



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

\*We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. David Wilson Homes is a brand name of BDW TRADING LIMITED (Company Number 03018173) a company registered in England whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF, VAT number GB633481836.

# 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.



**3.29 acres**

of public  
open space



**19**

bird boxes  
installed



**3**

biodiversity  
areas



**3.25 acres**

of wildflower  
meadows



**96**

swift  
boxes installed



**71**

new trees  
being planted



**1138 sq.m**

new sapling  
hedgerows planted

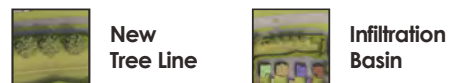


**1 Play**

area for  
the community



- **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 Avondale**  
4 bedroom home
  - **The Winstone**  
4 bedroom home
  - **Affordable Housing**
- BCP **Bin Collection Point**
- V **Visitors Parking**
- S/S **Sub Station**



Giving nature a home on this development:



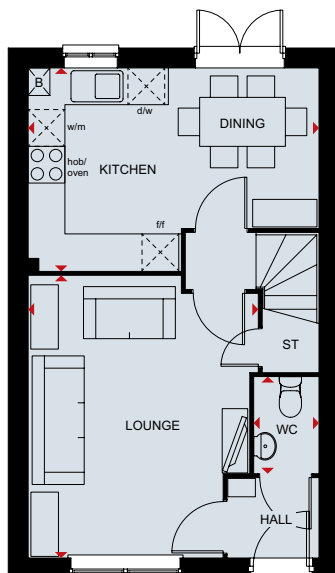
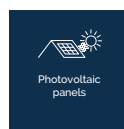
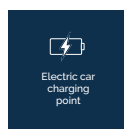
Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.





# THE ARCHFORD

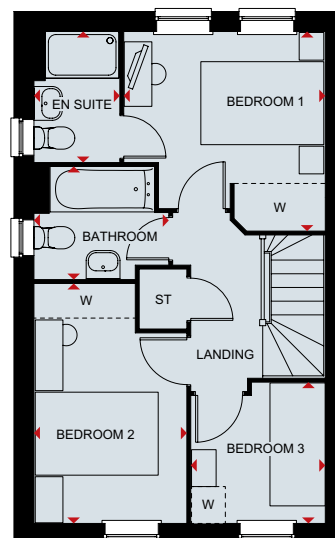
## THREE BEDROOM HOME



**Ground Floor**  
Lounge  
Kitchen/Dining  
WC

3473 x 4612 mm  
4745 x 3323 mm  
1031 x 1445 mm

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



**First Floor**  
Bedroom 1  
En suite  
Bedroom 2  
Bedroom 3  
Bathroom

3314 x 2877 mm  
1398 x 2132 mm  
2476 x 3917 mm  
2187 x 2282 mm  
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"

### Key

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

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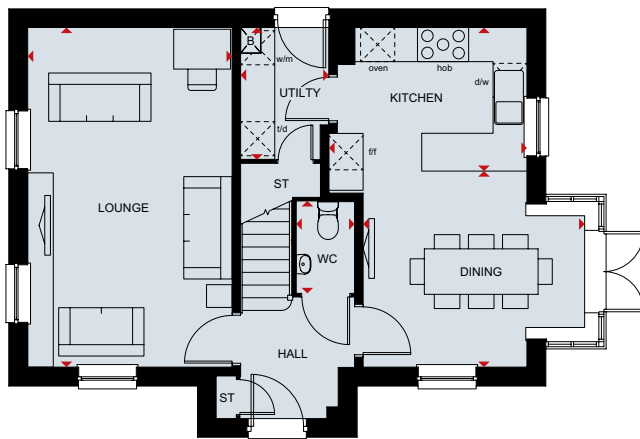
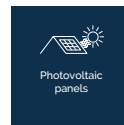
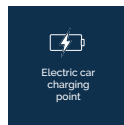
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WHERE QUALITY LIVES

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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# THE HOLLINWOOD

## FOUR BEDROOM HOME

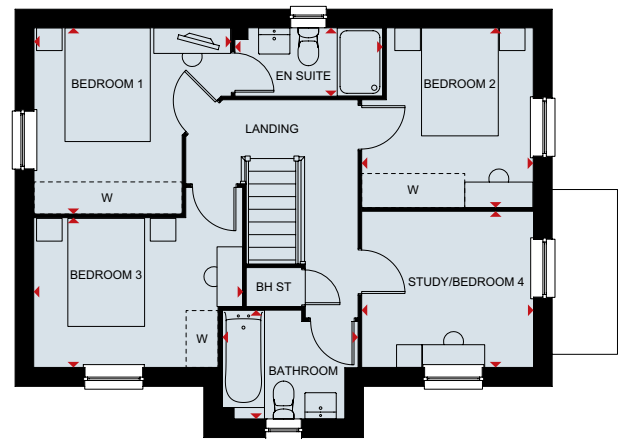


### Ground Floor

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	f/f	Fridge/freezer space	t/d	Tumble dryer space	◄►	Dimension location
ST	Store	d/w	Dishwasher space	w/m	Washing machine space	W	Wardrobe 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"

