

Marston Fields

M A R S T O N M O R E T A I N E

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

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

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

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

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



DAVID WILSON HOMES

WHERE QUALITY LIVES

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Marston Fields provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

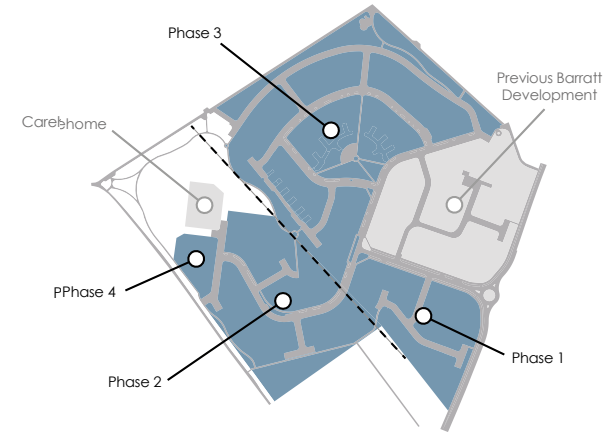
Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes featuring two or more bathrooms, including your own private sanctuary – a main bedroom en suite.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

Torry Orchard, Marston Moretaine, Bedford MK43 2AD

- **The Hadley**
3 bedroom home
- **The Abbeydale**
3 bedroom home
- **The Archford**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Nugent**
3 bedroom home
- **The Fairway**
3 bedroom home
- **The Washford**
3 bedroom home
- **The Kirkdale**
4 bedroom home
- **The Bracebridge**
4 bedroom home
- **The Chelworth**
4 bedroom home
- **The Eden**
4 bedroom home
- **The Herford**
4 bedroom home
- **The Bradgate**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Cornell**
4 bedroom home
- **The Parkin**
4 bedroom home
- **The Winstone**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Buckingham**
5 bedroom home
- **The Glidewell**
5 bedroom home
- **The Henley**
5 bedroom home
- **The Oulton**
5 bedroom home
- **The Lichfield**
5 bedroom home
- **The Moorecroft**
5 bedroom home
- **The Moreton**
5 bedroom home
- **Affordable Housing
Rented**
- **Shared Ownership**

- SH **Show Homes**
- MS **Marketing Suite**
- V **Visitors Parking**
- BCP **Bin Collection Point**
- P.R.O.W. **Public Rights of Way**
- L.E.A.P **Local Equipped Area of Play**
- BS **Bin Store** CS **Cycle Store**



THE ARCHFORD

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give the Archford semi-detached home a traditional look. Inside however, the 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, separating the kitchen and the lounge, has

stairs leading 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.



DAVID WILSON HOMES

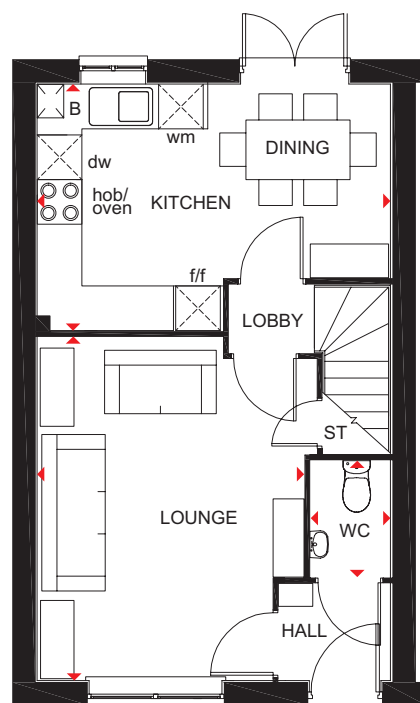
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

