



HEYFORD SPRINGS



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.



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HEYFORD SPRINGS

— A LOCATION LIKE NO OTHER —



Heyford Springs is a vibrant new development nestled in the serene Oxfordshire countryside, offering an elegant collection of 2, 3, 4 and 5 bedroom homes. Set within the historic village of Upper Heyford, this thoughtfully designed community is ideal for both growing families and those seeking a peaceful retreat.

With local pubs, shops, and everyday amenities just moments away, Heyford Springs combines rural charm with modern convenience. Just under 6 miles down the road, Bicester Village tempts with its stylish boutiques and premium shopping, perfect for a weekend outing or leisurely afternoon.

Commuters will find themselves well connected with Heyford Train Station less than 2 miles away offering direct services to Oxford and London Marylebone, while swift access to the M40 opens routes to Birmingham, the Midlands, and beyond. Whether you're heading into the city or exploring nearby countryside, Heyford Springs is the ideal launching point.

Rich in heritage, surrounded by nature, and crafted for contemporary living, Heyford Springs is where your next chapter begins.

A SENSE OF PEACE

QUALITY

— AND SPACE —

Our homes at Heyford Springs 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.



— 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.



117

bird boxes
installed



Over 10

acres of public
open space



Hedgehog

highways



2 Play

areas for
the community



20

bat boxes
installed



1

Hibernacula

and log piles



HEYFORD SPRINGS



- **The Ashdown**
2 bedroom home
 - **The Archford**
3 bedroom home
 - **The Hadley Special**
3 bedroom home
 - **The Hadley**
3 bedroom home
 - **The Greenwood**
3 bedroom home
 - **The Ingleby**
4 bedroom home
 - **The Cornell**
4 bedroom home
 - **The Avondale**
4 bedroom home
 - **The Holden**
4 bedroom home
-
- First Homes:**

 - **The Wilford**
2 bedroom home

● **Affordable Housing**

Hoggin Path

Existing Trees

New Tree Line

L.A.P.
Local Area Playgrounds

LE.A.P.
Local Equipped Area of Play
-
- Giving nature a home on this development:**
- Hedgehog Highway**
Selected plots*
 - Bird Box**
 - Starling Nest Box**
Selected plots*
 - Bat Box**
 - Enclosed Bat Box**
Selected plots*
 - Swift Nesting Brick Sparrow Terrace**
Selected plots*
-
- SH** Show Home

SC Sales Centre

V Visitor Parking Space

BCP Bin Collection Point

S/S Substation

Electric Vehicle Charging
Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations

Photovoltaic Panels
Photovoltaic panels are included on every home

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

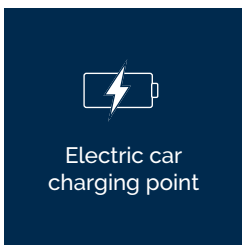
Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Heyford Spring is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. 0778-102 Rev: D

WILFORD

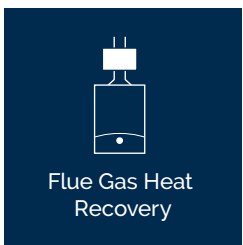
TWO BEDROOM HOME



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



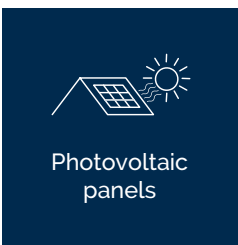
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



