



SHOLDEN
MEADOWS

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

SHOLDEN MEADOWS

— SANDWICH ROAD, DEAL, KENT, CT14 0AD —



Welcome to Sholden Meadows, a delightful new community featuring beautifully designed 3- and 4-bedroom homes. This exclusive collection by David Wilson Homes showcases a range of thoughtfully crafted house styles, blending contemporary interiors with timeless architecture to create a vibrant family neighbourhood.

Your new home will offer a vision for a healthier, more energy-efficient future for you and your family. With features such as improved insulation, solar panels and electric car charging points, a home at Sholden Meadows is an investment in both the planet and your quality of life, providing comfort, cost savings and peace of mind for years to come.

Living in Sholden offers a peaceful rural setting with the benefits of being close to the coast and bustling town of Deal. The village is surrounded by scenic countryside, perfect for outdoor enthusiasts who enjoy walking, cycling and nature.

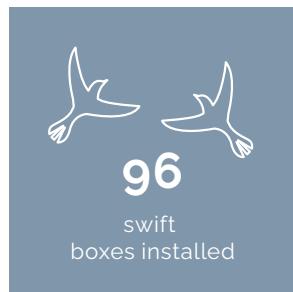
Sholden maintains a quiet, village atmosphere while still being well-connected to nearby towns, providing easy access to shops, schools and transport links. With its blend of tranquillity, community spirit and proximity to the sea, Sholden is an ideal place for those seeking a relaxed lifestyle while remaining close to the amenities of larger towns.

——— CREATING A SUSTAINABLE ———

COMMUNITY

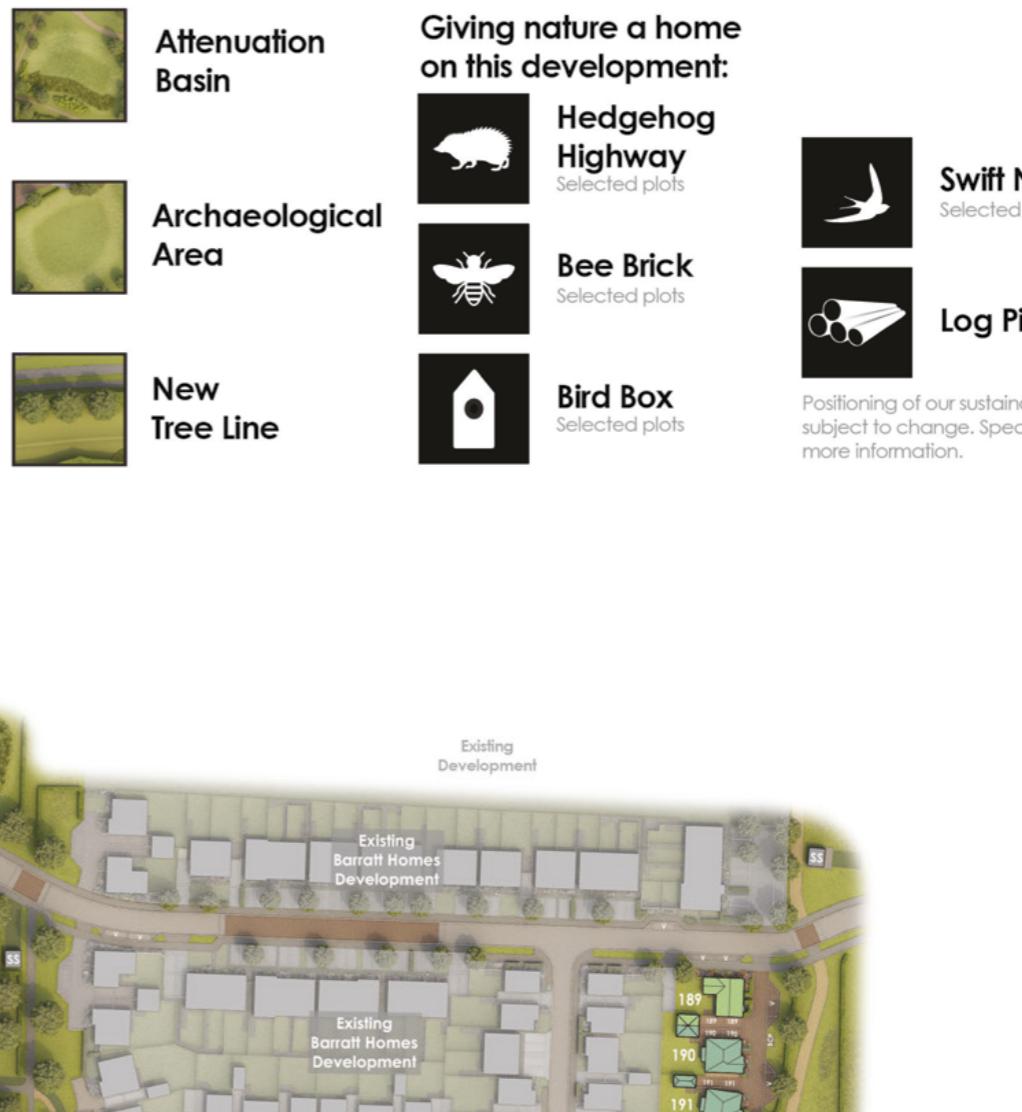
WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments. We design sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.





