

ROMANS'  
QUARTER



BINGHAM

# 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 accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Romans' Quarter.



**John Reddington**  
Managing Director  
David Wilson Homes, East Midlands



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

\*"We" refers to the Barratt Developments PLC Group brands.

# WELCOME

— TO ROMANS' QUARTER —



Romans' Quarter features new 3-5 bedroom homes, located on the edge of the quaint market town of Bingham, just a 30-minute commute to Nottingham city centre.

Residents will benefit from plenty of green open space with mature trees and public footpaths, ideal for evening strolls or walking



the dog. There's also a children's play area on the development which will keep the kids entertained.

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

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



Our homes at Romans' Quarter 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 with most of our homes boasting two or more bathrooms, including your own private sanctuary – a master 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.

# IDEALLY LOCATED

FOR YOUR FAMILY



Bingham Day Nursery and Serendipity's Day Nursery are ideal for your little ones, both located within a seven-minute drive\*.

Just five minutes away\* is Robert Miles Infants School and the Ofsted-rated 'Excellent' Toot Hill School\*, which between them

accommodate students aged four to 18.

There are a number of great universities within an hour's drive\*, including Nottingham, Derby and Loughborough to name a few.

\*Based on the average drive time from the development. +Ofsted rated 2017

# EXCELLENT

— CONNECTIONS —



Residents at Romans' Quarter will benefit from great road links with the A46 and A52 minutes away, linking you to Newark-on-Trent, Leicester, Nottingham and Grantham in less than an hour\*.



Bingham Train Station is a seven-minute drive, where Nottingham can be reached in 18 minutes, Grantham in 20 minutes, Loughborough in 54 minutes and Derby in an hour.



For holidays away, East Midlands Airport is located 34 minutes away, Doncaster Sheffield Airport is an hour away whilst Birmingham Airport is just over an hour away\*.

\*Based on the average drive time from the development.



# PLENTY

— TO SEE AND DO —



Located minutes away from Bingham town centre, you won't be far from a host of everyday amenities including numerous supermarkets such as Sainsbury's and Co-op, local shops, restaurants, cafés, public houses as well as a pharmacy, a dentist and doctor's surgery, a library and a butchers.



If an afternoon tittle is more your thing, then why not make one of Bingham's many pubs your local, including The White Lion, The Horse & Plough, The Butter Cross or The Chesterfield Arms.

Why not tingle your taste buds at the Langar Hall Restaurant, The Picture Café, The Circle Eatery or Agra Cottage, which all come highly recommended on TripAdvisor.



Take in some history by visiting Belvoir Castle, or have a family day out at Gunthorpe Lock offering family boat trips, cycling/walking trails, fishing and many pubs.

Enjoy the great outdoors and venture out to Bingham Linear Nature Reserve, Colwick Country Park or Holme Pierrepont where you can enjoy a range of activities.

# SIX MINUTES

FROM YOUR NEW HOME\*



A46 – two minutes by car



Bingham Linear Nature Reserve – two minutes by car



Bingham Library – four minutes by car



Agra Cottage – four minutes by car



Bingham Leisure Centre – five minutes by car



Toot Hill School – five minutes by car



Town centre – five minutes by car



Butler's Coffee House – five minutes by car



Sainsbury's – six minutes by car

\*Based on average drive time from development



# FIFTEEN MINUTES

FROM YOUR NEW HOME\*



Bingham train station – six minutes by car



Robert Miles School – six minutes by car



Brondi Bistro, Café, Bar – seven minutes by car



Radcliffe-on-Trent Golf Club – seven minutes by car



Gunthorpe Lock – eight minutes by car



Eden Hall Day Spa – eight minutes by car



Langar Hall Restaurant – eleven minutes by car



Belvoir Castle – fifteen minutes by car



Holme Pierrepont – fifteen minutes by car

\*Based on average drive time from development

# ROMANS' QUARTER



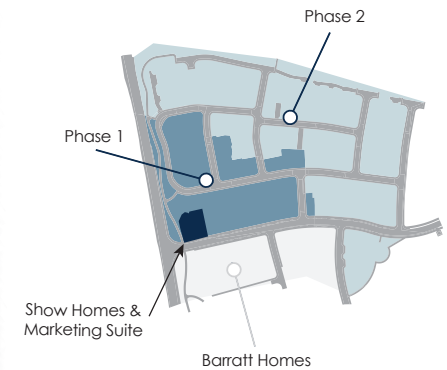
## BINGHAM

### PHASE 1

Fosse Way, Bingham, Nottinghamshire NG13 8HP

3, 4 and 5 bedroom homes

- **The Hadley (P341)**  
3 bedroom home
- **The Kennett (T310)**  
3 bedroom home
- **The Ingleby (H403)**  
4 bedroom home
- **The Cornell (H433)**  
4 bedroom home
- **The Ashtree (H455)**  
4 bedroom home
- **The Bradgate (H417)**  
4 bedroom home
- **The Winstone (H421)**  
4 bedroom home
- **The Layton (H436)**  
4 bedroom home
- **The Holden (H469)**  
4 bedroom home
- **The Manning (H577)**  
5 bedroom home
- **The Moorecroft (H536)**  
5 bedroom home
- **The Lichfield (H533)**  
5 bedroom home
- **The Stowe (H592)**  
5 bedroom home
- **Shared Ownership**
- **Affordable Rent**
- SH **Show Home**
- MS **Marketing Suite**
- **Bin Collection Point**
- **Visitor Parking Space**



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



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# THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden

give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large master with en suite, a single bedroom and a family bathroom.



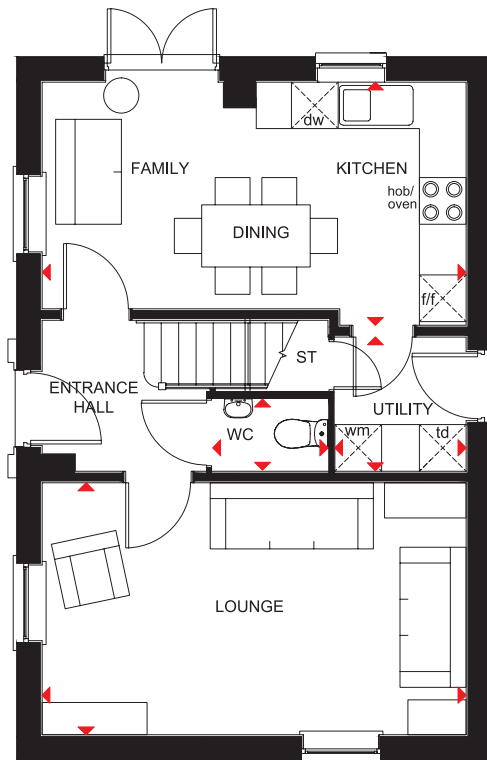
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM DETACHED HOME

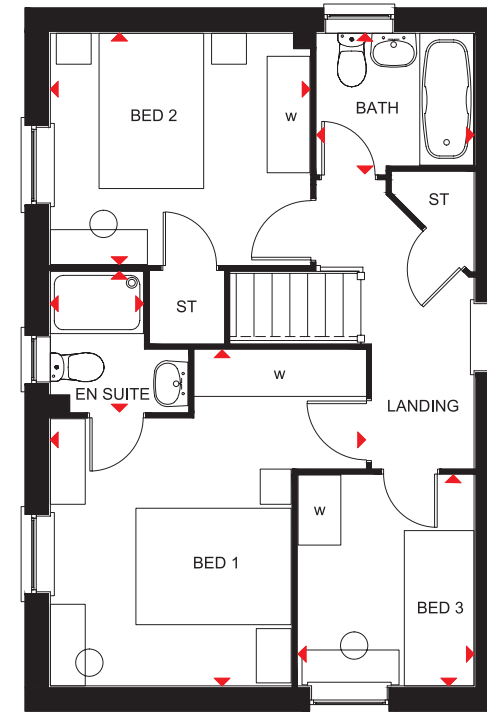
## Key

ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	td	Tumble dryer space
wm	Washing machine space	↔	Dimension location



### Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"



### First Floor

Bed 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1200 mm	5'11" x 3'11"
Bed 2	3341 x 2978 mm	11'3" x 9'9"
Bed 3	2713 x 2265 mm	8'11" x 7'5"
Bath	2025 x 1811 mm	6'8" x 6'0"

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# THE KENNETT

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is a good sized family home, ideal for flexible modern living. The bright, open-plan dining kitchen features French doors leading to the rear garden. There's a spacious bay-fronted lounge

perfect for the family to relax in. Upstairs you will find two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious master bedroom with en suite.



