

BRAMBLE WOOD

WHELDRAKE

YOUR HOME. YOUR WAY.

Customisable plots



DAVID WILSON HOMES

WHERE QUALITY LIVES

BRAMBLE WOOD

WHELDRAKE

MAKE
YOUR HOME
— YOUR OWN —

Create your bespoke family home at Bramble Wood in Wheldrake.

For the first time in North Yorkshire, David Wilson Homes is offering customisation options on selected homes, allowing you to truly make your home your own.

With 4 ground floor layouts and 4 first floors layouts to choose from, each home will have 16 possible combinations, allowing you to create a home that truly meets your individual needs.

From additional bedrooms to more open-plan design, you'll be able to select the design that reflects your lifestyle.

But these customisation options do not stop with the internal layout, you'll also be able to make your mark on how your home looks outside too.

And, of course, your home will be built to the latest building regulations, including energy-efficient features such as photovoltaic panels and an EV charging point.



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BRAMBLE WOOD

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-  **The Oakwood**
1 bedroom home
-  **The Tulip**
2 bedroom home
-  **The Archford**
3 bedroom home
-  **The Kennett**
3 bedroom home
-  **The Ingleby**
4 bedroom home
-  **The Millford**
4 bedroom home
-  **The Herford**
4 bedroom home

-  **The Cornell**
4 bedroom home
-  **The Hereford**
4 bedroom home
-  **The Bracebridge**
4 bedroom home
-  **The Avondale**
4 bedroom home
-  **The Holden**
4 bedroom home
-  **The Chelworth**
4 bedroom home

-  **Customisable Homes**
These homes are customisable. Please speak to your Sales Adviser for more details.
-  **Affordable Housing**
-  **Visitor Parking Space**
-  **Bin Collection Point**
-  **Sub-Station**
-  **Local Equipped Area of Play**

-  **Photovoltaic panels**
Photovoltaic panels are included on every home. Please speak to your Sales Adviser for specific plot details.
-  **Electric Vehicle charging**
Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations.
-  **Gravel path**
-  **New tree line**
-  **Parkland space**

- Giving nature a home on this development:**
-  **Hedgehog Highway**
Selected plots*
 -  **Bat Box Enclosed Bat Box**
Selected plots*
 -  **Swift Nesting Brick Sparrow Terrace**
Selected plots*
- Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



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Plot 51 The Millford
4 bedroom home

Plot 79 The Archford
3 bedroom home

Plot 76 The Archford
3 bedroom home

Plot 80 The Cornell
4 bedroom home

Plot 77 The Archford
3 bedroom home

Plot 98 The Cornell
4 bedroom home

Plot 78 The Archford
3 bedroom home



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- **Affordable Housing**
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- BCP **Bin Collection Point**
- S/S **Sub-Station**
- L.E.A.P **Local Equipped Area of Play**

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CHOOSE YOUR
EXTERIOR
OPTIONS

Exterior Option 1

Traditional Option.

Standard red brick facade with brick detailing to eaves, verge and heads. Glass reinforced plastic (GRP) traditional style front door surround.

Exterior Option 2

Contemporary Option.

Half render to first floor front elevation, contemporary grey windows, grey front door style. Flat style contemporary front door canopy (subject to house type).

Exterior Option 3

Full Render Option.

Off white render to front elevation. Glass reinforced plastic (GRP) apex style front door canopy (subject to house type).

Additional options, which can be added to any combination:

- Brick effect glass reinforced plastic (GRP) chimney
- Alternative front door canopy (subject to house type)

Availability of external and internal customisation options dependent on the build stage of the plot at the time of reservation. In the case of semi-detached plots, external options (if available) will be chosen by the purchaser of the first plot and applied to both plots.



