

Brook View

at Pickford Gate

DAVID WILSON HOMES

WHERE QUALITY LIVES

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.

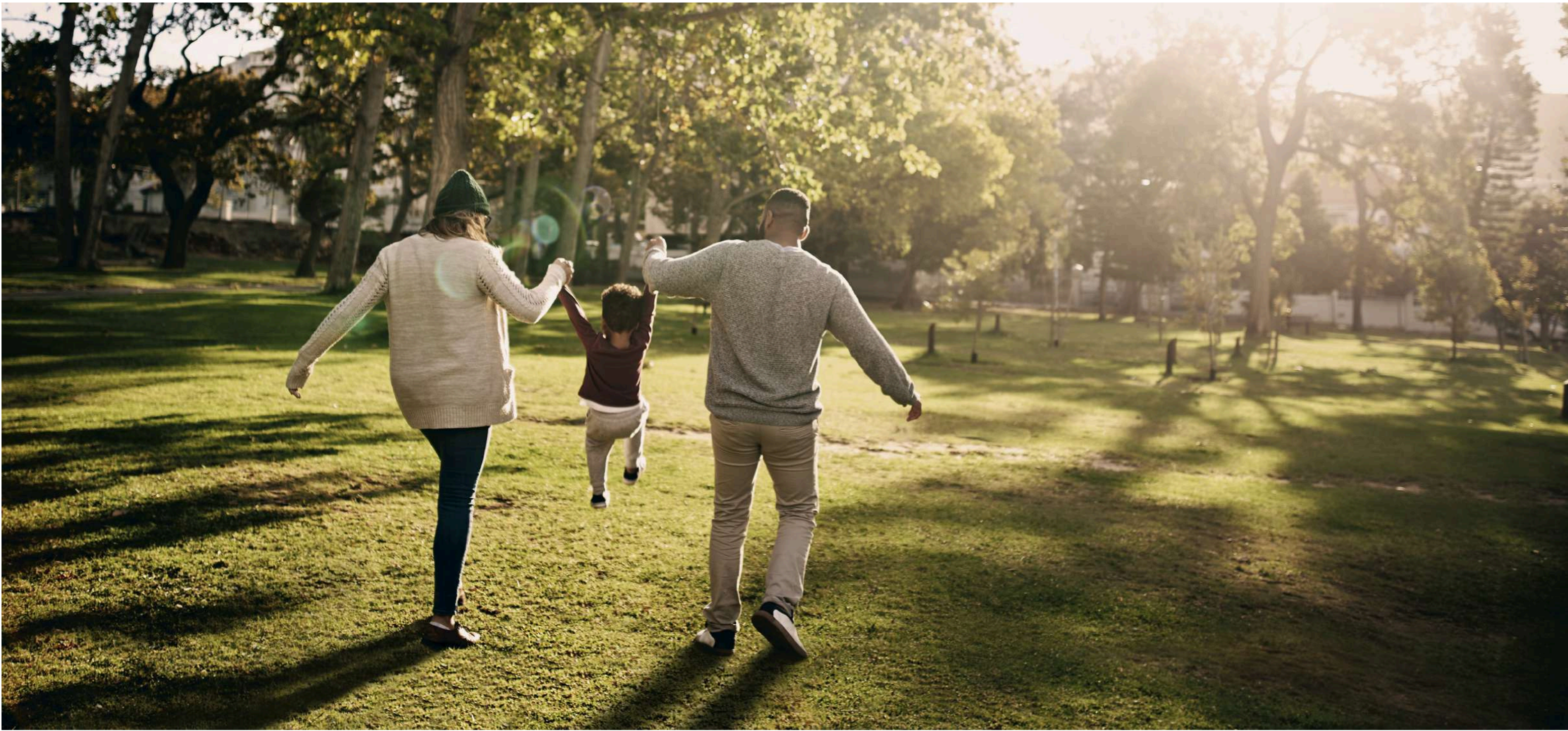


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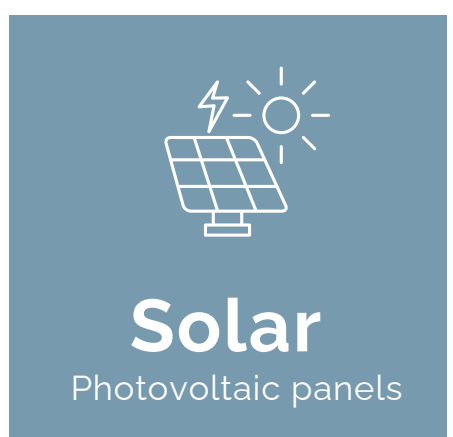
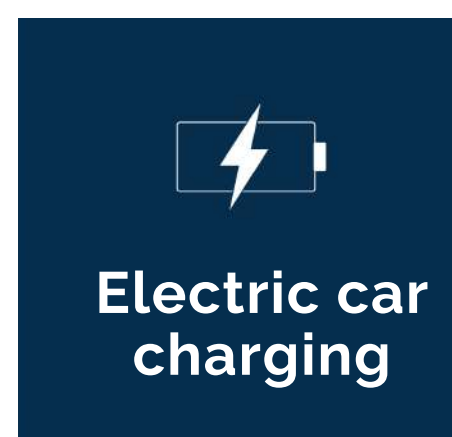
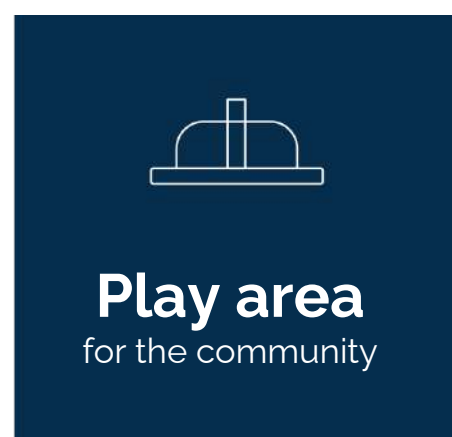
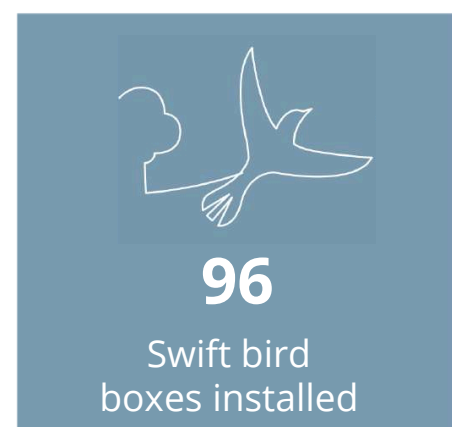
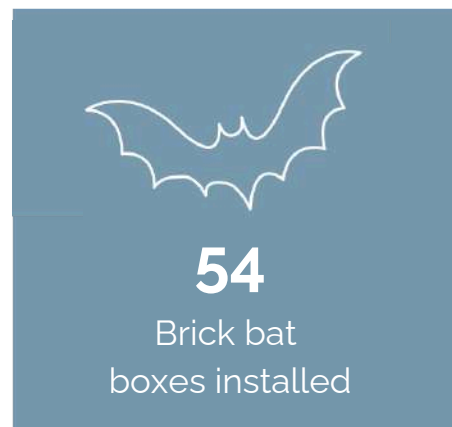
WHERE QUALITY LIVES

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT BROOK VIEW



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it. 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.



