



# ST PETERS CHASE

T H U R S T O N



DAVID WILSON HOMES

WHERE QUALITY LIVES

[dwh.co.uk](http://dwh.co.uk) or call 03308 187 788

# 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

# 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 energy-efficient 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**

Abbeigate 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



DAVID WILSON HOMES

WHERE QUALITY LIVES

A SENSE OF PEACE  
**QUALITY**  
— AND SPACE —

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.



— CREATING A SUSTAINABLE —

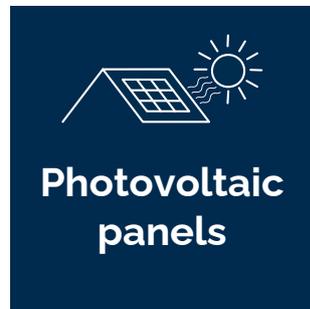
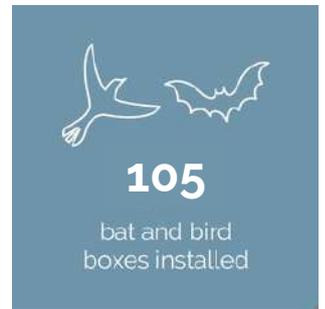
# COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

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 Piratise  
2 bedroom home
- The Royalton  
3 bedroom home
- The Langham  
3 bedroom home
- The Foxglove  
3 bedroom home
- The Belbroughham  
3 bedroom bungalow
- The Comely  
4 bedroom home
- The Dunnet  
4 bedroom home
- The Otterton  
4 bedroom home
- The Beckingham  
4 bedroom home
- The Penitence  
5 bedroom home
- Affordable Housing
- Show Home
- Sales Centre
- Street light
- Car Club Parking Space
- Visitors Parking Space
- Bin Collection Point
- Sub Station
- Allotment Beds
- New Bee Line
- Mature trees
- Play Area
- Electric Vehicle Charging
- Photovoltaic Panels
- Underfloor Heating
- Giving nature a home on this development
- Hedgehog Highway
- Bird Nesting Box
- Bat Box Enclosed Bat Box
- Swill Nesting Brick
- Log Pole



Resident Engagement Register (Click)

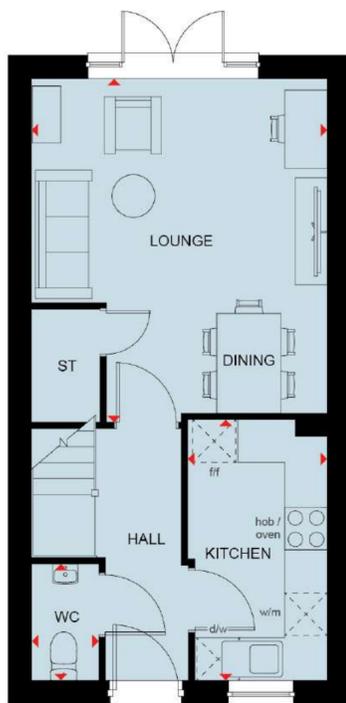
See the Difference at [dwh.co.uk](http://dwh.co.uk)



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and layouts, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. St Peter's Chase is a marketing name only and may not be the designated postal address, which may be determined by the Post Office. SDWH 672/1 - 001 Rev: P01

# THE PRIMROSE

## TWO BEDROOM HOME



### Ground Floor

Lounge/Diner	4820 x 4150 mm	15'9" x 13'7"
Kitchen	3660 x 1960 mm	12'0" x 6'5"
WC	1638 x 945 mm	5'4" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3145 x 4150 mm	10'3" x 13'7"
Bedroom 2	2992 x 4150 mm	9'9" x 13'7"
Bathroom	2125 x 1900 mm	6'11" x 6'2"

(Approximate dimensions)

### Key

<b>B</b> Boiler	<b>CYL</b> Cylinder	<b>f/f</b> Fridge/freezer space	<b>dw</b> Dishwasher space	<b>◀▶</b> Dimension location
<b>ST</b> Store	<b>W</b> Wardrobe space	<b>wm</b> Washing machine space	<b>td</b> Tumble dryer space	



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# THE BELBROUGHTON

## THREE BEDROOM BUNGALOW



### Ground Floor

Lounge/ Kitchen/Dining	8009 x 4639 mm	26'3" x 15'2"
Bedroom 1	3989 x 3066 mm	13'1" x 10'0"
En Suite	2297 x 1561 mm	7'6" x 5'1"
Bedroom 2	3228 x 3133 mm	10'7" x 10'3"
Bedroom 3	2536 x 2341 mm	8'3" x 7'8"
Bathroom	1998 x 2174 mm	6'6" x 7'1"