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The Archford

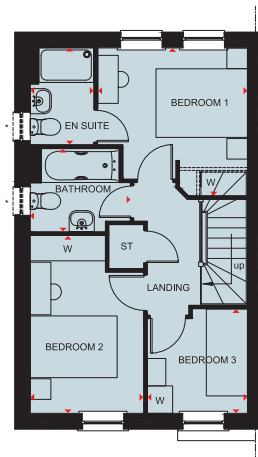
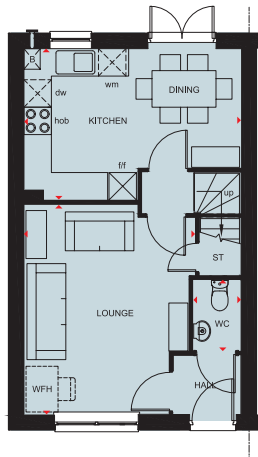
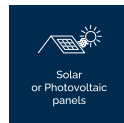
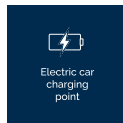
Standard configuration

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Canopies over the front doors may differ from those shown. Please speak to our Sales Adviser for specific information.



*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 3'5"

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"

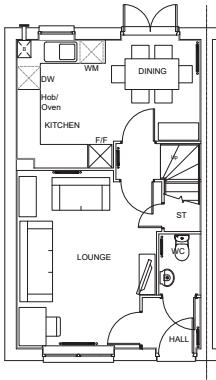
Key

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



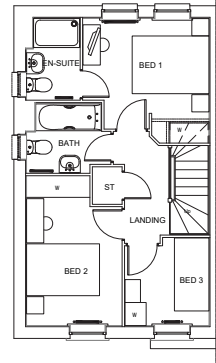
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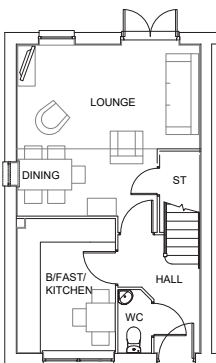
Ground Floor Option 1

Family lounge to front and with open-plan kitchen / dining to rear.



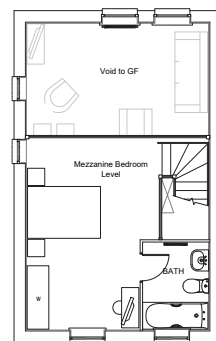
First Floor Option 1

3 bedrooms, for 5 people, with en suite to bedroom 1.



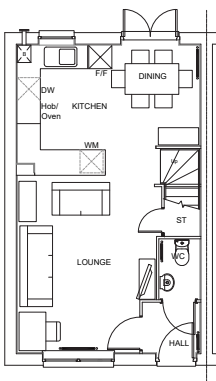
Ground Floor Option 2

Family lounge and dining to rear with kitchen to front.



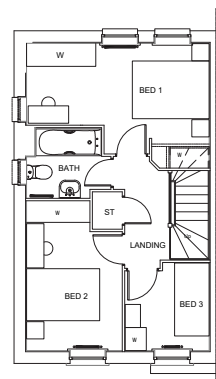
First Floor Option 2

1 bedroom, for 2 people, studio with mezzanine.



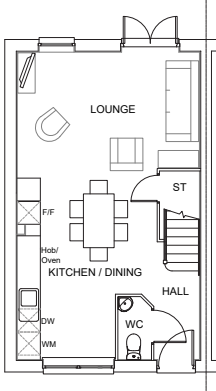
Ground Floor Option 3

Family lounge to front open plan to rear kitchen/dining.



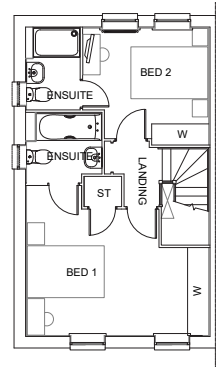
First Floor Option 3

3 bedrooms, for 5 people, with dressing area to bedroom 1.



Ground Floor Option 4

House share arrangement with open-plan kitchen, dining and lounge.



