



ST. RUMBOLD'S FIELDS

— BUCKINGHAM —

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes, we have been building quality homes across the UK for over 60 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations and 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 bringing you beautiful new homes.

Our collection of beautiful homes offers spacious bedroom designs and highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at St Rumbold's Fields, Buckingham.

Simon Francis

Managing Director, BDW North Thames



DAVID WILSON HOMES

WHERE QUALITY LIVES

WELCOME TO

ST RUMBOLD'S FIELDS



St Rumbold's Fields is a new community of 3 and 4 bedroom homes within the historic town of Buckingham. Positioned along sweeping tree-line roads and with many homes enjoying views across open spaces, there is a real sense of style and space. The traditional architectural

designs have stayed true to local style, while contemporary interiors and energy-efficient technology will help you to save on your utility bills. Being close to the things that really matter is crucial when you are looking for a new home. We put a lot of thought into where we build

our developments, choosing the best locations for both town and country living. Set against a beautiful rural backdrop of farmland and countryside, St Rumbold's Fields offers all the benefits of a country lifestyle but is just a walk away from the historic town centre.

— CREATING A SUSTAINABLE —

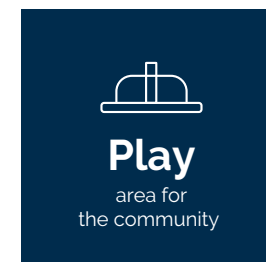
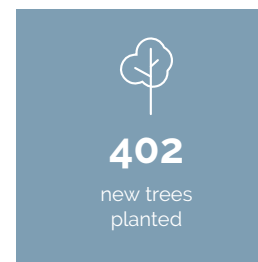
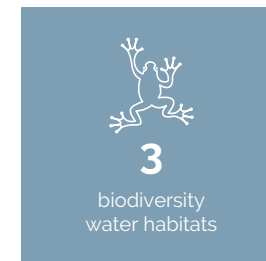
COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



ST RUMBOLD'S FIELDS

— A LOCATION LIKE NO OTHER —



Located in the historic market town of Buckingham, a thriving hub surrounded by rural countryside and with the Great River Ouse meandering through the centre of the town.

You'll find everything to you need on a day-to-day basis in Buckingham town centre which is only a 14 minute walk away. Steeped in character from the Georgian buildings which line the



High Street – enjoy the many places available to eat, drink and shop.

Buckingham is ideally located for those that commute - situated between the M1 and the M40 motorways, you'll be within easy access to Milton Keynes, Bicester and Aylesbury. Plus, you can reach London in under 40 minutes from Milton Keynes or Bletchley Train Station.

———— IDEALLY LOCATED FOR ————

YOUR FAMILY



Set down roots in a location that ensures you are close to the things that really matter when looking for a first home or next home.



- 43% of the development allocated to open space - including play areas, vegetation & landscaping for all to enjoy
- Fully equipped park & sporting facilities within the development
- A Range of 'Outstanding' & 'Good' rated schools nearby, including Royal Latin Grammar School

THIRTY MINUTES

FROM YOUR NEW HOME



Buckingham town centre
14 minute walk



Royal Latin Grammar School
4 minutes by car



Bletchley Train Station
20 minutes by car



Bicester Village
18 minutes by car



Milton Keynes
23 minutes by car

A SENSE OF PEACE,
QUALITY
— AND SPACE —



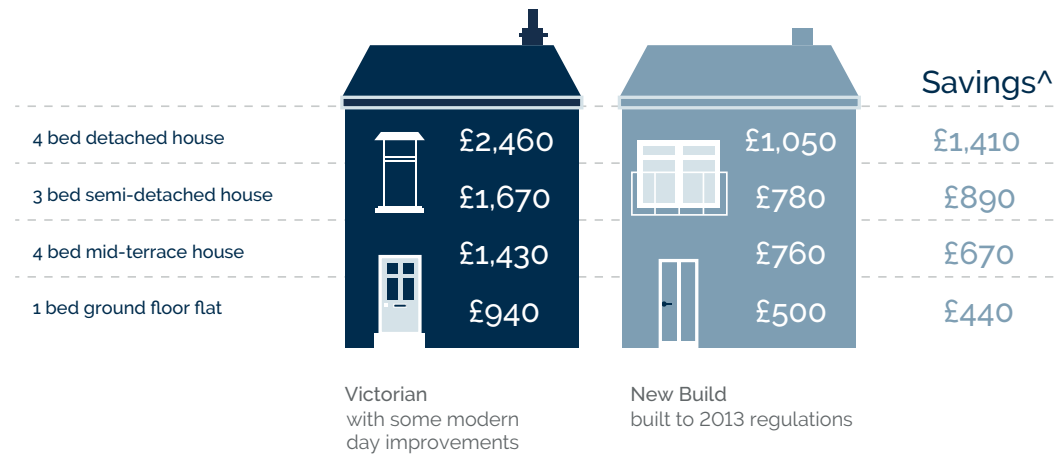
Our homes at St Rumbold's Fields provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family 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 featuring two or more bathrooms, including your own private sanctuary – a main bedroom with its own en suite

