



OVERSTONE GATE

NORTHAMPTON

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

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Overstone Gate 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 boasting two or more bathrooms, including your own private sanctuary – a master 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.

OVERSTONE GATE

NORTHAMPTON

The Oakview








Stratford Drive, Overstone, Northamptonshire NN6 0RW
3, 4 and 5 bedroom homes

-  **The Hadley**
3 bedroom home
-  **The Kennett**
3 bedroom home
-  **The Eckington**
3 bedroom home
-  **The Ashington**
4 bedroom home
-  **The Herford**
4 bedroom home
-  **The Millford**
4 bedroom home
-  **The Bayswater**
4 bedroom home
-  **The Kirkdale**
4 bedroom home
-  **The Avondale**
4 bedroom home
-  **The Winstone**
4 bedroom home
-  **The Holden**
4 bedroom home
-  **The Manning**
5 bedroom home
-  **The Moreton**
5 bedroom home
-  **The Lichfield**
5 bedroom home

-  Swale
-  New Trees
-  Mature Trees
-  Play Area

V Visitors Parking Space

Giving nature a home on this development:

-  Log Pile
-  Swift Nesting Brick
Selected plots*
-  Bird Box
-  Wooden Hedgehog Nest Box
-  Bat Box
Selected plots*
-  Hedgehog Highway
Applies to all gardens*
-  Bug Hotel

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



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY DETACHED

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

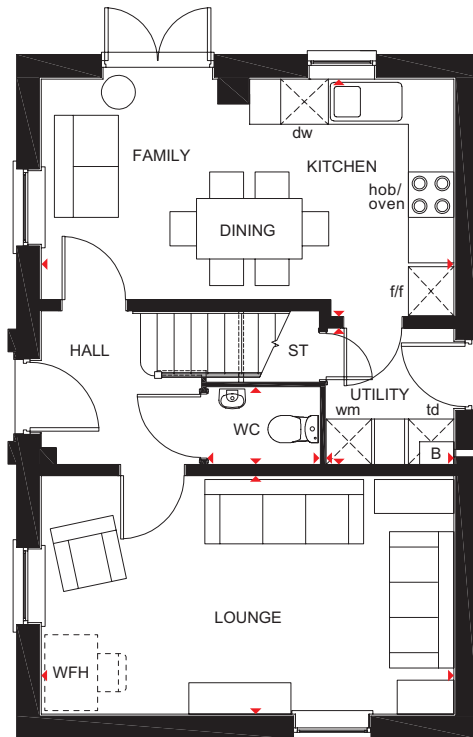
DAVID WILSON HOMES

THE HADLEY DETACHED

THREE BEDROOM DETACHED HOME

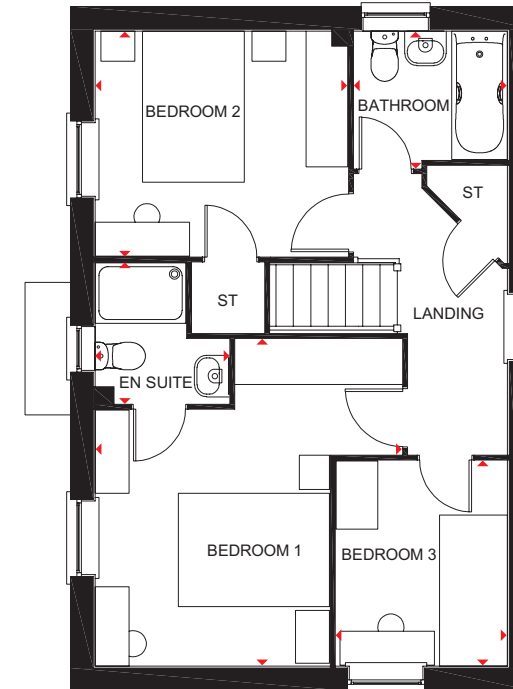
Key

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



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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BDW001966 Group DWH 2017 P341 --D7 DS06 /OCT22

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THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

kitchen from the spacious, 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

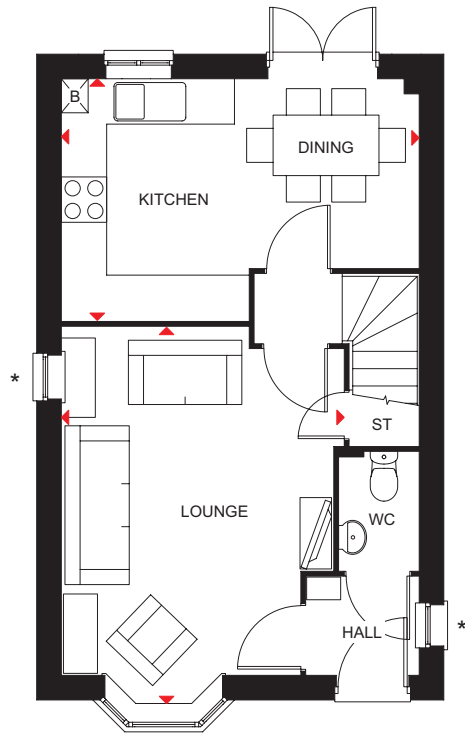
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

