

KINGS GATE

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ABINGDON

# 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



# KINGS GATE

- **The Mallow House**  
1 Bedroom apartment
- **The Lewis**  
2 Bedroom Home
- **The Kimble**  
2 Bedroom Home
- **The Archford**  
3 Bedroom Home
- **The Hadley**  
3 Bedroom Home
- **The Blyford**  
3 Bedroom Home
- **The Foxton**  
3 Bedroom Home
- **The Kennett**  
3 Bedroom Home
- **The Greenwood**  
3 Bedroom Home
- **The Cannington**  
3 Bedroom Home
- **The Parkin**  
3 Bedroom Home
- **The Shenton**  
3 Bedroom Home
- **The Easdon**  
3 Bedroom Home
- **The Kirkdale**  
4 Bedroom Home
- **The Hereford**  
4 Bedroom Home
- **The Hertford**  
4 Bedroom Home
- **The Avondale**  
4 Bedroom Home
- **The Holden**  
4 Bedroom Home
- **The Emerson**  
5 Bedroom Home
- **The Manning**  
5 Bedroom Home
- **The Henley**  
5 Bedroom Home
- **The Lichfield**  
5 Bedroom Home
- **Affordable housing**

-  **Parkland area**
-  **New tree line**
-  **Mature trees**
-  **Gravel path**
-  **Balancing pond**
-  **Swale**
-  **Bat box**
-  **Bird box**
-  **Log pile**
-  **Play area**
-  **Hedgehog Highway**

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

- V Visitor Parking Space**
- BCP Bin Collection Point**
- S/S Substation**
- C/S Cycle Store**



See the Difference at [dwh.co.uk](https://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. Kings Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H7787/PL/02 Rev B



# MALLOW HOUSE

ONE BEDROOM HOMES



Individual plots may vary, please speak to the Sales Adviser



These two one bedroom homes are perfect for first time buyers looking to get on the property ladder. Both feature an open plan kitchen/living area with a double bedroom and bathroom.



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WHERE QUALITY LIVES



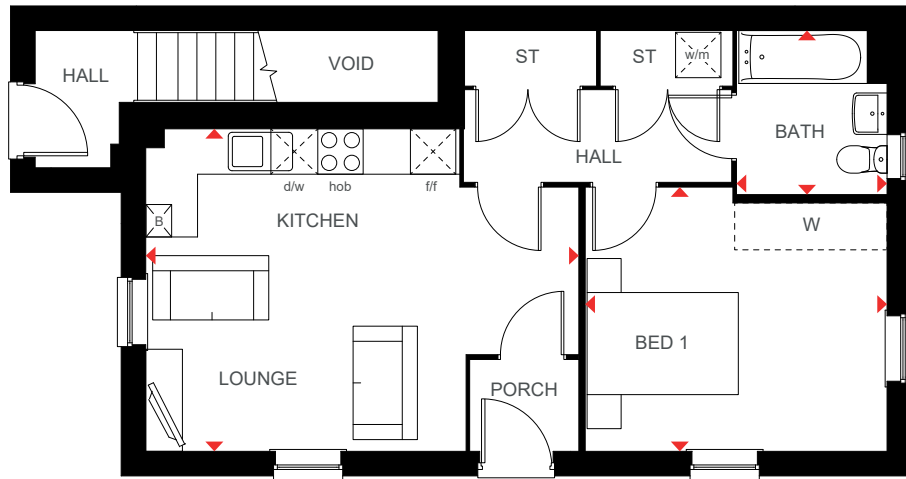
# MALLOW HOUSE

ONE BEDROOM HOMES

## Key

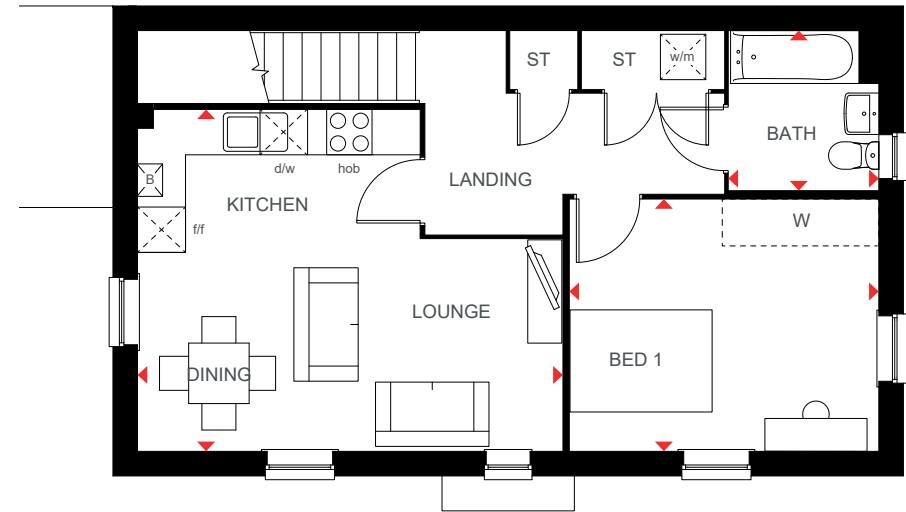
B Boiler  
ST Store  
d/w Dishwasher  
◀▶ Dimensional location

f/f Fridge freezer  
W Optional wardrobe  
w/m Washing machine



### Ground Floor

Kitchen/Lounge	5710 x 4265 mm	18' 9" x 14' 0"
Bedroom 1	3965 x 3270 mm	13' 0" x 10' 9"
Bathroom	1975 x 2130 mm	6' 6" x 7' 0"



### First Floor

Kitchen/Lounge	5610 x 4540 mm	18' 5" x 14' 11"
Bedroom 1	4080 x 3320 mm	13' 5" x 10' 11"
Bathroom	1975 x 2100 mm	6' 6" x 6' 11"

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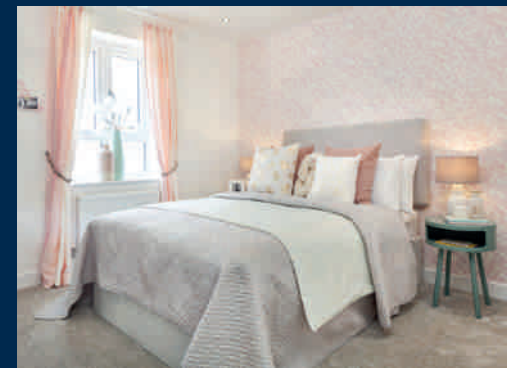
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE KIMBLE

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This spacious two bedroom home is ideal for a growing family. Set over three floors, The Kimble offers an internal garage, a study and a utility area. On the first floor Kitchen/dining area

and on the top floor there are two bedrooms with the principle bedroom benefitting from an en-suite.



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WHERE QUALITY LIVES



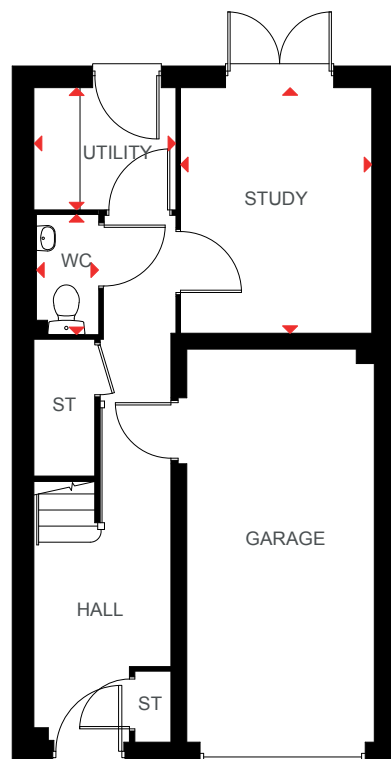
# THE KIMBLE

TWO BEDROOM HOME

## Key

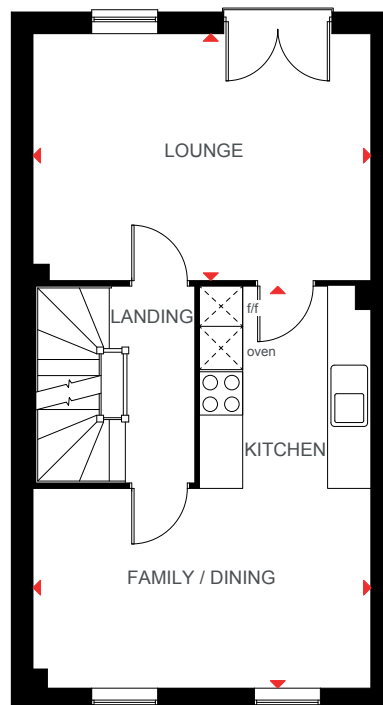
w/m	Washing machine	CYL	Cylinder
ST	Store	W	Optional wardrobe
d/w	Dishwasher space	f/f	Fridge freezer
◄ ►	Dimensional location		

\* Plots 26, 27, 36, 37 & 38



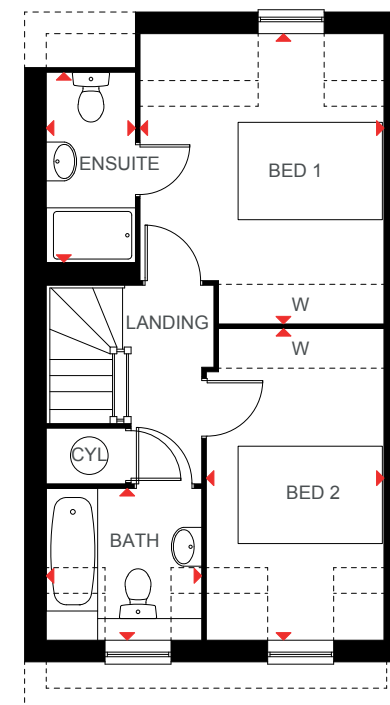
### Ground Floor

Study	2635 x 3365 mm	8' 7"	x 11' 0"
Utility	1930 x 1655 mm	6' 3"	x 14' 11"
WC	850 x 1630 mm	2' 9"	x 5' 4"



### First Floor

Dining/Family	4660 x 2730 mm	15' 3"	x 8' 11"
Kitchen	2360 x 2800 mm	7' 8"	x 9' 2"
Lounge	4460 x 3385 mm	15' 3"	x 11' 1"



### Second Floor

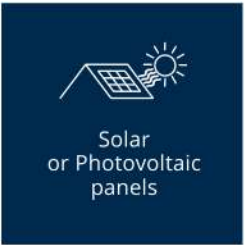
Bedroom 1 (Double)	3370 x 3385 mm	11' 0"	x 11' 1"
Ensuite 1	1200 x 2610 mm	3' 11"	x 8' 6"
Bedroom 2 (Double)	2450 x 3680 mm	8' 0"	x 12' 0"
Bathroom	2115 x 1790 mm	6' 11"	x 5' 10"

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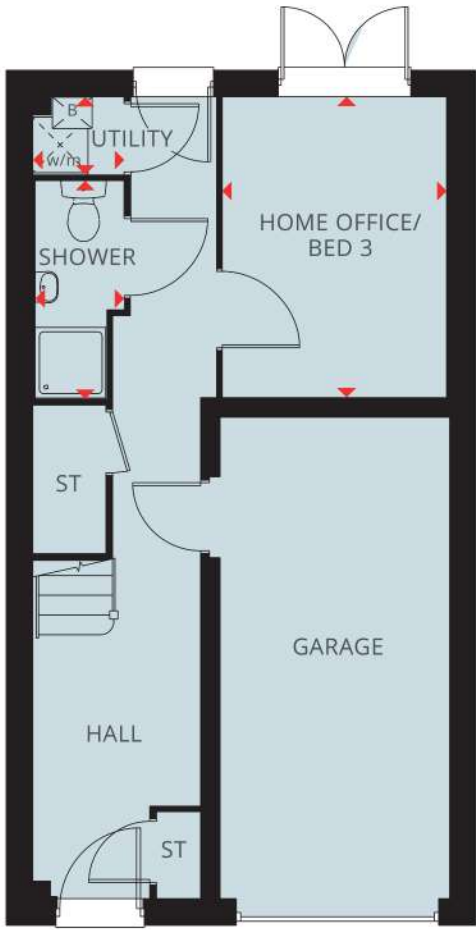


# THE KIMBLE SPECIAL

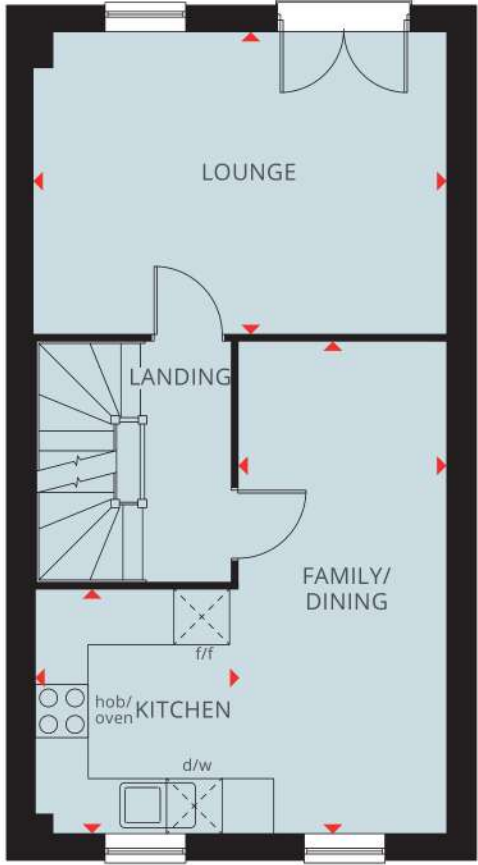
## 3 BEDROOM HOME



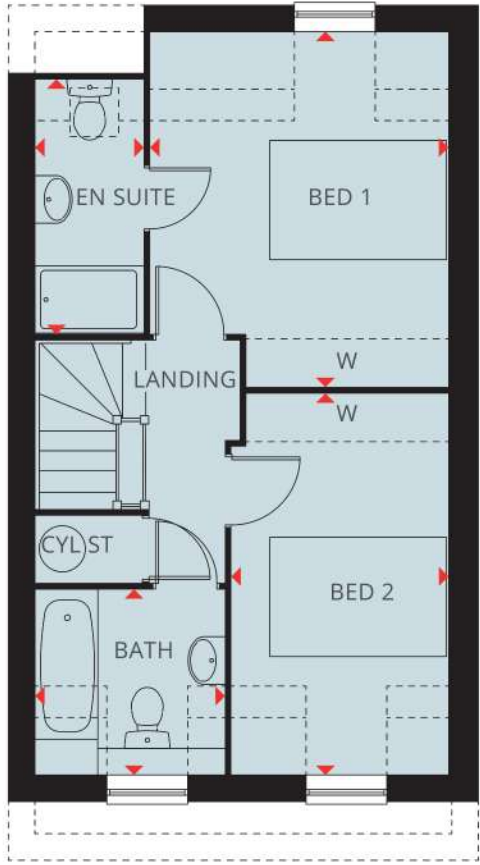
Plots 39, 40, 41, 42 & 43. Features are plot specific. Please refer to working drawings.