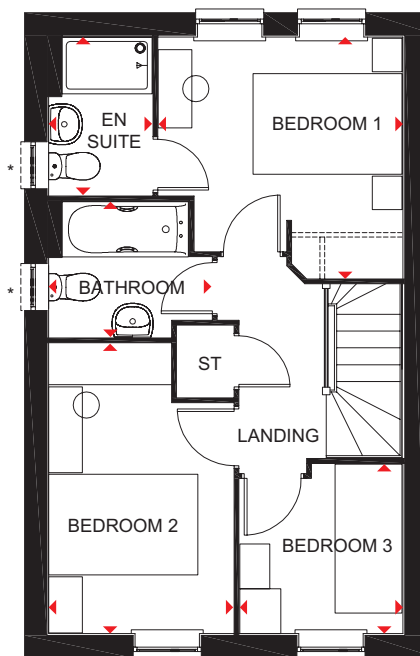
Key

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



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3234 x 3276 mm	10'7" 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 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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BDW001966 Group DWH 2017 P382 -EG7 D500 /OCT22

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DAVID WILSON HOMES

THE ARCHFORD PLUS

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Inside, a stylish open-plan kitchen and dining area is designed 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 an en suite, with a separate bathroom for the family. A further double bedroom

and versatile room you can choose how to use 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.



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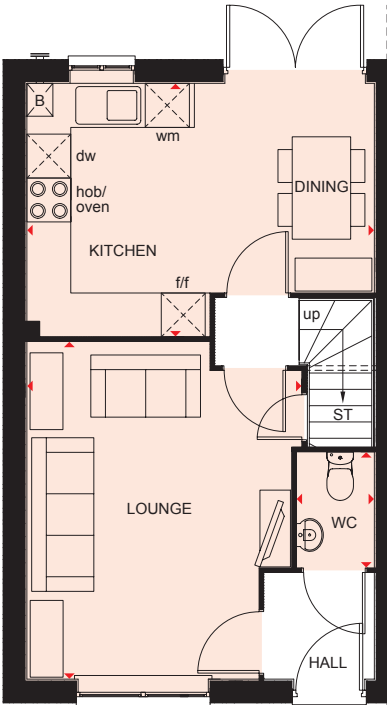
WHERE QUALITY LIVES

THE ARCHFORD PLUS

THREE BEDROOM HOME

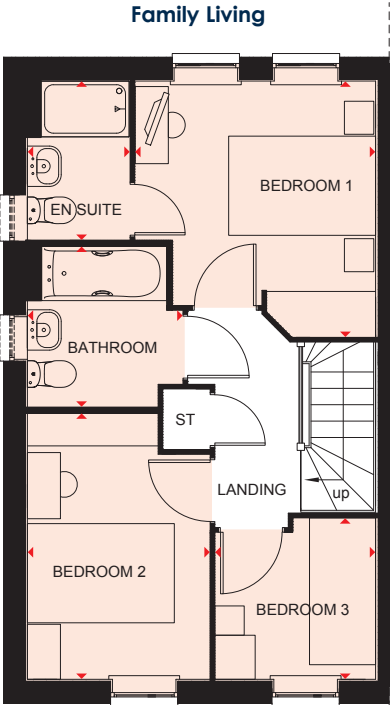
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ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	↔	Dimension location



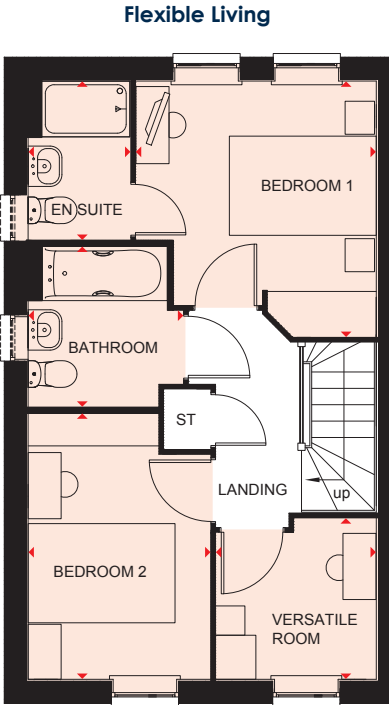
Ground Floor		
Kitchen/Dining	3596 x 4717 mm	11'8" x 15'4"
Lounge	3579 x 4617 mm	11'7" x 15'1"
WC	1067 x 1587 mm	3'5" x 5'2"

(Approximate dimensions)