Brook View

at Pickford Gate



- **Hadley**
3 bedroom home
- **Kennett**
3 bedroom home
- **Ingleby**
4 bedroom home
- **Exeter**
4 bedroom home
- **Cornell**
4 bedroom home
- **Holden**
4 bedroom home
- **Avondale**
4 bedroom home
- **Meriden**
4 bedroom home
- **Chelworth**
4 bedroom home
- **Affordable Housing**

- Low Cost Homes: LC**
- **Wilford**
2 bedroom home
 - **Wincham**
2 bedroom home
 - **Archford**
3 bedroom home
- * Eligibility criteria applies, speak to our Sales Adviser to find out more.

- SH **Show Homes**
- SC **Sales Centre**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- SS **Sub Station**

- Play Area**
- New Tree Line**
- Mature Trees**

- Electric Vehicle Charging**
Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations.
- Photovoltaic Panels**
Photovoltaic panels are included on every home.

Giving nature a home on this development:

- Hedgehog Highway**
Selected plots*
- Swift Nesting Brick Sparrow Terrace**
Selected plots*
- Bat Box Enclosed Bat Box**
- Hibernacula**

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



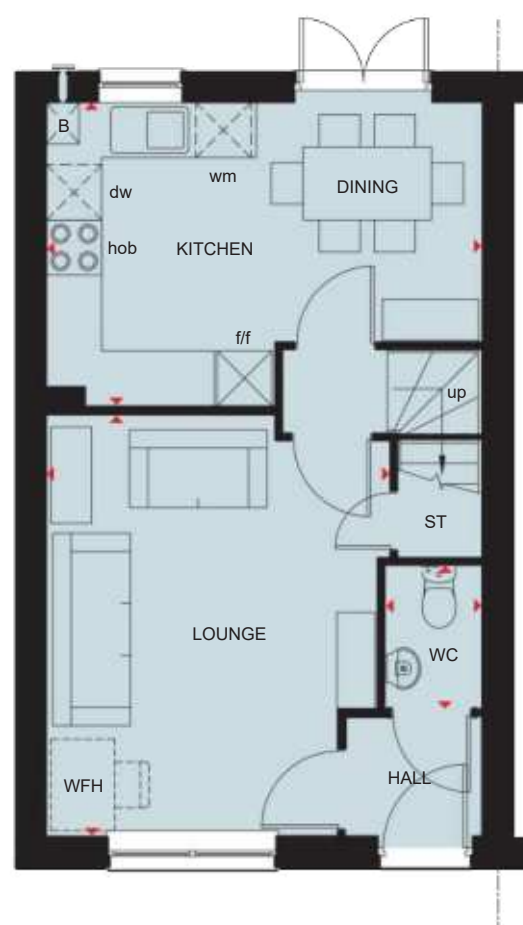
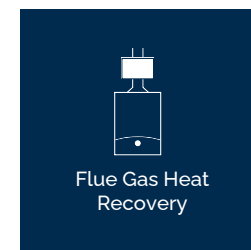
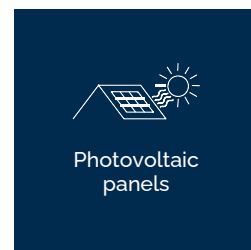
See the Difference at dwh.co.uk



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WHERE QUALITY LIVES

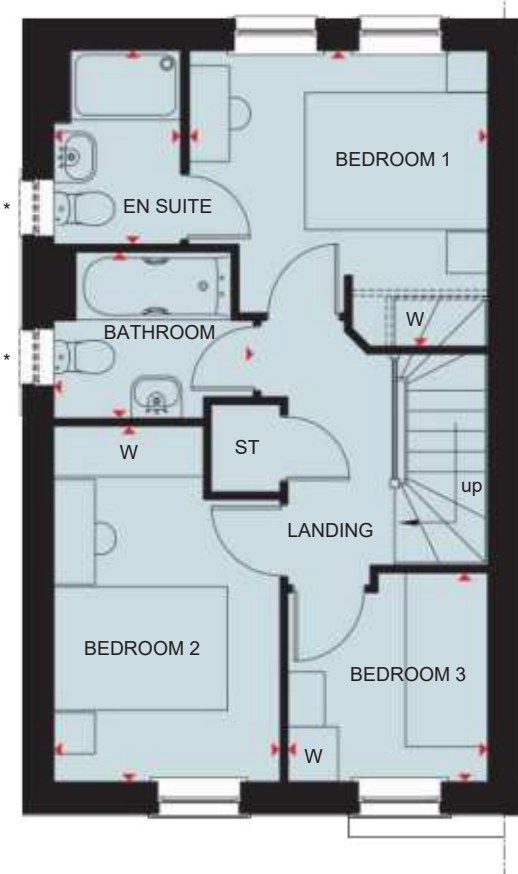
ARCHFORD

THREE BEDROOM HOME



Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En Suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	↕	Dimension location



pickfordgate

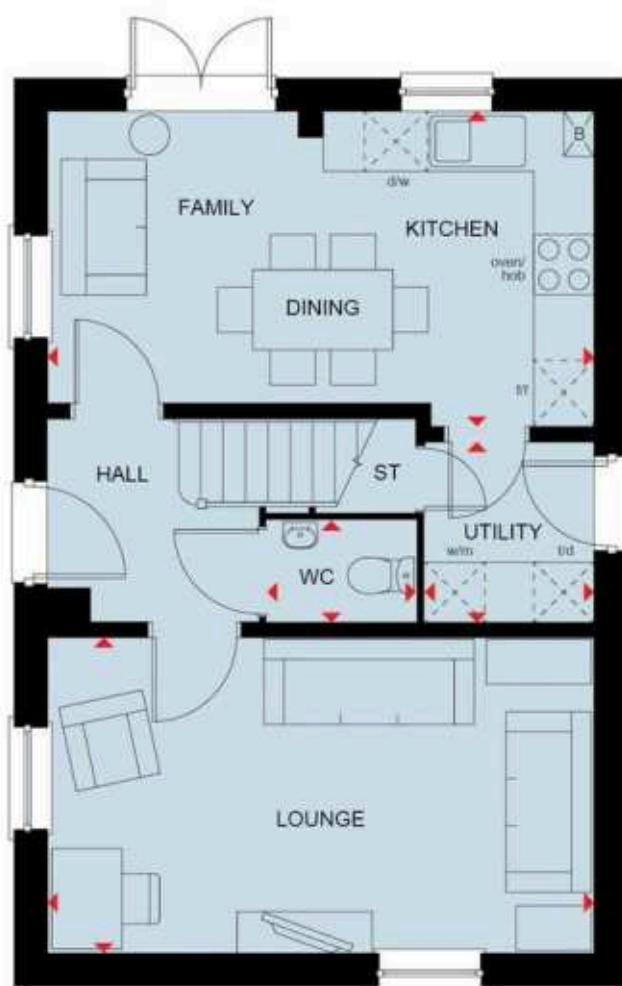
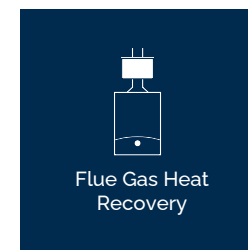
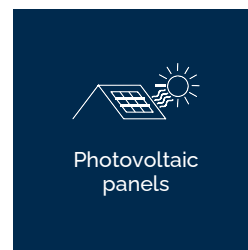


