

ORCHARD GREEN @



# 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 providing traditional homes in desirable locations built to a superb specification.

I am proud to say that we have been awarded the exceptional accreditation of '5 Star Housebuilder' for customer satisfaction by the Home Builders Federation, time and time again. This honour recognises the highest levels of positive recommendation by our customers.

Orchard Green is an outstanding new neighbourhood in the very heart of the Vale of Aylesbury. Here you will discover our latest collection of beautiful homes offering a prestigious range of three, four and five bedroom family homes located within three distinct 'village' communities.

We would encourage you to come and enjoy the David Wilson experience and look forward to seeing you at Orchard Green, Aylesbury.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# WELCOME TO

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## ORCHARD GREEN

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Discover your new home at Orchard Green, on the award-winning Kingsbrook development in Aylesbury. It is recognised as a 'Built for healthy Living' development, which means that important design details such as adequate car parking, safe street design and access to amenities have been considered and included within the development.

Some 60% of the development is allocated to open space, which means homes are set amongst community allotments, orchards

and a 250-acre nature reserve with trails and sports fields – there are endless opportunities here to enjoy the great outdoors. Discover the perfect place for a greener and more rural lifestyle while still being well connected to everyday amenities. You'll find a new school, nursery, select shops and a café within the development and you'll be within easy reach of Aylesbury train station via a regular bus service.

# KINGSBROOK

— A LOCATION LIKE NO OTHER —



Welcome to Kingsbrook, a landmark development set within the heart of the beautiful Aylesbury Vale. Its design features three unique 'villages', individual in character and situated within 250 acres of exceptional wild meadowland and green parkland. Each of the villages within Kingsbrook has been carefully planned to blend into the environment and an excellent range of services to support all your family needs has been integrated too. A new nursery, crèche facilities and schools should ensure access to good education within walking distance. Community centres, local shops and a centrally located health centre will also be built, providing the peace of mind that everything you need is close by. With 60% of



the development dedicated to green space, living in harmony with nature will be central to your lifestyle. Endless opportunities present themselves to enjoy this outstanding landscape which includes three large parks, equipped play areas, sports facilities, cycle and walking routes – all encouraging you to have fun outdoors whatever your age. For those keen to exercise their green fingers, there will be community allotments to plant and tend, as well as orchards. In addition, a 250-acre nature park with visitor centre will open on the eastern edge of Kingsbrook for everyone to experience the changing seasons across this wildlife-rich location.

# GIVING NATURE A HOME

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AT KINGSBROOK

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Nature makes people feel healthier and happier, so at Kingsbrook we are pioneering a whole new 'nature-friendly' approach to designing a development in a way that will enable the natural world to thrive. Working in close consultation with the RSPB, our aim is to encourage natural and garden wildlife to live harmoniously alongside you. Plenty of open spaces have been retained for fauna to thrive in and shrubs, wildflowers and hedgerows have been introduced to create the perfect habitat for wildlife. Residents will be encouraged to get planting to support the repopulation of our bees and butterflies to help turn around their decline.

Surrounded by countryside and bordered by the Grand Union Canal, this pioneering development has been carefully planned to



ensure that over half of the land is retained as wildflower meadows, parks and green space, creating a beautiful environment where nature can also have a home. Alongside the RSPB, we are trialling new methods to help encourage nature back once we have finished building Kingsbrook – from a new brick that doubles as a swift nest box to the installation of wildlife homes where hedgehogs can hibernate safely. The RSPB will monitor the progress of our wildlife community as each village is built and the success of this unique project will be shared to help determine new milestones for development planning across the UK.

# 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.



# 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.



<sup>^</sup>Indicative figures, based on HBF "Watt a Save" report published June 2023.

\*Source: [Water UK](#)

# FORTY MINUTES

FROM YOUR NEW HOME



**Aylesbury Town Centre**  
6-minute drive or 10-minute cycle



**Aylesbury Train Station**  
7-minute drive or 12-minute cycle



**Luton Airport**  
40-minute drive



**Whipsnade Zoo**  
26-minute drive



**Waterside Theatre**  
6-minute drive or 10-minute cycle



**Endless countryside to explore**  
on your doorstep



A SENSE OF PEACE

# QUALITY

— AND SPACE —



Our homes at Orchard Green @ Kingsbrook provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life and our intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms – easy to use in a way that suits you and your family.

Entrance halls are large enough for a warm welcome and kitchens or dining rooms open onto your garden, creating the perfect outside living space on warm summer days. Everything

is finished to the highest standards with plenty of storage for all of your things, ensuring you have a home that is comfortable throughout.

Entertaining will be effortless with plenty of room for your guests as open-plan kitchen or living/dining areas allow you space to enjoy quality time together. You won't have to wait for that morning shower either with most of our homes including two or more bathrooms and most main bedrooms enjoying the luxury of en suite bathrooms.

# IDEALLY LOCATED

FOR YOUR FAMILY



Each of the villages within Kingsbrook has been carefully planned to blend into the environment and an excellent range of services to support all your family needs has been integrated too. A new nursery, crèche facilities and schools should ensure access to good education



within walking distance. Community centres and local shops will also be built, providing the peace of mind that everything you need is close by. For those keen to exercise their green fingers, there will be community allotments to plant and tend, as well as orchards.

# BUILT

— FOR HEALTHY LIVING —



Orchard Green @ Kingsbrook is recognised as a 'Built for Healthy Living' development, which means that important design elements have been included and checked through planning. It is a sign of a good place to live with new, well-designed homes and neighbourhoods.



Built for Healthy Living approval is designed to give you, the home buyer, confidence that important design details such as adequate car parking, safe street design and access to amenities have been considered and included within the development.

# ORCHARD GREEN @ KINGSBROOK - 4.3



- **Greenwood**  
3 bedroom home
- **Archford**  
3 bedroom home
- **Kennett**  
3 bedroom home
- **Hadley**  
3 bedroom home
- **Hertford**  
4 bedroom home
- **Hereford**  
4 bedroom home
- **Holden**  
4 bedroom home
- **Ingleby**  
4 bedroom home
- **Kirkdale**  
4 bedroom home
- **Avondale**  
4 bedroom home
- SO **Affordable Housing Shared Ownership**
- R **Affordable Housing Rented**
- BS **Bin Store**   CS **Cycle St**
- V **Visitors Parking Space**
- BCP **Bin Collection Point**
-  **Street Light**



Barratt Homes  
4.5  
Development

Bat Box



Swift Box  
House Sparrow Brick



Hedgehog Highway



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





# THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Greenwood is a flexible home designed over three floors. The ground floor has a kitchen that flows into dining and family areas, with a large walk-in, glazed bay leading to the garden - and perfect extended living space in good weather. A study and a utility cupboard are also on the ground floor,

while a spacious lounge and main bedroom with an en suite are on the first floor. Upstairs again, and a further two double bedrooms and the family bathroom are on the top floor, making this a great family home.



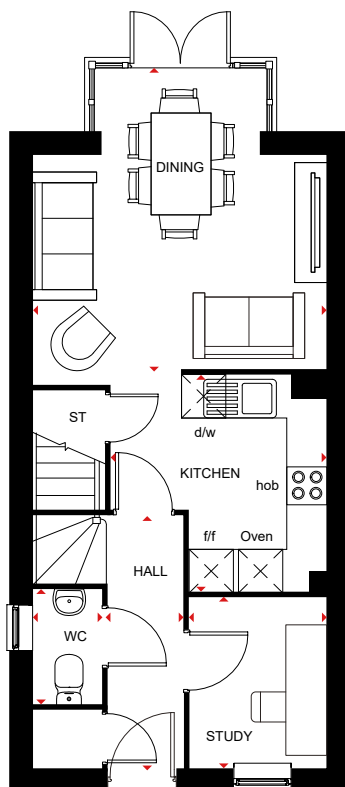
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE GREENWOOD

THREE BEDROOM HOME

## Key

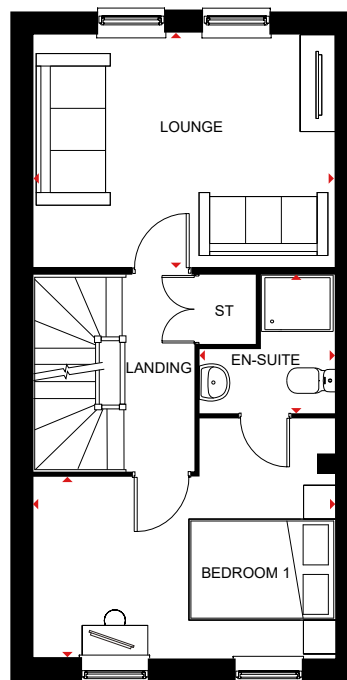
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	w	Wardrobe space
BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



### Ground Floor

Dining	4160 x 4480 mm	13'6" x 14'7"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1949 mm	7'9" x 6'4"
WC	1613 x 968 mm	5'3" x 3'2"