Ground Floor		
Study/Bed 3	2576 x 3475 mm	8'5" x 11'5"
Bathroom Utility cupboard	1040 x 2477 mm	3'5" x 8'1"
	1040 x 885 mm	3'5" x 2'11"



First Floor		
Kitchen	2245 x 2770 mm	7'4" x 9'1"
Family/Dining	2412 x 5587 mm	7'11" x 18'4"
Lounge	4720 x 3425 mm	15'9" x 11'3"



Second Floor		
Bed 1	3420 x 4025 mm	11'3" x 13'2"
En suite	1237 x 2890 mm	4'1" x 9'6"
Bed 2	2470 x 4322 mm	8'1" x 14'2"
Bathroom	2105 x 2105 mm	6'11" x 6'11"

### Key

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



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# THE LEWIS

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



With a thoughtfully designed layout, this home has a comfortable lounge and a kitchen that benefits from integrated appliances and access to the garden. Upstairs are two double bedrooms and a family bathroom.



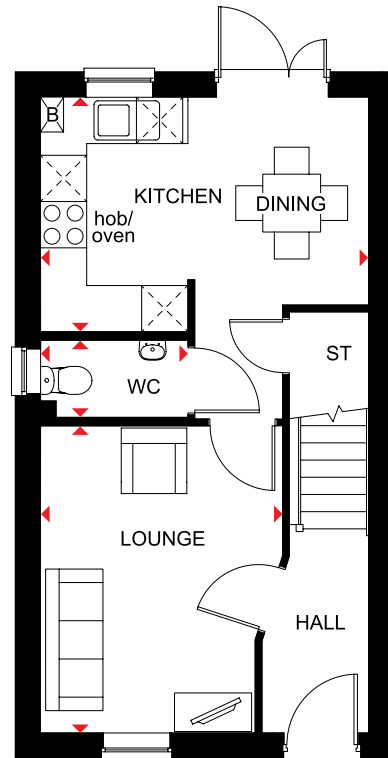
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE LEWIS

TWO BEDROOM HOME

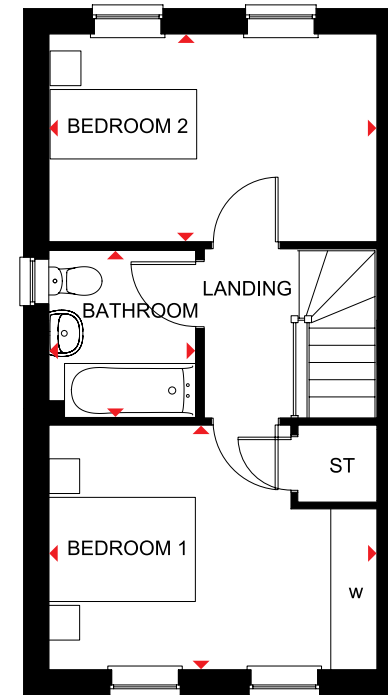
B Boiler  
ST Store  
w Wardrobe space

◀ ▶ Dimension location



## Ground Floor

Kitchen/Dining	3043 x 4255 mm	10'0" x 13'11"
Lounge	3982 x 3137 mm	13'1" x 10'3"
WC	1000 x 1910 mm	3'3" x 6'3"



## First Floor

Bedroom 1	3175 x 4255 mm	10'5" x 14'0"
Bedroom 2	2697 x 4255 mm	8'10" x 14'0"
Bathroom	2167 x 1904 mm	7'1" x 6'3"

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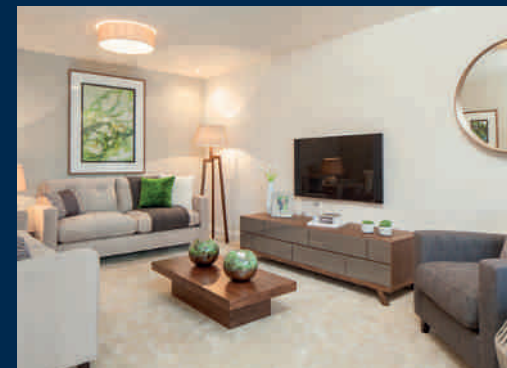


# THE BLYFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This large three bedroom home offers an open plan kitchen/ dining area with French doors leading out into the garden. There is also a lounge, internal garage and a utility room downstairs. Upstairs there are three double bedrooms and a useful study.



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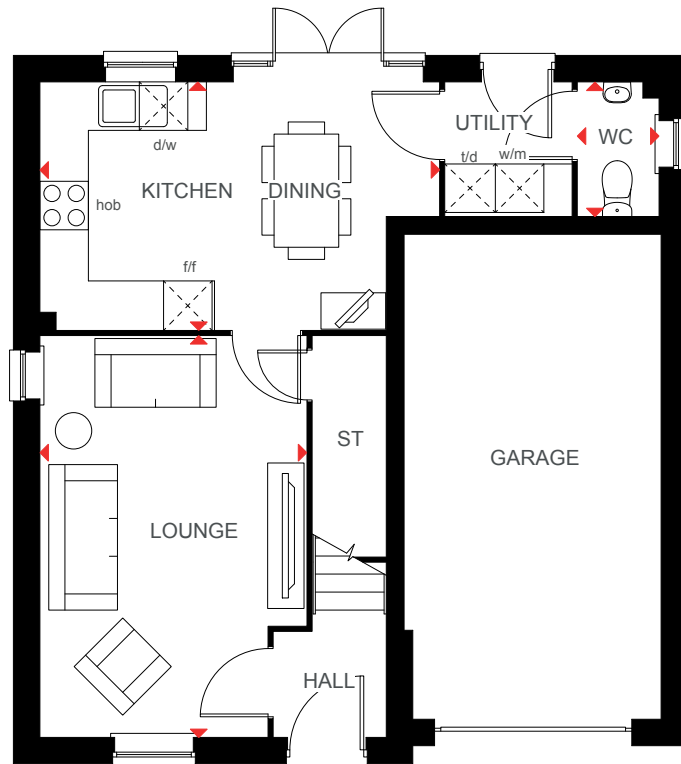
# THE BLYFORD

THREE BEDROOM HOME

## Key

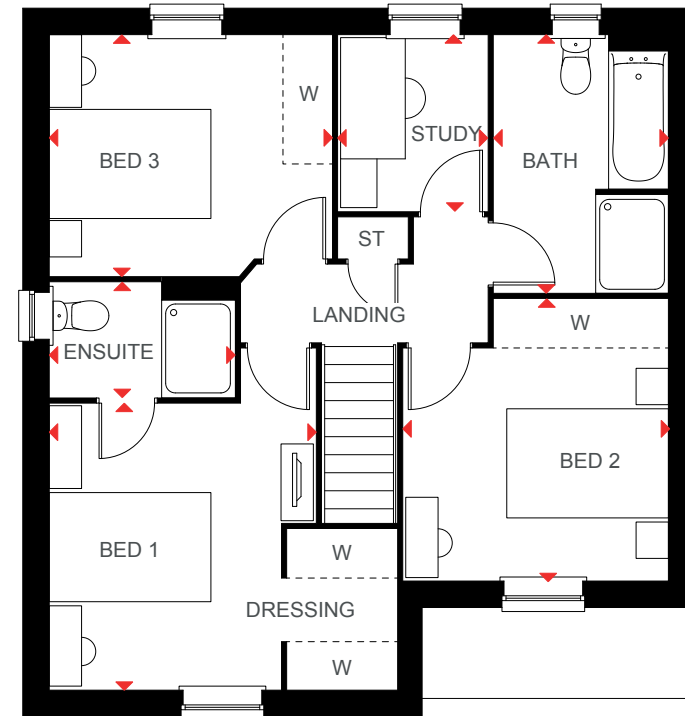
ST Store  
f/f Fridge freezer  
w/m Washing machine  
◄ ► Dimensional location

t/d Tumble dryer  
d/w Dishwasher  
W Optional wardrobe



## Ground Floor

Kitchen/Dining	3063 x 4933 mm	10' 0" x 16' 2"
Lounge	3292 x 4956 mm	10' 9" x 16' 3"
Utility	1551 x 1641 mm	5' 1" x 5' 4"
WC	1000 x 1641 mm	3' 3" x 5' 4"



## First Floor

Study	2179 x 1838 mm	7' 1" x 6' 0"
Bedroom 1	3292 x 4221 mm	10' 9" x 13' 10"
En suite	1412 x 2291 mm	4' 7" x 7' 6"
Bedroom 2	3274 x 3484 mm	10' 8" x 11' 5"
Bedroom 3	3492 x 2982 mm	11' 5" x 9' 9"
Bathroom	2164 x 3188 mm	7' 1" x 10' 5"

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# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This three bedroom home includes an open plan kitchen with dining area and French doors to the garden. A spacious lounge and cloakroom complete the ground floor. Upstairs you will find an en suite principle bedroom, a further double bedroom, single bedroom and a family bathroom.



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WHERE QUALITY LIVES

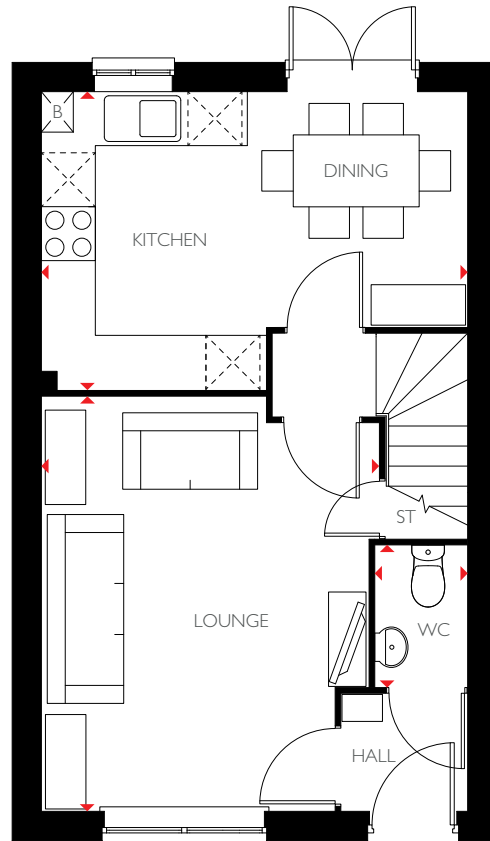
# THE ARCHFORD

THREE BEDROOM HOME

## Key

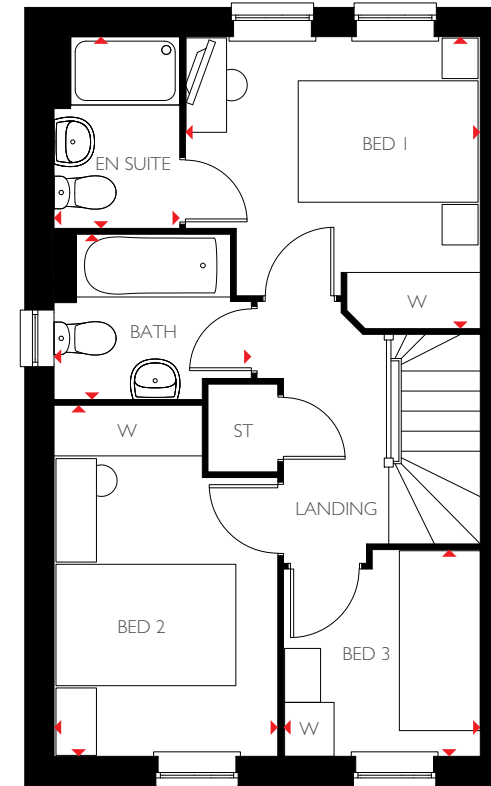
B Boiler  
ST Store

W Optional wardrobe  
◀▶ Dimensional location



## Ground Floor

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



## First Floor

Bedroom 1	3234 x 3266 mm	10' 2" x 10' 9"
En suite	1385 x 2119 mm	4' 7" x 6' 11"
Bedroom 2	2475 x 3891 mm	8' 1" x 12' 9"
Bedroom 3	2286 x 2176 mm	7' 6" x 7' 2"
Bathroom	1815 x 2181 mm	5' 11" x 7' 2"

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# THE FOXTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The three bedroom Foxton has been built to maximise light and space throughout. You will find an open-plan kitchen/dining area and lounge on the ground floor.

Upstairs you will find three bedrooms with the principle bedroom benefiting from an en suite. There is also a useful home office.



