



MADGWICK PARK

CHICHESTER

# 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

# MADGWICK PARK

WESTHAMPNETT, PO18 0PR



David Wilson Homes welcomes you to Madgwick Park, an exclusive range of 2, 3 and 4 bedroom homes in Westhampnett.

Home to the Goodwood Estate, Westhampnett is a beautiful place to live, rich in history and culture. You will find independent shops, supermarkets and schools all minutes from your front door.

Madgwick Park is close to the A27 and Chichester city centre is just a mile away, with plenty to do for all the family.

Experience high quality drama at one of the UK's flagship regional venues at Chichester Festival Theatre. Visit the famous Chichester cathedral and enjoy the West Sussex countryside, with beautiful country parks and woodlands nearby.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# LOCAL AMENITIES



- 1 The March CoFE Primary School    3 Goodwood Motor Circuit    5 Chichester Cathedral
- 2 Sainsbury's    4 St Richard's Hospital    6 Goodwood Racecourse

## EDUCATION

The March CoFE Primary School	0.4 miles
St Richard's Catholic Primary School	1.3 miles
Chichester High School	1.5 miles
Busy Bees Chichester Nursery	1.7 miles
University of Chichester	1.8 miles
Chichester College	2.5 miles

## HEALTH

St Richard's Hospital	1.2 miles
Lavant Road Surgery	2.6 miles
Tangmere Medical Centre	3.4 miles

## SHOPPING/AMENITIES

Sainsbury's	0.7 miles
Portfield Retail Park	0.8 miles
Chichester Post Office	1.9 miles
Waitrose	2.1 miles

## LEISURE

Goodwood Motor Circuit	0.9 miles
Chichester Watersports	0.9 miles
Chichester Cathedral	2.0 miles
Nuffield Health Fitness & Wellbeing Gym	2.4 miles
Goodwood Racecourse	3.1 miles
Fontwell Park	5.6 miles

## FROM MADGWICK PARK

Chichester	1.7 miles
Bognor Regis	7.3 miles





# MADGWICK PARK

CHICHESTER

- The Wilford 2 bedroom home
- The Hadley 3 bedroom home
- The Ashurst 3 bedroom home
- The Holden 4 bedroom home
- The Winstone 4 bedroom home
- AH Affordable Housing
- BCP Bin Collection Point
- V Visitor Parking Space



# 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.



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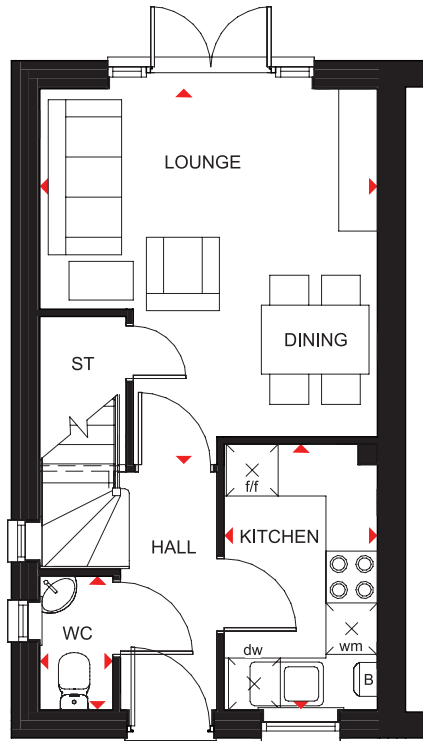
WHERE QUALITY LIVES

# THE WILFORD

TWO BEDROOM END-TERRACED HOME

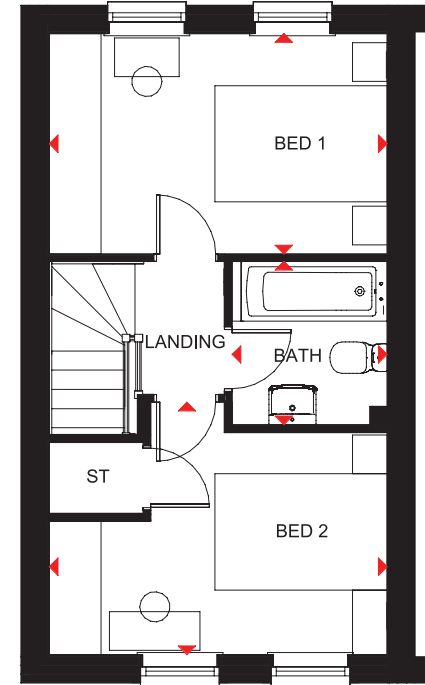
## Key

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"

