



MEADOWBURNE PLACE

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WILLINGDON

# 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



# MEADOWBURNE PLACE

WILLINGDON

## PHASE 2

- Archford 3 bedroom home
- Hadley 3 bedroom home
- Fairway 3 bedroom home
- Avondale 4 bedroom home
- Holden 4 bedroom home
- Bracebridge 4 bedroom home
- Exeter 4 bedroom home
- S/O Affordable Housing Shared Ownership
- R Affordable Housing Rented
- V Visitor Parking Space
- BCP Bin Collection Point
- S/S Substation
- CS Cycle Store
- BS Bin Store



# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A bright family home, The Archford has a stylish open-plan kitchen and dining area, with French doors opening out onto the rear garden - creating the option for even more living space in good weather. A lobby separates the kitchen and the spacious lounge, with

stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive home is completed by a further double bedroom, a single bedroom and a family bathroom.



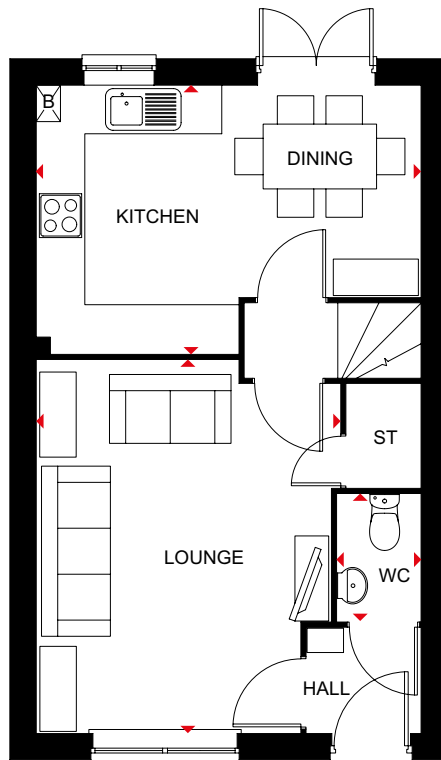
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE ARCHFORD

THREE BEDROOM HOME

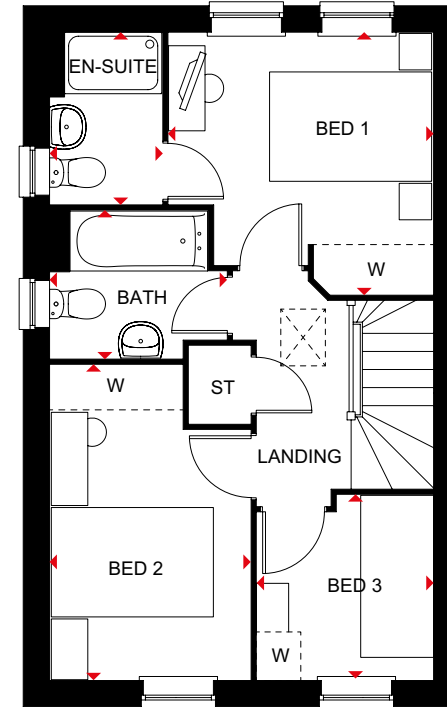
## Key

- ST Store
- ◀▶ 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 1030 mm	5'1" x 3'4"



### First Floor

Bedroom 1	3235 x 3276 mm	10'7" x 10'9"
En Suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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# THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this three bedroom 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 main bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