DAVID WILSON HOMES

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# THE KENNETT

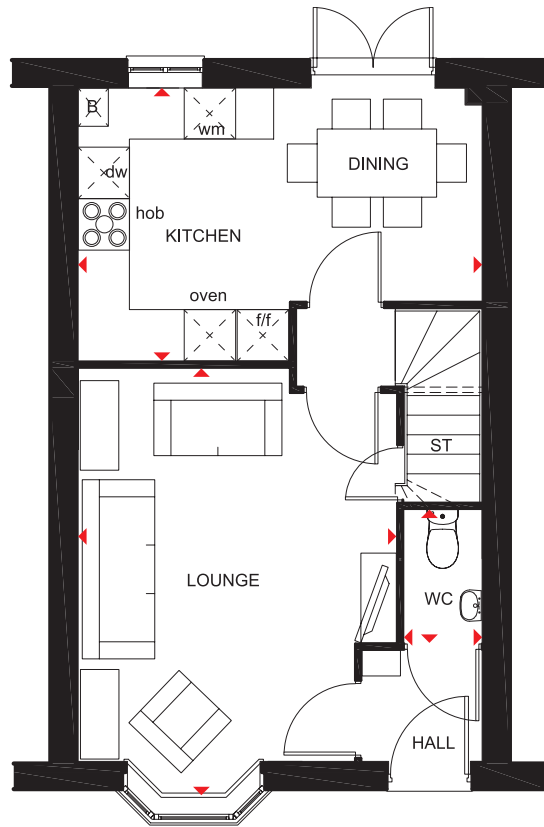
THREE BEDROOM SEMI-DETACHED HOME

## Key

B Boiler  
ST Store

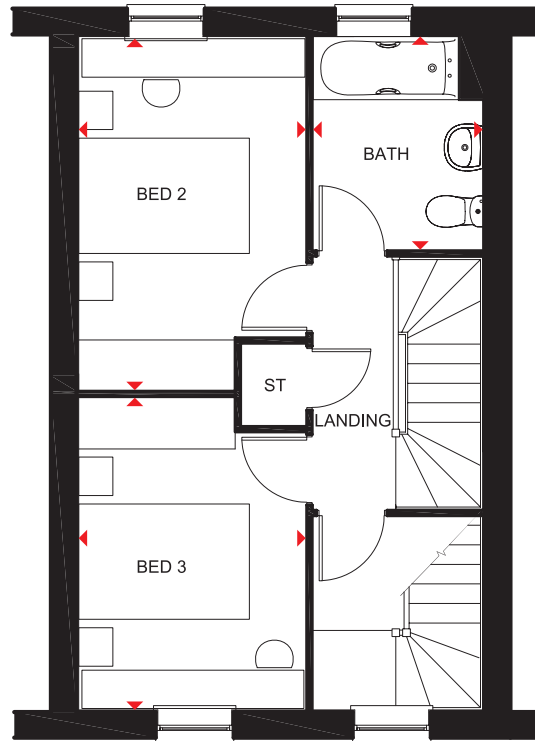
f/f Fridge/freezer space  
wm Washing machine space

dw Dishwasher space  
◀▶ Dimension location



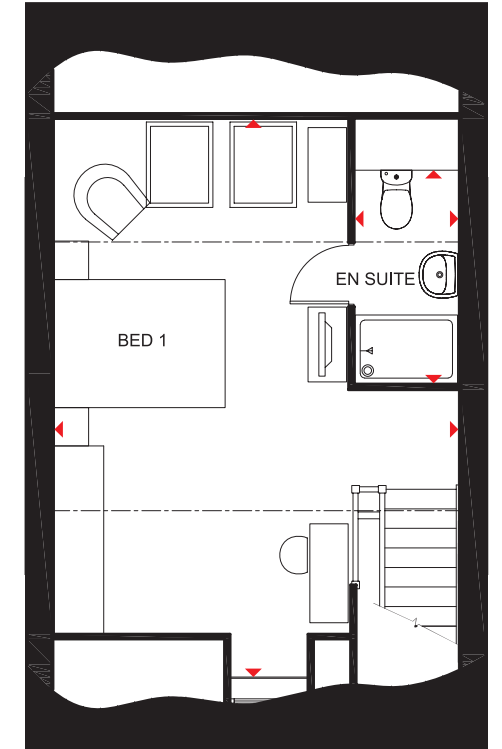
### Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"



### First Floor

Bed 2	4116 x 2659 mm	13'6" x 8'8"
Bed 3	3658 x 2659 mm	12'0" x 8'8"
Bath	2498 x 1985 mm	8'2" x 6'6"



### Second Floor

Bed 1	6531 x 4733* mm	21'5" x 15'6"*
En Suite	1210 x 2497* mm	3'11" x 8'2"*

\*Overall floor dimension includes lowered ceiling areas

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# THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the

kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

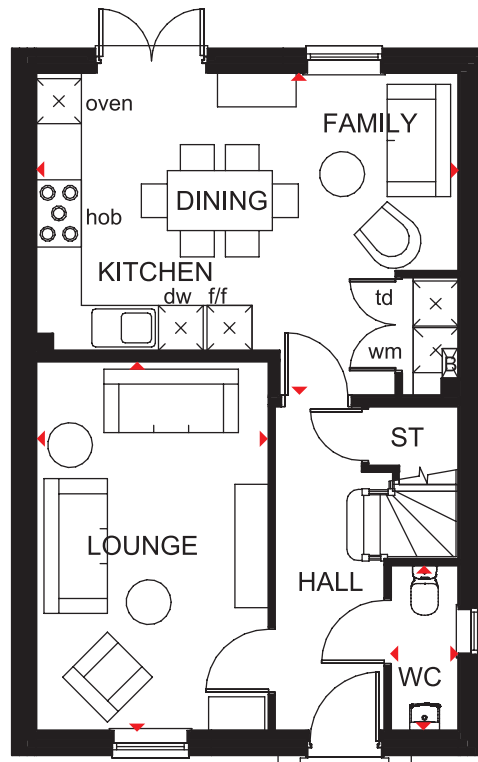
WHERE QUALITY LIVES

# THE INGLEBY

FOUR BEDROOM DETACHED HOME

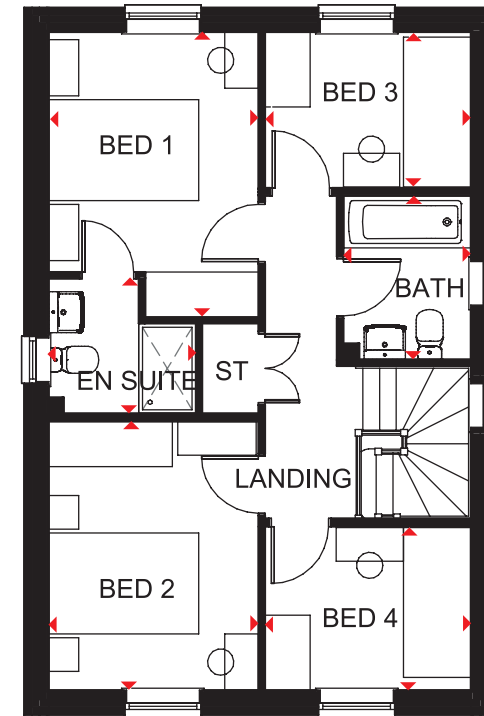
## Key

B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



### First Floor

Bed 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bed 2	3587 x 2800 mm	11'9" x 9'2"
Bed 3	2747 x 2066 mm	9'0" x 6'9"
Bed 4	2747 x 2172 mm	9'0" x 7'1"
Bath	2179 x 1700 mm	7'2" x 5'7"

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# THE CORNELL

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a delightfully traditional look, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant full glazed walk-in bay with French doors gives access to the garden

and there's also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are three double bedrooms, the large master with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

