



ROMAN GARDENS

KELVEDON

A collection of 3, 4 & 5 bedroom new build homes.

DAVID WILSON HOMES

SITE PLAN



Enjoy green open-spaces with play areas, and tree lined walking routes on your doorstep. A brand-new local centre with proposed retail space, medical centre and Nursery will be within walking distance.

You'll also be just a short walk from the village. Plus, benefit from easy access to the A12 and trains reaching London in under an hour.

We're dedicated to building high-quality, thoughtfully designed homes, which is why we've received **over 90% customer recommendation**[^], and been awarded 5 Stars by the Home Builders Federation every year since 2010.

That's more than any other major national housebuilder, so you can buy with confidence.

[^]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.

Everything you need on your doorstep...



KEY

DAVID WILSON HOMES

BARRATT HOMES

COMMUNITY ALLOTMENT

HEALTH CENTRE*

NURSERY*

CARE HOME*

PLAY PARK

ORCHARD

WALKING TRAILS

PLAY ON THE WAY

RETAIL*

BIODIVERSITY & SUSTAINABILITY FEATURES:



* SUBJECT TO RESERVED MATTERS APPLICATION.



DAVID WILSON HOMES
WHERE QUALITY LIVES

SCAN TO FIND
OUT MORE:



ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



You could **save thousands** on your energy bills per year with a brand-new, energy-efficient home.

Every home we build at Roman Gardens has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and an enjoyable place to live.

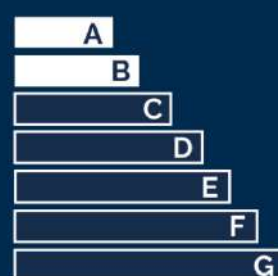
Your home at Roman Gardens may benefit from these energy-saving features. Please speak to a Sales Adviser for plot specific information as features vary on a plot by plot basis.



Electric car
charging point



Highly-efficient
insulation



A/B EPC
rating



Flue Gas Heat
Recovery



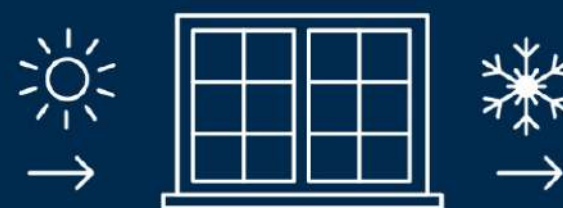
Decentralised
mechanical
extract ventilation
(d-MEV)



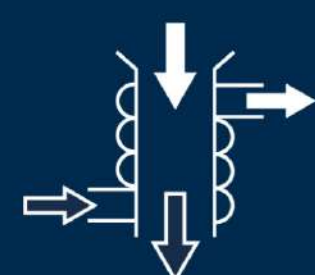
Photovoltaic
panels



Air Source
Heating



Argon-filled
double-glazing



Waste Water Heat
Recovery Systems

GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in.

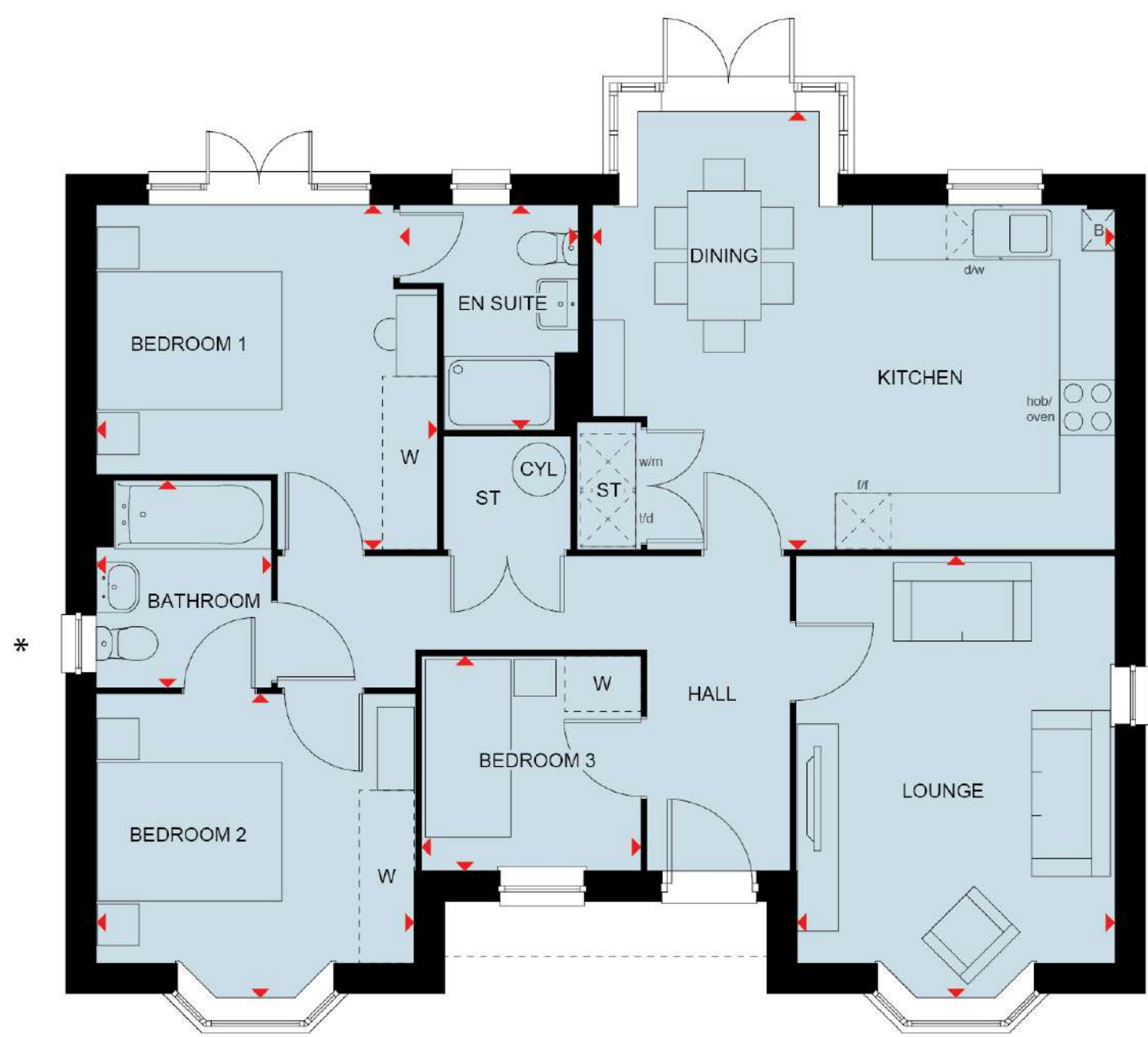
At Roman Gardens, we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfill our customers' every need whilst respecting today's environment.

Our homes are not only great places to live; they are good for the environment and good for future generations too.



THE BUCKFASTLEIGH

THREE BEDROOM HOME



Ground Floor

Kitchen/dining	5663 x 4955mm	18'7" x 16'3"
Lounge	3445 x 4804mm	11'4" x 15'9"
Bedroom 1	3685 x 3728mm	12'1" x 12'3"
En suite	1447 x 2435mm	4'9" x 8'0"
Bedroom 2	3445 x 3307mm	11'4" x 10'10"
Bedroom 3	2356 x 2317mm	7'9" x 7'7"
Bathroom	1885 x 2225mm	6'2" x 7'4"

(Approximate dimensions)

Key

B	Boiler	wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble Dryer space	↗	Dimension location

