



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.



# 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 master bedroom with en suite.



DAVID WILSON HOMES

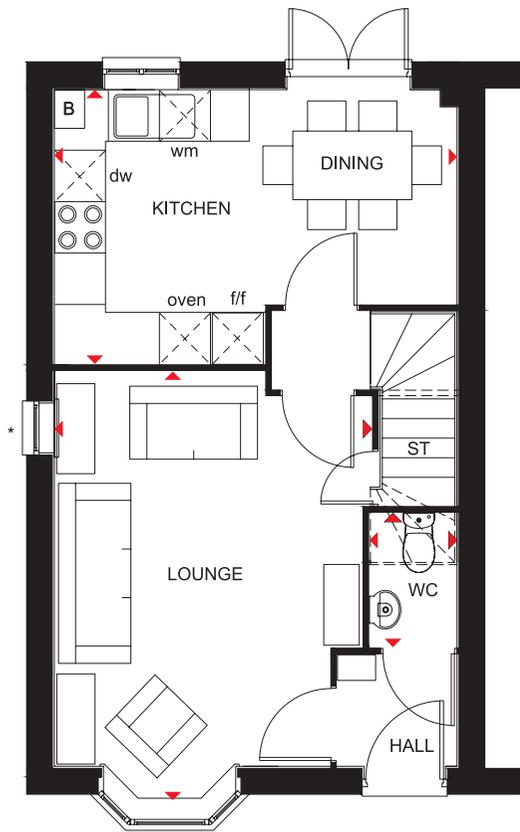
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM TERRACED HOME

## Key

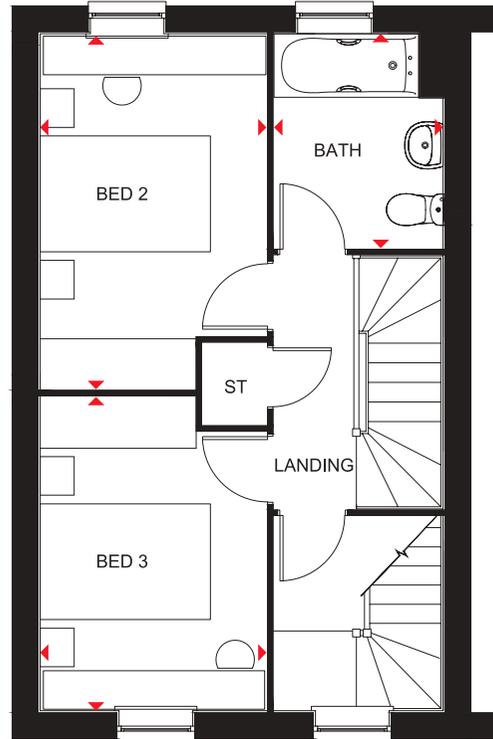
|     |                      |    |                       |    |            |
|-----|----------------------|----|-----------------------|----|------------|
| B   | Boiler               | wm | Washing machine space | RL | Roof light |
| ST  | Store                | dw | Dishwasher space      |    |            |
| f/f | Fridge/freezer space | ◄▶ | Dimension location    |    |            |



### Ground Floor

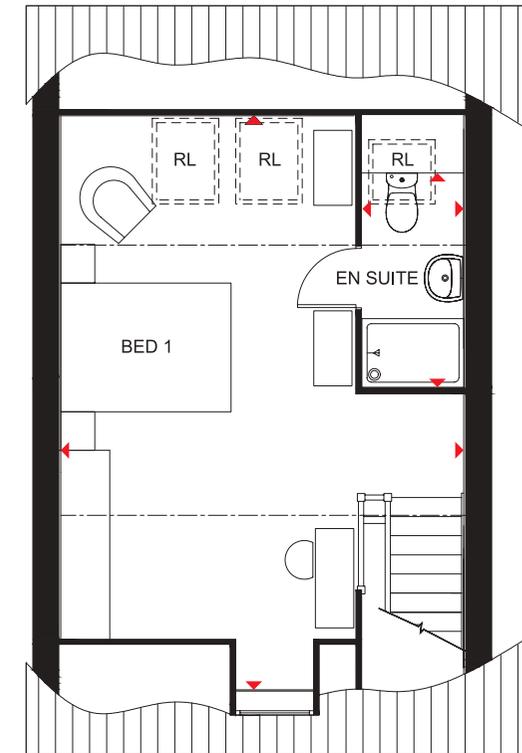
|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 5001 x 3729 mm | 16'4" x 12'2" |
| Kitchen/Dining | 4733 x 3197 mm | 15'6" x 10'5" |
| WC             | 1561 x 1030 mm | 5'1" x 3'4"   |

\*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 master with en suite, a single bedroom and a family bathroom.



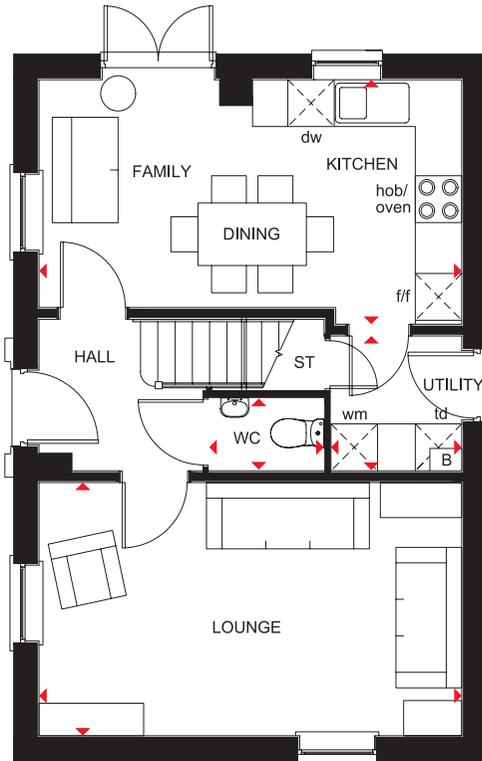
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM DETACHED HOME

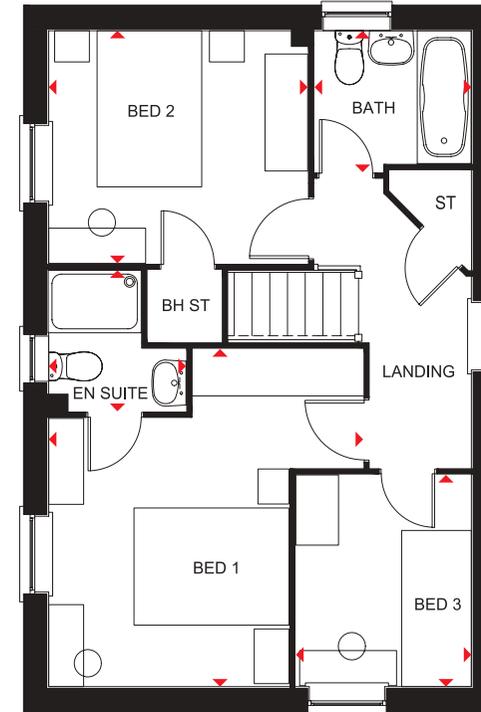
## Key

|       |                |     |                       |    |                    |
|-------|----------------|-----|-----------------------|----|--------------------|
| 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 3242 mm | 17'11" x 10'8" |
| Kitchen/Family/<br>Dining | 5455 x 3131 mm | 17'11" x 10'3" |
| Utility                   | 1727 x 1688 mm | 5'8" x 5'6"    |
| WC                        | 1484 x 932 mm  | 4'10" x 3'1"   |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4324 x 4058 mm | 14'2" x 13'3" |
| En Suite  | 1806 x 1771 mm | 5'11" 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 ABBEYDALE

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Abbeydale's traditional look conceals the modern, flexible home inside. A good-sized lounge, where all the family can relax, 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 three double bedrooms – the spacious master with en suite and dressing area – and a family bathroom with shower.