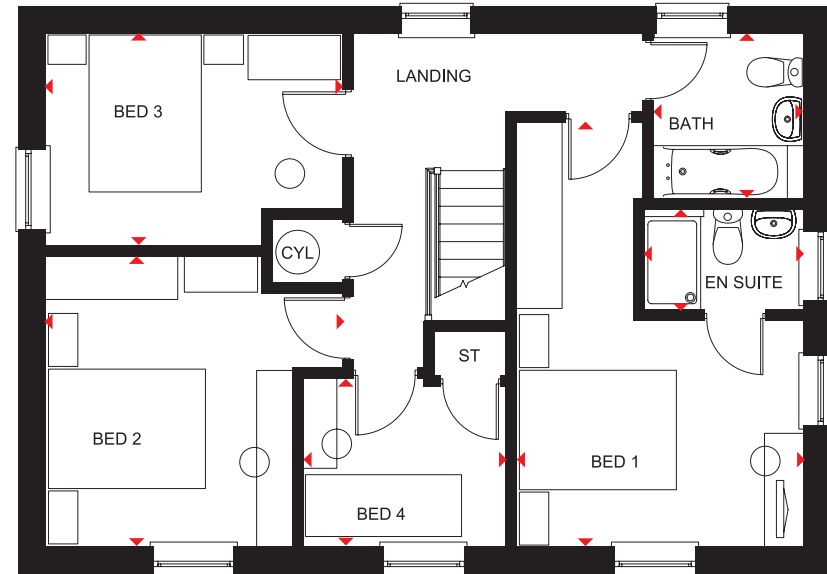
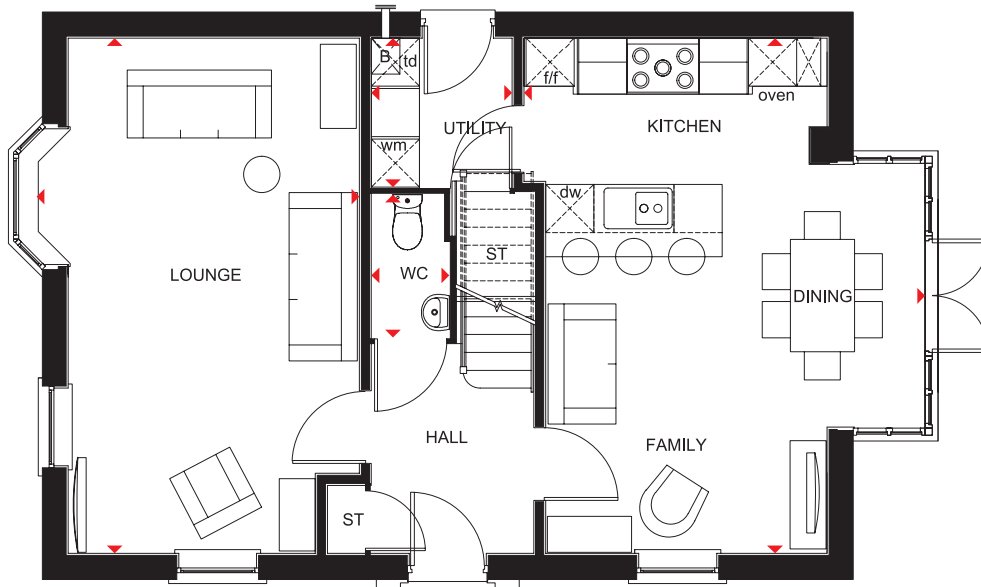


# THE CORNELL

FOUR BEDROOM HOME

## Key

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



### Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Family/Dining	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"

### First Floor

Bed 1	5388 x 3571 mm	17'8" x 11'8"
En suite	2010 x 1324 mm	6'7" x 4'4"
Bed 2	3677 x 3767 mm	12'1" x 12'4"
Bed 3	3767 x 2661 mm	12'4" x 8'9"
Bed 4	2577 x 2160 mm	8'5" x 7'1"
Bath	2062 x 1875 mm	6'9" x 6'2"

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# THE ASHTREE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashtree's design illustrates an intelligent use of space on a corner plot to create a superb four bedroom family home. The extra long lounge is fronted by an attractive bay, with access to the rear garden via French doors at the other

end. The spacious kitchen/breakfast room also leads to the garden and there's a separate dining room for more formal occasions. Upstairs are three double bedrooms, the master with en suite, a single bedroom and a family bathroom.



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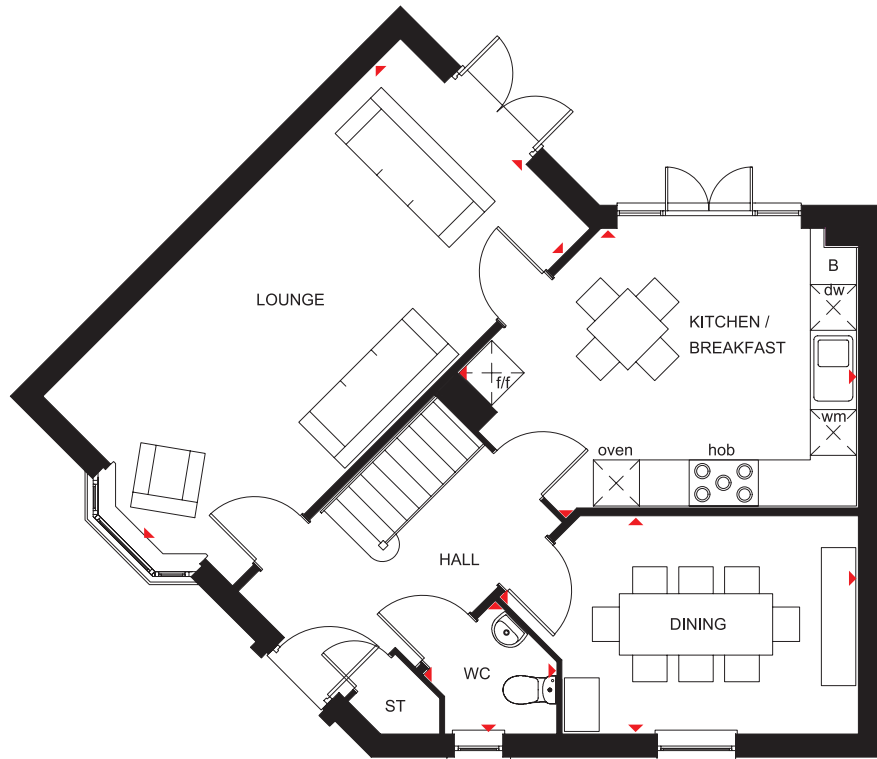
WHERE QUALITY LIVES

# THE ASHTREE

FOUR BEDROOM DETACHED HOME

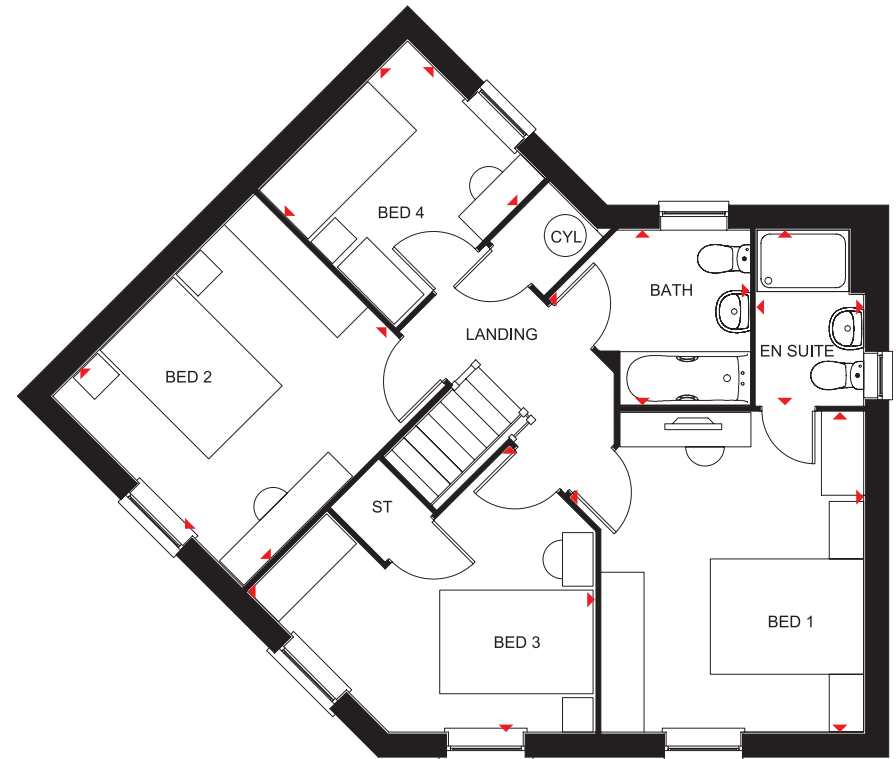
## Key

B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	wm	Washing machine space		
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	6962 x 3445 mm	22'10" x 11'3"
Kitchen/Breakfast	5189 x 3747 mm	17'0" x 12'3"
Dining	4644 x 2795 mm	15'2" x 9'2"
WC	1720 x 1689 mm	5'7" x 5'6"



