



LADDEN
GARDEN VILLAGE



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 offers a range of spacious bedroom designs, with developments 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

— 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.



^Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

INTRODUCING LADDEN GARDEN VILLAGE



A fantastic location

This new community will have everything you need right on your doorstep. Good schools, a shopping centre, supermarkets, parks and a leisure centre are all either within walking distance or just a 5-minute drive away. Chipping Sodbury is just 2 miles away and has a range of independent shops, restaurants and cafes to enjoy as well as a Waitrose supermarket.

Commuters will have easy access to the M4 just 15 minutes away, while Bristol city centre is 12 miles away.



Welcome

Our 2, 3 and 4 bedroom homes at Ladden Garden Village will form part of a new community in Yate.

As part of this exciting new neighbourhood there will be a primary school, nursery and local centre as well as large areas of open space and sports pitches. New offices will also create plenty of employment opportunities.



Plenty to see and do

Yate Shopping Centre is just 5 minutes away and has a range of high-street stores as well as numerous cafes, restaurants, a Cineworld, a Tesco Extra and Morrisons. For a wider range of shops, Bristol city centre is a 30-minute drive away.

If you're into keeping fit, Yate Leisure Centre is 5 minutes away and has a 25-metre swimming pool, a modern state-of-the-art gym and a large sports hall.



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LADDEN GARDEN VILLAGE



New Nurseries and Schools with up to 15.5 acres of outdoor sports facilities



Planting of Over 600 New Trees and over 3.7 acres of new woodland and hedgerows



Over 32 acres of Open Space including 20 acres of species rich grassland and natural landscape features



1.18 hectares of Allotments



Over 4 acres of New Play Areas for a variety of age groups



Approximately 4.5 kilometres of cycleways and footpaths



- DAVID WILSON HOMES
- BARRATT HOMES
- TAYLOR WIMPEY
- BELLWAY HOMES



PHASE 5 HOMES AVAILABLE

- The Wilford
2 bedroom home
- The Archford
3 bedroom home
- The Hadley
3 bedroom home
- The Fairway
3 bedroom home
- The Greenwood
3 bedroom home
- The Ingleby
4 bedroom home
- The Ashington
4 bedroom home
- The Parkin
4 bedroom home
- The Bayswater
4 bedroom home
- The Kirkdale
4 bedroom home
- The Cornell
4 bedroom home
- The Meriden
4 bedroom home
- The Avondale
4 bedroom home
- The Holden
4 bedroom home
- Affordable Housing/Shared Ownership
- V Visitor Parking Space
- BCP Bin Collection Point
- BS Bin Store CS Cycle Store
- Council Adopted Area



THE WILFORD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Wilford is the ideal home for those seeking their first or who are looking to downsize. Step through the front door and the hall leads to a separate, stylish fitted kitchen and a downstairs cloakroom. 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, the family bathroom and plenty of essential storage space.



DAVID WILSON HOMES

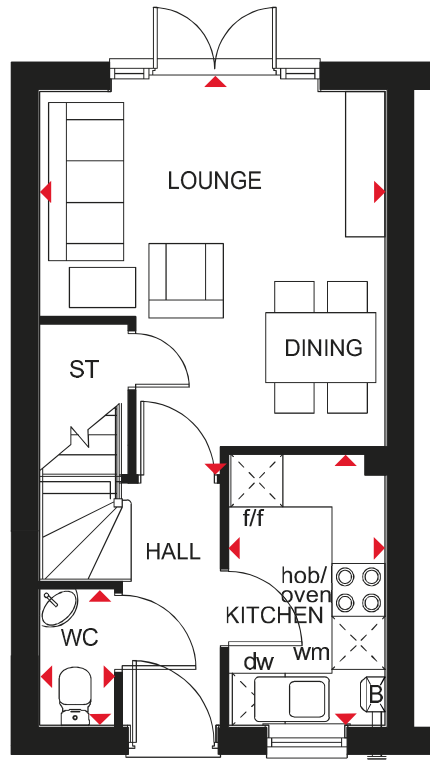
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM HOME

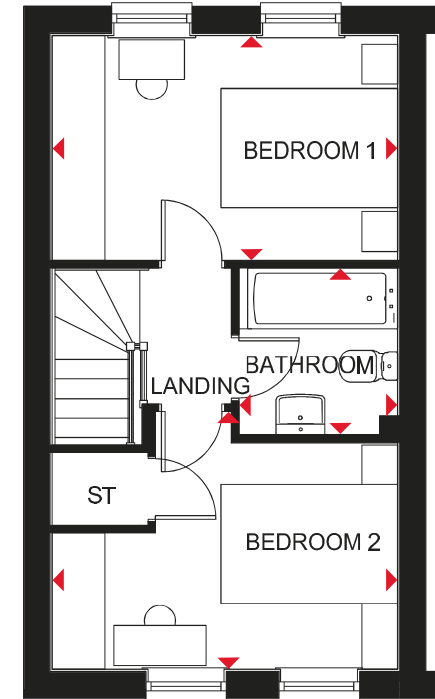
Key

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

Bedroom 1	3923 x 2556 mm	12'10" x 8'5"
Bedroom 2	3923 x 2931 mm	12'10" x 9'7"
Bathroom	1897 x 1800 mm	6'3" x 5'11"

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THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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. The hallway 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

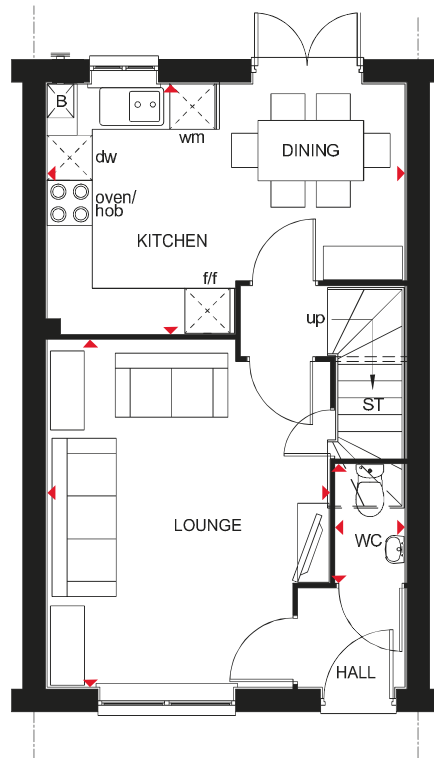
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

