

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 proud to say that our customers continue to rate us as a 5 Star Housebuilder for customer satisfaction year after year.

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

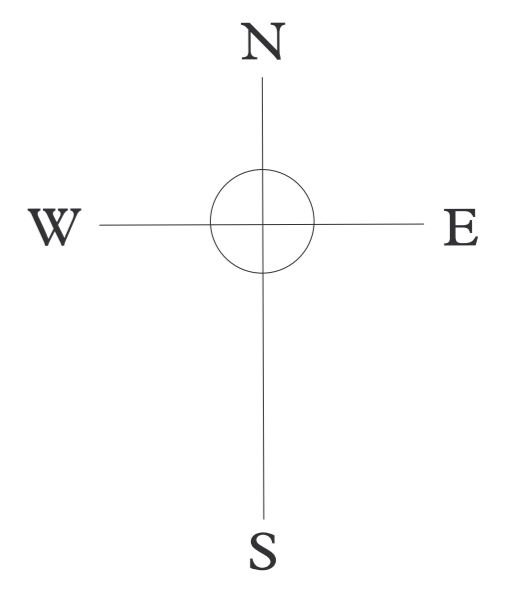
We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

Chiltern Grange Site Plan



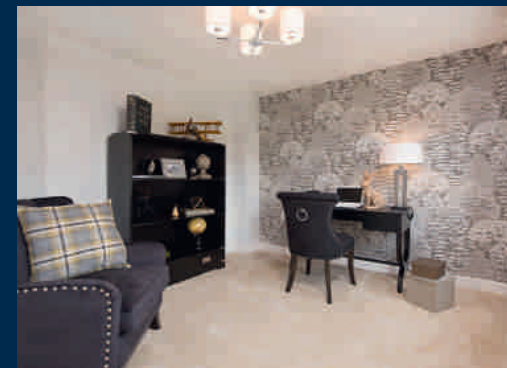
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|-------------------------------|--------------------------------|--------------------------------|-------------------------------|---------------------------------|------------------------------------|-------------------------|
| The Wilford
2 Bedroom Home | The Archford
3 Bedroom Home | The Winstone
4 Bedroom Home | The Holden
4 Bedroom Home | The Glidewell
5 Bedroom Home | BCP Bin Collection Point | V Visitor Parking Space |
| The Hadley
3 Bedroom Home | The Ingleby
4 Bedroom Home | The Avondale
4 Bedroom Home | The Manning
5 Bedroom Home | Affordable Housing | POS Public Open Space | SS Sub Station |
| | | | | | LEAP Locally Equipped Area Of Play | |

THE GLIDEWELL

FIVE DOUBLE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Glidewell is a home built to impress: the generous hall with its elegant, central staircase; the large lounge with room to entertain and French doors to the garden; the stylish kitchen with breakfast and family areas, and garden access; a separate

study, utility, and a dining room fit for more formal occasions. Upstairs is a galleried landing leading to five double bedrooms – including the large main with full en suite, and a second en suite bedroom – as well as the family bathroom.