SHOLDEN
MEADOWS



The Hadley
3 bedroom home

The Archford
3 bedroom home

The Hollinwood
4 bedroom home

The Shenton
4 bedroom home

The Holden
4 bedroom home

The Ashington
4 bedroom home

The Meriden
4 bedroom home

The Avondale
4 bedroom home

The Exeter
4 bedroom home

The Winstone
4 bedroom home

The Bradgate
4 bedroom home

The Earlswood
5 bedroom home

The Manning
5 bedroom home

Affordable Housing

BCP Bin Collection Point

V Visitors Parking

SS Sub Station

Attenuation
Basin

Archaeological
Area

New
Tree Line

Giving nature a home
on this development:

**Hedgehog
Highway**
Selected plots

Bee Brick
Selected plots

Bird Box
Selected plots

Swift Nesting Box
Selected plots

Log Pile

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

dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

HADLEY

THREE BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



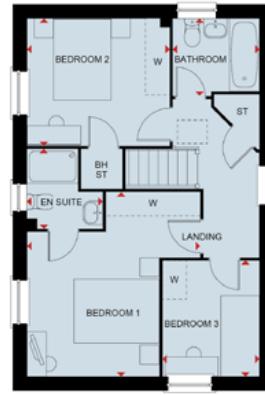
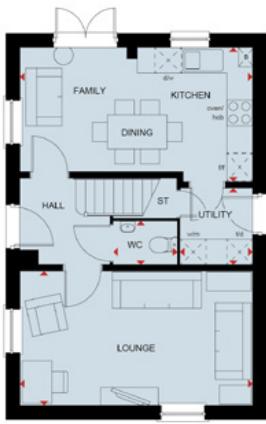
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Ground Floor

Lounge	5450 x 3148mm	17'11" x 10'4"
Kitchen/Dining/	3143 x 5450mm	10'4" x 17'11"
Family		
Utility	2437 x 1960mm	7'12" x 6'5"

First Floor

Bedroom 1	3097 x 4325mm	10'2" x 14'2"
Bedroom 2	3325 x 2962mm	10'11" x 14'2"
Bedroom 3	2265 x 2713mm	7'5" x 8'11"
Bathroom	2026 x 1812mm	6'8" x 5'11"
En Suite	1772 x 1856mm	5'10" x 6'1"

(Approximate dimensions)

Key

B Boiler
ST Store

wm
dw

Washing machine space
Dishwasher space

f/f
BH/ST Fridge/freezer space
Bulkhead Store

w
W Wardrobe space
Dimension location



DAVID WILSON HOMES

THE ARCHFORD

THREE BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



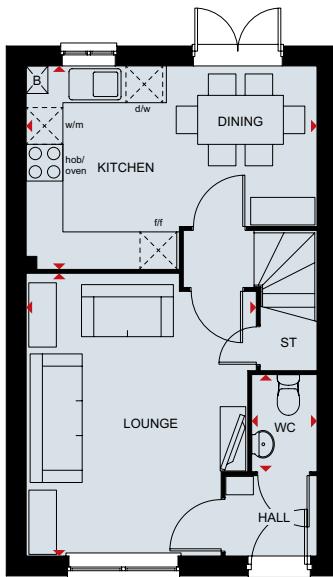
Photovoltaic panels



Waste Water Heat Recovery



Argon-filled double-glazing



Ground Floor

Lounge	3473 x 4612 mm
Kitchen/Dining	4745 x 3323 mm
WC	1031 x 1445 mm

Kitchen	11'5" x 15'2"
DINING	15'7" x 10'11"
Lounge	3'5" x 4'9"