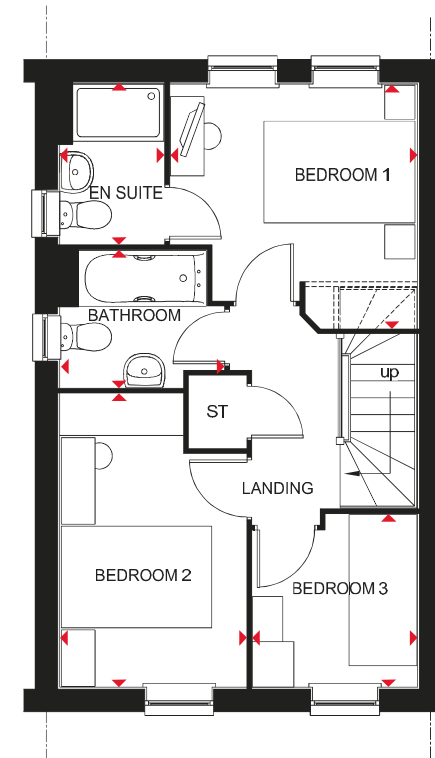
Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	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 915 mm	5'1" x 3'0"



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



This impressive home is perfect for modern family living. The ground floor has a comfortable lounge for you to relax in, and a stylish open-plan kitchen/family/dining area with French doors that open

onto the garden. There is also an adjoining utility room. Two double bedrooms are upstairs, the main with an en suite, as well as a single bedroom and a family bathroom.



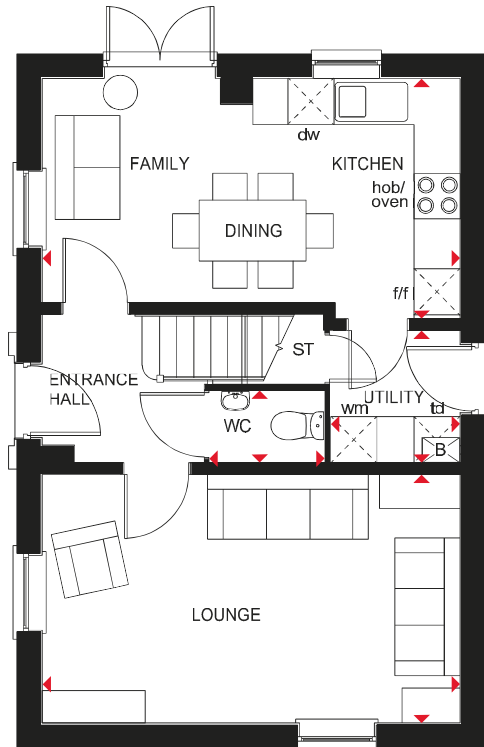
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

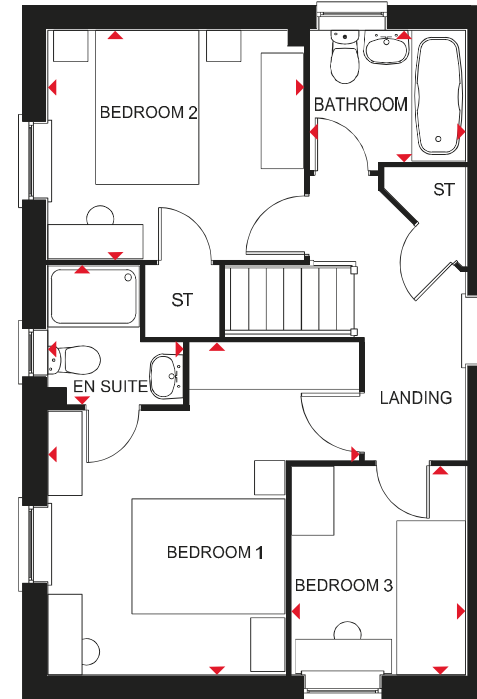
Key

B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer 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 3'11"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1806 x 1200 mm	5'11" x 3'11"
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 1700 mm	6'8" x 5'7"

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THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This three bedroom home has an open plan kitchen with dining area and French doors to the garden. The bright and airy lounge also has French doors to the garden. A cloakroom and some

handy understairs storage completes the ground floor. Upstairs you'll find an en suite main bedroom, a further double and a single. The family bathroom completes this home.

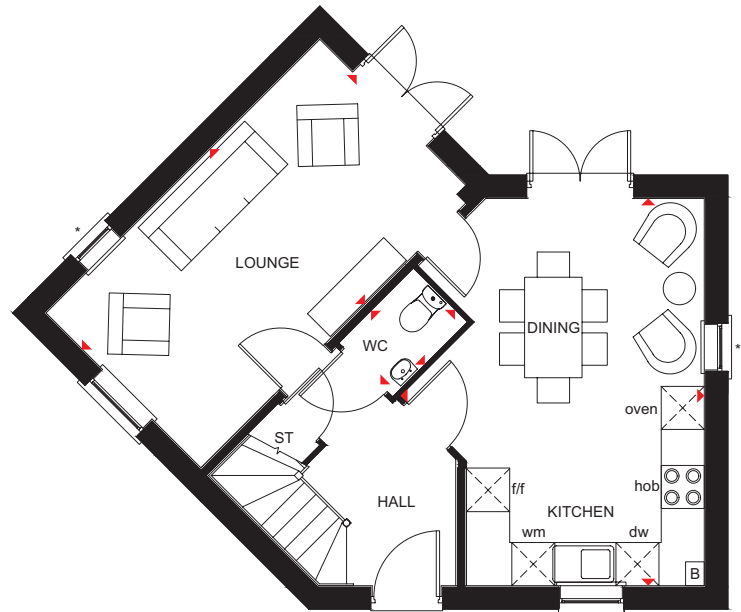
DAVID WILSON HOMES

THE FAIRWAY

THREE BEDROOM HOME

Key

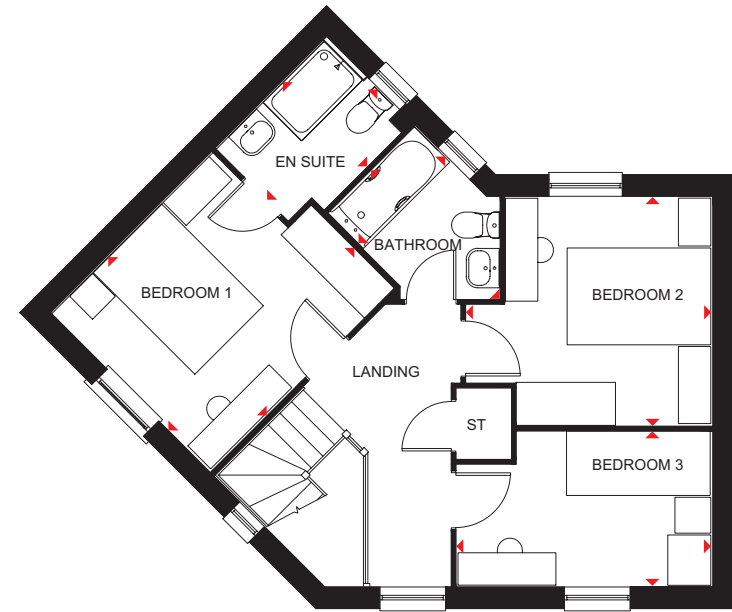
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	wm	Washing machine space	↔	Dimension location



Ground Floor

Lounge	5390 x 3050 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"

* window to plots 1, 2, 65, 66, 78, 79, 111 & 112 only
 ** window to plot 9 only



First Floor

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

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THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Greenwood is a flexible home designed over three floors. The ground floor has a kitchen that flows into dining and family areas, with a large walk-in glazed bay leading to the garden – and perfect extended living space in good

weather. A study and a utility cupboard are also on the ground floor, while a spacious lounge and main bedroom with en suite are on the first floor. A further two double bedrooms and the family bathroom are on the top floor.



