

CANAL QUARTER @





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.





WELCOME TO CANAL QUARTER @ KINGSBROOK

Welcome to Canal Quarter Canal Quarter offers an exceptional range of 3 and 4-bedroom thoughtfully designed homes nestled at the very heart of Kingsbrook in Aylesbury. Set down your roots at Canal Quarter and experience the best of nature and convenience, with many homes surrounded by open green space for you to enjoy, right on your doorstep. Or take a leisurely walk to the vibrant Canal Basin with an impressive water feature – the hub for local amenities including, Tesco Express, Wenzel's bakery, Esquires café and a dentist. Additionally, the development provides easy access to well-connected transport links including a regular bus service that will take you directly to Aylesbury town centre and train station. This ensures connectivity and making it simple to reach key destinations. Kingsbrook is a vibrant, growing community that hosts numerous events throughout the year, bringing neighbours together and making it an increasingly desirable place to live.

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.

FORTY MINUTES FROM YOUR NEW HOME



Direct bus to the town centre and train station every 30 minutes – Monday to Friday from the development.



Just a few minutes' drive or a 10-minute cycle away, you will find Aylesbury town centre with a range of shops, restaurants and supermarkets for your everyday needs.



You can travel into London Marylebone in just under an hour, at peak times, from Aylesbury train station.



Embrace a new family lifestyle with countryside and parkland to explore on your doorstep, along with equipped play parks and meandering walks through the local countryside.



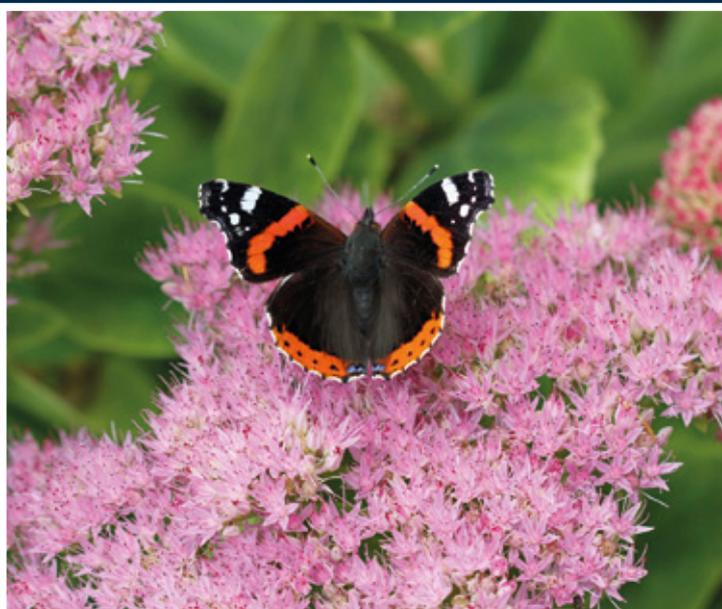
For travels further afield, you'll be just a 40 minute drive from Luton airport.



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
- 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



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.

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.



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](https://www.wateruk.co.uk/)

FEATURES WITHIN YOUR DAVID WILSON HOME



Flue Gas Heat Recovery

Boiler efficiency is increased and can save up to 50% of the gas used to heat hot water annually.



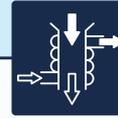
Photovoltaic Panels

Photovoltaics means converting light into electricity and will be installed on the roof depending on the orientation of the specific property.



Highly-efficient Insulation

The enhanced thermal performance within the external walls and loft space, keeps the warmth in and the cold out, helping with the energy-efficiency of the home.



Waste Water Heat Recovery Systems

The outgoing waste warm water is used to pre-heat the fresh cold mains water coming into the home, reducing the energy required to heat water up.



Airtightness

Focuses on the elimination of all unintended gaps in the external structure of the building, an essential part of creating an energy-efficient living environment.



Fibre Connectivity



Decentralised Mechanical Extract Ventilation (d-MEV)

Quiet, small fans that run continuously will extract the stale air out of the room.



Argon-filled Double-glazing

Lets the heat in and keeps the cold out.



Water Savings

The latest water and energy saving technologies used in our kitchen and bathroom fittings could help reduce consumption per day per person compared to the national average.



Larger Radiators

With the added conservation of power and energy use, lower temperatures will be used for heating radiators which results in them being wider than average.