First Floor		
Bedroom 1	3279 x 3490 mm	10'7" x 11'4"
En Suite	1398 x 2168 mm	4'6" x 7'1"
Bedroom 2	2488 x 3626 mm	8'1" x 11'9"
Bedroom 3 /		
Versatile Room	2189 x 2199 mm	7'1" x 7'2"
Bathroom	2118 x 2187 mm	6'9" x 7'1"

(Approximate dimensions)



For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

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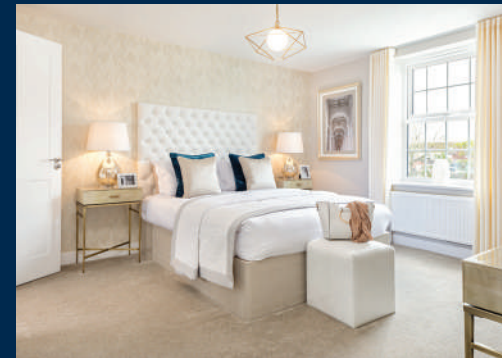
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

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

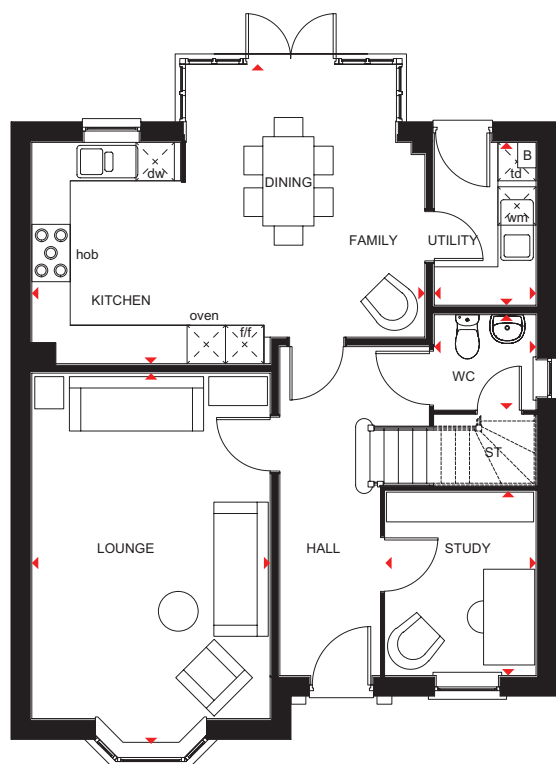
airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the main with en suite, a single bedroom and a family bathroom.

THE HOLDEN

FOUR BEDROOM DETACHED HOME

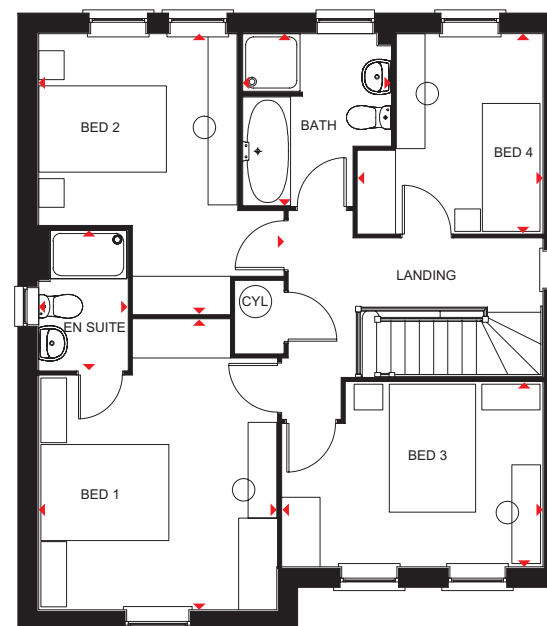
Key

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



Ground Floor

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



First Floor

Bed 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bed 2	4384 x 3841 mm	14'4" x 12'7"
Bed 3	4073 x 2886 mm	13'4" x 9'5"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2689 x 2316 mm	8'10" x 7'7"

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THE CHELWORTH

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Chelworth has a traditional look and is an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, 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 with full en suite, and a family bathroom complete with separate shower.