DAVID WILSON HOMES

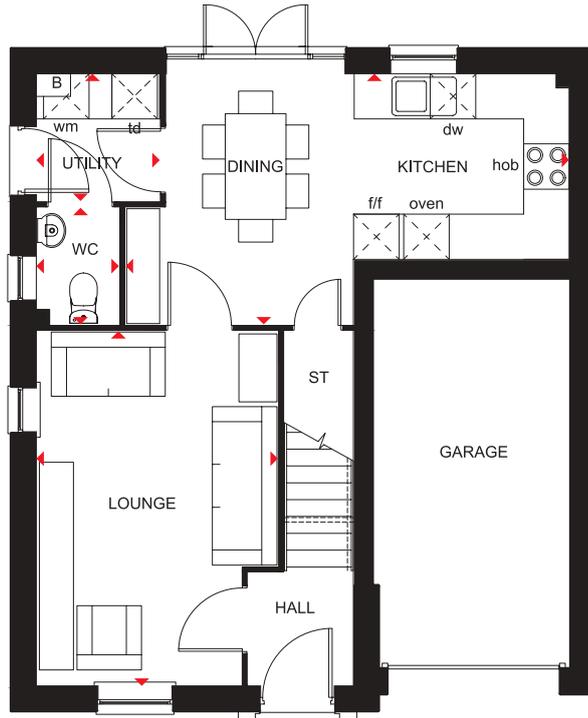
WHERE QUALITY LIVES

# THE ABBEYDALE

THREE BEDROOM DETACHED HOME

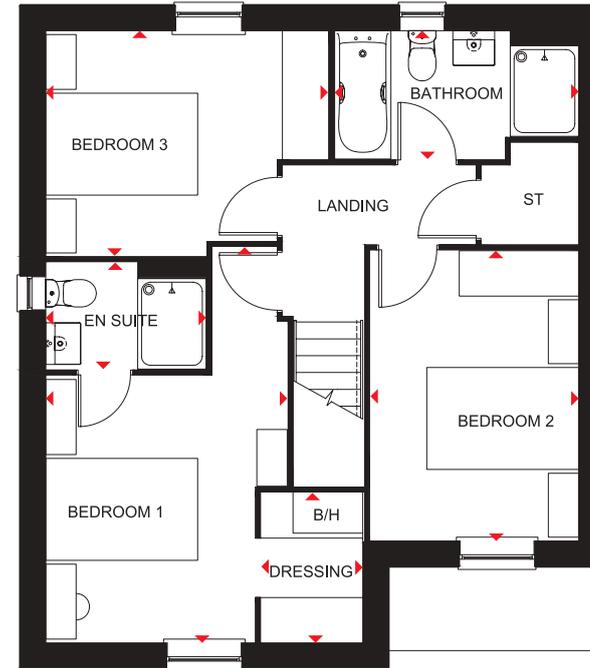
## Key

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



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 4699 x 3179 mm | 15'5" x 10'5"  |
| Kitchen/Dining | 5839 x 3322 mm | 19'2" x 10'11" |
| WC             | 1547 x 1087 mm | 5'1" x 3'7"    |
| Utility        | 1687 x 1624 mm | 5'6" x 5'4"    |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 5242 x 3179 mm | 17'2" x 10'5" |
| En Suite  | 2110 x 1412 mm | 6'11" x 4'8"  |
| Dressing  | 1987 x 1336 mm | 6'6" x 4'5"   |
| Bedroom 2 | 3845 x 2741 mm | 12'7" x 9'0"  |
| Bedroom 3 | 3714 x 2982 mm | 12'2" x 9'9"  |
| Bathroom  | 3212 x 1700 mm | 10'6" x 5'7"  |

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# 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 master with en suite – a single bedroom and the family bathroom.



DAVID WILSON HOMES

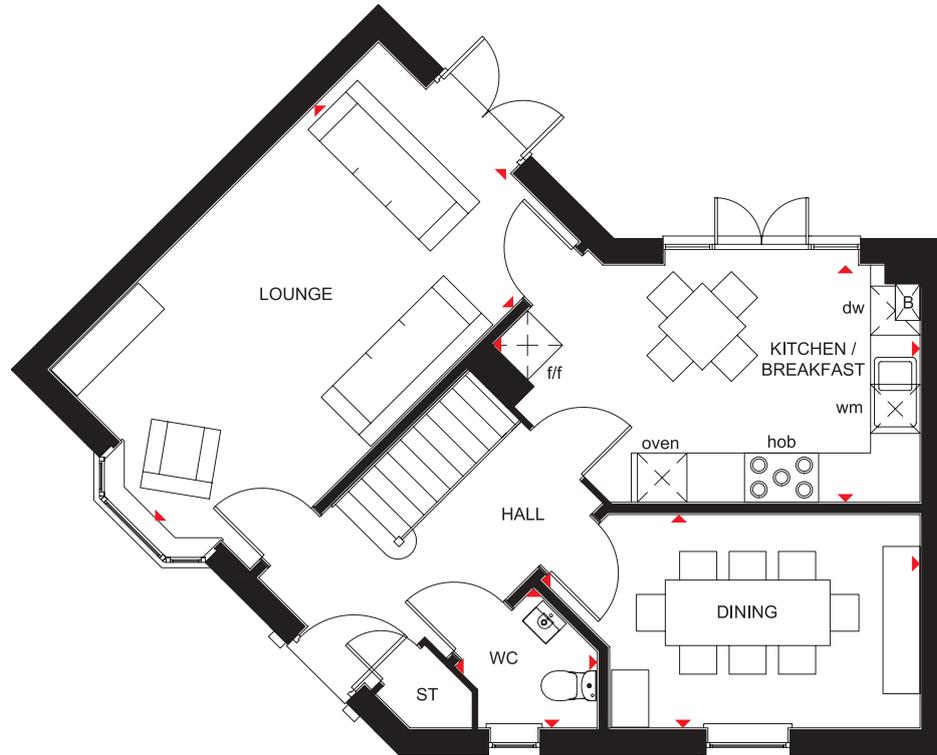
WHERE QUALITY LIVES

# 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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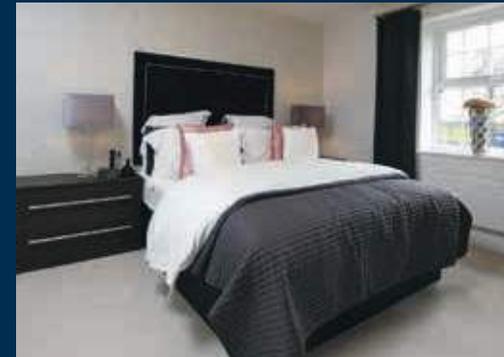


# THE INGLEBY

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 master with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