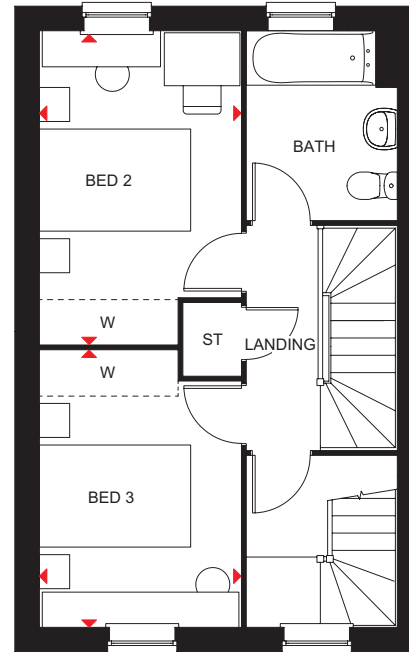
Key

B	Boiler	RL	Roof light
ST	Store	◀▶	Dimension location
w	Wardrobe space		



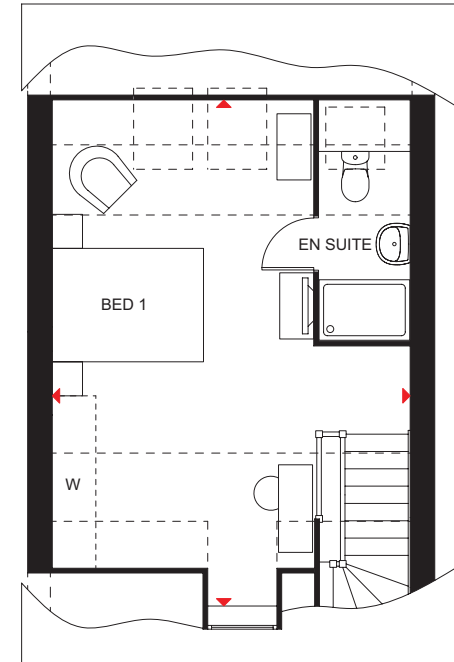
Ground Floor

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

*Overall floor dimensions includes lowered ceiling areas

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THE ECKINGTON

THREE BEDROOM HOME



The Eckington's traditional look conceals the modern, flexible home inside. A good-sized lounge leads to a bright, open-plan kitchen and dining area, with access to the rear garden via French doors. A separate utility adds practicality and an integral

garage provides extra security. Upstairs are 3 double bedrooms - bedroom 1 with en suite and dressing area - and a family bathroom with shower.



DAVID WILSON HOMES

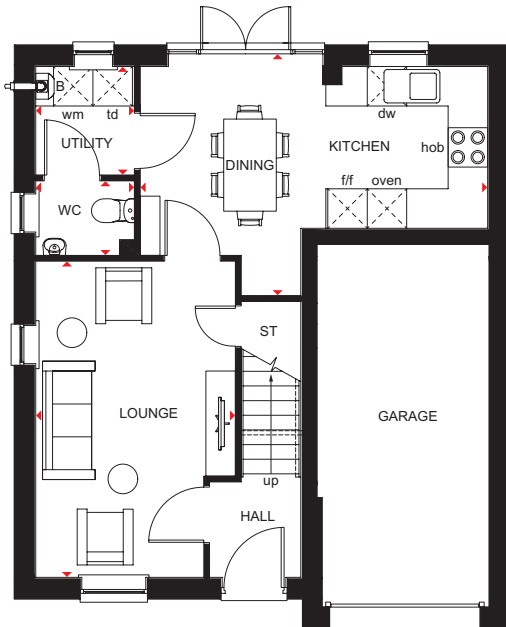
WHERE QUALITY LIVES

THE ECKINGTON

THREE BEDROOM HOME

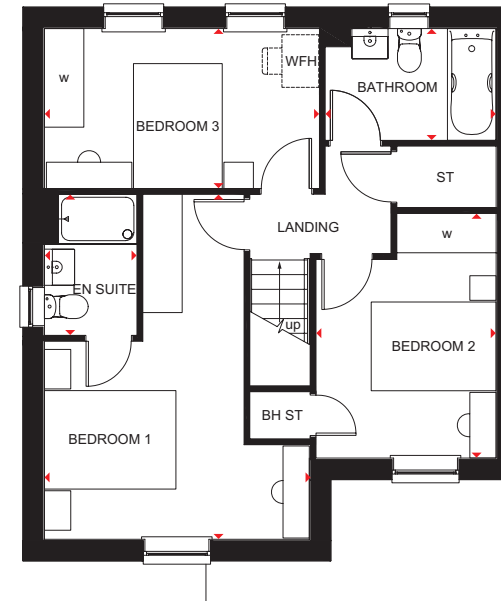
Key

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



Ground Floor

Lounge	3050 x 4811 mm	10'0" x 15'9"
Kitchen/Dining	5285 x 3485 mm	17'4" x 11'5"
Utility	1500 x 1650 mm	4'11" x 5'4"
WC	1500 x 1130 mm	4'11" x 3'8"



First Floor

Bedroom 1	4031 x 5275 mm	13'2" x 17'3"
En Suite	1410 x 2150 mm	4'7" x 7'0"
Bedroom 2	2741 x 3723 mm	8'11" x 12'2"
Bedroom 3	4185 x 2435 mm	13'8" x 7'11"
Bathroom	2600 x 1700 mm	8'6" x 5'6"

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. BDW000609/APR22/2



THE ASHINGTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashington demonstrates a clever use of design on a corner plot to create an attractive detached family home. Both the large kitchen/breakfast room and the long, bay-fronted lounge open onto the rear garden via French doors, naturally

creating extended living space in good weather. A separate dining room, meanwhile, is the perfect place for entertaining indoors. Upstairs are three double bedrooms – the main with en suite – a single bedroom and the family bathroom.

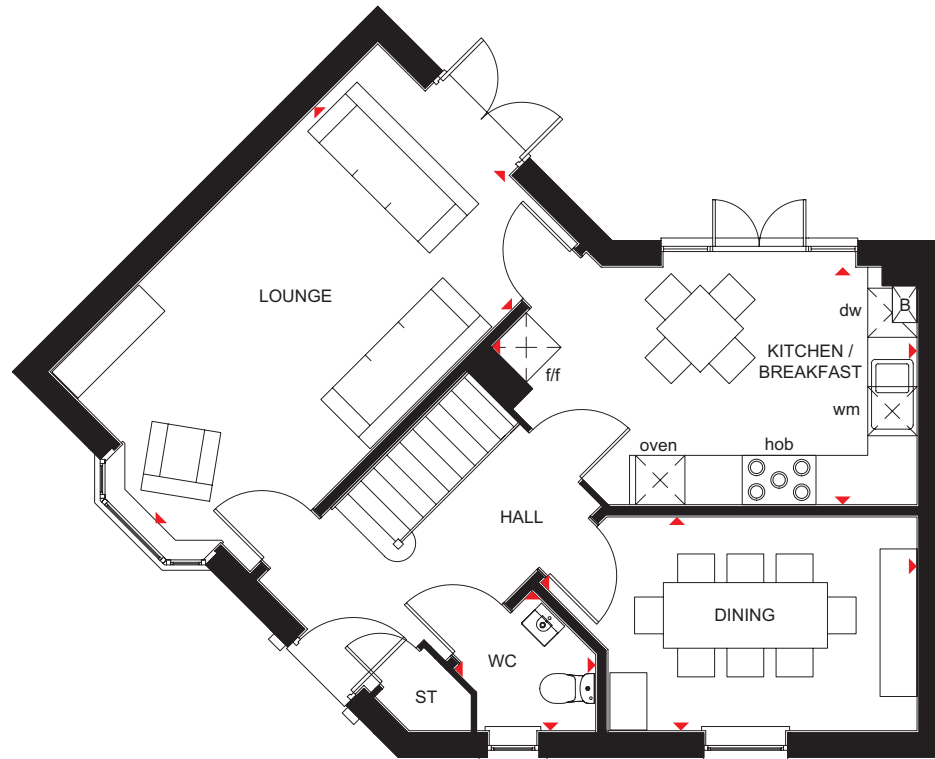
DAVID WILSON HOMES

THE ASHINGTON

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	6047 x 3445 mm	19'10" x 11'4"
Kitchen/Breakfast	5179 x 2895 mm	17'0" x 9'6"
Dining	4583 x 2605 mm	15'0" x 8'7"
WC	1720 x 1699 mm	5'8" x 5'7"



