

CANAL QUARTER @





WELCOME TO CANAL QUARTER @ KINGSBROOK

A new and exclusive phase within the multi-award winning Kingsbrook development in Aylesbury, with homes surrounded by green open space and many overlooking the pond.

Canal Quarter is the heart of this popular community with a range of new amenities, which include shops, allotments, sports facilities & schools. Homes are set amongst acres of green open space, with some overlooking the 'Railway Park', close to the orchard, and are also just a short walk from every day facilities.

The travel hub is close by and has a regular bus connection to Aylesbury train station, ideal for those commuting to London.

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



dwh.co.uk

DAVID WILSON HOMES

WHERE QUALITY LIVES



KINGSBROOK – A LOCATION LIKE NO OTHER

Welcome to Kingsbrook, a landmark development set within the heart of the beautiful Aylesbury Vale. Its design features a number of unique villages, individual in character and situated within acres of exceptional wild meadowland and green parkland.

- With 60% of the development dedicated to green space, living in harmony with nature will be central to your lifestyle
- British Home Awards winner for 'Best Partnership' with the RSPB
- Direct bus to Aylesbury town centre & station every 30 minutes - reach London in just over an hour
- A 250 acre Nature Reserve, canal walks & various cycle routes on your doorstep
- Just a few minutes' drive or a 10-minute cycle from the bustling centre of Aylesbury
- Good road links nearby - under a 5 minute drive to the A41



IDEALLY LOCATED FOR YOUR FAMILY

Each of the villages within Kingsbrook has been carefully planned to blend into the environment and an excellent range of services to support all of your family's needs has been integrated too.

- A new nursery, crèche facilities, two primary schools & a secondary school should ensure access to good education within walking distance
- Community centres & local shops will also be built, providing the peace of mind that everything you need is close by
- Endless opportunities to enjoy this outstanding landscape which includes three large parks, equipped play areas, sports facilities, cycle & walking routes
- There will be community allotments to plant & tend, as well as orchards



GIVING NATURE A HOME AT KINGSBROOK

Nature makes people feel healthier and happier, so at Kingsbrook we are pioneering a whole new 'nature-friendly' approach to designing a development that will enable the natural world to thrive. Working in close consultation with the RSPB, our aim is to encourage natural and garden wildlife to live harmoniously alongside you. Plenty of open spaces have been retained and shrubs, wildflowers and hedgerows have been introduced to create the perfect habitat in which wildlife can thrive. Residents will be encouraged to get planting to support the repopulation of our bees and butterflies to help turn around their decline.

Surrounded by countryside and bordered by the Grand Union Canal, this pioneering development has been carefully planned to ensure that over half of the land is retained as wildflower meadows, parks and green space, creating a beautiful environment where nature can also have a home. Alongside the RSPB, we are using new methods to help encourage nature back once we have finished building Kingsbrook – from a new brick that doubles as a swift nest box to the installation of wildlife homes where hedgehogs can hibernate safely.

The RSPB monitor the progress of our wildlife community as each village is built, and the success of this unique project will be shared to help determine new standards for development planning across the UK.



KINGSBROOK MEADOWS

250-ACRE NATURE RESERVE COMING SOON TO KINGSBROOK

With work set to start in Spring 2026, Kingsbrook Meadows will become home to wetlands, meadows, pools, woodlands, walking trails, gardens, wild play areas and more.

Equivalent in size to 140 full-size football pitches, it will offer extensive natural greenspace where residents and visitors can explore the wildlife as it develops, enjoying the health and wellbeing benefits of the natural world.

This groundbreaking partnership between Barratt David Wilson Homes, the Royal Society for the Protection of Birds (RSPB), and Buckinghamshire Council, demonstrates that urban development and environmental protection can co-exist.

THE PERFECT FAMILY DESTINATION

The emphasis at Kingsbrook Meadows will be on wild exploration, play and discovery, and will include a huge wild play area called the Giant's Castle, in which landforms and tree and meadow planting will create a nature-rich landscape in which children can immerse themselves.

Inclusivity and diversity will be at the heart of the site's development, with excellent all-year path surfaces, a Changing Places facility for those with profound and multiple disabilities, and consideration of a broad range of needs from visual and hearing impairment to autism.

The nature reserve is due for completion in 2028, culminating in the opening of a RSPB-managed visitor centre with dedicated car park, a café and shop, and is sure to become an integral part of the already thriving Kingsbrook community.



FORTY MINUTES FROM YOUR NEW HOME



Aylesbury Town Centre
6-minute drive or 10-minute cycle

Endless countryside to explore
on your doorstep



Aylesbury Train Station
7-minute drive or 12-minute cycle



Whipsnade Zoo
26-minute drive

Luton Airport
40-minute drive



OUTSTANDING DESIGN

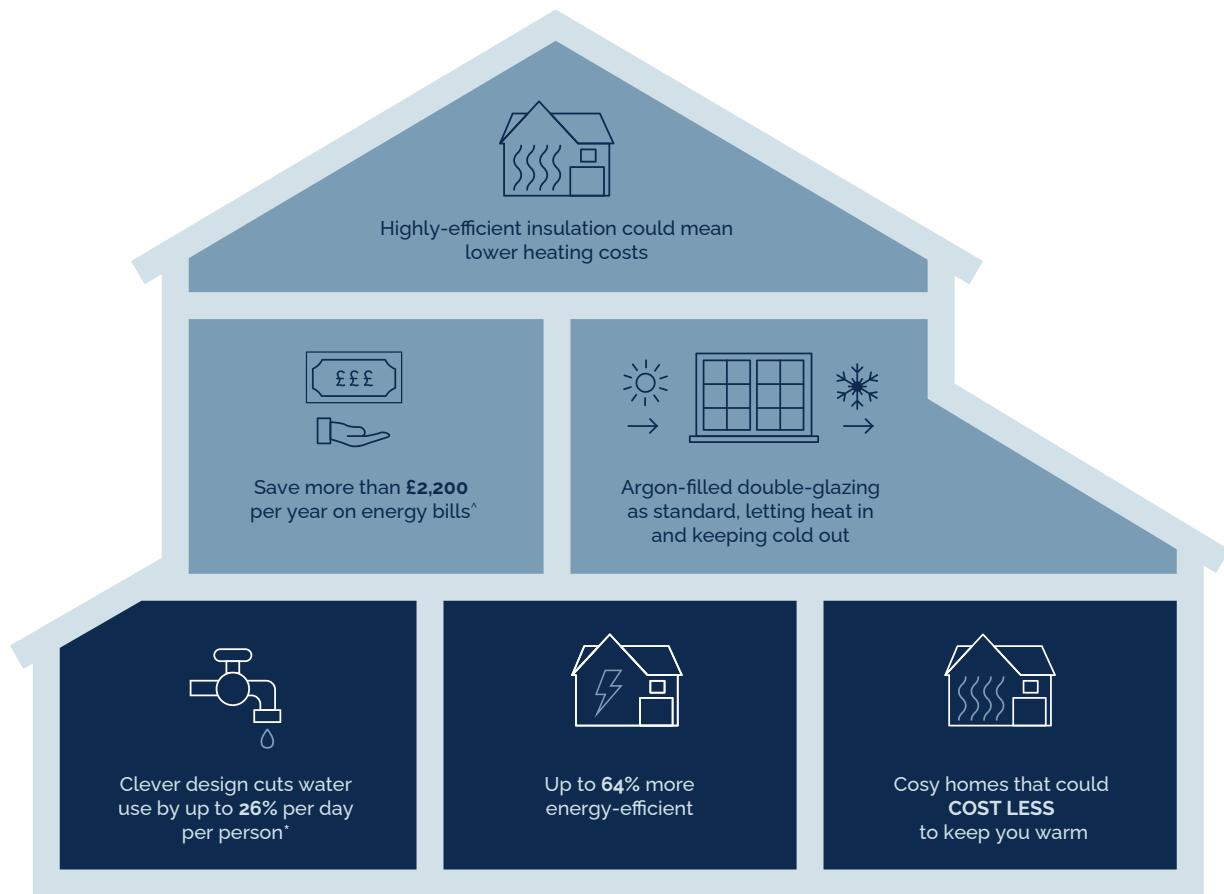
David Wilson Homes are built around the way you want to live. Careful consideration and attention to detail go into every home we[^] build – our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, which allows every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places in which people love to live – whether it's gardens or landscaped areas. That's why we have made sure there is plenty surrounding these homes, with over 60% of the development dedicated to open space, for the whole neighbourhood to enjoy.

WE'RE HELPING TO MAKE YOUR HOME MORE

ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published January 2024.