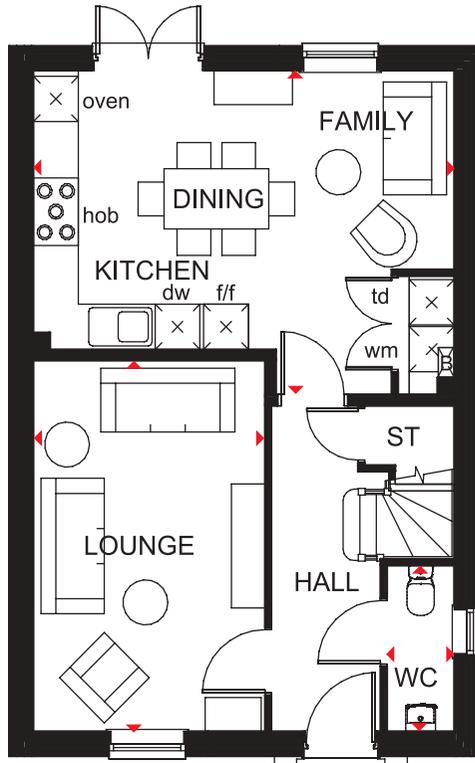
WHERE QUALITY LIVES

# THE INGLEBY

FOUR BEDROOM DETACHED HOME

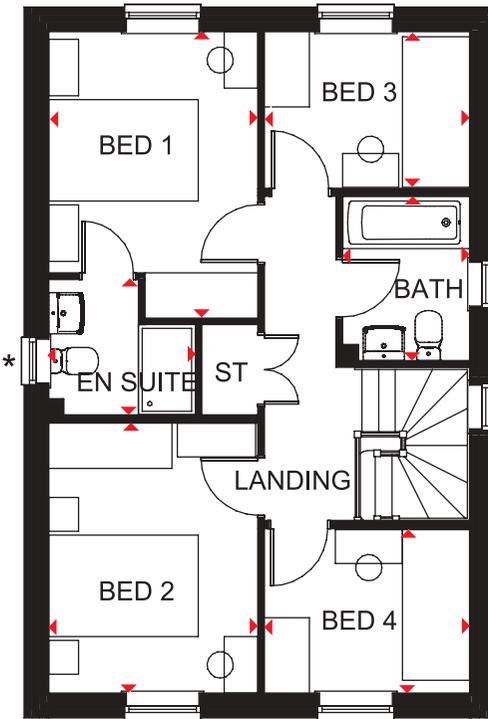
## Key

|     |                      |    |                       |    |                    |
|-----|----------------------|----|-----------------------|----|--------------------|
| 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 | 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"  |

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

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# 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 – one with en suite – a single bedroom and the family bathroom. The spacious master bedroom, with en suite and dressing area, takes up the entire second floor.



DAVID WILSON HOMES

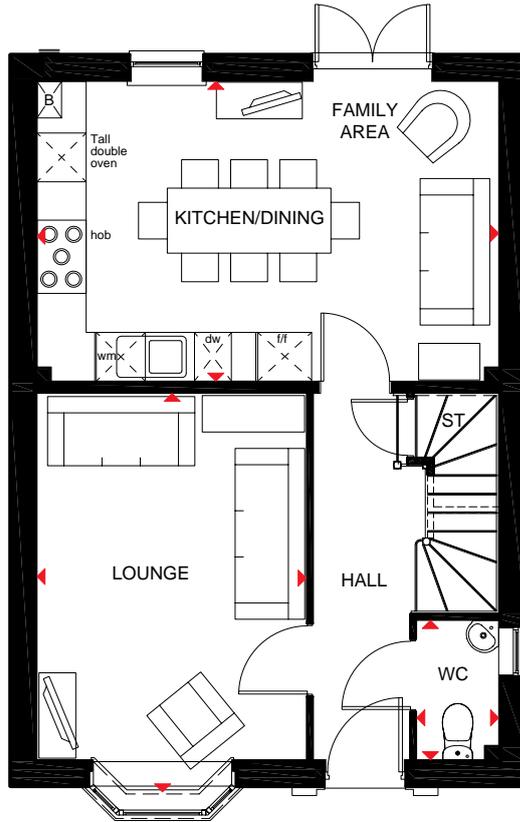
WHERE QUALITY LIVES

# THE BAYSWATER

FOUR BEDROOM DETACHED HOME

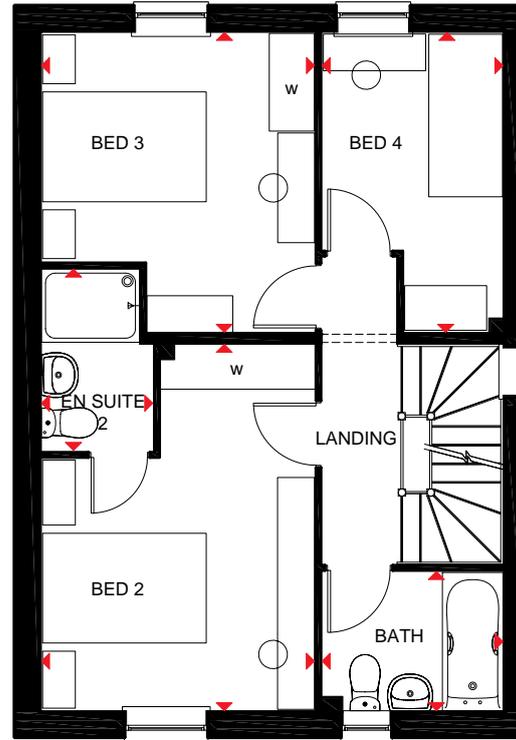
## Key

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



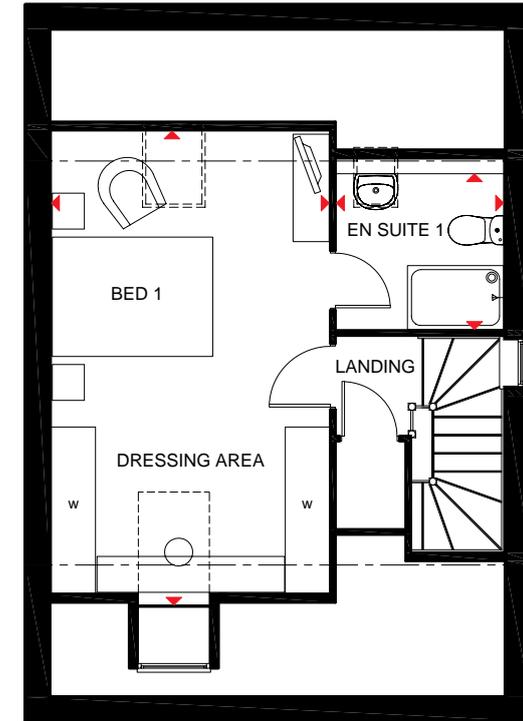
### Ground Floor

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



### First Floor

|            |                |                |
|------------|----------------|----------------|
| Bed 2      | 3336 x 4503 mm | 10'11" x 14'9" |
| En suite 2 | 2229 x 1363 mm | 7'4" x 4'6"    |
| Bed 3      | 3338 x 3688 mm | 10'11" x 12'1" |
| Bed 4      | 2210 x 3688 mm | 7'3" x 12'1"   |
| Bath       | 2210 x 1712 mm | 7'3" x 5'7"    |



### Second Floor

|                         |                 |                |
|-------------------------|-----------------|----------------|
| Bed 1/<br>Dressing Area | 5951* x 3463 mm | 19'6"* x 11'4" |
| En suite 1              | 2085 x 1954* mm | 6'10" x 6'5"*  |

\*Overall floor dimension includes lowered ceiling areas

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# 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 master with en suite. The fully fitted family bathroom also includes a shower.