First Floor

Bedroom 1	3823 x 3546 mm	12'7" x 11'8"
En suite	2281 x 1400 mm	7'5" x 4'7"
Bedroom 2	3511 x 3506 mm	11'6" x 11'6"
Bedroom 3	4250 x 3455 mm	13'11" x 11'4"
Bedroom 4	2350 x 2518 mm	7'9" x 8'11"
Bathroom	2805 x 2015 mm	9'2" x 6'7"

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THE HERTFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

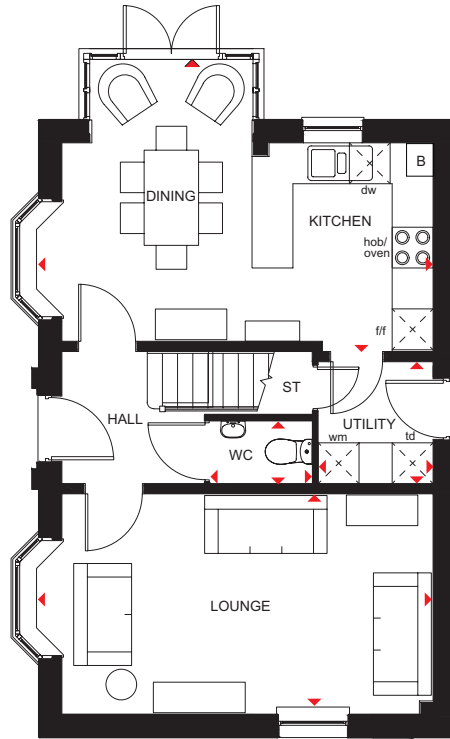
DAVID WILSON HOMES

THE HERTFORD

FOUR BEDROOM HOME

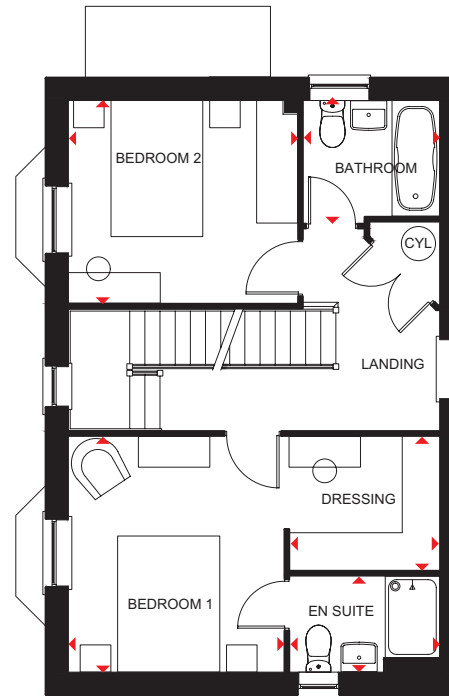
Key

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



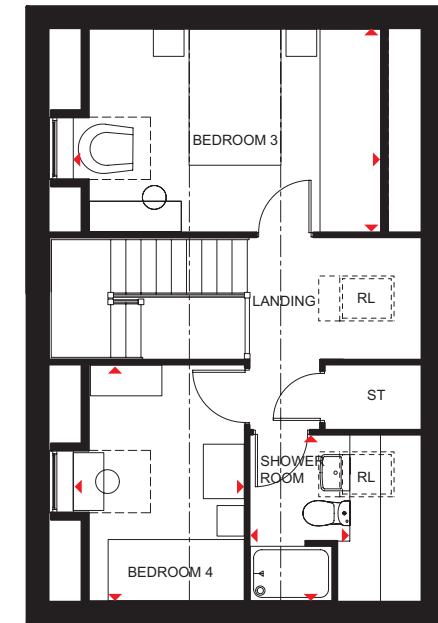
Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	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"



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 5'6"



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	2432 x 1464* mm	7'11" x 4'9"*

*Overall floor dimensions include lowered ceiling areas

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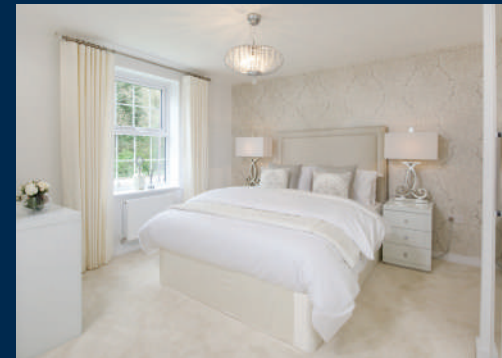
BDW001966 Group DWH 2017 H470_7 DS03 /OCT22

THE MILLFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The bay-fronted lounge and the kitchen/dining area's attractive walk-in glazed bay that leads to the garden make The Millford a bright place to call home. A family area in the kitchen increases flexibility for living and entertaining,

while a separate utility room adds practicality. The ground floor has an integral garage for added security. Upstairs are four double bedrooms, the spacious main with en suite. The fully fitted family bathroom also includes a shower.