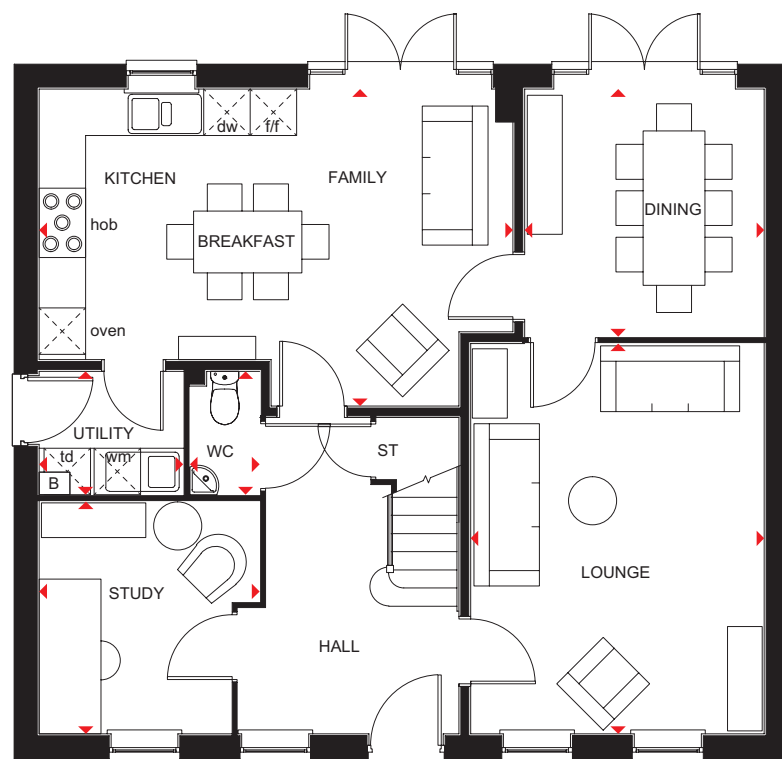
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THE CHELWORTH

FOUR BEDROOM DETACHED HOME

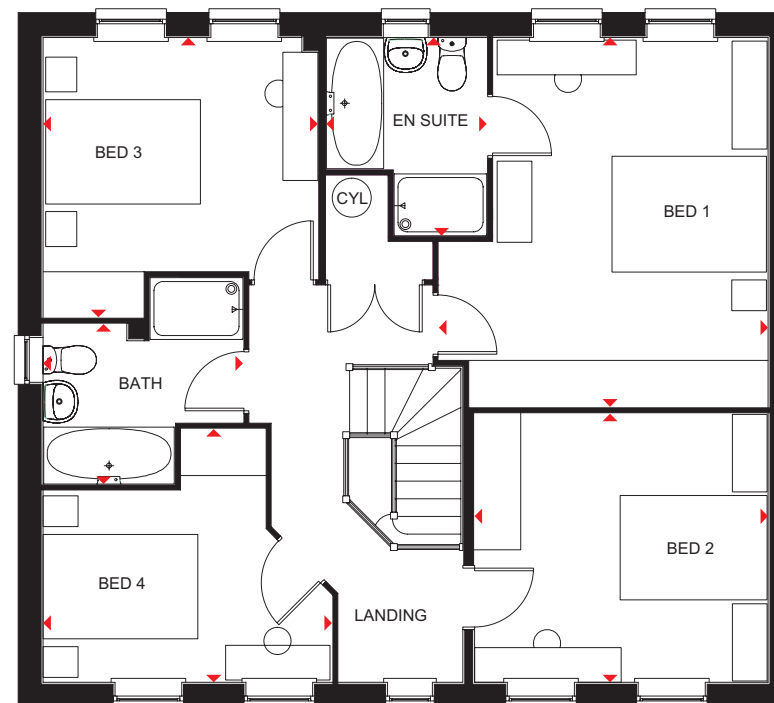
Key

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



Ground Floor

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



First Floor

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

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DAVID WILSON HOMES

THE GLIDEWELL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Glidewell is a home built to impress: the generous hall with its elegant, central staircase; the large lounge with room to entertain and French doors to the garden; the stylish kitchen with breakfast and family areas, and garden access; a separate study, utility, and

a dining room fit for more formal occasions. Upstairs is a galleried landing leading to four double bedrooms – including the main with its own dressing area and en suite, and a second en suite bedroom – a single bedroom and the family bathroom.