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HADLEY

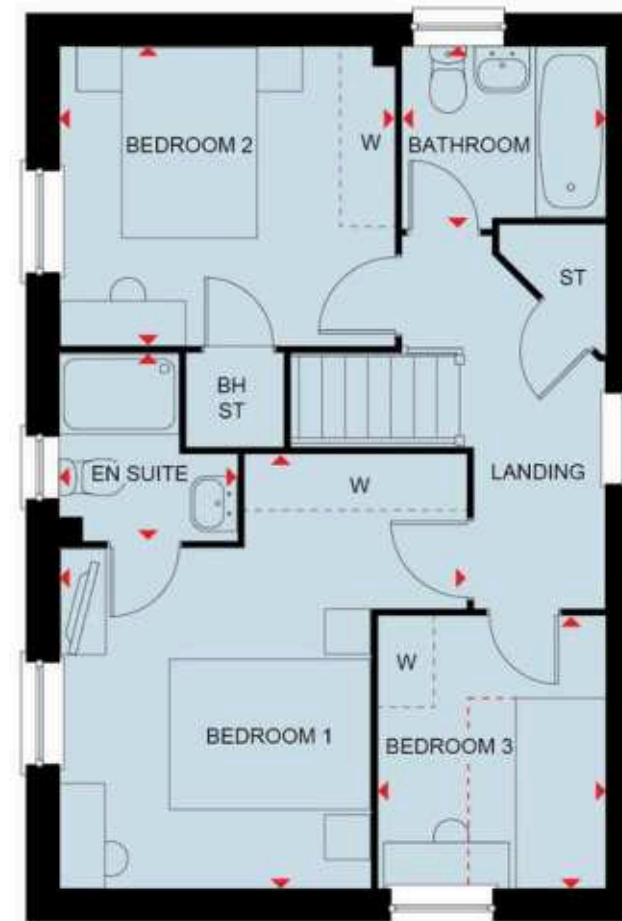
THREE BEDROOM HOME



Ground Floor

Lounge	5450mm x 3196mm	17'11" x 10'5"
Kitchen/Family/Dining	5450mm x 3143mm	17'11" x 10'4"
Utility	1799mm x 1688mm	5'11" x 5'6"
WC	1480mm x 1014mm	4'10" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	4372 x 4053 mm	14'3" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 x 2978 mm	11'3" x 9'9"
Bedroom 3	2761 x 2265 mm	9'1" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

(Approximate dimensions)

Key

B ST Boiler Store

wm Washing machine space
dw Dishwasher space

f/f Fridge/freezer space
BH/ST Bulkhead Store

w Wardrobe space
Dimension location



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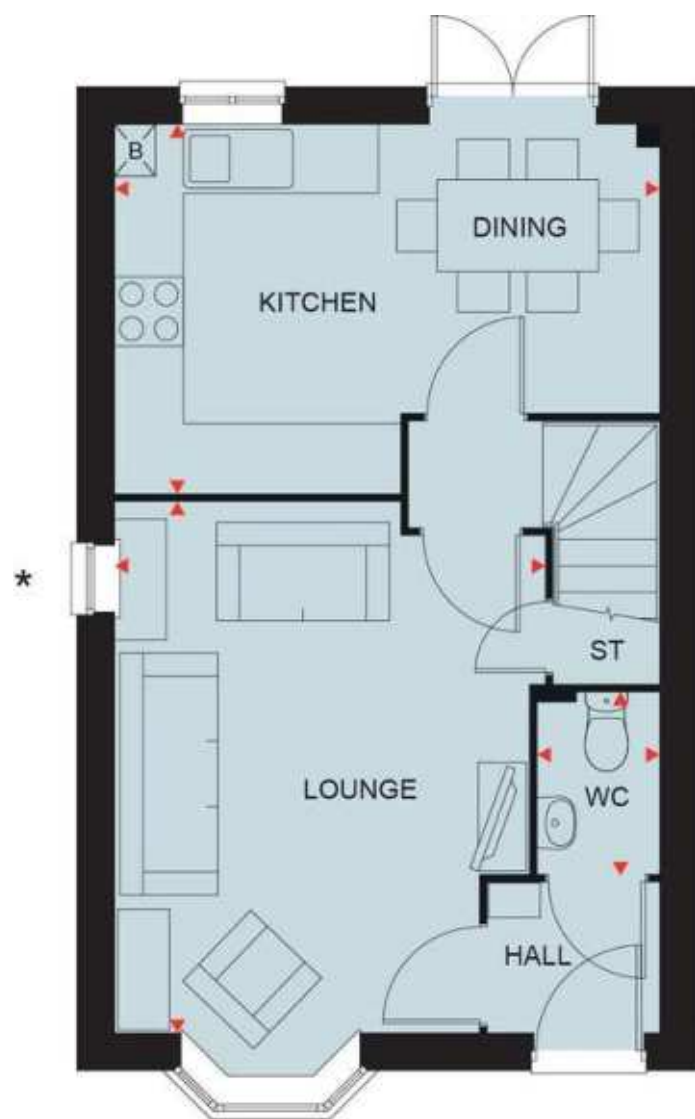
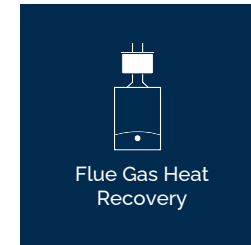
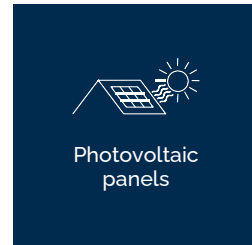