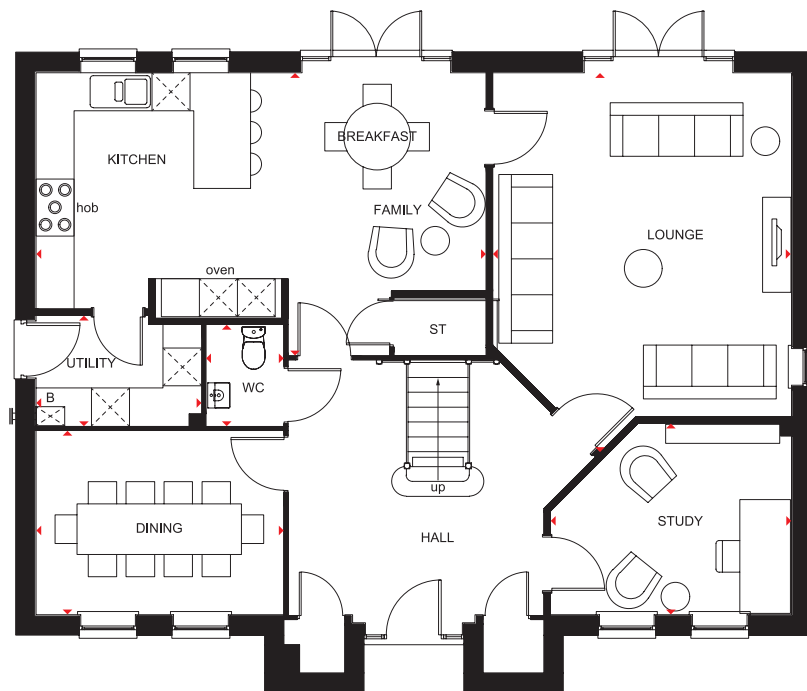


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE GLIDEWELL

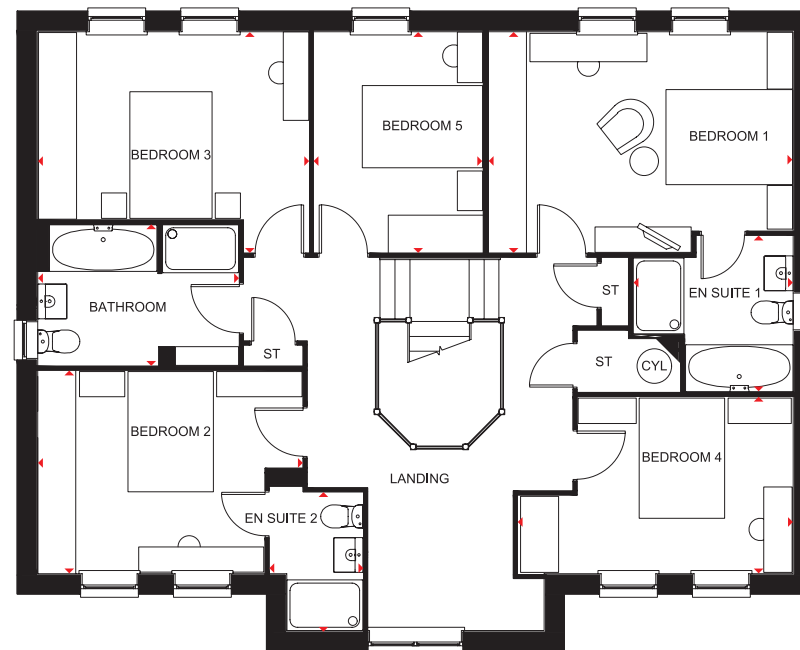
FIVE DOUBLE BEDROOM DETACHED HOME

Key
 B Boiler
 ST Store
 CYL Cylinder
 ◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	7090 x 4461 mm	23' 3" x 14' 7"
Lounge	6055 x 4700 mm	19' 10" x 15' 5"
Dining	3904 x 2896 mm	12' 9" x 9' 6"
Study	3788 x 3000 mm	12' 5" x 9' 10"
Utility	2605 x 1720 mm	8' 6" x 5' 7"
WC	1575 x 1210 mm	5' 2" x 3' 11"



First Floor

Bedroom 1	3901 x 3512 mm	12' 9" x 11' 6"
Dressing	3901 x 2036 mm	12' 9" x 6' 8"
En suite	2900 x 2500 mm	9' 6" x 8' 2"
Bedroom 2	4001 x 3740 mm	13' 1" x 12' 3"
En suite 2	2661 x 1558 mm	8' 8" x 5' 1"
Bedroom 3	4011 x 3486 mm	13' 1" x 11' 5"
Bedroom 4	2786 x 3849 mm	9' 1" x 12' 7"
Bedroom 5	3486 x 2092 mm	11' 5" x 6' 10"
Bathroom	2989 x 2300 mm	9' 9" x 7' 6"

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THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden

make the spacious dual-aspect lounge bright and airy and the perfect place to relax. Upstairs are two double bedrooms, the large principal with en-suite, a single bedroom and a family bathroom.



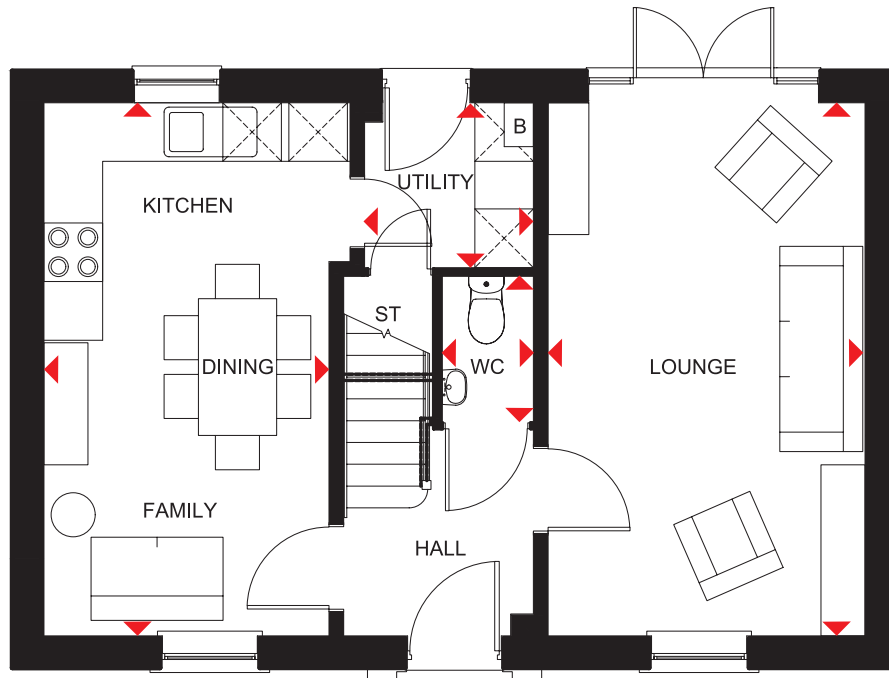
DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HADLEY

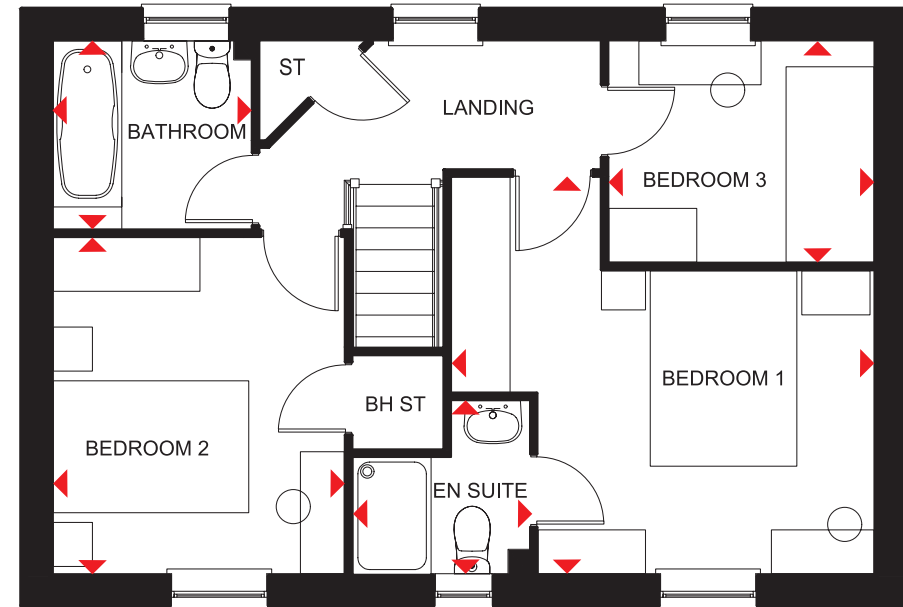
THREE BEDROOM DETACHED HOME

Key
 B Boiler
 ST Store
 BH ST Bulkhead store
 ◀▶ Dimensional location



Ground Floor

Kitchen/Family/Dining	5455 x 2917mm	17' 10" x 9' 6"
Lounge	5455 x 3153mm	17' 10" x 10' 4"
Utility	1816 x 1687mm	5' 11" x 5' 6"
WC	1485 x 1013mm	4' 10" x 3' 3"