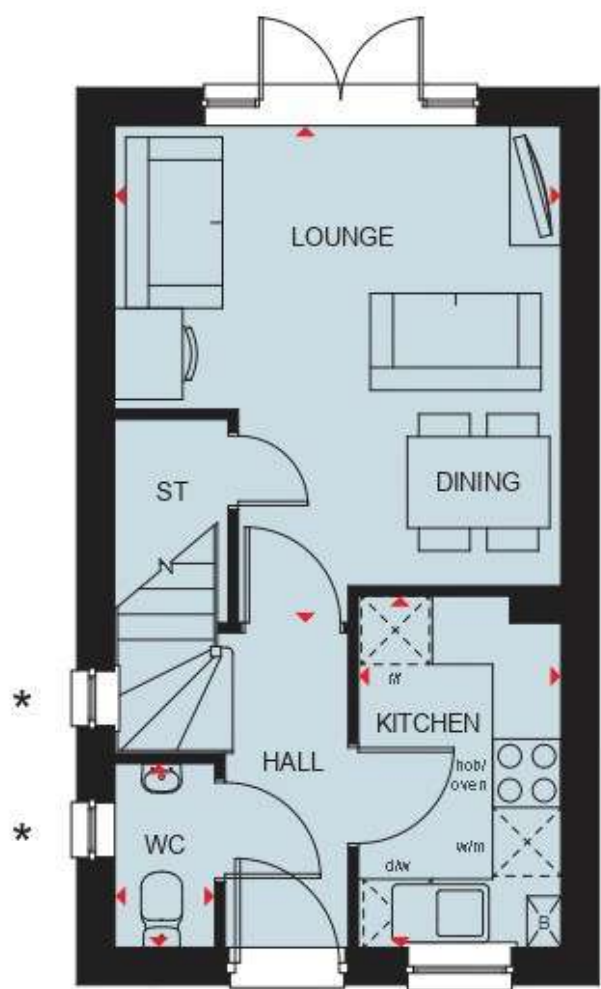
A/B EPC
rating



Argon-filled
double-glazing



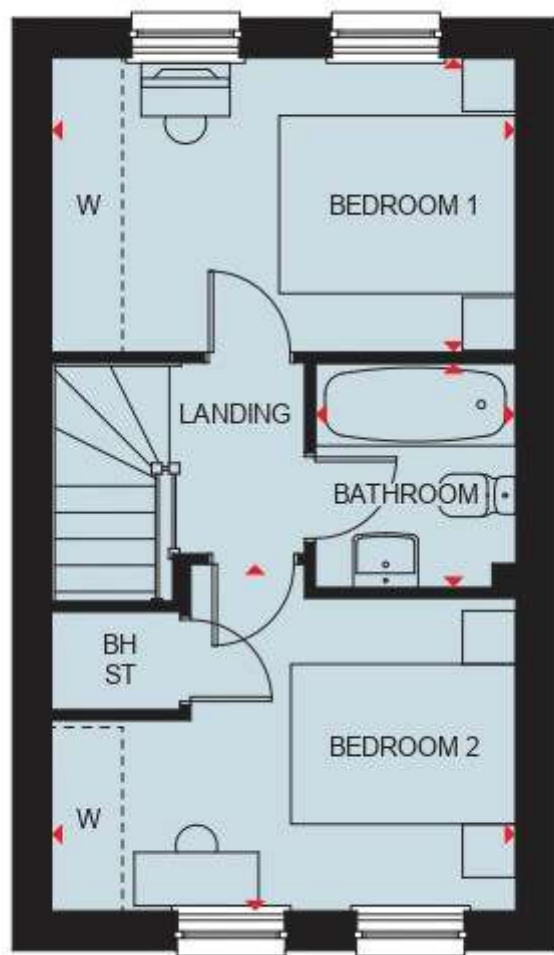
Waste Water Heat
Recovery
Systems



Ground Floor

Lounge/Dining	4357 x 3926 mm	14'4" x 12'11"
Kitchen	3083 x 1784 mm	10'1" x 5'10"
WC	1615 x 880 mm	9'1" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	3926 x 2486 mm	12'11" x 8'2"
Bedroom 2	3926 x 2926 mm	12'11" x 9'7"
Bathroom	1897 x 1696 mm	6'3" x 5'7"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES

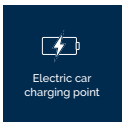
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ASHDOWN

TWO BEDROOM HOME



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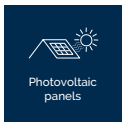
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