(Approximate dimensions)

### Key

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# THE HOVETON

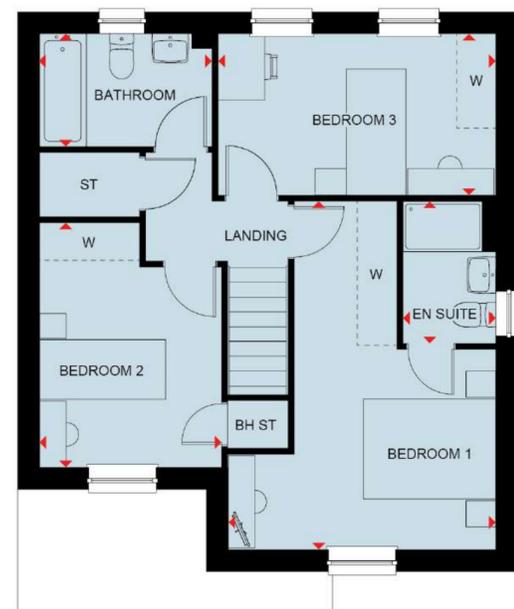
## THREE BEDROOM HOME



### Ground Floor

Lounge	3038 x 4812 mm	15'9" x 9'11"
Kitchen/Dining	3486 x 5285 mm	11'5" x 17'4"
Utility	1651 x 1501 mm	5'5" x 4'11"
WC	1134 x 1501 mm	3'8" x 4'11"

(Approximate dimensions)



### First Floor

Bedroom 1	5251 x 4031 mm	17'2" x 13'2"
En Suite	2148 x 1401 mm	7'0" x 4'7"
Bedroom 2	3724 x 2742 mm	12'2" x 8'11"
Bedroom 3	2433 x 4185 mm	7'11" x 13'8"
Bathroom	1701 x 2601 mm	5'6" x 8'6"

(Approximate dimensions)

### Key

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# THE LANGHAM

## THREE BEDROOM HOME



### Ground Floor

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

(Approximate dimensions)

### First Floor

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

(Approximate dimensions)

### Key

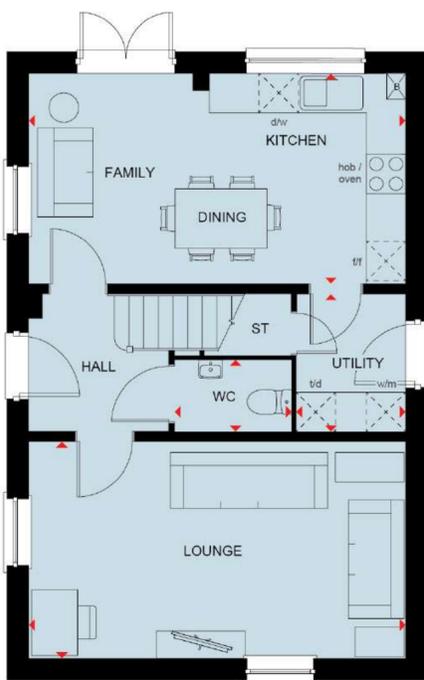
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# THE FOXGLOVE

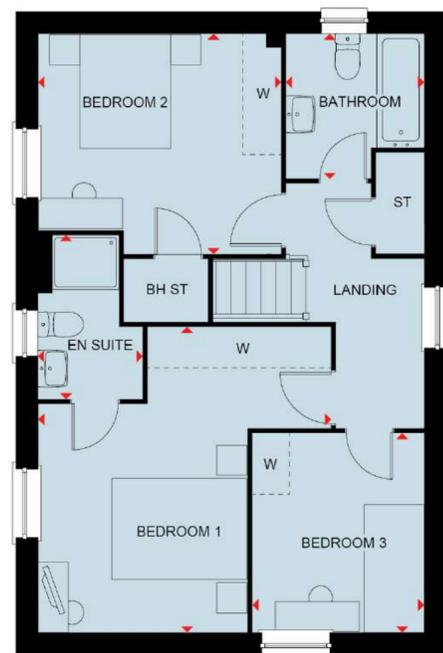
## THREE BEDROOM HOME



### Ground Floor

Lounge	3295 x 5743 mm	10'5" x 18'10"
Kitchen/Dining/Family	3198 x 5743 mm	10'9" x 18'10"
Utility	2093 x 1660 mm	6'10" x 5'5"
WC	1094 x 1788 mm	3'7" x 5'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4534 x 4346 mm	14'10" x 14'3"
En Suite	2420 x 1549 mm	7'11" x 5'0"
Bedroom 2	3266 x 3606 mm	10'8" x 11'9"
Bedroom 3	2955 x 2550 mm	9'8" x 8'4"
Bathroom	2144 x 2049 mm	7'0" x 6'8"

