Fernwood
VILLAGE

# 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 providing 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 Fernwood Village.

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

DAVID WILSON HOMES
WHERE QUALITY LIVES

*"We" refers to the Barratt Developments PLC Group brands. Insert the 90% recommendation disclaimer here, preceded by the symbol^. Please supply this disclaimer for Studio.

# WELCOME

## TO FERNWOOD VILLAGE

If you are looking for a new home tucked away on the edge of Newark, Fernwood Village is the ideal place for you with plenty of amenities on your doorstep including supermarkets, restaurants and high street shops. The A1 and A46 are easily accessible, linking you to Nottingham and Lincoln. And with Chuter Ede Primary School, rated 'Outstanding' by Ofsted, within walking distance, this development is ideal for young and growing families.

A SENSE OF PEACE,

# QUALITY

AND SPACE

Our homes at Fernwood Village 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 having two or more bathrooms, including your own private sanctuary – an en suite master bedroom.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

# IDEALLY LOCATED

## FOR YOUR FAMILY

For your little ones, there's nearby Fernwood Day Nursery and Balderton Village Day Nursery which both can be reached by car in 6 minutes.

There are plenty of schooling options in the area, including the 'Outstanding'-rated Chuter Ede Primary School, which is just a 3-minute walk, while Newark Academy can be reached in 8 minutes by car.

There are a number of great university options within half an hour's drive including The University of Lincoln, Nottingham Trent University and The University of Nottingham to name a few.*

*Based on the average drive time from the development.

# EXCELLENT

## CONNECTIONS

The A1 and A46 are easily accessible, linking you to Nottingham, Lincoln and Newark which are all within an hour's drive.

Newark has two rail stations: Newark North Gate, which provides a Main Line service to London King's Cross in 90 minutes^; and Whilst Newark Castle, which connects you to Lincoln, Nottingham, Leicester and Derby on the East Midlands line. Both stations are just 13 minutes' drive away.*

For holidays away, East Midlands Airport is 56 minutes' drive away while Manchester Airport is just under 2 hours' drive away*.

*Based on the average drive time from the development. ^Based on fastest train times from Newark Castle and North Gate train stations.

# PLENTY

## TO SEE AND DO

Living just a 10-minute drive away from Newark town centre, you'll be ideally placed for those everyday amenities including local bakeries, butchers and a variety of high-street retailers and supermarkets, among them a Waitrose and an Asda. The Buttermilk Shopping Centre is a Grade I listed building that has been brought back to life in recent years by independent traders offering their take on crafts, jewellery, household furnishings, baked goods and clothes.

The Palace Theatre plays host to more than 150 live productions every year, covering everything from ballet to drama and children's shows to comedy, and not forgetting its hugely successful annual pantomime.

Enjoy a day out at Kelham Country Hall and Park, a traditional Victorian house set within 42 acres of landscaped gardens with parkland, a children's adventure play area and café.

With fantastic views of Newark Castle and the River Trent, The Water's Edge bar and restaurant is the ideal place to relax with family and friends. If your after lunch, dinner or just a drink, you'll feel right at home watching the boats pass by on one of the many terraces and balconies.

Or if you're looking for something a little more exclusive, why not try Taylor's Fine Dining? Coming highly recommended on Tripadvisor, this family-run, fine-dining restaurant provides a relaxed, intimate environment where you'll find both traditional dishes and bold, exciting flavours, with quality ingredients.

# WITHIN 11 MINUTES

## FROM YOUR NEW HOME*

**Chuter Ede Primary School**
1 minute by car

**The Tawny Owl Pub**
4 minutes by car

**Balderton Village Day Nursery**
6 minutes by car

**Newark Academy**
8 minutes by car

**The Buttermilk Shopping Centre**
8 minutes by car

**Newark Town Centre**
10 minutes by car

**Odeon**
10 minutes by car

**Newark Golf Club**
11 minutes by car

**Sconce and Devon Park**
11 minutes by car

*Based on the average drive time from the development.

# WITHIN 26 MINUTES

## FROM YOUR NEW HOME*

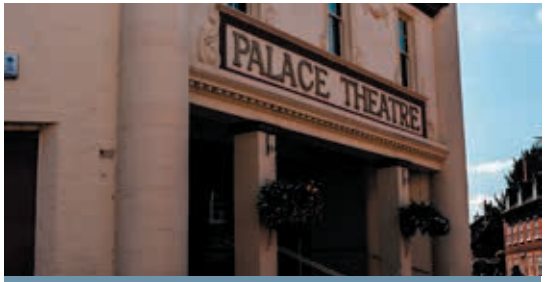
**Newark Castle**
12 minutes by car

**Taylors Fine Dining**
12 minutes by car

**Waitrose**
13 minutes by car

**Newark Train Station**
13 minutes by car

**The Water's Edge Bar and Kitchen**
13 minutes by car




**Palace Theatre**
14 minutes by car

**Kelham Country Park**
16 minutes by car

**Farndon Marina**
18 minutes by car

**Pure Land Meditation Centre & Japanese Garden**
26 minutes by car

*Based on the average drive time from the development.

# 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

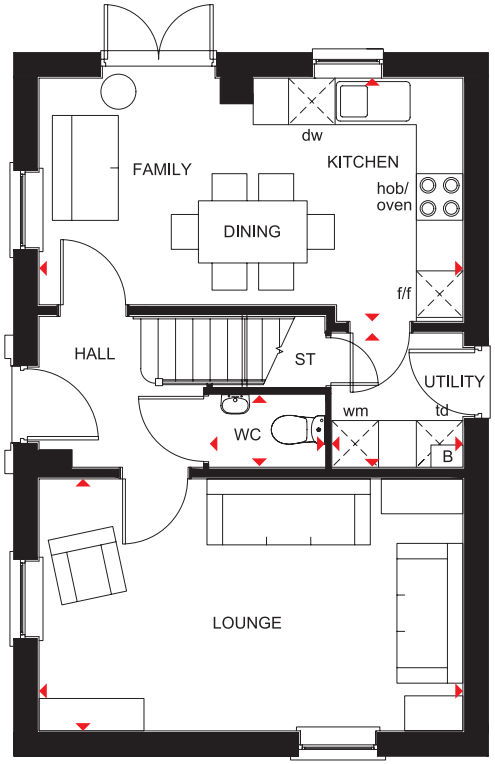
WHERE QUALITY LIVES

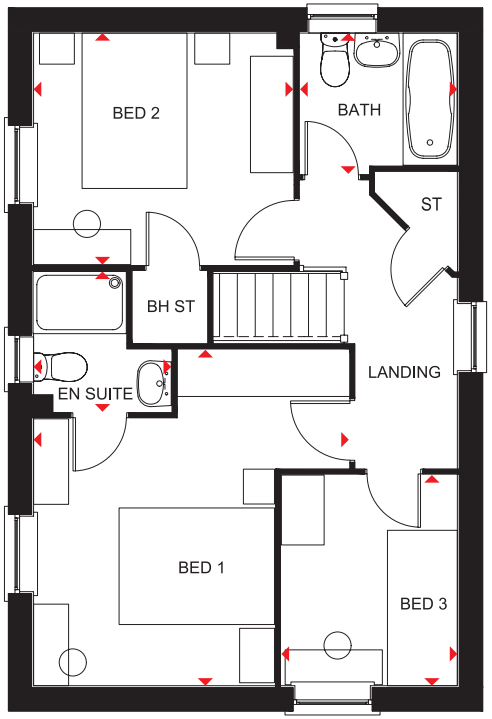
# THE HADLEY

THREE BEDROOM DETACHED HOME

**Key**

| | | | | | |
|---|---|---|---|---|---|
| B | Boiler | f/f | Fridge/freezer space | td | Tumble dryer space |
| ST | Store | wm | Washing machine space | ◂▸ | Dimension location |
| BH ST | Bulkhead Store | dw | Dishwasher space | | |




