

HASTINGS PARK

ASHBY-DE-LA-ZOUCH

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 proud to say that our customers continue to rate us as a 5 Star Housebuilder for customer satisfaction year after year.

Hastings Park features our latest collection of beautifully crafted 1, 2, 3, 4 and 5 bedroom homes.

The development is situated in one of the most sought-after area's of Ashby-de-la-Zouch, with a number of nearby amenities and great commuter routes to hand, this site will prove popular with working professionals and families alike.

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



John Reddington
Managing Director
David Wilson Homes, East Midlands Division



DAVID WILSON HOMES

WHERE QUALITY LIVES

HASTINGS PARK

— A LOCATION LIKE NO OTHER —



Hastings Park is an established new build housing development located on the southern edge of Ashby-de-la-Zouch. Bordering a swathe of green open fields and mature woodland – you'll feel like you're in a countryside retreat.

The development itself features a wealth of exquisitely crafted, traditionally designed homes, which have been built with modern-day living in mind.



Existing residents are just a 10-minute walk from the bustling town centre with its abundance of high street shops, supermarkets, eateries and public houses. The development also falls within the catchment area of a number of fantastic schooling options and is close to road links in the shape of the M42, M1 and A50 – great news for families and commuters alike.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Hastings Park 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.

THE CONSUMER CODE

FOR HOME BUILDERS



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/>



HASTINGS PARK SITE PLAN

- **Co** The Calder (P130)
1 bedroom home
- **Be** The Belstead (P232)
2 bedroom home
- **Ec** The Easthorpe (P233)
2 bedroom home
- **S** The Stevenson (P231)
2 bedroom home
- **Wt** The Winton (P206)
2 bedroom home
- **F** The Fairway (P332)
3 bedroom home
- **H** The Hadley (P341)
3 bedroom home
- **St** The Strathmore (P383)
3 bedroom home
- **K** The Kennett (T310)
3 bedroom home
- **R** The Ribble (P330)
3 bedroom home
- **A** The Ashtree (H455)
4 bedroom home
- **C** The Cornell (H433)
4 bedroom home
- **Ho** The Holden (H469)
4 bedroom home
- **L** The Layton (H436)
4 bedroom home
- **W** The Winstone (H421)
4 bedroom home
- **Bu** The Buckingham (H597)
5 bedroom home
- **Li** The Lichfield (H533)
5 bedroom home
- **M** The Moorecroft (H536)
5 bedroom home
- **AH** Affordable Housing
- **BCP** Bin Collection Point
- **S/S** Substation



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Hastings Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE CALDER

ONE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This stylish one bedroom home makes innovative use of space with an airy interior. From walking through the front door, the private staircase leads upstairs where accommodation includes a lounge with a Juliet balcony, ideal for those

summer evenings and the contemporary dining kitchen area is situated over a driveway. The spacious bedroom features plenty of natural light and there's no shortage of storage space either. A family bathroom completes this fabulous home.



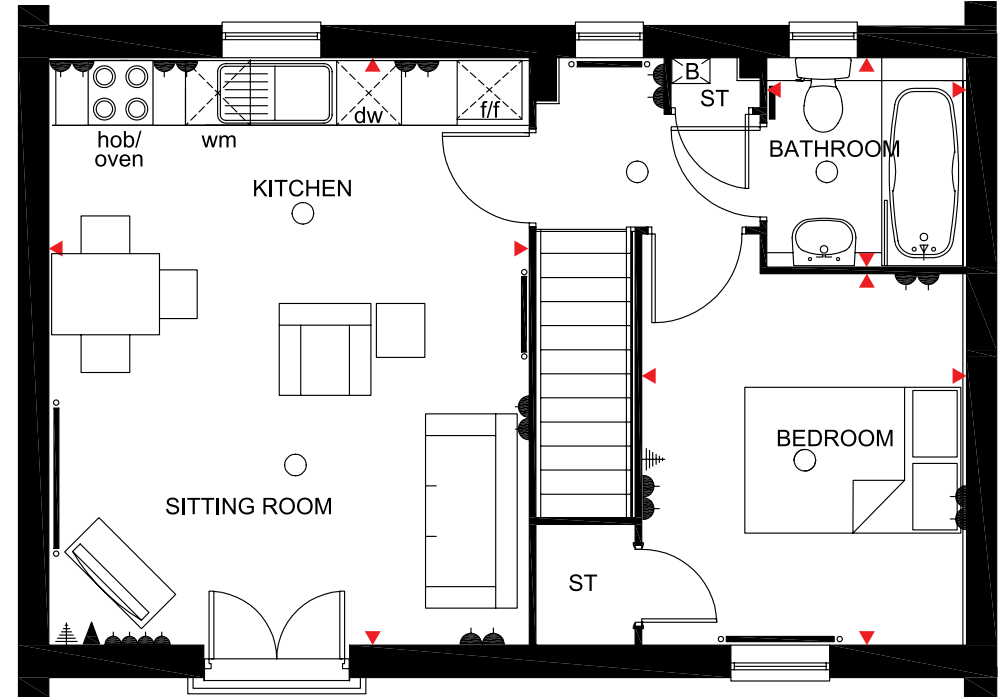
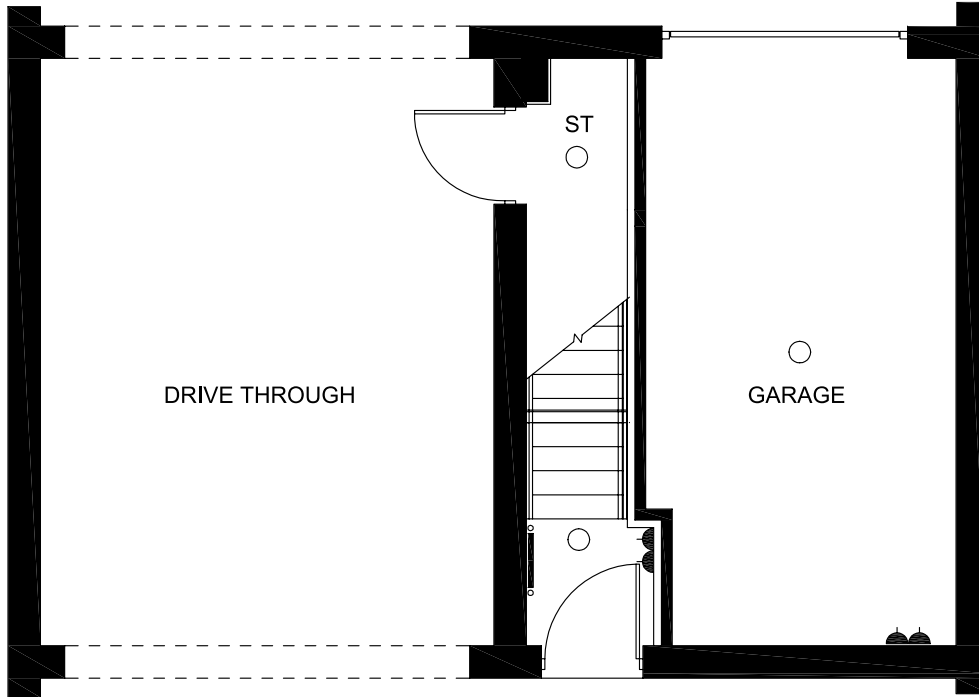
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE CALDER

ONE BEDROOM HOME

Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- ST Store
- wm Washing machine space
- ◀ Electric socket
- ▲ T.V. aerial socket
- B Boiler
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀ Dimension location



First Floor

Kitchen/Sitting Room	4402 x 5390 mm	14'5" x 17'8"
Bedroom	2960 x 3390 mm	9'9" x 11'1"
Bathroom	1802 x 1900 mm	5'11" x 6'3"

Floor plans are intended to give a general indication of the proposed floor layout only. 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. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

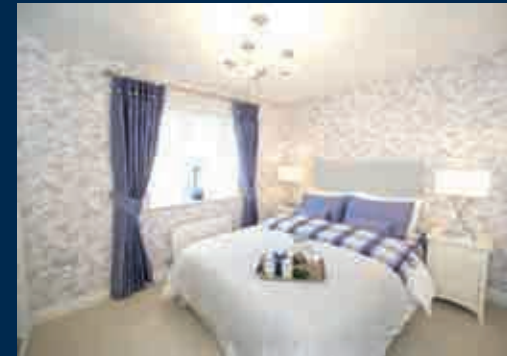


THE BELSTEAD AND EASTHORPE

TWO BEDROOM FLAT



Individual plots may vary, please speak to the Sales Adviser



Contemporary two bedroom apartments, the Belstead and Easthorpe are ideal first homes with interiors that have been thoughtfully designed to maximise space. In both, a quality kitchen with dining area opens into a lounge that enjoys plenty of

natural light. In the Belstead, French doors open directly onto the rear garden. Also benefiting from views of the garden is the master bedroom, which comes with built-in wardrobes. Apartments also feature a further double bedroom and a bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BELSTEAD AND EASTHORPE