(Approximate dimensions)

### Key

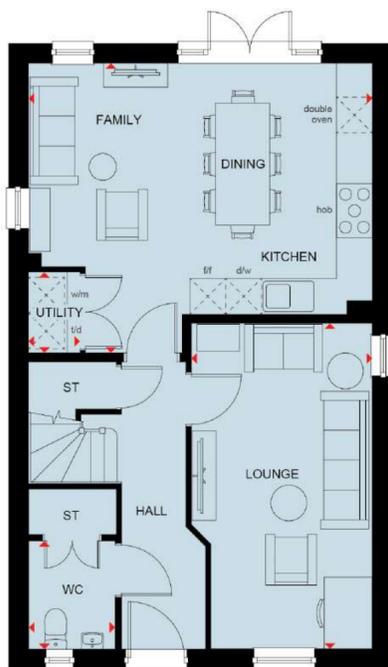
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# THE BECKINGHAM

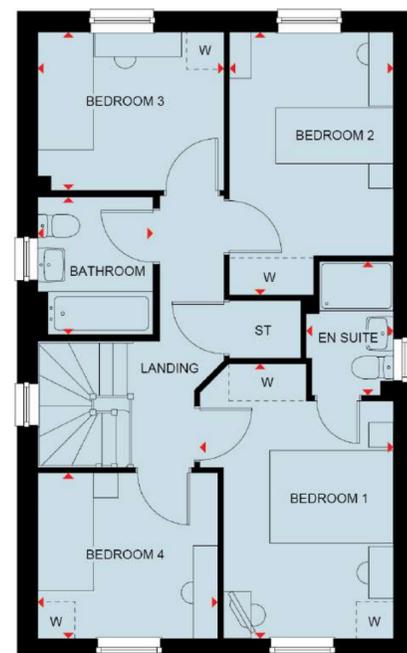
## FOUR BEDROOM HOME



### Ground Floor

Kitchen/Dining/Family	4841 x 5748 mm	15'10" x 18'10"
Lounge	5443 x 3023 mm	17'10" x 9'11"
Utility	1352 x 863 mm	4'5" x 2'9"
WC	1858 x 1445 mm	6'1" x 4'8"

(Approximate dimensions)



### First Floor

Bedroom 1	4437 x 2750 mm	14'6" x 9'0"
En Suite	2163 x 1412 mm	7'1" x 4'7"
Bedroom 2	4245 x 2650 mm	13'11" x 8'8"
Bedroom 3	2554 x 3010 mm	8'4" x 9'10"
Bedroom 4	2673 x 2910 mm	8'9" x 9'6"
Bathroom	2221 x 1863 mm	7'3" x 6'1"

(Approximate dimensions)

### Key

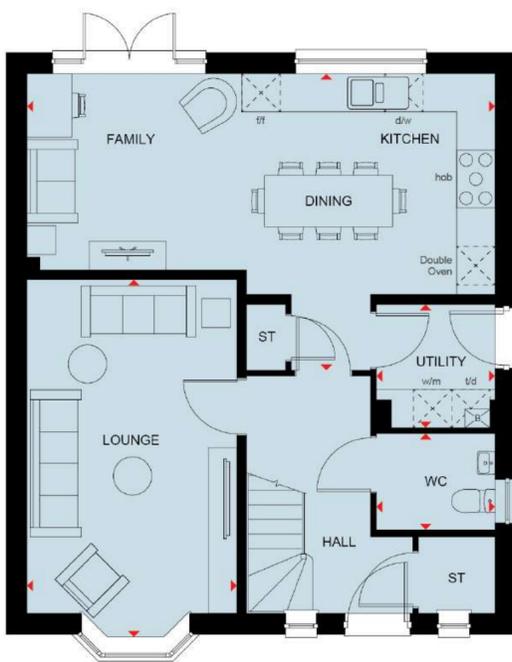
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# THE DUNNET

