



RAMBLERS' GATE

ASHBOURNE

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 Ramblers' Gate .



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 RAMBLERS' GATE —



Ramblers' Gate will feature 165 quality-built 2, 3, 4 and 5 bedroom homes, set within attractive grounds of mature trees, plenty of green open space, footpaths and a children's play area.



With the Peak District and the old English town of Ashbourne on your doorstep, Derby and Stoke are within commuting distance and a host of outstanding schooling options nearby for all ages, as well as good commuter links just a short drive away, which is good news for families and working professionals.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Ramblers' Gate 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



There are a range of nurseries within a 5-minute drive of the development including: Ashbourne Hilltop Infant and Nursery School, Treetops Nursery and The Mulberry Bush Day Nursery.

A number of top primary schooling options are close by too, including Clifton Church of England Primary School and Bradley Church of England Primary School which cater for children aged

4-11. For those with teenagers, Queen Elizabeth's Grammar School and The Ecclesbourne School accommodate students aged 11-18, both are a 10-minutes' drive away.

Derby, Nottingham, Leicester, Loughborough and Stafford are all an hour's drive and offer top class university options.

EXCELLENT

— CONNECTIONS —



Ramblers' Gate benefits from superb road links with the A52, A515 and M1 motorway just a short commute away, connecting residents to Derby, Stoke-on-Trent and Nottingham in under an hour.*



Derby Train Station is under a 30 minutes' drive, which provides fast links to Nottingham and Leicester in 20 minutes, Birmingham in 35 minutes, Loughborough in 40 minutes and London St Pancras in 90 minutes.*



For international travel, East Midlands Airport is located 30 minutes' away, Birmingham Airport an hour away, whilst Heathrow and London Luton Airports can be reached in just under 2 hours.*

*Based on average drive times from the development.

PLENTY

— TO SEE AND DO —



Located minutes away from Ashbourne town centre's quaint cobbled streets, you won't be far from a host of everyday amenities including local bakeries and butchers, independent boutiques and a host of high-street retailers and supermarkets.

For families, there are a number of local attractions to keep your little ones entertained including Bluebell Dairy Farm, Alton Towers Amusement Park and Matlock Bath Aquarium.

Enjoy a relaxing day at the Peak District Spa, or for those who love the great outdoors, enjoy a scenic walk around Dovedale Nature Reserve, take a bike ride along the Tissington Trail or enjoy a picnic at the Peak District National Park.

Ashbourne Golf Club is just a few minutes' drive and could be the ideal place for you to practice your swing, whilst Intu Shopping Centre in Derby city centre houses over 150 stores and restaurants – so you'll never be short of places to shop.

The town also has a thriving food and drink scene with many quaint sandwich and coffee shops, cosy pubs and top quality restaurants – try Michelin star food at The Lighthouse in the nearby village of Boylestone. The George & Dragon, Bramhall's Deli & Café, The Horns Inn, Red Chilli or Thai Basement in Ashbourne, also come highly recommended on Trip Advisor.

FIFTEEN MINUTES

FROM YOUR NEW HOME*



Sainsbury's – 4 minutes by car



Waitrose – 5 minutes by car



The Bridge pub – 5 minutes by car



Ashbourne town centre – 5 minutes by car



Ashbourne Leisure Centre – 5 minutes by car



Ashbourne Recreation Ground & Memorial Gardens – 7 minutes by car



Brailsford Golf Course – 9 minutes by car



Tissington Trail – 9 minutes by car



Dovedale Stepping Stones – 14 minutes by car

*Based on the average drive time from the development.

THIRTY MINUTES

FROM YOUR NEW HOME*



Peak District Spa – 17 minutes by car



Markeaton Park – 18 minutes by car



Carsington Water – 19 minutes by car



Peak District National Park – 19 minutes by car



Derby Live – 25 minutes by car



Derby city centre – 27 minutes by car



Derby Theatre – 27 minutes by car



Intu shopping centre – 28 minutes by car



Bluebell Dairy Farm – 30 minutes by car

*Based on the average drive time from the development.

RAMBLERS' GATE

ASHBOURNE

Old Derby Road, Ashbourne, Derbyshire DE6 1BN
2, 3, 4 and 5 bedroom homes

- **Fs** The Fairway Special (P232) 2 bedroom home
- **Ht** The Hatton Special (P240) 2 bedroom home
- **Wl** The Wilford (P204) 2 bedroom home
- **Wt** The Winton (P206) 2 bedroom home
- **Hs** The Hadley Special (P241) 2 bedroom home
- **As** The Ashtree Special (H355) 3 bedroom home
- **Is** The Irving Special (H304) 3 bedroom home
- **F** The Fairway (P332) 3 bedroom home
- **H** The Hadley (P341) 3 bedroom home
- **Ha** The Hatton (P340) 3 bedroom home
- **K** The Kennett (T310) 3 bedroom home
- **Ed** The Eden (H485) 4 bedroom home
- **Ho** The Holden (H469) 4 bedroom home
- **In** The Ingleby (H403) 4 bedroom home
- **L** The Layton (H436) 4 bedroom home
- **W** The Winstone (H421) 4 bedroom home
- **Bu** The Buckingham (H597) 5 bedroom home
- **M** The Moorecroft (H536) 5 bedroom home
- **R** Affordable Housing Rented
- **RB** Affordable Housing Rented Bungalow
- **SO** Affordable Housing Shared Ownership
- **SH** Show Home
- **MS** Marketing Suite
- **BCP** Bin Collection Point
- **V** Visitor Parking Space



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE FAIRWAY SPECIAL

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

A delightful two bedroom home, the Fairway Special features a dining kitchen and family area with French doors that open onto the rear garden. Just as light and roomy is the spacious lounge also with its own set

of French doors. Upstairs, the master bedroom offers an en suite and there's a further double bedroom, study and family bathroom.



DAVID WILSON HOMES

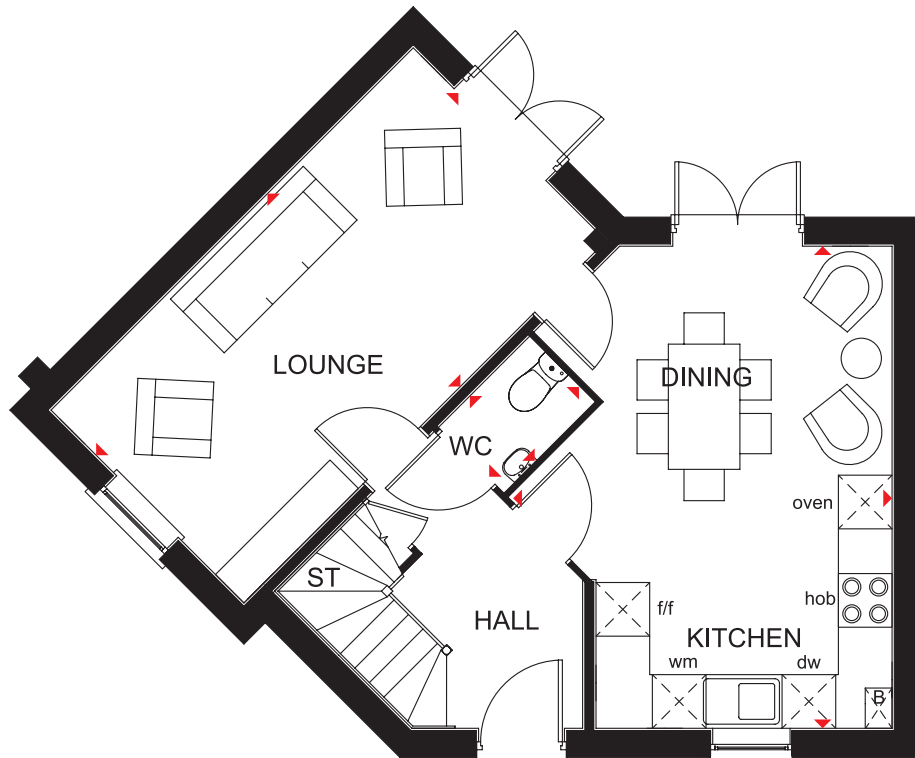
WHERE QUALITY LIVES

THE FAIRWAY SPECIAL

TWO BEDROOM HOME

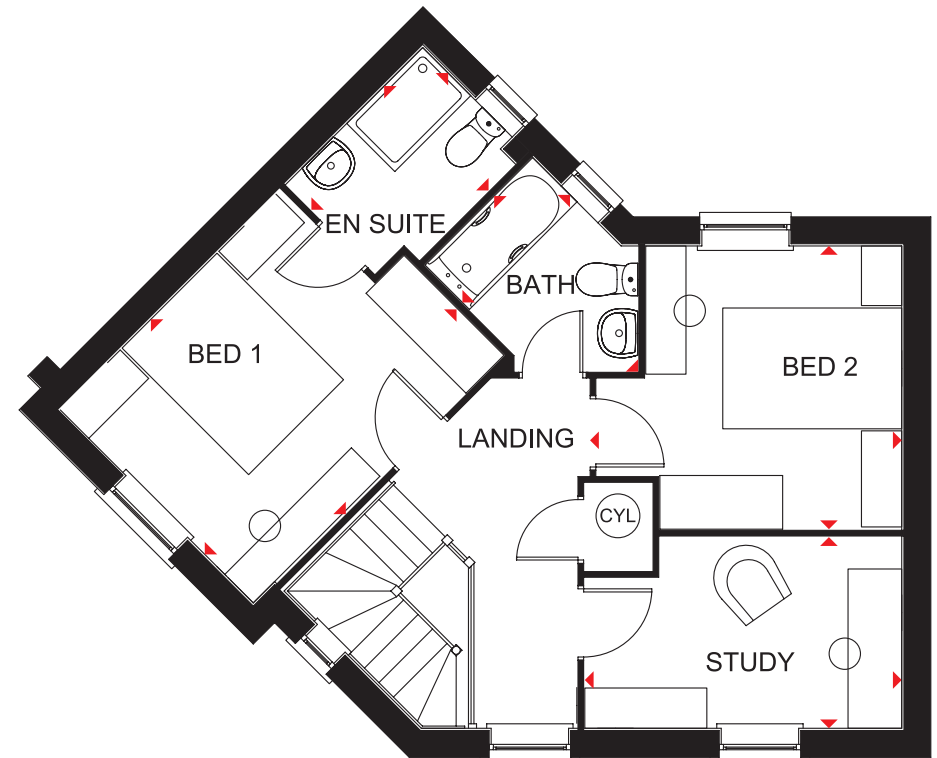
Key

B Boiler	CYL Cylinder	wm Washing machine space	◀▶ Dimension location
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 4271 mm	17'8" x 14'5"
WC	1419 x 1025 mm	4'8" x 3'4"



First Floor

Bed 1	3938 x 3074 mm	12'11" x 10'1"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bed 2	3165 x 3405 mm	10'5" x 11'2"
Study	3542 x 2136 mm	11'7" x 7'0"
Bath	2523 x 1700 mm	8'3" x 5'6"

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THE HATTON SPECIAL

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hatton Special is a spacious, traditional-style detached family home, designed to be flexible enough for modern living. A bright open-plan kitchen and dining area has French doors leading to

the garden while the dual-aspect lounge provides the perfect place for everyone to relax in. On the first floor are two spacious double bedrooms, the master with en suite, a study and family bathroom.