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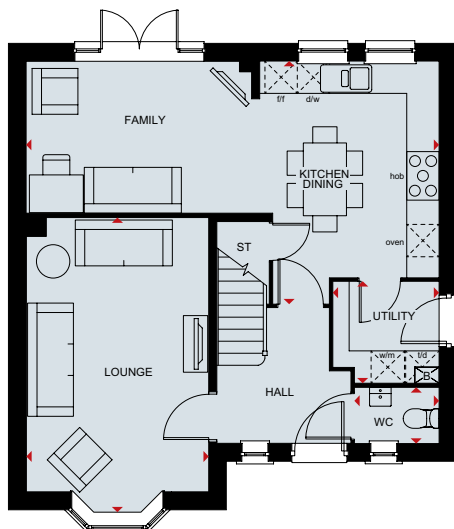
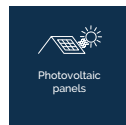
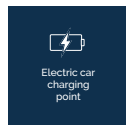
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# THE SHENTON

## FOUR BEDROOM HOME

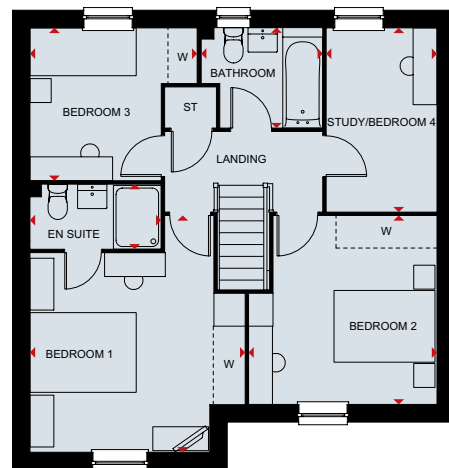


### Ground Floor

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	w/m	Washing machine space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	t/d	Tumble dryer space	◀▶	Dimension location



### 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"

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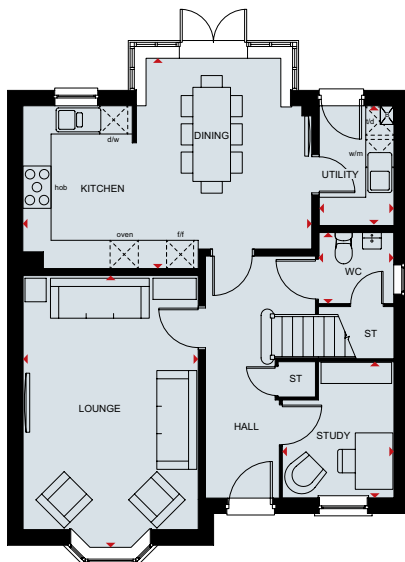
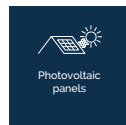
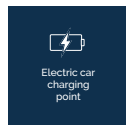
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# THE HOLDEN

## 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"

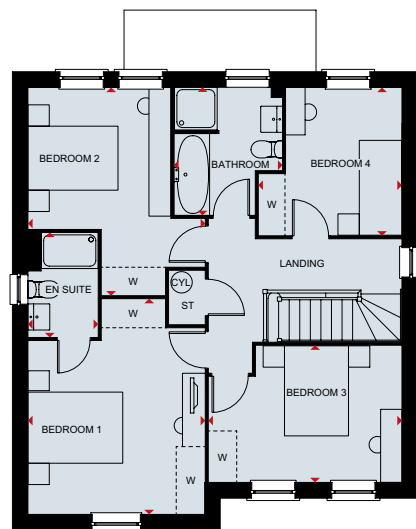
### Key

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

w/m	Washing machine space
t/d	Tumble dryer space

CYL	Cylinder
W	Wardrobe space

◄ Dimension location



### 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"

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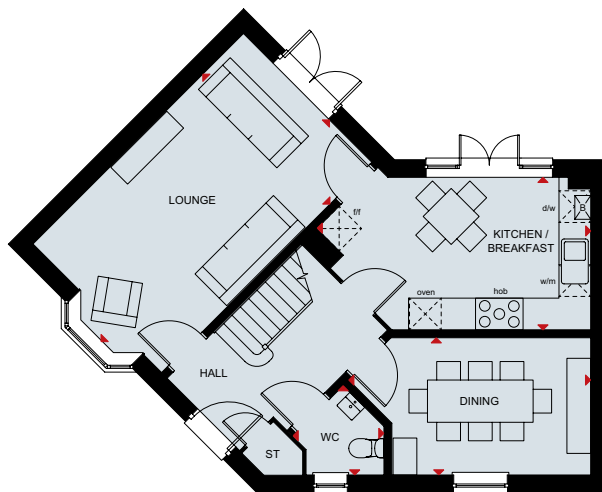
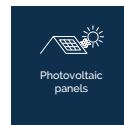
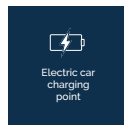
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# THE ASHINGTON

