



ABBOTS GREEN

WOOLPIT

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

ABBOTS GREEN

— A LOCATION LIKE NO OTHER —



Community spirit awaits you Abbots Green, with the charismatic village of Woolpit fast becoming a sought-after hotspot. Crowned Suffolk Large Village of the Year in 2019, the growing neighbourhood is home to a wide range of useful amenities while being just a short distance away from the scenic East Anglian coastline.

A relaxing retreat is ready to be discovered as the village is well served with a bakery, grocers, hairdressers, fish and chip shop, two pubs and two tea rooms – all of which make for a convenient lifestyle. While enjoying having these conveniences on the doorstep all within a semi-rural location, you can reap the benefits of a superbly handpicked location adjacent to the A14, connecting to Bury St Edmunds, Stowmarket and Ipswich.

Parents can take comfort in knowing their little ones are catered for in the local community with highly-rated schooling options such as Woolpit Primary School and Elmswell Community Primary School. Family outings aren't in short supply with the likes of the Mid-Suffolk Leisure Centre and Lavenham Treasure Hunt Trail in close proximity, while Stowmarket Golf Club also provides enjoyable outdoor recreation.

Day-to-day living in the village is a breeze and you'll have access to essential amenities close to home, making Abbots Green an excellent choice for where to put down some roots.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Quality is at the forefront of our minds with each property we build and Abbots Green is certainly no exception. We recognise the need for you to grow with your home as lifestyles adapt and our airy, free-flowing layouts present you with the freedom to tailor the property to your own unique preferences.

New-found priorities are catered for as our properties feature spare rooms or

dedicated studies to give you the option to create a home office, a play room, or simply to welcome house guests. An en-suite bathroom to a main bedroom also provides an element of independence and privacy away from the hustle and bustle of a family home.

Aspirations are met through inviting hallways leading to large, airy living spaces. The hubs of quality family time, the living

rooms, are perfect for evening and weekend downtime while open-plan kitchens are well suited to busy meal times. Natural light and warmth are also welcomed into the homes through French doors leading to the rear gardens.

Our properties are designed to prioritise quality and energy efficiency, providing you with the very best in modern living.



ABBOTS GREEN WOOLPIT



- The Wilford
2 bedroom home
Plots 33, 34, 41, 62, 63, 64, 65, 66,
67, 68, 79, 80, 105, 106, 107 & 108
 - The Hadley
3 bedroom home
Plots 22, 25, 47, 51, 57, 69, 70, 81 & 109
 - The Abbeydale
3 bedroom home
Plots 11, 12, 16 & 17
 - The Archford
3 bedroom home
Plots 6, 7, 20, 21, 23, 24, 45 & 46
 - The Buckfastleigh
3 bedroom home
Plots 1, 2, 3 & 4
 - The Avondale
4 bedroom home
Plots 15, 18, 36, 40, 44, 54, 58, 60,
75 & 78
 - The Chelworth
4 bedroom home
Plots 13, 35, 42 & 55
 - The Hollinwood
4 bedroom home
Plots 10, 19, 32 & 38
 - The Ingleyby
4 bedroom home
Plots 56
 - The Winstone
4 bedroom home
Plots 8, 14, 39, 41, 59 & 77
- The Holden
4 bedroom Home
Plot 48, 52 & 71
 - The Drummond
4 bedroom home
Plots 37, 72 & 73
 - The Henley
5 bedroom home
Plots 9, 50, 53 & 74
 - The Manning
5 bedroom home
Plots 5, 43, 49 & 76
 - R Affordable Housing
Rented
 - SO Shared Ownership
 - SC Sales Centre SH Show Homes
 - V Visitors' parking place
 - BCP Bin Collection Point
 - S/S Substation
 - Street Light



THE WILFORD

TWO BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The end-terraced Wilford is the ideal solution for those seeking a first or smaller home. Step through the front door and the hall leads to a separate, stylishly fitted kitchen and a downstairs WC. It then opens up into a spacious lounge and

dining area with French doors leading to the rear garden – the perfect place to entertain in good weather. Upstairs are two double bedrooms, a bathroom fitted with contemporary sanitary ware and plenty of essential storage space.



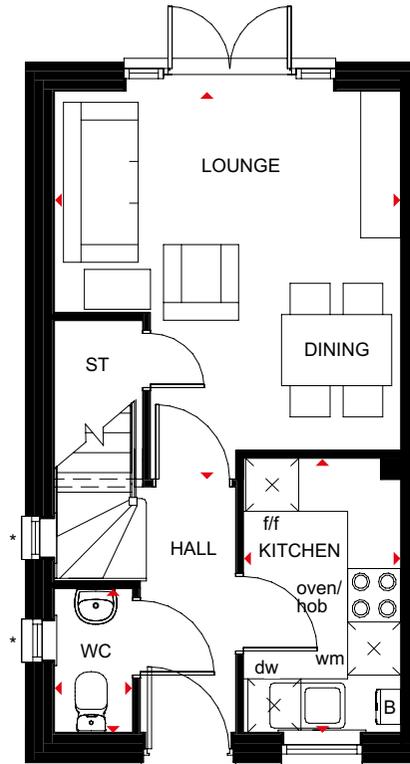
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM END-TERRACED HOME

Key

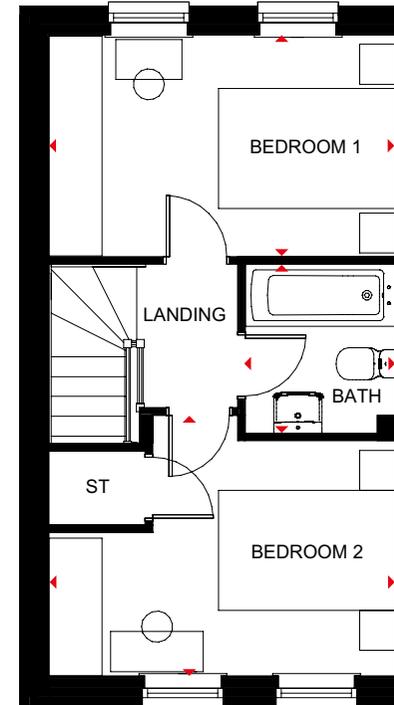
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ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



