



BERTONE
MANOR

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Bertone Manor 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.



BERTONE
MANOR

Warkton Lane, Barton Seagrave, Kettering NN15 5AA

- **The Stevenson**
2 bedroom fog
- **The Archford**
3 bedroom home
- **The Buckley**
3 bedroom home
- **The Cannington**
3 bedroom home
- **The Durrington**
3 bedroom home
- **The Fairway**
3 bedroom home
- **The Greenwood**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Nugent**
3 bedroom home
- **The Carsington**
4 bedroom home
- **The Cornell**
4 bedroom home
- **The Drummond**
4 bedroom home
- **The Eden**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Hollinwood**
4 bedroom home
- **The Irving**
4 bedroom home
- **The Millford**
4 bedroom home
- **The Seagrave**
4 bedroom home
- **The Staunton**
4 bedroom home
- **The Winstone**
4 bedroom home
- **The Buckingham**
5 bedroom home
- **The Earlswood**
5 bedroom home
- **The Emerson**
5 bedroom home
- **The Greendale**
5 bedroom home
- **The Henley**
5 bedroom home
- **The Lichfield**
5 bedroom home
- **The Moorecroft**
5 bedroom home
- AH** Affordable Housing
- CS** Cycle Store
- SH** Show Homes
- SC** Sales Centre
- Cycle Way



dwh.co.uk



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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, 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. Bertone Manor is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. SP346676

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

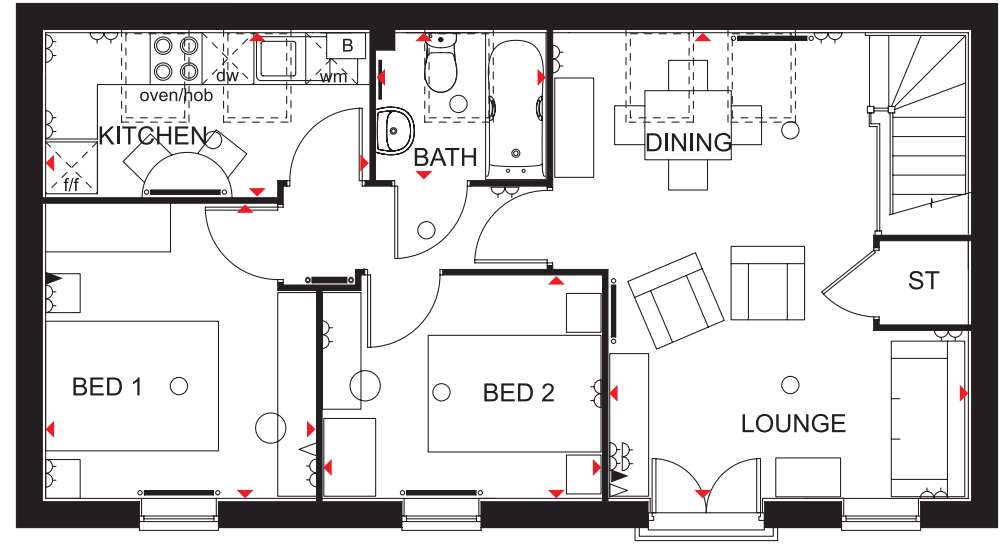
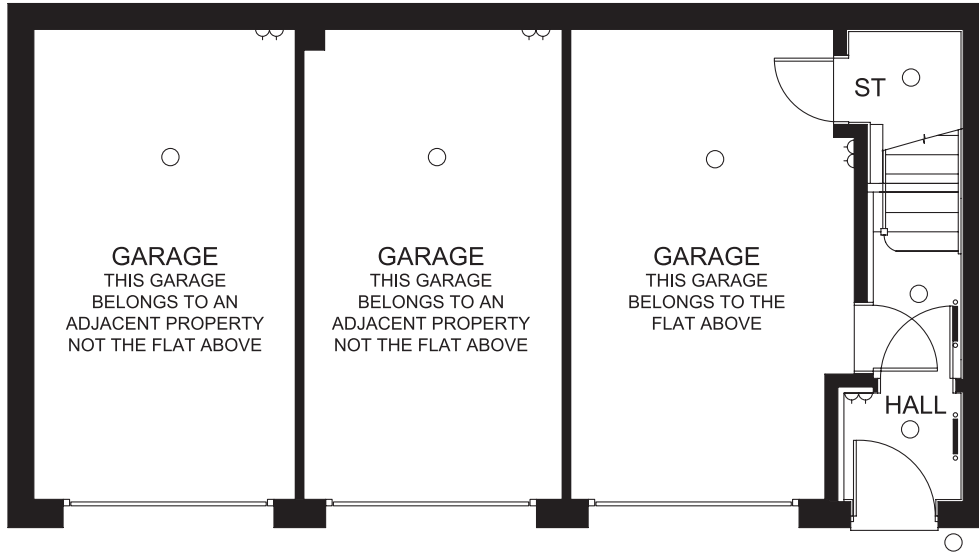
WHERE QUALITY LIVES

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



Kitchen	1898 x 3741 mm	6'3" x 12'3"
Lounge/Dining	5951 x 4805 mm	19'6" x 15'9"
Bedroom 1	3966 x 3124 mm	13'0" x 10'3"
Bedroom 2	3136 x 3220 mm	10'3" x 10'7"

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THE ARCHFORD

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has been carefully designed throughout - from the front bay window that brings natural light streaming into the airy lounge to the kitchen with dining area that leads to the rear garden

via French doors. Upstairs the master bedroom features an ensuite while the rest of the family can enjoy a further double bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

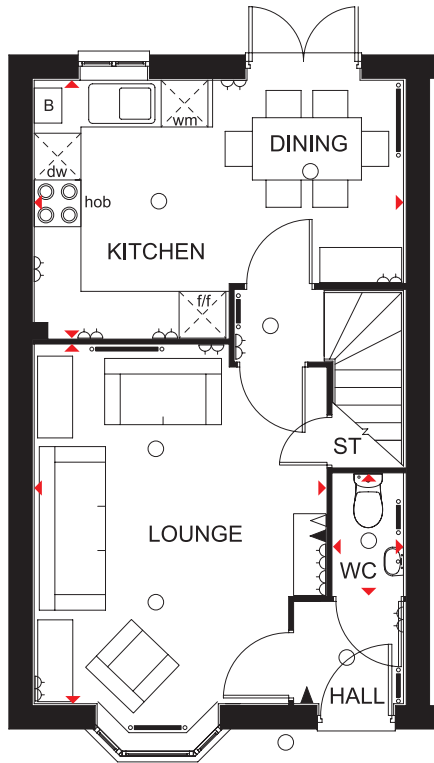
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM TERRACED HOME

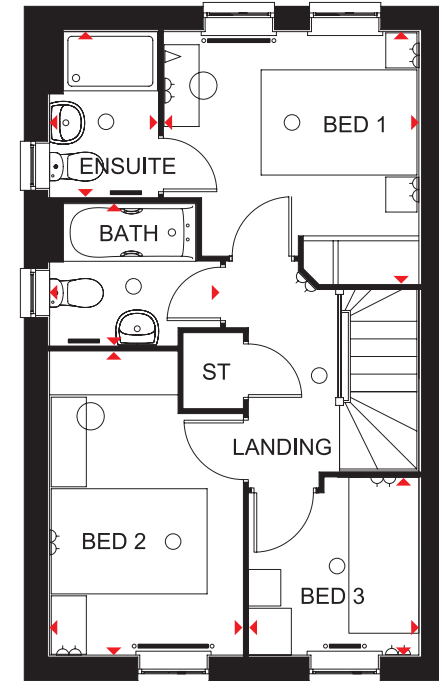
Key

- 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	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bed 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bed 2	2475 x 3891 mm	8'1" x 12'9"
Bed 3	2286 x 2186 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

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P382-EB5DS19



THE BUCKLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This delightful 2½ storey, three bedroom home is perfect for the whole family. The open-plan lounge with dining area features a glazed bay that creates a smooth flow of space from the ground floor into the garden. Downstairs also boasts

a stylish kitchen. On the first floor are two comfortable double bedrooms and a dual-access family bathroom. The second floor is devoted to the beautiful master bedroom, which comes with its own dressing area and en suite shower room.



DAVID WILSON HOMES

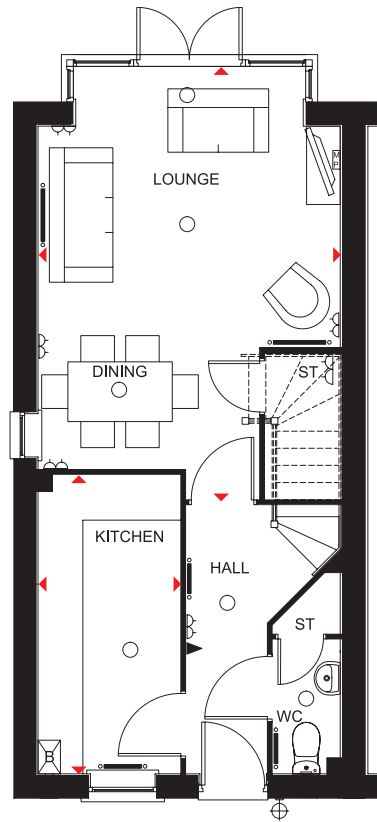
WHERE QUALITY LIVES

THE BUCKLEY

THREE BEDROOM HOME

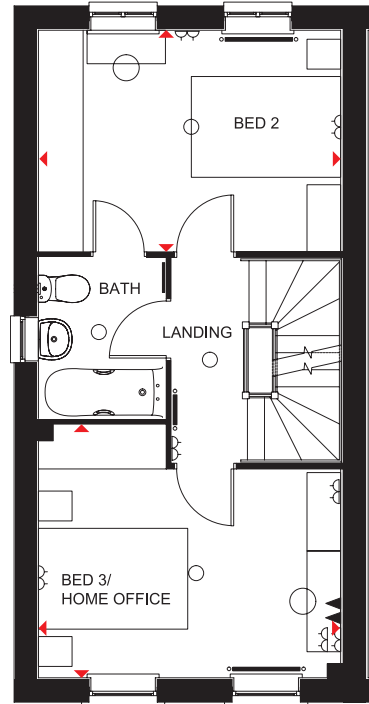
Key

- Light fitting
- ◡ Electric socket
- ◀ Telephone outlet point
- MP Media plate
- ▲ T.V. aerial socket
- ▲ Shaver socket
- Radiator
- Towel radiator
- B Boiler
- ST Store
- CYL Cylinder
- ◀▶ Dimension Location



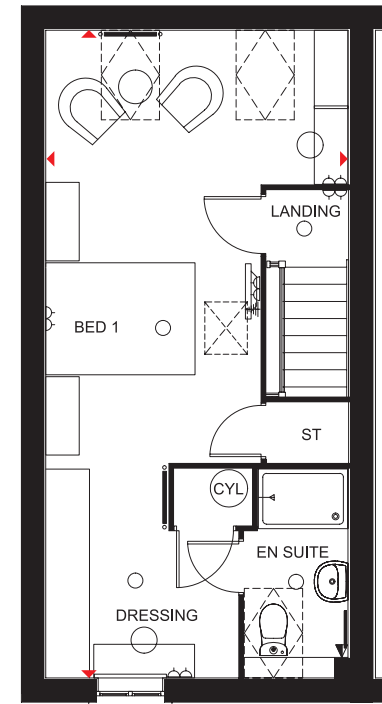
Ground Floor

Kitchen	4001 x 1901 mm	13'2" x 6'3"
Lounge	4590 x 4048 mm	15'1" x 13'3"



First Floor

Bedroom 2	2958 x 4048 mm	9'8" x 13'3"
Bedroom 3/ Home office	3387 x 4048 mm	11'1" x 13'3"



Second Floor

Bedroom 1	8678 x 4048 mm max	28'6" x 13'3" max
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THE CANNINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This elegant three bedroom home features an impressive attention to detail across all three floors. The quality ground floor kitchen joins an airy, bright, family-orientated space that opens directly onto the rear garden via a glazed bay. A

study offers a quiet retreat, as does the first floor lounge. Also on the first floor is a double bedroom and a family bathroom. Two further double bedrooms, the master with a dual-access en suite shower room, are located on the second floor.