## FOUR BEDROOM HOME



### 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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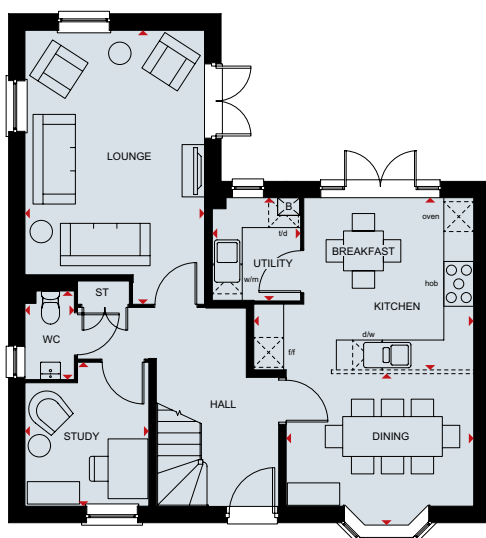
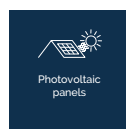
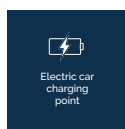
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# THE AVONDALE

## FOUR BEDROOM HOME

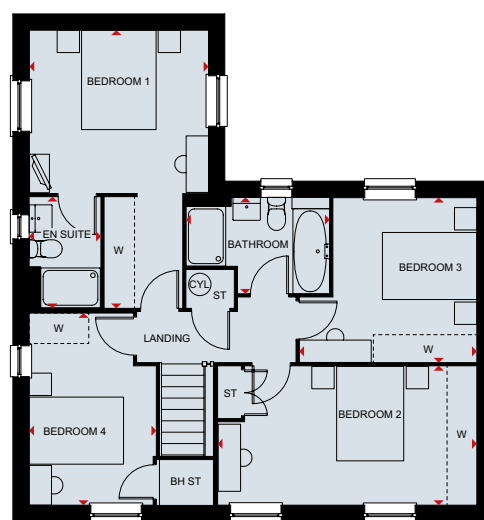


### Ground Floor

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	t/d	Tumble dryer space	W	Wardrobe space
ST	Store	d/w	Dishwasher space	w/m	Washing machine space	CYL	Cylinder	◀▶	Dimension location



### 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"

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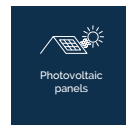
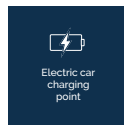
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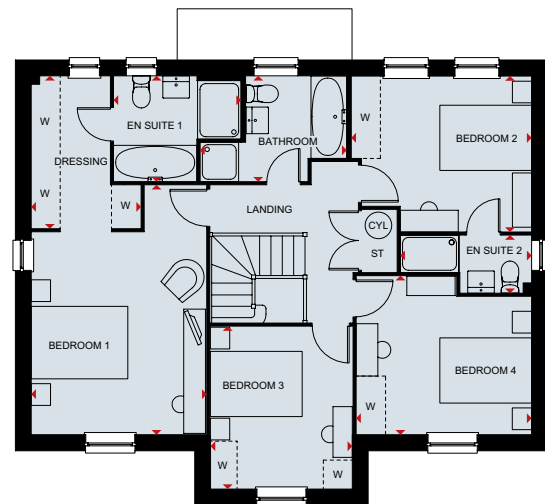
# THE WINSTONE

## FOUR BEDROOM HOME



### 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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# 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<sup>^</sup> 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:

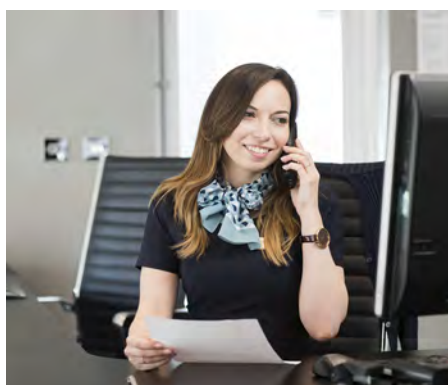
- Garden landscaping
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage



\*"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-program/-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

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WHERE QUALITY LIVES

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

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