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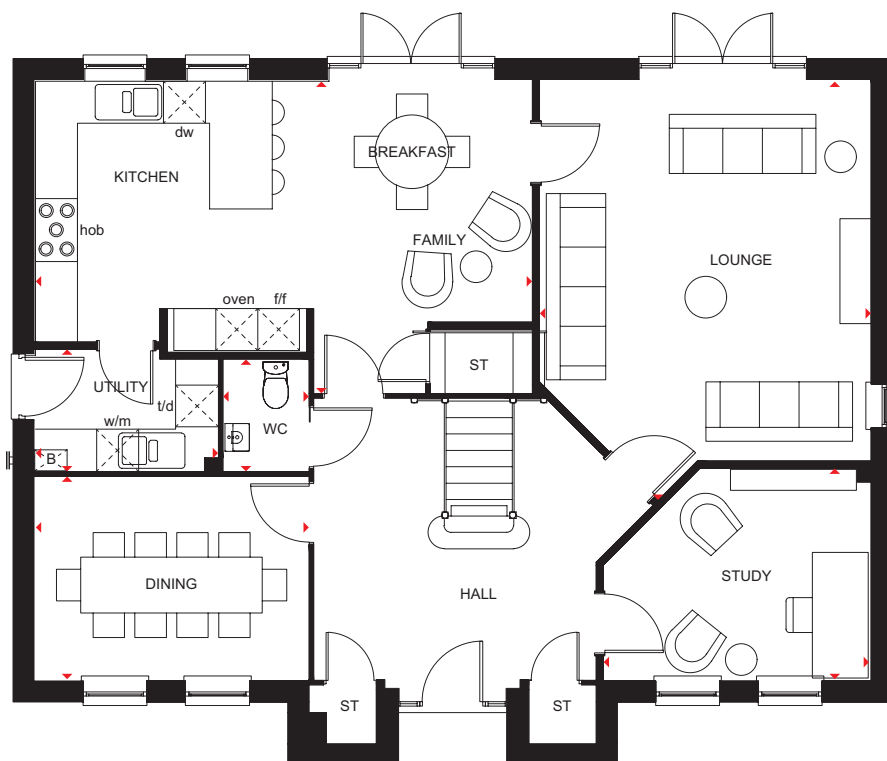
WHERE QUALITY LIVES

THE GLIDEWELL

FIVE BEDROOM DETACHED HOME

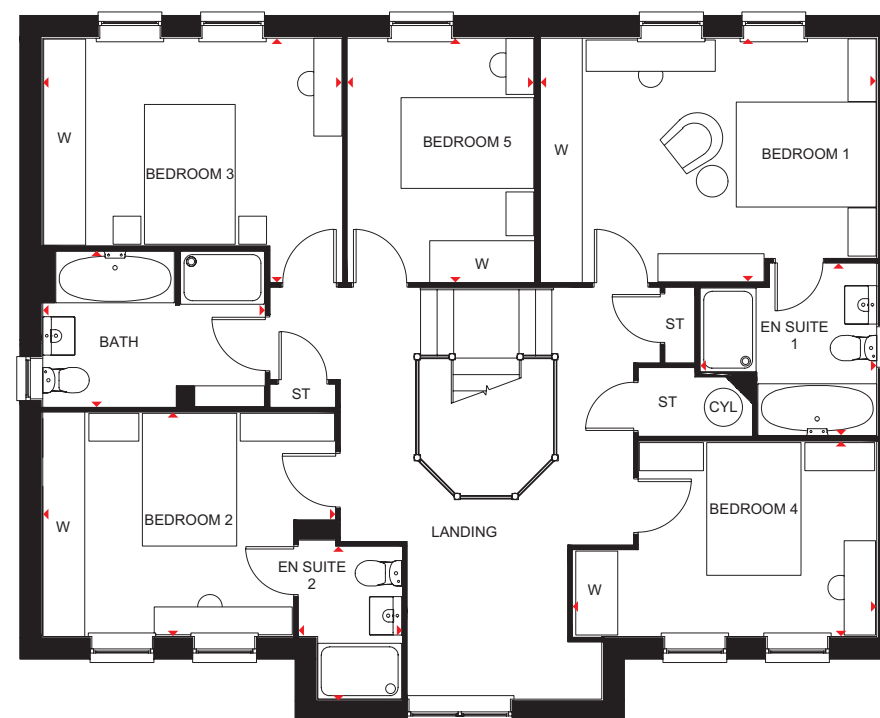
Key

B	Boiler	CYL	Cylinder	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	w	wardrobe space		