TWO BEDROOM FLAT

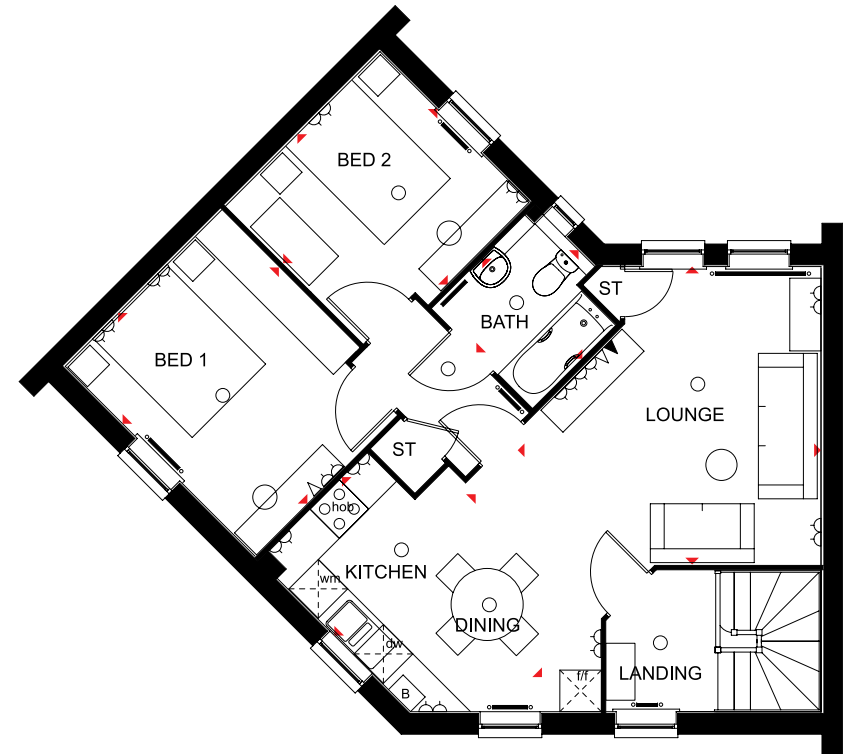
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- f/f Fridge/freezer space
- dw Dishwasher space
- ⏏ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- wm Washing machine space
- ◀▶ Dimension location



Belstead Ground Floor (P232)

Lounge	4120 x 4018 mm	13'6" x 13'2"
Kitchen/Dining	3372 x 3097 mm	11'1" x 10'2"
Bed 1	3722 x 3069 mm	12'2" x 10'1"
Bed 2	3069 x 3216 mm	10'1" x 10'6"
Bath	2075 x 1905 mm	6'9" x 6'3"



Easthorpe First Floor (P233)

Lounge	4379 x 4302 mm	14'4" x 14'1"
Kitchen/Dining	2885 x 4084 mm	9'5" x 13'5"
Bed 1	3879 x 3191 mm	12'8" x 10'5"
Bed 2	3147 x 3069 mm	10'3" x 10'1"
Bath	2087 x 2043 mm	6'10" x 6'8"

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THE STEVENSON

TWO BEDROOM COACH HOUSE



Individual plots may vary, please speak to the Sales Adviser



This first floor two bedroom home sits comfortably above three garages, the largest of which belongs to the property and can be easily accessed from the hallway. The coach house receives plenty of natural light from both the front-

facing windows and several roof windows. A Juliet balcony also adds to the sense of space. This home is intelligently designed, with a lounge and dining room leading through to the kitchen, bathroom and two double bedrooms.



DAVID WILSON HOMES

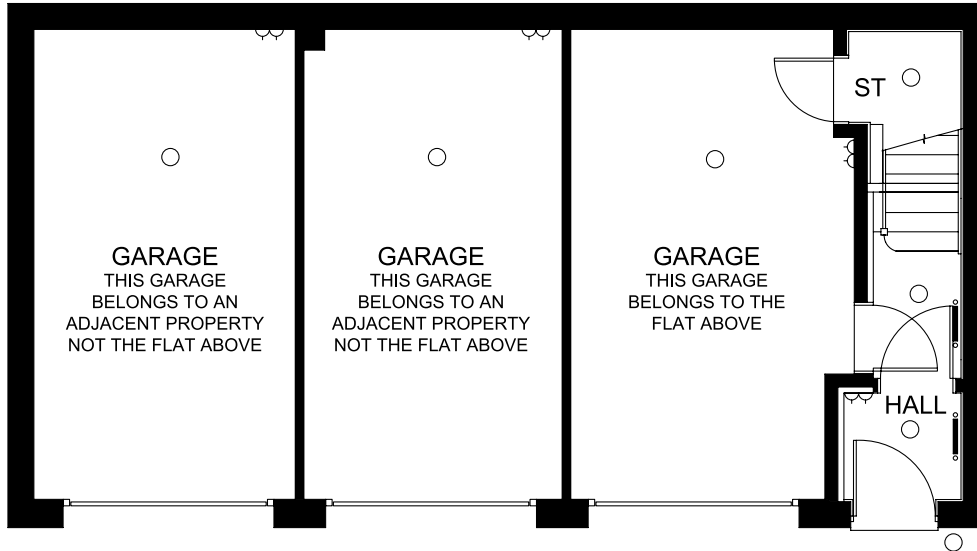
WHERE QUALITY LIVES

THE STEVENSON

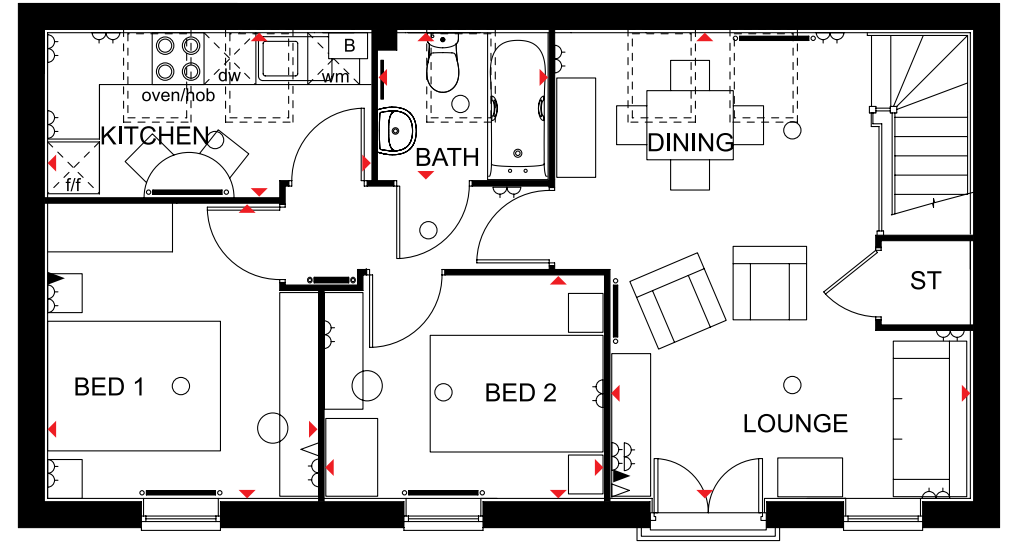
TWO BEDROOM COACH HOUSE

Key

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	f/f Fridge/freezer space	dw Dishwasher space
◁ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	wm Washing machine space	◀▶ Dimension location



Ground Floor



First Floor

Lounge/Dining	5389 x 4157 mm	17'8" x 13'8"
Kitchen	3740 x 1897 mm	12'3" x 6'3"
Bed 1	3403 x 3123 mm	11'2" x 10'3"
Bed 2	3219 x 2573 mm	10'7" x 8'5"
Bath	1962 x 1699 mm	6'5" x 5'7"

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THE WINTON

TWO BEDROOM TERRACED HOME



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This modern two bedroom home features a quality kitchen and a lounge with dining area, offering a smooth flow of space into the rear garden through French doors. On the first floor, one generous double

bedroom lies at the rear of the house while the second occupies the front, separated by a family bathroom.



DAVID WILSON HOMES

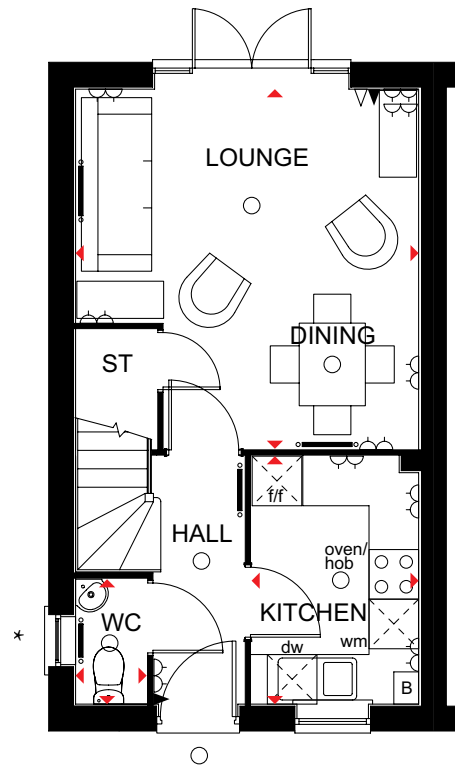
WHERE QUALITY LIVES

THE WINTON

TWO BEDROOM TERRACED HOME

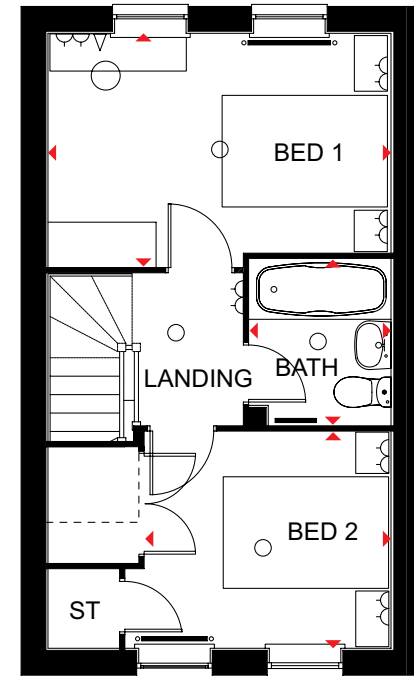
Key

- Light fitting
- ◁ Telephone outlet point
- Radiator
- B Boiler
- f/f Fridge/freezer space
- dw Dishwasher space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- wm Washing machine space
- ◁ Dimension location