## Ground Floor

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

## First Floor

| | | |
|---|---|---|
| Bedroom 1 | 4324 x 4058 mm | 14'2" x 13'3" |
| En Suite | 1806 x 1771 mm | 5'11" x 5'9" |
| Bedroom 2 | 3341 x 2978 mm | 11'3" x 9'9" |
| Bedroom 3 | 2713 x 2265 mm | 8'11" x 7'5" |
| Bathroom | 2025 x 1811 mm | 6'8" x 6'0" |

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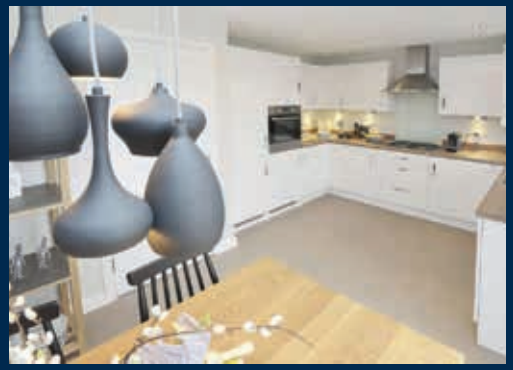
P341--D7 DS02/SP394974

# THE KENNETT

## THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser

Intelligently designed over three floors, The Kennett is a good-sized end-terraced family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby separating the kitchen from the spacious bay-fronted lounge leads upstairs. Here are 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

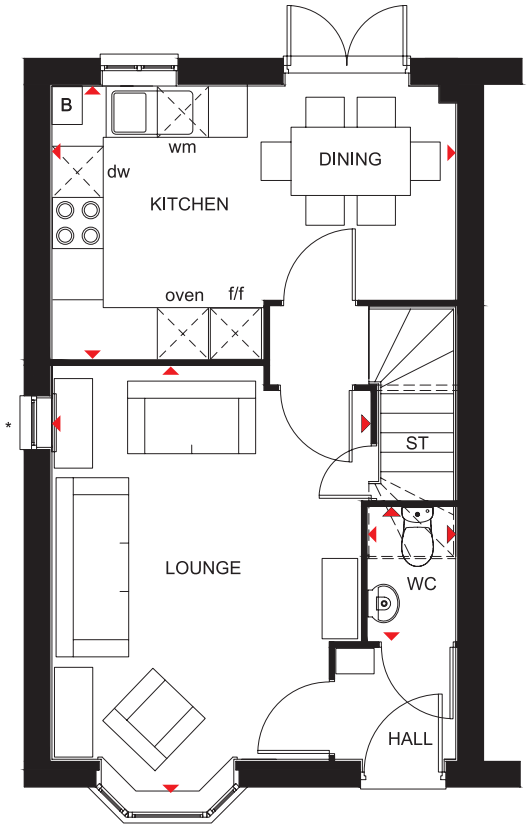
WHERE QUALITY LIVES

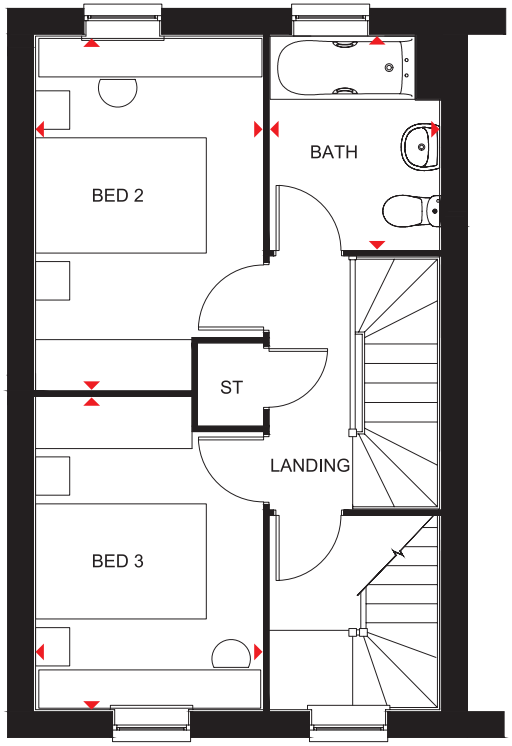
# THE KENNETT

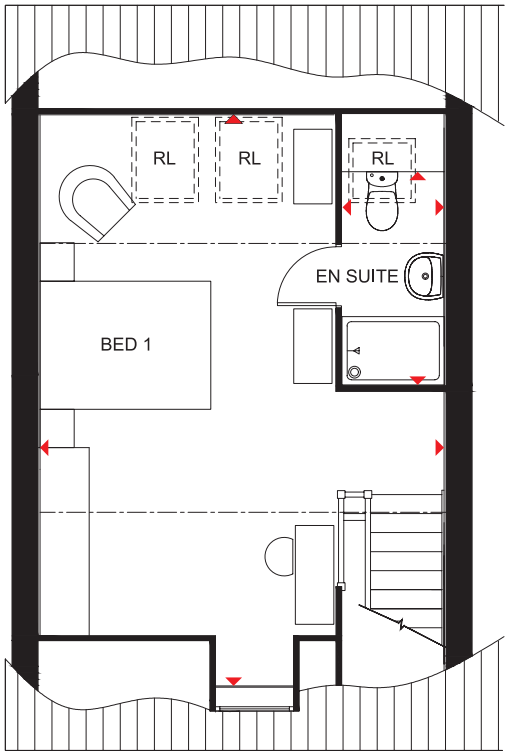
THREE BEDROOM TERRACED HOME

**Key**

| | | | | | |
|---|---|---|---|---|---|
| B | Boiler | wm | Washing machine space | RL | Roof light |
| ST | Store | dw | Dishwasher space | | |
| f/f | Fridge/freezer 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 1030 mm | 5'1" x 3'4" |

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

## First Floor

| | | |
|---|---|---|
| Bedroom 2 | 4116 x 2659 mm | 13'6" x 8'8" |
| Bedroom 3 | 3658 x 2659 mm | 12'0" x 8'8" |
| Bathroom | 2498 x 1985 mm | 8'2" x 6'6" |

## Second Floor

| | | |
|---|---|---|
| Bedroom 1 | 6690* x 4733 mm | 21'11"* x 15'6" |
| En suite | 1189* x 2497 mm | 3'11"* x 8'2" |

*Overall floor dimension includes lowered ceiling areas

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T310-E-7 DS02/SP395331

# THE BRADGATE

## FOUR BEDROOM DETACHED HOME

Individual plots may vary, please speak to the Sales Adviser

A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with French doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious master with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.