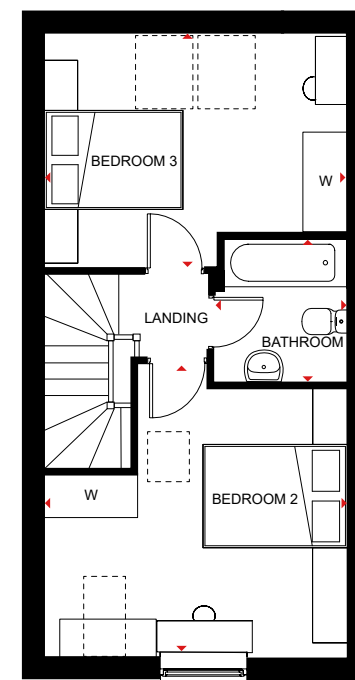
(Approximate dimensions)



### First Floor

Lounge	4160 x 3255 mm	13'6" x 10'7"
Bedroom 1	4160 x 3318 mm	13'6" x 10'9"
En-suite	1838 x 1927 mm	6'0" x 6'3"

(Approximate dimensions)



### Second Floor

Bedroom 2	4160 x 4062* mm	13'6" x 13'3"*
Bedroom 3	4160 x 3255* mm	13'6" x 10'7"*
Bathroom	2000 x 1816 mm	6'6" x 6'0"

\*Overall floor dimension includes lowered ceiling areas

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# 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

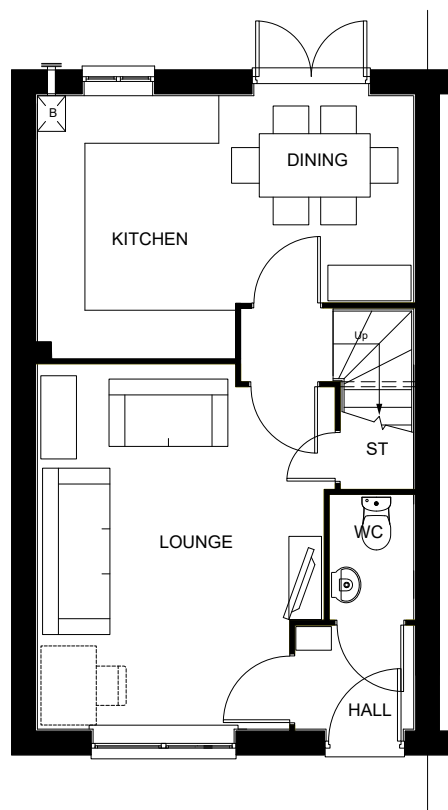
WHERE QUALITY LIVES

# THE ARCHFORD

THREE BEDROOM HOME

## Key

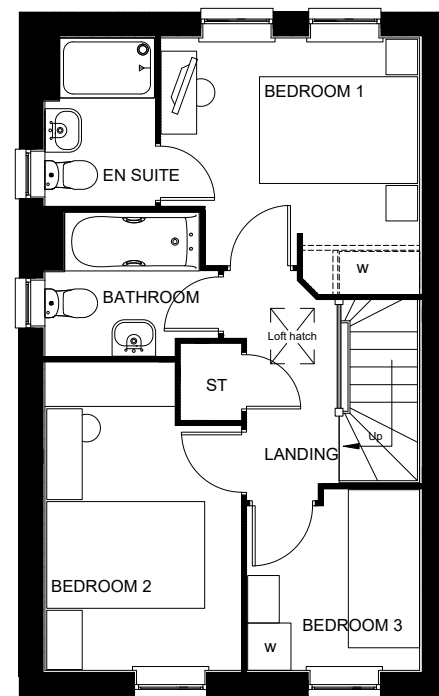
B Boiler  
ST Store  
w Wordrobe space  
◀▶ Dimension location



### Ground Floor

Lounge	4750 x 3310 mm	15'6" x 10'9"
Kitchen/Dining	4604 x 3746 mm	15'1" x 12'3"
WC	1561 x 1054 mm	5'1" x 3'5"

(Approximate dimensions)



### 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 2081 mm	9'0" x 6'9"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

(Approximate dimensions)

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# THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good-sized family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening onto the rear garden. A lobby separating the kitchen from the

spacious, bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



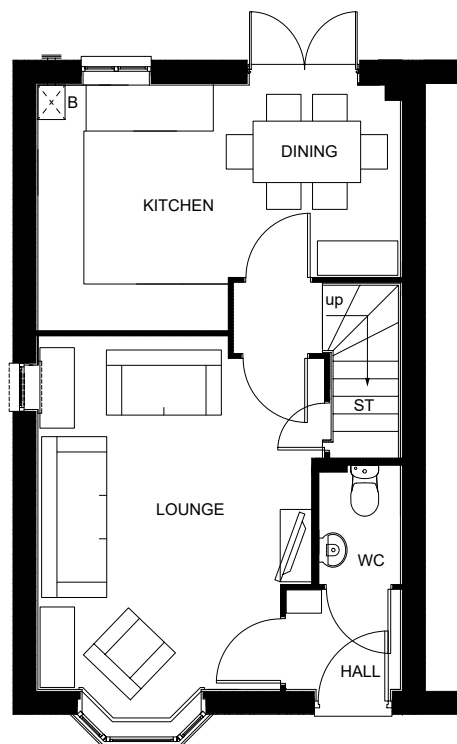
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM HOME

## Key

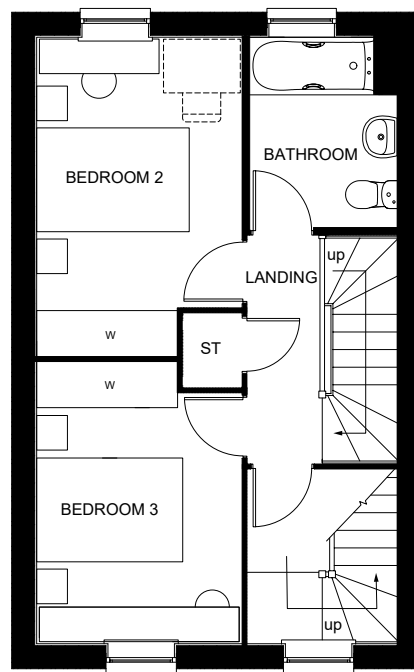
B	Boiler	w	Wardrobe space
ST	Store	◀▶	Dimension location



### Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen / Dining	4733 x 3197 mm	15'5" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

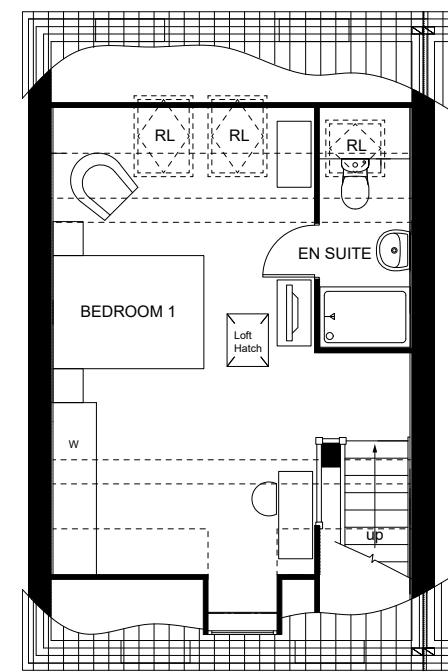
(Approximate dimensions)



### First Floor

Bedroom 2	4143 x 2659 mm	13'6" x 8'7"
Bathroom	3658 x 2659 mm	12'0" x 8'7"
Bedroom 3	2498 x 1985 mm	8'2" x 6'5"

(Approximate dimensions)



### Second Floor

Bedroom 1	6607 x 4733* mm	21'7" x 15'5"
En-suite	XXXX x XXXX	XXXX x XXXX

(Approximate dimensions)

\*Overall floor dimension includes lowered ceiling areas

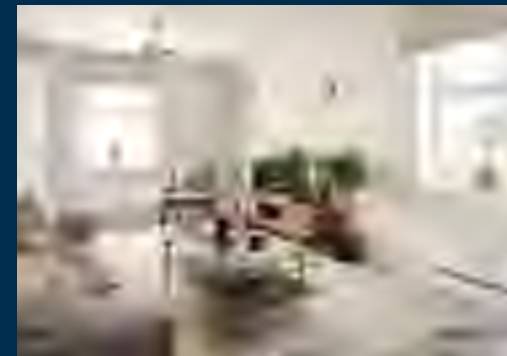
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# THE HADLEY

THREE BEDROOM 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 main with en suite, a single bedroom and a family bathroom.



