



BERTONE GARDENS

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 quality homes offer a range of spacious bedroom designs, and are 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 Bertone Gardens provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life and our intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms that are 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 lounge/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 boasting two or more bathrooms, including your own private sanctuary – a main bedroom with en suite.

Hallways are large enough for a warm welcome and kitchens or lounge 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.



Blisworth Road, Barton Seagrave, Northamptonshire
NN15 5YY

Phase 3

- **The Archford Plus**
3 bedroom home
- **The Hadley Plus**
3 bedroom home
- **The Kennett Special**
3 bedroom home
- **The Greenwood Special**
3 bedroom home
- **The Kirkdale Special**
4 bedroom home
- **The Chelworth Special**
4 bedroom home
- **The Ingleby Plus**
4 bedroom home
- **The Hereford/Hertford Specia**
4 bedroom home
- **The Bradgate Special**
4 bedroom home
- **The Avondale Special**
4 bedroom home
- **The Bayswater Plus**
4 bedroom home
- **The Holden Special**
4 bedroom home
- **The Winstone Special**
4 bedroom home
- **The Manning Special**
5 bedroom home
- **The Buckingham Special**
5 bedroom home
- **The Moreton Special**
5 bedroom home
- **Affordable Housing Shared Ownership**
- **Affordable Housing Rented**
- VH **View Home**
- SH **Show Home**
- MS **Marketing Suite**
- V **Visitors Parking Space**



THE ARCHFORD PLUS

TWO BEDROOM HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Inside, a stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden, creating a bright, light-filled room. A lobby separates the kitchen and the lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the family. A further

double bedroom and a multi-use bonus room complete this home.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



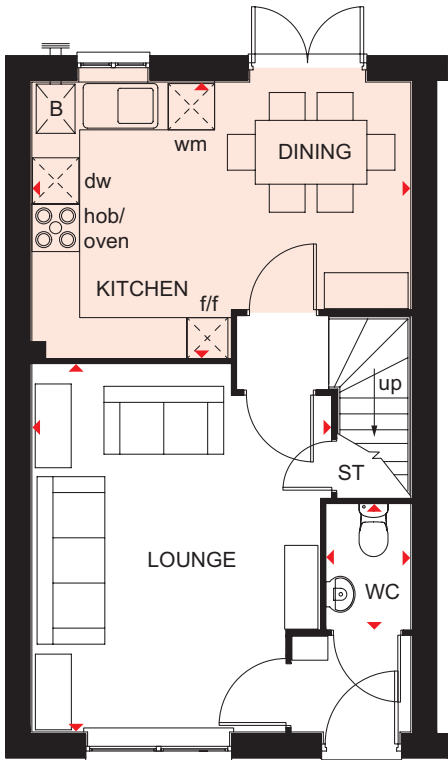
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD PLUS

TWO BEDROOM HOME WITH BONUS ROOM

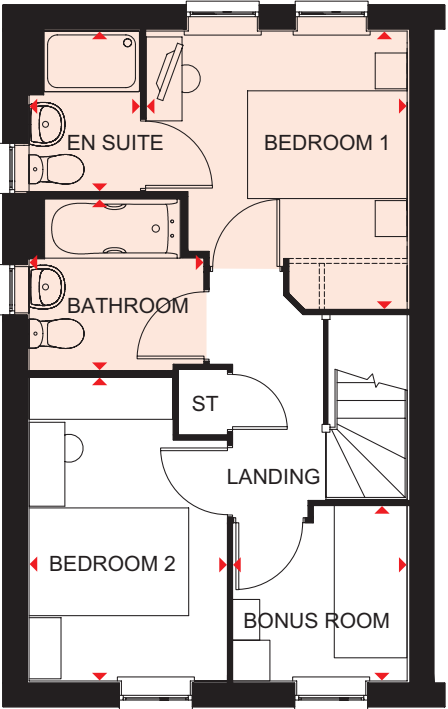
Key

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 3452 mm	15'7" x 11'3"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3477 x 3276 mm	11'4" x 10'9"
En Suite	1385 x 2012 mm	4'5" x 6'6"
Bedroom 2	2475 x 3791 mm	8'1" x 12'4"
Bonus Room	2286 x 2186 mm	7'6" x 7'2"
Bathroom	2151 x 2181 mm	7'1" x 7'2"

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THE KENNETT SPECIAL

TWO BEDROOM HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett Special is ideal for flexible modern living. The open-plan kitchen on the ground floor features a dining area opening out onto the rear garden via French doors. A lobby separating the

kitchen from the spacious bay-fronted lounge leads upstairs. Here is a double bedroom, a bonus room that is multi-use, a family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