First Floor

Bedroom 1	4324 x 4058mm	14' 2" x 13' 3"
En suite	1856 x 1771mm	6' 1" x 5' 9"
Bedroom 2	3441 x 2978mm	11' 3" x 9' 9"
Bedroom 3	2713 x 2265mm	8' 10" x 7' 5"
Bathroom	2025 x 1925mm	6' 7" x 6' 3"

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THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hadley has an open-plan kitchen with dining area and a separate utility room. The French doors to the garden give the whole room a bright and airy feeling. The spacious dual-aspect

lounge provides the perfect place to relax. Upstairs there are two double bedrooms, the large principle with en-suite, a single bedroom and a family bathroom.

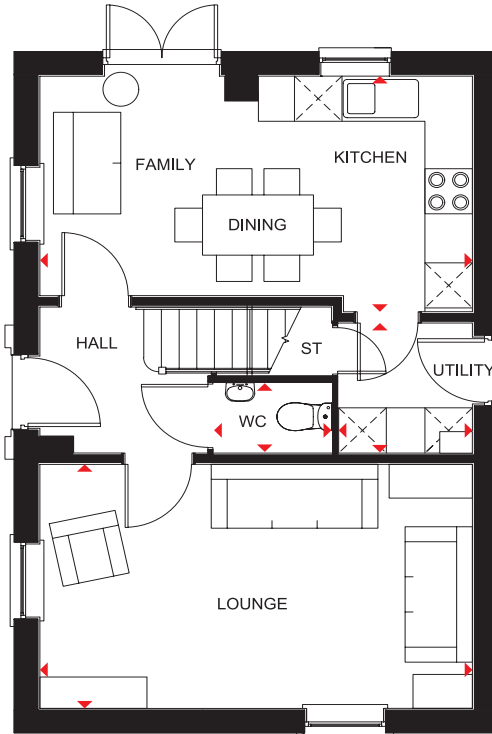


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

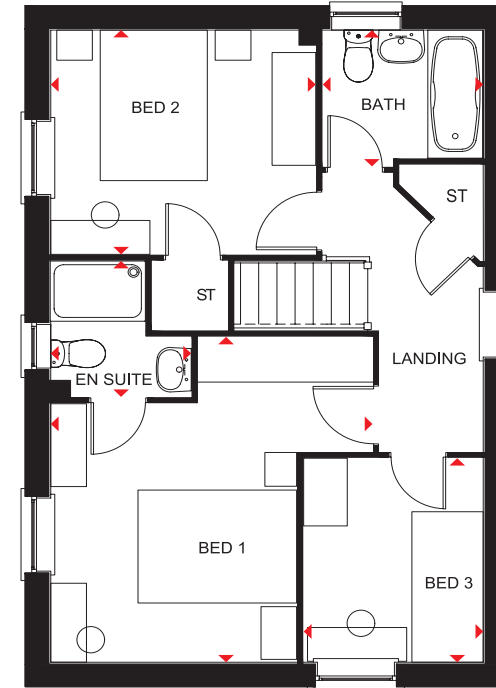
THREE BEDROOM HOME

Key
 B Boiler
 ST Store
 ◀▶ Dimensional location



Ground Floor

Kitchen/Family/Dining	5455 x 2917mm	17' 10" x 9' 6"
Lounge	5455 x 3153mm	17' 10" x 10' 4"
Utility	1816 x 1687mm	5' 11" x 5' 6"
WC	1485 x 1013mm	4' 10" x 3' 3"



First Floor

Bedroom 1	4324 x 4058mm	14' 2" x 13' 3"
En suite	1856 x 1771mm	6' 1" x 5' 9"
Bedroom 2	3441 x 2978mm	11' 3" x 9' 9"
Bedroom 3	2713 x 2265mm	8' 10" x 7' 5"
Bathroom	2025 x 1925mm	6' 7" x 6' 3"

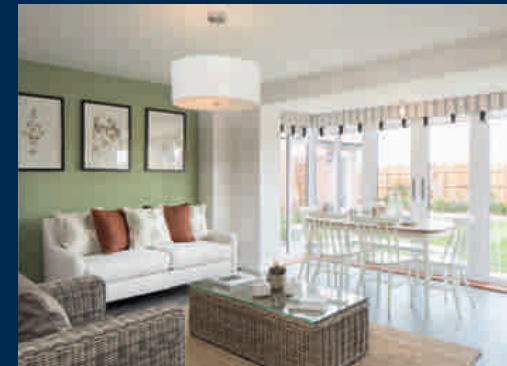
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THE MANNING

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The large elegant hall of the Manning will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home

though, will be the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the principle and second bedroom with en-suite, a single bedroom and a family bathroom with shower.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MANNING