DAVID WILSON HOMES

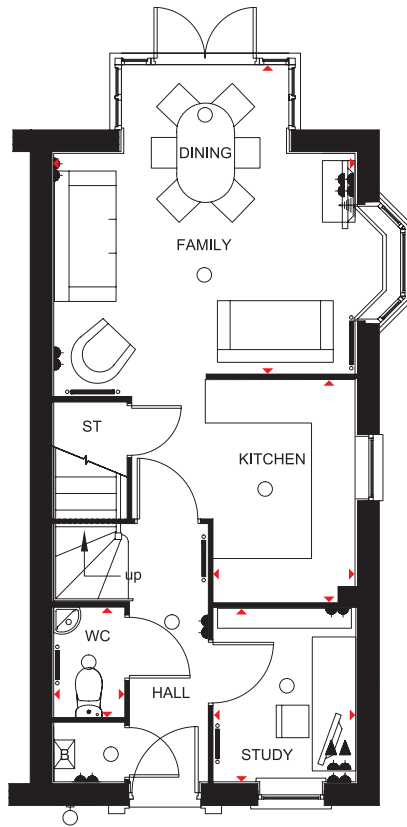
WHERE QUALITY LIVES

THE CANNINGTON

THREE BEDROOM HOME

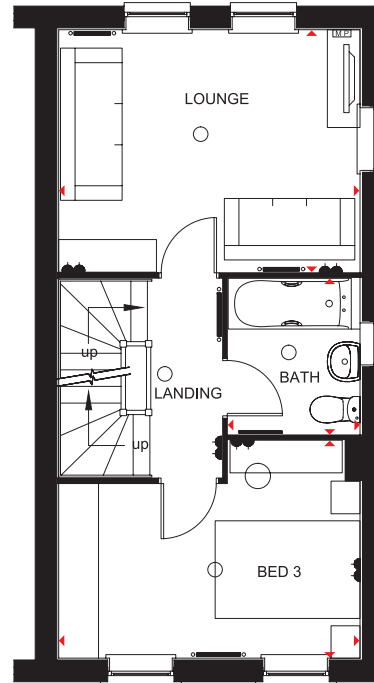
Key

- Light fitting
- ◀ Telephone outlet point
- MP Media plate
- Radiator
- B Boiler
- CYL Cylinder
- ◀ Electric socket
- ▲ T.V. aerial socket
- ◀ Shaver socket
- Towel radiator
- ST Store
- ◀ Dimension location



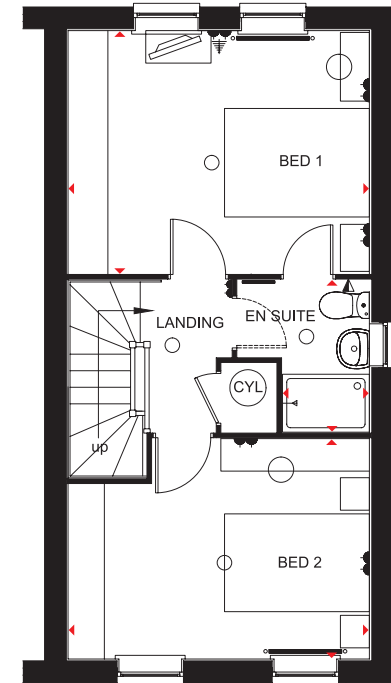
Ground Floor

Kitchen	3071 x 1985 mm	10'0" x 6'6"
Family/Dining	4260 x 4161 mm	13'11" x 13'7"
Study	2397 x 1960 mm	7'10" x 6'5"



First Floor

Lounge	3345 x 4160 mm	10'11" x 13'7"
Bedroom 3	3007 x 4160 mm	9'10" x 13'7"



Second Floor

Bedroom 1	3357 x 4160 mm	11'0" x 13'7"
Bedroom 2	3031 x 4160 mm	9'11" x 13'7"

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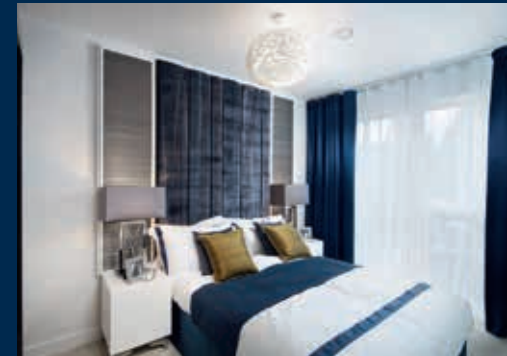


THE DURRINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This sought-after three-storey, three bedroom home makes ideal use of the available space. The open-plan kitchen and dining room features family and utility areas as well as French doors that lead out to the rear garden. The study makes a great kids' playroom and on the first floor, you will find a spacious lounge

with a balcony, a family bathroom and a double bedroom. The master bedroom with Juliet balcony and dual-access en suite can be found on the second floor accompanied by a further double bedroom.



DAVID WILSON HOMES

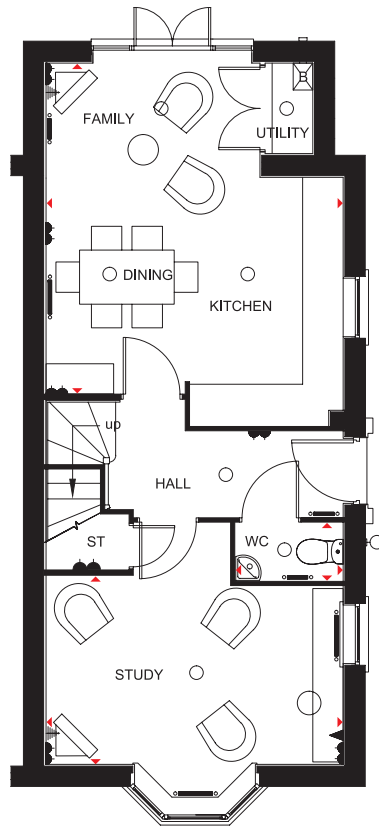
WHERE QUALITY LIVES

THE DURRINGTON

THREE BEDROOM HOME

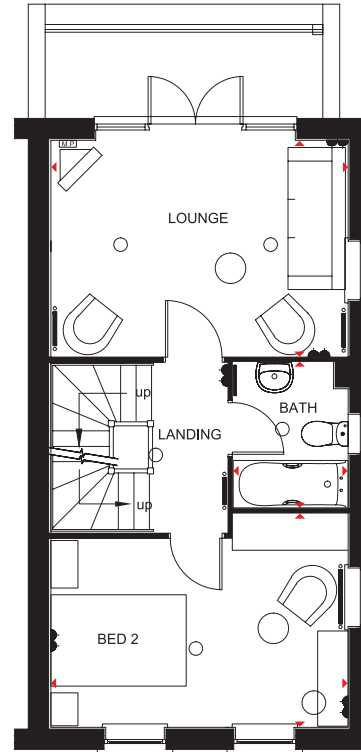
Key

- Light fitting
- ◀ Telephone outlet point
- ▭ Media plate
- Radiator
- B Boiler
- CYL Cylinder
- ◀ Electric socket
- ▲ T.V. aerial socket
- ◀ Shaver socket
- Towel radiator
- ST Store
- ◀ Dimension location



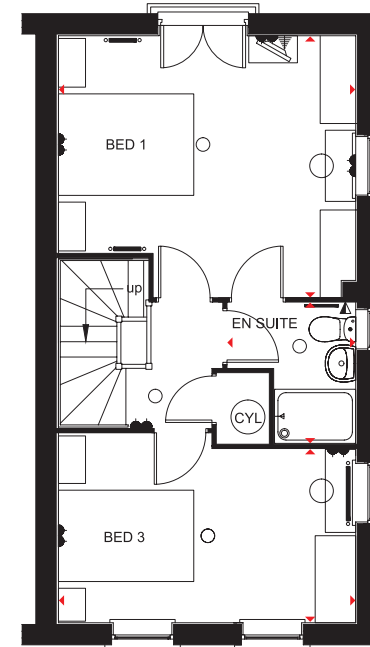
Ground Floor

Kitchen/Dining/Family 4881 x 4393 mm 16'0" x 14'5"
 Study 2784 x 4393 mm 9'1" x 14'5"



First Floor

Lounge 3193 x 4393 mm 10'5" x 14'5"
 Bedroom 2 3156 x 4393 mm 10'4" x 14'5"



Second Floor

Bedroom 1 3861 x 4393 mm 12'8" x 14'5"
 Bedroom 3 2563 x 4393 mm 8'4" x 14'5"

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THE FAIRWAY

THREE BEDROOM TERRACED 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 ensuite while the remaining double bedroom and a single bedroom share the family bathroom. This home also comes with its own carport.



DAVID WILSON HOMES

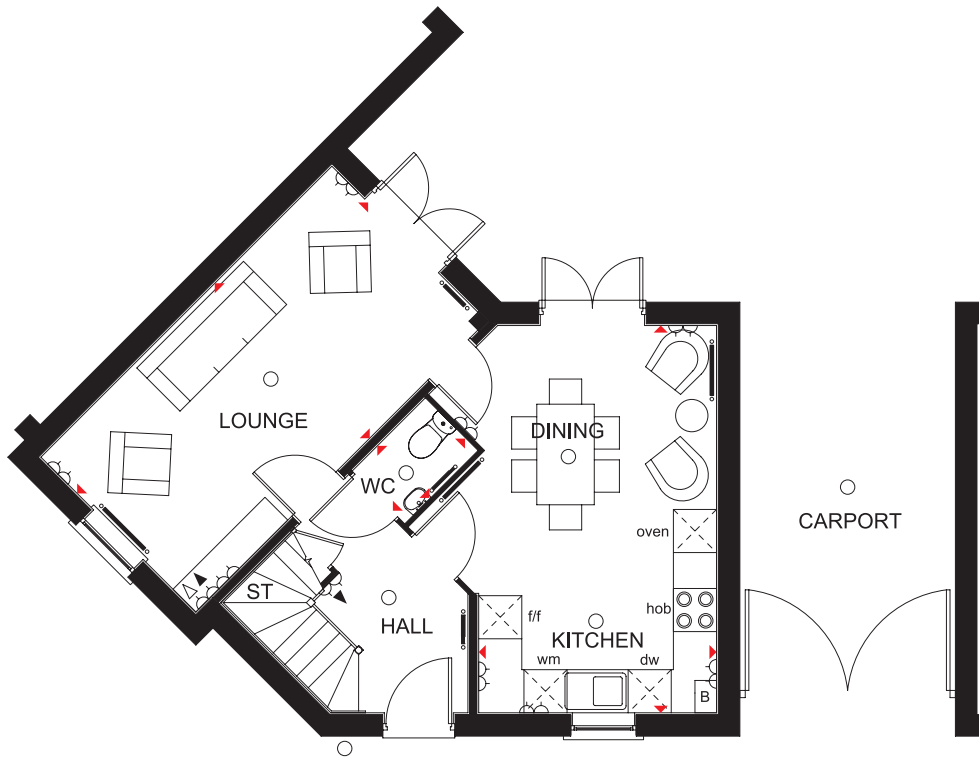
WHERE QUALITY LIVES

THE FAIRWAY

THREE BEDROOM TERRACED HOME

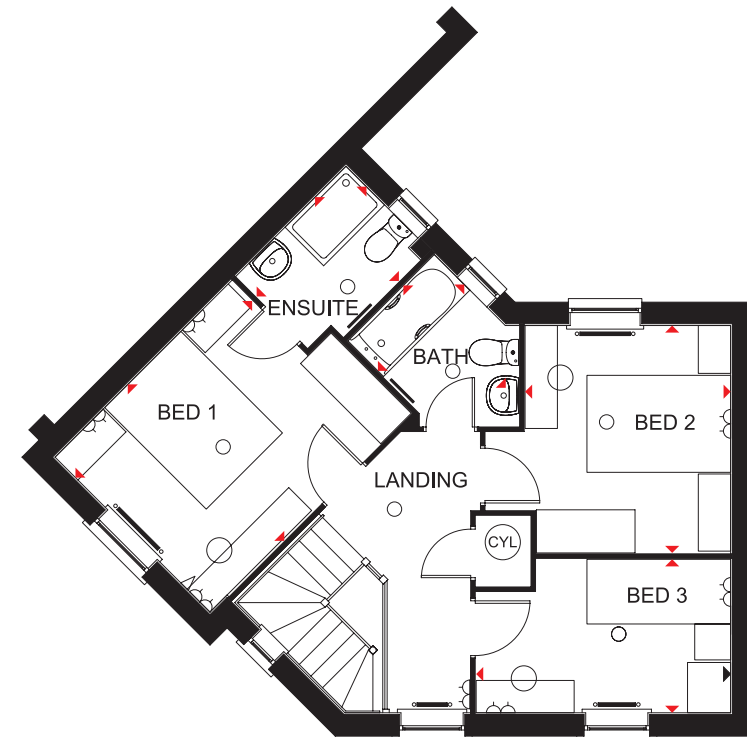
Key

- 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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P332--P5DS15

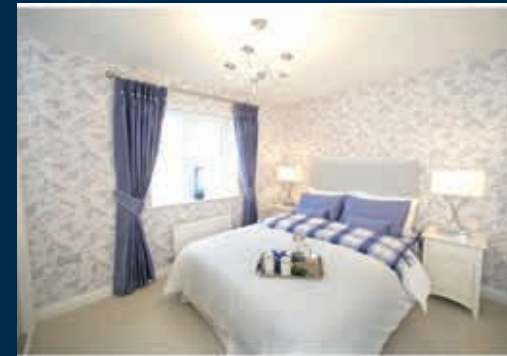


THE HADLEY

THREE BEDROOM DETACHED 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.