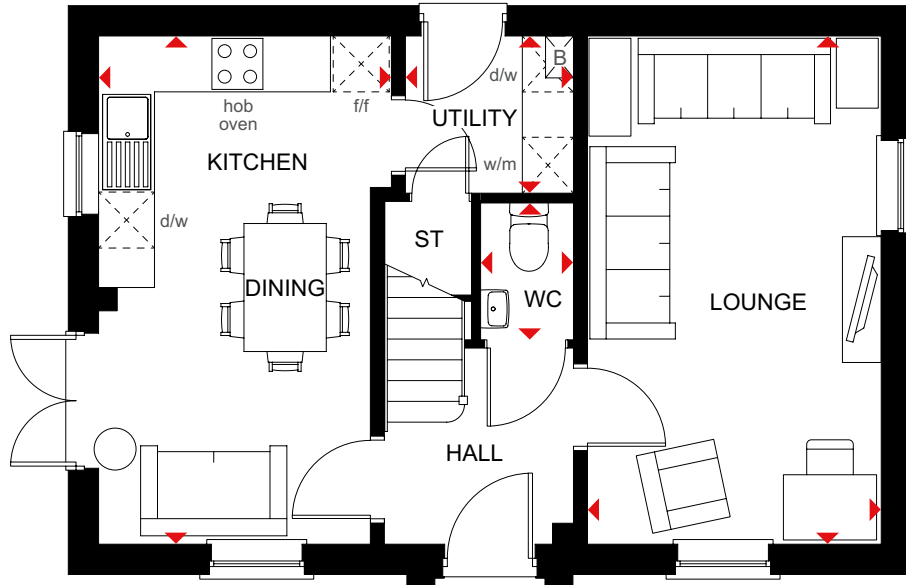
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM HOME

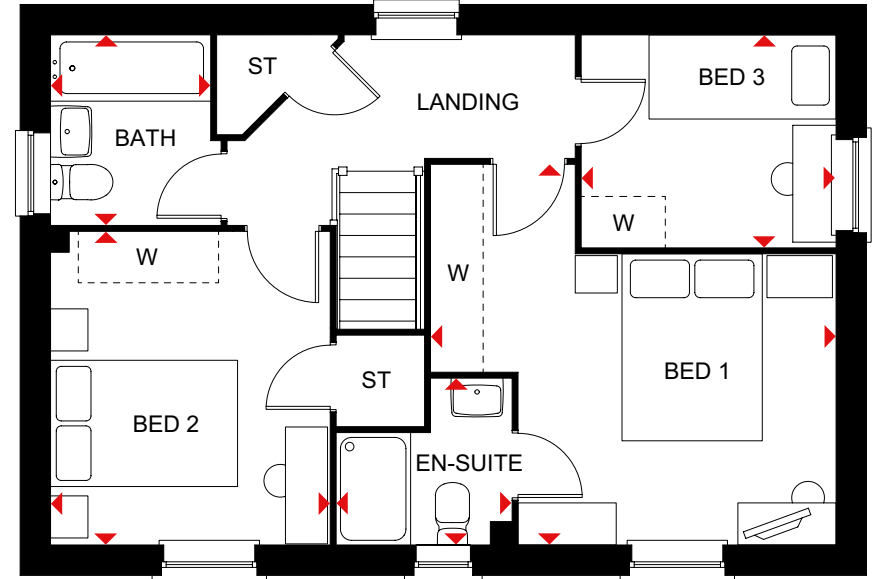
## Key

- ST Store
- w Wardrobe space
- ◀▶ Dimension location



### Ground Floor

Lounge	5455 x 3153 mm	17'10" x 10'4"
Kitchen/Family/Dining	5455 x 3143 mm	17'10" x 10'3"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'3"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	10'11" x 9'9"
Bedroom 3	2713 x 2265 mm	8'10" x 7'5"
Bathroom	2025 x 1811 mm	6'7" x 5'11"

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# THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Fairway demonstrates a clever use of design on a corner plot to provide an attractive detached family home. Both the large open-plan kitchen, with dining and family areas, and the long lounge

are bright and airy places thanks to French doors leading to the garden. Upstairs are two spacious double bedrooms, the main bedroom with an en suite, a single bedroom and family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

