



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 proud to say that our customers continue to rate us as a 5 Star Housebuilder for customer satisfaction year after year.

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

ROMANS' EDGE

— A LOCATION LIKE NO OTHER —



Romans' Edge is located in Godmanchester, a town that is situated at the junction of two famous Roman roads where they cross the River Great Ouse. The town is rich in history and boasts no fewer than 130 buildings listed for Special Architectural Interest. With a good selection of schools close by and great commuter links such as the



M1 and A1, this stunning development is the ideal place for families and professionals alike. Godmanchester has all the essential amenities at your doorstep, open countryside offering scenic walking and cycling routes, and, plenty to keep the family entertained. Romans' Edge will be a sought-after place to call home.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



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

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

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

Bearscroft Lane, Godmanchester, Cambridgeshire PE29 2LQ
Phase 3

- **The Archford**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Ingleby**
4 bedroom home
- **The Bradgate**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Cornell**
4 bedroom home
- **The Hollinwood**
4 bedroom home
- **The Meriden**
4 bedroom home
- **The Buckingham**
5 bedroom home
- **The Manning**
5 bedroom home
- **Affordable Housing Shared Ownership**
- **Affordable Housing Rented**
- V **Visitor Parking Space**

BCP **Bin Collection Point**

CS **Cycle Store**

BS **Bin Store**

← Godmanchester Town Centre [1.6 miles - 5 minutes]



- **The Hadley Plus**
2 bedroom home with Bonus Room
- **The Archford Plus**
2 bedroom home with Bonus Room
- **The Kennett Special**
2 bedroom home with Bonus Room
- **The Ingleby Plus**
3 bedroom home with Bonus Room

- **The Bradgate Special**
3 bedroom home with Bonus Room
- **The Winsone Special**
3 bedroom home with Bonus Room
- **The Avondale Special**
3 bedroom home with Bonus Room
- **The Holden Special**
3 bedroom home with Bonus Room

- **The Cornell Special**
3 bedroom home with Bonus Room
- **The Hollinwood Special**
3 bedroom home with Bonus Room
- **The Buckingham Special**
4 bedroom home with Bonus Room
- **The Manning Special**
4 bedroom home with Bonus Room



THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give the Archford end-terraced home a traditional look. Inside however, the stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden and creating a bright, light-filled room. A lobby, separating the kitchen and the lounge,

has stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom complete this attractive home.



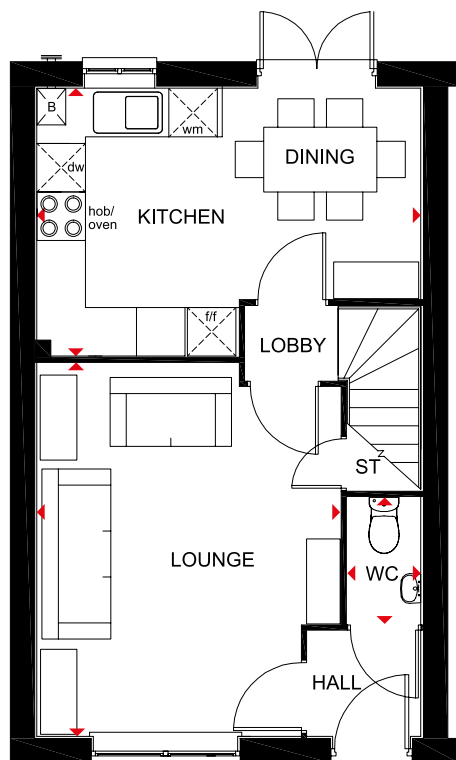
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

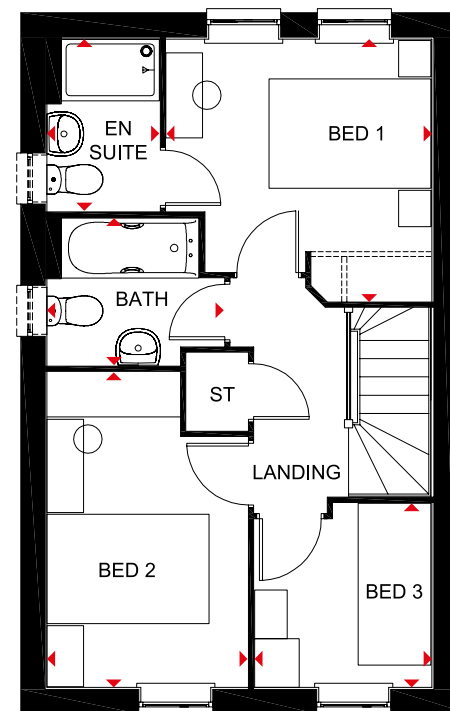
Key

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



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bed 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bed 2	2475 x 3891 mm	8'1" x 12'9"
Bed 3	2286 x 2186 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

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THE KENNETT

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good-sized end-terraced 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 main bedroom with en suite.



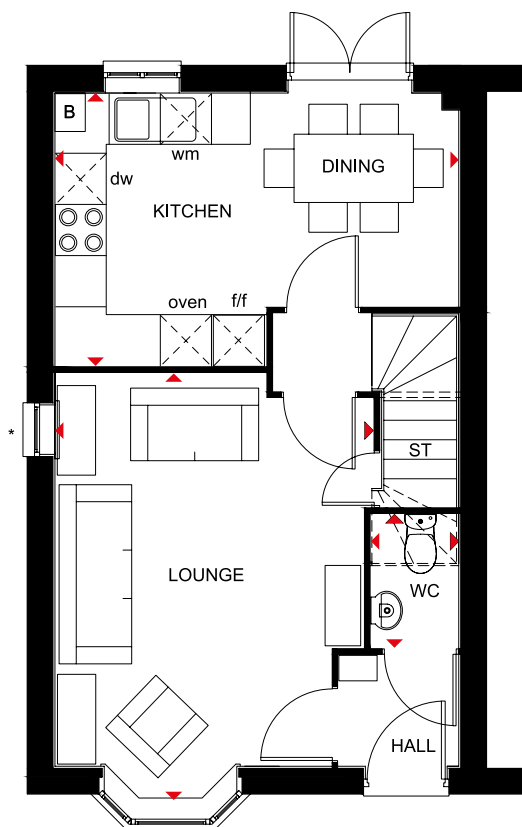
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM TERRACED HOME

Key

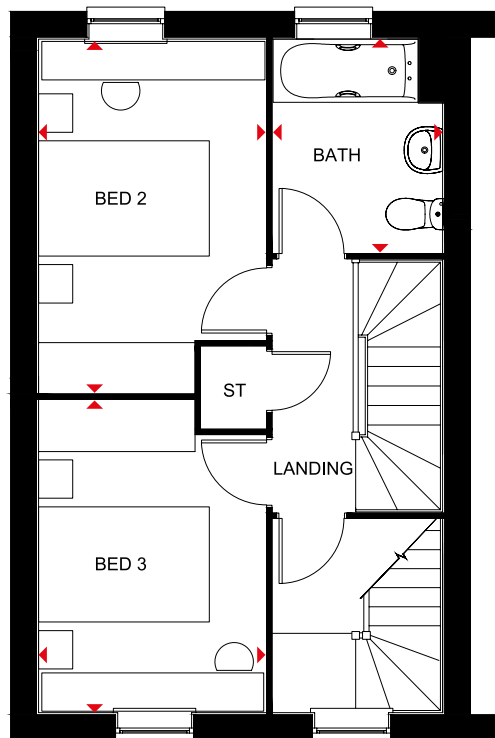
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ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	◄►	Dimension location		



Ground Floor

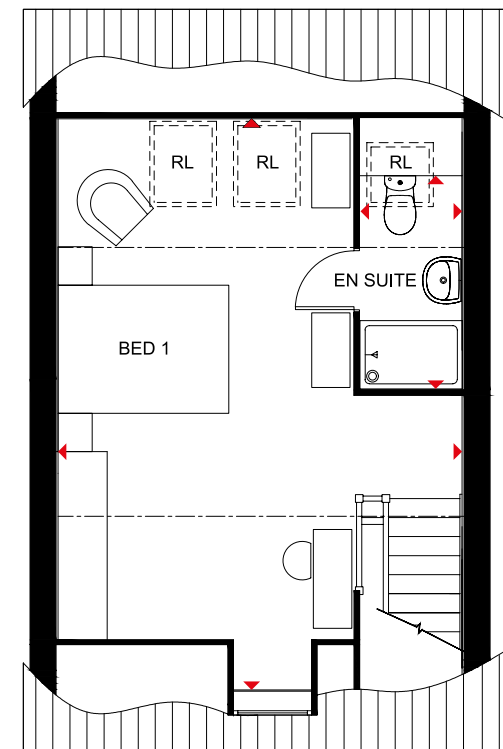
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1030 mm	5'1" x 3'4"

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



First Floor

Bedroom 2	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	6690* x 4733 mm	21'11" x 15'6"
En suite	1189* x 2497 mm	3'11" x 8'2"

*Overall floor dimension includes lowered ceiling areas

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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 main bedroom with en suite, a single bedroom and a family bathroom.