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden, ideal for entertaining during those summer days and evenings. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you can enjoy a clutter free home.

WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME

Highly-efficient insulation could mean lower heating costs

Argon-filled double-glazing as standard, letting heat in and keeping cold out

Save up to £1,410 a year on energy bills compared to an updated Victorian equivalent

ENERGY-EFFICIENCY AS STANDARD

Clever design cuts the amount of water used

Up to 57% more energy-efficient than an updated Victorian equivalent

EPC A or B energy-efficiency rating, shared by just 3.1% of existing homes

- **Ashurst**
3 bedroom home
- **Hadley**
3 bedroom home
- **Archford**
3 bedroom home
- **Bracebridge**
4 bedroom home
- **Burford**
4 bedroom home
- **Cornell**
4 bedroom home
- **Eden**
4 bedroom home
- R **Affordable Housing
Rented**
- SO **Affordable Housing
Shared Ownership**
- V **Visitor Parking Space**
- S/S **Sub Station**



Barratt
Development



THE ASHURST

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashurst is all about convenience. Its large, open-plan, dual-aspect kitchen, with stylish fitments and space for all the essential appliances, incorporates the dining area. French doors in the separate lounge

lead into the back garden, providing a natural flow of extended living space during good weather. Upstairs are two double bedrooms, the expansive main with en suite, as well as a single bedroom and family bathroom.



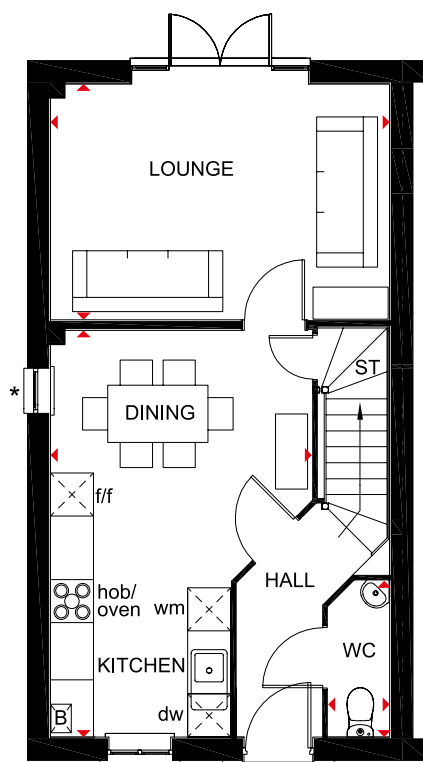
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WHERE QUALITY LIVES

THE ASHURST

THREE BEDROOM HOME

Key

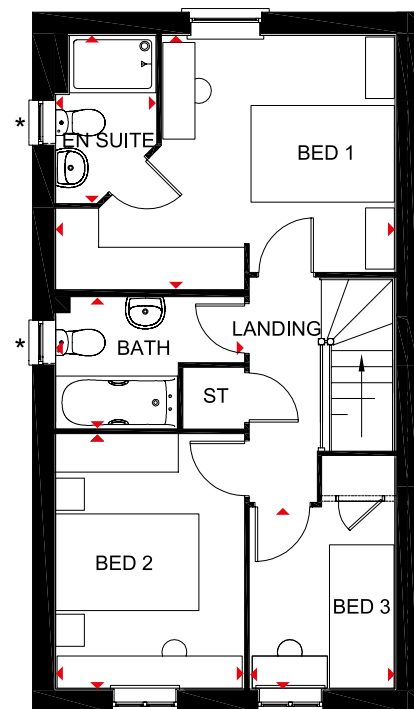
B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