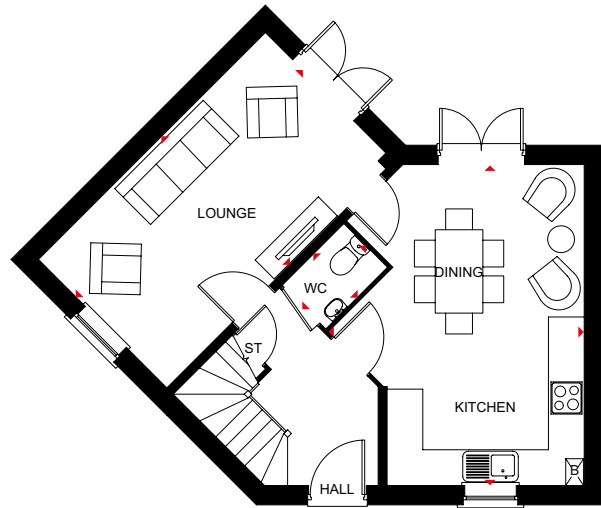


# THE FAIRWAY

THREE BEDROOM HOME

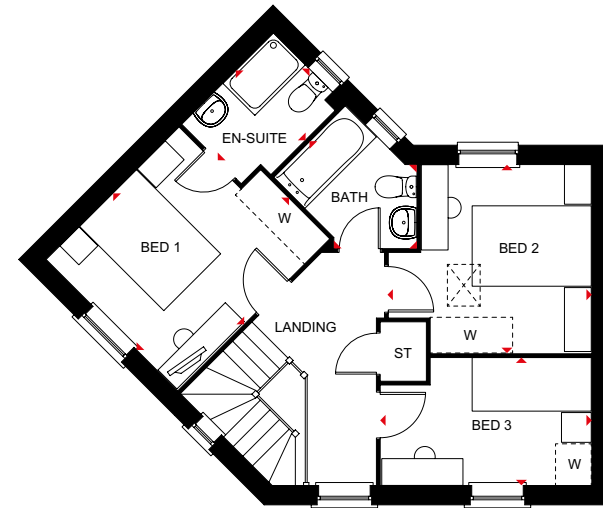
## Key

- B Boiler
- ST Store
- ◀▶ Dimension location



### Ground Floor

Kitchen/Dining	5390 x 4276 mm	17'8" x 14'0"
Lounge	5390 x 3050 mm	17'8" x 10'0"
WC	1440 x 1025 mm	4'8" x 3'4"



### First Floor

Bedroom 1	3601 x 3111 mm	11'9" x 10'2"
En Suite	2161 x 1650 mm	7'1" x 5'4"
Bedroom 2	3165 x 3406 mm	10'4" x 11'2"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'6"

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# THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom with a bath and shower.