First Floor Option 4

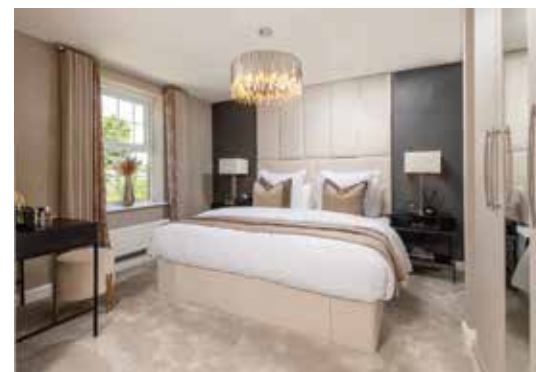
2 bedrooms, for 4 people, with en suites to bedrooms 1 and 2.

The Millford

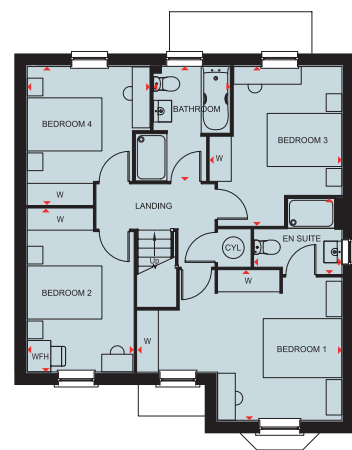
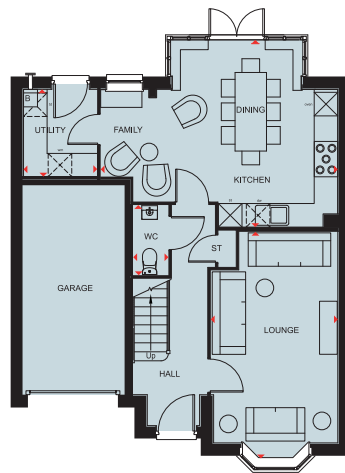
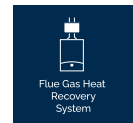
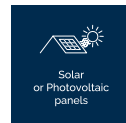
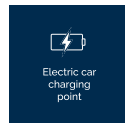
Standard configuration

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Canopies over the bay windows may differ from those shown. Please speak to our Sales Adviser for specific information.



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"

First Floor

Bedroom 1	5195 x 3818 mm	17'0" x 12'6"
En Suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4156 x 2707 mm	13'8" x 8'10"
Bedroom 3	4051 x 3365 mm	13'4" x 11'0"
Bedroom 4	3522 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

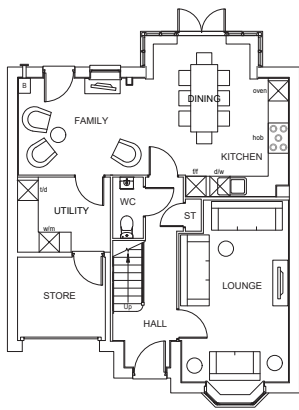
Key

B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	CYL Cylinder
ST Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space	♦♦ Dimension location



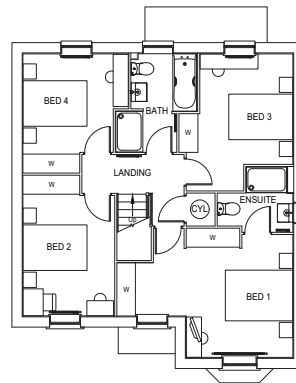
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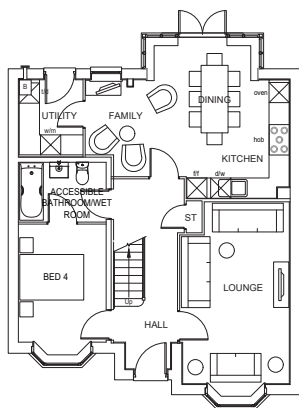
Ground Floor Option 1

Family lounge with open plan kitchen, dining and extended family room; separate utility and externally accessed store.