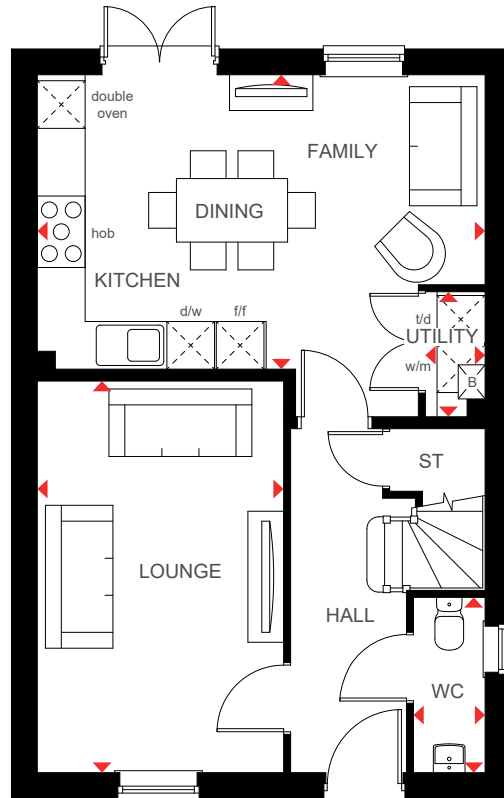
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE FOXTON

THREE BEDROOM HOME

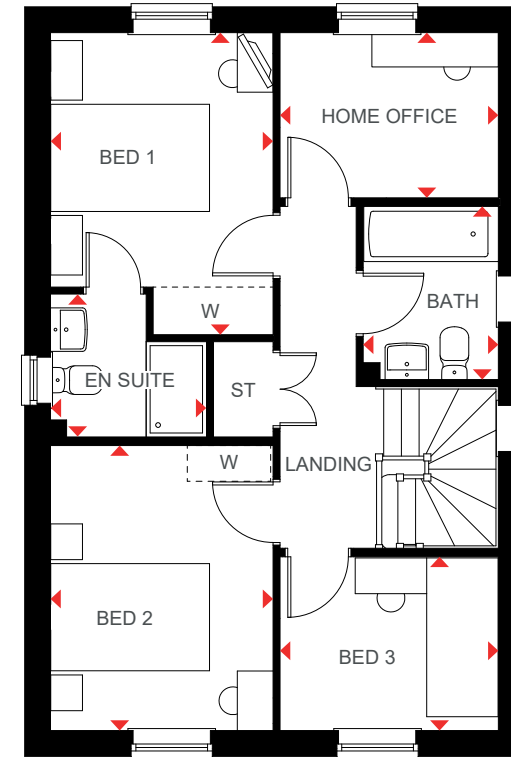
## Key

ST	Store	B	Boiler
t/d	Tumble dryer	f/f	Fridge freezer
d/w	Dishwasher	w/m	Washing machine
W	Optional wardrobe	◄ ►	Dimensional location



### Ground Floor

Kitchen/Family/Dining	5635 x 4305 mm	18' 5" x 14' 1"
Lounge	4930 x 3100 mm	16' 2" x 10' 2"
WC	2206 x 900 mm	7' 2" x 2' 11"



### First Floor

Bedroom 1	3802 x 2800 mm	12' 5" x 9' 2"
En suite	1962 x 1800 mm	6' 5" x 5' 10"
Bedroom 2	3587 x 2800 mm	11' 9" x 9' 2"
Bedroom 3	2747 x 2066 mm	9' 0" x 6' 9"
Home office	2747 x 2172 mm	9' 0" x 7' 1"
Bathroom	2179 x 1700 mm	7' 1" x 5' 6"

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# THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Greenwood is a flexible home designed over three floors. The ground floor has a kitchen that flows into dining and family areas, with a large walk-in glazed bay leading to the garden - and perfect extended living space in good weather. A study and

a utility cupboard are also on the ground floor, while a spacious lounge and principle bedroom with en suite are on the first floor. Upstairs again, and a further two double bedrooms and the family bathroom are on the top floor, making this a great family home.



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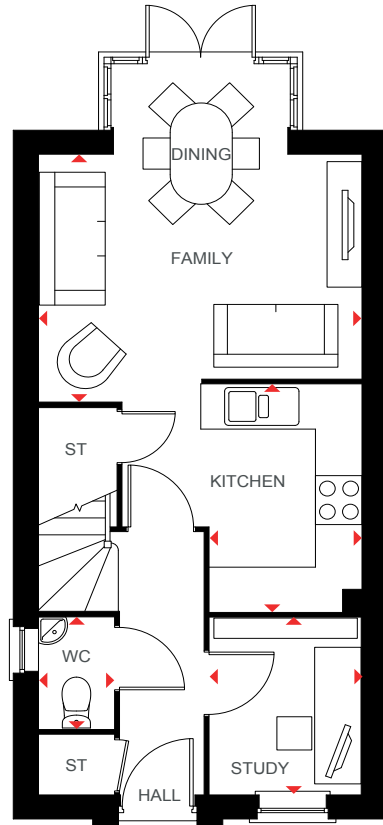


# THE GREENWOOD

THREE BEDROOM HOME

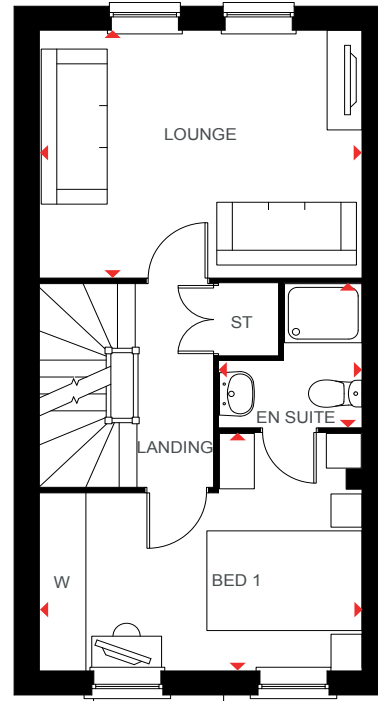
## Key

- ST Store  
W Optional Wardrobes  
◀▶ Dimension location



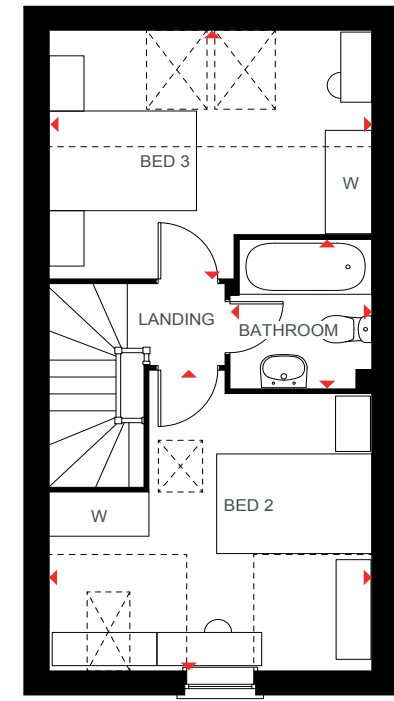
### Ground Floor

Kitchen	3070 x 3070 mm	10' 0" x 10' 0"
Family/Dining	4160 x 4569 mm	13' 7" x 14' 11"
Study	2396 x 1959 mm	7' 10" x 6' 5"
WC	1500 x 968 mm	4' 11" x 3' 2"



### First Floor

Lounge	4160 x 3344 mm	13' 7" x 10' 11"
Bedroom 1	4160 x 3217 mm	13' 7" x 10' 6"
En suite 1	1848 x 1939 mm	6' 0" x 6' 4"



### Second Floor

Bedroom 2	4160 x 4062 mm	13' 7" x 13' 3"
Bedroom 3	4160 x 3356 mm	13' 7" x 11' 0"
Bathroom	2000 x 1826 mm	6' 6" x 5' 11"

\*Overall floor dimension includes lowered ceiling areas

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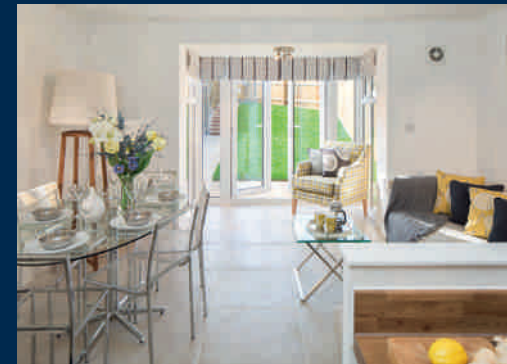
T322-E-7DS00/SP348036

# THE CANNINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This contemporary three bedroom home offers a spacious living/ dining room with French doors to the garden, a stylish kitchen and a separate study. There is a comfortable lounge, family bathroom

and a bedroom on the first floor. Upstairs you'll find the principle bedroom with an en suite and a further double bedroom.



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WHERE QUALITY LIVES

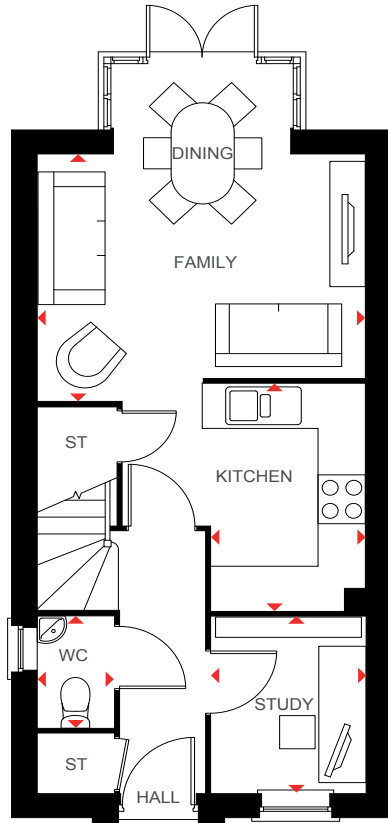
# THE CANNINGTON

THREE BEDROOM HOME

## Key

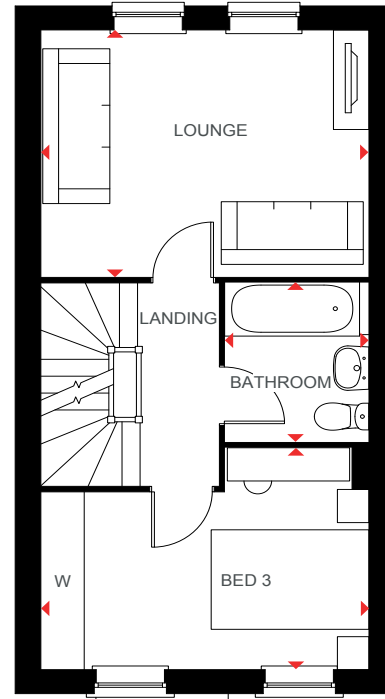
ST Store  
W Optional Wardrobes  
◀▶ Dimension location

CYL Cylinder



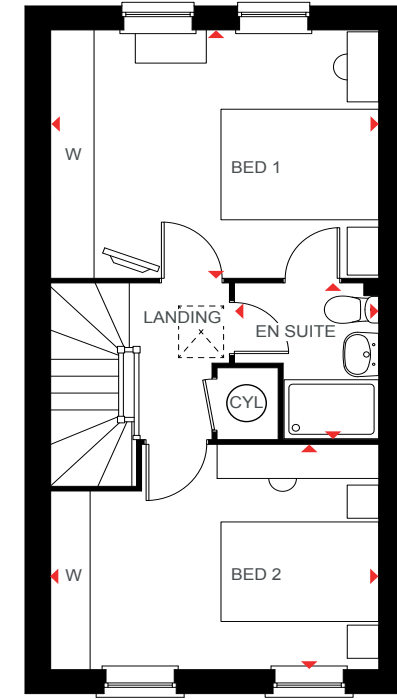
### Ground Floor

Kitchen	3081 x 3070 mm	10' 1" x 10' 0"
Family/Dining	6260 x 4170 mm	20' 6" x 13' 8"
Study	2396 x 1959 mm	7' 10" x 6' 5"
WC	1512 x 968 mm	4' 11" x 3' 2"



### First Floor

Lounge	4170 x 3356 mm	13' 8" x 11' 0"
Bedroom 3	4170 x 3106 mm	13' 8" x 10' 2"
Bathroom	2138 x 1827 mm	7' 0" x 5' 11"



### Second Floor

Bedroom 1	4170 x 3256 mm	13' 8" x 10' 8"
En Suite 1	2100 x 1827 mm	6' 10" x 5' 11"
Bedroom 2	4170 x 3144 mm	13' 8" x 10' 3"

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# THE EASDON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This contemporary three bedroom home is set over three floors. the ground floor benefits from a light and spacious kitchen/ dining area and a dual aspect lounge. Upstairs you will find the

principle bedroom and en suite with another double bedroom. on the top floor, there is a further double bedroom and a home office.



