



MILLERS GROVE

— FELBRIDGE —



DAVID WILSON HOMES

WHERE QUALITY LIVES

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

MILLERS GROVE

— A LOCATION LIKE NO OTHER —



Millers Grove offers a collection of new 3 & 4 bedroom homes in a peaceful countryside setting. Everyday essentials are close by, and East Grinstead town centre is just over 2 miles away with plenty of shops, restaurants, and cultural spots.

Felbridge sits on the edge of the High Weald Area of Outstanding Natural Beauty, offering scenic woodland walks, tranquil lakes, and nature reserves like Hedge court Lake and Worth Way. It's a peaceful village with a rich rural charm and easy access to nearby attractions.



Just a short drive away, East Grinstead offers a vibrant mix of independent cafes, restaurants and boutique shops. For days out, residents can enjoy cultural events and seasonal festivals at Standen House and Gardens or catch a show at Chequer Mead Theatre.

For commuters, the A22 is moments away, connecting easily to the M25 and Gatwick Airport. East Grinstead railway station is just 2.5 miles from Millers Grove, offering direct services to London Victoria.

A SENSE OF PEACE

QUALITY

— AND SPACE —

Our homes at Millers Grove 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.



20+

bird boxes
installed



Over 4

acres of public
open space



Hedgehog

highways



1 Play

area for
the community



9

bat boxes
installed



3

Hibernacula

and log piles



MILLERS GROVE

FELBRIDGE



- Langham 3 bedroom home
- Foxglove 3 bedroom home
- Frampton 3 bedroom home
- Langstone 3 bedroom home
- Hazelborough 4 bedroom home
- Blakeney 4 bedroom home
- Sudbury 4 bedroom home
- Dedham 4 bedroom home
- Fairburn 4 bedroom home

Affordable Housing

MS Marketing Suite

SH Show Homes

GG Gas Governor

SS Substation

V Visitor Parking Space



New Tree Line



Mature Trees



Balancing Pond



Photovoltaic Panels

PV panels are not shown on this site plan. Please speak to our Sales Adviser for details on where these will be located.



Electric Vehicle Charging

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

Giving nature a home on this development:



Swift Nesting Box

Selected plots*



Hedgehog Highway

Selected plots*



Bat Box

Selected plots*



Bee Bank

Selected plots*



Bird Box

Selected plots*



Log Pile

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



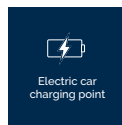
See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

LANGHAM

THREE BEDROOM HOME



Ground Floor

Lounge	5881 x 3041 mm	19'3" x 10'0"
Kitchen/Dining/Family	5855 x 3820 mm	19'2" x 12'6"
WC	1847 x 1505 mm	6'1" x 4'11"



First Floor

Bedroom 1	3876 x 3112 mm	12'8" x 10'2"
En Suite	2168 x 1423 mm	7' 1" x 4' 8"
Bedroom 2	4684 x 2794 mm	15'4" x 9'2"
Bedroom 3	3040 x 2967 mm	10'0" x 9'9"
Bathroom	2173 x 1878 mm	7'2" x 6'2"

(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		



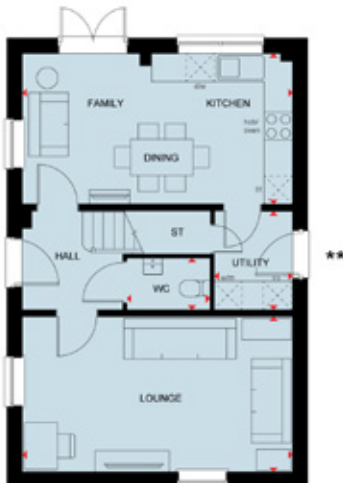
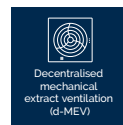
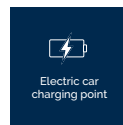
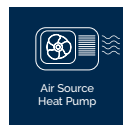
DAVID WILSON HOMES

FOXGLOVE

THREE BEDROOM HOME



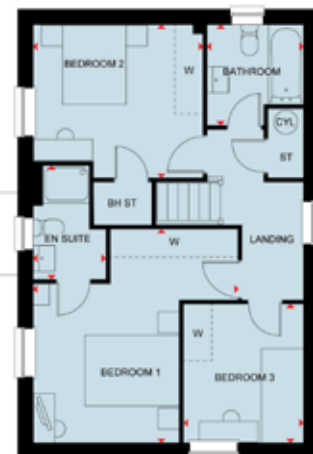
* Plot specific window** Pot specific door



Ground Floor

Lounge	5743 x 3295mm	18'8" x 10'8"
Kitchen/Dining/Family	5743 x 3200 mm	18'10" x 10'6"
Utility	2093 x 1660 mm	6'10" x 5'5"
WC	1771 x 1082mm	5'10" x 3'6"

(Approximate dimensions)