### First Floor

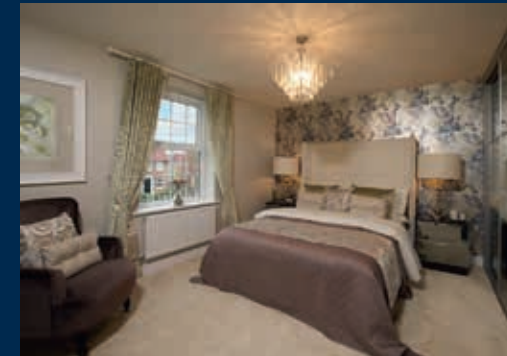
Bed 1	4170 x 3829 mm	13'8" x 12'6"
En suite	2281 x 1400 mm	7'5" x 4'7"
Bed 2	3711 x 3506 mm	12'2" x 11'6"
Bed 3	4522 x 3725 mm	14'10" x 12'2"
Bed 4	2740 x 2521 mm	8'11" x 8'3"
Bath	2613 x 2281 mm	8'6" x 7'5"

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# THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with

French doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious master with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



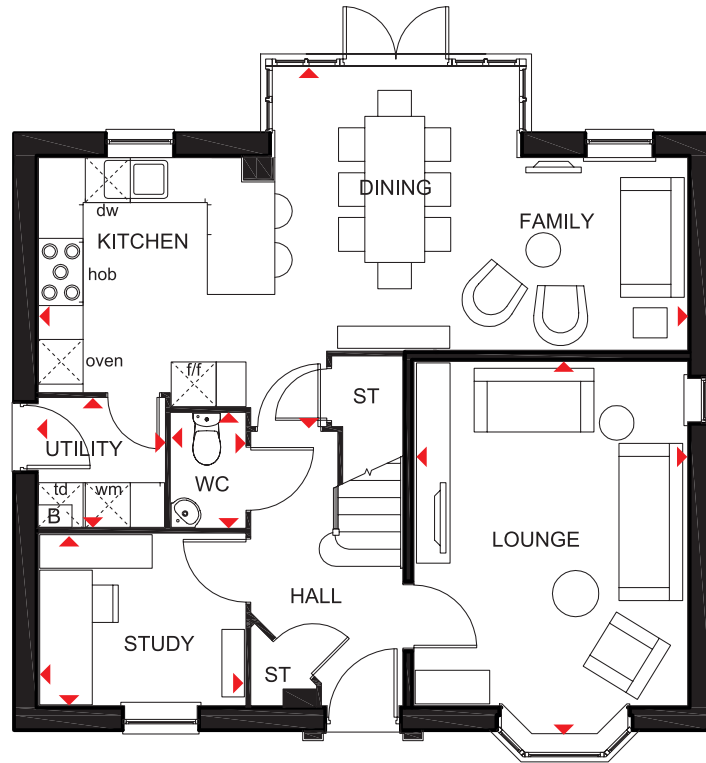
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# THE BRADGATE

FOUR BEDROOM DETACHED HOME

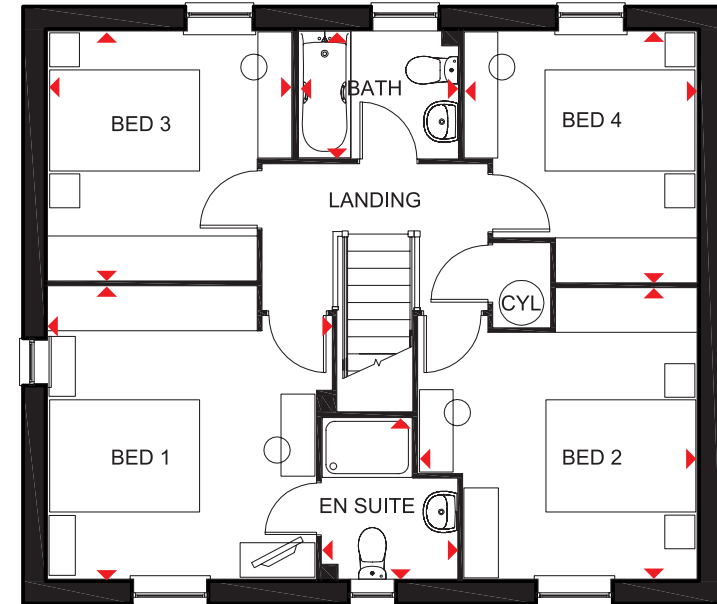
## Key

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



### Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'0" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1524 x 986 mm	5'0" x 3'2"



### First Floor

Bed 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bed 2	3720 x 3885 mm	12'2" x 12'9"
Bed 3	3329 x 3263 mm	10'11" x 10'8"
Bed 4	3353 x 3112 mm	11'0" x 10'2"
Bath	2124 x 1700 mm	6'11" x 5'7"

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# THE WINSTONE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful master bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.



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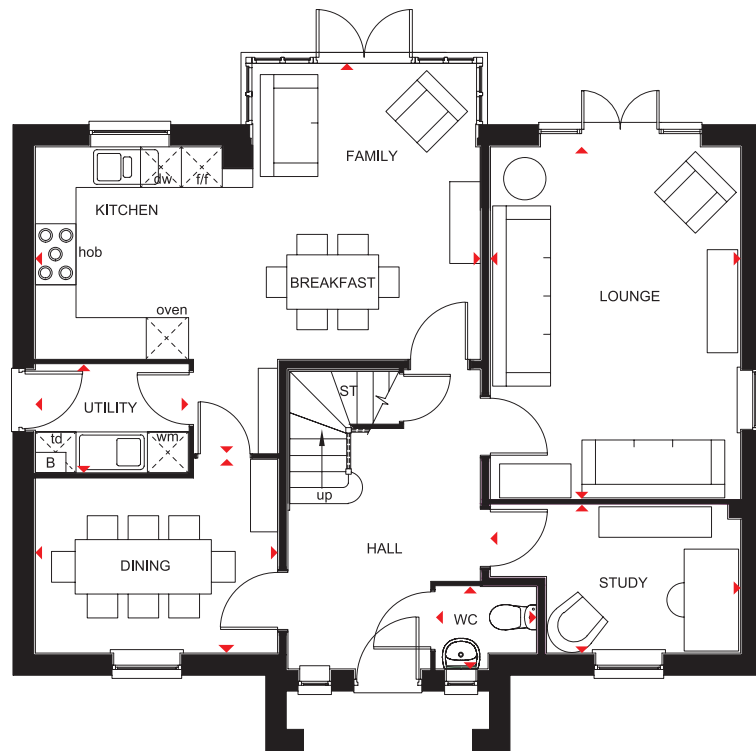