Ground Floor

Lounge/Dining	4351 x 4150 mm	14'3" x 13'7"
Kitchen	3000 x 2021 mm	9'10" x 6'8"
WC	1511 x 860 mm	4'11" x 2'10"



First Floor

Bed 1	4150 x 2821 mm	13'7" x 9'3"
Bed 2	2615 x 2974 mm	8'7" x 9'9"
Bath	2000 x 1710 mm	6'7" x 5'7"

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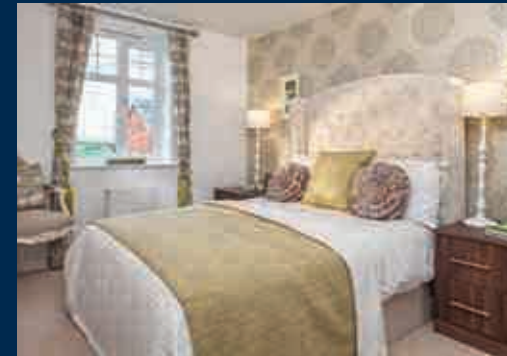


THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A delightful three bedroom family home, the Fairway is modern and spacious throughout. The kitchen includes a family dining area and is filled with natural light, thanks to French doors that open onto the rear garden. Just as light and roomy is the

dual-aspect lounge also with its own set of French doors. Upstairs, the master bedroom enjoys an en suite while the remaining double bedroom and a single bedroom share the family bathroom. This home also comes with its own carport.



DAVID WILSON HOMES

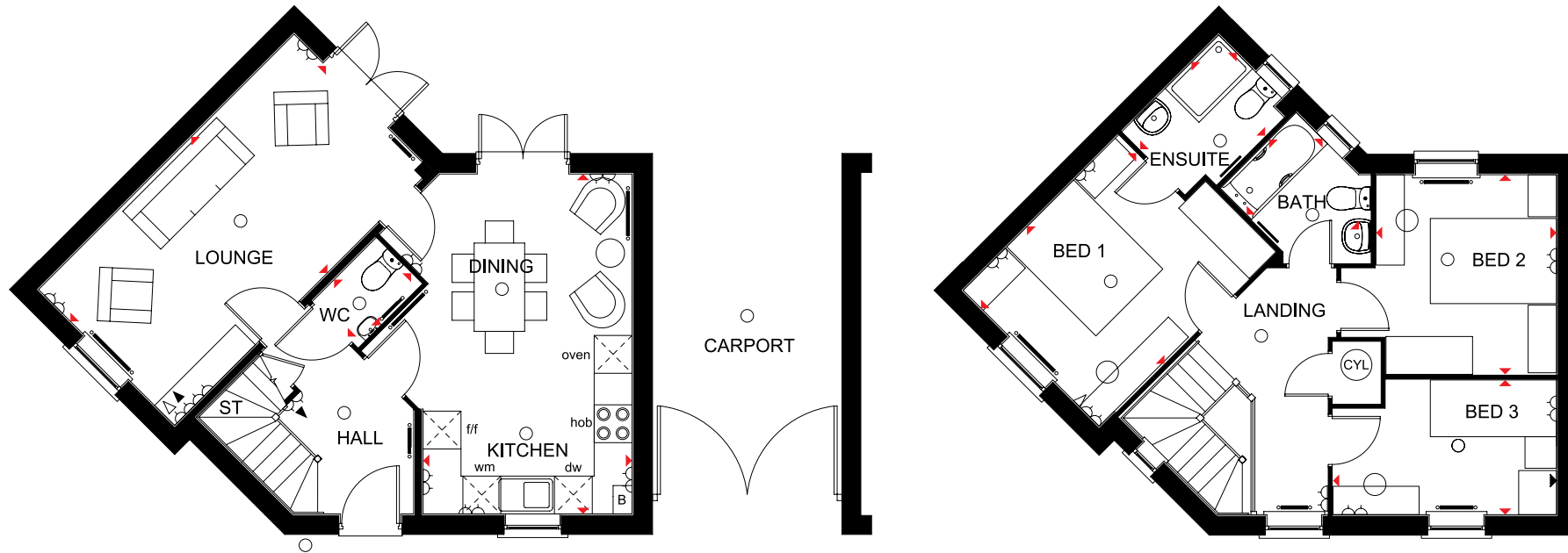
WHERE QUALITY LIVES

THE FAIRWAY

THREE BEDROOM HOME

Key

- Light fitting
- ◁ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- ◄ Dimension location
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space



Ground Floor

Lounge	5727 x 3050 mm	18'9" x 10'0"
Kitchen/Dining	5390 x 3310 mm	17'8" x 10'10"
WC	1419 x 1025 mm	4'8" x 3'4"

First Floor

Bed 1	3477 x 3074 mm	11'5" x 10'1"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bed 2	3165 x 2861 mm	10'5" x 9'5"
Bed 3	3542 x 2136 mm	11'7" x 7'0"
Bath	2015 x 1700 mm	6'7" x 5'7"

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THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This impressive three bedroom home is perfect for modern family living. The ground floor boasts a comfortable lounge and a stylish kitchen with dining and family areas. This heart of the home also features

an adjoining utility room and French doors that open out onto the garden. Upstairs are two double bedrooms with an en suite shower room to the master bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

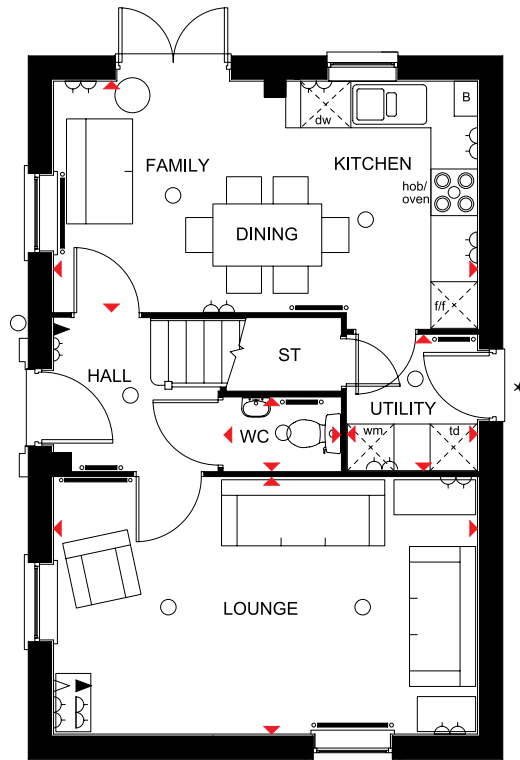
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

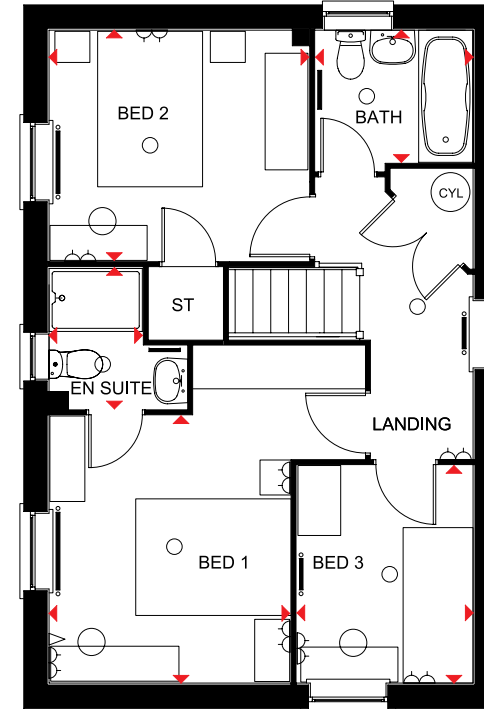
Key

- Light fitting
- ◁ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- td Tumble dryer space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◁ Dimension Location



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 2917 mm	17'11" x 9'5"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"



First Floor

Bed 1	3438 x 3101 mm	11'3" x 10'2"
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 1700 mm	6'8" x 5'7"

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THE STRATHMORE

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



Attention to detail is visible throughout this contemporary three bedroom home. The front facing kitchen with breakfast area features a bay window while the bright and airy lounge with dining

area opens onto the rear garden via French doors. Upstairs are two double bedrooms, the master with ensuite, a single bedroom and a family bathroom.