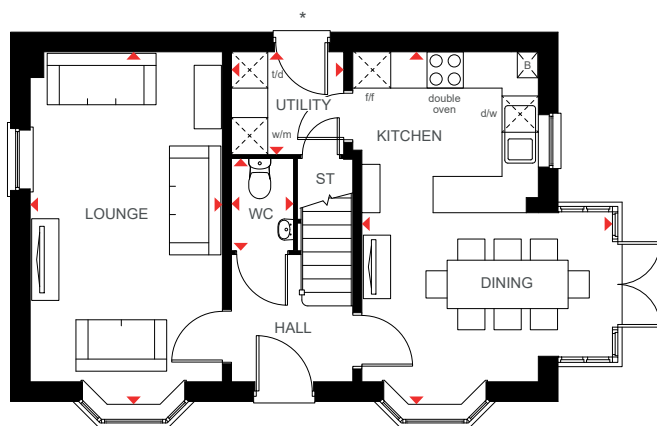
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE EASDON

THREE BEDROOM HOME

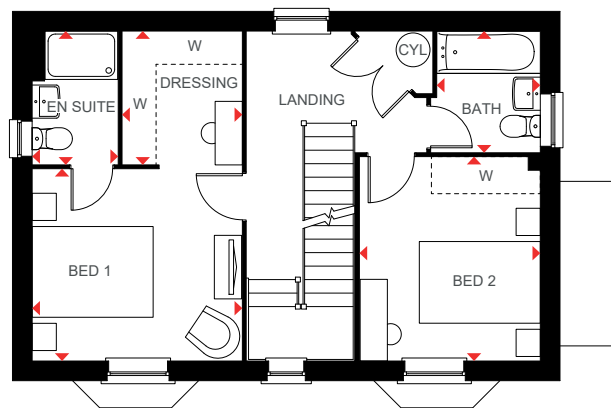
## Key

B	Boiler	CYL	Cylinder
ST	Store	W	Optional wardrobe
d/w	Dishwasher space	f/f	Fridge freezer
w/m	Washing machine	t/d	Tumble Dryer
◀▶	Dimensional location		



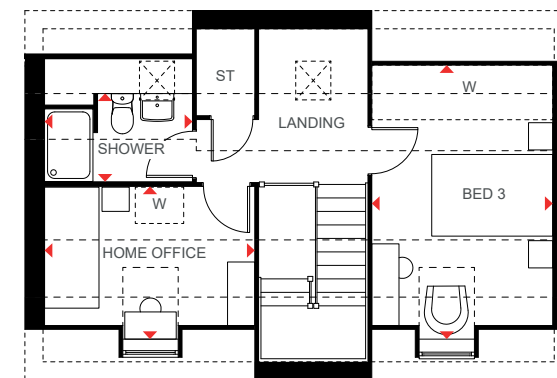
## Ground Floor

Kitchen/Dining	5852 x 4142 mm	19' 2" x 13' 7"
Lounge	5852 x 3178 mm	19' 2" x 10' 5"
Utility	1688 x 1855 mm	5' 6" x 6' 1"
WC	0000 x 0000 mm	0' 0" x 0' 0"



## First Floor

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



## Second Floor

Bedroom 3	4540 x 2978 mm	10' 10" x 9' 9"
Home office	3462 x 2537 mm	11' 4" x 8' 3"
Shower room	2432 x 1464 mm	7' 11" x 4' 9"

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DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good-sized family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby separating the

kitchen from the spacious bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious principal bedroom with en suite.



DAVID WILSON HOMES

WHERE QUALITY LIVES

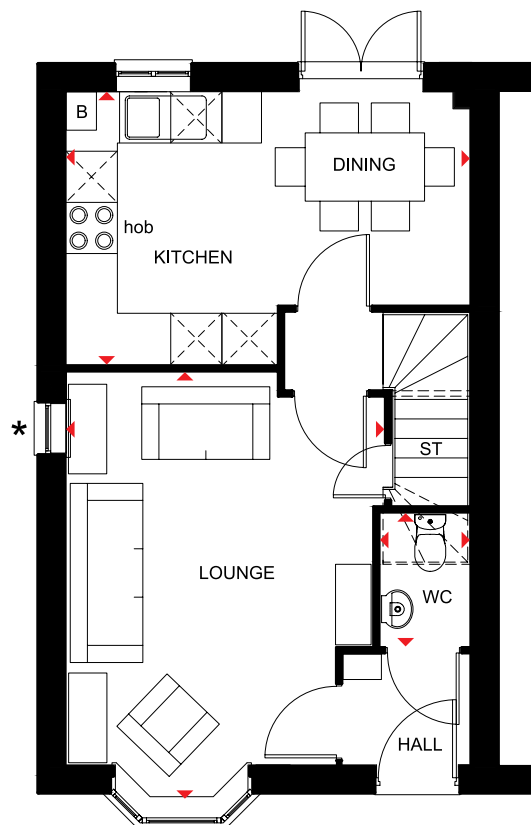


# THE KENNETT

THREE BEDROOM HOME

## Key

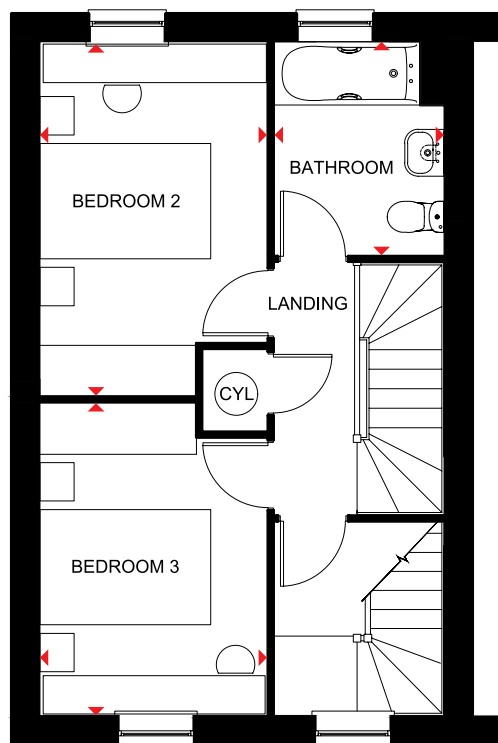
- B Boiler
- ST Store
- RL Rooflight
- ◄◄ Dimension location



### Ground Floor

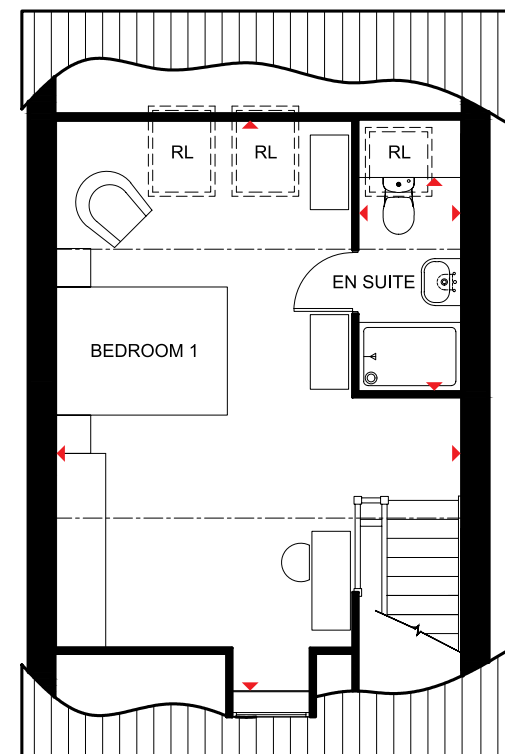
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

\*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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T310-E-7DS03/SP433583 02/21

# 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 a separate utility room. The French doors to the garden give the whole room a bright and airy feeling. The spacious dual-aspect

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

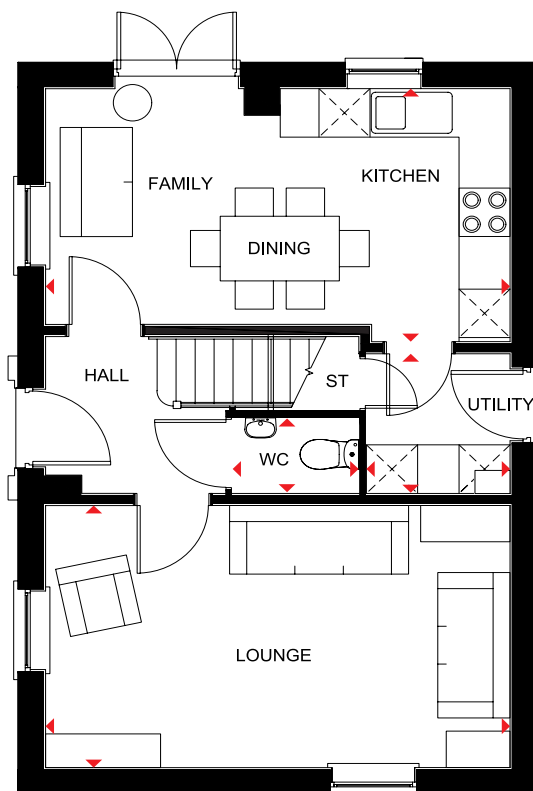


DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HADLEY

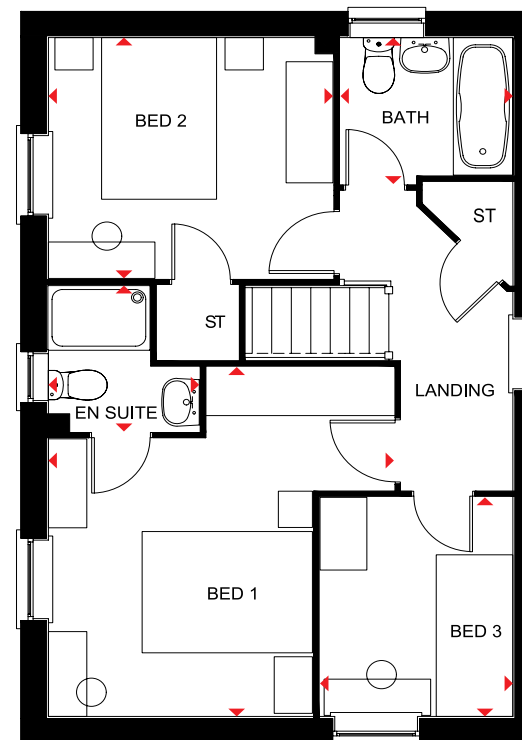
THREE BEDROOM HOME

**Key**  
 B Boiler  
 ST Store  
 ♦♦ Dimension location



## Ground Floor

Kitchen/Family/Dining	5455 x 3143 mm	17' 10" x 10' 3"
Lounge	5455 x 3153 mm	17' 10" x 10' 4"
Utility	1804 x 1688 mm	5' 11" x 5' 6"
WC	1480 x 1014 mm	4' 10" x 3' 3"



## First Floor

Bedroom 1	4324 x 4058 mm	14' 2" x 13' 3"
En suite 1	1856 x 1771 mm	6' 1" x 5' 9"
Bedroom 2	3441 x 2978 mm	10' 11" x 9' 9"
Bedroom 3	2713 x 2265 mm	8' 10" x 7' 5"
Bathroom	2025 x 1811 mm	6' 7" x 5' 11"

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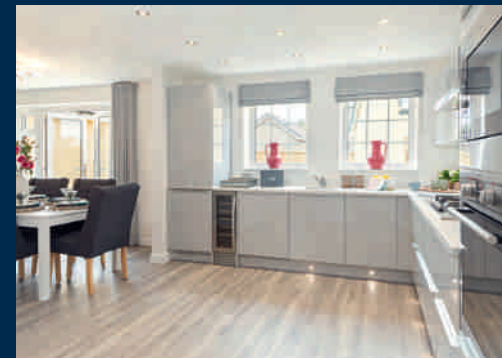


# THE SHENTON

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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



DAVID WILSON HOMES  
WHERE QUALITY LIVES

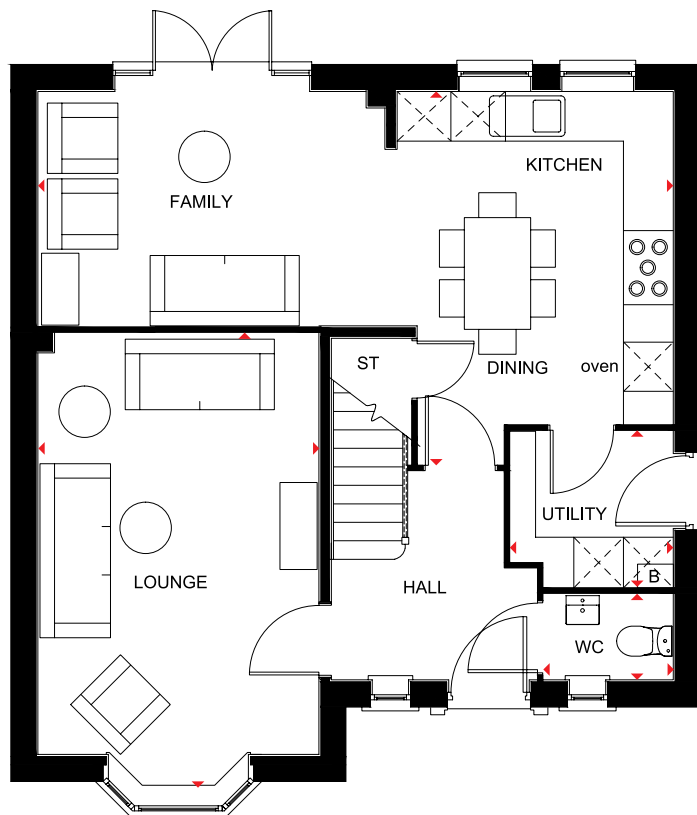
# THE SHENTON

THREE BEDROOM DETACHED HOME

## Key

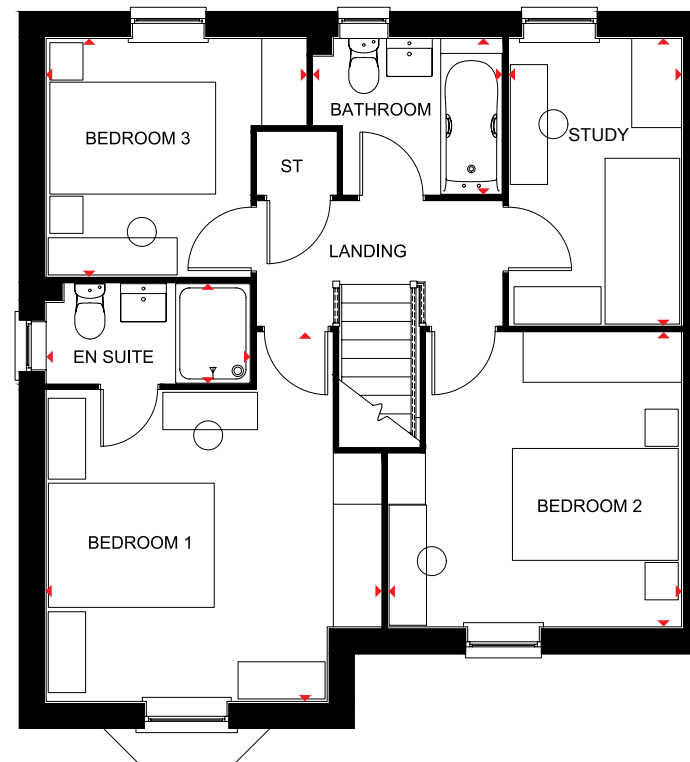
B Boiler  
ST Store

◀▶ Dimensional location



### Ground Floor

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



### First Floor

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

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H431H7DS04/SP436258 05/21

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DAVID WILSON HOMES  
WHERE QUALITY LIVES