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# THE HADLEY

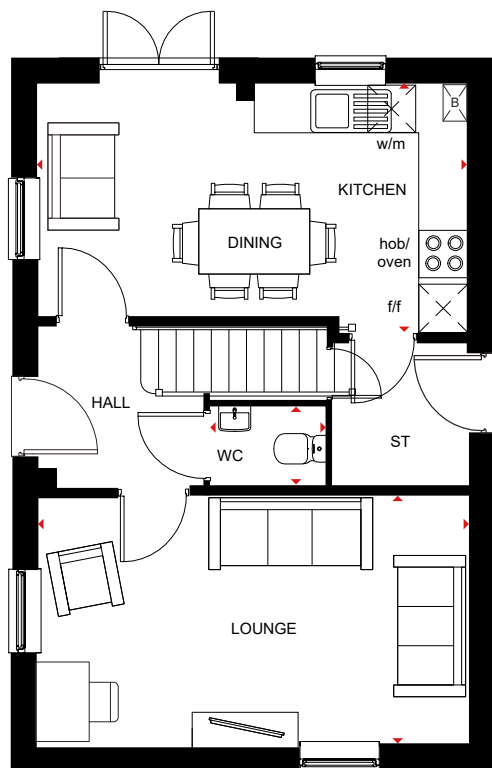
THREE BEDROOM HOME

## Key

B Boiler  
ST Store  
BH ST Bulkhead store

f/f Fridge/freezer space  
wm Washing machine space  
dw Dishwasher space

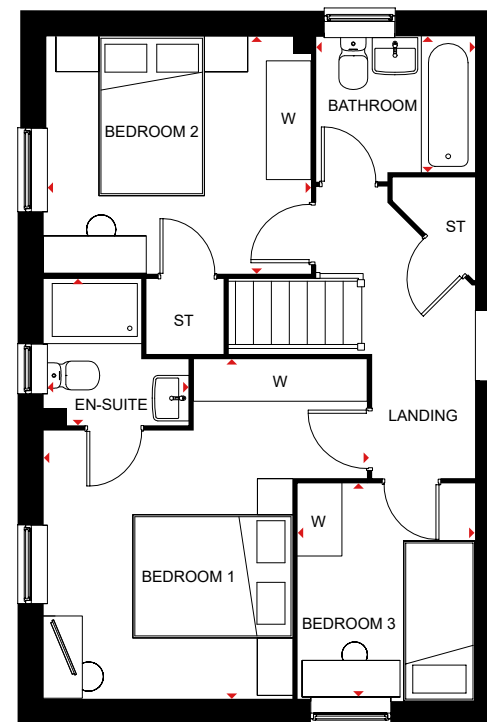
td Tumble dryer space  
w Wardrobe space  
◀▶ Dimension location



### Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Dining	5455 x 3143 mm	17'11" x 9'7"
Utility	1804 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"

(Approximate dimensions)



### First Floor

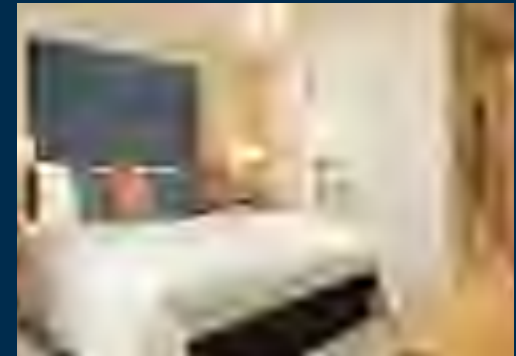
Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En-suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'4"

(Approximate dimensions)

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# THE HERTFORD

FOUR BEDROOM 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

spacious lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious main bedroom with en suite and dressing area, and the family bathroom are on the first floor. Upstairs are a further double bedroom, a single bedroom and a shower room.



DAVID WILSON HOMES

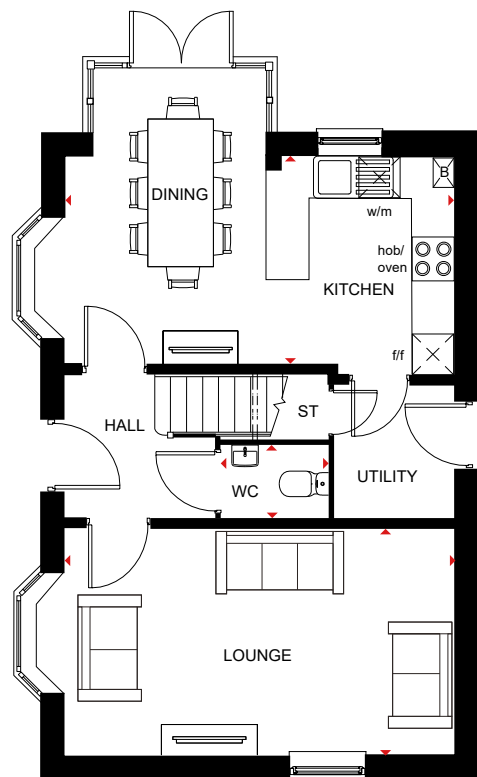
WHERE QUALITY LIVES

# THE HERTFORD

FOUR BEDROOM HOME

## Key

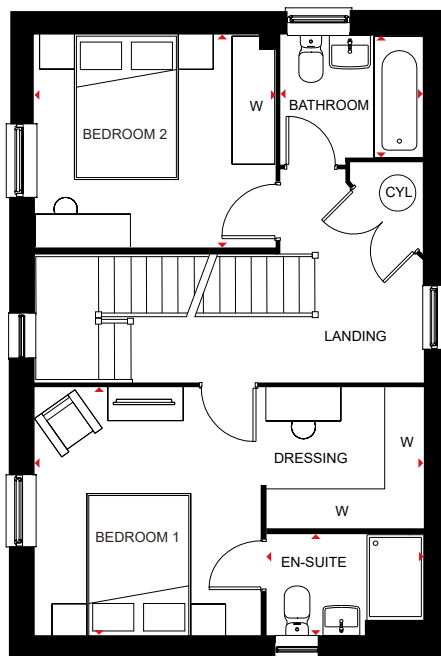
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	w/m	Washing machine space	w	Wardrobe space
BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



### Ground Floor

Kitchen/Dining	5852 x 4142mm	19'2" x 13'7"
Lounge	5852 x 3178mm	19'2" x 10'5"
WC	1500 x 1014mm	4'11" x 3'3"

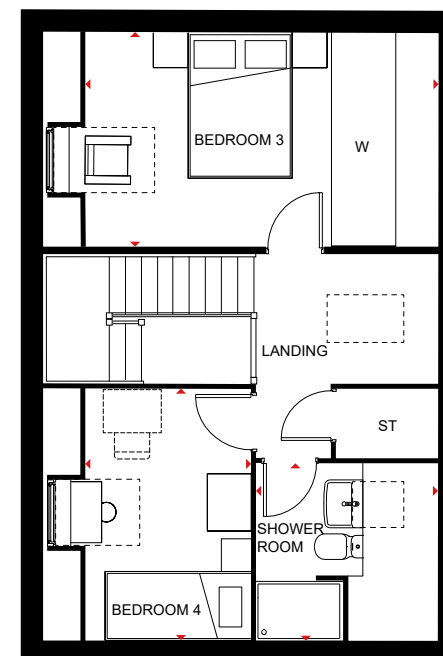
(Approximate dimensions)



### First Floor

Bedroom 1	3462 x 3166mm	11'4" x 10'4"
Dressing	2200 x 1963mm	7'2" x 6'5"
En suite	2200 x 1410mm	7'2" x 4'7"
Bedroom 2	3366 x 2978mm	11'0" x 9'9"
Bathroom	2000 x 1700mm	6'6" x 5'6"

(Approximate dimensions)



### Second Floor

Bedroom 3	4540 x 2978mm	14'10" x 9'9"
Bedroom 4	3462 x 2537mm	11'4" x 8'3"
Shower Room	2432 x 1464mm	7'11" x 4'9"

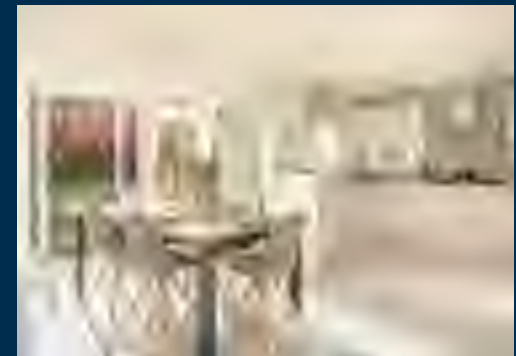
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# THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Holden has 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 main bedroom with en suite, and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE HOLDEN

