

Chaulden Meadows

Hemel Hempstead



CHAULDEN MEADOWS

2, 3, 4 & 5 bedroom homes

www.dwh.co.uk

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 Chaulden Meadows soon.



WELCOME TO CHAULDEN MEADOWS

Chaulden Meadows is an exciting new development in Hemel Hempstead, Hertfordshire offering a wide range of beautifully designed 2, 3, 4, and 5 bedroom homes.

This thoughtfully planned neighbourhood puts sustainability and community at its heart, with a strong focus on minimising car travel by creating safe, accessible cycle routes and pedestrian walkways throughout. The entire area is designed to be walkable, promoting healthy, low-carbon lifestyles.

Each home is equipped with electric vehicle charging points, and the development features extensive green spaces, including enhanced woodland areas that support biodiversity and provide evolving habitats for wildlife. A vibrant community hub will offer gardens for residents to grow their own produce.

Essential amenities such as a school, nursery, care home, community centre, and retail units are integrated into the development to support a diverse and thriving population. With excellent transport connections by both road and rail—including fast trains that reach London Euston in just 30 minutes—this development combines the best of countryside living with urban convenience.



A SENSE OF PEACE, QUALITY AND SPACE

Our homes at Chaulden Meadows provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life and our intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms – easy to use in a way that suits you and your family.

Entrance halls are large enough for a warm welcome and kitchens or dining rooms open onto your garden, creating the perfect outside living space on warm summer days. Everything is finished to the highest standards with plenty of storage for all your things, ensuring you have a home that is comfortable throughout.

Entertaining will be effortless with plenty of room for your guests as open-plan kitchen or living/dining areas allow you space to enjoy quality time together. You won't have to wait for that morning shower either with most of our homes including two or more bathrooms and most main bedrooms enjoying the luxury of en suite bathrooms.

TRANSPORT AND YOUR LOCAL AREA

Chaulden Meadows is a landmark development set in the heart of Hemel Hempstead.



Just **10 minutes drive** away you will find **Berkhamstead** and **Hemel Hempstead town centres**. Both offer a range of shops, restaurants and supermarkets for your everyday needs.



You can travel into **London Euston** within **30 minutes**, at peak times, from Hemel Hempstead train station.



Embrace a new family lifestyle with **countryside and parkland** to explore on your doorstep, along with equipped **play parks** and **meandering walks** through the local countryside.



For travels further afield, you'll be just a **30 minute drive** from **Luton Airport**.



LIVING AT CHAULDEN MEADOWS

You'll have all the essentials on your doorstep:

- **School, care home, retail units, community centre and nursery** within the development
- **Acres of open space** and **equipped play areas** within the development
- **Community hub and gardens** to grow produce
- Great **cycle** and **walking routes** with all current public rights of way remaining

