



CRINGLEFORD  
HEIGHTS

NORFOLK

# 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

# CRINGLEFORD HEIGHTS

---

A LOCATION LIKE NO OTHER

---



Settling down at Cringleford Heights means you can enjoy a traditional village location with a welcoming atmosphere. Six-time winner of the Norfolk Village of the Year competition, Cringleford is home to a wide range of amenities to keep you well connected in a semi-rural setting.

The growing community showcases a distinctive charm and ensures a range of essential and recreational facilities are close by, including a doctor's surgery, supermarkets, a veterinary clinic, two pubs and the Willow Centre – a social hub hosting an array of classes in the heart of the village at Round House Park. Our collection of high-quality properties is set to provide the chance to call this sought-after location home.

An established neighbourhood awaits and there are plenty of opportunities for commuting to towns and cities further afield, as Cringleford sits just three miles southwest of the thriving city of Norwich. What's more, the A11, A47 and A140 are in close proximity, which brings the University of East Anglia, Norwich University Hospital and Norwich Research Park within comfortable reach.

Parents can rest assured knowing the Ofsted-rated 'Outstanding' Cringleford CE VA Primary School is on the doorstep, while Marston Marshes and Eaton Park are close to home for perfect family outings.

A SENSE OF PEACE,  
**QUALITY**  
— AND SPACE —



Meeting modern demands, the versatile designs of our properties at Cringleford Heights will help you find a home to perfectly suit your every need. Quality and flexibility are top priorities and open-plan layouts present the opportunity for you to personalise your home to your own unique tastes.

Whether it's for home working or entertaining guests, the adaptability of our properties with spare bedrooms and

dedicated studies ensures all of your new-found priorities are accommodated. Meanwhile, the right balance between comfortable family living and private space is achieved through touches such as an en suite bathroom to the main bedroom.

Our goal is to provide you with a home that fills you with pride from the moment you open the front door. Welcoming hallways lead to bright and airy living areas, each of which are tailored to meet the desire

for convenience, warmth and relaxation. The living rooms, kitchens and dining areas make up the heart of a traditional family home, while French doors leading to a rear garden invite natural light and make the summer months even more enjoyable.

Our properties are crafted with quality and energy efficiency in mind, helping you to achieve contemporary living in a new home.

- 
- Cringleford Meadows Development
- Cringleford Prep Primary School
- Sales Area
- David Wilson Homes Current Phase
- Barratt Homes Development
- Other Developer
- Woolhouse Way
- Wheldale Way
- Upcott Drive
- Markham Mews
- POS
- Potential Future Development

- 

- 

- 

- 



- 

- 

- 

- 

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

# THE KENNETT

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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



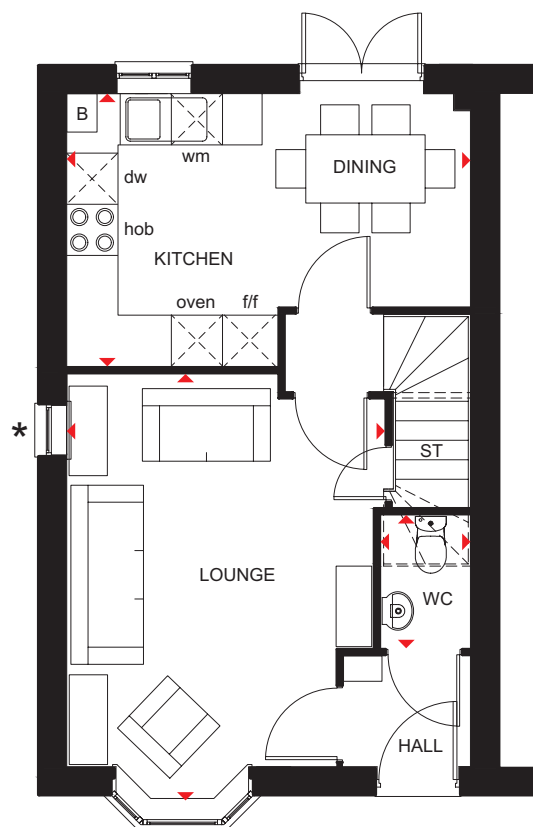
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM END-TERRACED HOME

## Key

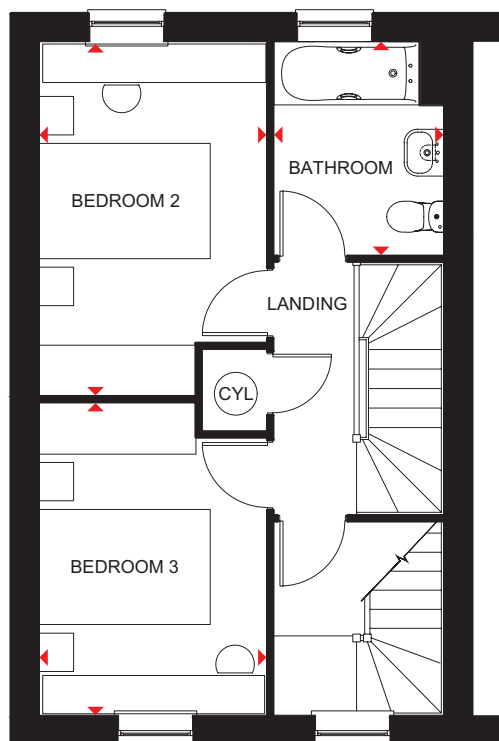
B	Boiler	wm	Washing machine space	RL	Rooflight
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	◄►	Dimension location		