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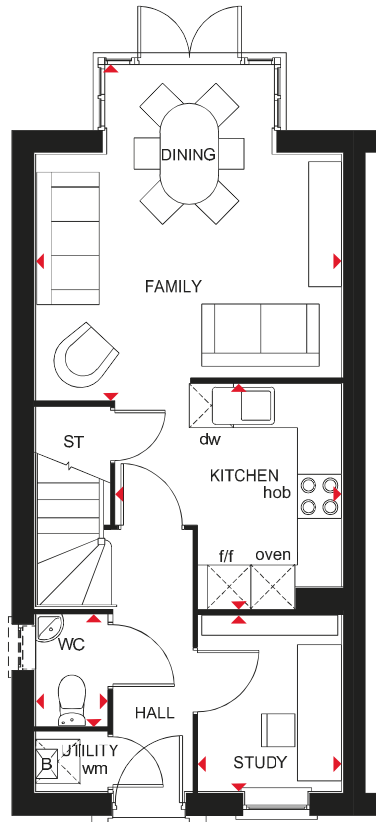
WHERE QUALITY LIVES

THE GREENWOOD

THREE BEDROOM HOME

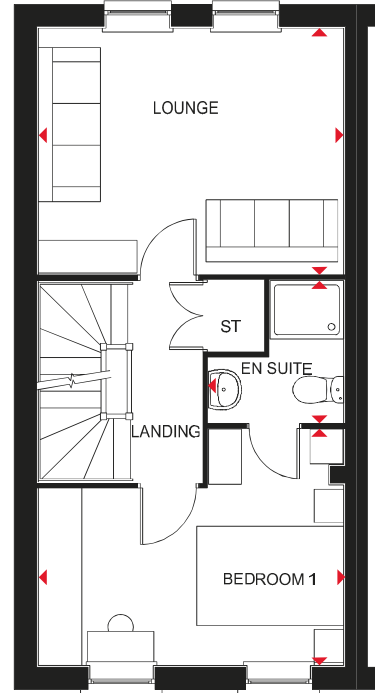
Key

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



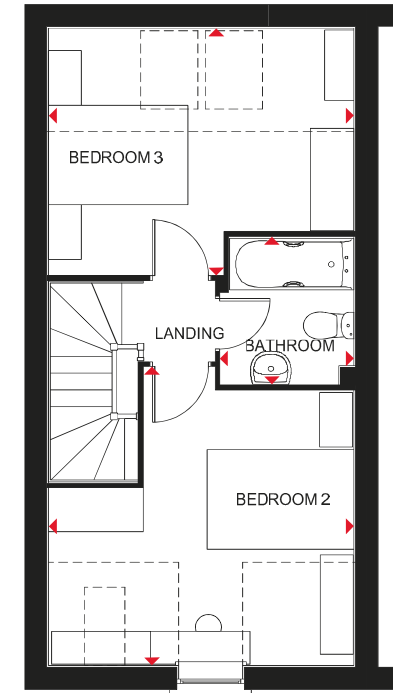
Ground Floor

Family/Dining	4160 x 4481 mm	13'8" x 14'8"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1614 x 968 mm	5'4" x 3'2"



First Floor

Lounge	4160 x 3255 mm	13'8" x 10'8"
Bedroom 1	4160 x 3318 mm	13'8" x 10'11"
En Suite	1838 x 1927 mm	6'0" x 6'4"



Second Floor

Bedroom 2	4160 x 4062 mm*	13'8" x 13'4"*
Bedroom 3	4160 x 3255 mm*	13'8" x 10'8"*
Bathroom	2000 x 1826 mm	6'7" x 6'0"

*Overall floor dimension includes lowered ceiling areas

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THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The heart of this spacious family home is the open-plan kitchen/dining/family area. Ideal for socialising, this room is filled with natural light through French doors and features a seating area and separate

utility cupboard. There's also a bright lounge and a handy cloakroom. Upstairs, there's a generously sized en suite main bedroom along with a further three bedrooms and the family bathroom.



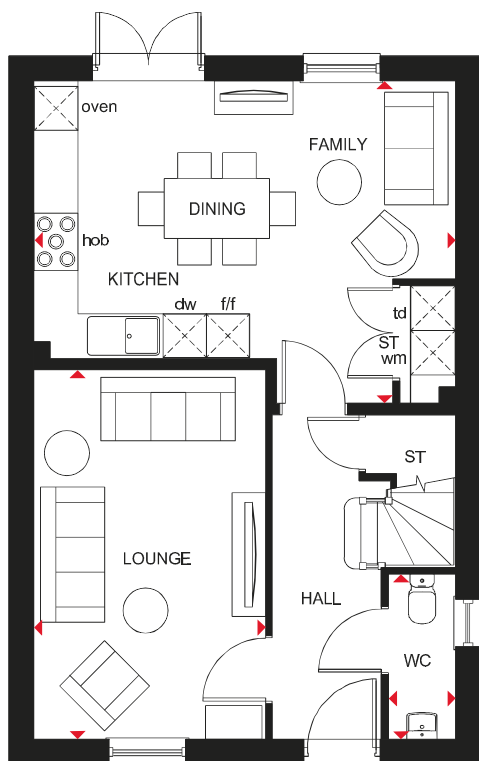
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WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM HOME

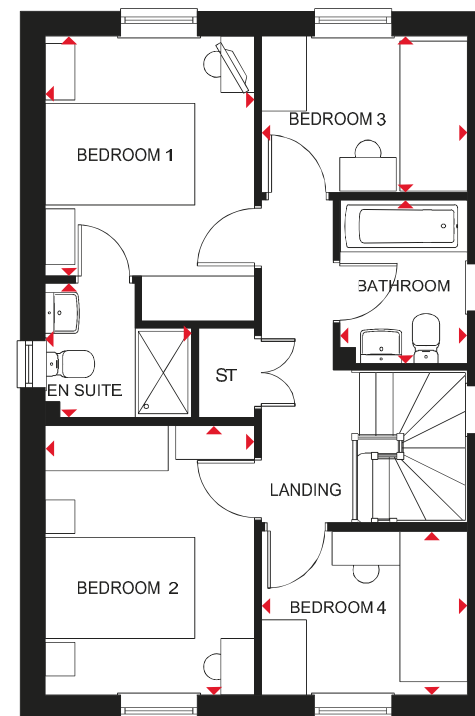
Key

ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	td	Tumble dryer space
wm	Washing machine space		



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 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 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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THE ASHINGTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This four bedroom home has an open plan kitchen with breakfast area and French doors to the garden. A bay fronted lounge, also with French doors, separate dining room and a cloakroom complete the ground floor.

