

Ashridge
Grange

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

Ashridge Grange

Site Plan

- Tudor House 1-2 bedroom apartments
- The Wilford Plus 2 bedroom home
- The Belstead 2 bedroom home
- The Wincham 2 bedroom home
- The Wincham 2 2 bedroom home
- The Easthorpe 2 bedroom home
- The Hadley 3 bedroom home
- The Archford Plus 3 bedroom home
- The Kennett Plus 3 bedroom home
- The Ingleby 4 bedroom home
- The Hurst 4 bedroom home
- The Cornell 4 bedroom home
- The Avondale 4 bedroom home
- The Holden 4 bedroom home
- SO Shared Ownership
- R Affordable Rented
- SR Social Rented
- BS Bin Store
- CS Cycle Store
- GR Granary
- V Visitor Parking Space
- BCP Bin Collection Point
- S/S Substation



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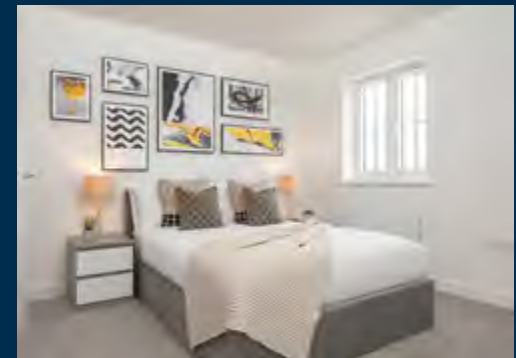
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TUDOR HOUSE - PLOT 29

ONE BEDROOM APARTMENT



Individual plots may vary, please speak to the Sales Adviser



This one bedroom apartment is ideal for first time buyers and offers a bright, open-plan living space with a lounge and kitchen/dining area. This space also features French

doors onto your patio area. Further benefits comprise of a good-sized bedroom, bathroom and ample storage space.



DAVID WILSON HOMES
WHERE QUALITY LIVES

TUDOR HOUSE - PLOT 29

ONE BEDROOM APARTMENT

Key

B Boiler
ST Store
wm Washing machine space

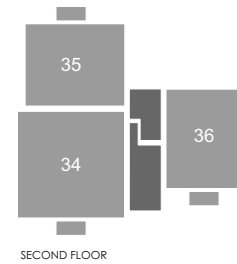
f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

◀ ▶ Dimension location

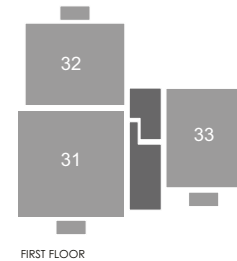


Tudor House - Plot 29

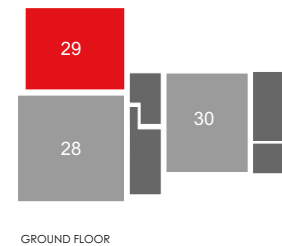
Kitchen/Dining/Lounge 6430 x 3695 mm 21'1" x 12'1"
Bedroom 3454 x 3817 mm 11'3" x 12'6"
Bathroom 1700 x 2058 mm 5'6" x 6'9"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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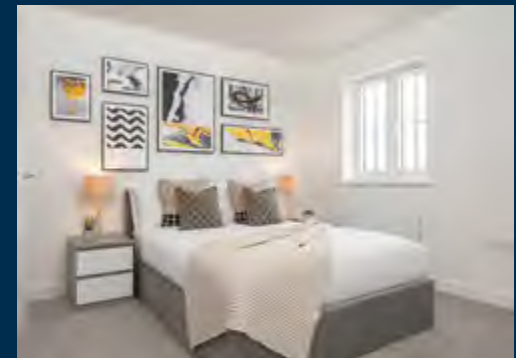


TUDOR HOUSE - PLOT 30

ONE BEDROOM APARTMENT



Individual plots may vary, please speak to the Sales Adviser



This one bedroom apartment is ideal for first time buyers and offers a bright, open-plan living space with a lounge and kitchen/dining area. This space also features French

doors onto your patio area. Further benefits comprise of a good-sized bedroom, bathroom and ample storage space.



DAVID WILSON HOMES
WHERE QUALITY LIVES

TUDOR HOUSE - PLOT 30

ONE BEDROOM APARTMENT

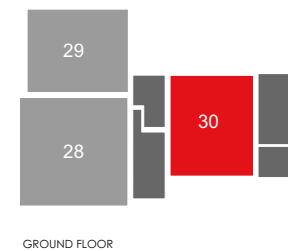
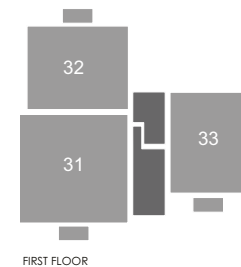
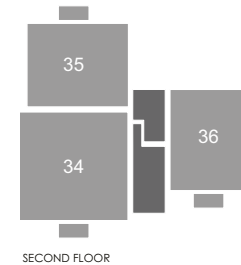
Key

B	Boiler	f/f	Fridge/freezer space	◄	Dimension location
ST	Store	dw	Dishwasher space		
wm	Washing machine space	w	Wardrobe space		



Tudor House - Plot 30

Kitchen/Dining/Lounge	3800 x 6430 mm	12'5" x 21'1"
Bedroom	3712 x 3206 mm	12'2" x 10'6"
Bathroom	1700 x 2145 mm	5'6" x 7'0"



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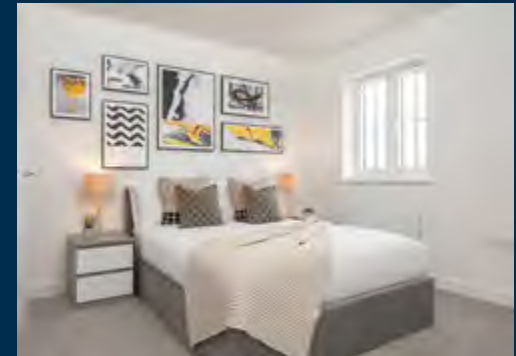


TUDOR HOUSE - PLOT 31

TWO BEDROOM APARTMENT



Individual plots may vary, please speak to the Sales Adviser



This two bedroom apartment is ideal for first time buyers and offers a bright, open-plan living space with a lounge and kitchen/dining area. This space also features French

doors onto your balcony. The main bedroom features an en suite and further benefits include a second double room, a family bathroom and storage space throughout.