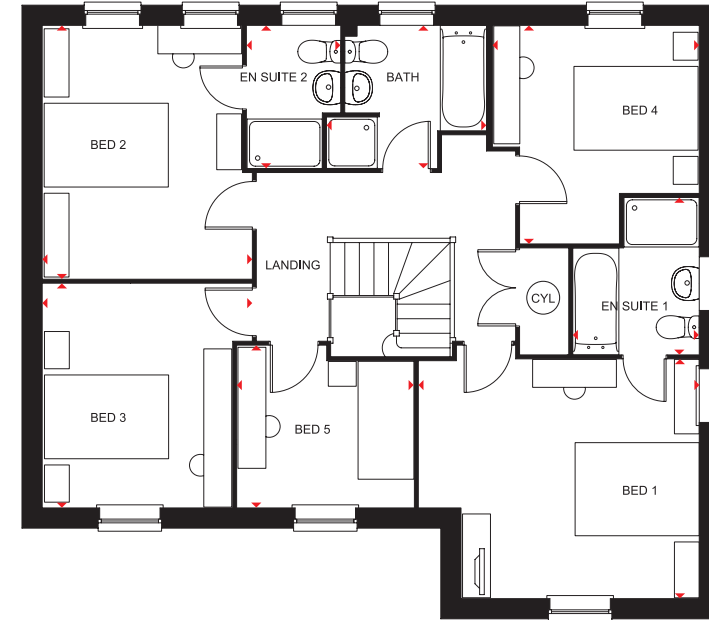
FIVE BEDROOM HOME

Key
 ST Store
 CYL Cylinder
 B Boiler
 ◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	7380 x 6890 mm	24' 2" x 22' 7"
Lounge	3550 x 5276 mm	11' 7" x 17' 3"
Dining	3840 x 3390 mm	12' 7" x 11' 1"
Study	2413 x 3550 mm	7' 11" x 11' 7"
Utility	2325 x 1687 mm	7' 7" x 5' 6"
WC	1914 x 914 mm	6' 3" x 2' 11"



First Floor

Bedroom 1	4073 x 4515 mm	13' 4" x 14' 9"
En suite	2027 x 2514 mm	6' 7" x 8' 2"
Bedroom 2	3375 x 4079 mm	11' 0" x 13' 4"
En suite 2	1489 x 2297 mm	4' 10" x 7' 6"
Bedroom 3	3610 x 3375 mm	11' 10" x 11' 0"
Bedroom 4	3312 x 3510 mm	10' 10" x 11' 6"
Bedroom 5	2839 x 2611 mm	9' 3" x 8' 6"
Bathroom	2261 x 2296 mm	7' 5" x 7' 6"

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THE WILFORD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Step through the door of The Wilford and you will discover a well-designed home. The hall leads to a separate, stylishly fitted kitchen and then opens up into a spacious lounge and dining

area with French doors leading to the rear garden. Upstairs are two double bedrooms and a bathroom.

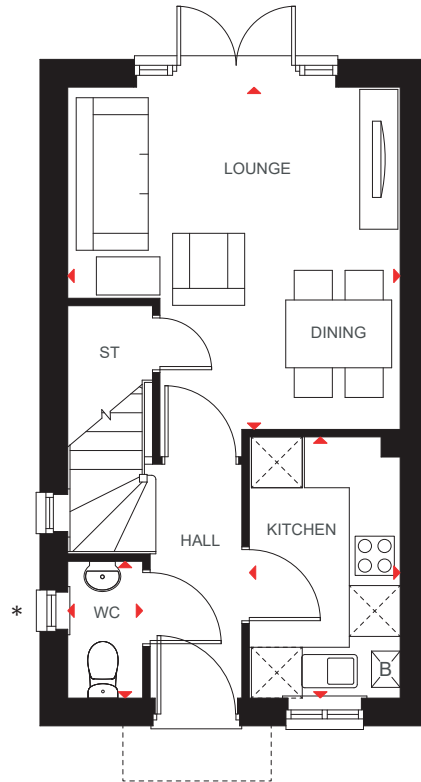


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WILFORD

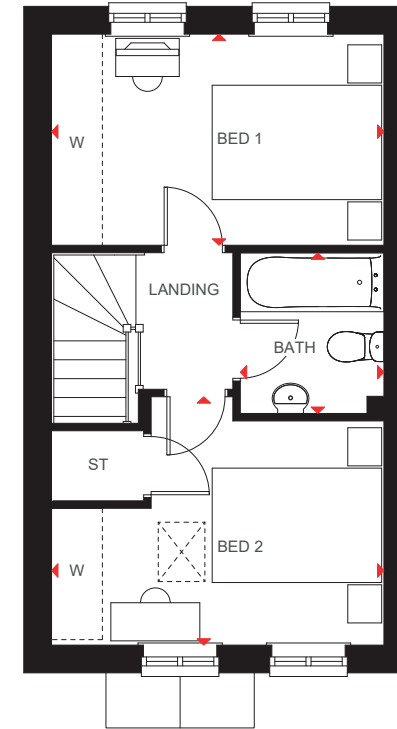
TWO BEDROOM HOME

Key
 B Boiler
 ST Store
 W Optional Wardrobe
 ◀▶ Dimensional location



Ground Floor

Kitchen	3083 x 1780 mm	10' 1" x 5' 10"
Lounge/Dining	4362 x 3923 mm	14' 3" x 12' 10"
WC	1485 x 850 mm	5' 1" x 2' 9"



First Floor

Bedroom 1	3923 x 2556 mm	12' 10" x 8' 4"
Bedroom 2	3923 x 2931 mm	12' 10" x 9' 7"
Bathroom	1897 x 1800 mm	6' 2" x 5' 10"

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THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This three bedroom home includes an open-plan kitchen with dining area and French doors to the garden. A spacious lounge and cloakroom complete the ground floor. Upstairs you will find

an en-suite principle bedroom, a further double bedroom, single bedroom and family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

