

# ST PETERS CHASE

THURSTON



# 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.



# ST PETERS CHASE

#### A LOCATION LIKE NO OTHER





St Peters Chase offers a collection of 2, 3, 4 & 5 bedroom homes and 3 bedroom bungalows in the village of Thurston, nestled within the picturesque Suffolk countryside.

Our community will benefit from over 8 acres of green open spaces with public foot and cycle paths. Ideal for evening strolls, walking the dog, or just keeping fit and healthy. There's also a children's play area on the development which will keep the family entertained.

Bury St Edmunds is 6 miles away or a 5 minute train journey. There you will find the stunning Abbey Gardens and St Edmundsbury Cathedral as well as boutique shops and restaurants. The historic city of Cambridge is just 36 miles away.

Our wide range of sustainable and energyefficient homes have been designed with modern-day living in mind, with naturally bright rooms, open spaces and practicality being at the forefront of our designs.





#### ST PETERS CHASE LOCAL AMENITIES

**DOCTORS** 

**Mount Farm Surgery** 

Lawson Place IP32 7EW

**Ixworth Surgery** 

Peddars Close IP31 2HD

**DENTISTS** 

Community Dental Services
CIC

Hillside Road IP32 7EA

**Alvinton House** 

Northgate Street IP33 1HP

**PHARMACIES** 

**Thurston Pharmacy** 

Angel Hill IP33 1LS

**Croasdales Chemist** 

Lawson Place IP32 7EW

**OPTICIANS** 

**Peel & Gudgin Opticians** 

Angel Hill IP33 1LS

Scrivens Opticians & Hearing

Care

Abbeygate Street IP33 1LW

**POST OFFICE** 

**Thurston Post Office** 

Barton Road IP31 3PA

**VETS** 

Haughley & Thurston Veterinary Centre

Barton Road IP31 3PD

**NURSERIES** 

**Thurston Childcare** 

Pond Fields Road, IP31 3FT

**SCHOOLS** 

Thurston C of E Primary

Academy

Pond Field Road IP31 3FT

Great Barton C of E Primary

**Academy** 

School Road IP31 2RJ

**Thurston Community College** 

Norton Road IP31 3PB

**Sybil Andrews Academy** 

Rougham Tower Avenue IP32 7QB

SPORT AND LEISURE

**David Lloyd Clubs** 

Sandlands IP32 6JD

Morton Hall Health Club

Mount Road IP32 7BL

**TRANSPORT** 

**Thurston Railway Station** 

Station Hill IP31 3QU

**SUPERMARKETS** 

Londis

Barton Road IP31 3PA

**Waitrose & Partners** 

Robert Bobby Way IP33

3DH

Sainsburys

Bedingfield Way IP32 7EJ

**LIBRARY** 

**Thurston Library** 

Norton Road IP31 3SD

**HOSPITAL** 

West Suffolk Hospital

Hardwick Lane IP33 2QZ





Our homes at St Peters Chase 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 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 with most of our homes boasting two or more bathrooms, including your own private sanctuary - a principal 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.





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

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.