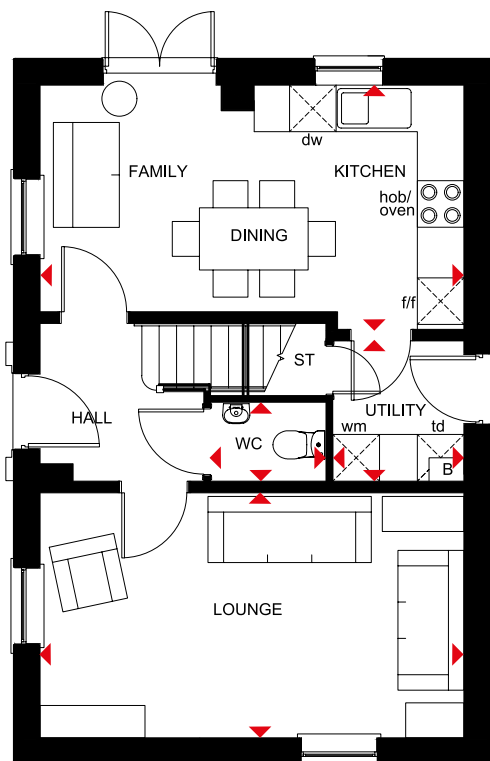
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM DETACHED HOME

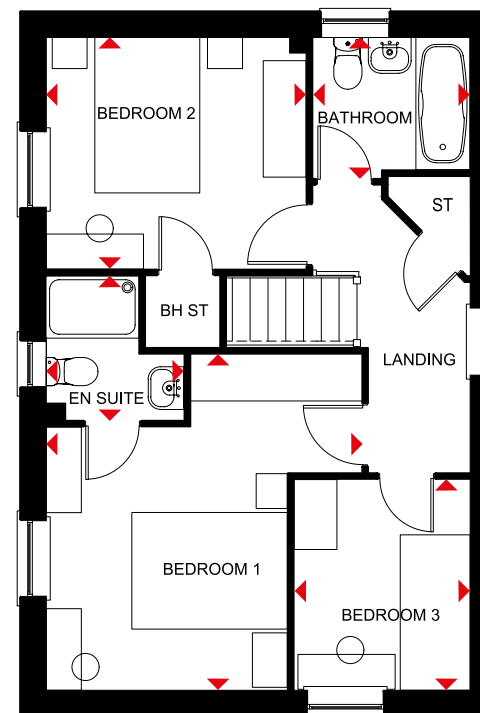
Key

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"

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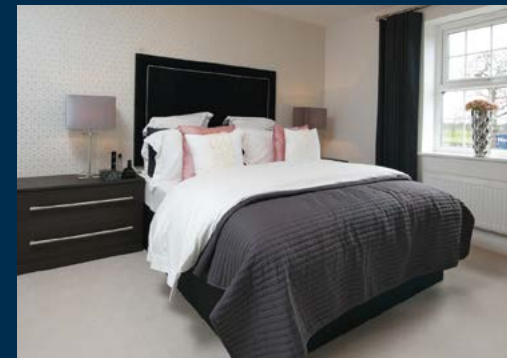


THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom.



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THE INGLEBY

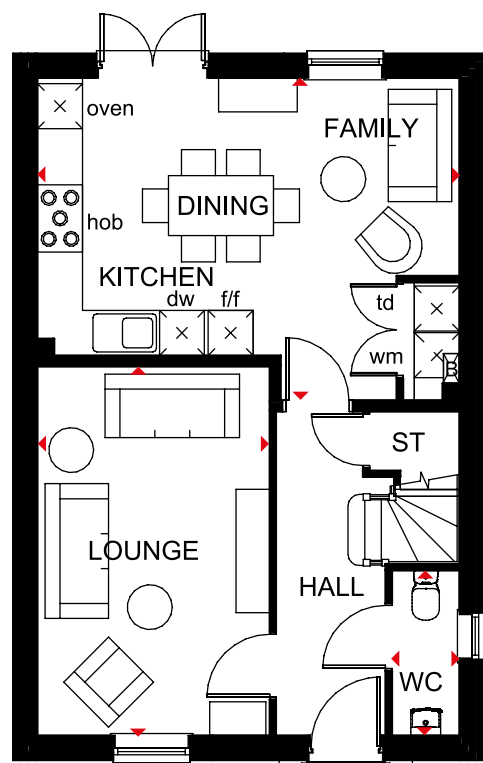
FOUR BEDROOM DETACHED HOME

Key

B Boiler
ST Store
f/f Fridge/freezer space

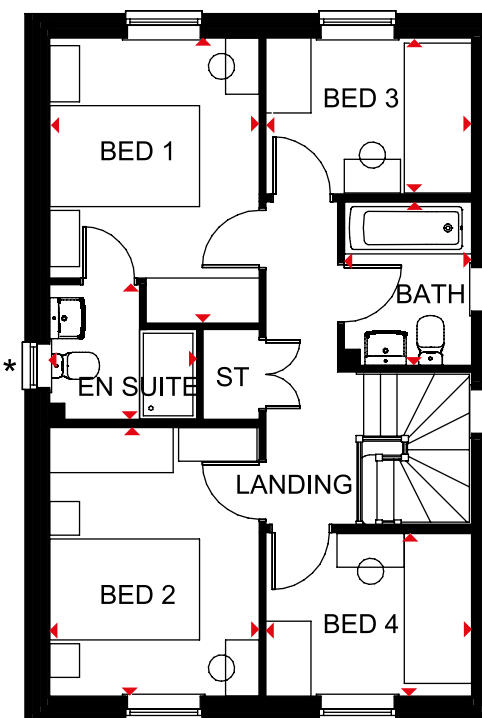
wm Washing machine space
dw Dishwasher space
td Tumble dryer space

◀▶ Dimension location



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



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"

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THE AVONDALE

FOUR BEDROOM DETACHED HOME



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This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and French doors

to the garden. A large, triple-aspect lounge also leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and shower.



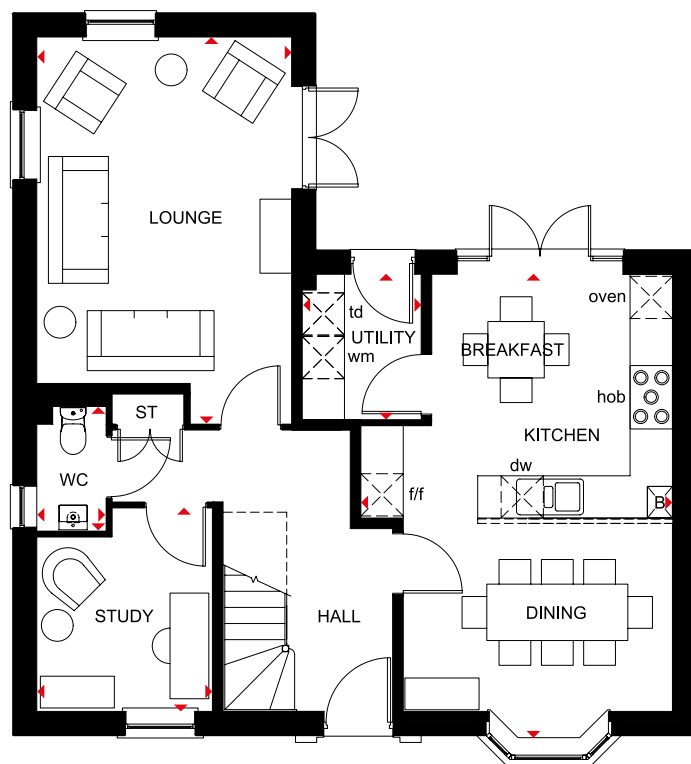
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM DETACHED HOME

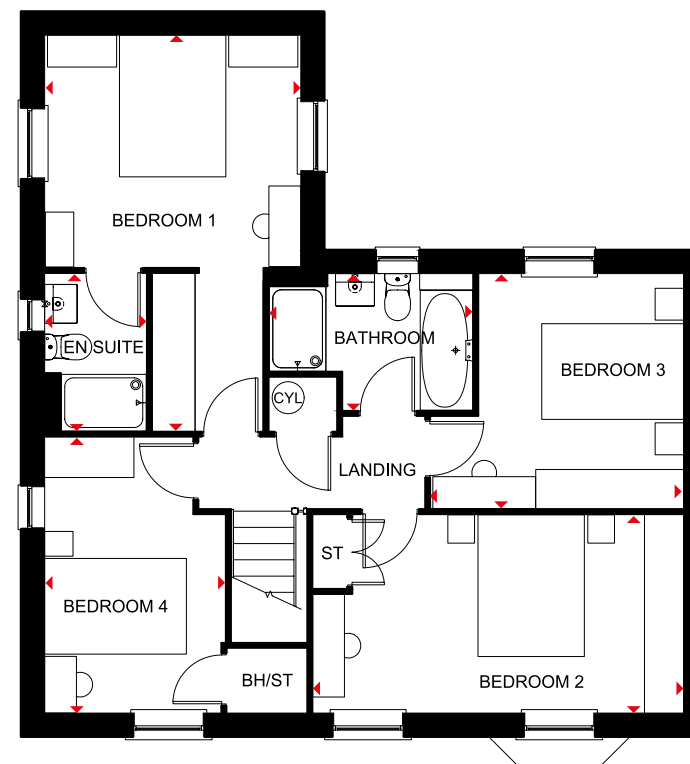
Key

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



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	6600 x 4550 mm	21'7" x 14'11"
Utility	2164 x 1687 mm	7'7" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1793 x 963 mm	5'10" x 3'1"



First Floor

Bedroom 1	5720 x 3615 mm	18'9" x 11'10"
En suite	2151 x 1435 mm	7'0" 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	4376 x 2550 mm	14'4" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with French

doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious main bedroom with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