DAVID WILSON HOMES

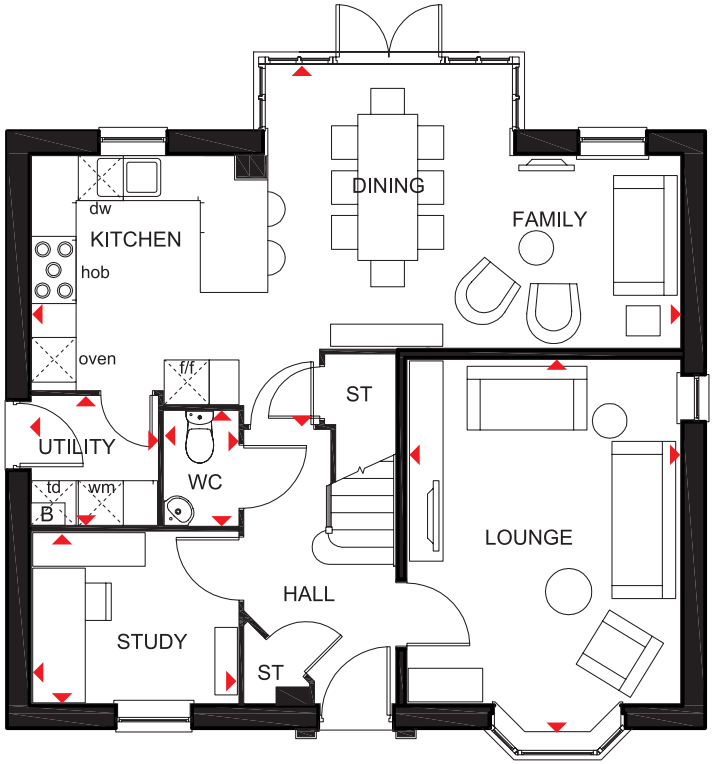
WHERE QUALITY LIVES

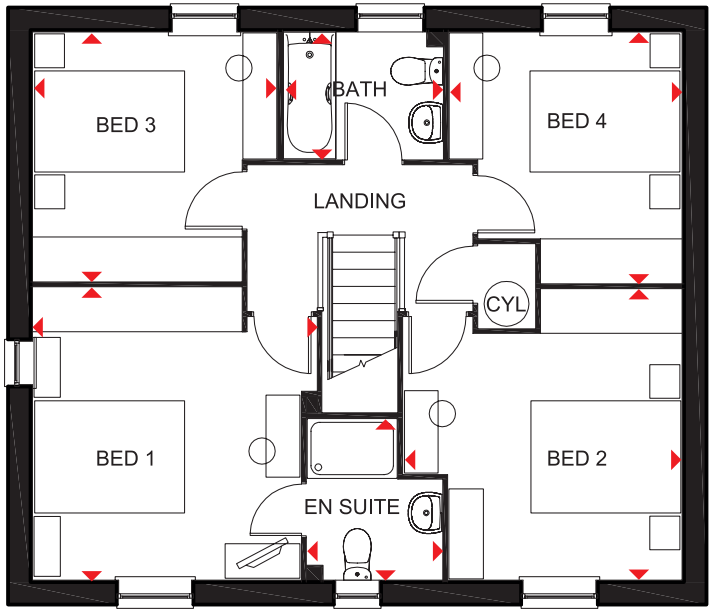
# THE BRADGATE

FOUR BEDROOM DETACHED HOME

**Key**

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




**Ground Floor**

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

**First Floor**

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

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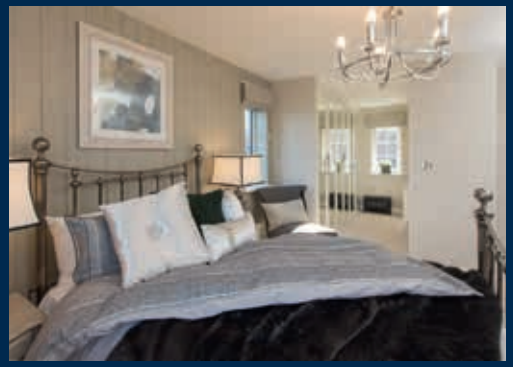
H417---7DS00 / SP 341702

