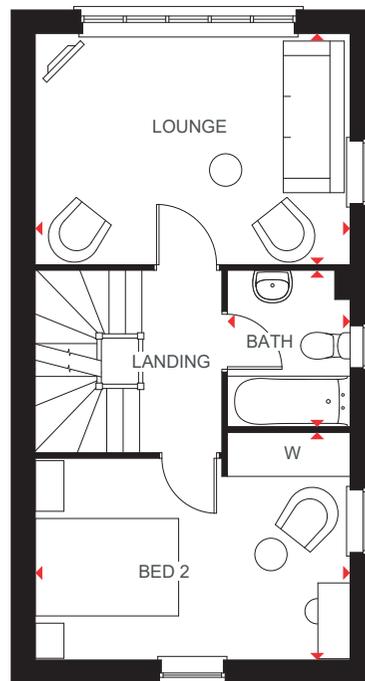
# THE ATHERTON

THREE BEDROOM HOME



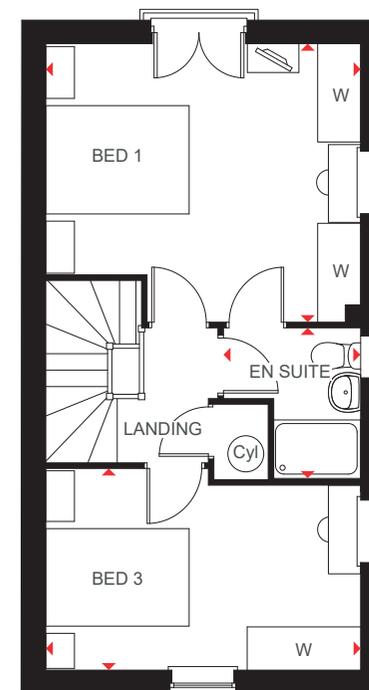
## Ground Floor

Living/Dining/Kitchen	4881 x 4393 mm	16' 10" x 14' 5"
Study	4393 x 2796 mm	14' 5" x 9' 2"
WC	1589 x 850 mm	5' 3" x 2' 8"



## First Floor

Sitting room	4393 x 3205 mm	14' 5" x 10' 6"
Bedroom 2	4393 x 2796 mm	14' 5" x 9' 2"
Bathroom	2152 x 1700 mm	7' 2" x 5' 7"



## Second Floor

Bedroom 1	4393 x 3860 mm	14' 5" x 12' 8"
Bedroom 3	2077 x 1210 mm	6' 10" x 4' 0"
En suite	4393 x 2795 mm	14' 5" x 9' 2"

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# THE LEEMAN

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A family home offering ideal space for modern living with bedroom three, shower room with useful large storage cupboard and a family lounge with French doors leading to your garden on the ground floor. On the first floor you will find a separate kitchen/dining

area and your second lounge that is bright and spacious offering a feature Juliet balcony. Finally on the second floor you will benefit from bedroom one with en suite, bedroom two and your main family bathroom.

