



ASHLAWN
GARDENS

RUGBY

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 accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Ashlawn Gardens.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

*"We" refers to the Barratt Developments PLC Group brands.

WELCOME

— TO ASHLAWN GARDENS —



Ashlawn Gardens will offer you a great choice of 1, 2, 3, 4 or 5 bedroom homes located just a few minutes' drive from Rugby town centre and its many independent retailers, high street shops and eateries. Plus, with the M45 nearby, commuting will be simple

for working professionals. For families, there are 'Outstanding' Ofsted-rated schools nearby too meaning your children's education is well catered for.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Ashlawn Gardens 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 main bedroom en suite.

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

IDEALLY LOCATED

FOR YOUR FAMILY



There are plenty of nurseries close to the development to choose from, including Ofsted-rated 'Outstanding' The Rugby Montessori Nursery School, which is located within a 5-minute drive*, Paddox Primary School is located within a 4-minute drive*, while Ofsted-rated 'Outstanding' Ashlawn School and Rugby High

School both accommodate students aged 11 – 18. There are a number of great university options within a half hour's drive including The University of Northampton, Coventry University and The University of Warwick to name a few.*

*Based on the average drive time from the development.

EXCELLENT

CONNECTIONS



The M1 is just a short drive away from this development, linking you to a wide range of cities and towns, including Leicester and Northampton. The M6 is also a short drive away, offering you access to Birmingham city centre in under an hour.*



Rugby Train Station offers a straight through train to London which takes less than an hour and a straight through train to Birmingham which takes less than 40 minutes.^



For holidays away, Birmingham Airport and East Midlands Airport are just under 40 minutes away, while London Stansted and Heathrow Airport are just under 2 hours' drive.*

*Based on the average drive time from the development. ^Based on fastest train times from Rugby Train Station.

PLENTY

— TO SEE AND DO —



For your everyday essentials, you won't be far from a host of amenities including a Co-op, local shops and restaurants, public houses and a Post Office, as well as a pharmacy, a dentist and a doctor's surgery. You'll also have an abundance of high-street shops, restaurants and bars including M&S, Next, Starbucks, Cafe Vin Cinq and The Linden Tree located just a 10-minute drive away in the city centre and Elliot Fields Retail Park.

Dunchurch Pools is a new inland marina on the North Oxford Canal in rural Warwickshire. It has been designed by the architects responsible for the Eden Project in Cornwall. The marina is set in parkland, situated in a beautiful rural setting with extensive views and a network of public footpaths. It is conveniently located for easy access from main roads and is at the centre of the Three Junctions of Napton, Braunston and Norton, thus providing unrivalled cruising options for all to enjoy.

You also won't be far from discovering the town's legendary rugby heritage and its greatest players, as well as experiencing the moments that defined the sport at the new, state-of-the-art World Rugby Hall of Fame or the Web Ellis Football Museum. Or why not try one of the many parks in and around Rugby? These include Caldecott Park, Daventry Country Park and Draycote Water which all offer a great day out with family and friends, with plenty of outdoor activities to do, thanks to miles of walking and cycling trails along which you can discover a variety of wildlife and areas to explore as well as plenty of space for games and picnics and fantastic children's play areas.

6 MINUTES OR LESS

AWAY FROM YOUR NEW HOME



Hospital of St Cross
3 minutes by car



Ashlawn School
3 minutes by car



Cock Robin Wood
3 minutes by car



Café Vin Cinq
4 minutes by car



Rugby High School
6 minutes by car



Rugby Hall of Fame and Visitor Centre
6 minutes by car



Sainsbury's Supermarket
6 minutes by car



The Waterside Pub and Carvery
6 minutes by car



The William Webb Ellis
6 minutes by car

15 MINUTES OR LESS

AWAY FROM YOUR NEW HOME



Rugby Golf Club
7 minutes by car



Rugby Station
7 minutes by car



Caldecott Park
7 minutes by car



The Tuning Fork
8 minutes by car



Elliot Fields Retail Park
10 minutes by car



Rugby Central Shopping Centre
10 minutes by car



Dunchurch Pools Marina
11 minutes by car



Draycote Water
12 minutes by car



Daventry Country Park
15 minutes by car



ASHLAWN GARDENS

RUGBY

PHASE 2

Ashlawn Gardens, Ashlawn Road, Bilton, Rugby CV22 5PT
2, 3, 4 and 5 bedroom homes