Ground Floor

Lounge/Dining	4362 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 885 mm	5'4" x 2'11"

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



First Floor

Bedroom 1	3923 x 2492 mm	12'10" x 8'2"
Bedroom 2	3923 x 2931 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

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



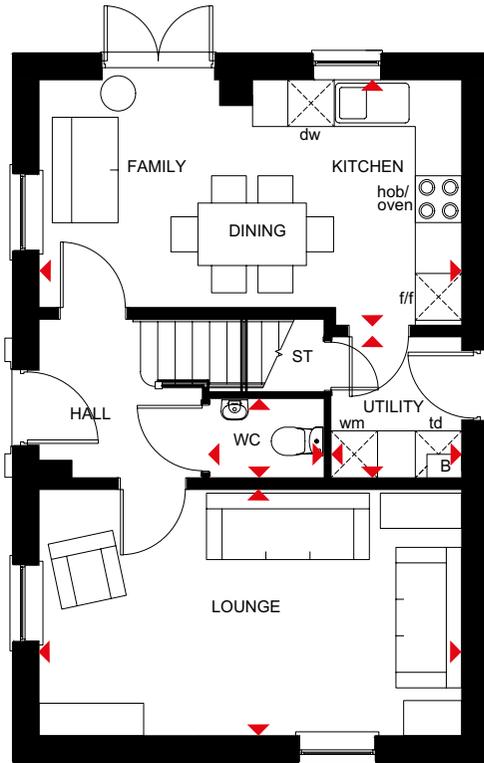
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WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM DETACHED HOME

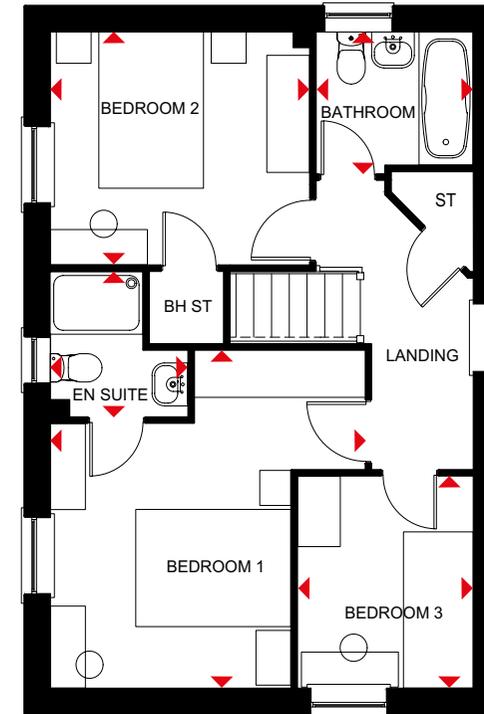
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B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
BH ST	Bulkhead Store	dw	Dishwasher space		



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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THE ABBEYDALE

THREE BEDROOM DETACHED HOME



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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 principle bedroom with en suite and dressing area – and a family bathroom with shower.



DAVID WILSON HOMES

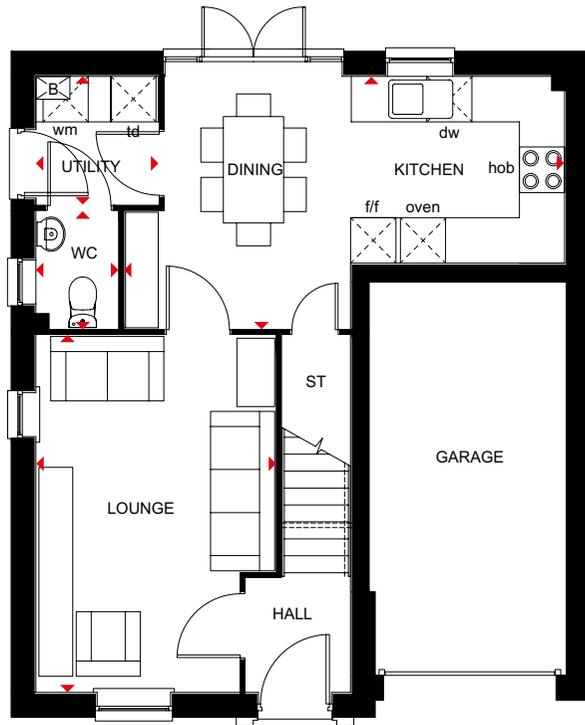
WHERE QUALITY LIVES

THE ABBEYDALE

THREE BEDROOM DETACHED HOME

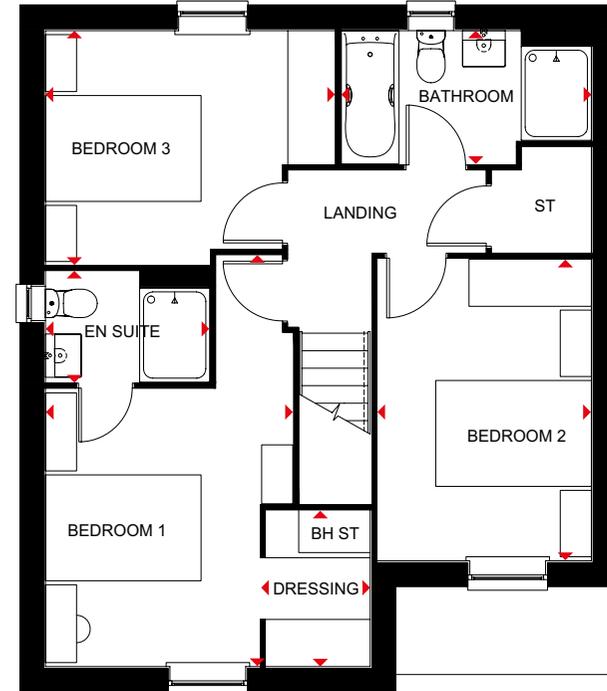
Key

B	Boiler	BH ST	Bulkhead store	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 ARCHFORD

THREE BEDROOM SEMI-DETACHED HOME



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A stylish home, The Archford has an open-plan kitchen with dining area designed for practical, modern living and French doors opening out onto the rear garden creating a bright, light-filled room. A lobby, separating the kitchen and the front-aspect