Increased Floor Insulation



SCAN
FOR MORE INFORMATION

DAVID WILSON HOMES

CANAL QUARTER @ KINGSBROOK – 3.2

- **Archford**
3 bedroom home
 - **Kennett**
3 bedroom home
 - **Hadley**
3 bedroom home
 - **Herford**
4 bedroom home
 - **Hereford**
4 bedroom home
 - **Holden**
4 bedroom home
 - **Ingleby**
4 bedroom home
 - **Exeter**
4 bedroom home
 - **Cornell**
4 bedroom home
 - **Avondale**
4 bedroom home
- 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

-  **Pond**
-  **Mown grass path**
- Giving nature a home on this development :**
-  **Bat Box**
Selected plots*
-  **Swift box**
Selected plots*
-  **Hedgehog highway**
All plots*
- Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

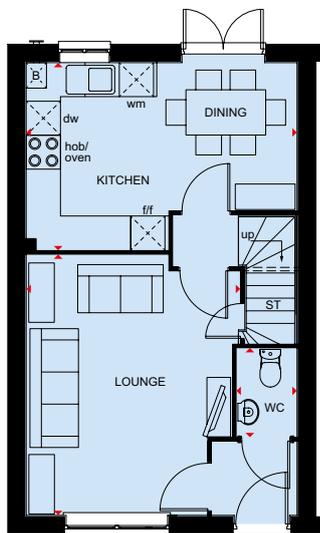


Barratt Homes
3.3
Development



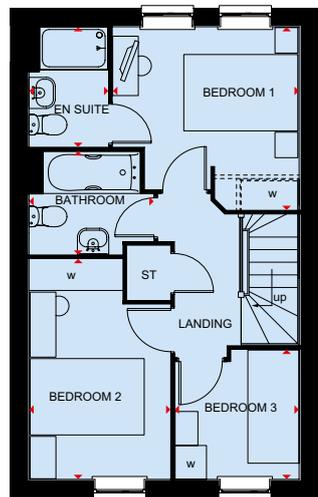
THE ARCHFORD

THREE BEDROOM HOME



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1030 mm	5'12" x 3'8"



First Floor

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

Key

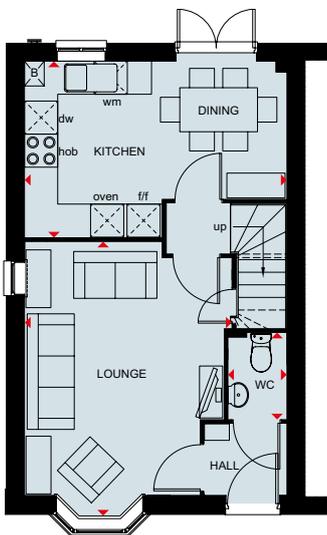
B Boiler	f/f Fridge/freezer space	dw Dishwasher space	◀▶ Dimension location
ST Store	wm Washing machine space	W Wardrobe space	



DAVID WILSON HOMES

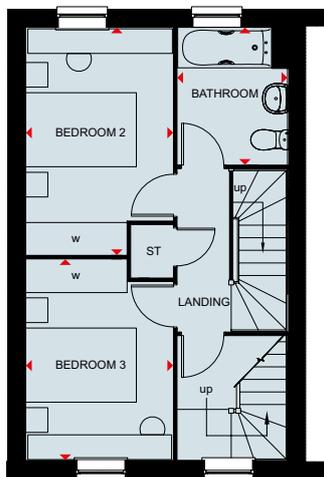
THE KENNETT

THREE BEDROOM HOME



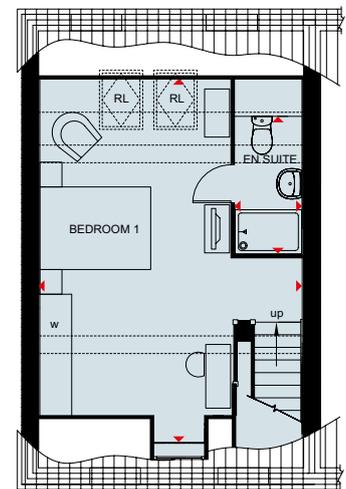
Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"
Hall	1489 x 1300 mm	