Ground Floor

Kitchen/Dining	5684 x 3651 mm	18'7" x 11'11"
Lounge	4740 x 3296 mm	15'6" x 10'9"
WC	2185 x 861 mm	7'2" x 3'9"

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



First Floor

Bedroom 1	4740 x 3540 mm	15'6" x 11'7"
En suite	2339 x 1400 mm	7'8" x 4'7"
Bedroom 2	3556 x 2626 mm	11'8" x 8'7"
Bedroom 3	2531 x 2025 mm	8'3" x 6'7"
Bathroom	2626 x 1825 mm	8'7" x 6'0"

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

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BDW002098/NOV22

THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



While the sash-style windows give this home a delightfully traditional look, the open-plan kitchen inside – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors give access to the garden making the whole room bright and airy.

The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



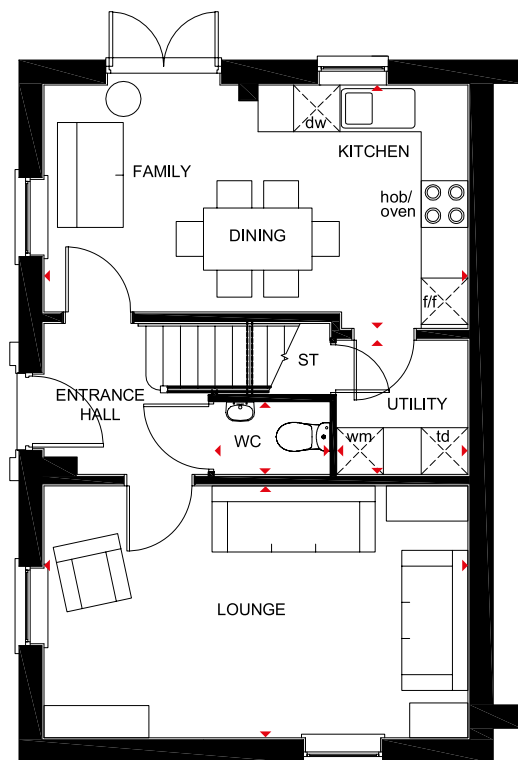
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM END-TERRACED HOME

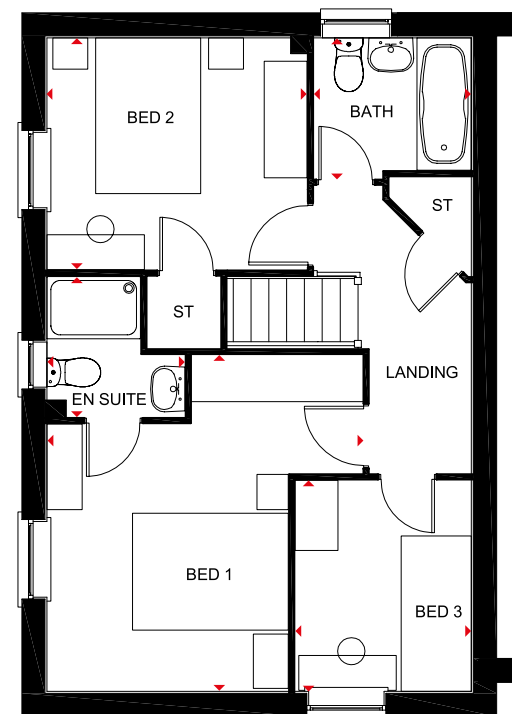
Key

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



Ground Floor

Kitchen/Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Lounge	5455 x 3242 mm	17'11" x 10'8"
Utility	1727 x 1687 mm	5'8" x 5'6"
WC	1485 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	11'0" 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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BDW002098/NOV22

THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A bright family home, The Archford has a stylish open-plan kitchen and dining area, with French doors opening out onto the rear garden – creating the option for even more living space in good weather. A lobby separates the

kitchen and the spacious lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive home is completed by a further double bedroom, a single bedroom and a family bathroom.