DAVID WILSON HOMES

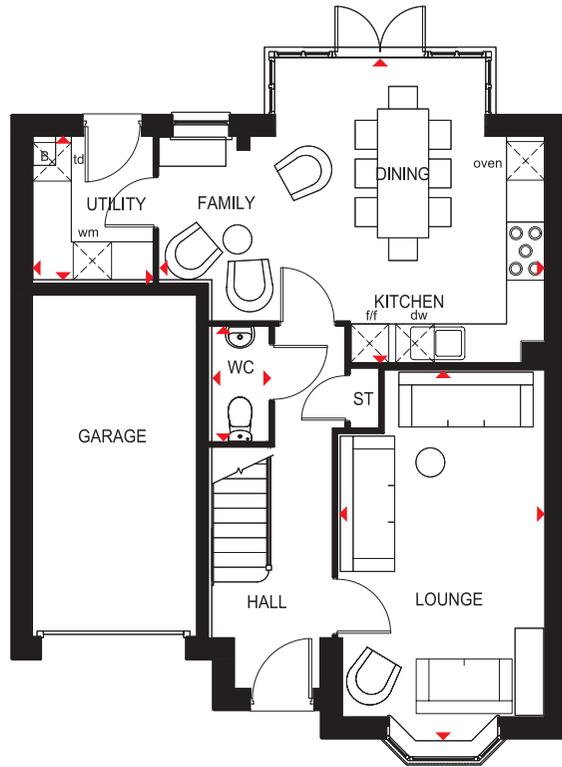
WHERE QUALITY LIVES

# THE MILLFORD

FOUR BEDROOM DETACHED HOME

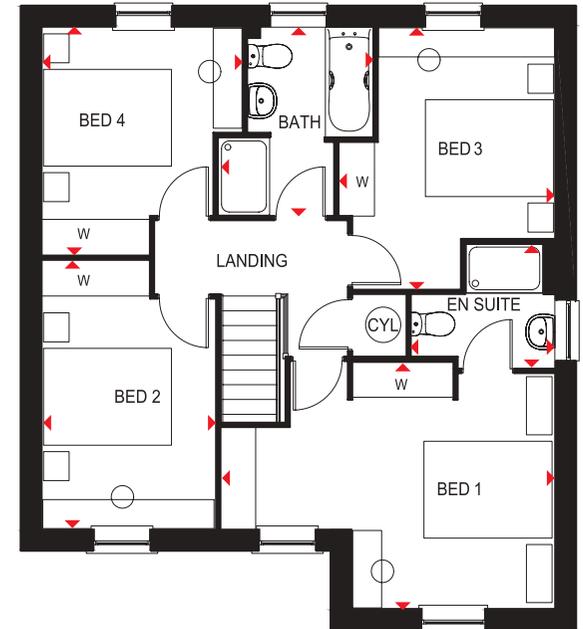
## Key

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



### 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"   |

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# THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Kirkdale a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the house will surely be the expansive open-plan kitchen, which has dining and family areas with French doors

to the garden and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax. Upstairs, four double bedrooms – the main with en suite – and a family bathroom provide comfort for all the family.



DAVID WILSON HOMES

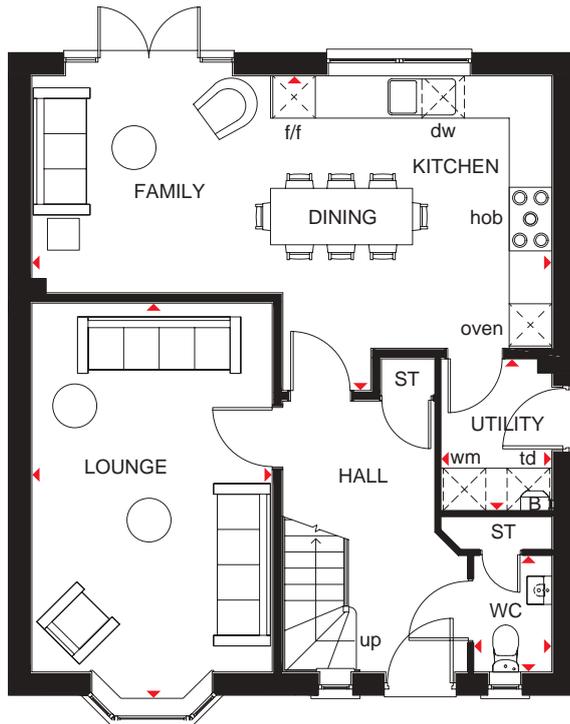
WHERE QUALITY LIVES

# THE KIRKDALE

FOUR BEDROOM DETACHED HOME

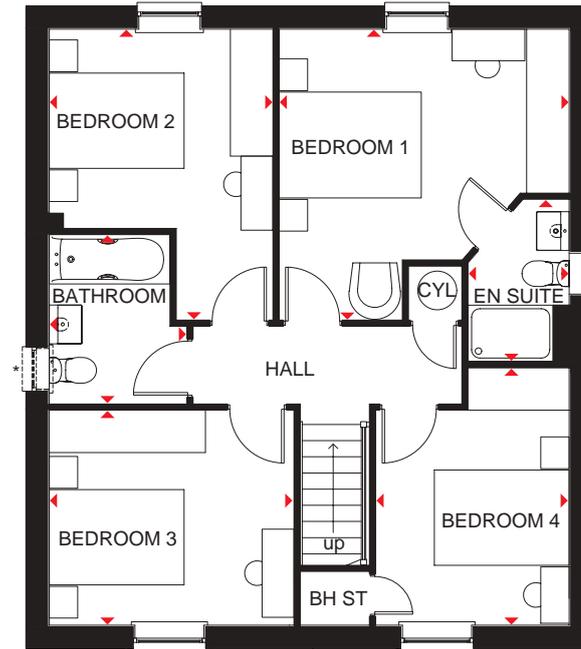
## Key

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



### Ground Floor

|                           |                |               |
|---------------------------|----------------|---------------|
| Lounge                    | 3385 x 5622 mm | 11'1" x 18'5" |
| Kitchen/Family/<br>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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dwh.co.uk



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE HERTFORD

FOUR BEDROOM DETACHED 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 master 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