# 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

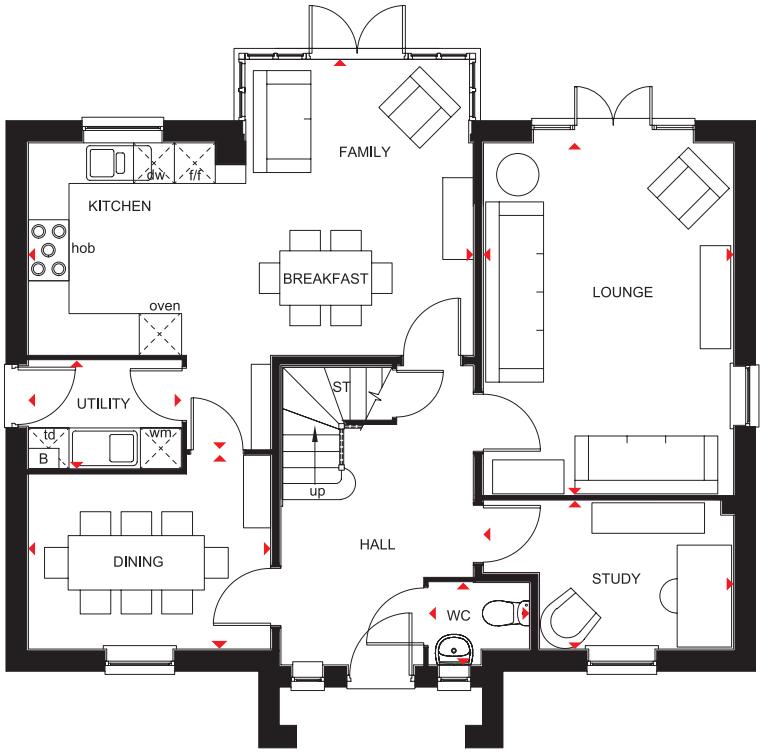
WHERE QUALITY LIVES

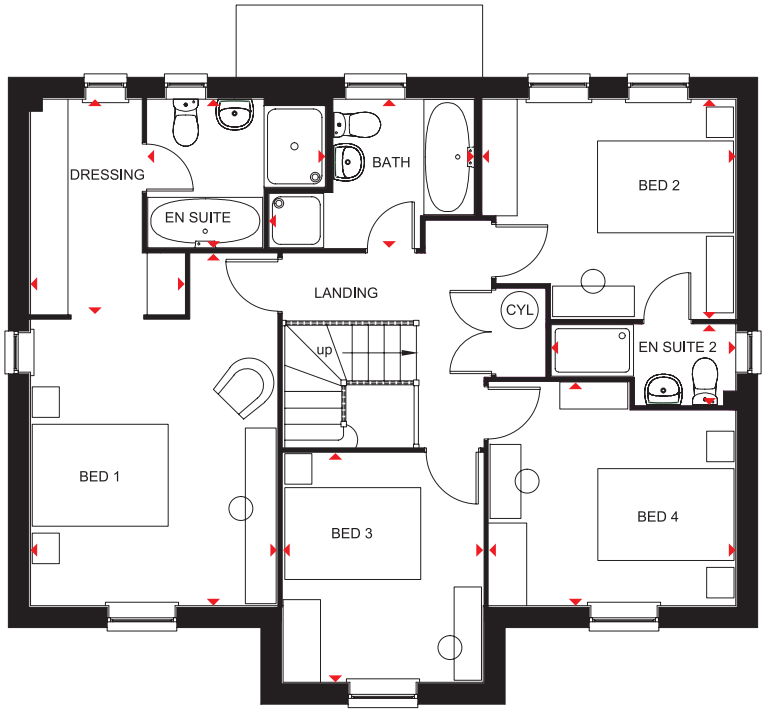
# THE WINSTONE

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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DWH 2017 H421—7DS00 / SP 342353

# 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

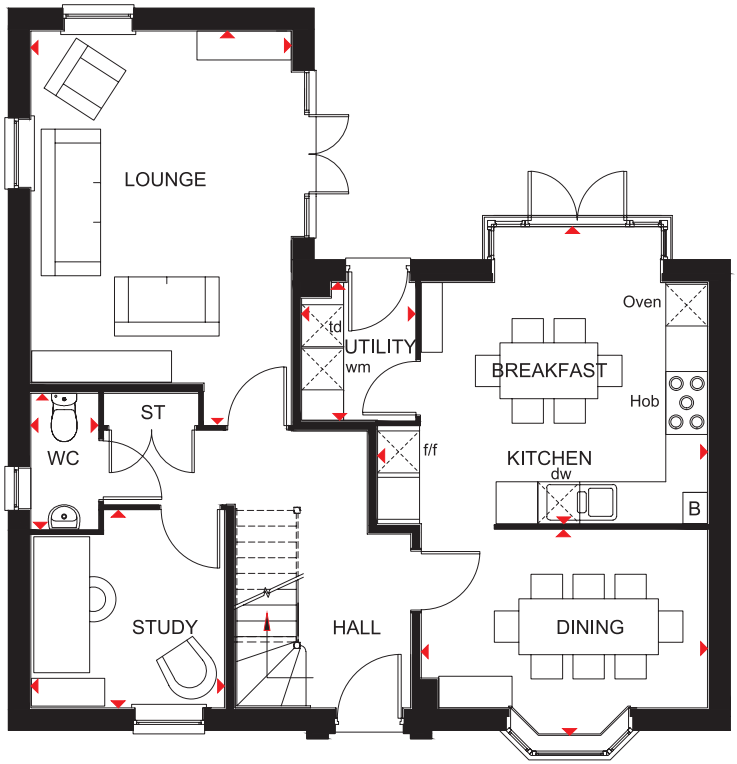
WHERE QUALITY LIVES

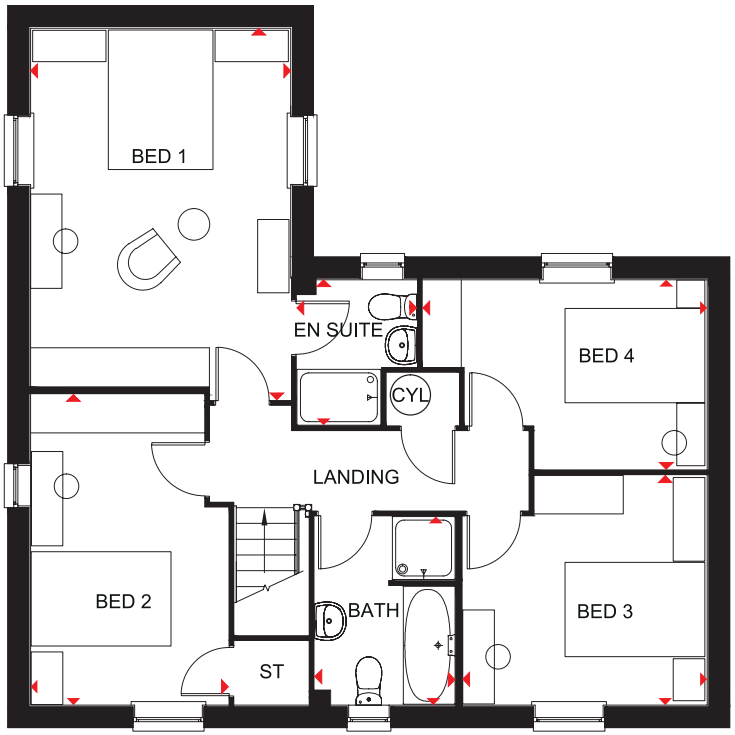
# THE LAYTON

FOUR BEDROOM DETACHED HOME

**Key**

| | | | | | |
|---|---|---|---|---|---|
| B | Boiler | 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 | 5637 x 3727 mm | 18'5" x 12'2" |
| Kitchen/Breakfast | 4255 x 4725 mm | 14'0" 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

| | | |
|---|---|---|
| Bedroom 1 | 5321 x 3727 mm | 17'5" x 12'3" |
| En suite | 1715 x 2085 mm | 5'8" x 6'10" |
| Bedroom 2 | 4443 x 2833 mm | 14'7" x 9'4" |
| Bedroom 3 | 3500 x 3285 mm | 11'6" x 10'9" |
| Bedroom 4 | 4070 x 2716 mm | 13'4" x 8'11" |
| Bathroom | 2689 x 2010 mm | 8'10" x 6'7" |

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DWH 2017 H436--X7DS01 / SP367762