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



DAVID WILSON HOMES

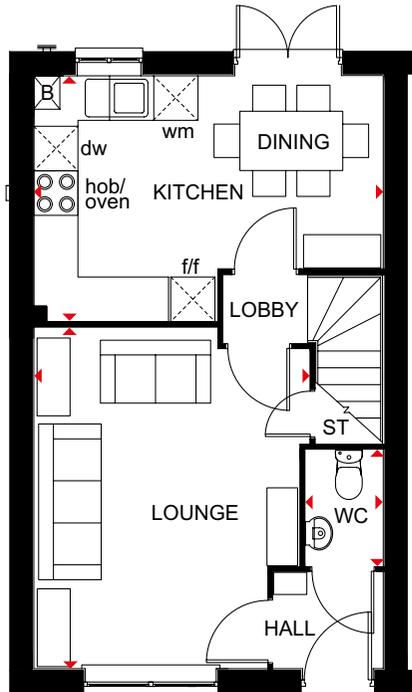
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM SEMI-DETACHED HOME

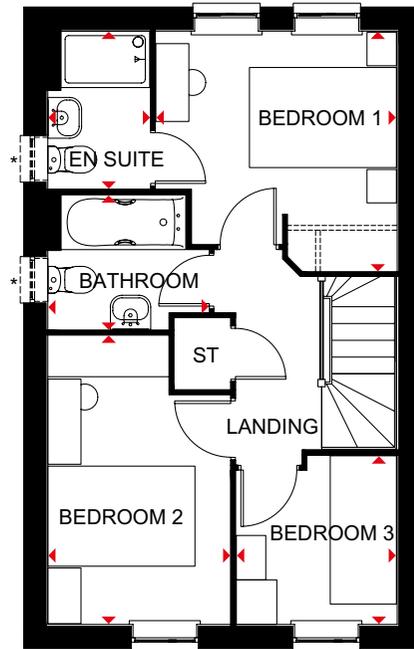
Key

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



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

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

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THE BUCKFASTLEIGH

THREE BEDROOM HOME



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The double-fronted Buckfastleigh provides the convenience of modern living on one level. A feeling of space and light flows through this home thanks to a glazed walk-in bay in the spacious kitchen and dining area which leads to the garden, French doors in the en suite principle bedroom and attractive, large bay

windows in the lounge and second double bedroom. This home is also a practical one with a discreet utility area in a corner of the kitchen, ample storage space and a dual-access bathroom. A third – single – bedroom completes this delightful bungalow.



DAVID WILSON HOMES

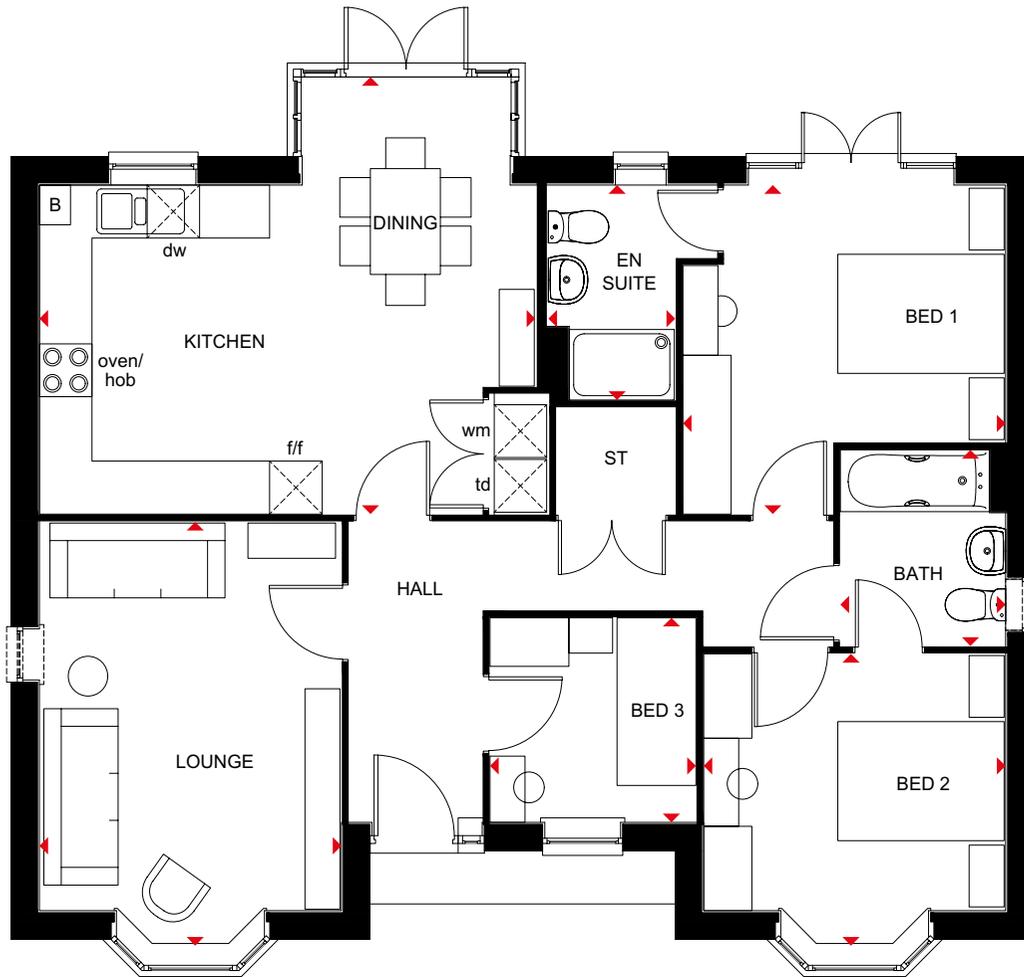
WHERE QUALITY LIVES

THE BUCKFASTLEIGH

THREE BEDROOM HOME

Key

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



Dimensions

Kitchen/Dining	5665 x 4955 mm	18'7" x 16'3"
Lounge	3450 x 4806 mm	11'4" x 15'9"
Bedroom 1	3687 x 3730 mm	12'1" x 12'3"
En suite	1449 x 2437 mm	4'9" x 8'0"
Bedroom 2	3450 x 3309 mm	11'4" x 10'10"
Bedroom 3	2352 x 2319 mm	7'9" x 7'7"
Bathroom	1887 x 2224 mm	6'2" x 7'4"

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THE AVONDALE

FOUR BEDROOM DETACHED HOME



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This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and 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 principle bedroom with en suite, and a family bathroom with bath and shower.