DAVID WILSON HOMES

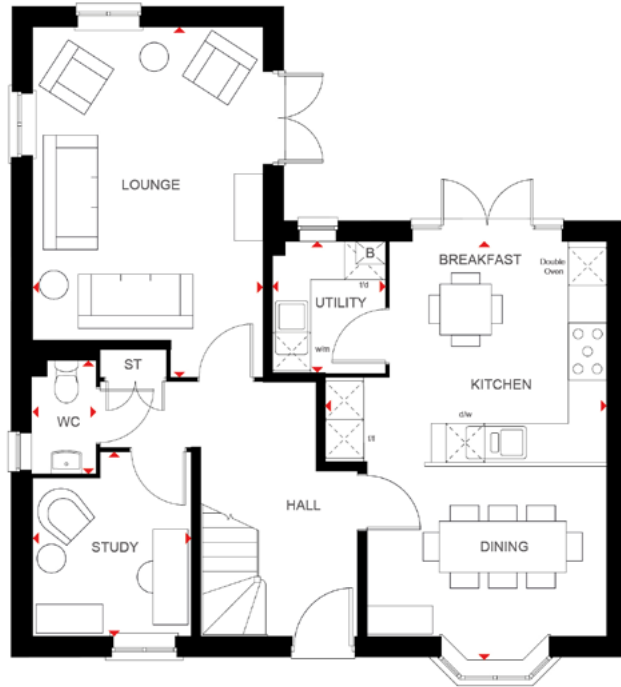
WHERE QUALITY LIVES

# THE AVONDALE

FOUR BEDROOM HOME

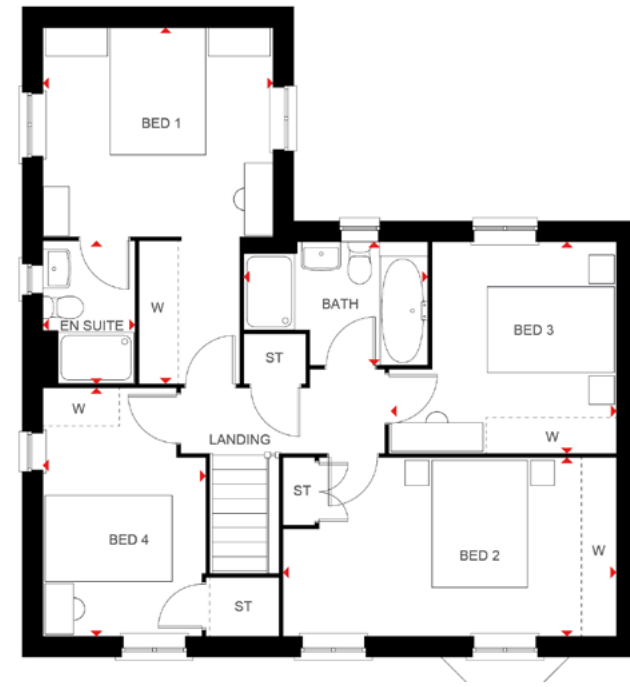
## Key

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



### Ground Floor

Kitchen/ Breakfast/Dining	6600 x 4418 mm	21'7" x 14'5"
Lounge	5490 x 3615 mm	18'0" x 11'10"
Study	2885 x 2490 mm	9'5" x 8'2"
Utility	2062 x 1688 mm	6'9" x 5'6"
WC	1768 x 983 mm	5'9" x 3'2"



### First Floor

Bedroom 1	5587 x 3615 mm	18'3" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'3"

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# THE HOLDEN

FOUR BEDROOM HOME



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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 four bedrooms, the main bedroom complete with an en suite, and a family bathroom with shower.



DAVID WILSON HOMES

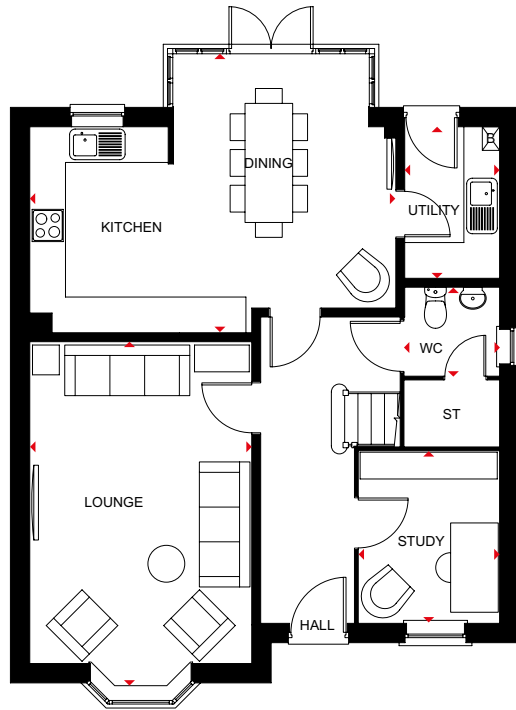
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

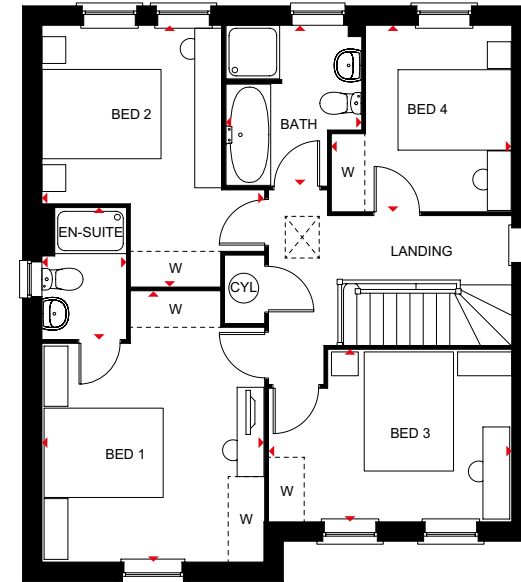
## Key

- ST Store
- ◀▶ Dimension location



### 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

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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# THE BRACEBRIDGE

FOUR BEDROOM HOME



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The Bracebridge is a spacious bungalow of singular design, perfect for modern living. The stylishly fitted kitchen with dining area and the generous lounge both open onto the rear garden, the latter via an attractive walk-in bay filling the room with light.

Also on the ground floor are a bay-fronted main bedroom, a dual-access family bathroom with separate shower, and a fourth bedroom, which makes an ideal study. Upstairs are two more double bedrooms, a shower room and plenty of storage.