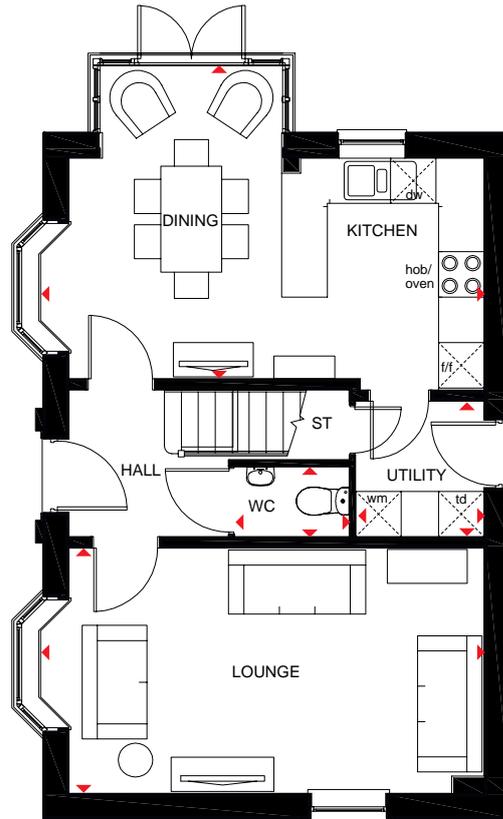
WHERE QUALITY LIVES

# THE HERTFORD

FOUR BEDROOM DETACHED HOME

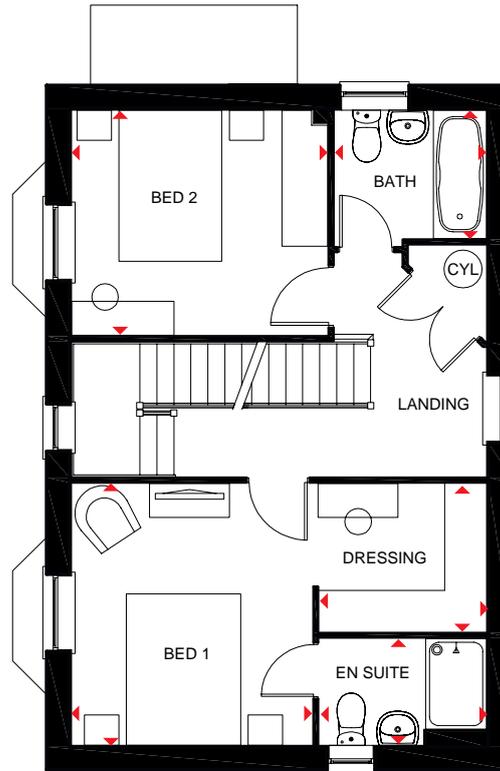
## Key

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



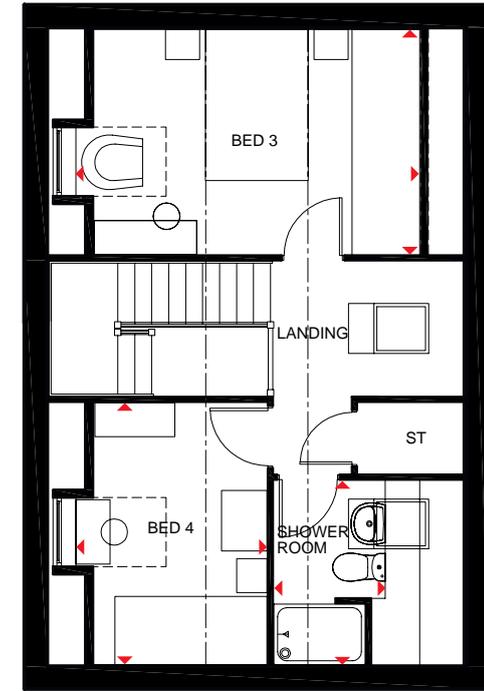
### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 5852 x 3242 mm | 19'2" x 10'7" |
| Kitchen/Dining | 5852 x 4142 mm | 19'2" x 13'7" |
| Utility        | 1688 x 1791 mm | 5'6" x 5'10"  |
| WC             | 1500 x 920 mm  | 4'11" x 3'0"  |



### First Floor

|          |                |               |
|----------|----------------|---------------|
| Bed 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"   |
| Bed 2    | 3366 x 2978 mm | 11'0" x 9'9"  |
| Bath     | 2000 x 1700 mm | 6'6" x 5'6"   |



### Second Floor

|             |                 |                |
|-------------|-----------------|----------------|
| Bed 3       | 4540* x 2978 mm | 14'10"* x 9'9" |
| Bed 4       | 3462 x 2537* mm | 11'4" x 8'3"*  |
| Shower room | 2432 x 1464* mm | 7'11" x 4'9"*  |

\*Overall floor dimension includes lowered ceiling areas

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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 master with en suite, and a family bathroom with shower.



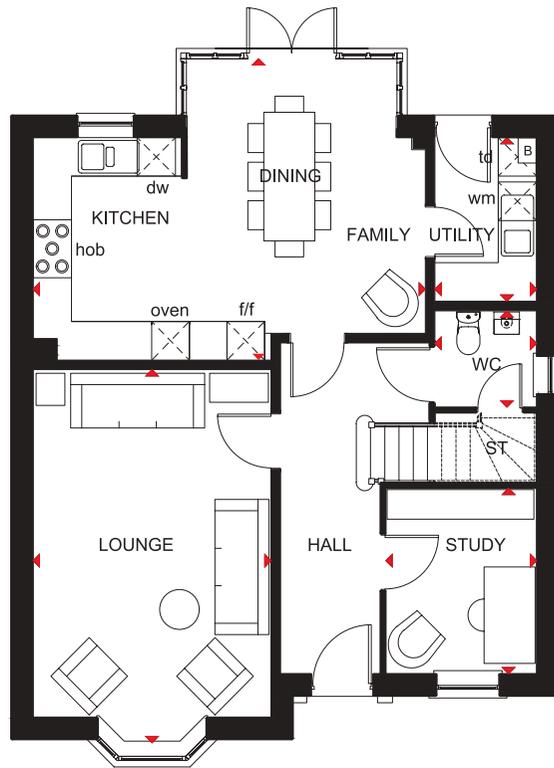
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM DETACHED HOME

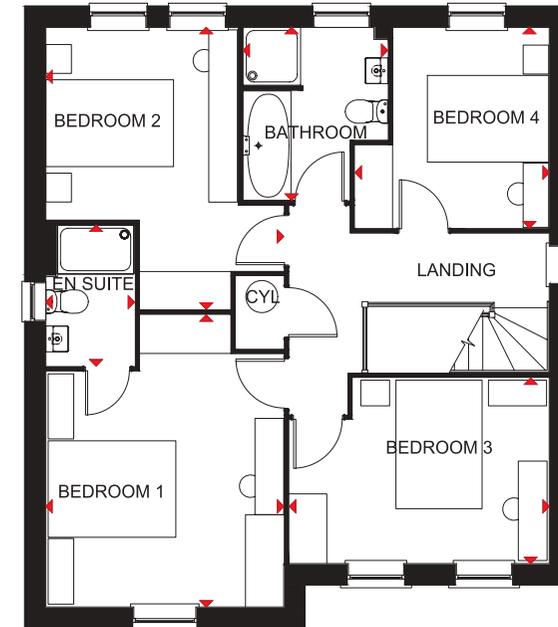
## Key

|     |          |     |                       |    |                    |
|-----|----------|-----|-----------------------|----|--------------------|
| 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 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 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

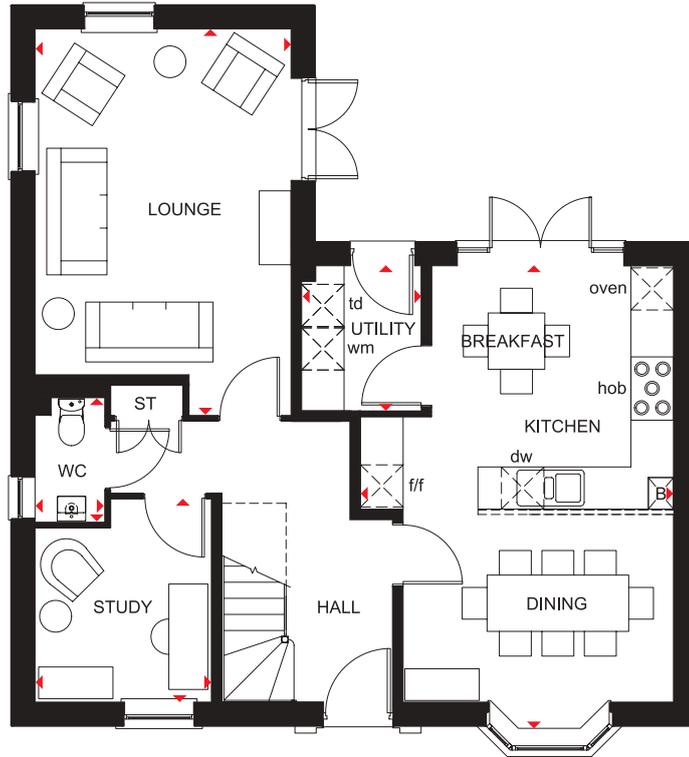
WHERE QUALITY LIVES

# 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 WINSTONE

FOUR BEDROOM 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 master 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