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. P204-EC7DS00/SP340131



# THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hadley is designed very much for modern living, with its open-plan kitchen, dining and family areas providing flexible space. French doors access the rear garden and make the whole room bright and airy, 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 single bedroom and the family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

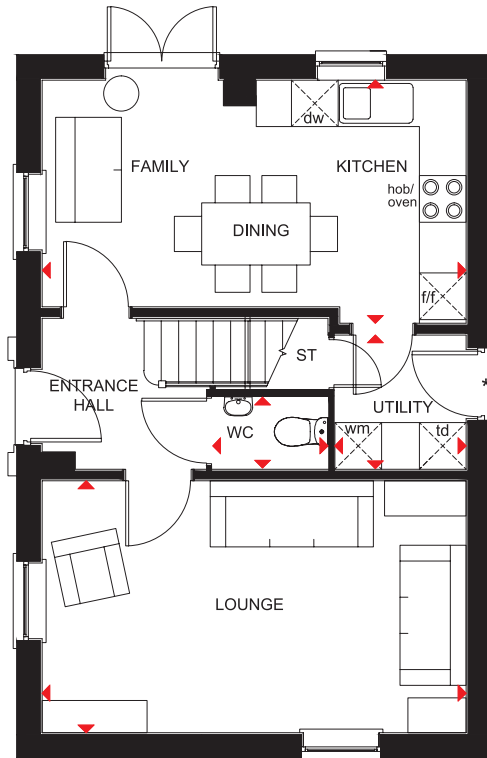


# THE HADLEY

THREE BEDROOM HOME

## Key

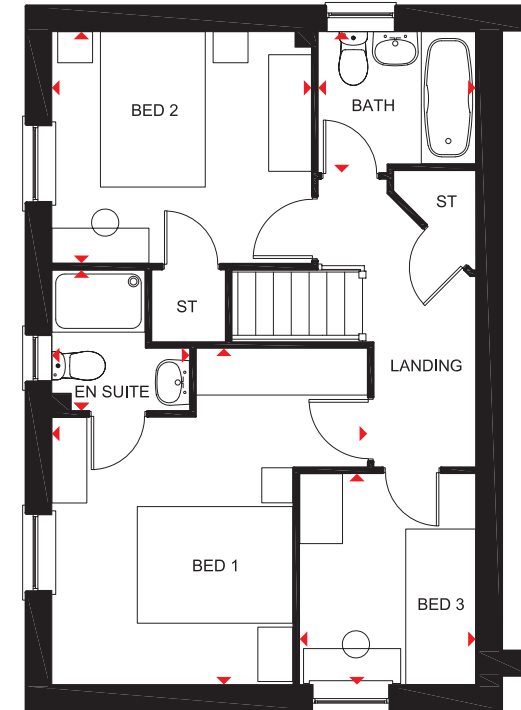
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	td	Tumble dryer space
wm	Washing machine space	◀▶	Dimension location



### Ground Floor

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

\*No door to plot 17 only



### 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	11'0" x 9'9"
Bed 3	2713 x 2265 mm	8'11" x 7'5"
Bath	2025 x 1811 mm	6'8" x 6'0"

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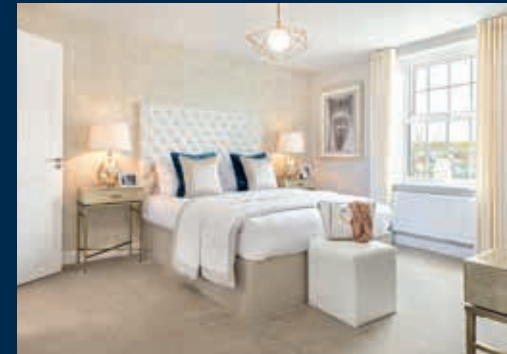


# THE HOLDEN

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.



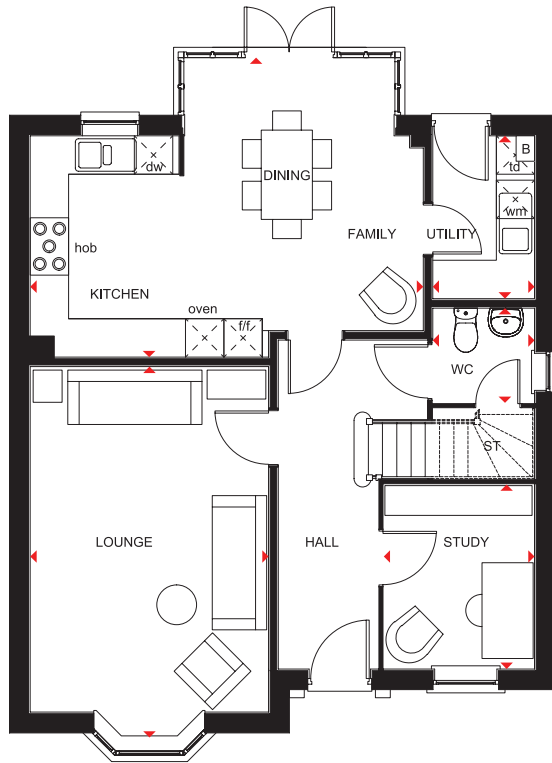
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WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM DETACHED HOME