CREATING A SUSTAINABLE COMMUNITY

Where families and nature can thrive



32 acres

of public
open space



Bat and bird

boxes installed



Wildflower

meadows



Biodiversity

water habitats



Bee-friendly

planting



Hedgehog

highways



Existing trees

retained and
new trees planted



3

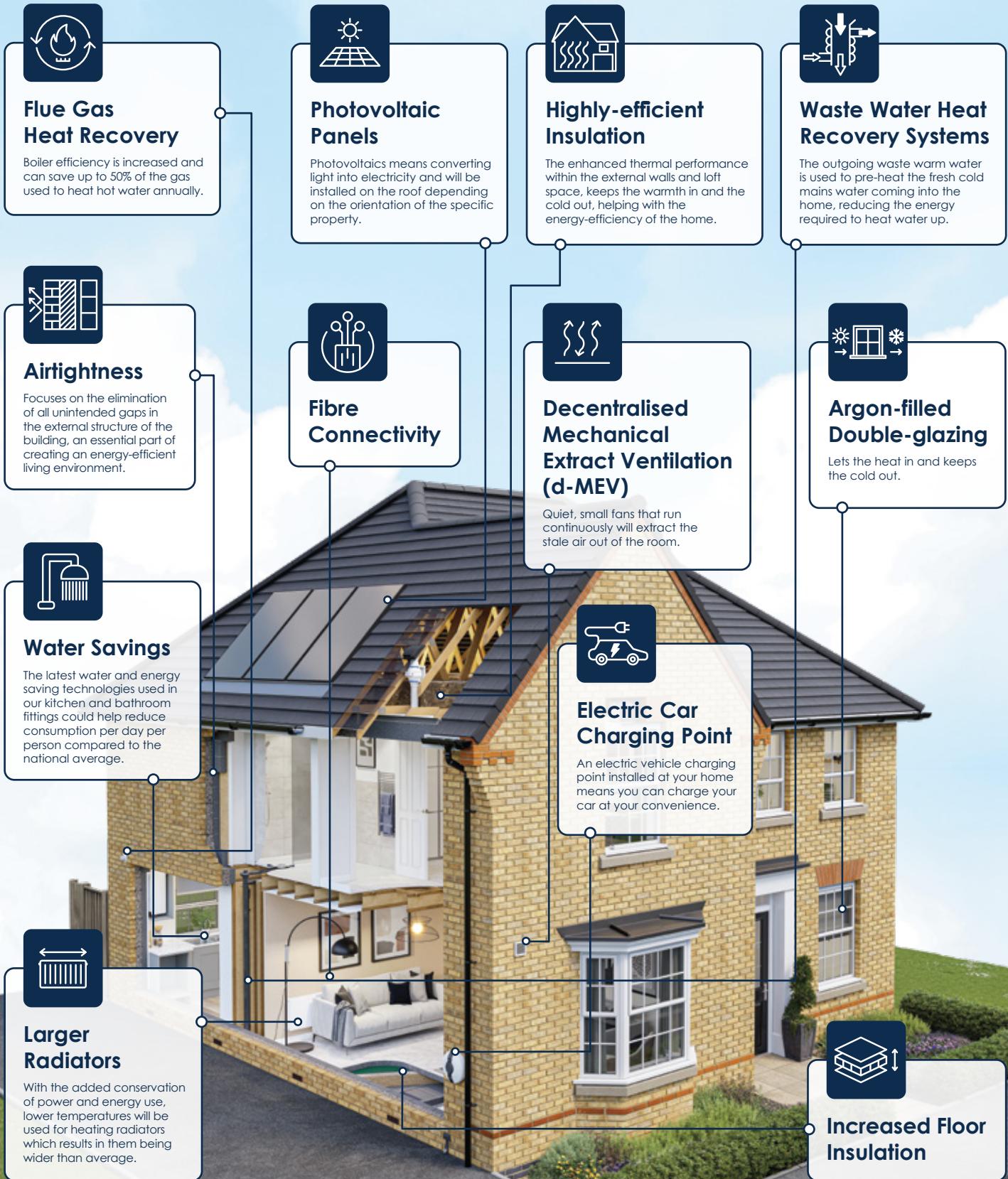
play areas for
the community



Community

orchards and
allotments

Features within your David Wilson Home



WAYS WE CAN HELP YOU MOVE

House buying offers and schemes to get you moving

Whether you are a first time buyer or an existing homeowner, we have a variety of schemes available to help you make your move.



Key Worker Deposit Contribution

To show our appreciation for key workers, for every £25,000 spent on the purchase price of a brand-new David Wilson home, we will contribute £1,000 towards your deposit - up to £25,000.



Part Exchange

We could be your guaranteed buyer. No stress or fuss, just an easy move for you and your family.



Movemaker

We'll help you arrange the sale of your existing home – and we'll pay the estate agent fees.



Own New – Rate Reducer

Own New – Rate Reducer is a brand-new scheme available on new build homes that could mean lower mortgage rates and reduced monthly payments.