DAVID WILSON HOMES

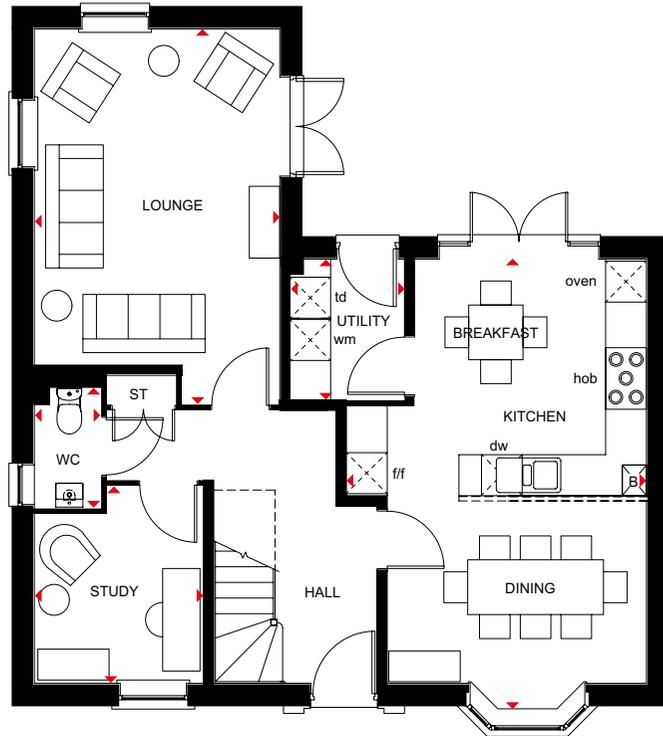
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM HOME

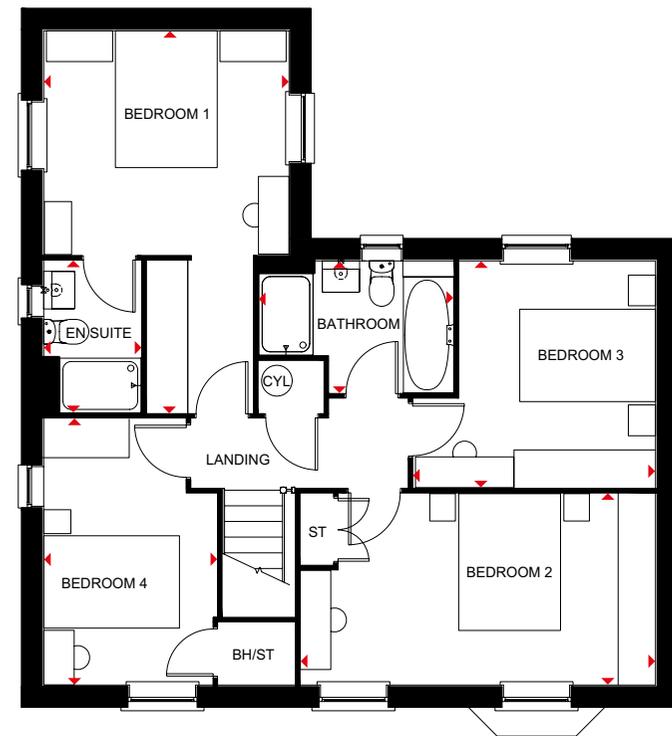
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B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



Ground Floor

Lounge	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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THE CHELWORTH

FOUR BEDROOM DETACHED HOME



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The Chelworth has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The attractive

lounge is perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious principle bedroom with full en suite, and a family bathroom complete with separate shower.



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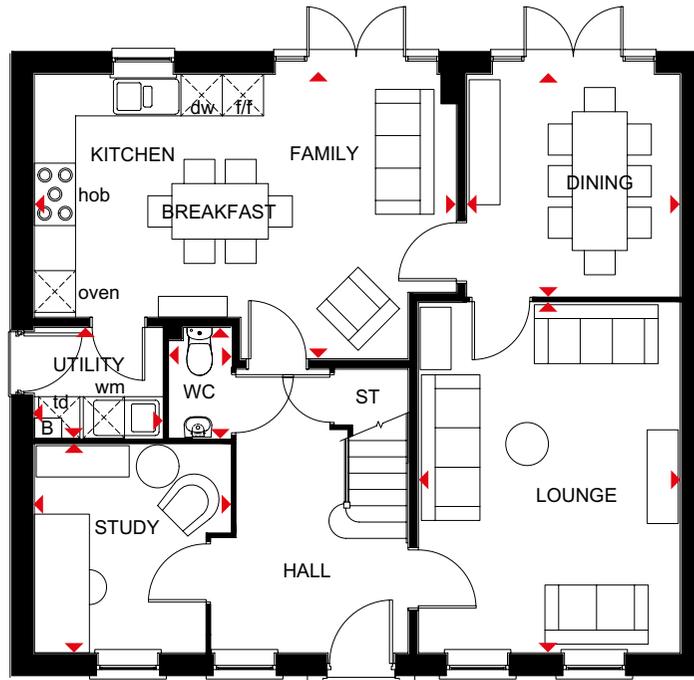
WHERE QUALITY LIVES

