

GLOUCESTER ROAD, THORNBURY, BRISTOL, BS35 1RB

THE DAVID WILSON DIFFERENCE

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

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

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

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







Our homes at Morton Meadows provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live. Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a main bedroom en suite. Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

GREAT REASONS TO LIVE AT MORTON MEADOWS GLOUCESTER ROAD, THORNBURY, BRISTOL, BS35 1RB





Morton Meadows is a development of 3, 4 and 5 bedroom homes located in the market town of Thornbury and just a short drive from Bristol city centre, surrounded by picturesque countryside.

Within walking distance is Thornbury high street, offering supermarkets and independent shops, as well as St Mary's shopping centre. The town is home to many family friendly pubs and restaurants including Ronnie's, which has been awarded 2 AA rosettes and sits within Thornbury Castle. Seasonal food and local produce can be found on every corner of the town, and for the weekly big shop Tesco Super store is less than two miles away.

Thornbury has a wide range of schools for all ages, including New Siblands and Crossways Infant and Junior School. St Mary's C of E Primary School is rated 'Outstanding' by Ofsted. There are also two secondary schools.

There are many leisure facilities and attractions in and around Thornbury including Thornbury Castle & Old Down Country Park. You can enjoy local heritage trails where you can hike or cycle to places such as Oldbury Court Estate or the Cotlsold Hills. Thornbury leisure centre has plenty of sporting opportunities for the whole family, with a state-of-the-art gym, swimming pool and sports hall. If retail therapy is more your thing, The Mall at Cribbs Causeway is less than 10 miles away with over 130 top name stores, cafes and restaurants.

Bristol City Centre is approximately 15 miles from Morton Meadows. The city has a lot to offer when it comes to culture and leisure facilities including numerous music venues and museums as well as Bristol's shoppings quarter with over 500 stores.

For commuters, junction 15 of the M5 is just a 10 minute drive. Alternatively, the A38 is under 2 miles away allowing easy access to major towns and cities. Bristol Parkway train station can be reached within 20 minutes offering frequent journeys into Bristol city centre and Bath.







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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 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 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 Jayout plans will be available. Morton Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.





Individual plots may vary, please speak to the Sales Adviser

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

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





Кеу					
	В	Boiler	wm	Washing machine space	
	ST	Store	dw	Dishwasher space	
	f/f	Fridae/freezer space		Dimension location	



Ground Floor Lounge Kitchen/Dining WC

 4604 x 3746 mm
 15'1" x 12'3"

 4750 x 3310 mm
 15'7" x 10'10"

 1561 x 915 mm
 5'1" x 3'0"



First Floor

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









Individual plots may vary, please speak to the Sales Adviser

The Hadley has an open-plan kitchen with dining area and separate utility room. The French doors to the garden give the whole room a bright and airy feeling. The spacious lounge provides the perfect

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





Key	

ST Store

B Boiler

f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

td Tumble dryer space

◆ Dimension location



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1771 mm	5'11" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"









Individual plots may vary, please speak to the Sales Adviser

This family home has a delightfully traditional look, while inside, the large open-plan kitchen, with its spacious dining and family areas, is designed very much for modern living. A fully glazed walk-in bay with French doors gives access to the garden and there's also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are three double bedrooms, the large main with en suite, a single bedroom and a family bathroom.





Key			
В	Boiler	f/f	Fridge/freezer space
ST	Store	wm	Washing machine spa
CYL	Cylinder	dw	Dishwasher space

td Tumble dryer space

CYL Cylinder

e space

◆ Dimension location





Ground Floor

Lounge Kitchen/Family/Dining	6427 x 4028 mm 6427 x 5005 mm	
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"

First Floor		
Bedroom 1	5388 x 3571 mm	17'8" x 11'8"
En suite	2010 x 1324 mm	6'7'' x 4'4''
Bedroom 2	3677 x 3756 mm	12'1" x 12'4"
Bedroom 3	3756 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'2"









Individual plots may vary, please speak to the Sales Adviser

The Exeter has a bright, open-plan kitchen which includes a spacious dining and family area, a glazed bay with French doors to the garden and has an adjoining utility room. An attractive bay window makes the separate lounge a bright and pleasant place to relax. Meanwhile, on the first floor there are four double bedrooms, the main with en suite, and a large family bathroom. An integral garage completes this spacious family home.