# THE WINESTONE

FOUR BEDROOM DETACHED HOME

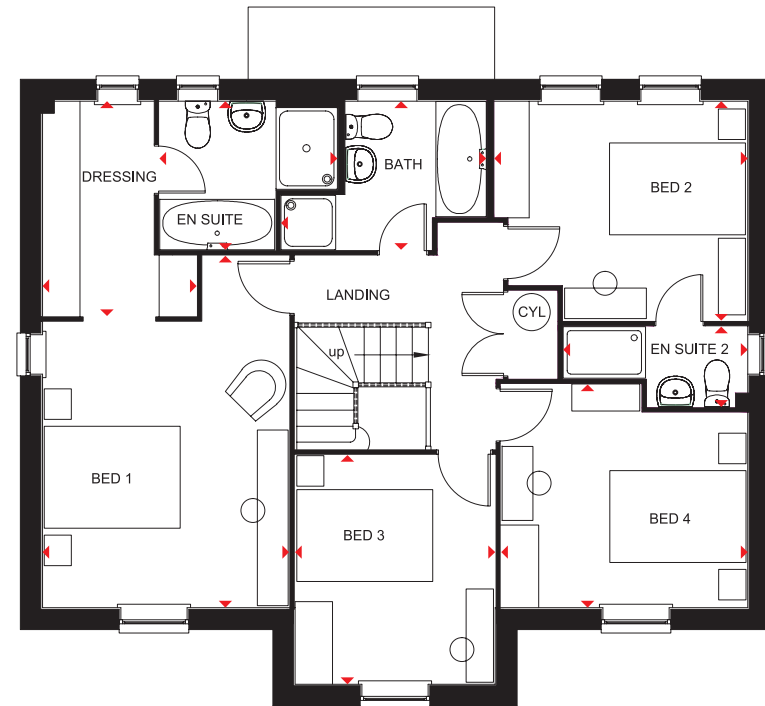
## Key

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



### Ground Floor

Lounge	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



### First Floor

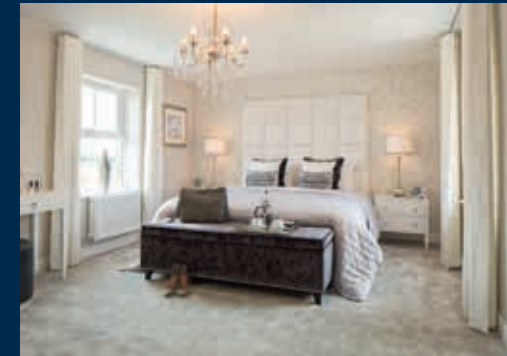
Bed 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bed 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bed 3	3368 x 2940 mm	11'1" x 9'8"
Bed 4	3623 x 3280 mm	11'10" x 10'9"
Bath	3014 x 2182 mm	9'10" x 7'2"

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# THE LAYTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Layton's intelligent use of space and light make for a beautiful family home. Large French doors in the triple-aspect lounge lead to the rear garden, as do those from the bright, walk-in glazed bay in the kitchen/breakfast area. A separate

dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four double bedrooms, the expansive master with en suite. The fitted family bathroom includes a separate shower.



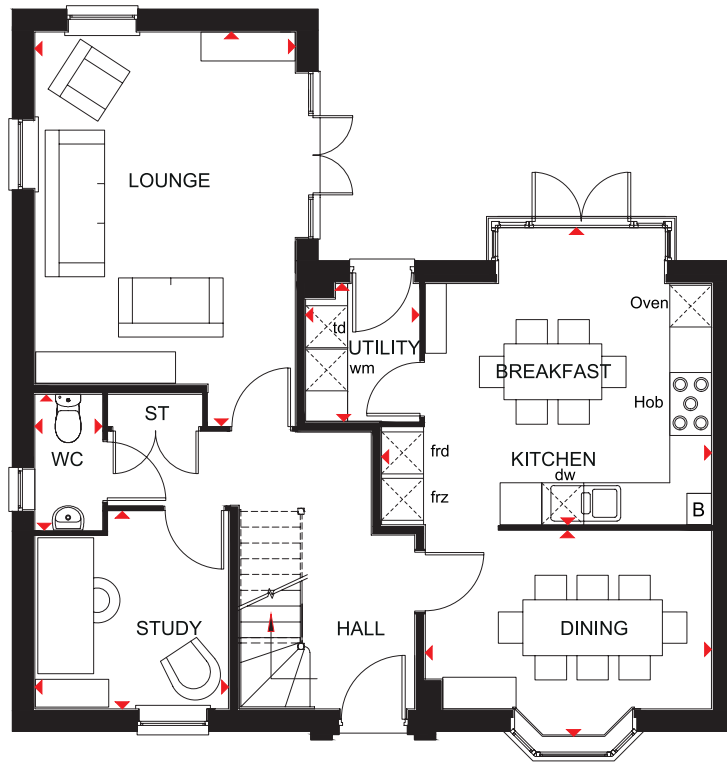
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# THE LAYTON

FOUR BEDROOM DETACHED HOME

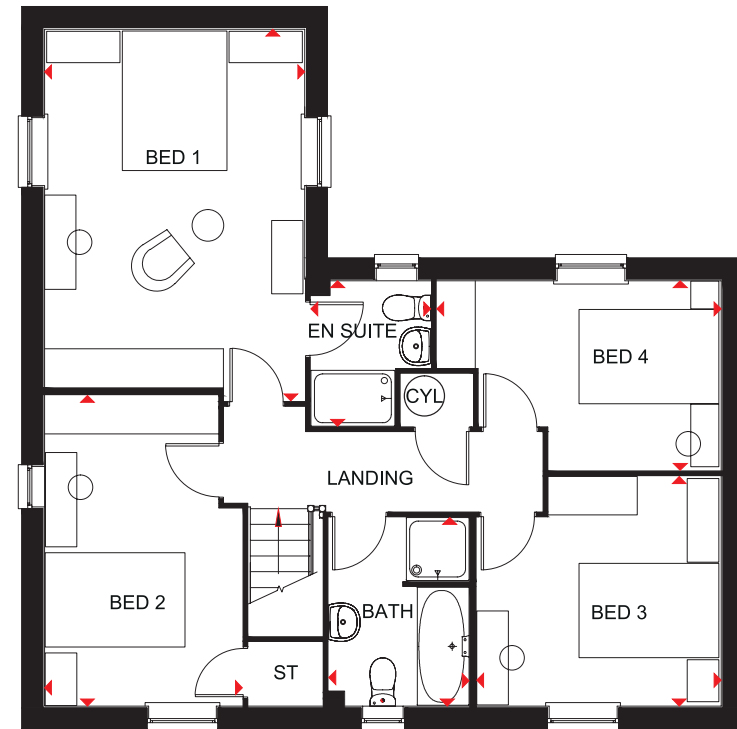
## Key

B Boiler	frd Fridge space	dw Dishwasher space
ST Store	frz Freezer space	td Tumble dryer space
CYL Cylinder	wm Washing machine space	◀▶ Dimension location



### Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Kitchen/Breakfast	4255 x 4725 mm	14'11" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'5" x 5'4"
WC	1942 x 961 mm	6'4" x 3'2"



### First Floor

Bed 1	5321 x 3727 mm	17'5" x 12'3"
En suite	1715 x 2085 mm	5'8" x 6'10"
Bed 2	4443 x 2833 mm	14'7" x 9'4"
Bed 3	3500 x 3285 mm	11'6" x 10'9"
Bed 4	4070 x 2716 mm	13'4" x 8'11"
Bath	2698 x 2010 mm	8'10" x 6'7"

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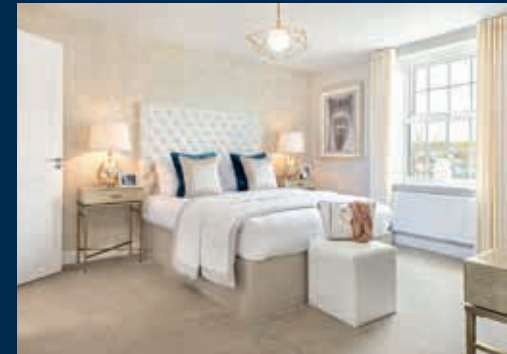


# THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the master with en suite, a single bedroom and a family bathroom.