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KENNETT

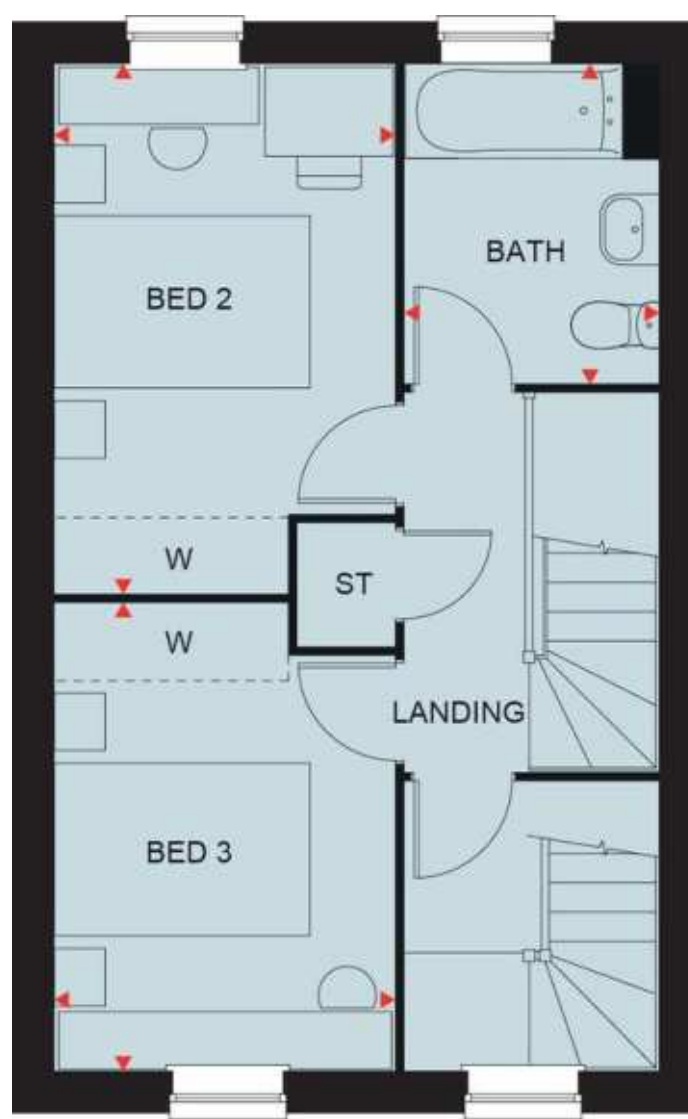
THREE BEDROOM HOME



Ground Floor

Lounge	4994 x 3727mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195mm	15'6" x 10'6"
WC	1562 x 1038mm	5'1" x 3'5"

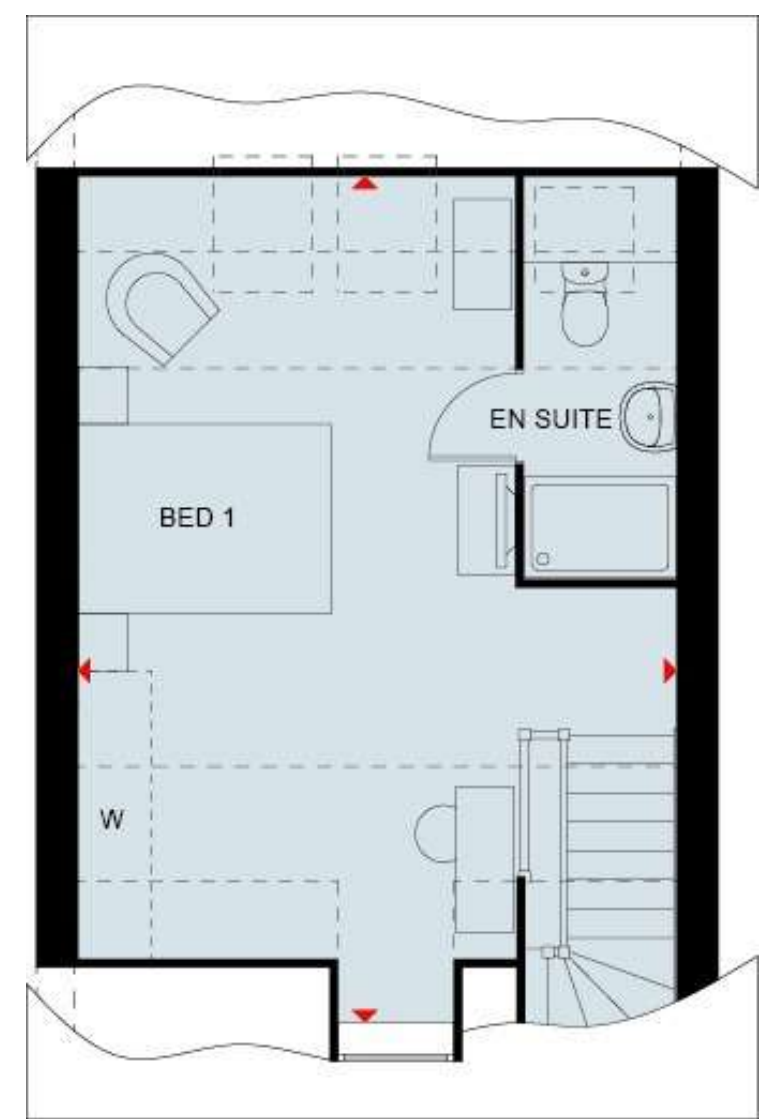
(Approximate dimensions)



First Floor

Bedroom 2	4141 x 2657mm	13'7" x 8'9"
Bedroom 3	3656 x 2658mm	12'0" x 8'9"
Bathroom	2496 x 1986mm	8'2" x 6'6"

(Approximate dimensions)



Second Floor

Bedroom 1	6681 x 4731*mm	21'11" x 15'6"
En suite	2496* x 1190mm	8'2" x 3'11"

(Approximate dimensions) * Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	↔	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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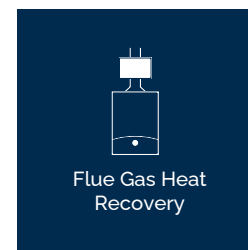
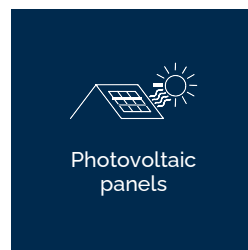
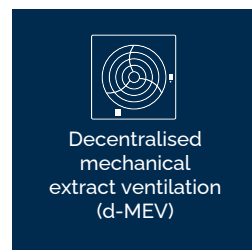


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EXETER

FOUR BEDROOM HOME



Ground Floor

Lounge	5093 x 3850 mm	16'8" x 12'8"
Kitchen/Dining/Family	5987 x 4585 mm	19'8" x 15'1"
Utility	3078 x 1725 mm	10'1" x 5'8"
WC	1650 x 885 mm	5'5" x 2'11"