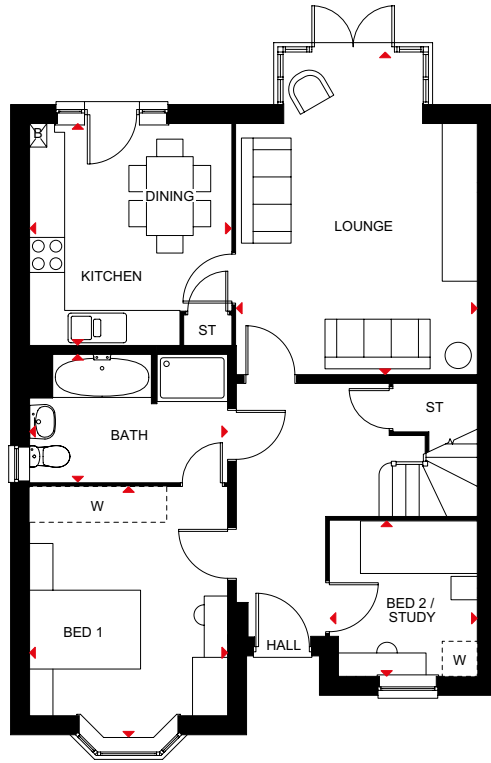
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# THE BRACEBRIDGE

FOUR BEDROOM HOME

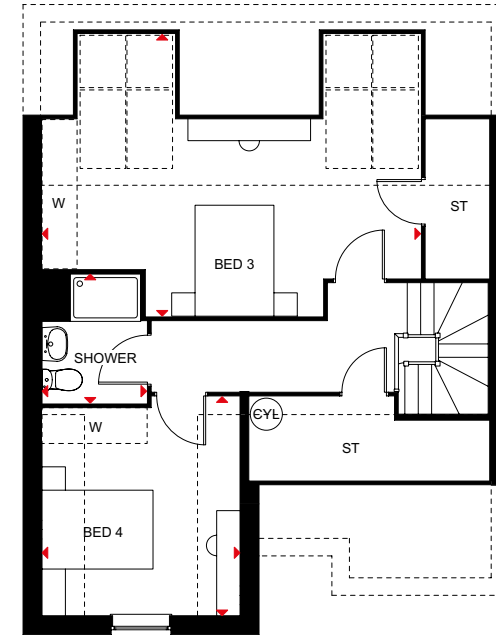
## Key

- B Boiler
- ST Store
- ◀▶ Dimension location



### Ground Floor

Lounge	5500 x 4125mm	18'0" x 13'6"
Kitchen/Dining	3810 x 3449mm	12'6" x 11'3"
Bedroom 1	4308 x 3390mm	14'1" x 11'1"
Bedroom 2	2659 x 2519mm	8'8" x 8'3"
Bathroom	2186 x 3390mm	7'2" x 11'1"



### First Floor

Bedroom 3	3749 x 3390mm	12'3" x 11'1"
Bedroom 4	4822 x 6480mm	15'9" x 21'3"
Shower Room	4340 x 3205mm	14'2" x 10'6"

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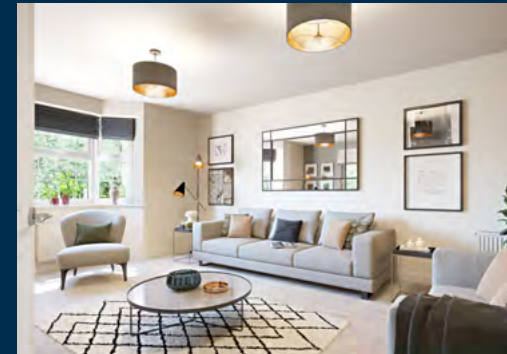


# THE EXETER

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 are four good-sized double bedrooms, the main with en suite, and a large family bathroom. An integral garage completes this spacious family home.