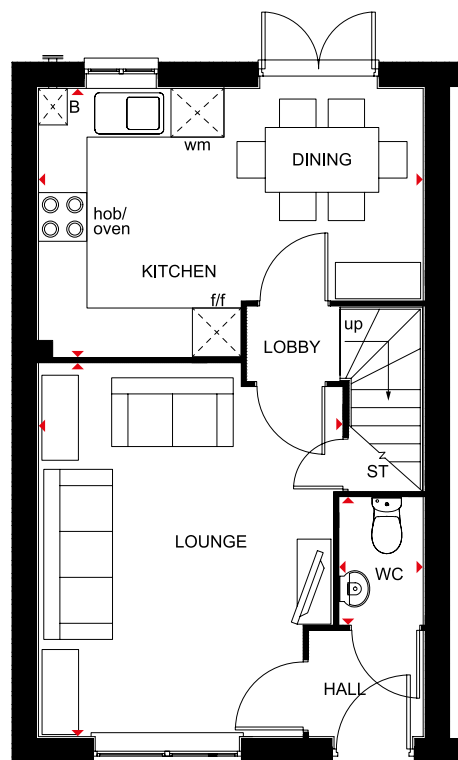
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

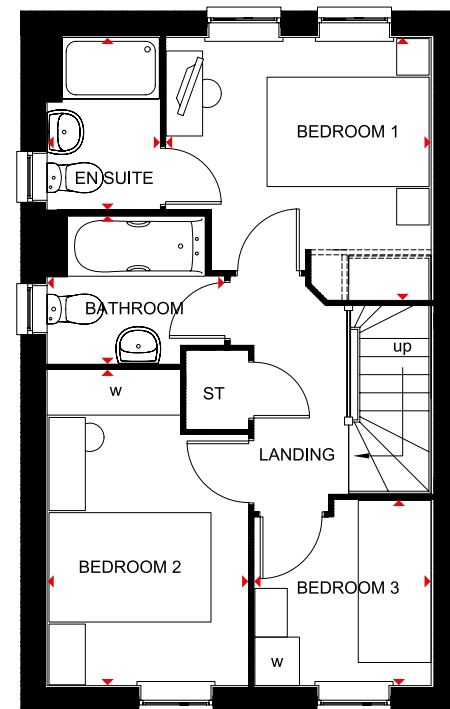
Key

B	Boiler	f/f	Fridge/freezer space
ST	Store	w	Wardrobe space
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 1030 mm	5'1" x 3'4"



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 BRACEBRIDGE

FOUR BEDROOM BUNGALOW



Individual plots may vary, please speak to the Sales Adviser



The Bracebridge is a spacious home with a unique design perfect for versatile living. The kitchen with dining area and the lounge both open onto the rear garden, the latter via an attractive walk-in glazed bay filling the room with light. Also on

the ground floor is one of the double bedrooms, a dual-access family bathroom with separate shower, and a single bedroom, which makes an ideal home office. Upstairs are two large double bedrooms, an additional shower room and plenty of storage.