THE CHELWORTH

FOUR BEDROOM DETACHED HOME

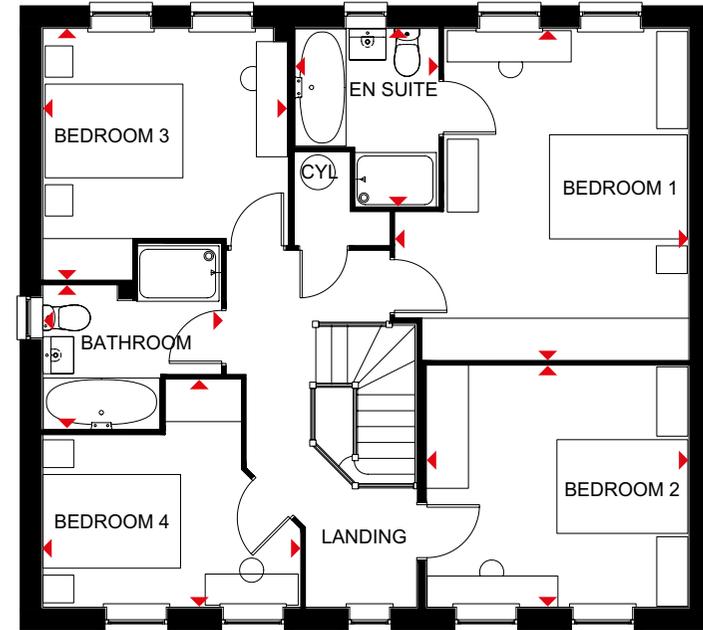
Key

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

Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Lounge	3800 x 5050 mm	12'6" x 16'7"
Study	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'3"
WC	1614 x 900 mm	5'4" x 2'11"



First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

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THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



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Sash-style windows give The Hollinwood a delightfully traditional look, while inside this home is designed very much for modern family life. An attractive glazed bay leading to the garden creates a bright atmosphere in the dining and family areas of the

open-plan kitchen, which has a utility room adjacent. The dual-aspect lounge is the perfect place for the whole family to relax in. Upstairs are three double bedrooms, the principle bedroom with en suite, a single bedroom and a family bathroom.



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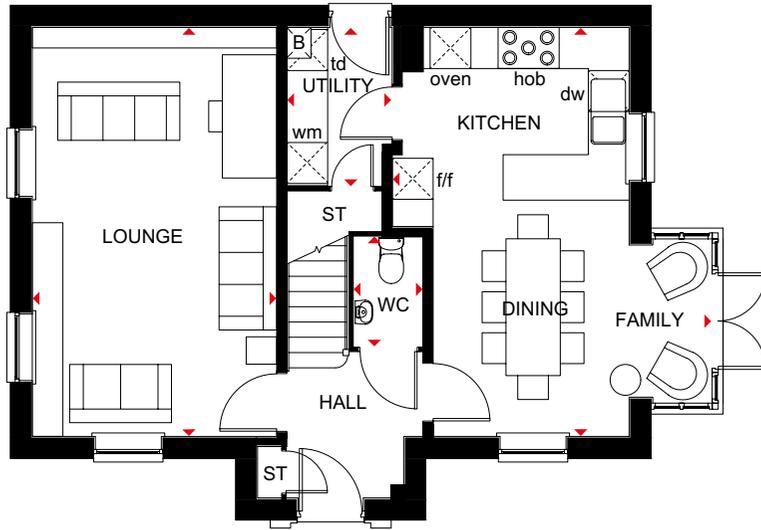
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THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

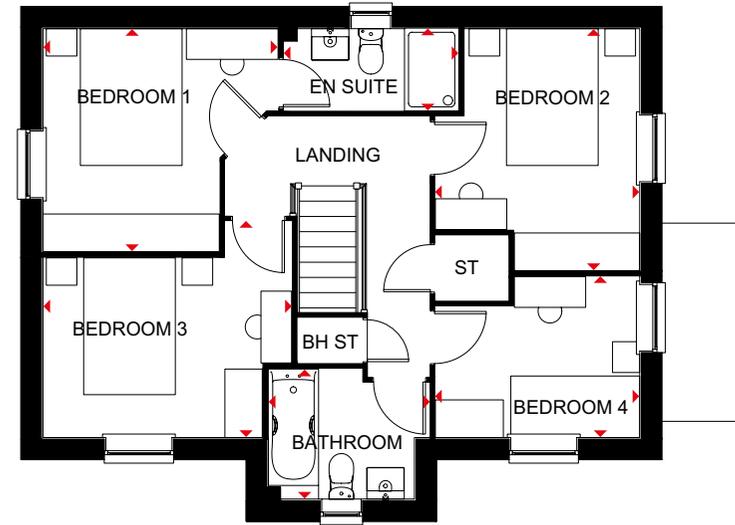
Key

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



Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Family/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3537 x 3009 mm	11'7" x 9'10"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3009 x 2352 mm	9'10" x 7'9"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

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THE INGLEBY

FOUR BEDROOM DETACHED HOME



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



DAVID WILSON HOMES

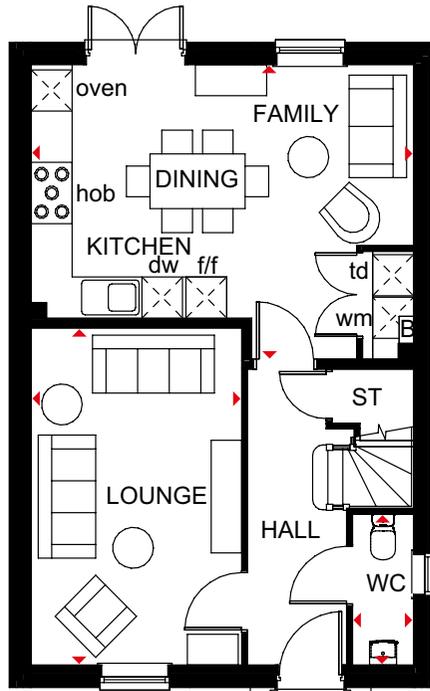
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM DETACHED HOME

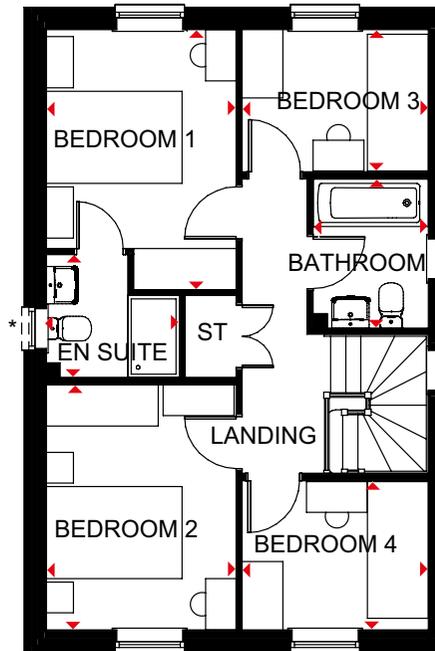
Key

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

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THE WINSTONE

FOUR BEDROOM DETACHED HOME



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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 principle bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with separate shower provides for the rest of the family.