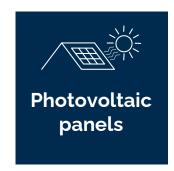












# ST PETERS CHASE

The Primrose 2 bedroom home

Attenuation basin

Existing Rousing

3 bedroom home The Langham 3 bedroom home The Hovelon

New Inee Line

3 bedroom home The forgiove

Mahure Trees

The Belbroughton 3 bedroom bungslow

Ploy Area

The Conwy

4 bedroom home The Dunnet

Bechic Vehicle Charging

Photovoltaic Panels

Underfloor Healing

4 bedroom home The Ollerton

The Beckingham 4 bedroom home 4 bedroom home

5 bedroom home The Pentthorpe

Giving nature a home

on this development

Affordable Housing 0

Show Home Sales Centre 8 2

Sheet Ught

Bird Nesting Box

Bot Box

Enclosed Bot Box

Swift Netfing Brick

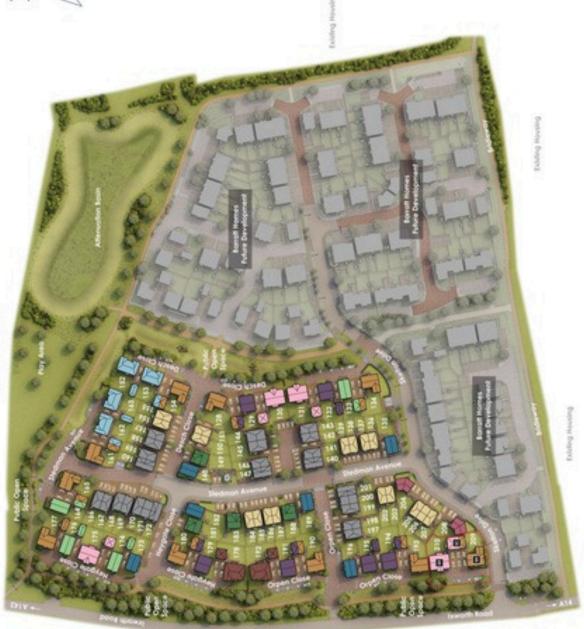
Car Club Parking Space

tog Pile Visitors Parking Space

10" Bin Collection Point

Sub Stoffon

Existing Housing



DAVID WILSON HOMES
WHERE GENELITY LIVES

# See the Difference at dwh.co.uk

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## THE PRIMROSE

TWO BEDROOM HOME







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

















**Ground Floor** Lounge/Dining Kitchen WC

4820 x 4150 mm 3660 x 1960 mm 1638 x 945 mm 15'9" x 13'7" 12'0" x 6'5" 5'4" x 3'1" First Floor Bedroom 1 Bedroom 2 Bathroom

3145 x 4150 mm 2992 x 4150 mm 2125 x 1900 mm

BEDROOM 2

10'3" x 13'7" 9'9" x 13'7" 6'11" x 6'2"

(Approximate dimensions)

(Approximate dimensions)

B Boiler ST Store W Wardrobe space f/f Fridge/freezer space wm Washing machine space
dw Dishwasher space

CYL Cylinder
td Tumble dryer

Dimension location



# THE BELBROUGHTON

THREE BEDROOM BUNGALOW







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#### **Ground Floor**

Lounge/Kitchen/Dining Bedroom 1 8009 x 4639 mm 26'3" x 15'2" 3989 x 3066 mm En Suite 2297 x 1561 mm 7'6" x 5'1" Bedroom 2 10'7" x 10'3" 8'3" x 7'8" 6'6" x 7'1" 3228 x 3133 mm Bedroom 3 Bathroom 2536 x 2341 mm 1998 x 2174 mm

(Approximate dimensions)

f/f Fridge/freezer space

Boiler W Wardrobe space

ST Store

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble drver Dimension location



# THE HOVETON

#### THREE BEDROOM HOME







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

















#### **Ground Floor**

Lounge Kitchen/Dining Utility WC

B Boiler

ST Store

3038 x 4812 mm 15'9" x 9'11" 11'5" x 17'4" 5'5" x 4'11" 3'8" x 4'11" 3486 x 5285 mm 1651 x 1501 mm 1134 x 1501 mm

(Approximate dimensions)

W Wardrobe space f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder

td Tumble drver

First Floor Bedroom 1

En Suite Bedroom 2

Bedroom 3 Bathroom

Dimension location

5251 x 4031 mm

2148 x 1401 mm 3724 x 2742 mm 2433 x 4185 mm 1701 x 2601 mm



(Approximate dimensions)



DAVID WILSON HOMES

17'2" x 13'2"

7'0" x 4'7" 12'2" x 8'11" 7'11" x 13'8" 5'6" x 8'6"

# THE LANGHAM

#### THREE BEDROOM HOME







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

















**Ground Floor** 

Lounge Kitchen/Dining WC 5850 x 3032 mm 19'2" x 9'11" 5850 x 3685 mm 19'2" x 12'1" 1500 x 1050 mm 4'11" x 3'5"

(Approximate dimensions)

First Floor
Bedroom 1
En Suite

En Suite Bedroom 2 Bedroom 3 Bathroom 3879 x 3095 mm 12'8" x 10'1" 2157 x 1416 mm 7'0" x 4'7" 2780 x 4679 mm 9'1" x 15'4" 2981 x 3058 mm 9'9" x 10'0" 2163 x 2174 mm 7'1" x 7'1"