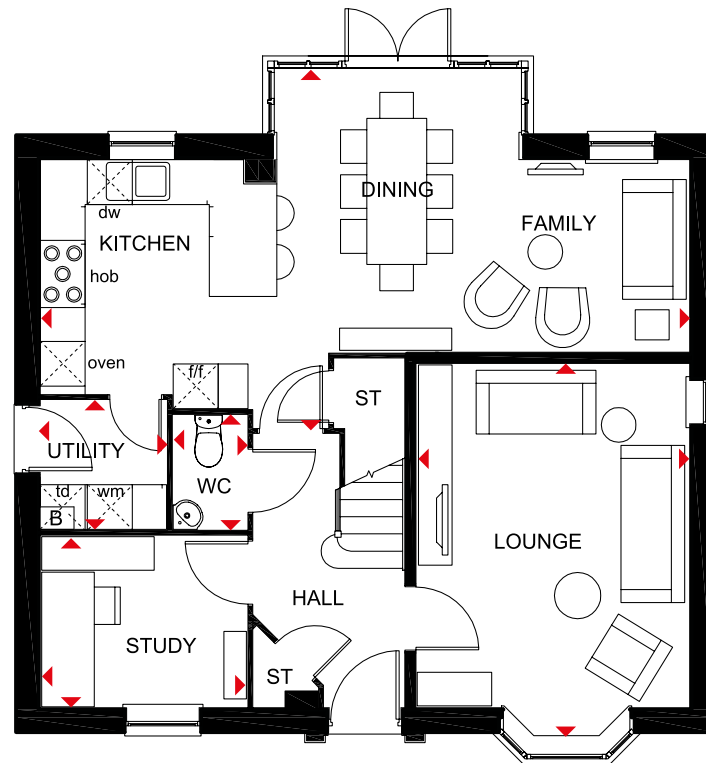
DAVID WILSON HOMES
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THE BRADGATE

FOUR BEDROOM DETACHED HOME

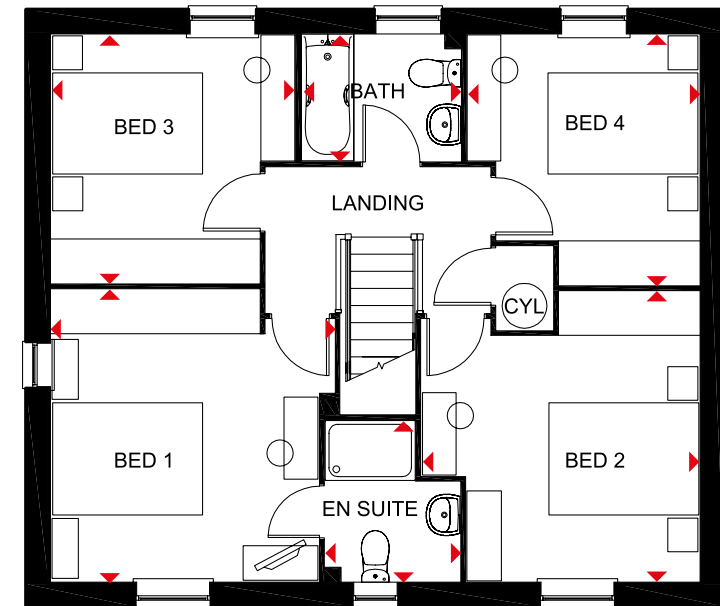
Key

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	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'0" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1524 x 986 mm	5'0" x 3'2"



First Floor

Bed 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bed 2	3720 x 3885 mm	12'2" x 12'9"
Bed 3	3329 x 3263 mm	10'11" x 10'8"
Bed 4	3353 x 3112 mm	11'0" x 10'2"
Bath	2124 x 1700 mm	6'11" x 5'7"

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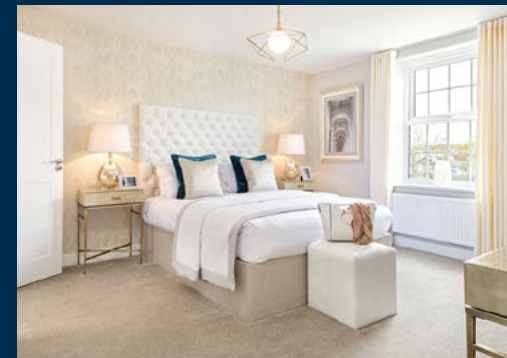


THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

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



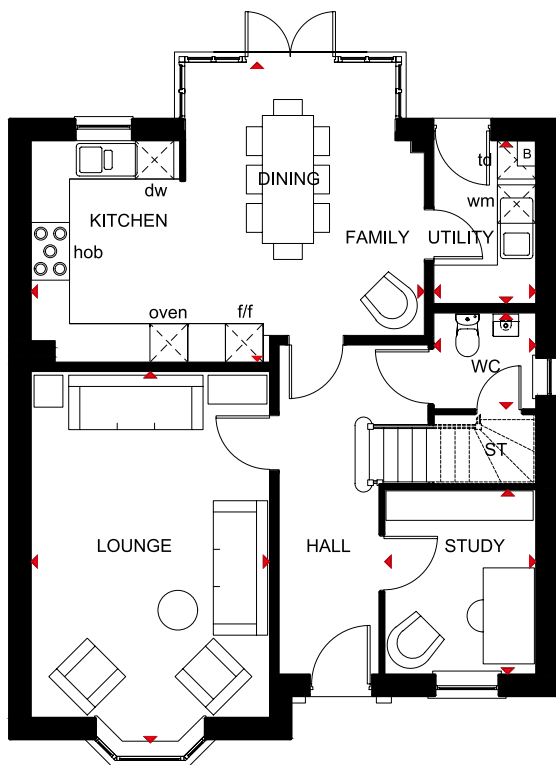
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

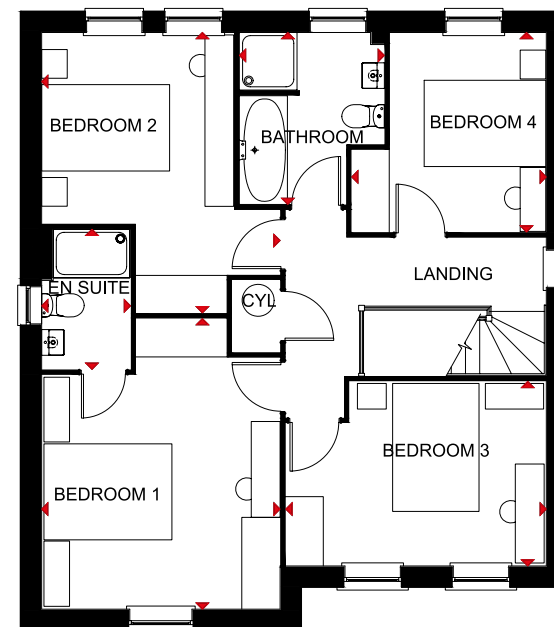
Key

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



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



First Floor

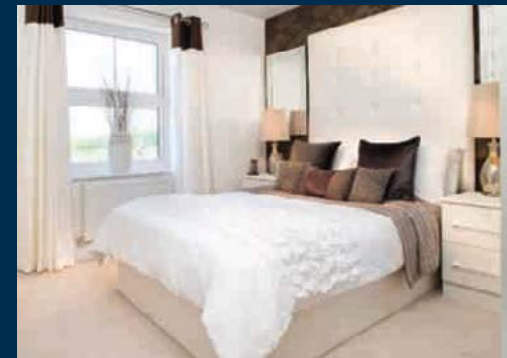
Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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THE MERIDEN

FOUR BEDROOM DETACHED HOME



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The Meriden is a bright place to call home with its attractive bay-fronted lounge and a light-filled glazed bay in the kitchen/dining area leading to the garden. A family space in the kitchen increases flexibility for living and entertaining, while a separate utility room

adds practicality and an integral garage provides extra security. Upstairs are four double bedrooms, the generous main bedroom with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

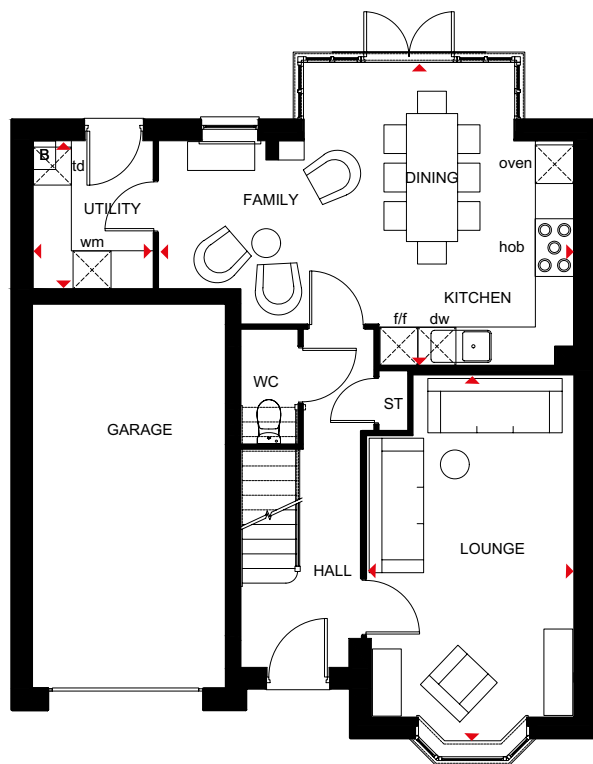
WHERE QUALITY LIVES

THE MERIDEN

FOUR BEDROOM DETACHED HOME

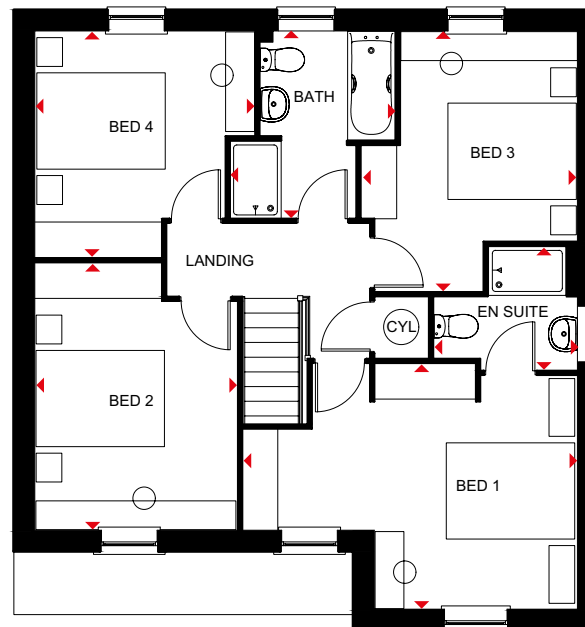
Key

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	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/		
Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

