



WINNYCROFT

— GLOUCESTER —



DAVID WILSON HOMES

WHERE QUALITY LIVES

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

WINNYCROFT

— A LOCATION LIKE NO OTHER —



Winnycroft is a development of 3 & 4 bedroom homes in Gloucester, set within 15 acres of open space and surrounded by countryside.

This new development includes play areas and allotments and you'll be just 4 miles away from Gloucester town centre.



Ofsted rated 'Good' schools are close by, as well as local shops and pubs. For commuters, the M5 is less than 4 miles away.

A SENSE OF PEACE
QUALITY
— AND SPACE —

Our homes at Winnycroft 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 as most of our homes have two or more bathrooms, including your own private sanctuary – a main 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.



THIRTY MINUTES

FROM YOUR NEW HOME



Gloucester Quays

13 minutes by car



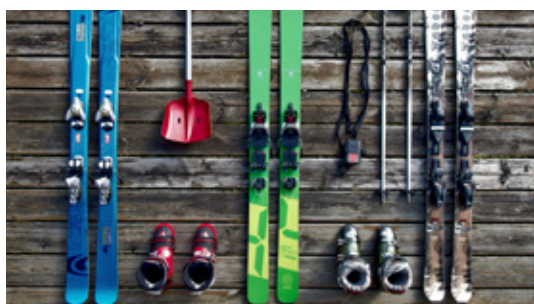
Cheltenham

24 minutes by car



Gloucester train station

11 minutes by car



Gloucester Ski & Snowboard Centre

2 minutes by foot



Gloucester Golf Club

3 minutes by foot



Robinshill Country Park

6 minutes by car

— 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.





WINNYCROFT

GLOUCESTER

SITE PLAN
3 and 4 bedroom homes

- The Archford**
3 bedroom home
- The Hadley**
3 bedroom home
- The Blyford**
3 bedroom home
- The Ingleby**
4 bedroom home
- The Greenwood**
3 bedroom home
- The Hertford**
4 bedroom home
- The Hereford**
4 bedroom home
- The Meriden**
4 bedroom home
- The Holden**
4 bedroom home
- Visitor Parking Space**
- Show Home**
- For Sale**
- Reserved**
- Exchanged**
- Completed**



Grasslands



Paths



New Tree Lines



Mature Trees



Giving nature a home on this development:

Hedgehog Highway
Selected plots*



Bat Box
Selected plots*



Swift Nesting Brick
Selected plots*



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

See the Difference at dwh.co.uk



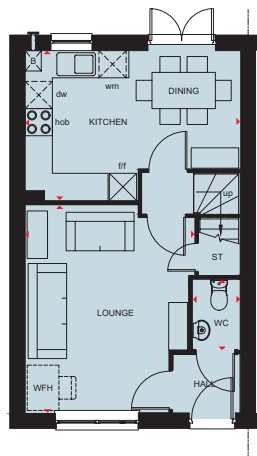
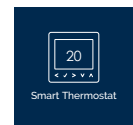
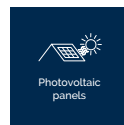
DAVID WILSON HOMES
WHERE QUALITY LIVES

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Winnycroft is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

0665-R1-102 Rev: C

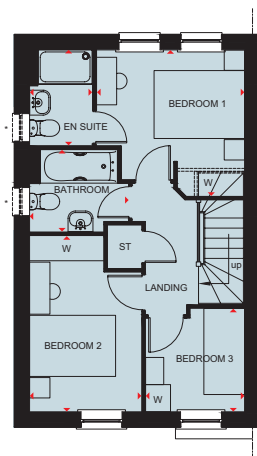
ARCHFORD

THREE BEDROOM HOME



Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En Suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

* Window to plots 240, 242, 253, 254, 260, 270, 271, 272, 273, 298, 299, 308 & 407 only

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location



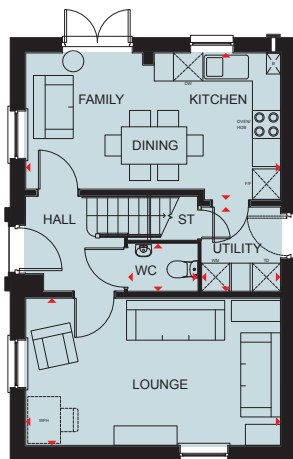
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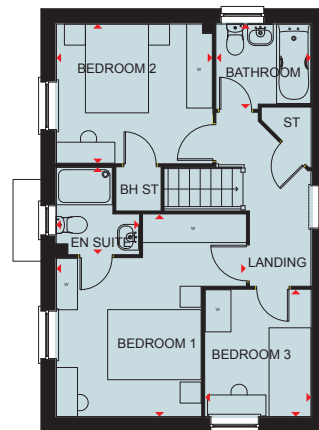
DAVID WILSON HOMES