DAVID WILSON HOMES

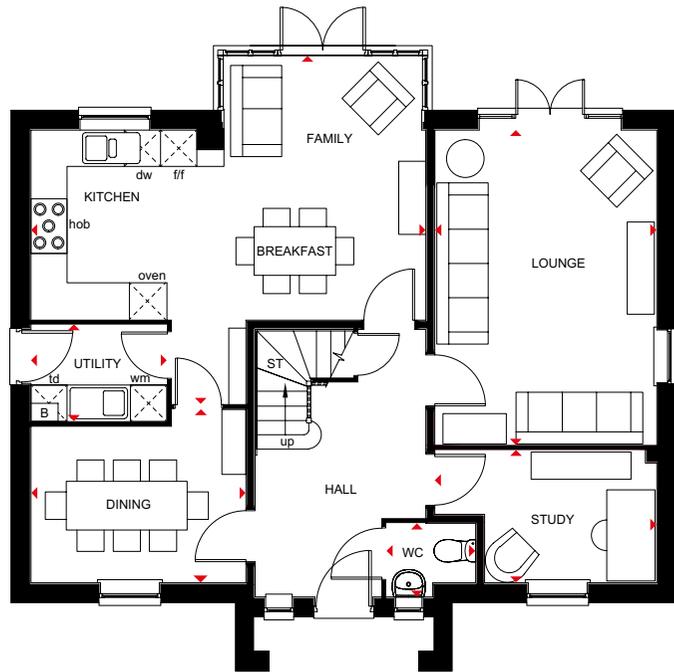
WHERE QUALITY LIVES

THE WINSTONE

FOUR BEDROOM DETACHED HOME

Key

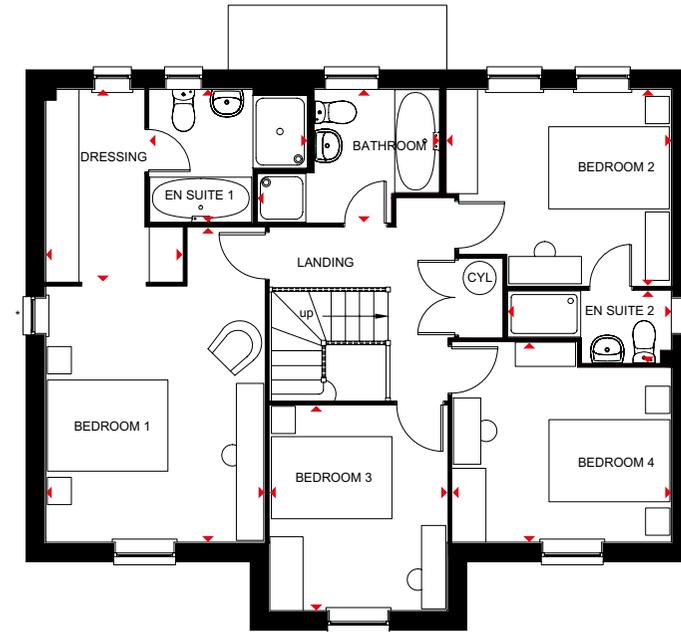
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



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.

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



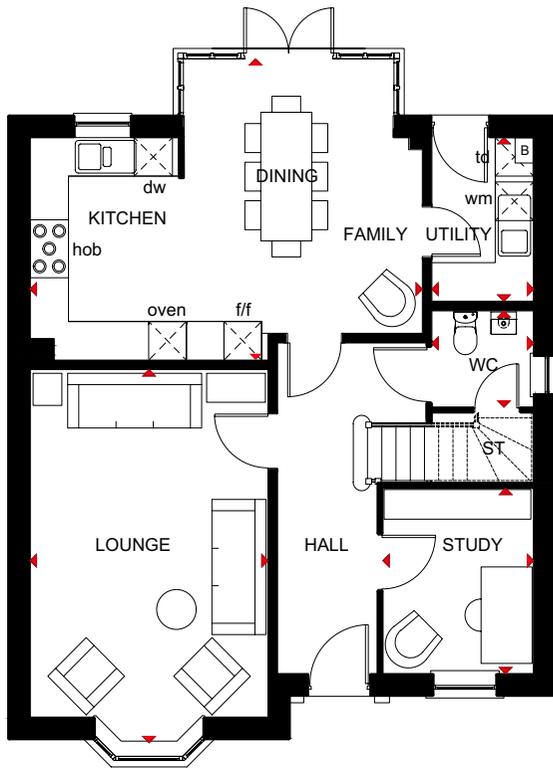
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THE HOLDEN

FOUR BEDROOM DETACHED HOME

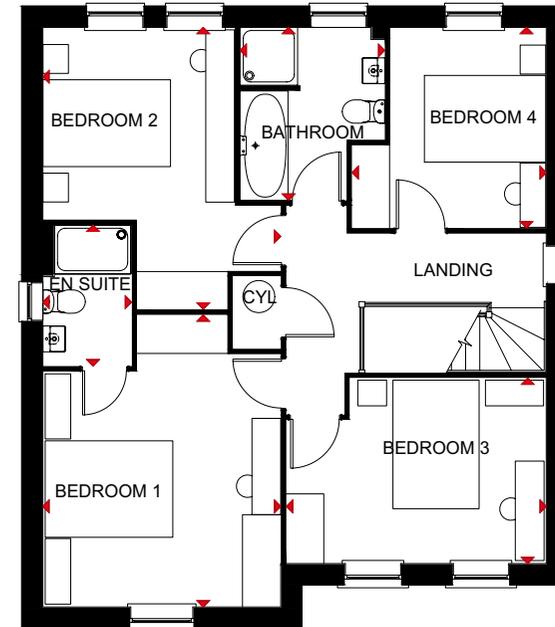
Key

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 DRUMMOND

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A generously sized family home with an intelligent use of space, The Drummond is bright and airy. The large open-plan kitchen provides dining space and a family area and has an elegant, full-glazed walk-in bay with French doors leading to the garden.