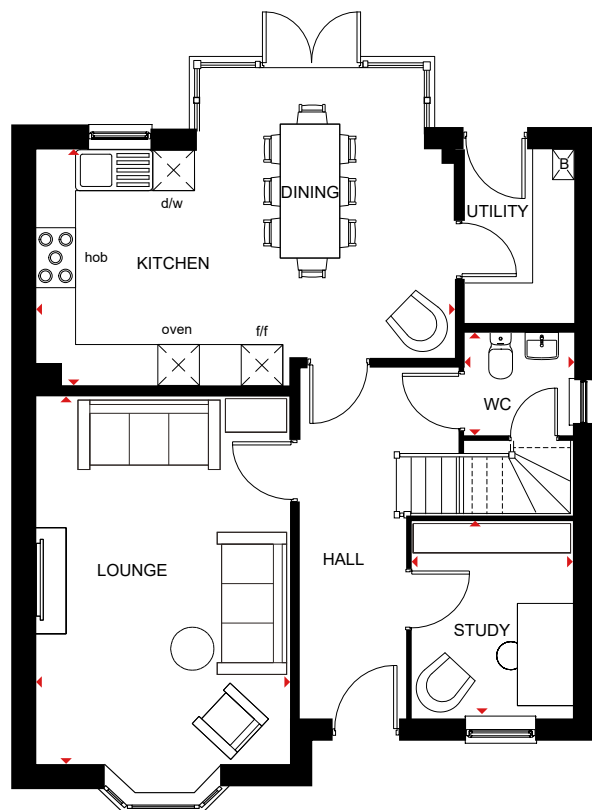
FOUR BEDROOM HOME

## Key

B Boiler  
ST Store  
BH ST Bulkhead store

f/f Fridge/freezer space  
wm Washing machine space  
dw Dishwasher space

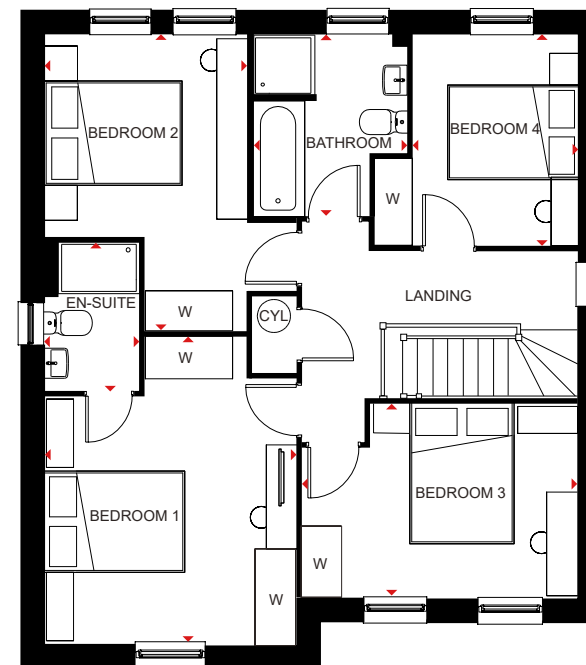
td Tumble dryer space  
w Wardrobe space  
◀▶ Dimension location



### 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	1421 x 1593 mm	4'11" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En-suite	2190 x 1412 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 3016 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

(Approximate dimensions)

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# THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the kitchen and French doors give access to the

rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom.



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WHERE QUALITY LIVES

# THE INGLEBY

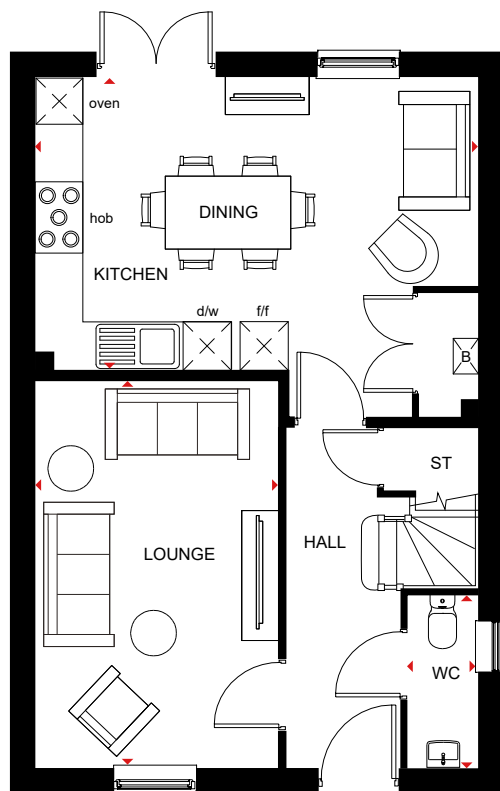
FOUR BEDROOM HOME

## Key

B Boiler  
ST Store  
BH ST Bulkhead store

f/f Fridge/freezer space  
wm Washing machine space  
dw Dishwasher space

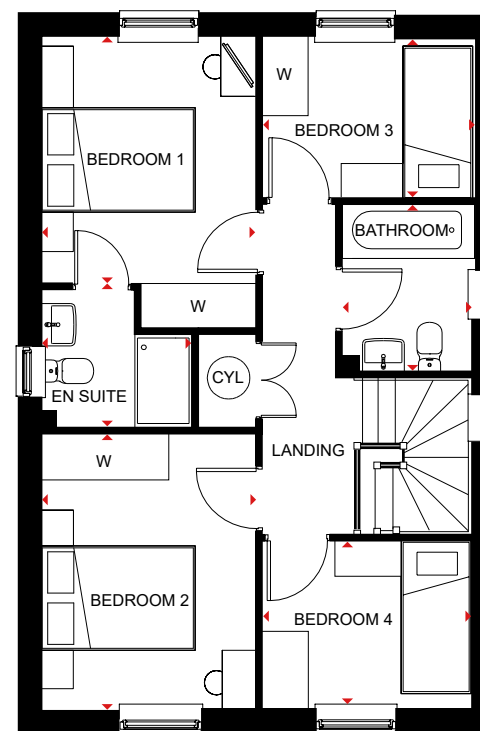
td Tumble dryer space  
w Wardrobe space  
◀▶ Dimension location



### Ground Floor

Kitchen/Family/Dining	5635 x 4305 mm	18'6" x 14'1"
Lounge	4930 x 3100 mm	16'2" x 10'2"
WC	2206 x 900 mm	7'3" x 2'11"

(Approximate dimensions)



### 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 2081 mm	9'0" x 6'9"
Bedroom 4	2747 x 2188 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

(Approximate dimensions)

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# THE KIRKDALE

FOUR BEDROOM 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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# THE KIRKDALE

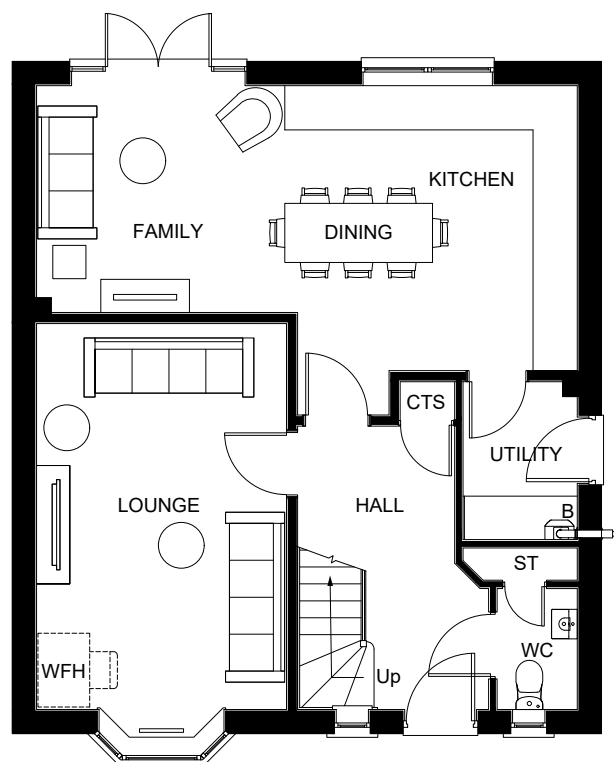
FOUR BEDROOM HOME

## Key

B Boiler  
ST Store

BH ST Bulkhead store  
WFH Working from home space

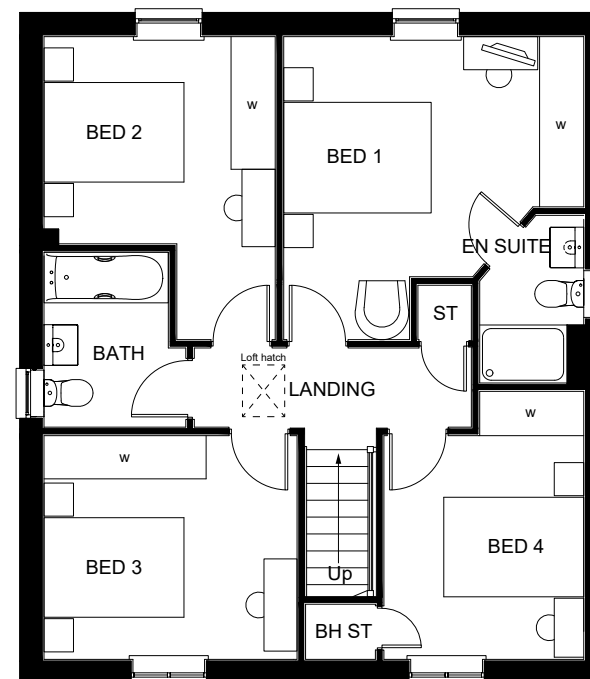
w Wordrobe space  
◀▶ Dimension location