### Ground Floor

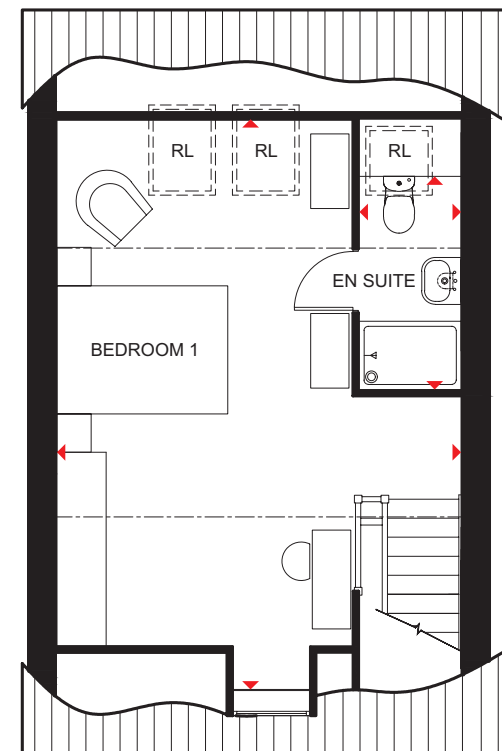
Lounge	4994 x 3727 mm	16'4" x 12'2"
Kitchen/Dining	4726 x 3195 mm	15'5" x 10'5"
WC	1562 x 1038 mm	5'1" x 3'4"

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



### First Floor

Bedroom 2	4141 x 2657 mm	13'6" x 8'7"
Bedroom 3	3656 x 2658 mm	11'10" x 8'7"
Bathroom	2496 x 1986 mm	8'2" x 6'5"



### Second Floor

Bedroom 1	6681 x 4731* mm	21'10" x 15'5"*
En suite	2496* x 1190 mm	8'2" x 3'9"

\* Overall floor dimensions include lowered ceiling areas

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

# THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Fairway demonstrates a clever use of design on a corner plot to create an attractive semi-detached family home. Both the large open-plan kitchen/dining room, and the generous lounge are bright and airy spaces thanks to French doors leading from

both rooms to the rear garden. Upstairs, a galleried landing leads to two double bedrooms – the principal bedroom with en suite – a single bedroom and the family bathroom.



DAVID WILSON HOMES

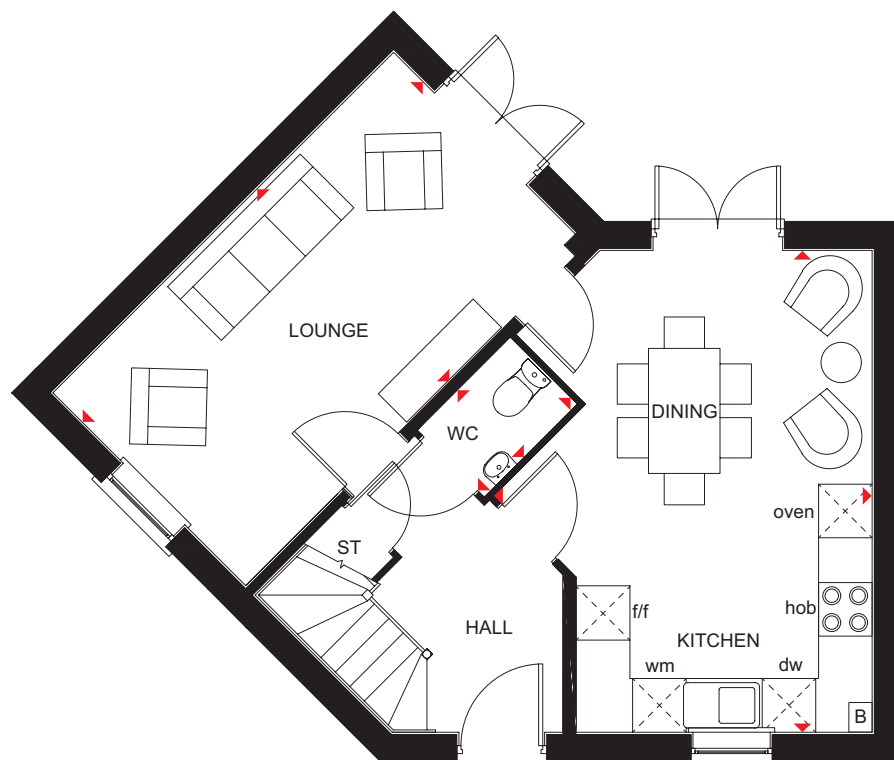
WHERE QUALITY LIVES

# THE FAIRWAY

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	5390 x 3050 mm	17'7" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'7" x 13'8"
WC	1448 x 1025 mm	4'8" x 3'4"



### First Floor

Bedroom 1	3601 x 3111 mm	11'8" x 10'2"
En suite	2161 x 1650 mm	7'1" x 5'4"
Bedroom 2	3165 x 3406 mm	10'4" x 11'2"
Bedroom 3	3542 x 2136 mm	11'6" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'6"

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

# THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached 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 principle bedroom with ensuite, a single bedroom and a family bathroom.



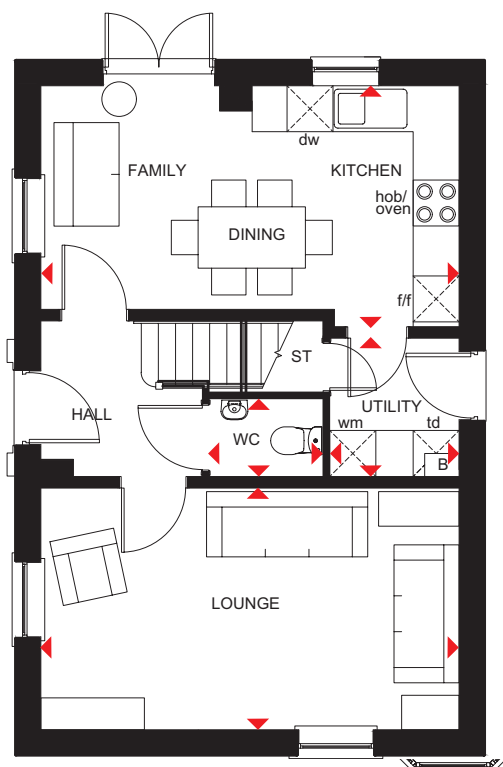
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM DETACHED HOME