The spacious bay-fronted lounge, where all the family can relax, the separate utility room and the integral garage complete the ground floor. Upstairs are four double bedrooms, the spacious principle with en suite, and a family bathroom with shower.



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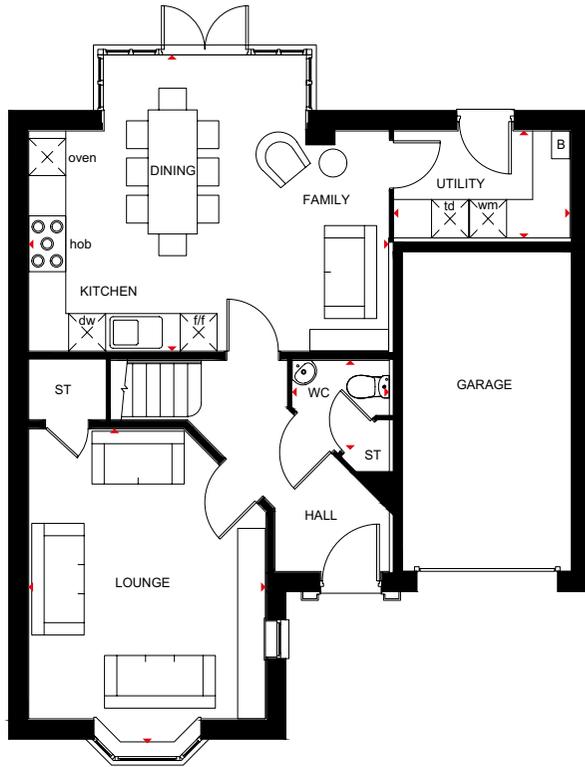
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THE DRUMMOND

FOUR BEDROOM DETACHED HOME

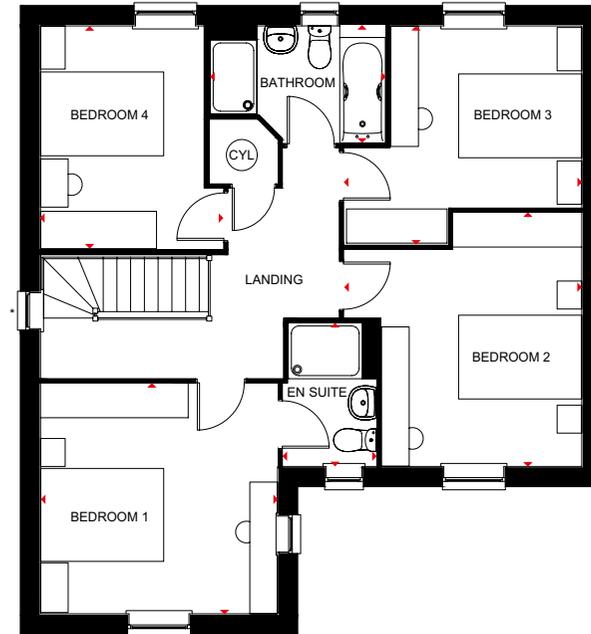
Key

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	5068 x 3850 mm	16'7" x 12'8"
Kitchen/Family/Dining	5845 x 4775 mm	19'2" x 15'8"
Utility	2856 x 1725 mm	9'4" x 5'7"
WC	1570 x 1428 mm	5'2" x 4'8"



First Floor

Bedroom 1	3850 x 3711 mm	12'7" x 12'2"
En suite	2315 x 1511 mm	7'7" x 4'11"
Bedroom 2	4088 x 3858mm	13'5" x 12'8"
Bedroom 3	3858 x 3525 mm	12'8" x 11'7"
Bedroom 4	3591 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1886 mm	9'4" x 6'2"

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

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THE HENLEY

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan kitchen with

breakfast area and family space. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the large principle and bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



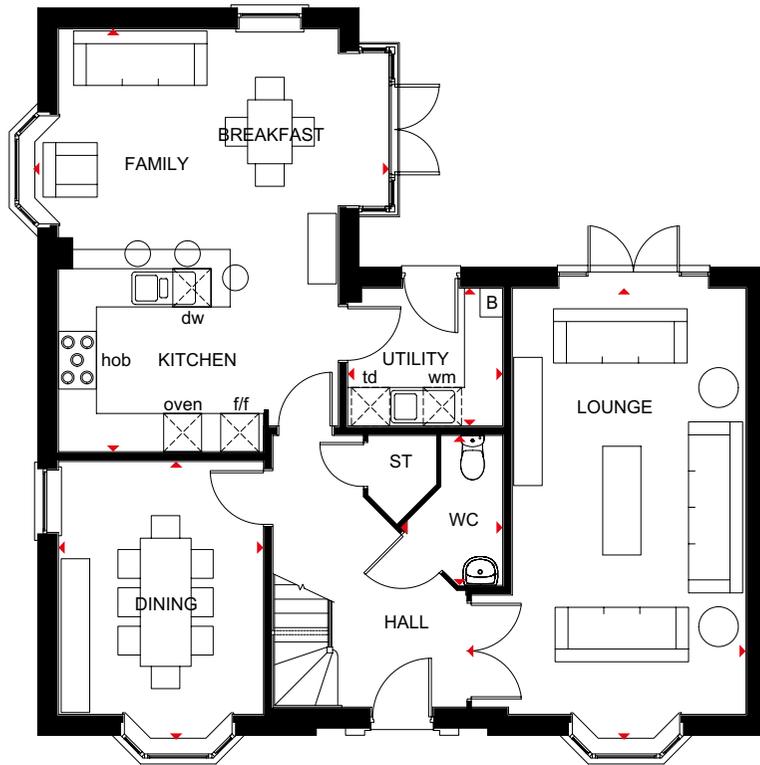
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THE HENLEY

