



EAGLES' REST

WAVENDON

# 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 proud to say that our customers continue to rate us as a 5 Star Housebuilder for customer satisfaction year after year.

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 Eagles' Rest 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.

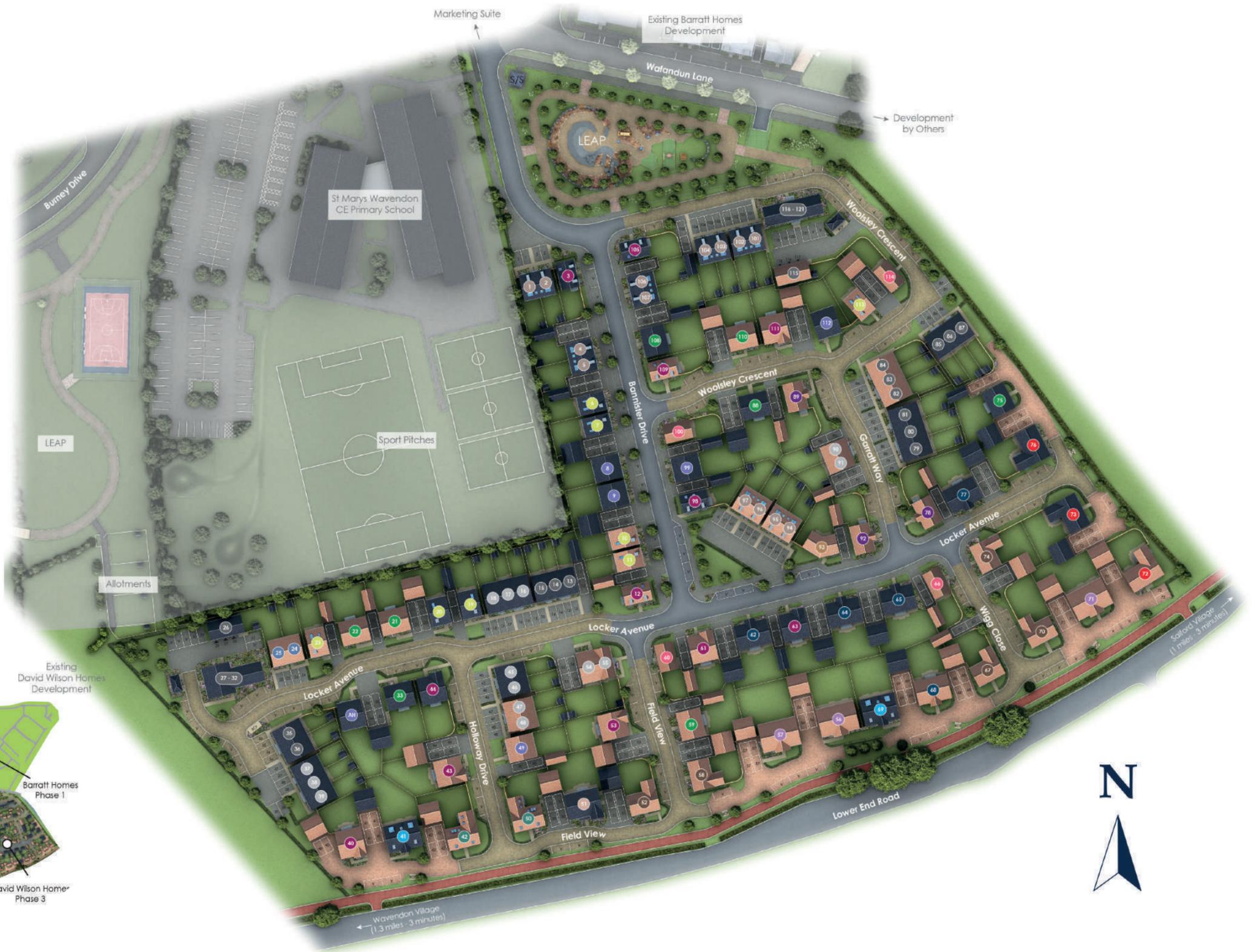
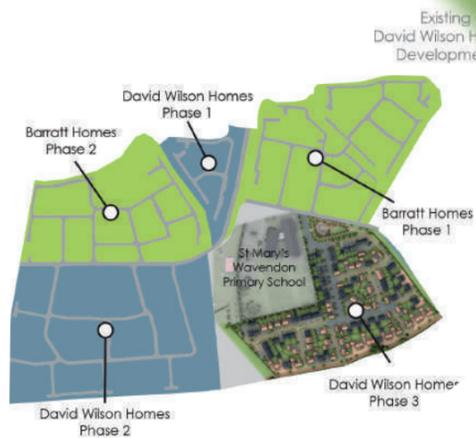
Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.



Burney Drive, Wavendon, Milton Keynes MK17

PHASE 3

- **The Archford**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Kennett**  
3 bedroom home
- **The Hollinwood**  
4 bedroom home
- **The Ashington**  
4 bedroom home
- **The Bayswater**  
4 bedroom home
- **The Kirkdale**  
4 bedroom home
- **The Herford**  
4 bedroom home
- **The Bradgate**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Winstone**  
4 bedroom home
- **The Manning**  
5 bedroom home
- **The Henley**  
5 bedroom home
- **The Glidewell**  
5 bedroom home
- **The Moreton**  
5 bedroom home
- **The Lichfield**  
5 bedroom home
- **Affordable Housing Rented**
- **Affordable Housing Shared Ownership**
- S/S **Substation**
- V **Visitors Parking**
- BCP **Bin Collection Point**
- LEAP **Local Equipped Area for Play**



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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, social/affordable housing, 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. Eagles' Rest is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. BDW000766/APR22

# THE ARCHFORD

THREE BEDROOM TERRACED 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 master bedroom has its own en suite. This attractive mid-terraced home is completed by a further double bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

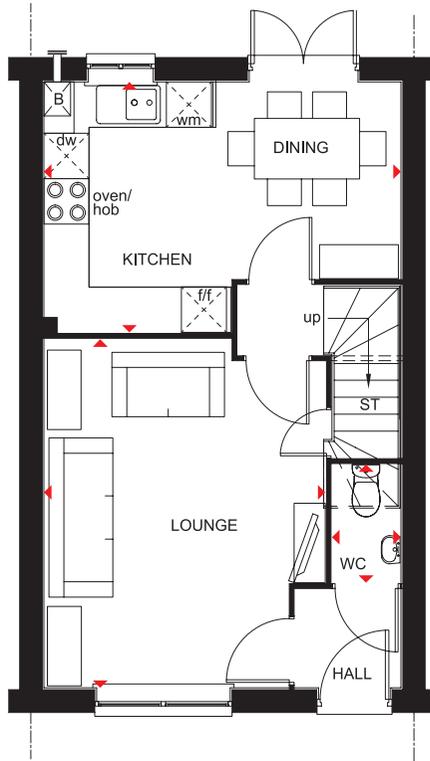
WHERE QUALITY LIVES

# THE ARCHFORD

THREE BEDROOM TERRACED HOME

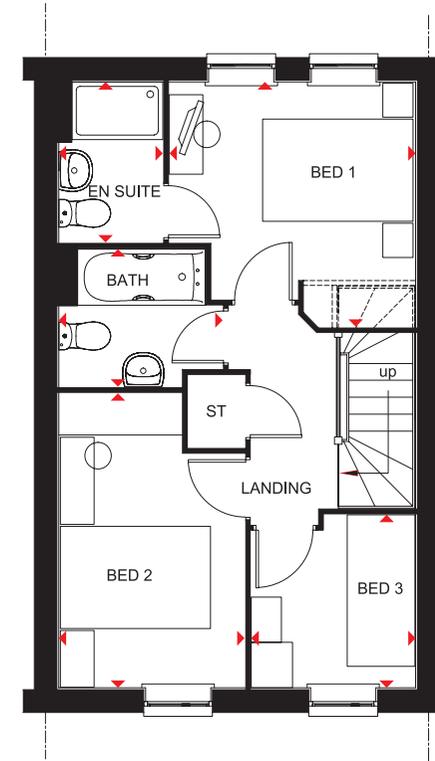
## Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer 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 915 mm	5'1" x 3'0"



### First Floor

Bed 1	3235 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bed 2	2475 x 3891 mm	8'1" x 12'9"
Bed 3	2286 x 2186 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

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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.