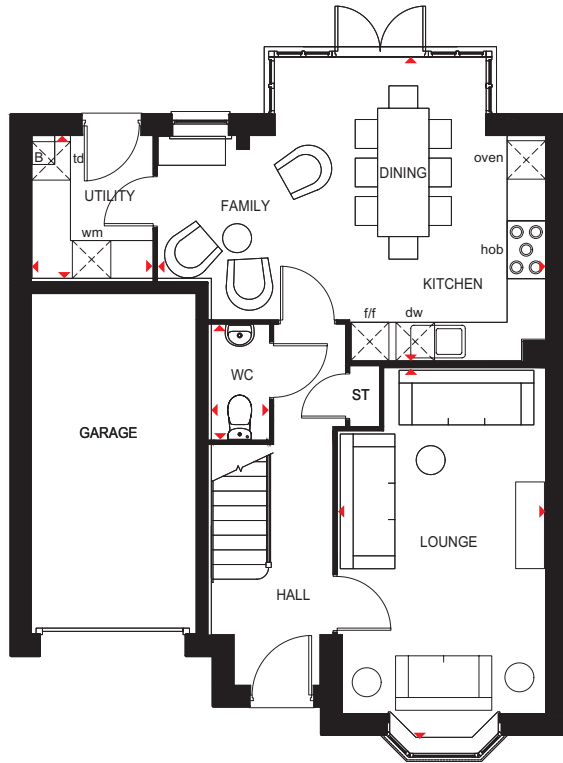
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THE MILLFORD

FOUR BEDROOM DETACHED HOME

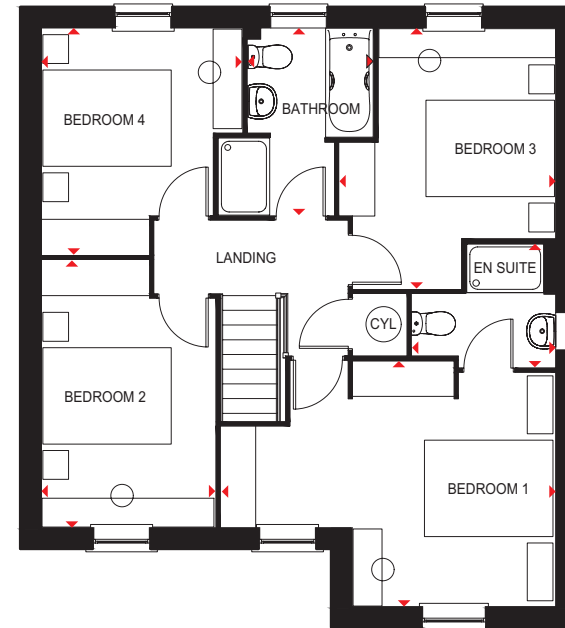
Key

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	5772 x 3235 mm	18'11" x 10'7"
Kitchen/Family/ Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



First Floor

Bedroom 1	5195 x 3823 mm	17'0" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4161 x 2707 mm	13'8" x 8'10"
Bedroom 3	4056 x 3365 mm	13'4" x 11'0"
Bedroom 4	3527 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

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

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BDW001966 Group DWH 2017 H411 ---7 DS04 /OCT22

THE BAYSWATER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Bayswater is beautifully designed over three floors with an intelligent use of space applied. The expansive open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive

bay window, is perfect for all the family to relax in. On the first floor are two double bedrooms, a twin bedroom and the family bathroom. The spacious main bedroom, with en suite and dressing area, takes up the entire second floor.

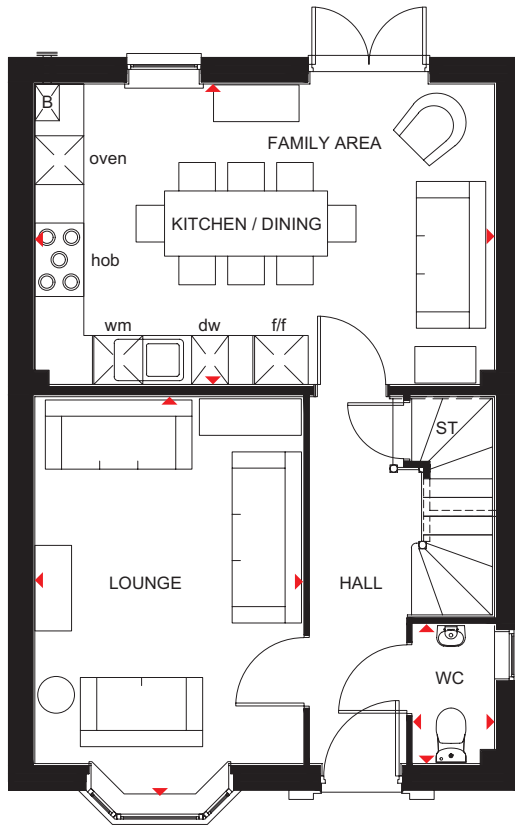
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THE BAYSWATER

FOUR BEDROOM DETACHED HOME

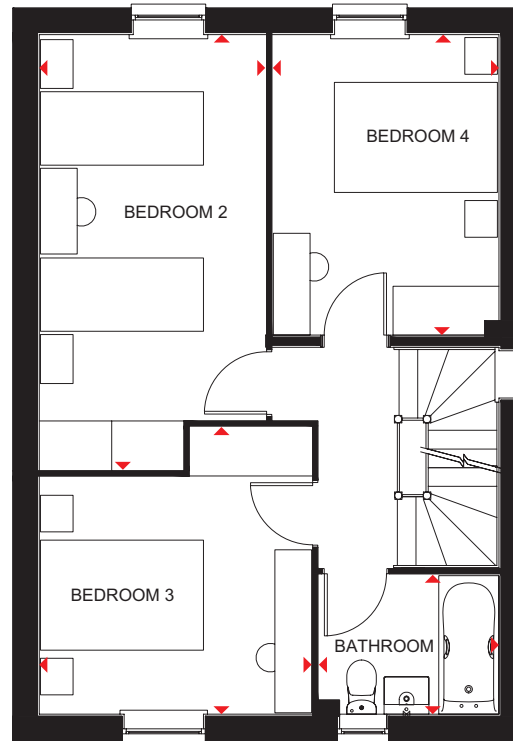
Key

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



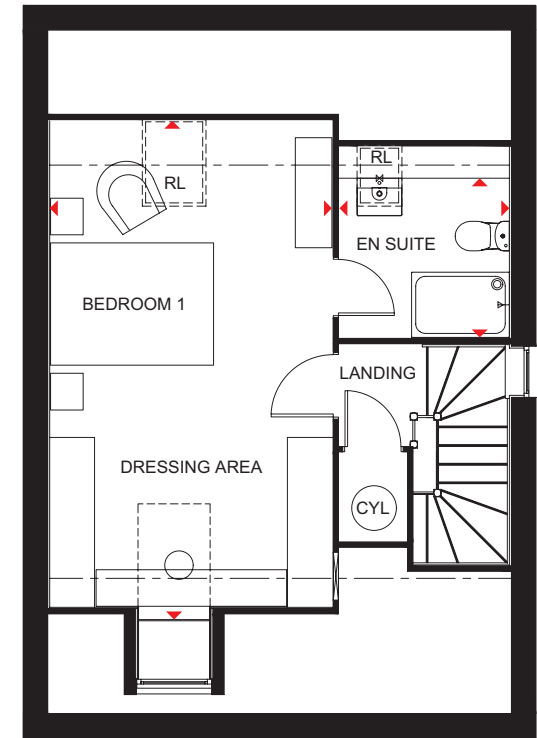
Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



Second Floor

Bedroom 1/Dressing Area	6120* x 3463 mm	20'1"* x 11'4"
En suite	2085 x 1954* mm	6'10" x 6'5"*

*Overall floor dimension includes lowered ceiling areas

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THE KIRKDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The hub of the house is the open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility. The lounge has an

attractive bay window, making it the perfect place to relax. Upstairs there are four double bedrooms, the main bedroom with en suite and a family bathroom.