First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



Second Floor

Bedroom 1	6681 x 4733* mm	21'11"* x 15'6"
En suite	1189 x 3150* mm	3'11" x 8'2"*

*Overall floor dimension includes lowered ceiling areas

Key

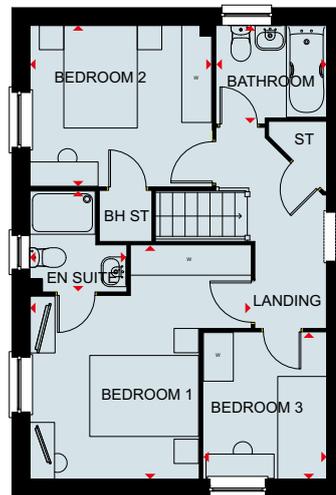
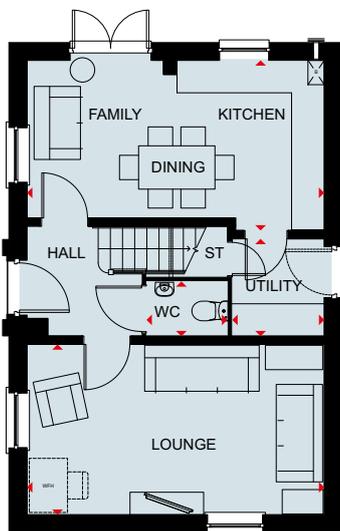
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	RL	Roof light
ST	Store	wm	Washing machine space	W	Wardrobe space	◀▶	Dimension location



DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM HOME



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Dining	5455 x 3143 mm	17'11" x 9'7"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	
Hall	2106 x 2030 mm	

First Floor

Bedroom 1	4400 x 4058 mm	
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 6'4"

Key

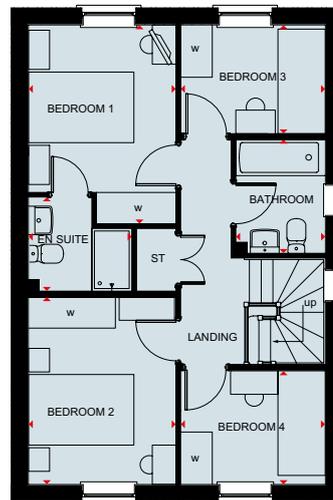
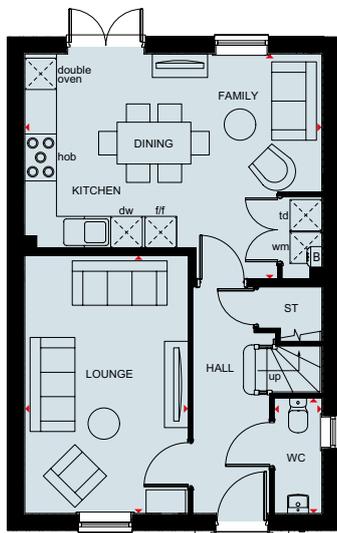
B Boiler	BH ST Bulkhead store	◀▶ Dimension location
ST Store	W Wardrobe space	



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

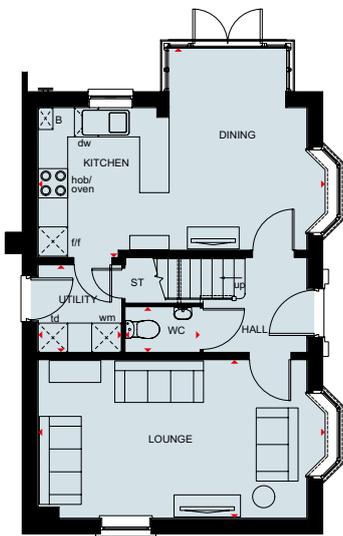
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space
ST	Store	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



DAVID WILSON HOMES

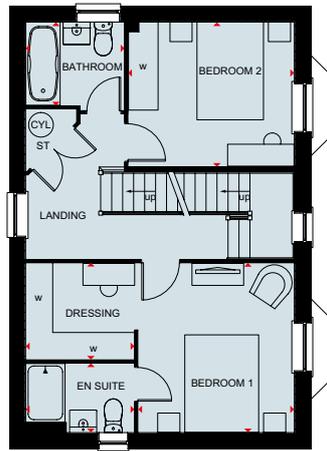
THE HERTFORD

FOUR BEDROOM HOME



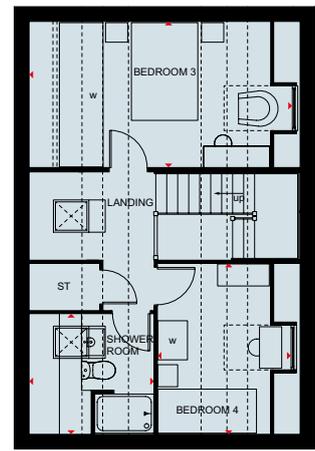
Ground Floor

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	44'4" x 8'3"
Shower room	2432 x 1464* mm	7'11" x 4'9"