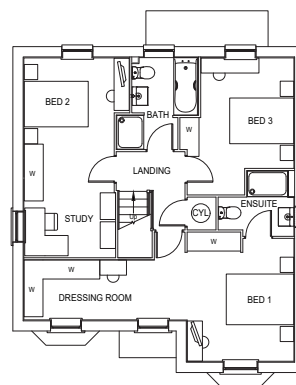
First Floor Option 1

4 bedrooms, for 8 people, with en suite to bedroom 1.



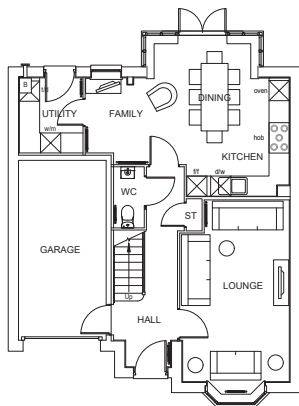
Ground Floor Option 2

Family lounge with open plan kitchen, dining and family room with ground floor accessible bedroom and wet room.



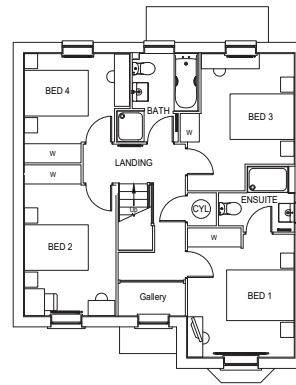
First Floor Option 2

3 bedrooms, for 6 people, with large master bedroom suite and central family bathroom.



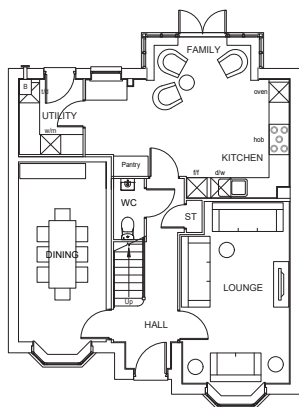
Ground Floor Option 3

Family lounge with open plan kitchen, dining and family room; remodeled to allow internal access to the garage.



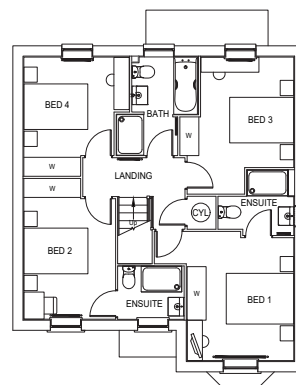
First Floor Option 3

4 bedrooms, for 8 people, with en suite to bedroom 1 and open gallery to ground floor hall.



Ground Floor Option 4

Family lounge with open plan kitchen and family room; formal separate dining room.



First Floor Option 4

4 bedrooms, for 8 people, with en suites to bedroom 1 and bedroom 2.

The Cornell

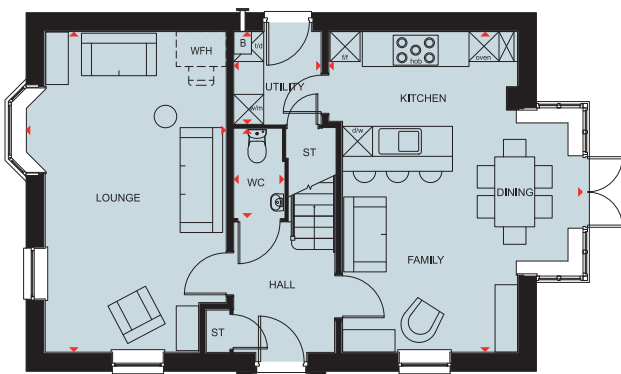
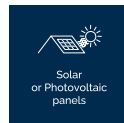
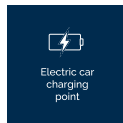
Standard configuration

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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"

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"