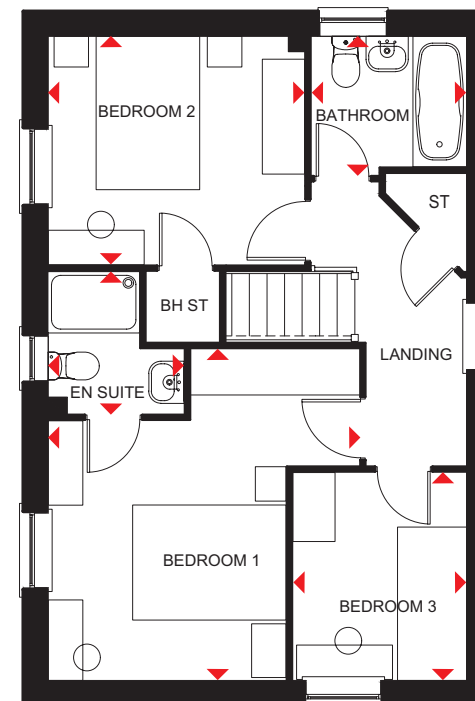
## Key

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



### Ground Floor

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



### 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	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"

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

# THE LAYTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Layton's intelligent use of space and light make for a beautiful family home. Large French doors in the triple-aspect lounge lead to the rear garden, as do those from the bright, walk-in glazed bay in the kitchen/breakfast area. A separate

dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four double bedrooms, the expansive principal bedroom with en suite. The fitted family bathroom includes a separate shower.



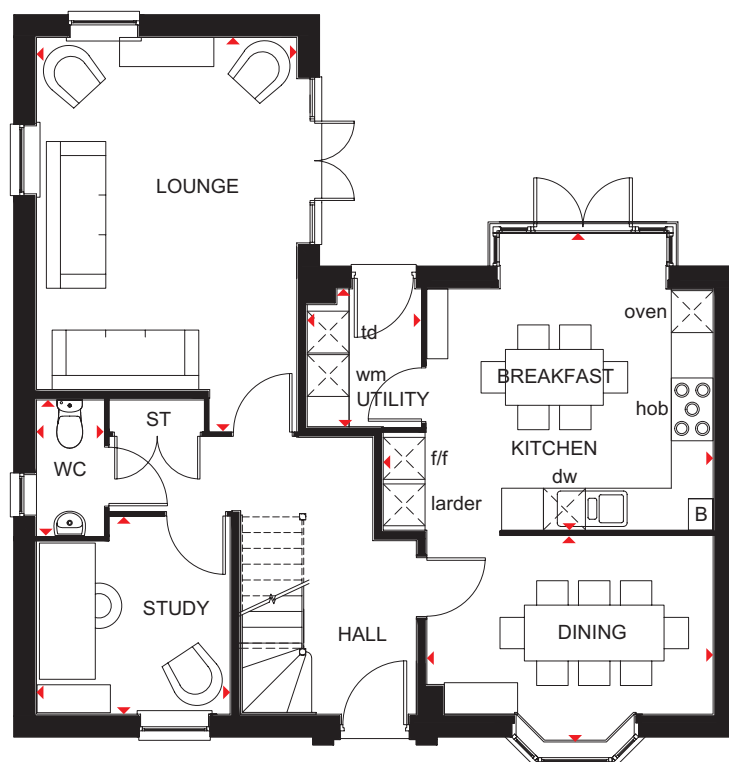
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE LAYTON

FOUR BEDROOM HOME

## Key

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



### Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Utility	1975 x 1624 mm	6'5" x 5'3"
Kitchen/Breakfast	4255 x 4725 mm	13'10" x 15'5"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
WC	1942 x 961 mm	6'4" x 3'2"



### First Floor

Bedroom 1	5321 x 3727 mm	17'5" x 12'2"
En suite	1715 x 2085 mm	5'6" x 6'8"
Bedroom 2	4443 x 2833 mm	14'6" x 9'3"
Bedroom 3	3500 x 3285 mm	11'5" x 10'8"
Bedroom 4	4070 x 2716 mm	13'5" x 8'9"
Bathroom	2869 x 2010 mm	9'4" x 6'6"

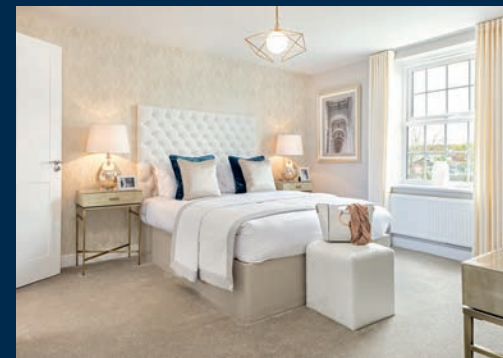
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house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

# THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for 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 principle bedroom with en suite, and a family bathroom with shower.



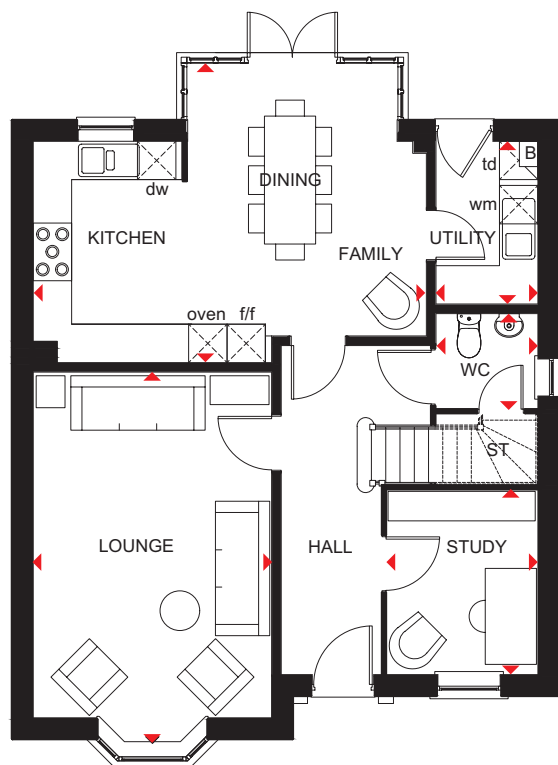
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