DAVID WILSON HOMES

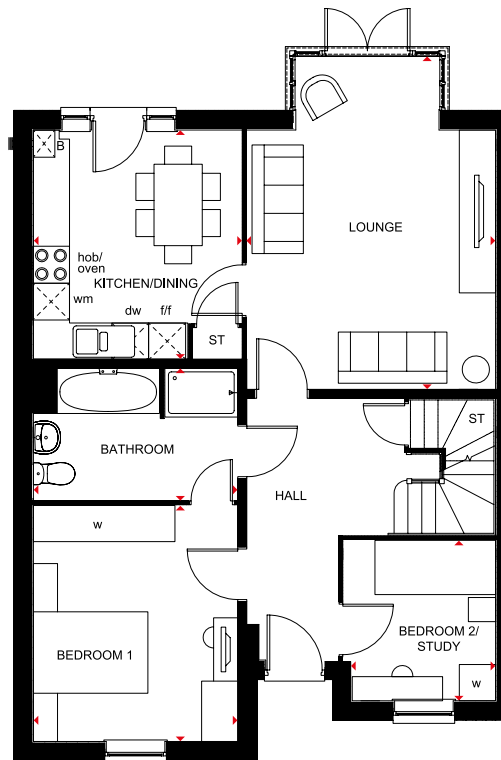
WHERE QUALITY LIVES

THE BRACEBRIDGE

FOUR BEDROOM BUNGALOW

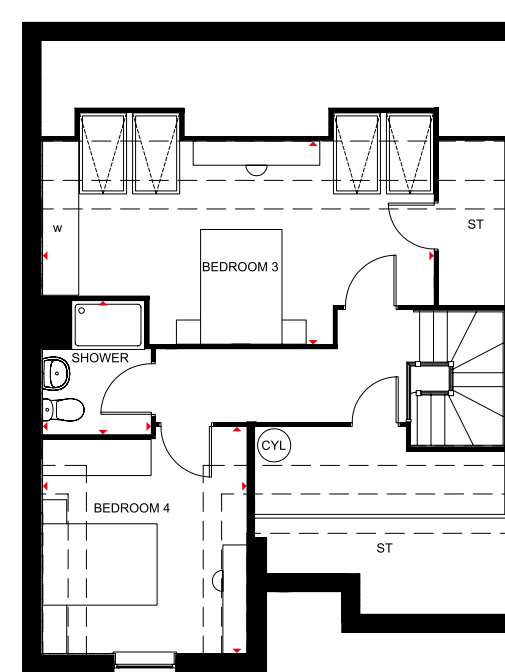
Key

B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	wm	Washing machine space	◄►	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5524 x 4125 mm	18'1" x 13'6"
Kitchen/Dining	3800 x 3451 mm	12'6" x 11'4"
Bedroom 1	3910 x 3390 mm	12'8" x 11'1"
Bedroom 2/ Study	2661 x 2545 mm	8'9" x 8'4"
Bathroom	3390 x 2188 mm	11'1" x 7'2"



First Floor

Bedroom 3	6483 x 3838* mm	21'3"* x 12'7"*
Bedroom 4	3751 x 3390* mm	12'4" x 11'1"*
Shower	2211 x 1792 mm	7'3" x 5'11"

*Overall floor dimension includes lowered ceiling areas

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THE BURFORD

FOUR BEDROOM BUNGALOW



Individual plots may vary, please speak to the Sales Adviser



The Burford is an exceptional, deceptively roomy, family home. An attractive bay window in the lounge and a full-height glazed bay in the kitchen/dining room allow natural light to flood in and the open-plan layout of the kitchen area adds to the feeling of spaciousness. French doors take you directly into the rear garden

where you can create yet more living space in good weather. An inner hallway leads to a utility area and plenty of storage, two double bedrooms and a family bathroom, dual-accessed with the main bedroom. Upstairs, in the roof space, are two further good-sized bedrooms, a shower room and more storage.