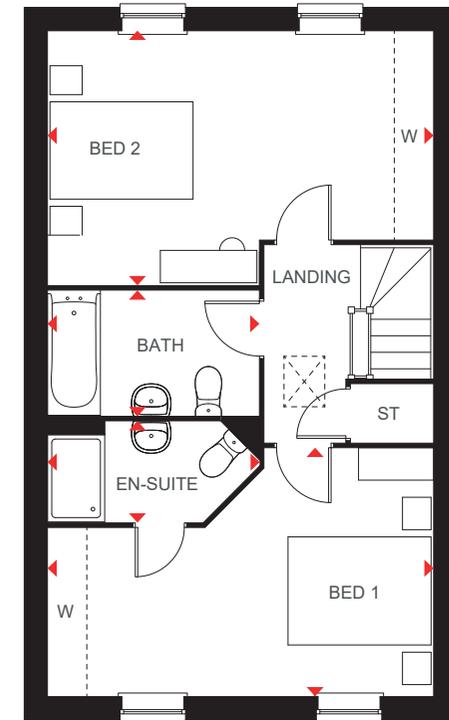
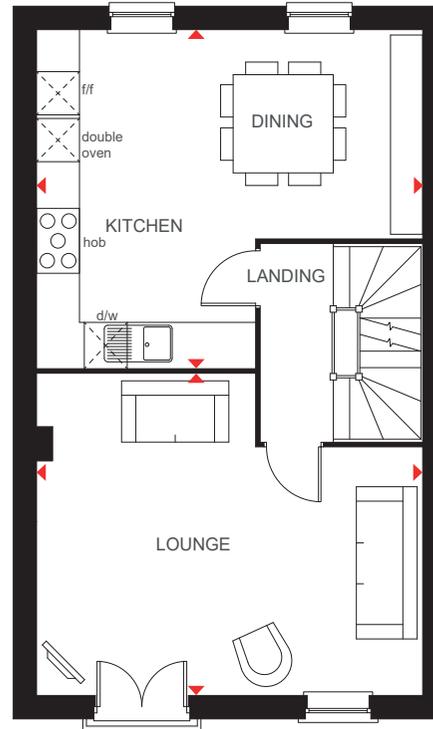
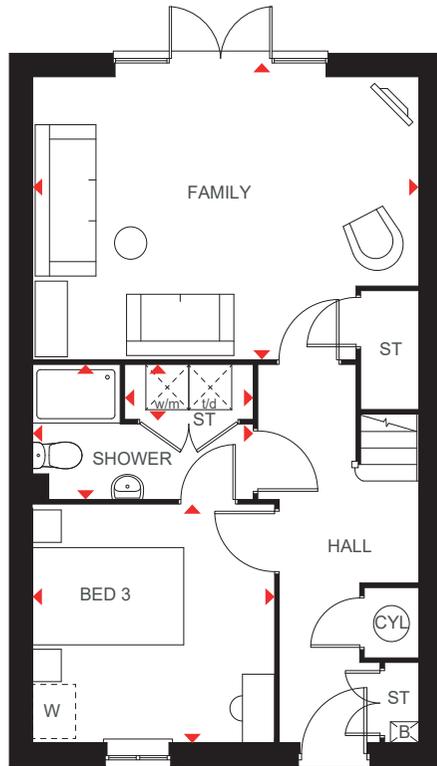


DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE LEEMAN

THREE BEDROOM HOME



## Ground Floor

Bedroom 3	2786 x 3299 mm	9' 2"	x	10' 10"
Shower Room	2687 x 1850 mm	8' 10"	x	6' 1"
Family	3380 x 3925 mm	11' 1"	x	12' 10"

## First Floor

Kitchen/Dining	4713 x 4131 mm	15' 6"	x	13' 7"
Lounge	4713 x 4460 mm	15' 6"	x	14' 8"

## Second Floor

Bedroom 1	4713 x 3443 mm	15' 6"	x	11' 4"
En suite	2470 x 1393 mm	8' 1"	x	4' 7"
Bedroom 2	4713 x 2987 mm	15' 6"	x	9' 10"
Bathroom	2266 x 1699 mm	7' 5"	x	5' 7"

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# THE KINTBURY

FOUR BEDROOM HOME



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A four bedroom home designed over three floors with the hallway entrance benefiting from a cloakroom and a useful storage cupboard. On the ground floor you will benefit from an open plan kitchen, dining and family entertaining area with French doors leading to