HADLEY

THREE BEDROOM HOME



* Rear door to plots 287 & 290 only



* Landing window to plots 287 & 290 only

Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/		
Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

(Approximate dimensions)

First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 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 6'0"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer	WFH	Working from home space		



Scan here for more details



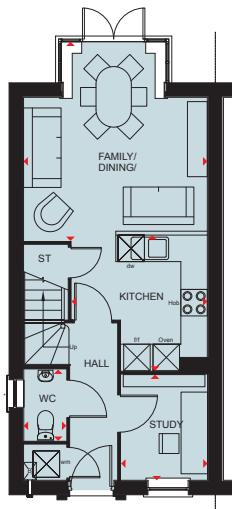
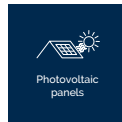
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BDW004373/AUG24

GREENWOOD

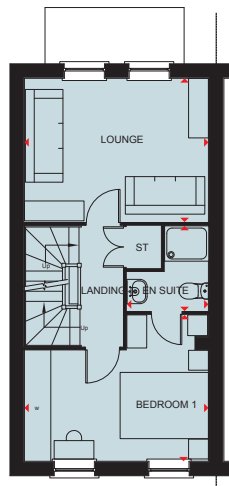
THREE BEDROOM HOME



Ground Floor

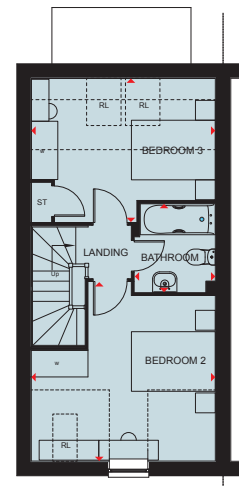
Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3074 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

* Window to plots 255, 256, 257, 258, 285 & 286 only



First Floor

Lounge	4168 x 3253 mm	13'8" x 10'8"
Bedroom 1	4168 x 3316 mm	13'8" x 10'10"
En Suite	1928 x 1848 mm	6'4" x 6'1"



Second Floor

Bedroom 2	4168 x 4054* mm	13'8" x 13'4"
Bedroom 3	4168 x 3248* mm	13'8" x 10'8"
Bathroom	2001 x 1827 mm	6'7" x 6'0"

* Overall floor dimension includes lowered ceiling areas

Key

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



Scan here for more details



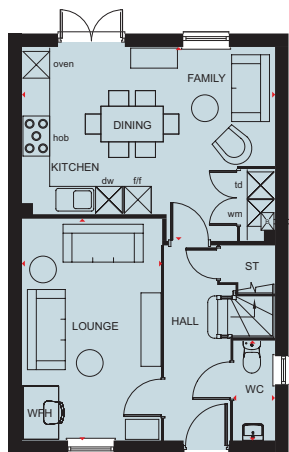
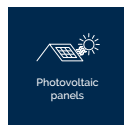
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BDW004375/AUG24

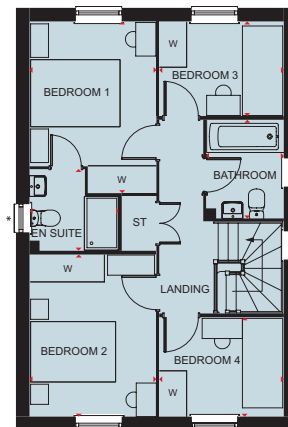
INGLEBY

FOUR BEDROOM HOME



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3797 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 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

* Window to plot 291 only

Key

B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



Scan here for more details



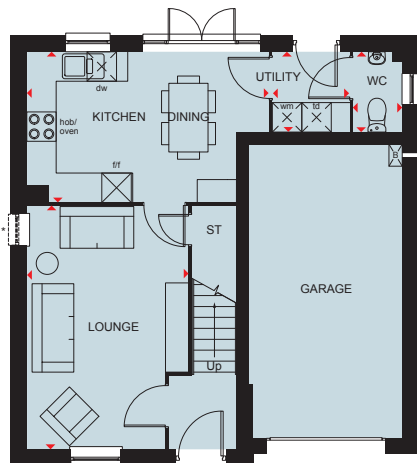
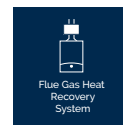
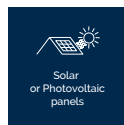
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BDW004376/AUG24