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WHERE QUALITY LIVES

THE BURFORD

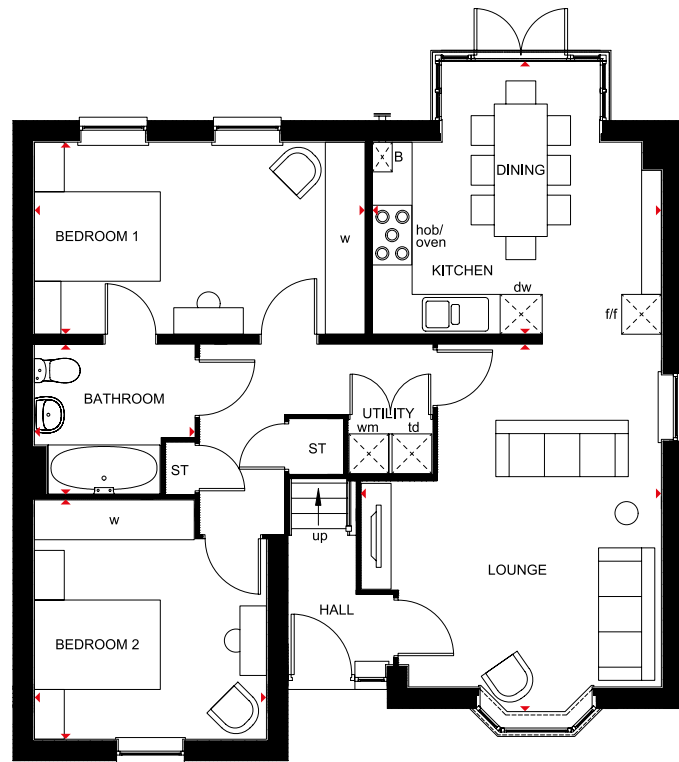
FOUR BEDROOM BUNGALOW

Key

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
td Tumble dryer space

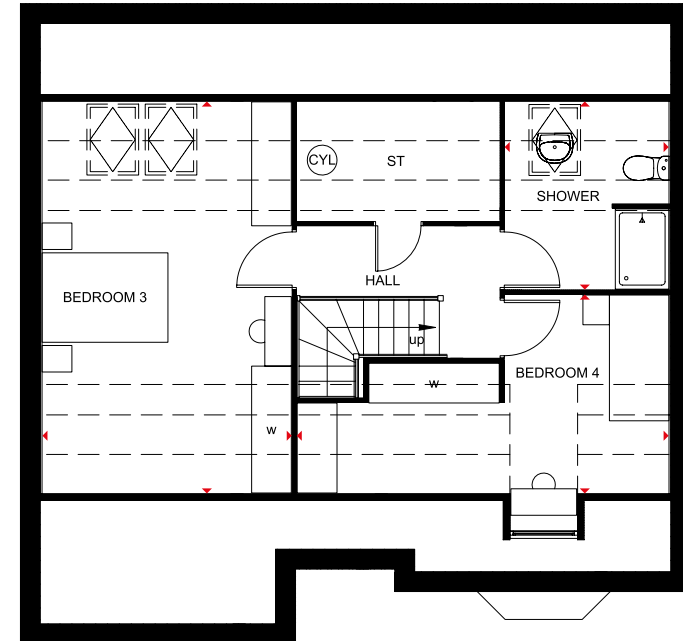
w Wardrobe space
◀▶ Dimension location



Ground Floor

Lounge	5575 x 4532 mm	18'3" x 14'10"
Kitchen/Dining	4364 x 4125 mm	14'4" x 13'6"
Bedroom 1	4990 x 2900 mm	16'4" x 9'6"
Bedroom 2	3502 x 3615 mm	11'6" x 11'9"
Bathroom	2425 x 2264 mm	7'11" x 7'5"

* Window omitted for Plots 16 & 19 only



First Floor

Bedroom 3	5928 x 3763 mm	19'5" x 12'4"
Bedroom 4	5613 x 3003 mm	18'5" x 9'10"
Shower	2362 x 2837 mm	7'9" x 9'4"

*Overall floor dimension includes lowered ceiling area

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THE CORNELL

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a delightfully traditional look, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant full-glazed walk-in bay window with French doors gives access to the garden and there's also a separate utility room.

The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are three double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