DAVID WILSON HOMES
WHERE QUALITY LIVES

TUDOR HOUSE - PLOT 31

TWO BEDROOM APARTMENT

Key

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

◀ ▶ Dimension location



Tudor House - Plot 31

Kitchen/Dining/ Lounge	4036 x 8370 mm	13'2" x 27'5"
Bedroom 1	2750 x 4685 mm	9'0" x 15'4"
En Suite	1663 x 2183 mm	5'5" x 7'1"
Bedroom 2	2727 x 4513 mm	8'11" x 14'9"
Bathroom	1700 x 2475 mm	5'6" x 8'1"

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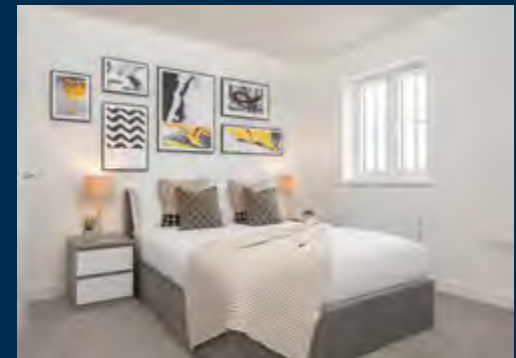


TUDOR HOUSE - PLOT 32

ONE BEDROOM APARTMENT



Individual plots may vary, please speak to the Sales Adviser



This one bedroom apartment is ideal for first time buyers and offers a bright, open-plan living space with a lounge and kitchen/dining area. This space also features French

doors onto your balcony. Further benefits comprise of a good-sized bedroom, bathroom and ample storage space.



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TUDOR HOUSE - PLOT 32

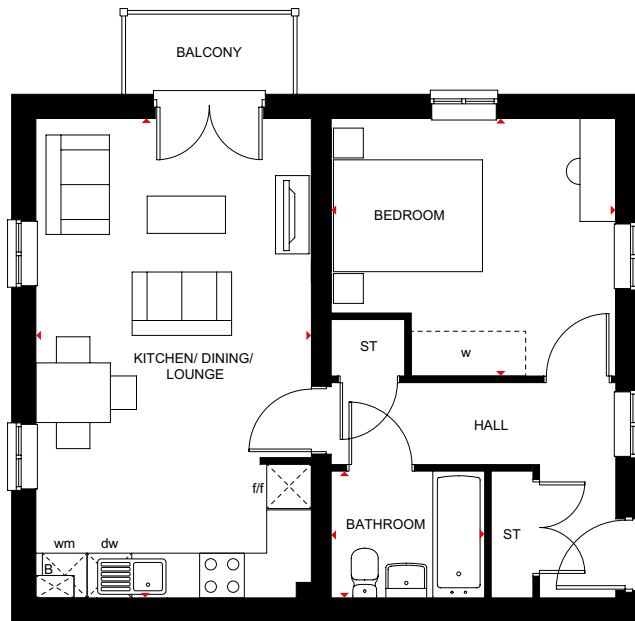
ONE BEDROOM APARTMENT

Key

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

◀ ▶ Dimension location



Tudor House - Plot 32

Kitchen/Dining/Lounge	6430 x 3695 mm	21'1" x 12'1"
Bedroom	3454 x 3995mm	11'3" x 13'1"
Bathroom	1700 x 2058 mm	5'6" x 6'9"

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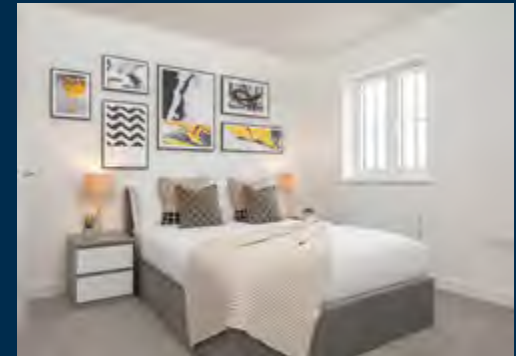


TUDOR HOUSE - PLOT 33

ONE BEDROOM APARTMENT



Individual plots may vary, please speak to the Sales Adviser



This one bedroom apartment is ideal for first time buyers and offers a bright, open-plan living space with a lounge and kitchen/dining area. This space also features French

doors onto your balcony. Further benefits comprise of a good-sized bedroom, bathroom and ample storage space.