BLYFORD

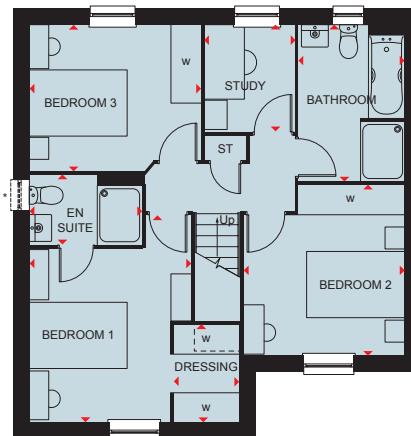
THREE BEDROOM HOME



* Window to plots 238 & 304 only

Ground Floor

Lounge	3282 x 4951 mm	10'10" x 16'3"
Kitchen/Dining	3063 x 4933 mm	10'1" x 16'2"
Utility	1551 x 1641 mm	5'1" x 5'5"
WC	995 x 1641 mm	3'3" x 5'5"



* Window to plots 238 & 304 only

First Floor

Bedroom 1	3292 x 4216 mm	10'10" x 13'10"
En suite	1412 x 2291 mm	4'8" x 7'6"
Dressing	1336 x 1987 mm	4'5" x 6'6"
Bedroom 2	3274 x 3479 mm	10'9" x 11'5"
Bedroom 3	3492 x 2977 mm	11'5" x 9'9"
Bathroom	2164 x 3188 mm	7'1" x 10'6"
Study	2179 x 1838 mm	7'2" x 6'0"

Key

B	Boiler	BH	Bulkhead	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	◀▶	Dimension location
ST	Store	BH/ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



Scan here for more details



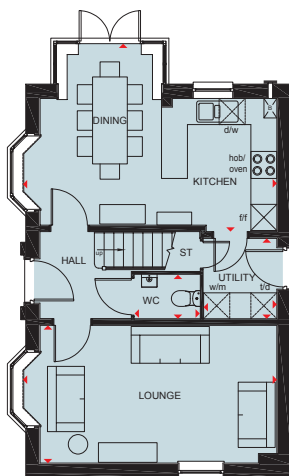
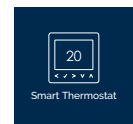
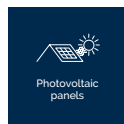
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BDW004374/AUG24

HERTFORD

FOUR BEDROOM HOME

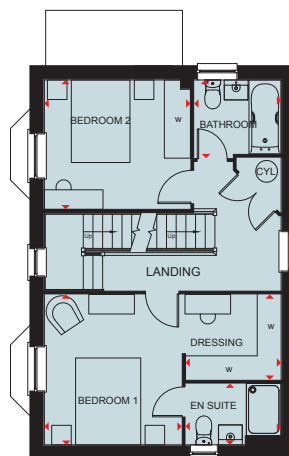


Ground Floor

Lounge
Kitchen/Dining
Utility
WC

5847 x 3173 mm
5847 x 4327 mm
1850 x 1687 mm
1500 x 1014 mm

19'2" x 10'5"
19'2" x 14'2"
6'1" x 5'6"
4'11" x 3'4"

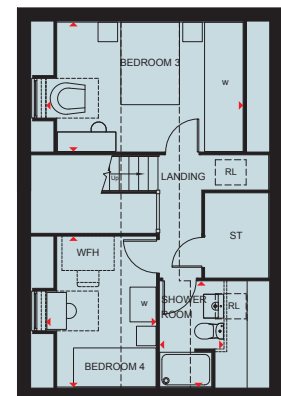


First Floor

Bedroom 1
En suite
Dressing room
Bedroom 2
Bathroom

3463 x 3162 mm
2201 x 1411 mm
2201 x 1964 mm
3362 x 2979 mm
2000 x 1801 mm

11'4" x 10'4"
7'3" x 4'8"
7'3" x 6'5"
11'0" x 9'9"
6'7" x 5'11"



Second Floor

Bedroom 3
Bedroom 4
Shower room

4534 x 2979 mm
3463 x 2529 mm
2433 x 1464 mm

14'11" x 9'9"
11'4" x 8'4"
8'0" x 4'10"

* Overall floor dimension includes lowered ceiling areas

Key

B Boiler CYL Cylinder d/w Dishwasher space t/d Tumble dryer space w Wardrobe space
ST Store f/f Fridge freezer space w/m Washing machine space WFH Working from home space
Dimension location



Scan here for more details



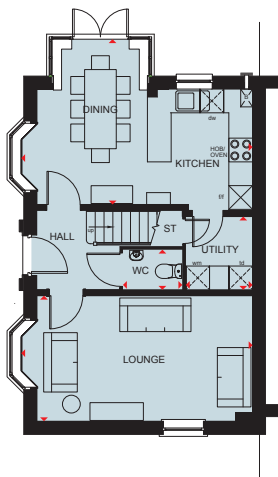
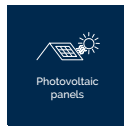
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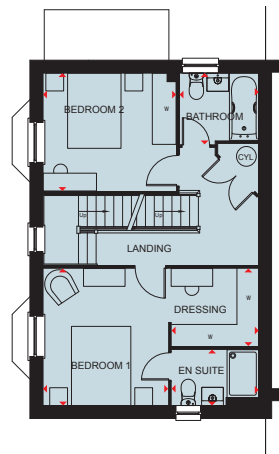
HEREFORD