***Please note the bathroom window is omitted from Plot 247. Please refer to the plot-specific working drawings.**

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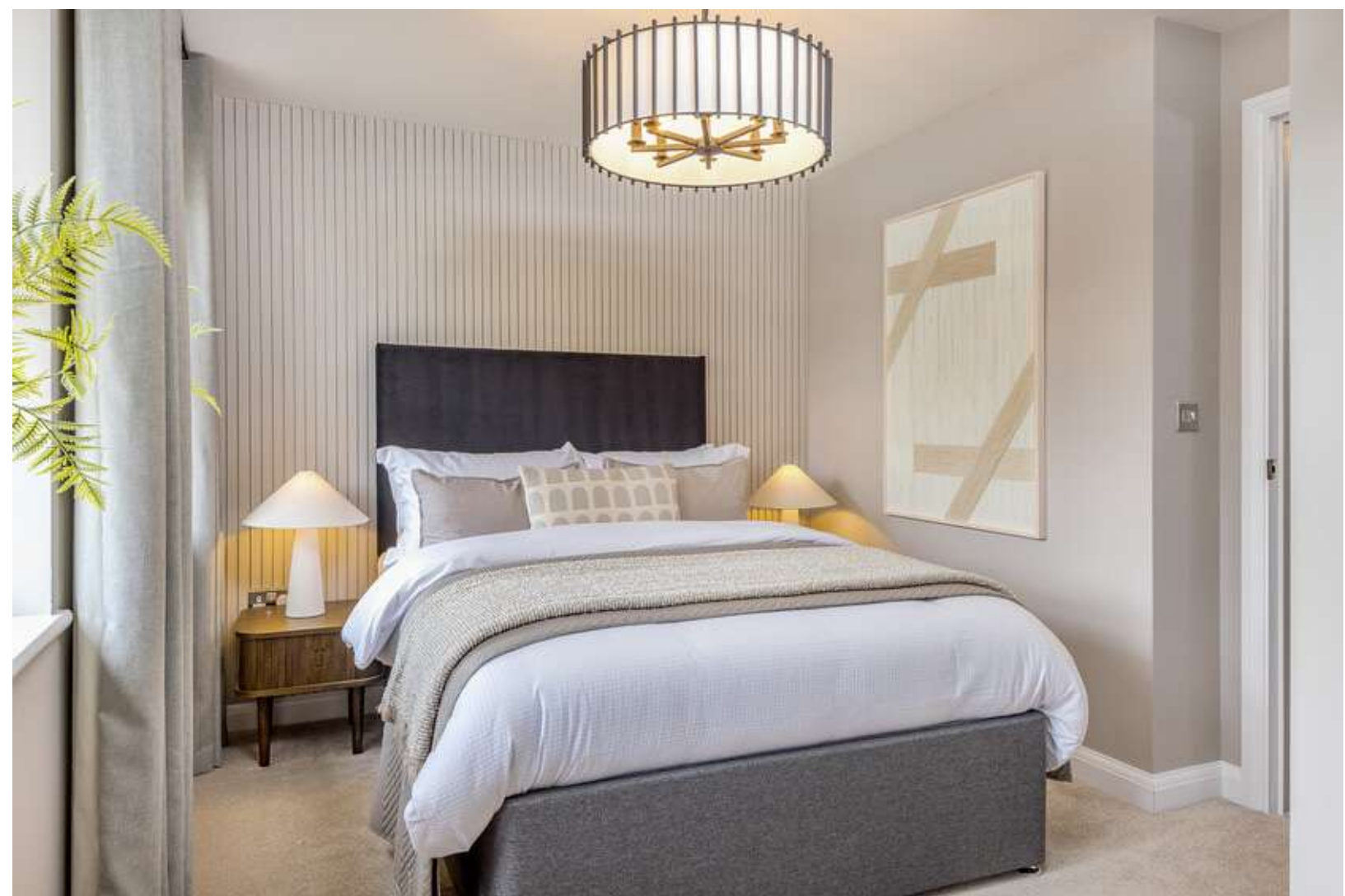


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THE HAZLEY

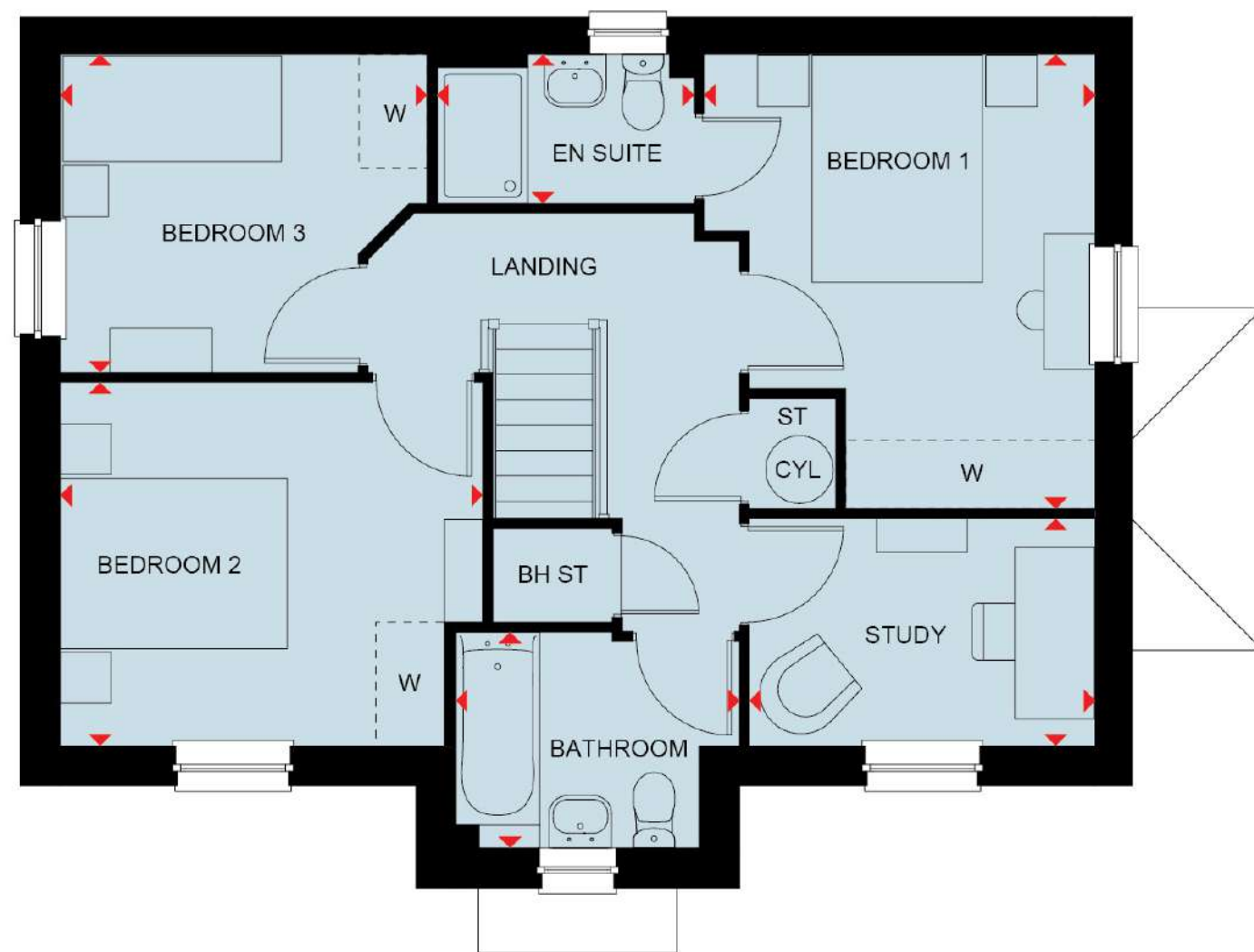
THREE BEDROOM HOME



Ground Floor

Kitchen/ Dining	4493mm x 6085mm	14'9" x 20'0"
Lounge	3663mm x 6085mm	12'0" x 20'0"
WC	1484mm x 1822mm	4'10" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	3448mm x 4000mm	11'4" x 13'1"
En suite 1	2265mm x 1312mm	7'5" x 4'4"
Bedroom 2	3725mm x 3198mm	12'3" x 10'6"
Bedroom 3	3234mm x 2800mm	10'7" x 9'2"
Study	3048mm x 1998mm	10'0" x 6'7"
Bathroom	2500mm x 1900mm	8'2" x 6'3"

(Approximate dimensions)

Key		wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble Dryer space	◀▶	Dimension location

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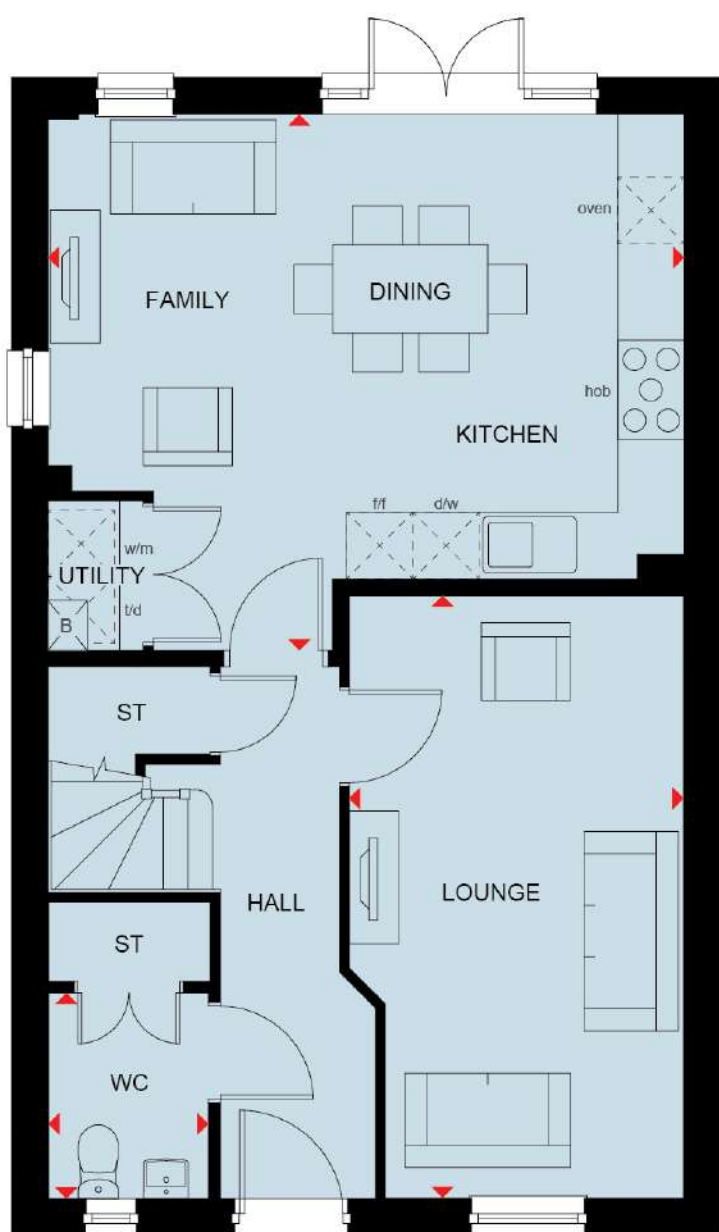