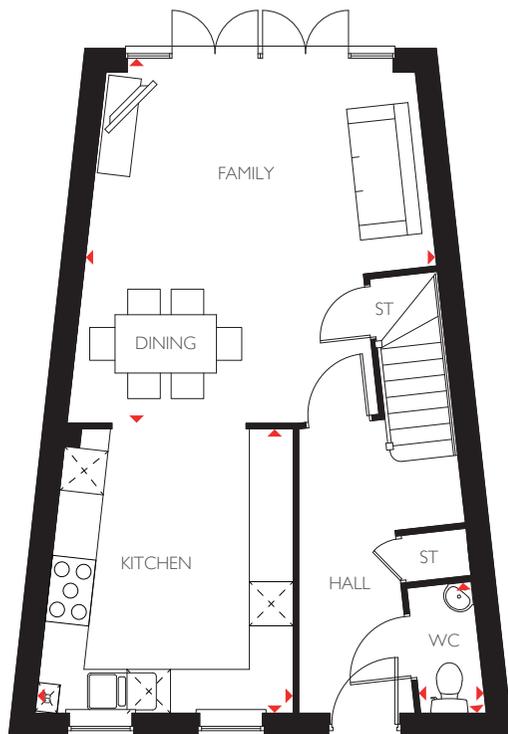
the garden. Your first floor features a family lounge as well as principle bedroom one with en suite. On the second floor you will find bedrooms two, three and four along with your main family bathroom.



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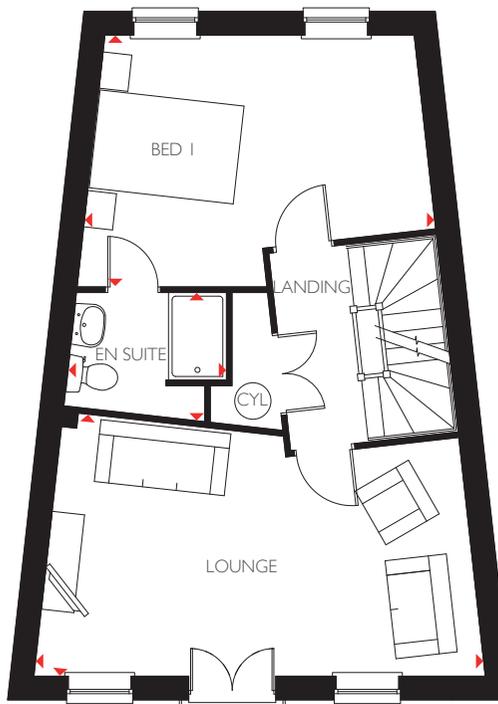
# THE KINTBURY

FOUR BEDROOM HOME



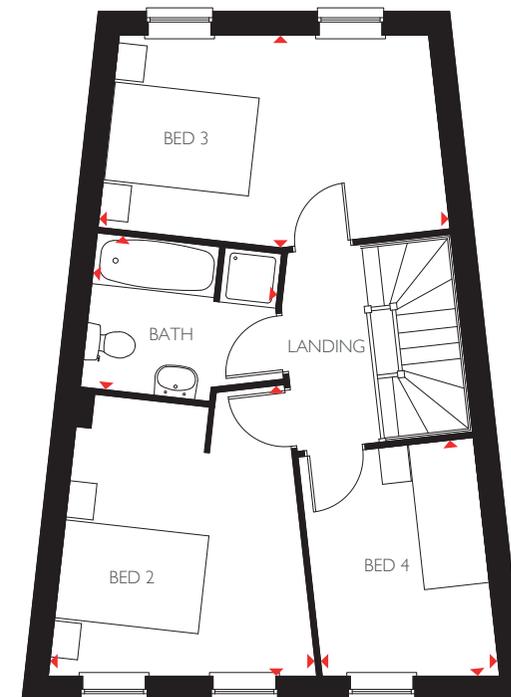
## Ground Floor

Hall	2280 x 3880 mm	7' 5"	x	12' 7"
Kitchen	3560 x 3880 mm	11' 7"	x	12' 7"
WC	900 x 1800 mm	15' 11"	x	3' 0"
Family/Dining	4885 x 4810 mm	16' 0"	x	16' 0"