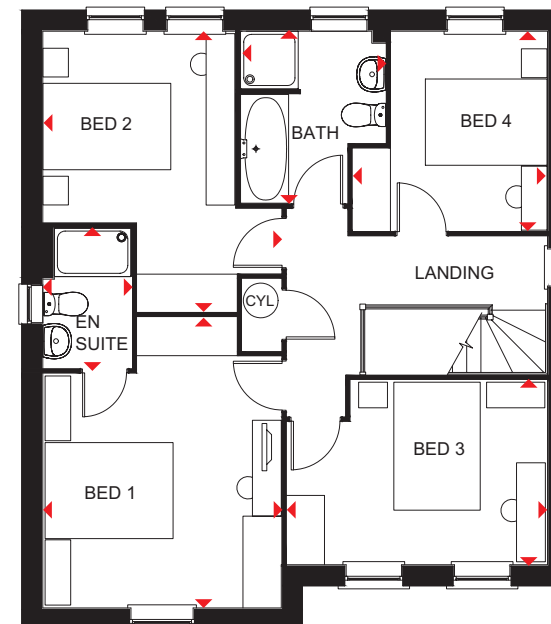
## Key

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	5797 x 3723 mm	19'0" x 12'2"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'5" x 7'7"
Utility	2545 x 1588 mm	8'3" x 5'2"
WC	1498 x 1588 mm	4'9" x 5'2"



### First Floor

Bedroom 1	4538 x 3728 mm	14'9" x 12'2"
En suite	2190 x 1471 mm	7'2" x 4'8"
Bedroom 2	4379 x 3728 mm	14'4" x 12'2"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'2" x 9'10"
Bathroom	2673 x 2249 mm	8'8" x 7'4"

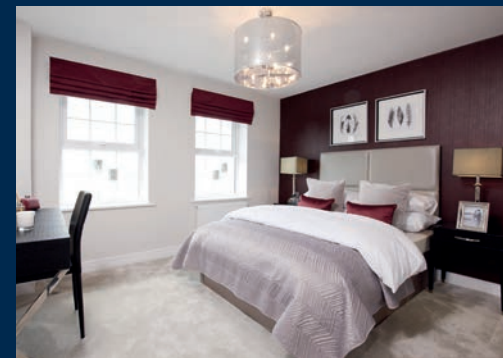
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house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

# THE CHELWORTH

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Chelworth has a traditional look that disguises the modern design of 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 principle bedroom with full en suite, and a family bathroom complete with separate shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE CHELWORTH

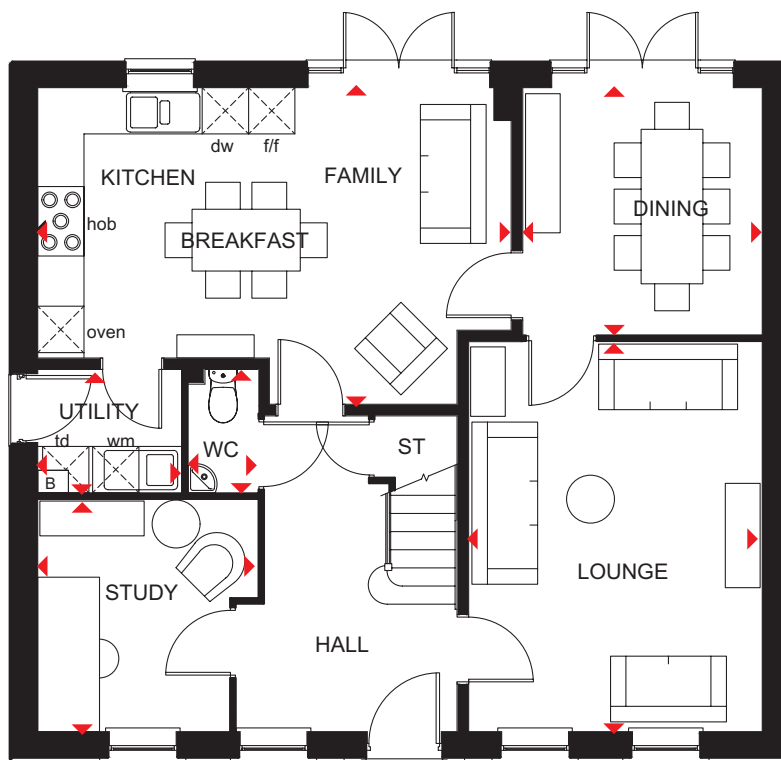
FOUR BEDROOM DETACHED HOME

## Key

B Boiler  
ST Store  
CYL Cylinder

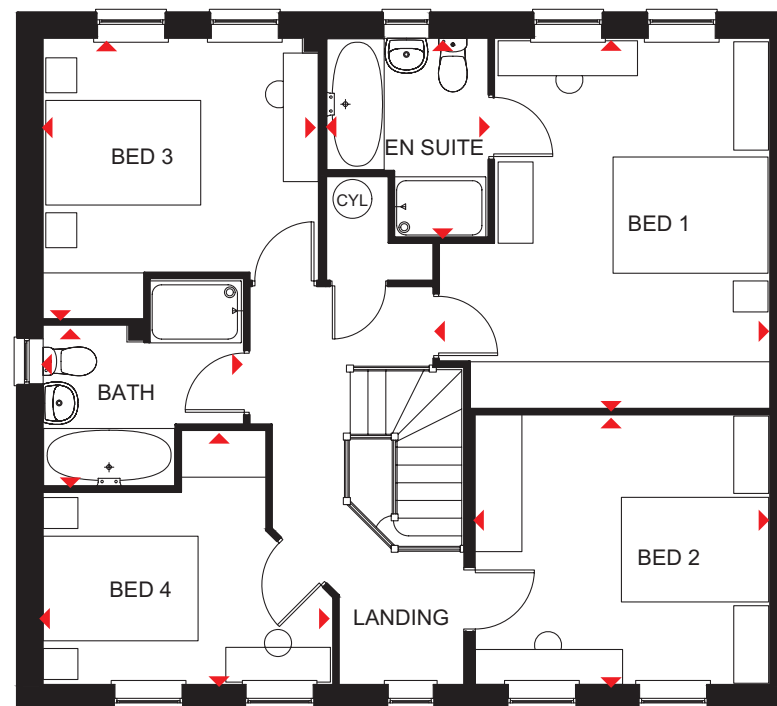
f/f Fridge/freezer space  
wm Washing machine space  
dw Dishwasher space

td Tumble dryer space  
◀▶ Dimension location



### Ground Floor

Lounge	5050 x 3800 mm	16'6" x 12'5"
Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'5" x 10'2"
Study	2930 x 2850 mm	9'6" x 9'4"
Utility	1861 x 1659 mm	6'1" x 5'4"
WC	1659 x 900 mm	5'4" x 2'10"