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THE BECKINGHAM

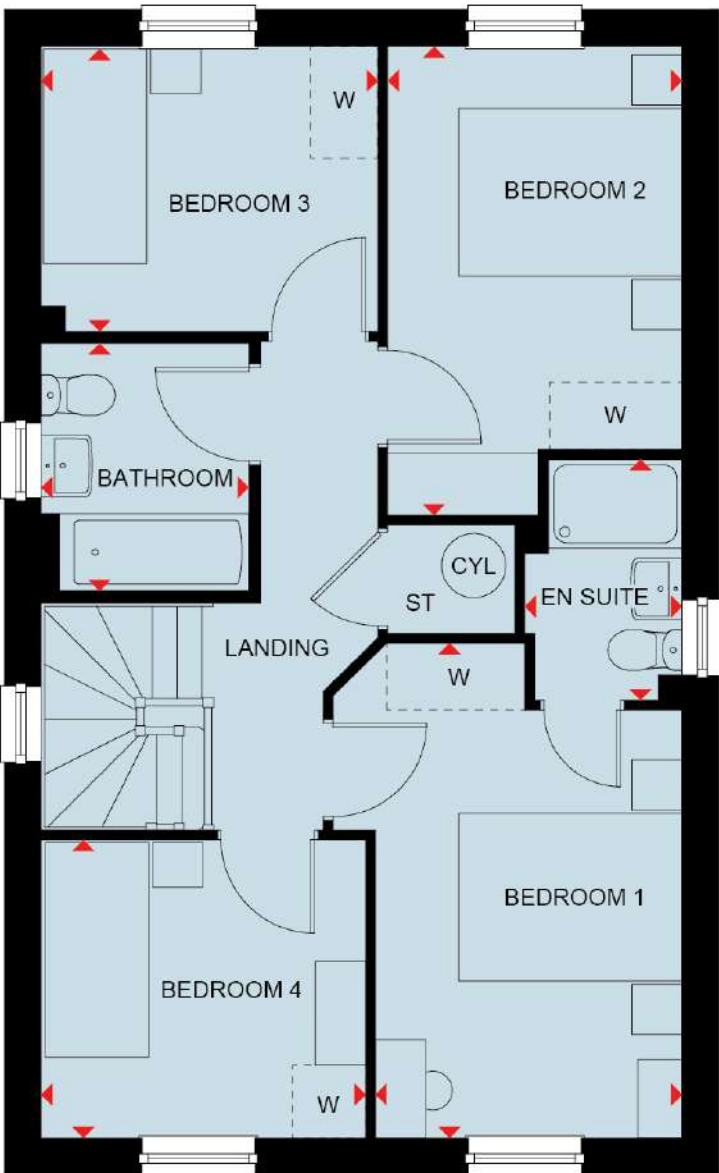
FOUR BEDROOM HOME



Ground Floor

Kitchen/dining/family	5748mm x 4841mm	18'10" x 15'11"
Lounge	5443mm x 3023mm	7'10" x 9'11"
WC	1858mm x 1445mm	6'1" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	4437mm x 2750mm	14'7" x 9'0"
En suite 1	2162mm x 1412mm	7'1" x 4'8"
Bedroom 2	4245mm x 2650mm	13'11" x 8'8"
Bedroom 3	2554mm x 3010mm	8'5" x 9'11"
Bedroom 4	2673mm x 2910mm	8'9" x 9'7"
Bathroom	2221mm x 1862mm	7'3" x 6'1"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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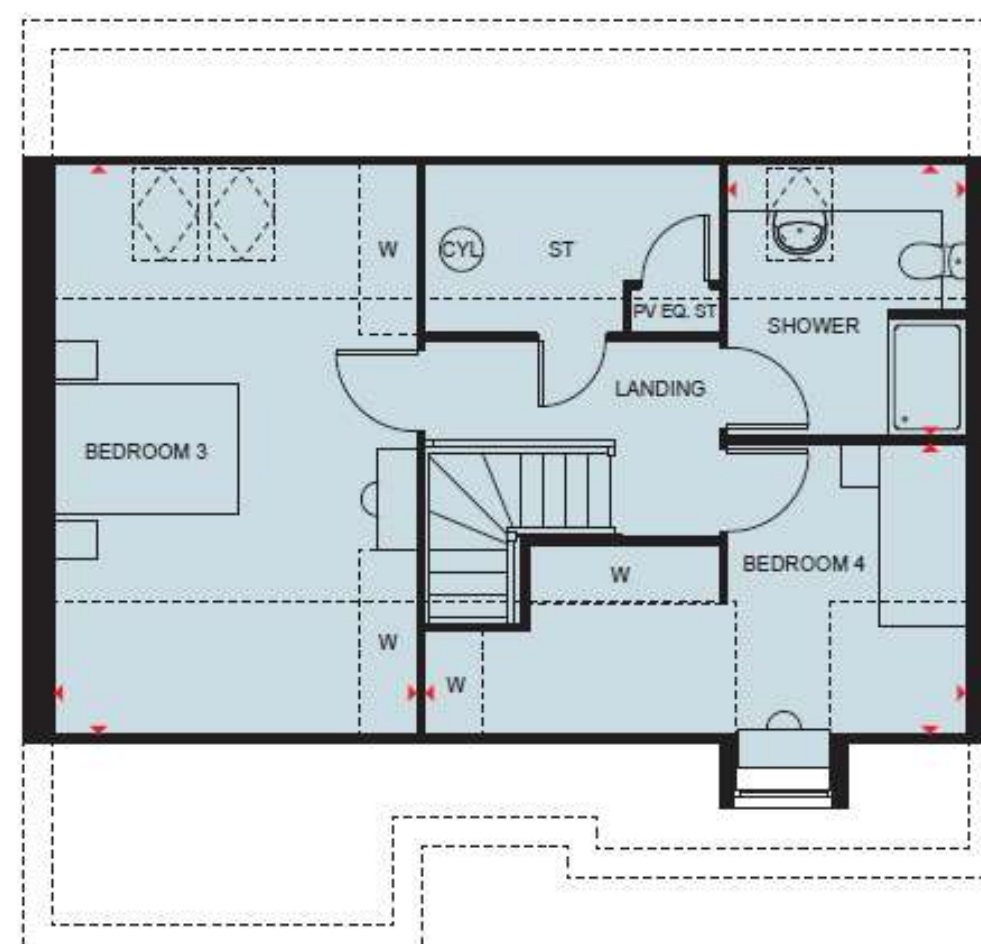
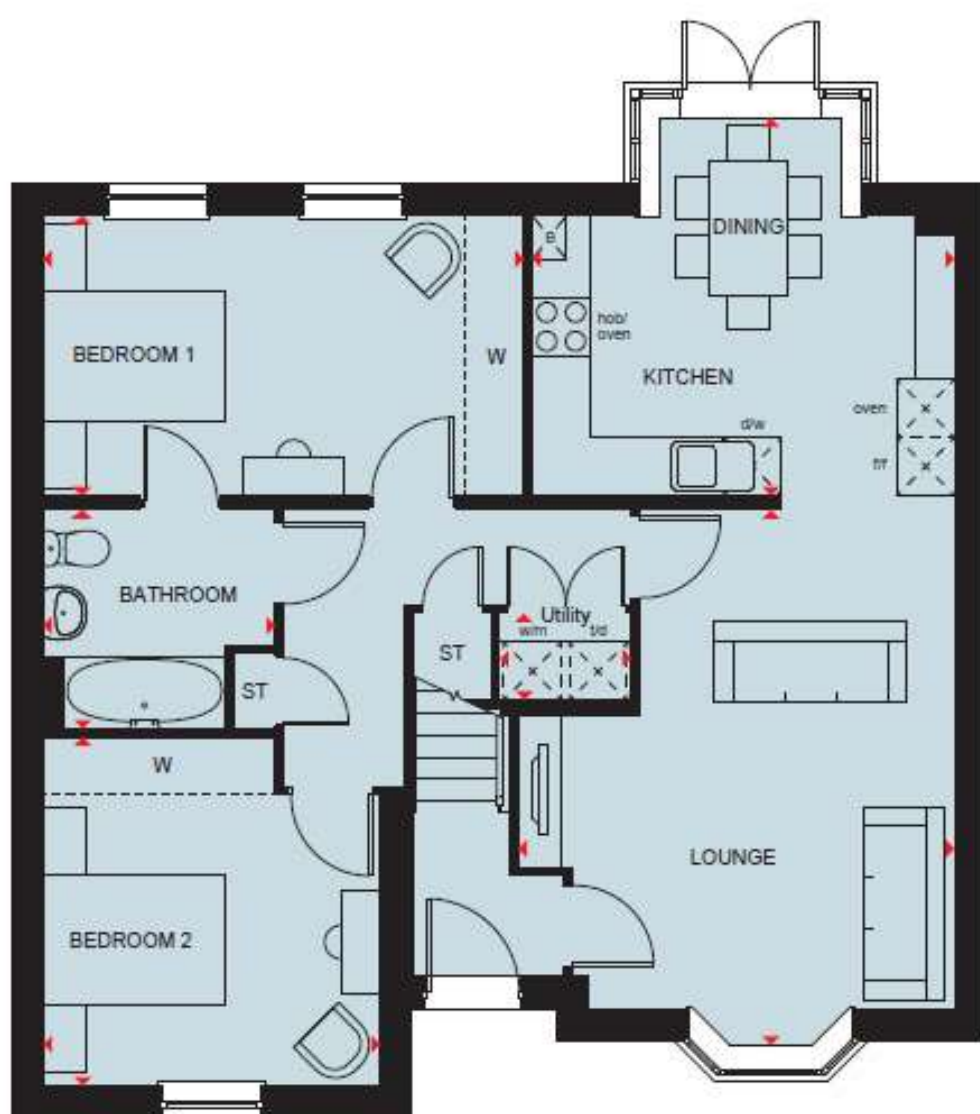