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WHERE QUALITY LIVES

TUDOR HOUSE - PLOT 33

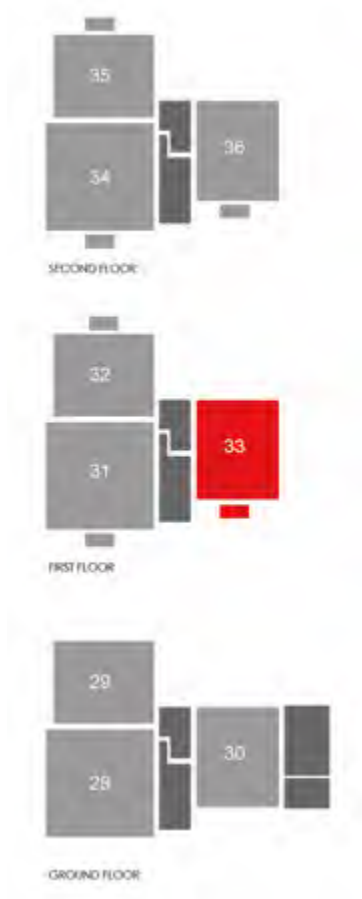
ONE BEDROOM APARTMENT

Key

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



Tudor House - Plot 33		
Kitchen/Dining/Lounge	3800 x 6430 mm	12'5" x 21'1"
Bedroom	3890 x 3206 mm	12'9" x 10'6"
Bathroom	1700 x 2145 mm	5'6" x 7'0"



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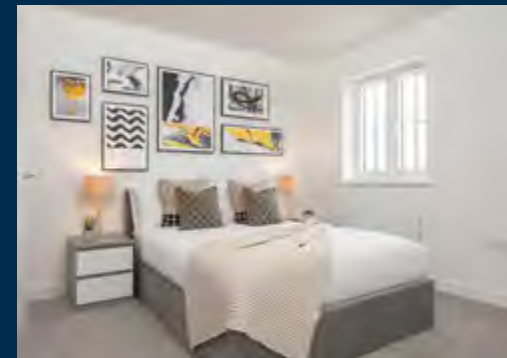


TUDOR HOUSE - PLOT 34

TWO BEDROOM APARTMENT



Individual plots may vary, please speak to the Sales Adviser



This two bedroom apartment is ideal for first time buyers and offers a bright, open-plan living space with a lounge and kitchen/dining area. This space also features French

doors onto your balcony. The main bedroom features an en suite and further benefits include a second double room, a family bathroom and storage space throughout.



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TUDOR HOUSE - PLOT 34

TWO BEDROOM APARTMENT

Key

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



Tudor House - Plot 34		
Kitchen/Dining/Lounge	4036 x 8370 mm	13'2" x 27'5"
Bedroom 1	2750 x 4685 mm	9'0" x 15'4"
En Suite	1663 x 2183 mm	5'5" x 7'1"
Bedroom 2	2727 x 4513 mm	8'11" x 14'9"
Bathroom	1700 x 2475 mm	5'6" x 8'1"

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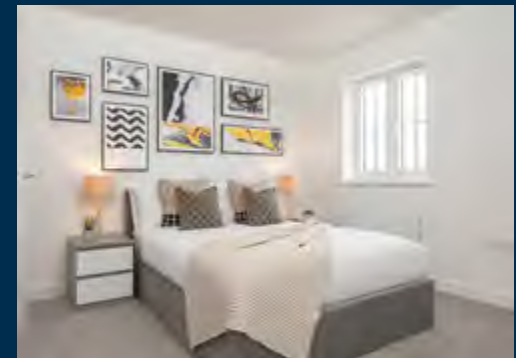


TUDOR HOUSE - PLOT 35

ONE BEDROOM APARTMENT



Individual plots may vary, please speak to the Sales Adviser



This one bedroom apartment is ideal for first time buyers and offers a bright, open-plan living space with a lounge and kitchen/dining area. This space also features French

doors onto your balcony. Further benefits comprise of a good-sized bedroom, bathroom and ample storage space.



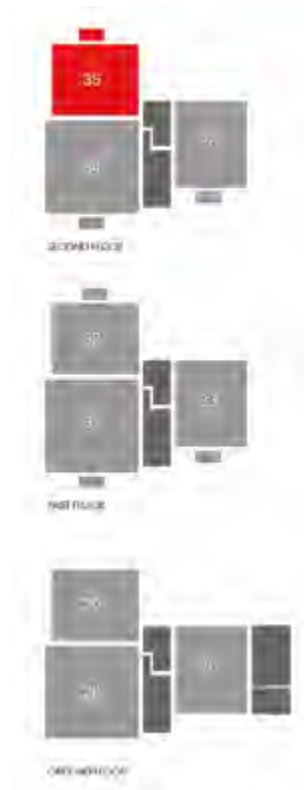
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TUDOR HOUSE - PLOT 35

ONE BEDROOM APARTMENT

Key

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



Tudor House - Plot 35

Kitchen/Dining/Lounge	6430 x 3695 mm	21'1" x 12'1"
Bedroom	3454 x 3995 mm	11'3" x 13'1"
Bathroom	1700 x 2058 mm	5'6" x 6'9"

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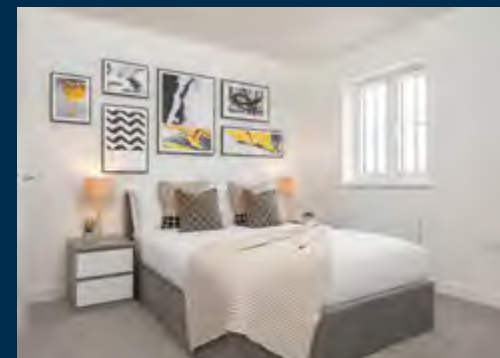


TUDOR HOUSE - PLOT 36

ONE BEDROOM APARTMENT



Individual plots may vary, please speak to the Sales Adviser



This one bedroom apartment is ideal for first time buyers and offers a bright, open-plan living space with a lounge and kitchen/dining area. This space also features French

doors onto your balcony. Further benefits comprise of a good-sized bedroom, bathroom and ample storage space.