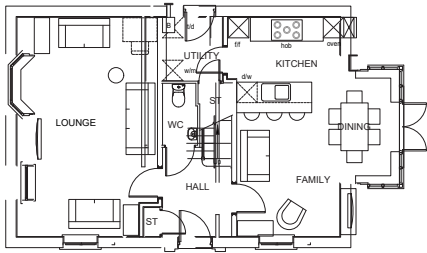
Key

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



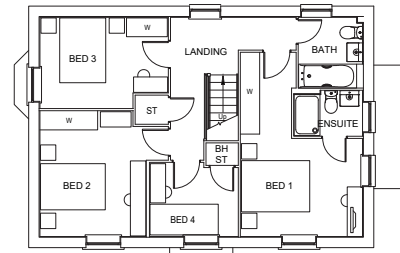
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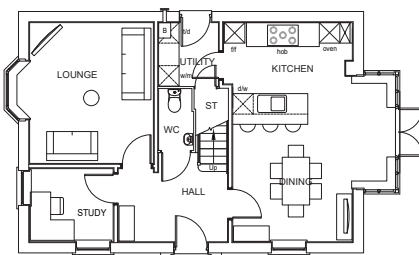
Ground Floor
Option 1

Large lounge with views to street level;
open-plan kitchen, dining and family room.



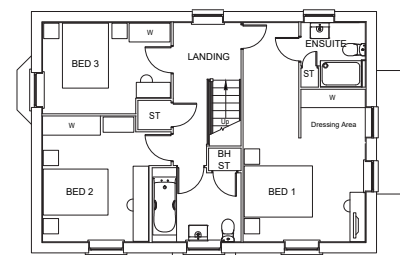
First Floor
Option 1

4 bedroom, for 7 people, with en suite to
bedroom 1.



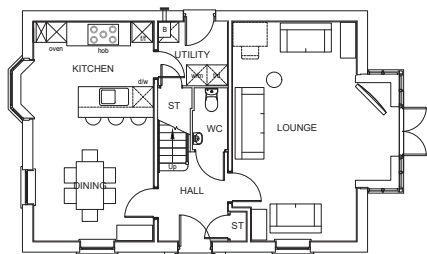
Ground Floor
Option 2

Family lounge with open-plan kitchen,
dining and family room and separate
ground floor study/office.



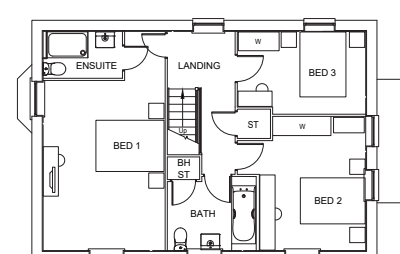
First Floor
Option 2

3 bedroom, for 6 people, with large master
bedroom suite and central family bathroom.



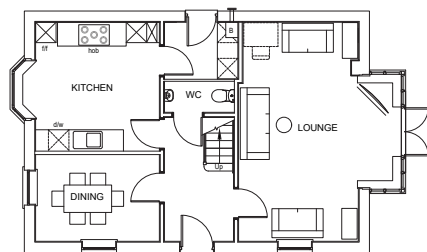
Ground Floor
Option 3

Large lounge with box bay and views into
garden; open-plan kitchen, dining and
family room.



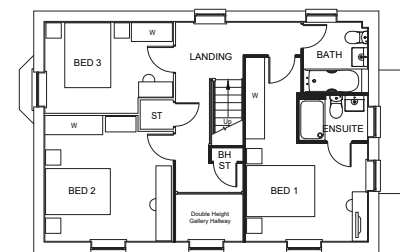
First Floor
Option 3

3 bedrooms, for 6 people, with alternative
large master bedroom suite and central
family bathroom.



Ground Floor
Option 4

Large lounge with box bay and views into
garden; separate kitchen and formal dining
room.



First Floor
Option 4

3 bedrooms, for 6 people, with en suite to
bedroom 1 and double height gallery to
hallway.



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