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THE BURFORD

FOUR BEDROOM HOME



Ground Floor

Kitchen/Lounge/Dining	4529mm x 9841mm	14'10" x 32'3"
Bedroom 1	4988mm x 2898mm	16'4" x 9'6"
Bedroom 2	3497mm x 3617mm	11'6" x 11'10"
Bathroom	2410mm x 2264mm	7'11" x 7'5"

(Approximate dimensions)

First Floor

Bedroom 3	5903mm x 3761mm	19'4" x 12'4"
Bedroom 4	5610mm x 3356mm	18'5" x 11'0"
Shower Room	2472mm x 2801mm	8'1" x 9'2"

(Approximate dimensions)

Key		wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble Dryer space	◀▶	Dimension location

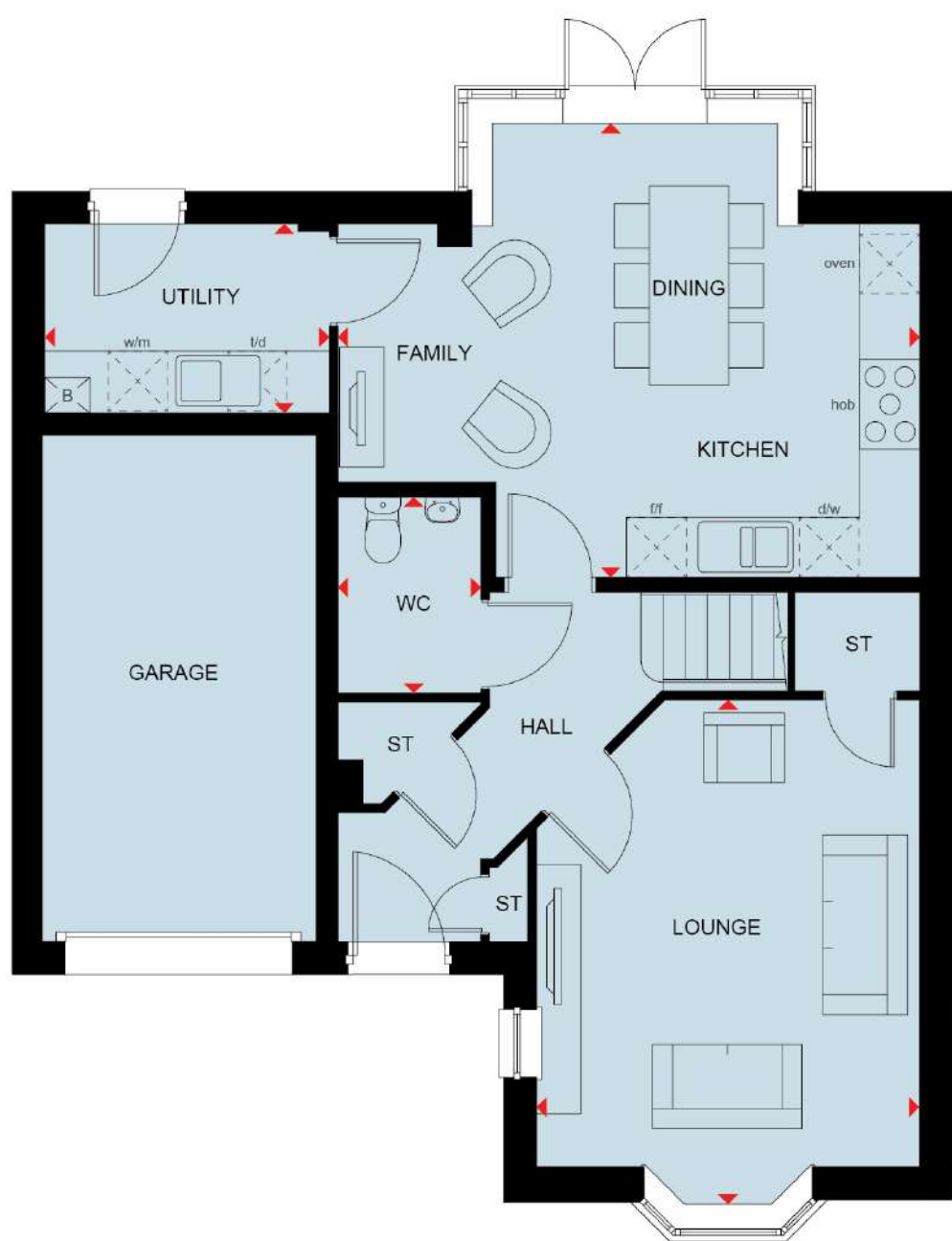
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THE BEMPTON FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	5846mm x 4811mm	19'2" x 15'9"
Utility	2857mm x 1900mm	9'4" x 6'3"
Lounge	3850mm x 5088mm	12'8" x 16'8"
WC	1436mm x 1972mm	4'9" x 6'6"

(Approximate dimensions)



First Floor

Bedroom 1	3850mm x 3707mm	12'8" x 12'2"
En suite 1	1512mm x 2418mm	5'0" x 7'11"
Bedroom 2	3844mm x 3707mm	12'7" x 12'2"
Bedroom 3	3844mm x 3603mm	12'7" x 11'10"
Bedroom 4	2845mm x 3587mm	9'4" x 11'9"
Bathroom	2875mm x 1869mm	9'5" x 6'2"

(Approximate dimensions)

Key

Key		wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble Dryer space	◀▶	Dimension location

***Please note the landing window is omitted from Plots 212, 227, 228, 229, 239, 240, 245 & 284. Please refer to the plot-specific working drawings.**