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WHERE QUALITY LIVES

TUDOR HOUSE - PLOT 36

ONE BEDROOM APARTMENT

Key

B

Boiler

ST

Store

wm

Washing machine space

f/f

Fridge/freezer space

dw

Dishwasher space

w

Wardrobe space

◀ ▶

Dimension location



Tudor House - Plot 36

Kitchen/Dining/ Lounge	3800 x 6430 mm	12'5" x 21'1"
Bedroom	3890 x 3206 mm	12'9" x 10'6"
Bathroom	1700 x 2145 mm	5'6" x 7'0"



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THE WINCHAM PLOT 27

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An attractive first-floor apartment with a carport below, The Wincham provides flexible space for modern living. The spacious open-plan lounge has a dining area while the separate kitchen has room for a breakfast table.

As well as a good-sized main bedroom, there is a second double bedroom and a bathroom. This would make an ideal first home or one for those wishing to downsize.



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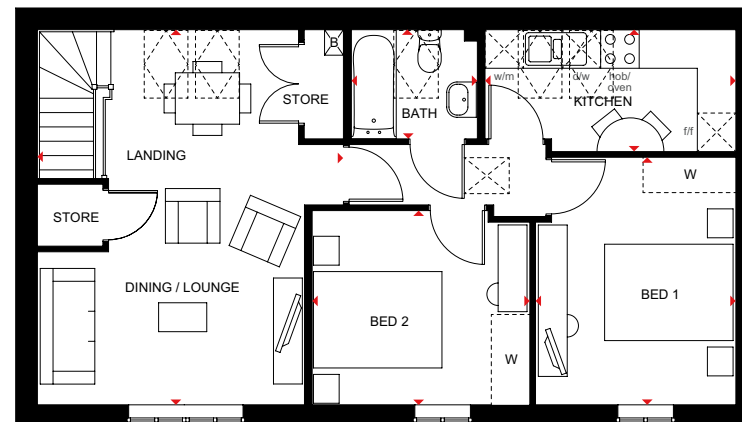
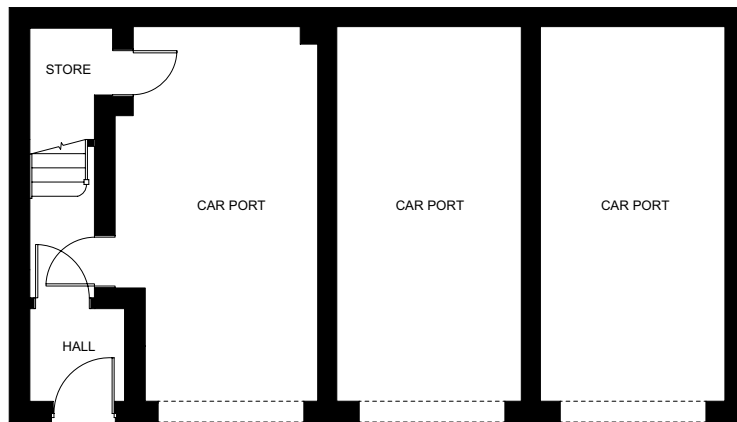
THE WINCHAM PLOT 27

TWO BEDROOM HOME

Key

ST Store
w Wardrobe space
RL Roof light

◀▶ Dimension location



First Floor

Kitchen	1898 x 3709 mm	6'2" x 12'2"
Lounge/Dining	5839 x 4764 mm	19'1" x 15'7"
Bedroom 1	3853 x 3088 mm	12'7" x 10'1"
Bedroom 2	3023 x 3389 mm	9'11" x 11'1"
Bathroom	1700 x 1965 mm	5'6" x 6'5"

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THE WILFORD PLUS

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Light streams into The Wilford Plus through French doors and sash style windows, making this home a bright and pleasant place to live. The stylish fitted kitchen and the flexibility of the spacious,

open-plan lounge with dining area are perfect for modern living. Upstairs are two good-sized double bedrooms, the main with en suite, and a family bathroom.



DAVID WILSON HOMES

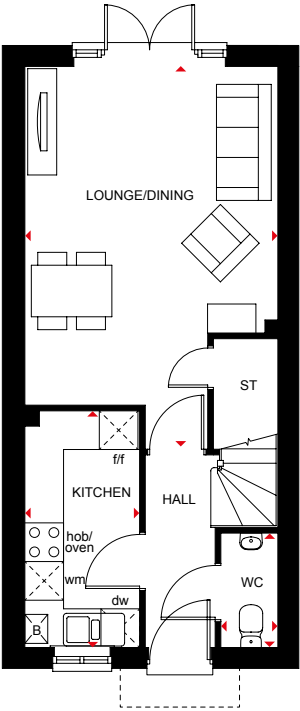
WHERE QUALITY LIVES

THE WILFORD PLUS

TWO BEDROOM HOME

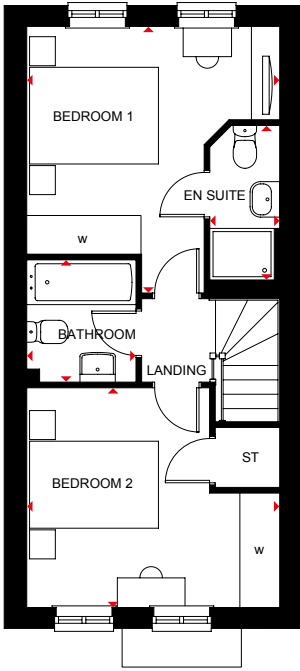
Key

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



Ground Floor

Lounge/Dining	5940 x 3925 mm	19'5" x 12'10"
Kitchen	3672 x 1780 mm	12'0" x 5'10"
WC	1775 x 885 mm	5'9" x 2'10"