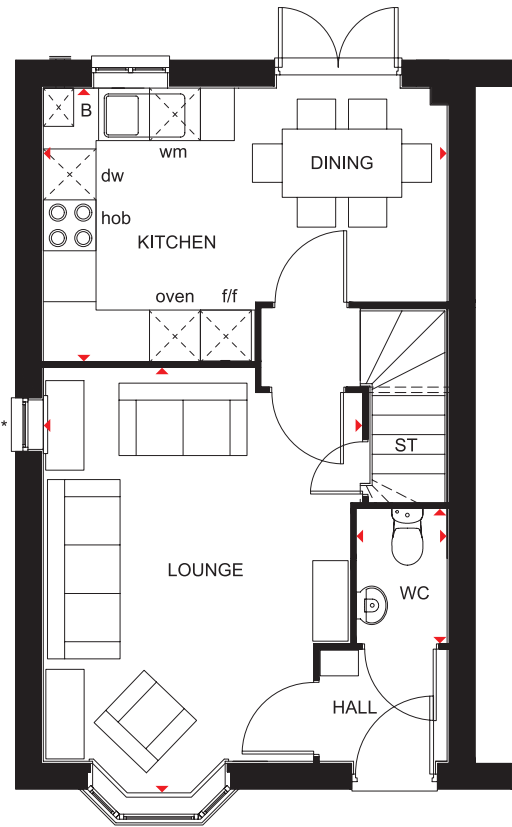
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT SPECIAL

TWO BEDROOM HOME WITH BONUS ROOM

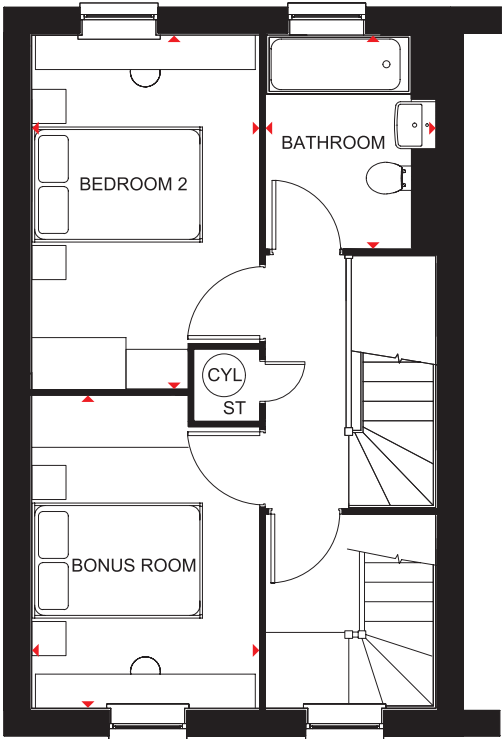
Key

B	Boiler	f/f	Fridge/freezer space	RL	Roof light
ST	Store	wm	Washing machine space	↔	Dimension location
CYL	Cylinder	dw	Dishwasher space		



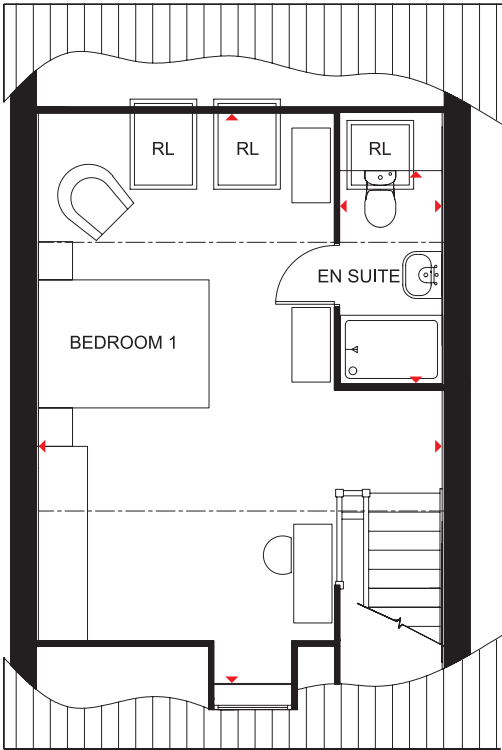
Ground Floor

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"



First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bonus Room	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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437485



THE KIRKDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Kirkdale Special has a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the home will be the open-plan kitchen, which has dining and family areas with French doors to the garden, and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax.