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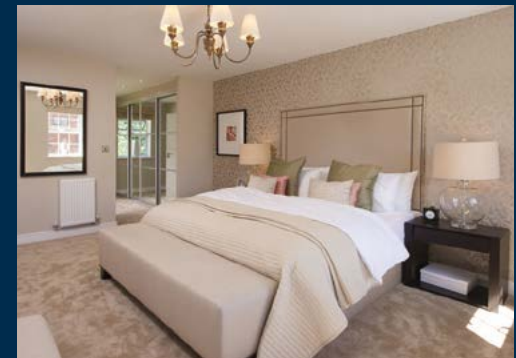


THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Designed over two-and-a-half floors, The Buckingham is a most spacious detached family home. The hub of the house is the large open-plan kitchen and breakfast room with family area leading to the dining room. Both have access onto the rear garden via elegant French doors. There is also a separate utility room. The front-aspect lounge

provides ample room for everyone to relax, and there's quiet space to work in the study. The first floor has an expansive main bedroom with full en suite and dressing area. Two further double bedrooms and a bathroom with shower can be found here too. Upstairs again and there are two more double bedrooms and another bathroom with shower.



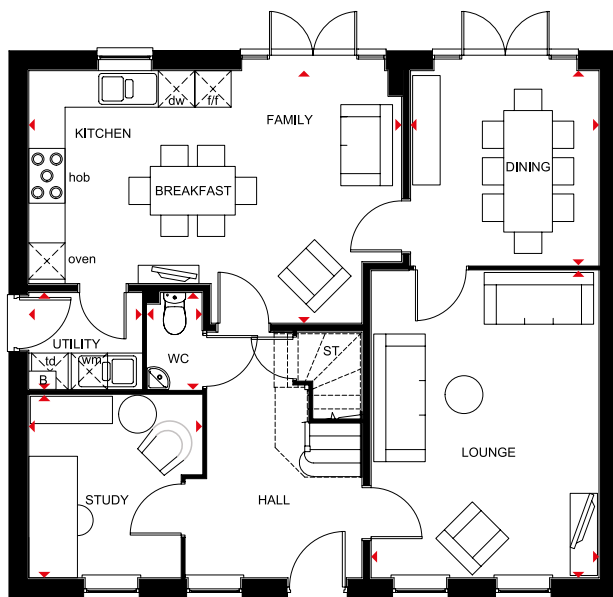
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME

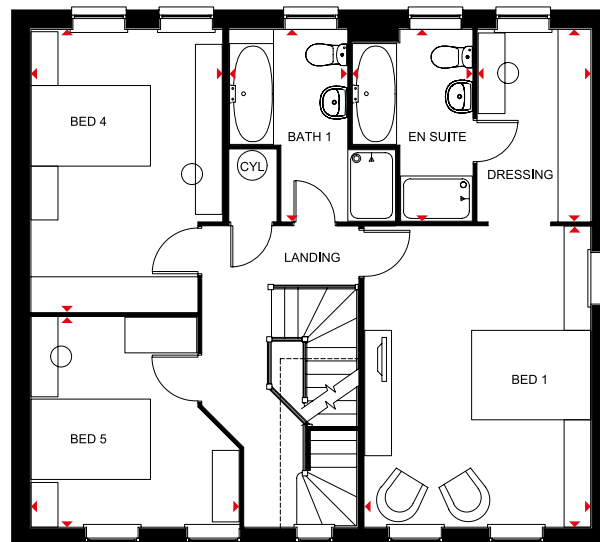
Key

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



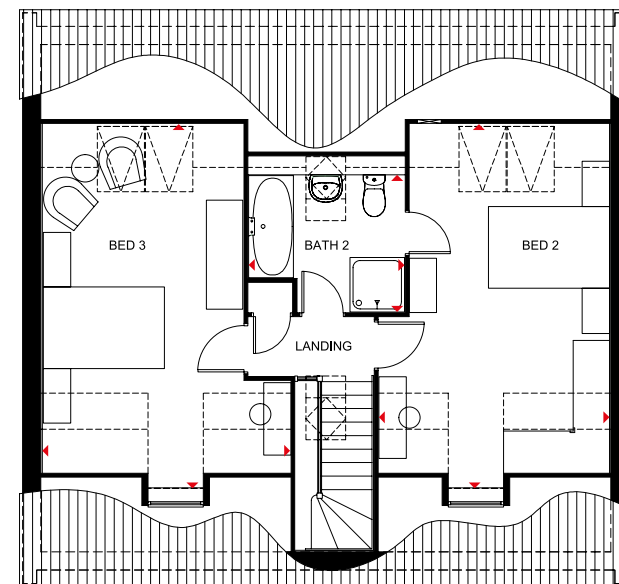
Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Family/Breakfast	6130 x 4151 mm	20'1" x 13'7"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



First Floor

Bed 1	5037 x 3785 mm	16'6" x 12'5"
Dressing	3214 x 1898 mm	10'7" x 6'3"
En suite	3214 x 2011 mm	10'7" x 6'7"
Bed 4	4730 x 3213 mm	15'6" x 10'6"
Bed 5	3521 x 3486 mm	11'7" x 11'5"
Bath 1	3214 x 1969 mm	10'7" x 6'5"



Second Floor

Bed 2	6024* x 3811 mm	19'9" x 12'6"
Bed 3	6024* x 4101 mm	19'9" x 13'5"
Bath 2	2575 x 2266* mm	8'5" x 7'5"

*Overall floor dimension includes lowered ceiling areas

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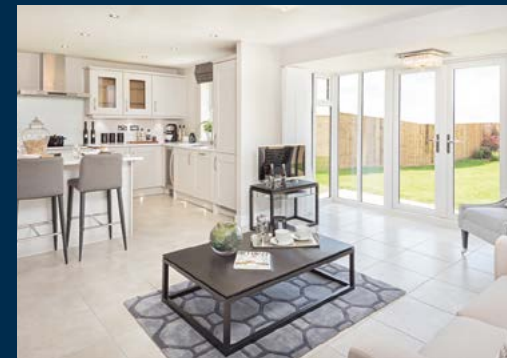


THE MANNING

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The large elegant hall of The Manning will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home though

will be the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the main bedroom and second bedroom with en suite, a single bedroom and family bathroom with shower.



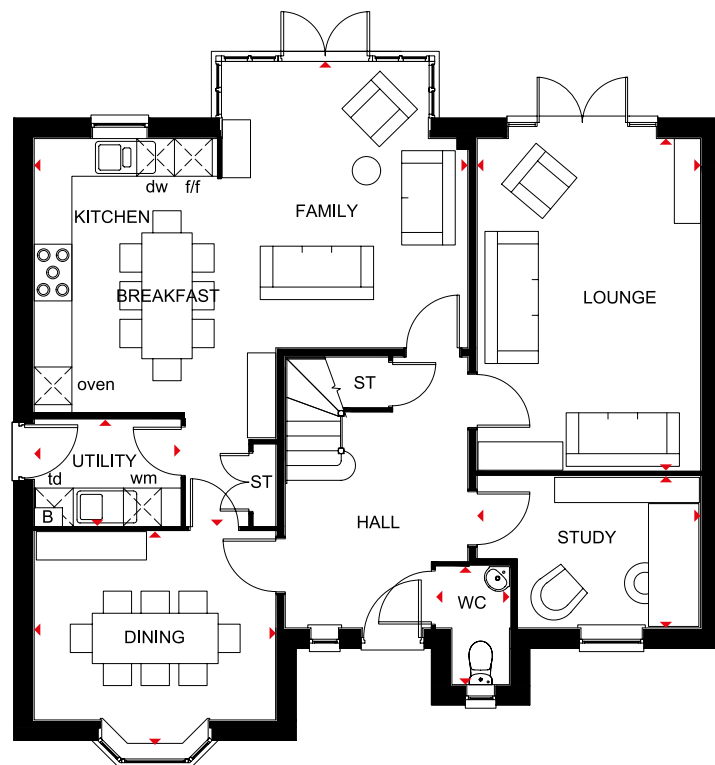
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MANNING