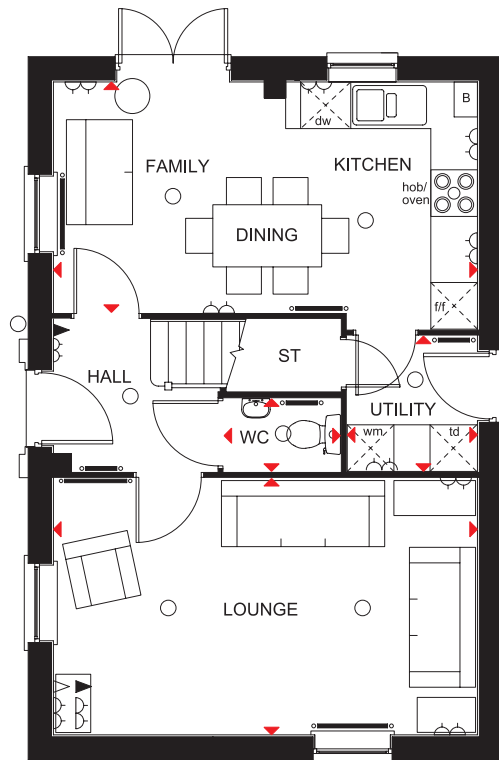


THE HADLEY

THREE BEDROOM DETACHED HOME

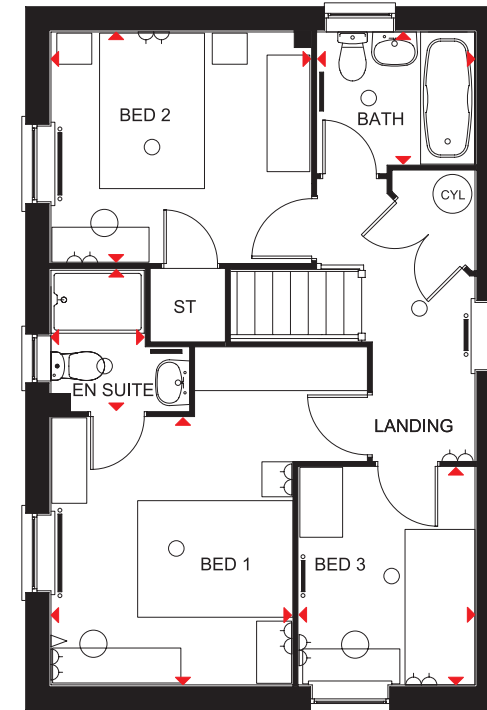
Key

- 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	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 NUGENT

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



A good-sized end-terraced family home, The Nugent is eloquently designed over three floors. French doors leading to the garden allow light to stream into the open-plan lounge and dining area, making it a bright space to relax and entertain while the fitted

kitchen is styled to provide plenty of room to work. Upstairs on the first floor are two double bedrooms, a family bathroom with separate shower, and access to the top storey where the luxurious master bedroom and en suite take up the entire floor.



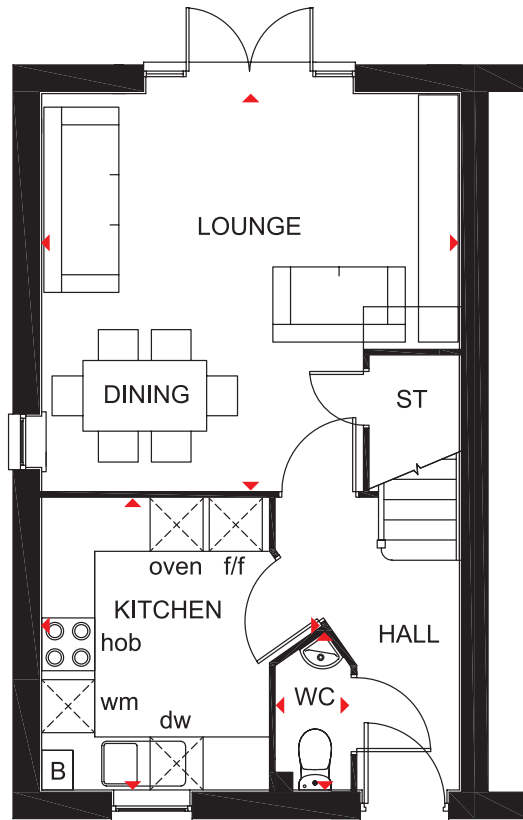
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE NUGENT

THREE BEDROOM TERRACED HOME

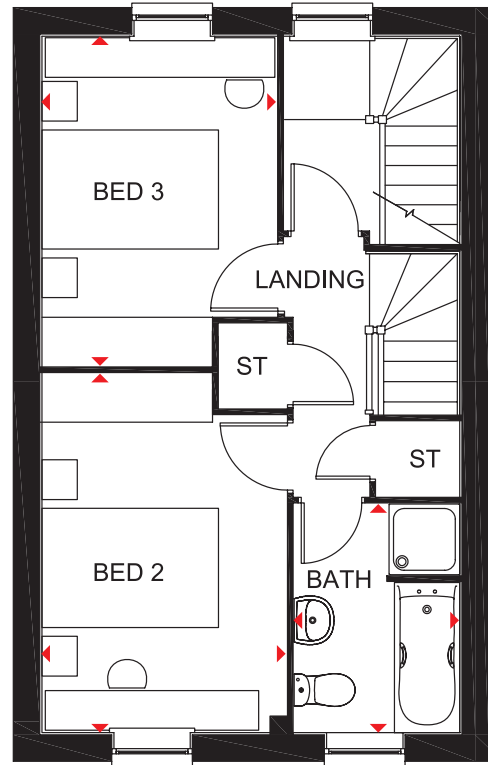
Key

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



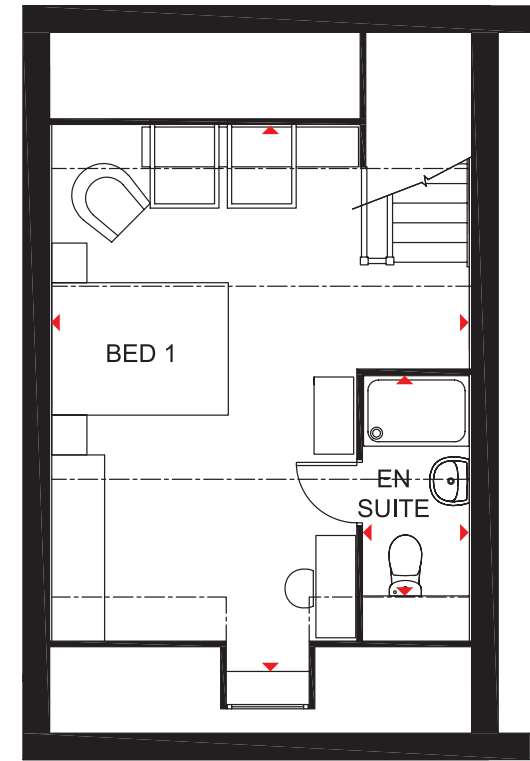
Ground Floor

Lounge/Dining	4733 x 4497 mm	15'6" x 14'9"
Kitchen	3304 x 3161 mm	10'10" x 10'4"
WC	1790 x 836 mm	5'10" x 2'9"



First Floor

Bed 2	2769 x 4067 mm	9'1" x 13'4"
Bed 3	2659 x 3734 mm	8'9" x 12'3"
Bath	1875 x 2589 mm	6'2" x 8'6"



Second Floor

Bed 1	6185 x 4731* mm	20'4" x 15'6"*
En suite	1200 x 2496* mm	3'11" x 8'2"*

*Overall floor dimension includes lowered ceiling areas

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THE CARSINGTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Carsington is a wonderful four bedroom home that offers a stylish kitchen with French doors to the garden. The generous lounge also features a bay window and French doors that lead to the garden. A bay-fronted

dining room and study complete downstairs. Upstairs, the spacious master bedroom has an en suite shower room and there are two further double bedrooms, a single bedroom and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE CARSLINGTON

FOUR BEDROOM HOME

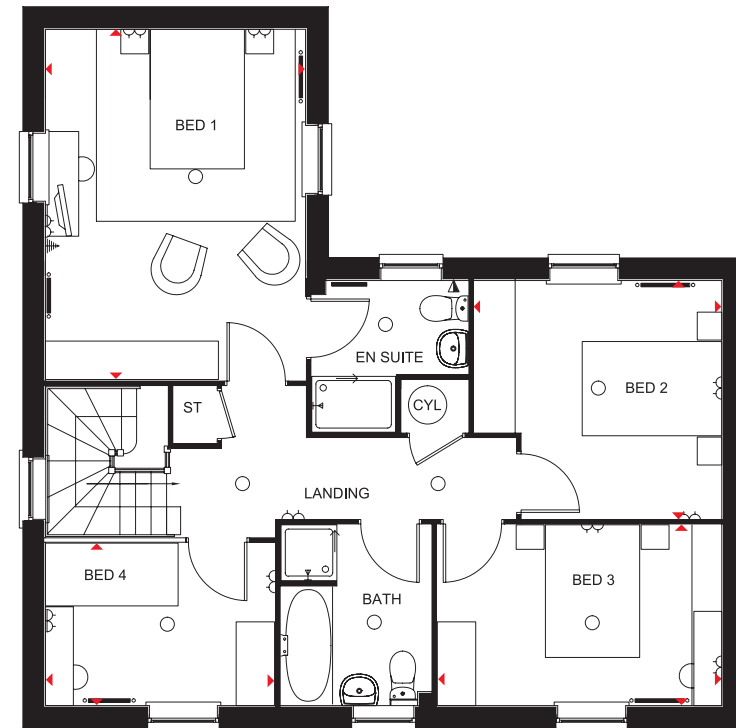
Key

○ Light fitting	◀ Telephone outlet point	◻ Media plate	— Towel radiator	B Boiler	CYL Cylinder
⌚ Electric socket	⚡ T.V. aerial socket	— Radiator	◀ Shaver socket	ST Store	◄► Dimension location



Ground Floor

Kitchen/Breakfast	3250 x 3700 mm	10'8" x 12'1"
Dining	2752 x 3700 mm	9'0" x 12'1"
Lounge	4967 x 3727 mm	16'3" x 12'2"
Study	2329 x 2700 mm	7'7" x 8'10"



First Floor

Bedroom 1	5029 x 3727 mm	16'6" x 12'2"
Bedroom 2	3413 x 3548 mm	11'2" x 11'7"
Bedroom 3	2590 x 4067 mm	8'6" x 13'4"
Bedroom 4	2329 x 3288 mm	7'7" x 10'9"

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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