### First Floor

Bedroom 1	4277 x 4261 mm	14'0" x 13'10"
En suite	2077 x 2561 mm	6'8" x 8'4"
Bedroom 2	3476 x 3800 mm	11'4" x 12'5"
Bedroom 3	3552 x 3616 mm	11'7" x 11'9"
Bedroom 4	3736 x 3275 mm	12'3" x 10'7"
Bathroom	2597 x 2071 mm	8'5" x 6'8"

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

# THE DRUMMOND

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A generously sized family home with an intelligent use of space, The Drummond is bright and airy. The large open-plan kitchen provides dining space and a family area and has an elegant, full-glazed walk-in bay with French doors leading to the garden. The

spacious bay-fronted lounge, where all the family can relax, the separate utility room and the integral garage complete the ground floor. Upstairs are four double bedrooms, the spacious principle bedroom with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

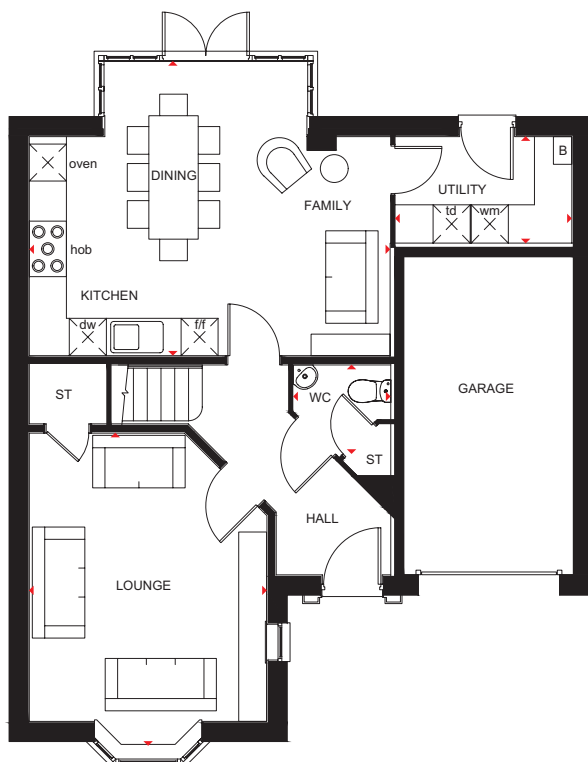
WHERE QUALITY LIVES

# THE DRUMMOND

FOUR BEDROOM DETACHED HOME

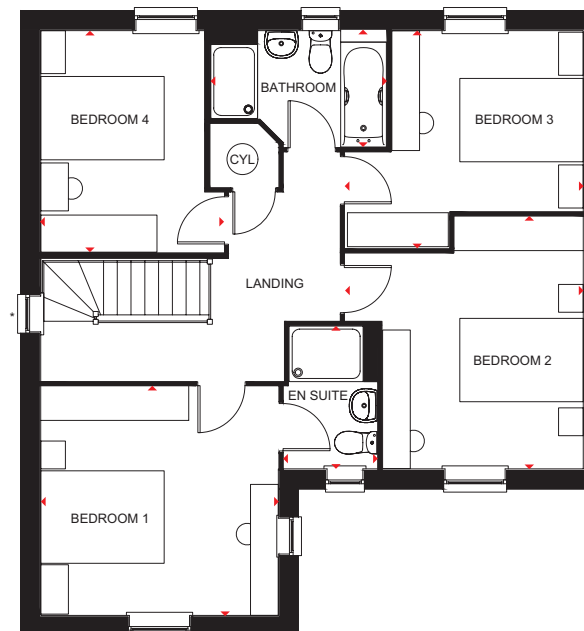
## Key

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	5088 x 3845 mm	16'7" x 12'6"
Kitchen/Family/Breakfast	5845 x 4811 mm	19'2" x 15'8"
Utility	2856 x 1720 mm	9'4" x 5'6"
WC	1565 x 1485 mm	5'1" x 4'9"



### First Floor

Bedroom 1	3850 x 3707 mm	12'6" x 12'2"
En suite	2311 x 1511 mm	7'6" x 4'10"
Bedroom 2	4084 x 3844 mm	13'4" x 12'6"
Bedroom 3	3844 x 3521 mm	12'6" x 11'6"
Bedroom 4/Study	3584 x 2948 mm	11'8" x 9'7"
Bathroom	2846 x 1887 mm	9'3" x 6'2"

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

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

# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Hollinwood a delightful, traditional look, while inside it is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and

family space. The kitchen also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are three double bedrooms, the principle bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