First Floor

Bedroom 1	4534 x 4349 mm	14'10" x 14'3"
En Suite	2423 x 1550 mm	7'11" x 5'1"
Bedroom 2	3595 x 3267 mm	11'9" x 10'8"
Bedroom 3	2952 x 2550 mm	9'8" x 8'4"
Bathroom	2147 x 2041 mm	6'7" x 7'0"

(Approximate dimensions)

Key

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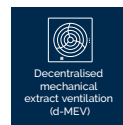
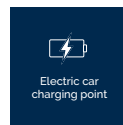
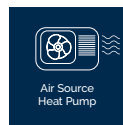
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FRAMPTON

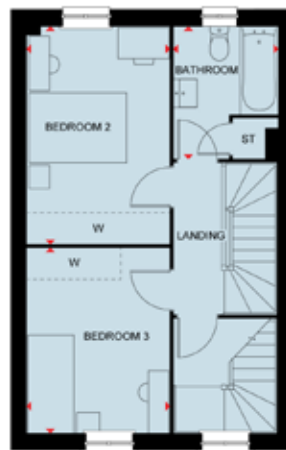
THREE BEDROOM TOWNHOUSE



Ground Floor

Lounge	5130 x 3787 mm	16' 10" x 12' 5"
Kitchen / Dining	4833 x 3064 mm	15' 10" x 10' 0"
WC	1763 x 1051 mm	5' 9" x 3' 5"

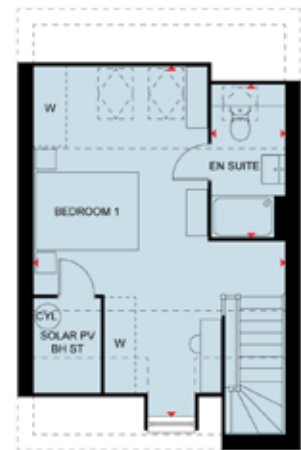
(Approximate dimensions)



First Floor

Bedroom 2	4213 x 2751 mm	13' 10" x 9' 0"
Bedroom 3	3585 x 2751 mm	11' 9" x 9' 0"
Bathroom	2560 x 1999 mm	8' 5" x 6' 7"

(Approximate dimensions)



Second Floor

Bedroom 1	6112 x 4838 mm	20' 1" x 15' 10"
En Suite	2634 x 1400 mm	8' 8" x 4' 7"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

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



DAVID WILSON HOMES

LANGSTONE

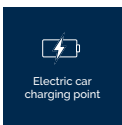
THREE BEDROOM HOME



Underfloor Heating



Air Source Heat Pump



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



A/B EPC rating



Argon-filled double-glazing



Ground Floor

Family/ Dining	4170 x 4058 mm	13'8" x 13'4"
Kitchen	3060 x 3042 mm	10'1" x 10'0"
Study	2413 x 1938 mm	7'11" x 6'4"
WC	1625 x 962 mm	5'4" x 3'2"

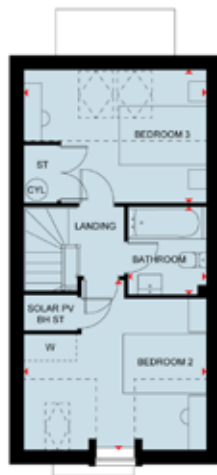
(Approximate dimensions)



First Floor

Lounge	4170 x 3797 mm	13'8" x 12'5"
Bedroom 1	4170 x 2962 mm	13'8" x 9'8"
En suite	1790 x 1738 mm	5'10" x 5'8"

(Approximate dimensions)



Second Floor

Bedroom 2	4170 x 2999 mm	13'8" x 9'10"
Bedroom 3	4170 x 2574 mm*	13'8" x 8'5"
Bathroom	2008 x 1790 mm*	6'7" x 5'10"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

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

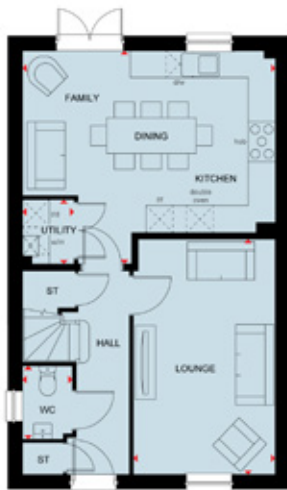
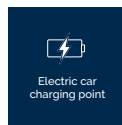


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HAZELBOROUGH

FOUR BEDROOM HOME



Ground Floor

Lounge	5250 x 3163 mm	17'2" x 10'4"
Kitchen/Dining/Family	5635 x 4063 mm	18'6" x 13'4"
Utility	1430 x 1150 mm	4'8" x 3'9"
WC	1634 x 1113 mm	5'4" x 3'8"

(Approximate dimensions)



First Floor

Bedroom 1	4495 x 2750 mm	14'7" x 9'0"
En Suite	1951 x 1825 mm	6'5" x 6'0"
Bedroom 2	3109 x 3014 mm	11'8" x 9'11"
Bedroom 3	3158 x 2551 mm	10'4" x 8'4"
Bedroom 4	2797 x 2736 mm	9'2" x 9'0"
Bathroom	2061 x 1765 mm	6'9" x 5'9"