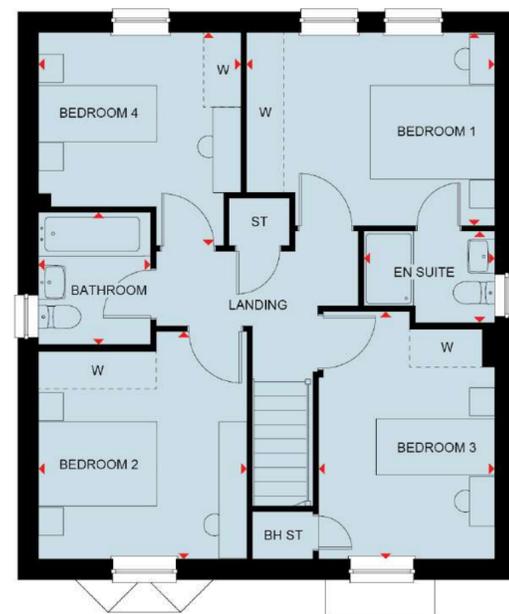
## FOUR BEDROOM HOME



### Ground Floor

Lounge	5622 x 3285 mm	18'5" x 10'9"
Kitchen/Dining/Family	4647 x 7323 mm	15'2" x 24'0"
Utility	1933 x 1859 mm	6'4" x 6'1"
WC	1511 x 1859 mm	4'11" x 6'1"

(Approximate dimensions)



### First Floor

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

(Approximate dimensions)

### Key

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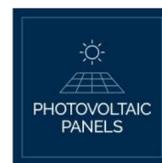


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# THE CONWY

## FOUR BEDROOM HOME



### Ground Floor

Lounge	4798 x 3610 mm	18'8" x 11'10"
Kitchen/Breakfast/Dining	6193 x 4415 mm	20'3" x 14'5"
Utility	2158 x 1907 mm	7'0" x 6'3"
Study	2665 x 2615 mm	8'8" x 8'6"
WC	1856 x 1526 mm	6'1" x 5'0"

(Approximate dimensions)



### First Floor

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

(Approximate dimensions)

### Key

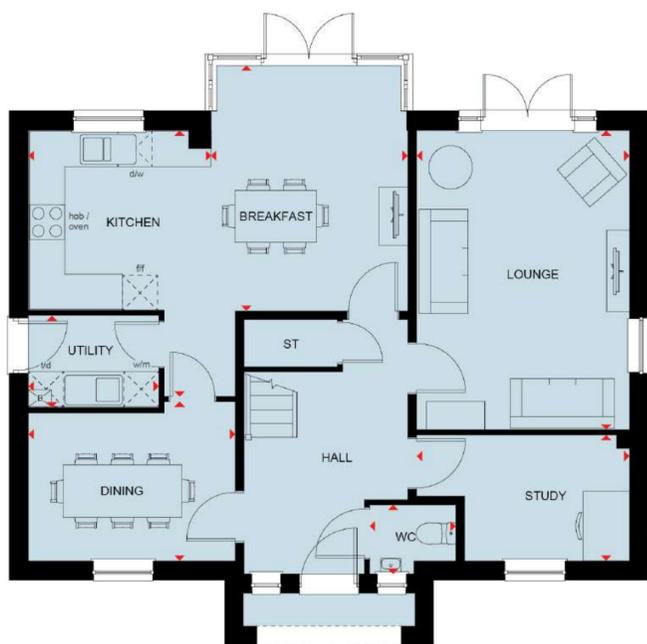
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# THE OLLERTON

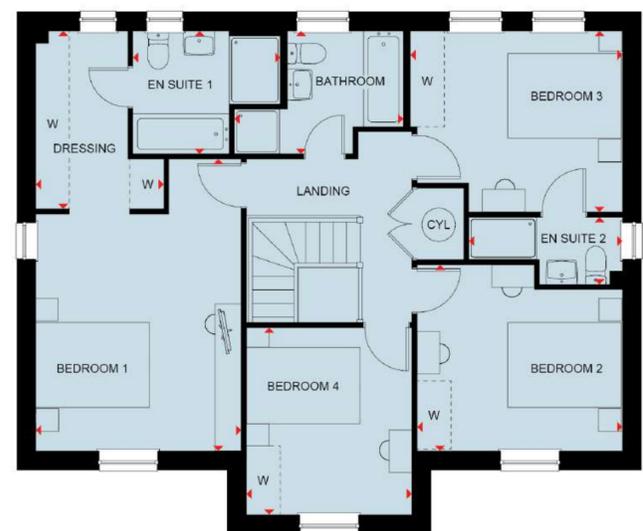
## FOUR BEDROOM HOME



### Ground Floor

Lounge	5164 x 3668 mm	16'11" x 12'0"
Kitchen	4104 x 3158 mm	13'5" x 10'4"
Breakfast	4694 x 3389 mm	15'4" x 11'1"
Utility	1575 x 2248 mm	5'2" x 7'4"
Dining	2746 x 3563 mm	9'0" x 11'8"
Study	2173 x 3668 mm	7'1" x 12'0"
WC	1193 x 1485 mm	3'10" x 4'10"