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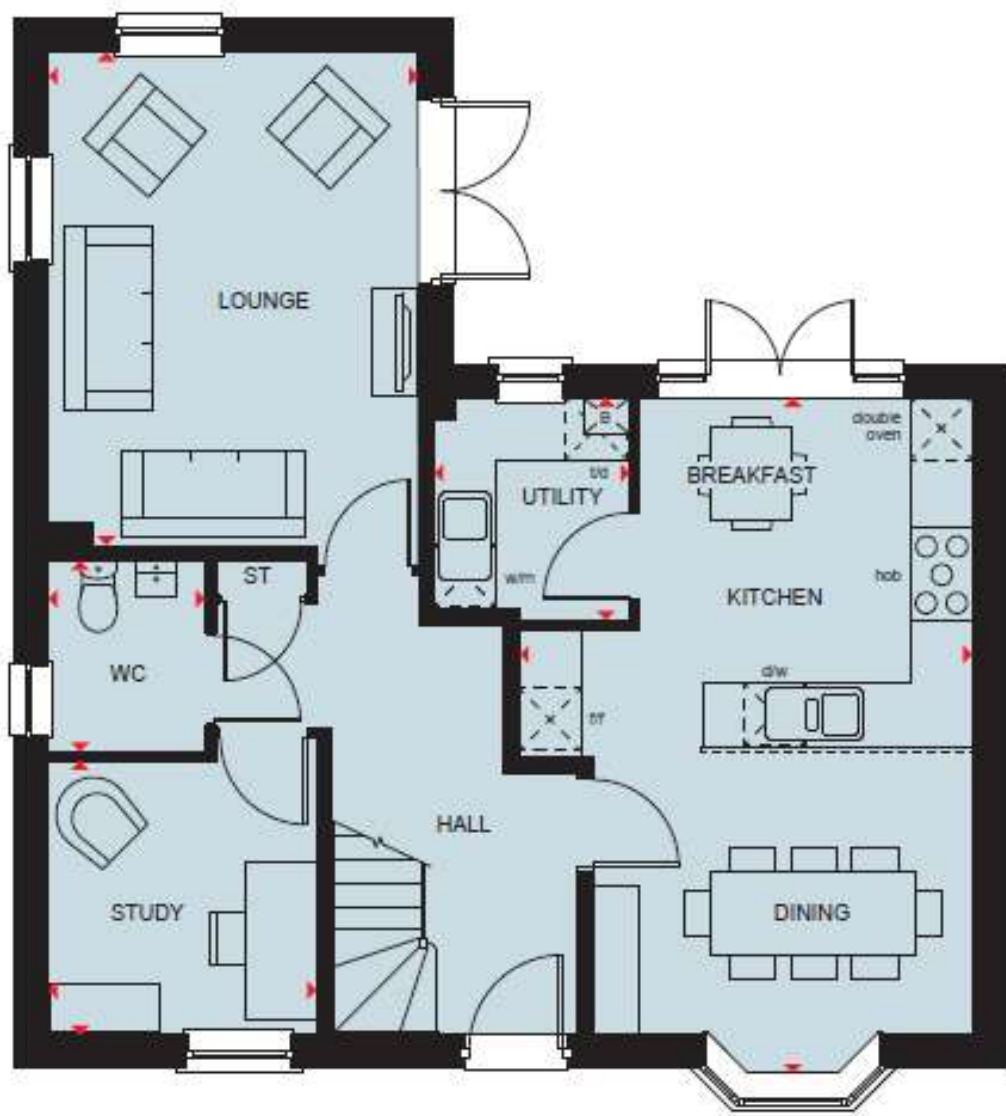


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THE CONWY

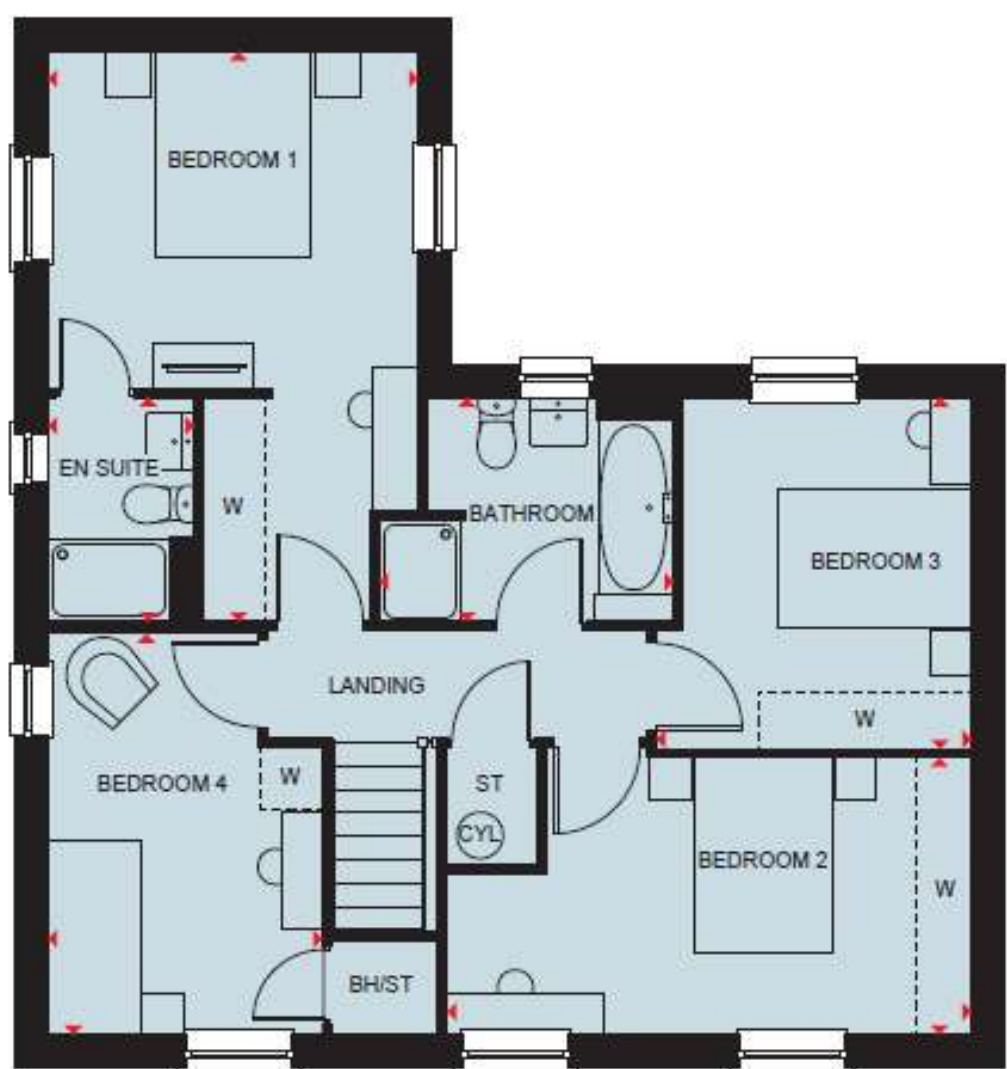
FOUR BEDROOM HOME



Ground Floor

Kitchen/dining	6193mm x 4415mm	20'4" x 14'6"
Utility	2158mm x 1907mm	7'1" x 6'3"
Lounge	4798mm x 3610mm	15'9" x 11'10"
WC	1856mm x 1526mm	6'1" x 5'0"
Study	2665mm x 2615mm	8'9" x 8'7"

(Approximate dimensions)



First Floor

Bedroom 1	5543mm x 3610mm	18'2" x 11'10"
En suite 1	2177mm x 1468mm	7'2" x 4'10"
Bedroom 2	5117mm x 2695mm	16'9" x 8'10"
Bedroom 3	3411mm x 2818mm	11'2" x 9'3"
Bedroom 4	3902mm x 2677mm	12'10" x 8'9"
Bathroom	2872mm x 2173mm	9'5" x 7'2"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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THE FAIRBURN