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

DAVID WILSON HOMES
WHERE QUALITY LIVES

# 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

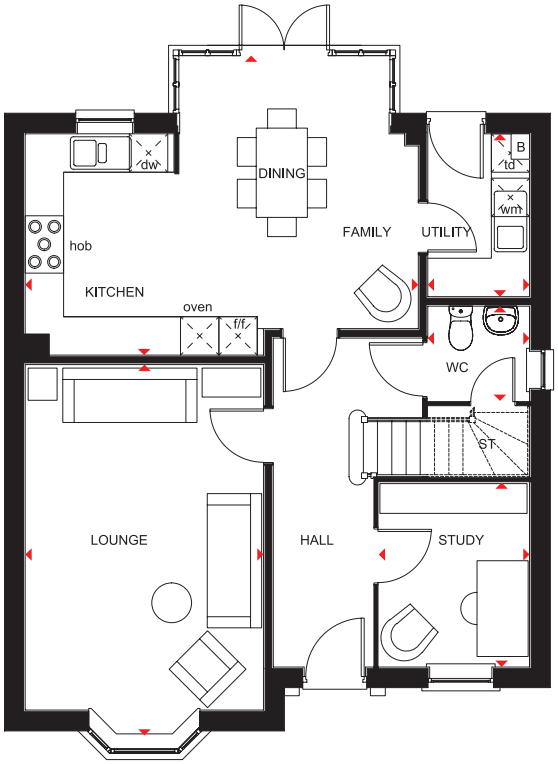
WHERE QUALITY LIVES

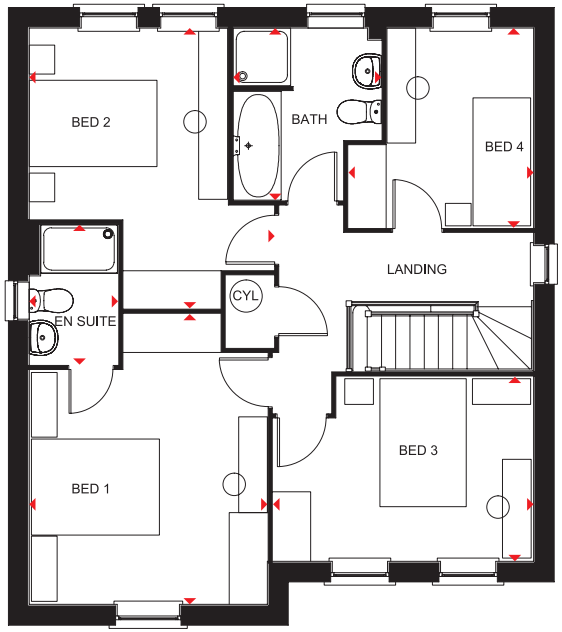
# THE HOLDEN

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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DWH 2017 H469--X7DS00 / SP342304

# THE MILLFORD

FOUR BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The bay-fronted lounge and the kitchen/dining area's attractive walk-in glazed bay that leads to the garden make The Millford a bright place to call home. A family area in the kitchen increases flexibility for living and entertaining, while a separate utility room adds practicality. The ground floor has an integral garage for added security. Upstairs are four double bedrooms, the spacious master with en suite. The fully fitted family bathroom also includes a shower.

DAVID WILSON HOMES

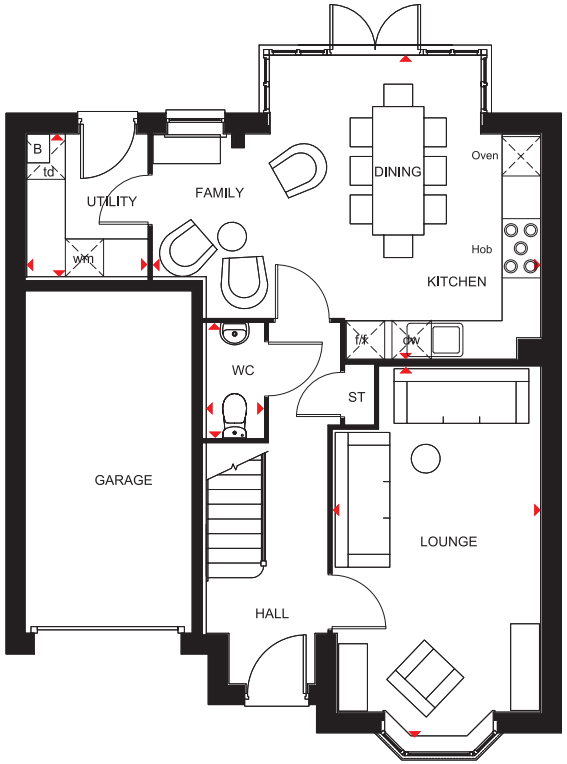
WHERE QUALITY LIVES

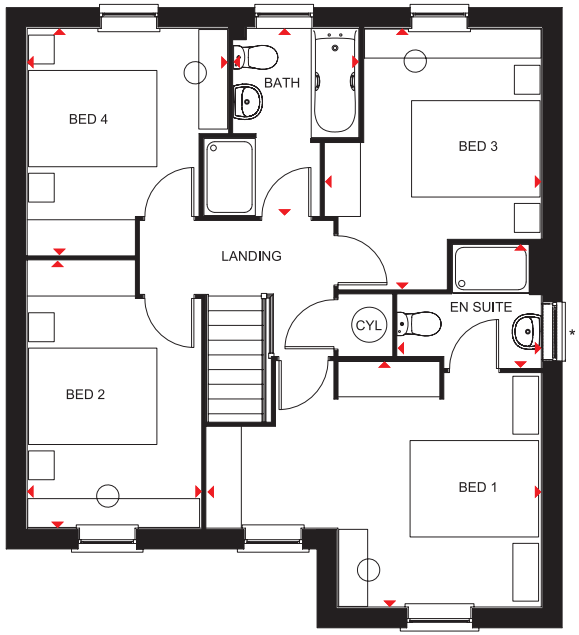
# THE MILLFORD

FOUR BEDROOM HOME

**Key**

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




## Ground Floor

| | | |
|---|---|---|
| Lounge | 5772 x 3235 mm | 18'11" x 10'7" |
| Kitchen/Dining/Family | 6037 x 4735 mm | 19'10" x 15'6" |
| Utility | 2225 x 1877 mm | 7'3" x 6'2" |
| WC | 1786 x 895 mm | 5'10" x 2'11" |

## First Floor

| | | |
|---|---|---|
| Bedroom 1 | 5195 x 3823 mm | 17'0" x 12'6" |
| En suite | 2235 x 1924 mm | 7'4" x 6'4" |
| Bedroom 2 | 4161 x 2707 mm | 13'8" x 8'10" |
| Bedroom 3 | 4056 x 3365 mm | 13'4" x 11'0" |
| Bedroom 4 | 3527 x 3124 mm | 11'7" x 10'3" |
| Bathroom | 2913 x 1950 mm | 9'7" x 6'5" |

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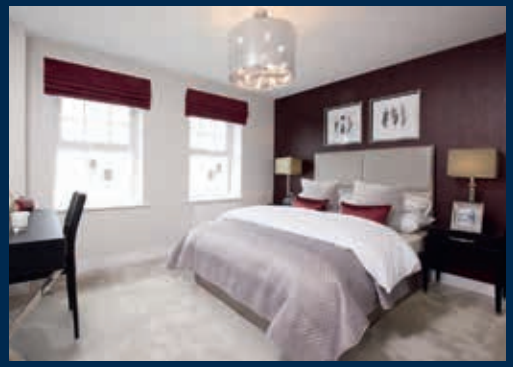
DWH 2017 H411---7DS00/SP387802

# THE CHELWORTH

## FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Chelworth has a traditional look and is an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The attractive lounge is perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious master with full en suite, and a family bathroom complete with separate shower.