FIVE BEDROOM DETACHED HOME

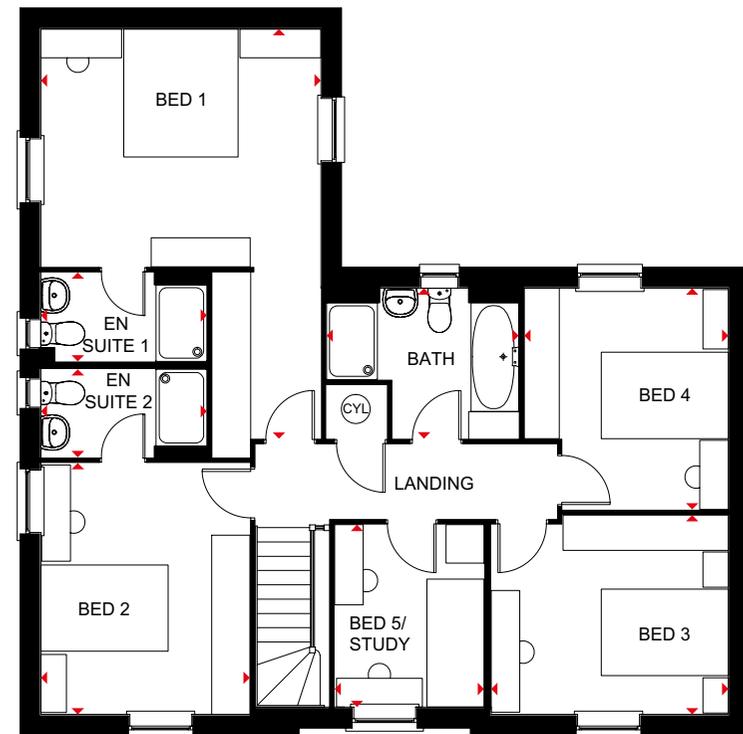
Key

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	7050 x 4307 mm	23'2" x 14'2"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	14'3" x 10'7"
Utility	2437 x 2150 mm	8'0" x 7'1"
WC	2340 x 1599 mm	7'8" x 5'3"



First Floor

Bedroom 1	6688 x 4403 mm	21'11" x 14'5"
En suite 1	2610 x 1390 mm	8'7" x 4'7"
Bedroom 2	3925 x 3286 mm	12'11" x 10'9"
En suite 2	2610 x 1374 mm	8'7" x 4'6"
Bedroom 3	3733 x 3112 mm	12'3" x 10'3"
Bedroom 4	3452 x 3211 mm	11'4" x 10'6"
Bedroom 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The 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. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. BDW001913/OCT22



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 principle and second bedroom with en suite, a single bedroom and family bathroom with shower.

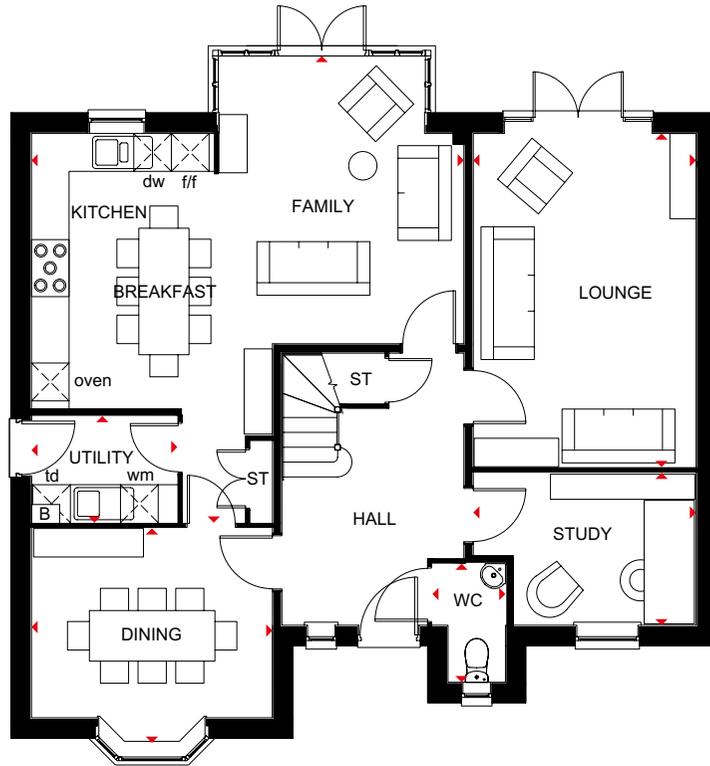


THE MANNING

FIVE BEDROOM HOME

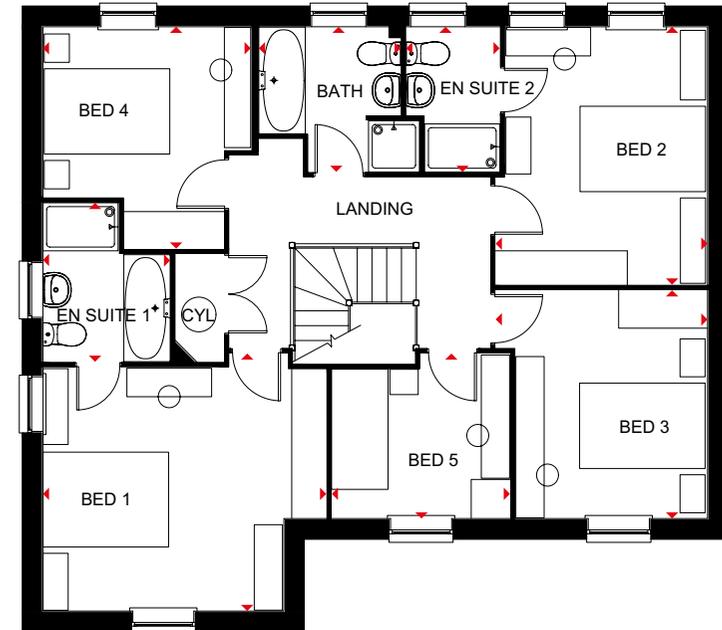
Key

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



Ground Floor

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



First Floor

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

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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. ^"we" are the only major national housebuilder to be awarded this [key industry] award 10 years running". 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 dialling 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

WHERE QUALITY LIVES

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