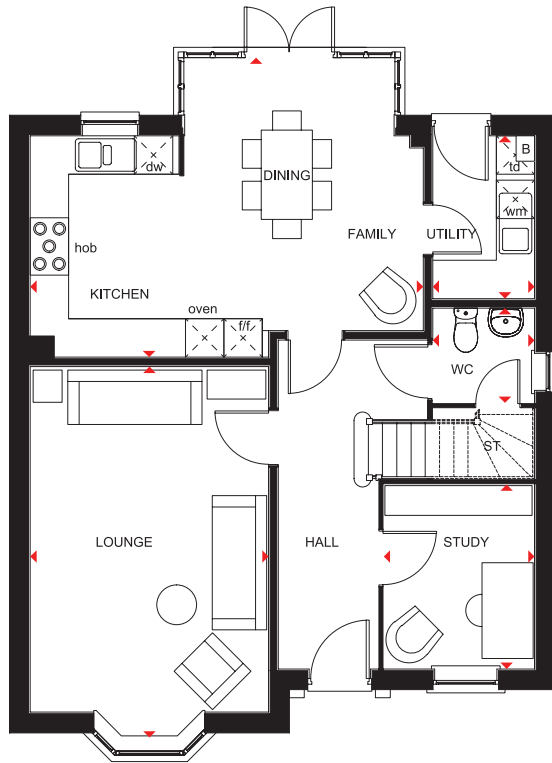
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM DETACHED HOME

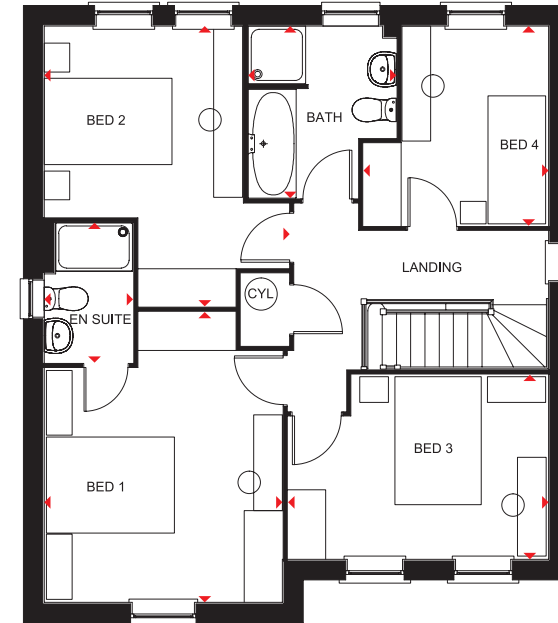
## Key

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



### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1506 x 1593 mm	4'11" x 5'3"



### First Floor

Bed 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bed 2	4384 x 3841 mm	14'4" x 12'7"
Bed 3	4073 x 2886 mm	13'4" x 9'5"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2689 x 2316 mm	8'10" x 7'7"

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# THE MANNING

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The large elegant hall of The Manning will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home though

will be the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the master and second bedroom with en suite, a single bedroom and family bathroom with shower.



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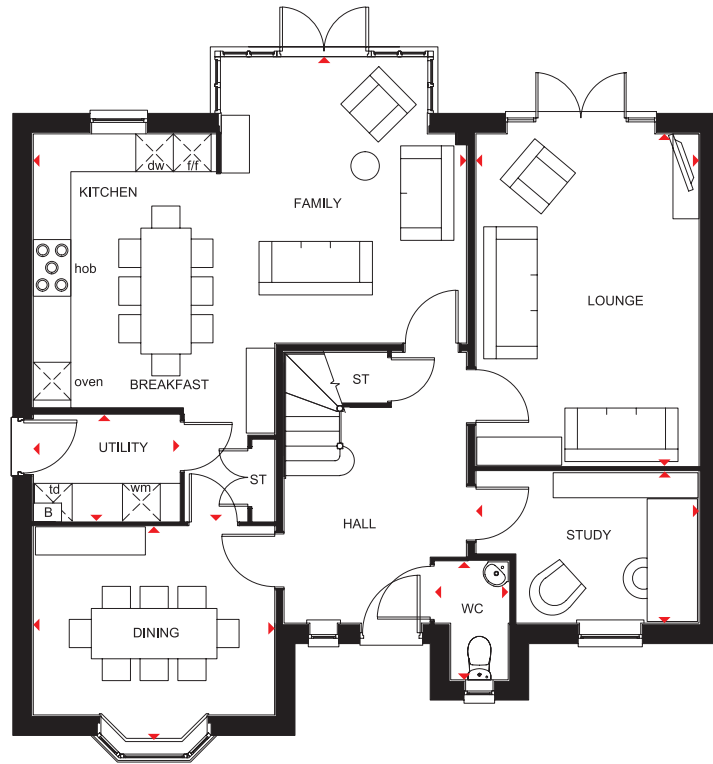
WHERE QUALITY LIVES

# THE MANNING

FIVE BEDROOM DETACHED HOME

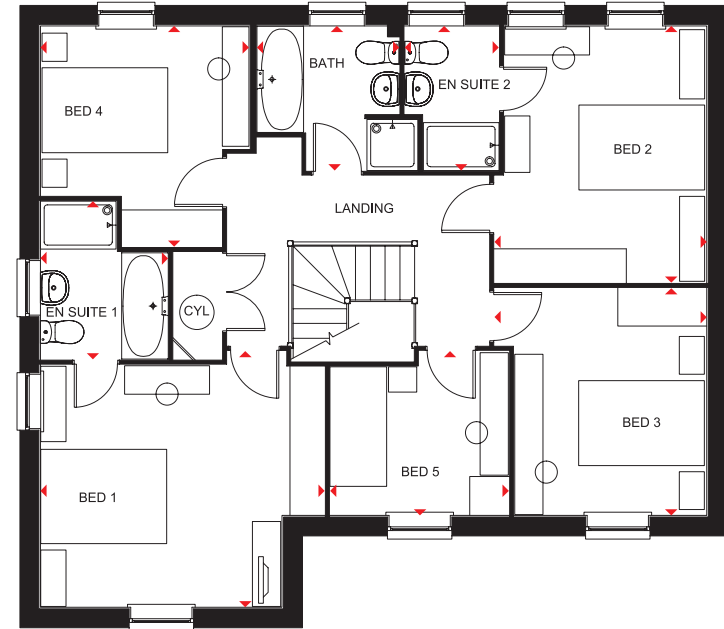
## Key

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



### Ground Floor

Lounge	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1687 mm	7'8" x 5'6"
WC	1875 x 1165 mm	6'2" x 3'10"



### First Floor

Bed 1	4073 x 4515 mm	13'4" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bed 2	3375 x 4079 mm	11'1" x 13'5"
En suite 2	1496 x 2297 mm	4'11" x 7'6"
Bed 3	3610 x 3375 mm	11'10" x 11'1"
Bed 4	3312 x 3510 mm	10'10" x 11'6"
Bed 5	2839 x 2611 mm	9'4" x 8'7"
Bath	2261 x 2296 mm	7'5" x 7'6"

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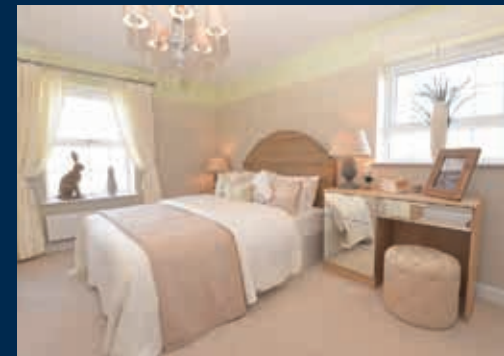


# THE HENLEY

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive walk-in bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan

kitchen with breakfast area and family space. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the large master and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



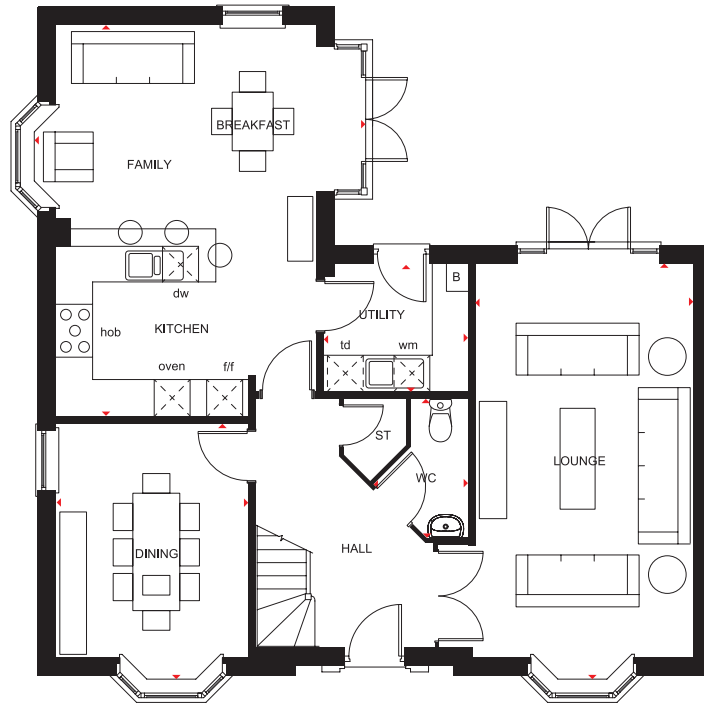
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WHERE QUALITY LIVES

# THE HENLEY

FIVE BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Lounge	7050 x 3675 mm	23'1" x 12'1"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	13'0" x 10'7"
Utility	2437 x 2150 mm	8'0" x 7'0"
WC	2340 x 1600 mm	7'8" x 5'3"



### First Floor

Bed 1	6397 x 4403 mm	21'0" x 14'5"
En suite 1	2610 x 1390 mm	8'7" x 4'7"
Bed 2	3925 x 3286 mm	12'11" x 10'9"
En suite 2	2610 x 1374 mm	8'7" x 4'6"
Bed 3	3733 x 3112 mm	12'3" x 10'2"
Bed 4	3452 x 3211 mm	11'4" x 10'6"
Bed 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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# THE MOORECROFT

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This five bedroom Moorecroft makes use of all available space to create a home with a range of family-friendly features. The ground floor is designed for family life with a contemporary kitchen with breakfast and family area, a

separate dining room and a lounge leading to the garden. The sumptuous master bedroom with en suite, three other bedrooms and bathroom are on the first floor, with a bedroom and en suite and a versatile den on the second floor.