Terms and conditions apply. See dwh.co.uk/offers/ for details, subject to contract and status.

CHAULDEN MEADOWS MASTERPLAN



The future of residential living

- Primary School
- Care Home
- Community Hub
- Local Centre
- Community Gardens and Orchard
- Traveller Site

Community gardens and orchards which will include apple, cherry, plum and pear trees for all the local residents to enjoy.

We're committed to helping nature thrive through the installation of **bird and bat boxes, hedgehog highways, bug hotels, bee bricks** and the **planting of new trees**.

£12.6 million invested into the local area: including education, healthcare, youth and library services, transport, ecology and open space. As well as provision of a new nursery, primary school, health care facility and care home on site.

Dedicated **cycle routes** and **walkways** make it easy to explore your neighbourhood.

Electric car charging points to all homes and to some **visitor parking bays**.

New sustainable drainage system (SUDs) ponds. Rain water is channelled to these ponds instead of down drains, which means water is held safely after heavy downpours to help protect against flooding and creates a habitat for wildlife.

New bus route through Chaulden Meadows that will connect you to the town centre and surrounding area.

32 acres of open space for you to enjoy exploring which will include a fitness trail, new woodlands and ecological areas.

Three new **play parks** for children of all ages to enjoy.



Chaulden Meadows

Hemel Hempstead

●	The Wilford	2 bedroom home
●	The Archford	3 bedroom home
●	The Hadley	3 bedroom home
●	The Greenwood	3 bedroom home
●	The Shenton	4 bedroom home
●	The Kirkdale	4 bedroom home
●	The Hertford	4 bedroom home
●	The Avondale	4 bedroom home
●	The Holden	4 bedroom home
●	The Lenwade	5 bedroom home

▼ **Visitors Parking Space**

BCP **Bin Collection Point**

- MC **Material Choice Centre**
- SH **Show Homes**
- SC **Show Centre**

 **Existing Trees**

 **Attenuation Basin**

 **PV panels to all houses - refer to working drawings for specific locations**

 **EVCPs to all homes - refer to working drawings for specific locations**



Giving nature a home on this development:



Bug Hotel



Bat Box

Selected plots*



Bee Brick
Selected plots*



Bird Box
Selected plots*



Hedgehog Highway
Selected plots*



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

THE WILFORD

TWO BEDROOM HOME



A/B EPC rating



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



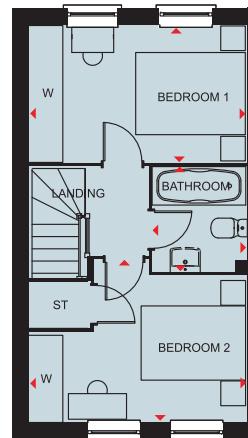
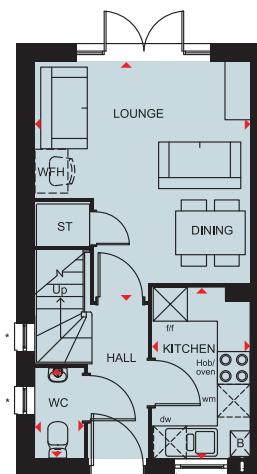
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Ground Floor

Lounge/Dining	4357 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'4" x 2'11"

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

First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

Key

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



DAVID WILSON HOMES

THE ARCHFORD

THREE BEDROOM HOME



A/B EPC rating



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



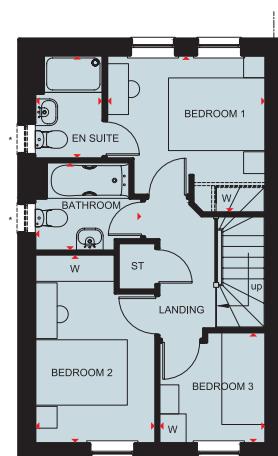
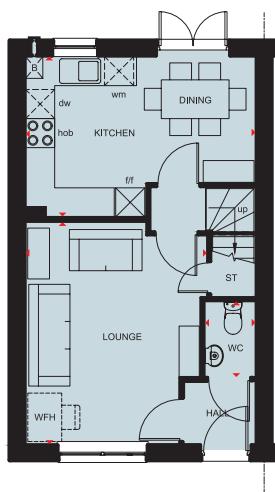
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