Кеу							
	В	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space	
	ST	Store	wm	Washing machine space	\rightarrow	Dimension location	
	CYL	Cy l inder	dw	Dishwasher space			



Ground Floor

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



First Floor		
Bed 1	3850 x 3711 mm	12'8" x 12'2"
En Suite	2315 x 1711 mm	7'7" x 5'7"
Bed 2	4222 x 4088 mm	13'10" x 13'5"
Bed 3	4222 x 3525 mm	13'10" x 11'7"
Bed 4/Study	3611 x 2665 mm	11'10" x 8'9"
Bath	3046 x 1886 mm	10'0" x 6'2"









Individual plots may vary, please speak to the Sales Adviser

The Holden is a beautiful four bedroom home. A also has access to the garden, A large bay-fronted exceptionally bright and airy. A separate utility room main with en suite and a family bathroom.

beautiful glazed bay leading to the garden makes lounge and a separate study provide room to relax the open-plan kitchen, family and dining areas and work. Upstairs are four double bedrooms, the





Key	
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B Boiler f/f Fridge/freezer space

- td Tumble dryer space
- Dimension location

ST Store wm Washing machine space CYL Cylinder

- dw Dishwasher space
- DINING d٧ 00 00 FAMILY UTILITY KITCHEN hob oven f/f LOUNGE HALL STUDY

Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4'' x 5'3''
WC	1506 x 1593 mm	4'11" x 5'3"



First Floor		
Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"





THE CHELWORTH

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Chelworth is a beautiful family home. The openplan kitchen, flows into the breakfast and family areas. This and the separate dining room both lead to the garden via French doors. The attractive lounge is

perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious main bedroom with en suite, and a family bathroom.





Key	
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ST Store

B Boiler f/f Fridge/freezer space

wm Washing machine space

td Tumble dryer space

Dimension location

CYL Cylinder dw Dishwasher space





Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



4775 x 4261 mm	15'8" x 14'0"
2077 x 2561 mm	6'10" x 8'5"
3476 x 3800 mm	11'5" x 12'6"
3552 x 3616 mm	11'8" x 11'10"
3736 x 3275 mm	12'3" x 10'9"
2584 x 2071 mm	8'6" x 6'10"
	2077 x 2561 mm 3476 x 3800 mm 3552 x 3616 mm 3736 x 3275 mm









Individual plots may vary, please speak to the Sales Adviser

The Winstone is a spacious detached family home. The hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden

from the spacious lounge. The separate dining room, study and utility room complete the ground floor. Upstairs are four double bedrooms, two with en suite. This home is completed with a large family bathroom.





Key			
В	Boiler	W	Wardrobe
ST	Store	OW	Optional Wardrobe
CYL	Cylinder	\rightarrow	Dimension location



Ground Floor

Lounge	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6540 x 7525 mm	21'5" x 18'9"
Dining	3563 x 2852 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4'' x 5'3''
WC	1475 x 1210 mm	4'10" x 4'0"



First Floor		
Bedroom 1	5169 x 3624 mm	16'11" x 11'10'
Dressing	3155 x 2265 mm	10'4'' x 7'5''
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3280 mm	11'8" x 10'7"
Bathroom	3014 x 2182 mm	9'8" x 7'2"









Individual plots may vary, please speak to the Sales Adviser

This stylish five bedroom home has a modern open- creates the perfect place for you to relax while the separate utility and a walk-in glass bay with French doors leading to the garden. A spacious lounge

plan kitchen with breakfast and family areas, study provides a handy work space. Upstairs there are four double bedrooms, two with en suite. There is also a single bedroom and a family bathroom.





Key

CYL Cylinder

B Boiler f/f Fridge/freezer space ST Store

dw Dishwasher space

- td Tumble dryer space wm Washing machine space
 - Dimension location



Ground Floor

Lounge	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1687 mm	7'8" x 5'6"



First Floor		
Bed 1	4073 x 4515 mm	13'4" x 14'10'
Bed 2	3375 x 4079 mm	11'1" x 13'5"
Bed 3	3610 x 3375 mm	11'10" x 11'1"
Bed 4	3312 x 3510 mm	10'10" x 11'6"
Bed 5	2839 x 2611 mm	9'4" x 8'7"





YOUR BEAUTIFUL

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellences 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

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

Garden landscaping

- - Wear and tear
 - Failure to maintain

- Your own alterations
- Wilful damage

Registered Social Landlord Homes
 Carpets and floor coverings

• Fences



*"We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0333 numbers cost 7 pence per minute plus your phone company's access charge.

- 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.

- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway

NEW HOMES

Quality Code



Housebuilders and developers who build new homes will be expected to register with the <u>New</u> <u>Homes Quality Board</u> (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 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 fautes and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. By hotographs 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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