Key

B Boiler

d/w Dishwasher space

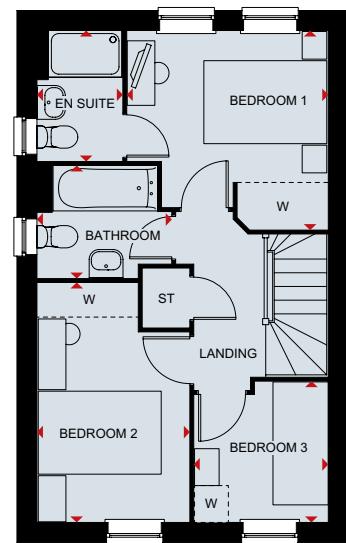
w/m Washing machine space

Dimension location

ST Store

f/f Fridge/freezer space

W Wardrobe space



First Floor

Bedroom 1	3314 x 2877 mm
En suite	1398 x 2132 mm
Bedroom 2	2476 x 3917 mm
Bedroom 3	2187 x 2282 mm
Bathroom	2194 x 1843 mm

10'10" x 9'5"
4'7" x 7'0"
8'1" x 12'10"
7'2" x 7'6"
7'2" x 6'1"

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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLLINWOOD

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



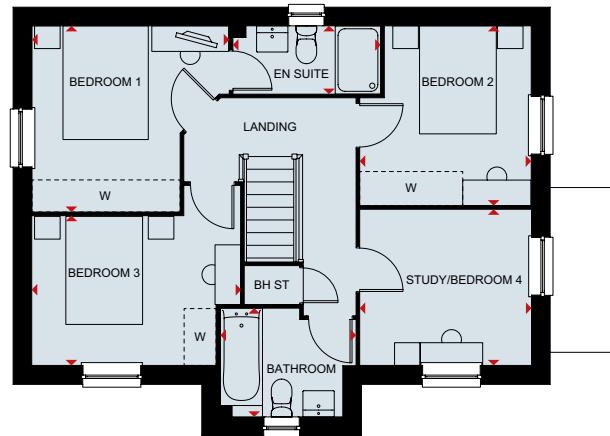
Photovoltaic panels



Waste Water Heat Recovery



Argon-filled double-glazing



Ground Floor

Kitchen/Dining	3896 x 5973 mm	12'9" x 19'7"
Lounge	3595 x 5973 mm	11'10" x 19'7"
Utility	1550 x 2325 mm	5'1" x 7'8"
WC	1027 x 1626 mm	3'4" x 5'4"

Key

B	Boiler	BH ST	Bulkhead store
ST	Store	d/w	Dishwasher space

f/f	Fridge/freezer space
w/m	Washing machine space

First Floor

Bedroom 1	3445 x 3260 mm	11'4" x 10'8"
Bedroom 2	3010 x 3150 mm	9'11" x 10'4"
Bedroom 3	3662 x 2622 mm	12'0" x 8'7"
Bedroom 4	3010 x 2735 mm	9'11" x 9'0"
Bathroom	2399 x 1913 mm	7'10" x 6'3"

t/d	Tumble dryer space
W	Wardrobe space

► Dimension location

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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE SHENTON