* optional window refer to sales advisor for individual plots

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 3'6"

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"

Key

B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space

dw	Dishwasher space
WFH	Working from home space

W	Wardrobe space
↔	Dimension location



DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM HOME



A/B EPC rating



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



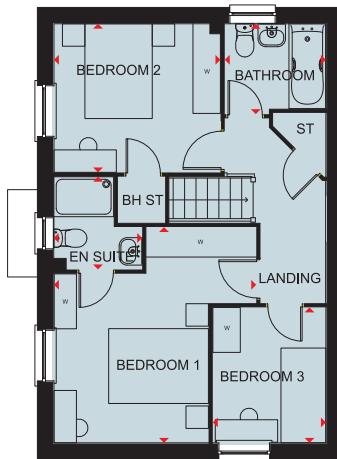
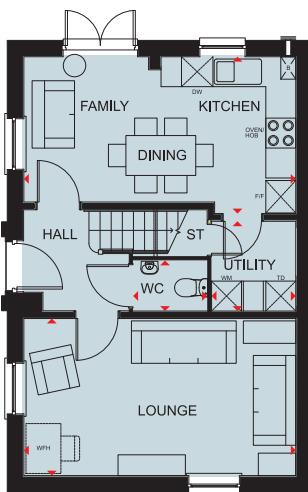
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Ground Floor

Lounge	5450 x 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"

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	10'11" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 5'11"

Key

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



DAVID WILSON HOMES

THE GREENWOOD

THREE BEDROOM HOME



A/B EPC rating



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



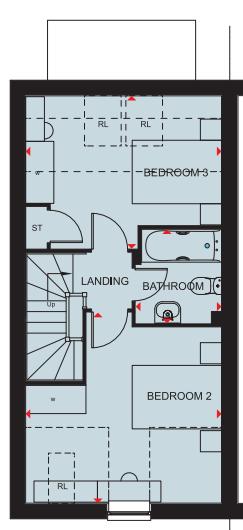
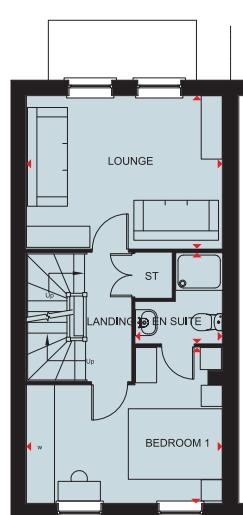
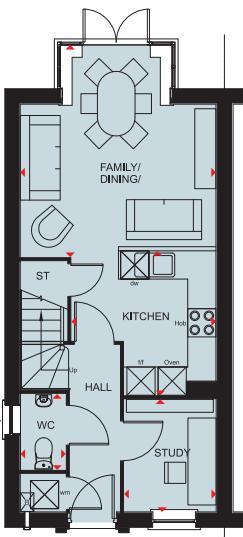
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Ground Floor

Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3090 x 3100 mm	10'2" x 10'2"
Study	2410 x 1970 mm	7'11" x 6'6"
WC	1640 x 980 mm	5'5" x 3'2"

* WC window to be included where plotting conditions allow

First Floor

Lounge	4168 x 3270 mm	13'8" x 10'9"
Bedroom 1	4168 x 3330 mm	13'8" x 10'11"
En Suite	1950 x 1860 mm	6'5" 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		