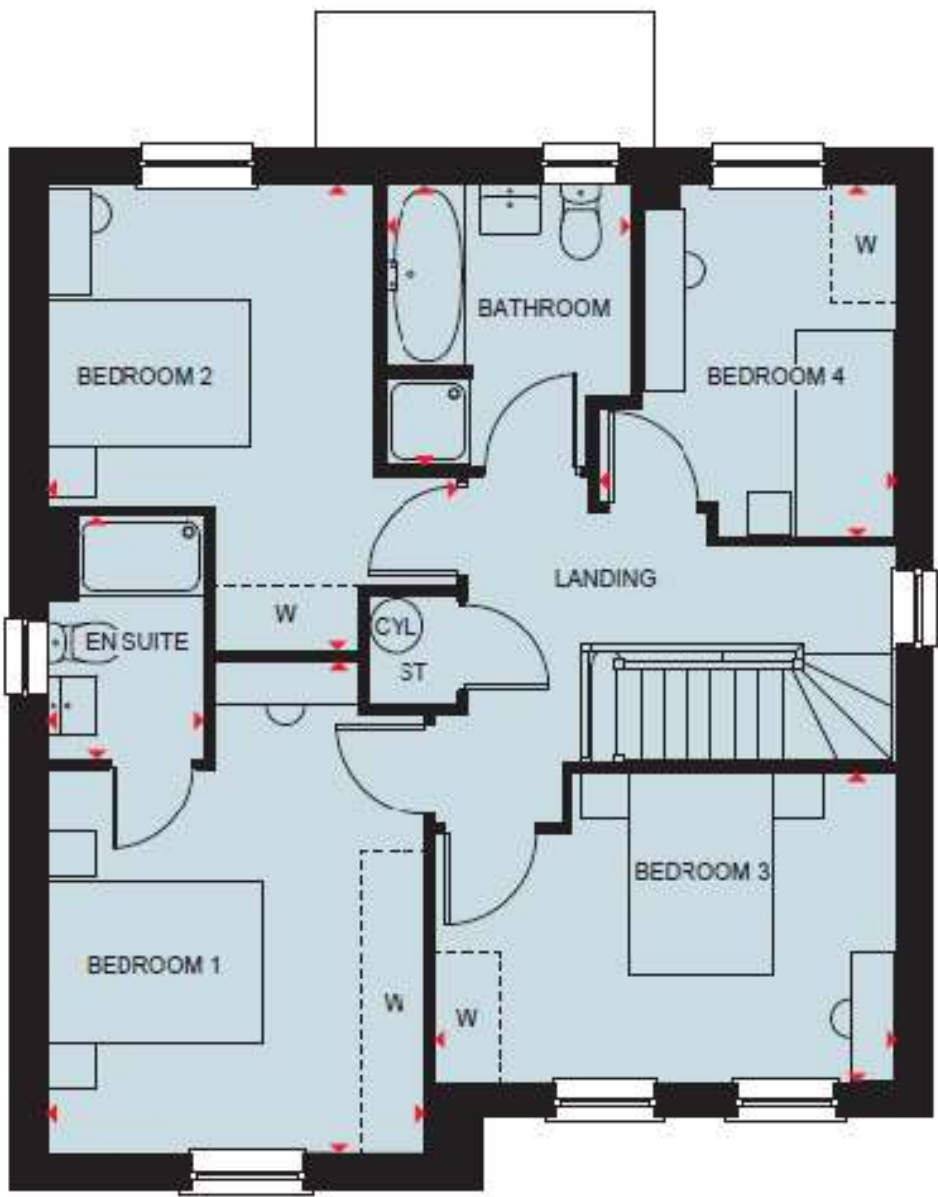
FOUR BEDROOM HOME



Ground Floor

Kitchen/dining	5857mm x 4660mm	19'3" x 15'3"
Utility	2575mm x 1945mm	8'5" x 6'5"
Lounge	5460mm x 3723mm	17'11" x 12'3"
WC	1898mm x 1534mm	6'3" x 5'0"
Study	2881mm x 2421mm	9'5" x 7'11"

(Approximate dimensions)



First Floor

Bedroom 1	4586mm x 3528mm	15'1" x 11'7"
En suite 1	2250mm x 1470mm	7'5" x 4'10"
Bedroom 2	4331mm x 3041mm	14'3" x 10'0"
Bedroom 3	4275mm x 2881mm	14'0" x 9'5"
Bedroom 4	3273mm x 2363mm	10'9" x 7'9"
Bathroom	2599mm x 2270mm	8'6" x 7'5"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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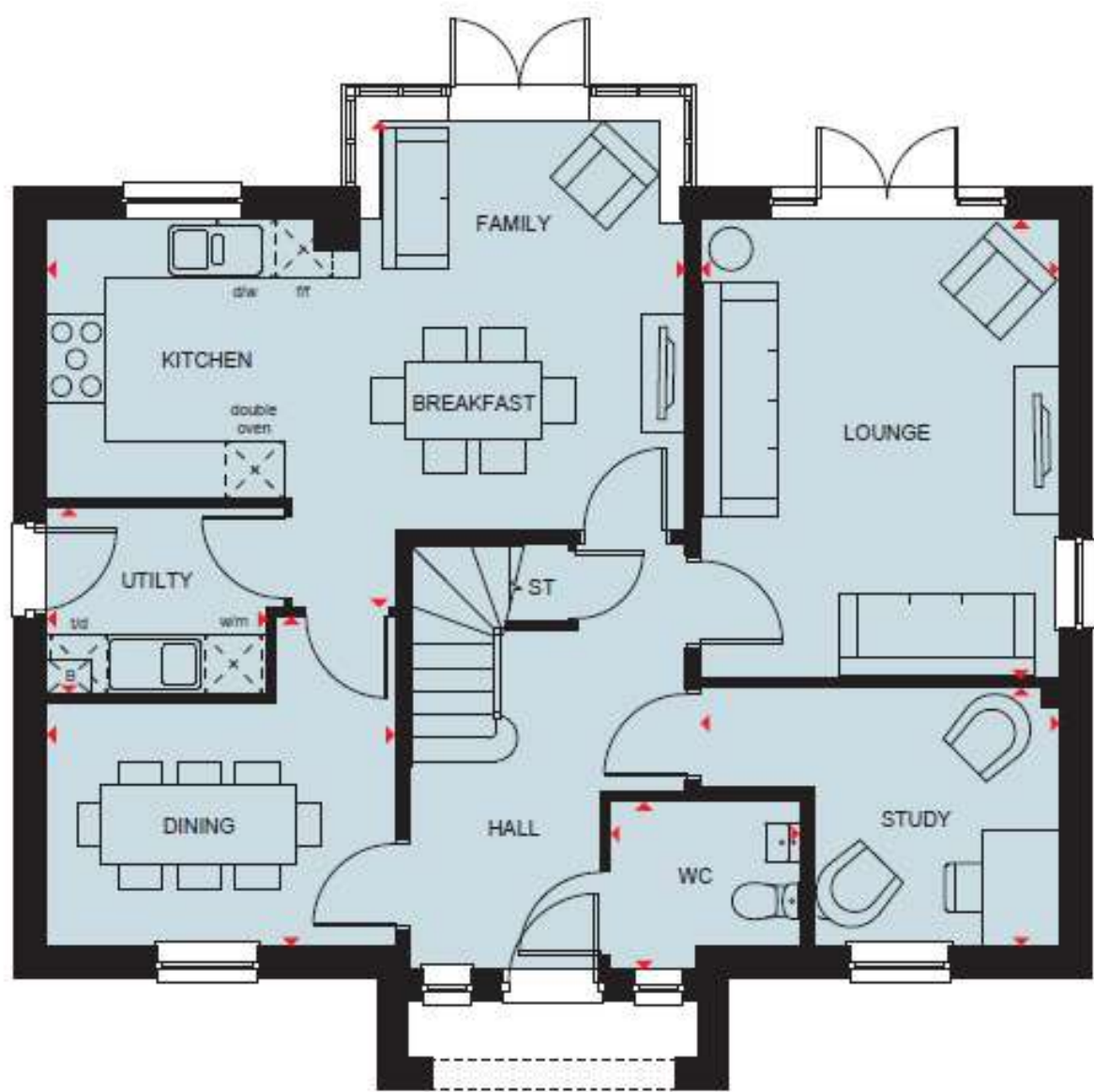


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THE KELHAM

FOUR BEDROOM HOME



Ground Floor

Kitchen/Breakfast/Family	6533mm x 4209mm	21'5" x 13'10"
Utility	2248mm x 1901mm	7'4" x 6'2"
Lounge	4694mm x 3663mm	15'5" x 12'0"
Dining	3561mm x 3375mm	11'8" x 11'1"
WC	1904mm x 1712mm	6'3" x 5'7"
Study	3668mm x 3648mm	12'0" x 12'0"

(Approximate dimensions)



First Floor

Bedroom 1	4046mm x 3623mm	13'3" x 11'11"
Bedroom 1 dressing	3295mm x 1628mm	10'10" x 5'4"
En suite 1	2552mm x 2154mm	8'4" x 7'1"
Bedroom 2	3522mm x 3102mm	11'7" x 10'2"
En suite 2	2267mm x 1201mm	7'5" x 3'11"
Bedroom 3	3624mm x 2954mm	11'11" x 9'8"
Bedroom 4	3075mm x 2941mm	10'1" x 9'8"
Bathroom	3190mm x 2139mm	10'6" x 7'0"

(Approximate dimensions)

Key

wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	td	Tumble Dryer space	◀▶	Dimension location
dw	Dishwasher space				

*Please note the lounge window and bedroom 1 window is omitted from Plots 199, 203, 204, 206 & 280. Please refer to the plot-specific working drawings.