*Overall floor dimension includes lowered ceiling areas

Key

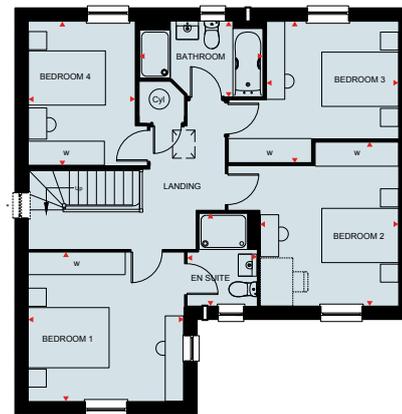
B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	W Wardrobe space	



DAVID WILSON HOMES

THE EXETER

FOUR BEDROOM HOME



Ground Floor

Lounge	4708 x 3850 mm	15'4" x 12'6"
Kitchen/Dining	5996 x 4620 mm	19'7" x 15'2"
Utility	3076 x 1780 mm	10'1" x 5'8"
WC	1693 x 770 mm	5'6" x 2'5"

First Floor

Bedroom 1	3850 x 3714 mm	12'6" x 12'2"
En suite	2323 x 1456 mm	7'6" x 4'8"
Bedroom 2	4206 x 3501 mm	13'8" x 11'5"
Bedroom 3	4206 x 3263 mm	13'8" x 10'6"
Bathroom	3042 x 1947 mm	10'0" x 6'4"
Bedroom 4	3933 x 2971 mm	12'9" x 9'8"

Key

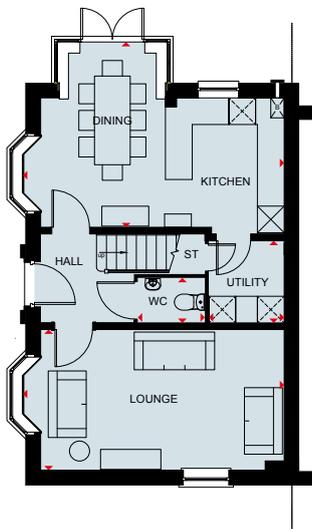
B Boiler	w/m Washing machine	f/f Fridge freezer space	W Wardrobe space	◀▶ Dimension location
ST Store	d/w Dishwasher space	WFH Working from home space	CYL Cylinder	



DAVID WILSON HOMES

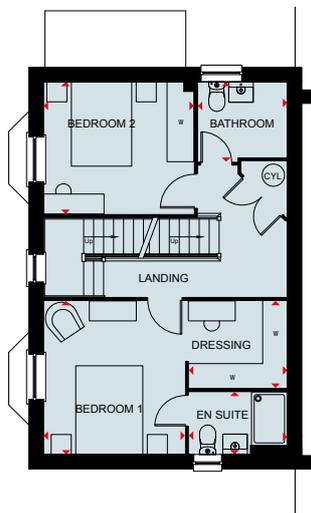
THE HEREFORD

FOUR BEDROOM HOME



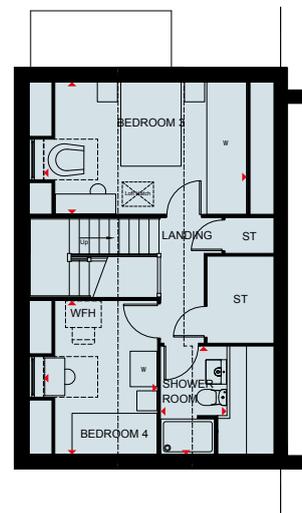
Ground Floor

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

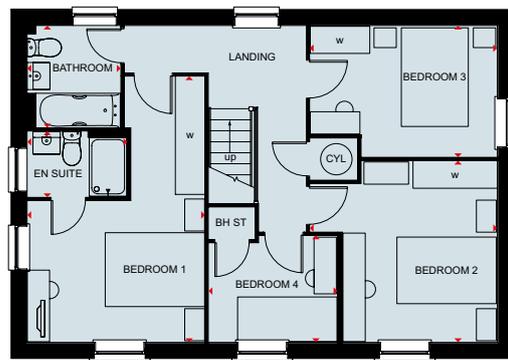
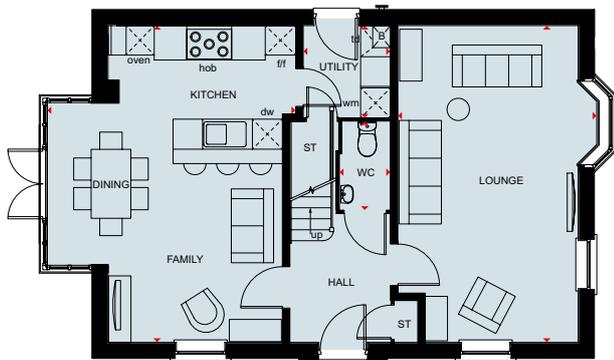
B Boiler	CYL Cylinder	W Wardrobe space
ST Store	WFH Working from home space	◀▶ Dimension location