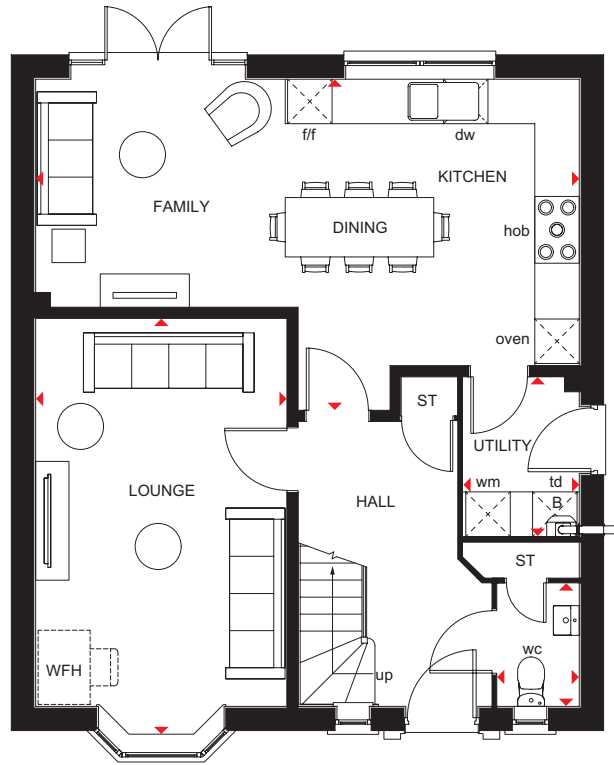
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WHERE QUALITY LIVES

THE KIRKDALE

FOUR BEDROOM HOME

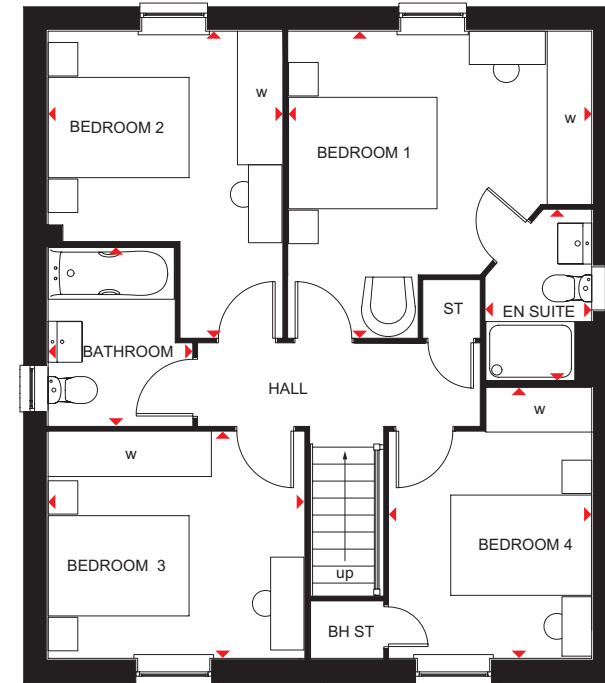
Key

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



Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/ Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"



First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

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THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 a separate utility room.

A large, triple-aspect lounge 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.

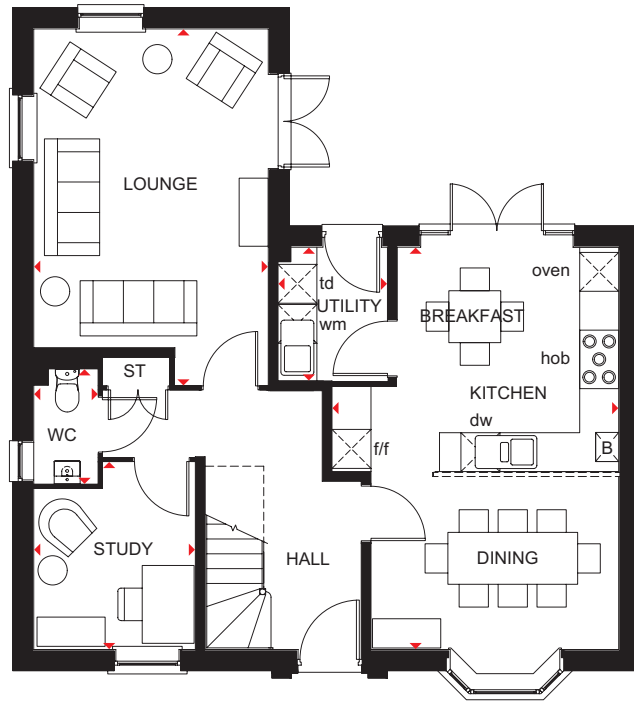
DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME

Key

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



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/ Breakfast/Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



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"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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BDW001966 Group DWH 2017 H456 --X7 DS10 /OCT22

THE WINSTONE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility

room complete the ground floor. Upstairs are four double bedrooms, the beautiful main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.