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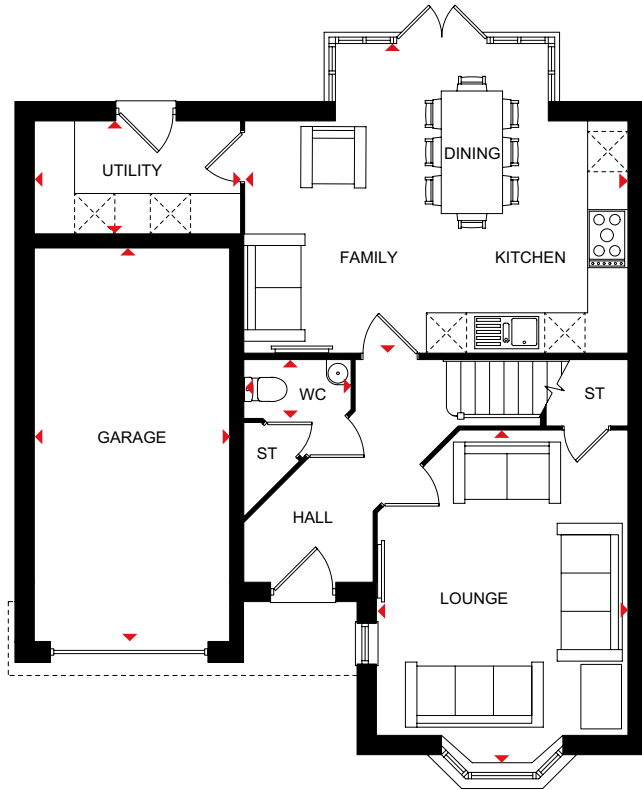


# THE EXETER

FOUR BEDROOM DETACHED HOME

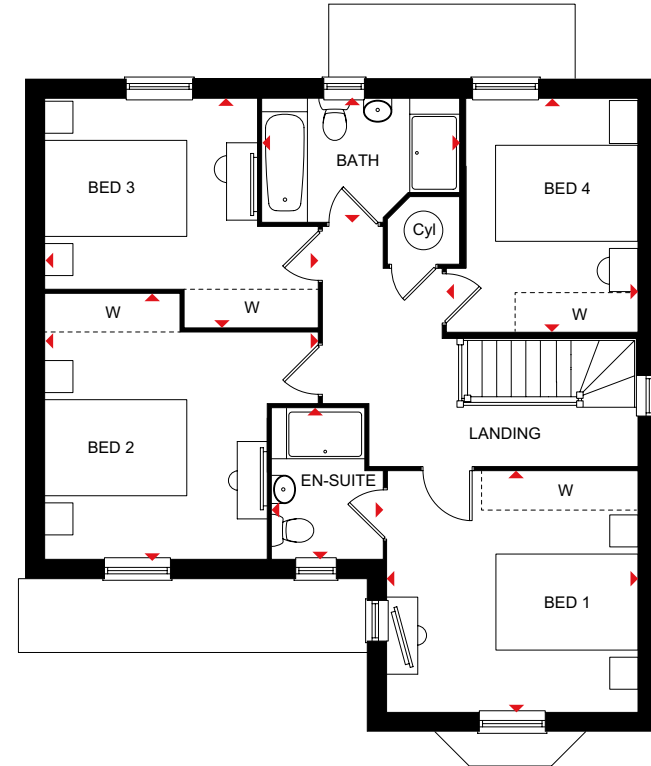
## Key

- ST Store
- w Wardrobe space
- ◀▶ Dimension location



### Ground Floor

Lounge	5093 x 3850 mm	16'8" x 12'7"
Kitchen/Family/Dining	5832 x 4775 mm	19'1" x 15'7"
Utility	3148 x 1725 mm	10'3" x 5'7"
WC	1650 x 1496 mm	5'4" x 4'10"



### First Floor

Bedroom 1	3850 x 3711 mm	12'7" x 12'2"
En Suite	2315 x 1711 mm	7'7" x 5'7"
Bedroom 2	4208 x 4088 mm	13'9" x 13'4"
Bedroom 3	4208 x 3525 mm	13'9" x 11'6"
Bedroom 4	3611 x 2926 mm	11'10" x 9'7"
Bathroom	3046 x 1886 mm	9'11" x 6'2"

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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<sup>^</sup> 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 are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfac...>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

# NEW HOMES

## Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. 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.

DAVID WILSON HOMES

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WHERE QUALITY LIVES

[dwh.co.uk](http://dwh.co.uk) or call **0330 057 2222**