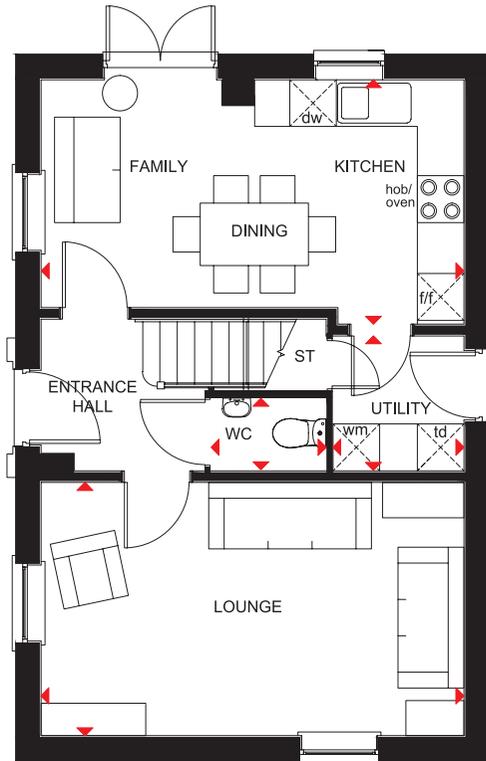
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM DETACHED HOME

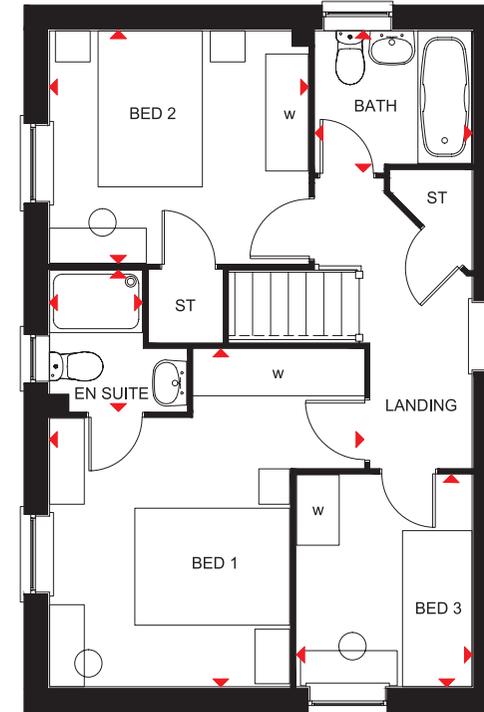
## Key

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



### Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/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

Bed 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1200 mm	5'11" x 3'11"
Bed 2	3341 x 2978 mm	11'3" x 9'9"
Bed 3	2713 x 2265 mm	8'11" x 7'5"
Bath	2025 x 1811 mm	6'8" x 6'0"

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# THE KENNETT

THREE BEDROOM SEMI-DETACHED 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 the spacious main bedroom with en suite.



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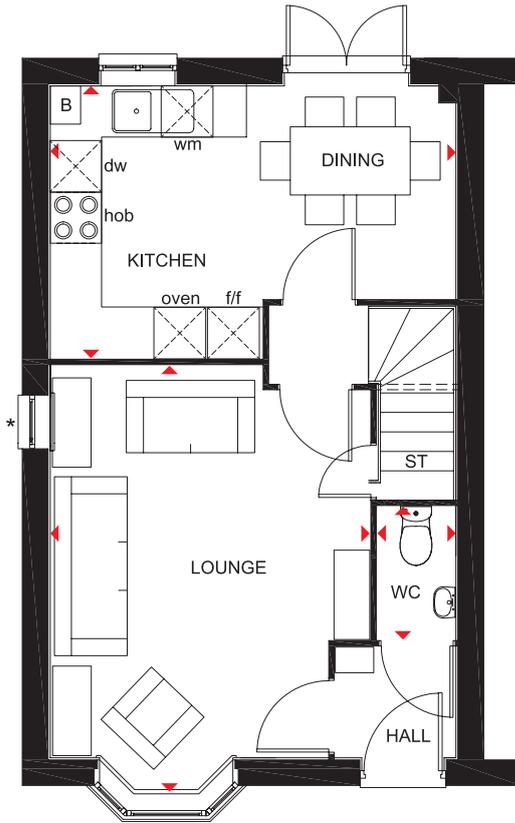
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM SEMI-DETACHED HOME

## Key

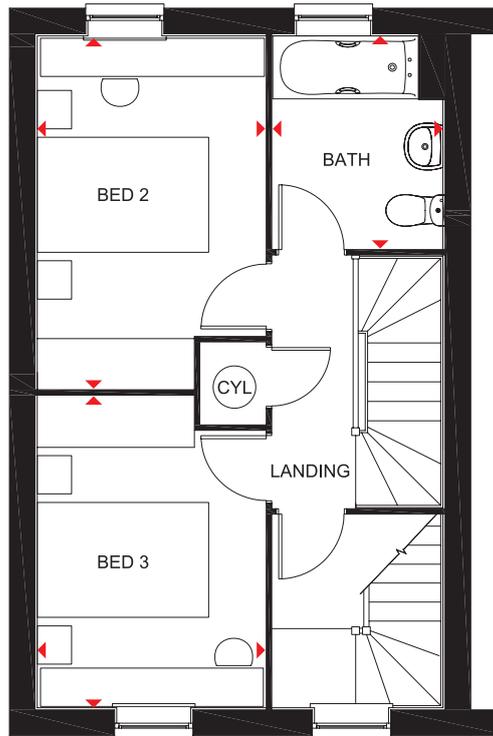
B	Boiler	f/f	Fridge/freezer space	RL	Roof light
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

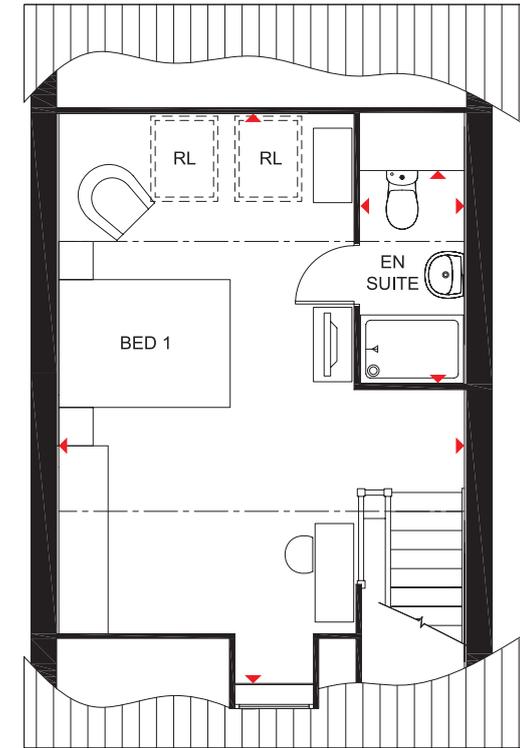
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"

\*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	1210 x 2497** mm	3'11" x 8'2"***

\*\*Overall floor dimension includes lowered ceiling areas.