## First Floor

Lounge	6230 x 3625 mm	20' 4"	x	12' 0"
Bedroom 1	4855 x 3430 mm	16' 0"	x	11' 3"
En Suite	2200 x 1745 mm	7' 2"	x	5' 7"



## Second Floor

Bedroom 2	3685 x 3980 mm	12' 1"	x	13' 1"
Bedroom 3	4850 x 2895 mm	16' 0"	x	9' 5"
Bedroom 4	2430 x 3275 mm	8' 0"	x	10' 7"
Bathroom	2120 x 2550 mm	7' 0"	x	8' 4"

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# THE BUCKLEBURY

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

This impressive home offers ideal space for modern family living. The generous sitting room is the perfect place to unwind and generous kitchen/dining room features beautiful french doors, maximising space and

light. Upstairs bedrooms one and two both provide and ensuite, with bedroom one also featuring a juliet balcony. A further two bedrooms, family bathroom and a useful study/bedroom five are on the second floor.



DAVID WILSON HOMES

WHERE QUALITY LIVES

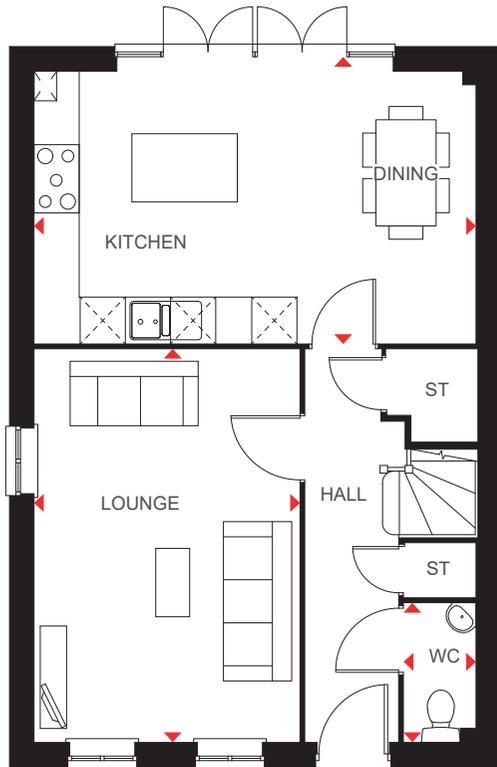
# THE BUCKLEBURY

FIVE BEDROOM HOME

## Key

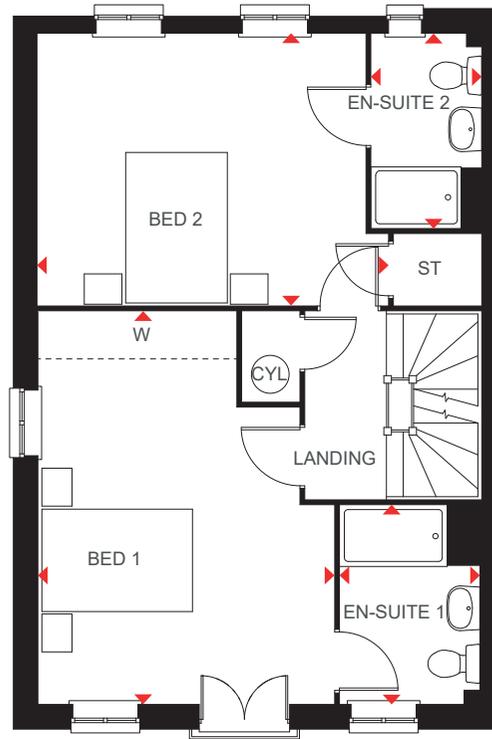
ST Store  
CYL Cylinder

W Bulkhead store  
Optional wardrobe  