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



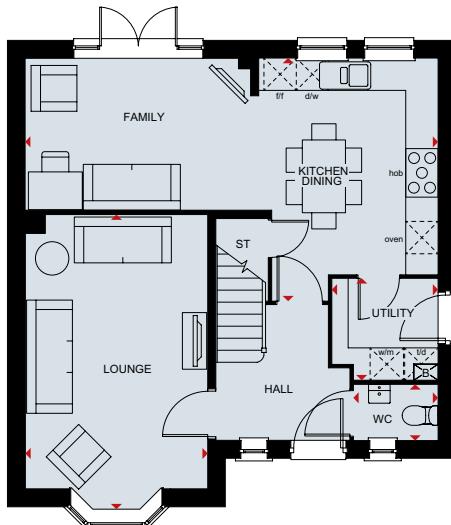
Photovoltaic panels



Waste Water Heat Recovery



Argon-filled double-glazing

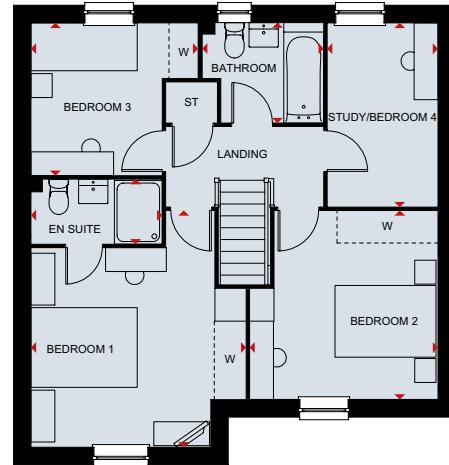


Ground Floor

Kitchen/Dining/Family	7660 x 4510 mm	25'2" x 14'10"
Lounge	3383 x 5466 mm	11'1" x 17'11"
Utility	1942 x 1904 mm	6'4" x 6'3"
WC	1572 x 1044 mm	5'2" x 3'5"

Key

B	Boiler	d/w	Dishwasher space
ST	Store	f/f	Fridge/freezer space



First Floor

Bedroom 1	3385 x 4443 mm	11'1" x 14'7"
En suite	2472 x 1226 mm	8'1" x 4'0"
Bedroom 2	3534 x 3534 mm	11'7" x 11'7"
Bedroom 3	3159 x 2894 mm	10'4" x 9'6"
Bedroom 4	2113 x 3454 mm	6'11" x 11'4"
Bathroom	2289 x 1891 mm	7'6" x 6'2"

w	Wardrobe space
►	Dimension location

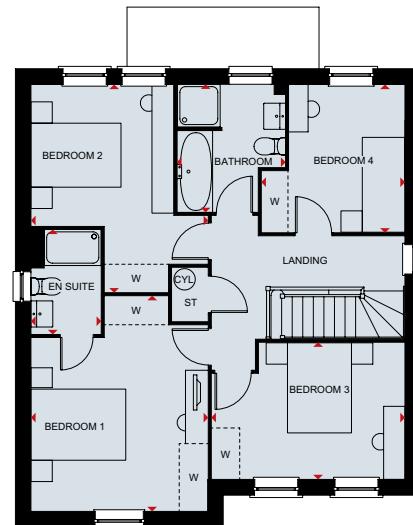
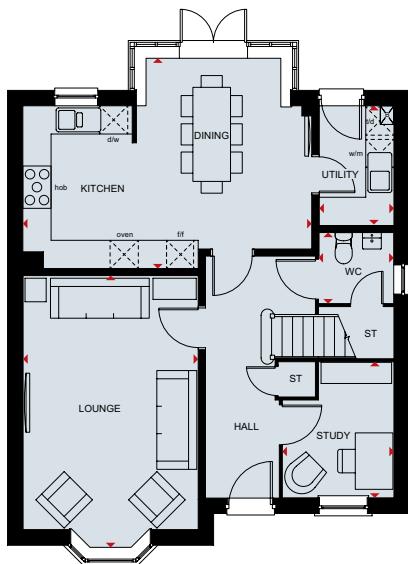
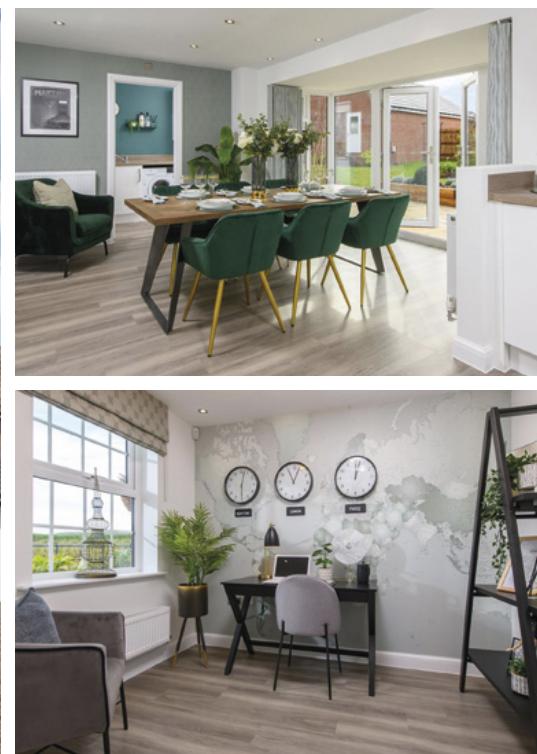
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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME



