



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



David Wilson Homes

- Kennett 3 bedroom home
- Bayswater 4 bedroom home
- Hertford 4 bedroom home
- Avondale 4 bedroom home

V Visitor Parking Space

BCP Bins Collection Point

BS Bins Store

CS Cycle Store



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 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 a spacious principal bedroom with en suite.



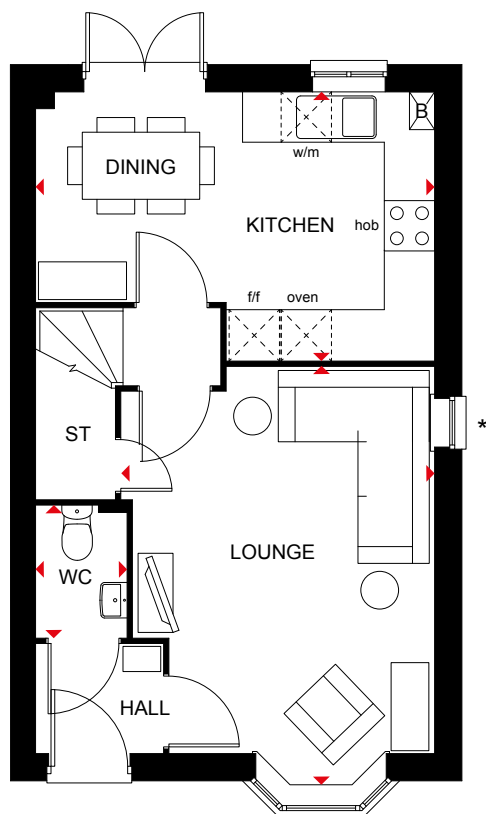
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

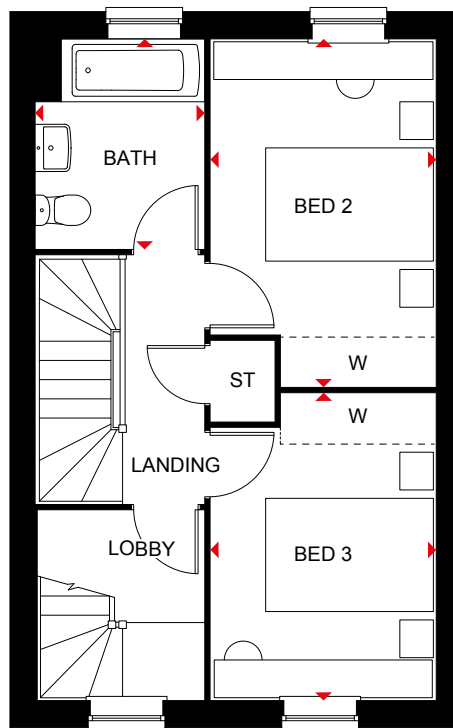
Key

B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	w/m	Washing machine space	◀▶	Dimension location



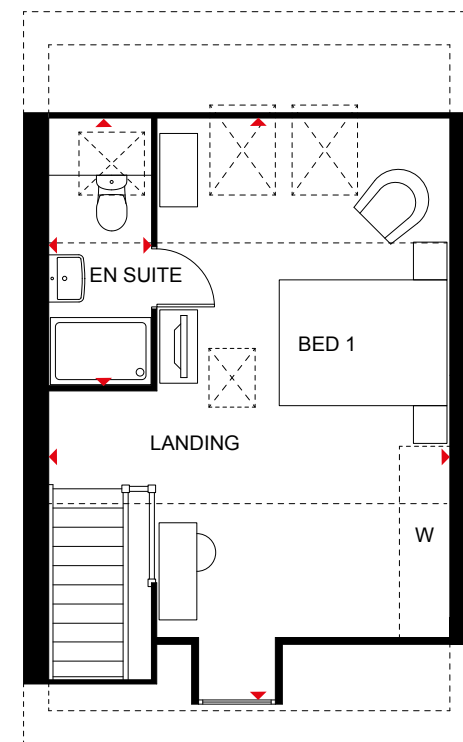
Ground Floor

Lounge	5001 x 3729 mm	16'5" x 12'3"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'6"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'9"
Bedroom 3	3658 x 2659 mm	12'0" x 8'9"
Bathroom	2498 x 1958 mm	8'2" x 6'6"



Second Floor

Bedroom 1	6681 x 4733 mm	21'11" x 15'6"
En Suite	1189 x 3166 mm	3'11" x 10'5"

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BDW002853/MAR23

THE BAYSWATER

FOUR BEDROOM DETACHED HOME



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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 three bedrooms and the family bathroom. The spacious master bedroom, with en suite and dressing area, takes up the entire second floor.