*Source: [Water UK](#)

FEATURES WITHIN YOUR DAVID WILSON HOME



SCAN
FOR MORE INFORMATION

DAVID WILSON HOMES

CANAL QUARTER @ KINGSBROOK – 3.2

Primary School Site



L.E.A.P Local Equipped Area of Play

V Visitors Parking Space

Street Light

Landmark Plots to have:

- Metal railings
- Grey windows
- Flemish bond brick

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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME



Ground Floor

Lounge
Kitchen/Dining
WC

4604 x 3746 mm
4750 x 3310 mm
1561 x 1030 mm

15'1" x 12'3"
15'7" x 10'10"
5'12" x 3'8"

First Floor

Bedroom 1
En Suite
Bedroom 2
Bedroom 3
Bathroom

3235 x 3276 mm
1385 x 2119 mm
2475 x 3891 mm
2286 x 2186 mm
1815 x 2181 mm

10'7" x 10'9"
4'7" x 6'11"
8'1" x 12'9"
7'6" x 7'2"
5'11" x 7'2"

Key

B Boiler
ST Store
f/f Fridge/freezer space
wm Washing machine space

dw Dishwasher space
W Wardrobe space

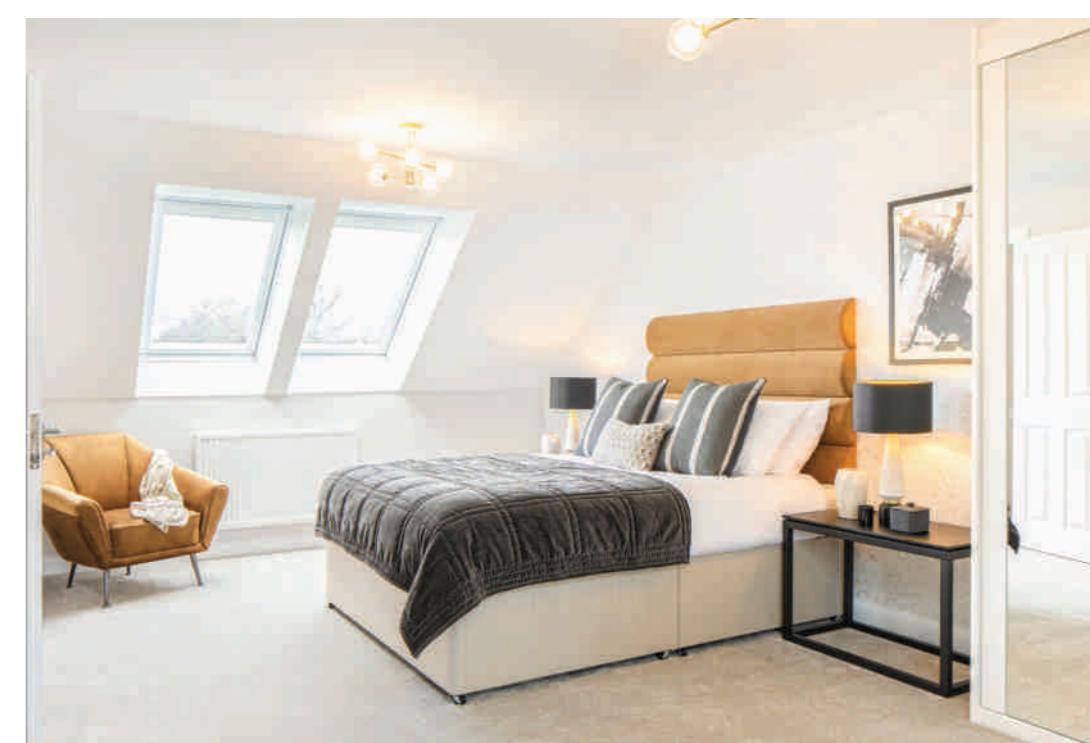
↔ Dimension location



DAVID WILSON HOMES

THE KENNETH

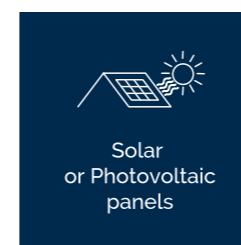
THREE BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



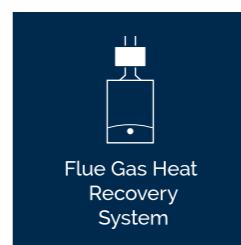
Solar or Photovoltaic panels



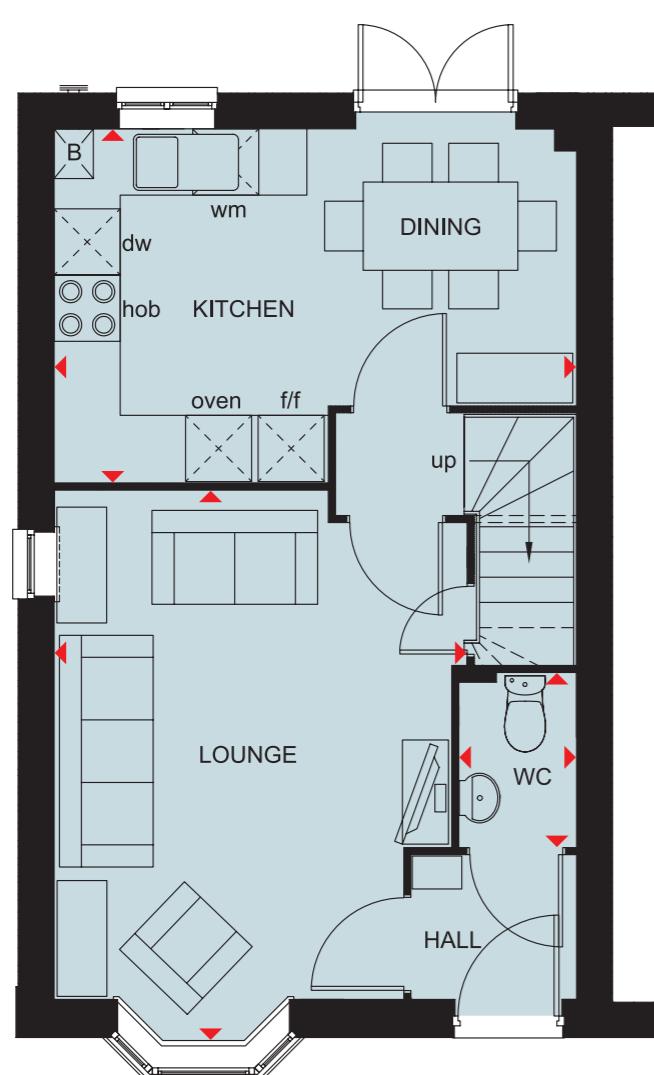
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Ground Floor

Lounge
Kitchen/Dining
WC
Hall

5001 x 3729 mm
4733 x 3197 mm
1561 x 1054 mm
1489 x 1300 mm

First Floor

Bedroom 2
Bedroom 3
Bathroom

4116 x 2659 mm
3658 x 2659 mm
2498 x 1985 mm

13'6" x 8'8"
12'0" x 8'8"
8'2" x 6'6"