First Floor

Bedroom 1	4136 x 3925 mm	13'6" x 12'10"
En Suite	2938 x 1085 mm	9'7" x 3'6"
Bedroom 2	3409 x 3925 mm	11'2" x 12'10"
Bathroom	1897 x 1700 mm	6'2" x 5'6"

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THE BELSTEAD AND EASTHORPE

TWO BEDROOM HOME - PLOT 135 & 136



Individual plots may vary, please speak to the Sales Adviser



Contemporary two bedroom homes, ideal for first time buyers. The interiors have been thoughtfully designed to maximise space. Both offer a quality kitchen with dining area and a lounge that enjoys plenty of natural light thanks to French doors that

open directly onto the rear garden or windows that overlook the garden. Equally benefitting from views of the garden are one each of the bedrooms. The apartments also feature a further double bedroom and a bathroom.



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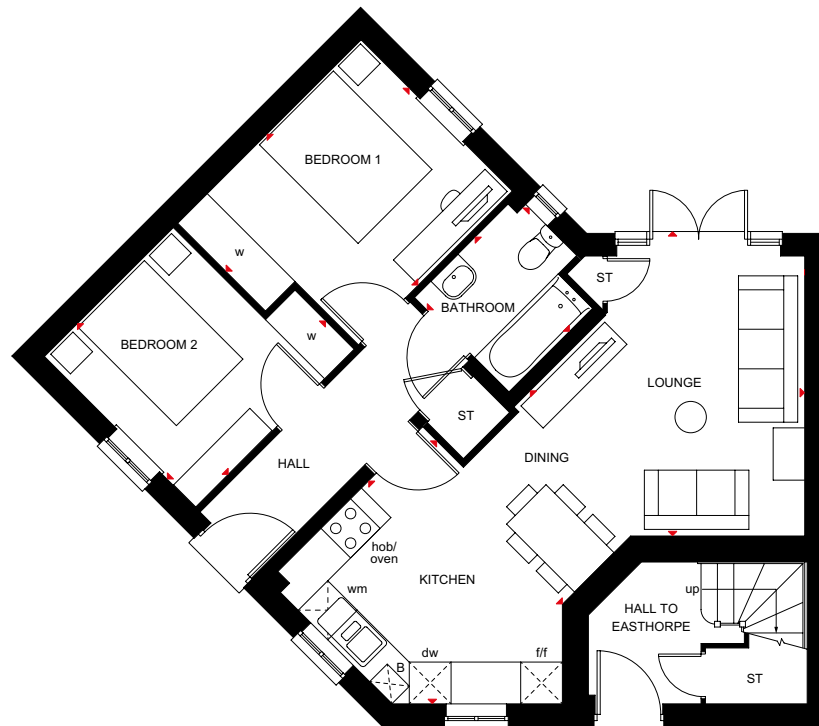
WHERE QUALITY LIVES

THE BELSTEAD AND EASTHORPE

TWO BEDROOM HOME - PLOT 135 & 136

Key

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



Belstead, Plot 135

Kitchen/Dining	4217 x 3211 mm	13'10" x 10'6"
Lounge	4836 x 4608 mm	15'10" x 15'1"
Bedroom 1	3722 x 3069 mm	12'2" x 10'0"
Bedroom 2	3069 x 3216 mm	10'0" x 10'6"
Bathroom	2075 x 1905 mm	6'9" x 6'3"



Easthorpe, Plot 136

Kitchen/Dining	5022 x 2885 mm	16'5" x 9'5"
Lounge	5849 x 5037 mm	19'2" x 16'6"
Bedroom 1	3879 x 3191 mm	12'8" x 10'5"
Bedroom 2	3147 x 3069 mm	10'3" x 10'0"
Bathroom	2087 x 2043 mm	6'10" x 6'8"

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THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The sash-style windows give this three bedroom home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden give the whole room

a bright and airy feeling. The spacious dual-aspect lounge, meanwhile, 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.



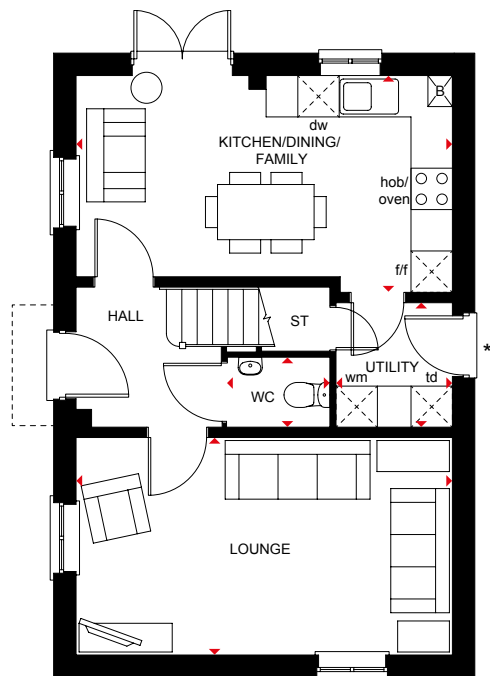
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WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