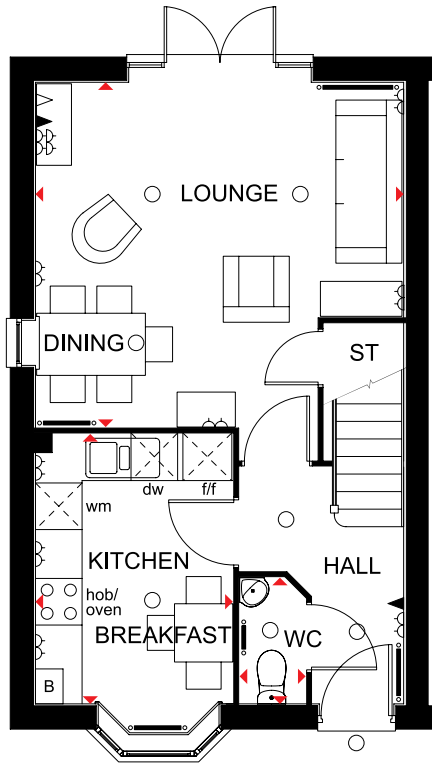
DAVID WILSON HOMES
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THE STRATHMORE

THREE BEDROOM TERRACED HOME

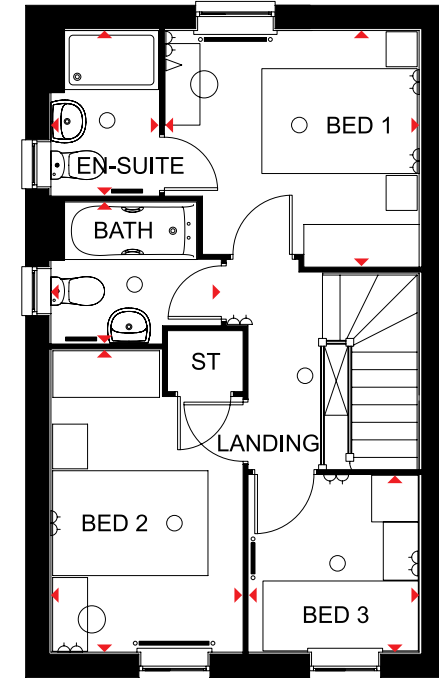
Key

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	f/f Fridge/freezer space	dw Dishwasher space
◁ Electric socket	△ T.V. aerial socket	— Towel radiator	ST Store	wm Washing machine space	◀▶ Dimension location



Ground Floor

Lounge/Dining	4740 x 4439 mm	15'7" x 14'7"
Kitchen/Breakfast	3475 x 2540 mm	11'5" x 8'4"
WC	849 x 1625 mm	2'9" x 5'4"



First Floor

Bed 1	3266 x 3033 mm	10'9" x 9'11"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bed 2	2461 x 3891 mm	8'1" x 12'9"
Bed 3	2274 x 2190 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

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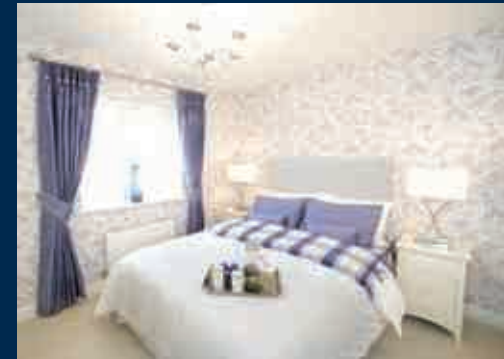


THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is the perfect choice for couples and young families with three spacious bedrooms and set over three floors. On the ground floor you will find a generous kitchen, diner with French doors to the rear, spacious lounge with a bay window and a

cloakroom. Up one flight of stairs there are two double bedrooms and the family bathroom, with the light, bright master suite with en suite shower room at the top of the house.



DAVID WILSON HOMES

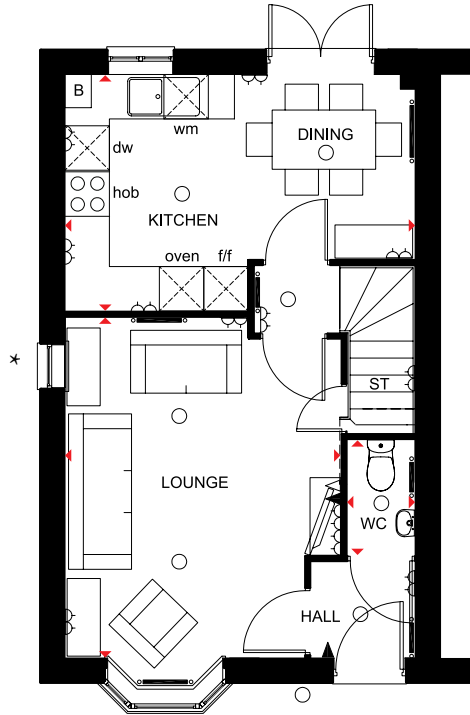
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

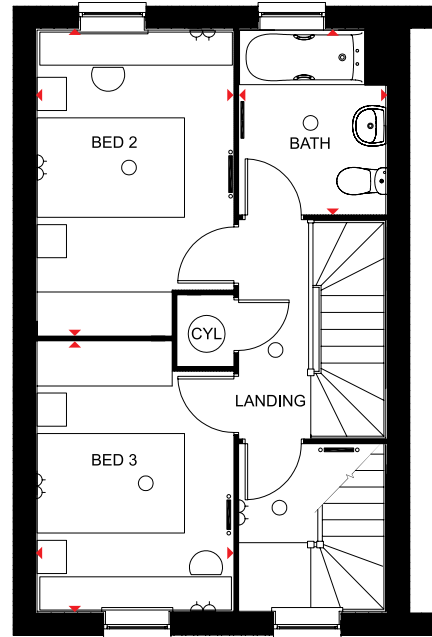
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- td Tumble dryer space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



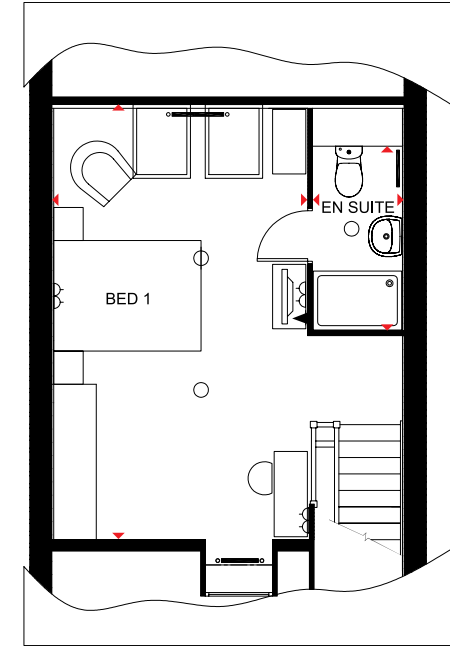
Ground Floor

Lounge	4604 x 3729 mm	15'1" 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	5830 x 3434* mm	19'11" x 11'3"
En suite	1210 x 2497* mm	3'11" x 8'2"

* Overall floor dimension includes lowered ceiling area

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THE RIBBLE

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An attractive three bedroom home spread over two floors, the Ribble also offers you the security and convenience of a private garage. Ground floor accommodation includes a well-equipped kitchen and a lounge/dining room with French doors that open onto the garden. Upstairs you'll find two spacious double

bedrooms and a single bedroom, offering plenty of space for family and guests. With an upstairs bathroom and a further WC downstairs, the Ribble is a flexible, accommodating home for growing families.



DAVID WILSON HOMES

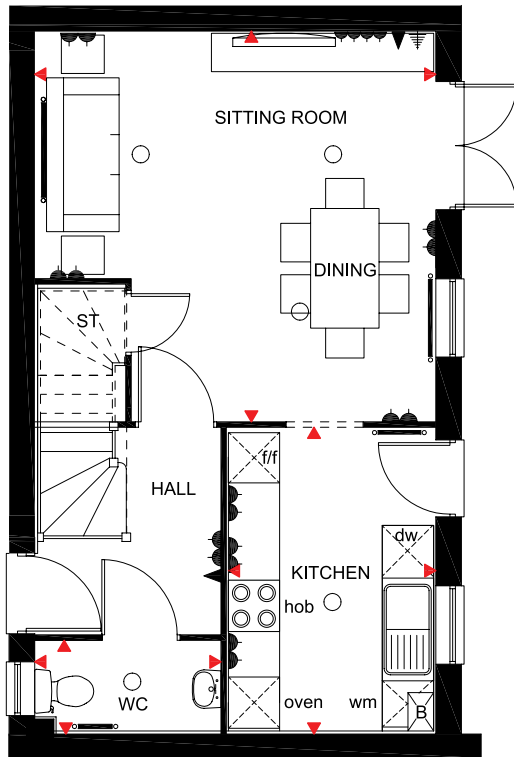
WHERE QUALITY LIVES

THE RIBBLE

THREE BEDROOM HOME

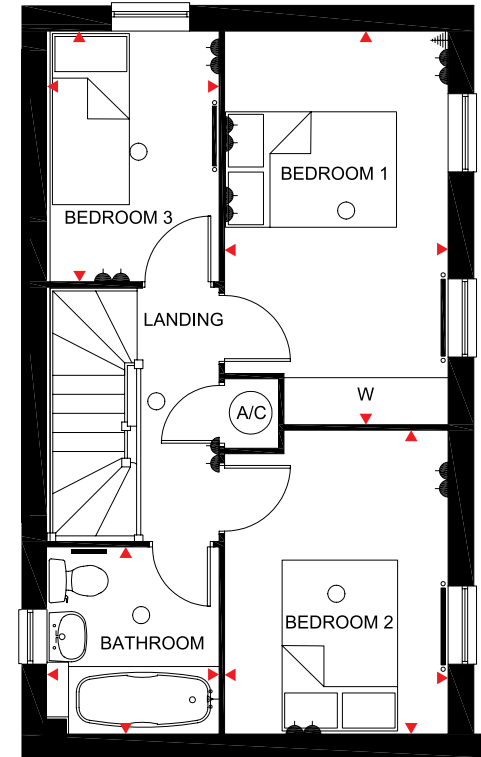
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- A/C Airing cupboard
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀ Electric socket
- ⚡ T.V. aerial socket
- Towel radiator
- ST Store
- W Wardrobe
- wm Washing machine space
- ◀▶ Dimension location



Ground Floor

Kitchen	2400 x 3535 mm	7'10" x 11'7"
Sitting Room/Dining	4630 x 4534 mm	15'2" x 14'10"
WC	2140 x 1049 mm	7'0" x 3'5"



First Floor

Bedroom 1	2577 x 4567 mm *	8'5" x 15'0" *
Bedroom 2	2577 x 3507 mm	8'5" x 11'6"
Bedroom 3	1965 x 2895 mm	6'5" x 9'6"
Bathroom	1975 x 2141 mm	6'6" x 7'0"

* Including wardrobe

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THE ASHTREE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashtree is an exciting four bedroom family home that caters for all members of the family. The ground floor boasts a beautiful bay fronted, dual aspect lounge that opens onto the garden via French doors. The kitchen also features its own set of French doors

and breakfast area while the generous dining room comes with a bay window. Upstairs three comfortable double bedrooms make relaxing hideaways, the master benefiting from an en suite shower room. There is also a single bedroom and a family bathroom.