Ground Floor

Lounge	3723 x 5400 mm	12'3" x 17'9"
Kitchen/Dining	6142 x 4470 mm	20'2" x 14'8"
Study	2352 x 2894 mm	7'9" x 9'6"
Utility	1588 x 2545 mm	5'3" x 8'4"
WC	1588 x 1511 mm	5'3" x 4'11"

Key

B	Boiler	d/w	Dishwasher space	w/m	Washing machine space	CYL	Cylinder
ST	Store	f/f	Fridge/freezer space	t/d	Tumble dryer space	W	Wardrobe space

First Floor

Bedroom 1	3728 x 4551 mm	12'3" x 14'11"
En suite	1483 x 2216 mm	4'10" x 7'3"
Bedroom 2	3004 x 4379 mm	9'10" x 14'4"
Bedroom 3	4074 x 2882 mm	13'4" x 9'5"
Bedroom 4	3019 x 3116 mm	9'11" x 10'3"
Bathroom	2282 x 2689 mm	7'6" x 8'10"

► Dimension location

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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ASHINGTON

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



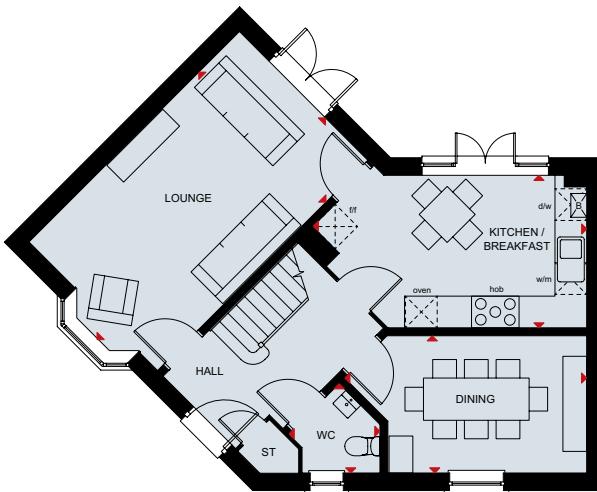
Photovoltaic panels



Waste Water Heat Recovery



Argon-filled double-glazing



Ground Floor

Lounge	3443 x 5635 mm	11'4" x 18'6"
Kitchen/Breakfast	5186 x 2887 mm	17'0" x 9'6"
Dining	4581 x 2598 mm	15'0" x 8'6"
WC	1475 x 1690 mm	4'10" x 5'7"

Key

B Boiler

d/w Dishwasher space

w/m Washing machine space

Dimension location

ST Store

f/f Fridge/freezer space

W Wardrobe space



First Floor

Bedroom 1	3698 x 3286 mm	12'2" x 10'9"
En suite	1411 x 2317 mm	4'8" x 7'7"
Bedroom 2	2187 x 2282 mm	7'2" x 7'6"
Bedroom 3	4265 x 3448 mm	14'0" x 11'4"
Bedroom 4	2519 x 2343 mm	8'3" x 7'8"
Bathroom	1725 x 2026 mm	5'8" x 6'8"

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DAVID WILSON HOMES
WHERE QUALITY LIVES

MERIDEN

FOUR BEDROOM HOME



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plots.