First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
Bedroom 2	4088 x 3416 mm	13'5" x 11'2"
Bedroom 3	4221 x 3525 mm	13'10" x 11'7"
Bedroom 4	3591 x 2634 mm	11'9" x 8'8"
Bathroom	3047 x 1887 mm	10'0" x 6'2"
En suite	2315 x 1712 mm	7'7" x 5'7"

Key

B	Boller	f/f	Fridge/freezer space	d/w	Dishwasher space	W	Wardrobe space
ST	Store	w/m	Washing machine space	BH ST	Bulkhead Store	◀▶	Dimension location



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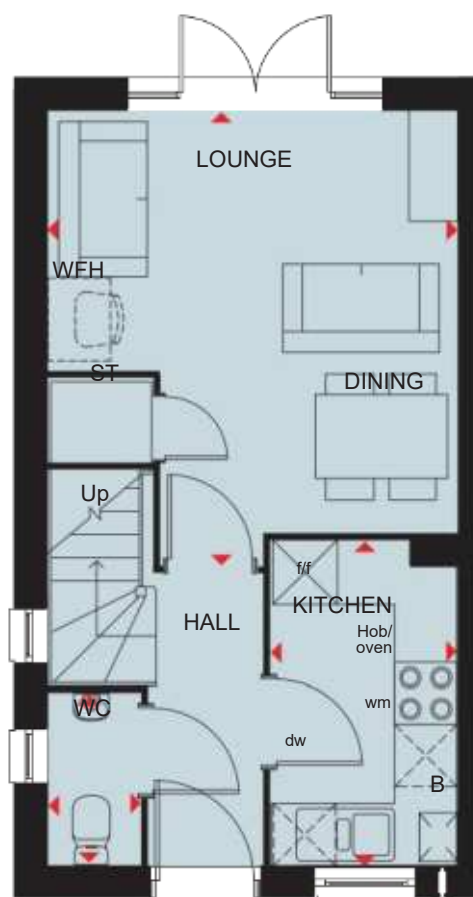
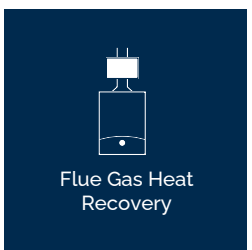
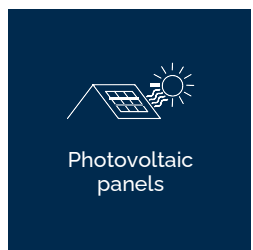


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WILFORD

TWO BEDROOM HOME



Ground Floor

Lounge/Dining	4357 x 3923 mm	14'3" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'3" x 2'10"

* Window may be omitted on certain plots.

Speak to a Sales Adviser for details on individual plans.

First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'1"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'2" x 5'6"

Key

B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space
ST Store	dw Dishwasher space	W Wardrobe space	◀▶ Dimension location



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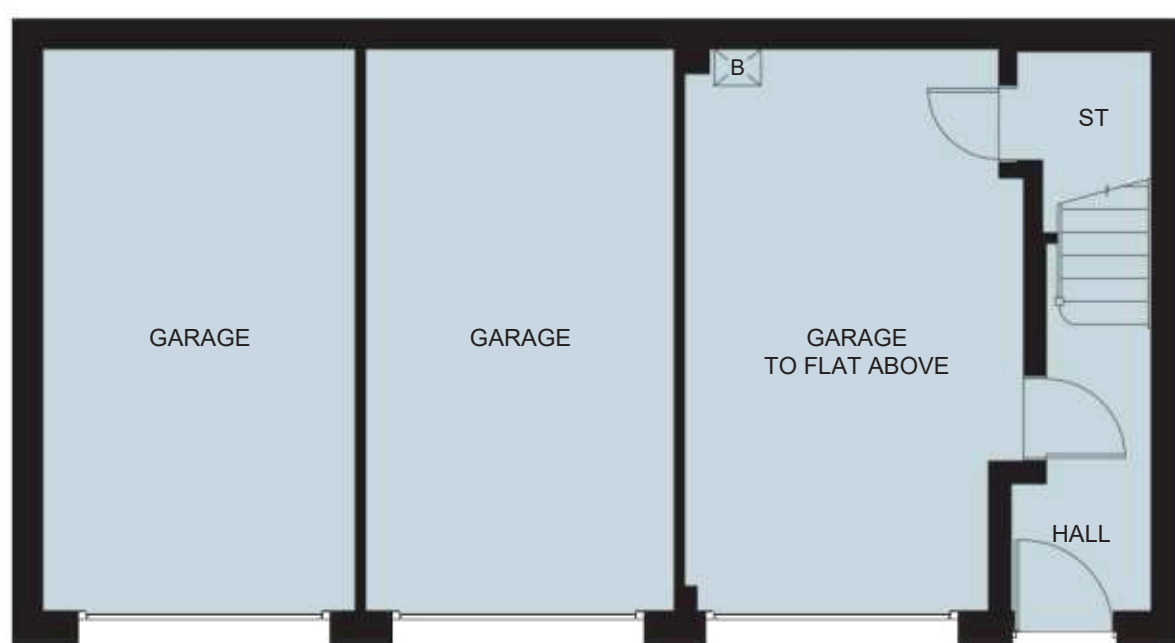
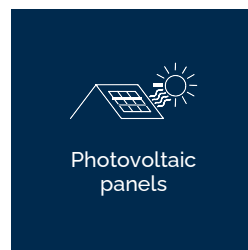
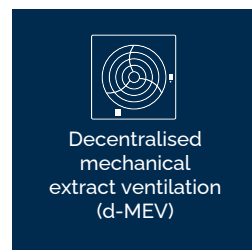


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WINCHAM

TWO BEDROOM COACH HOUSE



First Floor

Lounge	3172 x 3460 mm	10'5" x 11'4"
Kitchen	2221 x 3000 mm	7'3" x 9'10"
Dining	2221 x 3435 mm	7'3" x 11'3"
Bedroom 1	3100 x 4182 mm	10'2" x 13'9"
Bedroom 2	2252 x 3786 mm	7'5" x 12'5"
Bathroom	1813 x 2213 mm	5'11" x 7'3"

Key

B Boiler	BH ST Bulkhead store	dw Dishwasher space	W Wardrobe space
ST Store	wm Washing machine space	f/f Fridge freezer space	Dimension location



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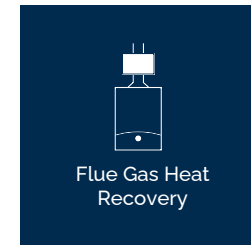
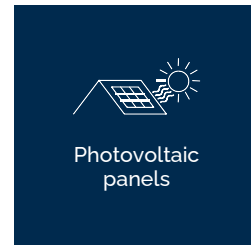


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AVONDALE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen / Breakfast / Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	5'4" x 3'4"
WC	1768 x 975 mm	5'10" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	dw	Dishwasher space	BH/ST	Bulkhead Store		Dimension location