DAVID WILSON HOMES

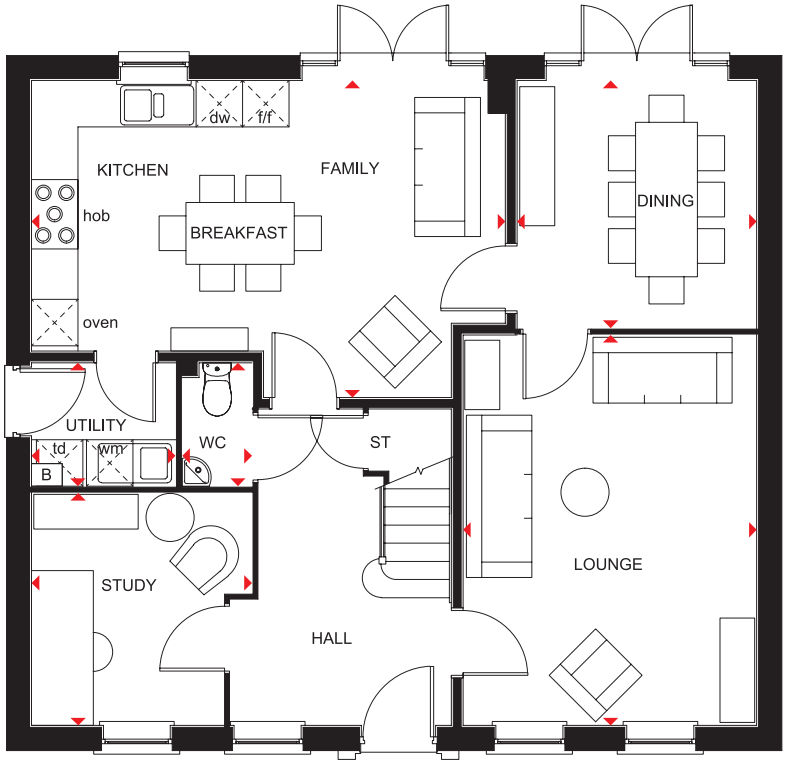
WHERE QUALITY LIVES

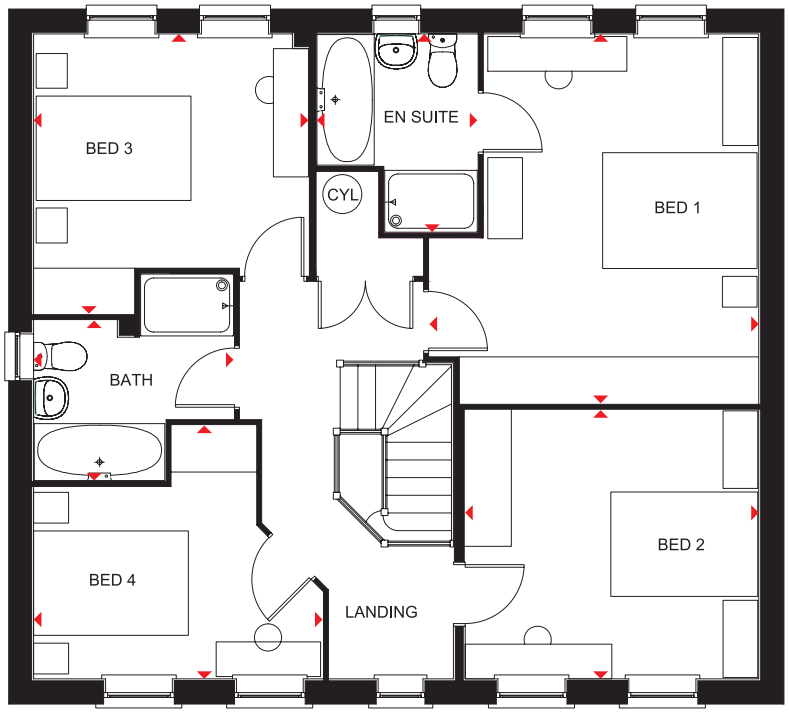
# THE CHELWORTH

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 | 5050 x 3800 mm | 16'7" x 12'6" |
| Kitchen/Family/Breakfast | 6130 x 4100 mm | 20'1" x 13'5" |
| 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 | 4775 x 4261 mm | 15'8" x 14'0" |
| En suite | 2077 x 2561 mm | 6'10" x 8'5" |
| Bed 2 | 3476 x 3800 mm | 11'5" x 12'6" |
| Bed 3 | 3552 x 3616 mm | 11'8" x 11'10" |
| Bed 4 | 3736 x 3275 mm | 12'3" x 10'9" |
| Bath | 2584 x 2071 mm | 8'6" x 6'10" |

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DWH 2017 H497---7DS00 / SP 342359

# THE EXETER

## FOUR BEDROOM DETACHED HOME

Individual plots may vary, please speak to the Sales Adviser

The Exeter's design reflects an intelligent use of space. A full-height glazed bay in the luxury fitted kitchen has French doors to the garden, allowing in plenty of natural light. The bright, open-plan kitchen includes dining and family areas and has an adjoining utility room. An attractive bay window makes the separate lounge a bright and pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the master with en suite, and a large family bathroom. An integral garage completes this spacious family home.