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# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Hollinwood a delightful, traditional look, while inside it is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and

family space. The kitchen also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are three double bedrooms, the master with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

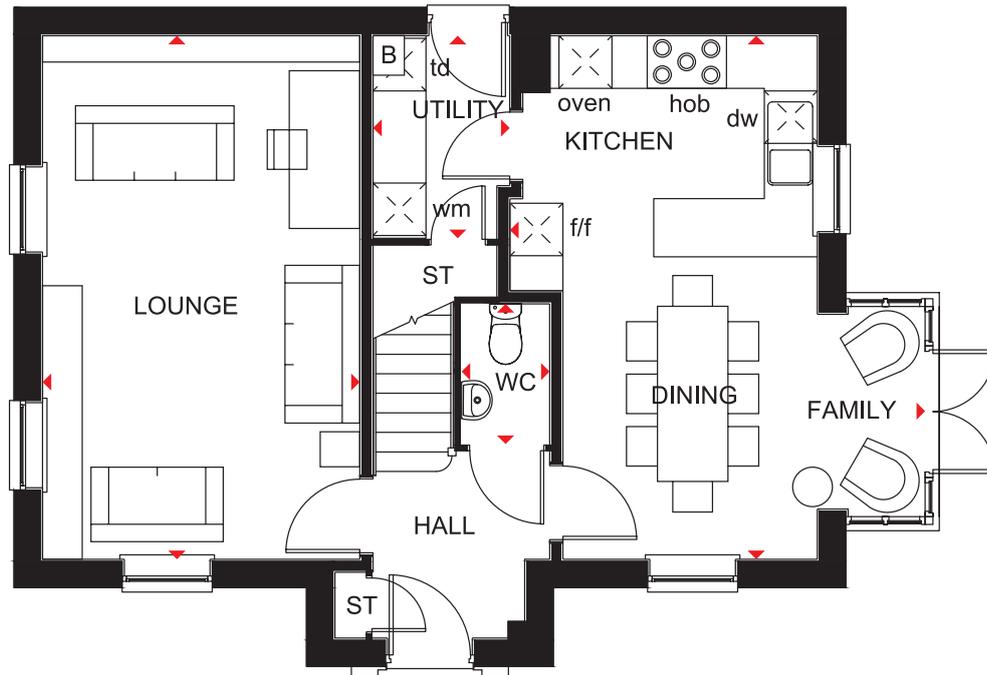
WHERE QUALITY LIVES

# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

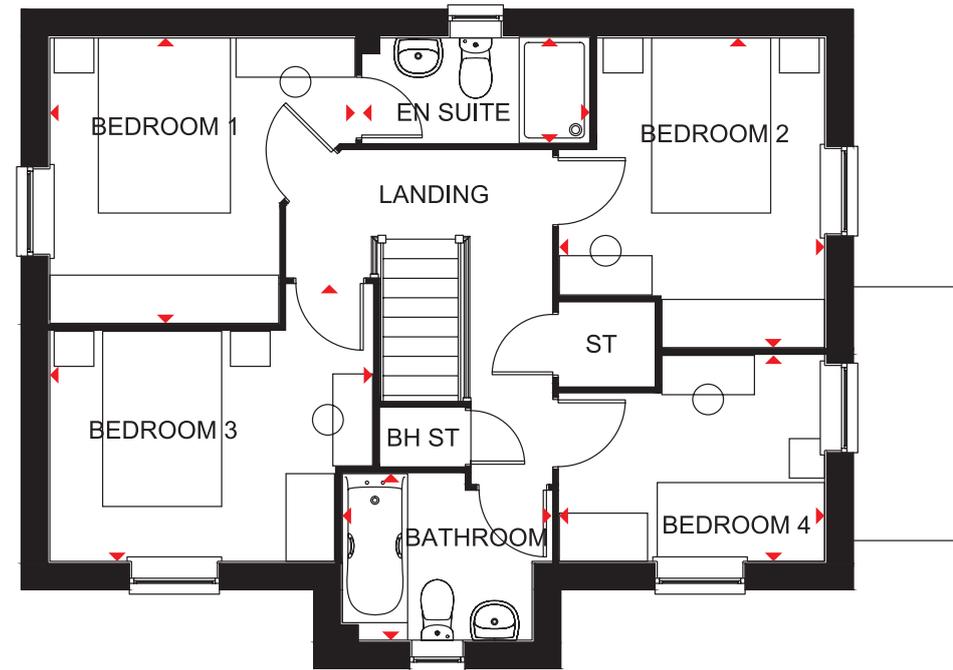
## Key

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



### 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	1000 x 1600 mm	3'3" 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 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

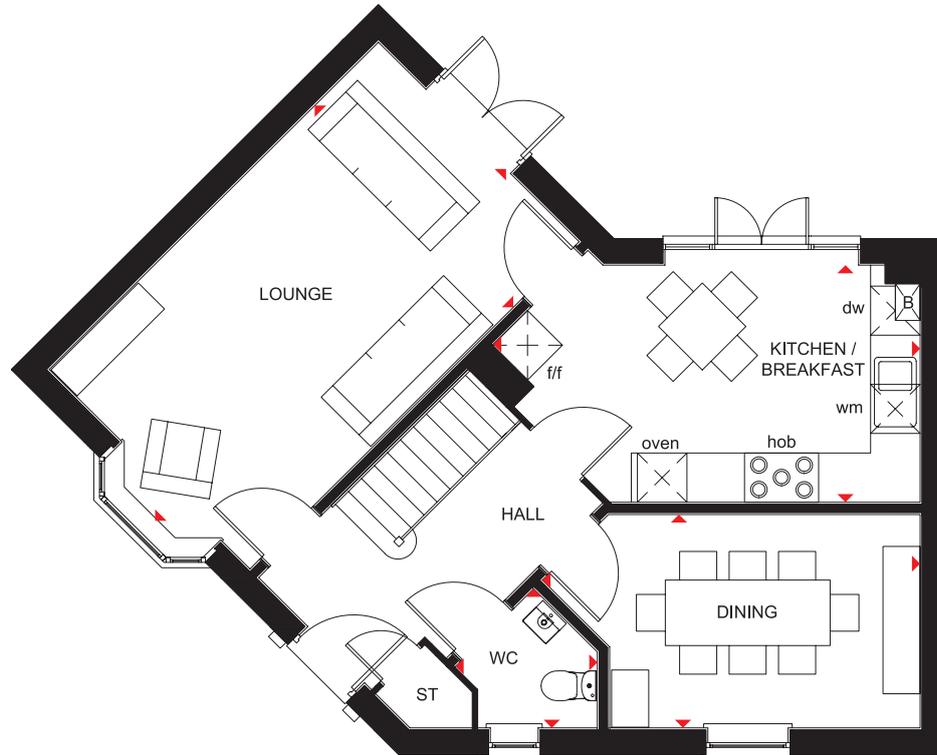
WHERE QUALITY LIVES

# 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 BAYSWATER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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



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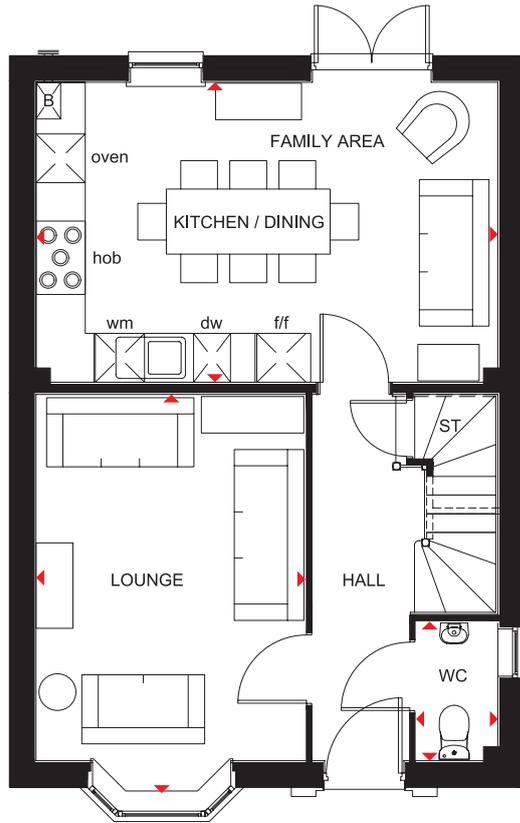
WHERE QUALITY LIVES