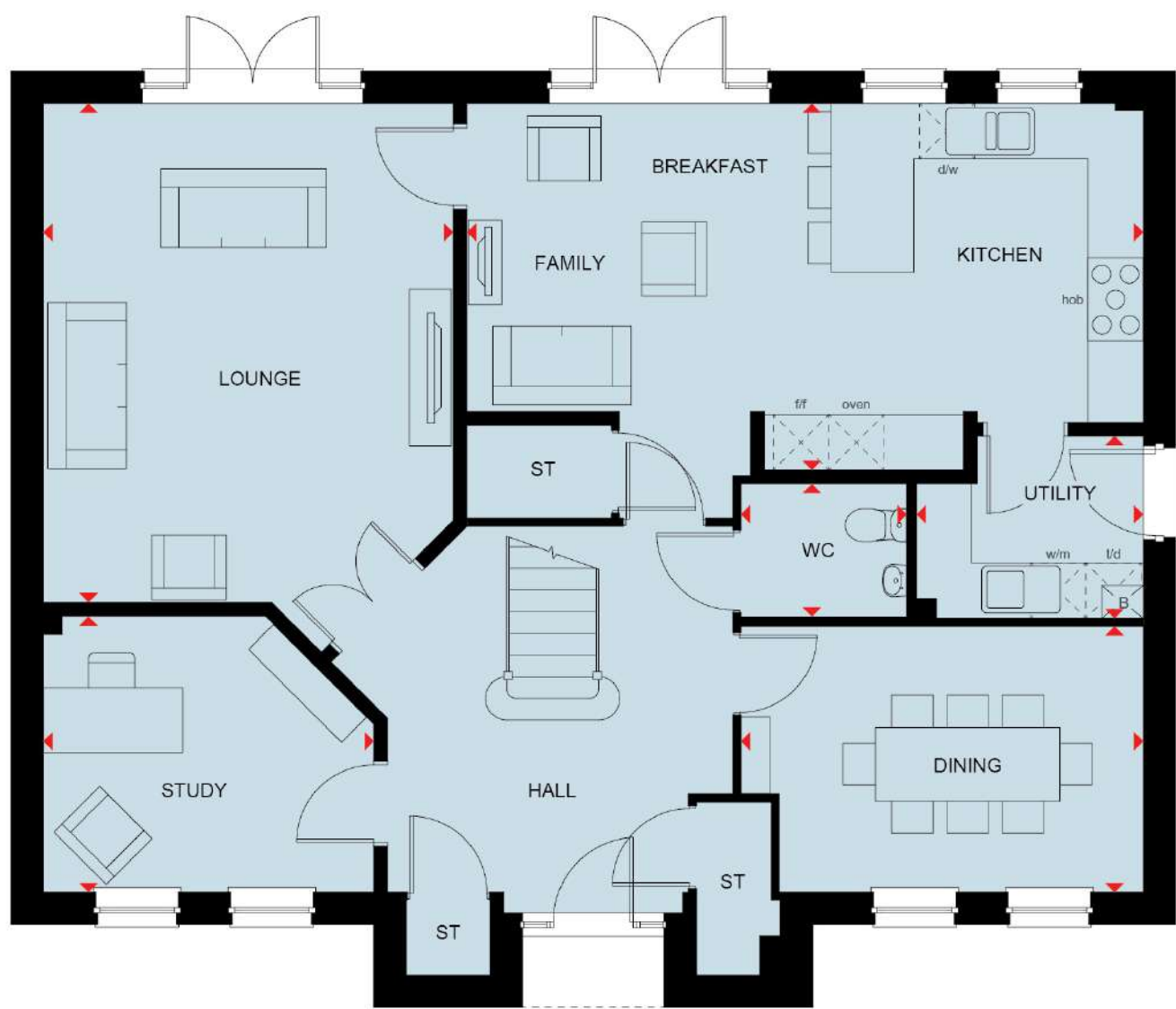
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DAVID WILSON HOMES



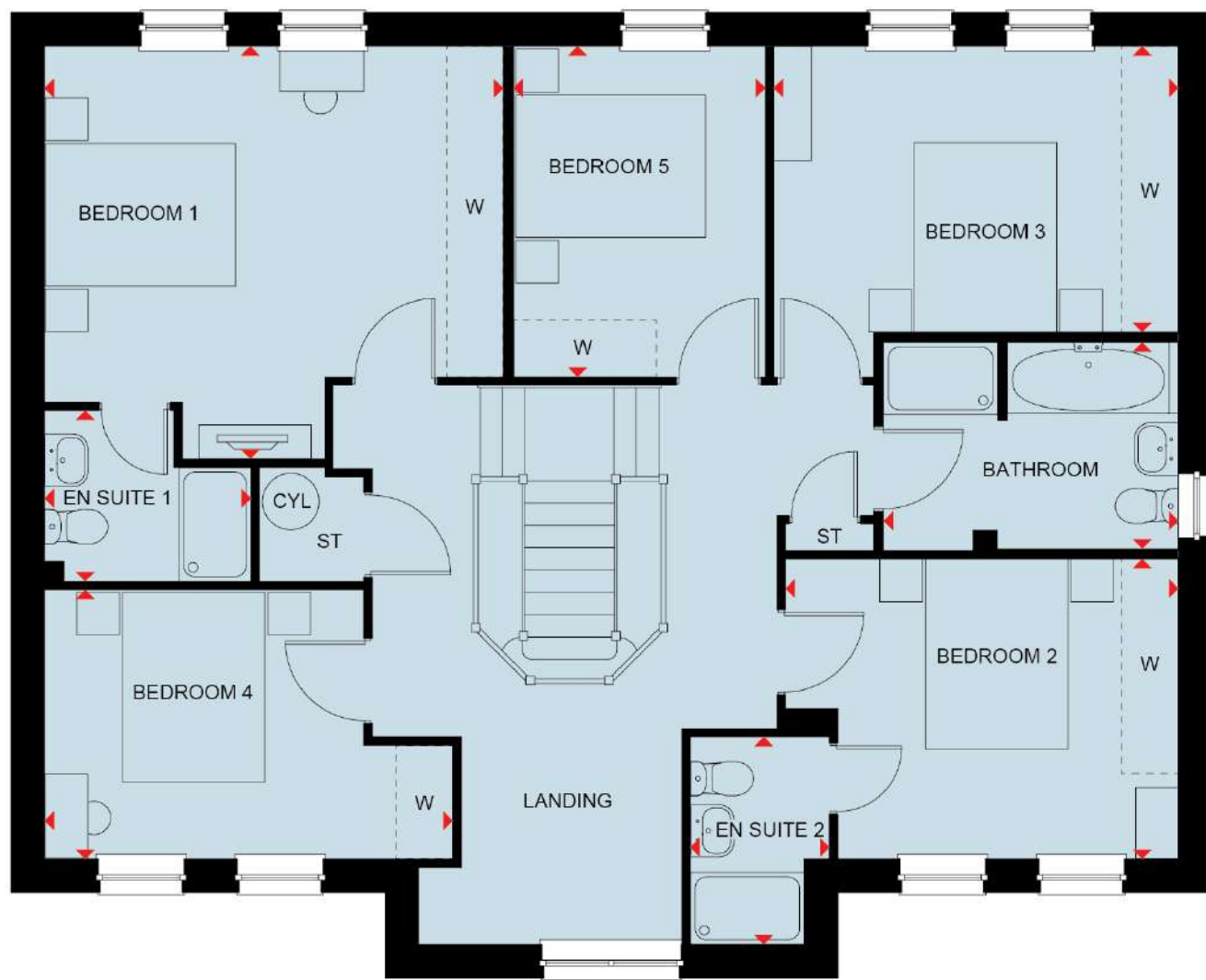
THE CONSALL FIVE BEDROOM HOME



Ground Floor

Kitchen/dining /family	7338mm x 4502mm	24'1" x 14'9"
Utility	2460mm x 1978mm	8'1" x 6'6"
Lounge	4448mm x 5956mm	14'7" x 19'6"
Study	3585mm x 2998mm	11'9" x 9'10"
WC	1800mm x 1442mm	5'11" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	4829mm x 4349mm	15'10" x 14'3"
En suite 1	2175mm x 1800mm	7'2" x 5'11"
Bedroom 2	4178mm x 3160mm	13'8" x 10'4"
En suite 2	1465mm x 2185mm	4'10" x 7'2"
Bedroom 3	4260mm x 3484mm	14'0" x 11'5"
Bedroom 4	4298mm x 2835mm	14'1" x 9'4"
Bedroom 5	2650mm x 3484mm	8'8" x 11'5"
Bathroom	3104mm x 2175mm	10'2" x 7'2"

(Approximate dimensions)

Key

wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble Dryer space
					◀▶ Dimension location