Upstairs are three double bedrooms, the main with en suite, as well as a multi-use bonus room and family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



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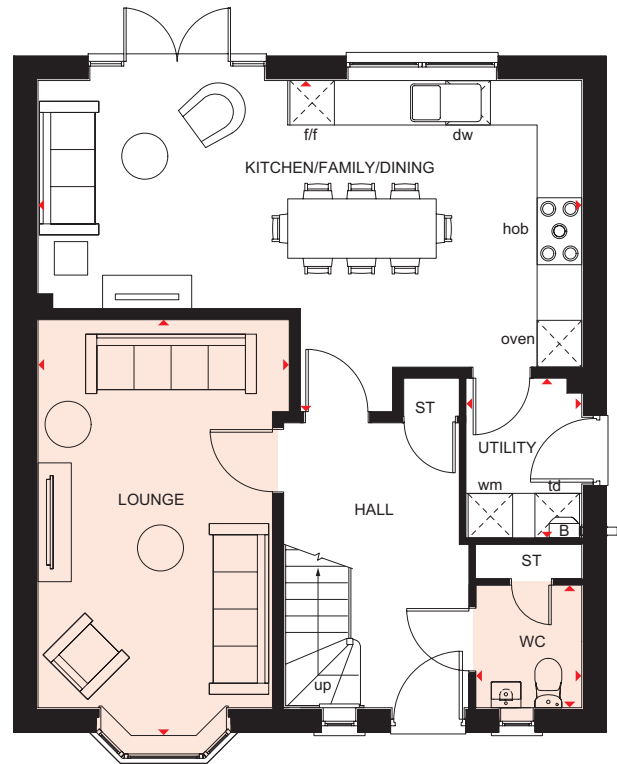
WHERE QUALITY LIVES

THE KIRKDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

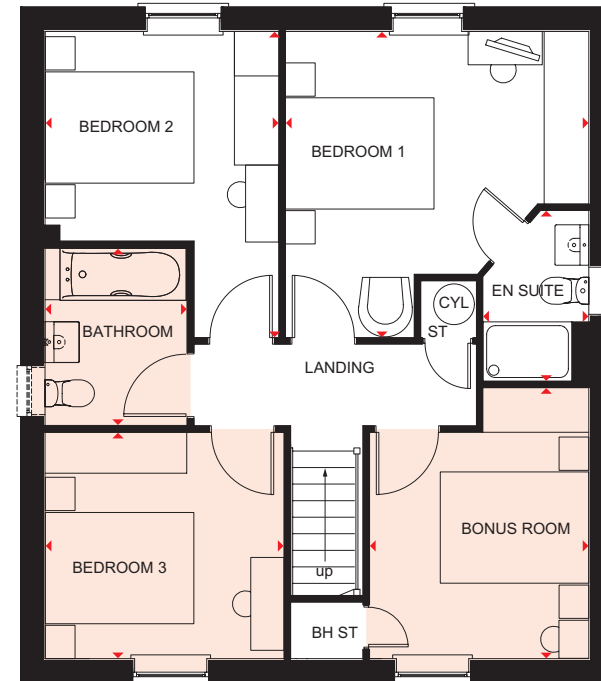
Key

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



Ground Floor

Kitchen/ Family/Dining	7323 x 4460 mm	24'0" x 14'8"
Lounge	3385 x 5622 mm	11'1" x 17'2"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1426 x 1650 mm	4'8" x 5'5"



First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3220 x 3048 mm	10'7" x 10'0"
Bonus Room	2952 x 3648 mm	9'8" x 12'0"
Bathroom	1912 x 2389 mm	6'3" x 7'10"

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DWH 2017 H442 --H7 DS00/SP437583



THE HERTFORD SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



A large open-plan kitchen/dining area with utility has a glazed walk-in bay with French doors leading to the garden. Bay windows in the dining area and the dual-aspect lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious main with en suite and dressing area, and the family bathroom are on the first floor. Upstairs is

a further double bedroom, a multi-use bonus room and shower room.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