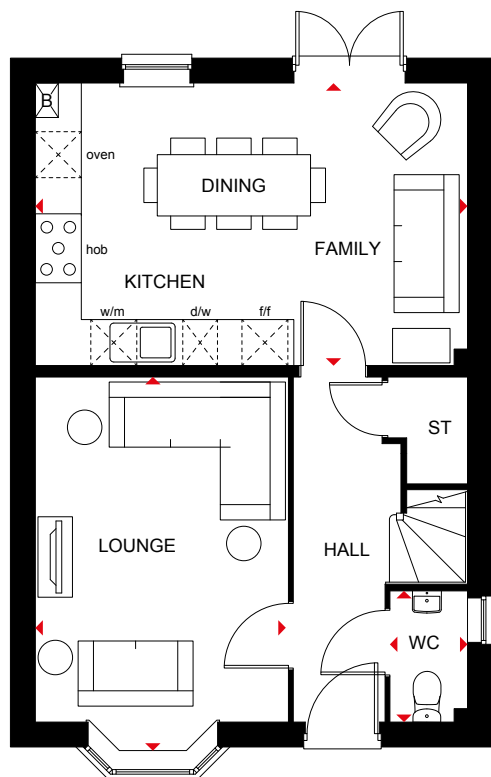
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BAYSWATER

FOUR BEDROOM DETACHED HOME

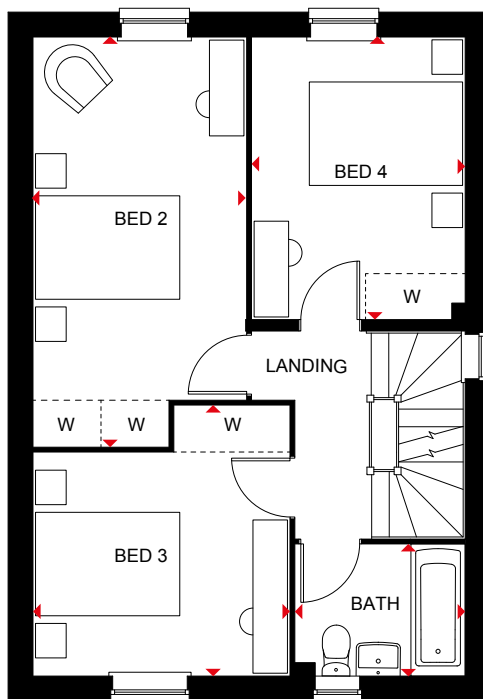
Key

B	Boiler	w/m	Washing machine space	W	Wardrobe space
f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



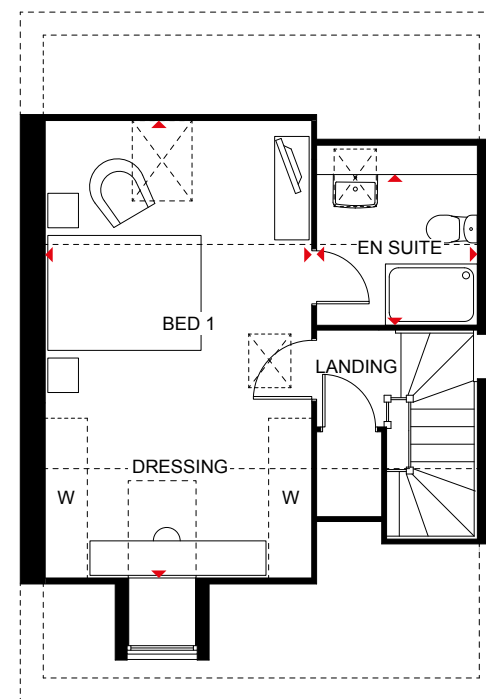
Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Dining/Family	5640 x 3687 mm	18'6" x 12'1"
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	10'11" x 11'7"
Bedroom 4	3688 x 2776 mm	12'1" x 9'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



Second Floor

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

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THE HERTFORD

FOUR BEDROOM HOME



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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 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