DAVID WILSON HOMES

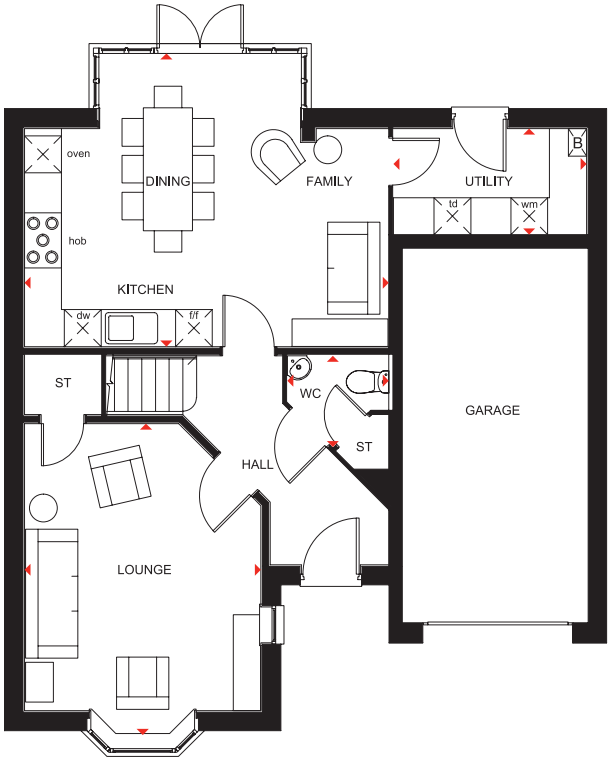
WHERE QUALITY LIVES

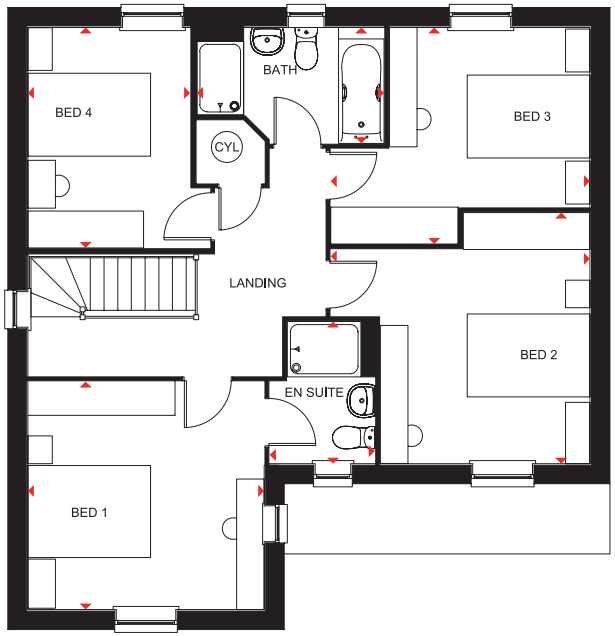
# THE EXETER

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 | 5068 x 3850 mm | 16'7" x 12'8" |
| Kitchen/Family/ Dining | 5832 x 4775 mm | 19'2" x 15'8" |
| Utility | 3148 x 1725 mm | 10'4" x 5'8" |
| WC | 1650 x 1484 mm | 5'5" x 4'10" |

## First Floor

| | | |
|---|---|---|
| Bed 1 | 3850 x 3711 mm | 12'8" x 12'2" |
| En Suite | 2315 x 1711 mm | 7'7" x 5'7" |
| Bed 2 | 4222 x 4088 mm | 13'10" x 13'5" |
| Bed 3 | 4222 x 3525 mm | 13'10" x 11'7" |
| Bed 4/Study | 3611 x 2665 mm | 11'10" x 8'9" |
| Bath | 3046 x 1886 mm | 10'0" x 6'2" |

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H418---7DS00/SP345398

# THE HENLEY

## FIVE BEDROOM DETACHED HOME

Individual plots may vary, please speak to the Sales Adviser

The Henley is an incredibly bright and spacious family home with attractive walk-in bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan kitchen with breakfast area and family space. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the large master and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.