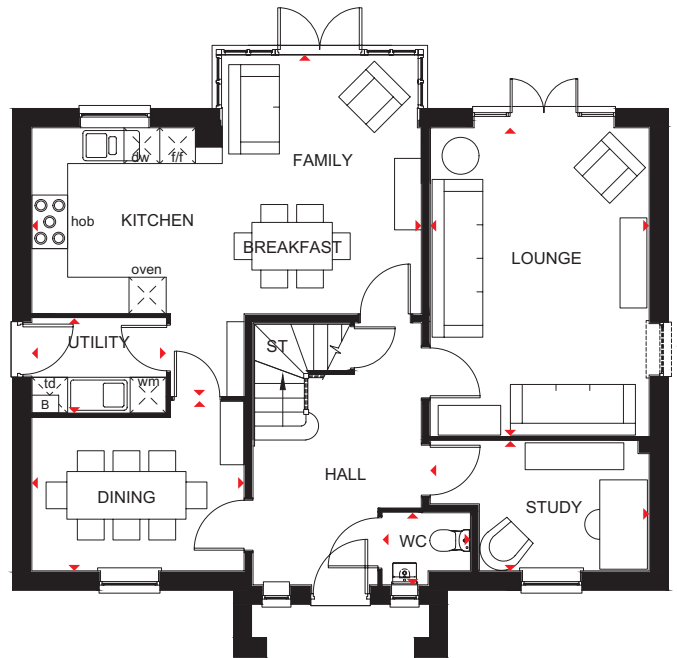
DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM DETACHED HOME

Key

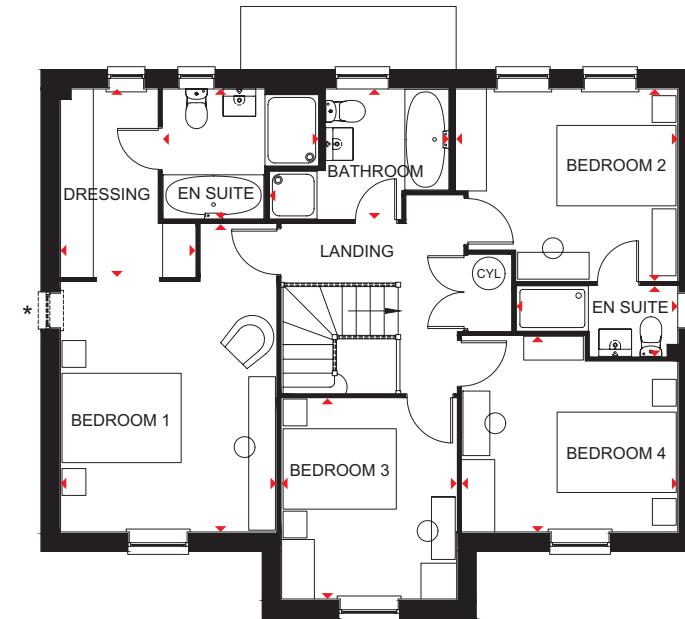
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



Ground Floor

Lounge	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/ Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"

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



First Floor

Bedroom 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3288 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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

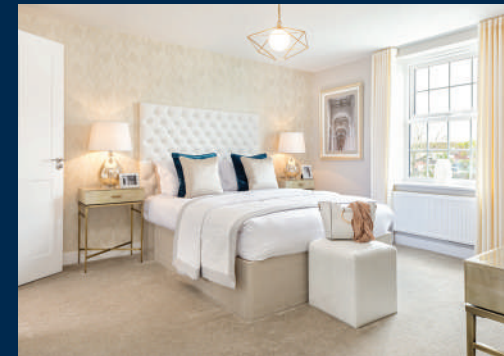
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. BDW001966/OCT22

THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

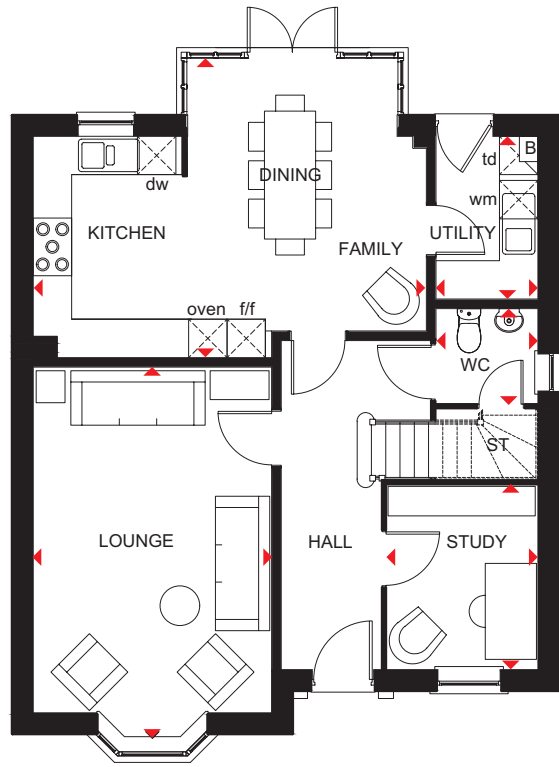
DAVID WILSON HOMES

THE HOLDEN

FOUR BEDROOM HOME

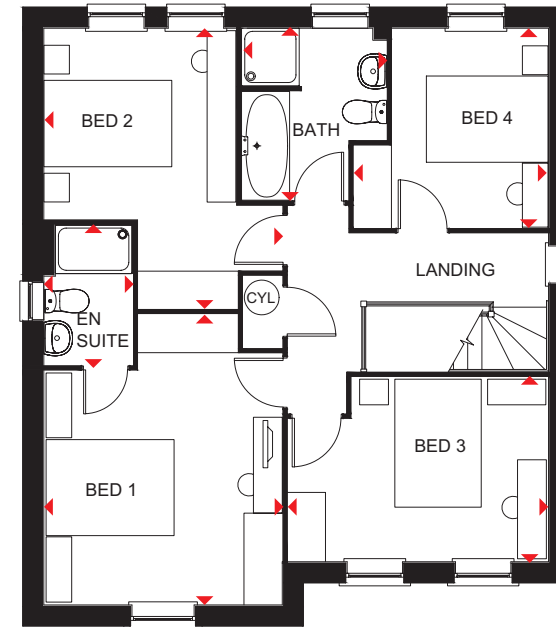
Key

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



Ground Floor

Lounge	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	1506 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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BDW001966 Group DWH 2017 H469--X7 DS02H /OCT22

THE MANNING

FIVE BEDROOM DETACHED 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 and second bedroom with en suite, a single bedroom and family bathroom with shower.