Ground Floor

Lounge	4700 x 5967 mm	15'5" x 19'7"
Kitchen/Breakfast/	7090 x 4461 mm	23'3" x 14'8"
Family		
Utility	2606 x 1720 mm	8'7" x 5'8"
Dining	3905 x 2897 mm	12'10" x 9'6"
Study	3788 x 3025 mm	12'5" x 9'11"
W.C	1211 x 1588 mm	4'0" x 5'3"



First Floor

Bedroom 1	4803 x 3486 mm	15'9" x 11'5"
En Suite 1	2527 x 2461 mm	8'3" x 8'1"
Bedroom 2	4181 x 3202 mm	13'9" x 10'6"
En Suite 2	1469 x 2292 mm	4'10" x 7'6"
Bedroom 3	4282 x 3487 mm	14'1" x 11'5"
Bedroom 4	4349 x 2787 mm	14'3" x 9'2"
Bedroom 5	2660 x 3487 mm	8'9" x 11'5"
Bathroom	3175 x 2226 mm	10'5" x 7'4"

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WHERE QUALITY LIVES

THE LICHFIELD

FIVE BEDROOM DETACHED 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.

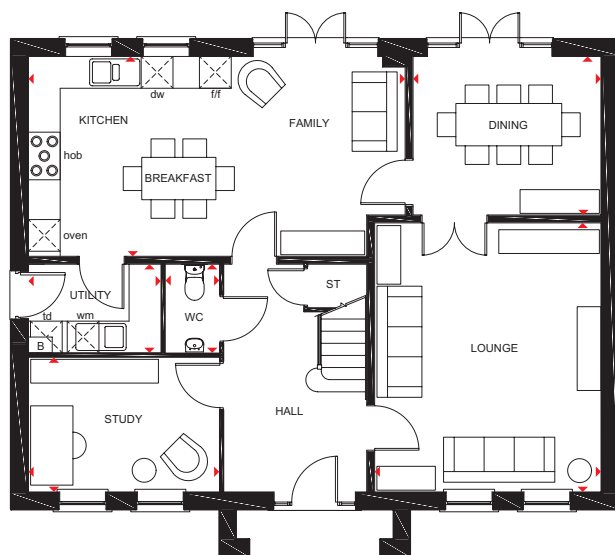
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THE LICHFIELD

FIVE BEDROOM DETACHED HOME

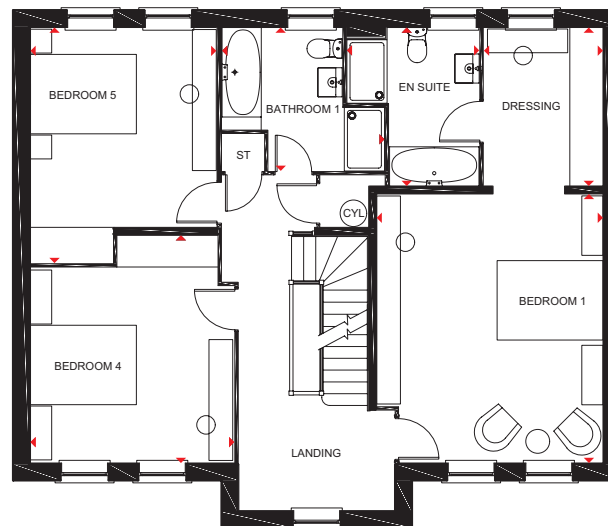
Key

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



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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DAVID WILSON HOMES

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.

YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

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

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



**“We” and “us” refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

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