(Approximate dimensions)



### First Floor

Bedroom 1	5163 x 3625 mm	16'11" x 11'10"
Dressing	3148 x 1624 mm	10'3" x 5'3"
En Suite 1	2605 x 2175 mm	8'6" x 7'1"
Bedroom 2	3202 x 3743 mm	10'6" x 12'3"
Bedroom 3	3294 x 3625 mm	10'9" x 11'10"
En Suite 2	1193 x 2712 mm	3'10" x 8'10"
Bedroom 4	3308 x 2925 mm	10'10" x 9'7"
Bathroom	2175 x 2047 mm	7'1" x 6'8"

(Approximate dimensions)

### Key

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# THE PENSTHORPE

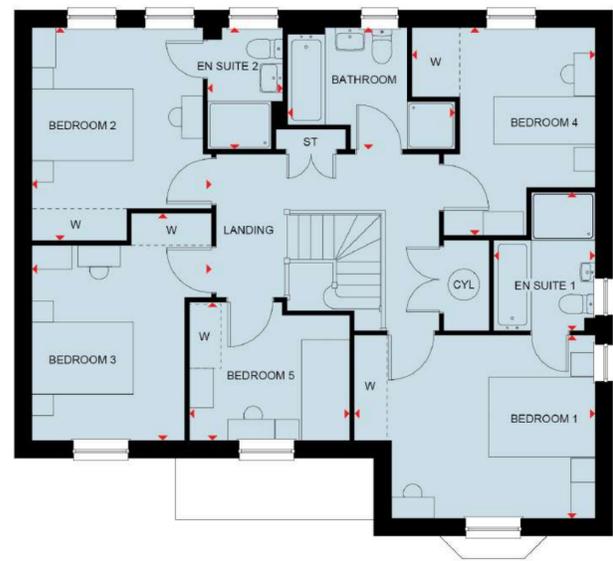
## FIVE BEDROOM HOME



### Ground Floor

Lounge	5259 x 3542 mm	17'3" x 11'7"
Kitchen/Breakfast	4097 x 3054 mm	13'5" x 10'0"
Family	4377 x 3740 mm	14'4" x 12'3"
Utility	1900 x 2046 mm	6'2" x 6'8"
Dining	3386 x 3825 mm	11'1" x 12'6"
Study	2406 x 3692 mm	7'10" x 12'1"
WC	1876 x 1468 mm	6'1" x 4'9"

(Approximate dimensions)



### First Floor

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

### Key

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# 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.

**1**

## FIND YOUR HOME

Choose your brand-new home, complete a Movemaker application, and we'll take your new home off the market.

**2**

## VALUE YOUR EXISTING PROPERTY

After 2 independent valuations, we'll agree on an asking price for your current home.

**3**

## FIND A BUYER

We'll work with you to instruct local estate agents to handle the sale of your current home.

**4**

## NO FEES TO PAY

We'll cover the estate agent costs.

**5**

## MOVING DAY

You move into your brand-new home.

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.



1

## Get in touch

Book an appointment at a development near you.



2

## Choose your home

We'll then arrange two independent valuations of your current property.



3

## We'll make you an offer

We'll agree a selling price at fair value for your home - based on a presumed sale within eight to ten weeks.



4

## We'll buy your home

Once you accept our formal offer, we'll buy your current home and take it in Part Exchange.



5

## Time to get moving

Stay in your existing home until your brand-new home is ready.

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 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
- 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 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



\*\*"we", "our", "us" refers to the Barratt Developments PLC group brands. "we" are the only major national housebuilder to be awarded this key industry award every year since 2010".  
\*Based on HBF star rating scheme every year since 2010 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/#tab-downloads>) over 90% of Barratt Developments PLC group customers surveyed would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes.

# 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](http://dwh.co.uk) or call 03308 187 788