DAVID WILSON HOMES

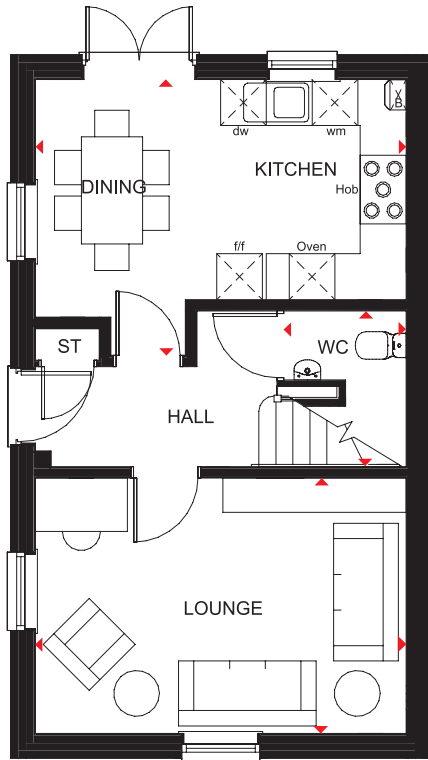
WHERE QUALITY LIVES

THE HATTON SPECIAL

TWO BEDROOM HOME

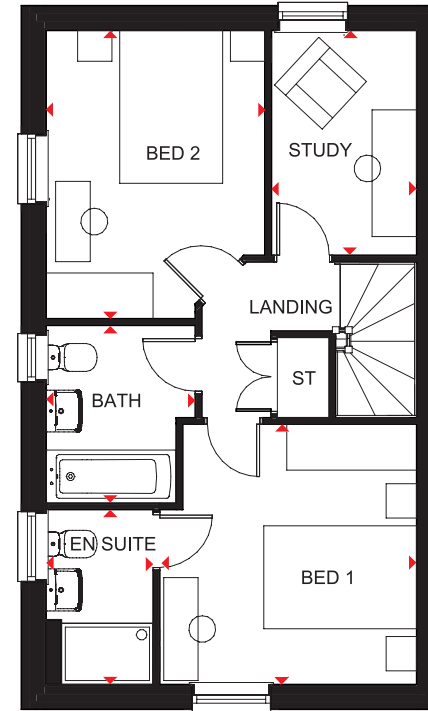
Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location



Ground Floor

Lounge	4851 x 3344 mm	15'11" x 11'0"
Kitchen/Dining	4851 x 3610 mm	15'11" x 11'10"
WC	2036 x 1601 mm	6'8" x 5'3"



First Floor

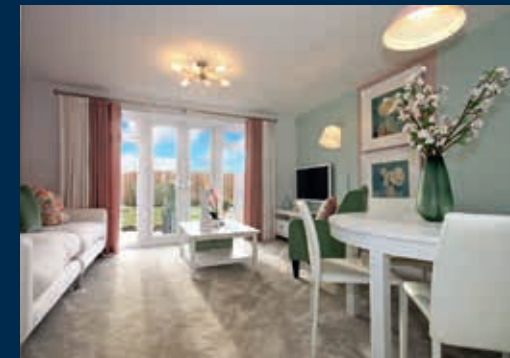
Bed 1	3406 x 3362 mm	11'2" x 11'0"
En suite	2288 x 1401 mm	7'6" x 4'7"
Bed 2	3772 x 2862 mm	12'4" x 9'5"
Study	2942 x 1901 mm	9'8" x 6'3"
Bath	2325 x 1951 mm	7'8" x 6'5"

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THE WILFORD

TWO BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser

The end-terraced Wilford is the ideal solution for those seeking a first or smaller home. Step through the front door and the hall leads to a separate, stylishly fitted kitchen and a downstairs WC. It then opens up into a spacious lounge and

dining area with French doors leading to the rear garden – the perfect place to entertain in good weather. Upstairs are two double bedrooms, a bathroom fitted with contemporary sanitary ware and plenty of essential storage space.



DAVID WILSON HOMES

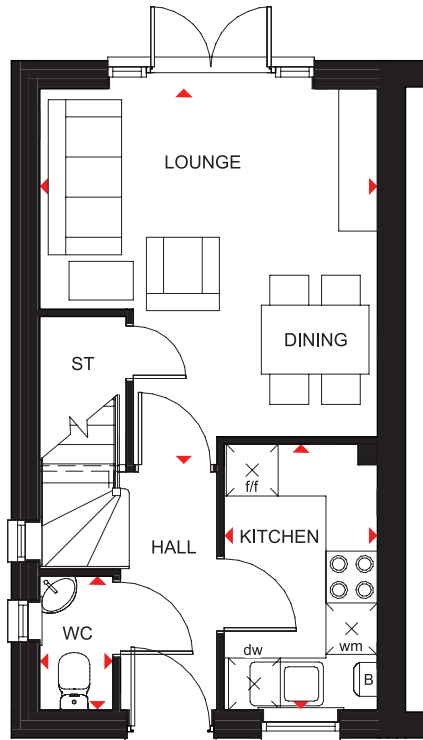
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM END-TERRACED HOME

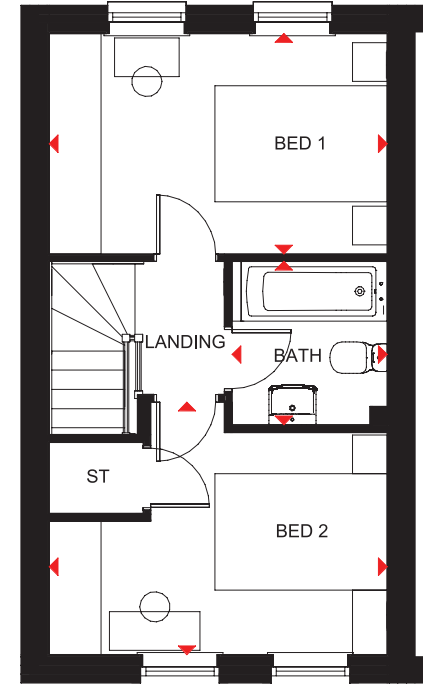
Key

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



Ground Floor

Lounge/Dining	4362 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1550 x 850 mm	5'1" x 2'9"



First Floor

Bed 1	3923 x 2556 mm	12'10" x 8'5"
Bed 2	3923 x 2931 mm	12'10" x 9'7"
Bath	1897 x 1800 mm	6'3" x 5'11"

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THE WINTON

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This modern two bedroom home features a separate 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

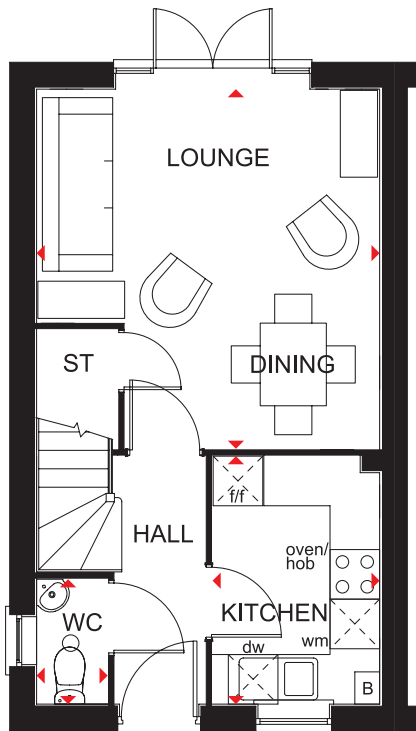
WHERE QUALITY LIVES

THE WINTON

TWO BEDROOM HOME

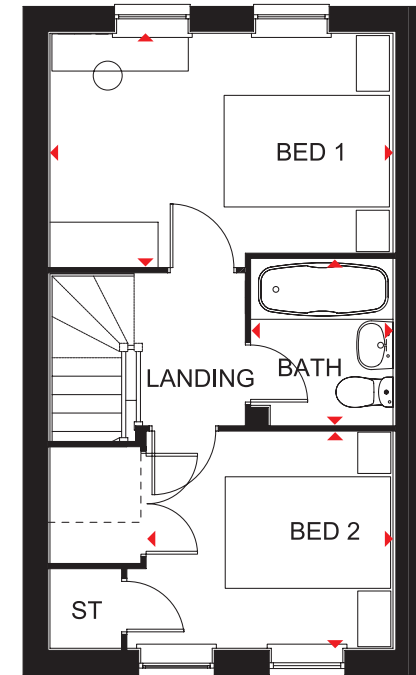
Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer 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 HADLEY SPECIAL

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This Hadley Special is designed very much for modern living. Its open-plan dining kitchen has a family area and French doors which access the rear garden, while a separate utility room adds a practical

note. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large master with en suite, a study and the family bathroom.