Key

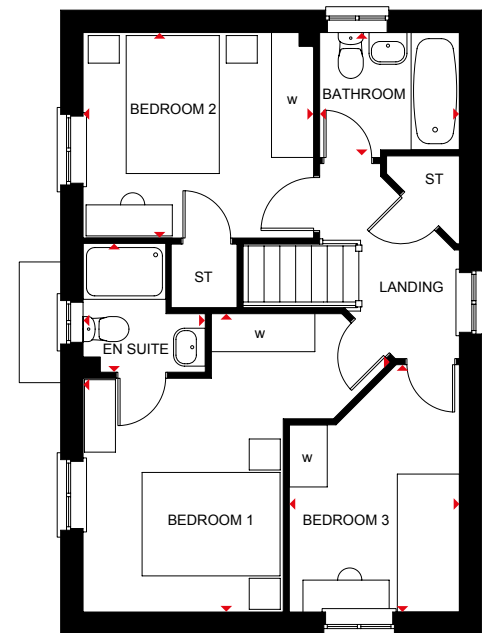
B	Boiler	wm	Washing machine space	w	Wardrobe space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



Ground Floor

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

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



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 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"

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

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THE ARCHFORD PLUS

THREE BEDROOM HOME



Individual plots and elevational treatments may vary, please speak to the Sales Adviser



A bright, three bedroom home, The Archford Plus has a stylish, open-plan kitchen and dining area, with French doors opening onto the rear garden – creating the option for even more living space in good weather. A lobby separates the kitchen

and the spacious lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive family home is completed by a further double bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

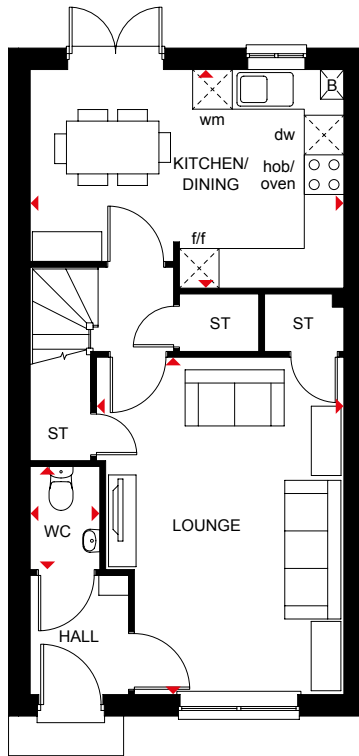
WHERE QUALITY LIVES

THE ARCHFORD PLUS

THREE BEDROOM HOME

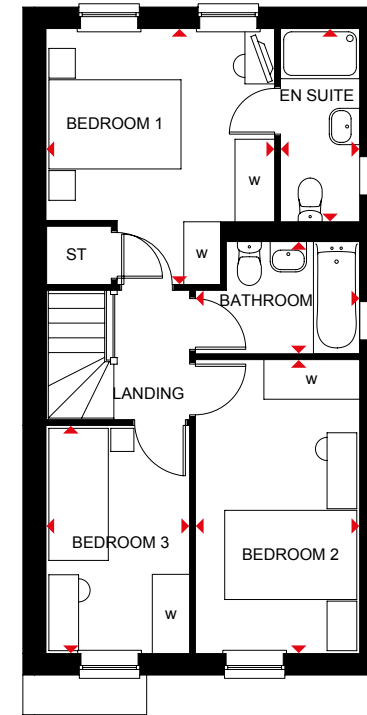
Key

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



Ground Floor

Kitchen/Dining	3311 x 4750 mm	10'10" x 15'7"
Lounge	5109 x 3747 mm	16'9" x 12'3"
WC	1562 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3876 x 3463 mm	12'8" x 11'4"
En Suite	2927 x 1200 mm	9'7" x 3'11"
Bedroom 2	4452 x 2487 mm	14'7" x 8'1"
Bedroom 3	3452 x 2175 mm	11'3" x 7'1"
Bathroom	1910 x 2020 mm	6'3" x 6'7"

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BDW003018/APR23

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 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 main bedroom with en suite.



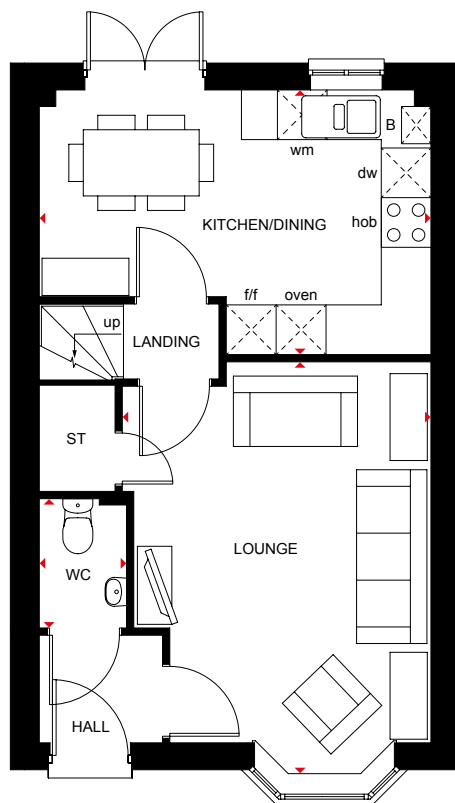
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