### Ground Floor

Kitchen/Family/Dining	7320 x 3860 mm	24'0" x 9'4"
Lounge	3385 x 5225 mm	11'2" x 17'1"
Utility	2140 x 1560 mm	7'0" x 5'1"
Hall	2600 x 3840 mm	8'6" x 12'7"
WC	1100 x 1650 mm	3'7" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4120* x 4085 mm	13'6" x 13'4"
En-suite	1420 x 2300 mm	4'8" x 7'6"
Bedroom 2	4120 x 3150 mm	13'6" x 10'4"
Bedroom 3	3450 x 3050 mm	11'4" x 10'0"
Bedroom 4	3645 x 2725 mm	11'11" x 8'11"
Bathroom	1930 x 2390 mm	6'4" x 7'10"

(Approximate dimensions)

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# THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

This tasteful, double-fronted 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 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 main bedroom with en suite, and a family bath and shower.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE AVONDALE

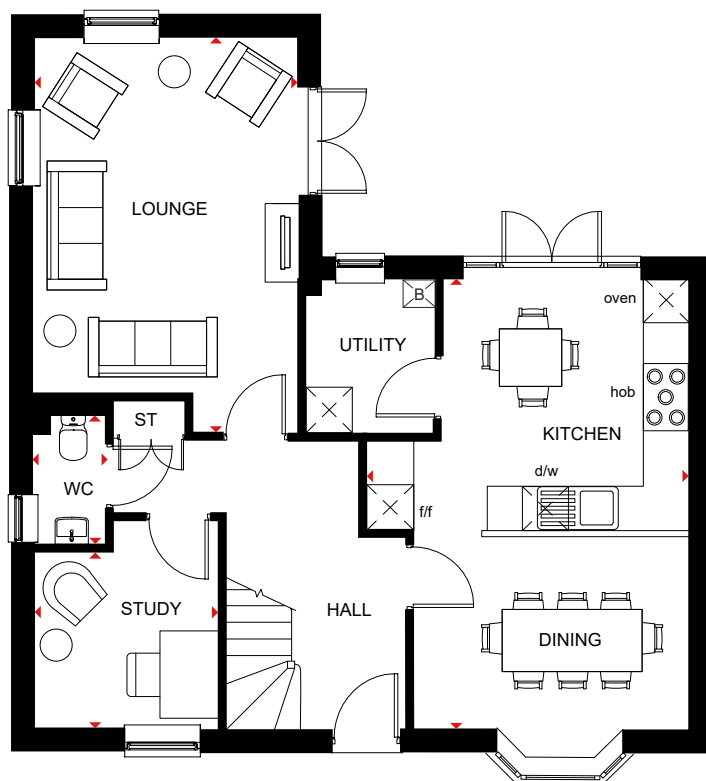
FOUR BEDROOM HOME

## Key

B Boiler  
ST Store  
BH ST Bulkhead store

f/f Fridge/freezer space  
wm Washing machine space  
dw Dishwasher space

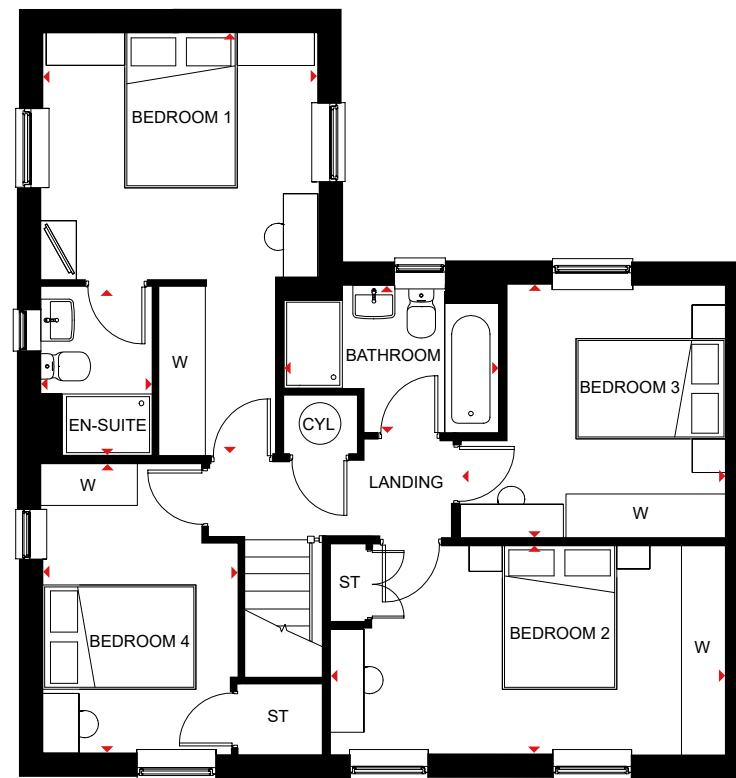
td Tumble dryer space  
w Wardrobe space  
◀▶ Dimension location



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/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"

(Approximate dimensions)



### 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	5207 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"

(Approximate dimensions)

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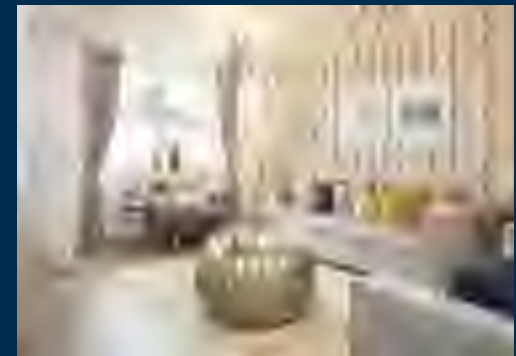
# ORCHARD GREEN @ KINGSBROOK - 4.8

- **The Hadley**  
3 bedroom home
- **The Kennet**  
3 bedroom home
- **The Archford**  
3 bedroom home
- **The Greenwood**  
3 bedroom home
- **The Ingleby**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Winstone**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Cornell**  
4 bedroom home
- **The Bayswater**  
4 bedroom home
- **The Hereford**  
4 bedroom home
- **The Emerson**  
5 bedroom home
- **The Maddoc**  
5 bedroom home
- ∨ **Visitors Parking Space**
- BCP **Bin Collection Point**



# 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.



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WHERE QUALITY LIVES



# THE ARCHFORD

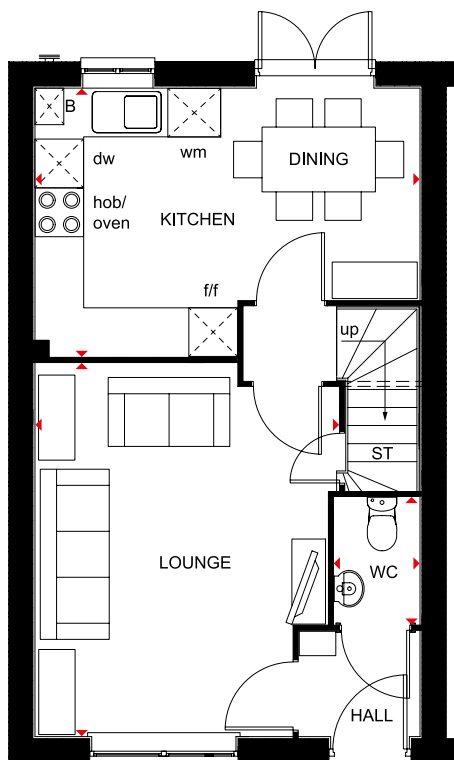
THREE BEDROOM HOME

## Key

B Boiler  
ST Store  
wm Washing machine space

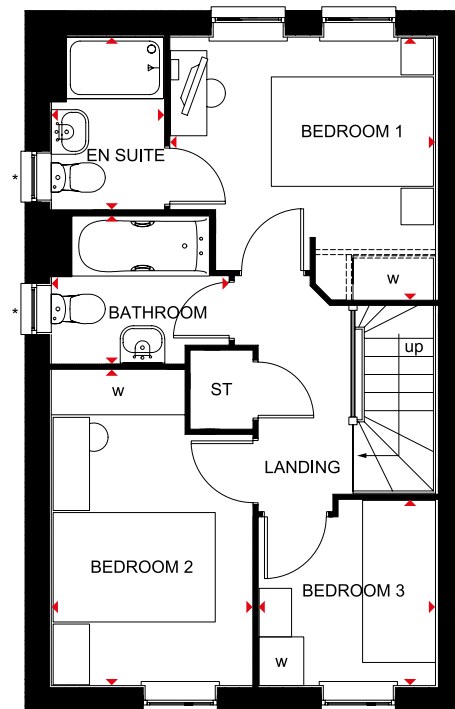
f/f Fridge/freezer space  
dw Dishwasher space  
w Wardrobe space