DAVID WILSON HOMES

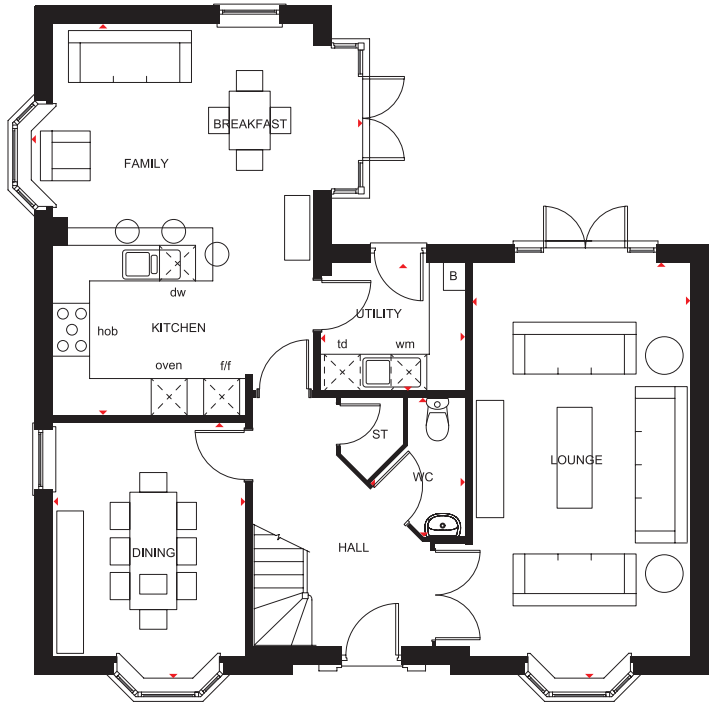
WHERE QUALITY LIVES

# THE HENLEY

FIVE BEDROOM DETACHED HOME

**Key**

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



## Ground Floor

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

## First Floor

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

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H588---7DS00 / SP363982

# THE LICHFIELD

## FIVE BEDROOM DETACHED HOME

Individual plots may vary, please speak to the Sales Adviser

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

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

DAVID WILSON HOMES

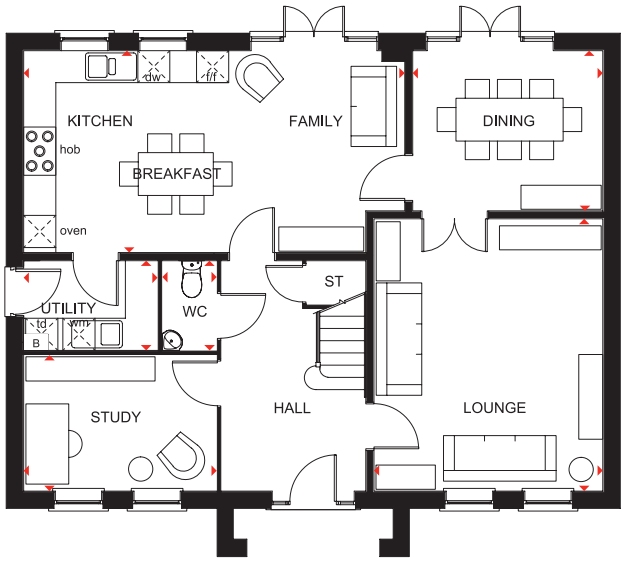
WHERE QUALITY LIVES

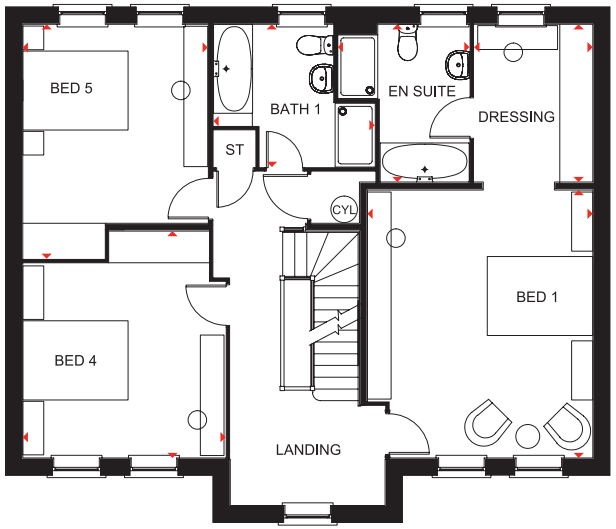
# THE LICHFIELD

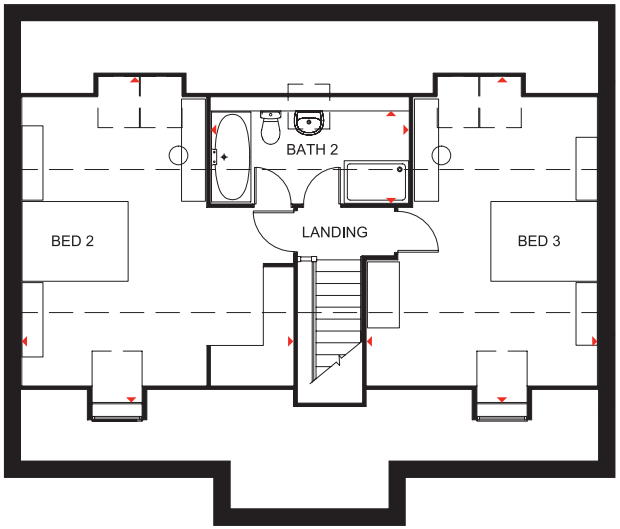
FIVE BEDROOM DETACHED HOME

**Key**

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




## Ground Floor

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

## First Floor

| | | |
|---|---|---|
| Bedroom 1 | 5084 x 4275 mm | 16'8" x 14'0" |
| Dressing | 2994 x 2249 mm | 9'10" x 7'5" |
| En suite | 2994 x 2573 mm | 9'10" x 8'3" |
| Bedroom 4 | 4303 x 3848 mm | 14'1" x 12'8" |
| Bedroom 5 | 4450 x 3511 mm | 14'7" x 11'6" |
| Bathroom 1 | 2707 x 2268 mm | 8'11" x 7'5" |

## Second Floor

| | | |
|---|---|---|
| Bedroom 2 | 6111* x 5102 mm | 20'0"* x 16'8" |
| Bedroom 3 | 6111* x 4336 mm | 20'0"* x 14'3" |
| Bathroom 2 | 3715 x 1733* mm | 12'2" x 5'8"* |

* Overall floor dimension includes lowered ceiling areas

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H533---7DS02 / SP366115

# 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

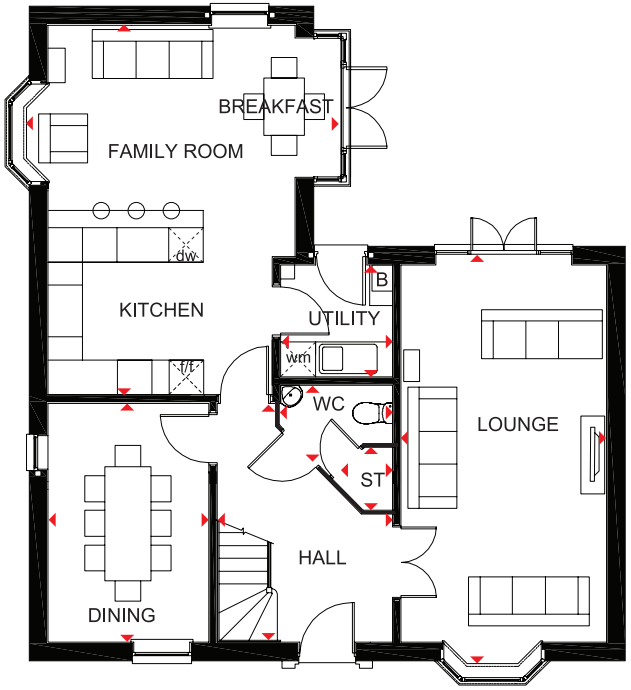
WHERE QUALITY LIVES

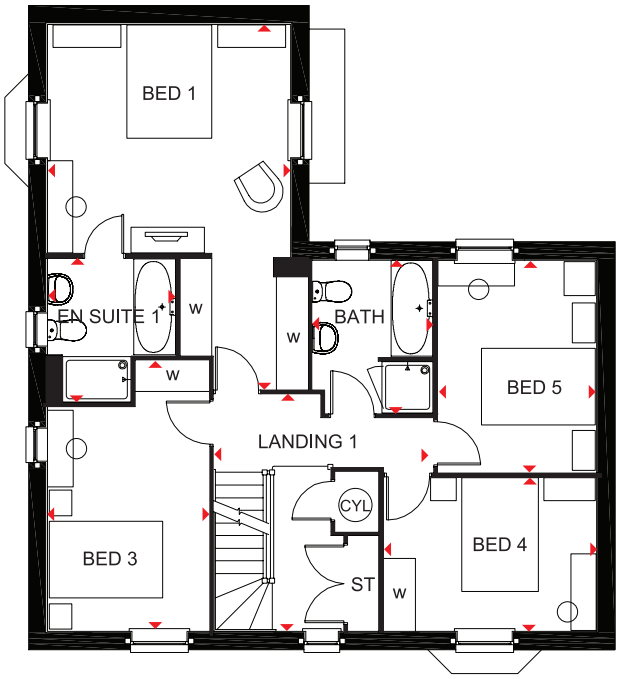
# THE MOORECROFT

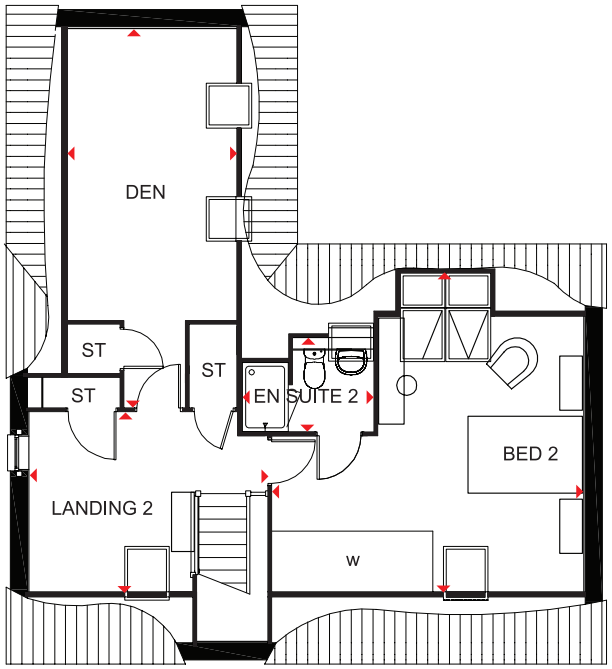
FIVE BEDROOM HOME

**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" |

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

Regional H3606EM May17/336984

DAVID WILSON HOMES

WHERE QUALITY LIVES

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

*Based on HBF star rating scheme from 2010 to 2019 derived from the NHBC national new homes survey at eight weeks (https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/#tab-downloads) over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson. **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.

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