FIVE BEDROOM HOME

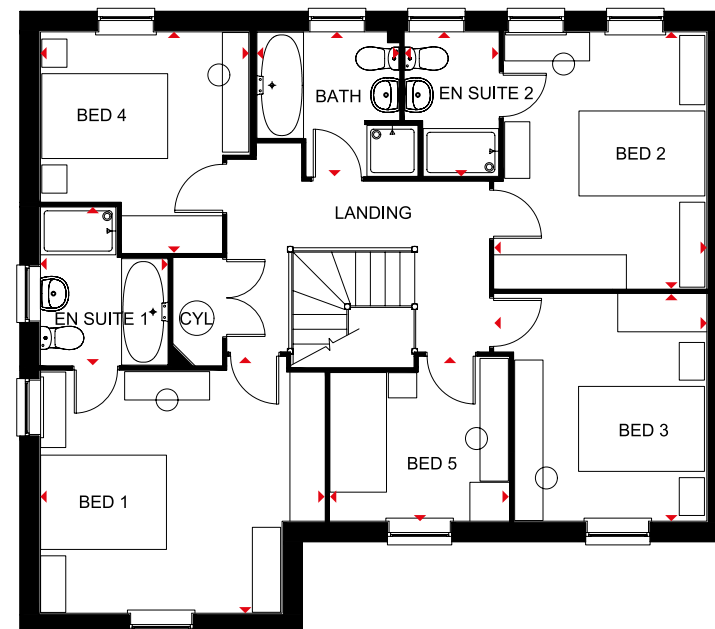
Key

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	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Family/ Breakfast	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1687 mm	7'8" x 5'6"
WC	1875 x 1165 mm	6'2" x 3'10"



First Floor

Bedroom 1	4073 x 4515 mm	13'4" x 14'10"
En Suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4079 mm	11'1" x 13'5"
En Suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3610 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3510 mm	10'10" x 11'6"
Bedroom 5	2839 x 2611 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

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THE ARCHFORD PLUS

TWO BEDROOM HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Inside, a stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden, creating a bright, light-filled room. A lobby separates the kitchen and the lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the family. A further

double bedroom and a multi-use bonus room complete this home.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



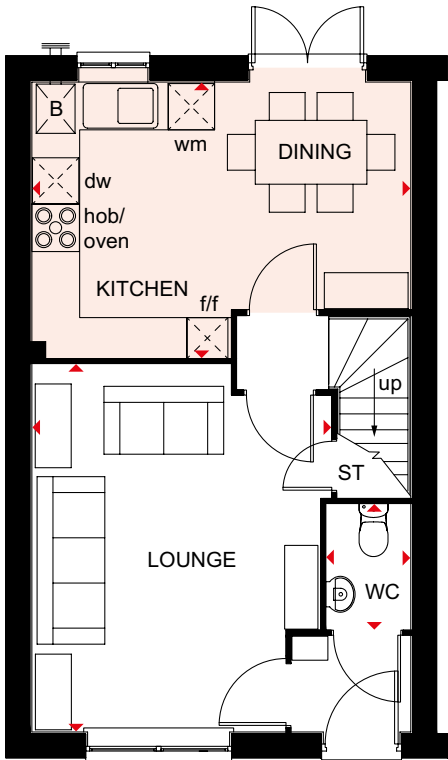
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD PLUS

TWO BEDROOM HOME WITH BONUS ROOM

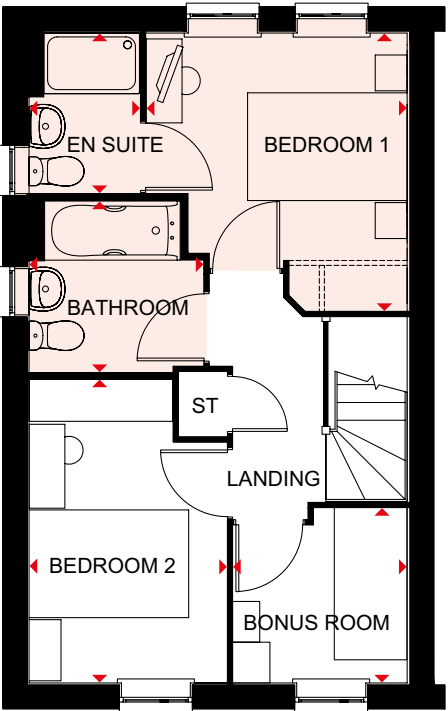
Key

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



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3452 mm	15'7" x 11'3"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3477 x 3276 mm	11'4" x 10'9"
En Suite	1385 x 2012 mm	4'5" x 6'6"
Bedroom 2	2475 x 3791 mm	8'1" x 12'4"
Bonus Room	2286 x 2186 mm	7'6" x 7'2"
Bathroom	2151 x 2181 mm	7'1" x 7'2"

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BDW001920/OCT22



THE KENNETT SPECIAL

TWO BEDROOM HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett Special is ideal for flexible modern living. The open-plan kitchen on the ground floor features a dining area opening out onto the rear garden via French doors. A lobby separating the

kitchen from the spacious bay-fronted lounge leads upstairs. Here is a double bedroom, a bonus room that is multi-use, a family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



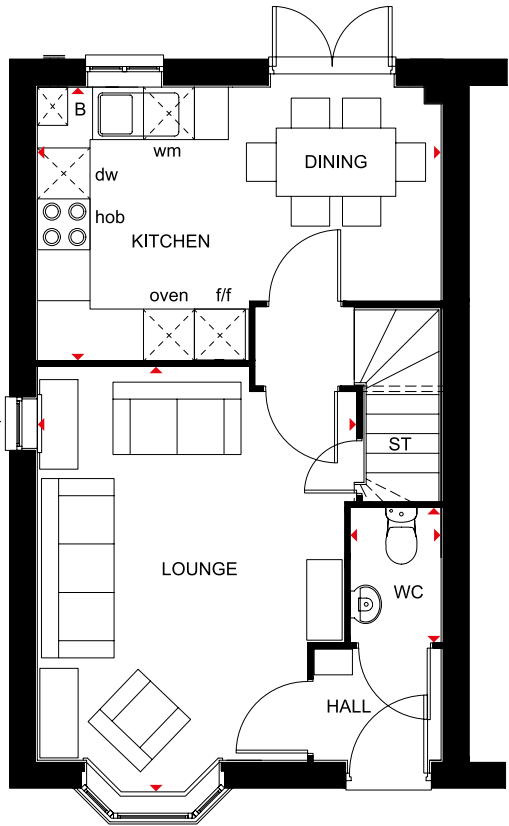
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT SPECIAL

TWO BEDROOM HOME WITH BONUS ROOM

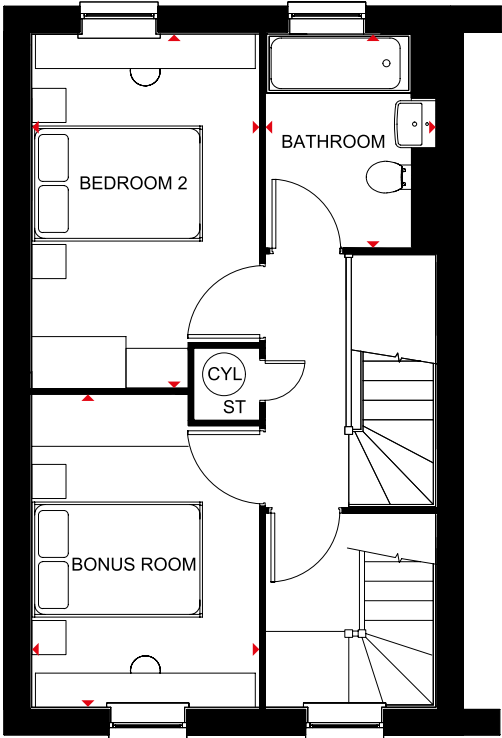
Key

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



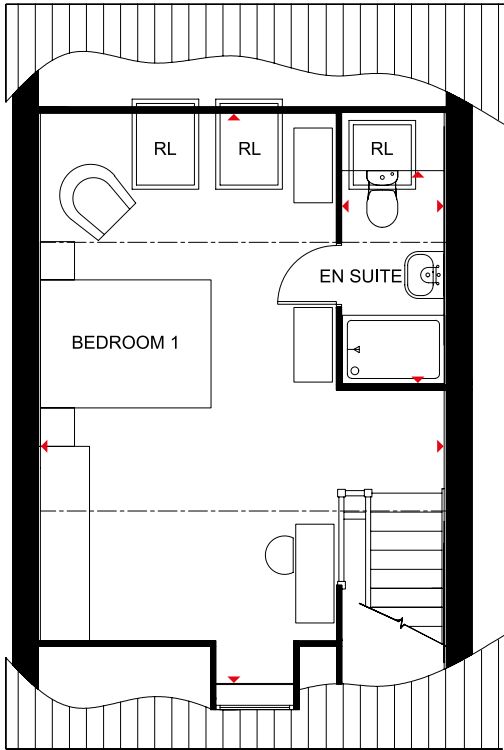
Ground Floor

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"



First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bonus Room	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 2497* mm	3'11" x 8'2"*

*Overall floor dimension includes lowered ceiling areas.