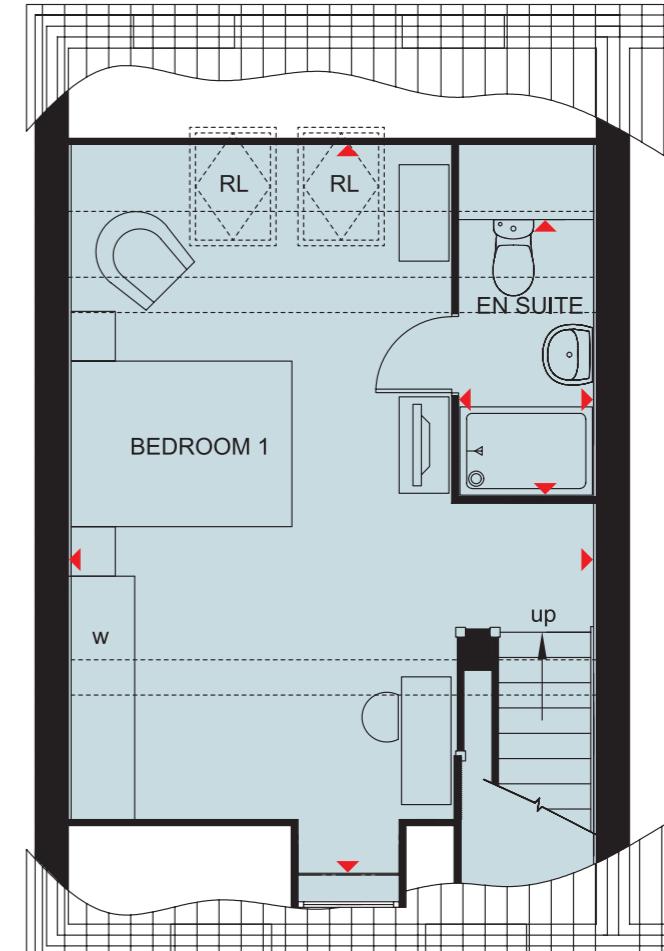
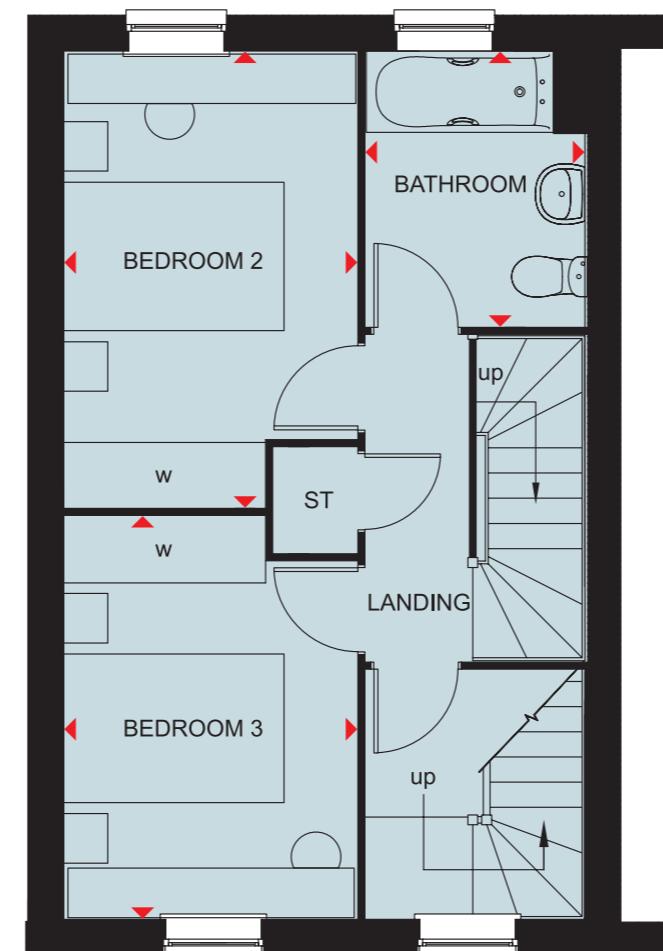
Second Floor

Bedroom 1
En suite

6681 x 4733* mm
1189 x 3150* mm

21'11" x 15'6"
3'11" x 8'2"

*Overall floor dimension includes lowered ceiling areas



Key

B Boiler
ST Store

f/f Fridge/freezer space
wm Washing machine space

dw Dishwasher space
W Wardrobe space

RL Roof light
↔ Dimension location



DAVID WILSON HOMES

THE HADLEY

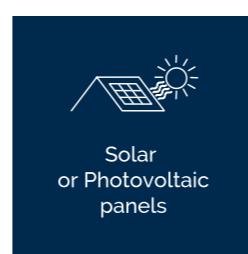
THREE BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



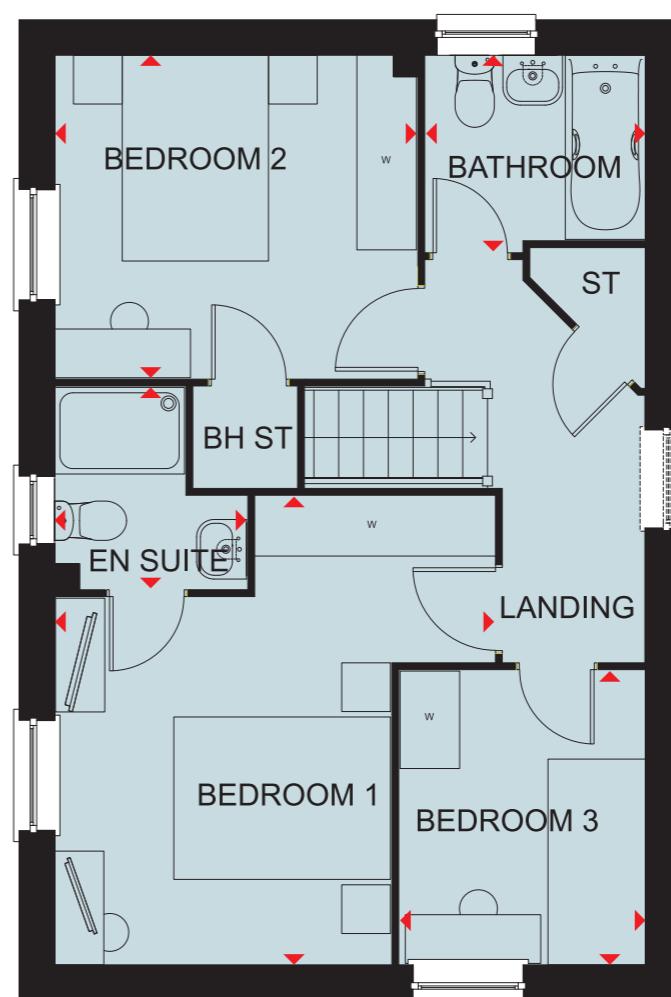
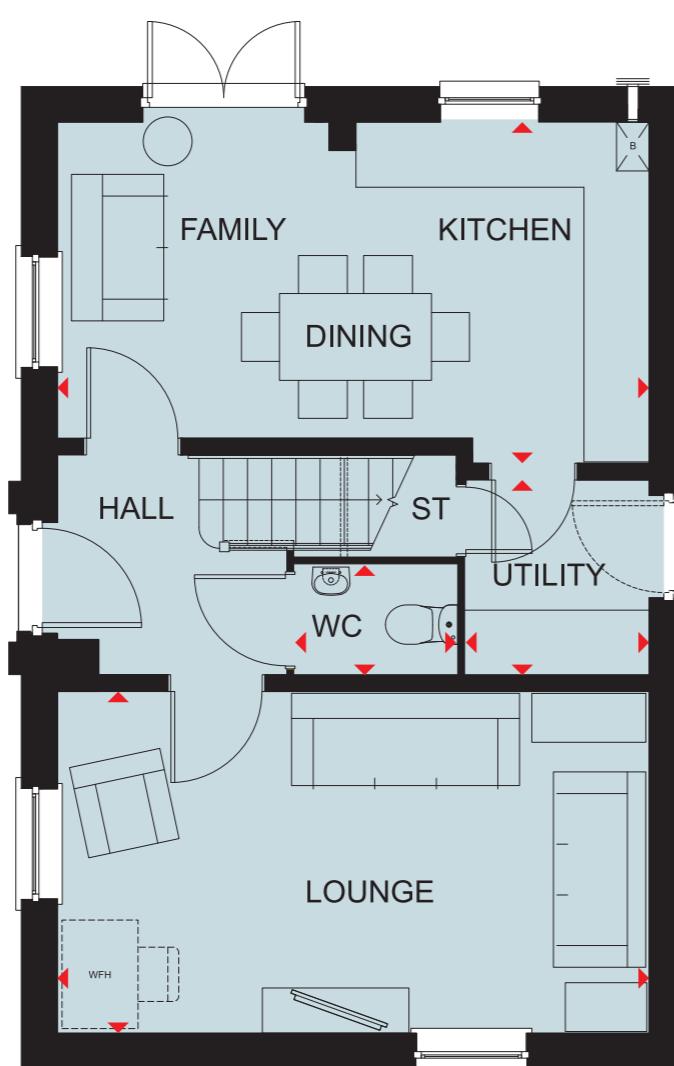
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Ground Floor

Lounge
Kitchen/Dining
Utility
WC
Hall

5455 x 3153 mm
5455 x 3143 mm
1804 x 1688 mm
1480 x 1014 mm
2106 x 2030 mm

17'11" x 10'4"
17'11" x 9'7"
5'11" x 5'6"

First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bathroom

4400 x 4058 mm
1856 x 1771 mm
3341 x 2978 mm
2713 x 2265 mm
2025 x 1811 mm

6'1" x 5'9"
11'3" x 9'9"
8'11" x 7'5"
6'8" x 6'4"