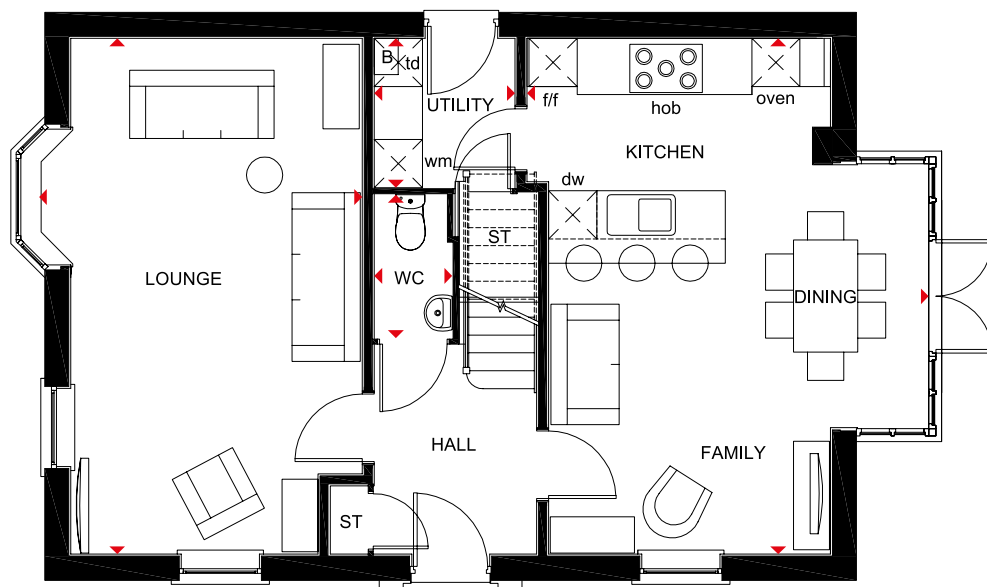
WHERE QUALITY LIVES

THE CORNELL

FOUR BEDROOM HOME

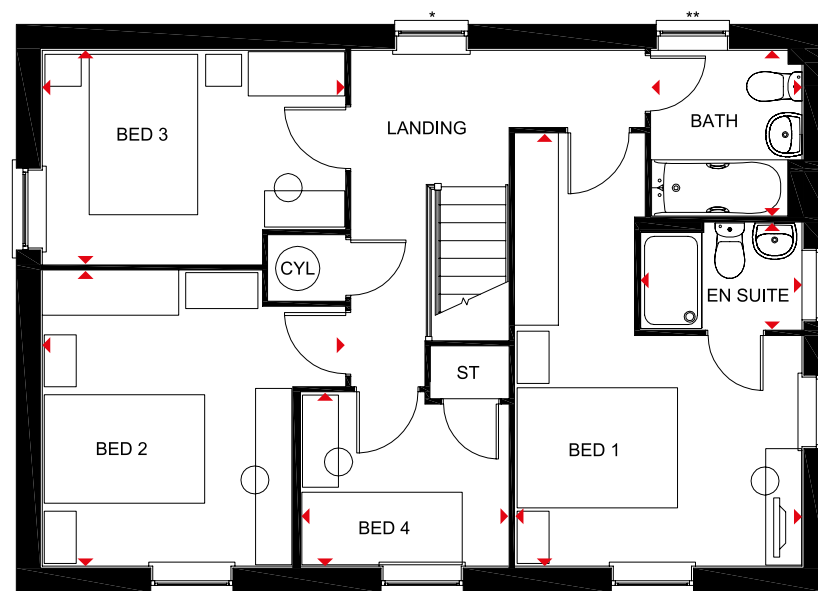
Key

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	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Family/Dining	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"



First Floor

Bedroom 1	5388 x 3571 mm	17'8" x 11'8"
En suite	2010 x 1324 mm	6'7" x 4'4"
Bedroom 2	3677 x 3767 mm	12'1" x 12'4"
Bedroom 3	3767 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'2"

*Window omitted from Plot 303 and Plot 12

**Window omitted Plot 304

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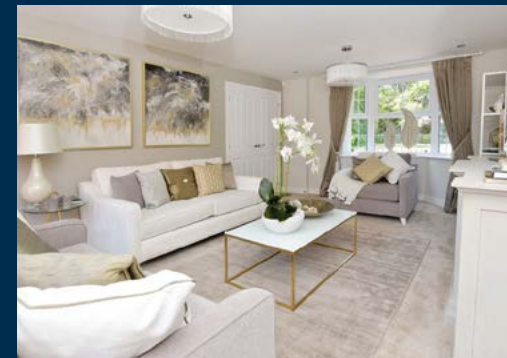
BDW002098/NOV22

THE EDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style and bay windows of this spacious four bedroomed home give The Eden a traditional feel. Yet inside, this is very much a bright, modern home. The free-flowing space of the open-plan kitchen incorporates family and breakfast areas, with a separate utility room. The spacious lounge – entered through elegant

double doors – and dining room provide space for relaxing and entertaining, and French doors from both the kitchen and lounge lead to the garden. The first floor has three double bedrooms, the spacious main bedroom with dressing area and en suite, and a single bedroom. There is also a family bathroom with shower.



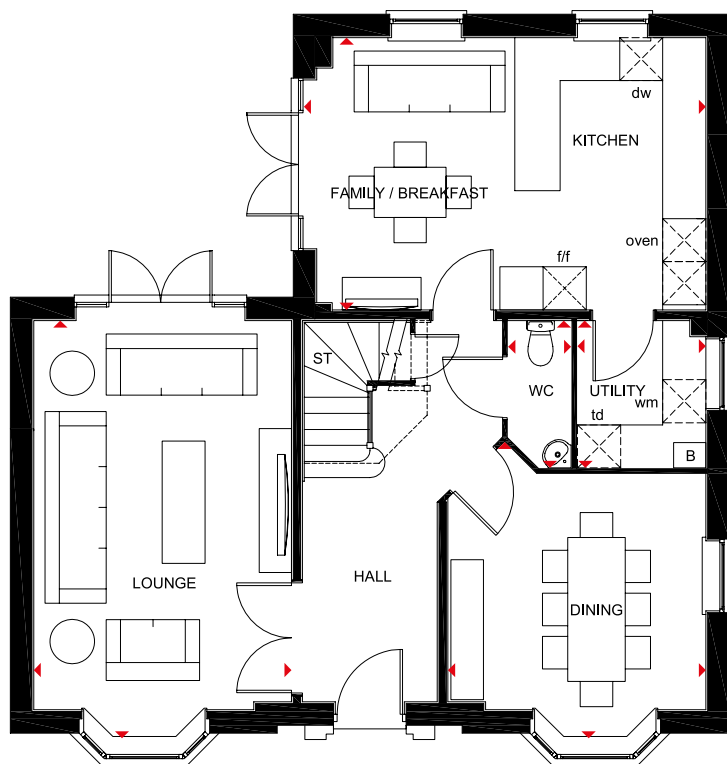
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE EDEN

