

BEAUMONT

AT WARWICK GATES

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.


























DAVID WILSON HOMES

WHERE QUALITY LIVES

BEAUMONT AT WARWICK GATES

VICKERS WAY, WARWICK, WARWICKSHIRE CV34 7AQ

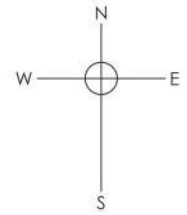
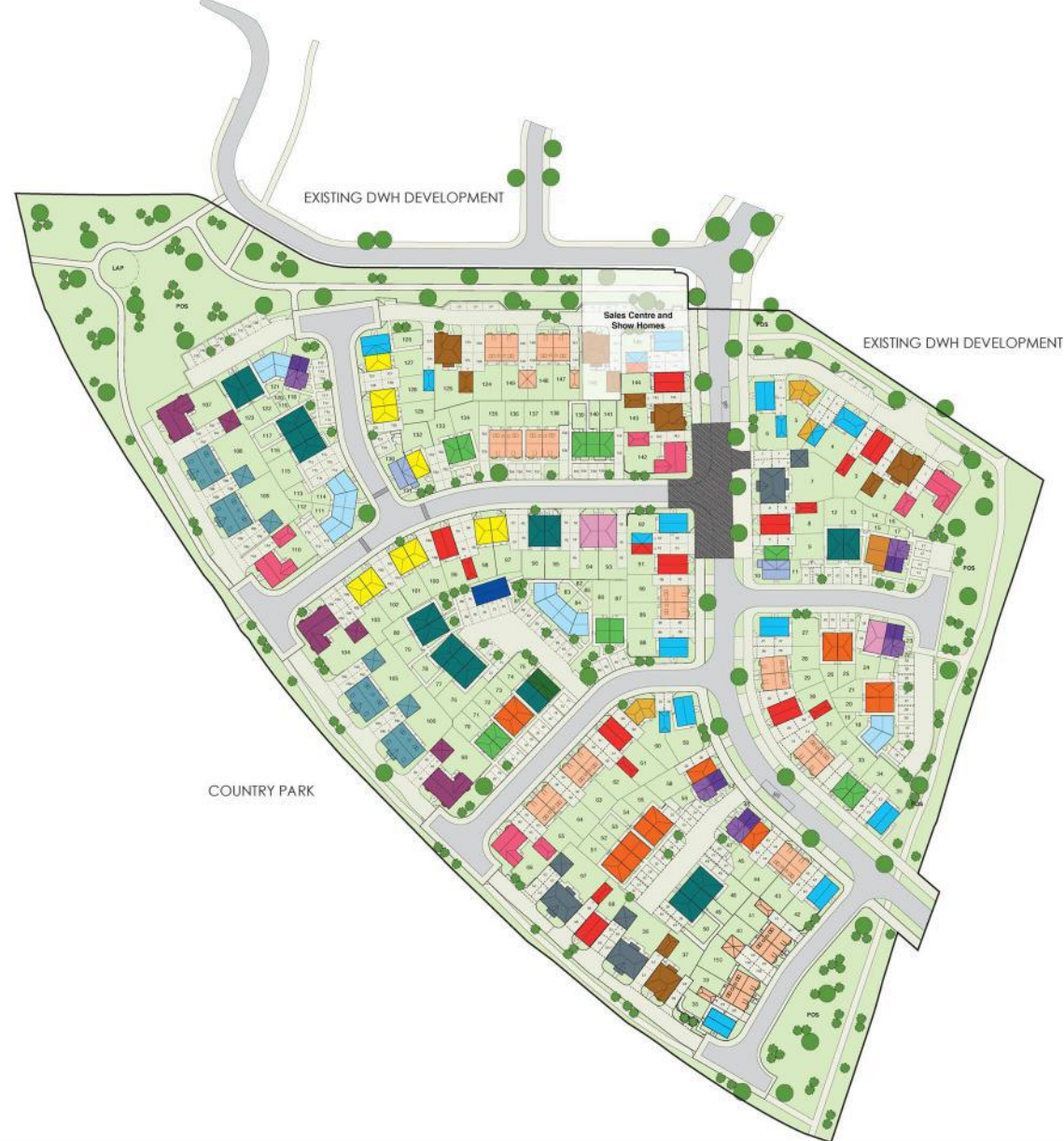
	THE ASTON	1 bedroom maisonette
	THE OAKLEY	1 bedroom maisonette
	THE STANTON*	1 bedroom maisonette
	THE EDMUND*	1 bedroom home
	THE OXFORD*	2 bedroom maisonette
	THE WILFORD	2 bedroom home
	THE RANDLE*	2 bedroom home
	THE ASHDOWN	2 bedroom home
	THE NEWLAND*	2 bedroom home
	THE ALBERT*	2 bedroom home
	THE KENNETT	3 bedroom home
	THE HADLEY	3 bedroom home
	THE FAIRWAY	3 bedroom home
	THE CAMBRIDGE*	3 bedroom home
	THE HARNALL*	3 bedroom home
	THE AVONDALE	4 bedroom home
	THE WINSTONE	4 bedroom home
	THE INGLEBY	4 bedroom home
	THE HOLDEN	4 bedroom home
	THE ADDERLEY*	4 bedroom home
	THE LICHFIELD	5 bedroom home
	THE HENLEY	5 bedroom home
	First homes - Privately owned low-cost homes purchased at 70% of open market value.	