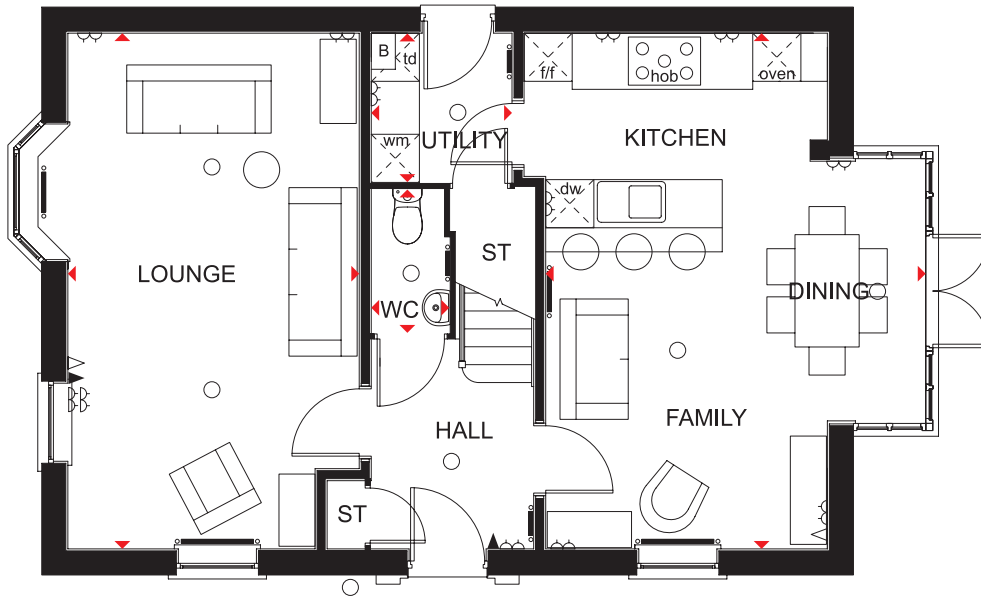
WHERE QUALITY LIVES

THE CORNELL

FOUR BEDROOM DETACHED HOME

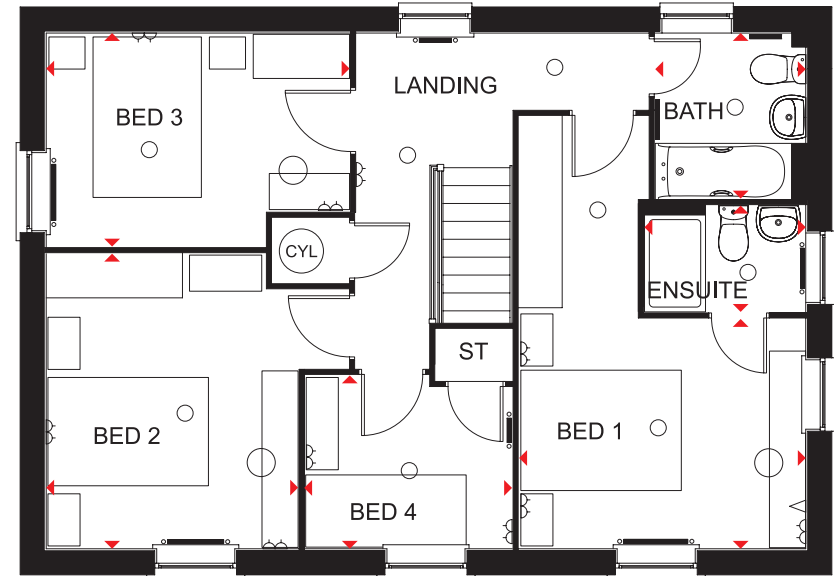
Key

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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	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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H433---5DS20



THE DRUMMOND

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This four bedroom family home is perfect for modern living. An airy lounge with bay window provides a great space for all the family, while a well proportioned kitchen offers a dining and family area, adjoining utility room and a glazed bay that opens onto the rear garden. The master bedroom with en suite shower room makes

a relaxing haven on the first floor; where three further double bedrooms and a generous family bathroom with separate shower accompany it. This house also comes with an integral garage.



DAVID WILSON HOMES

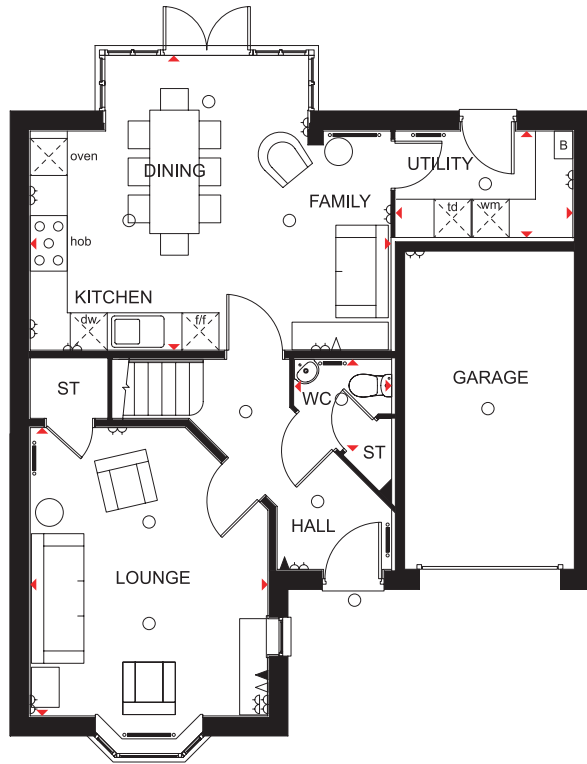
WHERE QUALITY LIVES

THE DRUMMOND

FOUR BEDROOM DETACHED HOME

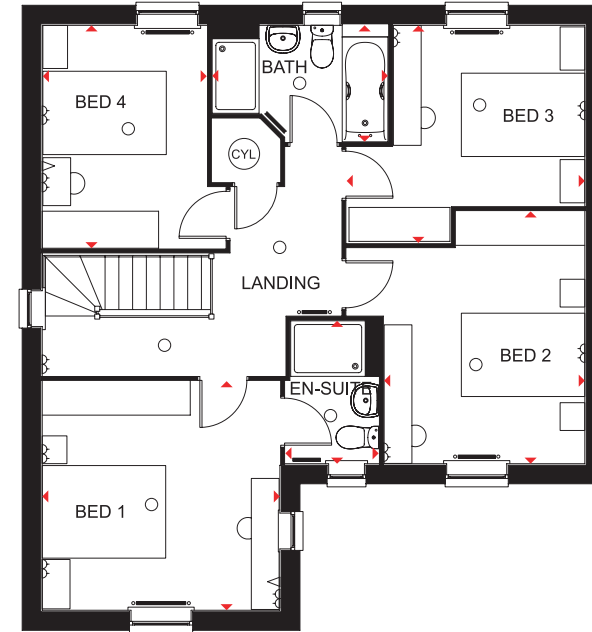
Key

- 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	3850 x 4671 mm	12'8" x 15'4"
Kitchen/Family/Dining	5845 x 4775 mm	19'2" x 15'8"
Utility	2869 x 1725 mm	9'5" x 5'7"
WC	1490 x 1575 mm	4'1" x 5'2"



First Floor

Bed 1	3850 x 3711 mm	12'8" x 12'2"
En suite	1511 x 2315 mm	4'11" x 7'7"
Bed 2	3251 x 4088 mm	10'8" x 13'5"
Bed 3	3858 x 3525 mm	12'8" x 11'7"
Bed 4	3611 x 2665 mm	12'0" x 8'9"
Bath	1886 x 2846 mm	6'2" x 9'4"

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H408---5DS19



THE HOLDEN

FOUR BEDROOM 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 en suite 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

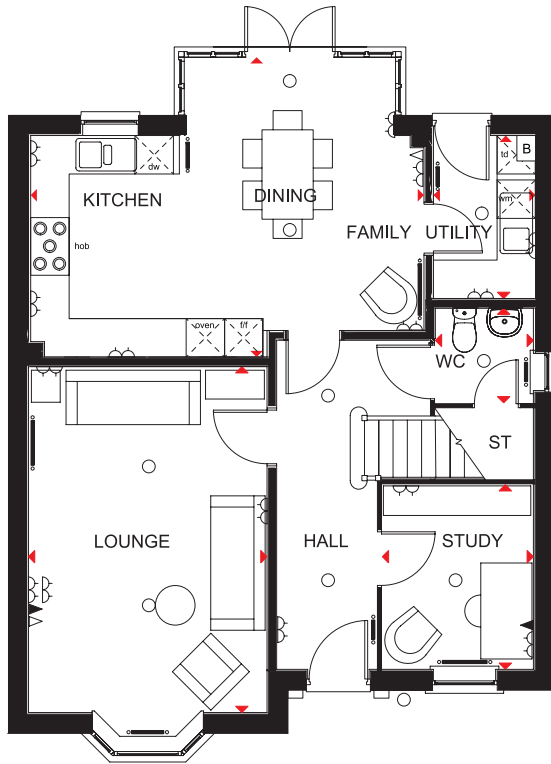
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

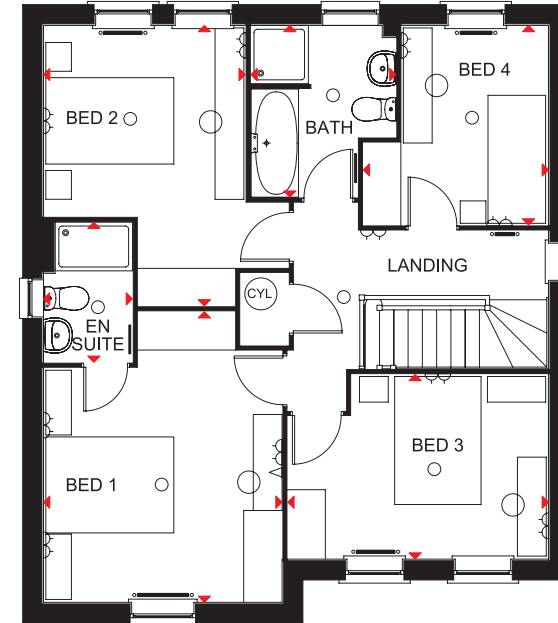
Key

- 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	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

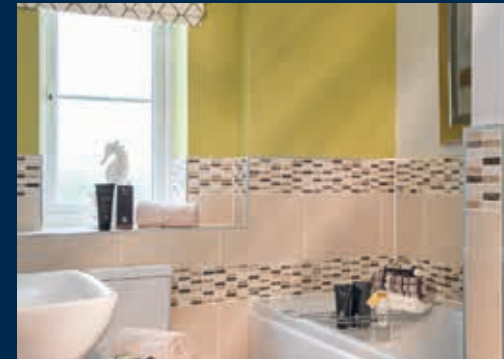
Bed 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bed 2	4384 x 3103 mm	14'5" x 10'2"
Bed 3	4073 x 2886 mm	13'4" x 9'6"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2689 x 2316 mm	8'10" x 7'7"

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. SP297758



THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



This stylish four bedroom home has no shortage of space and light. The bright, modern kitchen has been designed with integrated dining and family areas, a 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. Upstairs boasts a large master bedroom with en suite shower room. Two further double bedrooms, a single bedroom and a family bathroom complete this family home.



DAVID WILSON HOMES

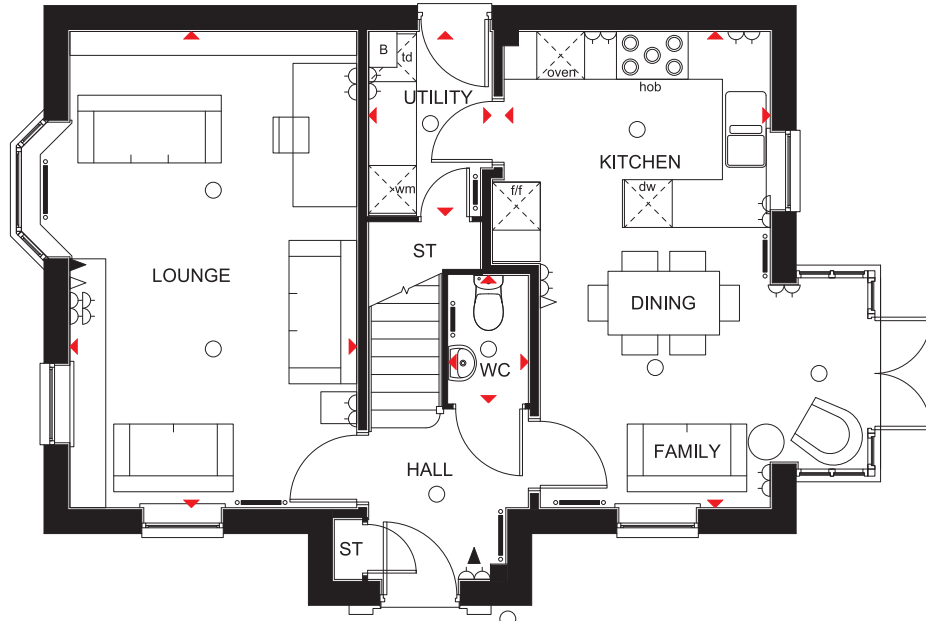
WHERE QUALITY LIVES

THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

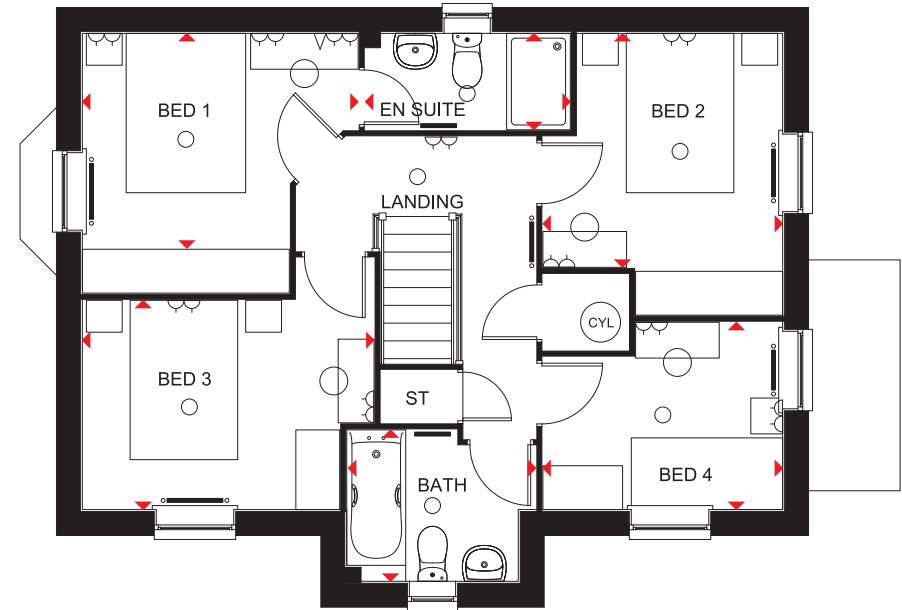
Key

- 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	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Family/Dining	3340 x 5978 mm	10'11" x 19'7"
Utility	1550 x 2312 mm	5'1" x 7'7"
W.C.	1000 x 1600 mm	3'3" x 5'3"