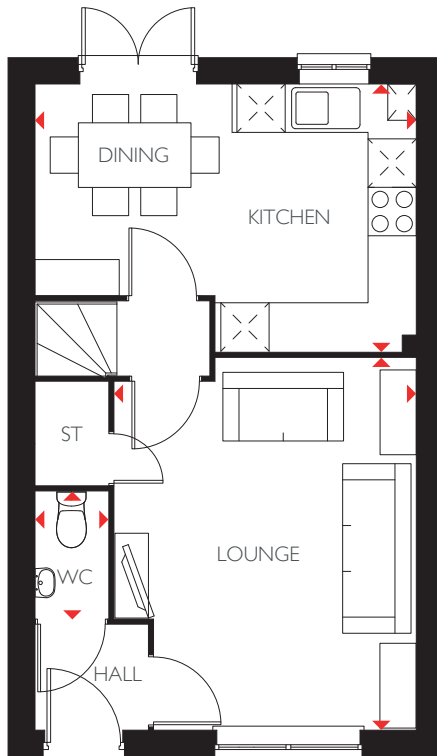
THE ARCHFORD

THREE BEDROOM HOME

Key

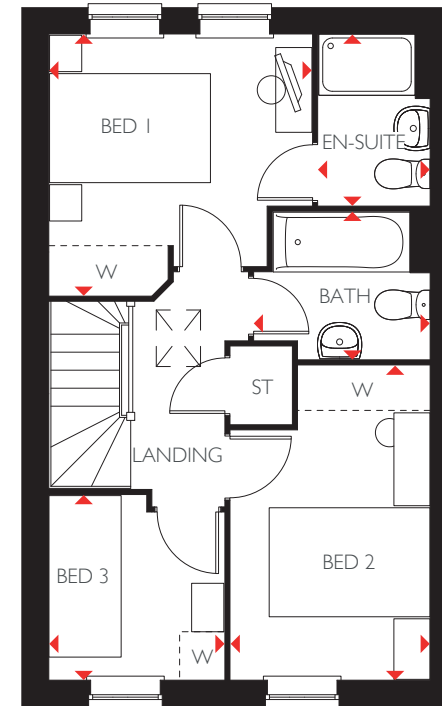
B Boiler
ST Store

W Optional wardrobe
◀▶ Dimensional location



Ground Floor

Kitchen/Dining	4750 x 3310 mm	15' 7" x 10' 10"
Lounge	4604 x 3746 mm	15' 1" x 12' 3"
WC	1561 x 1030 mm	5' 1" x 3' 4"



First Floor

Bedroom 1	3234 x 3276 mm	10' 7" x 10' 8"
En suite 1	1385 x 2119 mm	4' 6" 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' 1"

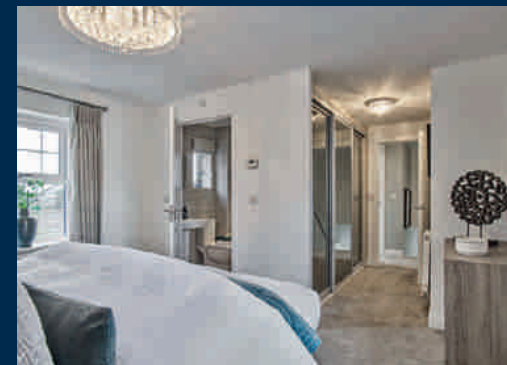
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THE AVONDALE

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 principle with en-suite, and a family bath and shower.