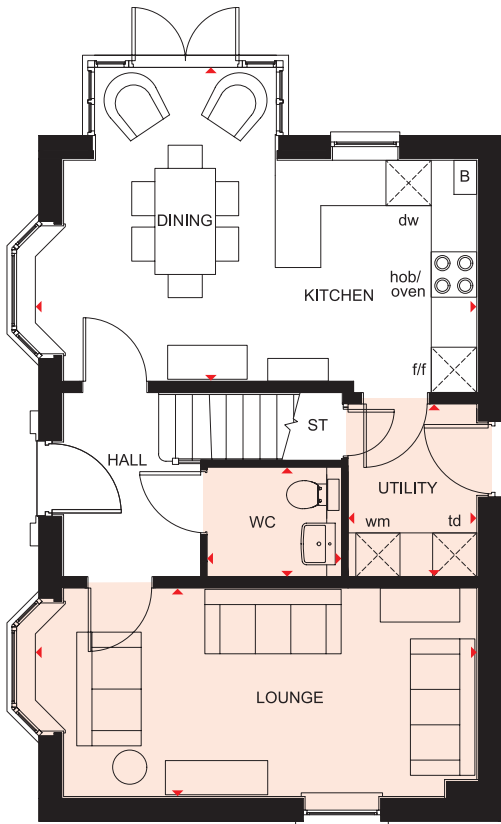
WHERE QUALITY LIVES

THE HERTFORD SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

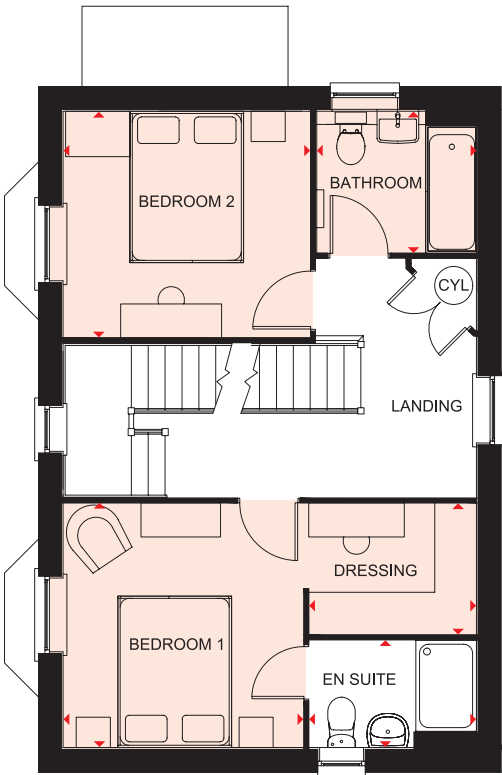
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B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



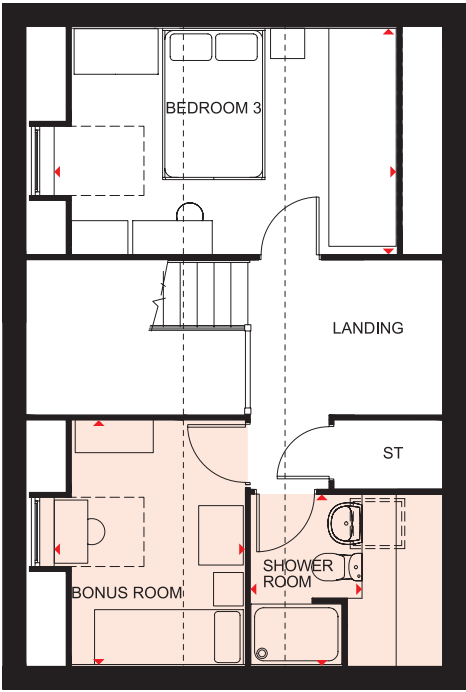
Ground Floor

Lounge	5852 x 2753 mm	19'2" x 9'0"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 2280 mm	5'6" x 7'5"
WC	1780 x 1445 mm	5'8" x 4'7"



First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En Suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3266 x 2978 mm	10'7" x 9'9"
Bathroom	2100 x 1875 mm	6'9" x 6'2"



Second Floor

Bedroom 3	4540* x 2978 mm	14'10"* x 9'9"
Bonus Room	3230 x 2537* mm	10'6" x 8'3"*
Shower room	2250 x 1464* mm	7'4" x 4'9"*

* Overall floor dimension includes lowered ceiling areas

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THE AVONDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home provides plenty of flexible living space. The open-plan kitchen with French doors to the garden has a dining area with an attractive bay window, and a utility room. The lounge also leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are three double bedrooms, the

main with en suite, as well as a multi-use bonus room and a bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