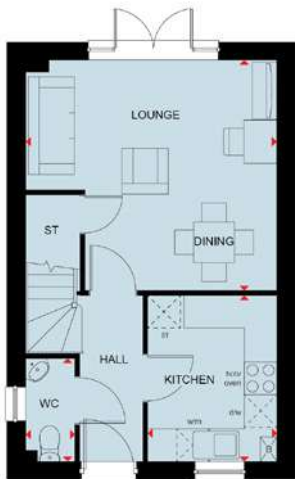
A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Kitchen	3057 x 2378 mm	10'0" x 7'10"
Lounge/Dining	4612 x 4248 mm	15'2" x 13'11"
WC	1897 x 902 mm	6'3" x 3'11"

(Approximate dimensions)



First Floor

Bedroom 1	3504 x 3211 mm	11'6" x 10'6"
En Suite 2	2391 x 1883 mm	7'10" x 6'0"
Bedroom 2	4089 x 2632 mm	13'5" x 8'7"
En suite 1	3089 x 3051mm	10'2" x 10'0"

(Approximate dimensions)

Key

B Boiler
ST Store

wm Washing machine space
dw Dishwasher space

f/f Fridge/freezer space
WFH Working from home space

BH/ST Bulkhead Store
w Wardrobe space

◀ ▶ Dimension location

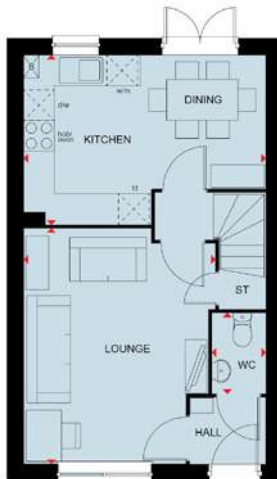
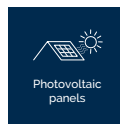
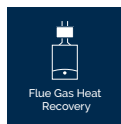
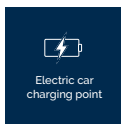


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ARCHFORD

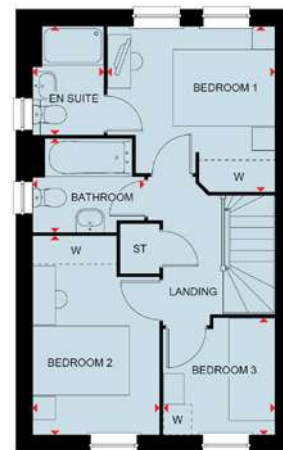
THREE BEDROOM HOME



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"

(Approximate dimensions)



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"

(Approximate dimensions)

Key

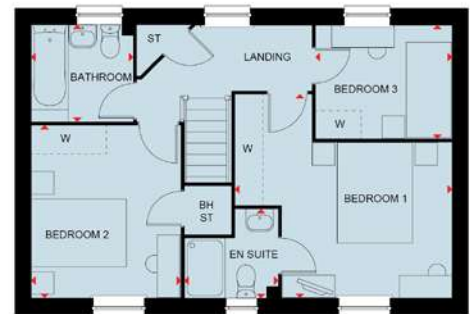
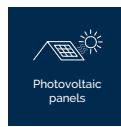
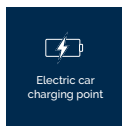
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	dw	Dishwasher space	WFH	Working from home space	◀▶	Dimension location



DAVID WILSON HOMES

HADLEY SPECIAL

THREE BEDROOM HOME



Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3131 mm	17'11" x 10'3"
Utility	1811 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"

(Approximate dimensions)

First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3436 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2260 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀ ▶	Dimension location
ST	Store	dw	Dishwasher space	WfH	Working from home space	w	Wardrobe space		

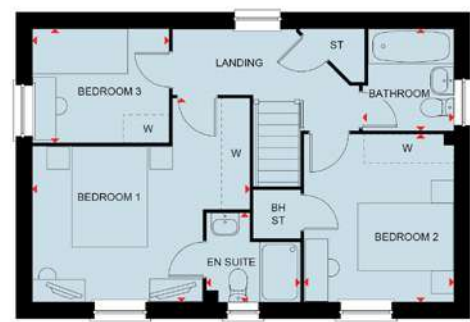
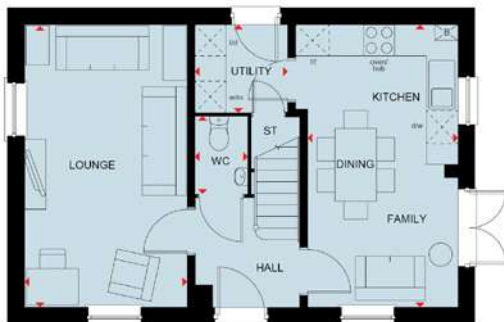
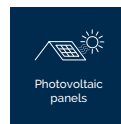
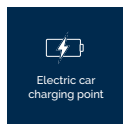