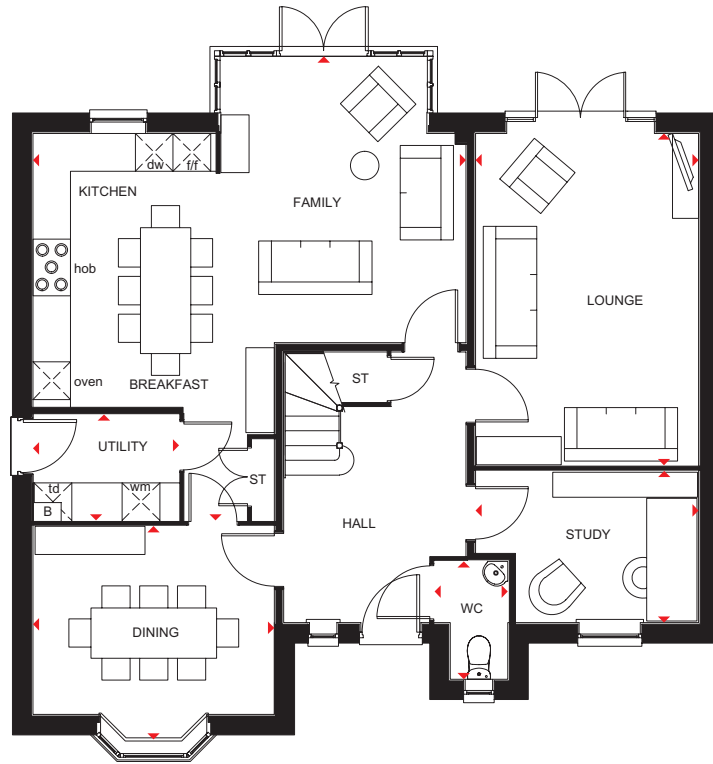
DAVID WILSON HOMES

THE MANNING

FIVE BEDROOM DETACHED HOME

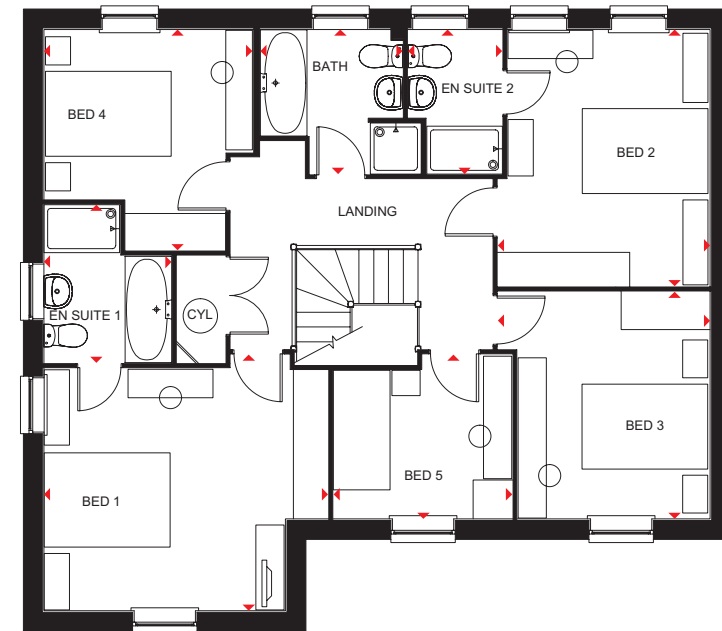
Key

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	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3390 mm	12'7" x 11'11"
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

Bed 1	4073 x 4515 mm	13'4" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bed 2	3375 x 4079 mm	11'1" x 13'5"
En suite 2	1496 x 2297 mm	4'11" x 7'6"
Bed 3	3610 x 3375 mm	11'10" x 11'11"
Bed 4	3312 x 3510 mm	10'10" x 11'6"
Bed 5	2839 x 2611 mm	9'4" x 8'7"
Bath	2261 x 2296 mm	7'5" x 7'6"

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THE MORETON

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Moreton is an exceptional family home for luxury, modern living. A spacious hall leads to a large, open-plan kitchen with a separate utility room. The kitchen flows into family and breakfast areas, made all the brighter by a glazed walk-in bay leading to the garden. Elegant double doors from the hall lead to a

generous, bay-fronted lounge, which is perfect for entertaining along with the separate dining room. On the first floor are four double bedrooms – the expansive main with full en suite – and a family bathroom with shower. Upstairs again, and there is another large, en suite double bedroom and a substantial den.