- **The Beardmore**
1 bedroom home
- **The Wilford**
2 bedroom home
- **The Archford**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Fairway**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Ingleby**
4 bedroom home
- **The Winstone**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Lichfield**
5 bedroom home
- **The Henley**
5 bedroom home
- **The Manning**
5 bedroom home
- **The Moreton**
5 bedroom home
- **The Buckingham**
5 bedroom home
- **Affordable Housing Affordable Rented**
- **Affordable Housing Shared Ownership**

For all retaining features and steps to front and rear of plots, please refer to engineering layouts.



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

- **BS Bin Store**
- **S/S Substation**
- **CS Cycle Store**
- **BCP Bin Collection Point**
- **V Visitor Parking Space**

Giving nature a home on this development:

- Hedgehog Highway**
Selected plots*
- Swift Nesting Brick Sparrow Terrace**
Selected plots*
- Bat Box Enclosed**
Selected plots*
- Wooden hedgehog nest box**
Selected plots*
- Sparrow Terrace**
Selected plots*
- House Martin nest box**
Selected plots*



David Wilson Homes Phase 1

Existing Development by Others

● For Sale ● Reserved ● Home Occupied

See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Ashlawn Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H6325-001-51 Rev: Q

THE HADLEY

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this end-terraced 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 main bedroom with en suite, a single bedroom and a family bathroom.

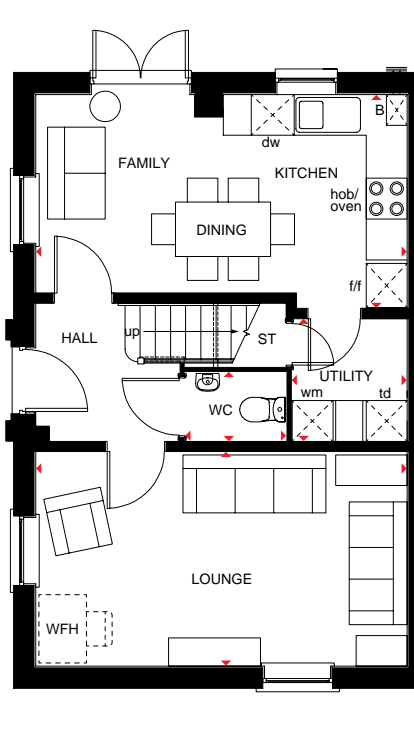
DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM END-TERRACED HOME

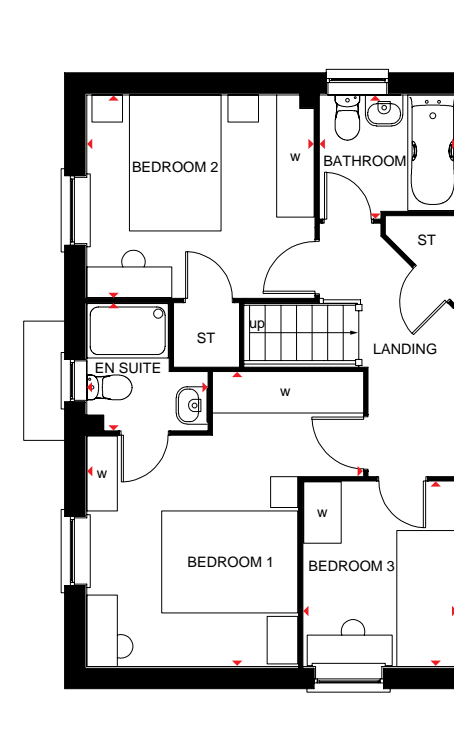
Key

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



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/ Family/Dining	5455 x 3131 mm	17'11" x 10'3"
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	11'0" 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 -E-7 DS05 /OCT22

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. The spacious dual-aspect lounge

meanwhile provides the perfect place to relax. French doors to the garden give the whole room a bright and airy feeling. Upstairs are two double bedrooms, the large main with en suite, a single bedroom and a family bathroom.