Key

B Boiler
ST Bulkhead store
ST Store
W Wardrobe space

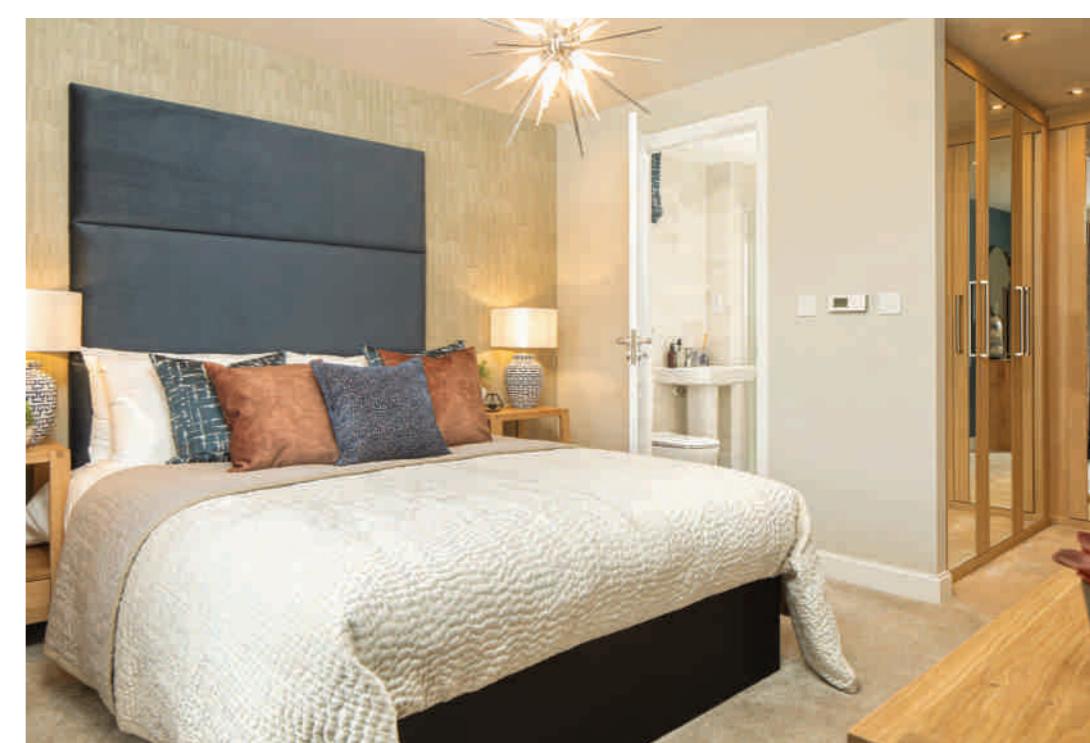
Dimension location



DAVID WILSON HOMES

THE HERTFORD

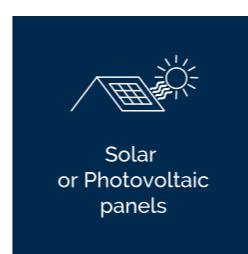
FOUR BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



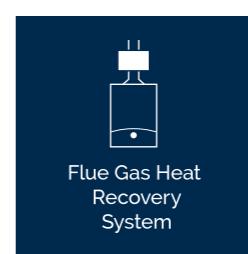
Solar or Photovoltaic panels



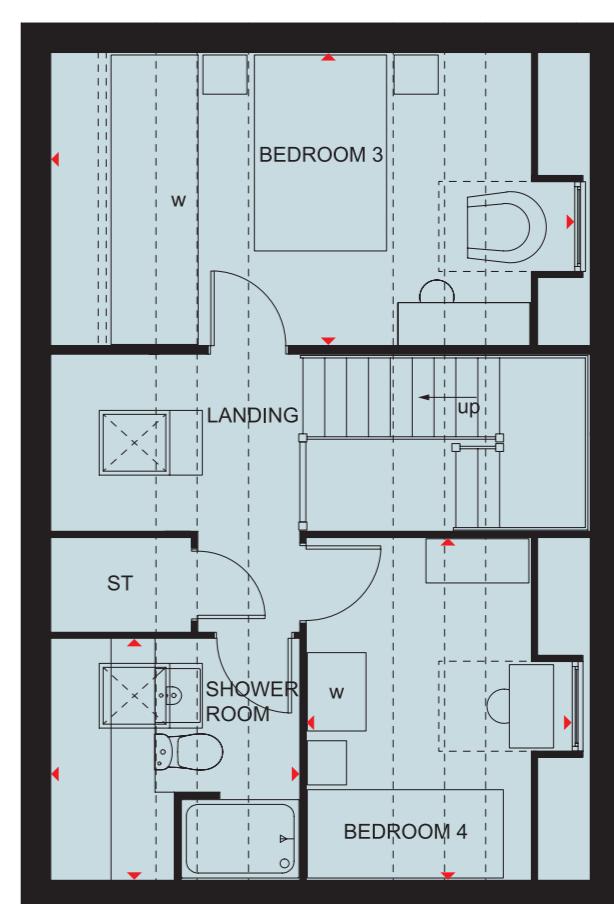
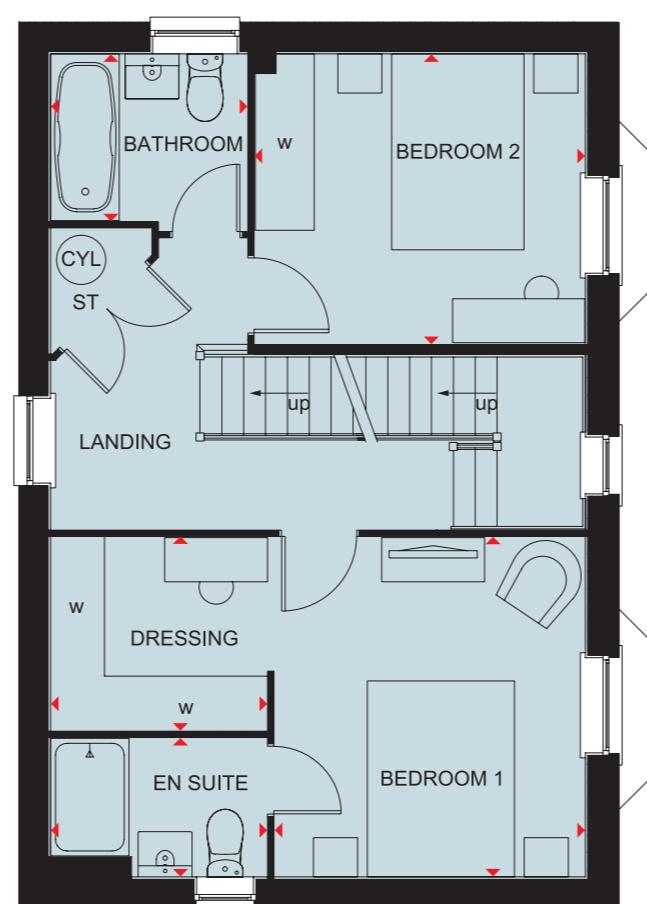
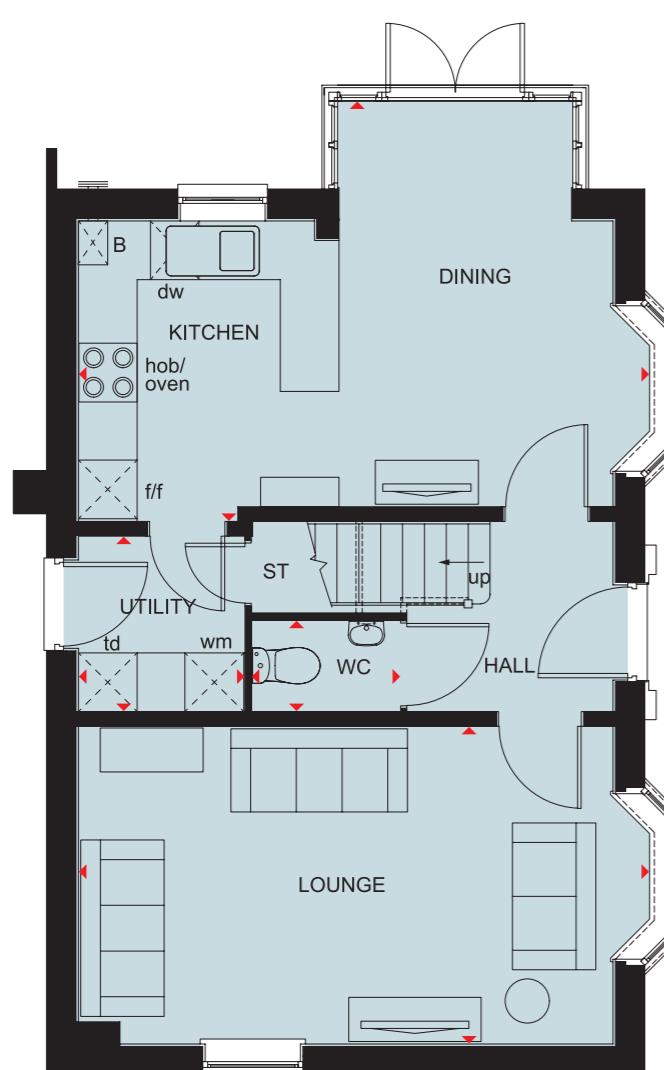
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"
Hall	2092 x 1941 mm	

First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3366 x 2978 mm	11'0" x 9'9"
Bathroom	2000 x 1700 mm	6'6" x 5'11"

Second Floor

Bedroom 3	4540* x 2978 mm	14'10"** x 9'9"
Bedroom 4	3462 x 2537* mm	11'4" x 8'3"**
Shower Room	2432 x 1464* mm	7'11" x 4'9"**