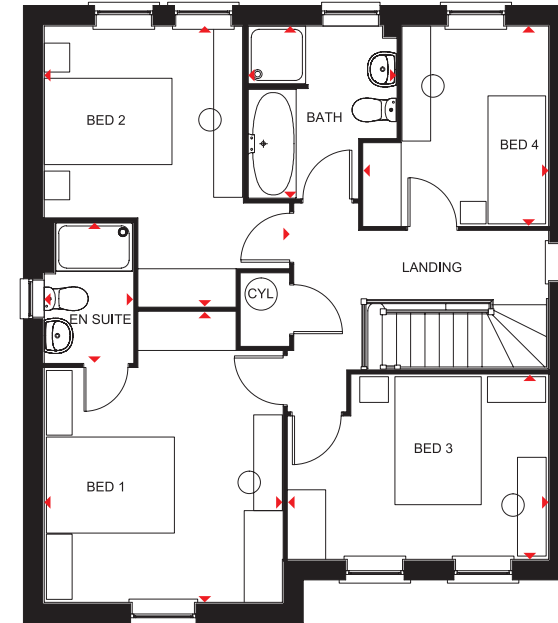
## Key

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 ASHURST

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashurst home is all about convenience. Its large, open-plan kitchen, with stylish fittings and space for all the essential appliances, incorporates the dining area. French doors in the separate lounge lead into

the back garden, providing a natural flow of extended living space during good weather. Upstairs are two double bedrooms, the expansive master with en suite, as well as a single bedroom and family bathroom.



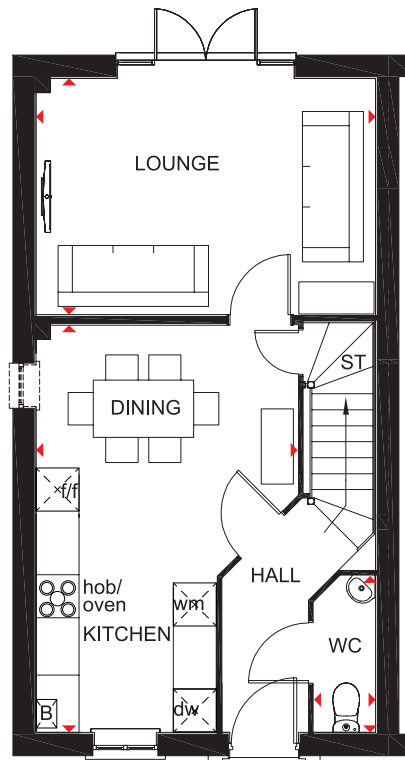
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# THE ASHURST

THREE BEDROOM HOME

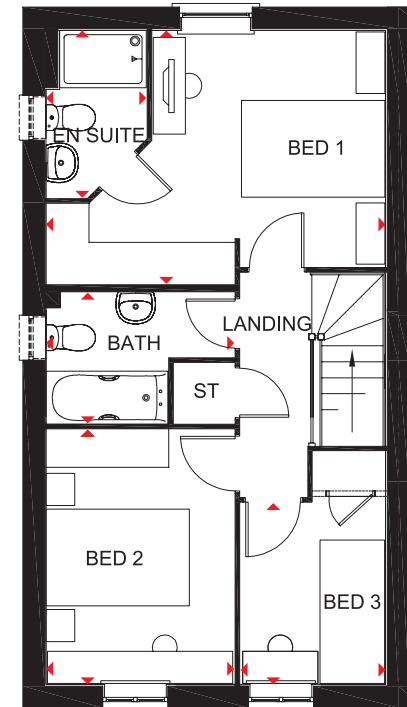
## Key

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



### Ground Floor

Kitchen/Dining	5745 x 3651 mm	18'10" x 11'11"
Lounge	4740 x 3296 mm	15'6" x 10'9"
WC	2185 x 861 mm	7'2" x 3'9"