Upstairs, you'll find an en suite main bedroom, two further double bedrooms and a single, which could be used as a home office. The family bathroom completes this home.



DAVID WILSON HOMES

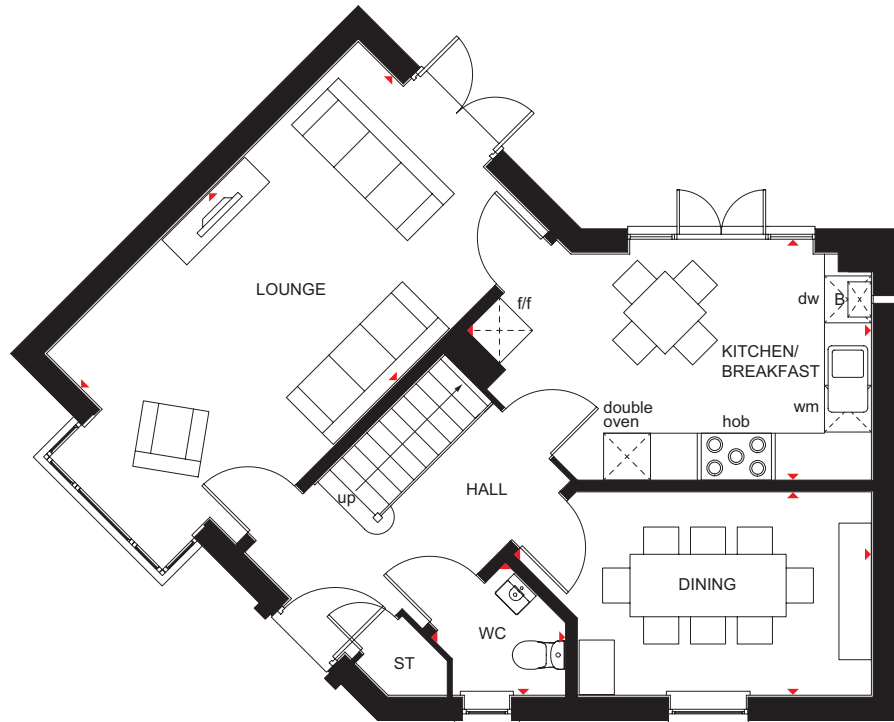
WHERE QUALITY LIVES

THE ASHINGTON

FOUR BEDROOM HOME

Key

B	Boiler	wm	Washing machine space	w	Wardrobe space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
BH ST	Bulkhead store	WFH	Working from home space		



Ground Floor

Lounge	6047 x 3445 mm	19'10" x 11'4"
Kitchen/Breakfast	5179 x 2895 mm	17'0" x 9'6"
Dining	4583 x 2605 mm	15'0" x 8'7"
WC	1720 x 1699 mm	5'8" x 5'7"



First Floor

Bedroom 1	3546 x 3823 mm	11'8" x 12'7"
En Suite	2281 x 1400 mm	7'5" x 4'7"
Bedroom 2	3511 x 3506 mm	11'6" x 11'6"
Bedroom 3	4250 x 3455 mm	13'11" x 11'4"
Bedroom 4	2350 x 2518 mm	8'11" x 8'3"
Bathroom	2805 x 2015 mm	9'2" x 6'7"

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THE PARKIN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This impressive three-storey home is bright and airy throughout. On the ground floor, the spacious lounge features French doors to the garden. The open-plan kitchen with dining area has a bay window allowing

plenty of light. Two double bedrooms are on the first floor, the main benefiting from an en suite. Upstairs again, the top floor has two further double bedrooms and a family bathroom.

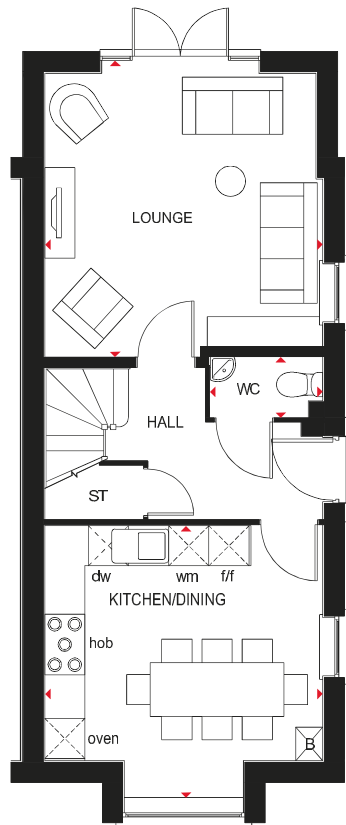


THE PARKIN

FOUR BEDROOM HOME

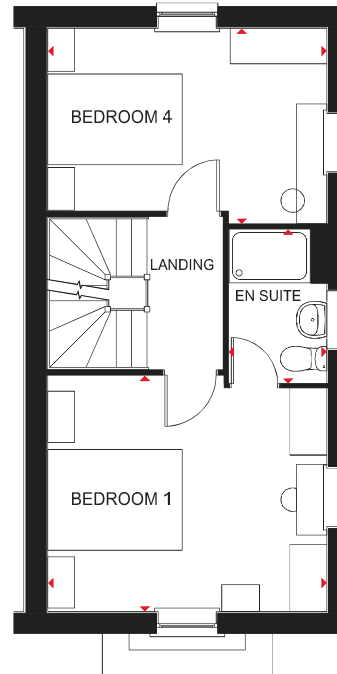
Key

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



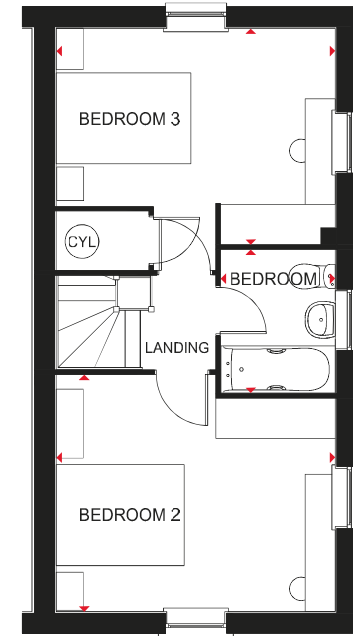
Ground Floor

Lounge	4234 x 4150 mm	13'11" x 13'7"
Kitchen/Dining	4150 x 4104 mm	13'7" x 13'5"
WC	1675 x 900 mm	5'6" x 2'11"