DAVID WILSON HOMES

THE SHENTON

FOUR BEDROOM HOME



A/B EPC rating



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	5473 x 3385mm	17'11" x 11'1"
Kitchen/Dining/	7665 x 4499mm	25'1" x 14'9"
Family		
Utility	1961 x 1878mm	6'5" x 6'2"
W.C	1561 x 1033mm	5'1" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	4446 x 4040mm	14'7" x 13'3"
En Suite	2461 x 1200mm	8'1" x 3'11"
Bedroom 2	3543 x 3536mm	11'8" x 11'7"
Bedroom 3	3137 x 2864mm	10'3" x 9'5"
Bedroom 4	3454 x 2076mm	11'4" x 6'10"
Bathroom	2275 x 1880mm	7'6" x 6'2"

(Approximate dimensions)

Key

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

Dimension location



DAVID WILSON HOMES

THE HERTFORD

FOUR BEDROOM HOME



A/B EPC
rating



Highly-efficient
insulation



Electric car
charging point



Decentralised
mechanical
extract ventilation
(d-MEV)



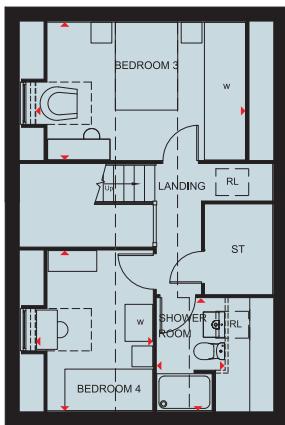
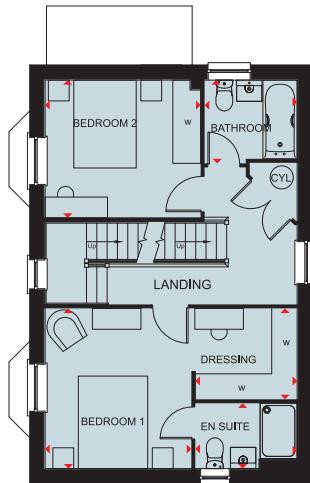
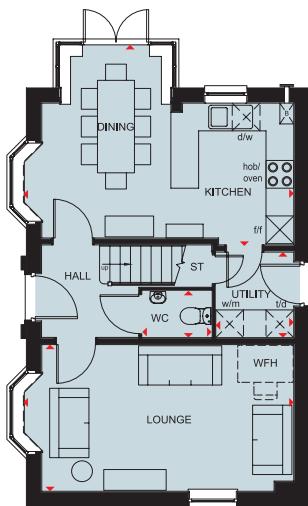
Photovoltaic
panels



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4330 mm	19'2" x 14'2"
Utility	1850 x 1687 mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"

*Door not applicable to all plots – speak to a Sales Adviser for full details

First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'3" x 4'8"
Dressing room	2201 x 1964 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	d/w Dishwasher space	t/d Tumble dryer space	RL Rooflight	Dimension location
ST Store	f/f Fridge freezer space	w/m Washing machine space	WFH Working from home space	w Wardrobe space	



DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME



A/B EPC rating



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	5488 x 3605mm	18'0" x 11'10"
Kitchen/Breakfast/	6590 x 4415mm	21'7" x 14'6"
Dining		
Utility	2060 x 1761mm	6'9" x 5'9"
Study	2878 x 2488mm	9'5" x 8'2"
WC	1768 x 975mm	5'10" x 3'2"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