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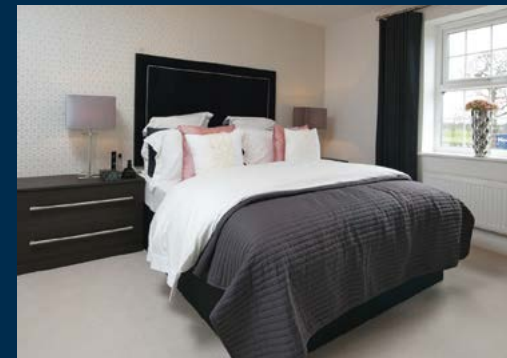


THE INGLEBY PLUS

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The large open-plan kitchen with its dining and family areas is designed very much for modern living. Utility space is discreetly tucked away in a corner of the kitchen and French doors give access to the garden. The lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main with en suite, a single

bedroom, as well as a multi-use bonus room and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

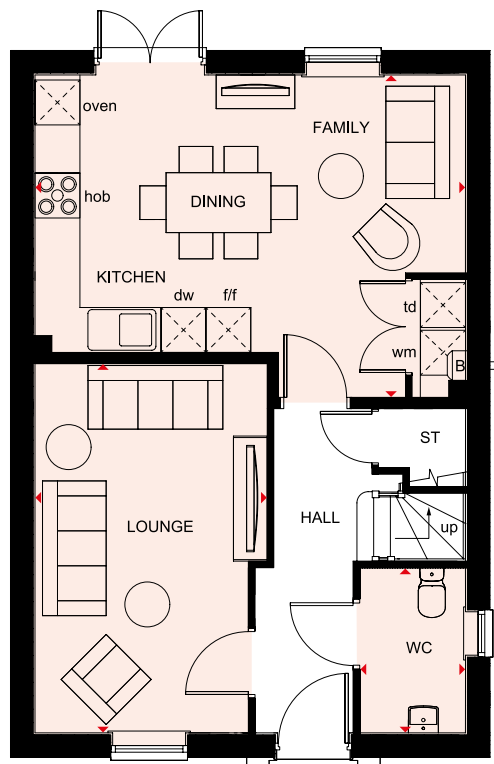
WHERE QUALITY LIVES

THE INGLEBY PLUS

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

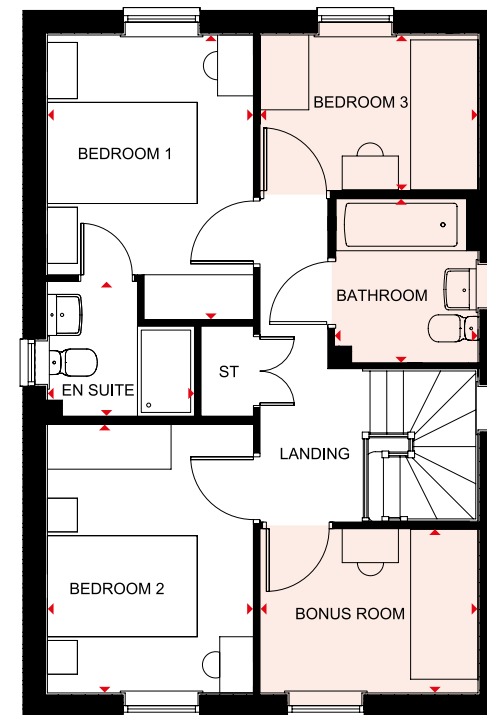
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5785 x 4305 mm	18'6" x 14'1"
WC	2206 x 1450 mm	7'3" x 4'7"



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	2947 x 2066 mm	9'0" x 6'9"
Bonus Room	2947 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1900 mm	7'2" x 6'2"

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THE BRADGATE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Bradgate Special offers a combination of flexible communal areas and quiet space. An open-plan kitchen with separate utility has a dining area leading to the garden via a beautiful walk-in glazed bay with French doors. A bay-fronted lounge and separate study provide spaces to relax in and work. Upstairs are three double bedrooms, the spacious

main with en suite, a multi-use bonus room and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BRADGATE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

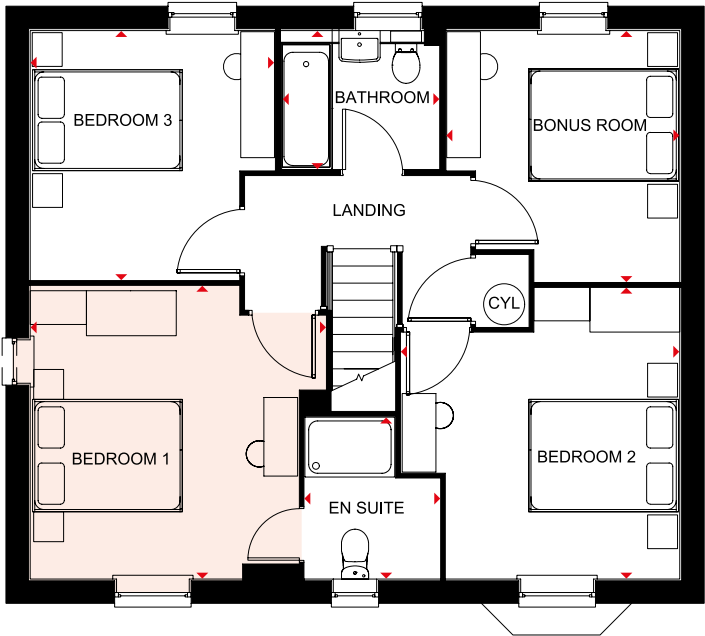
Key

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



Ground Floor

Kitchen/Dining/	8677 x 3800 mm	28'5" x 12'5"
Family		
Lounge	4999 x 3658 mm	16'4" x 12'0"
Study	2762 x 2295 mm	9'1" x 7'5"
Utility	1593 x 1935 mm	5'2" x 6'3"
WC	1900 x 1450 mm	6'2" x 4'8"



First Floor

Bedroom 1	3944 x 3910 mm	12'11" x 12'9"
En Suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3328 x 3263 mm	10'9" x 10'7"
Bonus Room	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'9" x 5'6"

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THE WINSTONE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Inside, the hall leads to the open-plan kitchen with breakfast/family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the lounge. The separate dining room, study and utility room complete the ground floor. Upstairs are three double bedrooms, the main with dressing area and en suite, the second with an en suite, a

multi-use bonus room and a large bathroom with separate shower.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes.



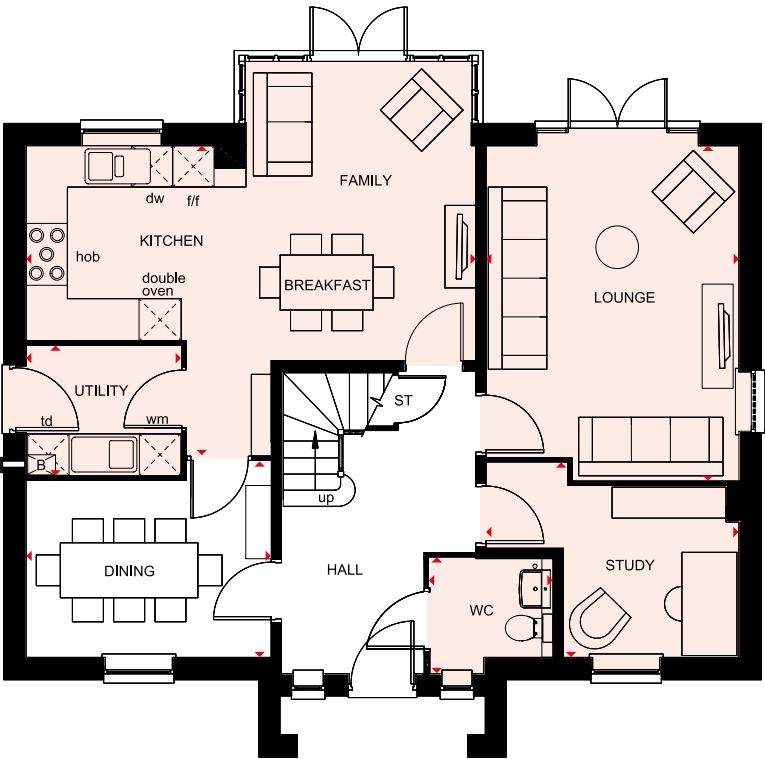
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WINSTONE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

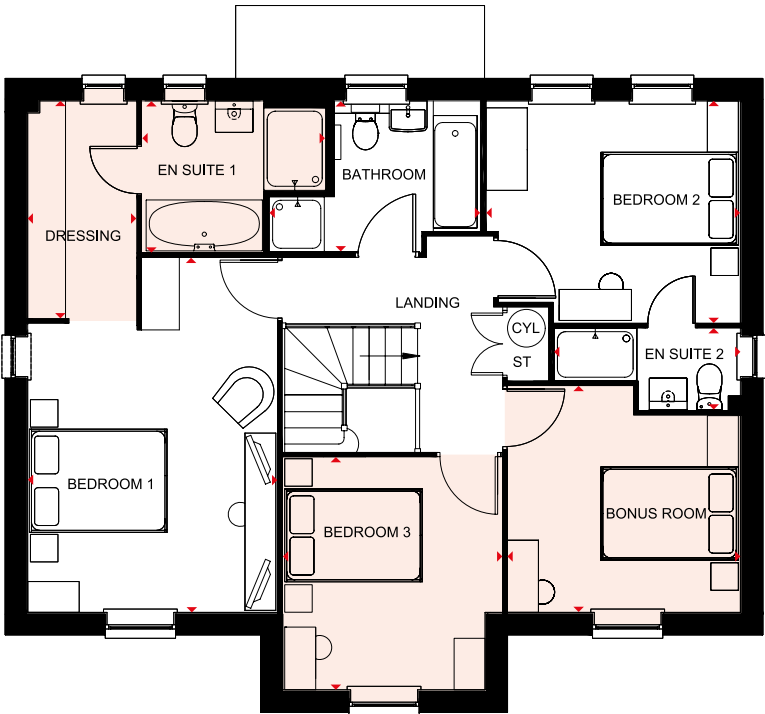
Key

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	4864 x 3675 mm	16'0" x 12'1"
Kitchen/Family/Breakfast	6540 x 4500 mm	21'5" x 14'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2487 mm	12'1" x 8'2"
Utility	2250 x 1877 mm	7'5" x 6'2"
WC	1799 x 1683 mm	5'11" x 5'6"