(Approximate dimensions)

B Boiler ST Store W Wardrobe space f/f Fridge/freezer space wm Washing machine space
dw Dishwasher space

CYL Cylinder
td Tumble dryer

Dimension location



## THE FOXGLOVE

#### THREE BEDROOM HOME







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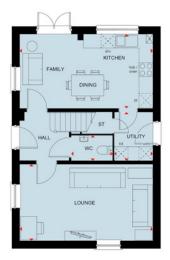












#### **Ground Floor**

Lounge Kitchen/Dining/Family Utility WC

10'5" x 18'10" 10'9" x 18'10" 6'10" x 5'5" 3'7" x 5'10" 3295 x 5743 mm 3198 x 5743 mm 2093 x 1660 mm 1094 x 1788 mm

(Approximate dimensions)

Boiler

ST Store

W Wardrobe space

f/f Fridge/freezer space

wm Washing machine space

dw Dishwasher space td Tumble drver

First Floor Bedroom 1

4534 x 4346 mm En Suite Bedroom 2 2420 x 1549 mm 3266 x 3606 mm 2955 x 2550 mm 2144 x 2049 mm Bedroom 3 Bathroom

14'10" x 14'3" 7'11" x 5'0" 10'8" x 11'9" 9'8" x 8'4" 7'0" x 6'8"

(Approximate dimensions)

CYL Cylinder

Dimension location



# THE BECKINGHAM

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 Lounge Utility WC

4841 x 5748 mm 15'10" x 18'10" 5443 x 3023 mm 1352 x 863 mm 17'10" x 9'11" 4'5" x 2'9" 6'1" x 4'8" 1858 x 1445 mm

(Approximate dimensions)

Boiler W Wardrobe space ST Store

wm Washing machine space f/f Fridge/freezer space dw Dishwasher space

CYL Cylinder td Tumble drver

First Floor Bedroom 1

En Suite Bedroom 2

Bedroom 3

Bedroom 4 Bathroom

Dimension location



4437 x 2750 mm

2163 x 1412 mm 4245 x 2650 mm 2554 x 3010 mm

2673 x 2910 mm 2221 x 1863 mm



DAVID WILSON HOMES

14'6" x 9'0"

7'1" x 4'7" 13'11" x 8'8"

8'4" x 9'10" 8'9" x 9'6" 7'3" x 6'1"

## THE DUNNET

#### FOUR BEDROOM HOME







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

















#### **Ground Floor**

Lounge Kitchen/Dining/Family Utility WC

5622 x 3285 mm 18'5" x 10'9" 15'2" x 24'0" 6'4" x 6'1" 4'11" x 6'1" 4647 x 7323 mm 1933 x 1859 mm 1511 x 1859 mm

(Approximate dimensions)

B Boiler W Wardrobe space

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

CYL Cylinder dw Dishwasher space td Tumble drver

First Floor Bedroom 1 3100 x 3985 mm 10'2" x 13'0" En Suite Bedroom 2 1470 x 2100 mm 3651 x 3347 mm 4'9" x 6'10" 11'11" x 10'11" 13'0" x 9'3" 11'2" x 10'7" 6'11" x 5'10" Bedroom 3 3972 x 2825 mm Bedroom 4 3421 x 3250 mm 2125 x 1800 mm Bathroom

Dimension location



## THE CONWY

#### FOUR BEDROOM HOME







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

















#### **Ground Floor**

Lounge Kitchen/Breakfast/Dining Utility Study WC

(Approximate dimensions)

4798 x 3610 mm 15'8" x 11'10" 20'3" x 14'5" 7'0" x 6'3" 8'8" x 8'6" 6193 x 4415 mm 2158 x 1907 mm 2665 x 2615 mm 6'1" x 5'0" 1856 x 1526 mm

First Floor Bedroom 1 5543 x 3610 mm 18'2" x 11'10" 7'1" x 4'8" 8'10" x 16'9" 11'2" x 9'2" 12'9" x 8'9" 7'1" x 9'5" En Suite Bedroom 2 2178 x 1429 mm 2695 x 5117 mm 2818 x 3411 mm 3902 x 2677 mm 2173 x 2872 mm Bedroom 3 Bedroom 4 Bathroom