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THE PENSTHORPE

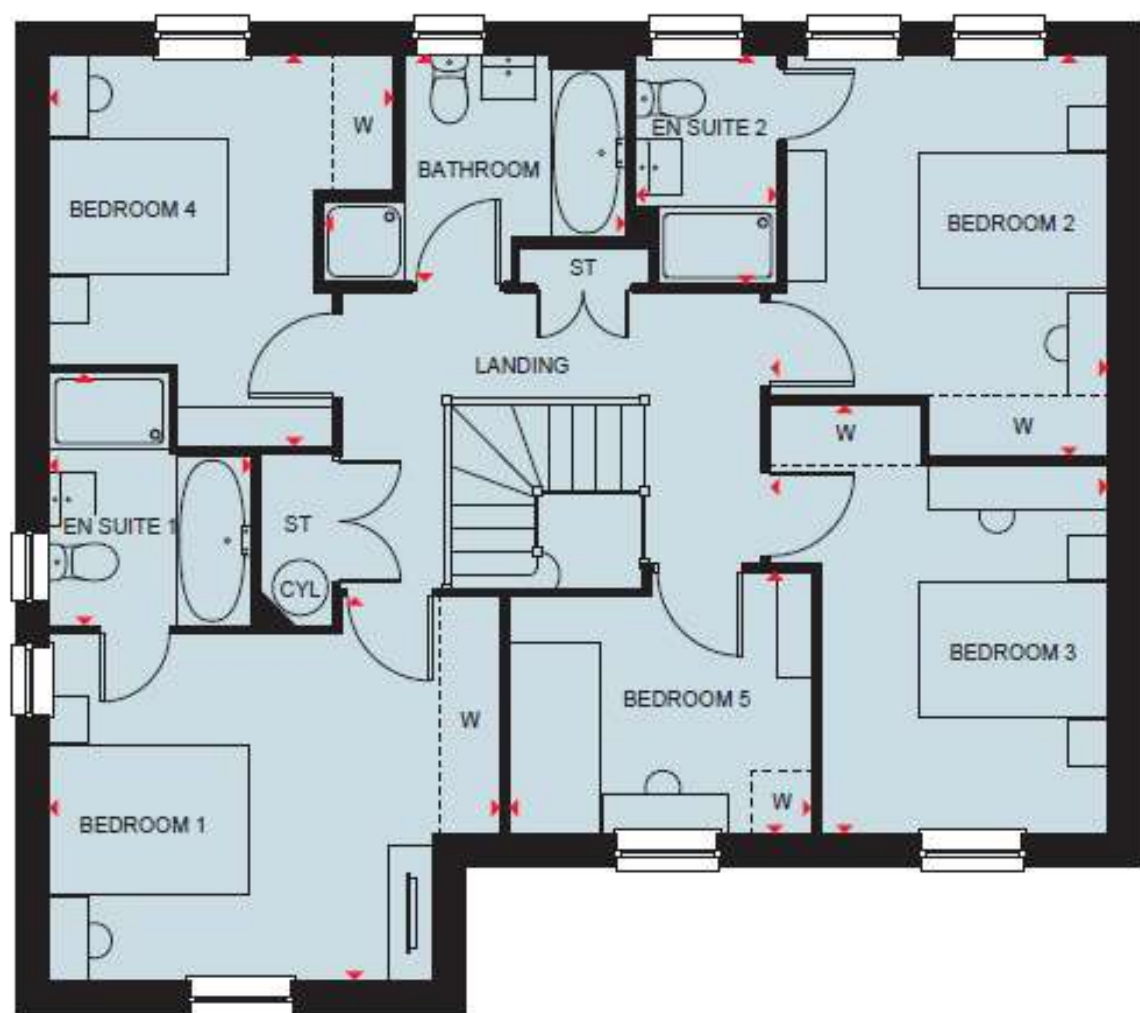
FIVE BEDROOM HOME



Ground Floor

Kitchen/Breakfast/family	4105mm x 6890mm	13'6" x 22'7"
Utility	2054mm x 1900mm	6'9" x 6'3"
Lounge	3550mm x 5276mm	11'8" x 17'4"
Dining	3840mm x 2997mm	12'7" x 9'10"
Study	2414mm x 2887mm	7'11" x 9'6"
WC	1884mm x 1484mm	6'2" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3450mm x 3840mm	11'4" x 12'7"
En suite 1	2027mm x 1700mm	6'8" x 5'7"
Bedroom 2	3216mm x 3411mm	10'7" x 11'2"
En suite 2	1414mm x 2297mm	4'8" x 7'6"
Bedroom 3	3680mm x 2875mm	12'1" x 9'5"
Bedroom 4	2834mm x 3100mm	9'4" x 10'2"
Bedroom 5	3024mm x 2362mm	9'11" x 7'9"
Bathroom	2210mm x 1834mm	7'3" x 6'0"

(Approximate dimensions)

Key

wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
dw	Dishwasher space	td	Tumble Dryer space	◀▶	Dimension location
ST	Store				

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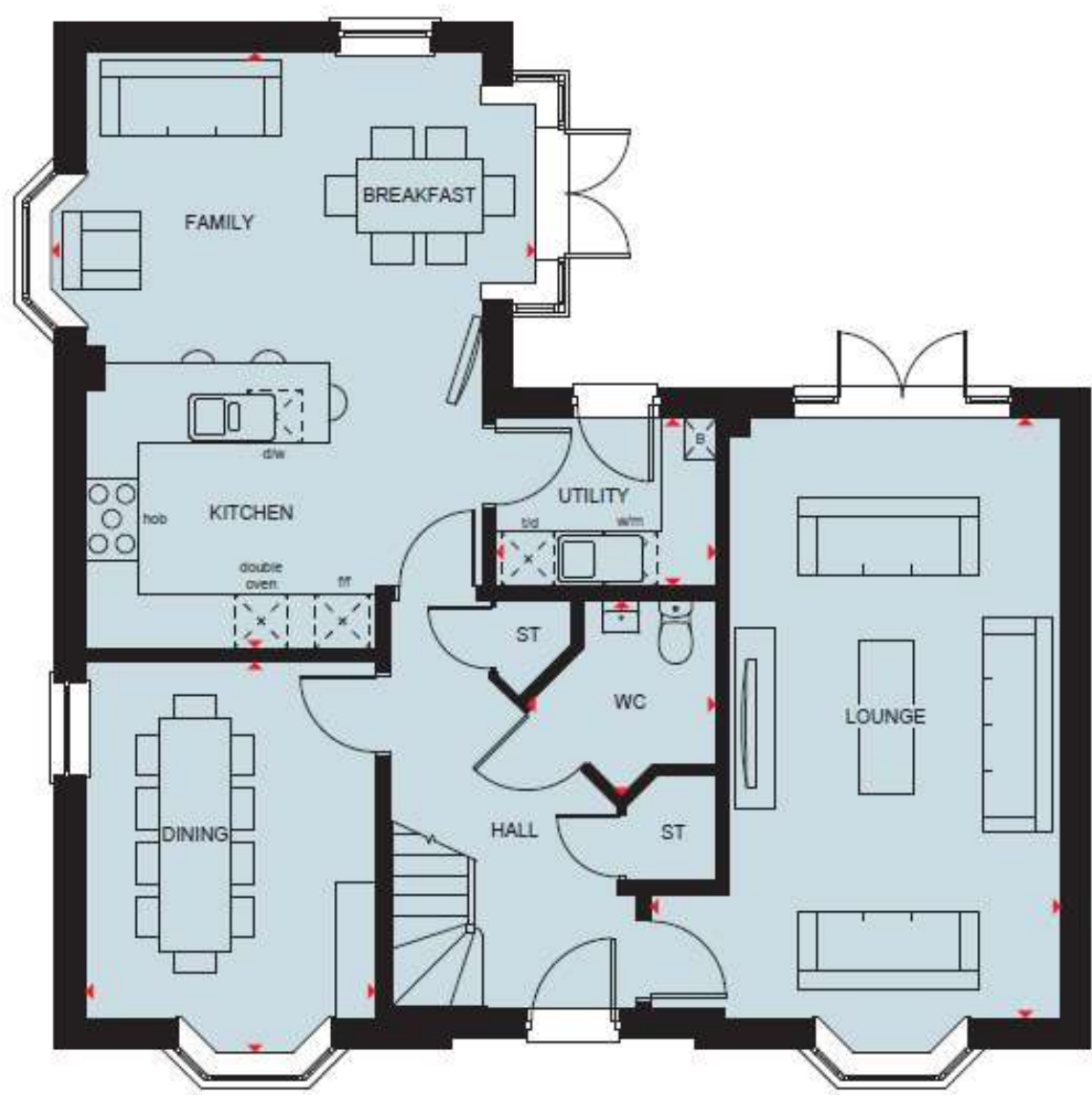


DAVID WILSON HOMES



THE WOODWALTON

FIVE BEDROOM HOME



Ground Floor

Kitchen/Breakfast/family	6595mm x 5600mm	21'7" x 18'4"
Utility	2440mm x 1862mm	8'0" x 6'1"
Dining	4370mm x 3218mm	14'4" x 10'6"
Lounge	7070mm x 4550mm	23'2" x 14'11"
WC	2092mm x 1834mm	6'10" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	6511mm x 4388mm	21'4" x 14'5"
En suite 1	2307mm x 1428mm	7'7" x 4'8"
Bedroom 2	4095mm x 3289mm	13'5" x 10'9"
En suite 2	2307mm x 1428mm	7'7" x 4'8"
Bedroom 3	3947mm x 3376mm	12'11" x 11'1"
Bedroom 4	3583mm x 3532mm	11'9" x 11'7"
Bedroom 5	3266mm x 2369mm	10'8" x 7'9"
Bathroom	3000mm x 1900mm	9'10" x 6'3"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



DAVID WILSON HOMES



KEY WORKER DEPOSIT CONTRIBUTION SCHEME



To show our appreciation for Key Workers, we are offering a contribution towards your deposit*.

When you purchase a David Wilson home at Roman Gardens using the scheme, we could contribute £1,000 towards your deposit for every £20,000 spent on the purchase price - up to a maximum of £25,000*.

There is no price limit on the property you could buy, as long as you're eligible for the scheme just speak to your Sales Adviser at your chosen development.

MAKE YOUR MOVE WITH OUR KEY WORKER DEPOSIT CONTRIBUTION SCHEME



If you're an eligible **key worker**, we could contribute to your deposit



£1,000 for every
£20,000 you spend



It's our way of saying
thank you for the vital
work you do



Get in touch today

*This offer is available to Key Workers who purchase a new David Wilson Homes property. We make this offer available across our David Wilson divisions from time to time, however, it may not always be available for all categories of Key Workers. We encourage you to please speak with one of our Sales Advisors to check availability and if you have any queries in this respect.

Subject to these terms and conditions, Key Workers are entitled to receive a deposit contribution towards the overall purchase price of the property of £1,000 for every £20,000 spent - up to a maximum of £25,000. Please note that you may be required to pay a contribution towards the purchase price depending on your lender's mortgage eligibility criteria.



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.