◀▶ Dimensional location



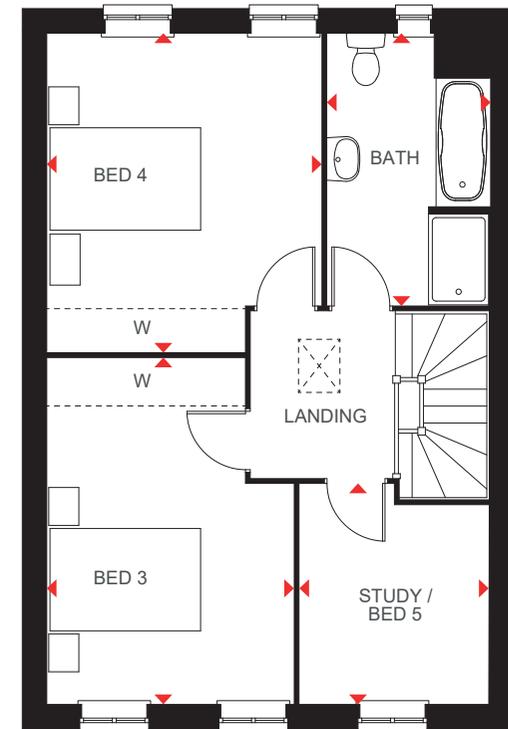
### Ground Floor

Cloakroom	950 x 1845 mm	3' 1" x 6' 1"
Lounge	3960 x 5175 mm	13' 0" x 17' 0"
Kitchen/Dining	6370 x 3598 mm	20' 11" x 11' 10"



### First Floor

Bedroom 1	3803 x 4575 mm	12' 6" x 15' 0"
En Suite	2490 x 2635 mm	8' 2" x 8' 8"
Bedroom 2	4243 x 3598 mm	13' 11" x 11' 10"
En Suite	1450 x 2795 mm	4' 9" x 9' 2"



### Second Floor

Bedroom 3	3350 x 3975 mm	11' 4" x 13' 1"
Bedroom 4	4160 x 3598 mm	13' 8" x 11' 10"
Bedroom 5/Study	2845 x 2915 mm	9' 4" x 9' 7"
Bathroom	2130 x 3598 mm	7' 6" x 11' 10"

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# THE TEETON

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Teeton is a five bedroom home with ground floor featuring a double aspect lounge and open plan kitchen/dining area with double French doors leading to your garden. The first floor benefits from bedrooms

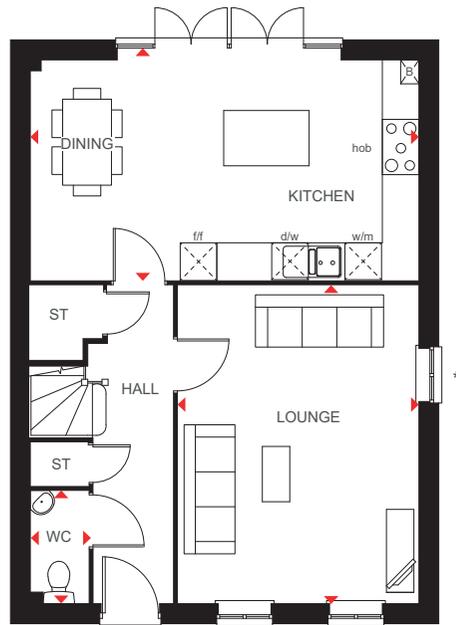
one and two both with en suites. On your second floor you will find your family bathroom, bedroom three, four and bedroom five which can also be used as your home study.