First Floor

Bedroom 1	4150 x 3311 mm	13'7" x 10'10"
En Suite	2289 x 1450 mm	7'6" x 4'9"
Bedroom 4	4150 x 2900 mm	13'7" x 9'6"



Second Floor

Bedroom 2	4150 x 3515 mm	13'7" x 11'6"
Bedroom 3	4150 x 3209 mm	13'7" x 10'6"
Bathroom	2130 x 1700 mm	7'0" x 5'7"

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THE BAYSWATER

FOUR BEDROOM HOME



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The Bayswater is beautifully designed over three floors. The open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive bay window, is perfect

for all the family to relax in. On the first floor are three double bedrooms and a family bathroom. The spacious main bedroom comes with an en suite and dressing area and takes up the entire second floor.

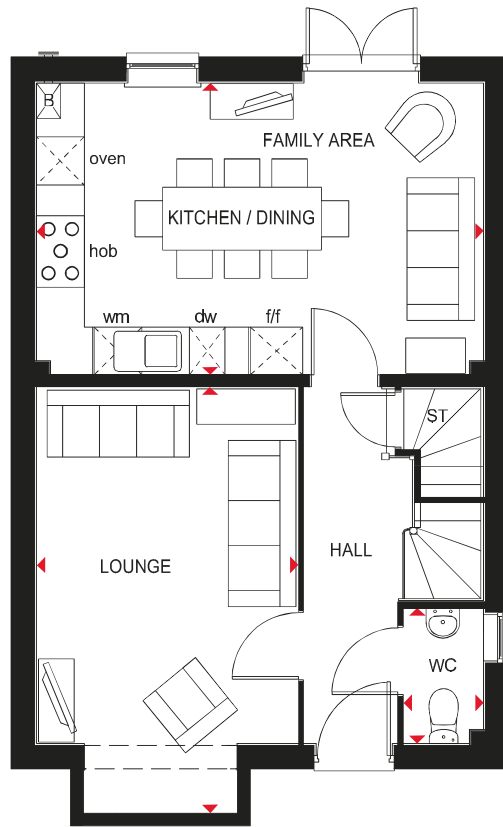


THE BAYSWATER

FOUR BEDROOM HOME

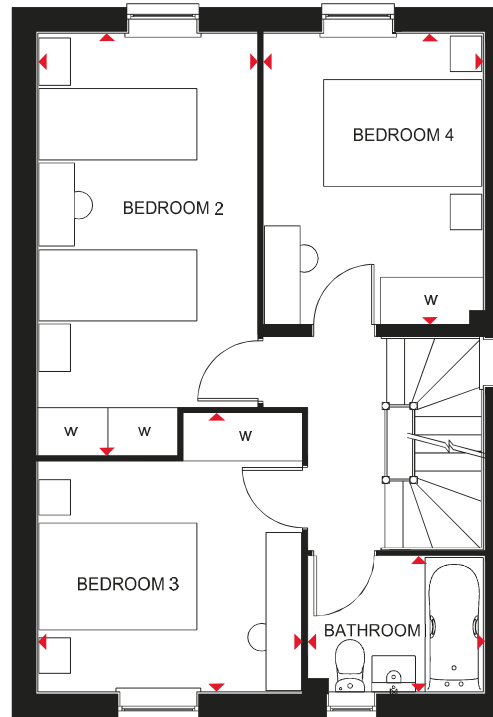
Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	w	Wardrobe	wc	Wine cooler
CYL	Cylinder	wm	Washing machine space	↔	Dimension location



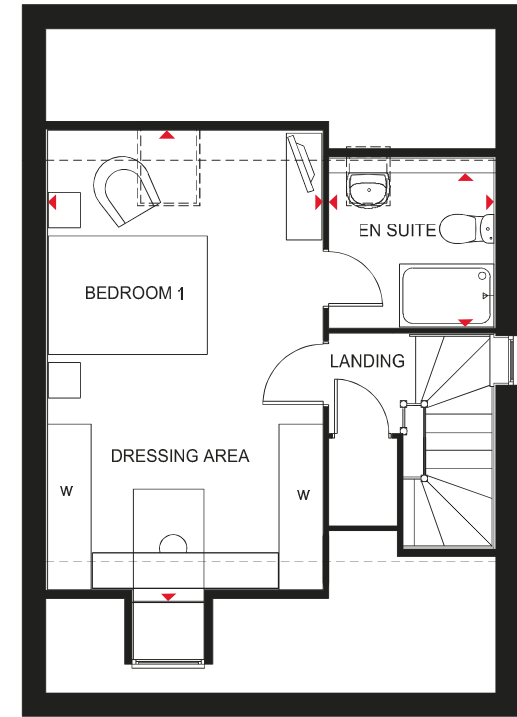
Ground Floor

Lounge	5175 x 3290 mm	16'11" x 10'10"
Kitchen/Family/ Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



Second Floor

Bedroom 1/ Dressing Area	6120 x 3463 mm*	20'1" x 11'4"*
En Suite	2085 x 1954 mm*	6'10" x 6'5"*

*Overall floor dimension includes lowered ceiling areas

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THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This four bedroom detached home has an open plan kitchen with a family area and French doors to the garden. You'll also find a handy utility room. A spacious bay fronted lounge completes the ground

floor. Upstairs you'll find an en suite main bedroom, three further double bedrooms and a family bathroom. This home comes with a garage and two parking spaces.



