

# Bishop's Hill

~ BISHOP'S ITCHINGTON ~

# EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We\* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.

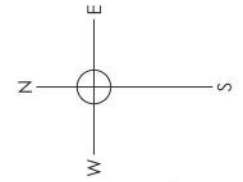


DAVID WILSON HOMES

WHERE QUALITY LIVES

# Bishop's Hill

BISHOP'S ITCHINGTON



PHASE ONE & TWO COMBINED  
Gaydon Road, Bishop's Itchington CV47 2SR

## KEY

	The Bishop	1 bedroom home		The Oxford*	4 bedroom home
	The Learnington*	1 bedroom home		Exeter	4 bedroom home
	The Harbury	1 bedroom home		Mitchell	4 bedroom home
	Chesterton House	1 & 2 bedroom homes		Oulton	5 bedroom home
	The Wilford	2 bedroom home			
	The Wincham <sup>9</sup>	2 bedroom home			
	The Itchen*	2 bedroom home			
	The Stratford*	2 bedroom home			
	The Ladbroke*	3 bedroom home			
	The Southam*	3 bedroom home			
	The Kersey	3 bedroom home			
	The Fairway	3 bedroom home			
	The Hadley	3 bedroom home			
	The Archford	3 bedroom home			
	The Kennett	3 bedroom home			
	The Ingleby	4 bedroom home			
	The Bradgate	4 bedroom home			
	The Shenton	4 bedroom home			
	The Avondale	4 bedroom home			
	The Holden	4 bedroom home			
	The Hollinwood	4 bedroom home			
	The Hereford	4 bedroom home			
	For sale				
	Reserved				
	Exchanged				
	Completed				
	#	Accommodation over garage with drive-through			
	*	Fortis Living			
	B/C	Bin Collection			
	LAP	Local Area of Play			
	LEAP	Local Equipped Area of Play			
	S/S	Substation			



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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. Bishop's Hill is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

SP443454



# THE WILFORD

TWO BEDROOM MID-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



Step through the front door of The Wilford and you will discover a well-designed home. The hall leads to a separate, stylishly fitted kitchen and then opens up into a spacious lounge and dining

area with French doors leading to the rear garden. Upstairs are two double bedrooms and a bathroom fitted with contemporary sanitary ware.

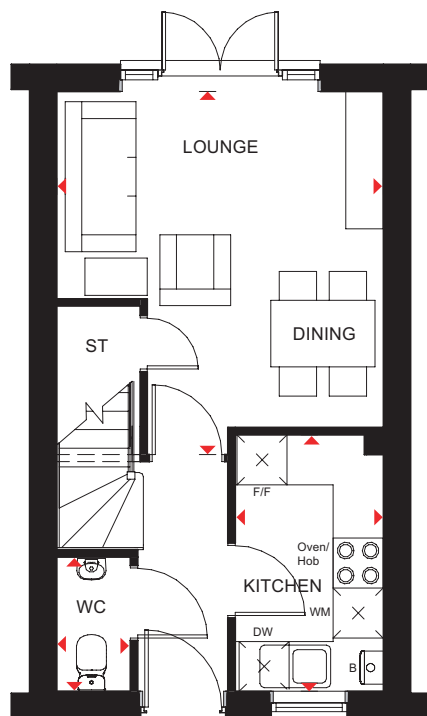
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# THE WILFORD

TWO BEDROOM MID-TERRACED HOME

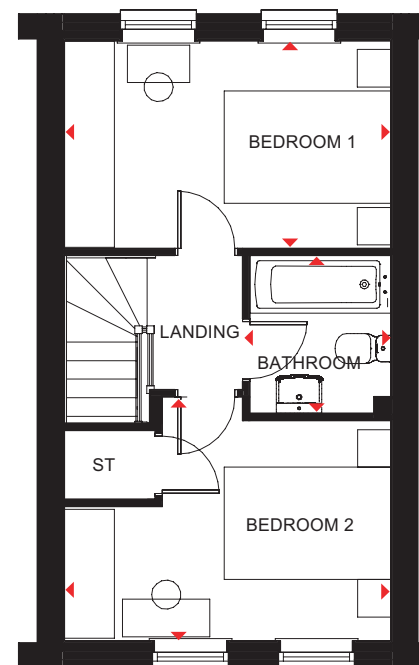
## Key

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



### Ground Floor

Lounge/Dining	4362 x 3926 mm	14'4" x 12'11"
Kitchen	3083 x 1783 mm	10'1" x 5'10"
WC	1615 x 884 mm	5'4" x 2'11"



### First Floor

Bedroom 1	3926 x 2491 mm	12'11" x 8'2"
Bedroom 2	3926 x 2931 mm	12'11" x 9'7"
Bathroom	1897 x 1696 mm	6'3" x 5'7"

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.

BDW001966 Group DWH 2017 P204-I-7 DS03 /OCT22



# 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 a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and shower.

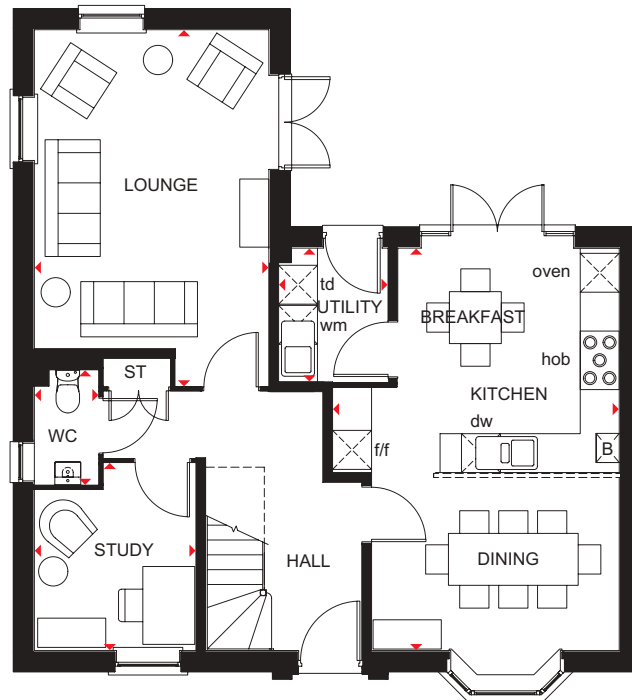
DAVID WILSON HOMES

# THE AVONDALE

FOUR BEDROOM HOME

## Key

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



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/ Breakfast/Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



### First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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# YOUR BEAUTIFUL

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## NEW HOME COMES WITH PEACE OF MIND

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David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\*\* as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

### WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

### WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



\*"We" and "us" refer to the Barratt Developments PLC Group brands. \*\*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. 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.



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**dwh.co.uk** or call **033 3355 8479**

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