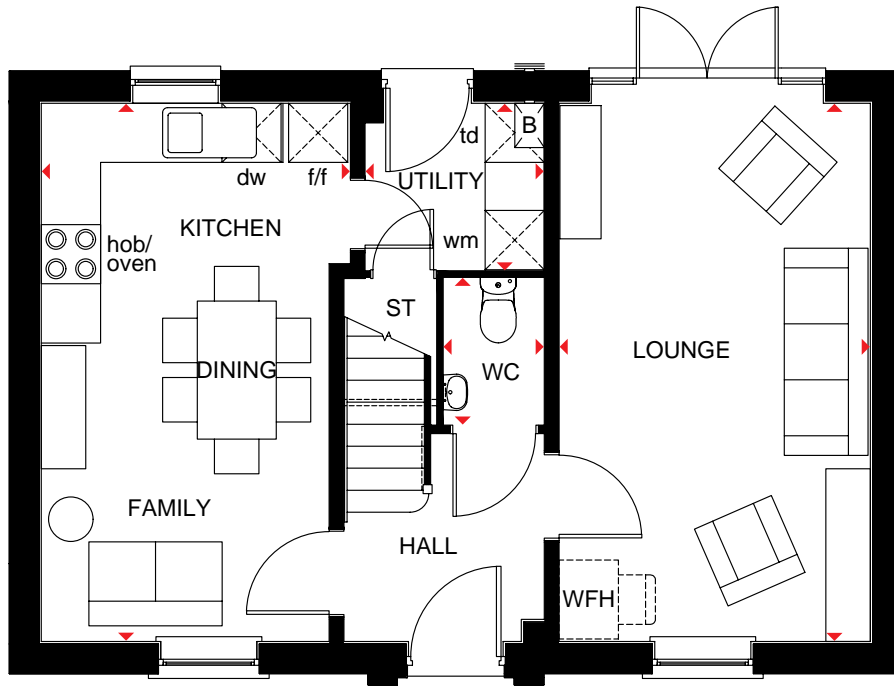
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THE HADLEY

THREE BEDROOM DETACHED HOME

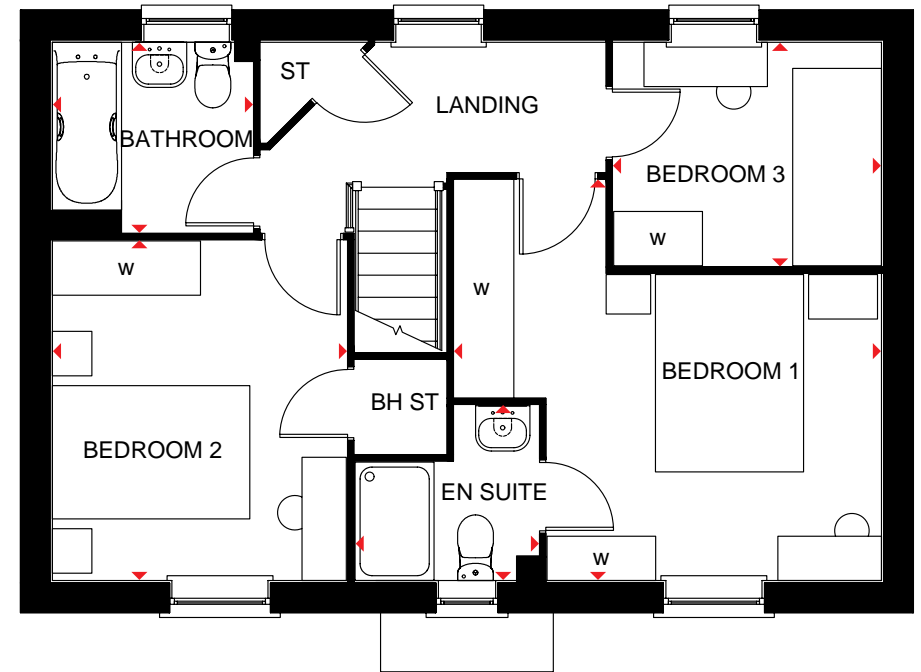
Key

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



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/ Family/Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1816 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