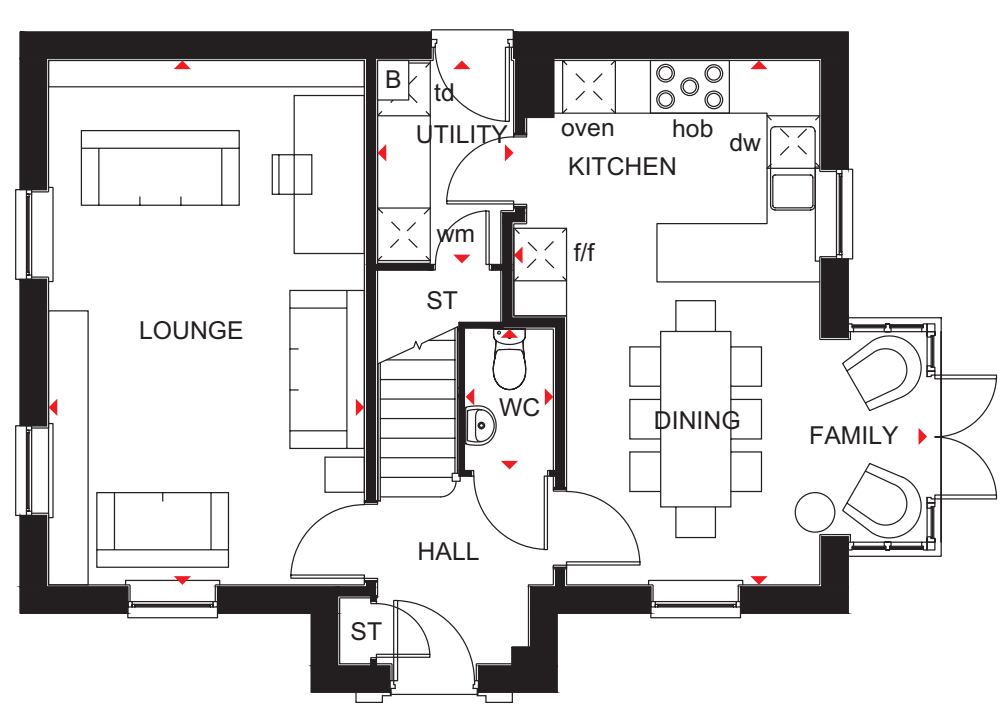
WHERE QUALITY LIVES

# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

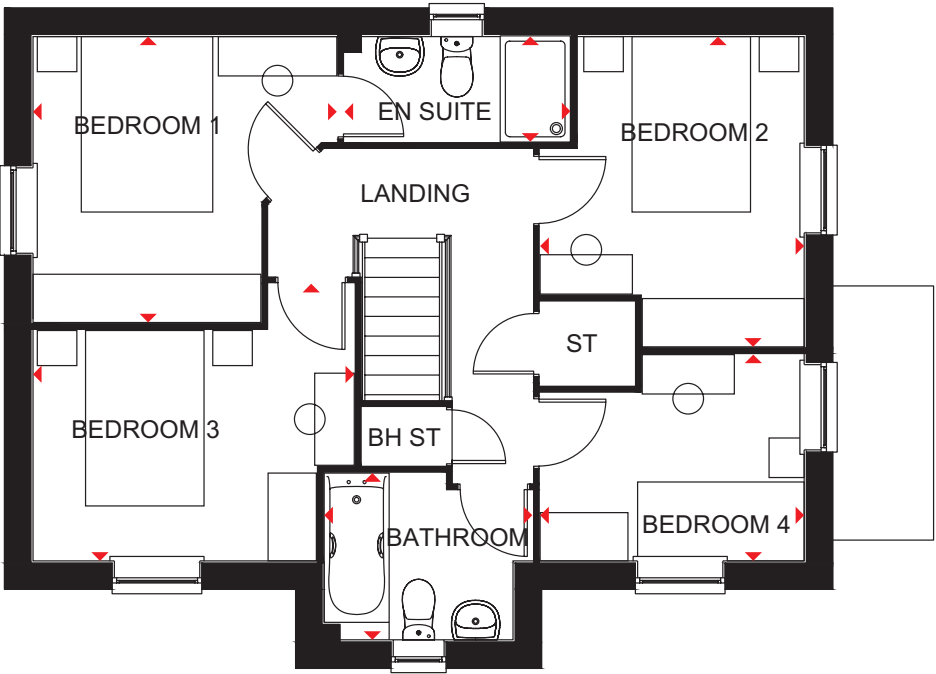
## Key

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



### Ground Floor

Lounge	3595 x 5973 mm	11'8" x 19'6"
Kitchen/Dining	5973 x 4706 mm	19'6" x 15'4"
Utility	1550 x 2312 mm	5'1" x 7'6"
WC	1014 x 1600 mm	3'3" x 5'2"



### First Floor

Bedroom 1	3457 x 3260 mm	11'3" x 10'7"
En suite	2574 x 1200 mm	8'4" x 3'9"
Bedroom 2	3005 x 3150 mm	9'9" x 10'3"
Bedroom 3	3661 x 3154 mm	12'0" x 10'3"
Bedroom 4	3005 x 2739 mm	9'9" x 8'10"
Bathroom	2373 x 1900 mm	7'8" x 6'2"

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



# THE HERTFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Designed over three floors, The Hertford is a spacious family home. A large open-plan dining area and kitchen – with separate utility – and a beautiful glazed walk-in bay with French doors leading to the garden, provide an abundance of flexible living space. Attractive bay windows in the dining area and the

dual-aspect lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious principal bedroom with en suite and dressing area, and the family bathroom are on the first floor. Upstairs are a further double bedroom, a single bedroom and a shower room.