*Sage Housing

POS Public Open Space

LAP Local Area for Play

BS Bin Store



dwh.co.uk



DAVID WILSON HOMES

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THE KENNET

THREE BEDROOM SEMI-DETACHED 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.

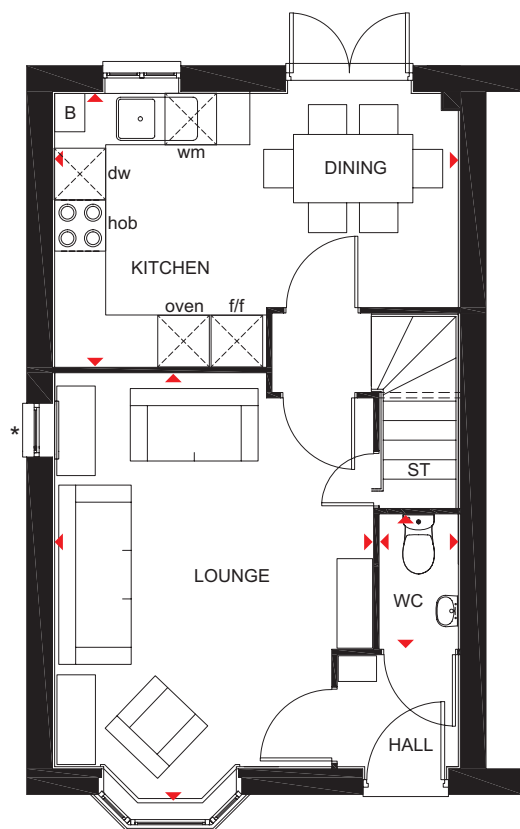
DAVID WILSON HOMES

THE KENNET

THREE BEDROOM SEMI-DETACHED HOME

Key

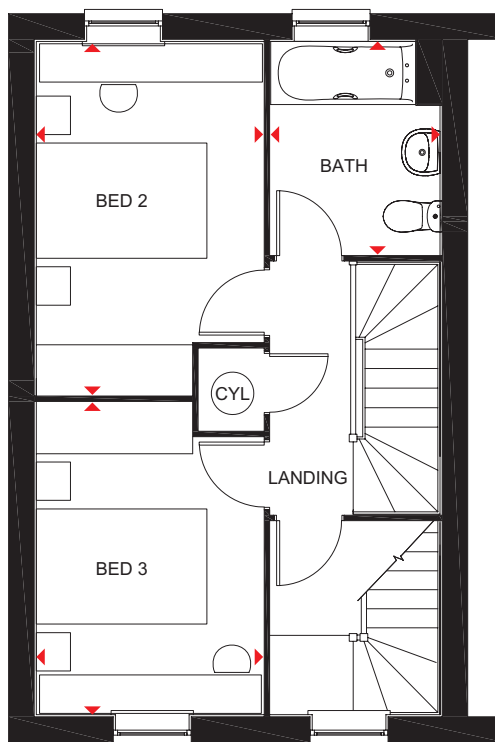
B	Boiler	f/f	Fridge/freezer space	RL	Roof light
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

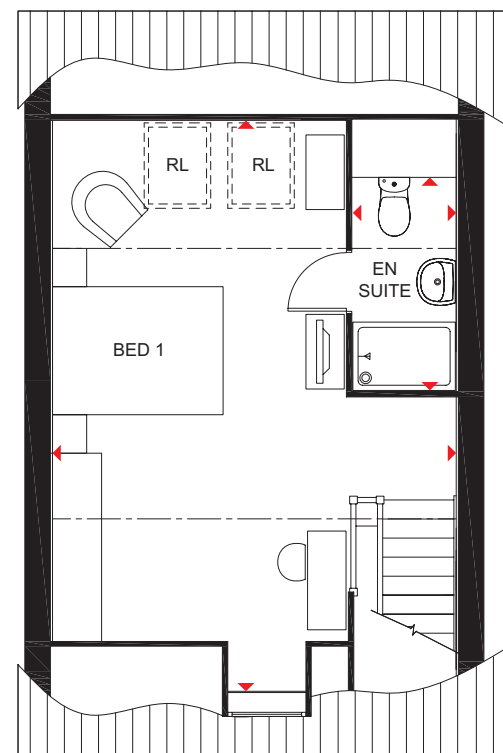
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"

*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	1210 x 2497** mm	3'11" x 8'2"***

**Overall floor dimension includes lowered ceiling areas.

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

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



*"We" and "us" refer to the Barratt Developments PLC Group brands. **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

WHERE QUALITY LIVES

dwh.co.uk or call **0333 355 8479**

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