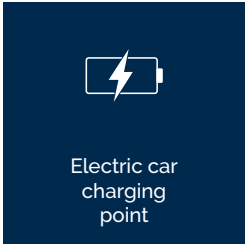


# THE SHENTON

## THREE BEDROOM HOME



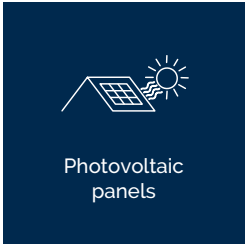
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



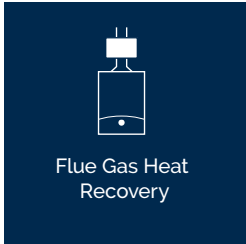
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing

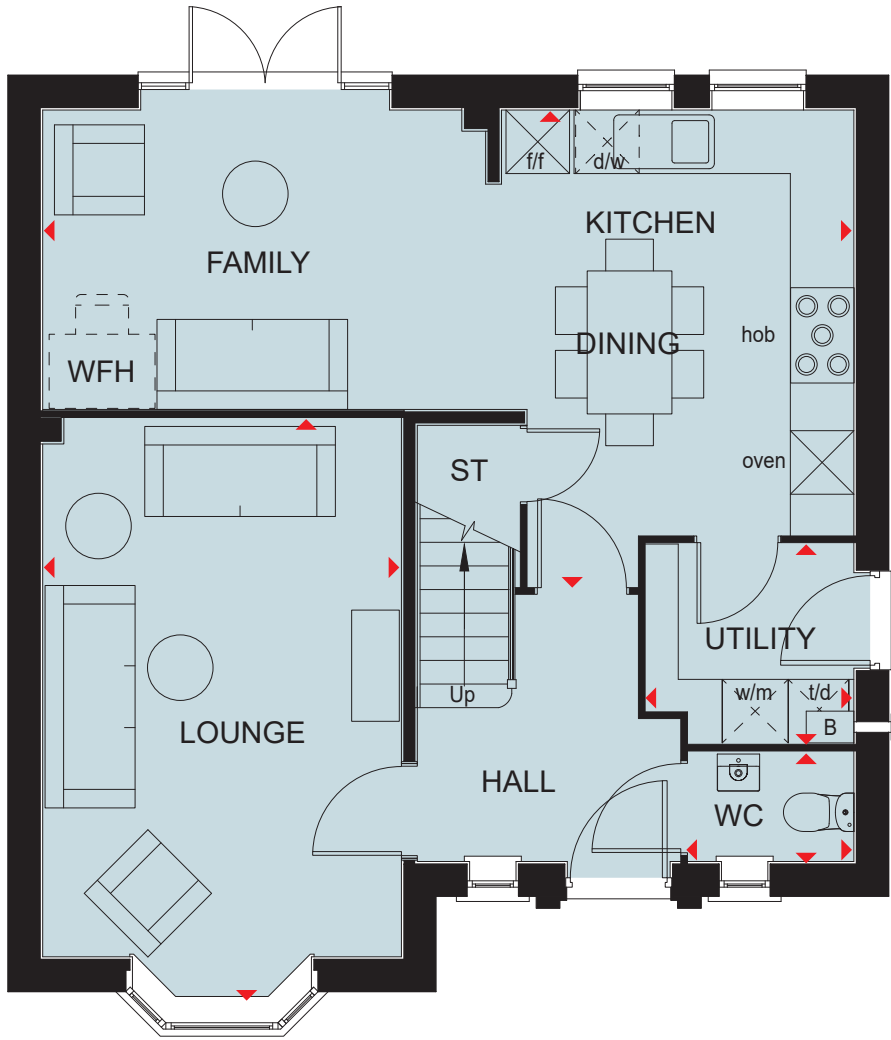


Flue Gas Heat Recovery



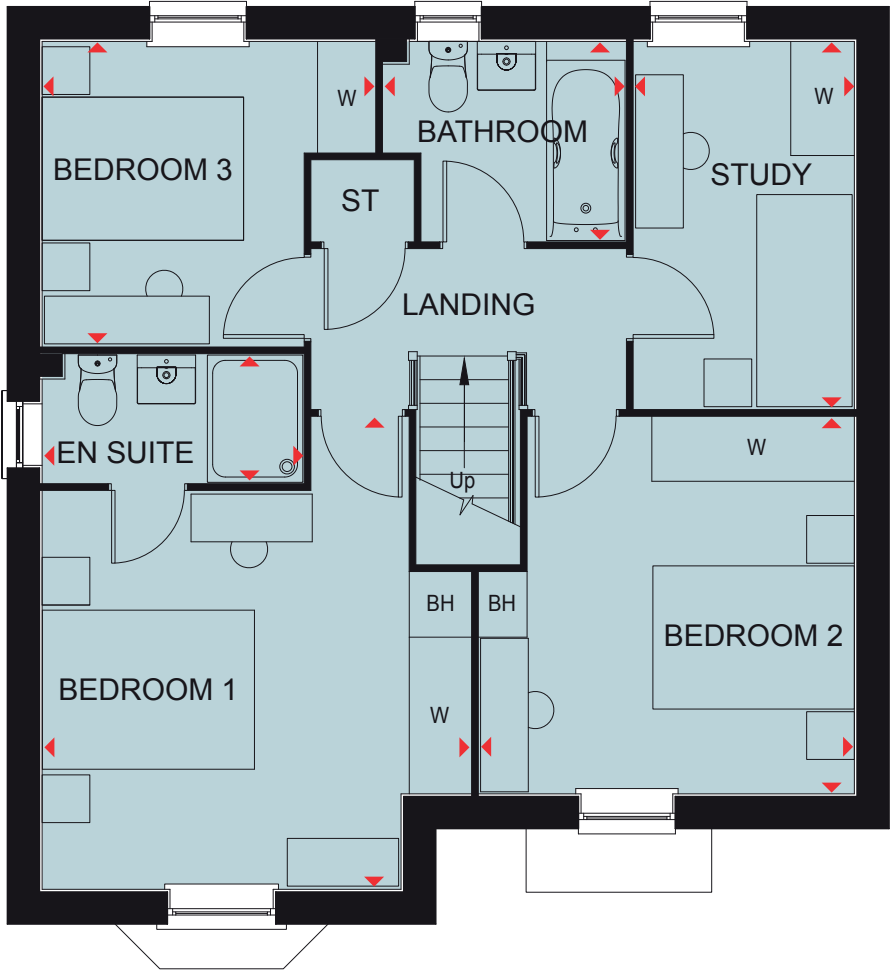
Smart Thermostat

Plot 59 only. Features are plot specific. Please refer to working drawings.



### Ground Floor

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



### First Floor

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

### Key

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



DAVID WILSON HOMES

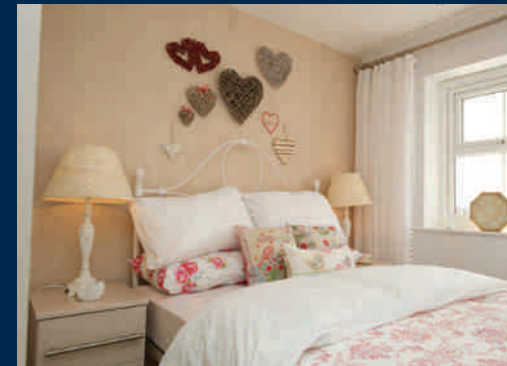


# THE PARKIN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



With flowing living spaces set over three floors, tied together by a stylish design, the Parkin is a beautiful family home. The front-facing ground floor kitchen features a bay window and dining area, while the lounge benefits from a set of French

doors opening onto the rear garden. The first floor offers a principle bedroom with en suite shower room, and a further double bedroom. A family bathroom and two double bedrooms comprise the second floor.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

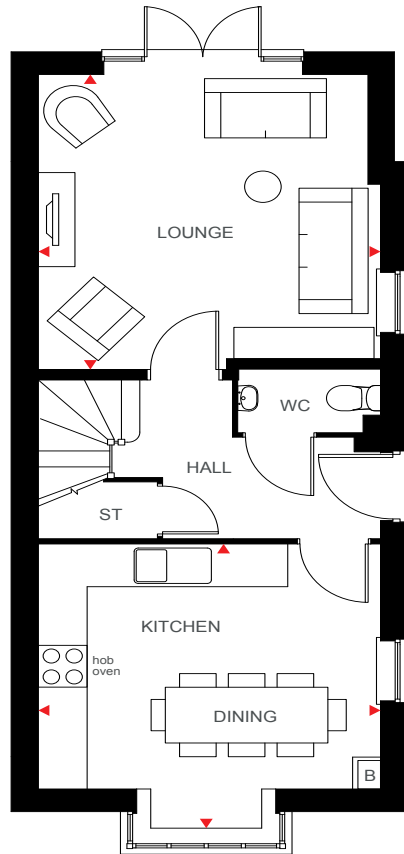
# THE PARKIN

FOUR BEDROOM HOME

## Key

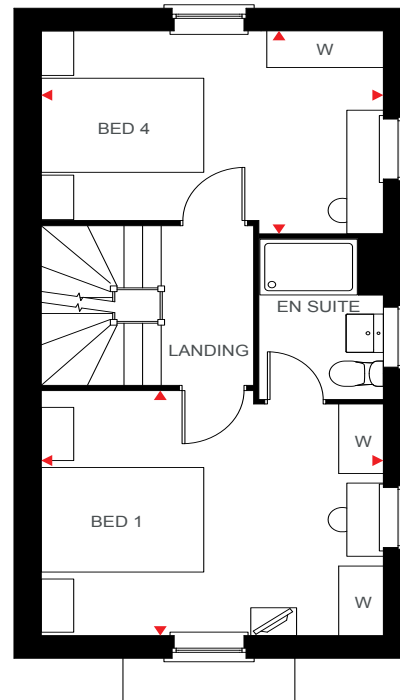
B Boiler  
ST Store

CYL Cylinder  
◀▶ Dimensional location



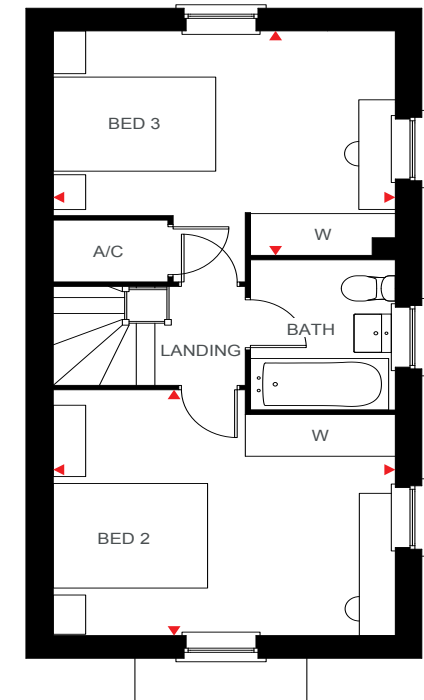
### Ground Floor

Kitchen/Dining	4150 x 4012 mm	13' 7" x 13' 1"
Lounge	4234 x 4150 mm	13' 10" x 13' 7"
WC	1675 x 900 mm	5' 5" x 2' 11"



### First Floor

Bedroom 1	4150 x 3311 mm	13' 7" x 10' 10"
En suite	2289 x 1450 mm	7' 6" x 4' 9"
Bedroom 4	4150 x 2900 mm	13' 7" x 9' 6"



### Second Floor

Bedroom 2	4150 x 3515 mm	13' 7" x 11' 6"
Bedroom 3	4150 x 3209 mm	13' 7" x 10' 6"
Bathroom	2130 x 1700 mm	6' 11" x 5' 6"

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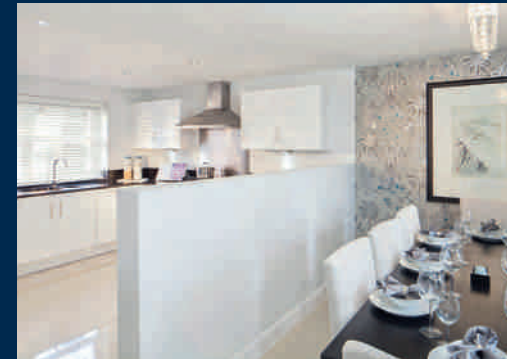
T427-E-7DS05\_SP440534

# THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, 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 principle with en suite, and a family bathroom with bath and shower.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