### First Floor

Bed 1	4740 x 3540 mm	15'6" x 11'7"
En suite	2339 x 1400 mm	7'8" x 4'7"
Bed 2	3556 x 2626 mm	11'8" x 8'7"
Bed 3	2531 x 2025 mm	8'3" x 6'7"
Bath	2626 x 1856 mm	8'7" x 6'1"

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# THE WINSTONE

FOUR BEDROOM HOME



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

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



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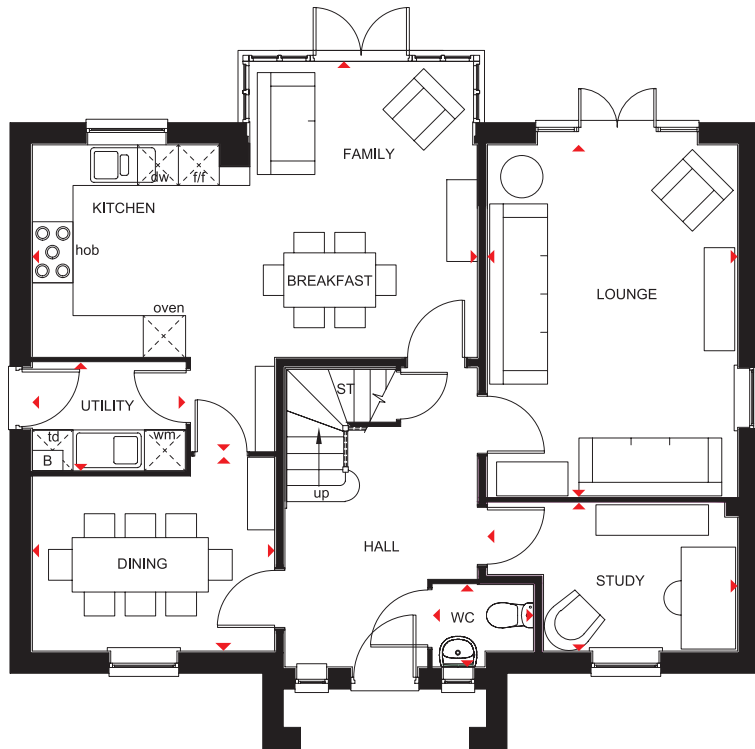
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# THE WINSTONE

FOUR BEDROOM HOME

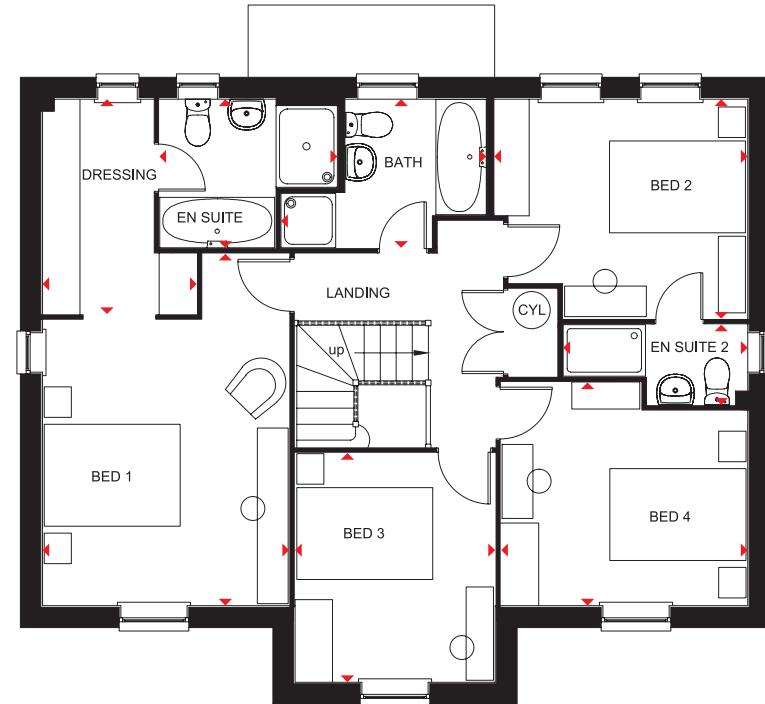
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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### 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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# YOUR BEAUTIFUL

— NEW HOME COMES WITH PEACE OF MIND —

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\*\* as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

## WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

## WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

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



\*\*"We" and "us" refer to the Barratt Developments PLC Group brands. \*\*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.



# THE CONSUMER CODE

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FOR HOME BUILDERS

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

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

The aim of the Code is for all new home buyers to:

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

- be given reliable information about their purchase and their consumer rights before and after they move in
- 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

**dwh.co.uk** or call **033 3355 8494**

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Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.