# THE BAYSWATER

FOUR BEDROOM DETACHED HOME

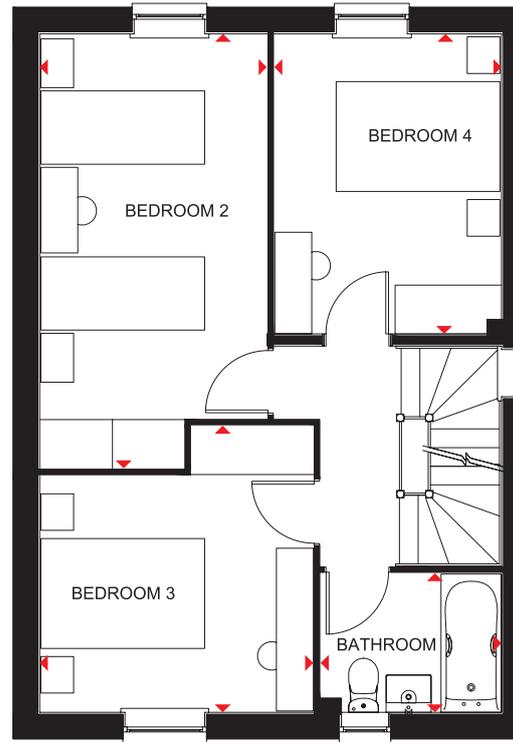
## Key

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



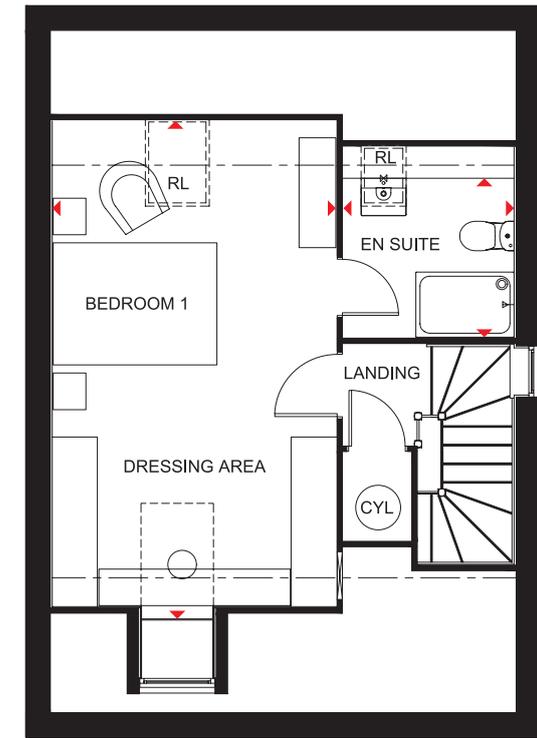
### Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'11"
WC	1712 x 1000 mm	5'7" x 3'3"



### First Floor

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



### Second Floor

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

\*Overall floor dimension includes lowered ceiling areas

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# THE KIRKDALE

FOUR BEDROOM 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.



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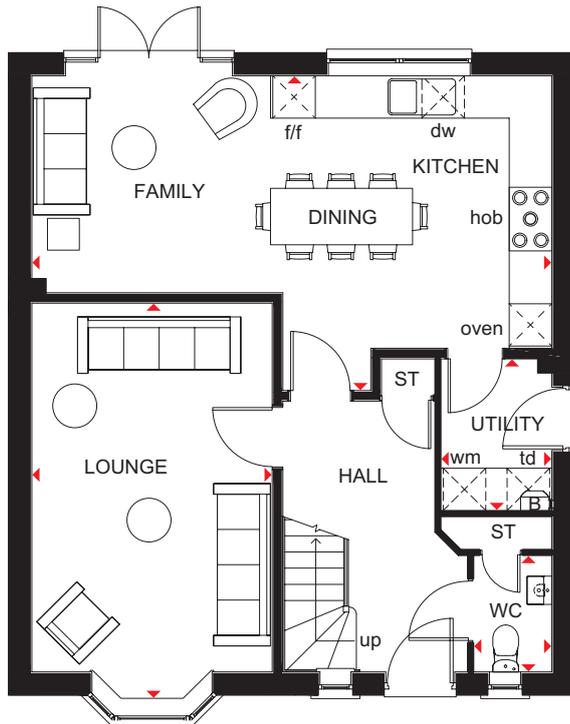
WHERE QUALITY LIVES

# THE KIRKDALE

FOUR BEDROOM DETACHED HOME

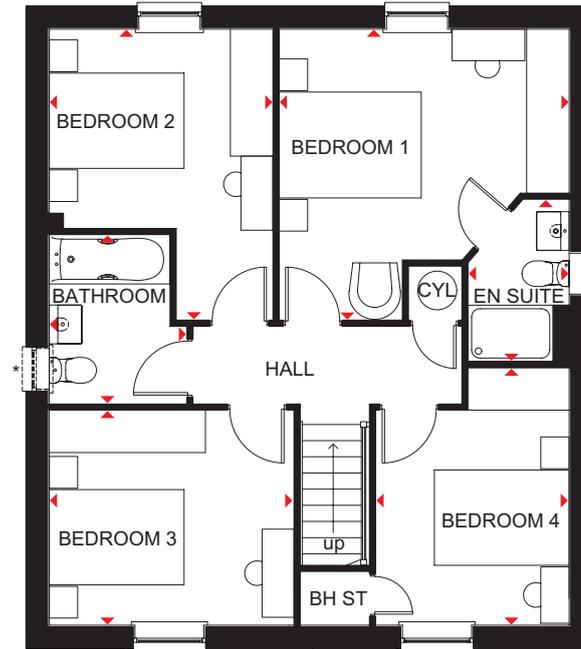
## Key

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/ 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"

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

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# 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.



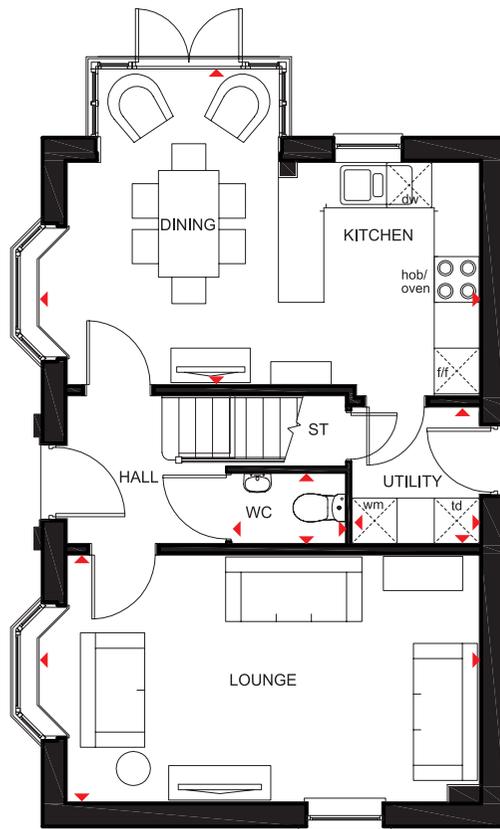
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# THE HERTFORD