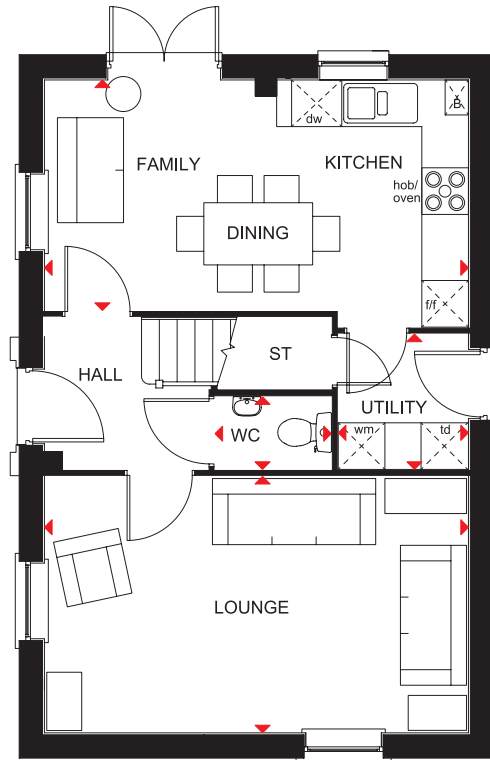
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY SPECIAL

TWO BEDROOM HOME

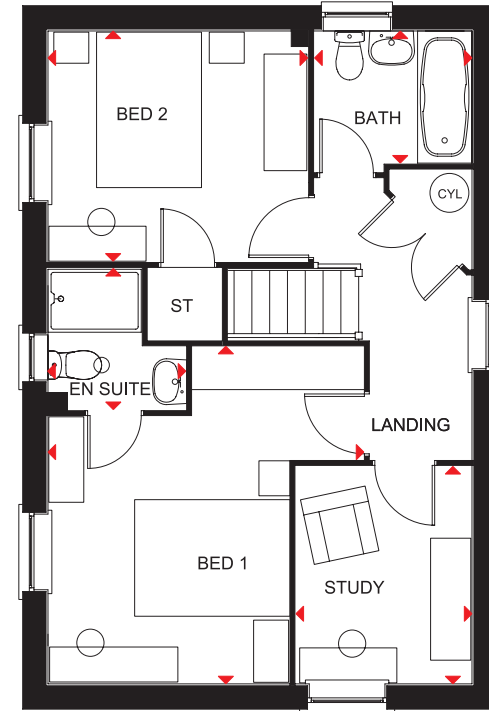
Key

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	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 3'11"



First Floor

Bed 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1771 mm	5'11" x 5'9"
Bed 2	3341 x 2978 mm	10'11" x 9'9"
Study	2713 x 2265 mm	8'11" x 7'5"
Bath	2025 x 1700 mm	6'8" x 5'7"

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THE ASHTREE SPECIAL

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

This Ashtree Special is a superb three bedroom family home featuring a bay-fronted lounge giving 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 study and a family bathroom.



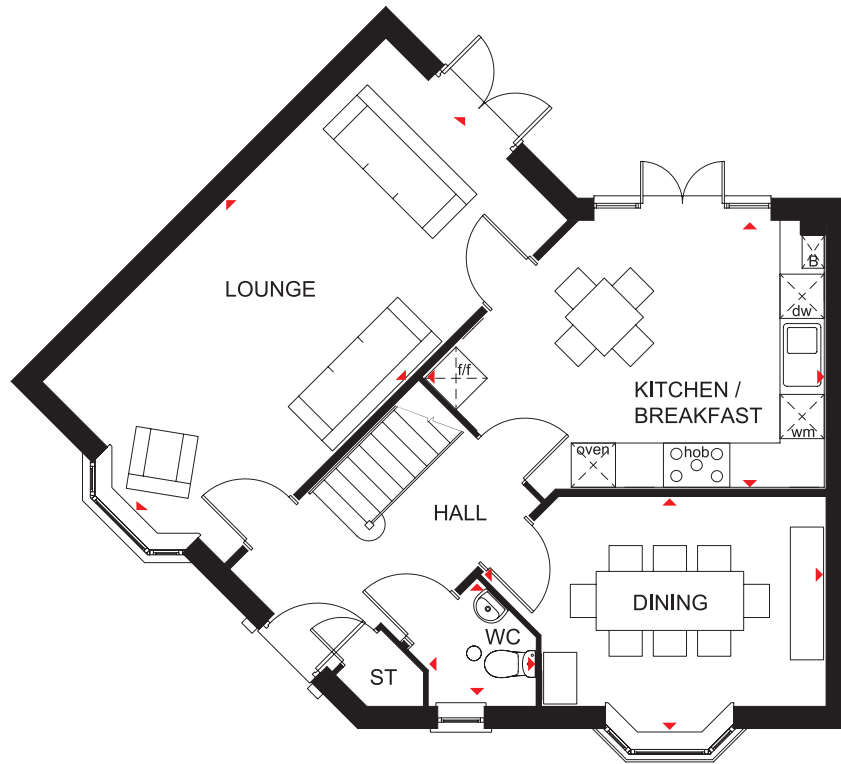
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ASHTREE SPECIAL

THREE BEDROOM HOME

Key

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



Ground Floor

Lounge	3445 x 6937 mm	11'4" x 22'9"
Kitchen/Breakfast	3595 x 5436 mm	11'10" x 17'10"
Dining	4644 x 3192 mm	15'2" x 10'5"
WC	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	4518 x 3705 mm	14'7" x 12'1"
Study	2740 x 2521 mm	9'0" x 8'3"
Bath	2281 x 2613 mm	7'6" x 8'7"

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IRVING SPECIAL

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This three bedroom home provides spacious living for you and your family. The large open-plan kitchen/family/dining area is ideal for entertaining, with French doors leading to the rear garden. A separate lounge

is also present to the front of this home and includes a bay window. Upstairs you will find your master en suite bedroom with shower room, a further double bedroom and single bedroom, study and the family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE IRVING SPECIAL

THREE BEDROOM HOME

Key

B Boiler

CYL Cylinder

wm Washing machine space

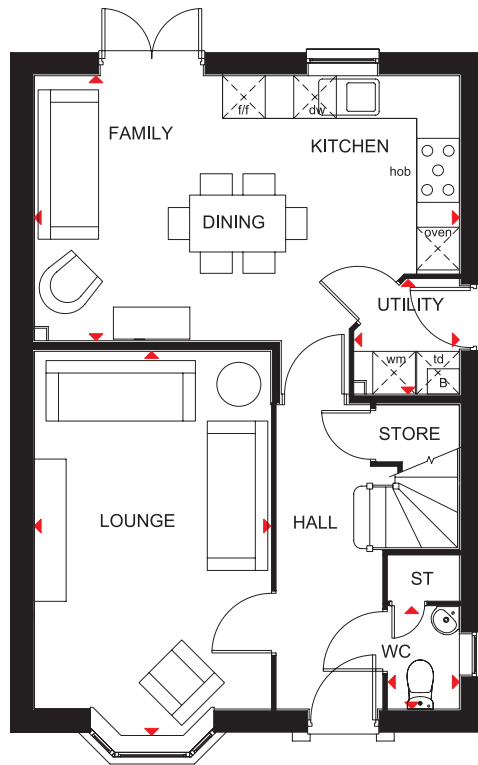
td Tumble dryer space

ST Store

f/f Fridge/freezer space

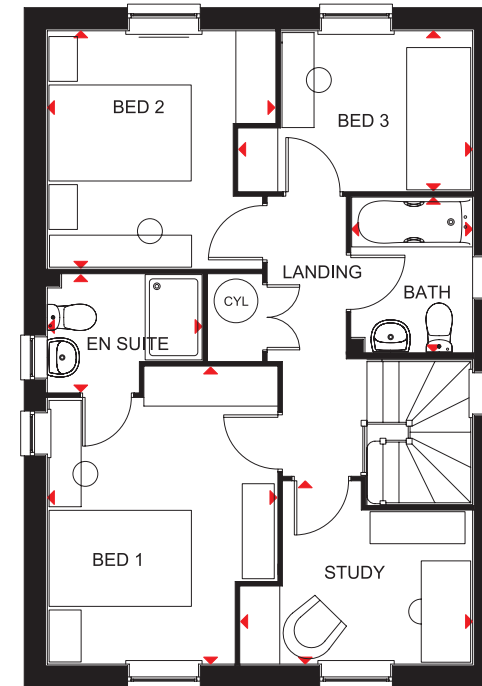
dw Dishwasher space

◀▶ Dimension location



Ground Floor

Lounge	3325 x 5425 mm	10'11" x 17'9"
Kitchen/Family/Dining	5978 x 3725 mm	19'7" x 12'3"
Utility	1611 x 1472 mm	5'3" x 4'10"
WC	1440 x 1000 mm	4'9" x 3'3"



First Floor

Bed 1	4177 x 3228 mm	13'8" x 10'7"
En suite	1650 x 2175 mm	5'5" x 7'2"
Bed 2	3339 x 3200 mm	10'11" x 10'6"
Bed 3	2250 x 3289 mm	7'5" x 10'9"
Study	2564 x 3261 mm	8'4" x 10'8"
Bath	2175 x 1700 mm	7'2" x 5'7"

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THE FAIRWAY

THREE BEDROOM DETACHED 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 sitting room 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.



DAVID WILSON HOMES

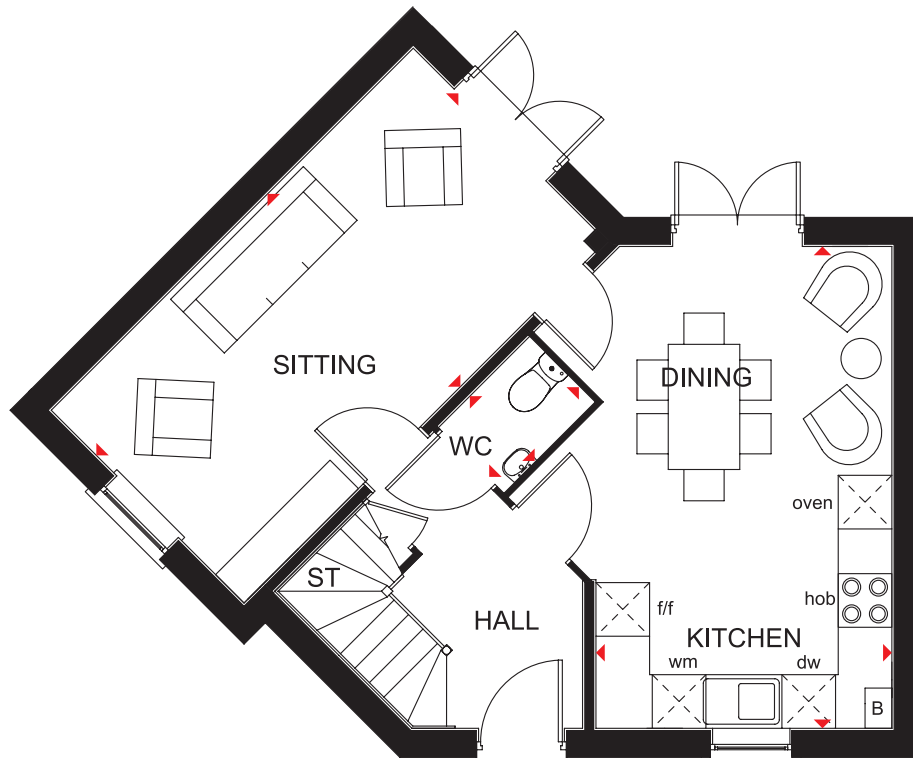
WHERE QUALITY LIVES

THE FAIRWAY

THREE 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

Sitting	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"

PLEASE NOTE THAT THE FAIRWAY WILL BE BUILT AS A DETACHED PROPERTY ON THIS DEVELOPMENT. PLEASE ASK THE SALES ADVISER FOR DETAILS AND REFER TO THE WORKING DRAWINGS.