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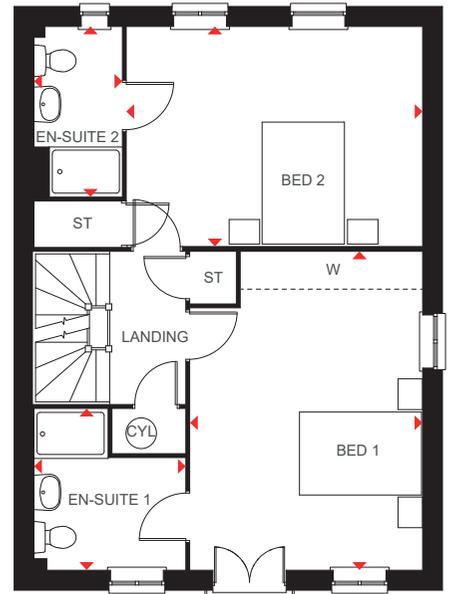
# THE TEETON

FIVE BEDROOM HOME



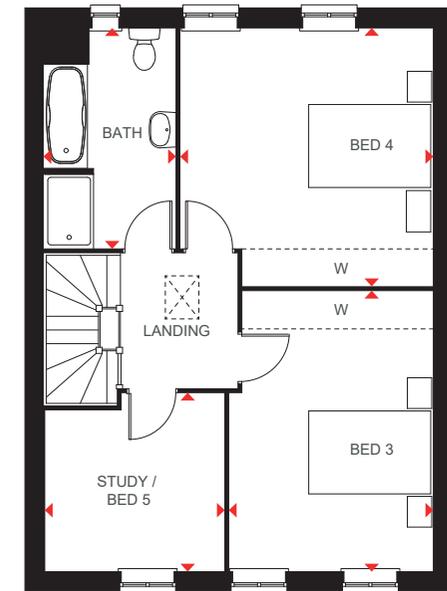
## Ground Floor

Kitchen	6370 x 3598 mm	20' 10" x 12' 3"
Sitting Room	3960 x 5175 mm	12' 11" x 16' 11"
WC	950 x 1845 mm	3' 1" x 6' 0"



## First Floor

Bedroom 1	4840 x 3900 mm	15' 10" x 12' 9"
En suite 1	2490 x 2635 mm	8' 2" x 8' 7"
Bedroom 2	3800 x 4270 mm	12' 5" x 14' 0"
En suite 2	1450 x 2795 mm	4' 9" x 9' 2"



## Second Floor

Bedroom 3	3340 x 4575 mm	10' 11" x 15' 0"
Bedroom 4	4290 x 4198 mm	14' 0" x 13' 9"
Bedroom 5	2950 x 2915 mm	9' 8" x 9' 6"
Bathroom	2000 x 3590 mm	6' 6" x 11' 9"

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# THE LAMBOURN

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Lambourn is a large five bedroom home with large utility room an open plan kitchen with breakfast bar and a family entertaining space with impressive bi-fold doors opening up to your garden. Your lounge/dining area is flooded with light from its many windows creating a tranquil space to relax. On the first floor you will find your large principal bedroom with en suite,

Juliet balcony and French doors leading to a large feature terrace balcony overlooking green open space. Bedroom two is also located on the first floor also with Juliet balcony and en suite. The second floor completes this large detached home with bedrooms three with en suite, four and five along with a family bathroom.