FOUR BEDROOM DETACHED HOME

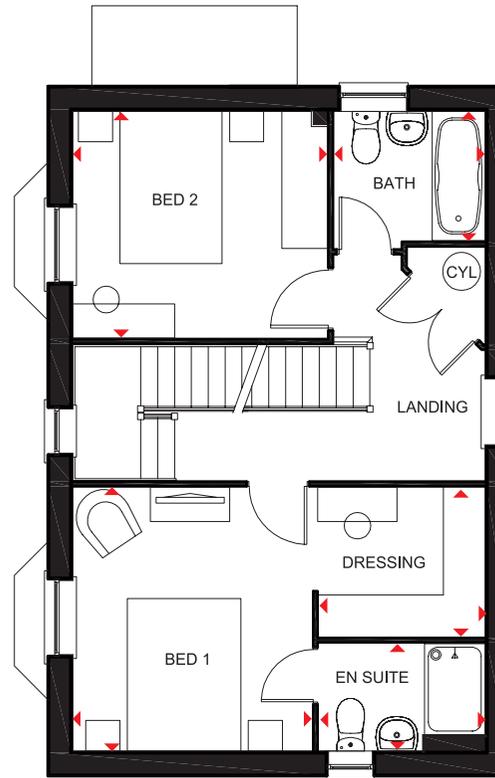
## Key

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



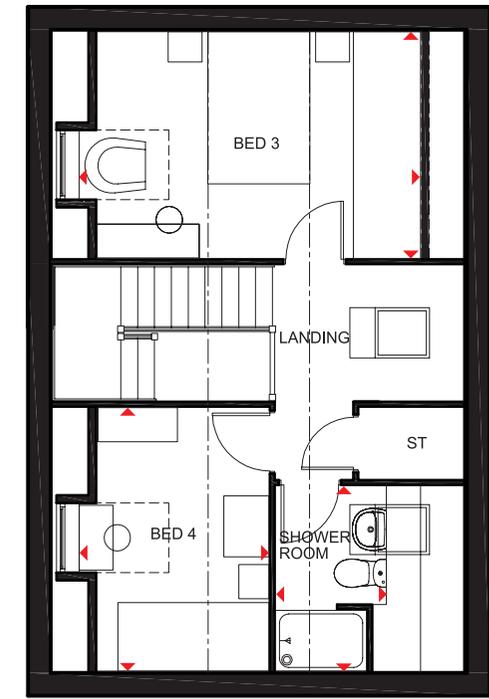
### Ground Floor

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 BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with

French doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious master with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



DAVID WILSON HOMES

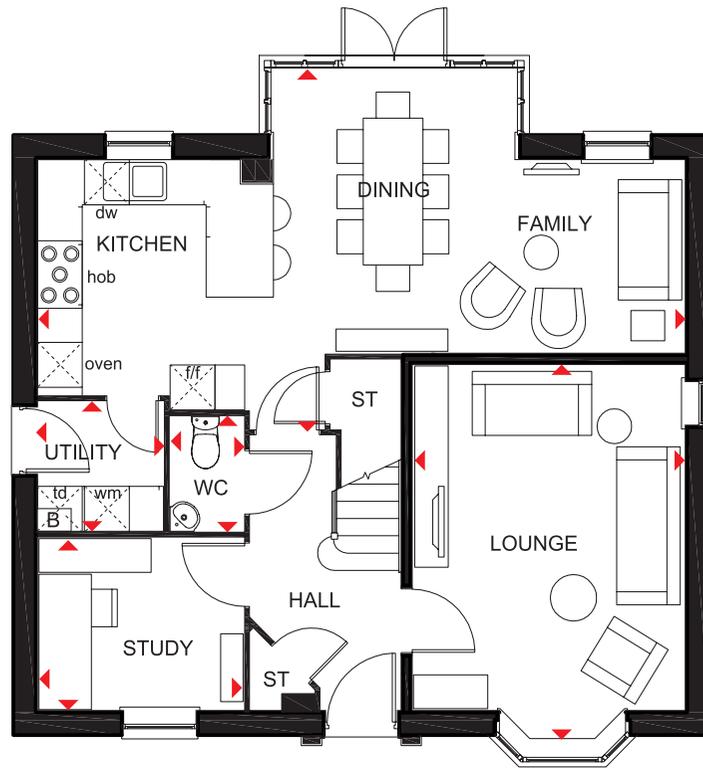
WHERE QUALITY LIVES

# THE BRADGATE

FOUR BEDROOM DETACHED HOME

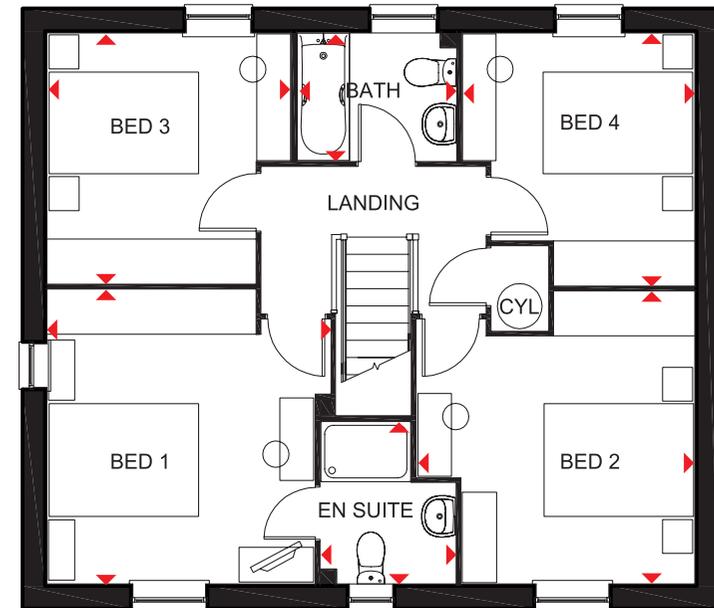
## Key

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	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'0" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1524 x 986 mm	5'0" x 3'2"



### First Floor

Bed 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bed 2	3720 x 3885 mm	12'2" x 12'9"
Bed 3	3329 x 3263 mm	10'11" x 10'8"
Bed 4	3353 x 3112 mm	11'0" x 10'2"
Bath	2124 x 1700 mm	6'11" x 5'7"

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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 three double bedrooms, the master with en suite, a single bedroom and a family bathroom.



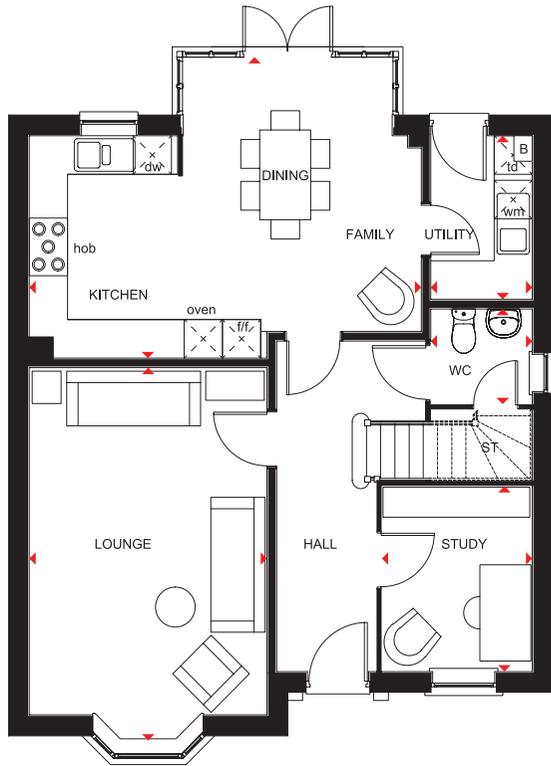
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM DETACHED HOME

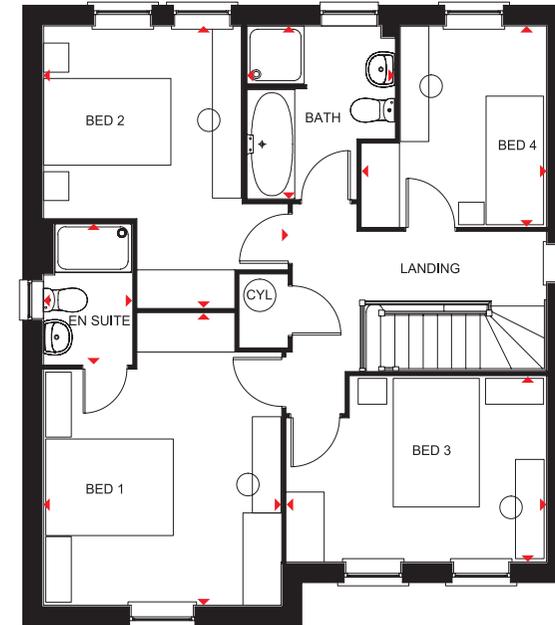
## Key

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	1506 x 1593 mm	4'11" x 5'3"



### First Floor

Bed 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bed 2	4384 x 3841 mm	14'4" x 12'7"
Bed 3	4073 x 2886 mm	13'4" x 9'5"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2689 x 2316 mm	8'10" x 7'7"

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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.