First Floor

Bedroom 1	3938 x 3111 mm	12'11" x 10'2"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3165 x 2861 mm	10'5" x 9'5"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bath	2015 x 1700 mm	6'7" x 5'7"

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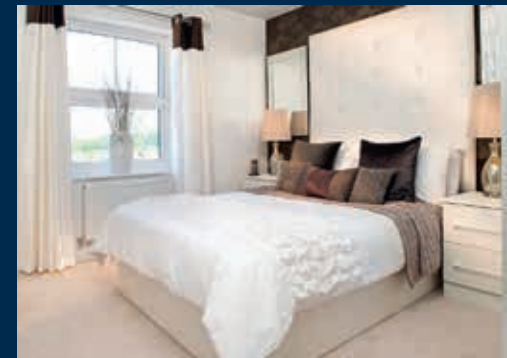


THE HADLEY

THREE BEDROOM 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 make the spacious dual-aspect lounge bright and airy and 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

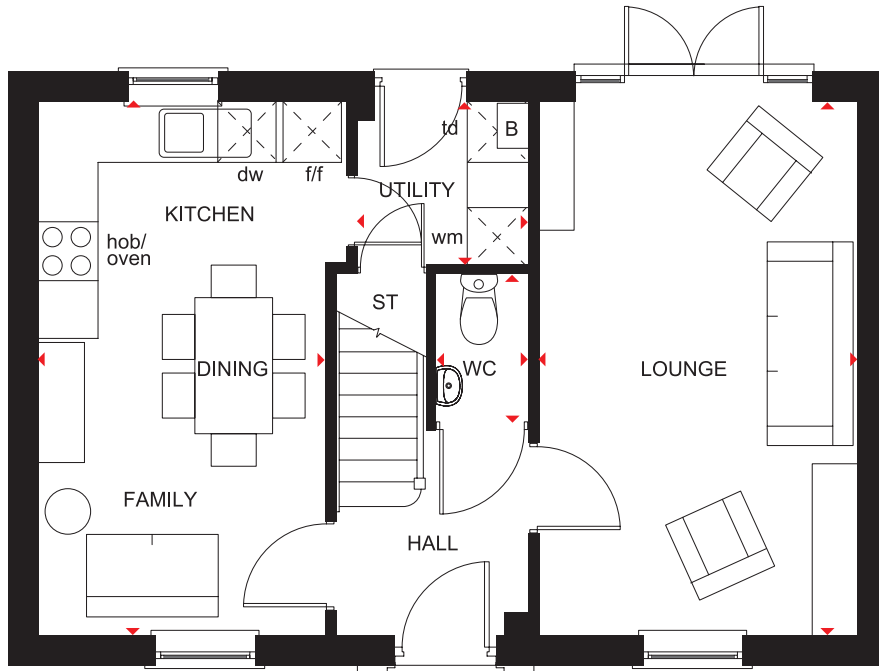
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM DETACHED HOME

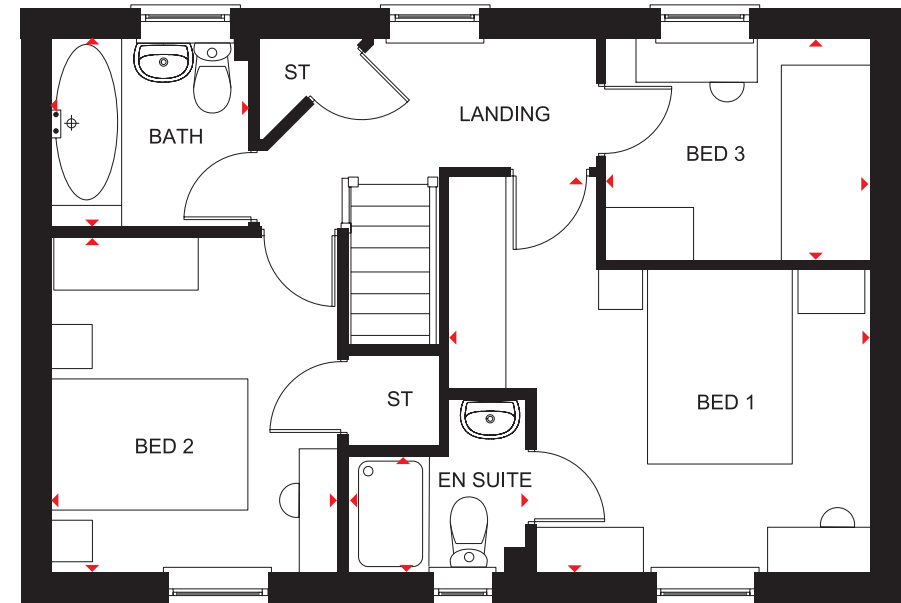
Key

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



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/ Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1727 x 1687 mm	5'8" x 5'6"
WC	1485 x 932 mm	4'10" x 3'1"



First Floor

Bed 1	4324 x 4071 mm	14'2" x 13'4"
En suite	1806 x 1200 mm	5'11" x 3'11"
Bed 2	3441 x 2978 mm	11'3" x 9'9"
Bed 3	2713 x 2265 mm	8'11" x 7'5"
Bath	2025 x 1925 mm	6'8" x 6'4"

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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.



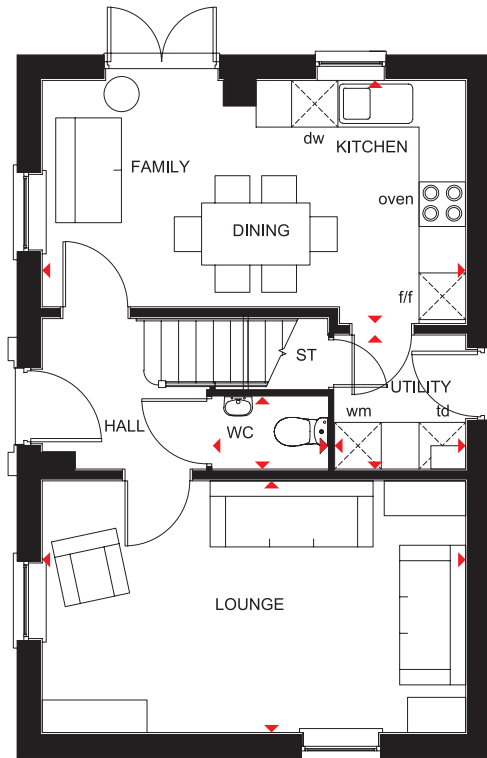
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM DETACHED HOME

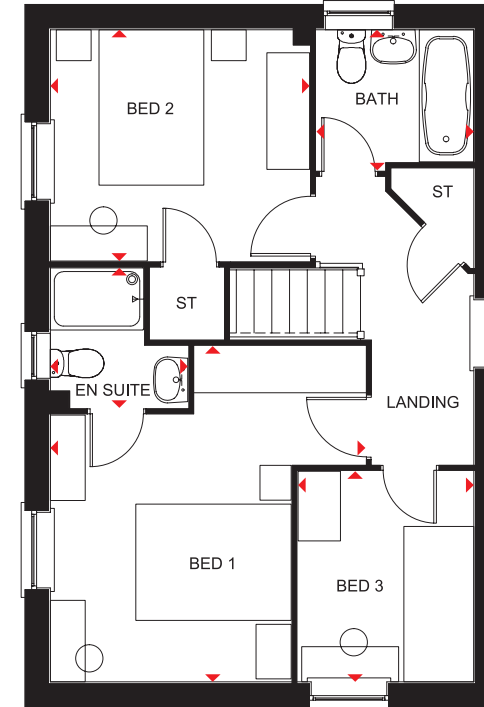
Key

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 1687 mm	5'8" x 5'6"
WC	1485 x 932 mm	4'10" x 3'1"



First Floor

Bed 1	4324 x 4058 mm	14'2" x 13'4"
En suite	1806 x 1771 mm	5'11" x 5'10"
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 5'11"

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THE HATTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hatton is a spacious, traditional-style family home, designed to be flexible enough for modern living. A large, bright, open-plan kitchen and dining area with French doors leading to the garden makes an ideal

hub for all the family. The dual-aspect lounge provides the perfect place for everyone to relax in. On the first floor are two spacious double bedrooms, the master with en suite, a single bedroom and family bathroom.



DAVID WILSON HOMES

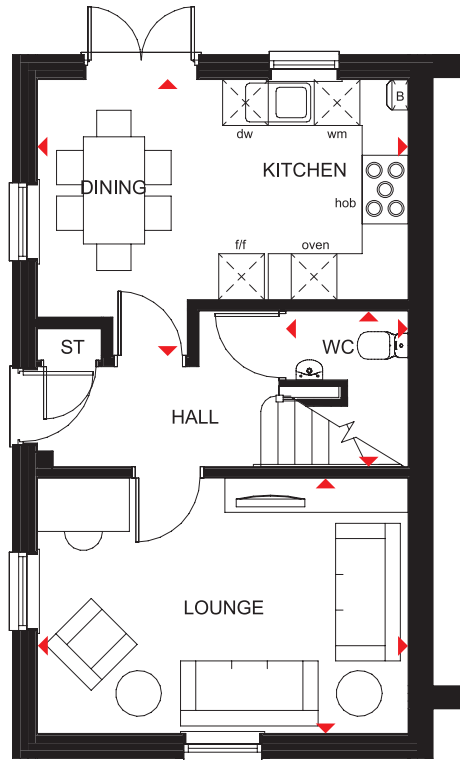
WHERE QUALITY LIVES

THE HATTON

THREE BEDROOM HOME

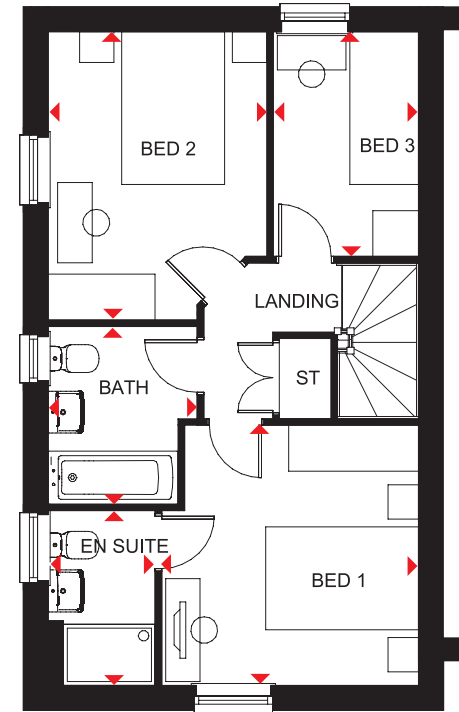
Key

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



Ground Floor

Lounge	4851 x 3344 mm	15'11" x 11'0"
Kitchen/Dining	4851 x 3610 mm	15'11" x 11'10"
WC	2036 x 1601 mm	6'8" x 5'3"