DAVID WILSON HOMES

THE CORNELL

FOUR BEDROOM HOME



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

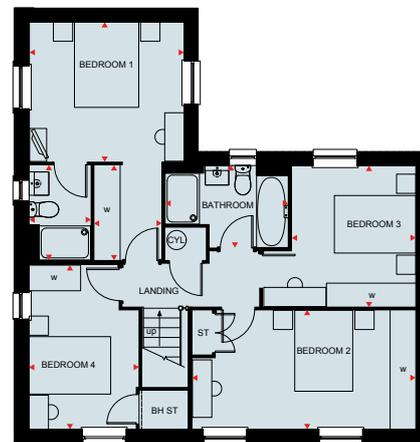
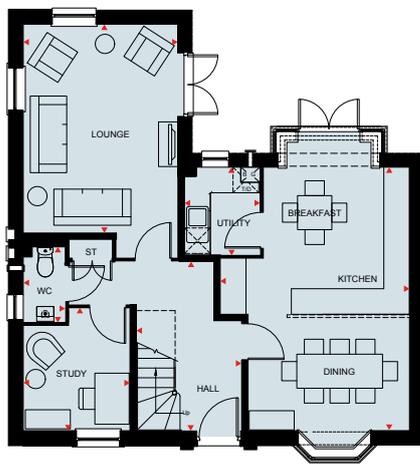
B Boiler	BH ST Bulkhead store	f/f Fridge/freezer space	dw Dishwasher space	W Wardrobe space
ST Store	CYL Cylinder	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location



DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME



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

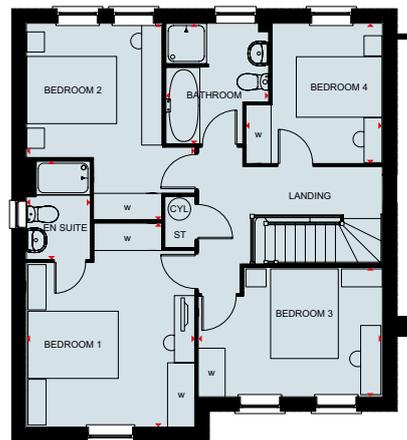
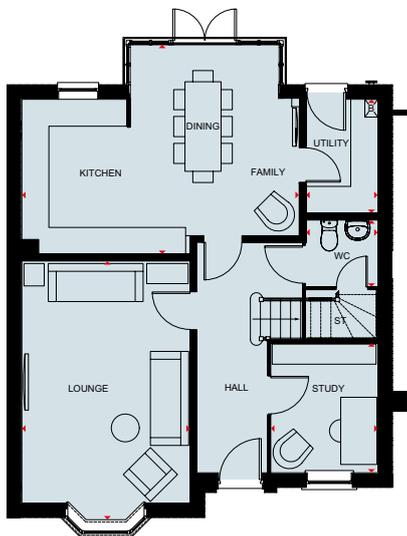
B Boiler	BH ST Bulkhead Store	W Wardrobe space	↔ Dimension location
ST Store	t/d Tumble dryer space	CYL Cylinder	



DAVID WILSON HOMES

THE HOLDEN

FOUR BEDROOM HOME



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	◀▶	Dimension location
ST	Store	W	Wardrobe space		



DAVID WILSON HOMES



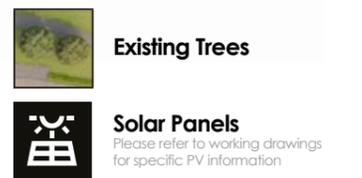
- **Archford**
3 bedroom home
- **Hadley**
3 bedroom home
- **Kennett**
3 bedroom home

- **Ingleby**
4 bedroom home
- **Hollinwood**
4 bedroom home
- **Bayswater**
4 bedroom home

- **Herford**
4 bedroom home
- **Avondale**
4 bedroom home
- **Holden**
4 bedroom home

- **Affordable Housing**
- V **Visitors Parking Space**
- Street Light**

Giving nature a home on this development:

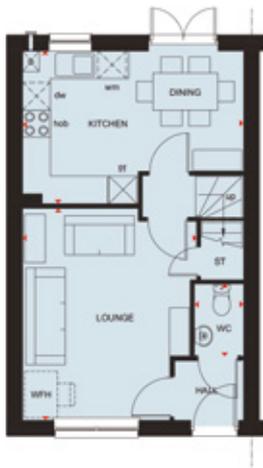


Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



THE ARCHFORD

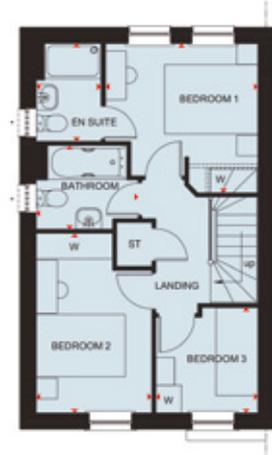
THREE BEDROOM SEMI DETACHED HOME



Ground Floor

Lounge	4599 x 3746mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310mm	15'7" x 10'10"
WC	1561 x 1054mm	5'1" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3277 x 3229mm	10'9" x 10'7"
En Suite	2119 x 1385mm	6'11" x 4'7"
Bedroom 2	3887 x 2475mm	12'9" x 8'11"
Bedroom 3	2281 x 2186mm	7'6" x 7'2"
Bathroom	2181 x 1815mm	7'2" x 5'11"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



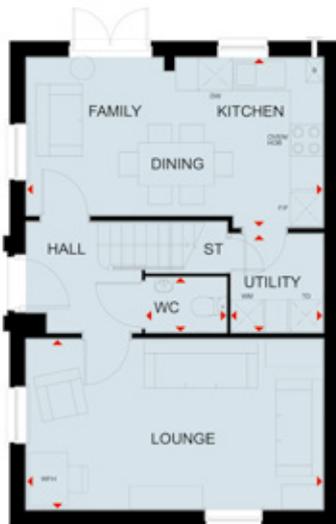
DAVID WILSON HOMES

HADLEY

THREE BEDROOM DETACHED HOME



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	5450 x 3148mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3143mm	17'11" x 10'4"
Utility	1799 x 1688mm	5'11" x 5'6"
WC	1480 x 1014mm	4'10" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	4324 x 4053mm	14'2" x 13'3"
En Suite	1856 x 1771mm	6'1" x 5'9"
Bedroom 2	3336 x 2978mm	11'3" x 9'9"
Bedroom 3	2713 x 2265mm	8'11" x 7'5"
Bathroom	2025 x 1811mm	6'8" x 6'0"

(Approximate dimensions)

Key

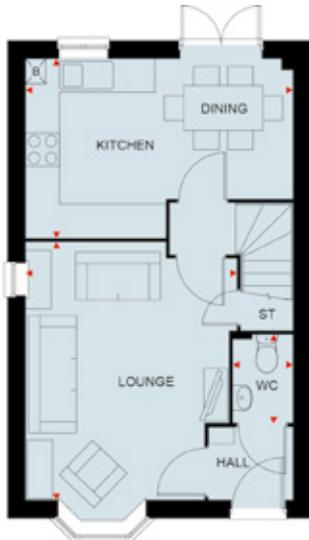
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

KENNETT

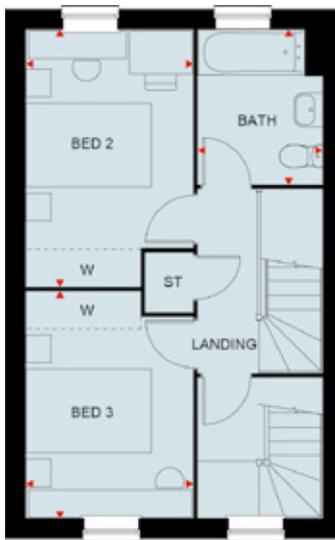
THREE BEDROOM HOME



Ground Floor

Lounge	4994 x 3727mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195mm	15'6" x 10'6"
WC	1562 x 1038mm	5'1" x 3'5"

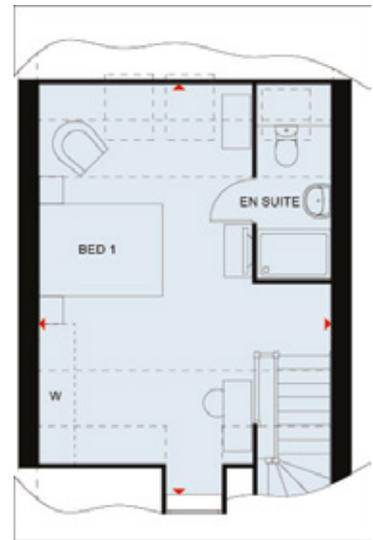
(Approximate dimensions)



First Floor

Bedroom 2	4141 x 2657mm	13'7" x 8'9"
Bedroom 3	3656 x 2658mm	12'0" x 8'9"
Bathroom	2496 x 1986mm	8'2" x 6'6"

(Approximate dimensions)