Boiler W Wardrobe space wm Washing machine space ST Store f/f Fridge/freezer space dw Dishwasher space

CYL Cylinder td Tumble drver Dimension location



# THE OLLERTON

#### FOUR BEDROOM HOME







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

















W DRESSING	UITE 1 BATHROOM	W BEDROOM 3
w.	LANDING	
BEDROOM 1	BEDROOM 4	EN SUITE 2  BEDROOM 2  W

#### **Ground Floor**

5164 x 3668 mm Lounge Kitchen 4104 x 3158 mm 4694 x 3389 mm 13'5" x 10'4" 15'4" x 11'1" Breakfast 5'2" x 7'4" 9'0" x 11'8" 7'1" x 12'0" 1575 x 2248 mm 2746 x 3563 mm Utility Dining Study 2173 x 3668 mm WC 1193 x 1485 mm 3'10" x 4'10"

(Approximate dimensions)

B Boiler W Wardrobe space

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

dw Dishwasher space

First Floor Bedroom 1

5163 x 3625 mm Dressing En Suite 1 3148 x 1624 mm 10'3" x 5'3" 8'6" x 7'1" 2605 x 2175 mm 8'6" x /'1" 10'6" x 12'3" 10'9" x 11'10" 3'10" x 8'10" 10'10" x 9'7" 7'1" x 6'8" Bedroom 2 3202 x 3743 mm Bedroom 3 En suite 2 3294 x 3625 mm 1193 x 2712 mm 3308 x 2925 mm Bedroom 4 Bathroom 2175 x 2047 mm

(Approximate dimensions)

CYL Cylinder td Tumble drver

Dimension location



## THE PENSTHORPE

FIVE BEDROOM HOME







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

















#### **Ground Floor**

5259 x 3542 mm Lounge 13'5" x 10'0" 14'4" x 12'3" 6'2" x 6'8" 11'1" x 12'6" Kitchen/Breakfast Family 4097 x 3054 mm 4377 x 3740 mm 1900 x 2046 mm 3386 x 3825 mm Utility Dining 2406 x 3692 mm 1876 x 1468 mm Study WC

(Approximate dimensions)

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

dw Dishwasher space



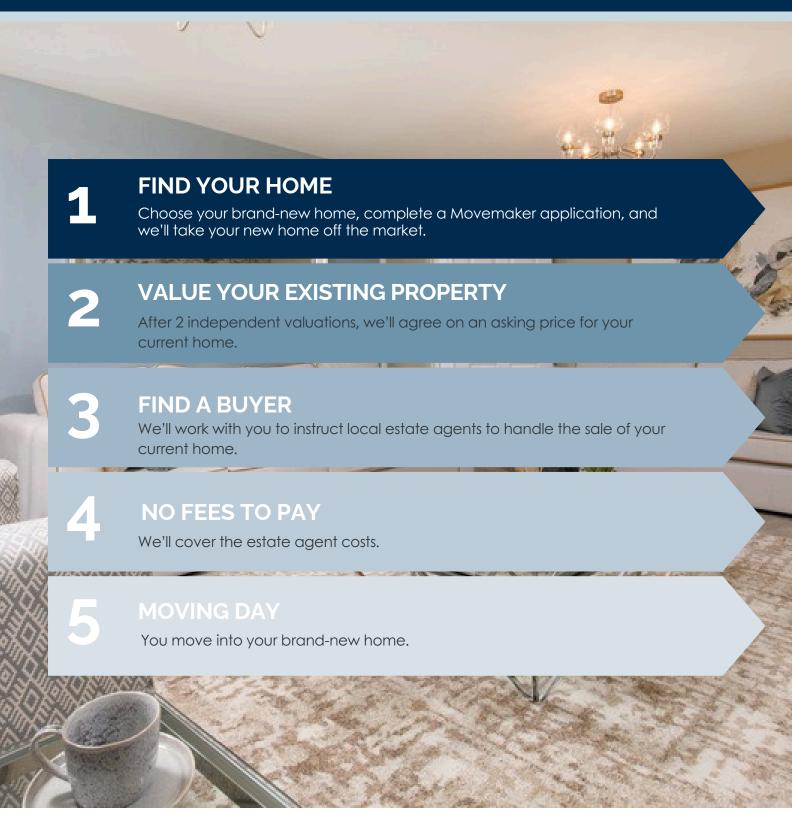
First Floor Bedroom 1 3442 x 4522 mm 11'3" x 14'10" 11'3" x 14'10 8'6" x 6'3" 13'1" x 11'4" 7'6" x 4'7" 14'0" x 11'4" 12'9" x 11'3" 8'6" x 9'10" 7'9" x 10'3" 2599 x 1905 mm 4003 x 3456 mm 2289 x 1414 mm 4272 x 3456 mm 3906 x 3442 mm 2604 x 3008 mm En Suite 1 Bedroom 2 En Suite 2 Bedroom 3 Bedroom 4 Bedroom 5 Bathroom 2377 x 3146 mm