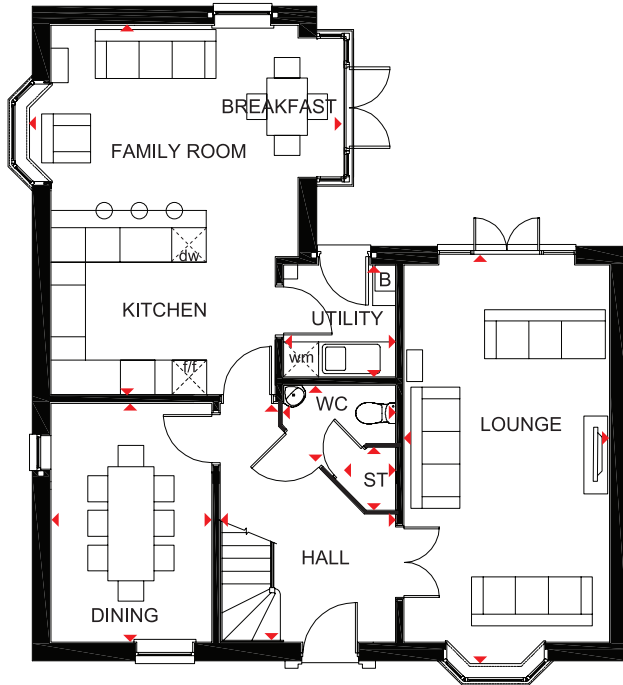
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# THE MOORECROFT

FIVE BEDROOM HOME

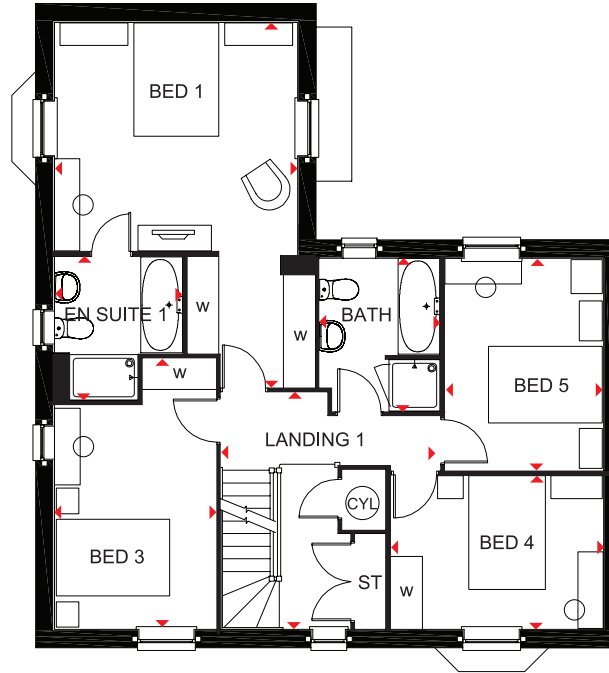
## Key

B	Boiler	w	Wardrobe	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
CYL	Cylinder	wm	Washing machine space		



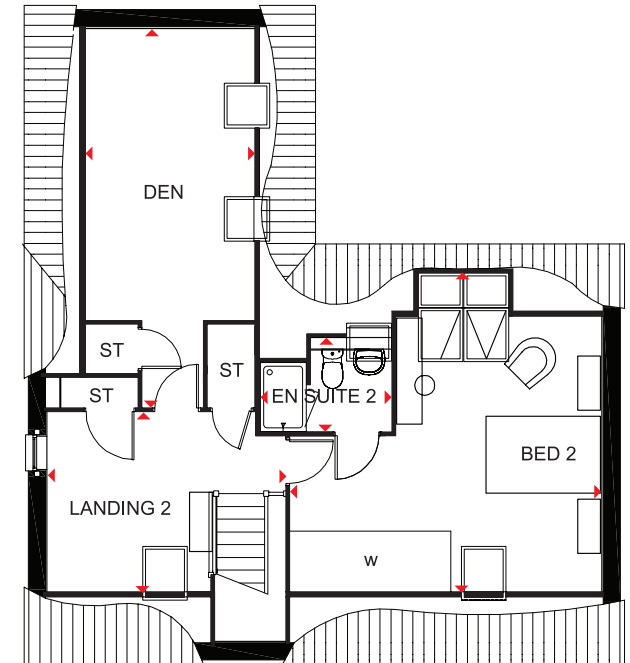
### Ground Floor

Family/Kitchen/Breakfast	5462 x 6411 mm	17'9" x 21'0"
Lounge	3562 x 7103 mm	11'7" x 23'3"
Utility	1938 x 1935 mm	6'4" x 6'3"
Dining	2790 x 4143 mm	9'2" x 13'6"
Hall	3038 x 2222 mm	10'0" x 7'3"
WC	1968 x 1014 mm	6'5" x 3'3"
Store	1010 x 1093 mm	3'3" x 3'9"



### First Floor

Bed 1	4290 x 4042 mm	14'1" x 13'3"
En suite 1	2238 x 1702 mm	7'3" x 5'6"
Bed 3	2864 x 3942 mm	9'4" x 12'9"
Bed 4	2724 x 3789 mm	8'9" x 12'4"
Bed 5	3753 x 2798 mm	12'3" x 9'2"
Bath	2150 x 2711 mm	7'1" x 8'9"
Landing 1	4189 x 3889 mm	13'7" x 12'8"



### Second Floor

Bed 2	5450 x 4803 mm	17'9" x 15'8"
En suite 2	2303 x 1649 mm	7'6" x 5'4"
Landing 2	2834 x 3150 mm	9'3" x 10'3"
Den	2966 x 5130 mm	9'7" x 16'8"

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Regional H3606EM May17/336984



# THE LICHFIELD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double doors opening into the lounge. Across the hall is a study.

Upstairs is an expansive master bedroom with full en suite and dressing area. Both the first and second floors each have two further double bedrooms and a bathroom with shower, providing indulgent space for all the family.