First Floor

Bed 1	3406 x 3362 mm	11'2" x 11'0"
En suite	2288 x 1401 mm	7'6" x 4'7"
Bed 2	3772 x 2862 mm	12'4" x 9'5"
Bed 3	2942 x 1901 mm	9'8" x 6'3"
Bath	2325 x 1951 mm	7'8" x 6'5"

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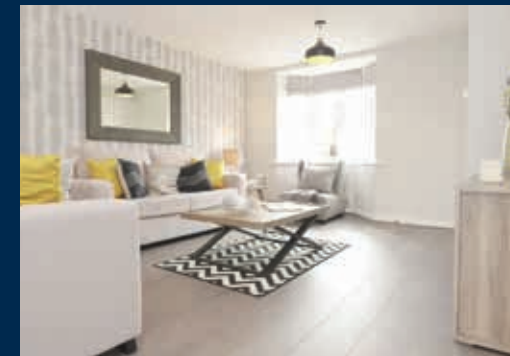


THE KENNETT

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

WHERE QUALITY LIVES

THE KENNETT

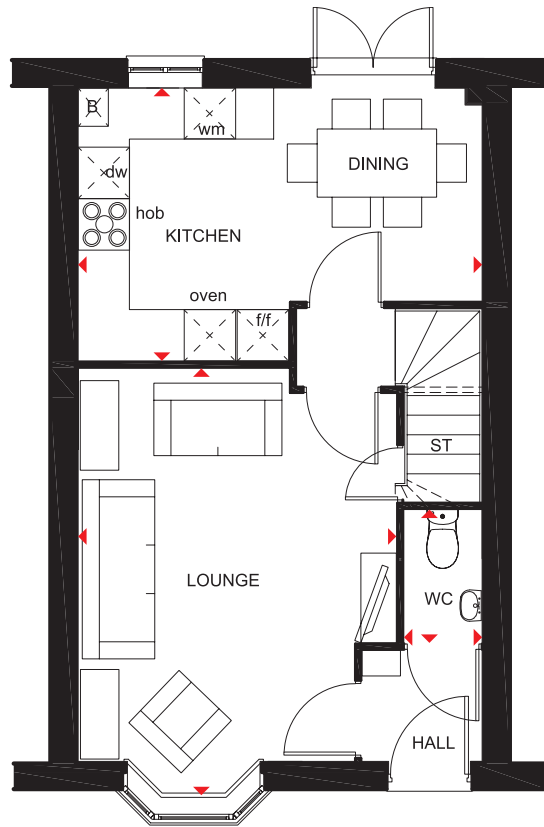
THREE BEDROOM SEMI-DETACHED HOME

Key

B Boiler
ST Store

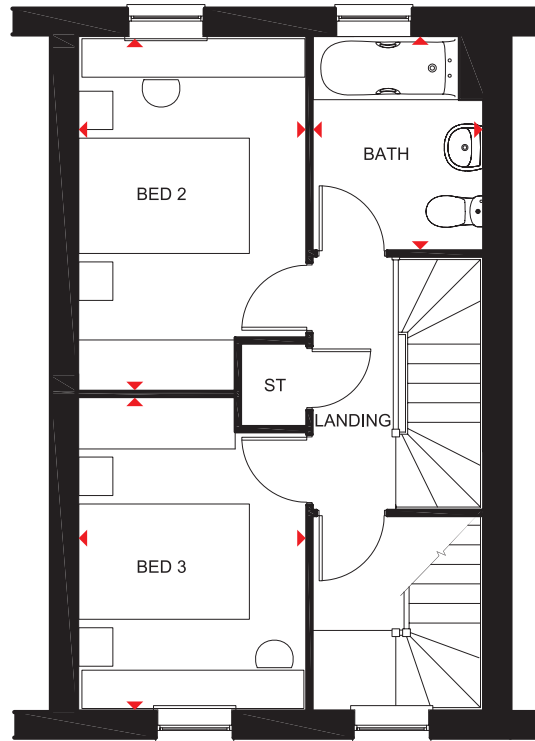
f/f Fridge/freezer space
wm Washing machine space

dw Dishwasher space
◀▶ Dimension location



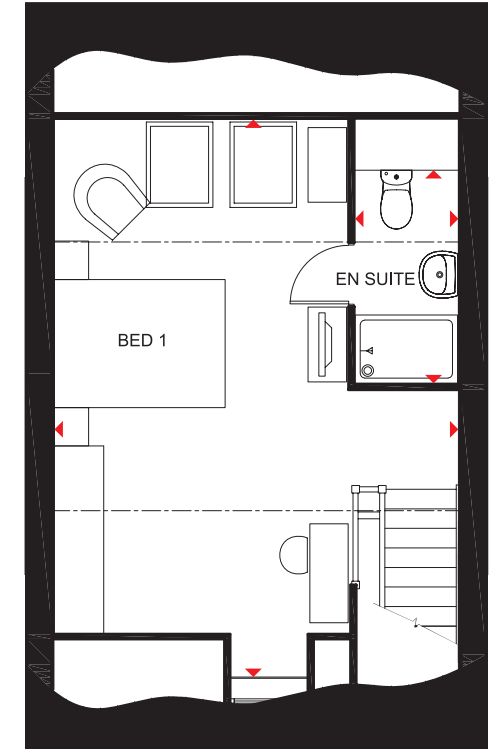
Ground Floor

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 EDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A delightful four bedroom home has been thoughtfully designed with family living in mind. The ground floor boasts an airy lounge with bay window and French doors leading to the garden. The quality kitchen, which features family, utility and breakfast areas also has French doors leading to the garden. A bay-fronted

dining room completes the ground floor. There are three double bedrooms upstairs; the master bedroom with en suite shower room and dressing area. There is also a single bedroom and family bathroom with bath and separate shower.



DAVID WILSON HOMES

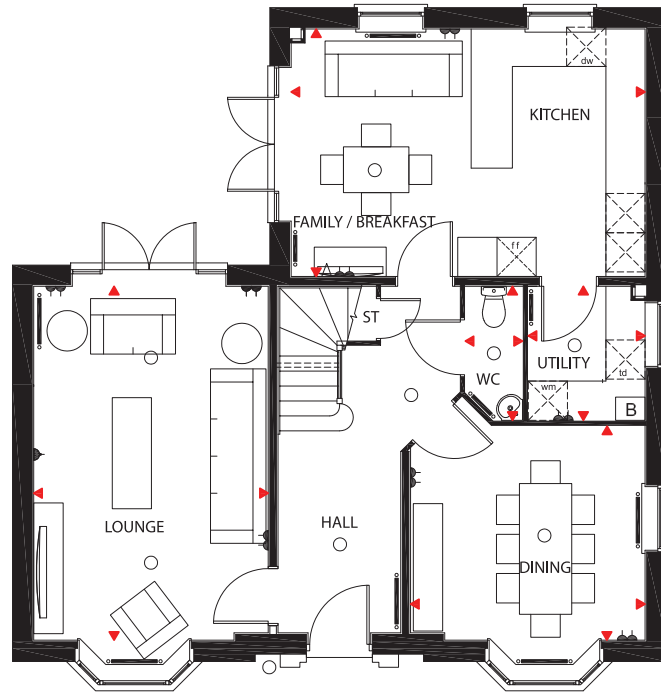
WHERE QUALITY LIVES

THE EDEN

FOUR BEDROOM DETACHED HOME

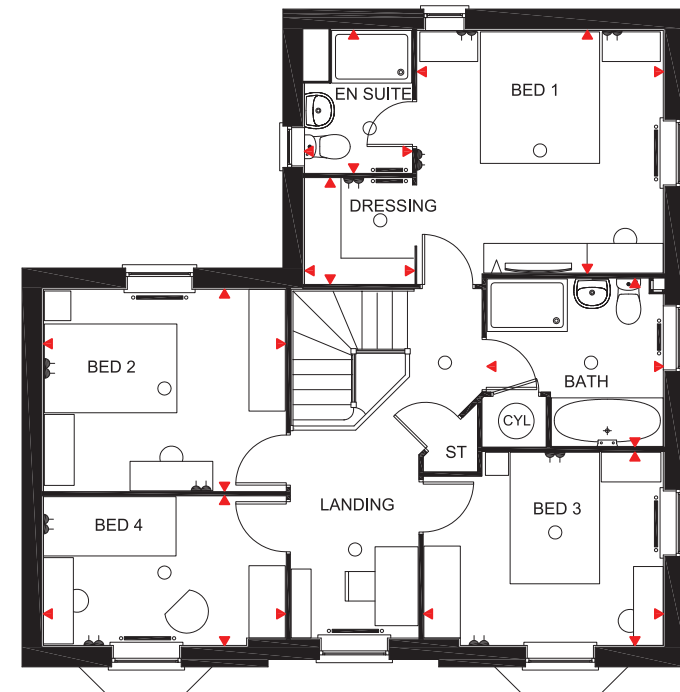
Key

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



Ground Floor

Lounge	5415 x 3588 mm	17'9" x 11'9"
Kitchen/Family	5415 x 3788 mm	17'9" x 12'5"
Utility	2050 x 1787 mm	6'8" x 5'10"
Dining	3588 x 3276 mm	11'9" x 10'9"
WC	2050 x 874 mm	6'8" x 2'10"



First Floor

Bedroom 1	3721 x 3689 mm	12'2" x 12'1"
En suite	2162 x 1618 mm	7'1" x 5'3"
Dressing Area	1643 x 1600 mm	5'4" x 5'3"
Bedroom 2	3649 x 3064 mm	11'11" x 10'0"
Bedroom 3	3614 x 2937 mm	11'10" x 9'7"
Bedroom 4	3650 x 2275 mm	12'0" x 7'5"
Bathroom	2659 x 2549 mm	8'8" x 8'4"

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H485-5/EastMids/296599/Mar2016