CYL Cylinder td Tumble drver Dimension location



# MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new David Wilson home in just 5 simple steps.



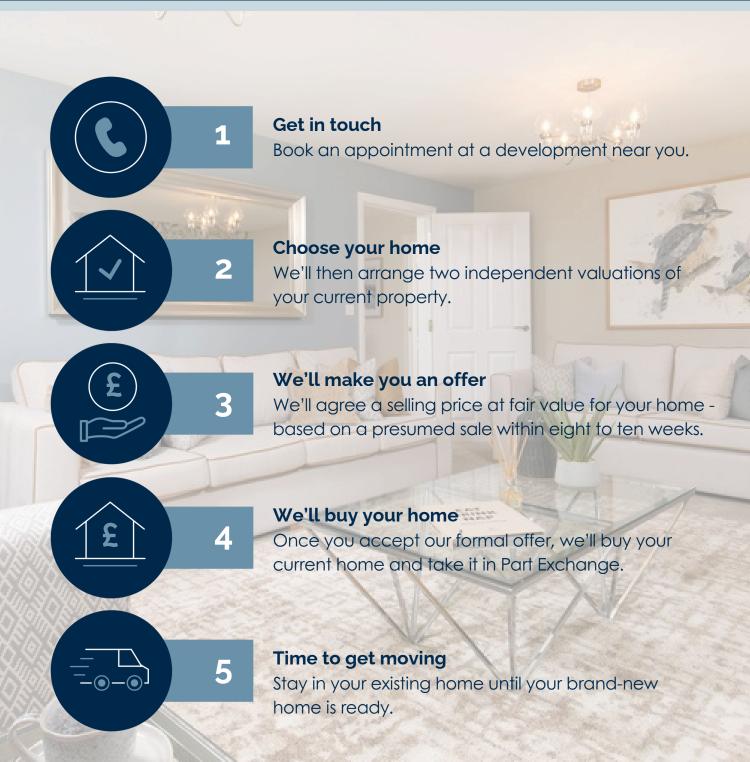
Movemaker is only available on selected plots and developments in England, Wales or Scotland and is subject to our terms and conditions. To be considered for Movemaker, you will need to provide access to our appointed estate agents or representative within 3 working days for the purpose of valuations and inspection of your existing property. You must enter into a Movemaker Agreement with BDW Trading Limited concerning the sale of your existing property, which will include a time period for the marketing of your existing property. A sample of our Movemaker Agreement may be obtained from your local sales office. Subject to status. Terms and conditions apply, see website for details.





# PART EXCHANGE

If you're keen to move quickly, our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind of having a guaranteed buyer.



Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 80% of the selling price of the plot you are considering purchasing, up to the maximum value of £500,000. Subject to status. Terms and conditions apply, see website for details.





# 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 excellences 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
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower Boundary brick walls doors
- Windows

- External and interiors doors
- Ironmongery
- Renewable energy installation
- Internal/external drainage system
- Driveway
- 24-hour emergency cover for 2
- 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 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



# 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 procedure, complaints 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", "our", "us" refers to the Barratt Redrow plc Group brands. Our Group brands include Barratt Homes, Barratt London, David Wilson Homes and Redrow, 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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