Second Floor

Bedroom 1	6681 x 4731*mm	21'11" x 15'6"
En suite	2496* x 1190mm	8'2" x 3'11"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

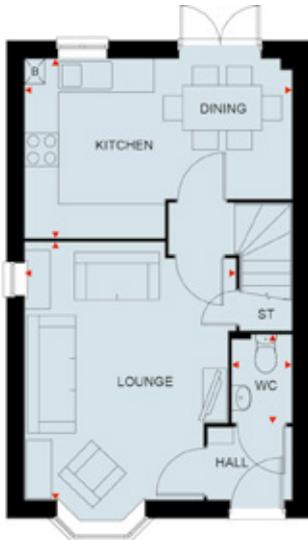
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

KENNETT

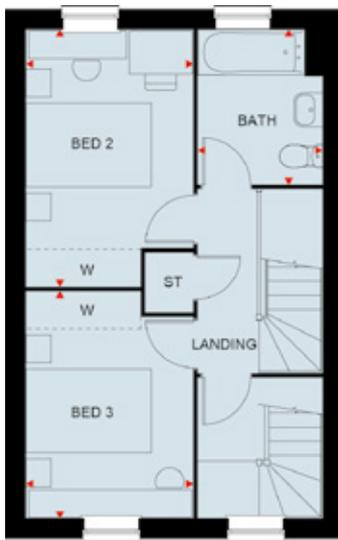
THREE BEDROOM HOME



Ground Floor

Lounge	4994 x 3727mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195mm	15'6" x 10'6"
WC	1526 x 1038mm	5'1" x 3'5"

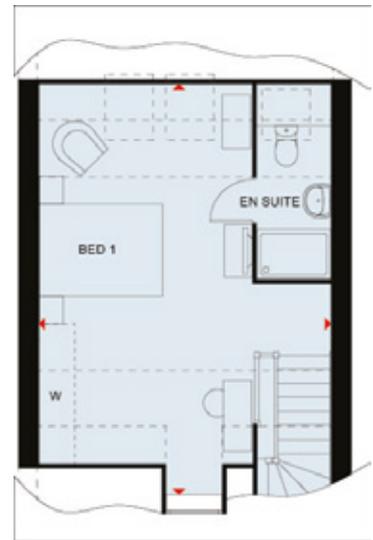
(Approximate dimensions)



First Floor

Bedroom 2	4141 x 2657mm	13'7" x 8'9"
Bedroom 3	3656 x 2658mm	12'0" x 8'9"
Bathroom	2496 x 1986mm	8'2" x 6'6"

(Approximate dimensions)



Second Floor

Bedroom 1	6681 x 4731*mm	21'11" x 15'6"
En suite	2496* x 1190mm	8'2" x 3'11"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

INGLEBY

FOUR BEDROOM HOME



Ground Floor

Lounge	4925 x 3095mm	16'2" x 10'2"
Kitchen/Family/Dining	5630 x 4295mm	18'6" x 14'1"
WC	2206 x 900mm	7'3" x 2'11"



First Floor

Bedroom 1	3797 x 2800mm	12'6" x 9'2"
En Suite	1962 x 850mm	6'5" x 6'1"
Bedroom 2	3587 x 2800mm	11'9" x 9'2"
Bedroom 3	2747 x 2073mm	9'0" x 6'9"
Bedroom 4	2747 x 2181mm	9'0" x 7'1"
Bathroom	2179 x 1700mm	7'2" x 5'7"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

HOLLINWOOD

FOUR BEDROOM HOME



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans. Please refer to individual working drawings for boiler positioning.



Ground Floor

Lounge	3595 x 5973mm	11'10" x 19'7"
Kitchen/Dining	5973 x 4530mm	19'7" x 14'10"
Utility	1550 x 2312mm	5'1" x 7'7"
WC	1014 x 1600mm	3'4" x 5'3"

(Approximate dimensions)

First Floor

Bedroom 1	3457 x 3260mm	11'4" x 10'8"
En Suite	2574 x 1200mm	8'5" x 10'8"
Bedroom 2	3005 x 3150mm	9'10" x 10'4"
Bedroom 3	3661 x 3154mm	12'0" x 10'4"
Bedroom 4	3005 x 2739mm	9'10" x 9'0"
Bathroom	2373 x 1900mm	7'9" x 6'3"

(Approximate dimensions)