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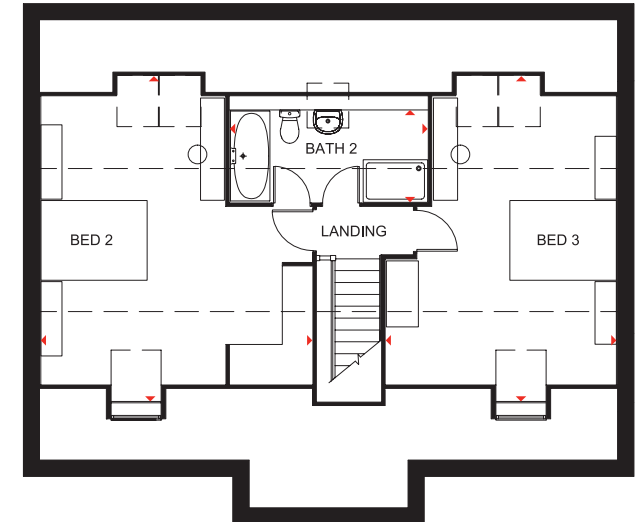
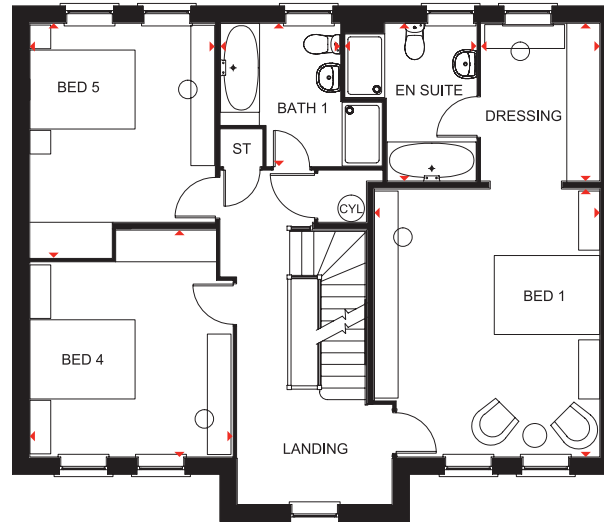
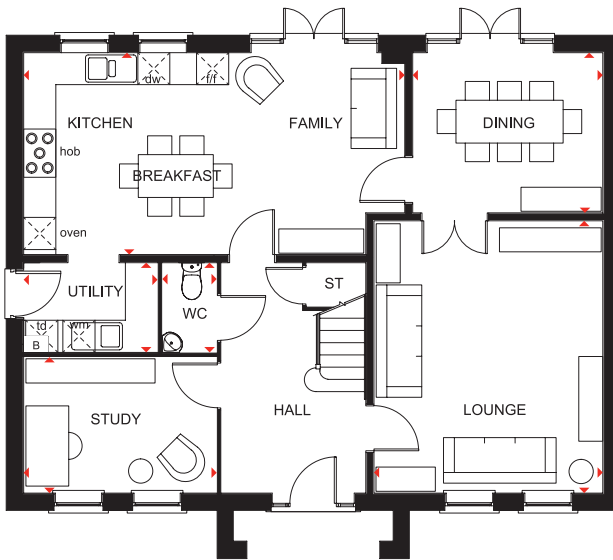


# THE LICHFIELD

FIVE BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'4"
Dining	3550 x 2994 mm	11'7" x 9'9"
Study	3605 x 2539 mm	11'9" x 8'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
WC	1675 x 1016 mm	5'6" x 3'4"

### First Floor

Bed 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En suite	2994 x 2500 mm	9'10" x 8'2"
Bed 4	4303 x 3848 mm	14'1" x 12'8"
Bed 5	4450 x 3511 mm	14'7" x 11'6"
Bath 1	2707 x 2268 mm	8'11" x 7'5"

### Second Floor

Bed 2	6111* x 5102 mm	20'0" * x 16'8"
Bed 3	6111* x 4336 mm	20'0" * x 14'3"
Bath 2	3715 x 1733* mm	12'2" * x 5'8"

\* Overall floor dimension includes lowered ceiling areas

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# THE STOWE

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Stowe is a truly magnificent family home, evident from the moment you step into the spacious hall. The expansive open-plan kitchen/breakfast/family room, with separate utility, is full of light thanks to the large walk-in bay that leads to the rear garden. The generous lounge also leads there through French doors, while a

formal dining room and study overlook the front garden through attractive bay windows. Upstairs are five double bedrooms, the large master with dressing area and full en suite. The second bedroom is also en suite and has a walk-in wardrobe. A family bathroom with separate shower completes this beautiful home.



DAVID WILSON HOMES

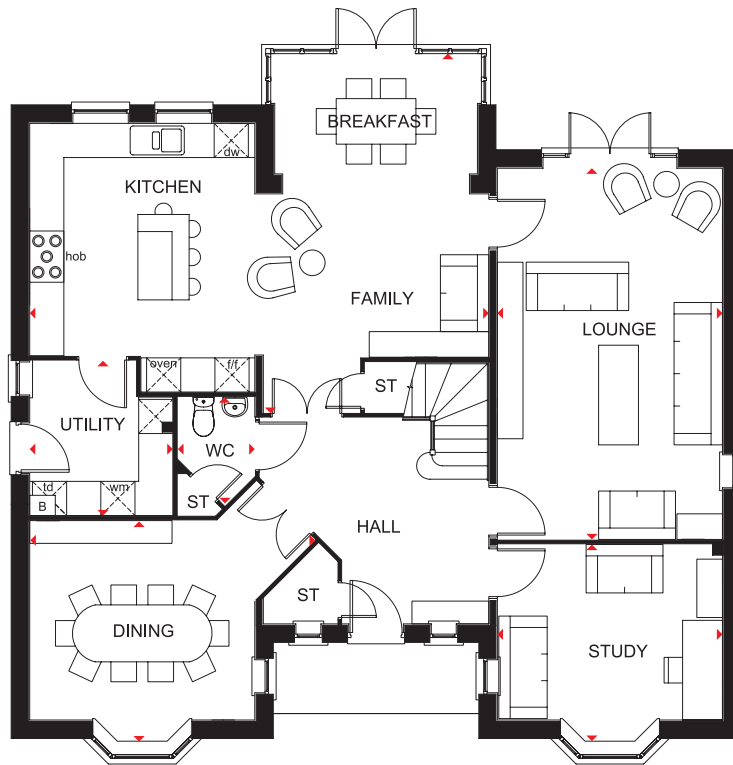
WHERE QUALITY LIVES

# THE STOWE

FIVE BEDROOM DETACHED HOME

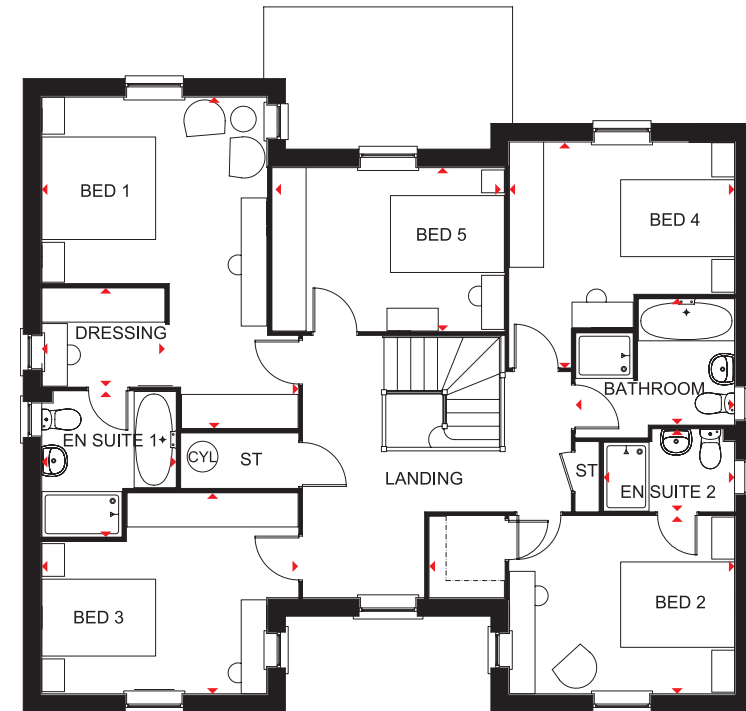
## Key

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



### Ground Floor

Lounge	6475 x 3953 mm	21'3" x 13'0"
Dining	5017 x 4590 mm	16'6" x 15'1"
Kitchen/Family/Breakfast	8063 x 6306 mm	26'5" x 20'8"
Utility	2718 x 2514 mm	8'11" x 8'3"
WC	1912 x 1350 mm	6'3" x 4'5"
Study	3953 x 3463 mm	13'0" x 11'4"



### First Floor

Bedroom 1	4502 x 5821 mm	14'9" x 19'1"
En suite 1	2558 x 2363 mm	8'5" x 7'9"
Dressing	2162 x 1695 mm	7'1" x 5'7"
Bedroom 2	5365 x 3118 mm	17'7" x 10'3"
En suite 2	2301 x 1401 mm	7'6" x 4'7"
Bedroom 3	4502 x 3530 mm	14'9" x 11'7"
Bedroom 4	3953 x 3956 mm	13'0" x 13'0"
Bedroom 5	4082 x 2869 mm	13'5" x 9'5"
Bathroom	2789 x 2399 mm	9'2" x 7'10"

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# 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 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
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- 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.

# THE CONSUMER CODE

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## FOR HOME BUILDERS

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The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all Home Builders registered with the UK's main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new home Buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,

- be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying

purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>





DAVID WILSON HOMES

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