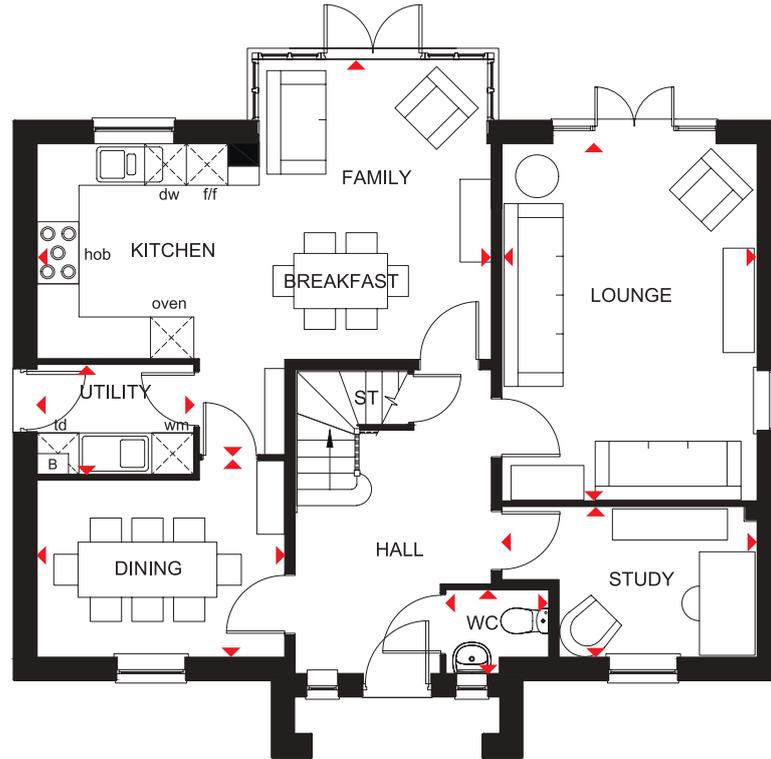
WHERE QUALITY LIVES

# THE WINSTONE

FOUR BEDROOM HOME

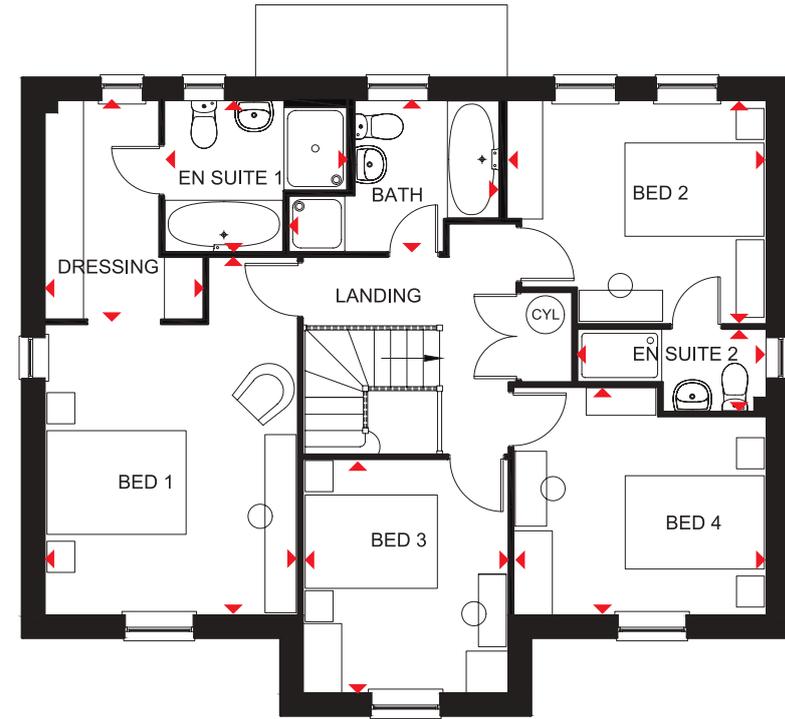
## Key

|     |          |     |                       |    |                    |
|-----|----------|-----|-----------------------|----|--------------------|
| 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                   | 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"   |



### 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"    |

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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 master 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

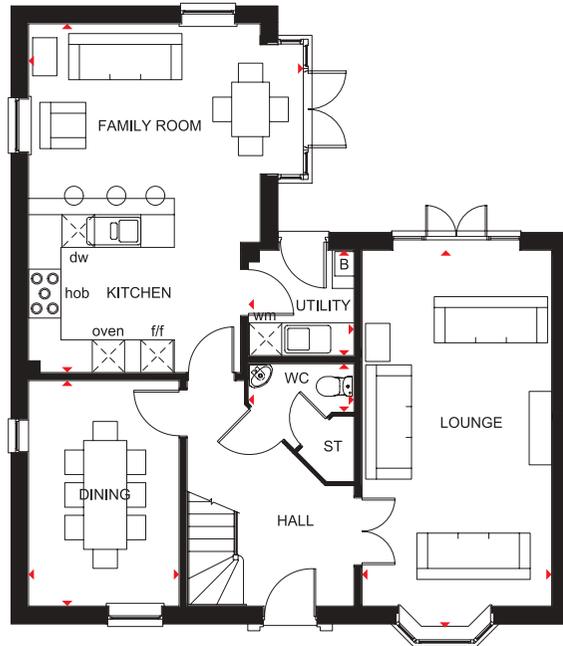
WHERE QUALITY LIVES

# THE MORETON

FIVE BEDROOM DETACHED HOME

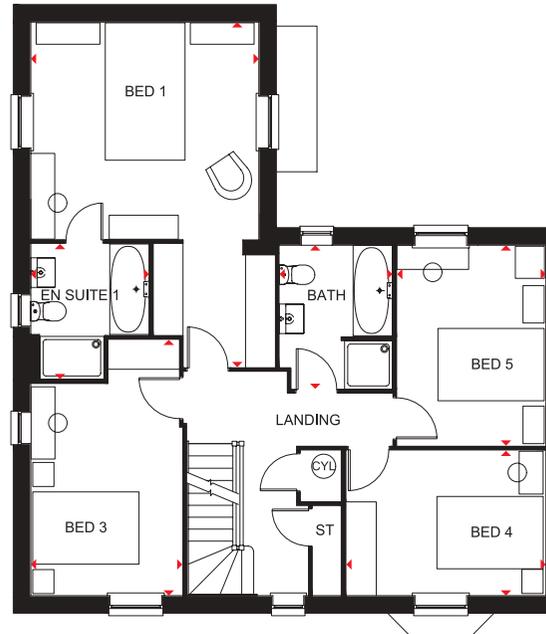
## Key

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



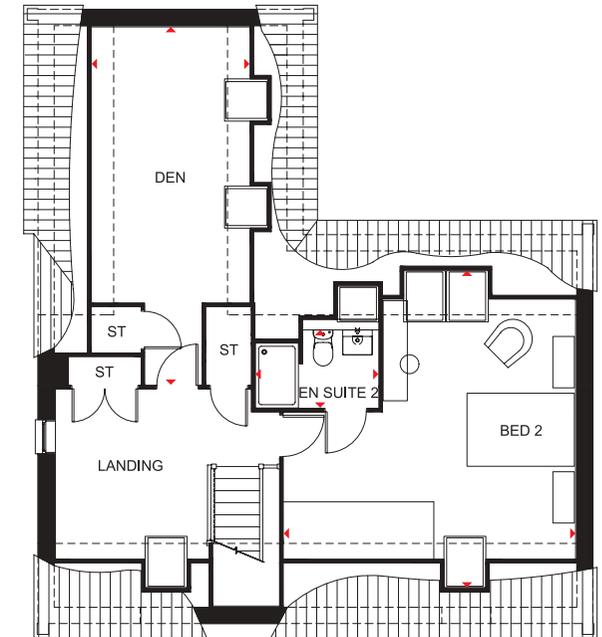
### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| 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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# 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 master and second bedroom with en suite, a single bedroom and family bathroom with shower.