◀▶ Dimension location



### Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'6" x 10'9"
WC	1561 x 1054 mm	5'1" x 3'5"



### First Floor

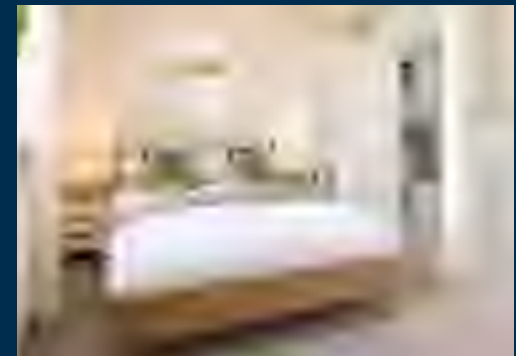
Bedroom 1	3235 x 3266 mm	10'6" x 10'7"
En Suite	1385 x 2119 mm	4'5" x 6'9"
Bedroom 2	2475 x 3891 mm	8'1" x 12'8"
Bedroom 3	2286 x 2176 mm	7'5" x 7'1"
Bathroom	1815 x 2181 mm	5'10" x 7'2"

\*Windows only to plots 14, 57, 59, 78, 79, 105 & 106

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# THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Greenwood is a flexible home designed over three floors. The ground floor has a kitchen that flows into dining and family areas, with a large walk-in, glazed bay leading to the garden - and perfect extended living space in good weather. A study and

a utility cupboard are also on the ground floor, while a spacious lounge and main bedroom with an en suite are on the first floor. Upstairs again, and a further two double bedrooms and the family bathroom are on the top floor, making this a great family home.



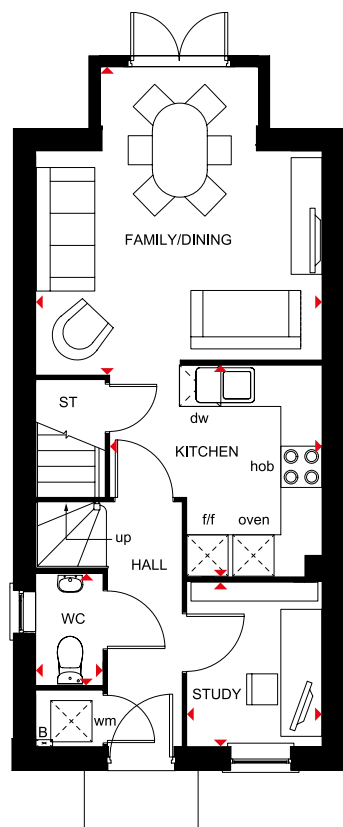
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# THE GREENWOOD

THREE BEDROOM HOME

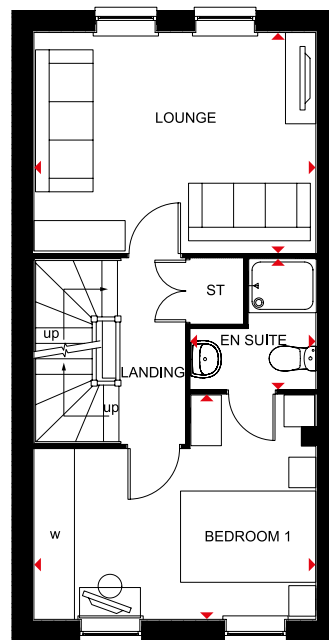
## Key

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



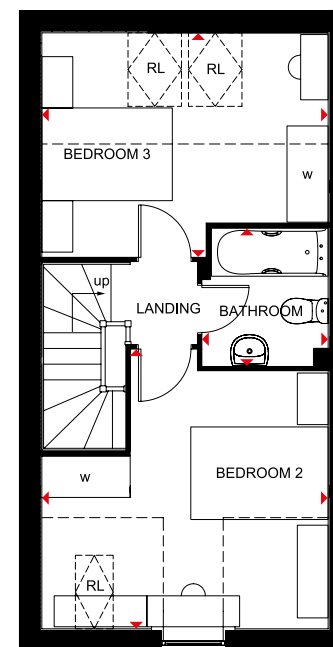
### Ground Floor

Family/Dining	4160 x 4480 mm	13'6" x 14'7"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1949 mm	7'9" x 6'4"
WC	1613 x 968 mm	5'3" x 3'2"



### First Floor

Lounge	4160 x 3255 mm	13'6" x 10'7"
Bedroom 1	4160 x 3318 mm	13'6" x 10'9"
En Suite	1838 x 1927 mm	6'0" x 6'3"



### Second Floor

Bedroom 2	4160 x 4062* mm	13'6" x 13'3"*
Bedroom 3	4160 x 3255* mm	13'6" x 10'7"*
Bathroom	2000 x 1816 mm	6'6" x 6'0"

\*Overall floor dimension includes lowered ceiling areas

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# THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

Intelligently designed over three floors, The Kennett is a good-sized family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening onto the rear garden. A lobby separating the

kitchen from the spacious, bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



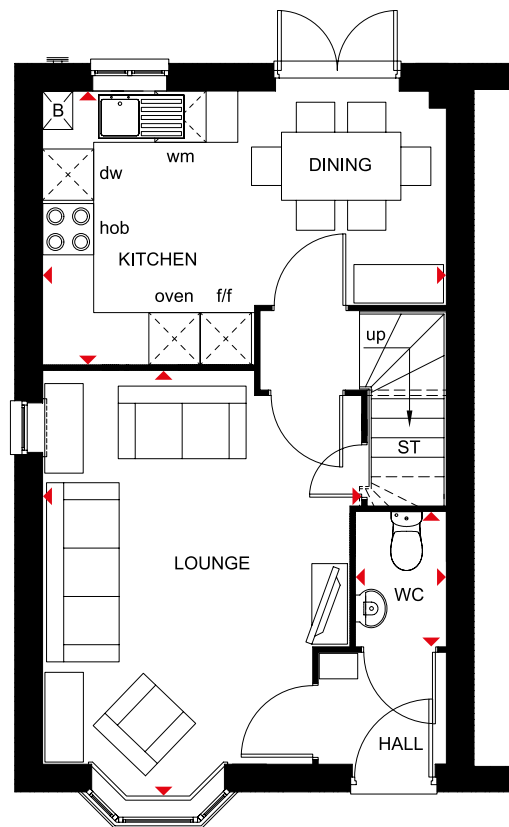
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM HOME

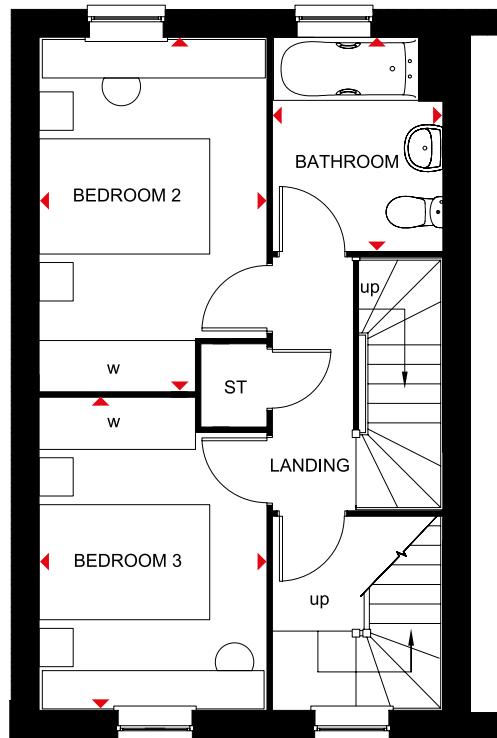
## Key

B	Boiler	RL	Roof light
ST	Store	◀▶	Dimension location
w	Wardrobe space		



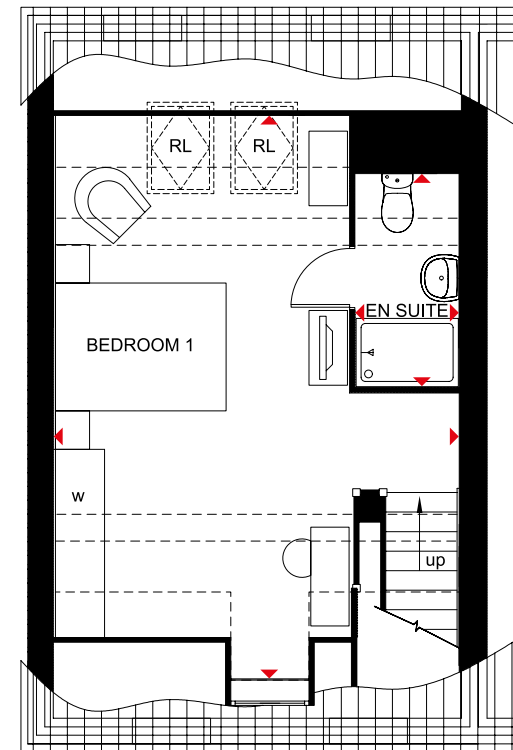
### Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'5" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"



### First Floor

Bedroom 2	4143 x 2659 mm	13'6" x 8'7"
Bedroom 3	3658 x 2659 mm	12'0" x 8'7"
Bathroom	2498 x 1985 mm	8'2" x 6'5"



### Second Floor

Bedroom 1	6607 x 4733* mm	21'7" x 15'5"
En Suite	1210 x 2497* mm	3'10" x 8'2"

\*Overall floor dimension includes lowered ceiling areas

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# THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

This tasteful, double-fronted 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 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 main bedroom with en suite, and a family bath and shower.