DAVID WILSON HOMES

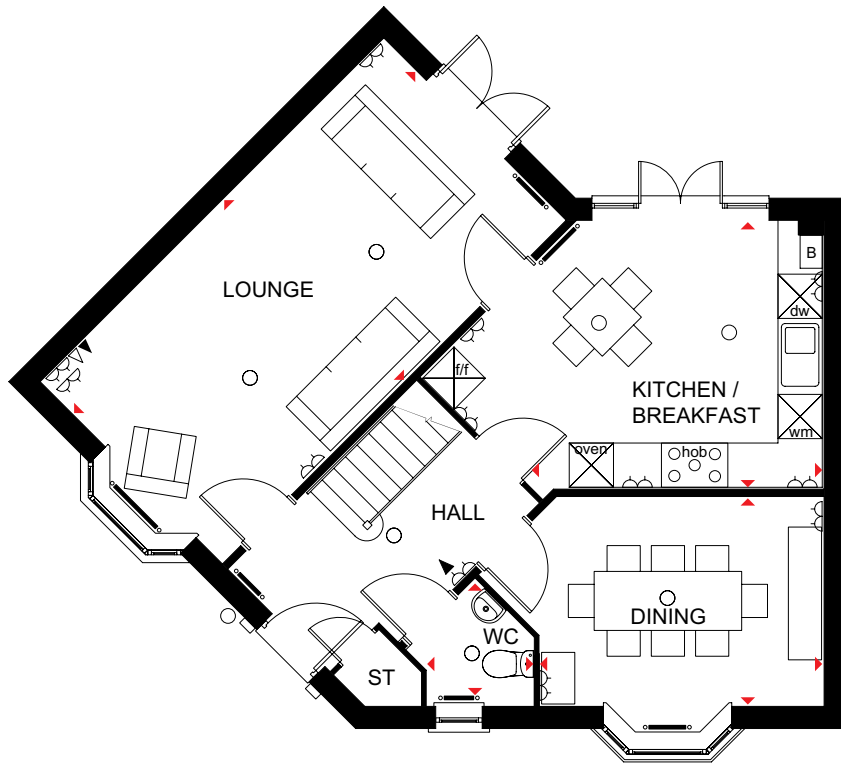
WHERE QUALITY LIVES

THE ASHTREE

FOUR BEDROOM HOME

Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- ◀◀ Dimension location
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space



Ground Floor

Lounge	3445 x 6540 mm	11'4" x 21'5"
Kitchen/Breakfast	3595 x 3654 mm	11'10" x 12'0"
Dining	3827 x 2795 mm	12'7" x 9'2"
W.C.	1440 x 1689 mm	4'9" x 5'6"



First Floor

Bed 1	3415 x 4170 mm	11'2" x 13'8"
En suite	1400 x 2281 mm	4'7" x 7'6"
Bed 2	3506 x 3711 mm	11'6" x 12'2"
Bed 3	3587 x 3182 mm	11'9" x 10'5"
Bed 4	2740 x 2521 mm	9'0" x 8'3"
Bath	2281 x 2613 mm	7'6" x 8'7"

Floor plans are intended to give a general indication of the proposed floor layout only. 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. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



THE CORNELL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This fantastic four bedroom home makes great use of its light and space. The airy lounge features a bay window whilst the well-arranged kitchen benefits from a dining area, adjoining utility room

and a glazed bay that lets natural light stream in. Upstairs, the landing leads to the master bedroom with ensuite, two further double bedrooms, a single bedroom and a family bathroom.



DAVID WILSON HOMES

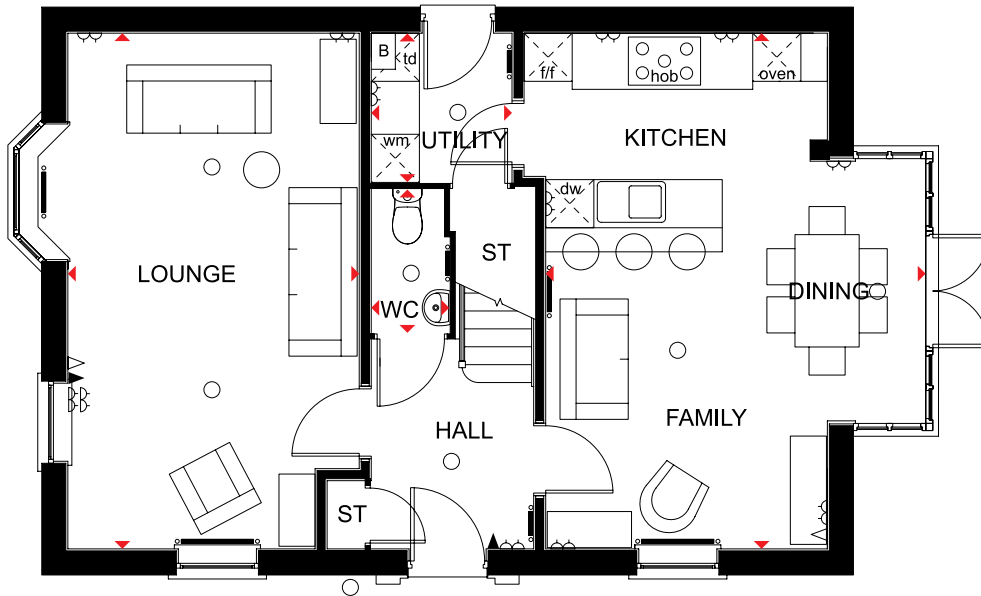
WHERE QUALITY LIVES

THE CORNELL

FOUR BEDROOM DETACHED HOME

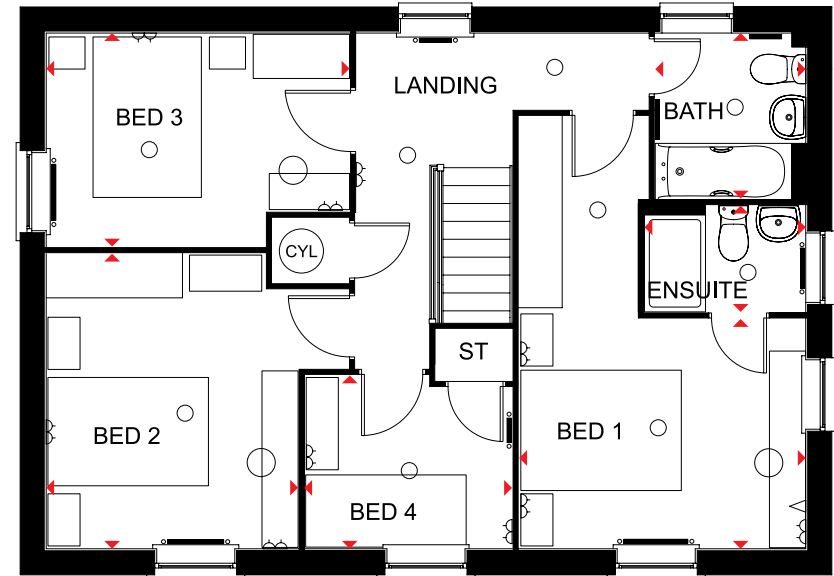
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
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- CYL Cylinder
- wm Washing machine space
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- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



Ground Floor

Lounge	6427 x 3631 mm	21'1" x 11'1"
Kitchen/Family/Dining	6427 x 4735 mm	21'1" x 15'6"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"



First Floor

Bed 1	2863 x 3571 mm	9'8" x 11'9"
En suite	2010 x 1324 mm	6'7" x 4'3"
Bed 2	3677 x 3139 mm	12'1" x 10'3"
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	6'7" x 6'2"

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THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This stylish four bedroom detached home has no shortage of space and light. The bright, modern kitchen has been designed with integrated dining and family areas, full height glazed bay with French doors leading to the garden and an adjoining utility room - making it the true heart of the home. A generously proportioned

lounge with elegant bay window provides a perfect place to relax while a study offers a handy work space. Upstairs a large master bedroom with ensuite shower room is located at the front of the house and there are two further double bedrooms, a single bedroom and a family bathroom with bath and separate shower.