DAVID WILSON HOMES
WHERE QUALITY LIVES

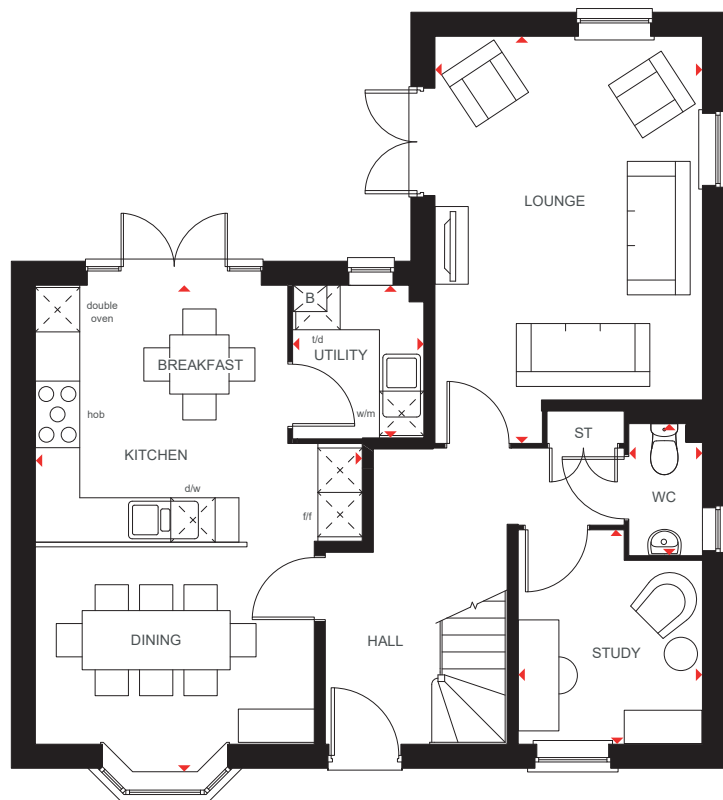
THE AVONDALE

FOUR BEDROOM HOME

Key

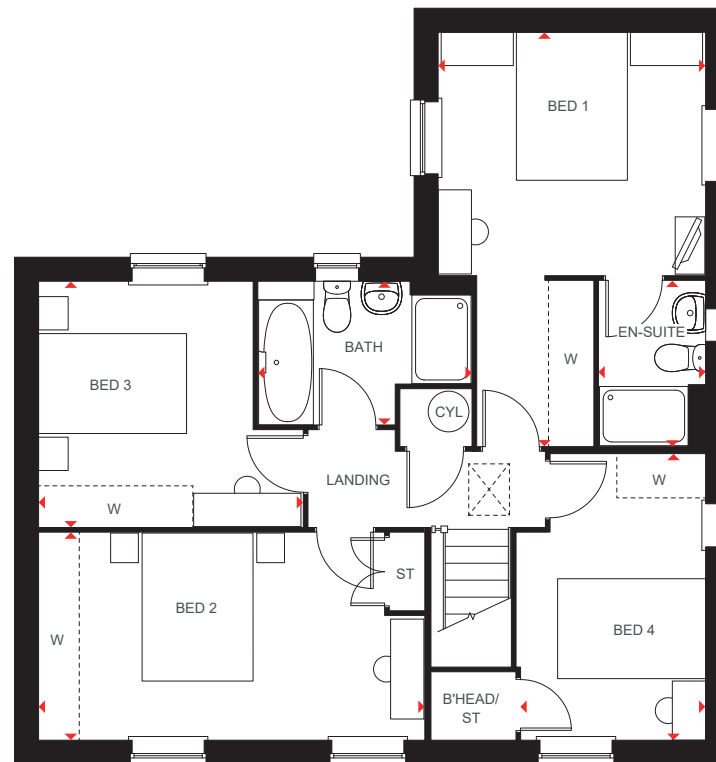
B Boiler
CYL Cylinder
ST Store

W Optional wardrobe
◀▶ Dimensional location



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	6600 x 4550 mm	21'7" x 14'11"
Utility	2164 x 1687 mm	7'7" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1793 x 963 mm	5'10" x 3'1"



First Floor

Bed 1	5720 x 3615 mm	18'9" x 11'10"
En Suite	2151 x 1435 mm	7'0" x 4'8"
Bed 2	5227 x 2800 mm	17'1" x 9'2"
Bed 3	3566 x 3316 mm	11'8" x 10'10"
Bed 4	4376 x 2550 mm	14'4" x 8'4"
Bath	2871 x 1952 mm	9'5" x 6'4"

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THE HOLDEN

FOUR BEDROOM 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 the 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 principle with en-suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

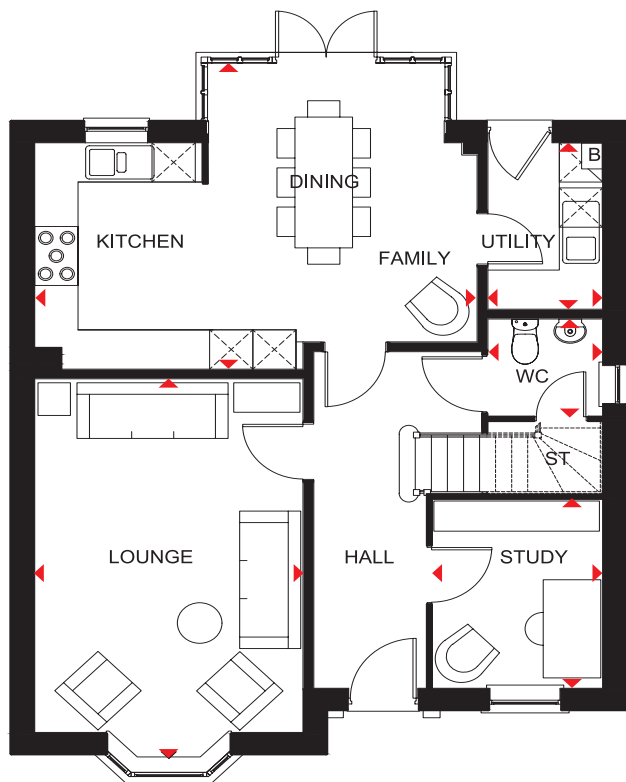
THE HOLDEN

FOUR BEDROOM HOME

Key

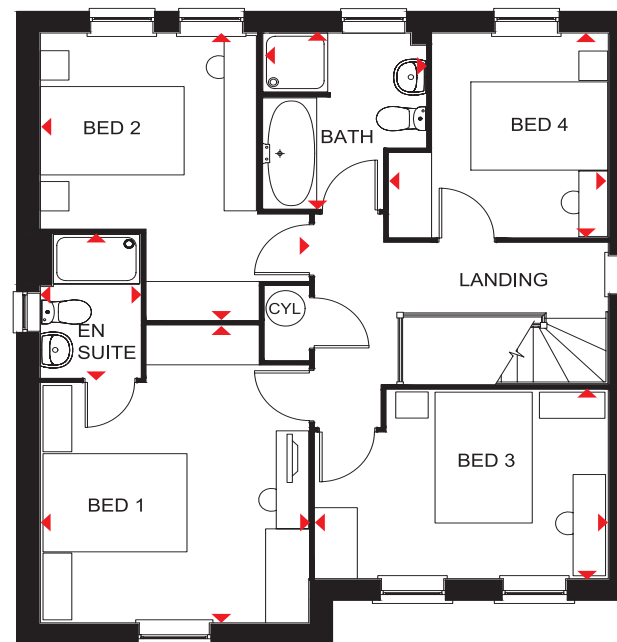
B Boiler
ST Store

CYL Cylinder
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	6147 x 4685 mm	20' 2" x 15' 4"
Lounge	5802 x 3728 mm	19' 0" x 12' 2"
Study	2886 x 2361 mm	9' 5" x 7' 8"
Utility	2545 x 1593 mm	8' 4" x 5' 2"
WC	1498 x 1593 mm	4' 10" x 5' 2"



First Floor

Bedroom 1	4543 x 3728 mm	14' 10" x 12' 2"
En suite 1	2190 x 1390 mm	7' 2" x 4' 6"
Bedroom 2	4384 x 3728 mm	14' 4" x 12' 2"
Bedroom 3	4073 x 2886 mm	13' 4" x 9' 5"
Bedroom 4	3120 x 3043 mm	10' 2" x 9' 11"
Bathroom	2689 x 2266 mm	8' 9" x 7' 5"