Key

B Boiler
ST Boiler Store

wm Washing machine space
dw Dishwasher space

f/f Fridge/freezer space
w Wardrobe space

Dimension location



DAVID WILSON HOMES

THE HOLDEN

FOUR BEDROOM HOME



A/B EPC rating



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



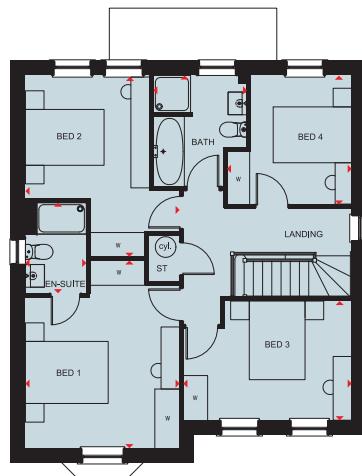
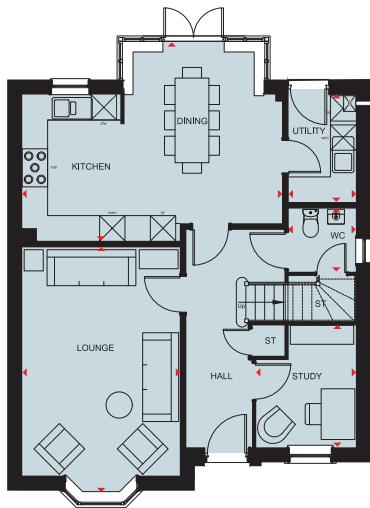
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Ground Floor

Lounge

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 drier



DAVID WILSON HOMES

THE LENWADE

FIVE BEDROOM HOME



A/B EPC rating



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



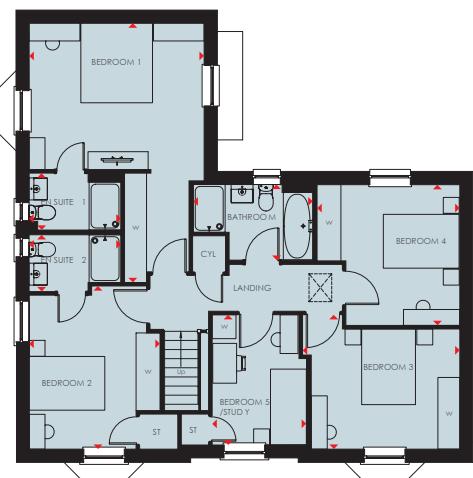
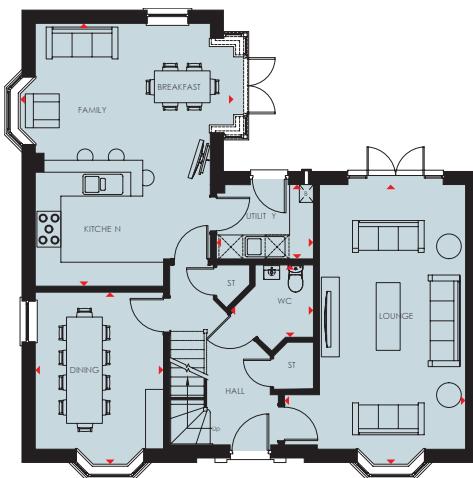
Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Ground Floor

Kitchen/Family/ Breakfast	6590 x 5400 mm	21'8" x 17'8"
Utility	1860 x 2440 mm	6'1" x 8'0"
Dining	4340 x 3220 mm	14'3" x 10'7"
Lounge	7040 x 4550 mm	23'1" x 14'11"
WC	1820 x 2080 mm	6'0" x 6'10"

First Floor

Bedroom 1	6510 x 4390 mm	21'4" x 14'5"
Bedroom 2	4100 x 3290 mm	13'5" x 10'9"
Bedroom 3	3370 x 3950 mm	11'1" x 12'11"
Bedroom 4	3530 x 3580 mm	11'7" x 11'9"
Bathroom	1900 x 3000 mm	6'3" x 9'10"
Bedroom 5/Study	3270 x 2370 mm	10'9" x 7'9"
En suite 1	1430 x 2310 mm	4'8" x 7'7"
En suite 2	1440 x 2300 mm	4'9" x 7'7"

Key

B Boiler W Wardrobe space
ST Store CYL Cylinder

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 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.

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. †Based on HBF star rating scheme from 2010 to 2025 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. [^]We are the only major national house builder 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. [^]A two year builder warranty period from legal completion provided by Barratt Homes followed by eight years insurance cover, provided by the NHBC. Please refer to the NHBC website for more information and full exclusions and limitations. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. 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.

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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