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WHERE QUALITY LIVES



# THE AVONDALE

FOUR BEDROOM HOME

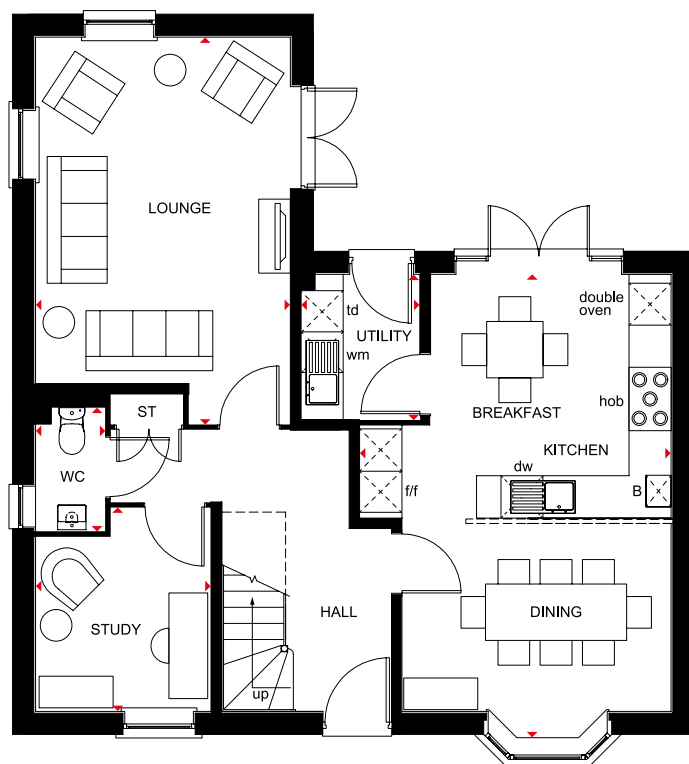
## Key

B Boiler  
ST Store  
BH ST Bulkhead store

CYL Cylinder  
f/f Fridge/freezer space  
dw Dishwasher space

wm Washing machine space  
td Tumble dryer space  
w Wardrobe space

◀▶ Dimension location



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining/Breakfast	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"



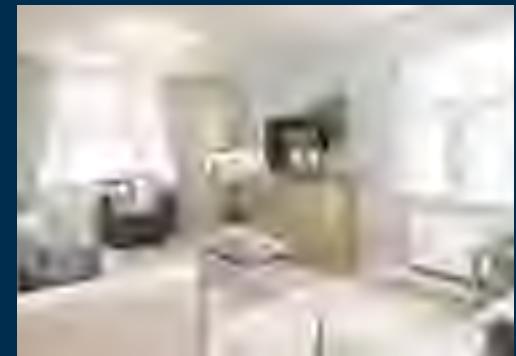
### First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5207 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 HEREFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

This double bay-fronted home has been tastefully designed over three floors. The Hereford's large open-plan kitchen with adjacent utility has a dedicated dining area opening out onto the garden via glazed walk-in bay. A

generous lounge meanwhile provides space to relax and entertain. On the first floor are two double bedrooms, the main with en suite and dressing room, and the family bathroom, a single bedroom and a shower room.



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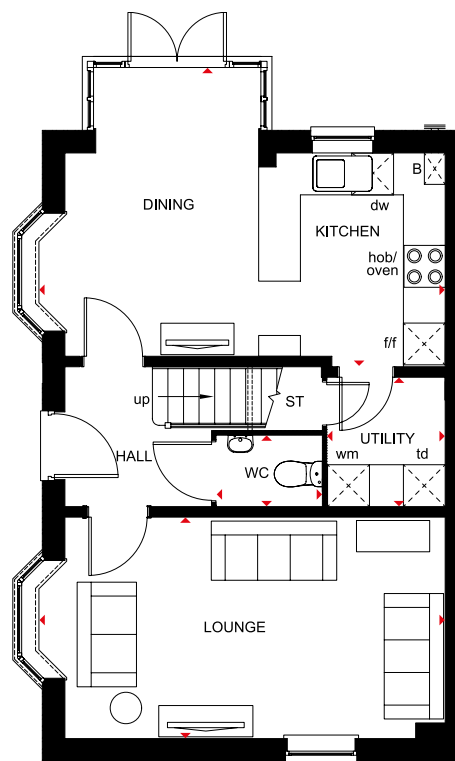


# THE HEREFORD

FOUR BEDROOM HOME

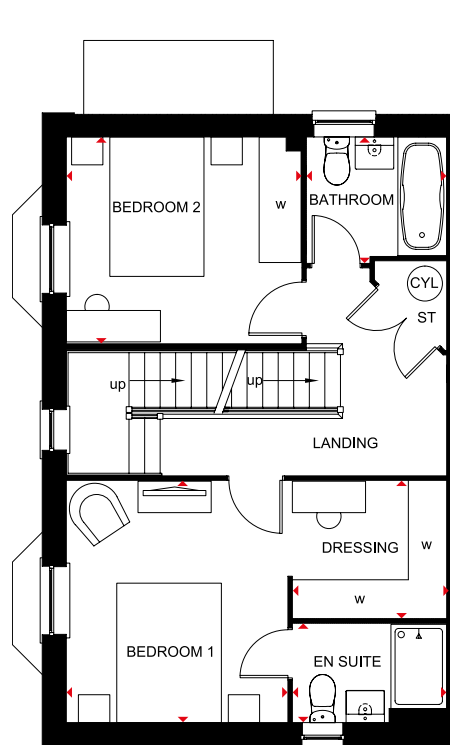
## Key

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



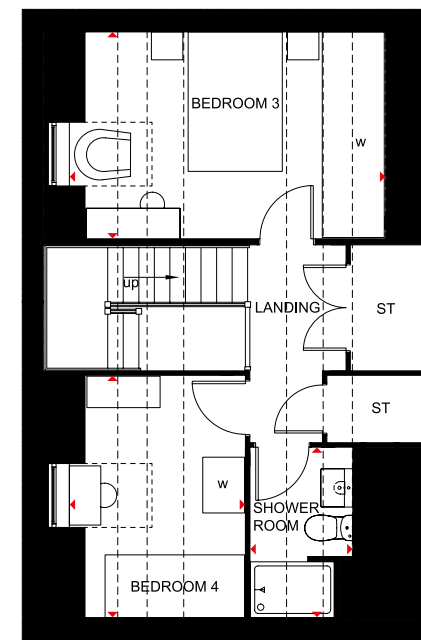
### Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'4"
Kitchen/Dining	5852 x 4292 mm	19'2" x 14'1"
Utility	1688 x 1855 mm	5'5" x 6'1"
WC	1500 x 1014 mm	4'9" x 3'3"



### First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En Suite	2200 x 1410 mm	7'2" x 4'6"
Dressing	2200 x 1963 mm	7'2" x 6'4"
Bedroom 2	3366 x 2978 mm	11'0" x 9'8"
Bathroom	2000 x 1800 mm	6'6" x 5'9"



### Second Floor

Bedroom 3	4540* x 2978 mm	14'9"* x 9'9"
Bedroom 4	3462 x 2537* mm	11'4" x 8'3"*
Shower Room	2432 x 1464 mm	7'10" x 4'8"

\*Overall floor dimension includes lowered ceiling areas

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# THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Holden has 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 main bedroom with en suite, and a family bathroom.