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THE INGLEBY

FOUR BEDROOM HOME



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The Ingleby features a large open-plan kitchen with its dining and family areas. Essential utility space is discreetly tucked away in a corner of the kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven

where everyone can relax. Upstairs are two double bedrooms, the principle with en-suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

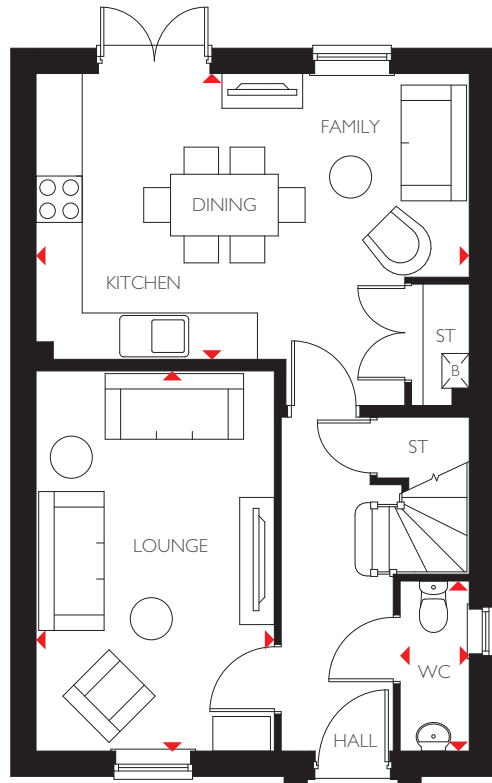
THE INGLEBY

FOUR BEDROOM HOME

Key

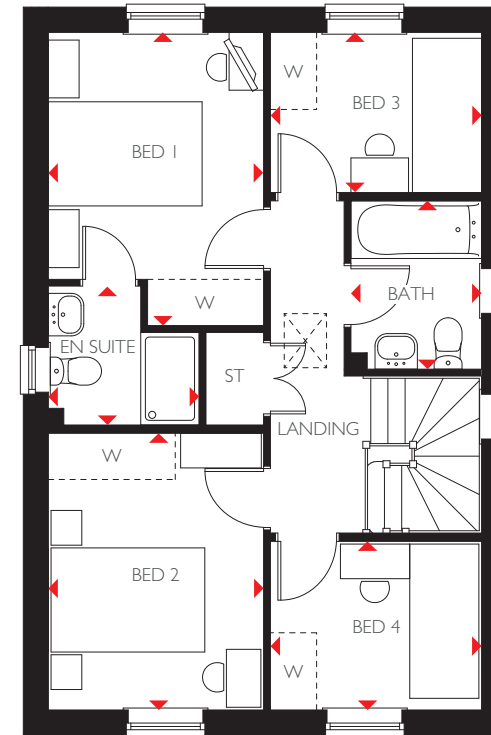
B Boiler
ST Store

W Optional wardrobe
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Dining	5635 x 4305 mm	18' 5" x 14' 1"
Lounge	4930 x 3100 mm	16' 2" x 10' 2"
WC	2206 x 900 mm	7' 2" x 2' 11"



First Floor

Bedroom 1	3802 x 2800 mm	12' 5" x 9' 2"
En suite 1	1962 x 1800 mm	6' 5" x 5' 10"
Bedroom 2	3587 x 2800 mm	11' 9" x 9' 2"
Bedroom 3	2747 x 2066 mm	9' 0" x 6' 9"
Bedroom 4	2747 x 2172 mm	9' 0" x 7' 1"
Bathroom	2179 x 1700 mm	7' 1" x 5' 6"

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THE WINSTONE

FOUR BEDROOM DETACHED 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 principle 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