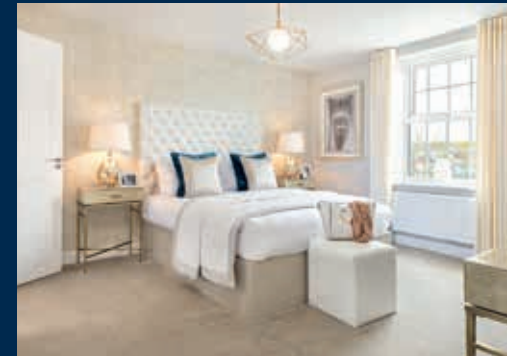


THE HOLDEN

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

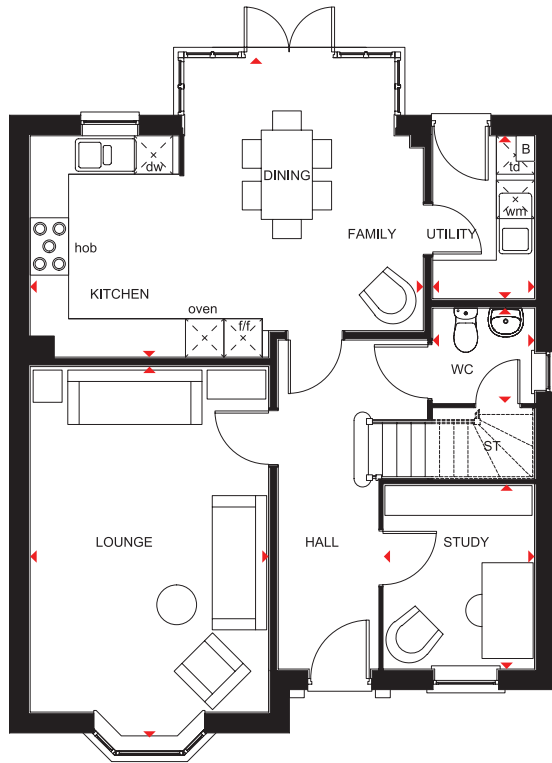
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

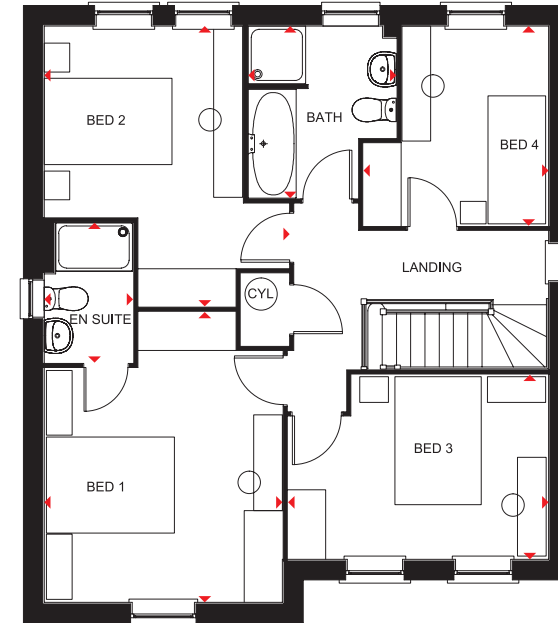
Key

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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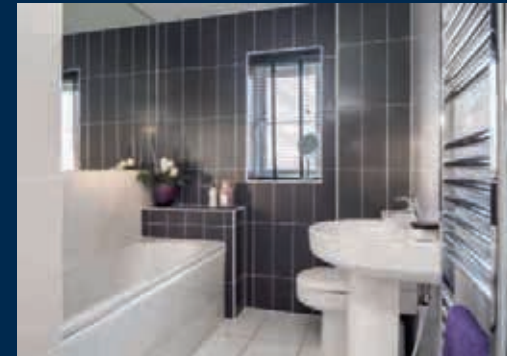


THE INGLEBY

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

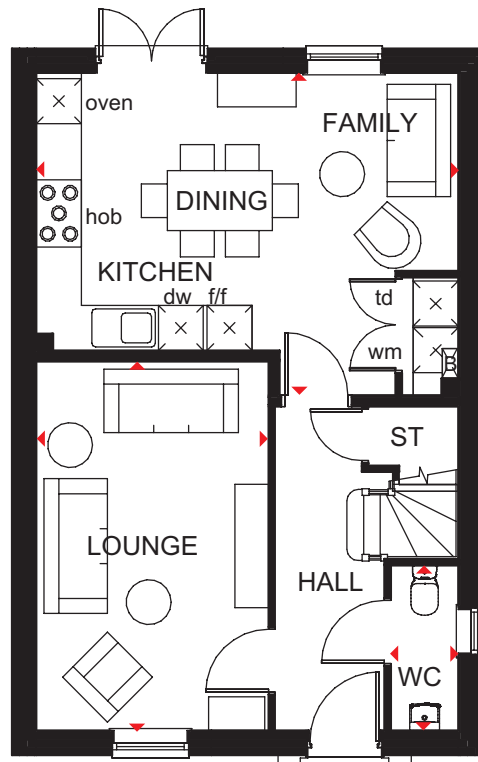
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM DETACHED HOME

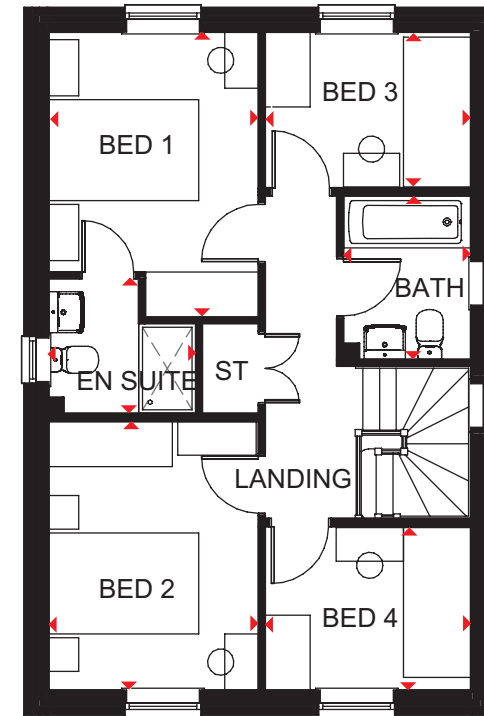
Key

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

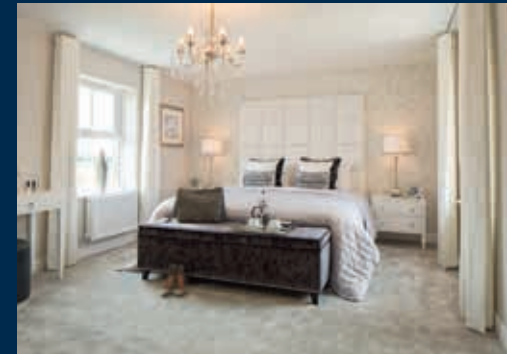
Bed 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bed 2	3587 x 2800 mm	11'9" x 9'2"
Bed 3	2747 x 2066 mm	9'0" x 6'9"
Bed 4	2747 x 2172 mm	9'0" x 7'1"
Bath	2179 x 1700 mm	7'2" x 5'7"

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THE 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.



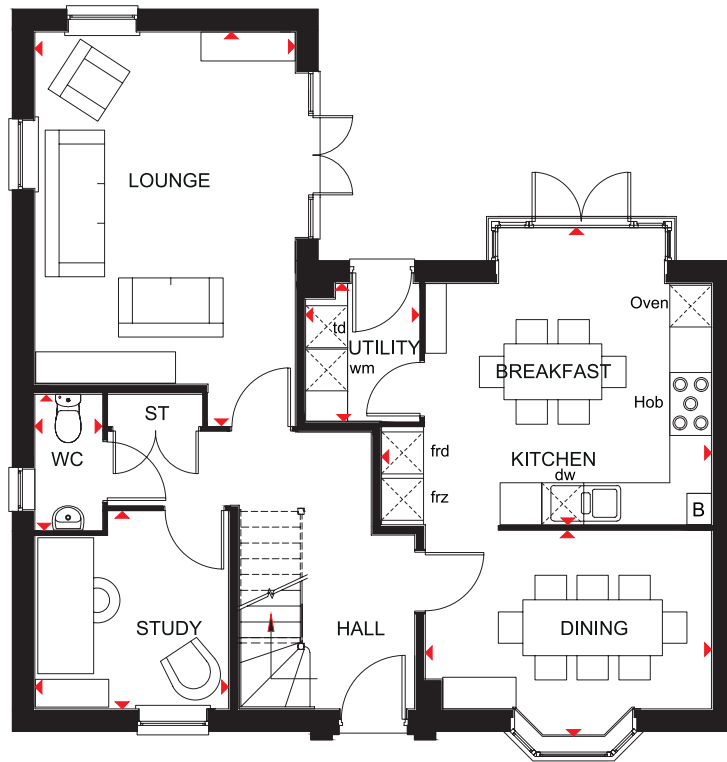
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LAYTON

FOUR BEDROOM DETACHED HOME

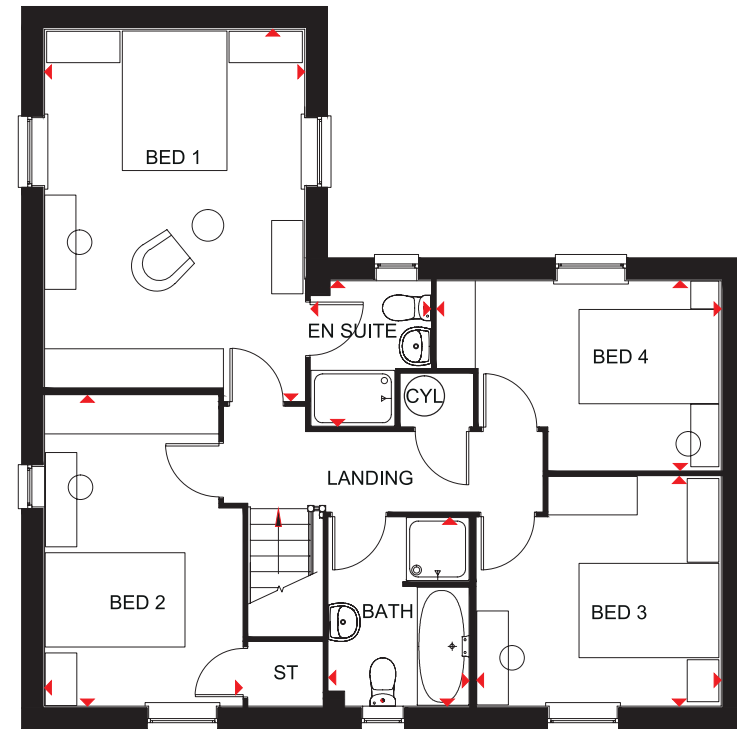
Key

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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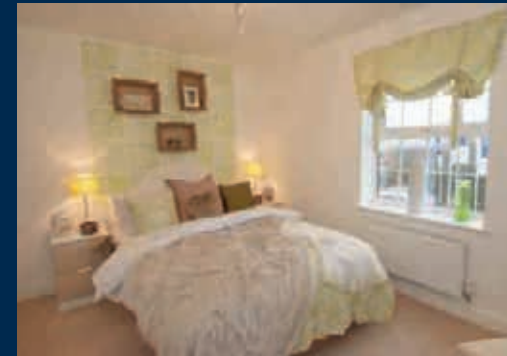


THE LAYTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive family home designed for modern, flexible living where light and space rule. The generosity of the open-plan kitchen with a walk-in bay and French doors leading to the garden, includes a breakfast area as well as a dedicated dining space with bay window. A separate study and a spacious lounge,

also with an attractive bay window and French doors leading to the garden, provide room for work and play. The first floor accommodates four double bedrooms, the master with en suite, and a family bathroom.