*Overall floor dimension includes lowered ceiling areas

Key

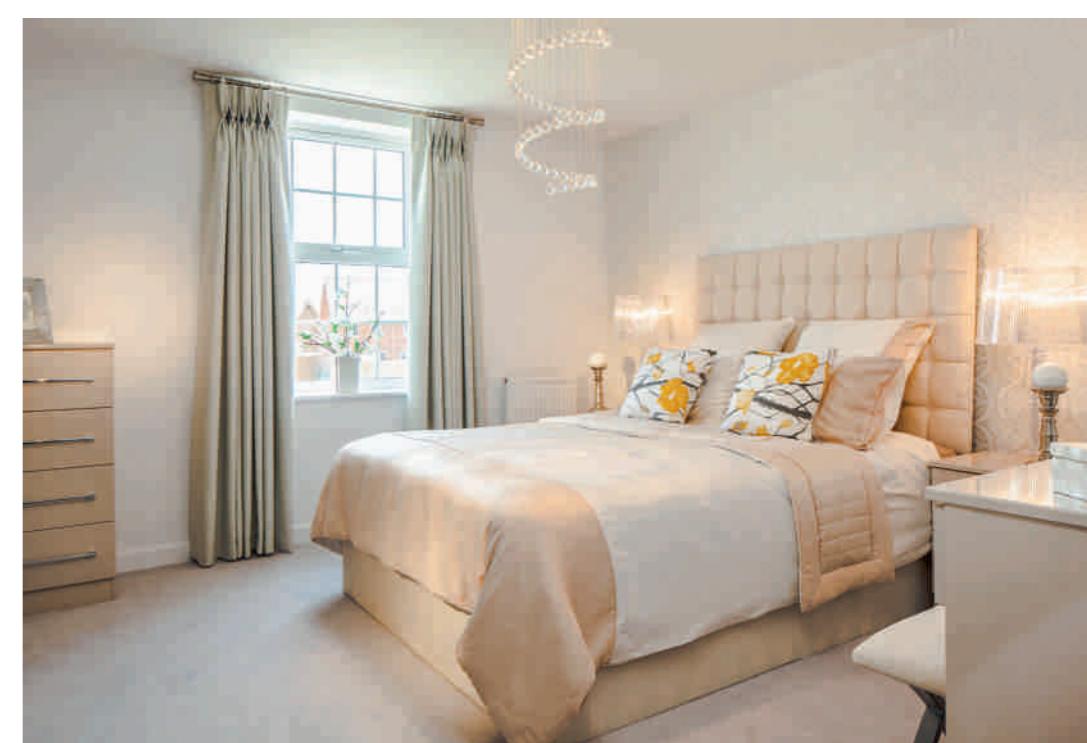
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space	



DAVID WILSON HOMES

THE HEREFORD

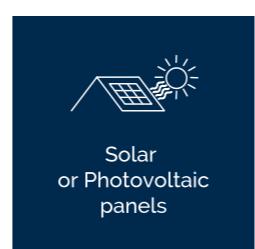
FOUR BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



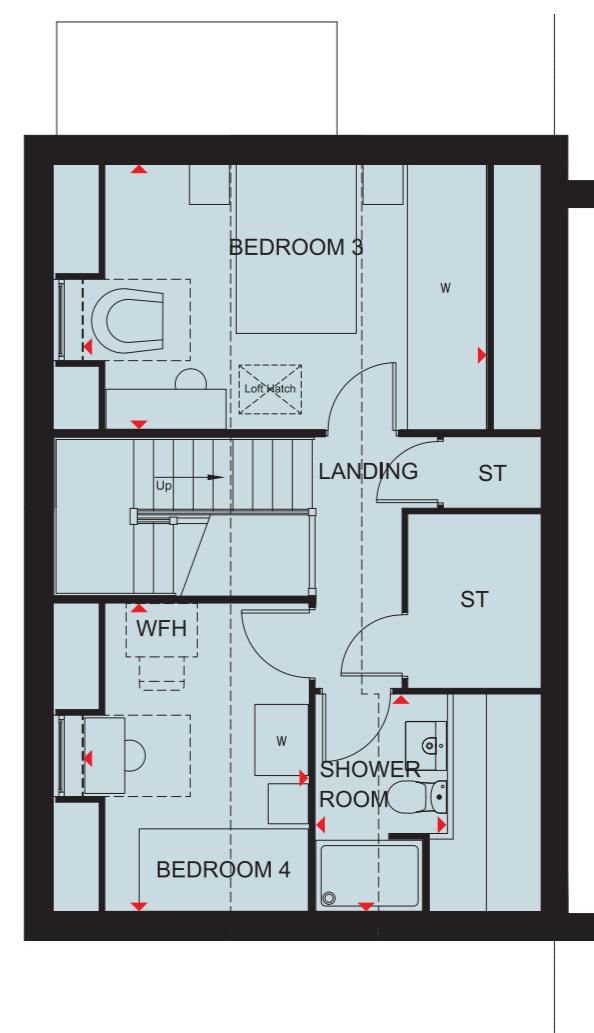
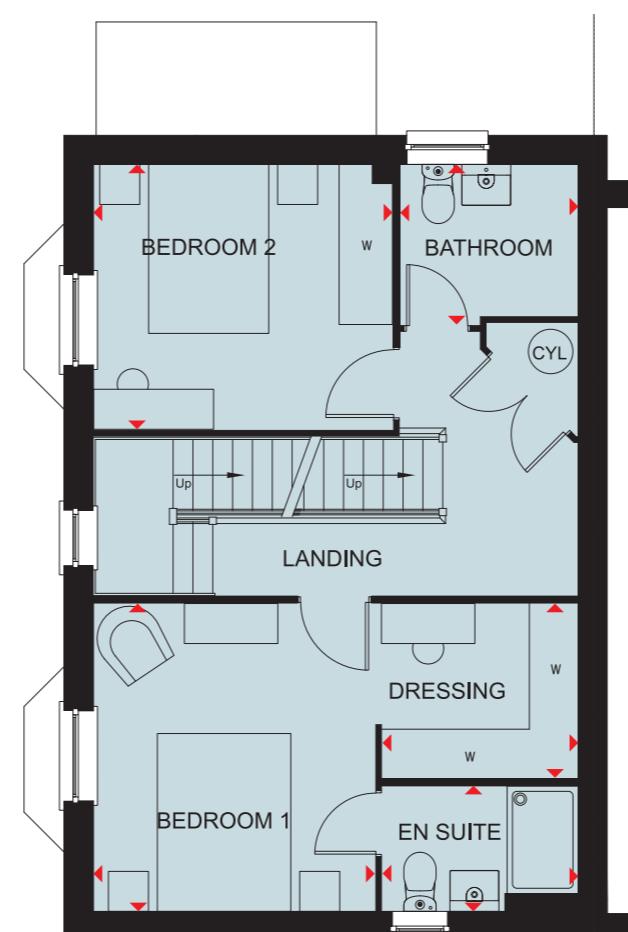
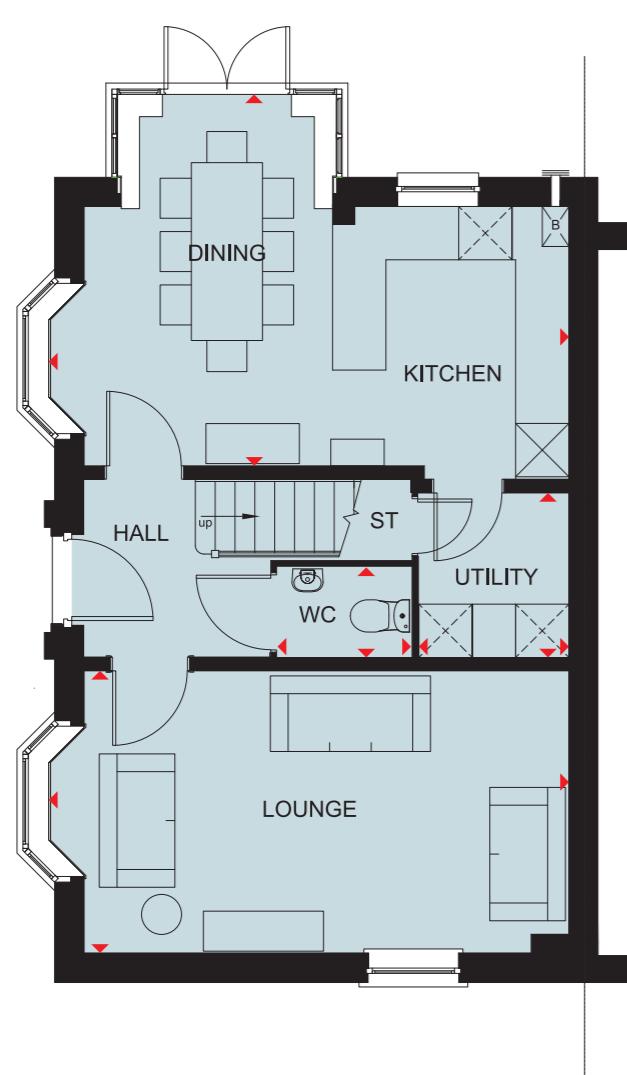
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Ground Floor