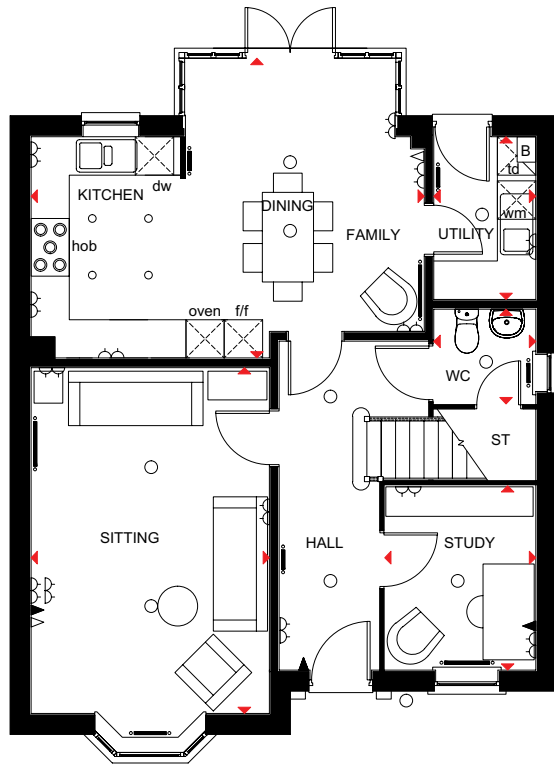
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

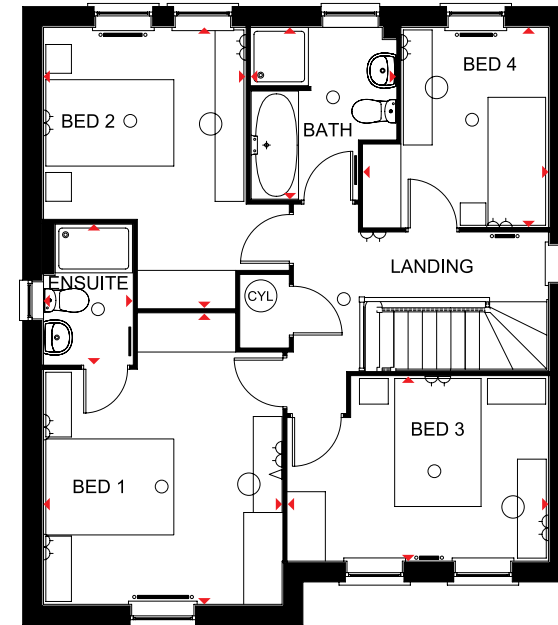
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
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- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



Ground Floor

Sitting	5405 x 3728 mm	17'9" 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	1593 x 1481 mm	5'3" x 4'10"



First Floor

Bed 1	3728 x 4543 mm	12'3" x 14'11"
En suite	1390 x 2190 mm	4'7" x 7'2"
Bed 2	3153 x 4384 mm	10'4" x 14'5"
Bed 3	2886 x 4073 mm	9'6" x 13'4"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2685 x 2266 mm	8'10" x 7'5"

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THE LAYTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This superb four bedroom home features a bright and airy interior. The beautiful open-plan kitchen, dining and breakfast room features a bay window to the front and opens onto the rear garden through a glazed bay. This space comes with an adjoining

utility room. Downstairs also houses a lounge with bay window and a study, ideal for use as an office or homework area. Upstairs comprises four double bedrooms, the master with en suite shower room. A family bathroom completes this fabulous home.



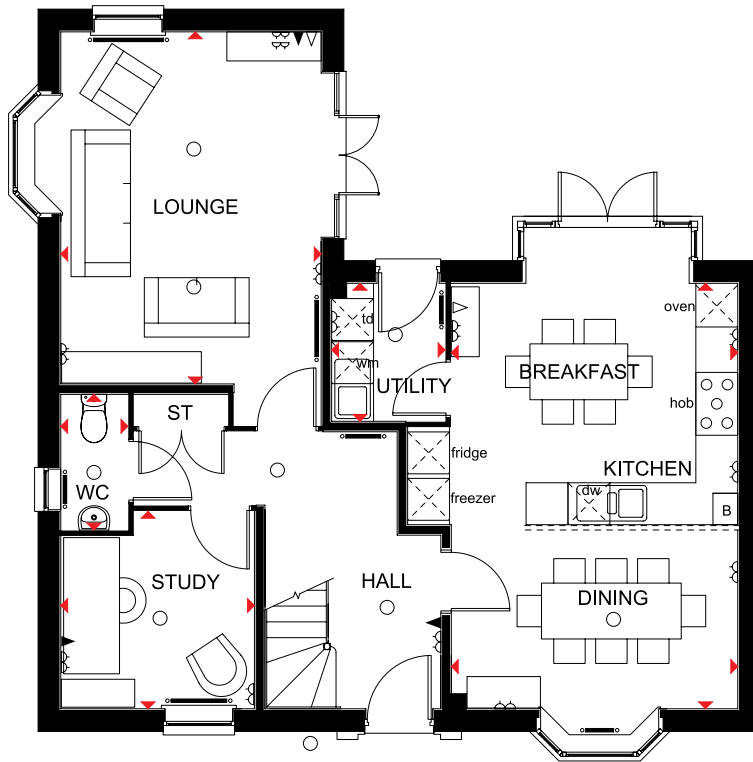
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LAYTON

FOUR BEDROOM DETACHED HOME

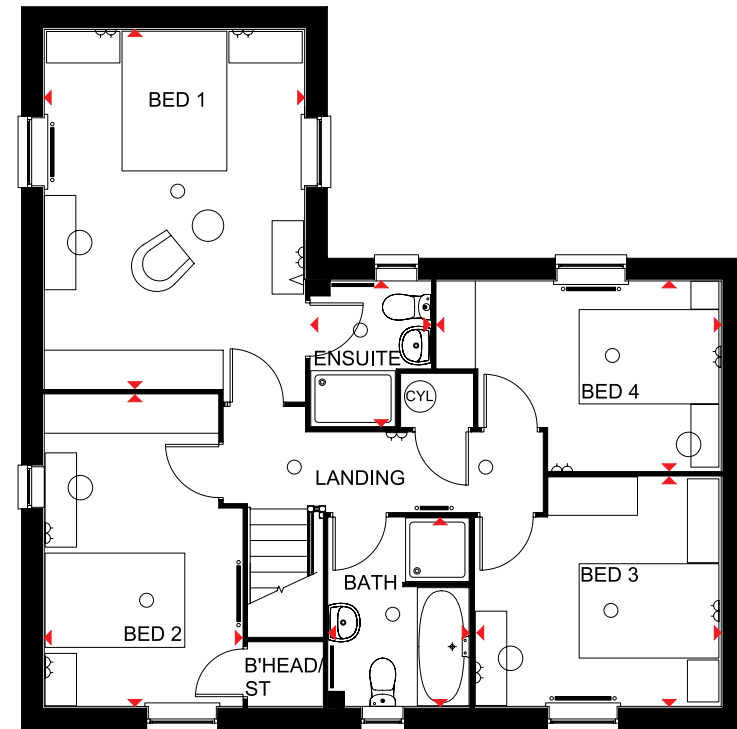
Key

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- Radiator
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- CYL Cylinder
- wm Washing machine space
- td Tumble dryer space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



Ground Floor

Lounge	5040 x 3727 mm	16'6" x 12'3"
Utility	1975 x 1624 mm	6'6" x 5'4"
Kitchen/Family/Dining	4100 x 6090 mm	13'5" x 19'9"
Study	2772 x 2826 mm	9'1" x 9'3"
WC	1942 x 961 mm	6'4" x 3'2"



First Floor

Bed 1	5141 x 3727 mm	16'10" x 12'3"
En suite	1715 x 2085 mm	5'8" x 6'10"
Bed 2	4460 x 2833 mm	14'8" x 9'4"
Bed 3	3520 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 WINSTONE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Making superb use of its generous space, this beautiful detached house makes the ideal family home. On the ground floor, the generous entrance hall leads to the kitchen and breakfast room with family area. This room also features a glazed bay window that creates a smooth flow of space into the garden. A bay-fronted

dining room, a study and a lounge with French doors leading to the garden are also located downstairs. Upstairs, the master bedroom includes a dressing area and full en suite, accompanied by three further double bedrooms; the second bedroom with an en suite shower room, and a family bathroom.