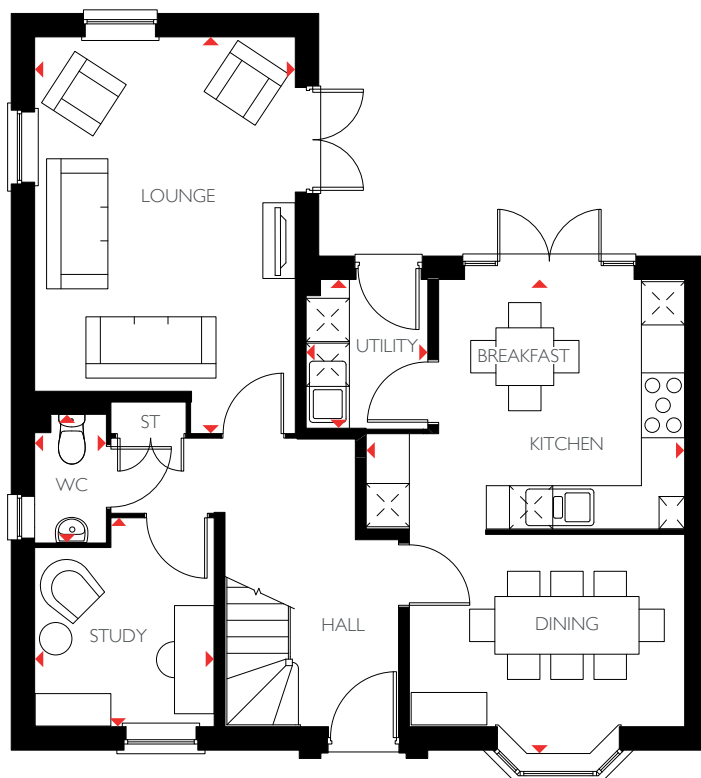


# THE AVONDALE

FOUR BEDROOM HOME

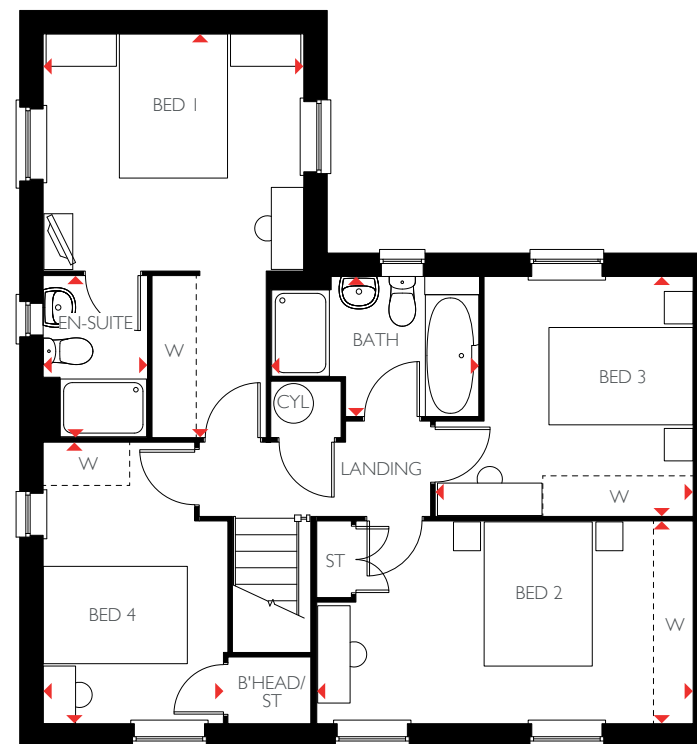
## Key

B Boiler  
ST Store  
CYL Cylinder  
W Optional wardrobe  
◀▶ Dimension location



### Ground Floor

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



### First Floor

Bedroom 1	5587 x 3615 mm	18' 3" x 11' 10"
En suite 1	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' 3"

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# THE KIRKDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The hub of the house is the open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility. The lounge has an attractive bay window, making it a pleasant place to relax. Upstairs there are four double bedrooms, the principle with en suite and a family bathroom.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

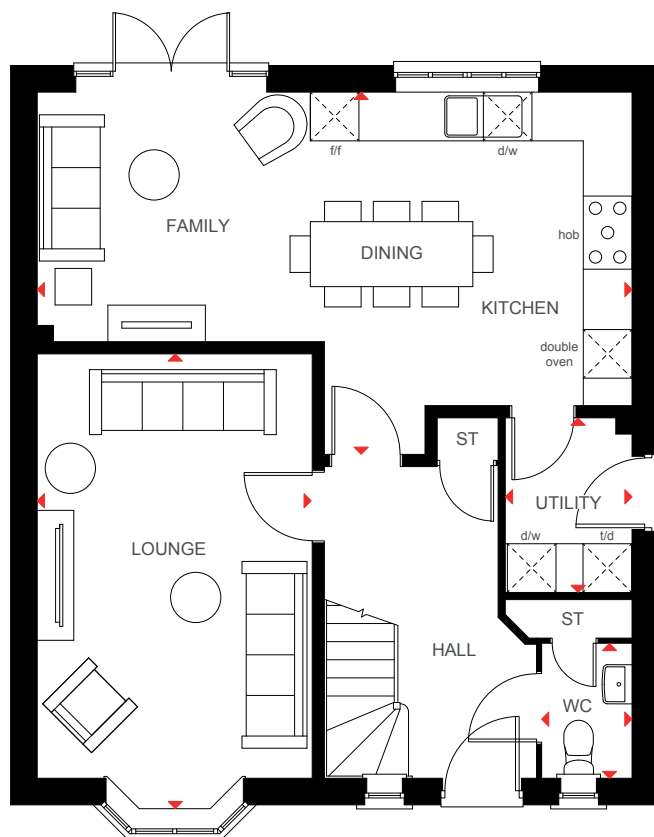
# THE KIRKDALE

FOUR BEDROOM HOME

## Key

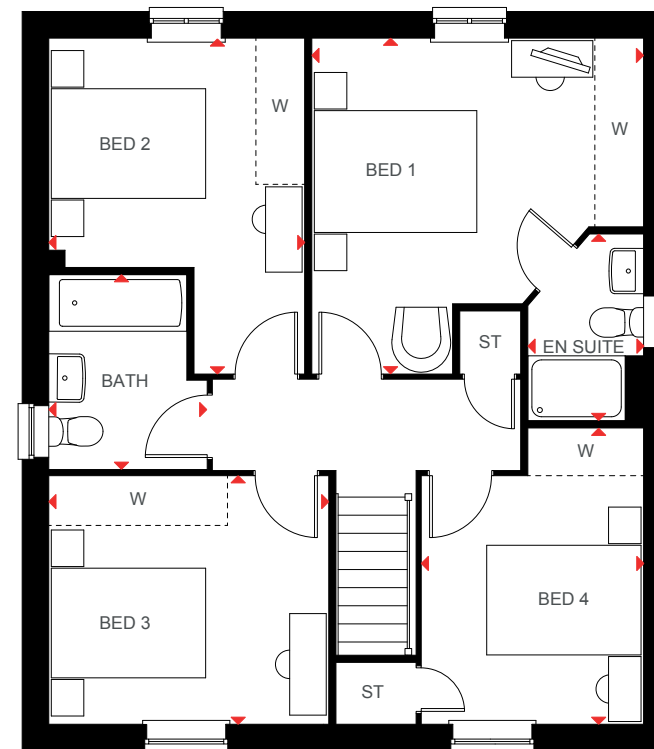
ST Store  
t/d Tumble dryer  
d/w Dishwasher

f/f Fridge free  
W Optional wardrobe  
◀▶ Dimensional location



## Ground Floor

Lounge	3385 x 5600 mm	11' 1" x 18' 5"
Kitchen/Dining/Family	7323 x 4460 mm	24' 0" x 14' 8"
Utility	1561 x 2150 mm	3' 8" x 5' 6"
WC	1113 x 1663 mm	3' 7" x 5' 5"



## First Floor

Bedroom 1	4085 x 4125 mm	13' 5" x 13' 6"
En suite	1425 x 2300 mm	4' 8" x 7' 7"
Bedroom 2	3150 x 4125 mm	10' 4" x 13' 6"
Bedroom 3	3450 x 3048 mm	11' 4" x 10' 0"
Bedroom 4	2725 x 3648 mm	8' 11" x 12' 0"
Bathroom	1951 x 2400 mm	7' 11" x 7' 2"

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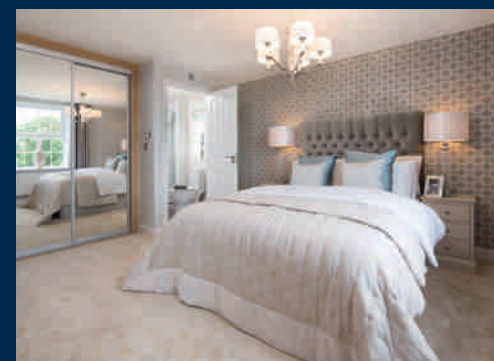


# THE HOLDEN

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 the modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the principle with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

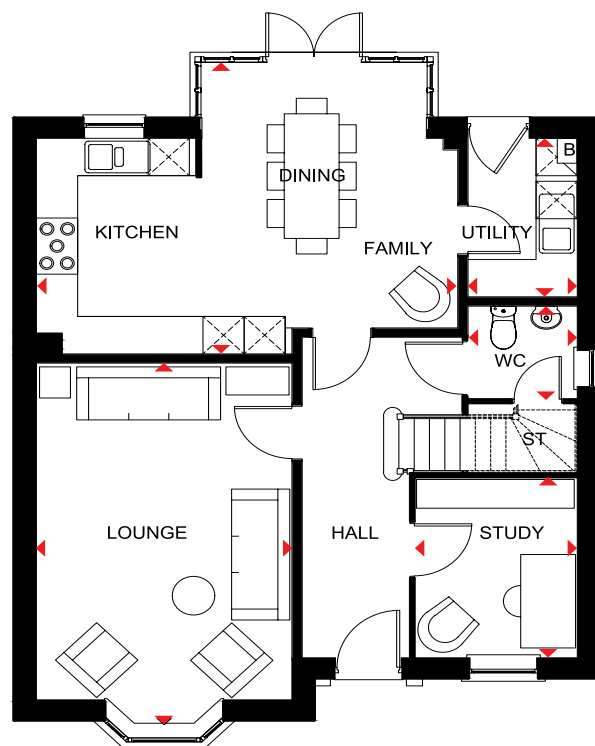
# THE HOLDEN

FOUR BEDROOM HOME

## Key

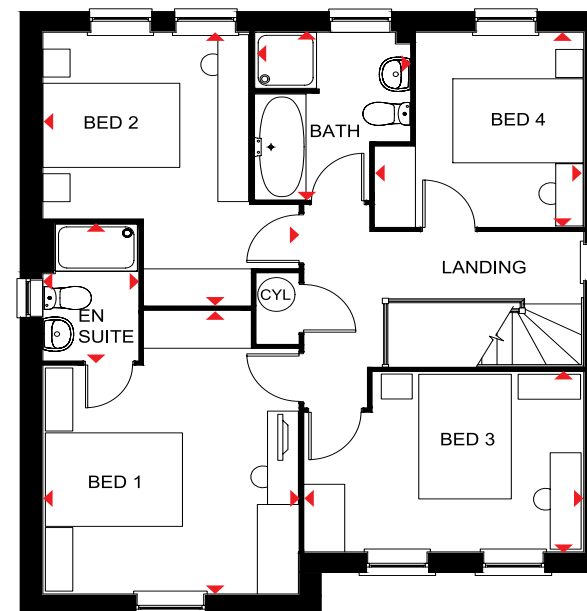
B Boiler  
ST Store  
CYL Cylinder

◀▶ Dimension location



### Ground Floor

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



### First Floor

Bedroom 1	4543 x 3728 mm	14' 10" x 12' 2"
En suite	2190 x 1390 mm	7' 2" x 4' 6"
Bedroom 2	4384 x 3728 mm	14' 4" x 12' 2"
Bedroom 3	4073 x 2886 mm	13' 4" x 9' 5"
Bedroom 4	3120 x 3043 mm	10' 2" x 9' 11"
Bathroom	2689 x 2266 mm	8' 9" x 7' 5"

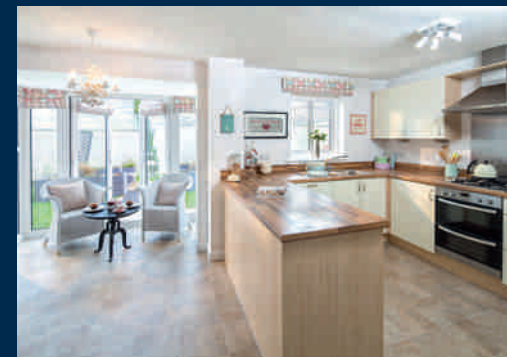
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

# THE HEREFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This is truly an impressive four bedroom family home. The open-plan kitchen/dining/family room feels particularly bright and airy, with French doors to the garden. To relax, the lounge is the perfect place to spend a cosy evening. Individual plots may vary, please

speaking to the Sales Adviser together. Upstairs, the spacious principle bedroom has its own en suite and dressing area. Three more comfortable bedrooms, a family bathroom, and a separate shower room complete this lovely family home.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