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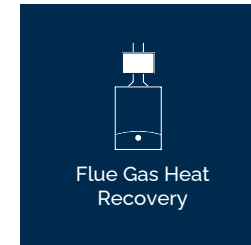
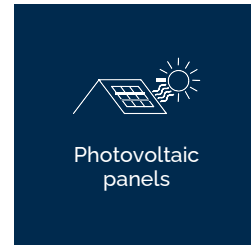


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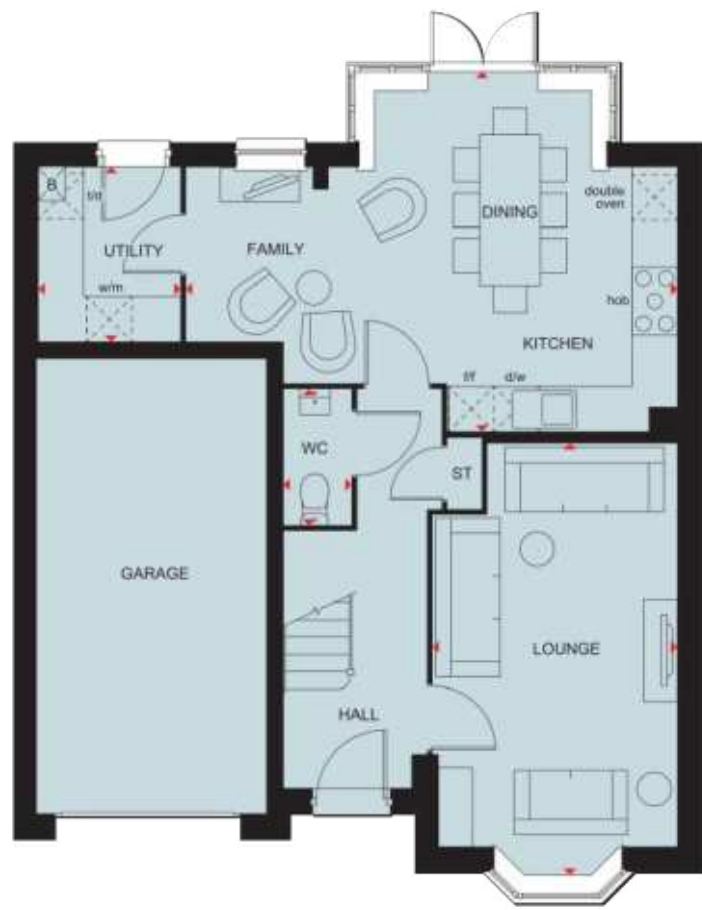
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MERIDEN

FOUR BEDROOM DETACHED HOME



Features are plot specific. Please refer to working drawings.



Ground Floor

Lounge	5762 x 3235 mm	18'9" x 10'6"
Kitchen/Dining/Family	6486 x 4768 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'6" x 6'2"
WC	1786 x 882 mm	5'9" x 2'9"

First Floor

Bedroom 1	5208 x 3817 mm	17'1" x 12'5"
En suite	2235 x 1923 mm	7'3" x 6'3"
Bedroom 2	4156 x 3155 mm	13'6" x 10'4"
Bedroom 3	4049 x 3365 mm	13'3" x 11'0"
Bedroom 4	3520 x 3423 mm	11'6" x 11'2"
Bathroom	2913 x 2100 mm	9'6" x 6'9"

Key

B Boiler	f/f Fridge/freezer space	d/w Dishwasher space	CYL Cylinder	W Wardrobe space
ST Store	w/m Washing machine space	t/d Tumble dryer space	WFH Working from home space	◀▶ Dimension location



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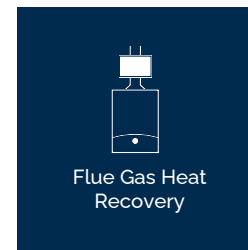
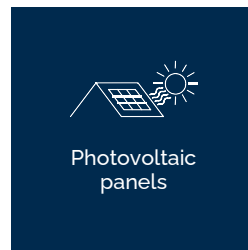
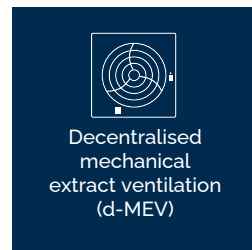


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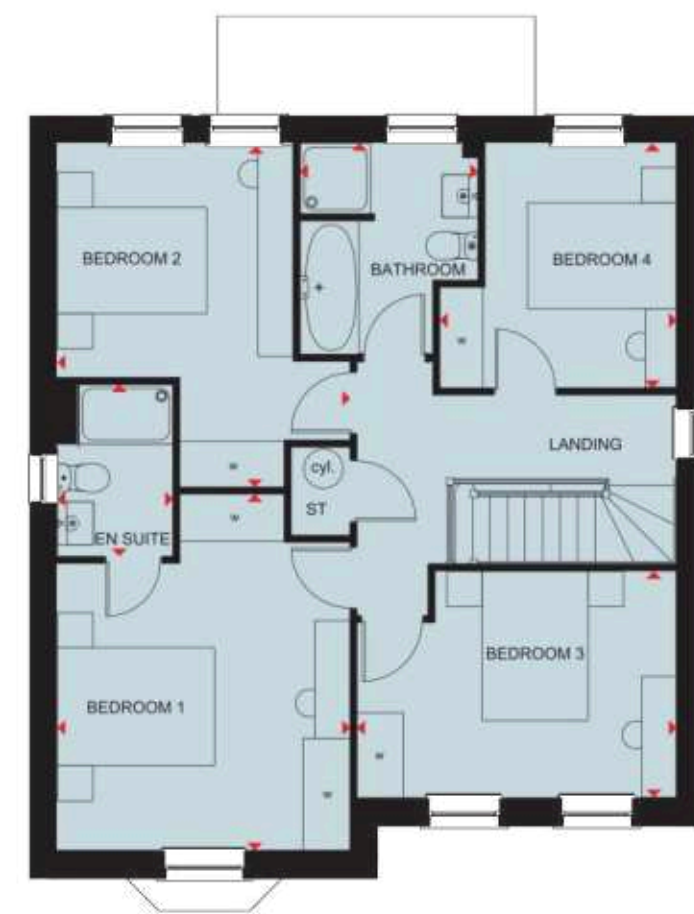
HOLDEN