DAVID WILSON HOMES

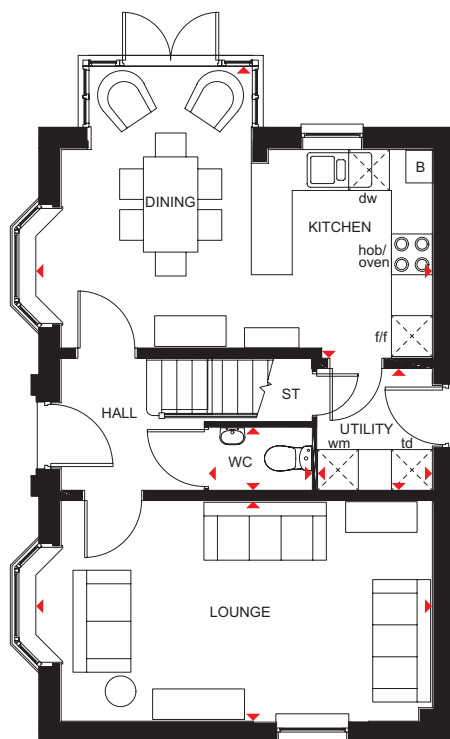
WHERE QUALITY LIVES

# THE HERTFORD

## FOUR BEDROOM HOME

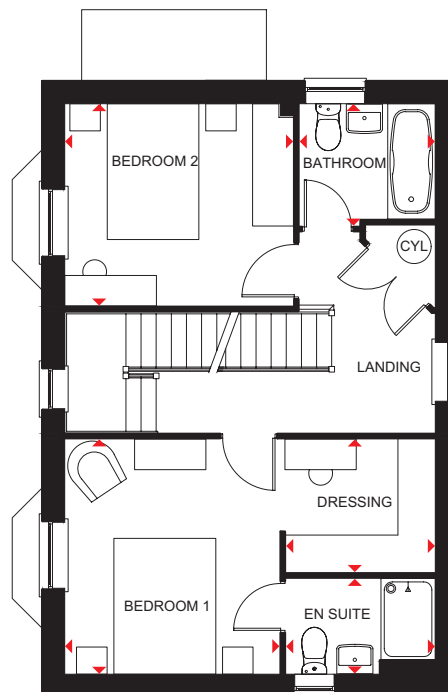
### Key

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	Roof light		



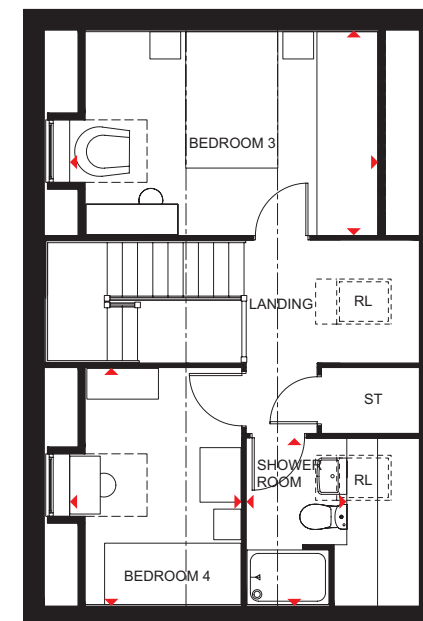
#### Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'4"
Kitchen/Dining	5847 x 4177 mm	19'2" x 13'7"
Utility	1850 x 1687 mm	6'1" x 5'5"
WC	1500 x 1014 mm	4'9" x 3'3"



#### First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'2" x 4'6"
Dressing room	2201 x 1964 mm	7'2" x 6'4"
Bedroom 2	3362 x 2979 mm	11'0" x 9'8"
Bathroom	2000 x 1858 mm	6'6" x 6'1"



#### Second Floor

Bedroom 3	4534* x 2979 mm	14'9" x 9'8"
Bedroom 4	3463 x 2529* mm	11'4" x 8'3"*
Shower	2433 x 1646* mm	7'10" x 5'4"*

\* Overall floor dimensions include lowered ceiling areas

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

# THE WINSTONE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone is a truly magnificent detached family home. The elegant central 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, the beautiful principle bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.