DAVID WILSON HOMES

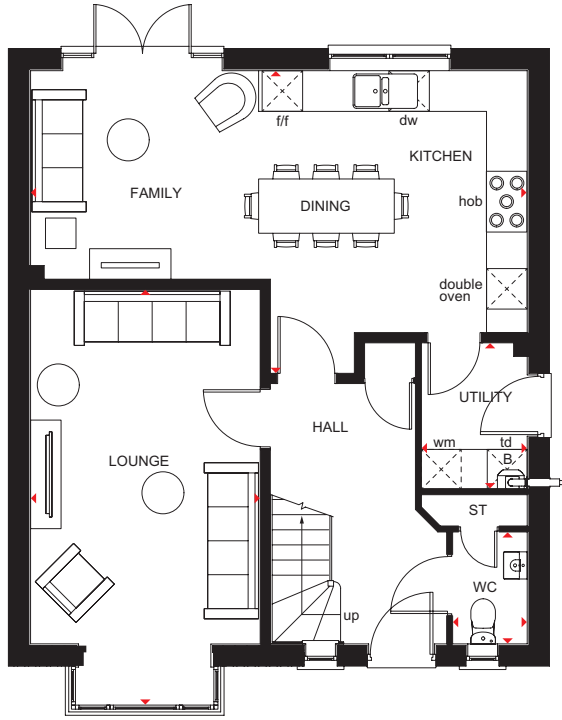
WHERE QUALITY LIVES

THE KIRKDALE

FOUR BEDROOM DETACHED HOME

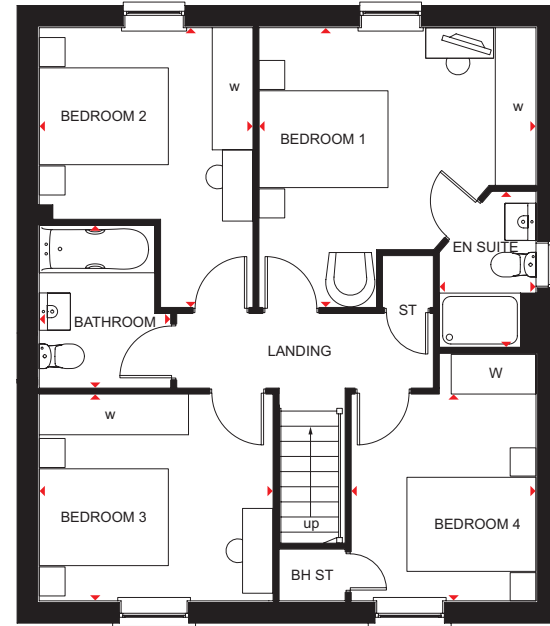
Key

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



Ground Floor

Lounge	5725 x 3435 mm	18'7" x 11'2"
Kitchen/Dining/ Family	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"



First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

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. Floor plans are intended to give a general indication of the proposed floor layout only. 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. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. BDW002369/JAN23

THE CORNELL

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a delightfully traditional look, while inside, the large open-plan kitchen, with its spacious dining and family areas, is designed very much for modern living. An elegant full-glazed walk-in bay with French doors gives access to the

rear garden and there is also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax in. Upstairs are three double bedrooms, the main with en suite, a single bedroom/study and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

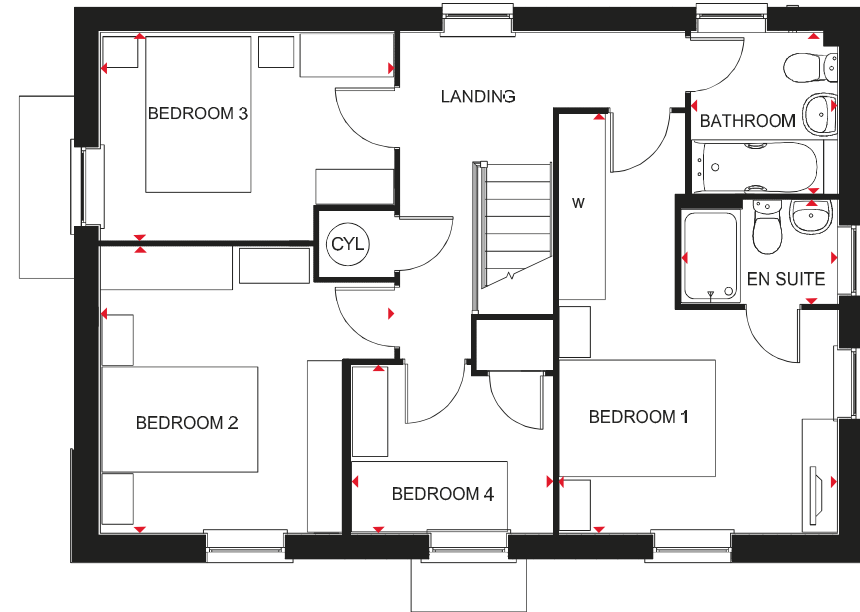
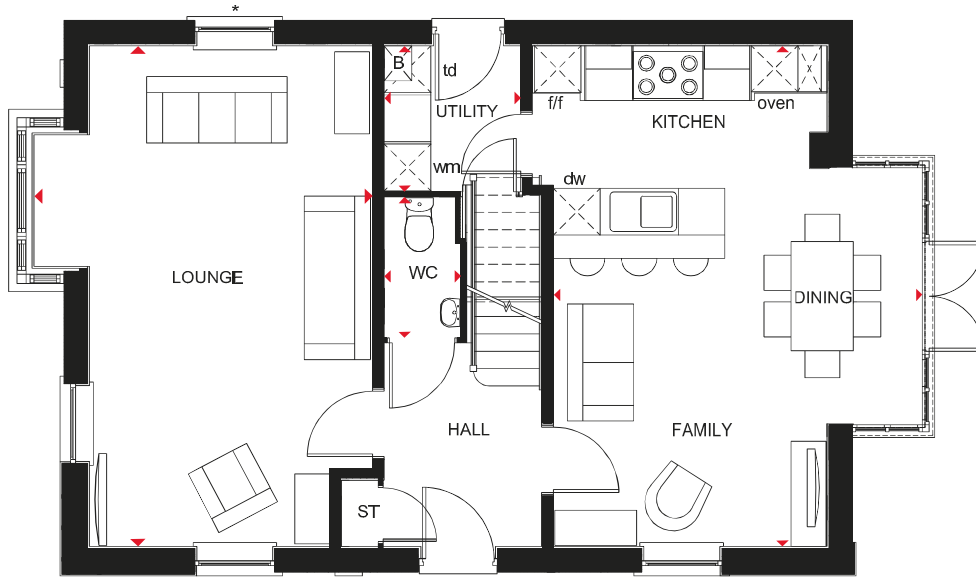
THE CORNELL

FOUR BEDROOM HOME

Key

Key

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



Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Family/	6427 x 5005 mm	21'1" x 16'5"
Dining		
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"

*Window position may vary by plot. Please speak to Sales Adviser for details.

First Floor

Bedroom 1	5388 x 3571 mm	17'8" x 11'8"
En Suite	2010 x 1324 mm	6'7" x 4'4"
Bedroom 2	3677 x 3767 mm	12'1" x 12'4"
Bedroom 3	3767 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'2"

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. 427826



THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser.



This four bedroom detached family home is ideal for modern living. The spacious kitchen includes a dining area and glass bay with French doors leading to your garden. The bay fronted lounge is perfect for relaxing in and the study provides a handy work

space. A separate utility room and some storage spaces complete the ground floor. Upstairs you'll find an en suite main bedroom, three further double bedrooms and a family bathroom. This home comes with a garage and parking.