DAVID WILSON HOMES

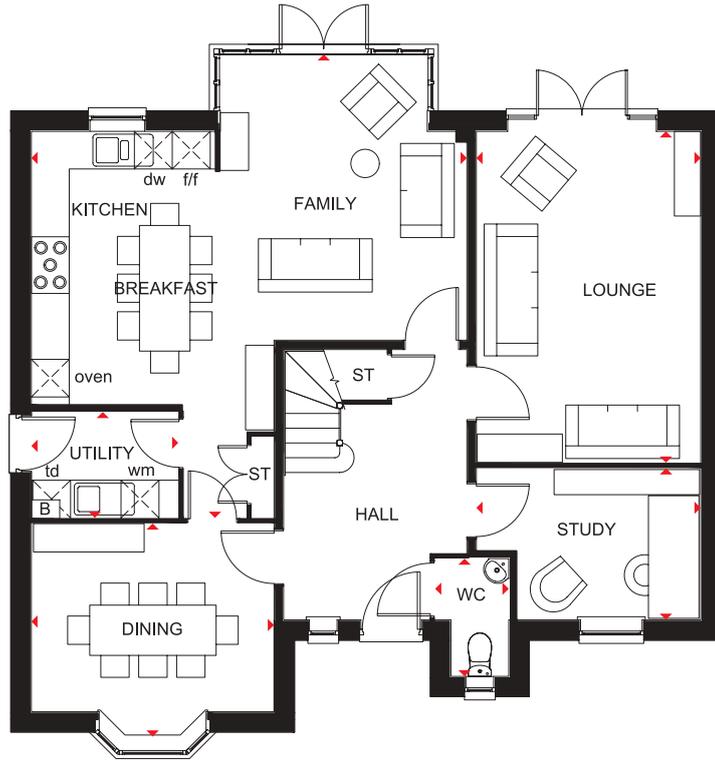
WHERE QUALITY LIVES

# THE MANNING

FIVE BEDROOM HOME

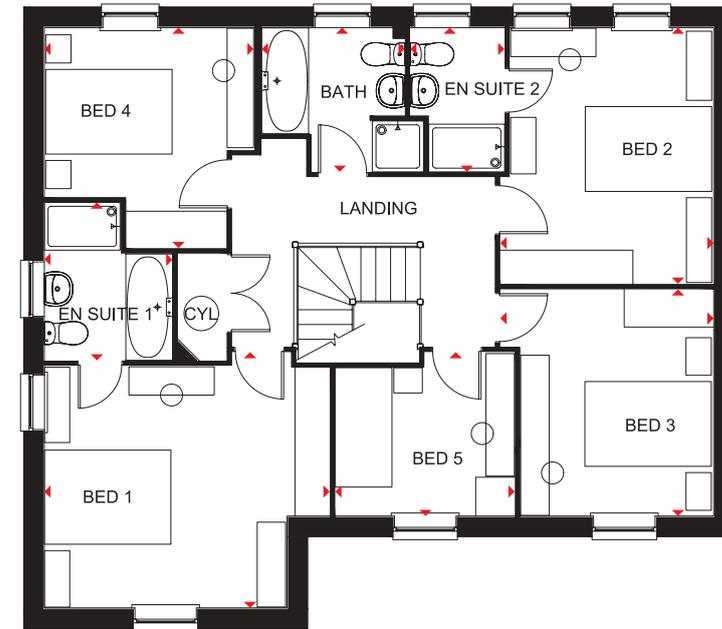
## Key

|     |          |     |                       |    |                    |
|-----|----------|-----|-----------------------|----|--------------------|
| 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/<br>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 FARMSTEAD

AT OVERSTONE GATE

Stratford Drive, Overstone, Northamptonshire NN6 0RS

- **The Fairfield**  
2 bedroom home
- **The Kennett**  
3 bedroom home
- **The Cannington**  
3 bedroom home
- **The Abbeydale**  
3 bedroom home
- **The Bayswater**  
4 bedroom home
- **The Herford**  
4 bedroom home
- **The Millford**  
4 bedroom home
- **The Kirkdale**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Winstone**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Parkin**  
4 bedroom home
- **The Evesham**  
5 bedroom home
- **The Manning**  
5 bedroom home
- **The Moreton**  
5 bedroom home
- **The Lichfield**  
5 bedroom home
- **Affordable Housing Rented**
- **Affordable Housing Shared Ownership**
- V **Visitors' Parking Space**

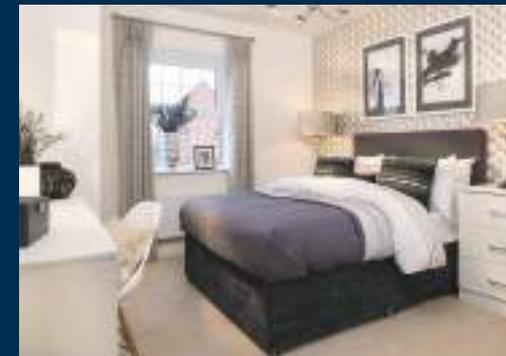


# THE EVESHAM

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Evesham is a truly magnificent bay-fronted home, built to impress from the threshold, with a generous hall and handsome central staircase. The rear garden is accessed via French doors from both the large lounge and the bright, stylish kitchen with breakfast and family areas. A separate study and utility are

ideal workplaces, and a dining room is perfect for more formal entertaining. Upstairs, an elegant galleried landing leads to the five double bedrooms, including the master with a dressing area and full en suite. Two bedrooms share a dual-access en suite and there is also a family bathroom with shower.