Lounge	5852 x 3180 mm
Kitchen	5852 x 3900 mm
Utility	1687 x 1870 mm
WC	1500 x 920 mm
Hall	2093 x 1941 mm

First Floor

Bedroom 1	3166 x 3462 mm
En suite	2200 x 1410 mm
Dressing	2200 x 1965 mm
Bedroom 2	3362 x 2978 mm
Bathroom	2000 x 1700 mm

Second Floor

Bedroom 3	4740 x 2978 mm
Bedroom 4	2750 x 3462 mm
Shower room	1464 x 2432 mm

Key

B	Boiler	CYL	Cylinder
ST	Store	WFH	Working from home space

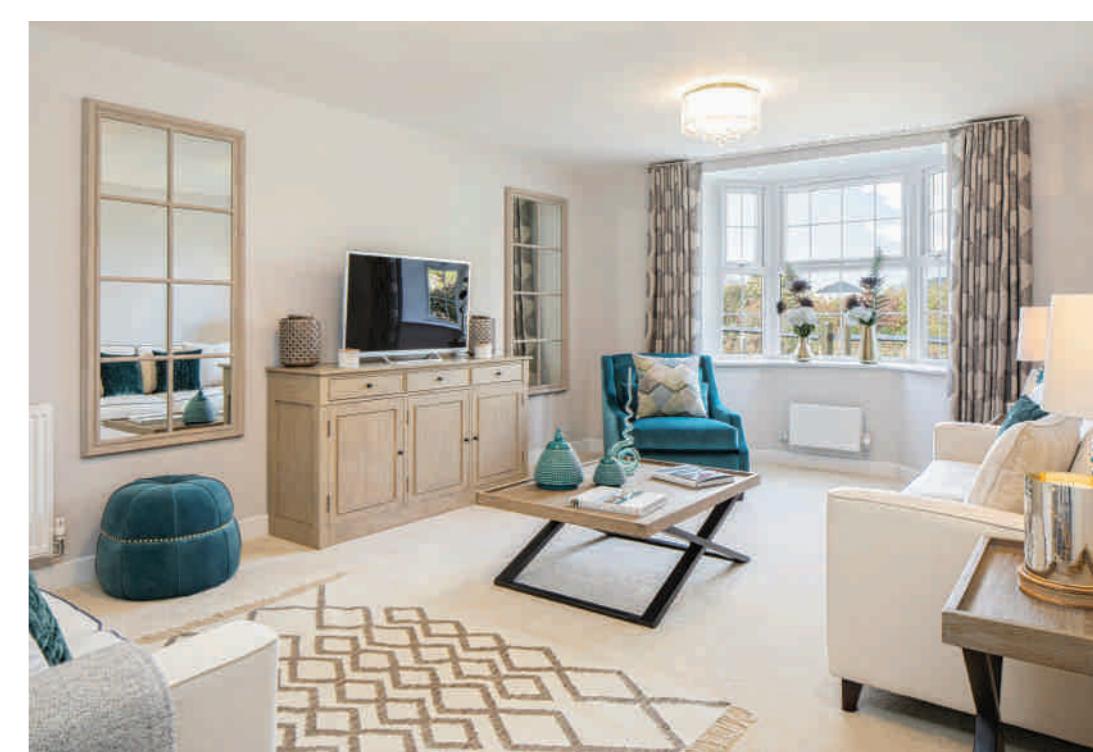
W	Wardrobe space
►	Dimension location



DAVID WILSON HOMES

THE HOLDEN

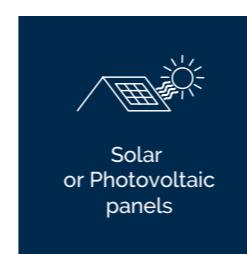
FOUR BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



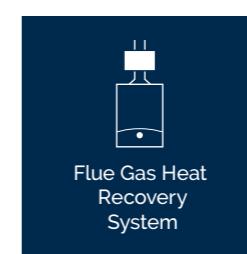
Solar or Photovoltaic panels



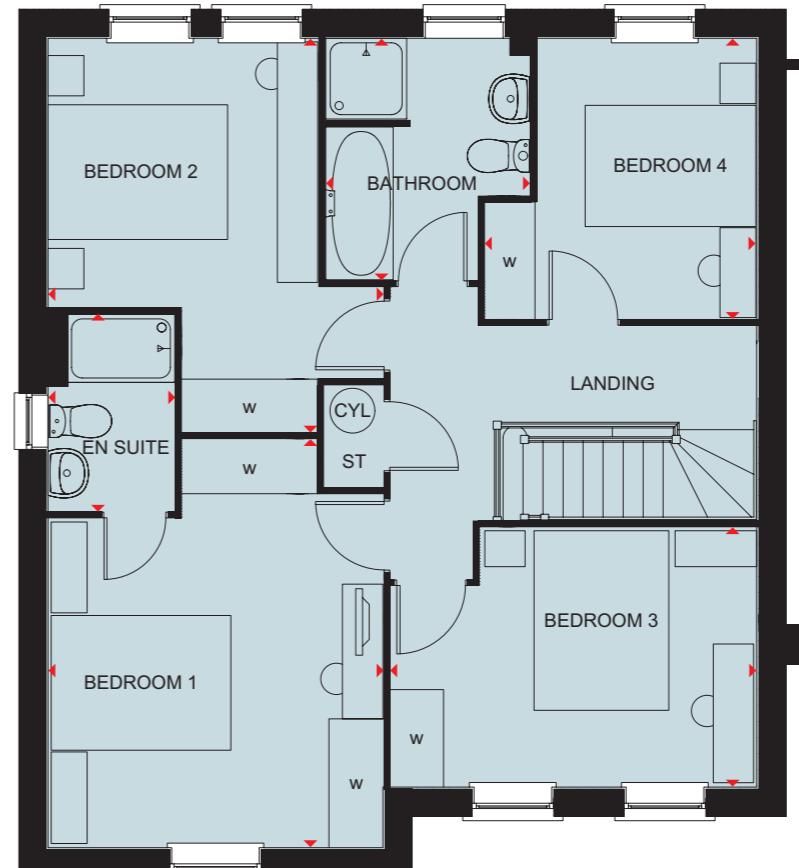
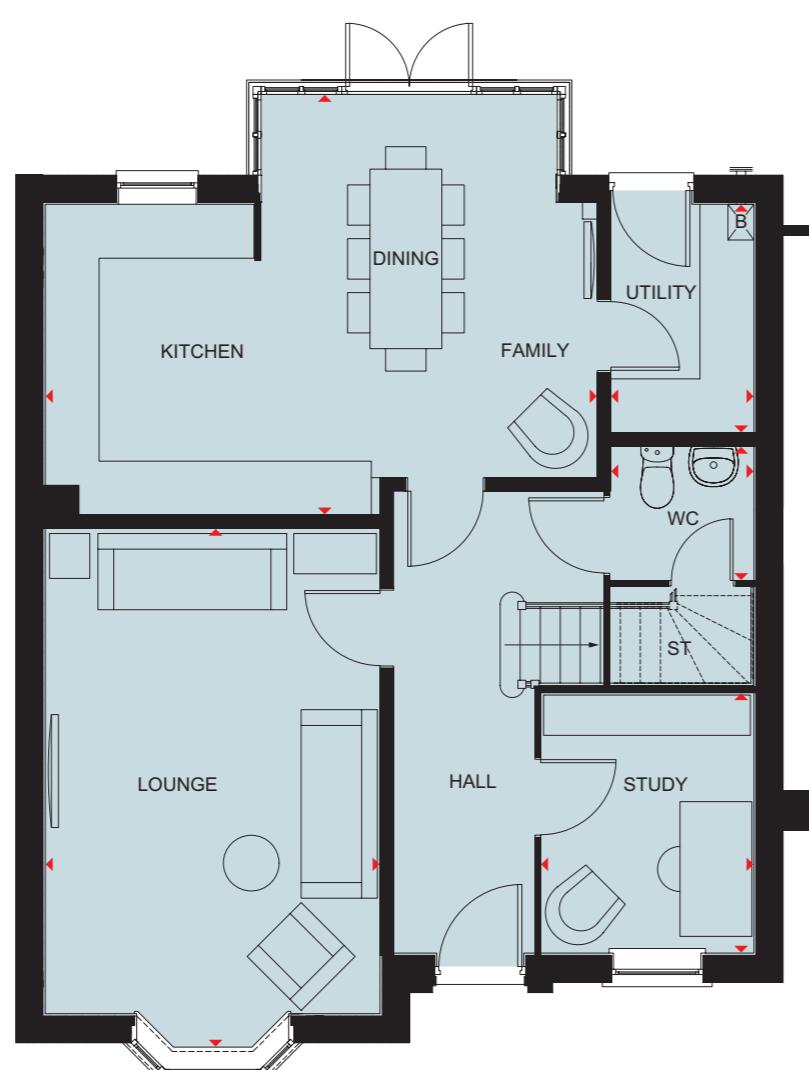
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