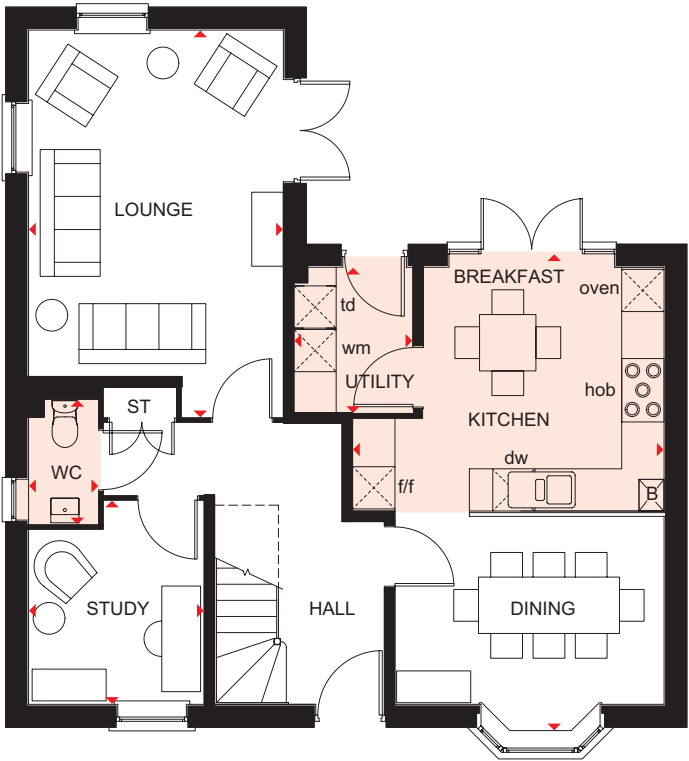
WHERE QUALITY LIVES

THE AVONDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

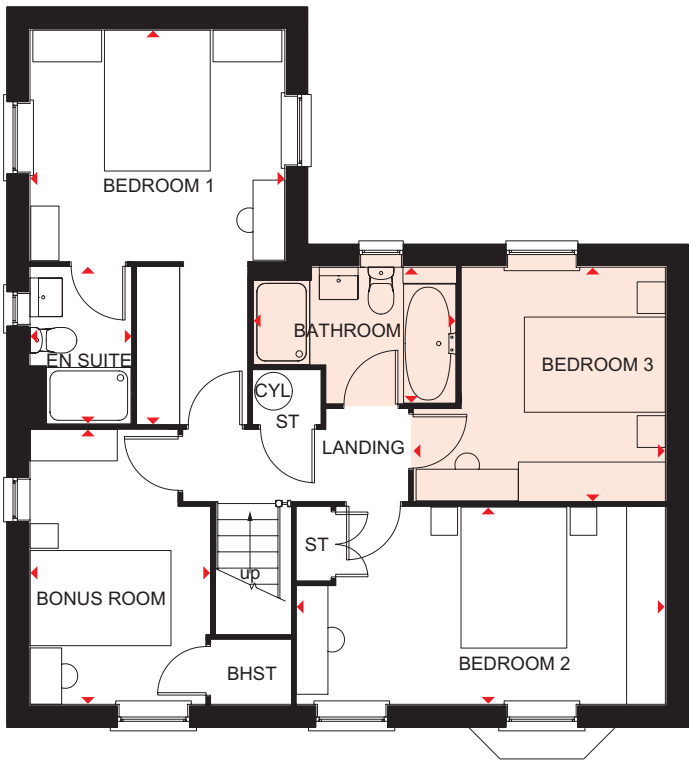
Key

B	Boiler	CYL	Cylinder	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space
BHST	Bulkhead Store	wm	Washing machine space	◄►	Dimension location



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Breakfast	6203 x 4418 mm	20'3" x 14'6"
Utility	2064 x 1869 mm	6'8" x 6'2"
Study	2589 x 2490 mm	8'5" x 8'2"
WC	1675 x 1475 mm	5'5" x 4'8"



First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bonus Room	3893 x 2550 mm	12'9" x 8'4"
Bathroom	3091 x 1288 mm	10'1" x 6'4"

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437565



THE BAYSWATER PLUS

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Bayswater Special is beautifully designed over three floors. The open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive bay window, is perfect to relax in. On the first floor are two double bedrooms, a bonus room that is multi-use and a family bathroom. The main bedroom, with

en suite and dressing area covers the entire second floor.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



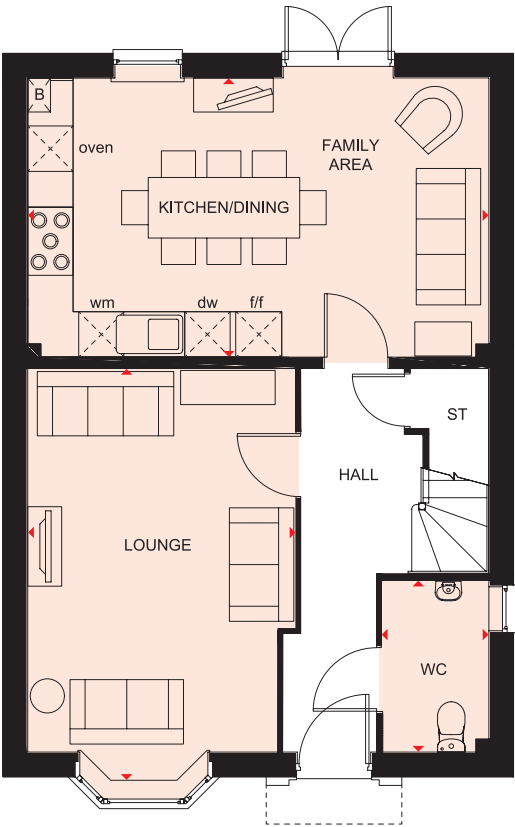
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BAYSWATER PLUS