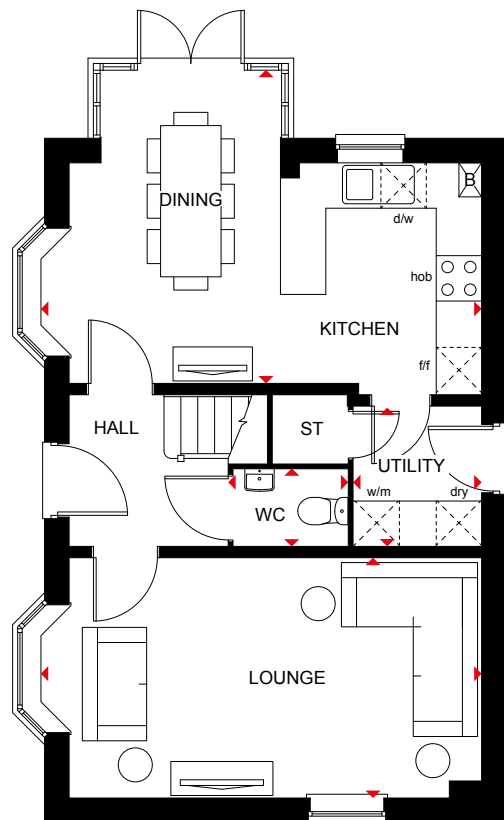
B Boiler
ST Store

CYL Cylinder
f/f Fridge/freezer space

wm Washing machine space
dw Dishwasher space

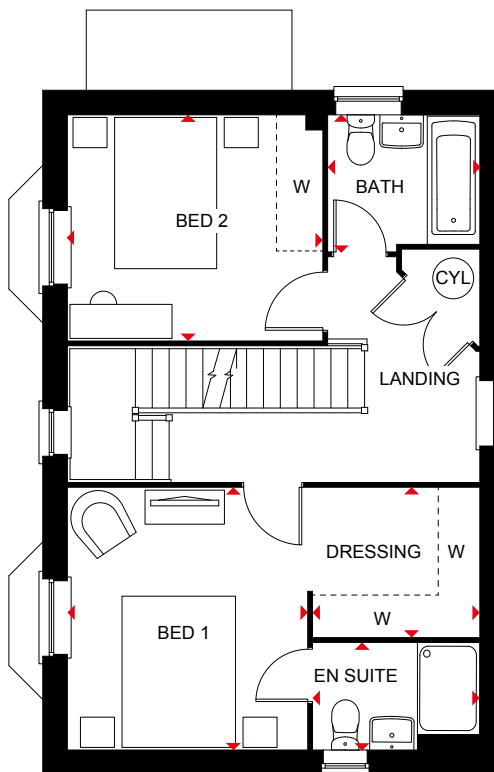
dry Tumble dryer space
w Wardrobe space

◀▶ Dimension location



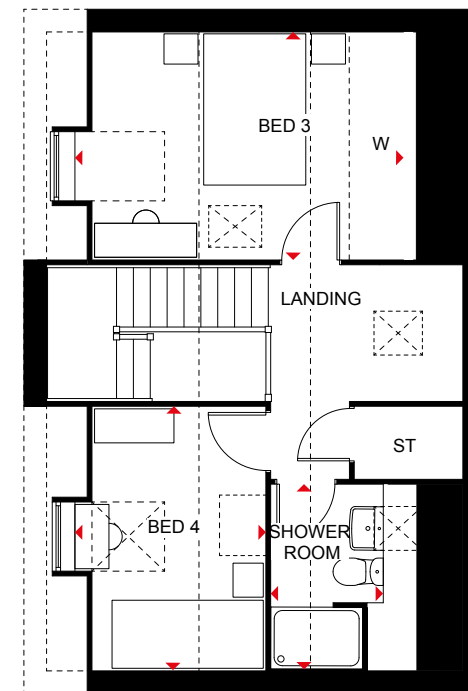
Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
WC	1500 x 1014 mm	4'11" x 3'4"
Utility	1688 x 1855 mm	5'6" x 6'1"



First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'5"
En Suite	2200 x 1410 mm	7'3" x 4'8"
Bedroom 2	3366 x 2978 mm	11'1" x 9'9"
Bathroom	2000 x 1700 mm	6'7" x 5'7"
Dressing	2200 x 1963 mm	7'3" x 6'5"



Second Floor

Bedroom 3	4540 x 2978 mm	14'11" x 9'9"
Bedroom 4	3462 x 2537 mm	11'4" x 8'4"
Shower Room	2432 x 1464 mm	8'0" x 4'10"

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THE AVONDALE

FOUR BEDROOM HOME



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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 a bath and shower.