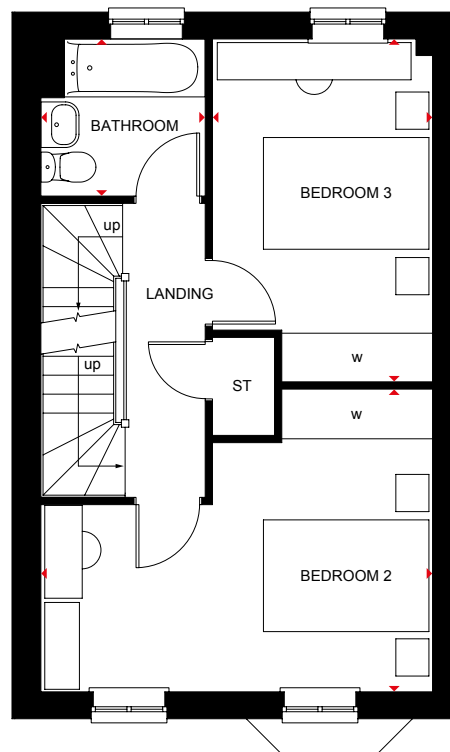
Key

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



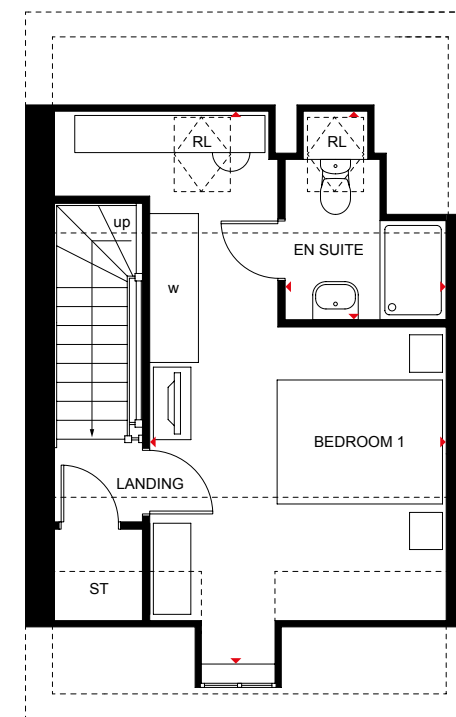
Ground Floor

Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
Lounge	4976 x 3729 mm	16'3" x 12'2"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 2	3631 x 4733 mm	11'10" x 15'6"
Bedroom 3	4138 x 2660 mm	13'6" x 8'8"
Bathroom	1898 x 1986 mm	6'2" x 6'6"



Second Floor

Bedroom 1	6670* x 3580* mm	21'10"* x 11'8"*
En Suite	1495* x 2520 mm	4'10"* x 8'3"

*Overall floor dimension includes lower ceiling areas

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BDW003018/APR23



THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside the large, open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner

of the kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom.



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WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Dining/Family	5365 x 4305 mm	17'7" x 14'1"
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"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'1" x 5'6"

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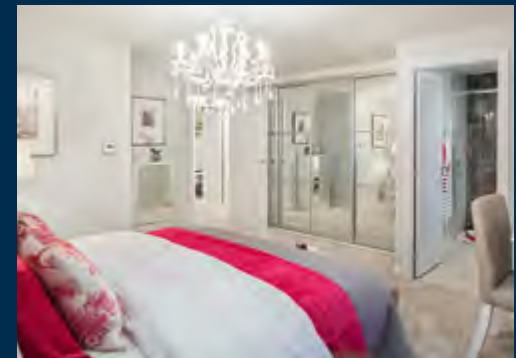
BDW003018/APR23

THE HURST

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Hurst is an elegant-looking home that is generous and flexible enough for modern family living. Inside, a spacious, bay-fronted lounge provides room for all the family to relax in, while the large open-plan kitchen with discreet utility space

has dining and family areas that lead to the rear garden. Upstairs are four double bedrooms - the main bedroom with en suite and the family bathroom. This home also comes with a drive-through.



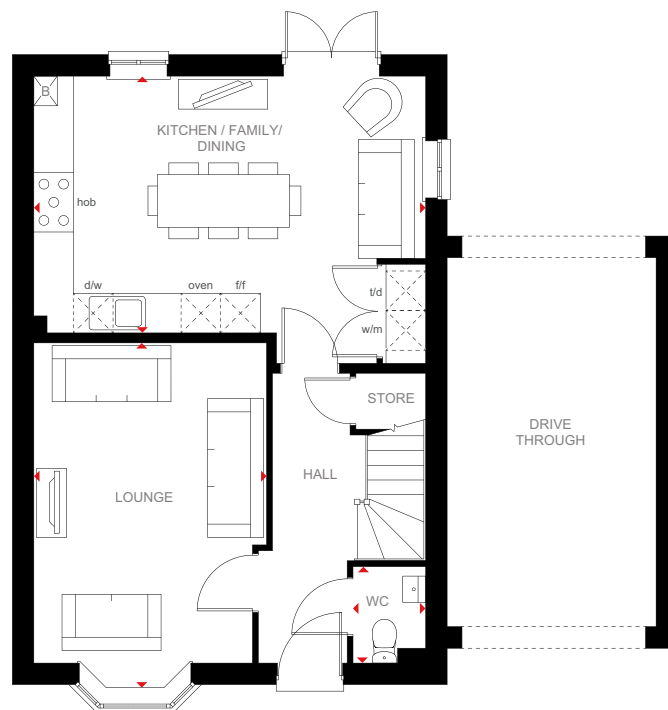
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HURST

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	5272 x 3526 mm	17'3" x 11'6"
Kitchen/Family/Dining	3890 x 5934 mm	12'9" x 19'5"
WC	1462 x 1101 mm	4'9" x 3'7"



First Floor

Bedroom 1	4376 x 4850 mm	14'4" x 15'10"
En Suite	1462 x 2219 mm	4'9" x 7'3"
Bedroom 2	5592 x 3115 mm	18'4" x 10'2"
Bedroom 3	3126 x 3000 mm	10'3" x 9'10"
Bedroom 4	3126 x 2858 mm	10'3" x 9'4"
Bathroom	2182 x 1925 mm	7'1" x 6'3"

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THE CORNELL

FOUR BEDROOM DETACHED HOME



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. An elegant 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 bedroom with en suite, a single bedroom and a family bathroom.