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

Key

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



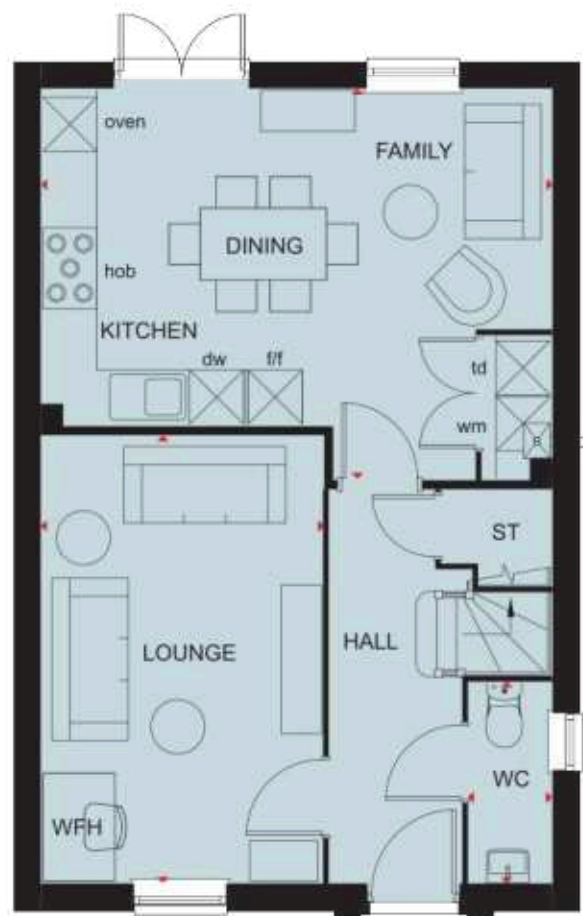
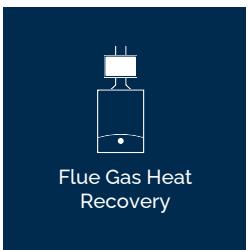
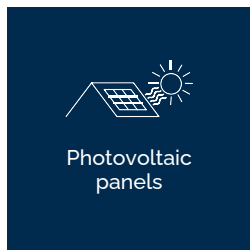
pickfordgate



DAVID WILSON HOMES

INGLEBY

FOUR BEDROOM DETACHED HOME



Ground Floor	Dimensions (mm)	Dimensions (ft/in)
Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"

First Floor	Dimensions (mm)	Dimensions (ft/in)
Bedroom 1	3797 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

Key

B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space	



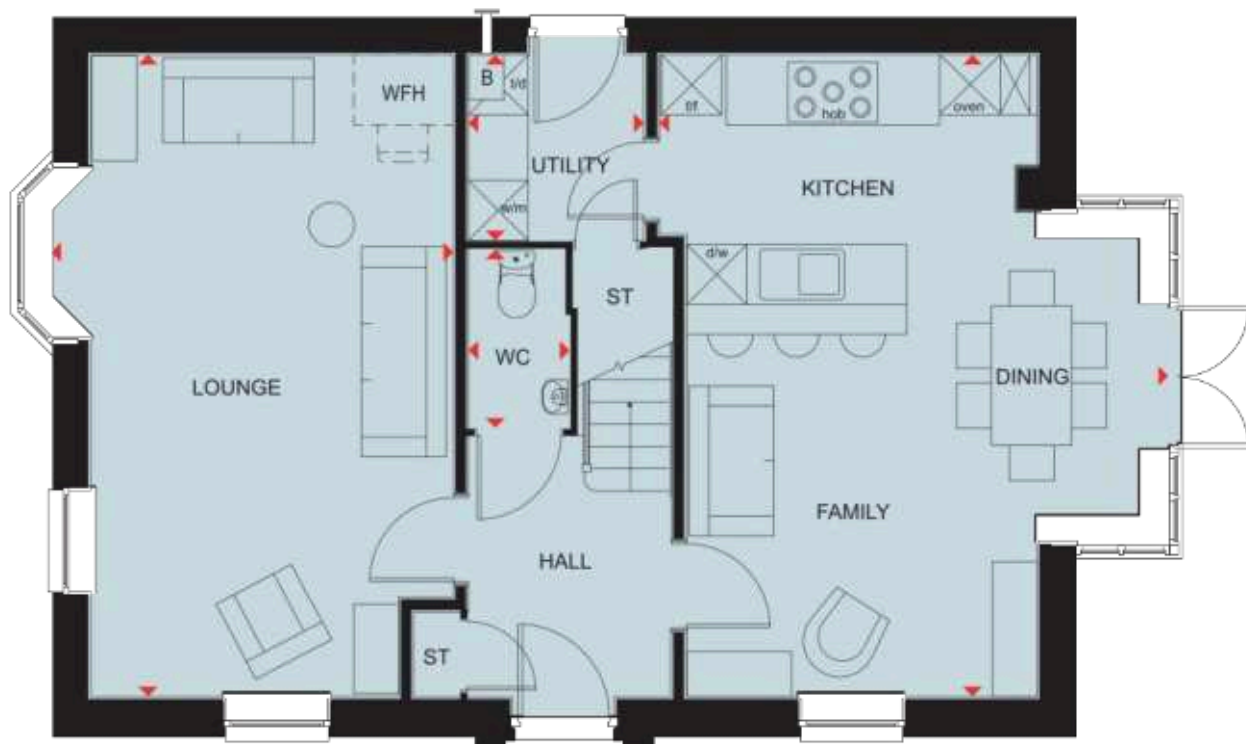
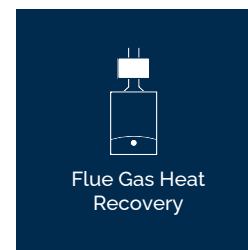
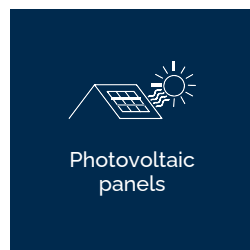
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DAVID WILSON HOMES

CORNELL

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	6422 x 4023 mm	21'1" x 13'2"
Kitchen/Family/Dining	6422 x 5038 mm	21'1" x 16'6"
Utility	1860 x 1749 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"

First Floor

Bedroom 1	5383 x 3571 mm	17'8" x 11'8"
En Suite	2005 x 1324 mm	6'7" x 4'4"
Bedroom 2	3670 x 3756 mm	12'1" x 12'4"
Bedroom 3	3751 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2057 x 1875 mm	6'9" x 6'2"

Key

B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	BH/ST Bulkhead Store	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	BH Bulkhead	W Wardrobe space	