FOUR BEDROOM DETACHED HOME

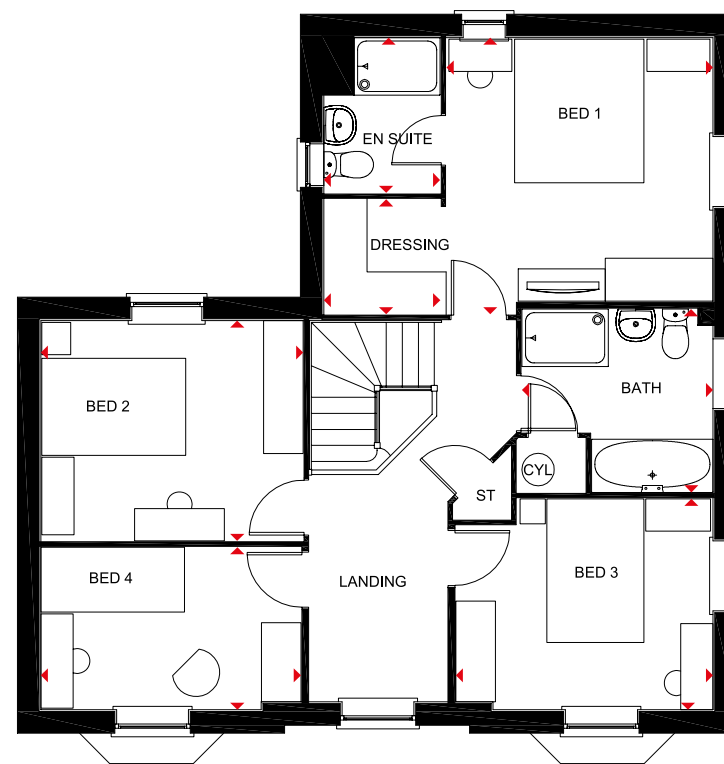
Key

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	5812 x 3588 mm	19'0" x 11'9"
Kitchen/Family/Breakfast	5415 x 3788 mm	17'9" x 12'5"
Utility	2050 x 1787 mm	6'8" x 5'10"
Dining	4116 x 3588 mm	13'6" x 11'9"
WC	2050 x 874 mm	6'8" x 2'10"



First Floor

Bedroom 1	3850 x 3708 mm	12'7" x 12'2"
En suite	2162 x 1618 mm	7'1" x 5'3"
Dressing Area	1618 x 1600 mm	5'3" x 5'3"
Bedroom 2	3649 x 3064 mm	11'11" x 10'0"
Bedroom 3	3580 x 2937 mm	11'8" x 9'7"
Bedroom 4	3619 x 2263 mm	11'10" x 7'5"
Bathroom	2659 x 2549 mm	8'8" x 8'4"

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HEAR FROM

— OUR CUSTOMERS —



"We were originally looking at other developers but after speaking with the Sales Adviser, we knew that David Wilson Homes were of a higher standard."

"We chose a new-build property because we could move in with our new baby and all we had to do really was hang curtains, everything else was done for us and to a great standard."

Jessica and Rick



"We saw the Show Home and instantly fell in love. We knew that was the home type for us, we loved the layout and now we're settled in and everything is decorated, we're pleased we made the right choice."

"The neighbours are lovely, the builders are lovely, the Sales Advisers are lovely."

Jade and Gemma

THE CONSUMER CODE

FOR HOME BUILDERS



The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect

- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying

purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk>



DAVID WILSON HOMES

WHERE QUALITY LIVES

Visit us at St Rumbold's Fields, Tingewick Road, Buckingham MK18 1ST

dwh.co.uk or call **0333 3558 501**