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	1498 x 1593 mm	4'11" x 5'3"
Hall	5145 x 2331 mm	

First Floor

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

Key

B	Boiler	CYL	Cylinder
ST	Store	W	Wardrobe space

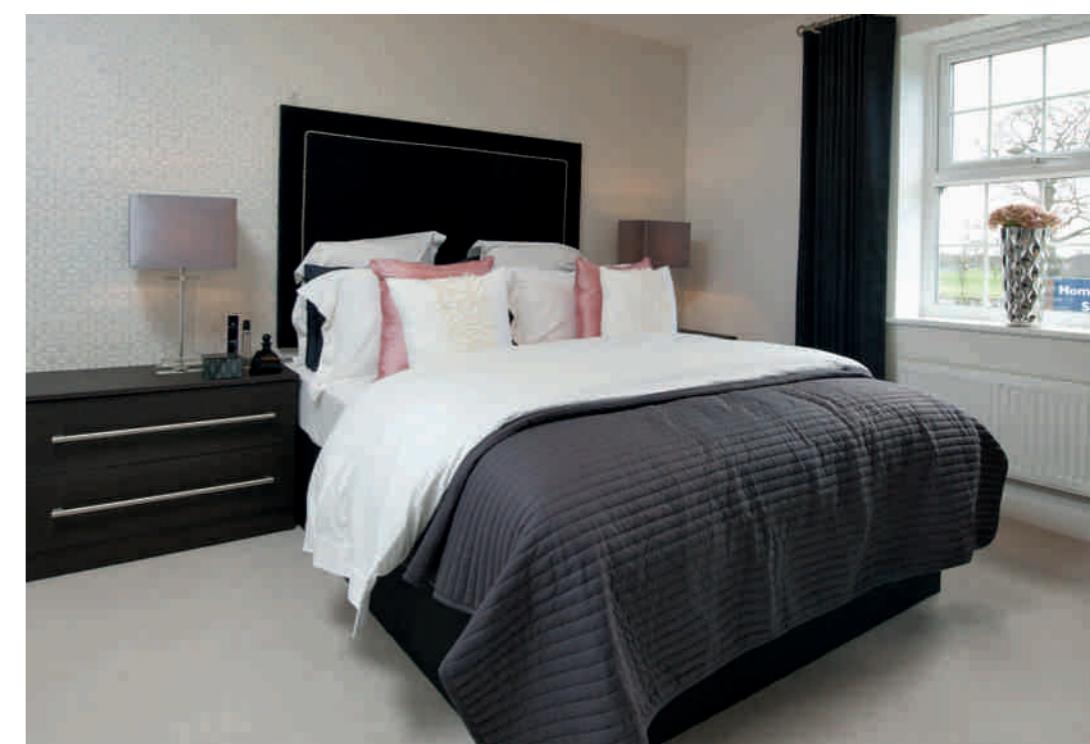
↔ Dimension location



DAVID WILSON HOMES

THE INGLEBY

FOUR BEDROOM HOME



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family /Dining	5650 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"
Hall	4326 x 1572 mm	

First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
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	7'2" x 5'7"

Key

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



DAVID WILSON HOMES

THE EXETER

FOUR BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



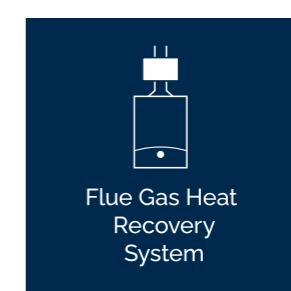
Solar or Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Ground Floor

Lounge
Kitchen/Dining
Utility
WC

4708 x 3850 mm
5996 x 4620 mm
3076 x 1780 mm
1693 x 770 mm

15'4" x 12'6"
19'7" x 15'2"
10'1" x 5'8"
5'6" x 2'5"

First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bathroom
Bedroom 4

3850 x 3714 mm
2323 x 1456 mm
4206 x 3501 mm
4206 x 3263 mm
3042 x 1947 mm
3933 x 2971 mm

12'6" x 12'2"
7'6" x 4'8"
13'8" x 11'5"
13'8" x 10'6"
10'0" x 6'4"
12'9" x 9'8"

Key

B Boiler
ST Store

w/m Washing machine
d/w Dishwasher space

f/f Fridge freezer space
WFH Working from home space

W Wardrobe space
CYL Cylinder

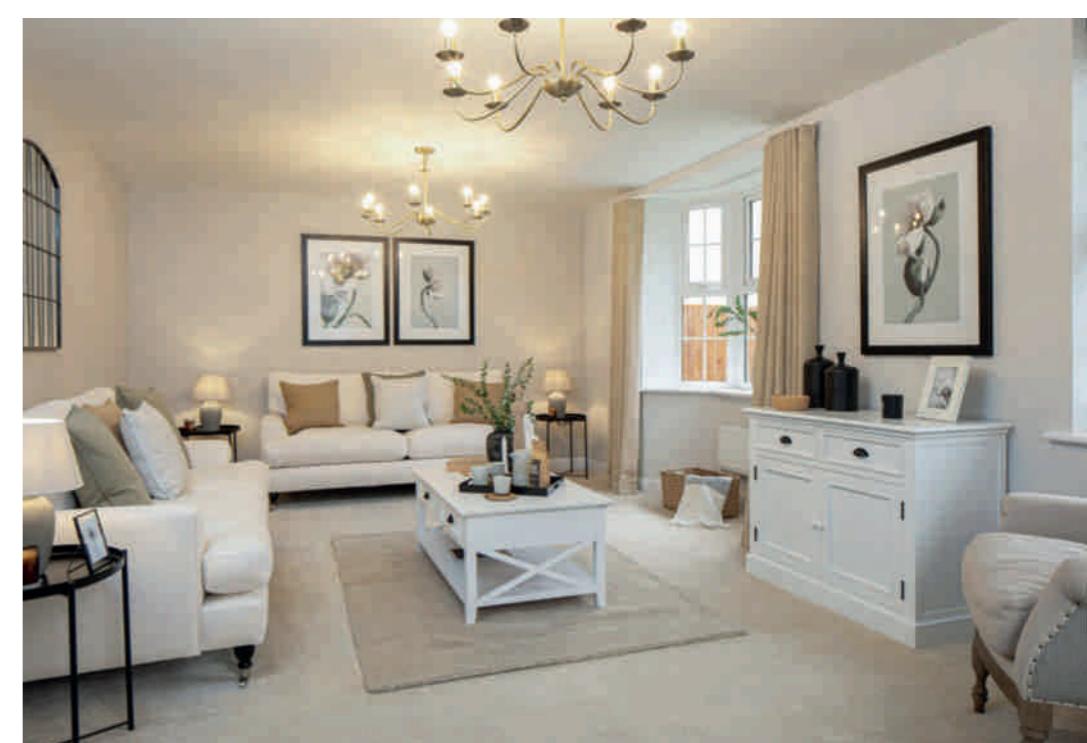
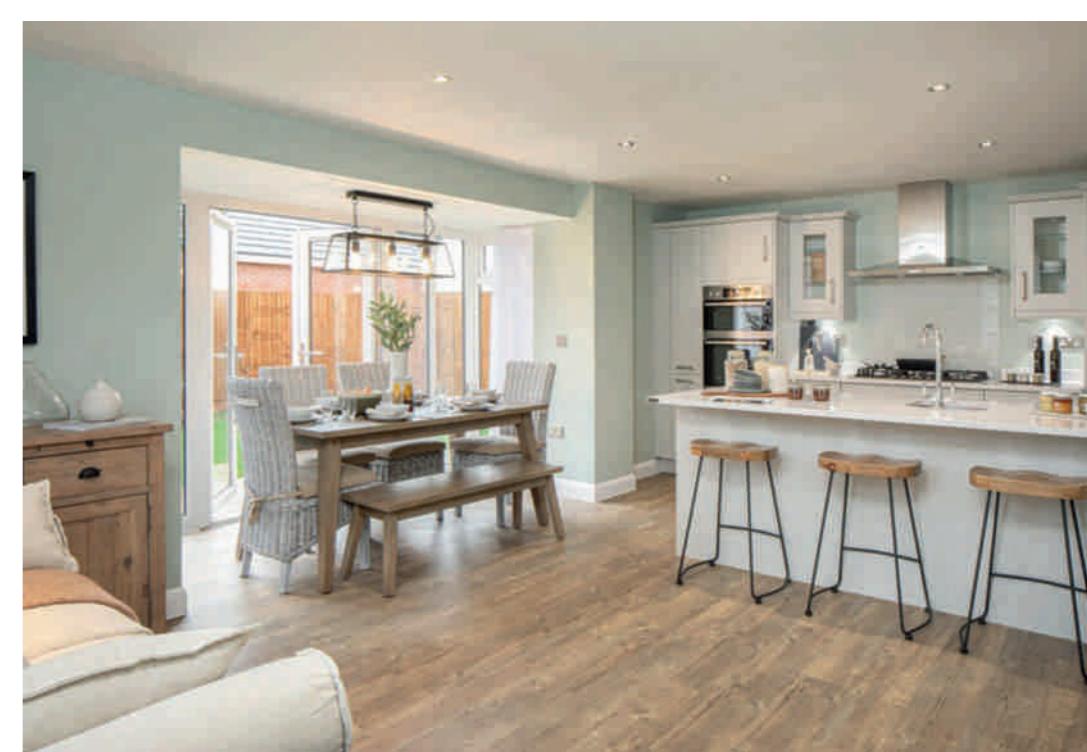
► Dimension location