Electric car
charging point



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



Highly-efficient
insulation



A/B EPC
rating



Ground Floor

Lounge	5762 x 3235mm	18'11" x 10'7"
Kitchen/Family/	6486 x 4768mm	21'3" x 15'8"
Dining		
Utility	2305 x 1877mm	7'7" x 6'2"

First Floor

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

(Approximate dimensions)

Key

B	Boiler	ST	Boiler Store	wm	Washing machine space	dw	Dishwasher space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	w	Wardrobe space	Dimension location
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DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



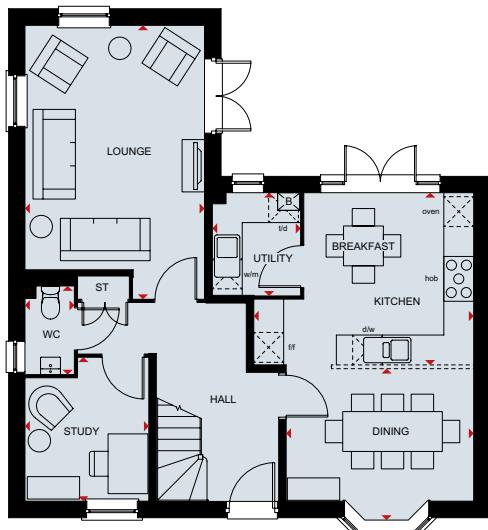
Photovoltaic panels



Waste Water Heat Recovery



Argon-filled double-glazing

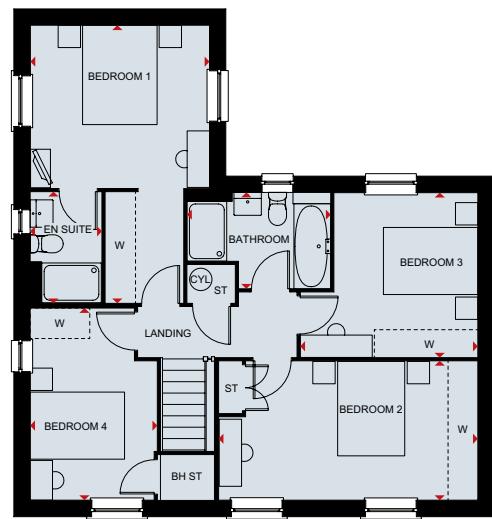


Ground Floor

Lounge	3605 x 5500 mm	11'10" x 18'1"
Kitchen/Breakfast	4415 x 3457 mm	14'6" x 11'4"
Dining	3766 x 2660 mm	12'4" x 8'9"
Study	2488 x 2890 mm	8'2" x 9'6"
Utility	1761 x 2073 mm	5'9" x 6'10"
WC	993 x 1980 mm	3'3" x 6'6"

Key

B Boiler BH ST Bulkhead store f/f Fridge/freezer space
 ST Store d/w Dishwasher space w/m Washing machine space



First Floor

Bedroom 1	3605 x 3289 mm	11'10" x 10'9"
En suite	1445 x 2248 mm	4'9" x 7'5"
Bedroom 2	5205 x 2792 mm	17'1" x 9'2"
Bedroom 3	2885 x 3308 mm	9'6" x 10'10"
Bedroom 4	2572 x 3853 mm	8'5" x 12'8"
Bathroom	2895 x 1940 mm	9'6" x 6'4"

W Wardrobe space
 ▶ Dimension location

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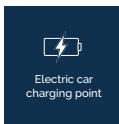
DAVID WILSON HOMES
 WHERE QUALITY LIVES

EXETER

FOUR BEDROOM HOME



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plots.



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



A/B EPC rating



Ground Floor

Lounge	5088 x 3845mm	16'8" x 12'7"
Kitchen/Family/	5988 x 4810mm	19'8" x 15'9"
Dining		
Utility	3078 x 1720mm	10'1" x 5'8"



First Floor

Bedroom 1	3850 x 3706mm	12'8" x 12'2"
En Suite	2310 x 1711mm	7'7" x 5'7"
Bedroom 2	4208 x 4083mm	13'10" x 13'5"
Bedroom 3	4208 x 4083mm	13'10" x 13'5"
Bedroom 4	3586 x 2626mm	11'9" x 8'7"
Bathroom	3046 x 1886mm	9'12" x 6'2"

(Approximate dimensions)