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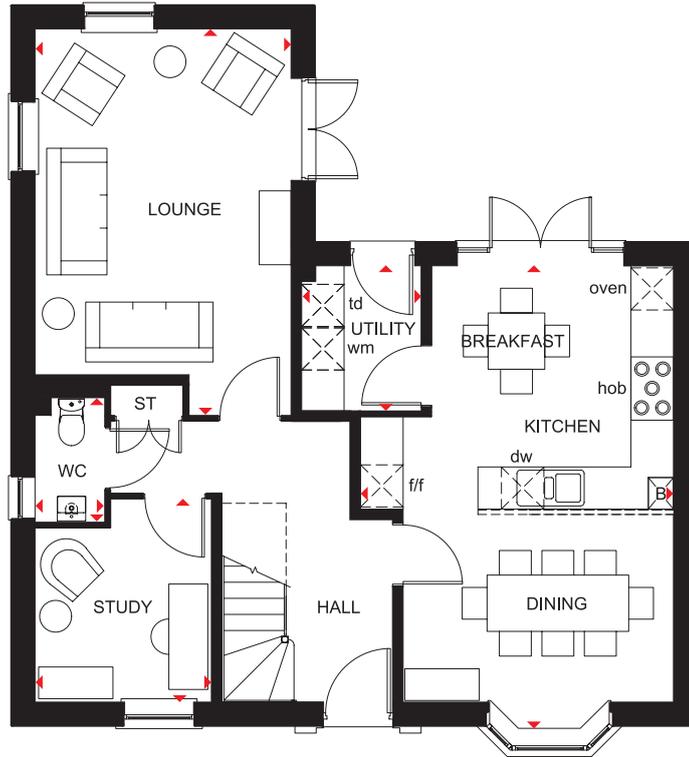
WHERE QUALITY LIVES

# 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 DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

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

complete the ground floor. Upstairs are four double bedrooms, the beautiful 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

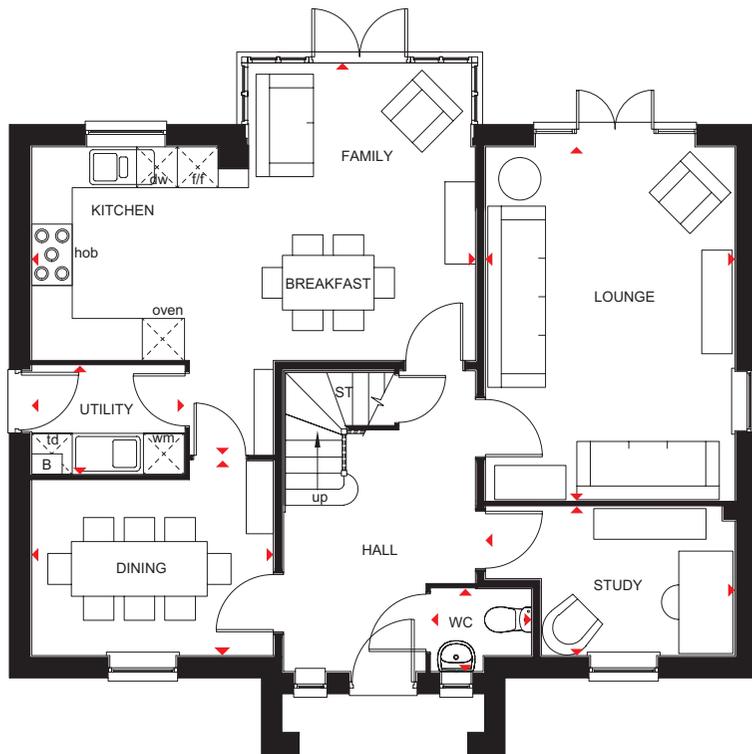
WHERE QUALITY LIVES

# THE WINSTONE

FOUR BEDROOM DETACHED HOME

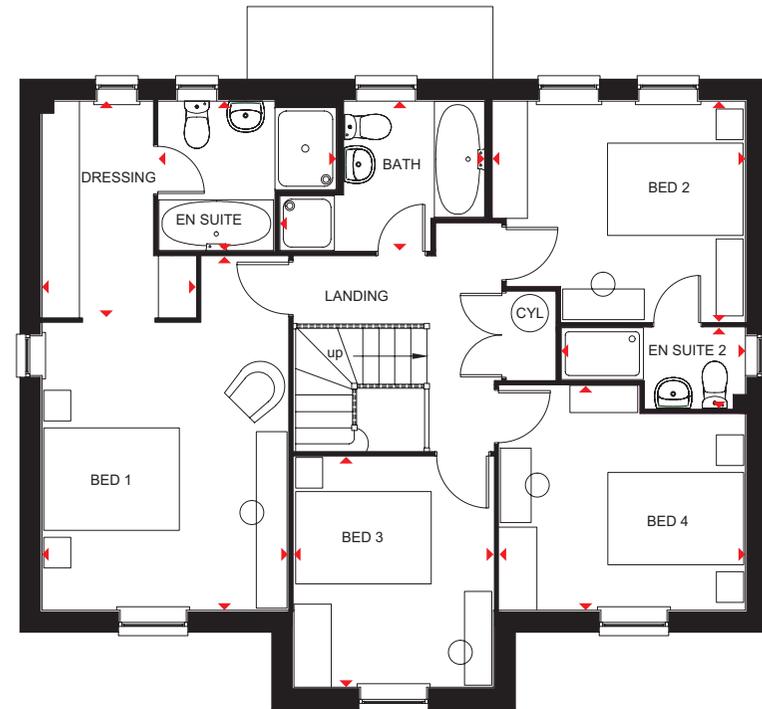
## Key

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	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

Bed 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"
Bed 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bed 3	3368 x 2940 mm	11'1" x 9'8"
Bed 4	3623 x 3280 mm	11'10" x 10'9"
Bath	3014 x 2182 mm	9'10" x 7'2"

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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