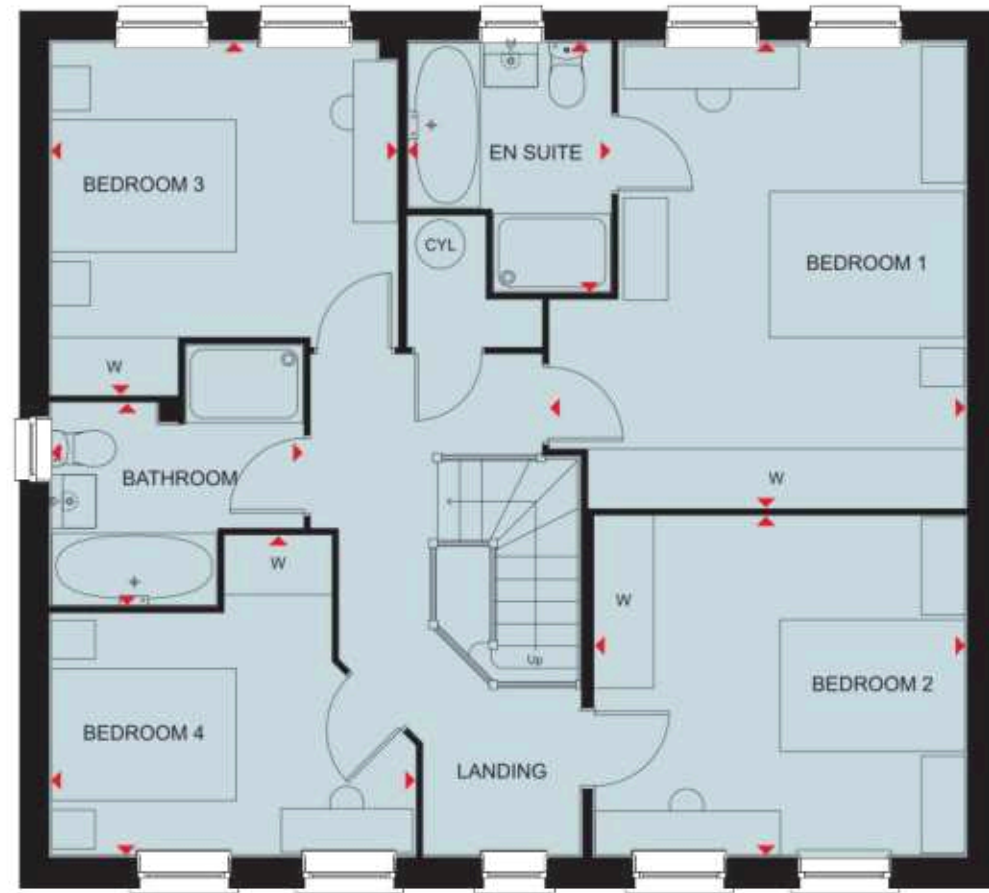
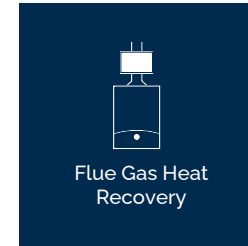
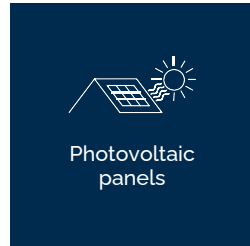
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CHELWORTH

FOUR BEDROOM DETACHED HOME



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	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'4"
WC	1614 x 900 mm	5'4" x 2'11"

First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

Key

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

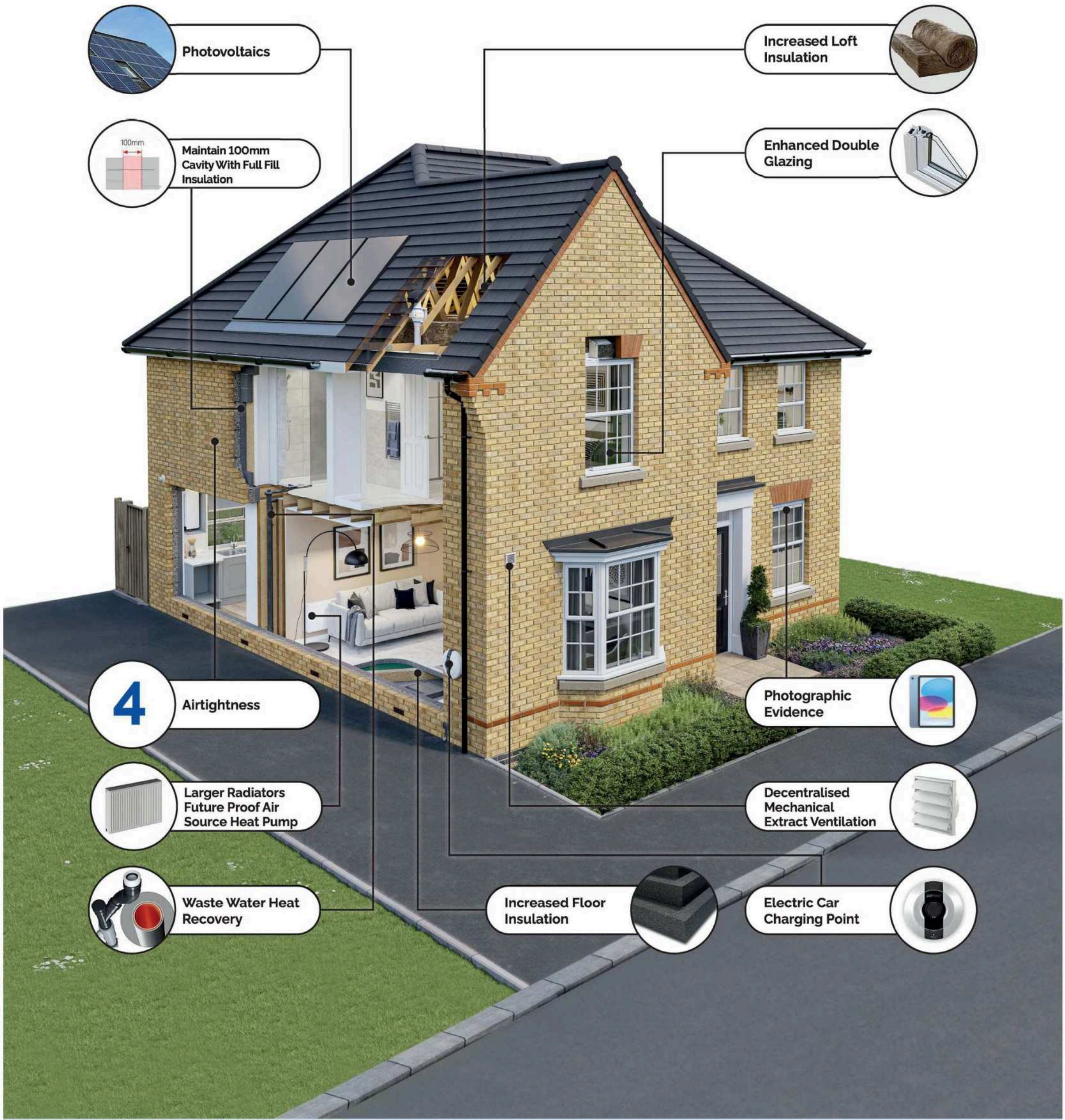


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DAVID WILSON HOMES

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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



Scan here to discover more

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*Based on Government and Ofgem data in the HBF "Watt a Save" reports which provide annual average usage figures for existing homes vs new-build homes in the UK.

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



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.



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WHERE QUALITY LIVES

dwh.co.uk or call 0333 355 8479

Calls to 03 numbers are charged at the same rate as dialling 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. BDW004143/JAN24