First Floor

Bed 1	3462 x 2710 mm	11'4" x 8'11"
En suite	2574 x 1210 mm	8'5" x 4'0"
Bed 2	2937 x 3009 mm	9'8" x 9'10"
Bed 3	3661 x 2627 mm	12'0" x 8'7"
Bed 4	3009 x 2352 mm	9'10" x 7'9"
Bath	2373 x 1900 mm	7'9" x 6'3"

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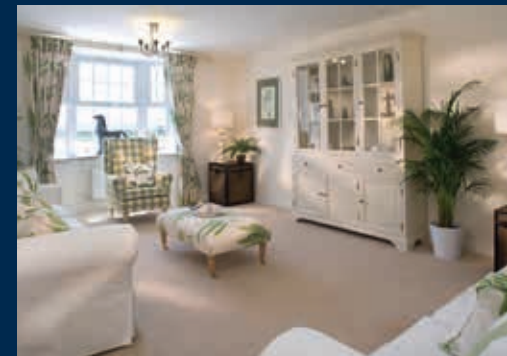


THE IRVING

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This attractive four bedroom home offers plenty of space for families. The kitchen, boasts dining and family areas opening onto the rear garden through French doors. Airy bay fronted lounge is located to

the front of the house. Upstairs, the master bedroom enjoys an en suite shower room while another double bedroom and two single bedrooms share the family bathroom.



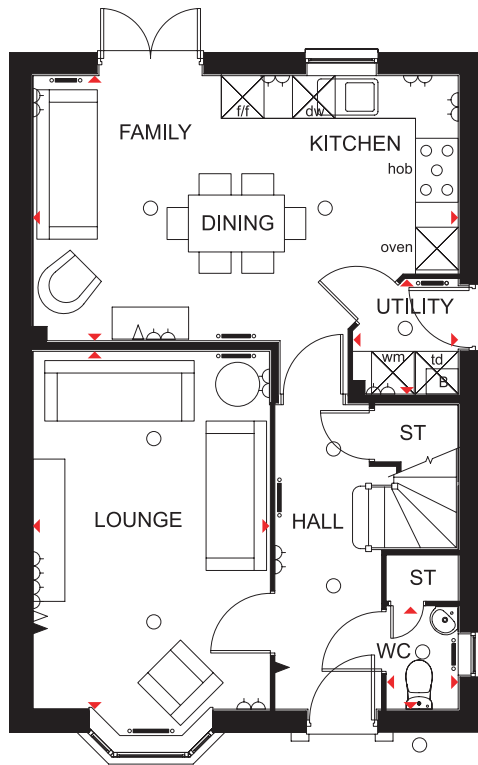
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE IRVING

FOUR BEDROOM DETACHED HOME

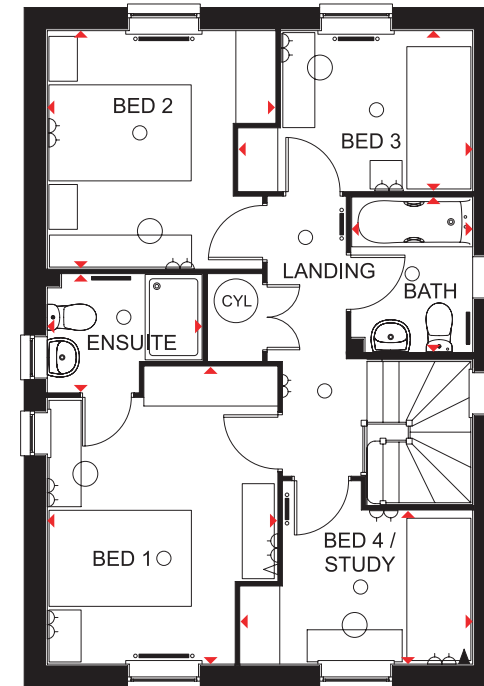
Key

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



Ground Floor

Lounge	3325 x 5028 mm	10'11" x 16'6"
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"
Bed 4/Study	2153 x 3261 mm	7'1" x 10'8"
Bath	2175 x 1700 mm	7'2" x 5'7"

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H404---5DS16



THE SEAGRAVE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The downstairs of this home is a real social hub with an open-plan kitchen featuring breakfast and dining areas, and room to relax with the family. This space also opens up onto the garden via French doors. Upstairs the spacious

lounge enjoys plenty of light, whilst across the hallway the master bedroom boasts en suite and dressing area. On the top floor are two further double bedrooms - bedroom 2 with en suite and dressing area - and a home office.



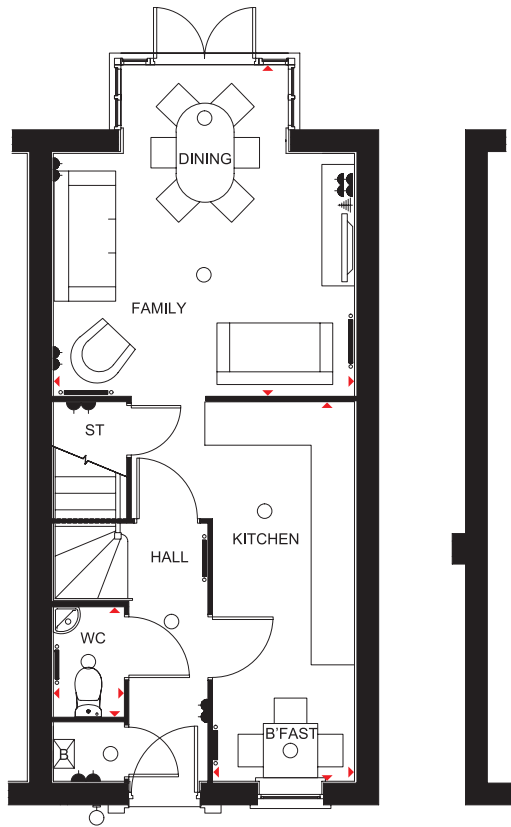
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE SEAGRAVE

FOUR BEDROOM HOME

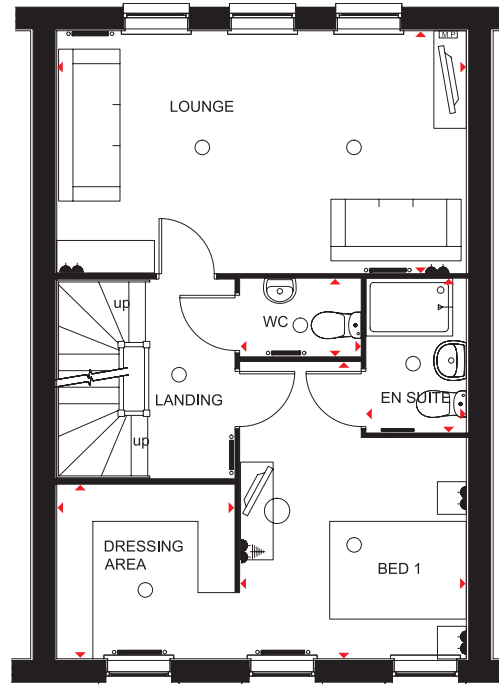
Key

- Light fitting
- ◀ Telephone outlet point
- ▭ Media plate
- Towel radiator
- ST Store
- ◀ Electric socket
- ⬆ T.V. aerial socket
- Radiator
- B Boiler
- CYL Cylinder
- ↔ Dimension location



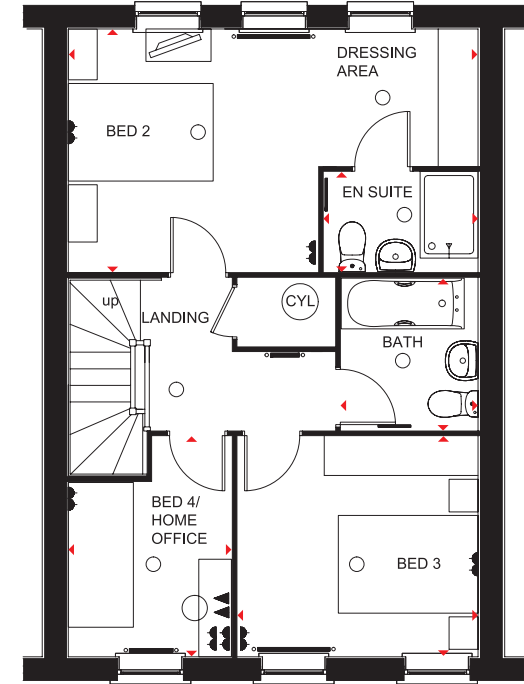
Ground Floor

Kitchen/Breakfast	5246 x 1949 mm	17'2" x 6'4"
Family	4570 x 4160 mm	14'11" x 13'7"



First Floor

Lounge	3345 x 5660 mm	10'11" x 18'6"
Bedroom 1	4095 x 3121 mm	13'5" x 10'2"
Dressing area	2400 x 2452 mm	7'10" x 8'0"



Second Floor

Bedroom 2	3357 x 5659 mm	11'0" x 18'6"
Bedroom 3	3045 x 3318 mm	9'11" x 10'10"
Bedroom 4/Home Office	3045 x 2255 mm	9'11" x 7'4"

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T321-E-5 Ginnel



THE STAUNTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The airy hall leads to the lounge and a stylish rear kitchen with breakfast and family areas. This space opens directly out onto the garden, as does the adjoining dining room. Downstairs also boasts a separate study.

Upstairs, the four double bedrooms provide relaxing retreats. The master bedroom comes with a full en suite and fitted wardrobes and there is a further bathroom with separate shower for the rest of the family to enjoy.