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

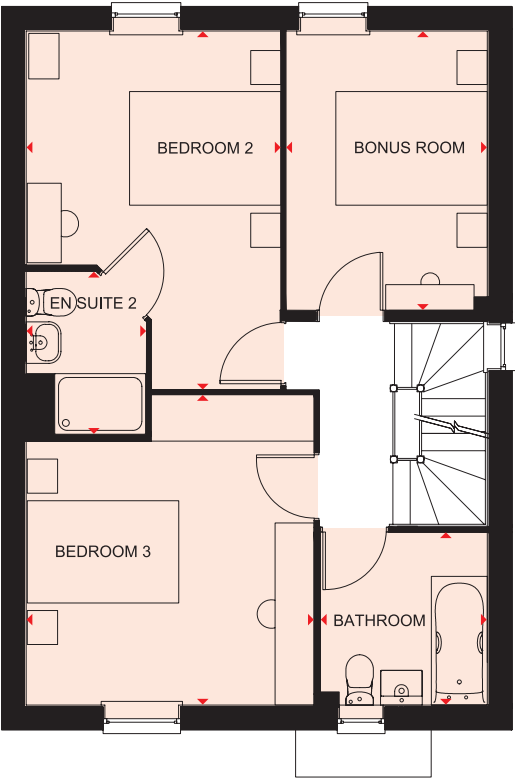
Key

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



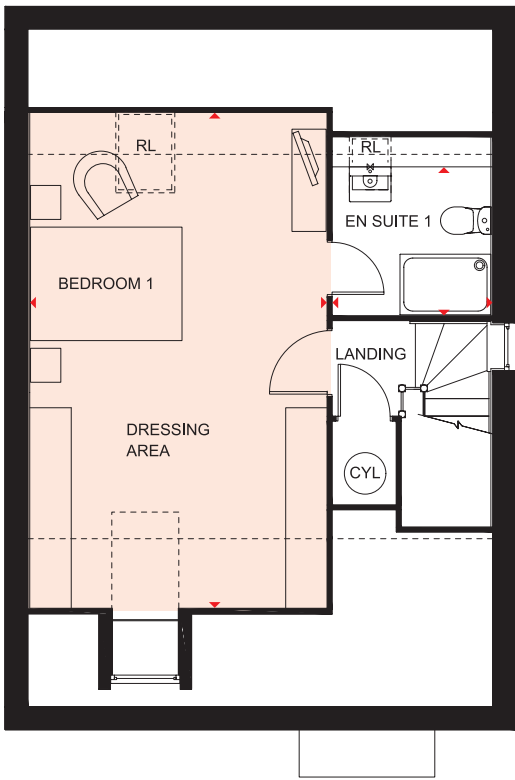
Ground Floor

Lounge	5496 x 3544 mm	18'0" x 11'6"
Kitchen/Family/ Dining	6203 x 3687 mm	20'4" x 12'1"
WC	2275 x 1389 mm	7'5" x 4'6"



First Floor

Bedroom 2	3345 x 4740 mm	10'10" x 15'6"
En Suite 2	2100 x 1580 mm	6'9" x 5'2"
Bedroom 3	3776 x 4087 mm	12'4" x 13'4"
Bonus Room	2653 x 3688 mm	8'7" x 12'1"
Bathroom	2210 x 2275 mm	7'3" x 7'4"



Second Floor

Bedroom 1/ Dressing Area	6681 x 3463 mm*	21'9" x 11'4" *
En Suite 1	2085 x 1954 mm*	6'10" x 6'5" *

*Overall floor dimension includes lowered ceiling areas

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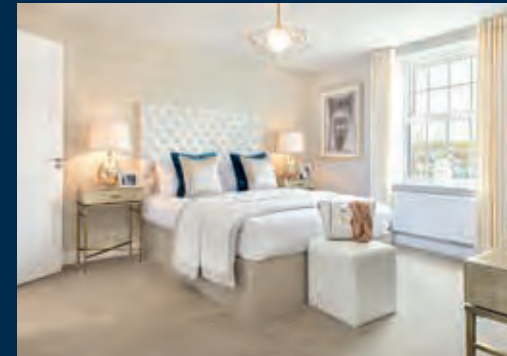