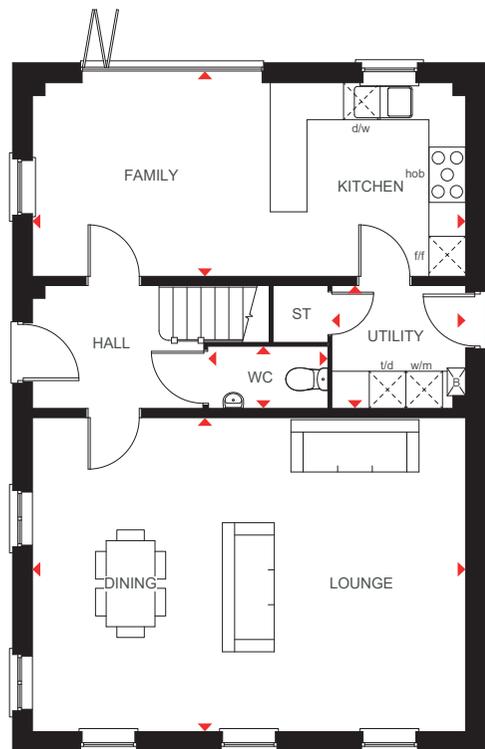


DAVID WILSON HOMES

WHERE QUALITY LIVES

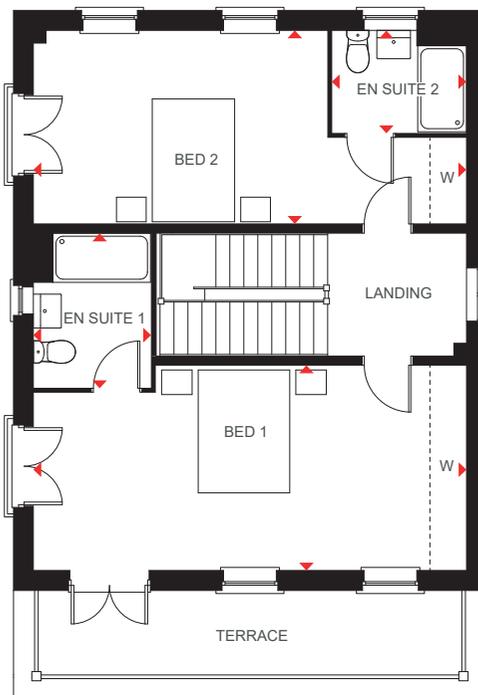
# THE LAMBOURN

FIVE BEDROOM HOME



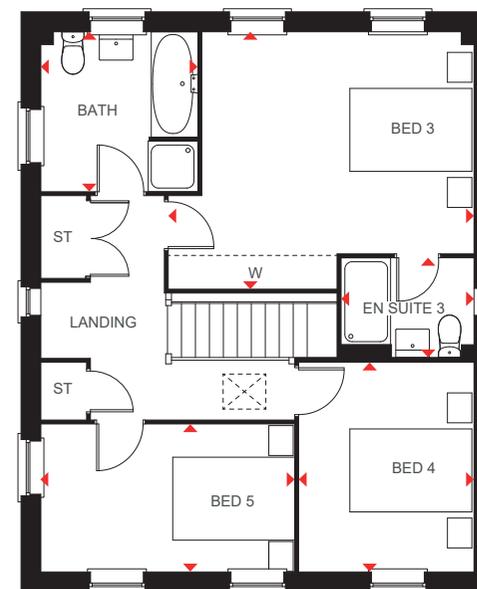
## Ground Floor

Kitchen/Family	7090 x 3750 mm	23' 3" x 12' 3"
Sitting Room/Dining	7090 x 4540 mm	23' 3" x 14' 10"
Utility	2285 x 2000 mm	7' 5" x 6' 6"
WC	1735 x 955 mm	5' 8" x 3' 1"



## First Floor

Bedroom 1	6490 x 3750 mm	21' 3" x 12' 3"
En suite 1	2870 x 1310 mm	9' 4" x 4' 3"
Bedroom 2	5840 x 2740 mm	19' 1" x 8' 11"
En suite 2	2385 x 2000 mm	7' 9" x 6' 6"



## Second Floor

Bedroom 3	4685 x 3820 mm	15' 4" x 12' 6"
En suite 3	2665 x 1900 mm	8' 8" x 6' 2"
Bedroom 4	4695 x 3880 mm	15' 4" x 12' 8"
Bedroom 5	2880 x 2840 mm	9' 5" x 9' 3"
Bathroom	2335 x 2300 mm	7' 7" x 7' 6"

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— 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.



# 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<sup>†</sup> would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> 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



<sup>†</sup>“We” and “us” refer to the Barratt Developments PLC Group brands. <sup>^</sup>We are the only major national housebuilder to be awarded this key industry award 12 years in a row. “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 2021 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. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. <sup>\*\*</sup>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.

# 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.

DAVID WILSON HOMES

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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.