DAVID WILSON HOMES

THE CORNELL

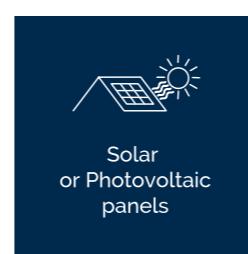
FOUR BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



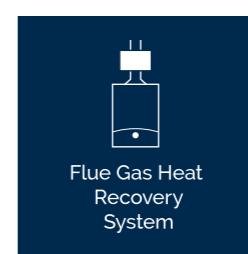
Solar or Photovoltaic panels



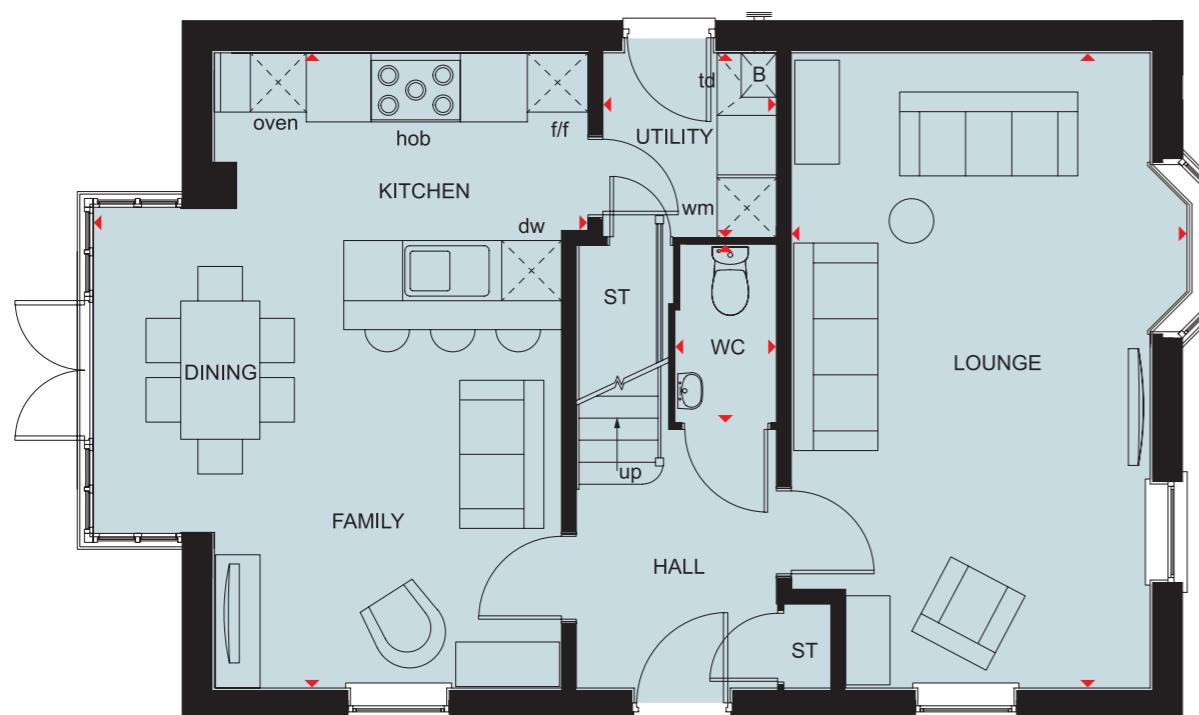
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Dining/		
Family	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"
Hall	2603 x 2024 mm	8'6" x 6'7"

First Floor

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

Key

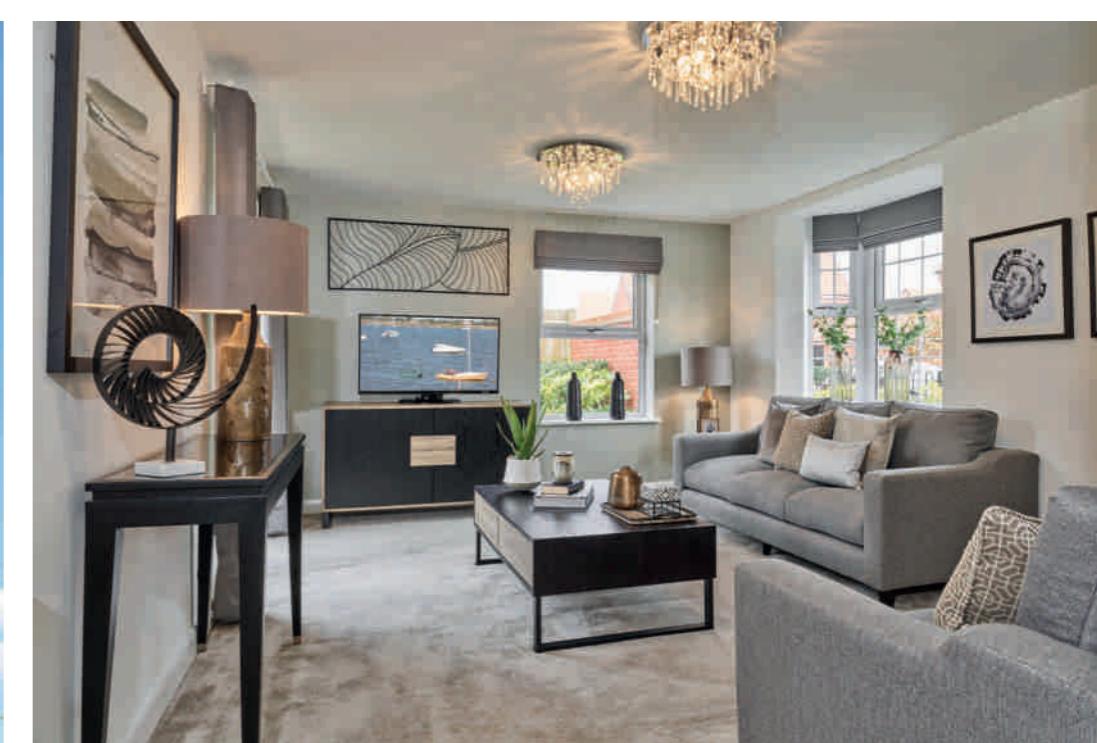
B Boiler	BH ST Bulkhead store	f/f Fridge/freezer space	dw Dishwasher space	W Wardrobe space
ST Store	CYL Cylinder	wm Washing machine space	td Tumble dryer space	► Dimension location



DAVID WILSON HOMES

THE AVONDALE

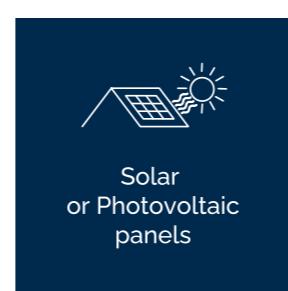
FOUR BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	7365 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1760 mm	6'9" x 5'9"
Study	2885 x 2590 mm	9'5" x 8'2"
WC	1950 x 983 mm	5'10" 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	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

Key

B	Boiler	W	Wardrobe space
ST	Store	t/d	Tumble dryer space
		CYL	Cylinder
			↔ Dimension location



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.



IMPORTANT NOTICE:

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical David Wilson Homes developments. Photography, computer generated imagery and floorplans depicts a representation of the interiors, they are indicative only and do not accurately depict a specific plot. As such they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Every effort has been made to give an accurate representation of the plot layouts with final dimensions due for release. Please check with the Sales Adviser at point of sale for final confirmed dimensions of the specific plot. Kitchen designs are indicative only and are subject to change. Travel times and distances are as sourced from Google Maps.co.uk. We are the only major national housebuilder to be awarded this key industry award 13 years in a row. "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, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

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DAVID WILSON HOMES
WHERE QUALITY LIVES