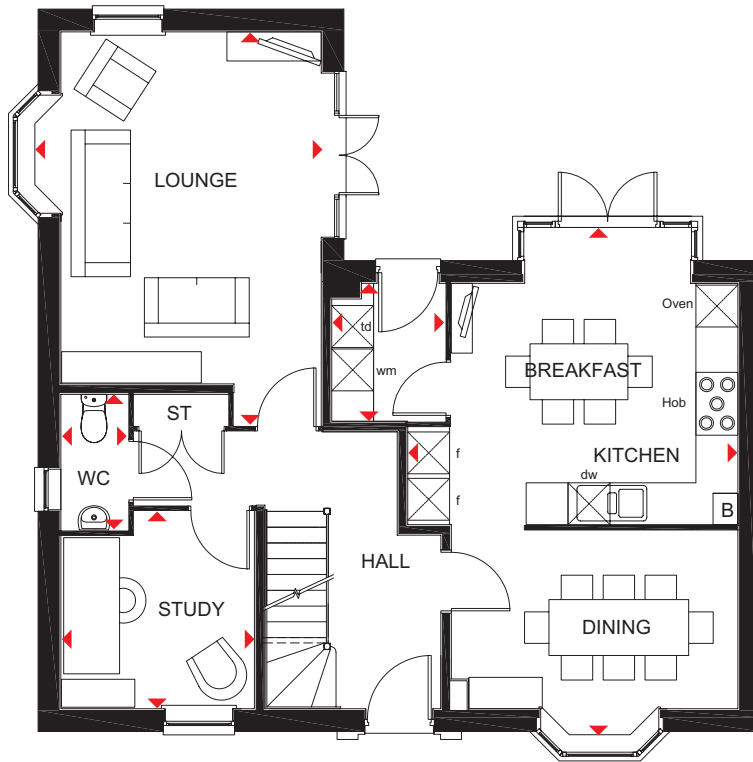
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LAYTON

FOUR BEDROOM DETACHED HOME

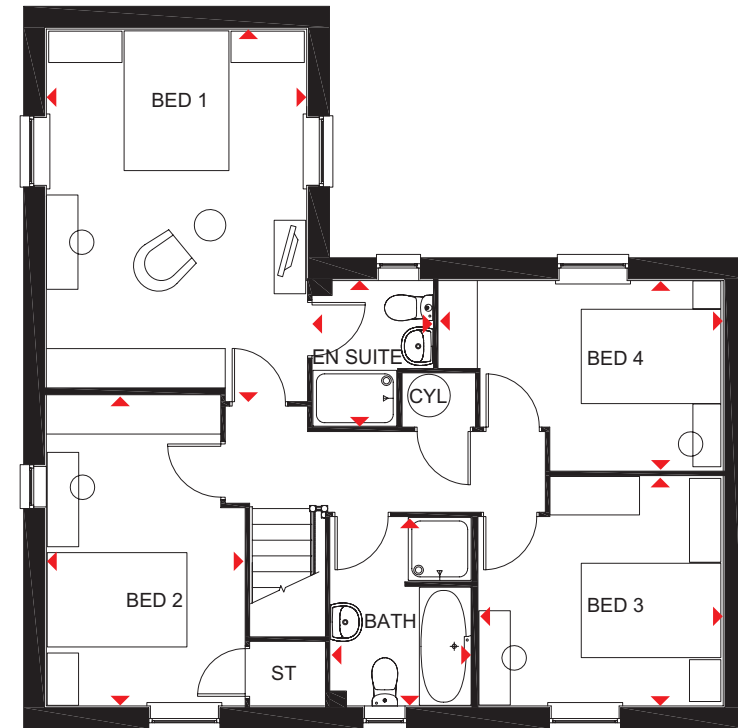
Key

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



Ground Floor

Lounge	5636 x 4124 mm	18'6" x 13'6"
Kitchen/Breakfast/		
Dining	4725 x 7287 mm	15'6" x 23'11"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'6" 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	3498 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

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.



DAVID WILSON HOMES

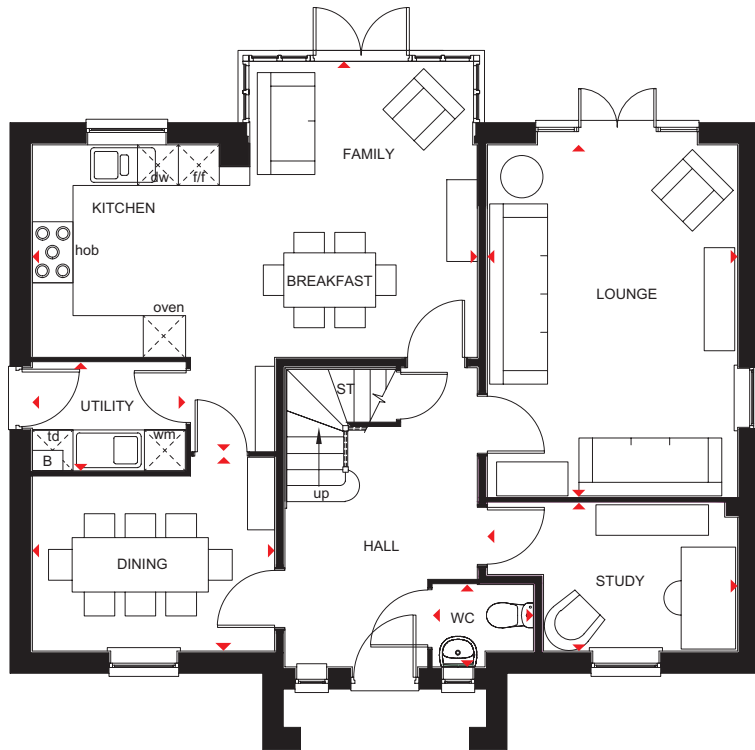
WHERE QUALITY LIVES

THE WINESTONE

FOUR BEDROOM DETACHED HOME

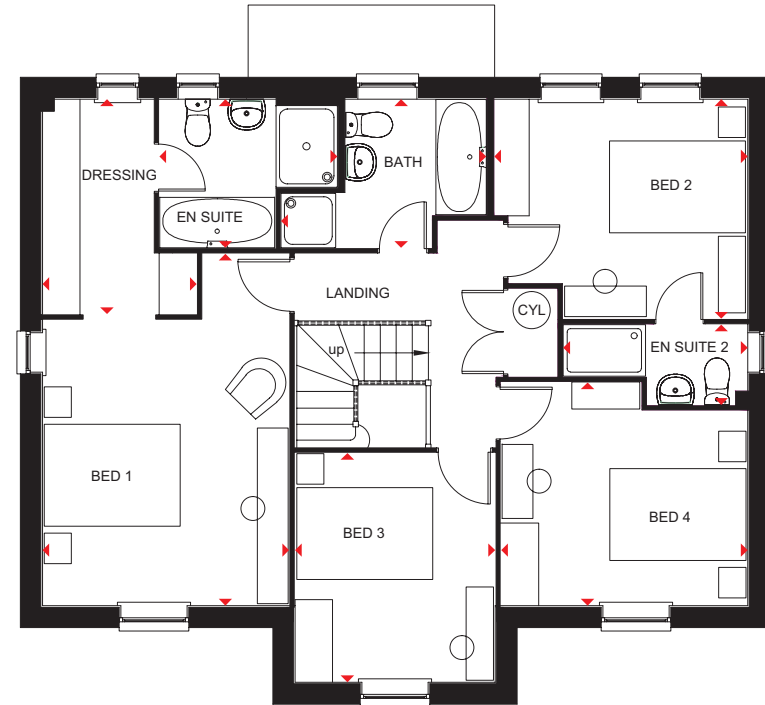
Key

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 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

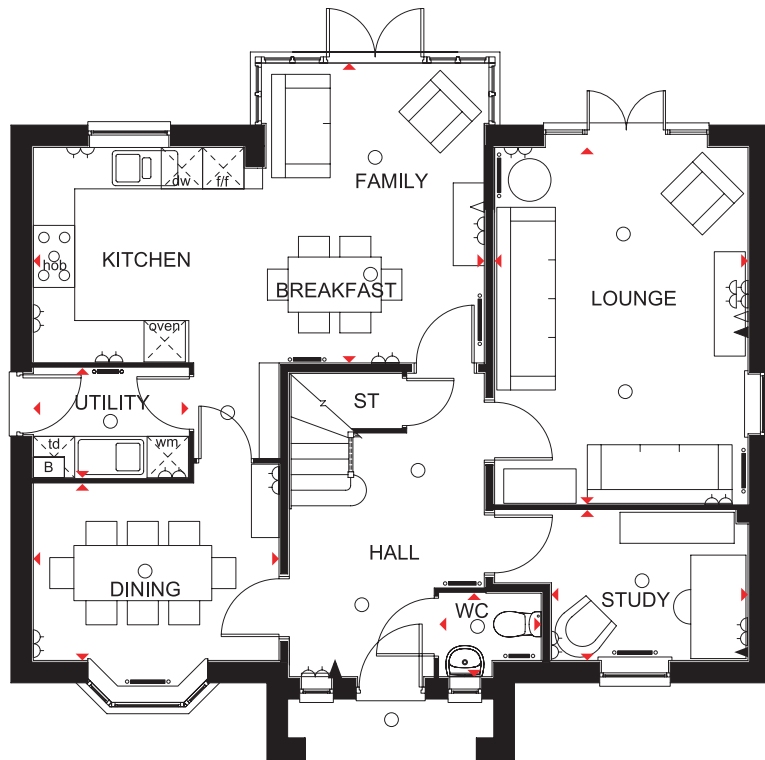
WHERE QUALITY LIVES

THE WINSTONE

FOUR BEDROOM DETACHED HOME

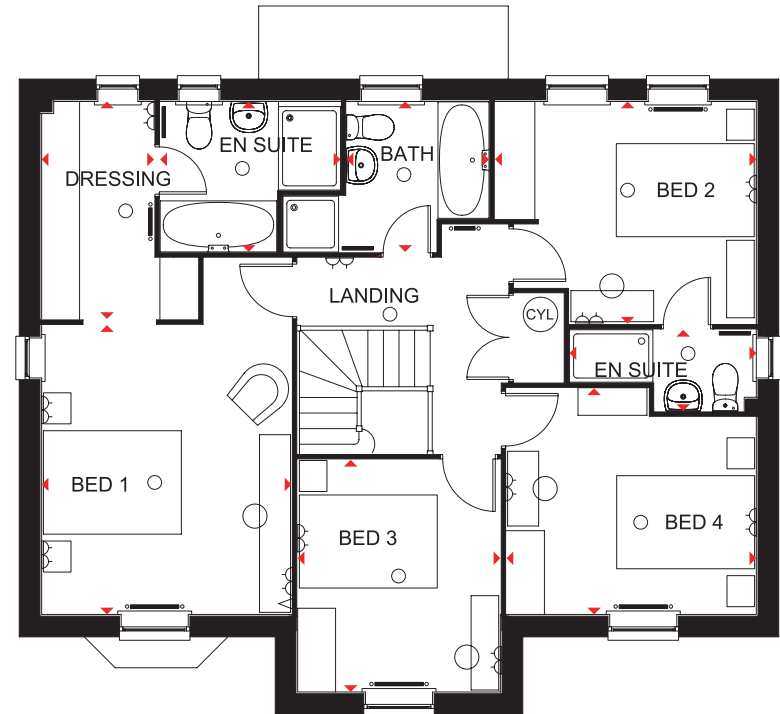
Key

- 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	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"