First Floor

Bedroom 1	5151 x 3624 mm	16'11" x 11'11"
En Suite 1	2666 x 2199 mm	8'9" x 7'3"
Dressing	3155 x 1579 mm	10'4" x 5'2"
Bedroom 2	3686 x 3223 mm	12'1" x 10'7"
En Suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3376 x 3183 mm	11'1" x 10'5"
Bonus Room	3380 x 3287 mm	11'1" x 10'9"
Bathroom	3072 x 2200 mm	10'1" x 7'3"

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THE AVONDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home provides plenty of flexible living space. The open-plan kitchen with French doors to the garden has a dining area with an attractive bay window, and a utility room. The lounge also leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are three double bedrooms, the

main with en suite, as well as a multi-use bonus room and a bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



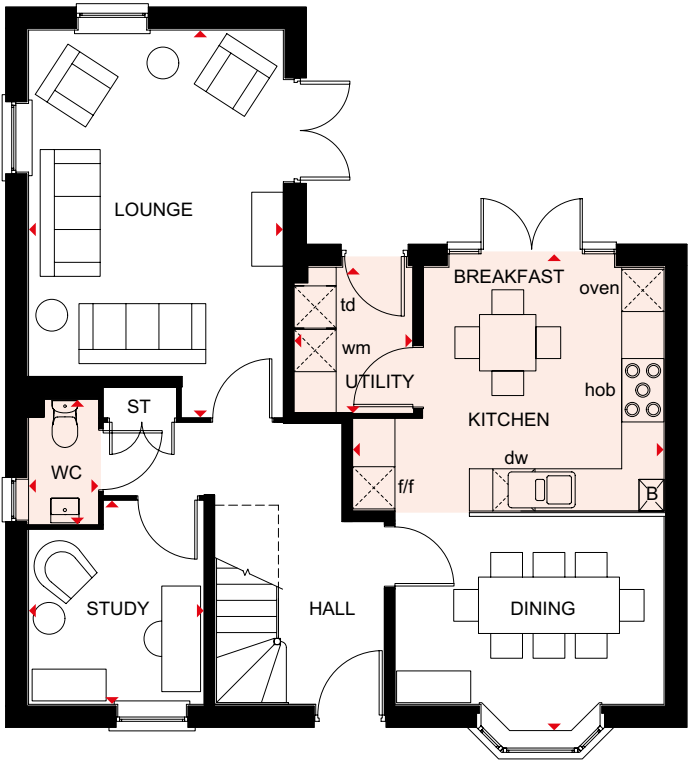
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE AVONDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

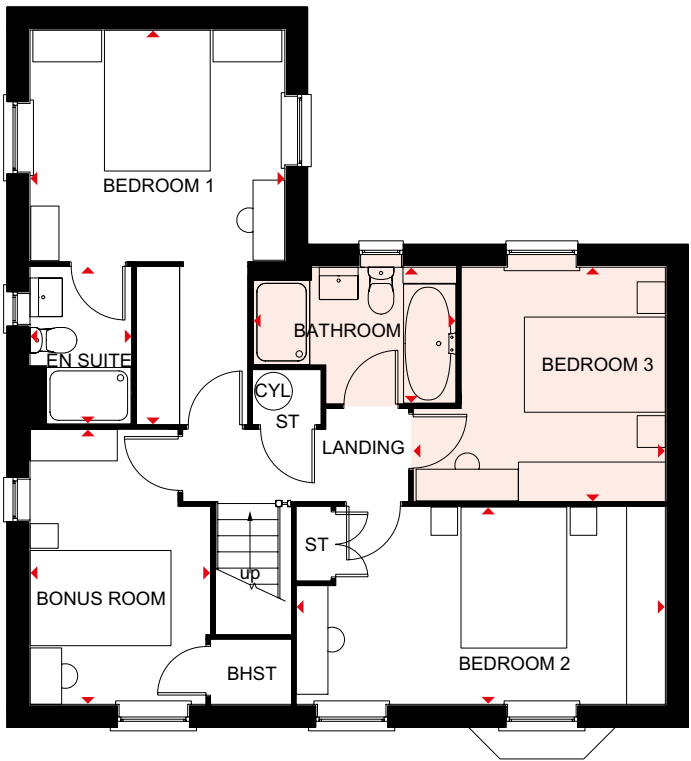
Key

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



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Breakfast	6203 x 4418 mm	20'3" x 14'6"
Utility	2064 x 1869 mm	6'8" x 6'2"
Study	2589 x 2490 mm	8'5" x 8'2"
WC	1675 x 1475 mm	5'5" x 4'8"



First Floor

Bedroom 1	5587 x 3615 mm	18'4" 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"
Bonus Room	3893 x 2550 mm	12'9" x 8'4"
Bathroom	3091 x 1288 mm	10'1" x 6'4"

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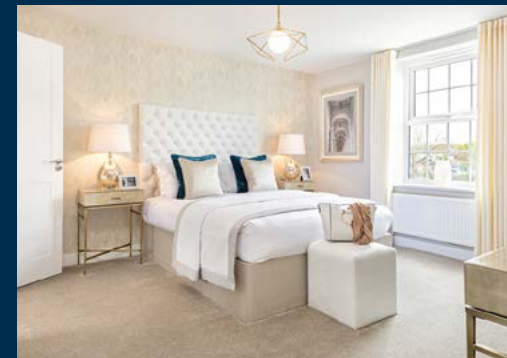


THE HOLDEN SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Holden Special is designed very much for modern family living. An open-plan kitchen and dining area leads to the garden through French doors in a beautiful glazed bay. A utility room also has access to the garden, while a bay-fronted lounge and study provide room to relax and work. Upstairs are three double bedrooms, the main

with en suite, a bonus room that is multi-use and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



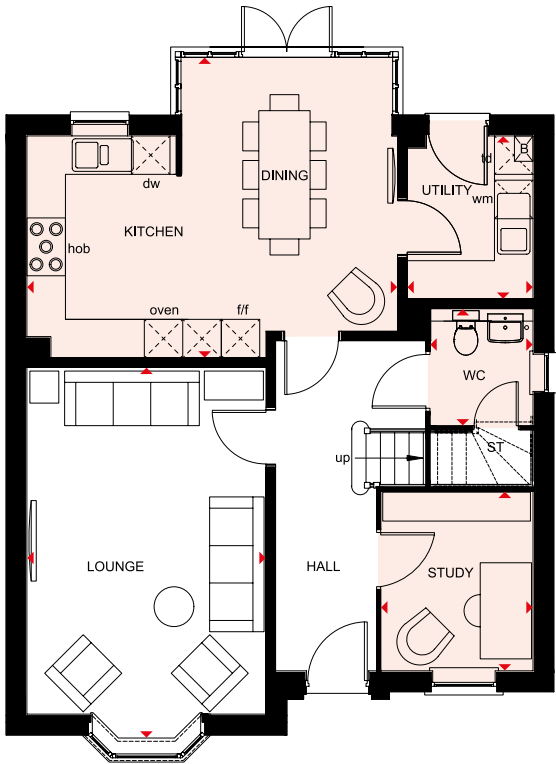
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

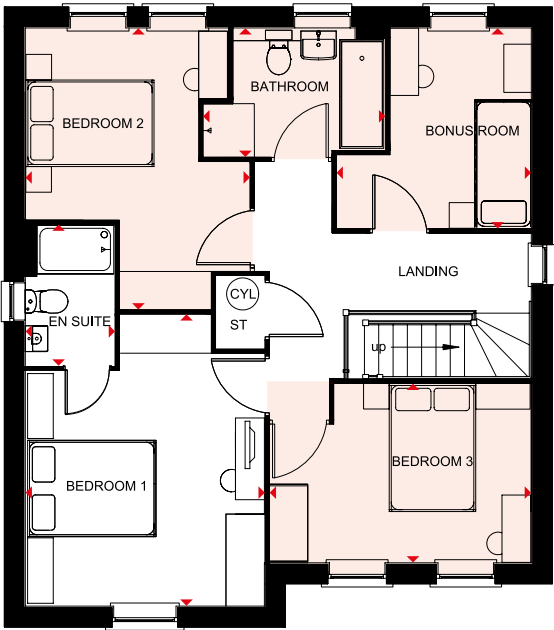
Key

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



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Dining	5778 x 4685 mm	19'0" x 15'4"
Study	2785 x 2361 mm	9'2" x 7'9"
Utility	2545 x 1962 mm	8'4" x 6'5"
WC	1812 x 1593 mm	5'11" x 5'3"



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	14'5" x 12'3"
Bedroom 3	4073 x 2788 mm	13'4" x 9'2"
Bonus Room	3120 x 3030 mm	10'3" x 9'11"
Bathroom	2819 x 2000 mm	9'3" x 6'7"

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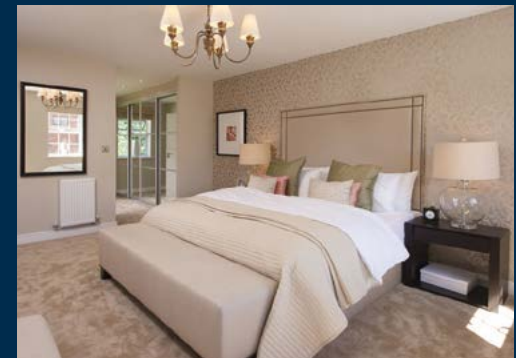


THE BUCKINGHAM SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The hub of the home is the large open-plan kitchen leading to the dining room, both with access to the rear garden via French doors. The lounge provides room to relax, and there's quiet space to work in the study. Upstairs is the main bedroom with full en suite and dressing area, a second double bedroom, a multi-use bonus room and a family

bathroom. Upstairs again are two double bedrooms and a bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