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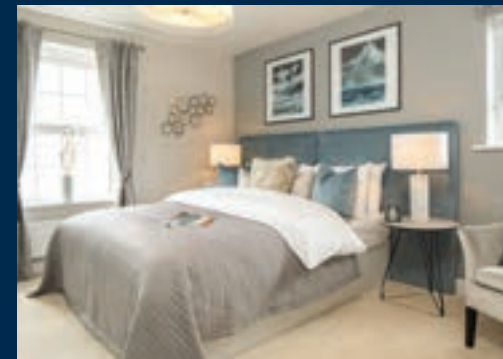
BDW001966 Group DWH 2017 P341 WDH7 DS07 /OCT22

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.

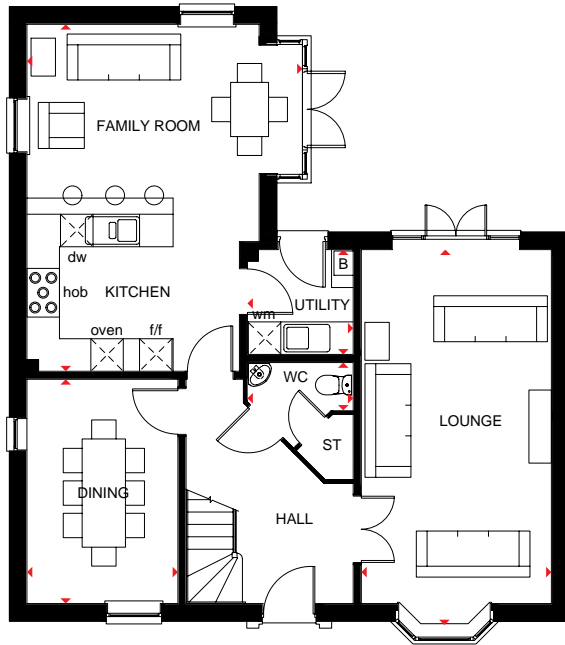
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THE MORETON

FIVE BEDROOM DETACHED HOME

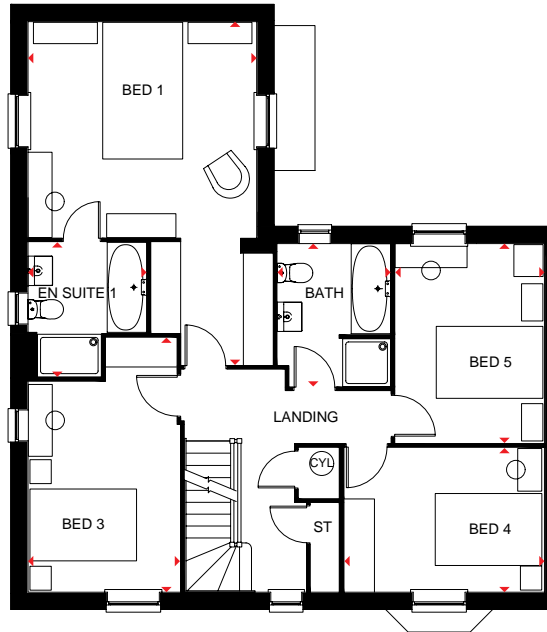
Key

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



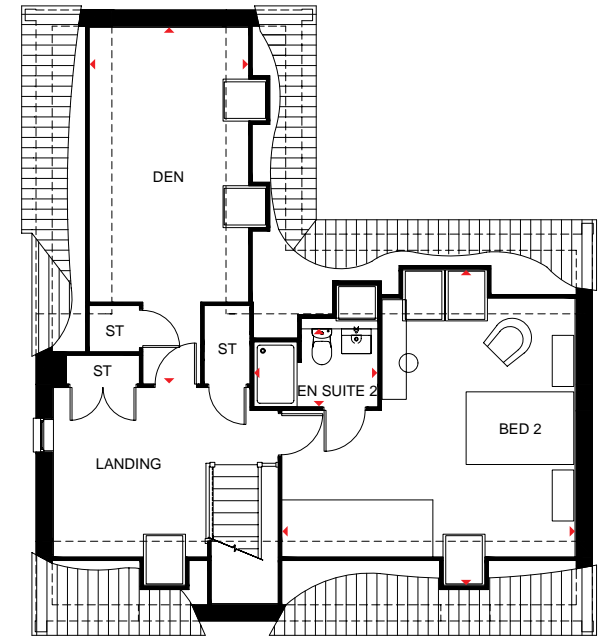
Ground Floor

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 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 a bathroom with shower, providing indulgent space for all the family.