DAVID WILSON HOMES

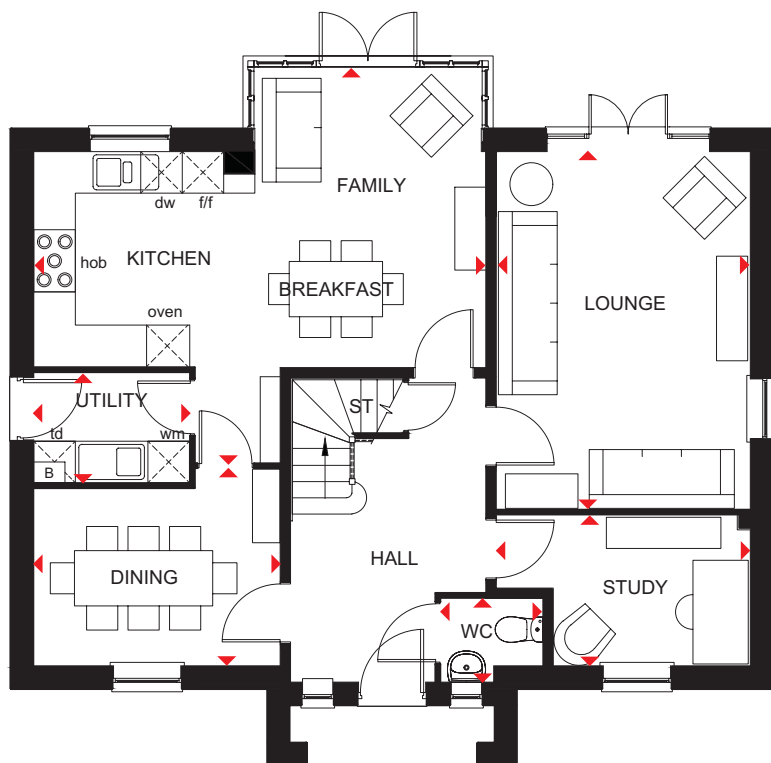
WHERE QUALITY LIVES

# THE WINSTONE

FOUR BEDROOM HOME

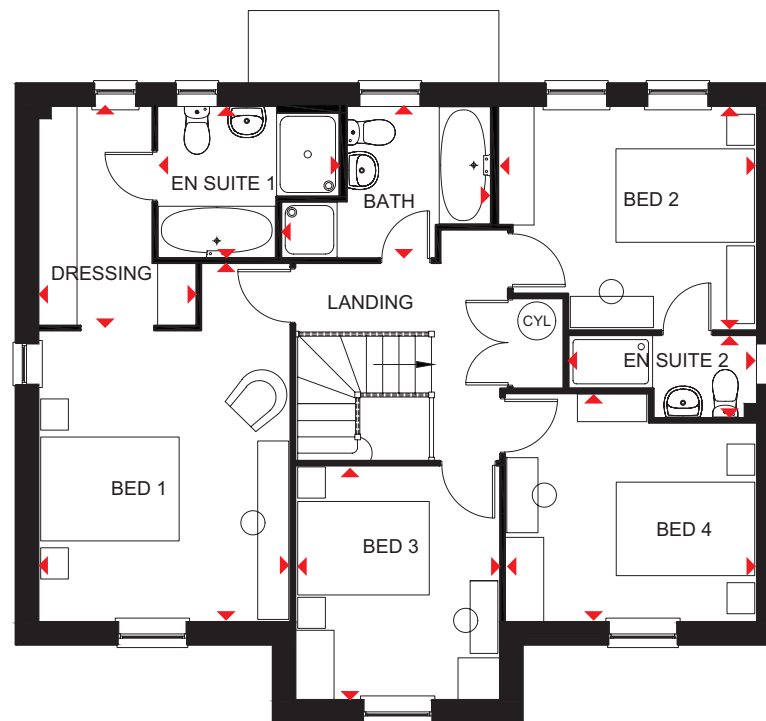
## Key

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	5171 x 3665 mm	16'10" x 12'0"
Kitchen/family/breakfast	6535 x 5758 mm	21'4" x 18'9"
Dining	3550 x 2846 mm	11'6" x 9'3"
Study	3670 x 2175 mm	12'0" x 7'1"
Utility	2250 x 1591 mm	7'4" x 5'22"
WC	1470 x 1210 mm	4'8" x 3'10"



### First Floor

Bedroom 1	5164 x 3624 mm	16'9" x 11'9"
Dressing	3123 x 2265 mm	10'2" x 7'4"
En suite 1	2615 x 2182 mm	8'6" x 7'2"
Bedroom 2	3722 x 3218 mm	12'2" x 10'6"
En suite 2	2710 x 1178 mm	8'9" x 3'9"
Bedroom 3	3363 x 2940 mm	11'0" x 9'6"
Bedroom 4	3623 x 3283 mm	11'9" x 10'8"
Bathroom	3014 x 2182 mm	9'9" x 7'2"

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

# THE SHENTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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



DAVID WILSON HOMES

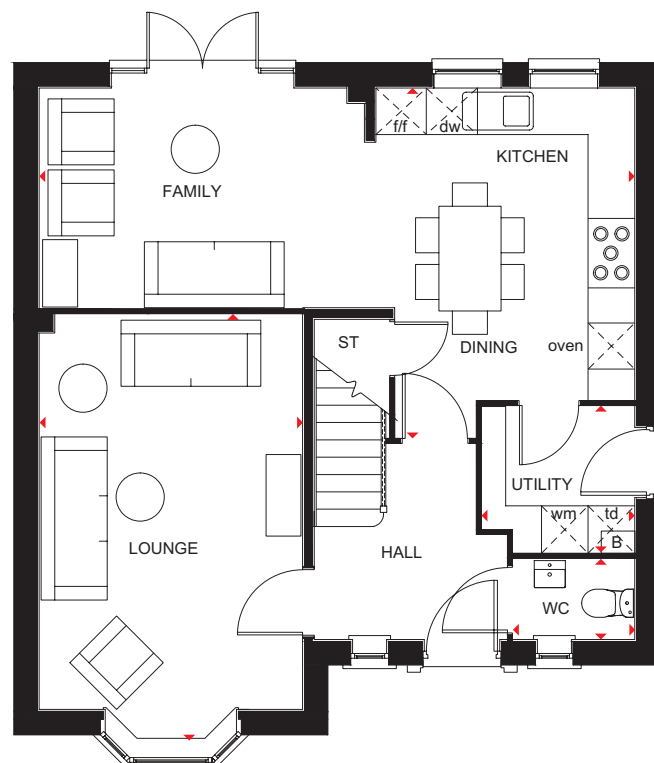
WHERE QUALITY LIVES

# THE SHENTON

FOUR BEDROOM HOME

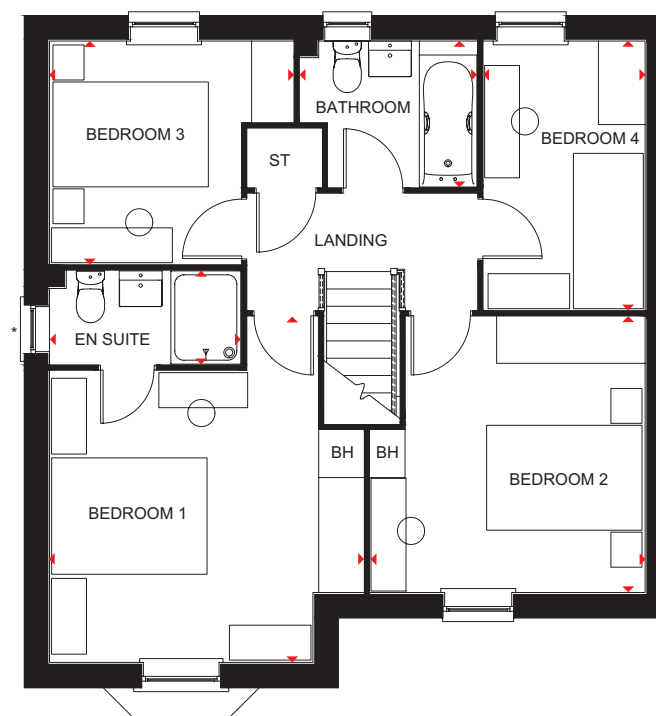
## Key

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



### Ground Floor

Lounge	5473 x 3385 mm	17'10" x 11'1"
Kitchen/family/breakfast	7650 x 4499 mm	25'1" x 14'8"
Utility	1961 x 1878 mm	6'4" x 6'2"
WC	1561 x 1033 mm	5'1" x 3'4"



### First Floor

Bedroom 1	4446 x 4040 mm	14'6" x 13'3"
Bedroom 2	3543 x 3536 mm	11'6" x 11'6"
Bedroom 3	3137 x 2864 mm	10'3" x 9'4"
Bedroom 4	3454 x 2076 mm	11'3" x 6'8"
En suite	2461 x 1200 mm	8'1" x 3'9"
Bathroom	2275 x 1800 mm	7'5" x 5'9"

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

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 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.

# 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. BDW004641/MAY24

DAVID WILSON HOMES

---

WHERE QUALITY LIVES

**dwh.co.uk** or call **0333 355 8489**