DAVID WILSON HOMES

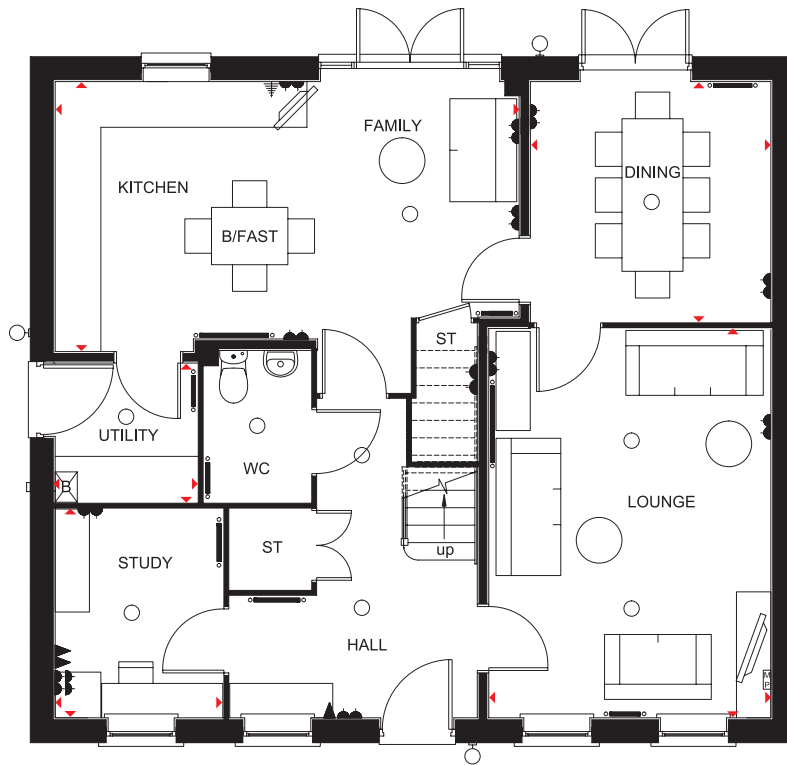
WHERE QUALITY LIVES

THE STAUNTON

FOUR BEDROOM HOME

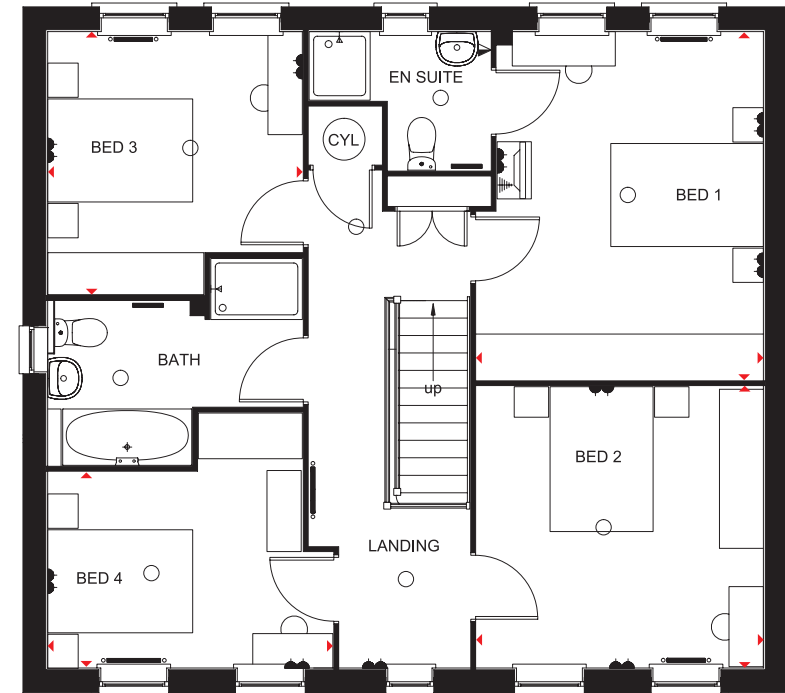
Key

- Light fitting
- ◀ Telephone outlet point
- ▣ Media plate
- Radiator
- B Boiler
- CYL Cylinder
- ◀ Electric socket
- ▲ T.V. aerial socket
- ◀ Shaver socket
- Towel radiator
- ST Store
- ◀ Dimension location



Ground Floor

Kitchen/Family/Breakfast	3540 x 6080 mm	11'7" x 19'11"
Dining	3150 x 3150 mm	10'4" x 10'4"
Lounge	5103 x 3698 mm	16'8" x 12'1"
Study	2738 x 2199 mm	8'11" x 7'2"



First Floor

Bedroom 1	4565 x 3760 mm	14'11" x 12'4"
Bedroom 2	3688 x 3760 mm	12'1" x 12'4"
Bedroom 3	3447 x 3338 mm	11'3" x 10'11"
Bedroom 4	2567 x 3737 mm	8'5" x 12'3"

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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

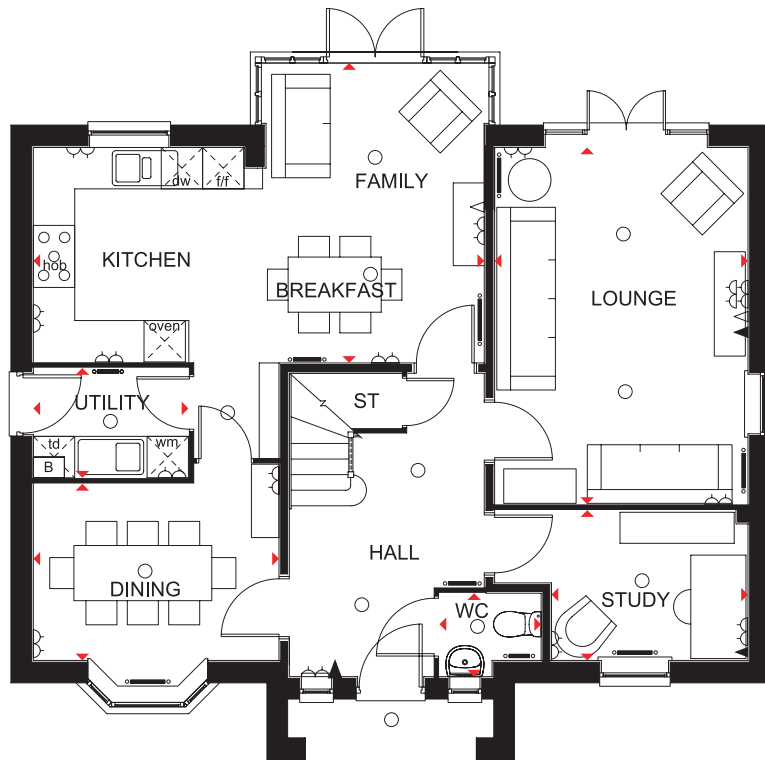
WHERE QUALITY LIVES

THE WINSTONE

FOUR BEDROOM DETACHED HOME

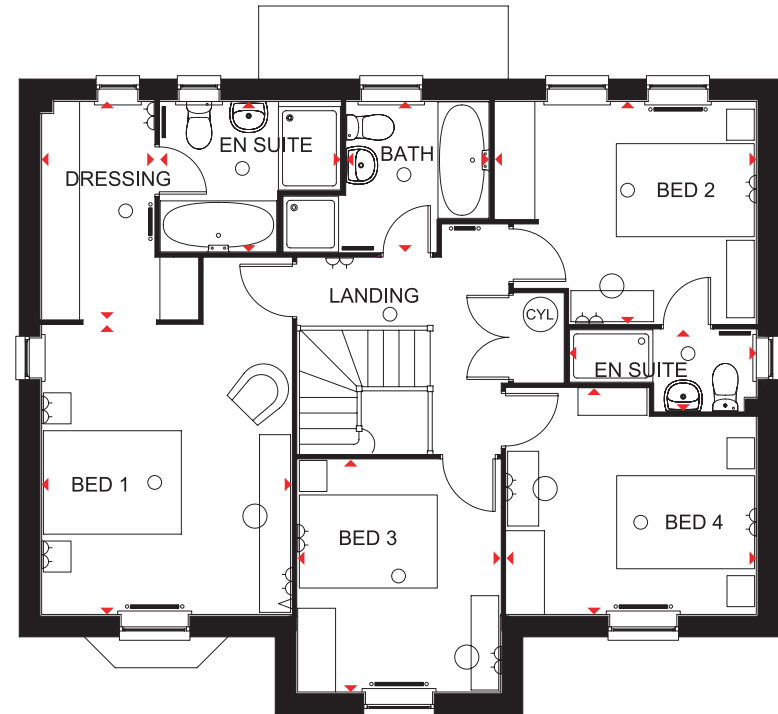
Key

- 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"

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SP265548/H421---5DS22



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

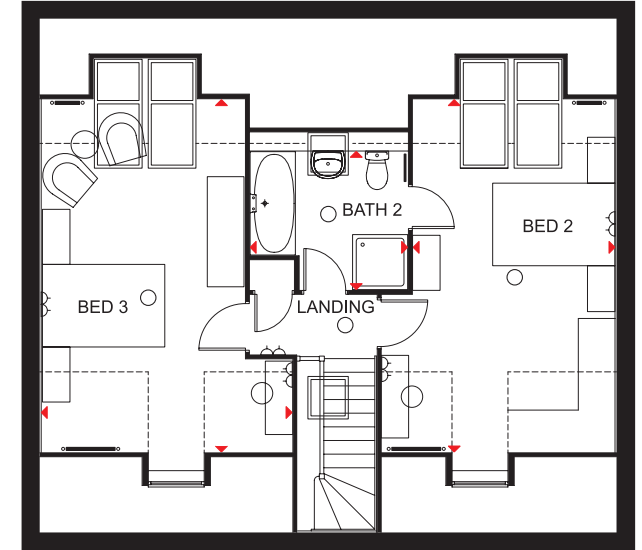
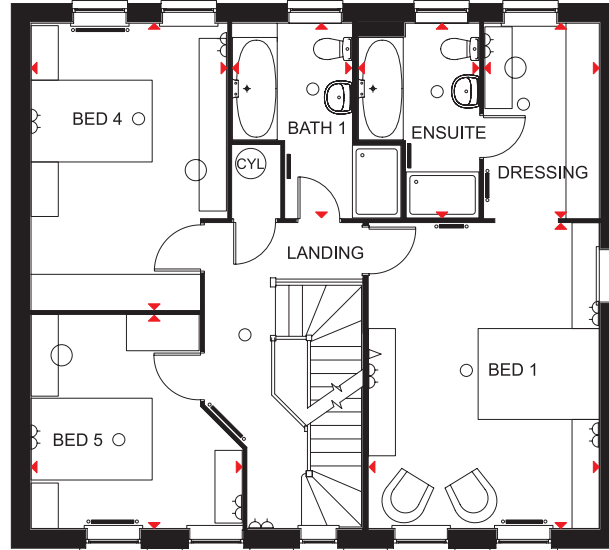
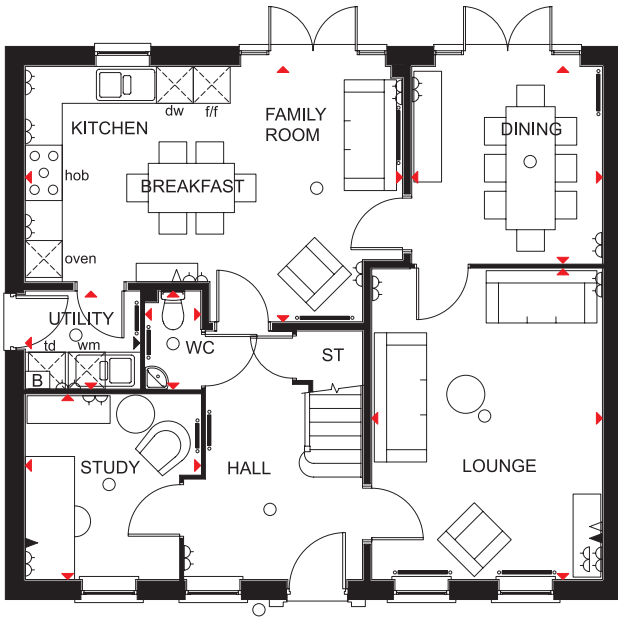
WHERE QUALITY LIVES

THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME

Key

- Light fitting
- ◀ 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	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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H597---5DS13



THE EARLSWOOD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This magnificent five bedroom family home makes perfect use of its light and space. The grand entrance hall leads to a bright and airy kitchen with breakfast, utility and family areas and French doors that open onto the rear garden. The comfortable lounge opens onto the garden too.

Downstairs also boasts a separate bay-fronted dining room. Upstairs features a desirable gallery landing leading to four double bedrooms; the master and bedroom two have en suite shower rooms. A single bedroom and a bathroom with separate shower complete this beautiful home.