Key

B Boiler
ST Store

wm Washing machine space
dw Dishwasher space

f/f Fridge/freezer space
BH/ST Bulkhead Store

w Wardrobe space
Dimension location



DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



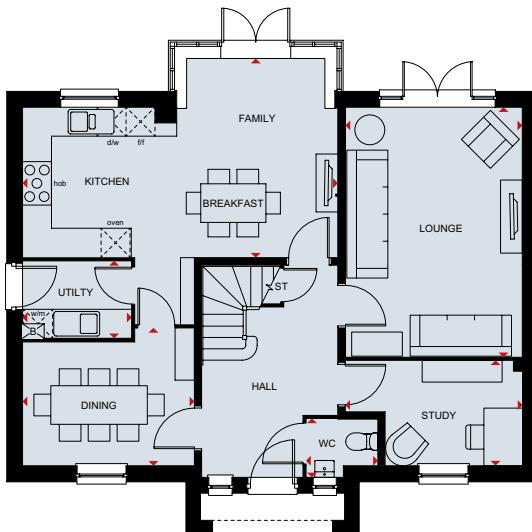
Photovoltaic panels



Waste Water Heat Recovery

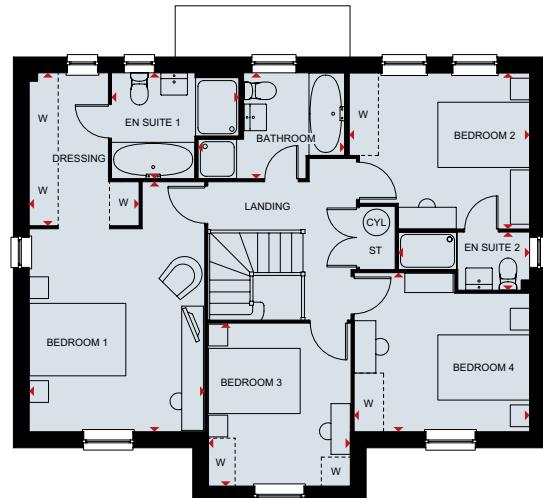


Argon-filled double-glazing



Ground Floor

Kitchen/Family/Breakfast	6533 x 4128 mm	21' 5" x 13' 7"
Lounge	3663 x 5182 mm	12'0" x 17'0"
Study	3673 x 2186 mm	12'1" x 7'2"
Utility	2261 x 1617 mm	7'5" x 5'4"
WC	1221 x 1488 mm	4'0" x 4'11"



First Floor

Bedroom 1	3622 x 5163 mm	11'11" x 16'11"
En suite 1	2641 x 2193 mm	8'8" x 7'2"
Bedroom 2	3721 x 3216 mm	12'2" x 10'7"
En suite 2	2721 x 1204 mm	8'11" x 3'11"
Bedroom 3	2941 x 3361 mm	9'8" x 11'0"
Bedroom 4	3621 x 3280 mm	11'11" x 10'9"
Dressing	2276 x 3166 mm	7'6" x 10'5"
Bathroom	3033 x 2193 mm	9'11" x 7'2"

Key

B	Boiler	d/w	Dishwasher space	w/m	Washing machine space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	CYL	Cylinder	►	Dimension location

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DAVID WILSON HOMES
WHERE QUALITY LIVES

BRADGATE

FOUR BEDROOM HOME



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plots.



Electric car
charging point



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



Highly-efficient
insulation



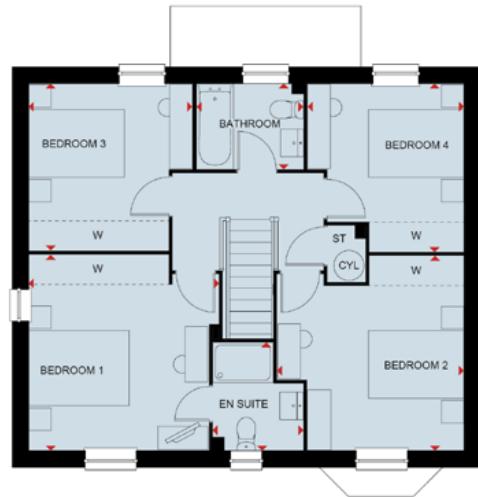
A/B EPC
rating



Ground Floor

Lounge	4994 x 3653mm	16'5" x 11'12"
Kitchen/Dining/ Family	8673 x 4992mm	28'5" x 16'5"
Utility	1688 x 1725mm	5'6" x 5'8"
Study	2762 x 2285mm	9'1" x 7'6"

(Approximate dimensions)