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WHERE QUALITY LIVES

THE CORNELL

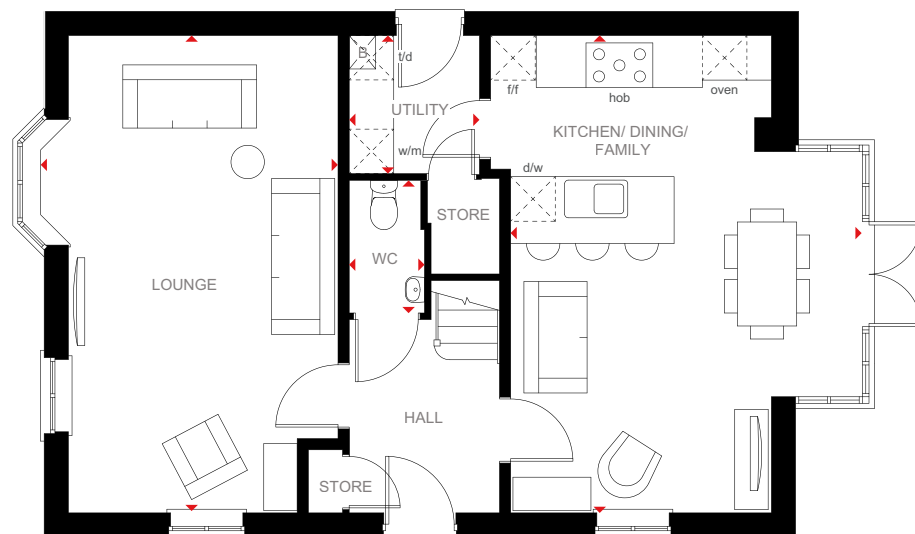
FOUR BEDROOM DETACHED HOME

Key

B Boiler
ST Store
f/f fridge/freezer space

w/m Washing machine space
dw Dishwasher space
td Tumble dryer space

w Wardrobe space
◀▶ Dimension location



Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Family/	6427 x 5005 mm	21'1" x 16'5"
Dining		
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'3"



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	12'0" x 12'3"
Bedroom 3	3756 x 2661 mm	12'3" x 8'8"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'1"

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BDW003018/APR23



THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, 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 main bedroom with en suite, and a family bathroom with a bath and separate shower.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Breakfast/	6600 x 4418 mm	21'7" x 14'5"
Dining		
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	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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BDW003018/APR23



THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden has 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 four double bedrooms, the main bedroom with en suite, and a family bathroom with both bath and shower.



DAVID WILSON HOMES

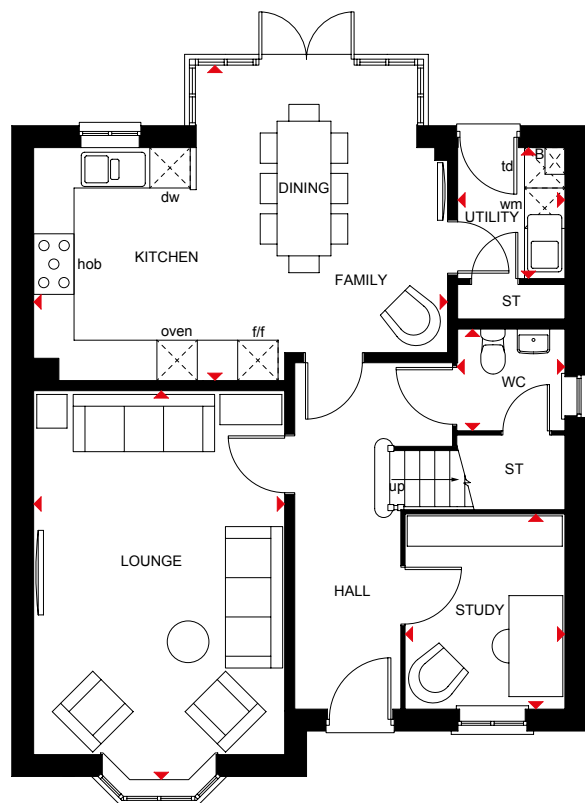
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

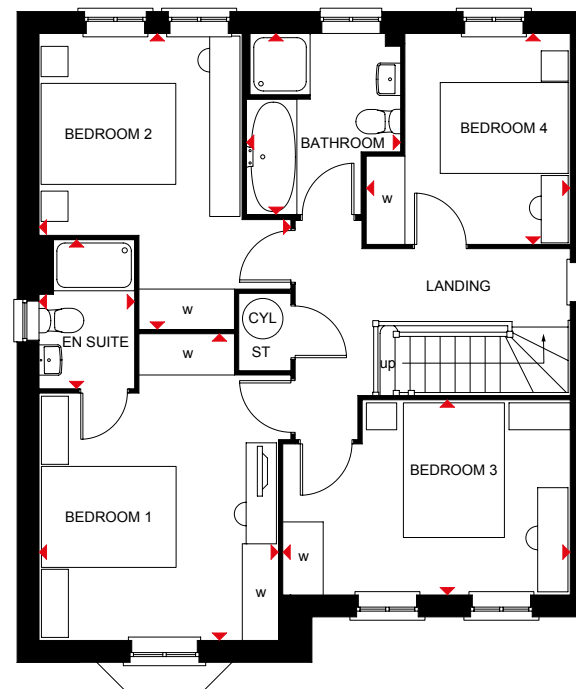
Key

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



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'2"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'5" x 7'8"
Utility	2545 x 1593 mm	8'4" x 5'2"
WC	1498 x 1593 mm	4'10" x 5'2"



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"

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BDW003018/APR23



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 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
- 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 every year since 2010. “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 2022 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. **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.

BDW003018/APR23

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.

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