FOUR BEDROOM HOME



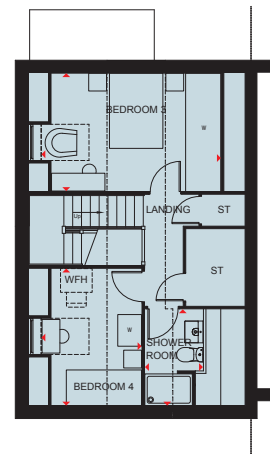
Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4177 mm	19'2" x 13'8"
Utility	1850 x 1688 mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"



First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En Suite	2201 x 1414 mm	7'3" x 4'8"
Dressing	2201 x 1960 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"



Second Floor

Bedroom 3	4534* x 2979 mm	14'11"* x 9'9"
Bedroom 4	3463 x 2529* mm	11'4" x 8'4"*
Shower room	2433 x 1464* mm	8'0" x 4'10"*

* Overall floor dimension includes lowered ceiling areas

Key

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



Scan here for more details



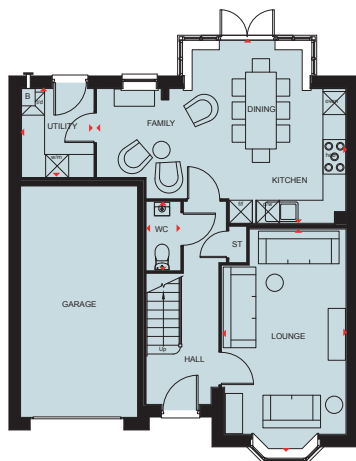
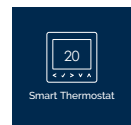
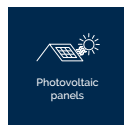
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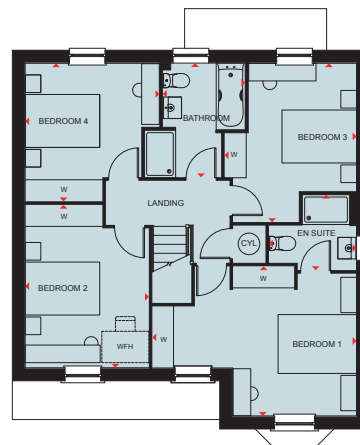
MERIDEN

FOUR BEDROOM HOME



Ground Floor

Lounge	5762 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4768 mm	21'3" x 15'7"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



*Window to plot 268, 275 & 294 only

First Floor

Bedroom 1	5208 x 3817 mm	17'1" x 12'6"
En suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4156 x 3155 mm	13'8" x 10'4"
Bedroom 3	4049 x 3365 mm	13'3" x 11'0"
Bedroom 4	3520 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

Key

B Boiler	wm Washing machine space	f/f Fridge/freezer space	WFH Working from home space	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	w Wardrobe space	



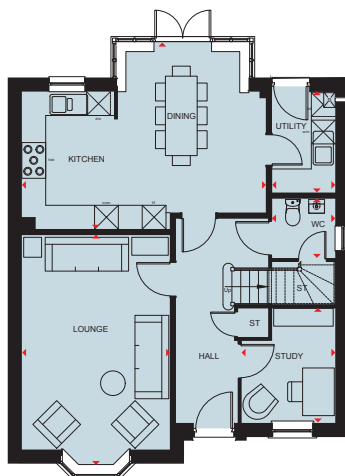
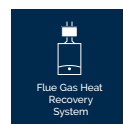
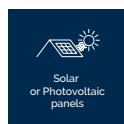
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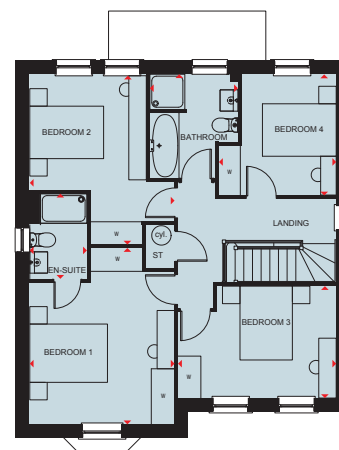
HOLDEN

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

Key

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



Scan here for more details



DAVID WILSON HOMES

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.





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WHERE QUALITY LIVES