First Floor

Bedroom 1	3901 x 3786mm	12'10" x 12'5"
En Suite	2157 x 1700mm	7'1" x 5'7"
Bedroom 2	3720 x 3876mm	12'2" x 12'9"
Bedroom 3	3324 x 3259mm	10'11" x 10'8"
Bedroom 4	3349 x 3113mm	10'12" x 10'3"
Bathroom	2125 x 1700mm	6'12" x 5'7"

(Approximate dimensions)

Key

B	Boiler	dw	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space
ST	Boiler Store	dw	Dishwasher space	BH/ST	Bulkhead Store	↔	Dimension location



DAVID WILSON HOMES

EARLSWOOD

FIVE BEDROOM DETACHED HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Ground Floor

Lounge	6600 x 4302mm	21'8" x 14'1"
Kitchen/Family	4800 x 5897mm	15'9" x 19'4"
Dining	4147 x 3220mm	13'7" x 10'7"
Utility	2437 x 1960mm	7'12" x 6'5"

(Approximate dimensions)



First Floor

Bedroom 1	4393 x 5881mm	14'5" x 19'3"
Bedroom 2	3287 x 3964mm	10'9" x 13'0"
Bedroom 3	3733 x 3107mm	12'3" x 10'2"
Bedroom 4	3212 x 2997mm	10'6" x 9'10"
Bedroom 5/Study	2358 x 2849mm	7'9" x 9'4"
Bathroom	3029 x 1898mm	9'11" x 6'3"

(Approximate dimensions)

Key

B Boiler
ST Store

wm Washing machine space
dw Dishwasher space

f/f Fridge/freezer space
BH/ST Bulkhead Store

w Wardrobe space
Dimension location



DAVID WILSON HOMES

MANNING

FIVE BEDROOM DETACHED HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Waste Water Heat Recovery Systems



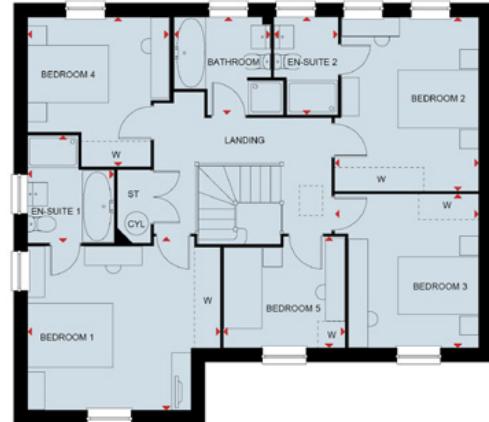
Argon-filled double-glazing



Ground Floor

Lounge	3543 x 5287mm	11'7" x 17'4"
Kitchen/Family	6883 x 533mm	22'7" x 17'6"
Dining	3838 x 2986mm	12'7" x 9'10"
Utility	2323 x 1671mm	7'7" x 5'6"
Study	2877 x 2406mm	9'6" x 7'11"
WC	1158 x 1912mm	3'10" x 6'3"

(Approximate dimensions)



First Floor

Bedroom 1	4537 x 3845mm	14'11" x 12'7"
Bedroom 2	3373 x 4072mm	11'1" x 13'4"
Bedroom 3	3373 x 3603mm	11'1" x 11'10"
Bedroom 4	3319 x 3503mm	10'11" x 11'6"
Bedroom 5	2840 x 2604mm	9'4" x 8'6"
En Suite 1	2026 x 2514mm	6'8" x 8'3"

(Approximate dimensions)

Key

B Boiler
ST Store

wm Washing machine space
dw Dishwasher space
f/f Fridge/freezer space
BH/ST Bulkhead Store

w Wardrobe space
Dimension location



DAVID WILSON HOMES

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 excellences 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:

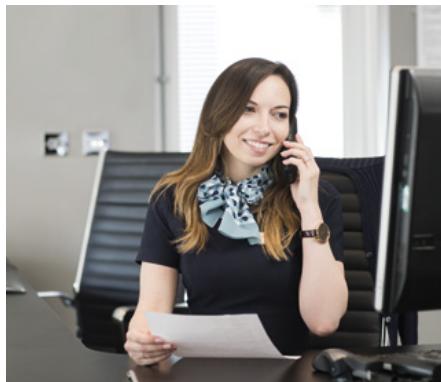
- Garden landscaping
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage



[^]"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 every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-programme/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. **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.

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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

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

P1145988/JAN26