DAVID WILSON HOMES
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THE AVONDALE

FOUR BEDROOM HOME

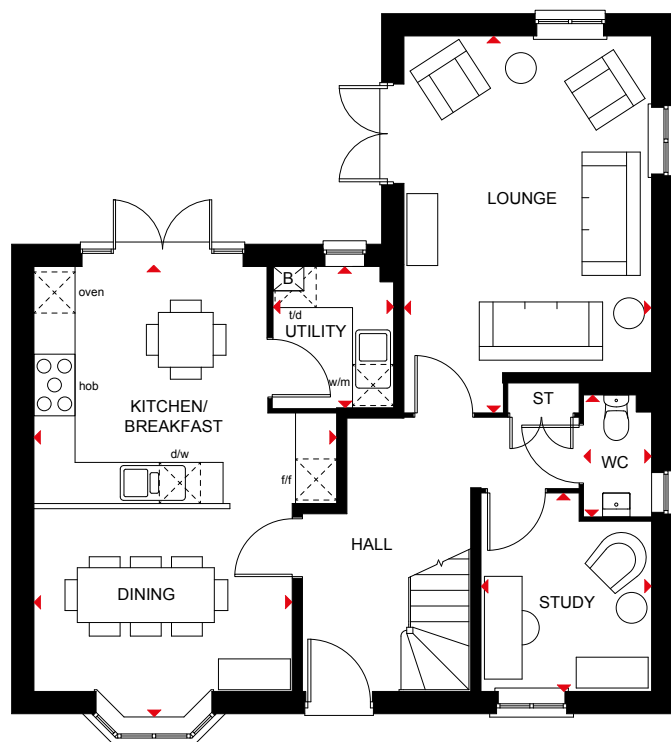
Key

ST Store
CYL Cylinder

f/f Fridge/freezer space
wm Washing machine space

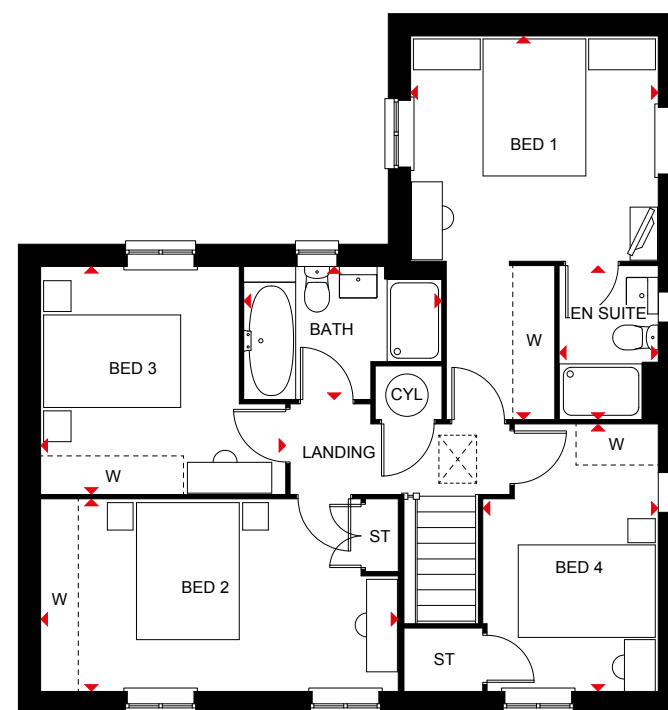
dw Dishwasher space
td Tumble dryer space

◀▶ Dimension location



Ground Floor

Kitchen/Breakfast/Dining	6600 x 4418 mm	21'8" x 14'6"
Utility	2062 x 1760 mm	6'9" x 5'9"
Study	2885 x 2490 mm	9'6" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"
Lounge	5490 x 3615 mm	18'0" x 11'10"



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	17'2" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'11"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2933 x 1930 mm	9'7" x 6'4"

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

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

WHAT DOES YOUR WARRANTY COVER?

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

WARRANTY EXCLUSIONS

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

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



[^]"We" and "us" refer to the Barratt Developments PLC Group brands. [^]"We"* are the only major national housebuilder to be awarded this [key industry] award 11 years running. **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 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

NEW HOMES

Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

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

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

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

What the code covers

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

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



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

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dwh.co.uk or call **0330 057 2222**