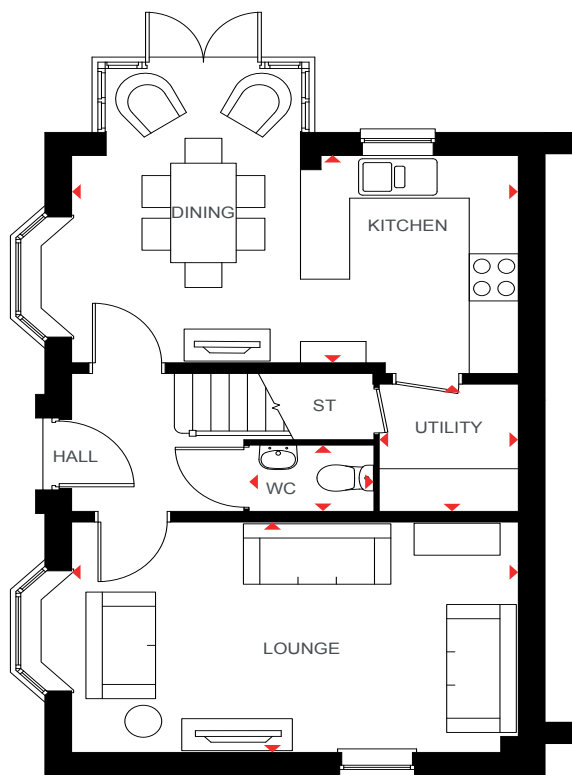


# THE HEREFORD

FOUR BEDROOM HOME

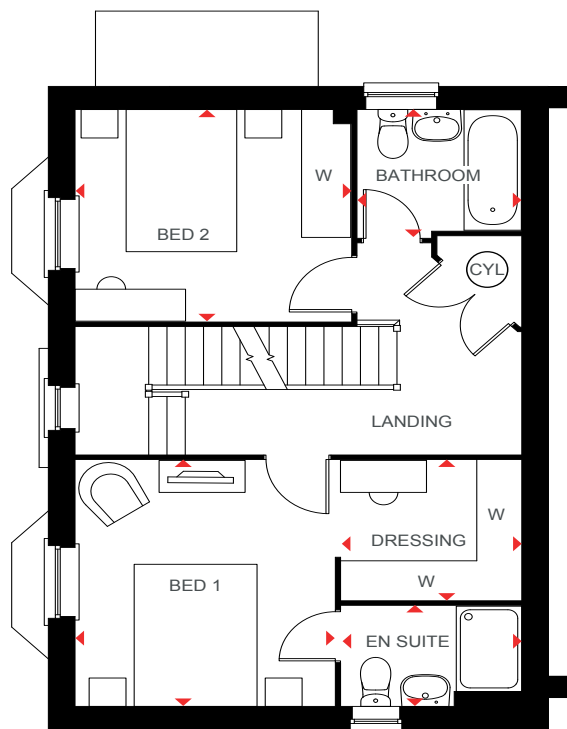
## Key

- ST Store
- W Optional Wardrobes
- ◀▶ Dimension location



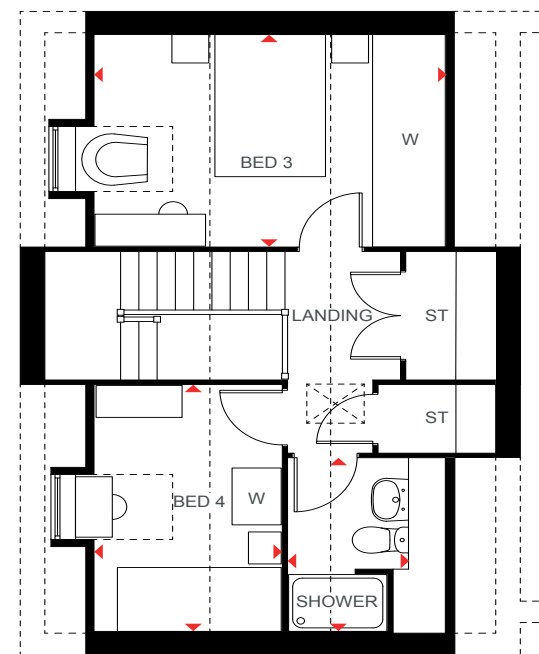
### Ground Floor

Kitchen/Dining	5852 x 4292 mm	19' 2" x 14' 0"
Lounge	5852 x 3178 mm	19' 2" x 10' 5"
Utility	1688 x 1588 mm	5' 6" x 5' 2"
WC	1500 x 1014 mm	4' 11" x 3' 3"



### First Floor

Bedroom 1	3462 x 3166 mm	11' 4" x 10' 4"
Dressing	2200 x 1963 mm	7' 2" x 6' 5"
Bedroom 2	3366 x 2978 mm	11' 0" x 9' 9"
Bathroom	2000 x 1800 mm	6' 6" x 5' 10"



### Second Floor

Bedroom 3	4540 x 2978 mm	14' 10" x 9' 9"
Bedroom 4	3462 x 2537 mm	11' 4" x 8' 3"
Shower Room	2432 x 1464 mm	7' 11" x 4' 9"

\*Overall floor dimensions includes lowered ceiling areas

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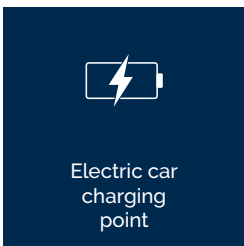


# HERTFORD

## FOUR BEDROOM HOME



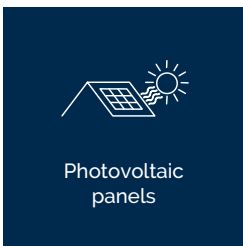
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



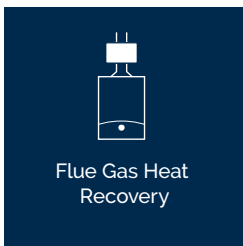
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing

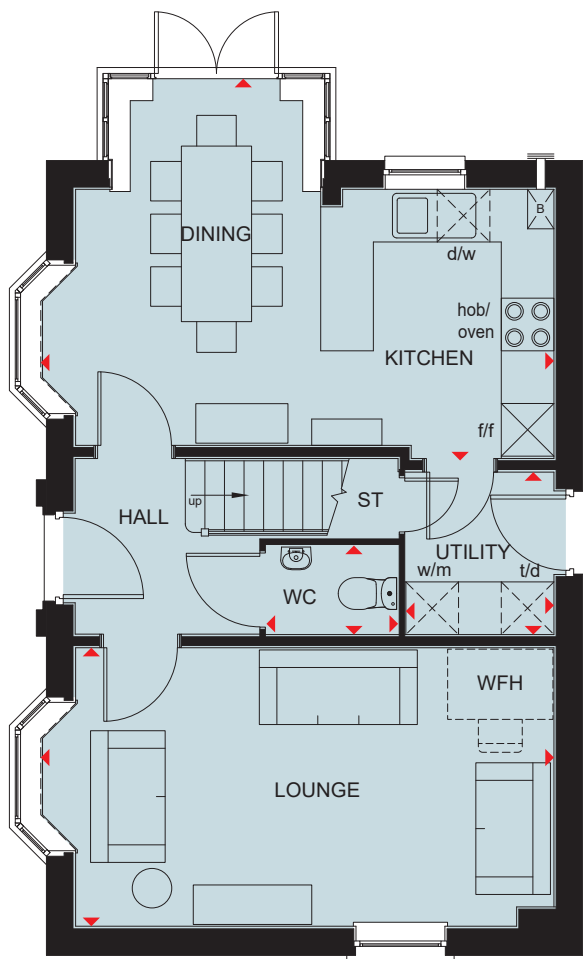


Flue Gas Heat Recovery



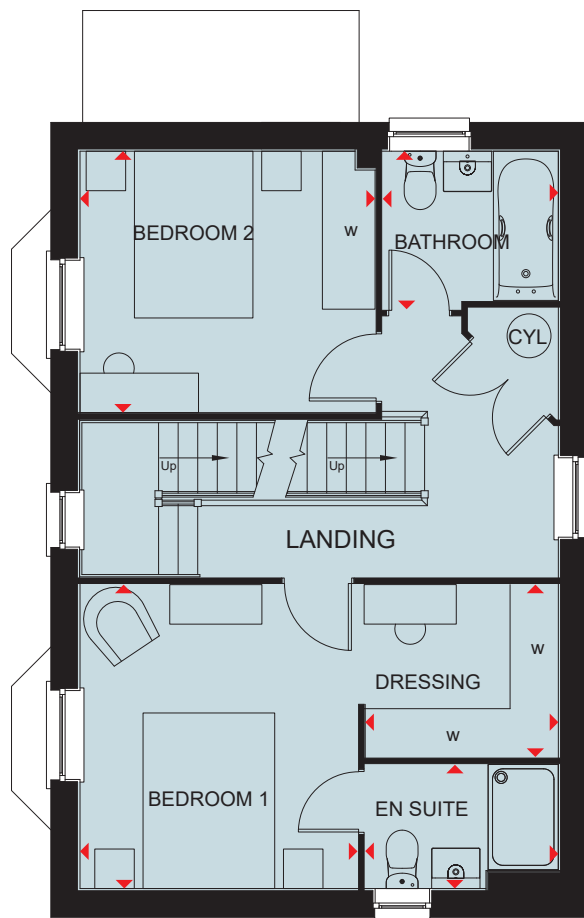
Smart Thermostat

Features are plot specific. Please refer to working drawings.



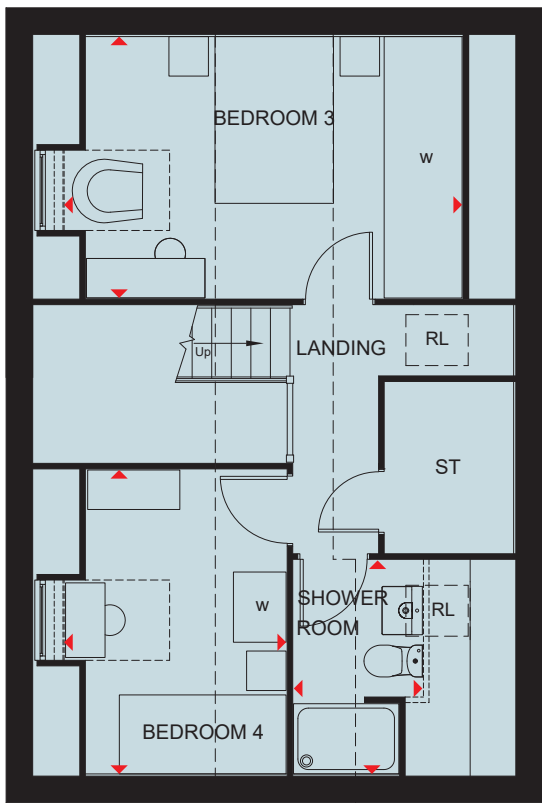
### Ground Floor

Kitchen/Dining	5805 x 3117 mm	19'0" x 10'3"
Utility	1526 x 1905 mm	5'0" x 6'3"
Lounge	5805 x 3228 mm	19'0" x 10'7"
WC	1525 x 1051 mm	5'0" x 3'4"



### First Floor

Bedroom 1	3204 x 3500 mm	10'6" x 11'6"
Dressing room	2350 x 1989 mm	7'9" x 6'6"
En suite	5805 x 3228 mm	19'1" x 10'7"
Bedroom 2	3404 x 3016 mm	11'2" x 9'11"
Bathroom	2038 x 1738 mm	6'8" x 5'8"



### Second Floor

Bedroom 3	5005* x 3016 mm	16'5"* x 9'11"
Bedroom 4	2900* x 3500 mm	9'6"* x 11'6"
Shower room	2542 x 2470* mm	8'4" x 8'1"*

\* Overall floor dimension includes lowered ceiling areas

Plot 44 only.

### Key

B	Boiler	CYL	Cylinder	d/w	Dishwasher space	t/d	Tumble dryer space	w	Wardrobe space
ST	Store	f/f	Fridge freezer space	w/m	Washing machine space	WFH	Working from home space	◀▶	Dimension location



DAVID WILSON HOMES

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# THE EMERSON

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The exceptionally spacious Emerson radiates comfort and style over three floors. The large kitchen, with separate utility, has breakfast and family areas and access to the garden. The large double aspect lounge also leads to the garden via French doors and there's a separate dining room for more formal entertaining.