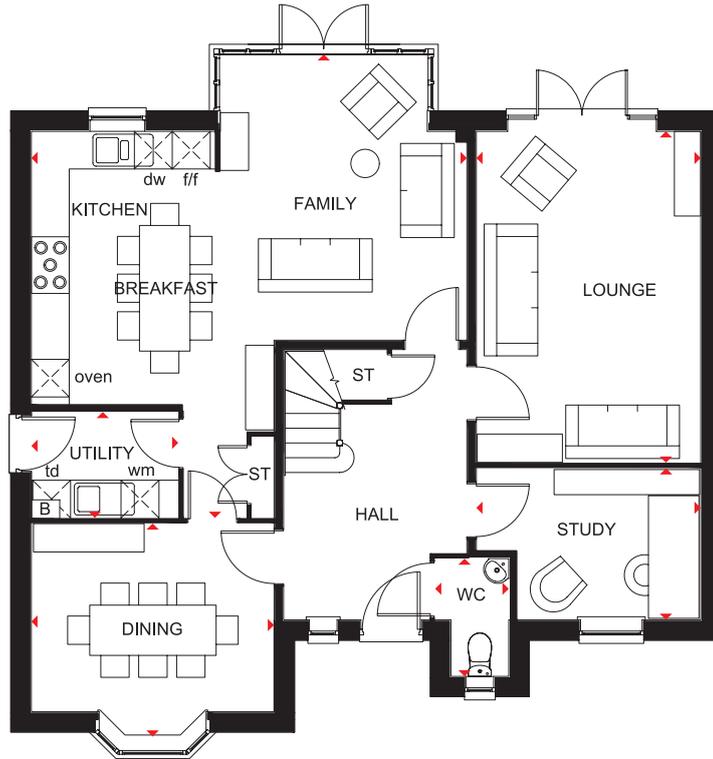
WHERE QUALITY LIVES

# THE MANNING

FIVE BEDROOM HOME

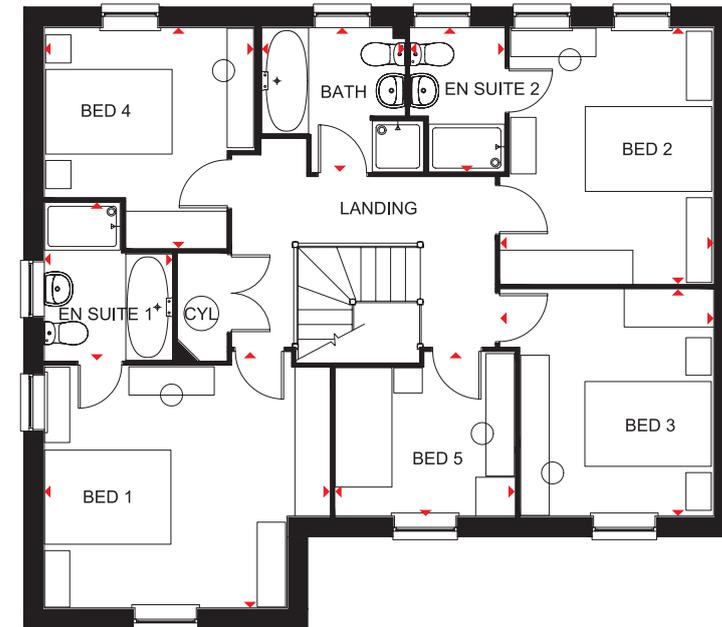
## Key

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/ 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 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 walk-in 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 master and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



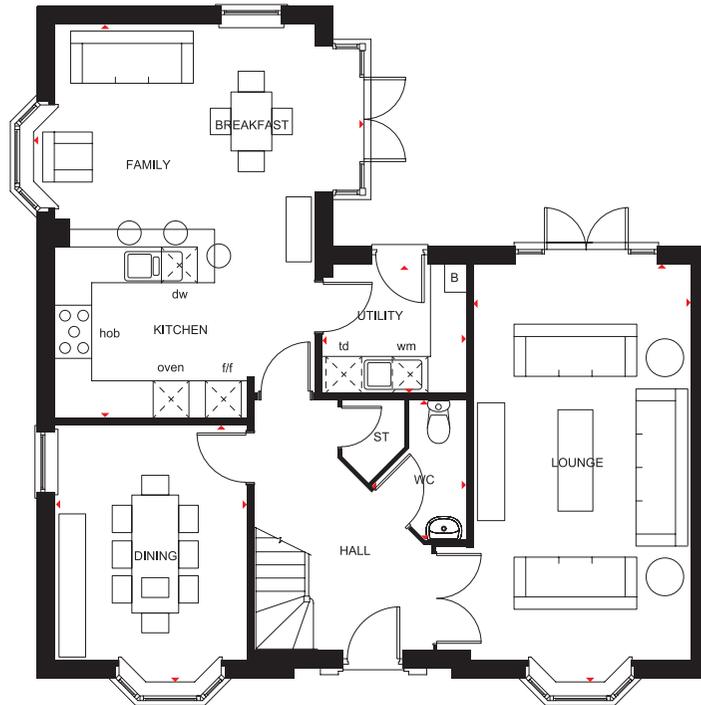
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# THE HENLEY

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 3675 mm	23'1" x 12'1"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	13'0" x 10'7"
Utility	2437 x 2150 mm	8'0" x 7'0"
WC	2340 x 1600 mm	7'8" x 5'3"



### First Floor

Bed 1	6397 x 4403 mm	21'0" x 14'5"
En suite 1	2610 x 1390 mm	8'7" x 4'7"
Bed 2	3925 x 3286 mm	12'11" x 10'9"
En suite 2	2610 x 1374 mm	8'7" x 4'6"
Bed 3	3733 x 3112 mm	12'3" x 10'2"
Bed 4	3452 x 3211 mm	11'4" x 10'6"
Bed 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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# GLIDEWELL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Glidewell is a home built to impress: the generous hall with its elegant, central staircase, the large lounge with room to entertain and French doors to the garden, the stylish kitchen with space for breakfast and family areas and garden access, a separate utility room, and the dining room – perfect for more formal occasions.

Upstairs is a delightful, galleried landing leading to four double bedrooms – including the master with its own dressing area and en suite, and a second en suite bedroom – a single bedroom and the family bathroom.



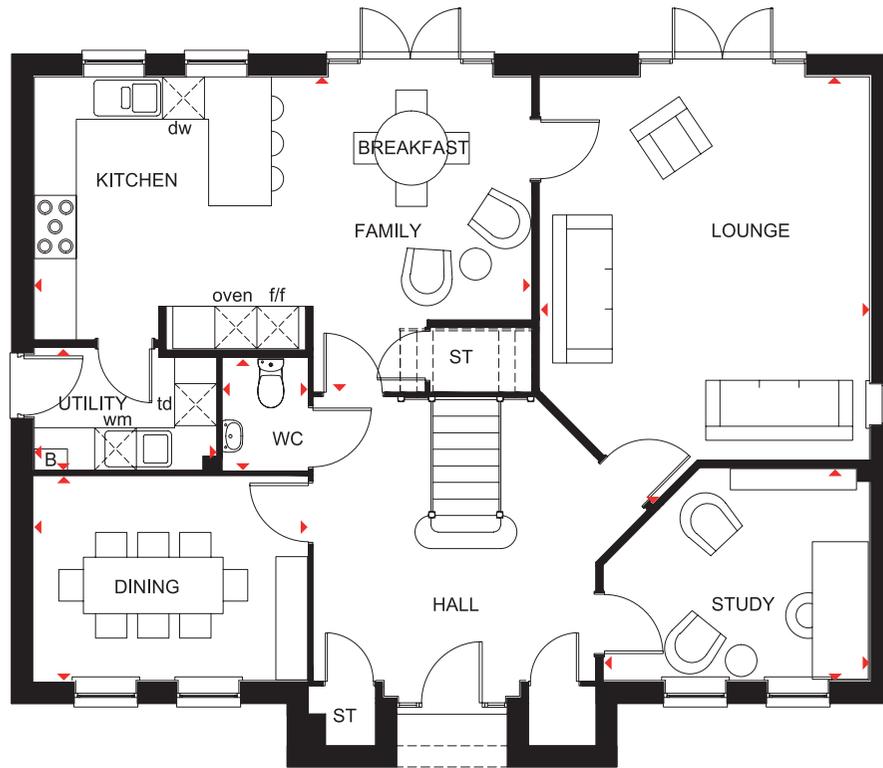
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# GLIDEWELL

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	6055 x 4700 mm	19'10" x 17'9"
Kitchen/ Breakfast/Family	7090 x 4461 mm	23'3" x 14'7"
Dining	3904 x 2896 mm	12'10" x 9'6"
Study	3788 x 3000 mm	12'5" x 9'10"
Utility	2605 x 1720 mm	8'7" x 5'8"
WC	1575 x 1210 mm	5'2" x 4'0"



### First Floor

Bedroom 1	3901 x 3512 mm	12'10" x 11'6"
Dressing	3901 x 2036 mm	12'10" x 6'8"
En suite 1	2900 x 2500 mm	9'6" x 8'2"
Bedroom 2	4001 x 3740 mm	13'1" x 12'3"
En suite 2	2661 x 1558 mm	8'9" x 5'1"
Bedroom 3	4011 x 3486 mm	13'2" x 11'5"
Bedroom 4	2786 x 3849 mm	9'2" x 12'8"
Bedroom 5	3486 x 2094 mm	11'5" x 6'10"
Bathroom	2989 x 2300 mm	9'10" x 7'7"

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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.