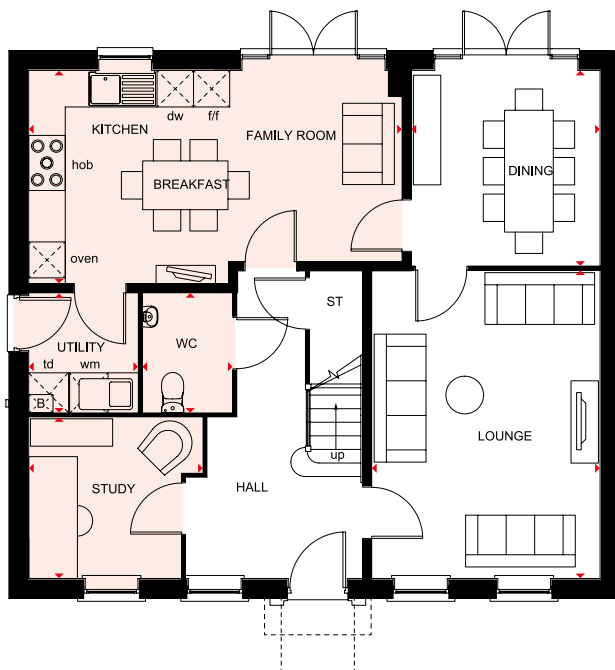
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BUCKINGHAM SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM

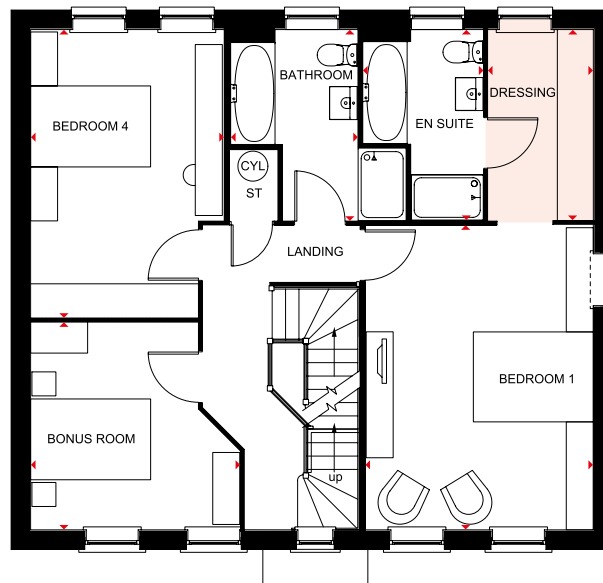
Key

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



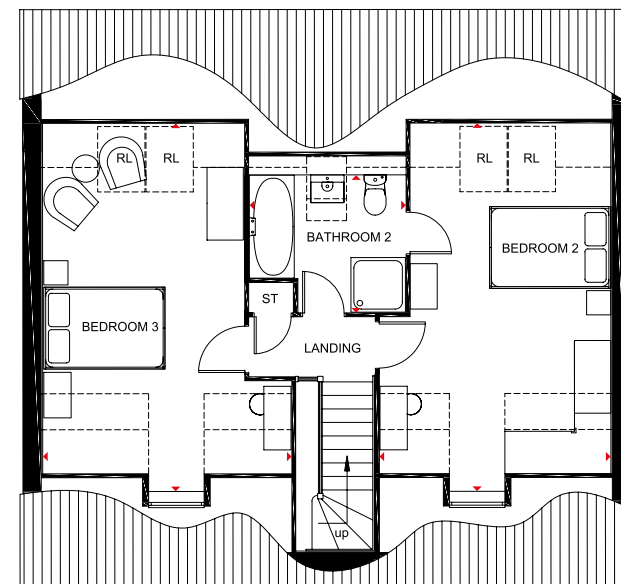
Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Breakfast/	6130 x 3500 mm	20'1" x 11'5"
Family		
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2640 x 2850 mm	8'7" x 9'4"
Utility	1861 x 1961 mm	6'1" x 6'4"
WC	1437 x 1787 mm	4'8" x 5'9"



First Floor

Bedroom 1	5062 x 3785 mm	16'7" x 12'5"
En Suite	3189 x 2004 mm	10'6" x 6'7"
Dressing	3189 x 1905 mm	10'6" x 6'3"
Bedroom 4	4730 x 3213 mm	15'6" x 10'6"
Bonus Room	3521 x 3486 mm	11'7" x 11'5"
Bathroom 1	3189 x 1969 mm	10'6" x 6'5"



Second Floor

Bedroom 2	6024* x 3811 mm	19'9" x 12'6"
Bedroom 3	6024* x 4101 mm	19'9" x 13'5"
Bathroom 2	2575 x 2266* mm	8'5" x 7'5"

*Overall floor dimension includes lowered ceiling areas

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THE MANNING SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



An elegant hall leads to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room. The hub of the home is an open-plan kitchen with breakfast and family areas, and a walk-in bay leading to the garden. Upstairs are four double bedrooms, the main and second with their

own en suite, as well as a multi-use bonus room and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

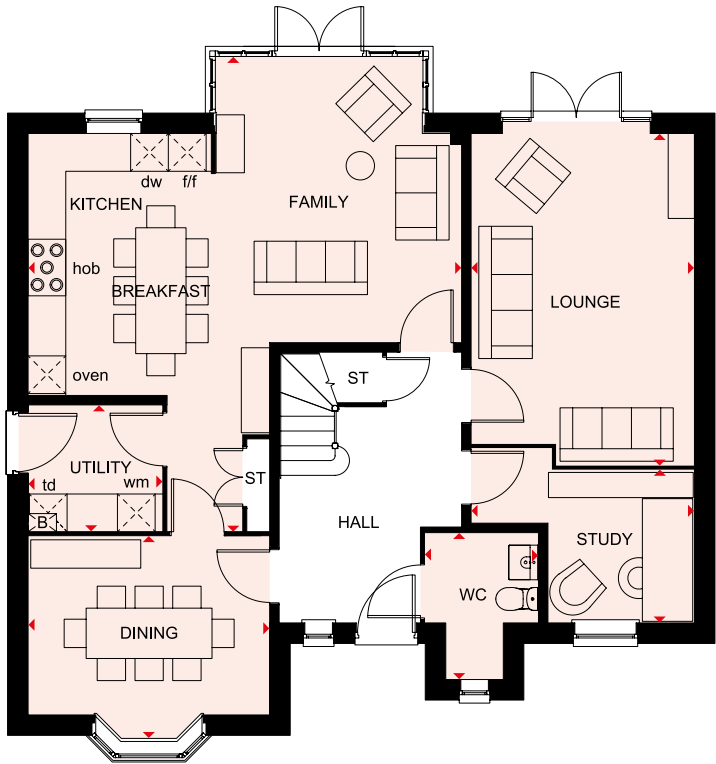
WHERE QUALITY LIVES

THE MANNING SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM

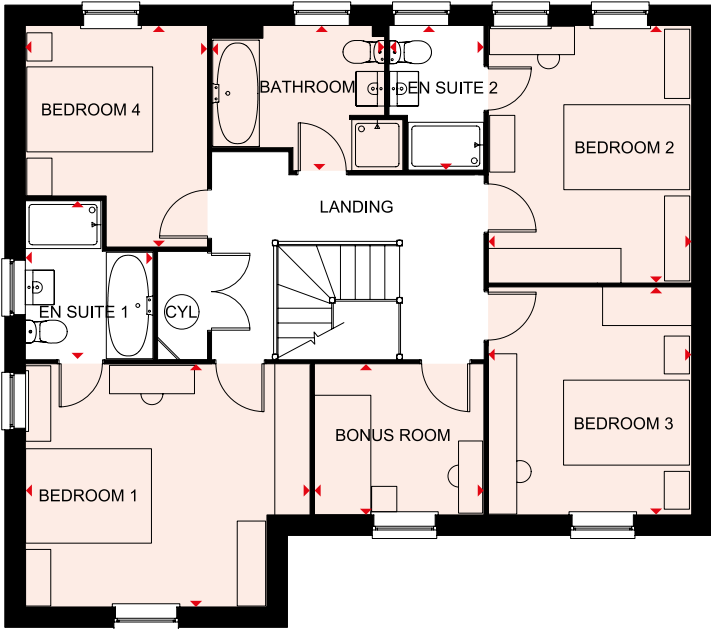
Key

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	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/	6890 x 7553 mm	22'7" x 24'9"
Family		
Dining	3840 x 3270 mm	12'7" x 10'9"
Study	3550 x 2439 mm	11'8" x 8'0"
Utility	2141 x 2016 mm	7'0" x 6'7"
WC	1812 x 2336 mm	5'11" x 7'8"



First Floor

Bedroom 1	4524 x 3890 mm	14'10" x 12'9"
En Suite 1	2040 x 2540 mm	6'8" x 8'4"
Bedroom 2	3235 x 4092 mm	10'7" x 13'5"
En Suite 2	1515 x 2297 mm	5'0" x 7'6"
Bedroom 3	3235 x 3623 mm	10'7" x 11'11"
Bedroom 4	2896 x 3510 mm	9'6" x 11'6"
Bonus Room	2839 x 2611 mm	9'4" x 8'7"
Bathroom	2755 x 2297 mm	9'0" x 7'6"

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.

BDW001920/OCT22



NEW HOMES

Quality Code



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

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

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

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

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

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



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means the Home Builders Federation has awarded us 5 stars[^], year after year. 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
- Sanitaryware 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.

DAVID WILSON HOMES

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