DAVID WILSON HOMES

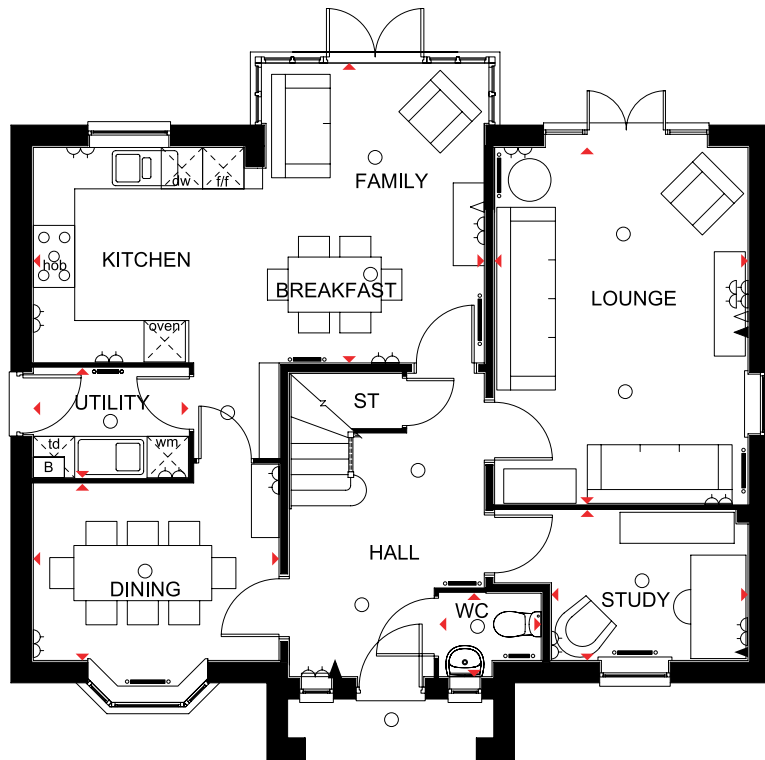
WHERE QUALITY LIVES

THE WINSTONE

FOUR BEDROOM DETACHED HOME

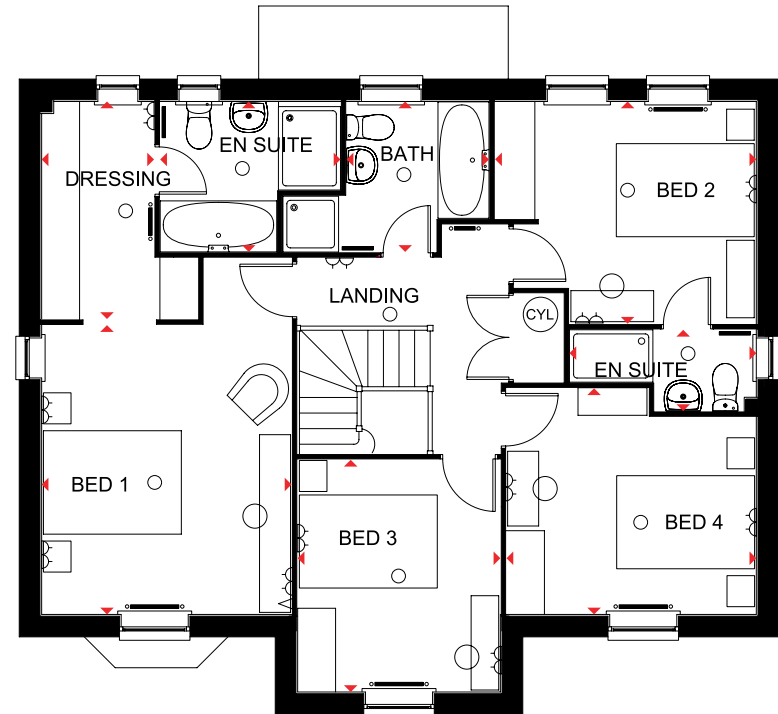
Key

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- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



Ground Floor

Lounge	5171 x 3675 mm	17'0" x 12'1"
Kitchen/Family/Breakfast	6540 x 4350 mm	21'5" x 14'3"
Dining	3563 x 2561 mm	11'8" x 8'5"
Study	2850 x 2180 mm	9'4" x 7'2"
Utility	2250 x 1591 mm	7'5" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



First Floor

Bed 1	4196 x 3624 mm	13'9" x 11'11"
Dressing	3155 x 1630 mm	10'4" x 5'4"
En suite	2615 x 2182 mm	8'7" x 7'2"
Bed 2	3722 x 3223 mm	12'3" x 10'7"
En suite	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	11'11" x 10'9"
Bath	2182 x 2065 mm	7'2" x 6'9"

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THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Spread over three floors, this beautiful five bedroom home is full of exciting design features. The ground floor boasts a generous entrance hall, leading to a quality kitchen with family, breakfast and utility areas and French doors opening onto the garden. The separate dining room also leads to the garden through French doors. A lounge and handy study

complete the ground floor. The generous master bedroom with en suite shower room, dressing area and fitted wardrobes makes a relaxing haven on the first floor, accompanied by two further double bedrooms and a family bathroom with separate shower. The second floor encompasses two comfortable double bedrooms and a dual access bathroom.



DAVID WILSON HOMES

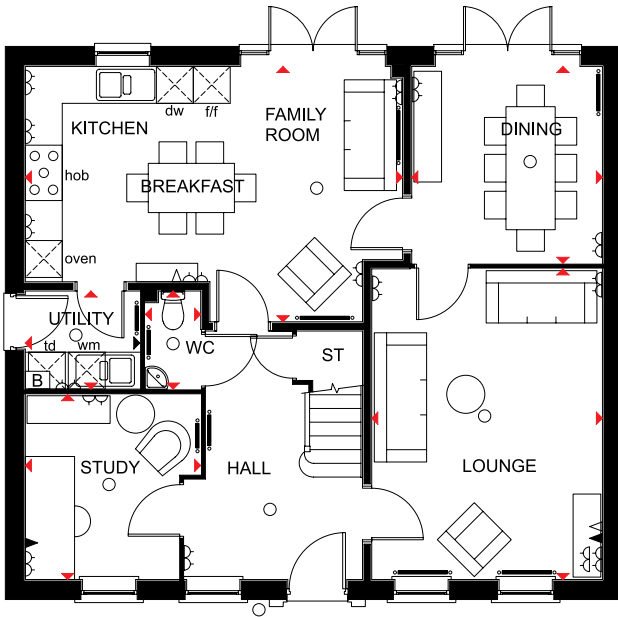
WHERE QUALITY LIVES

THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME

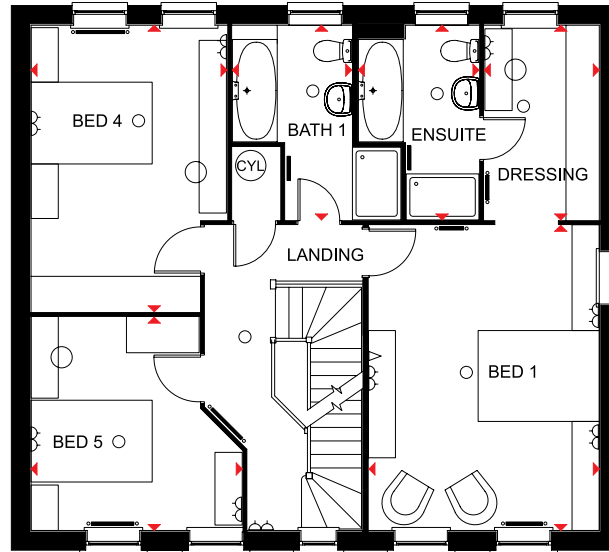
Key

- Light fitting
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- Radiator
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- CYL Cylinder
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- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



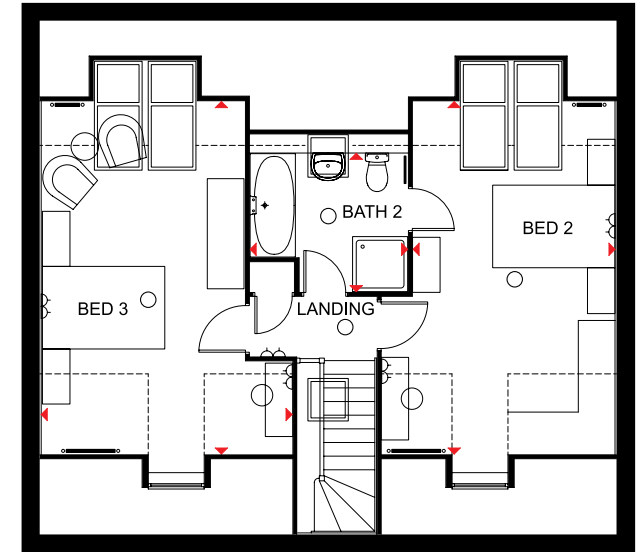
Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Family	6130 x 4151 mm	20'1" x 13'7"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



First Floor

Bed 1	5037 x 3802 mm	16'6" x 12'6"
Dressing	3214 x 1898 mm	10'7" x 6'3"
En suite	1989 x 3214 mm	6'6" x 10'7"
Bed 4	4730 x 3235 mm	15'6" x 10'7"
Bed 5	3521 x 3486 mm	11'7" x 11'5"
Bath 1	1969 x 3214 mm	6'6" x 10'7"



Second Floor

Bed 2	5762* x 3301 mm	18'11" * x 10'10"
Bed 3	5762* x 4101 mm	18'11" * x 13'5"
Bath 2	2575 x 2266* mm	8'5" x 7'5" *

* Overall floor dimension includes lowered ceiling areas

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THE LICHFIELD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This double fronted home is a beautiful property, with a ground floor that features an impressive entrance hall, leading to a comfortable lounge, a separate dining room, a study and a quality kitchen with breakfast, family and utility areas. Along with the dining room, this space opens directly onto the rear garden.

The generous master bedroom enjoys a dressing area and en suite bathroom. It is joined on the first floor by two further double bedrooms and a family bathroom. The second floor is given over to two more double bedrooms and a dual access family bathroom with separate shower.