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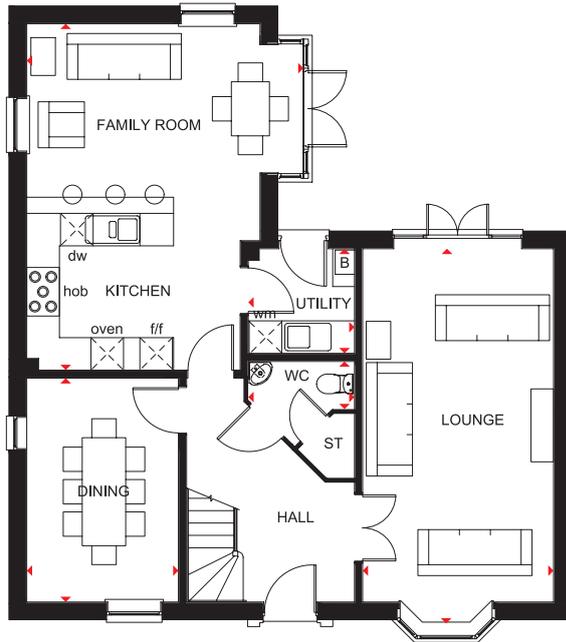
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# THE MORETON

FIVE BEDROOM DETACHED HOME

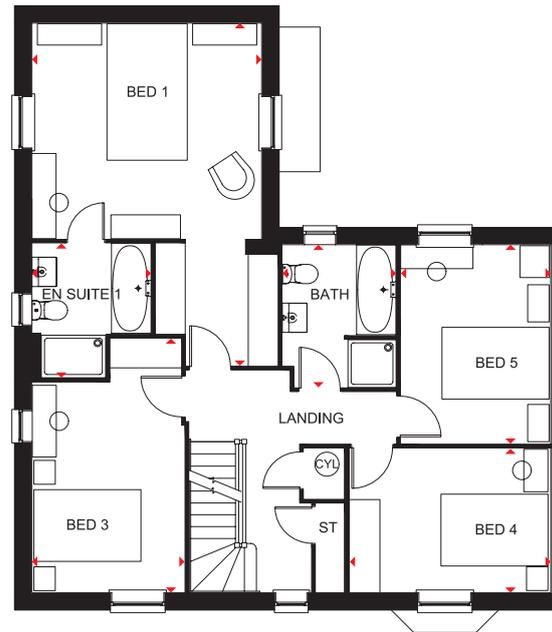
## Key

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



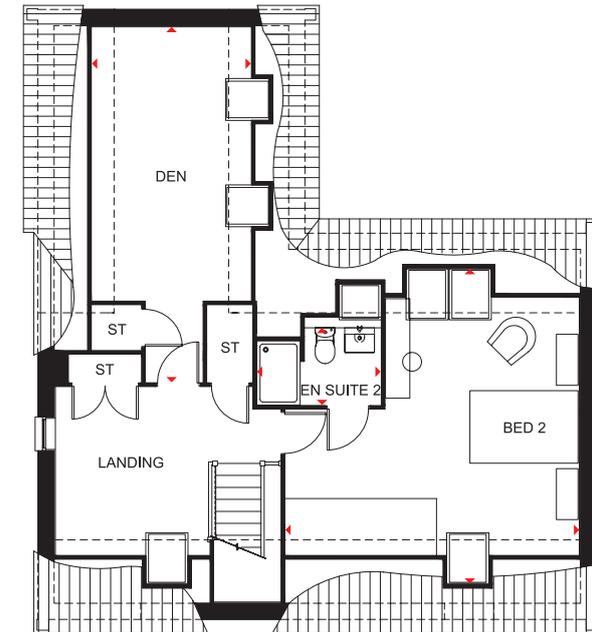
### Ground Floor

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 bathrooms with showers, providing indulgent space for all the family.



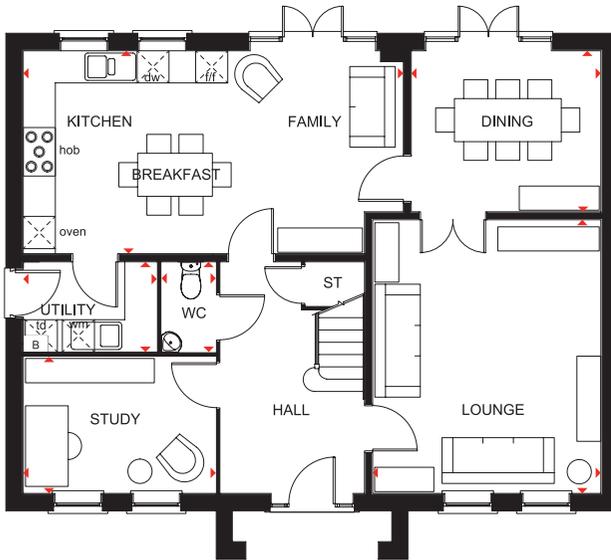
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# THE LICHFIELD

FIVE BEDROOM DETACHED HOME

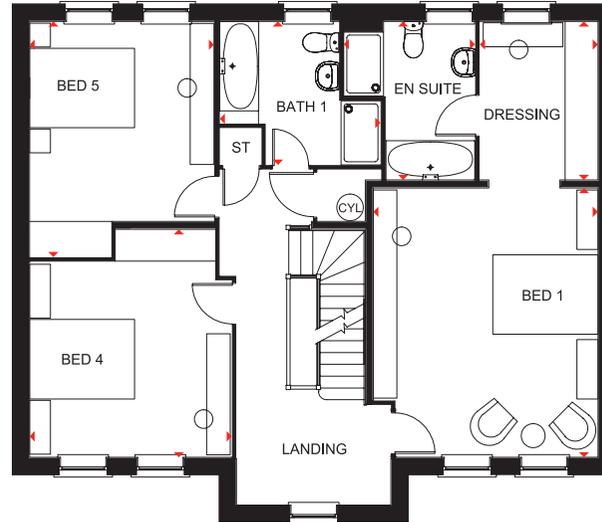
## Key

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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



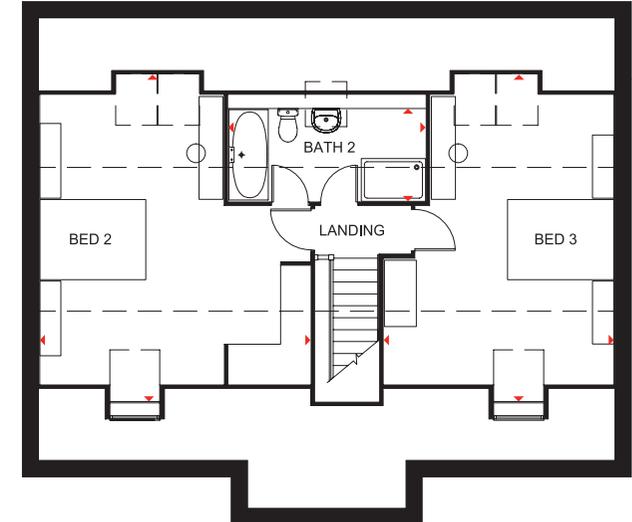
### Ground Floor

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 2573 mm	9'10" x 8'3"
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 2268 mm	8'11" x 7'5"



### 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 the Home Builders Federation has awarded us 5 stars, year after year. 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
- Sanitaryware 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 our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

# 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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