DAVID WILSON HOMES

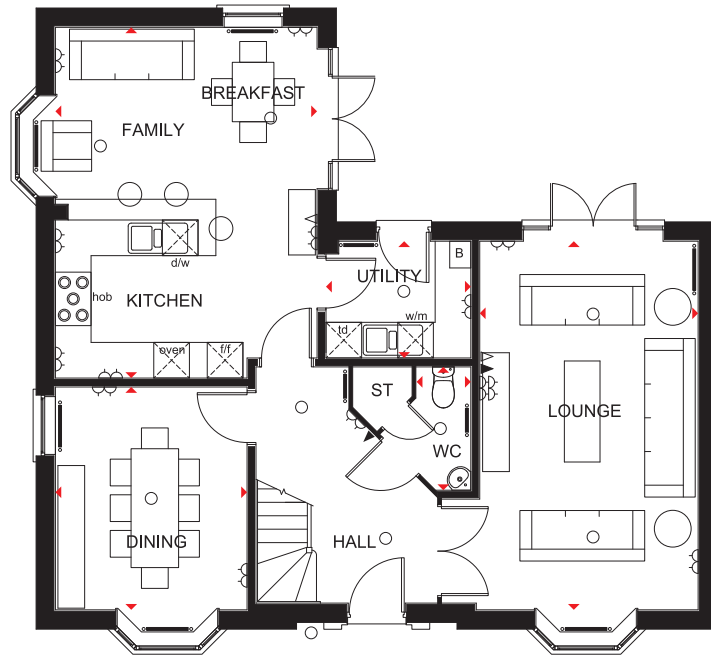
WHERE QUALITY LIVES

THE EARLSWOOD

FIVE BEDROOM DETACHED HOME

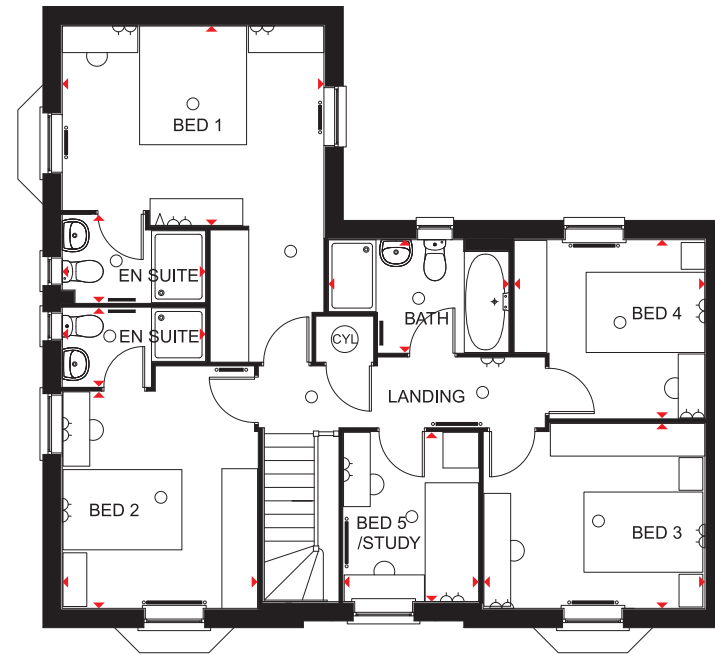
Key

- 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	6203 x 3675mm	20'4" x 12'0"
Kitchen/Family	5902 x 4403mm	19'4" max x 14'5"
Utility	2437 x 1965mm	7'11" x 6'5"
Dining	3750 x 3225mm	12'3" x 10'7"
WC	913 x 2075mm	2'11" x 6'9"



First Floor

Bedroom 1	4403 x 3360mm	14'5" x 11'0"
En suite 1	2412 x 1474mm	7'11" x 4'10"
Bedroom 2	3643 x 3266mm	11'11" x 10'8"
En suite 2	2412 x 1324mm	7'11" x 4'4"
Bedroom 3	3720 x 3112mm	12'2" x 10'2"
Bedroom 4	3211 x 3002mm	10'6" x 9'10"
Bedroom 5/Study	2273 x 2849mm	7'5" x 9'4"
Bathroom	3036 x 1898mm	9'11" x 6'2"

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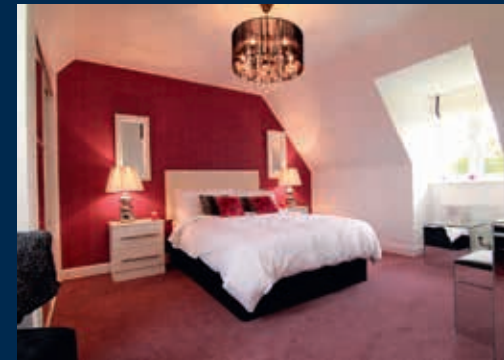


THE EMERSON

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This impressive 2½ storey, five bedroom home offers plenty of room for the whole family. Space and light are key features, with the open-plan kitchen and breakfast room incorporating an extra family area and a utility room. This same generosity can be seen in the dual aspect lounge, which features a bay window and opens

onto the rear garden via French doors. Downstairs also features a separate dining room. On the first floor are three beautifully presented double bedrooms, the master with dressing area, en suite shower room and a family bathroom. The second floor offers a further double bedroom, a single bedroom and a shower room.



DAVID WILSON HOMES

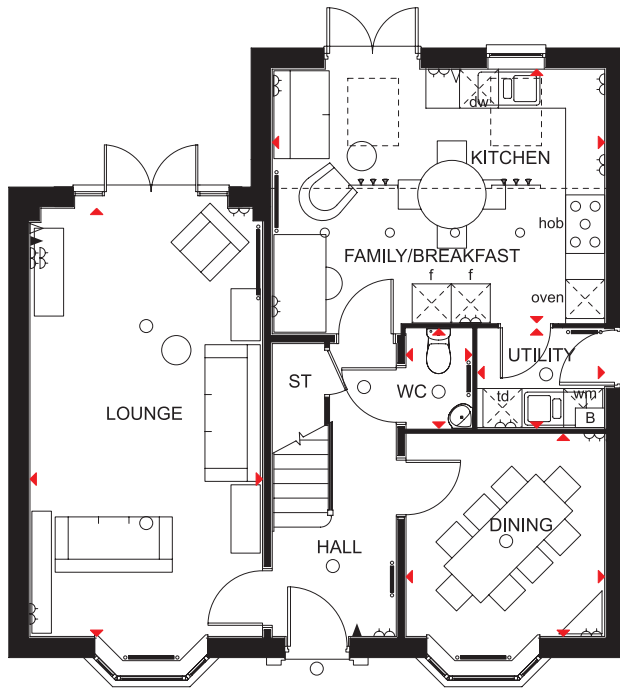
WHERE QUALITY LIVES

THE EMERSON

FIVE BEDROOM DETACHED HOME

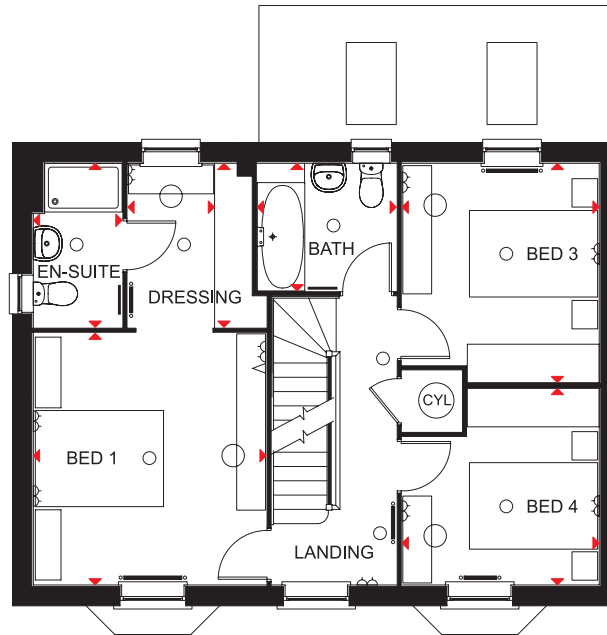
Key

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



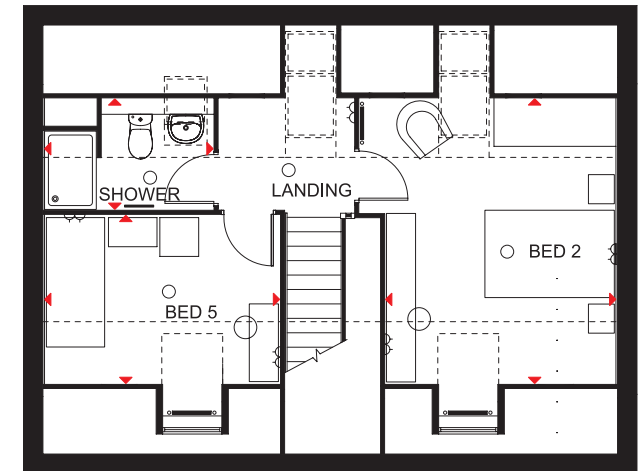
Ground Floor

Lounge	6580 x 3573 mm	21'7" x 11'9"
Kitchen/Family/Breakfast	5107 x 3898 mm	16'9" x 12'8"
Utility	1950 x 1531 mm	6'5" x 5'0"
Dining	3052 x 3109 mm	10'0" x 10'2"
WC	1531 x 1013 mm	5'0" x 3'4"



First Floor

Bed 1	3931 x 3634 mm	12'11" x 11'11"
Dressing	2560 x 1354 mm	8'5" x 4'5"
En Suite	1385 x 2560 mm	4'7" x 8'5"
Bed 3	3077 x 3423 mm	10'0" x 11'3"
Bed 4	3077 x 3068 mm	10'0" x 10'1"
Bath	2173 x 1991 mm	7'2" x 6'6"



Second Floor

Bed 2	4402* x 3561*mm	14'5"* x 11'8"*
Bed 5	3634* x 2602*mm	11'11"* x 8'6"*
Shower	2606* x 1470*mm	8'7"* x 4'10"*

*Overall floor dimension includes lower ceiling areas

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H500-XB5DS13

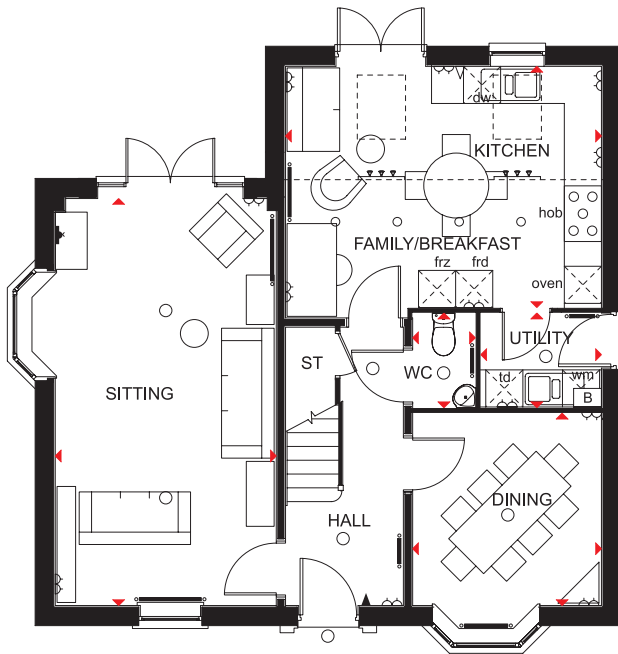


THE EMERSON

FIVE BEDROOM DETACHED HOME

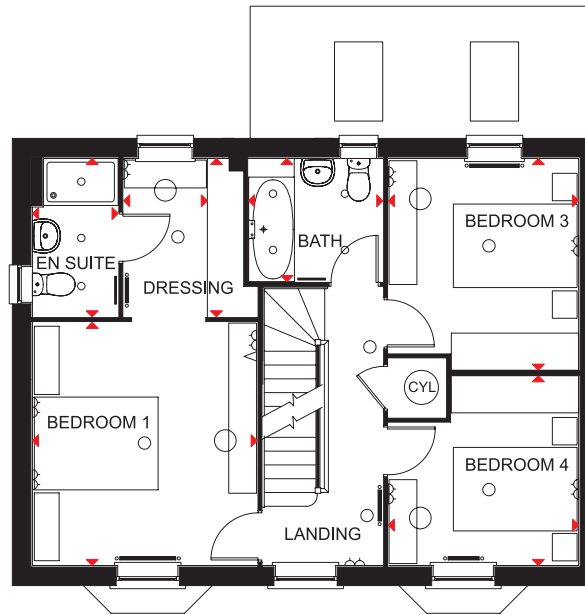
Key

○ Light fitting	△ T.V. aerial socket	— Towel radiator	CYL Cylinder	wm Washing machine space	◀▶ Dimension location
⏏ Electric socket	⏏ Media plate	B Boiler	frd Fridge	dw Dishwasher space	
◀ Telephone outlet point	— Radiator	ST Store	frz Freezer	td Tumble dryer space	



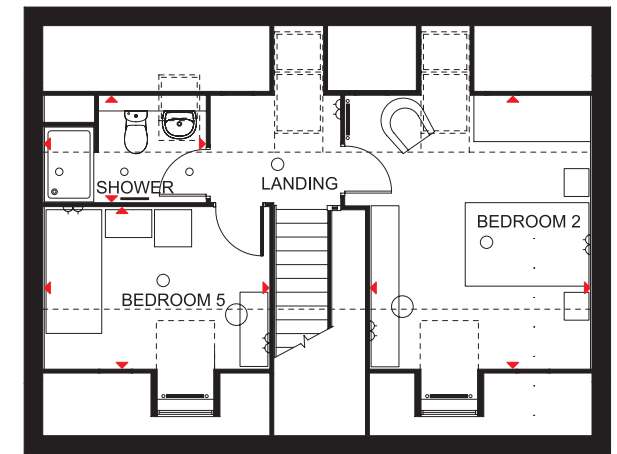
Ground Floor

Sitting	6580 x 3573 mm	21'7" x 11'9"
Kitchen/Family/Breakfast	5107 x 3898 mm	16'9" x 12'8"
Utility	1950 x 1531 mm	6'5" x 5'0"
Dining	3052 x 3109 mm	10'0" x 10'2"
WC	1531 x 1013 mm	5'0" x 3'4"