Key

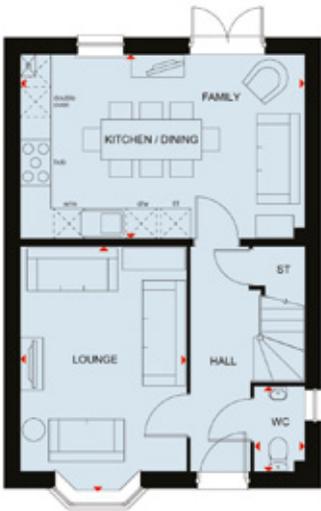
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

BAYSWATER

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	4895 x 3290mm	16'1" x 10'10"
Kitchen/Family/Dining	5630 x 3680mm	18'6" x 12'1"
WC	1712 x 1000mm	5'7" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 2	2773 x 5341mm	9'1" x 17'6"
Bedroom 3	3341 x 3517mm	11'0" x 11'6"
Bedroom 4	2776 x 3686mm	9'1" x 12'1"
Bathroom	2210 x 1712mm	7'3" x 5'7"

(Approximate dimensions)



Second Floor

Bedroom 1/Dressing Area	5870* x 3463mm	19'7"* x 11'4"
En suite	2085 x 1954mm	6'10" x 6'5"*

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

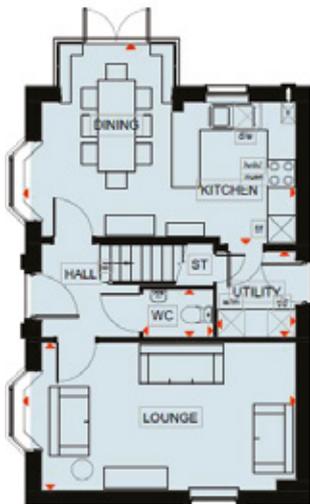
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

HERTFORD

FOUR BEDROOM HOME



Ground Floor

Lounge	5847 x 3173mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4330mm	19'2" x 14'2"
Utility	1850 x 1687mm	6'1" x 5'6"
WC	1500 x 1014mm	4'11" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	3463 x 3162mm	11'4" x 10'4"
En suite	2201 x 1411mm	7'3" x 4'8"
Dressing room	2201 x 1964mm	7'3" x 6'5"
Bedroom 2	3362 x 2979mm	11'0" x 9'9"
Bathroom	2000 x 1801mm	6'7" x 5'11"

(Approximate dimensions)



Second Floor

Bedroom 3	4534* x 2979mm	14'11" x 9'9"
Bedroom 4	3463 x 2529*mm	11'4" x 8'4"*
Shower room	2433 x 1464*mm	8'0" x 4'10"*

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

AVONDALE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5488 x 3605mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415mm	21'7" x 14'6"
Utility	2060 x 1761mm	6'9" x 5'9"
Study	2878 x 2488mm	9'5" x 8'2"
WC	1768 x 975mm	5'10" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	5585 x 3605mm	18'3" x 11'10"
En Suite	2222 x 1433mm	7'3" x 4'8"
Bedroom 2	5225 x 2792mm	17'1" x 9'2"
Bedroom 3	3563 x 3308mm	11'8" x 10'10"
Bedroom 4	3853 x 2547mm	12'7" x 8'4"
Bathroom	2871 x 1927mm	9'5" x 6'4"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

HOLDEN

FOUR BEDROOM DETACHED HOME



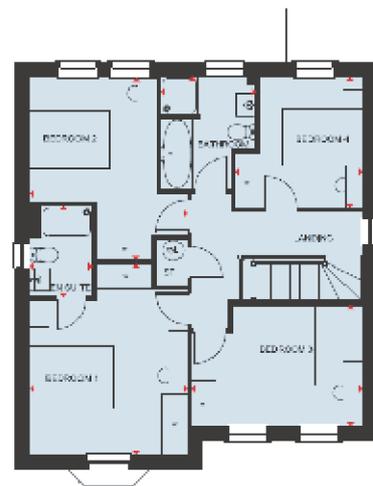
*Refer to sales for dimensions on plot 38 only



Ground Floor

Lounge	5797 x 3723mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685mm	20'2" x 15'4"
Study	2881 x 2361mm	9'5" x 7'9"
Utility	2545 x 1588mm	8'4" x 5'3"
WC	1498 x 1588mm	4'11" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1	4538 x 3728mm	14'11" x 12'3"
En Suite	2109 x 1471mm	7'2" x 4'10"
Bedroom 2	4379 x 3728mm	14'4" x 12'3"
Bedroom 3	1073 x 2881mm	13'4" x 9'5"
Bedroom 4	3115 x 3020mm	10'3" x 9'11"
Bathroom	2689 x 2266mm	8'10" x 7'5"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
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DAVID WILSON HOMES



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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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WHERE QUALITY LIVES