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 DIMS

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	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1614 x 986 mm	5'4" x 3'2"

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



FIRST FLOOR DIMS

First Floor

Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En Suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3329 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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BDW001923/OCT22



THE MERIDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

This four bedroom detached home includes an open plan kitchen with dining area and French doors to the garden. A spacious bay fronted lounge and a handy utility room complete the ground

floor. Upstairs you'll find an en suite main bedroom, three further double bedrooms and the family bathroom. This home comes with an integral garage and parking.



DAVID WILSON HOMES

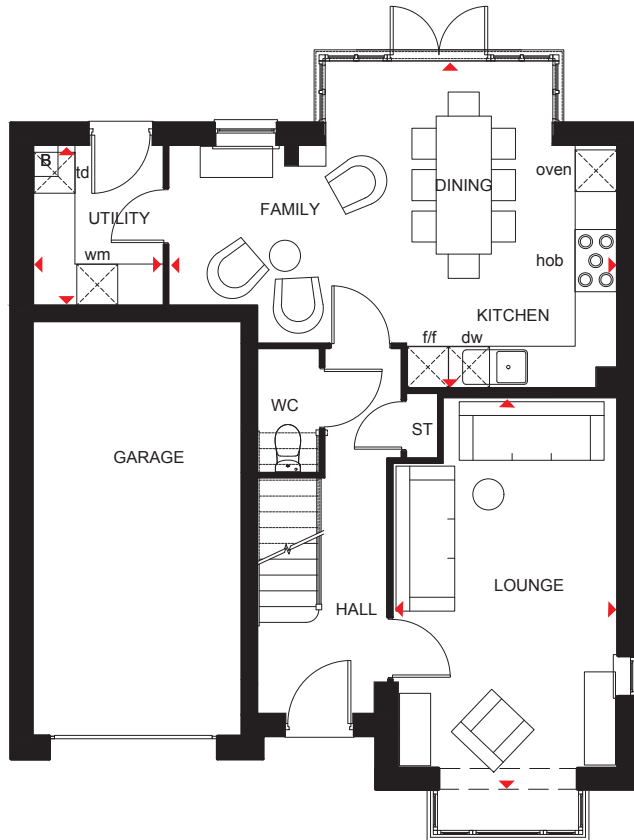
WHERE QUALITY LIVES

THE MERIDEN

FOUR BEDROOM DETACHED HOME

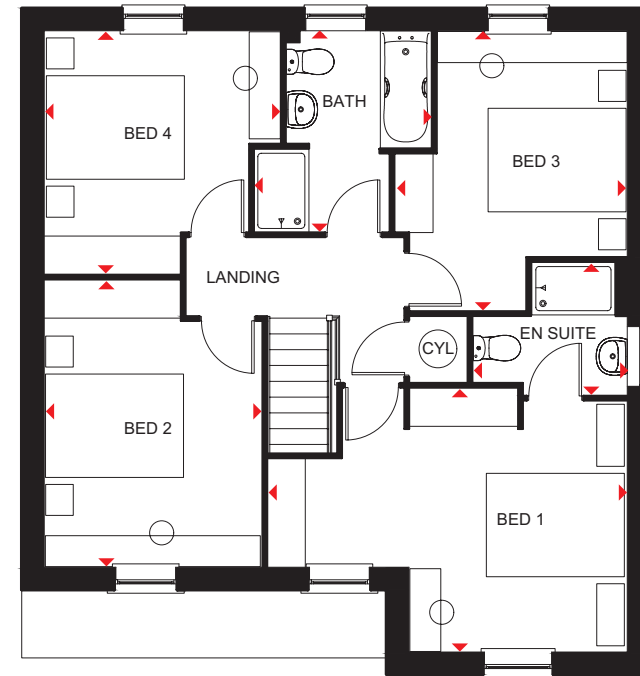
Key

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	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

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THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser.

This spacious four bedroom detached home is perfect for your growing family. The large open plan kitchen has a bay fronted dining area and a separate utility room. You'll also find a spacious lounge with another set of French doors. A handy study completes the

ground floor. Upstairs you'll find an en suite main bedroom with a dressing area, three further double bedrooms and a family bathroom. This home comes with a garage and parking.



DAVID WILSON HOMES

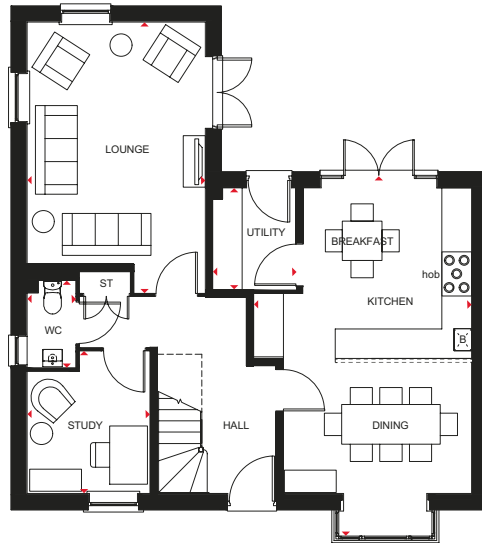
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM HOME

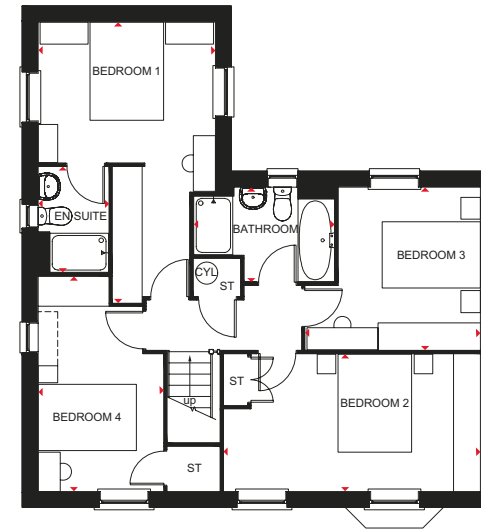
Key

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	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	7'1" 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

Bedroom 1	5720 x 3615 mm	18'9" x 11'10"
En Suite	2151 x 1435 mm	7'0" 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	4376 x 2550 mm	14'4" x 8'4"
Bathroom	2871 x 1929 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



This beautiful four bedroom home has everything you need. The spacious kitchen is designed with dining and family areas, a glass bay and French doors leading to your garden. The bay fronted

lounge is perfect for relaxing in and the study provides a handy work space. Upstairs you will find four double bedrooms, the main with en suite, and a family bathroom.