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HADLEY

THREE BEDROOM DETACHED HOME



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 room	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'
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	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



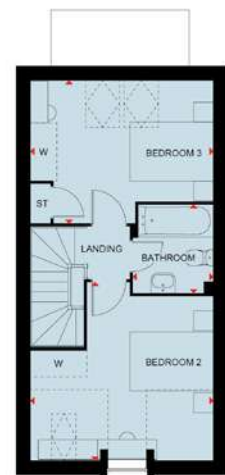
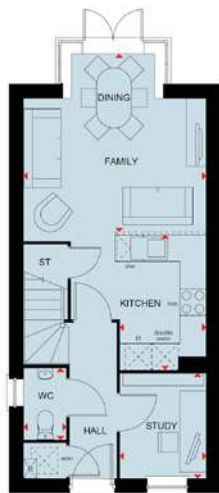
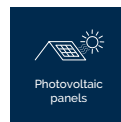
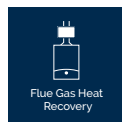
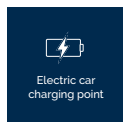
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BDW004949/JUL24

GREENWOOD

THREE BEDROOM HOME



Ground Floor

Family/Dining	4513 x 4165 mm	14'10" x 13'8"
Kitchen	3076 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 966 mm	5'4" x 3'2"

(Approximate dimensions)

First Floor

Lounge	4170 x 3253 mm	13'8" x 10'8"
Bedroom 1	4170 x 3316 mm	13'8" x 10'10"
En suite	1928 x 1849 mm	6'4" x 6'1"

(Approximate dimensions)

Second Floor

Bedroom 2	4170 x 4054 * mm	13'8" x 13'4" *
Bedroom 3	4170 x 3248 * mm	13'8" x 10'8" *
Bathroom	2001 x 1826 mm	6'7" x 6'0"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store		
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		

◀ ▶ Dimension location

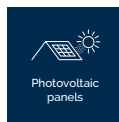
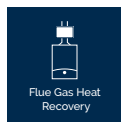
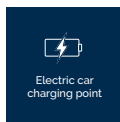


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INGLEBY

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"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WfH	Working from home space	w	Wardrobe space		

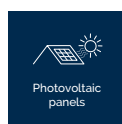
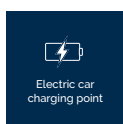


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CORNELL

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	6422 x 4023 mm	21'1" x 13'2"
Kitchen/ Family/ Dining	6422 x 5038 mm	21'1" x 16'6"
Utility	1860 x 1749 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"

(Approximate dimensions)

First Floor

Bedroom 1	5383 x 3571 mm	17'8" x 11'8"
En Suite	2005 x 1324 mm	6'7" x 4'4"
Bedroom 2	3670 x 3756 mm	12'1" x 12'4"
Bedroom 3	3751 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2057 x 1875 mm	6'9" x 6'2"

(Approximate dimensions)

Key

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ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		

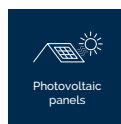
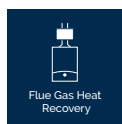
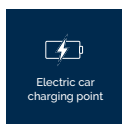


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AVONDALE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	9'5" x 8'2"	5'4" x 3'4"
WC	1768 x 975 mm	5'10" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
En Suite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

(Approximate dimensions)

Key

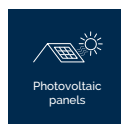
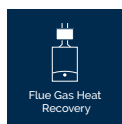
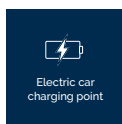
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

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	5'4" x 3'4"
WC	1498 x 1588 mm	4'11" x 5'3"

(Approximate dimensions)



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"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store		Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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
- 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 EXCLUSIVES

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. **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 our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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**