THE HOLDEN SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Holden Special is designed very much for modern family living. An open-plan kitchen and dining area leads to the garden through French doors in a beautiful glazed bay. A utility room also has access to the garden, while a bay-fronted lounge and study provide room to relax and work. Upstairs are three double bedrooms, the main

with en suite, a bonus room that is multi-use and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



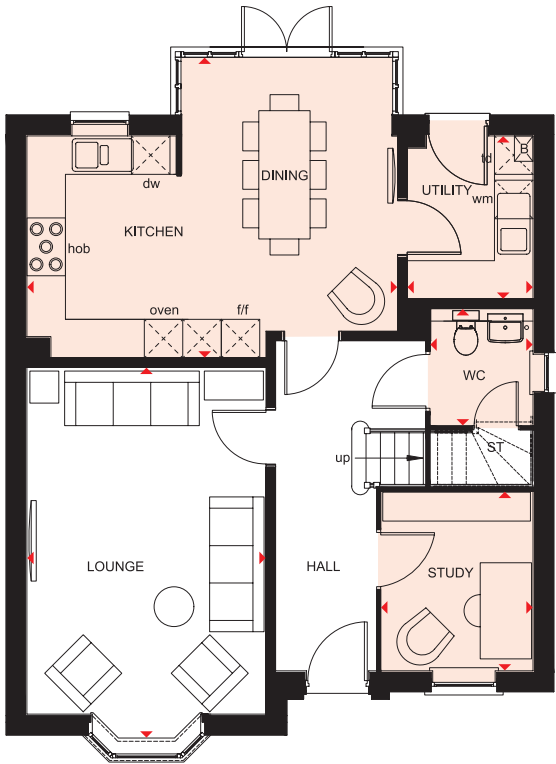
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

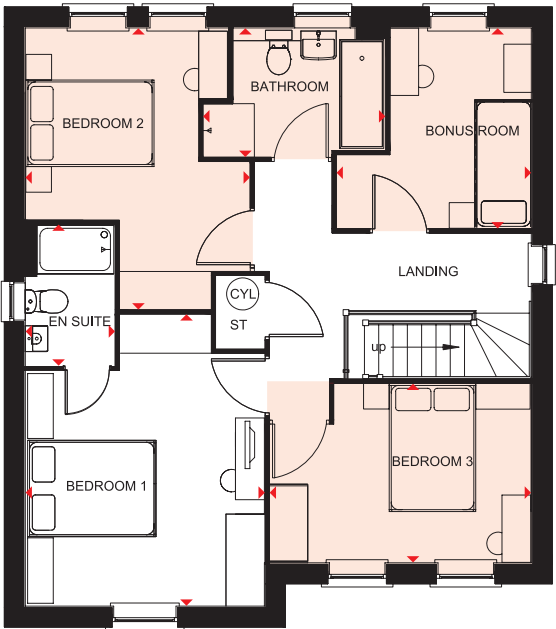
Key

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/Dining	5778 x 4685 mm	19'0" x 15'4"
Study	2785 x 2361 mm	9'2" x 7'9"
Utility	2545 x 1962 mm	8'4" x 6'5"
WC	1812 x 1593 mm	5'11" 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	14'5" x 12'3"
Bedroom 3	4073 x 2788 mm	13'4" x 9'2"
Bonus Room	3120 x 3030 mm	10'3" x 9'11"
Bathroom	2819 x 2000 mm	9'3" x 6'7"

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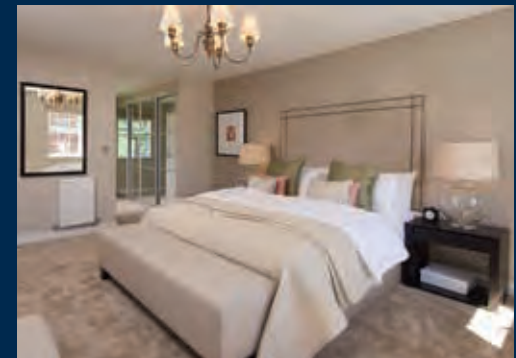


THE BUCKINGHAM SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The hub of the home is the large open-plan kitchen leading to the dining room, both with access to the rear garden via French doors. The lounge provides room to relax, and there's quiet space to work in the study. Upstairs is the main bedroom with full en suite and dressing area, a second double bedroom, a multi-use bonus room and a family

bathroom. Upstairs again are two double bedrooms and a bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