(Approximate dimensions)

Key

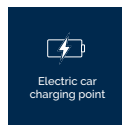
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ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES

BLAKENEY

THREE BEDROOM HOME



Ground Floor

Lounge	6194 x 3518 mm	20'4" x 11'6"
Kitchen/Dining/Family	6194 x 4545 mm	20'4" x 14'11"
Utility	1904 x 2275mm	6'2" x 7'4"
WC	1579 x 1092 mm	5'2" x 3'7"

(Approximate dimensions)

Key

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



First Floor

Bedroom 1	4149 x 3007 mm	13' 7" x 9' 10"
En Suite	2298 x 1397 mm	7' 6" x 4' 7"
Bedroom 2	3580 x 3348 mm	11' 9" x 11' 0"
Bedroom 3	3297 x 2758 mm	10' 10" x 9' 0"
Study	3005 x 1948 mm	9' 10" x 6' 5"
Bathroom	2425 x 1900 mm	7' 11" x 6' 3"

(Approximate dimensions)



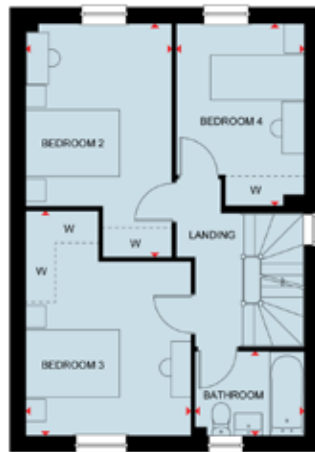
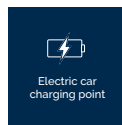
DAVID WILSON HOMES

SUDBURY

FOUR BEDROOM HOME



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



Ground Floor

Kitchen/Dining/Family	5630 x 3680mm	18'6" x 12'1"
Lounge	4899 x 3269mm	16'1" x 10'9"
WC	1710 x 985mm	5'7" x 3'3"

(Approximate dimensions)

First Floor

Bedroom 2	4725 x 2960mm	15'6" x 9'8"
Bedroom 3	4548 x 3339mm	14'11" x 10'11"
Bedroom 4	3686 x 2587mm	12'1" x 8'6"
Bathroom	2201 x 1700mm	7'2" x 5'7"

(Approximate dimensions)

Second Floor

Bedroom 1	6189 x 3461	20'4" x 11'4"
En Suite	2115 x 2077	6'11" x 6'10"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

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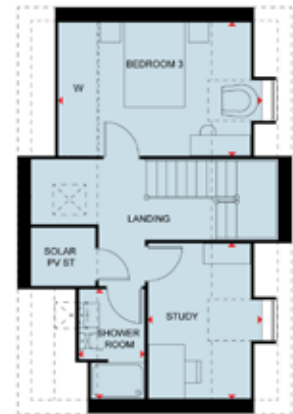
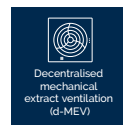
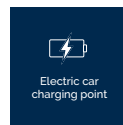
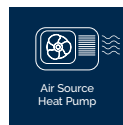
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DEDHAM

THREE BEDROOM TOWNHOUSE



* Plot specific window only ** Plot specific door only



Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen / Dining	5847 x 4100 mm	19'2" x 13'5"
Utility	1850 x 1687 mm	6'1" x 5'6"
WC	1497 x 1010 mm	4'11" x 3'4"

(Approximate dimensions)

First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En Suite	2200 x 1413 mm	7'2" x 4'7"
Dressing	2200 x 1960 mm	7'2" x 6'5"
Bedroom 2	3361 x 2979 mm	11'0" x 9'9"
Bathroom	1999 x 1798 mm	6'7" x 5'11"

(Approximate dimensions)

Second Floor

Bedroom 3	4076 x 2979 mm	13'4" x 9'9"
Study	3463 x 1817 mm	11'4" x 5'11"
Shower room	2433 x 1466 mm	8'0" x 4'10"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

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



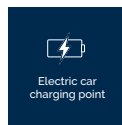
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FAIRBURN

FOUR BEDROOM HOME



Ground Floor

Lounge	5850 x 3723 mm	19'2" x 12'2"
Kitchen/Dining	5860 x 4444 mm	19'3" x 14'7"
Study	2881 x 2358 mm	9'5" x 7'9"
Utility	1943 x 1845 mm	6'4" x 6'0"
WC	1878 x 1569 mm	6'2" x 5'2"

(Approximate dimensions)



First Floor

Bedroom 1	4538 x 3474 mm	14'11" x 11'5"
En Suite	2191 x 1470 mm	7'2" x 4'10"
Bedroom 2	4379 x 3153 mm	14'4" x 10'4"
Bedroom 3	4328 x 2882 mm	14'2" x 9'5"
Bedroom 4	3126 x 2608 mm	10'3" x 8'7"
Bathroom	2713 x 2155 mm	8'11" x 7'1"

(Approximate dimensions)

Key

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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
- 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**