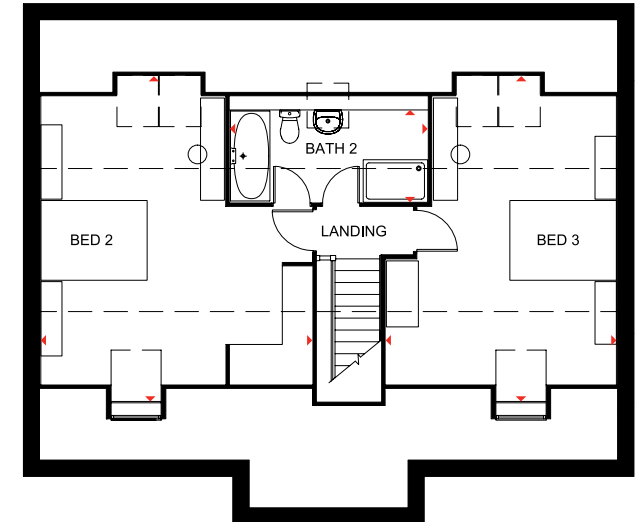
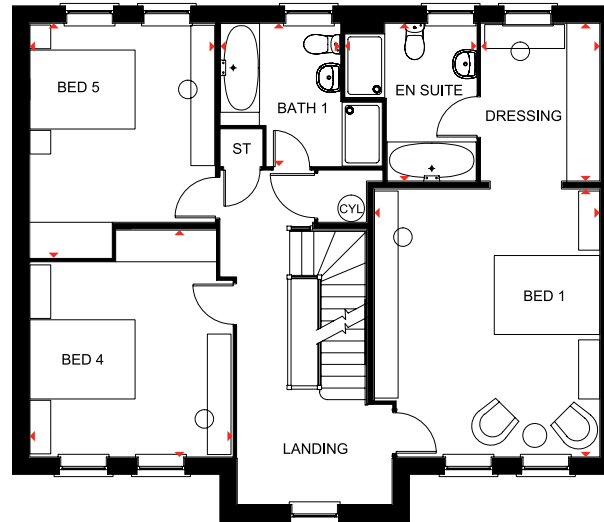
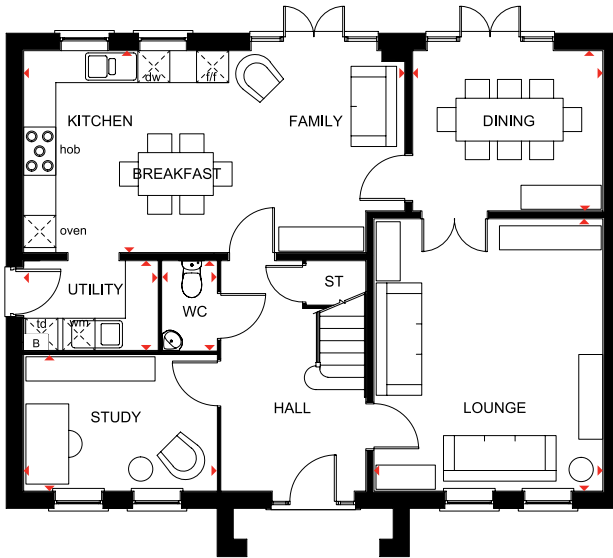
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WHERE QUALITY LIVES

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

Bed 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"
Bed 4	4303 x 3848 mm	14'1" x 12'8"
Bed 5	4450 x 3511 mm	14'7" x 11'6"
Bath 1	2707 x 2268 mm	8'11" x 7'5"

Second Floor

Bed 2	6111* x 5102 mm	20'0" * x 16'8"
Bed 3	6111* x 4336 mm	20'0" * x 14'3"
Bath 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



**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. 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 housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

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

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

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

What the code covers

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

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



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

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