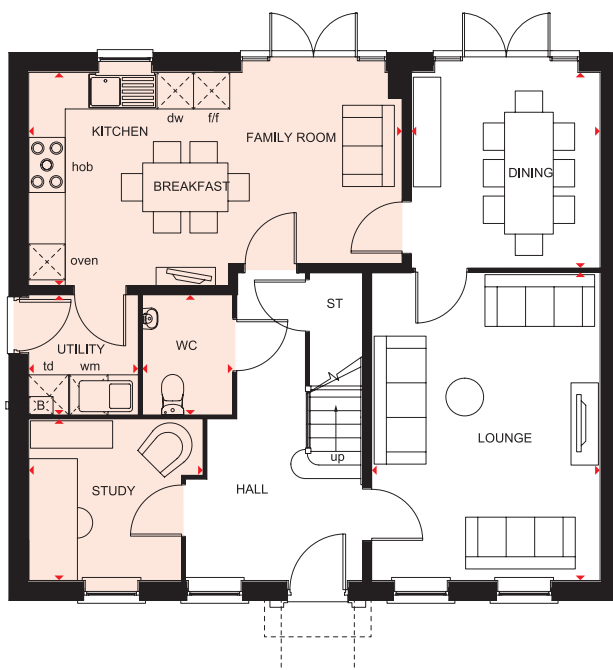
WHERE QUALITY LIVES

THE BUCKINGHAM SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM

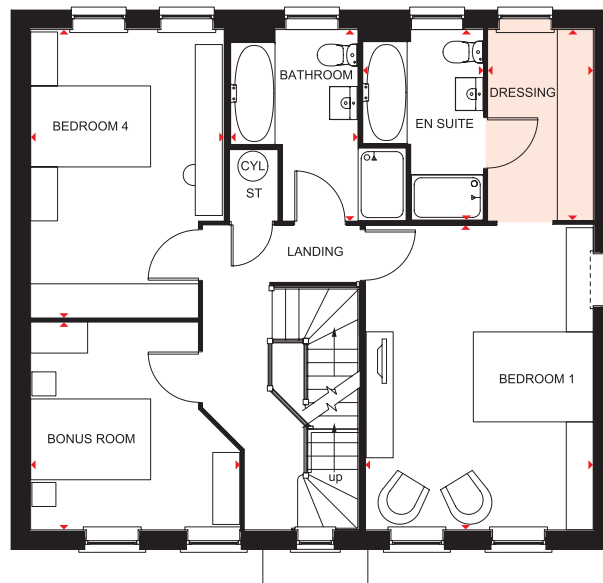
Key

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



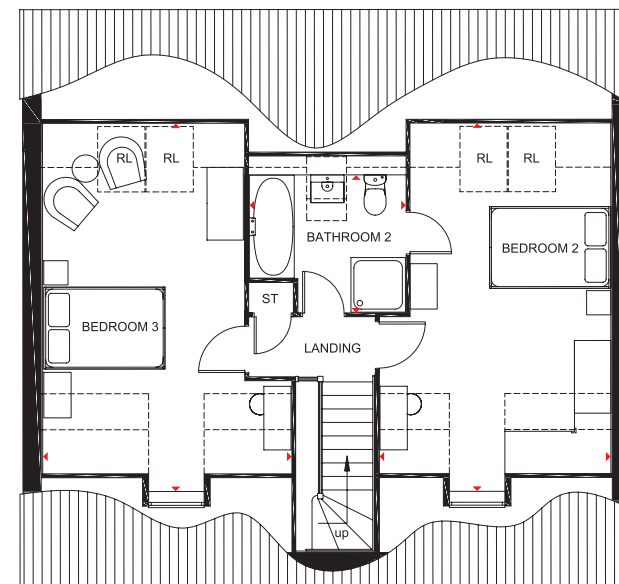
Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Breakfast/	6130 x 3500 mm	20'1" x 11'5"
Family		
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2640 x 2850 mm	8'7" x 9'4"
Utility	1861 x 1961 mm	6'1" x 6'4"
WC	1437 x 1787 mm	4'8" x 5'9"



First Floor

Bedroom 1	5062 x 3785 mm	16'7" x 12'5"
En Suite	3189 x 2004 mm	10'6" x 6'7"
Dressing	3189 x 1905 mm	10'6" x 6'3"
Bedroom 4	4730 x 3213 mm	15'6" x 10'6"
Bonus Room	3521 x 3486 mm	11'7" x 11'5"
Bathroom 1	3189 x 1969 mm	10'6" x 6'5"



Second Floor

Bedroom 2	6024* x 3811 mm	19'9" x 12'6"
Bedroom 3	6024* x 4101 mm	19'9" x 13'5"
Bathroom 2	2575 x 2266* mm	8'5" x 7'5"

*Overall floor dimension includes lowered ceiling areas

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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.

THE CONSUMER CODE

FOR HOME BUILDERS



The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect

- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying

purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk>



DAVID WILSON HOMES

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