On the first floor are three double bedrooms, the large principle with dressing area and en suite, and a family bathroom. The top floor has a further double bedroom, a single bedroom and a shower room.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

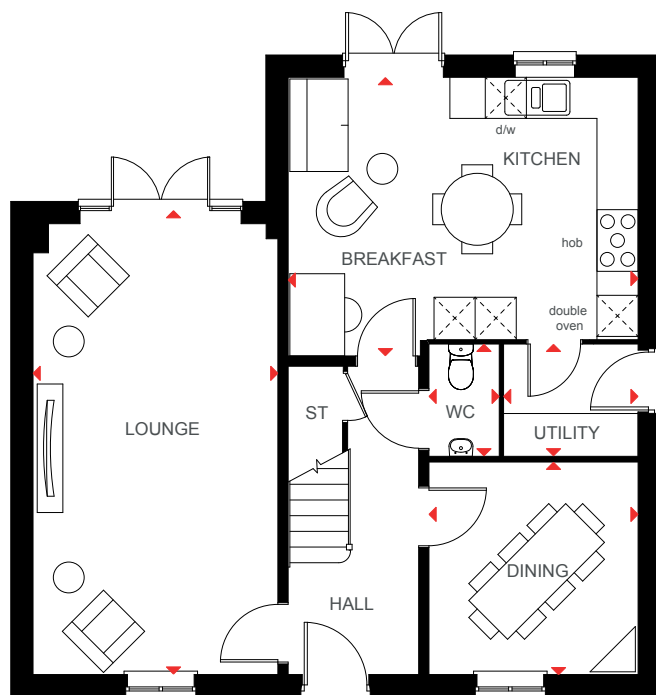


# THE EMERSON

FIVE BEDROOM DETACHED HOME

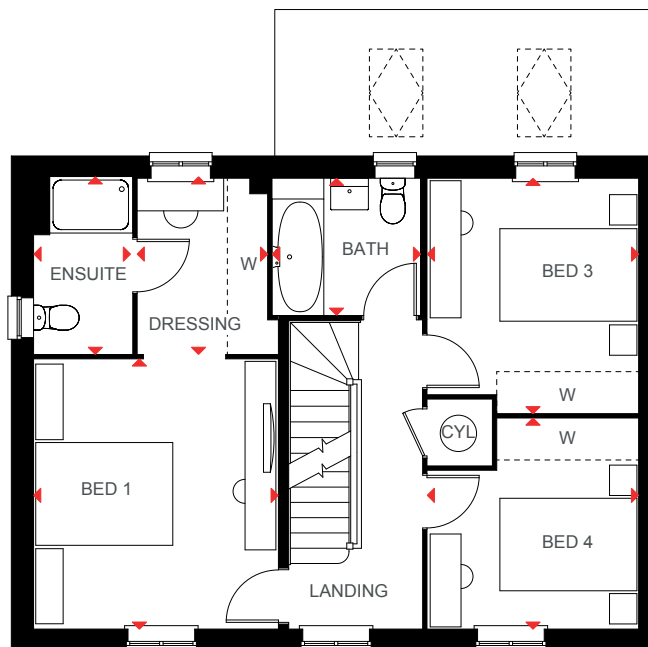
## Key

ST Store  
d/w Dishwasher space  
W Optional wardrobe  
◀▶ Dimensional location



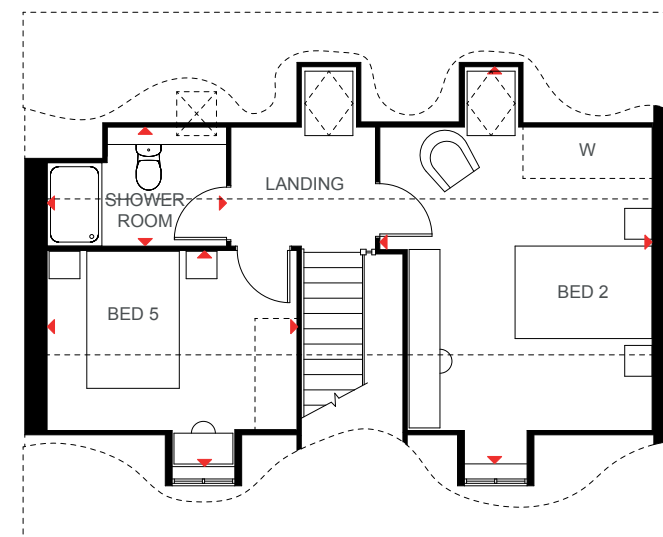
### Ground Floor

Kitchen/Breakfast	5107 x 4067 mm	16' 9" x 13' 4"
Lounge	6977 x 3573 mm	22' 10" x 11' 8"
Dining	3486 x 3052 mm	11' 5" x 10' 0"
Utility	1950 x 1531 mm	6' 4" x 5' 0"
WC	1531 x 1013 mm	5' 0" x 3' 3"



### FIRST FLOOR

Bedroom 1	3931 x 3574 mm	12' 10" x 11' 8"
Dressing	2560 x 2055 mm	8' 4" x 6' 8"
En suite	2560 x 1435 mm	8' 4" x 4' 8"
Bedroom 3	3423 x 3077 mm	11' 2" x 10' 1"
Bedroom 4	3077 x 3068 mm	10' 1" x 10' 0"
Bathroom	2142 x 1991 mm	7' 0" x 6' 6"



### SECOND FLOOR

Bedroom 2	5283* x 3962 mm	17' 3"* x 12' 11"
Bedroom 5	3634 x 3082*mm	11' 11" x 10' 6"*
Shower room	2606 x 1470*mm	8' 6" x 4' 9"*

\*Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE MANNING

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The large elegant hall of the Manning will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home though

will be the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the principle and second bedroom with en suite, a single bedroom and a family bathroom with shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE MANNING

FIVE BEDROOM HOME

## Key

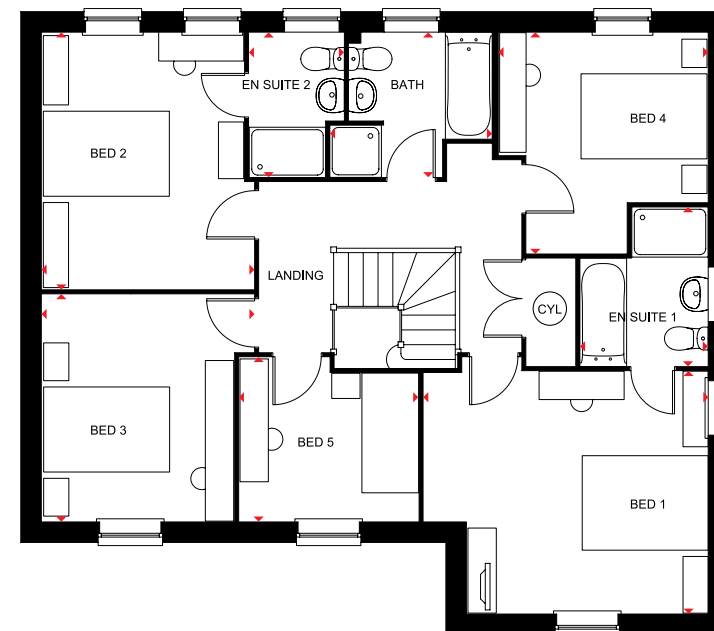
B Boiler  
ST Store  
CYL Cylinder

◀▶ Dimension location



### Ground Floor

Kitchen/Family/Breakfast	7380 x 6890 mm	24' 2" x 22' 7"
Lounge	3550 x 5276 mm	11' 7" x 17' 3"
Dining	3840 x 3390 mm	12' 7" x 11' 1"
Study	2413 x 3550 mm	7' 11" x 11' 7"
Utility	2325 x 1687 mm	7' 7" x 5' 6"
WC	1875 x 1165 mm	6' 1" x 3' 9"



### First Floor

Bedroom 1	4073 x 4515 mm	13' 4" x 14' 9"
En suite 1	2027 x 2514 mm	6' 7" x 8' 2"
Bedroom 2	3375 x 4079 mm	11' 0" x 13' 4"
En suite 2	1496 x 2297 mm	4' 10" x 7' 6"
Bedroom 3	3610 x 3375 mm	11' 10" x 11' 0"
Bedroom 4	3312 x 3510 mm	10' 10" x 11' 6"
Bedroom 5	2839 x 2611 mm	9' 3" x 8' 6"
Bathroom	2261 x 2296 mm	7' 5" x 7' 6"

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# THE HENLEY

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

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



DAVID WILSON HOMES  
WHERE QUALITY LIVES

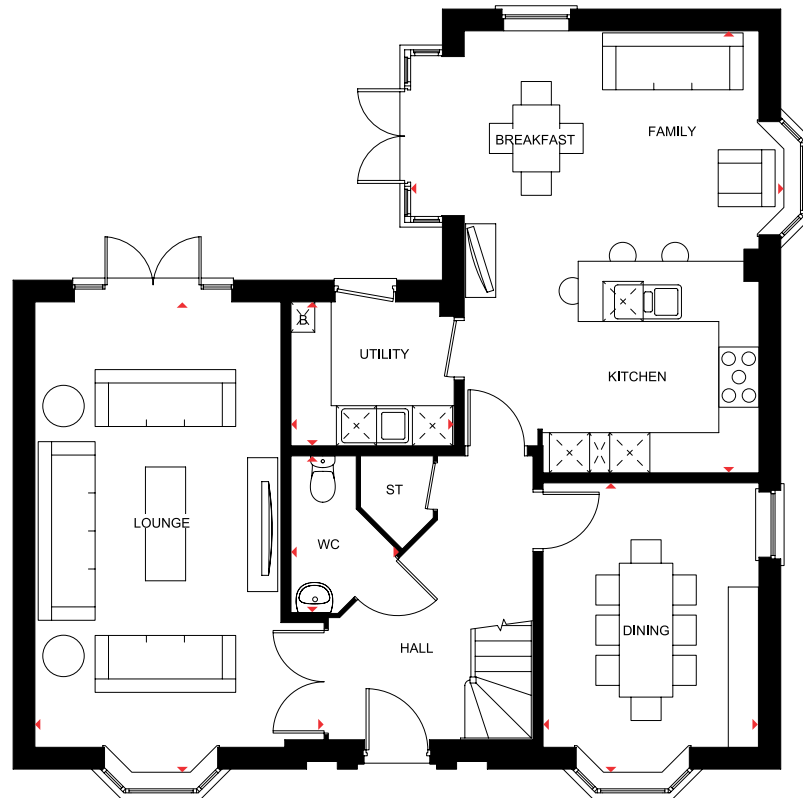
# THE HENLEY

FIVE BEDROOM HOME

## Key

ST Store  
CYL Cylinder

B Boiler  
◀▶ Dimensional location



### Ground Floor

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



### First Floor

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

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# THE LICHFIELD

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double doors opening into the lounge. Across the

hall is a study. Upstairs is an expansive bedroom with full en suite and dressing area. Both the first and second floors each have two further double bedrooms and bathrooms with showers, providing indulgent space for all the family.



DAVID WILSON HOMES

WHERE QUALITY LIVES

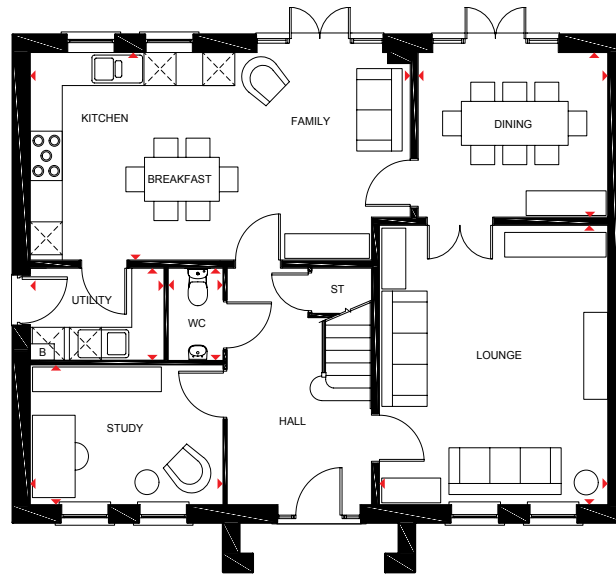


# THE LICHFIELD

## FIVE BEDROOM HOME

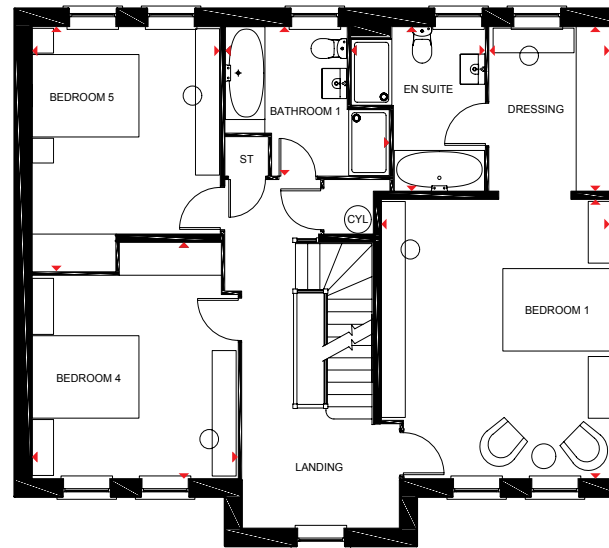
### Key

B	Boiler	W	Optional wardrobe
ST	Store	RL	Rooflight
CYL	Cylinder	◀▶	Dimension location



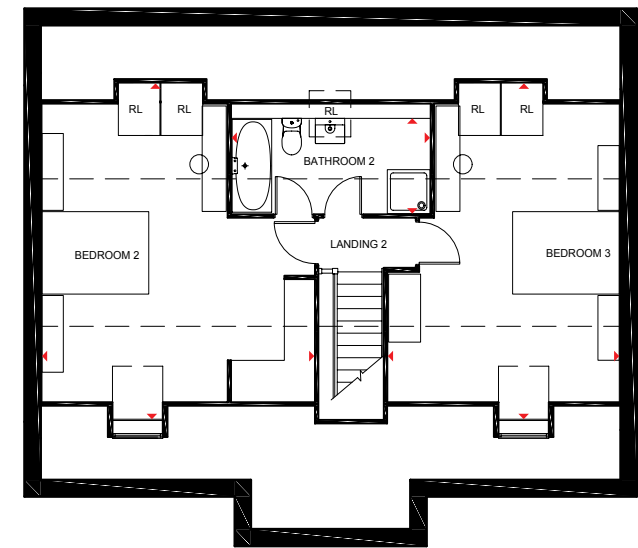
### Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'4"
Dining	3550 x 2994 mm	11'7" x 9'9"
Study	3605 x 2539 mm	11'9" x 8'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
WC	1675 x 1016 mm	5'6" x 3'4"



### First Floor

Bedroom 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4303 x 3848 mm	14'1" x 12'8"
Bedroom 5	4450 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 3069 mm	8'11" x 10'1"



### Second Floor

Bedroom 2	6111* x 5102 mm	20'0" x 16'8"
Bedroom 3	6111* x 4336 mm	20'0" x 14'3"
Bathroom 2	3715 x 1733* mm	12'2" x 5'8"

\* Overall floor dimension includes lowered ceiling areas

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# YOUR BEAUTIFUL

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## NEW HOME COMES WITH PEACE OF MIND

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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



\*"We" and "us" refer to the Barratt Developments PLC Group brands. ^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. \*\*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 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.



— 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.



# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

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



<sup>^</sup>Indicative figures, based on HBF "Watt a Save" report published Feb 2023.

<sup>\*</sup>Source: [Water UK](#)

DAVID WILSON HOMES

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WHERE QUALITY LIVES

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