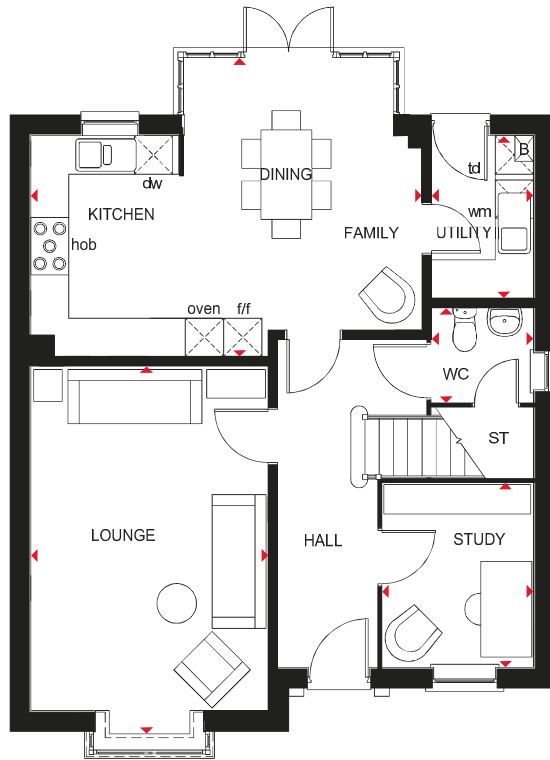
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

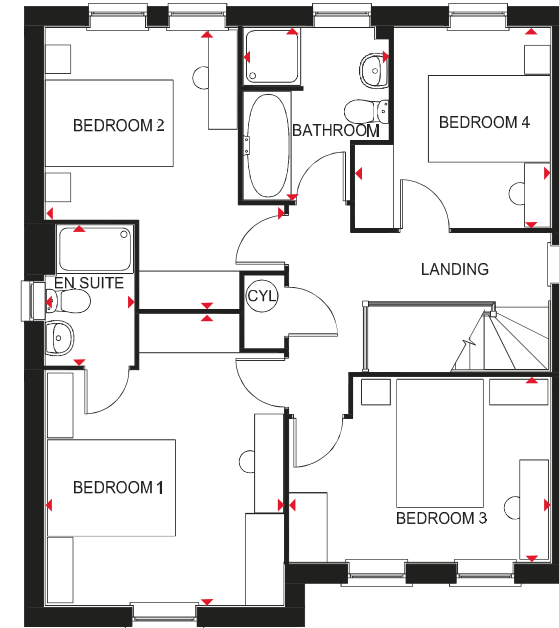
Key

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	6080 x 3728 mm	19'11" 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 MANNING

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This stylish five bedroom home has a modern open-plan kitchen with dining and family areas and a walk in glass bay with French doors leading to your garden. A spacious lounge creates the perfect

place for you and the family to relax whilst the study provides a handy work space. Upstairs are four double bedrooms, two with their own en suite. There is also a single bedroom and a family bathroom.



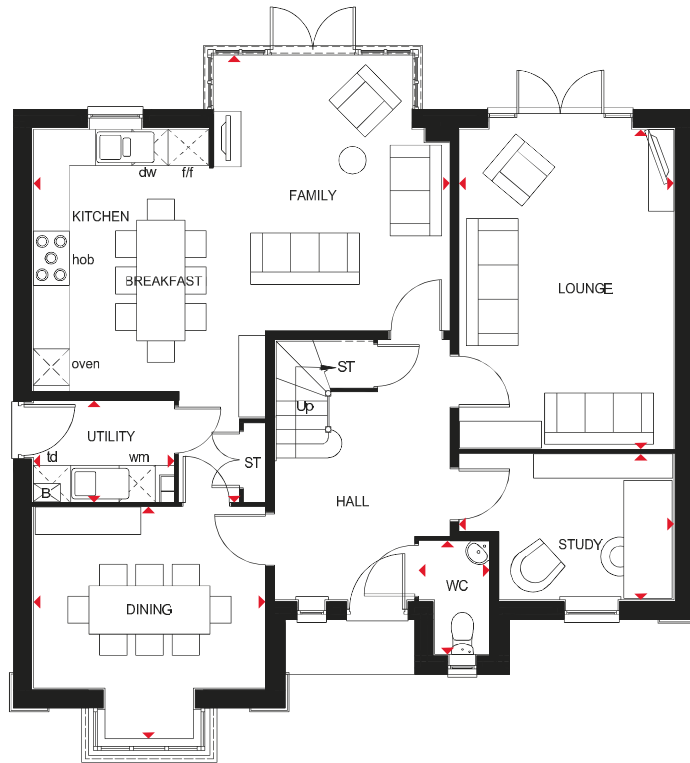
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MANNING

FIVE BEDROOM HOME

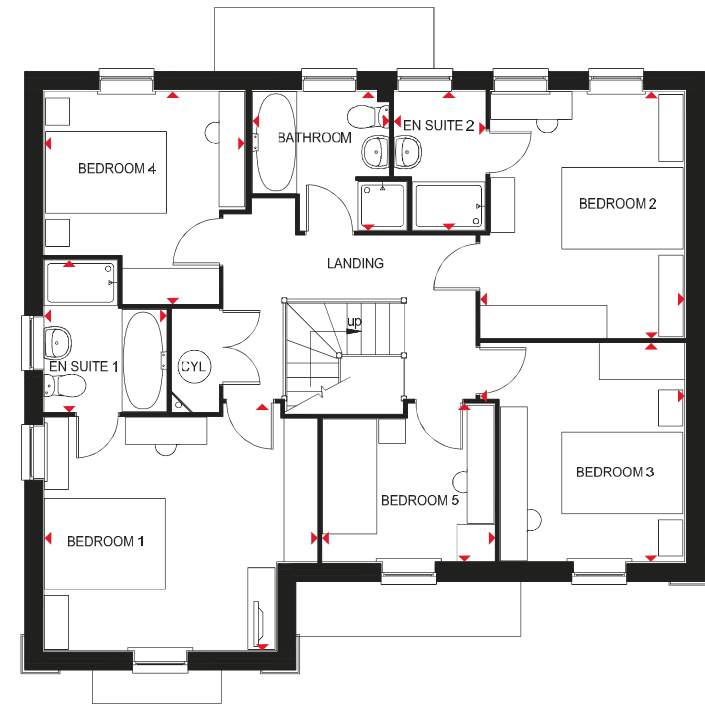
Key

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	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1687 mm	7'8" x 5'6"
WC	1875 x 1165 mm	6'2" x 3'10"



First Floor

Bedroom 1	4073 x 4515 mm	13'4" x 14'10"
En Suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4079 mm	11'1" x 13'5"
En Suite 2	1496 x 2297 mm	4'11" x 7'6"
Bedroom 3	3610 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3510 mm	10'10" x 11'6"
Bedroom 5	2839 x 2611 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

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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.

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 **0333 355 8495**