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. Floor plans are indicative only to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or -50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Advisers for details of the treatments specified for individual plots. Computer generated images are for general guidance only and are not intended to form part of any contract or warranty. Furniture shown is for illustrative purposes only.

SP265548/H421---5DS22



THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

Designed over two-and-a-half floors, The Buckingham is a most spacious detached family home. The hub of the house is the large open-plan kitchen and breakfast room with family area leading to the dining room. Both have access onto the rear garden via elegant French doors. There is also a separate utility room. The front-aspect lounge

provides ample room for everyone to relax, and there's quiet space to work in the study. The first floor has an expansive master bedroom with full en suite and dressing area. Two further double bedrooms and a bathroom with shower can be found here too. Upstairs again and there are two more double bedrooms and another bathroom with shower.



DAVID WILSON HOMES

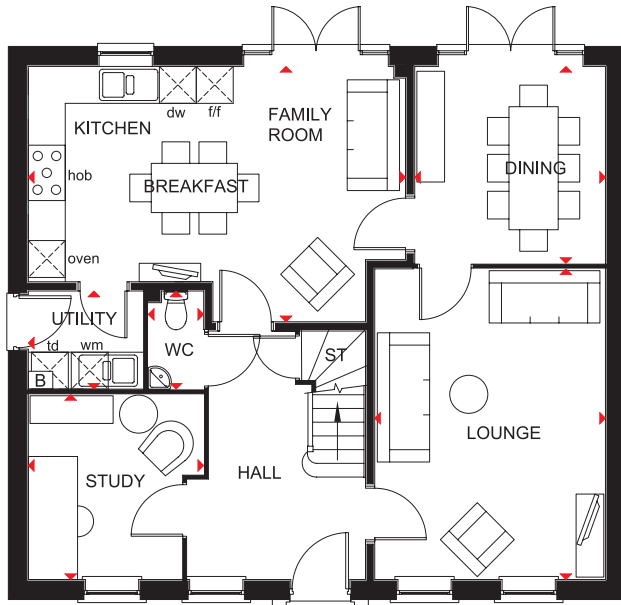
WHERE QUALITY LIVES

THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME

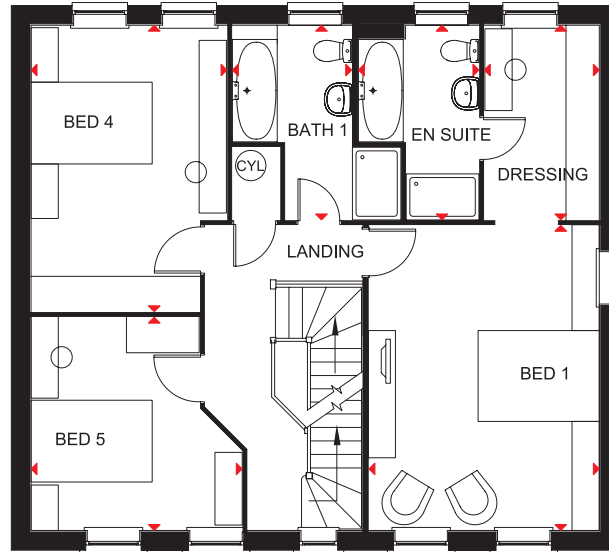
Key

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



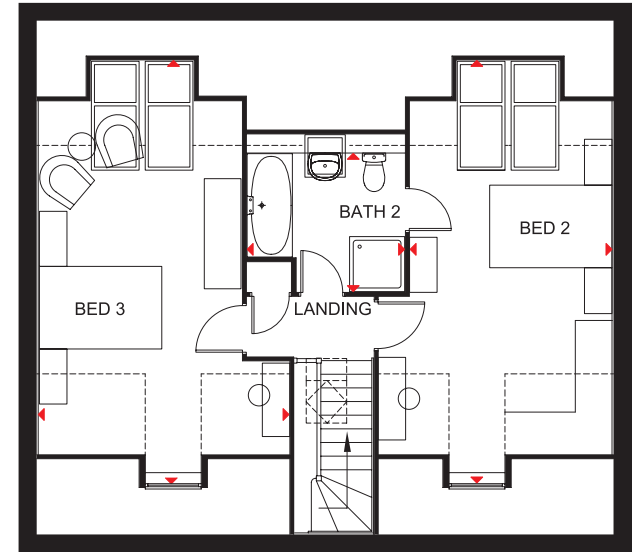
Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Family/Breakfast	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 3785 mm	16'6" x 12'5"
Dressing	3214 x 1898 mm	10'7" x 6'3"
En Suite	2011 x 3214 mm	6'7" x 10'7"
Bed 4	4730 x 3213 mm	15'6" x 10'6"
Bed 5	3521 x 3486 mm	11'7" x 11'5"
Bath 1	1969 x 3214 mm	6'7" x 10'7"



Second Floor

Bed 2	6693* x 3811 mm	22'0" * x 12'6"
Bed 3	6693* x 4101 mm	22'0" * 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 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.



DAVID WILSON HOMES

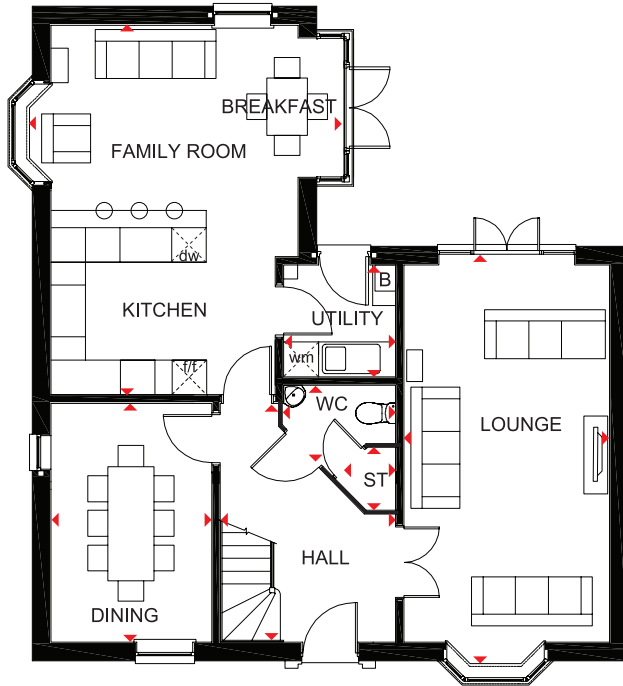
WHERE QUALITY LIVES

THE MOORECROFT

FIVE BEDROOM HOME

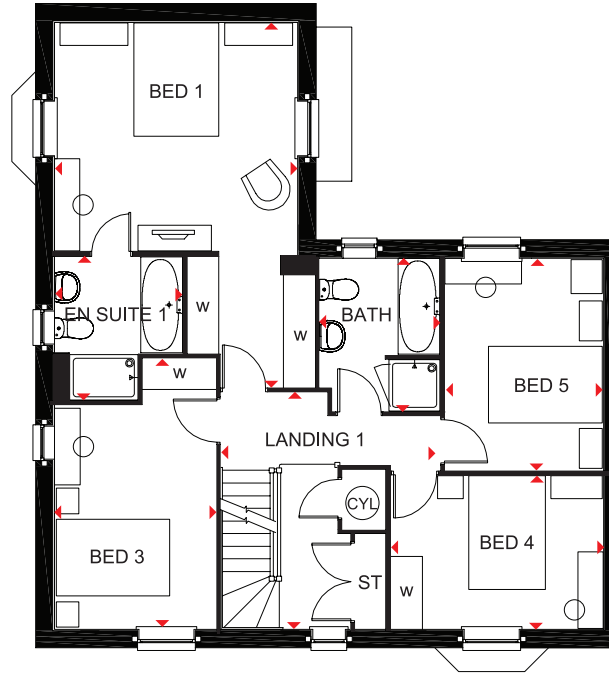
Key

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



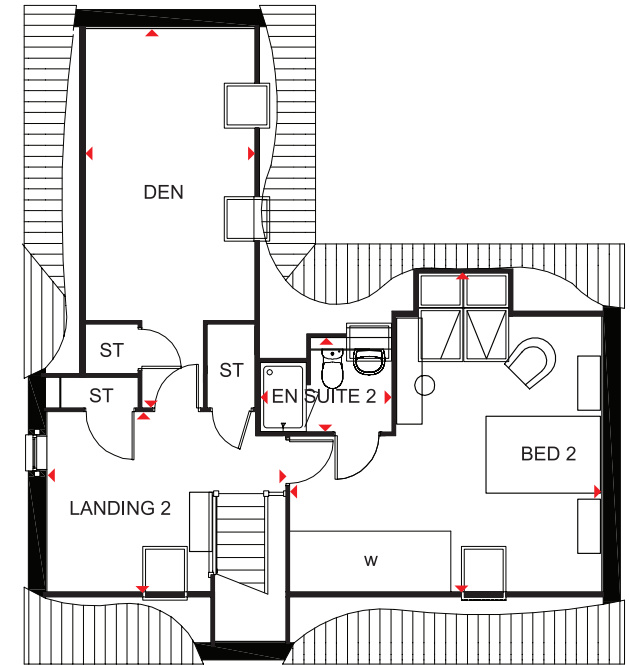
Ground Floor

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"

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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

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
- 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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