DAVID WILSON HOMES

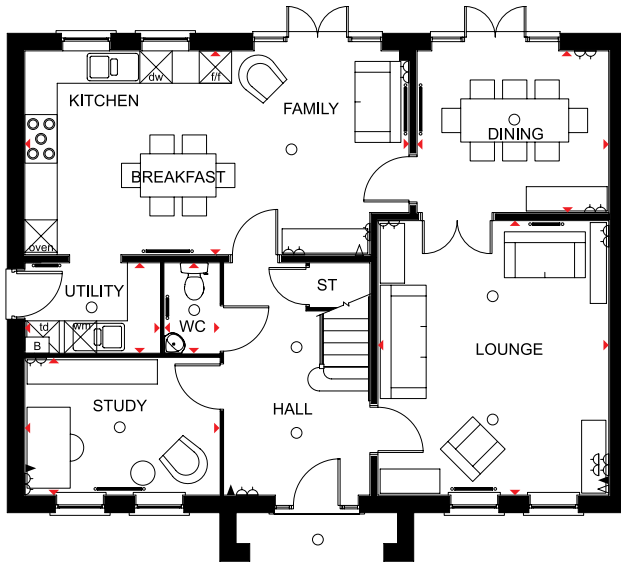
WHERE QUALITY LIVES

THE LICHFIELD

FIVE BEDROOM DETACHED HOME

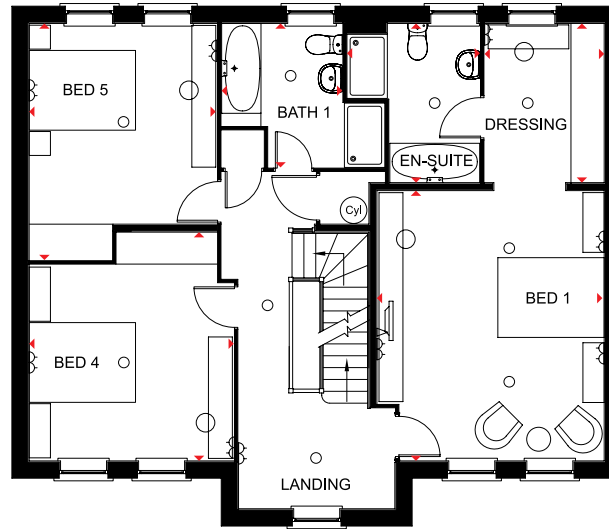
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- td Tumble dryer space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension location



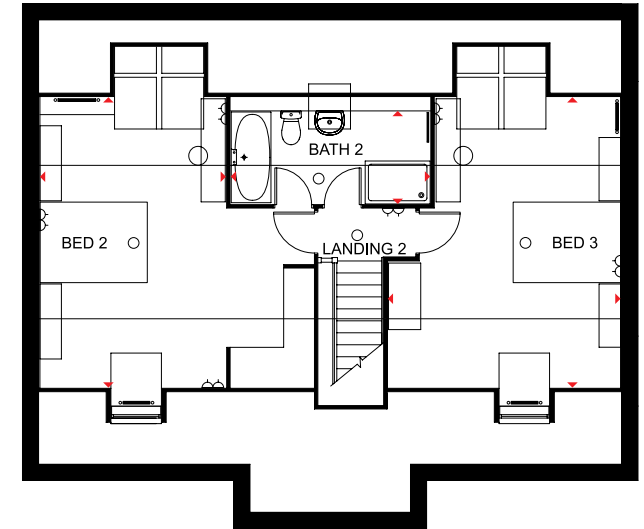
Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	3775 x 7115 mm	12'5" x 23'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
Dining	3550 x 2994 mm	11'8" x 9'10"
Study	3605 x 2539 mm	11'10" x 8'4"
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	3848 x 4303 mm	12'8" x 14'1"
Bed 5	3531 x 4450 mm	11'7" x 14'7"
Bath 1	2268 x 2708 mm	7'5" x 8'11"



Second Floor

Bed 2	5409 * x 3465 mm	17'9" * x 11'4"
Bed 3	5409 * x 4336 mm	17'9" * x 14'3"
Bath 2	1733 * x 3715 mm	5'8" * x 12'2"

* Overall floor dimension includes lowered ceiling areas

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THE MOORECROFT

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



With flowing living spaces set over three floors, tied together by a consistently stylish design, the Moorecroft is a beautiful family home. The bright and airy ground floor kitchen features dining and utility areas, leading to the rear garden via French doors. The lounge also boasts its own set of French doors and a bay window.

A separate study and bay-fronted dining room complete the ground floor. The first floor offers a master bedroom with full en suite, three further double bedrooms and a family bathroom. A further double bedroom with en suite and a cosy den are located on the second floor.



DAVID WILSON HOMES

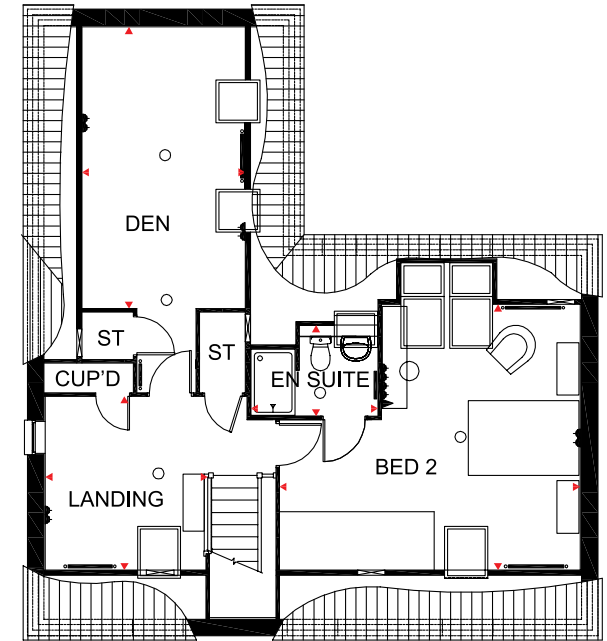
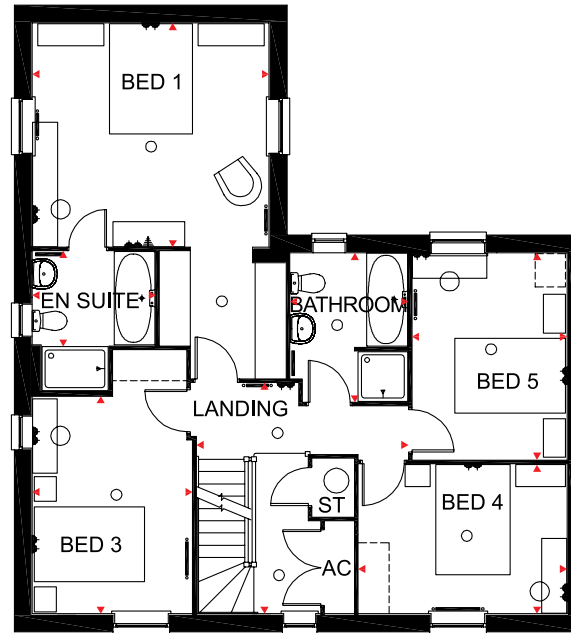
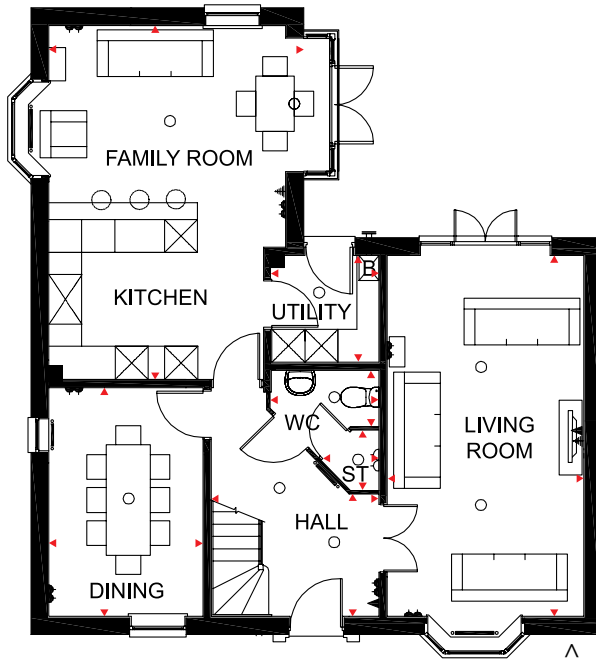
WHERE QUALITY LIVES

THE MOORECROFT

FIVE BEDROOM DETACHED HOME

Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- ◀ Electric socket
- ⚡ T.V. aerial socket
- Towel radiator
- ST Store
- ◀▶ Dimension location



Ground Floor

Family/Kitchen	4615 x 6411 mm	15'2" x 21'0"
Living Room	3556 x 6540 mm	11'8" x 21'6"
Utility	1938 x 1935 mm	6'4" x 6'4"
Dining	4144 x 2784 mm	13'7" x 9'2"
Hall	3032 x 2222 mm	9'11" x 7'4"
WC	1963 x 1014* mm	6'5" x 3'4"*
Store	1010 x 1093* mm	3'4" x 3'7"*

First Floor

Bed 1	4290 x 4064 mm	14'1" x 13'4"
En suite	2238 x 1738 mm	7'4" x 5'8"
Bed 3	2907 x 3942 mm	9'6" x 12'11"
Bed 4	3786 x 2724 mm	12'5" x 8'11"
Bed 5	2811 x 3753 mm	9'2" x 12'4"
Bathroom	2150 x 2711* mm	7'1" x 8'11"*
Landing	3839 x 4189* mm	12'7" x 13'9"*

Second Floor

Bed 2	5450 x 4816 mm	17'11" x 15'16"
En suite	2303 x 1649* mm	7'7" x 5'5"*
Landing	2944 x 3152 mm	9'8" x 10'4"
Den	2966 x 5105 mm	9'9" x 16'9"

*Overall floor dimension includes lower ceiling areas

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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.



DAVID WILSON HOMES

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