DAVID WILSON HOMES

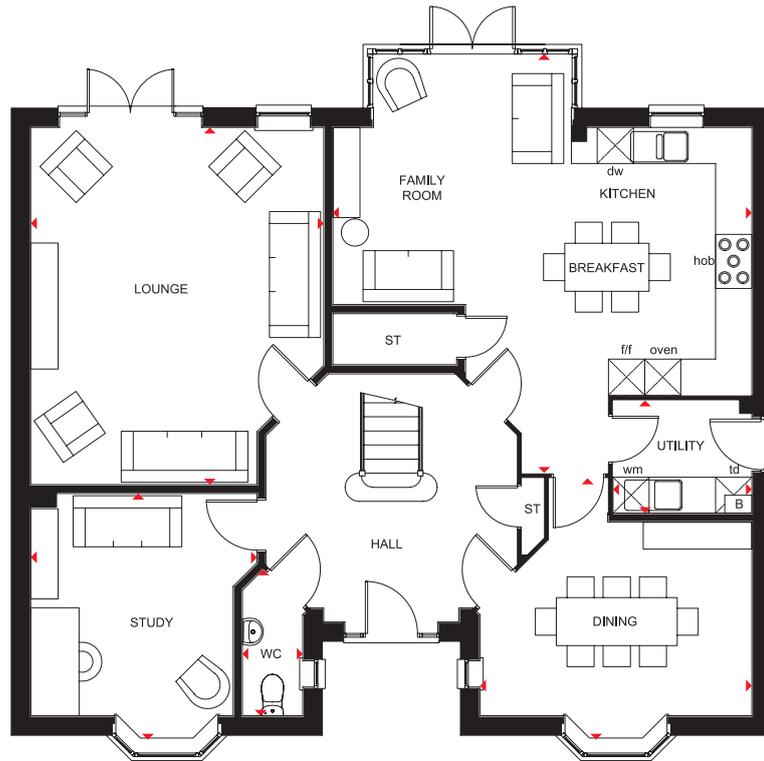
WHERE QUALITY LIVES

# THE EVESHAM

FIVE BEDROOM DETACHED HOME

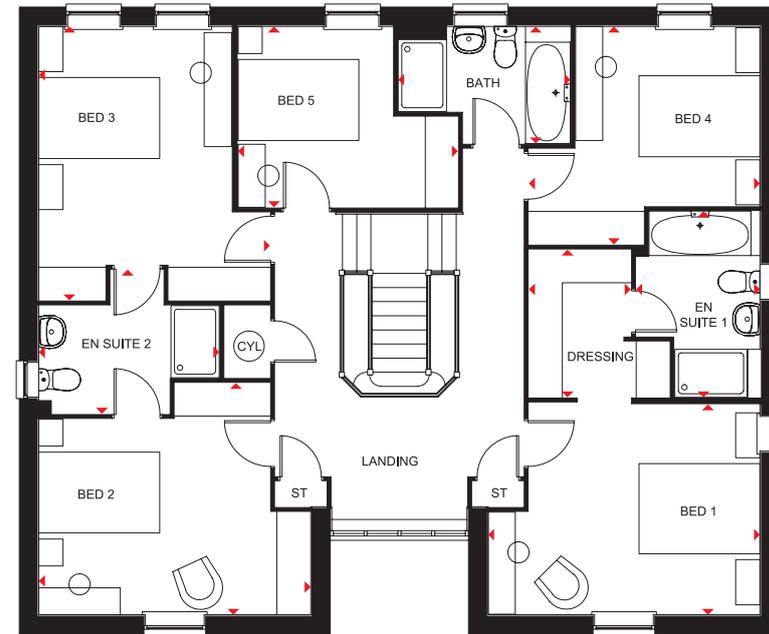
## Key

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



### Ground Floor

|                          |                |                |
|--------------------------|----------------|----------------|
| Lounge                   | 5950 x 4850 mm | 19'6" x 15'11" |
| Kitchen/Family/Breakfast | 6940 x 6982 mm | 22'9" x 22'11" |
| Utility                  | 2300 x 1878 mm | 7'7" x 6'2"    |
| Dining                   | 4501 x 4355 mm | 14'9" x 14'3"  |
| Study                    | 4100 x 3741 mm | 13'5" x 12'3"  |
| WC                       | 2441 x 1000 mm | 8'0" x 3'3"    |



### First Floor

|            |                |                |
|------------|----------------|----------------|
| Bed 1      | 4501 x 3505 mm | 14'9" x 11'6"  |
| Dressing   | 2460 x 1686 mm | 8'1" x 5'6"    |
| En suite 1 | 3100 x 2050 mm | 10'2" x 6'9"   |
| Bed 2      | 4501 x 3863 mm | 12'7" x 10'8"  |
| En suite 2 | 2987 x 2401 mm | 9'10" x 5'11"  |
| Bed 3      | 4563 x 3826 mm | 15'0" x 12'7"  |
| Bed 4      | 3825 x 3629 mm | 12'7" x 11'11" |
| Bed 5      | 3636 x 3013 mm | 11'11" x 9'10" |
| Bath       | 2850 x 1950 mm | 9'4" x 6'5"    |

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# 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 master 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

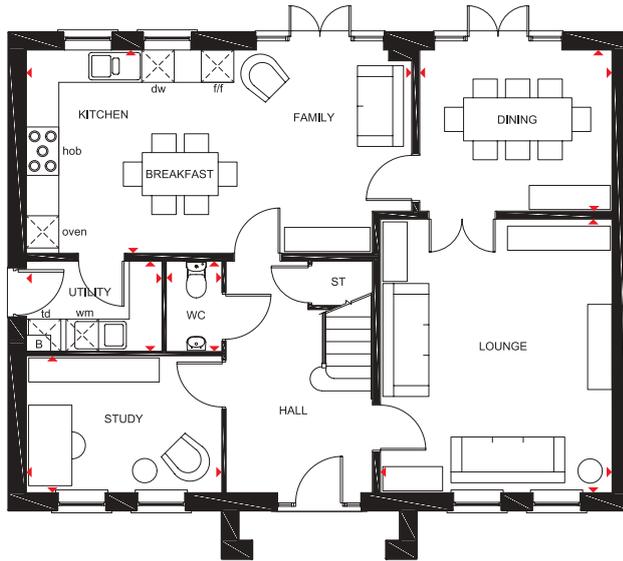
WHERE QUALITY LIVES

# THE LICHFIELD

FIVE BEDROOM DETACHED HOME

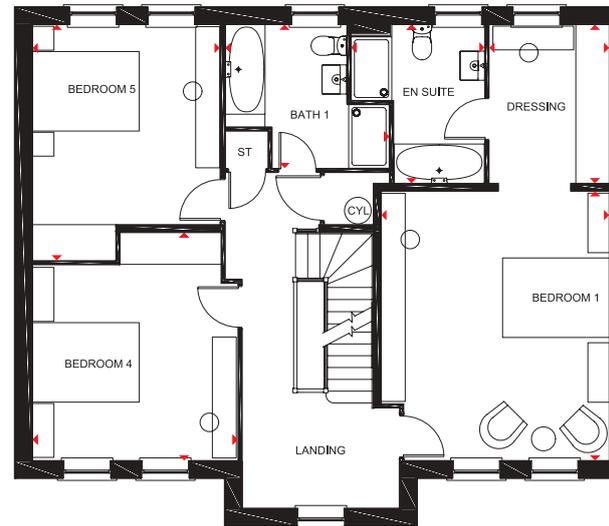
## Key

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



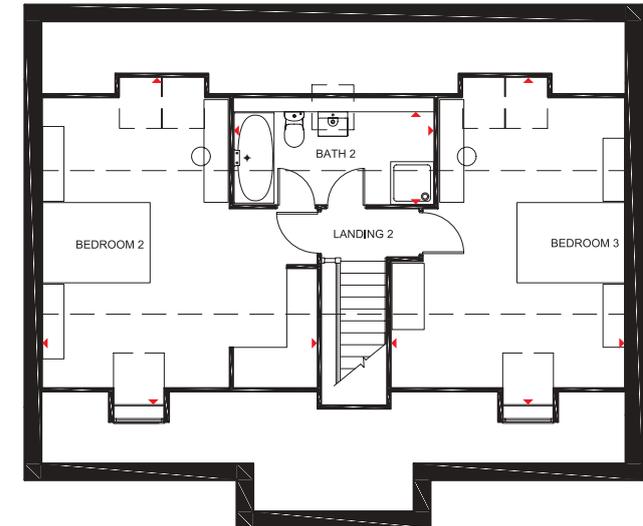
### Ground Floor

|                          |                |               |
|--------------------------|----------------|---------------|
| Lounge                   | 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. \*\*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. Calls to 03 numbers are charged at the same rate as dialing an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

# 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

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WHERE QUALITY LIVES

[dwh.co.uk](http://dwh.co.uk) or call **0333 355 8486**