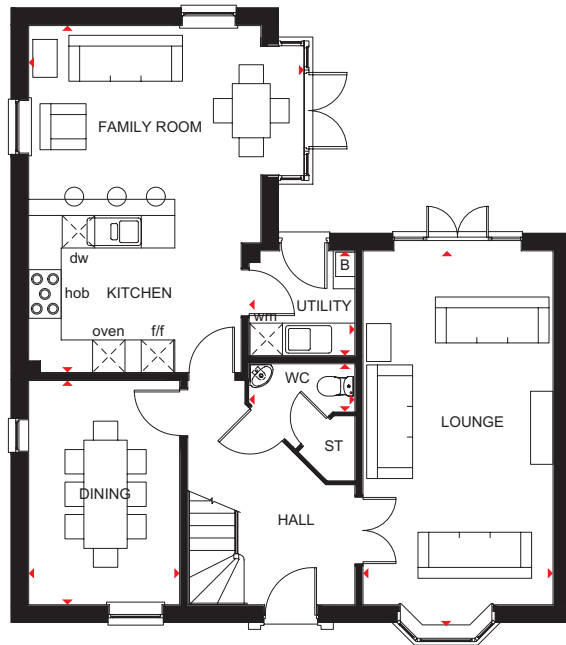
DAVID WILSON HOMES

THE MORETON

FIVE BEDROOM DETACHED HOME

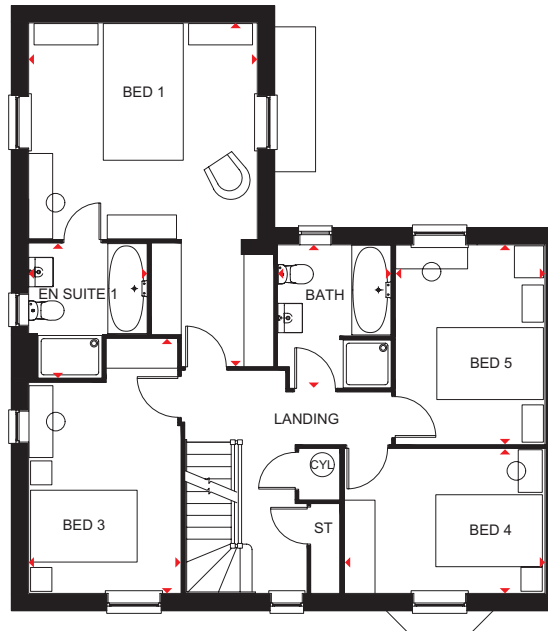
Key

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



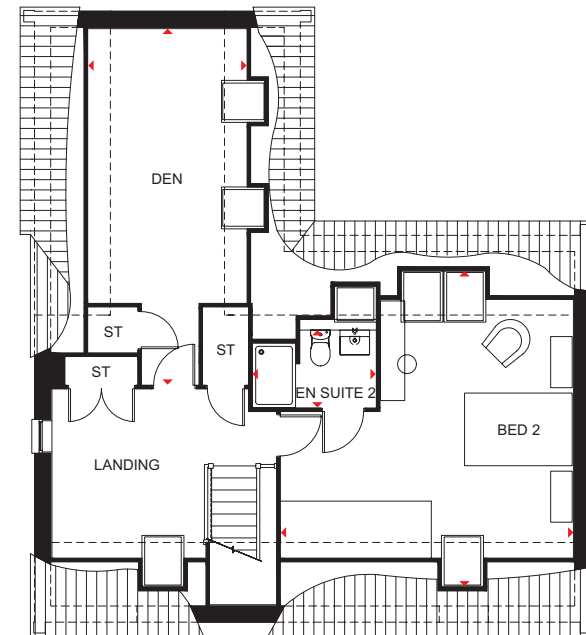
Ground Floor

Lounge	6937 x 3512 mm	22'9" x 11'6"
Kitchen/Family	6411 x 5090 mm	21'0" x 16'8"
Dining	4144 x 2790 mm	13'7" x 9'2"
Utility	1953 x 1935 mm	6'5" x 6'4"
WC	1953 x 884 mm	6'5" x 2'11"



First Floor

Bedroom 1	6441 x 4290 mm	21'1" x 14'1"
En suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2712 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"



Second Floor

Bedroom 2	5858 x 5438* mm	19'2" x 17'10" *
Den	6616 x 2941* mm	21'8" x 9'8" *
En suite 2	2291 x 1438* mm	7'6" x 4'8" *

* Overall floor dimension includes lowered ceiling areas

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BDW001966 Group DWH 2017 H538 --- 7 DS01 /OCT22

THE LICHFIELD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double doors opening into the lounge. Across the

hall is a study. Upstairs is an expansive bedroom with full en suite and dressing area. Both the first and second floors each have two further double bedrooms and bathrooms with showers, providing indulgent space for all the family.

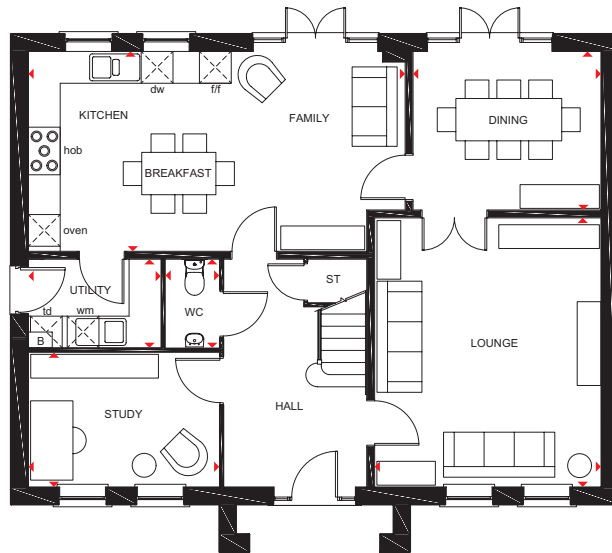
DAVID WILSON HOMES

THE LICHFIELD

FIVE BEDROOM DETACHED HOME

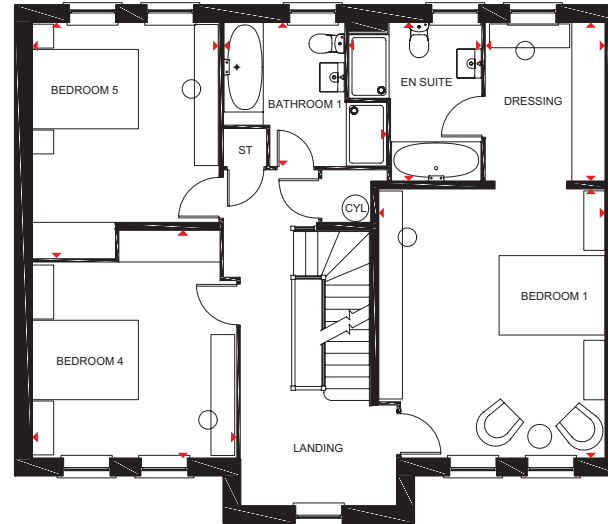
Key

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



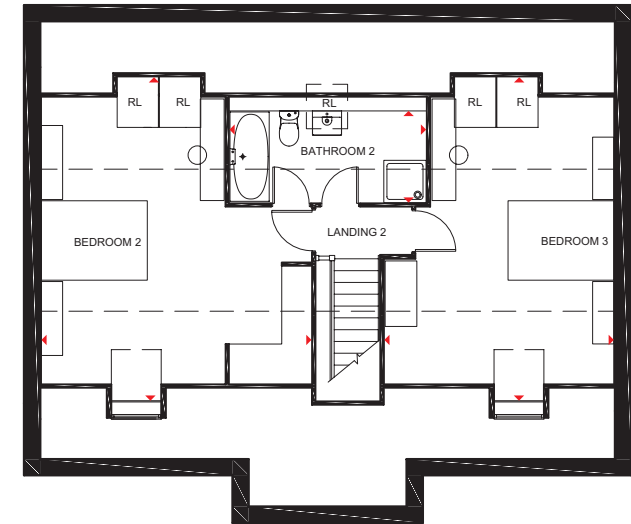
Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'4"
Dining	3550 x 2994 mm	11'7" x 9'9"
Study	3605 x 2539 mm	11'9" x 8'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
WC	1675 x 1016 mm	5'6" x 3'4"



First Floor

Bedroom 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4303 x 3848 mm	14'1" x 12'8"
Bedroom 5	4450 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 3069 mm	8'11" x 10'1"



Second Floor

Bedroom 2	6111* x 5102 mm	20'0"* x 16'8"
Bedroom 3	6111* x 4336 mm	20'0"* x 14'3"
Bathroom 2	3715 x 1733* mm	12'2" x 5'8"*

* Overall floor dimension includes lowered ceiling areas

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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. [†]Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. [^]We are the only major national housebuilder to be awarded this key industry award every year since 2010. “We” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. **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.

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 house-builder 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.

DAVID WILSON HOMES

WHERE QUALITY LIVES

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