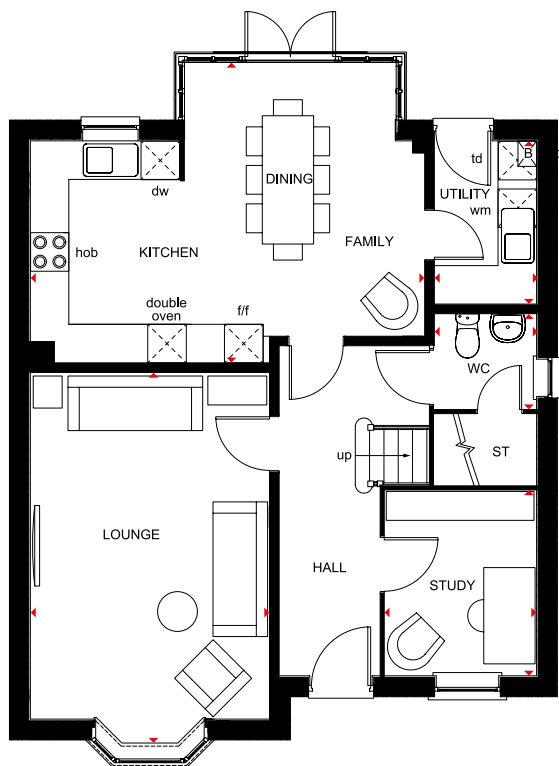
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

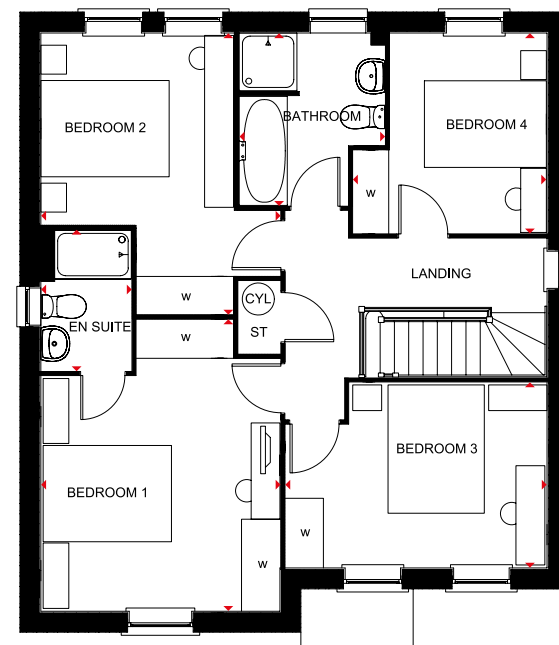
## Key

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



### 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	1421 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 1412 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 3016 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

\* Windows only available for the plots 5, 8, 42, 44, 63, 67, 74, 75, 89, 90, 92, 101 & 102

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# THE INGLEBY

FOUR BEDROOM 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 main bedroom, with en suite and dressing area, takes up the entire second floor.



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WHERE QUALITY LIVES

# THE INGLEBY

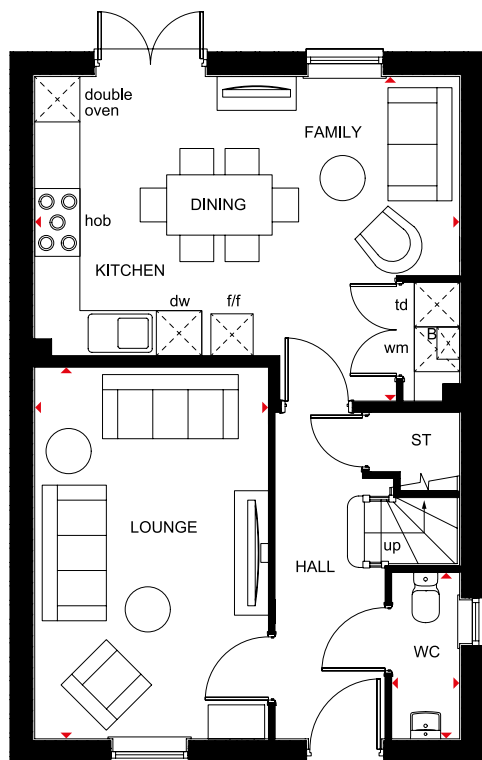
FOUR BEDROOM HOME

## Key

B Boiler  
ST Store  
f/f Fridge/freezer space

wm Washing machine space  
dw Dishwasher space  
td Tumble dryer space

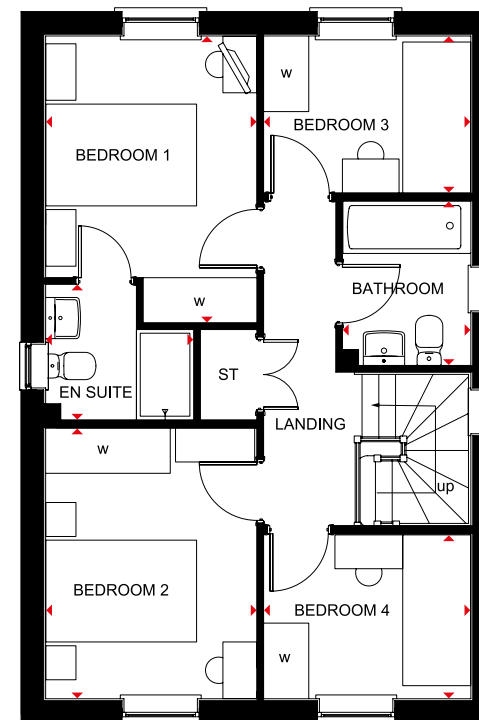
w Wardrobe space  
◀▶ Dimension location



### 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"

\*Windows only to plots 2, 4, 9, 24, 39, 41, 65, 76, 84, 85, 88, 91 & 95



### First Floor

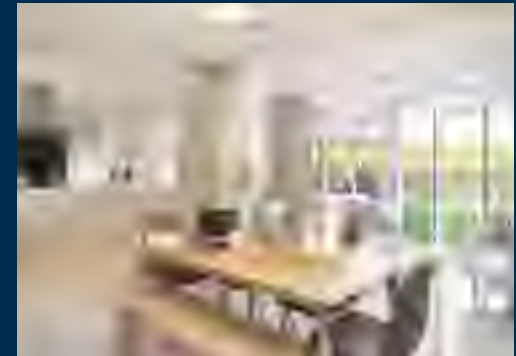
Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2081 mm	9'0" x 6'9"
Bedroom 4	2747 x 2188 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

\*Windows only to plots 2, 4, 9, 24, 39, 41, 65, 76, 84, 85, 88, 91 & 95

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# THE WINSTONE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

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

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



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WHERE QUALITY LIVES



# THE WINSTONE

FOUR BEDROOM HOME

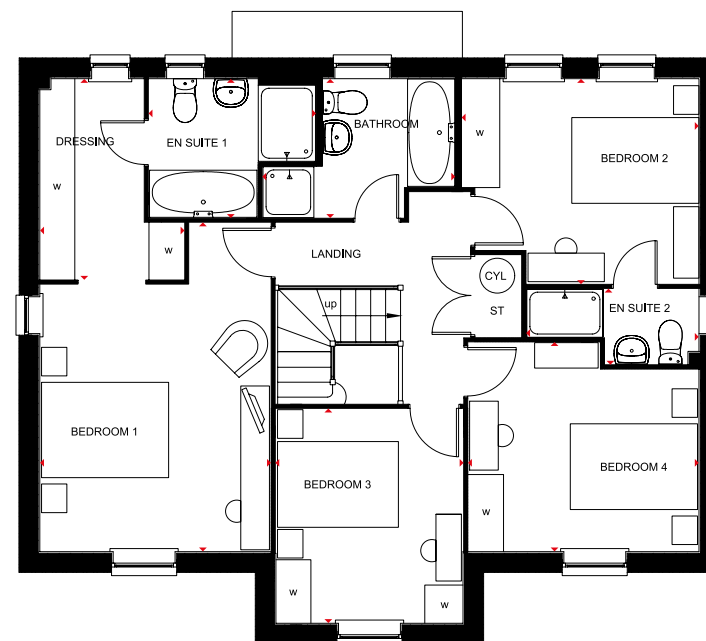
## Key

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



### Ground Floor

Lounge	5171 x 3675 mm	16'10" x 12'1"
Kitchen/Family/Breakfast	6540 x 5725 mm	21'5" x 18'8"
Dining	3563 x 3248 mm	11'7" x 10'7"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'2"
WC	1475 x 1210 mm	4'8" x 3'10"



### First Floor

Bedroom 1	5169 x 3624 mm	16'10" x 11'9"
Dressing	3155 x 2265 mm	10'4" x 7'4"
En Suite 1	2615 x 2182 mm	8'6" x 7'2"
Bedroom 2	3723 x 3223 mm	12'2" x 10'6"
En Suite 2	2710 x 1178 mm	8'9" x 3'9"
Bedroom 3	3368 x 2940 mm	11'0" x 9'6"
Bedroom 4	3623 x 3287 mm	11'9" x 10'9"
Bathroom	2186 x 3014 mm	7'2" x 9'9"

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.

# 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.



DAVID WILSON HOMES

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WHERE QUALITY LIVES

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

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