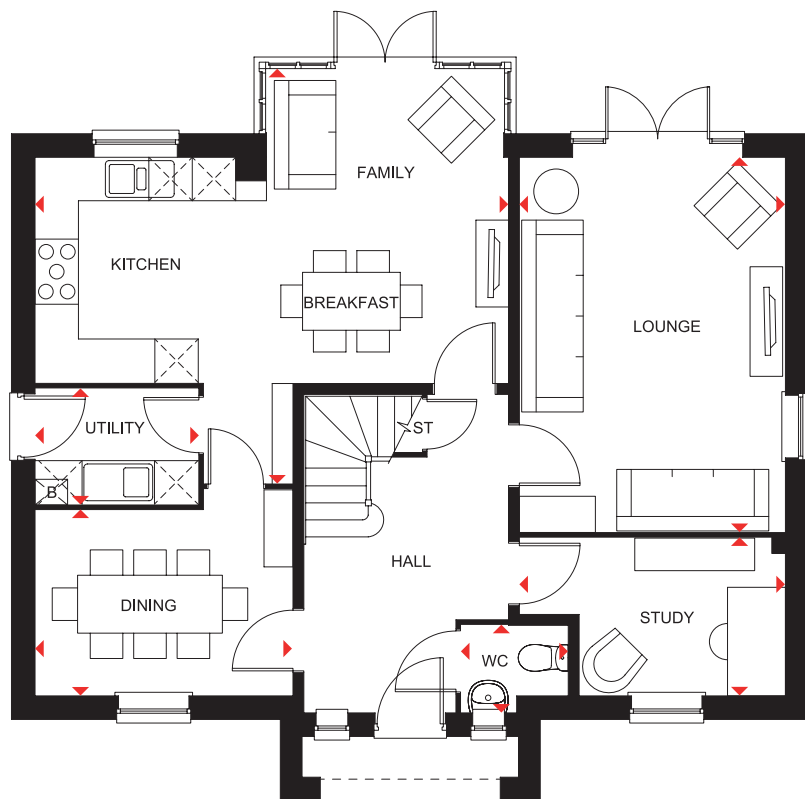
THE WINSTONE

FOUR BEDROOM DETACHED HOME

Key

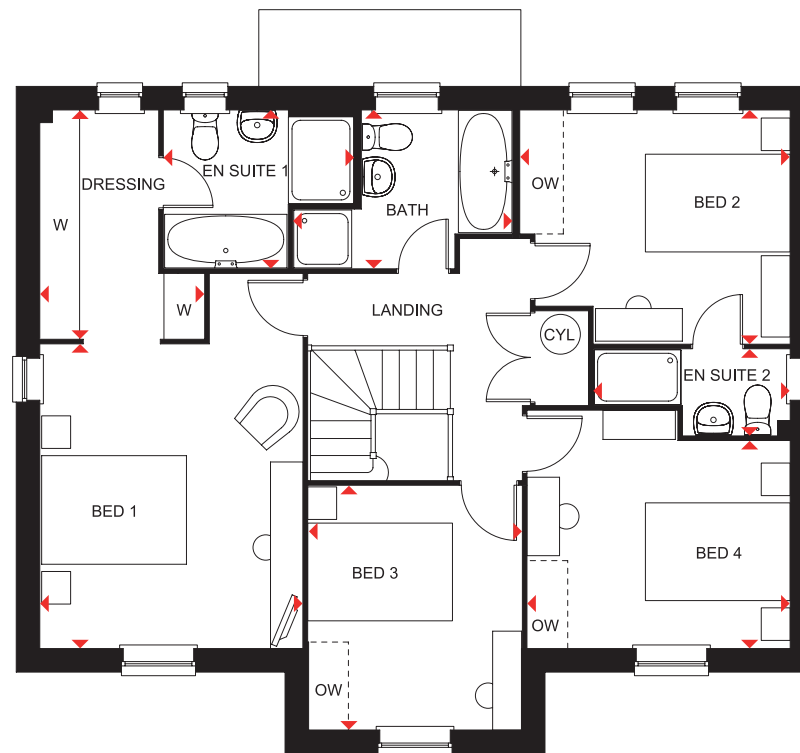
B Boiler
CYL Cylinder
ST Store

OW Optional wardrobe
◀▶ Dimensional location



Ground Floor

Kitchen/Family/Breakfast	6540 x 5725 mm	21' 5" x 18' 9"
Lounge	5171 x 3675 mm	16' 11" x 12' 0"
Dining	3563 x 2851 mm	11' 8" x 9' 4"
Study	3675 x 2180 mm	12' 0" x 7' 1"
Utility	2250 x 1591 mm	7' 4" x 5' 2"
WC	1475 x 1210 mm	4' 10" x 3' 11"



First Floor

Bedroom 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" 6" x 7" 1"
Bedroom 2	3722 x 3223 mm	12' 2" x 10' 6"
Bedroom 3	3368 x 2940 mm	11' 0" x 9' 7"
Bedroom 4	3623 x 3288 mm	11' 10" x 10' 9"
Bathroom	3014 x 2182 mm	9' 10" x 7' 1"

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— CREATING A SUSTAINABLE —

COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

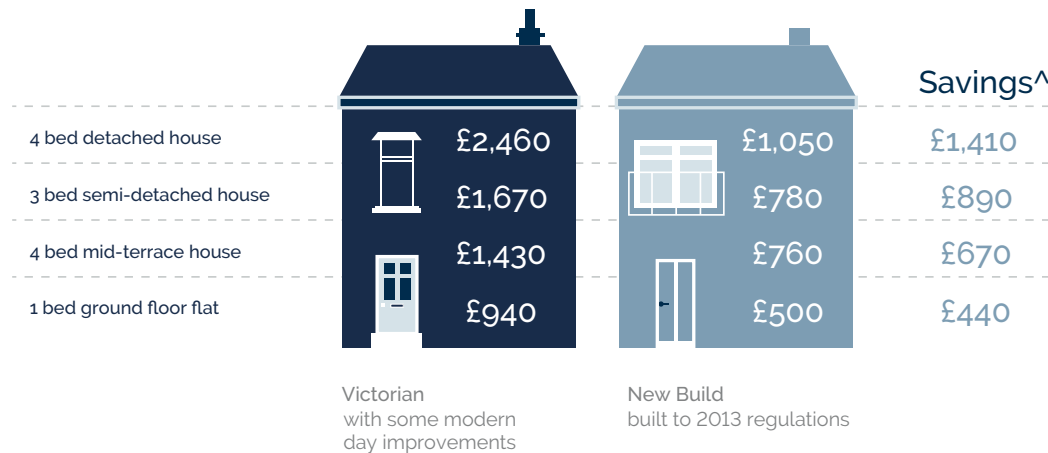
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.




WE'RE HELPING TO MAKE YOUR HOME MORE


ENERGY-EFFICIENT


We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME


- 


Highly-efficient insulation could mean lower heating costs
- 

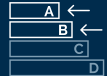
Argon-filled double-glazing as standard. letting heat in and keeping cold out
- 

Save up to £1,410 a year on energy bills compared to an updated Victorian equivalent

ENERGY-EFFICIENCY AS STANDARD

- 

Clever design cuts the amount of water used
- 

Up to 57% more energy-efficient than an updated Victorian equivalent
- 

EPC A or B energy-efficiency rating, shared by just 3.1% of existing homes

[^]Source: Annual Household Energy Spend | Zero Carbon Hub

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. [^]We are the only major national housebuilder to be awarded this key industry award 12 years in a row. “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 2021 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/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. ^{**}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.

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 house-builder 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

WHERE QUALITY LIVES

dwh.co.uk or call **03301 735 532**

Calls to 03 numbers are charged at the same rate as dialing an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.