First Floor

Bedroom 1	3931 x 3634 mm	12'11" x 11'11"
Dressing	2560 x 1354 mm	8'5" x 4'5"
En Suite	1385 x 2560 mm	4'7" x 8'5"
Bedroom 3	3077 x 3423 mm	10'0" x 11'3"
Bedroom 4	3077 x 3068 mm	10'0" x 10'1"
Bath	2173 x 1991 mm	7'2" x 6'6"



Second Floor

Bedroom 2	4402* x 3561 mm	14'5"* x 11'8"
Bedroom 5	3634 x 2602* mm	11'11" x 8'6"*
Shower	2606 x 1470* mm	8'7" x 4'10"*

*Overall floor dimension includes lower ceiling areas

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. H500-XB5DS13/SP274133/0615



THE GREENVALE

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The entrance hall leads to the bright and airy kitchen boasting breakfast, family and utility areas and a glazed bay that opens onto the garden. The lounge also features its own set of French doors. A study and a bay-fronted dining room complete the

ground floor. Upstairs, the master bedroom comes with en suite, as does the second bedroom, making it an ideal space for guests. Two further double bedrooms, a single bedroom and a family bathroom offer plenty of room for the rest of the family.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE GREENVALE

FIVE BEDROOM HOME

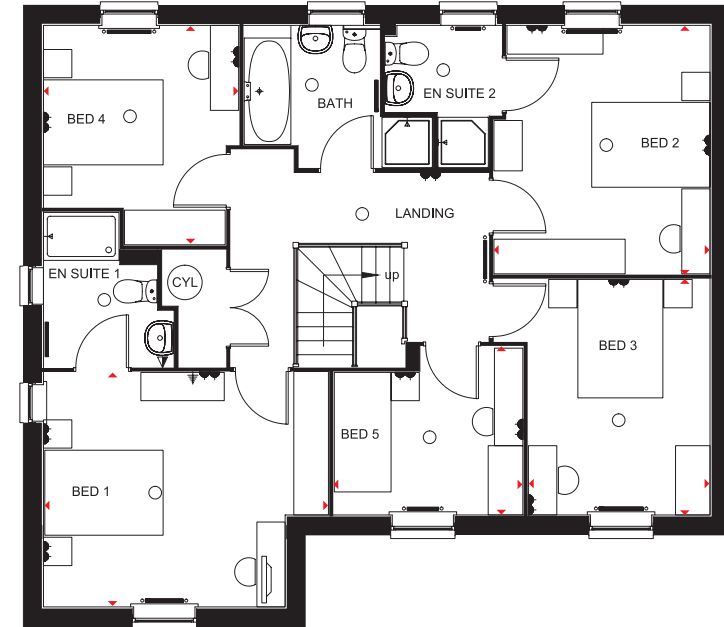
Key

- Light fitting
- ◀ Telephone outlet point
- ▣ Media plate
- Radiator
- B Boiler
- CYL Cylinder
- ◐ Electric socket
- ▲ T.V. aerial socket
- ◀ Shaver socket
- Towel radiator
- ST Store
- ◄► Dimension location



Ground Floor

Kitchen/Breakfast/Family	5327 x 6890 mm	17'5" x 22'7"
Lounge	5340 x 3550 mm	17'6" x 11'7"
Dining	2999 x 3840 mm	9'10" x 12'7"
Study	2375 x 3550 mm	7'9" x 11'7"



First Floor

Bedroom 1	3727 x 4527 mm	12'2" x 14'10"
Bedroom 2	3948 x 3434 mm	12'11" x 11'3"
Bedroom 3	3741 x 2886 mm	12'3" x 9'5"
Bedroom 4	3486 x 3101 mm	11'5" x 10'2"
Bedroom 5	2673 x 3012 mm	8'9" x 9'10"

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. HC57T-S5



THE HENLEY

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



As you enter The Henley you'll be greeted by the grand entrance hall with the dining room on one side and the lounge on the other, both with large bay windows. There's plenty of storage space and a cloakroom before entering into an impressive kitchen family breakfast room with adjoining utility room. Here you will have lots of room to relax whilst enjoying the

sun through the glazed bay with floor to ceiling windows and French doors. Upstairs you can relax in the spacious master bedroom with en suite and dressing area. The second double bedroom has its own en suite whilst the other two double bedrooms share the family bathroom. There is also a study/fifth bedroom, ideal for working from home.



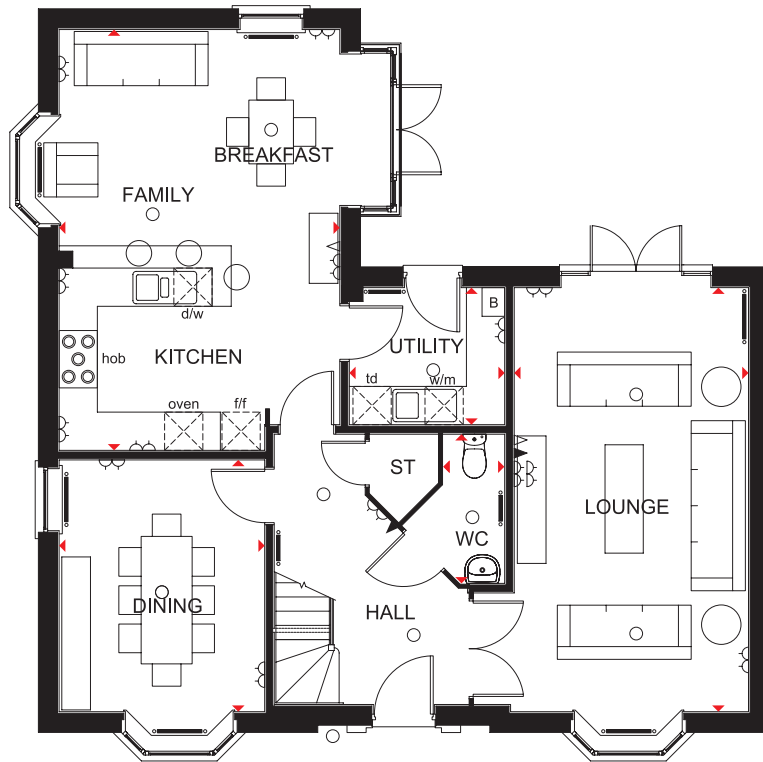
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HENLEY

FIVE BEDROOM DETACHED HOME

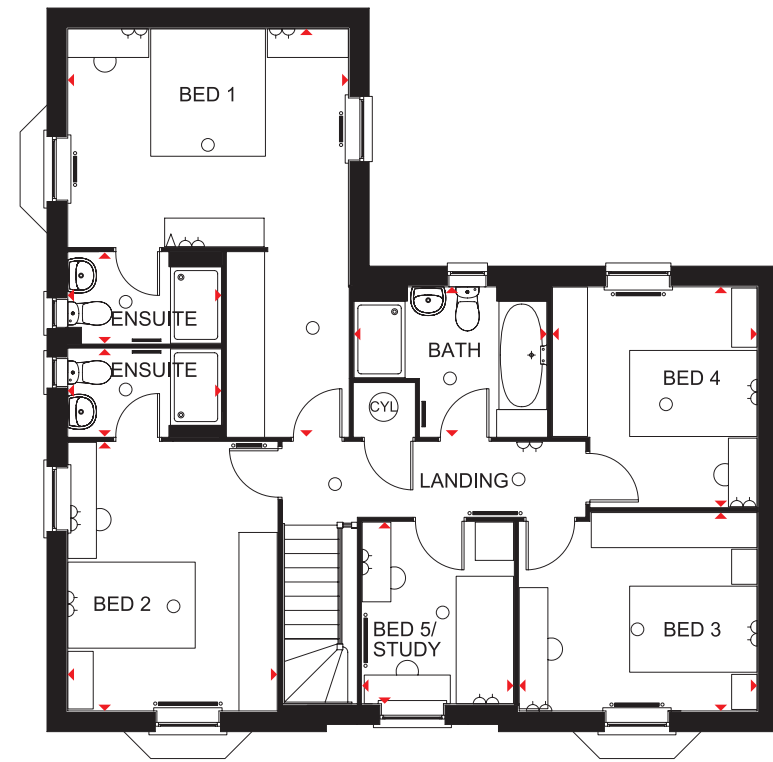
Key

- 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	6653 x 3675 mm	21'10" x 12'1"
Kitchen/Family/Breakfast	6602 x 4403 mm	21'8" x 14'5"
Utility	2437 x 2150 mm	8'0" x 7'1"
Dining	3950 x 3225 mm	13'0" x 10'7"
WC	2340 x 962 mm	7'8" x 3'2"



First Floor

Bed 1	6397 x 4403 mm	21'0" x 14'5"
En suite	2412 x 1424 mm	7'11" x 4'8"
Bed 2	4217 x 3286 mm	13'10" x 10'9"
En suite	2412 x 1374 mm	7'11" 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 2374 mm	9'4" x 7'9"
Bath	3023 x 2347 mm	9'11" x 7'8"

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H588---5DS01



THE LICHFIELD

FIVE BEDROOM 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

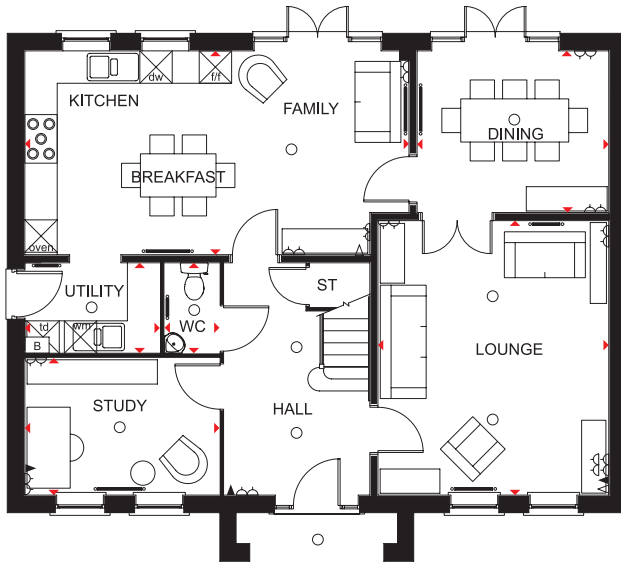
WHERE QUALITY LIVES

THE LICHFIELD

FIVE BEDROOM HOME

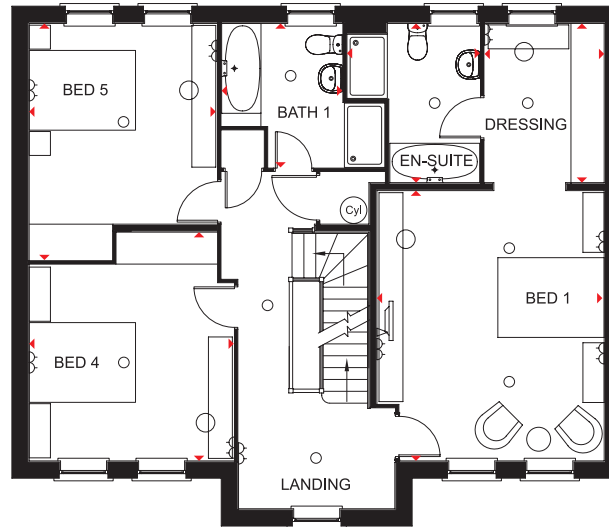
Key

- 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



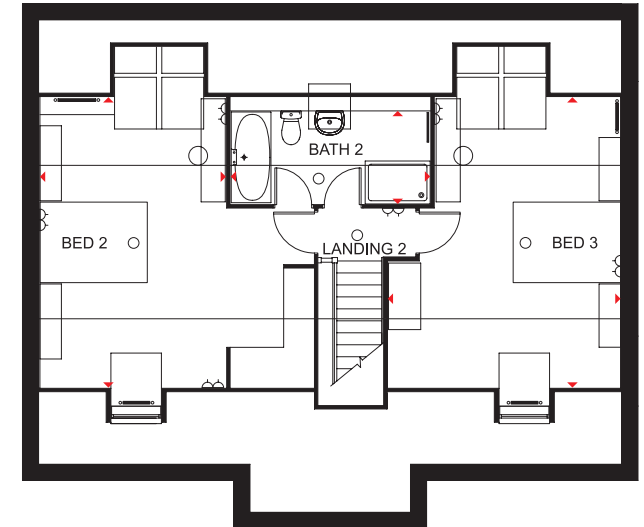
Ground Floor

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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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

WHERE QUALITY LIVES

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